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Town of North Hempstead

Board of Zoning Appeals

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

CALENDAR FOR JUNE 26, 2024

RESIDENTIAL CALENDAR

APPEAL #21564 – Julian & Brenda Bailey; 111 Village Rd., Manhasset; Section 3, Block 183, Lot 2; Zoned: Residence-A
Variances from §§ 70-29.C & 70-30.C to construct additions that would make the house too big and are located too close to a street.

APPEAL #21565 - Linda Ressa; 12 South Court, Port Washington; Section 5, Block C, Lot 100; Zoned: Residence-A
Variances from §§70-30, 70-29, 70-101 and 70-100.2(K) to construct a new dwelling on an existing foundation which is too big, is located too close to the street, with a portico that is located too close to the street, and a generator that is located too far away from the home.

APPEAL #21566 - Wei Wei; 10 Belmont Drive South, Roslyn Heights; Section 7, Block 168, Lot 45; Zoned: Residence-AA
Variance from §70-20.C to construct additions that are located too close to the street.

APPEAL #21567 – Steven Hurwitz; 113 North Ct., Roslyn Heights; Section 7, Block 310, Lot 31; Zoned: Residence-B
Variance from § 70-41.A to construct additions that are located too close to the side property line and would make the combined side yards too small.

APPEAL #21568 – Vaibhav Kolekar; 31 Jeffrey Pl., New Hyde Park; Section 8, Block 256, Lot 16; Zoned: Residence-A
Variance from § 70-29.B to construct a second-story addition that would make the house too big.

APPEAL #21552- Edward Perlow; 2 Kent Road, New Hyde Park; Section 8, Block 294, Lot 20; Zoned: Residence-B
Variance from §70-231 to legalize a professional office in a cellar (not permitted).

APPEAL #21569 – Samuel & Iliana Pau; 158 Birchwood Dr., New Hyde Park; Section 9, Block 529, Lot 41; Zoned: Residence-C
Variances from §§ 70-100.2.A(4) & 70-100.2.A(4)(a) to construct fences exceeding the permitted height.

COMMERICAL CALENDAR

APPEAL #21570 – Manhasset Northern Enterprises, LLC; 999-1009 Northern Blvd., Manhasset; Section 2, Block 189, Lot 27; Zoned: Business-A/Residence-C
Conditional Use § 70-126.D and variance from §§ 70-103(O) and 70-231 to permit the interior alteration to a commercial building for the sale, storage and parking of automobiles for sale (a conditional use) with parking spaces that are too small.

APPEAL #21571 – Port Land Development Corp.; 510 Plandome Rd., Manhasset; Section 3, Block 69, Lot 61; Zoned: Business-A/Residence-B
Conditional Use §70-126(A) and variance from §70-103(A)(1) to expand an existing food use (a conditional use) with not enough off-street parking.

APPEAL #21572 – Fifth Avenue of Long Island Realty, LLC (MaxMara Signs); 2102 Northern Blvd., Manhasset; Section 3, Block 183, Lot 12; Zoned: Business-A/Parking District
Variances from §§ 70-196(J)(1), 70-196(J)(1)(a) to erect wall signs that do not face a public street or parking area, are not parallel to the wall, with too many signs for one store.

APPEAL #21573 - Commonwealth O'Leary Real Estate Corp, 1833 Guilford Avenue, New Hyde Park; Section 8, Block 190, Lot 15; Zoned: Industrial-B
Variances from §§70-103.A(1) and 70-103.B to legalize an interior mezzanine that requires site plan review with not enough parking on site and parking stall sizes that are too small and an appeal for determination that site plan review under 70-219.A(1)(a) is not required.

APPEAL #21554 – Mohinder Singh; 2000 Hillside Ave., New Hyde Park; Section 8, Block 211-14, Lot 607; Zoned: Business-B
Variance from § 70-50(A) to convert a funeral home to a place of worship that is too close to the street.

APPEAL #21574 - Lake Success Shopping Center (Target Drive Up Sign); 1400 Union Turnpike, New Hyde Park; Section 8, Block 235, Lot 56; Zoned: Business-AA
Variances from §§70-196.J(2)(a) and 70-196.J(2)(d) to construct a ground sign with no open space between the bottom of the sign and the ground and exceeding the number of permitted ground signs on site.

APPEAL #21575 - Garden City Trans-Mix Corp. (renewal); 196-198 Atlantic Avenue, Garden City Park; Section 33, Block 159, Lot 426; Zoned: Industrial-B
Renewal of conditional use §70-187.B to maintain a non-conforming concrete business and variance from 70-203.J to legalize a rolling vehicle entry gate that is too close to the street.

GENERAL NOTES

1. THE AMERICAN INSTITUTE OF ARCHITECTS (A.I.A.) GENERAL CONDITIONS FOR CONSTRUCTION (DOCUMENT A.I.A. A201), IN ADDITION TO ANY WRITTEN AGREEMENTS BETWEEN CLIENT/OWNER AND ARCHITECT, ARE HEREBY MADE AN ADMINISTRATIVE PART OF THESE DRAWINGS, AS IF HEREIN WRITTEN IN FULL.
2. ALL DESIGNS/DRAWINGS ARE PENDING APPROVAL OF ALL CONCERNED GOVERNMENTAL AUTHORITIES. NO WORK TO BEGIN UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. ARCHITECT ASSUMES NO RESPONSIBILITY FOR DELAYS IN APPROVALS BY THE ABOVE-MENTIONED AUTHORITIES.
3. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS. CONTRACTOR TO BE RESPONSIBLE FOR ARRANGING ALL NECESSARY PERMITS AND INSPECTIONS, INCLUDING CERTIFICATE OF OCCUPANCY (C.O.), IF APPLICABLE.
4. NO CHANGES OR SUBSTITUTIONS TO PLANS AND/OR SPECIFICATIONS SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
5. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL INSPECT THE SITE AND VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL BE LIABLE FOR THE SAME.
6. IF DURING THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY
7. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DETAILS/DRAWINGS. DRAWINGS ARE NOT TO BE SCALED.
8. ALL CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS FOR ACCESSIBILITY FOR THE PHYSICALLY CHALLENGED OR AS REQUIRED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) AND/OR THE AMERICAN DISABILITIES ACT (ADA).
9. ALL WORK PERFORMED TO COMPANY WITH ANY APPLICABLE ENERGY CONSERVATION CODES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
11. CONTRACTOR SHALL DISCONNECT, CAP AND RE-ROUTE ANY EXISTING WATER, SANITARY OR UTILITY LINES IN AREA OF NEW FOUNDATION AND SHALL USE HAND EXCAVATION IN AREAS OF SUSPECTED UNDERGROUND UTILITIES AND SERVICES. IF ANY LINES ARE BROKEN OR DAMAGED, THE CONTRACTOR WILL REPAIR AND REPLACE SAME AT HIS OWN EXPENSE AND ARRANGE FOR PROPER INSPECTION OF HIS WORK.
12. FLASH, CAULK AND SEAL ALL JUNCTIONS OF NEW AND EXISTING ROOFS, WALLS AND PENETRATIONS, TO FORM A WATERTIGHT ASSEMBLY. ALL FLASHING TO BE 16 OUNCE COPPER SHEETING AND EXTEND AT LEAST 8" ABOVE INTERSECTING SURFACES.
13. MATCH ALL EXISTING CONDITIONS AS THEY RELATE TO FINISHES, LIGHTING, COURSING, DIMENSIONS, HEIGHT, ALIGNMENT, ETC. MOVE AND RE-LOCATE ANY PARTITIONS, WIRING, PLUMBING AND DUCTWORK THAT MAY BE CONCEALED IN WALLS OR CEILINGS BEING REVISED, TO PROVIDE A COMPLETE JOB IN ALL RESPECTS.
14. PROVIDE ALL BLOCKING AND SUPPORTS AS REQUIRED FOR FRAMING OF NEW AND EXISTING AREAS. INSTALL AND REMOVE (AFTER COMPLETION) ALL TEMPORARY SUPPORTS, HEADERS AND DUST SCREENS TO ADEQUATELY SUSTAIN ALL LOADS AND PROTECT EXISTING WORK FROM DAMAGES OF ANY KIND, INCLUDING DUST.
15. THE ENTIRE PREMISES, INSIDE AND OUT, SHALL BE CLEANED OF ALL DEBRIS AND EXCESS MATERIALS, TO THE SATISFACTION OF THE CLIENT/OWNER, INCLUDING LABELS AND PROTECTIVE COATINGS ON ALL MATERIALS.
16. REQUEST FOR FINAL PAYMENT MUST BE ACCOMPANIED WITH A WAIVER OF LIENS, SIGNED BY ALL SUB-CONTRACTORS AND MATERIAL SUPPLIERS, IN ADDITION TO THE GENERAL CONTRACTOR.
17. ALL STAIRS TO BE PROVIDED WITH HANDRAILS AS REQUIRED PER CODE. ALL STAIR COMPONENTS TO BE PER CODE AS REQUIRED.
18. ALL ELECTRICAL WORK SHALL CONFORM TO RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND STATE BOARD OF FIRE UNDERWRITERS. FINAL CERTIFICATE OF APPROVAL MUST BE PRESENTED TO OWNER/CLIENT PRIOR TO FINAL PAYMENT.
19. ALL ELECTRICAL OUTLETS IN "WET" AREAS TO BE GROUND FAULT INTERRUPTER (G.F.I.) TYPE.
20. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY SUPERVISION OR MANAGEMENT OF CONSTRUCTION OR ADMINISTRATION OF CONSTRUCTION CONTRACT, INCLUDING BIDDING PROCEDURES, UNLESS MUTUALLY AGREED TO BY CLIENT/OWNER AND ARCHITECT IN WRITING.
21. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
22. THE ARCHITECT SHALL HAVE AUTHORITY TO REJECT WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS AND WILL HAVE AUTHORITY TO REQUIRE ADDITIONAL INSPECTION OR TESTING OF THE WORK WHENEVER, IN THE ARCHITECT'S REASONABLE OPINION, IT IS NECESSARY OR ADVISABLE FOR THE IMPLEMENTATION OF THE INTENT OF THE CONTRACT DOCUMENTS. THE ARCHITECT'S DECISION ON MATTERS RELATING TO AESTHETIC EFFECT SHALL BE FINAL.
23. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO LEAD, ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES.
24. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR PRE-EXISTING VIOLATIONS, CODE/ZONING DEFICIENCIES AND/OR NON-CONFORMING USAGES.
25. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR INFORMATION IN PROPERTY SURVEYS AS PROVIDED BY CLIENT/OWNER OR ANY OTHER TESTS, INSPECTIONS OR REPORTS REQUIRED BY THE ARCHITECT. THE ARCHITECT SHALL BE ENTITLED TO RELY UPON THE ACCURACY AND COMPLETENESS OF SAID SURVEYS, TESTS, INSPECTIONS OR REPORTS.
26. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE AVAILABILITY OF ON-SITE TEMPORARY POWER. IF SAID POWER IS UNAVAILABLE CONTRACTOR SHALL, AT HIS OR HER OWN EXPENSE ARRANGE FOR TEMPORARY POWER, INCLUDING THE USE OF GENERATORS, RECTIFIERS AND ALL OTHER NECESSARY EQUIPMENT AS REQUIRED.
27. UNLESS OTHERWISE NOTED, ALL WALLS/CEILINGS IN WET AREAS USING GYPSUM WALL BOARD ARE TO HAVE WATER-RESISTANT TYPE GYPSUM BOARD.
28. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS CALLED FOR IN THE CONTRACT DOCUMENTS AND SHALL INCLUDE BUT NOT LIMITED TO HOLLOW METAL DOORS , FRAMES , ETC. THESE DRAWINGS SHALL INDICATE THE KIND OF MATERIAL , SIZE OF MEMBERS , DETAILS OF PIECES WORKED OUT IN DUE REFERENCE OF THEIR POSITION , FRAMING OPENINGS , REINFORCEMENTS AND METHODS OF CONNECTIONS. G.C. SHALL SUBMIT ONE REPRODUCIBLE PAPER SEPIA AND TWO BLUEPRINTS OF EACH DRAWING AND (6) COPIES OF MANUFACTURERS CATALOGUES AND DATA DIRECTLY TO ARCHITECT. SUBMIT SAMPLES OF ALL FLOOR TILES , CARPET ETC. , AS INDICATED ON DRAWINGS. THE REVIEW OF SHOP DRAWINGS AND SAMPLES IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT, AND CONTRACT DOCUMENTS , MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE G.C. FROM COMPLIANCE WITH THE PROJECT PLANS AND SPEC'S NOR DEPARTING THEREFROM. THE G.C. REMAINS RESPONSIBLE FOR DETAILS ACCURACY AND COORDINATION WITH OTHER TRADES.
29. THE CONTRACTOR SHALL NOT MAKE OR CAUSE TO BE MADE , OR PERMIT A SUBCONTRACTOR OR LOCAL REP. OF THE OWNER OR ANY OF IT'S SUBSIDIARIES TO MAKE ANY CHANGE FROM THAT IS INDICATED ON THE CONTRACT DOCUMENTS WITHOUT SPECIFIC AUTHORIZATION OF THE OWNER IN WRITING.
30. THIS CONTRACT SHALL INCLUDE EXCEPT AS HEREINAFTER SPECIFIED AS NOT INCLUDED , ALL LABOR , MATERIALS , AND APPLIANCES FOR THE FABRICATION AND INSTALLATION OF ALL WORK REQUIRED FOR THE COMPLETION OF THE PROJECT AS SHOWN IN THE DRAWINGS , THESE SPECIFICATIONS AND BID DOCUMENTS , THIS INCLUDES THE PREPARATION OF SURFACES FOR THE INSTALLATION OF ITEMS NOT IN THIS CONTRACT , BUT AS NOTED IN THE DRAWINGS AS N.I.C. THE PREPARATION OF THESE SURFACES MUST BE COORDINATED AND IN COOPERATION WITH THE INDIVIDUAL CONTRACTORS AND OWNERS.
31. G.C. SHALL SCHEDULE WORK SO AS NOT TO INTERUPT THE FACILITIES OPERATIONS DURING BUSINESS HOURS , CONNECTION OF TEMPORARY SERVICES AS REQUIRED WILL BE THE G.C.'S RESPONSIBILITY.
32. AT THE END OF EACH WORK DAY THE CONTRACTOR IS RESPONSIBLE FOR THE DAY TO DAY CLEANING AND DISPOSAL OF WASTES OCCURED BY DEMOLITION AND INSTALLATION OF WORK UNDER THIS CONTRACT.
33. ALL NEW MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MFGS. LATEST SPEC'S AND WITH CODE REQUIREMENTS
34. G.C. SHALL NOT PROCEED WITH ANY WORK WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIMS FOR EXTRA COMPENSATION.
35. G.C. ALONG WITH HIS SUB - CONTRACTORS SHALL PROVIDE CHASE , SLOTS , RECESSES , OPENINGS IN WALLS , FLOORS CEILINGS , AND PARTITIONS AND OTHER STRUCTURAL PARTS NECESSARY FOR THE INSTALLATION OF ALL WORK REQUIRING SAME.
36. THE G.C. SHALL PROVIDE AND COORDINATE ALL CUTTING AND PATCHING FOR SERVICES AS CALLED FOR ON MECHANICAL OR ELECTRICAL DRAWINGS. G.C. SHALL ALSO FURNISH ALL WALL AND / OR CEILING ACCESS DOORS AS REQUIRED.
37. THE G.C. SHALL FURNISH , CONSTRUCT , AND MAINTAIN A FULL HIEGHT DUSTPROOF BARRIER BETWEEN DEMOLITION AND CONSTRUCTION OPERATIONAL SPACE UNTIL PROJECT IS COMPLETED. EXISTING FLOORING TO BE PROVIDED WITH MASONITE FLOOR PANELS FOR EXISTING FLOOR PROTECTION DURING CONSTRUCTION.

ZONING INFORMATION

2 KENT ROAD

SECTION: 8 B: 294 LOT: 20 ZONING DISTRICT: R-B LOT AREA = 5,012.65 SF

SCOPE OF WORK

APPLICATION TO MAINTAIN EXISTING FINISHED CELLAR ASSOCIATED WITH DOCTOR'S OFFICE ON FIRST FLOOR AND MAIN RESIDENCE. NO CHANGE TO USE, EGRESS, OR OCCUPANCY.

DRAWING INDEX

A-101.00 NOTES, PLOT PLAN, PLUMBING RISER DIAGRAMS, DETAILS, AND PLANS
A-102.00 EXISTING FIRST FLOOR PLAN AND SECOND FLOOR PLAN

SYMBOLS

NEW YORK CITY APPROVED TYPE SMOKE DETECTOR, CARBON MONOXIDE DETECTOR HARD WIRED AND INTERCONNECTED.

MECHANICAL VENT 50 CFM MIN OR AS NOTED ON PLANS

EXISTING FOOR

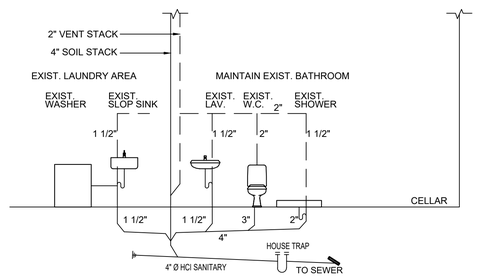
WALL LEGEND

EXISTING TO BE DEMOLISHED

EXISTING NON-RATED PARTITION TO REMAIN

EXISTING 1 HOUR FIRE RATED PARTITION TO REMAIN

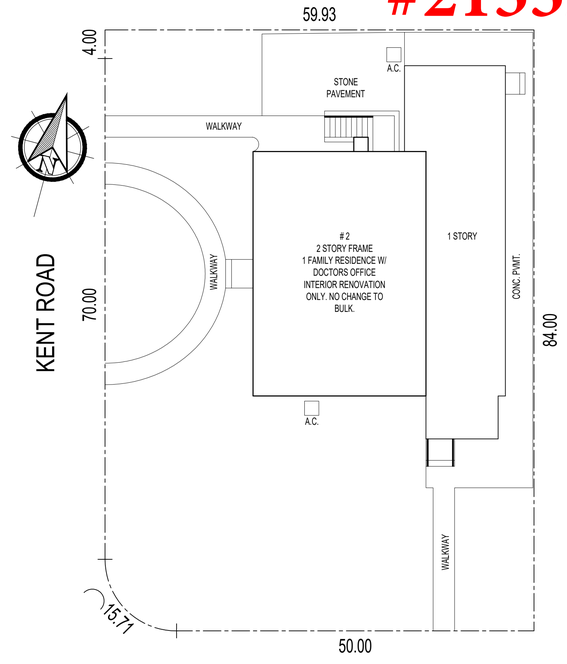
PLUMBING RISER DIAGRAM



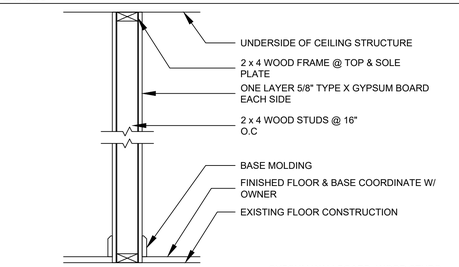
PLOT PLAN

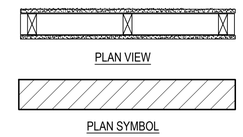
SCALE: 1"=10'-0"

#21552



DETAILS





GYPSUM WALLBOARD, WOOD STUDS

ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 x 4 WOOD STUDS 16" O.C W/ 1" TYPE S DRYWALL SCREWS 8" O.C. VERTICAL JOINTS AND 12" O.C AT FLOOR AND CEILING TRACKS AND INTERMEDIATE STUDS. JOINT STAGGERED 24" ON EACH SIDE AND ON OPPOSITE SIDES.

1 HR-RATED PARTITION (2 x 4 FRAME)

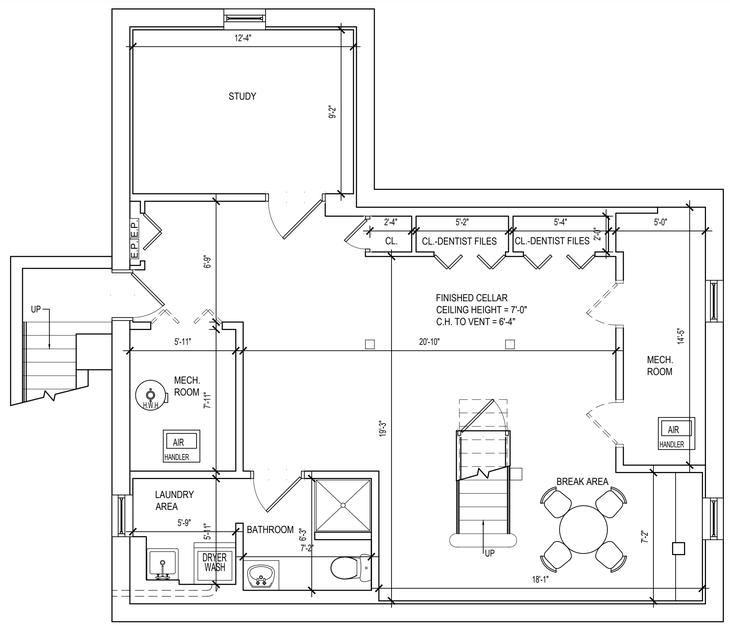
SCALE: 1" = 1'-0"

1 HR-RATED MECHANICAL ROOM CEILING

SCALE: 1" = 1'-0"

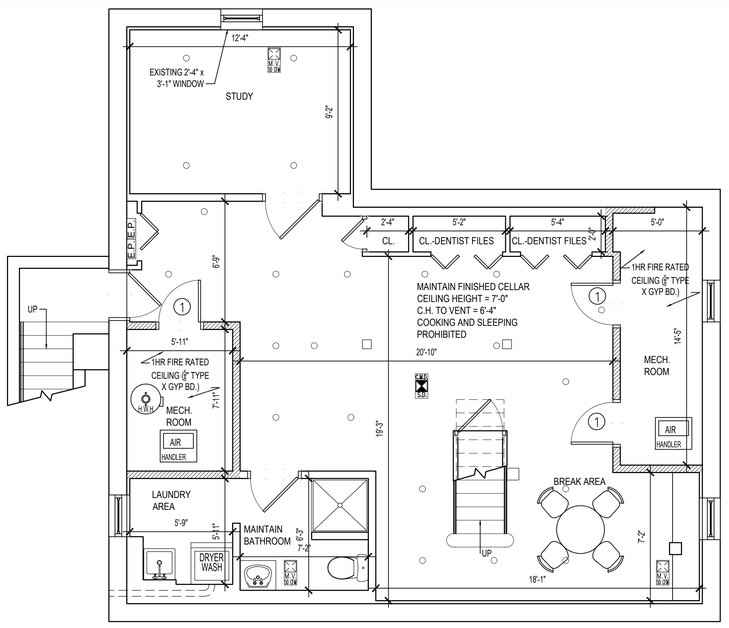
EXISTING FLOOR PLAN

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



PROPOSED FLOOR PLAN

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



FINISHED CELLAR AREA= 990.00 SF
AS PER NYS R303.1
STUDY ROOM (113.00 SF)

	REQUIRED	PROPOSED	
LIGHT	9.04 SF (8%)	7.18 SF	DOES NOT COMPLY
AIR	4.52 SF (4%)	3.59 SF	DOES NOT COMPLY

FINISHED CELLAR (440 SF)

	REQUIRED	PROPOSED	
LIGHT	35.20 SF (8%)	7.18 SF	DOES NOT COMPLY
AIR	17.60 SF (4%)	3.59 SF	DOES NOT COMPLY

ARTIFICIAL LIGHTING CALC.
(1) 27 WATT BULB= 1,300 lm

1,300 lm X 4 LIGHT FIXTURES= 5,200 lm / 113 SF = 46 fc

1,300 lm X 18 LIGHT FIXTURES= 23,400 lm / 440 SF = 53 fc

LEGEND
○ RECESSED LIGHT FIXTURE

AIR CALCULATION
FINISHED CELLAR= 3,080.00 CF
3,080 CF X .35 (AIR CHANGE PER HR. AS PER R305.1) = 1,078 CF PER HR /60 = 18 CF PER MIN
FINISHED CELLAR= 791.00 CF
791 CF X .35 (AIR CHANGE PER HR. AS PER R305.1) = 276.85 CF PER HR /60 = 4.61 CF PER MIN
PROVIDE 1 EXHAUST FAN 50 C.F.M. IN FINISHED CELLAR AND PROVIDE 1 EXHAUST FAN 50 C.F.M. IN OFFICE TO COMPLY W/ R301.1

SCALED DESIGNS
ARCHITECTURAL & DESIGN SERVICES
16 DOLPHIN GREEN, F1J
PORT WASHINGTON, NY 11050
T: 516-582-7314
E: SCALEDDESIGNSLLC@GMAIL.COM

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. STACOM CONSULTANTS ARCHITECTURAL & EXPEDITING SERVICES AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

NO.	DATE:	REVISION:

PROJECT DESCRIPTION:
MAINTAIN EXISTING FINISHED CELLAR W/ THREE-PIECE BATHROOM. NO CHANGE TO USE, EGRESS, OR OCCUPANCY.

PROJECT INFORMATION:
2 KENT ROAD
NEW HYDE PARK
NY, 11040

SECTION: 08	BLOCK: 294
LOT: 20	ZONE: R-B

DRAWING TITLE:
NOTES, PLOT PLAN, PLUMBING RISER DIAGRAMS, DETAILS, AND PLANS

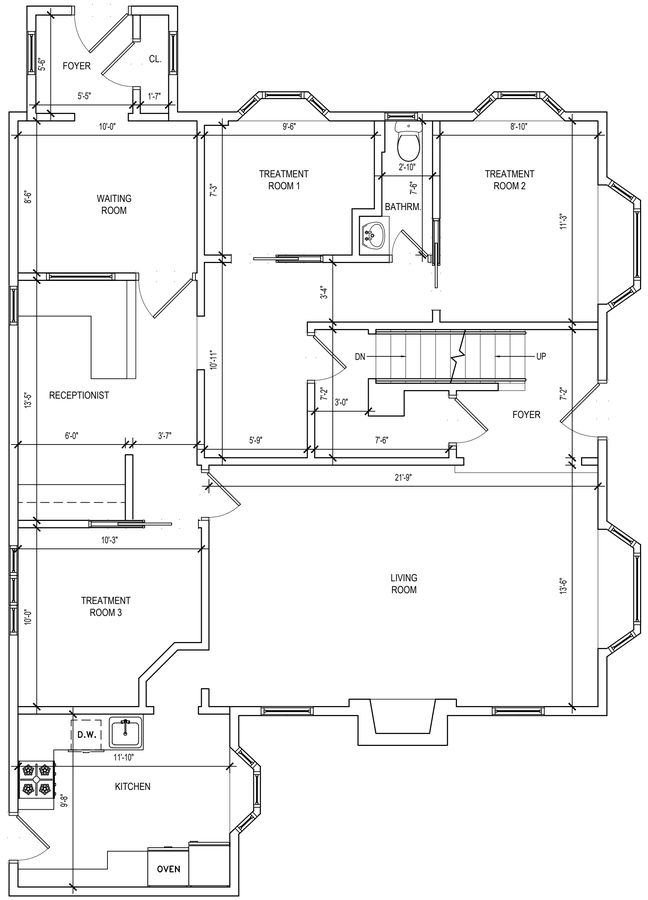
DOB APPROVAL:

SEAL:



DRAWN BY:	JBS
CHKD. BY:	EH
JOB NO.:	2102
SCALE:	AS NOTED
DATE:	05.05.2024

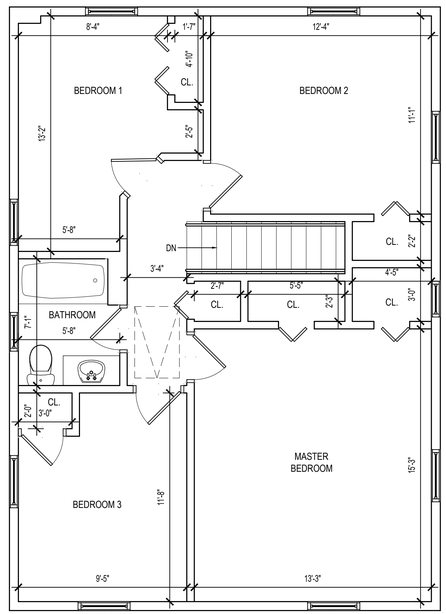
DRAWING NO.:
A-101.00



EXISTING FIRST FLOOR PLAN

(REFERENCE ONLY, NO CHANGE)

SCALE: $\frac{1}{4}$" = 1'-0"



EXISTING SECOND FLOOR PLAN

(REFERENCE ONLY, NO CHANGE)

SCALE: $\frac{1}{4}$" = 1'-0"

SCALED DESIGNS

ARCHITECTURAL & DESIGN SERVICES

16 DOLPHIN GREEN, F1J
PORT WASHINGTON, NY 11050
T: 516-582-7314
E: SCALEDDESIGNSLLC@GMAIL.COM

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NO.	DATE:	REVISION:

PROJECT DESCRIPTION:
MAINTAIN EXISTING FINISHED CELLAR W/ THREE-PIECE BATHROOM. NO CHANGE TO USE, EGRESS, OR OCCUPANCY.

PROJECT INFORMATION:
2 KENT ROAD
NEW HYDE PARK
NY, 11040

SECTION: 08	BLOCK: 294
LOT: 20	ZONE: R-B

DRAWING TITLE:
EXISTING FIRST AND SECOND FLOOR PLANS. REFERENCE ONLY, NO CHANGE

DOB APPROVAL:

SEAL:

REGISTERED ARCHITECT
EDWARD CIFICHIELLO
16419
STATE OF NEW YORK

DRAWN BY:	JBS
CHKD. BY:	EH
JOB NO.:	2102
SCALE:	AS NOTED
DATE:	05.05.2024

DRAWING NO.:
A-102.00

ALTERATION AND VERTICAL EXTENSION (HOUSE OF WORSHIP)

2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

ZONING COMPUTATION

BLOCK # 21114 LOT # 607
ZONE B-B SECTION # 08
CONSTRUCTION CLASS: Type Ib
INTERIOR FINISH CLASS: C

(70-47) PLOT AREA
MINIMUM REQUIRED LOT AREA FOR RELIGIOUS BUILDING (K) = 6,000.00 S.F
ACTUAL AREA:
LOT # 607 AREA = 9676.4 s.f
LOT @ 608 AREA = 5140 s.f
LOT @ 609 AREA = 10883.60 s.f
TOTAL LOT AREA =
9676.4+5140.0+10883.60
= 25700.0 s.f > 4,000.00 s.f

BUILDINGS CODE OCCUPANCY CLASIFICATION:
(A-3) HOUSE OF WORSHIP

(70-48) LOT COVERAGE
MAXIMUM LOT COVERAGE = 35% OF THE LOT AREA
25700.0 x 35% = 8995.0sq.ft
ACTUAL LOT COVERAGE = 4115.93 s.f < 8995.0

FLOOR AREA	PROPOSED
CELLAR FLOOR	4115.93
FIRST FLOOR	4115.93
SECOND FLOOR	3057.18
THIRD FLOOR	3057.18
TOTAL FLOOR AREA	10230.29s.f

70-50(A) FRONT YARD
REQUIRED FRONT YARD = 25'-0"
EXISTING FRONT YARD = 10'-9¾"
PROPOSED FRONT YARD SETBACK AT SECOND FLOOR LEVEL = 25'-0"

70-51 SIDE YARD
MINIMUM REQUIRED SIDE YARD = 20'-0" (Each side)
EXISTING SIDE YARD = 38'-0"+137'-0"

70-52 REAR YARD
MINIMUM REQUIRED REAR YARD = 25'-0"
EXISTING REAR YARD = 38'-0"

70-46(B) PERMITTED HEIGHT
ALLOWABLE HEIGHT (3) STORIES OR 45'-0"
ACTUAL HEIGHT = 45'-0"

(70-103) (70-128.1) REQUIRED PARKING
TOTAL EMPLOYEES PARKING = 8
FIRST FLOOR OCCUPANCY = 88
SECOND FLOOR OCCUPANCY = 19
THIRD FLOOR OCCUPANCY = 17
TOTAL FIRST+SECOND+THIRD FLOOR OCCUPANCY = 126 Persons
REQUIRED PARKING 1 = 4 Persons
REQUIRED PARKING = 126/4 = 31.50
TOTAL REQUIRED PARKING INCLUDING EMPLOYEES = 31.50+8 =40
ACTUAL PARKING SPACES = 43
REQUIRED PARKING SIZE = 10'x20'
PARKING SPACE SIZE ALONG REAR PROPERTY LINE = 10'x23'

AVERAGE GRADE CALCULATION

115.01+115.45 / 2 = 115.23 x 54.87 =6322.67
115.45+115.68 / 2 = 115.56 x 75.0 = 8667.0
115.68+115.65 / 2 = 115.66 x 54.87 =6346.26
115.65+115.01 / 2 = 115.33 x 75.0 = 8649.75
259.74= 29985.68

PREXISTING AVERAGE GRADE =
29985.68/259.74 = 115.44

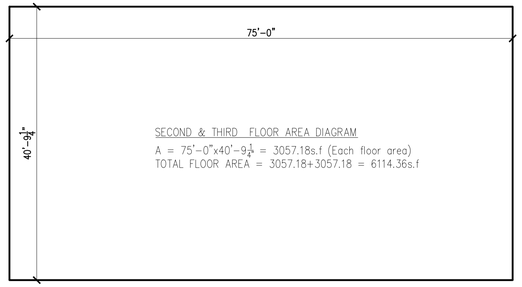
REQUIRED VERIFICATION & INSPECTION AS PER TABLE 1704.3 & 1704.4

1. Material verification of high-strength bolts, nuts and washers
2. Inspection of high-strength bolting:
3. Material verification of structural steel:
4. Material verification of weld filler materials:
5. Inspection of welding:
6. Inspection of steel frame joint details for compliance with approved construction documents:

1. Inspection of reinforcing steel, including prestressing tendons, and placement.
2. Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5b.
3. Inspect bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased.
4. Verifying use of required design mix.
5. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.
6. Inspection of concrete and shotcrete placement for proper application techniques.
7. Inspection for maintenance of specified curing temperature and techniques.
8. Inspection of prestressed concrete:
   a. Application of prestressing forces.
   b. Grouting of bonded prestressing tendons in the seismic-force-resisting system.
9. Erection of precast concrete members.
10. Verification of in-situ concrete strength, prior to stressing of tendons in posttensioned concrete and prior to removal of shores and forms from beams and structural slabs.
11. Inspect formwork for shape, location and dimensions of the concrete member being formed.

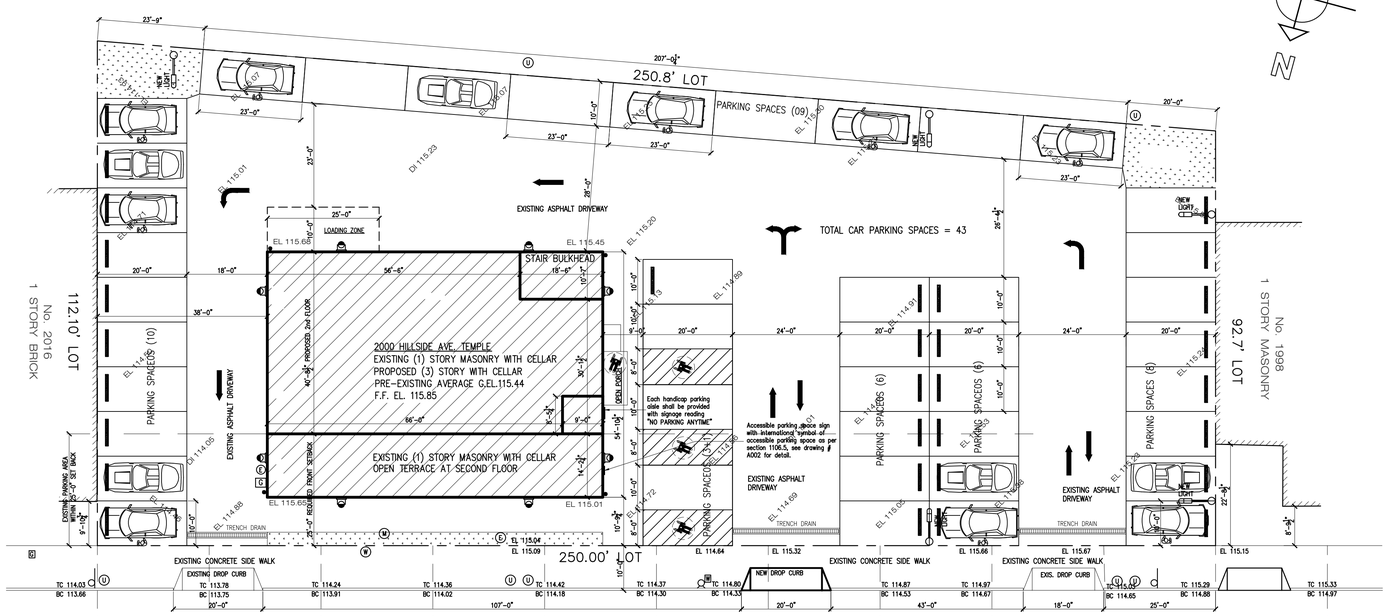


FIRST FLOOR AREA DIAGRAM
A = 75'-0"x54'-10½" = 4115.93s.f
TOTAL FLOOR AREA = 4115.93s.f



SECOND & THIRD FLOOR AREA DIAGRAM
A = 75'-0"x40'-9¾" = 3057.18s.f (Each floor area)
TOTAL FLOOR AREA = 3057.18+3057.18 = 6114.36s.f

#21554



HILL SIDE AVENUE

SITE PLAN
Scale: 1/16"=1'-0"

ARCHITECTURAL CONCEPT INC.
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Project:
ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

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00	07-02-21	Issued for D.O.B review

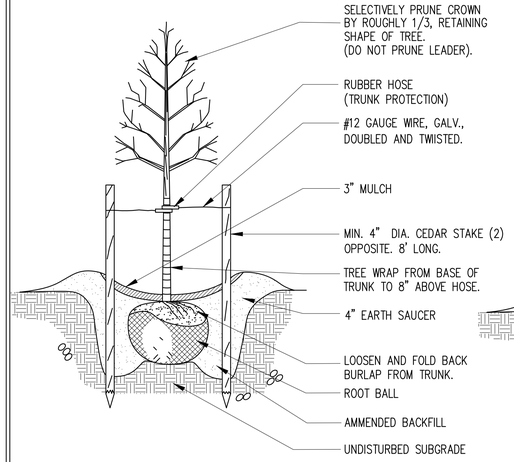
SITE PLAN AND NOTES

Scale:	As Shown
Drawn By:	Imran
Chk. By:	Jamal
Drawing No.	Z1-001.00
Date: 01-02-21	1 OF22

Seal & signature
STATE OF NEW YORK
MUZAFFAR JAMAL
026668
LICENSED PROFESSIONAL ENGINEER

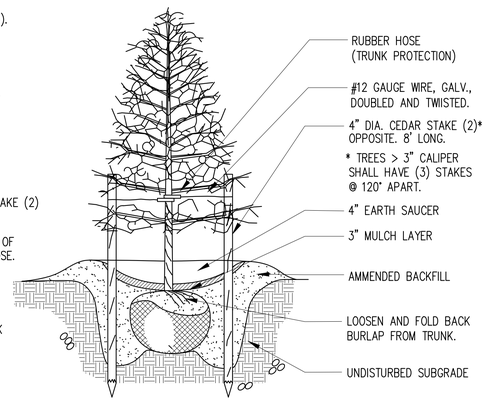
Project # 21-40

Tracking No.



TREE PLANTING DETAIL

NTS



EVERGREEN TREE PLANTING DETAIL

NTS

NYS D.E.P. CATCH BASIN NOTES

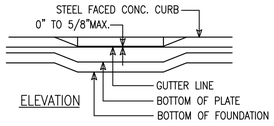
ALL NEW CATCH BASINS REQUIRED UNDER THIS PLAN SHALL BE IN ACCORDANCE WITH THE LATEST N.Y.S.D.E.P. STANDARDS AND REQUIREMENTS, ALL NEW CATCH BASIN CONNECTIONS SHALL BE MADE TO EXISTING SEWERS AT MANHOLES, AND SHALL CONSIST OF 12" DUCTILE IRON PIPE CLASS 56, WITH "PUSH-ON" JOINTS LAID ON 6" OF BROKEN STONE FOR THE ENTIRE WIDTH OF TRENCH AND FOR ONE-HALF THE PIPE DIAMETER. THE BROKEN STONE SHALL BE HARD UNWEATHERED STONE UNIFORMLY GRADED FROM 1/4" TO 3/4" IN DIAMETER, CONFORMING TO COMMERCIAL 1/4" TO 3/4" STONE.

ALL EXISTING NON STANDARD BASINS WITHIN THE PROJECT LIMITS SHALL BE REPLACED OR MODIFIED TO CONFORM WITH THE LATEST N.Y.C.D.E.P. STANDARDS AND REQUIREMENTS.

ALL ABANDONDED BASINS, INLETS AND DRAINAGE STRUCTURES SHOWN ON THE PAVING PLAN SHALL BULKHEAD AND CUT DOWN TO TWO (2) FEET BELOW SUBGRADE, AND FILLED WITH COMPACTED CLEAN SAND. BASIN CONNECTIONS NOT REQUIRED SHALL BE PLUGGED AT BOTH ENDS.

ALL DAMAGED MANHOLES CAUSED BY THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR, AS DIRECTED BY THE ENGINEER, AT NO COST TO THE CITY.

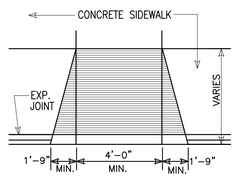
PRIOR TO THE INSTALLATION OF THE DRAINAGE FACILITIES PROPOSED UNDER THIS PLAN, PERMITS ARE TO BE OBTAINED FROM THE LOCAL SEWER RECORD OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.) CONSTRUCTION INSPECTION IS TO REQUESTED AT LEAST 24 HOURS IN ADVANCE FROM THE HOUSE CONNECTION INSPECTION UNIT TO THE D.E.P. DIVISION OF SEWER REGULATION AND COTROL.



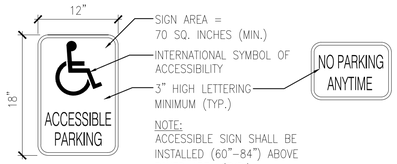
ELEVATION

SIDEWALK / PEDESTRIAN RAMP DETAIL

N.T.S

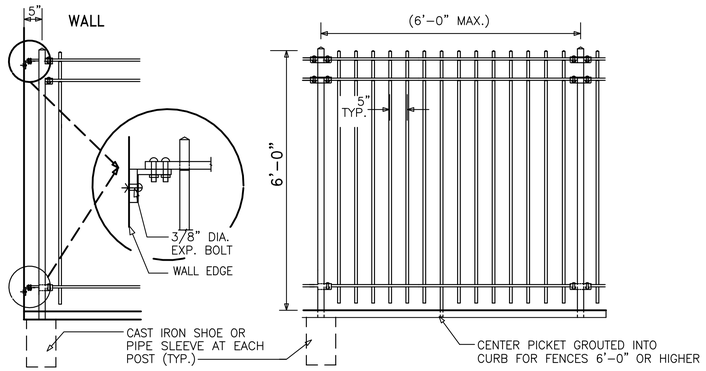


PLAN

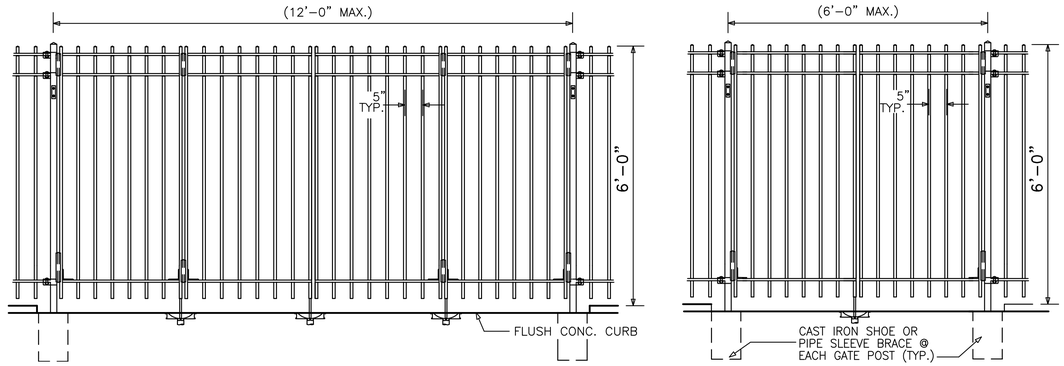


NOTE:
ACCESSIBLE SIGN SHALL BE INSTALLED (60"-84") ABOVE PAVED AREA (TYP.)

ACCESSIBLE PARKING SIGN & NO PARKING SIGN DETAIL (TYP.)

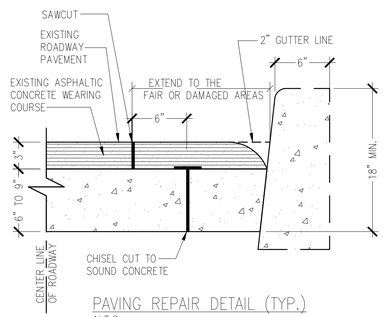


IRON PICKET FENCE DETAIL



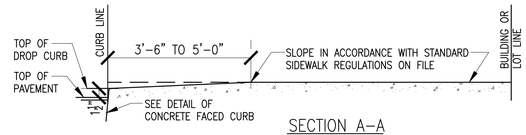
IRON PICKET FENCE/DOUBLE-FOLD GATE

IRON PICKET FENCE/DOUBLE GATE



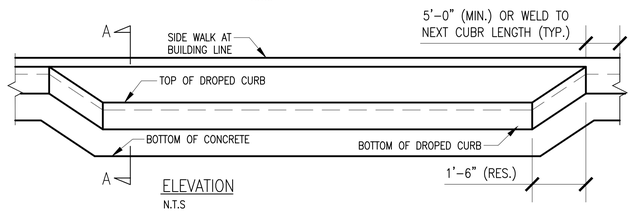
PAVING REPAIR DETAIL (TYP.)

N.T.S



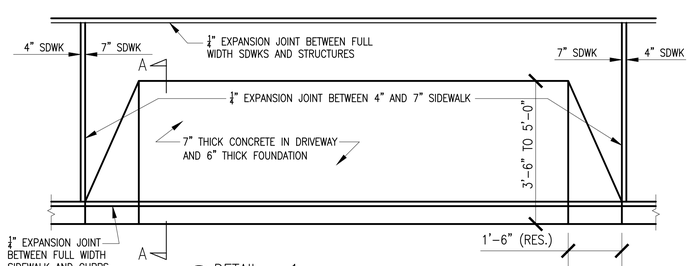
SECTION A-A

N.T.S



ELEVATION

N.T.S



1/A1 DETAIL - 1

PLAN

N.T.S

ARCHITECTURAL CONCEPT INC.
ARCHITECTURAL AND ENGINEERING SERVICES
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E. Mail: ArchConcept1@Gmail.com

Project:
ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040

NO.	Date:	Remarks
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00	07-02-21	Issued for D.O.B review

PLANTER & FENCE AND CURB CUB NOTES AND DETAIL

Scale:	As Shown
Drawn By:	Imran
Chk. By:	Jamal
Drawing No.	Z2-002.0
Date: 01-02-21	2 OF22

Seal & signature

STATE OF NEW YORK · MUZAFFAR JAMAL · 021655 · LICENSED PROFESSIONAL ENGINEER

Project # 21-40

Tracking No.

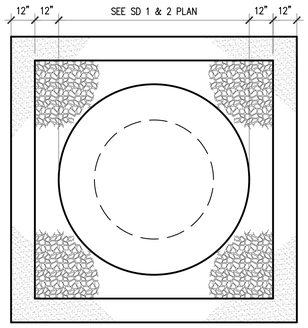
DRAINAGE CALCULATIONS

(BASED ON CONTAINMENT OF 2.5 RAINFALL IN 24HR. PERIOD)

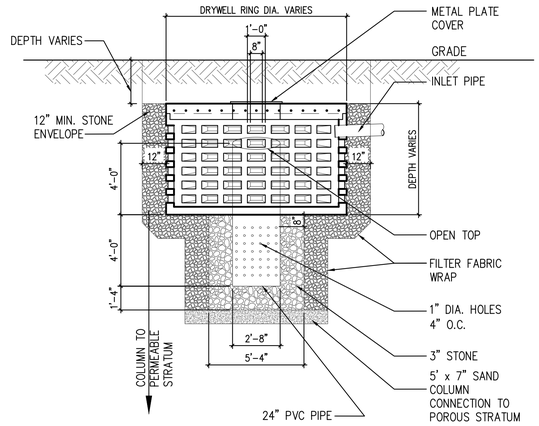
LOCATION	AREA s.f	RAINFALL	COEF.	cu.ft
BUILDING AREA	= 4115.93	0.208	1.0	856.11
PAVING AREA	= 20737.33	0.208	1.0	4313.36
LANDSCAPING AREA	= 846.74	0.208	0.2	35.22
REQUIRED DRYWELL FOR TOTAL CUBIC FEET		=		5204.69

USE: (4)8'-0"ø x 12'-0"H.,(2)6'-0"ø x 8'-0"(2864.8) PRECAST DRYWELL AS MANUFACTURED BY HARRIS PRECAST OR APPROVED EQUAL.
EXISTING (4) DRYWELL CAPACITY = 2412.48 cu.ft
NEW (6) DRYWELL CAPACITY = 2864.8cu.ft
TOTAL (10) DRYWELL CAPACITY = 2412.48+2864.8
= 5277.28 cu.ft > 5204.69 cu.ft

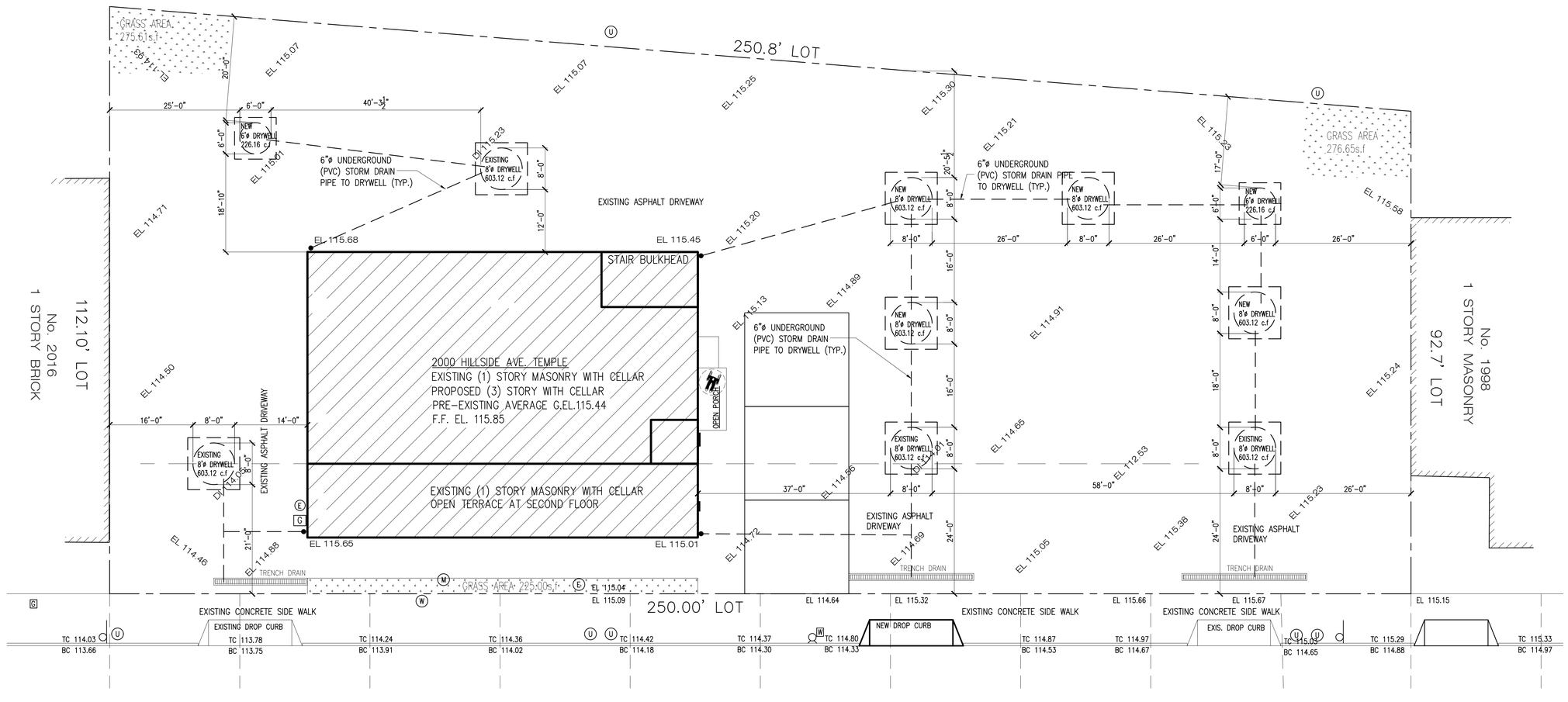
NOTES:
1. CONTRACTOR TO VERIFY AND CHECK GROUND WATER CONDITIONS BEFORE INSTALLATION OF DRYWELL AND COORDINATE WORK WITH SOIL ENGINEER IF REQUIRED.
2. CONTRACTOR TO FILL 3'-0" CLEAN GRAVEL AROUND ALL DRYWELL.
3. PROVIDE AND INSTALL IRON TRAFFIC BEARING OPEN GRATE WITH BUILT-UP SOLID MASONRY BLOCKING.
4. NUMBER OF PRECAST RINGS TO BE DETERMINED BY HEIGHT.
5. CONTRACTOR TO INSTALL PRECAST CONCRETE DOME ON TOP OF DRYWELL RING TO FIX CAST IRON COVER.



DRYWELL DETAILS
SCALE: NOT TO SCALE



DRYWELL DETAILS
SCALE: NOT TO SCALE



HILL SIDE AVENUE

SITE PLAN

ARCHITECTURAL CONCEPT INC.
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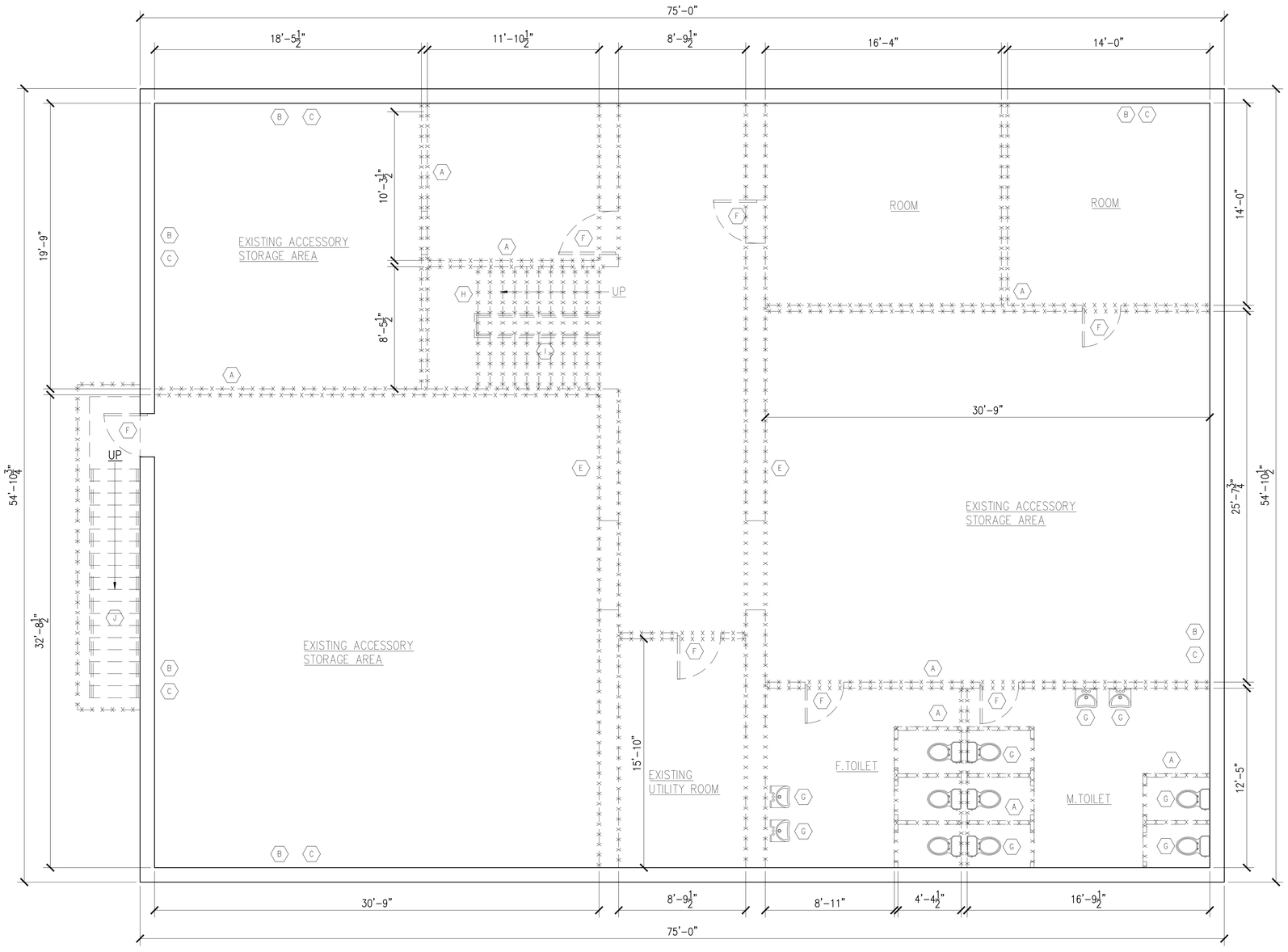
SITE PLAN AND DRYWELL DETAILS

Scale:	3/32=1'-0"
Drawn By:	Imran
Chk. By:	Jamal
Drawing No.	SD-001.00
Date: 01-02-21	2 OF22

Seal & signature
MUZAFFAR JAMAL
082008
LICENSED PROFESSIONAL ENGINEER
STATE OF NEW YORK

Project # 21-40

Tracking No.



CELLAR FLOOR INTERIOR DEMOLITION PLAN

ARCHITECTURAL CONCEPT INC.
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1227 Tulip Avenue Franklin Square, NY 11010
TEL: 646-403-5592, FAX # 866-403-6314
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Project:
ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP
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NEW HYDE PARK NY 11040

LEGEND

- CONCRETE WALL
- 2-HR. RATED – UL DESIGNATION U425 NON-LOADBEARING PARTITION – (2) LAYERS ⅝" TYPE 'X' G.W.B. EACH SIDE OF 18ga. 3⅝" STEEL STUD @ 16" O.C.; MIN. STC=49
- 8" C.M.U WALL
- BRICK VENEER
- EARTH
- GRAVEL
- STRUCTURAL STEEL
- BLOCKING
- SC — SMOKE & CARBON MONO. DETECTOR W/BATTERY BACKUP (TYP.)
- EXIT — ILLUMINATED EXIT SIGN BLOW HUNG CEILING WITH BATTERY BACKUP (TYP.)
- EMERGENCY LIGHT FOR MEANS OF EGRESS
- PORTABLE FIRE EXTINGUISHER AS PER (NFPA) REQUIREMENT
- J — WALL TYPE SEE WALL SCHEDULE
- A/D — SECTION DESIGNATION DRAWING NUMBER
- EL. 0'-0" FLOOR LEVEL — FLOOR LEVEL AND HEIGHT
- SC — SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL
- H — HEAT DETECTOR W/BATTERY BACKUP (TYP.)
- FD. — FLOOR DRAIN
- RD. — ROOF DRAIN
- YD — YARD DRAIN
- E — ELECTRIC METER

NO.	Date:	Remarks
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CELLAR FLOOR INTERIOR DEMOLITION PLAN

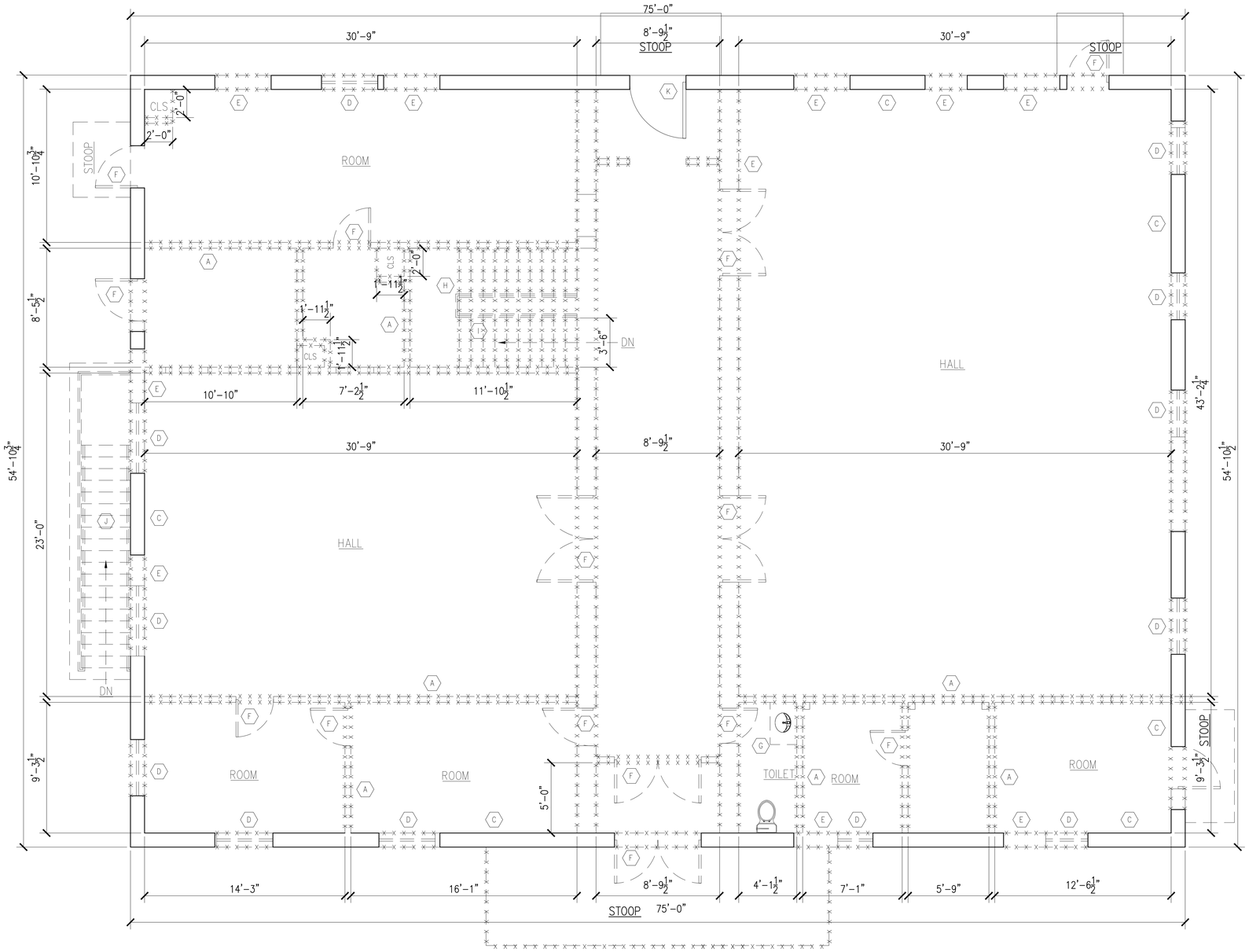
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Drawn By:	Imran
Chk. By:	Jamal
Drawing No.	DM-001.00
Date: 01-02-21	3 OF22

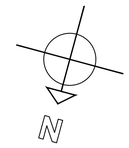
Seal & signature

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Project # 21-40

Tracking No.





DEMOLITION KEY NOTES:

- (A) ALL PARTITIONS SHEET ROCK TO BE REMOVED. EXISTING FRAMING TO BE REMOVED.
- (B) EXISTING CONCRETE SLAB TO REMAIN.
- (C) EXISTING LOAD BEARING WALL TO REMAIN.
- (D) EXITING WINDOWS TO BE REMOVED.
- (E) EXITING LOAD BEARING WALL TO REMAIN.
- (F) EXISTING DOOR TO BE REMOVED.
- (G) EXISTING BATHROOM FIXTURES INCLUDING RISERS TO BE REMOVED.
- (H) EXISTING STAIR TO REMOVED.
- (I) EXISTING RAILING TO BE REMOVED.
- (J) EXISTING STAIR TO BE REMOVED.
- (K) EXISTING DOOR TO REMAIN.
- (L) EXISTING WATER METER TO REMAIN.
- (M) EXISTING BOILER FIXTURES TO BE REMOVED.
- (N) EXISTING CHEMNY TO BE REMOVED.
- (O) EXISTING SEWER TO REMAIN.

FIRST FLOOR INTERIOR DEMOLITION PLAN

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- EARTH
- GRAVEL
- STRUCTURAL STEEL
- BLOCKING
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- EXIT ILLUMINATED EXIT SIGN BLOW HUNG CEILING WITH BATTERY BACKUP (TYP.)
- EMERGENCY LIGHT FOR MEANS OF EGRESS
- PORTABLE FIRE EXTINGUISHER AS PER (NFPA) REQUIREMENT
- 3 WALL TYPE SEE WALL SCHEDULE
- A9 SECTION DESIGNATION DRAWING NUMBER
- FL. EL.=0'-0" FLOOR LEVEL FLOOR LEVEL AND HEIGHT
- (SC) SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL
- (H) HEAT DETECTOR W/BATTERY BACKUP (TYP.)
- FD. FLOOR DRAIN
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- (E) ELECTRIC METER

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FIRST FLOOR INTERIOR DEMOLITION PLAN

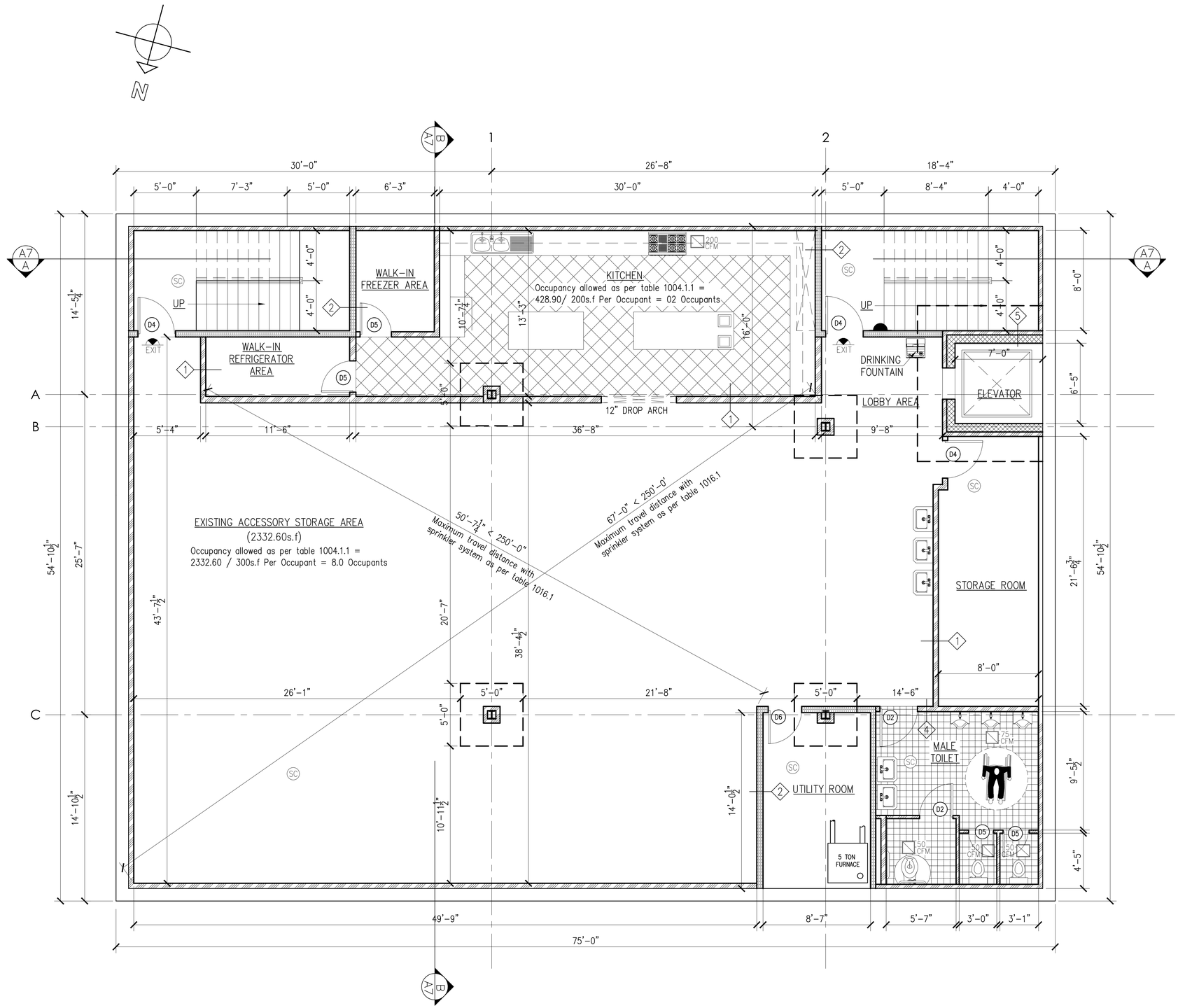
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Drawn By:	Imran
Chk. By:	Jamal
Drawing No.	DM-002.00
Date: 01-02-21	4 OF22

Seal & signature

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Project # 21-40

Tracking No.



CELLAR FLOOR CONSTRUCTION PLAN

REQUIRED PLUMBING FIXTURES FOR (A-3) TABLE 2902.1:		
FIXTURES	REQUIRED	PROVIDED
Water Closet	1 per 150 Occupants	7 for 85 Occupants
Lavatories	1 per 200 Occupants	3 for 85 Occupants

CEILING AND WALLS FINISH NOTES:
INTERIOR FINISH CLASS "B"

* See wall types and building section for finish detail.
* Ceiling: (1) layer ⅝" gyp. board type "X" one hr. rated ceiling (typ.) (BSA # 88-80-M)

INTERIOR FLOOR FINISH REQUIREMENTS:

* Install 24"x24" class "b" acoustic floor tiles on concrete floor, see section for detail (typ.)

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- BLOCKING
- SC — SMOKE & CARBON MONO. DETECTOR W/BATTERY BACKUP (TYP.)
- EXIT — ILLUMINATED EXIT SIGN BLOW HUNG CEILING WITH BATTERY BACKUP (TYP.)
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- PORTABLE FIRE EXTINGUISHER AS PER (NFPA) REQUIREMENT
- 3 — WALL TYPE SEE WALL SCHEDULE
- A7 / A — SECTION DESIGNATION DRAWING NUMBER
- EL. 0'-0" FLOOR LEVEL — FLOOR LEVEL AND HEIGHT
- SC — SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL
- H — HEAT DETECTOR W/BATTERY BACKUP (TYP.)
- FD. — FLOOR DRAIN
- RD. — ROOF DRAIN
- YD — YARD DRAIN
- E — ELECTRIC METER

NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

CELLAR FLOOR CONSTRUCTION PLAN

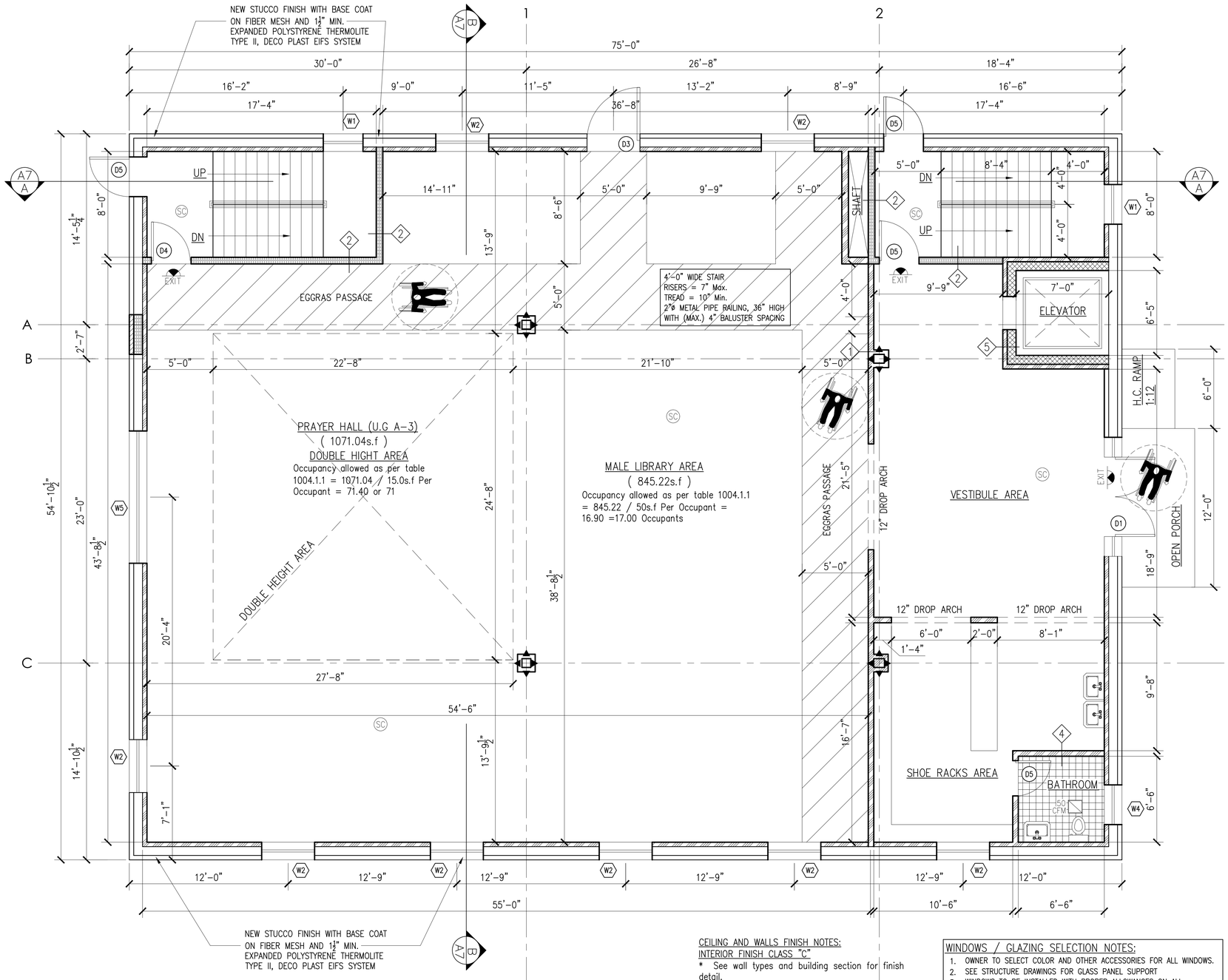
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Drawn By:	Imran
Chk. By:	Jamal
Drawing No.	A-001.00
Date: 01-02-21	5 OF22

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Project # 21-40

Tracking No.



FIRST FLOOR CONSTRUCTION PLAN

CEILING AND WALLS FINISH NOTES:
INTERIOR FINISH CLASS "C"
* See wall types and building section for finish detail.
* Ceiling: (1) layer ⅝" gyp. board type "X" one hr. rated ceiling (typ.) (BSA # 88-80-M)

INTERIOR FLOOR FINISH REQUIREMENTS:
* Install type "A" carpet with base sheet on concrete floor, see section for detail (typ.)

OCCUPANCY SEPARATION NOTE:
* Building is designed as nonseperated occupancy and sepration is not required between different use as per section 508.3 and 302.1

WINDOWS / GLAZING SELECTION NOTES:
1. OWNER TO SELECT COLOR AND OTHER ACCESSORIES FOR ALL WINDOWS.
2. SEE STRUCTURE DRAWINGS FOR GLASS PANEL SUPPORT
3. WINDOWS TO BE INSTALLED WITH PROPER ALLOWANCES ON ALL SIDES FOR CAULKING.
4. ALL GAZING SHOULD BE INSTALLED AS PER NYS BC 2010 SECTION 2406. USE SAFETY GLAZING II PROVIDED BY ANDERSON WINDOWS 400 SERIES OR APPROVED EQUAL.
5. ALL WINDOWS TO BE DOUBLE GLAZED.
6. ALL WINDOWS / GLAZING WILL BE INSTALLED ACCORDING TO NYS SECTION 2406, AND AS PER MANUFACTURER RECOMMENDATION HIGH-PERFORMANCE LOW-E4 SUN OR EQUAL/ COMPARABLE U-FACTOR 0.28 AND SHGC 0.26
7. VENTILATION WILL BE PROVIDED BY HVAC SYSTEM.

ARCHITECTURAL CONCEPT INC.
ARCHITECTURAL AND ENGINEERING SERVICES
1227 Tulip Avenue Franklin Square, NY 11010
TEL: 646-403-5592, FAX # 866-403-6314
E. Mail: ArchConcept1@Gmail.com

Project:
ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040

LEGEND

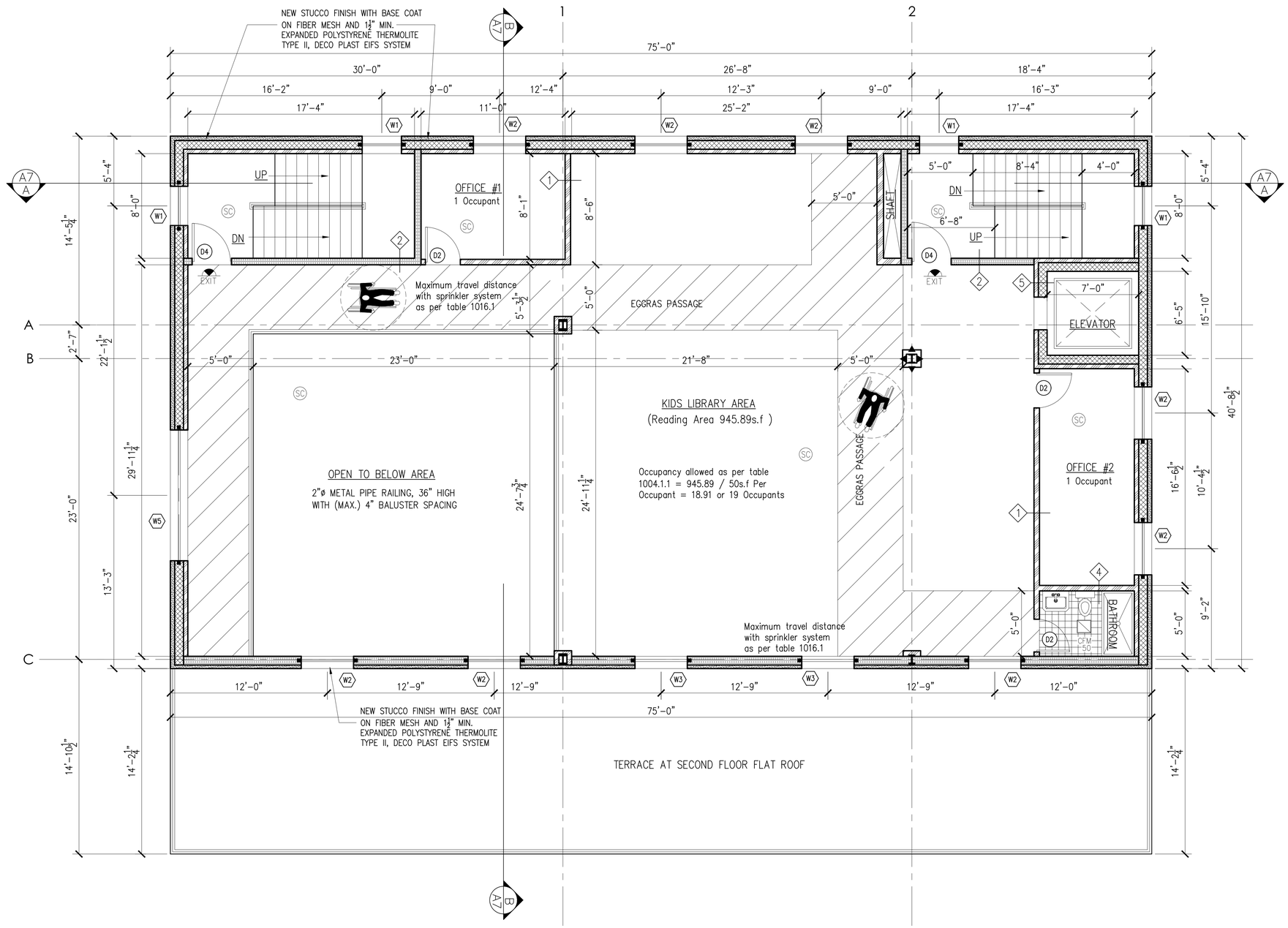
- CONCRETE WALL
- 2-HR. RATED – UL DESIGNATION U425 NON-LOADBEARING PARTITION – (2) LAYERS ⅝" TYPE 'X' G.W.B. EACH SIDE OF 18ga. 3⅝" STEEL STUD @ 16" O.C.; MIN. STC=49
- 8" C.M.U WALL
- BRICK VENEER
- EARTH
- GRAVEL
- STRUCTURAL STEEL
- BLOCKING
- SC — SMOKE & CARBON MONO. DETECTOR W/BATTERY BACKUP (TYP.)
- EXIT — ILLUMINATED EXIT SIGN BLOW HUNG CEILING WITH BATTERY BACKUP (TYP.)
- EMERGENCY LIGHT FOR MEANS OF EGRESS
- PORTABLE FIRE EXTINGUISHER AS PER (NFPA) REQUIREMENT
- 3 — WALL TYPE SEE WALL SCHEDULE
- A7 / B — SECTION DESIGNATION DRAWING NUMBER
- FLOOR LEVEL AND HEIGHT
- SC — SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL
- H — HEAT DETECTOR W/BATTERY BACKUP (TYP.)
- FD. — FLOOR DRAIN
- RD. — ROOF DRAIN
- YD — YARD DRAIN
- E — ELECTRIC METER

NO.	Date:	Remarks
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00	07-02-21	Issued for D.O.B review

Scale: 1/4"=1'-0"
Drawn By: Imran
Chk. By: Jamal
Drawing No. A-003.00
Date: 01-02-21 | 6 OF22

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SECOND FLOOR CONSTRUCTION PLAN

ARCHITECTURAL CONCEPT INC.
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TEL: 646-403-5592, FAX # 866-403-6314
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- SCA — SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL
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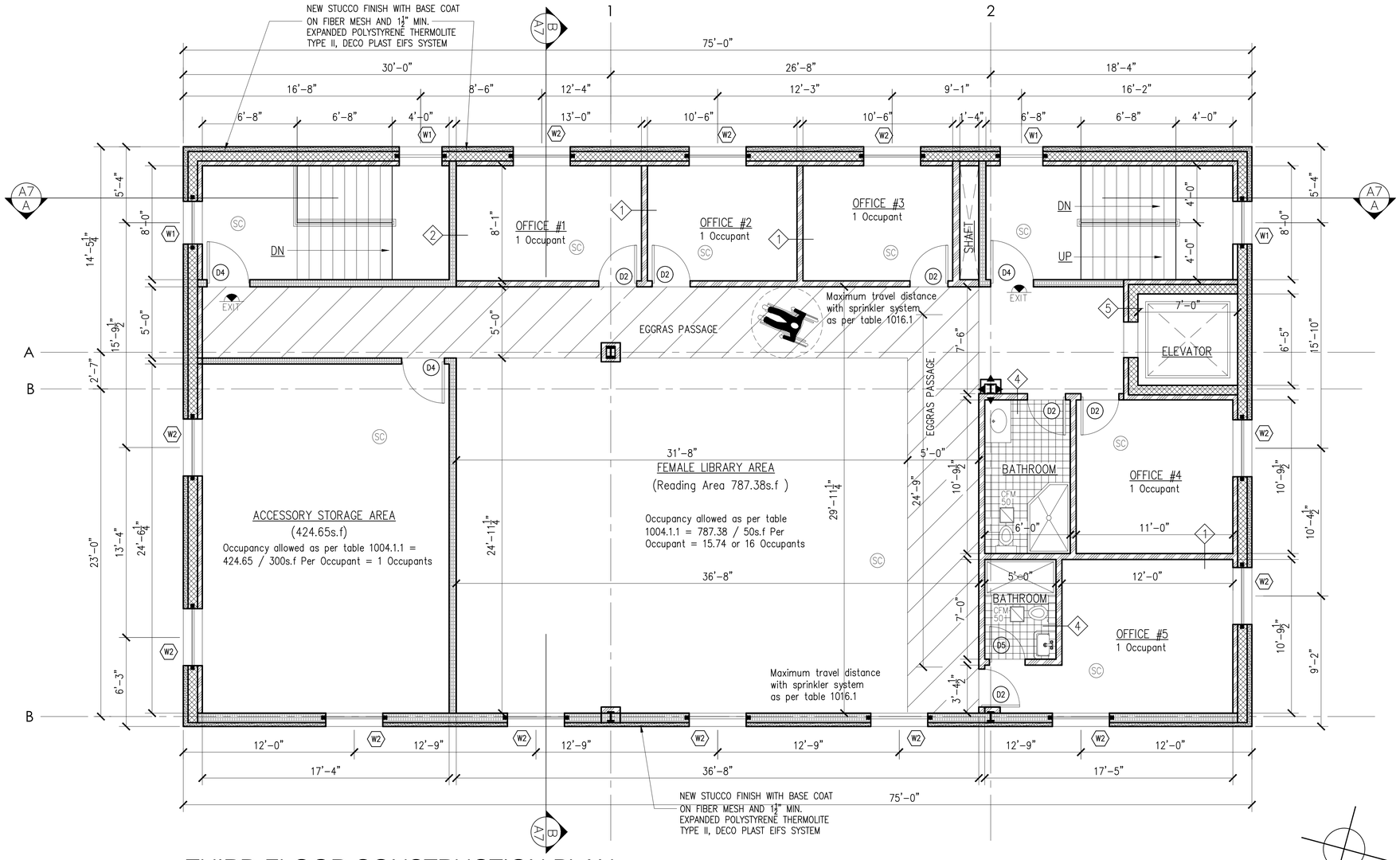
SECOND FLOOR CONSTRUCTION PLAN

Scale:	1/4"=1'-0"
Drawn By:	Imran
Chk. By:	Jamal
Drawing No.	A-004.00
Date: 01-02-21	7 OF22

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THIRD FLOOR CONSTRUCTION PLAN

REQUIRED PLUMBING FIXTURES FOR (A-3) TABLE 2902.1:		
FIXTURES	REQUIRED	PROVIDED
Water Closet	1 per 75 Occupants	4 for 43 Occupants
Lavatories	1 per 200 Occupants	2 for 43 Occupants

CEILING AND WALLS FINISH NOTES:
INTERIOR FINISH CLASS "B".
* See wall types and building section for finish detail.
* Ceiling: (1) layer ⅝" gyp. board type "X" one hr. rated ceiling (typ.) (BSA # 88-80-M)

INTERIOR FLOOR FINISH REQUIREMENTS:
* Install type "A" carpet with base sheet on concrete floor, see section for detail (typ.)

DOOR SCHEDULE						
TYPE	DOOR SIZE	REMARKS	FIRE R.	U-FACTOR	SHGC	AIR LEAKAGE
D1	9'-0"x8'-0"	MAIN DOOR WITH 20" GLASS PANEL AND WEATHER-STRIPPING	–	0.30	0.40	< 3.00 ACH
D2	2'-8"x8'-0"	BATHROOM & OFFICE DOORS	–	0.30	0.40	< 3.00 ACH
D3	4'-0"x8'-0"	DOOR WITH PEEP HOLE AND WEATHER-STRIPPING	–	0.30	0.40	< 3.00 ACH
D4	3'-0"x8'-0"	FIRE RATED SELF CLOSING DOOR	1½	0.30	0.40	< 3.00 ACH
D5	2'-6"x8'-0"	BATHROOM & WALK IN FREEZER DOORS	–	0.30	0.40	< 3.00 ACH
D6	2'-8"x8'-0"	FIRE RATED SELF CLOSING DOOR	1½	0.30	0.40	< 3.00 ACH

WINDOW SCHEDULE					
TYPE	WINDOW SIZE	REMARKS	U-FACTOR	SHGC	AIR LEAKAGE PER SQ.FT
W1	3'-0" x 5'-6"	STAIR HALL WINDOWS	0.28	0.40	< 0.3 CFM
W2	4'-0"x 7'-0"	KIDS LIBRARY AREA WINDOWS	0.28	0.40	< 0.3 CFM
W3	4'-0"x 5'-6"	FEMALE LIBRARY AREA WINDOWS	0.28	0.40	< 0.3 CFM
W4	3'-0"x 3'-0"	BATHROOM WINDOWS	0.28	0.40	< 0.3 CFM
W5	10'-0"x 6'-0"	PAYER HALL AND OPEN AREA WINDOW	0.28	0.40	< 0.3 CFM

1. OWNER TO SELECT COLOR, DESIGN AND OTHER ACCESSORIES. FOR ALL DOORS AND WINDOWS.
2. WINDOWS TO BE INSTALLED WITH PROPER ALLOWANCES ON ALL SIDES FOR CAULKING AND WEATHER STRIPPING AS PER R402.2.3.
3. PROVIDE FROSTED INSULATED GLASS WINDOW FOR ALL BATHROOMS.
4. ALL FIRST FLOOR WINDOWS TO MEET "ANSI" HANDICAP STANDARDS.
5. ALL WINDOWS TO BE (MIN.) DOUBLE GLAZED AS PER (ZR 28-22).
6. ALL WINDOWS TO BE CASEMENT BY ANDERSON 400 SERIES, HIGH-PERFORMANCE LOW-E4 SUN OR EQUAL/ COMPARABLE. U-FACTOR 0.30 AND SHGC 0.40
WINDOWS AND SLIDING DOOR AIR LEAKAGE
WINDOWS AND SLIDING DOORS AIR LEAKAGE SHOULD BE LESS THAN < 3.00ACH OR EQUAL AS PER ASTM E283 AND R402.4.
AIR LEAKAGE TESTING SHALL BE PERFORMED AS PER R402.4.1.2.

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Project:
ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040

LEGEND
- CONCRETE WALL
- 2-HR. RATED – UL DESIGNATION U425 NON-LOADBEARING PARTITION – (2) LAYERS ⅝" TYPE 'X' G.W.B. EACH SIDE OF 18ga. ⅜" STEEL STUD @ 16" O.C.; MIN. STC=49
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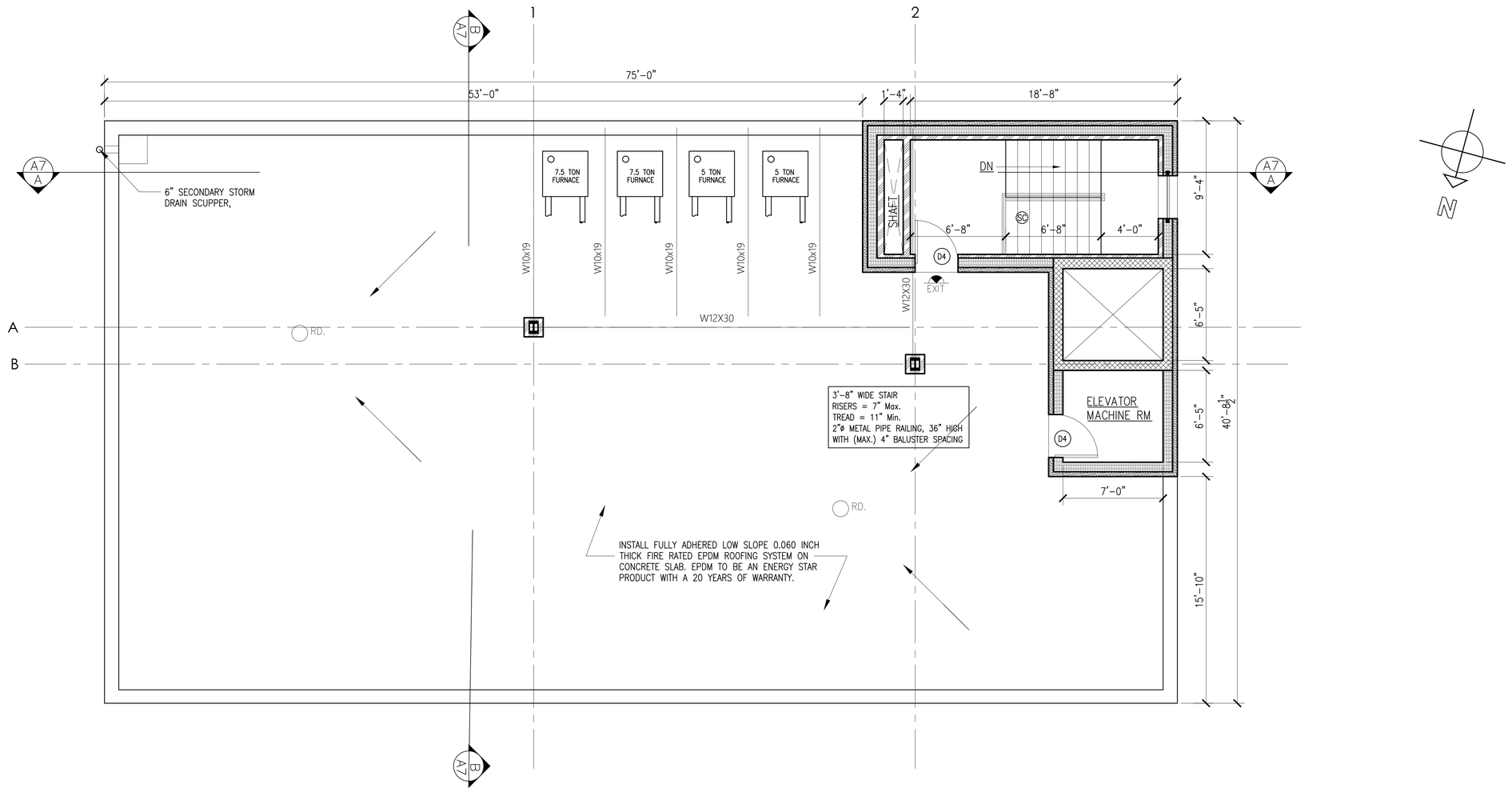
NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

THIRD FLOOR CONSTRUCTION PLAN

Scale: 1/4"=1'-0"
Drawn By: Imran
Chk. By: Jamal
Drawing No. A-005.00
Date: 01-02-21 | 8 OF22

Seal & signature
STATE OF NEW YORK · MUZAFFAR JAMAL · 062168 · LICENSED PROFESSIONAL ENGINEER

Project # 21-40
Tracking No.



TOP ROOF PLAN

ARCHITECTURAL CONCEPT INC.
ARCHITECTURAL AND ENGINEERING SERVICES
1227 Tulip Avenue Franklin Square, NY 11010
TEL: 646-403-5592, FAX # 866-403-6314
E. Mail: ArchConcept1@Gmail.com

Project:
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TOP ROOF CONSTRUCTION PLAN

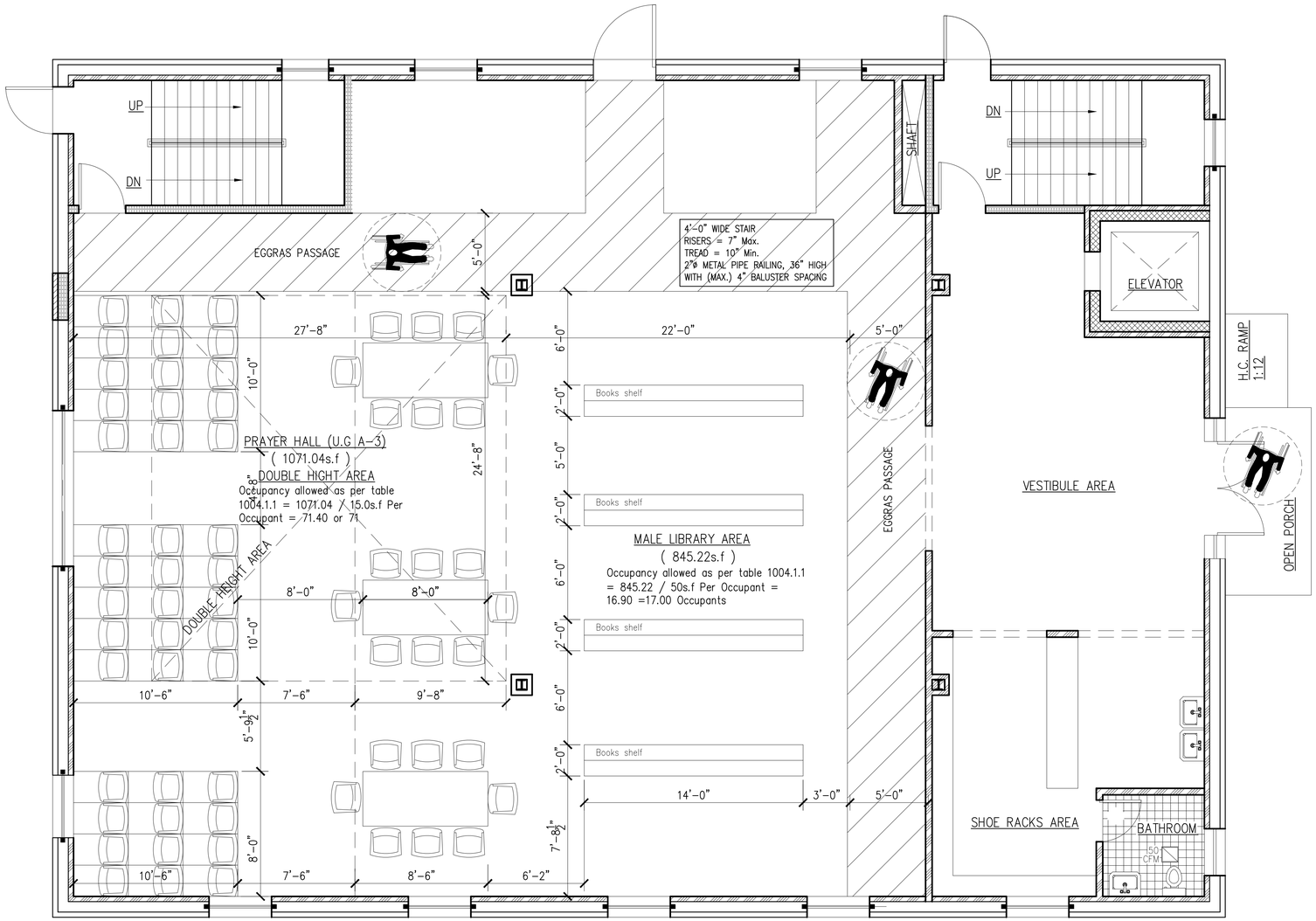
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Chk. By: Jamal
Drawing No. A-006.00
Date: 01-02-21 | 9 OF22

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Project # 21-40

Tracking No.



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FIRST FLOOR FURNITURE LAYOUT PLAN

ARCHITECTURAL CONCEPT INC.
ARCHITECTURAL AND ENGINEERING SERVICES
1227 Tulip Avenue Franklin Square, NY 11010
TEL: 646-403-5592, FAX # 866-403-6314
E. Mail: ArchConcept1@Gmail.com

Project:
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2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040

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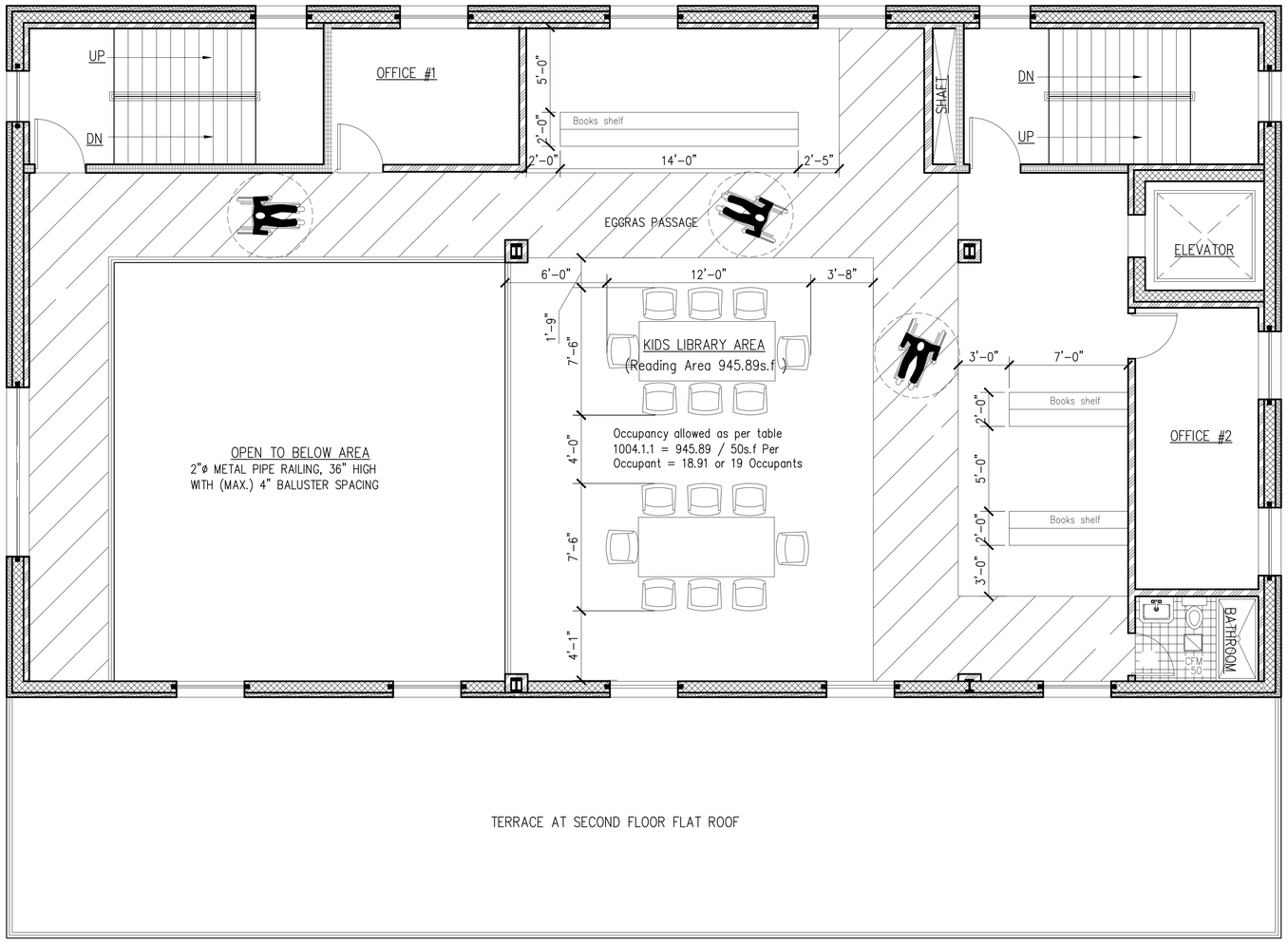
FIRST FLOOR FURNITURE LAYOUT PLAN

Scale:	1/4"=1'-0"
Drawn By:	Imran
Chk. By:	Jamal
Drawing No.	F-001.00
Date: 01-02-21	10 OF22

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Project #	Tracking No.
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SECOND FLOOR FURNITURE LAYOUT PLAN

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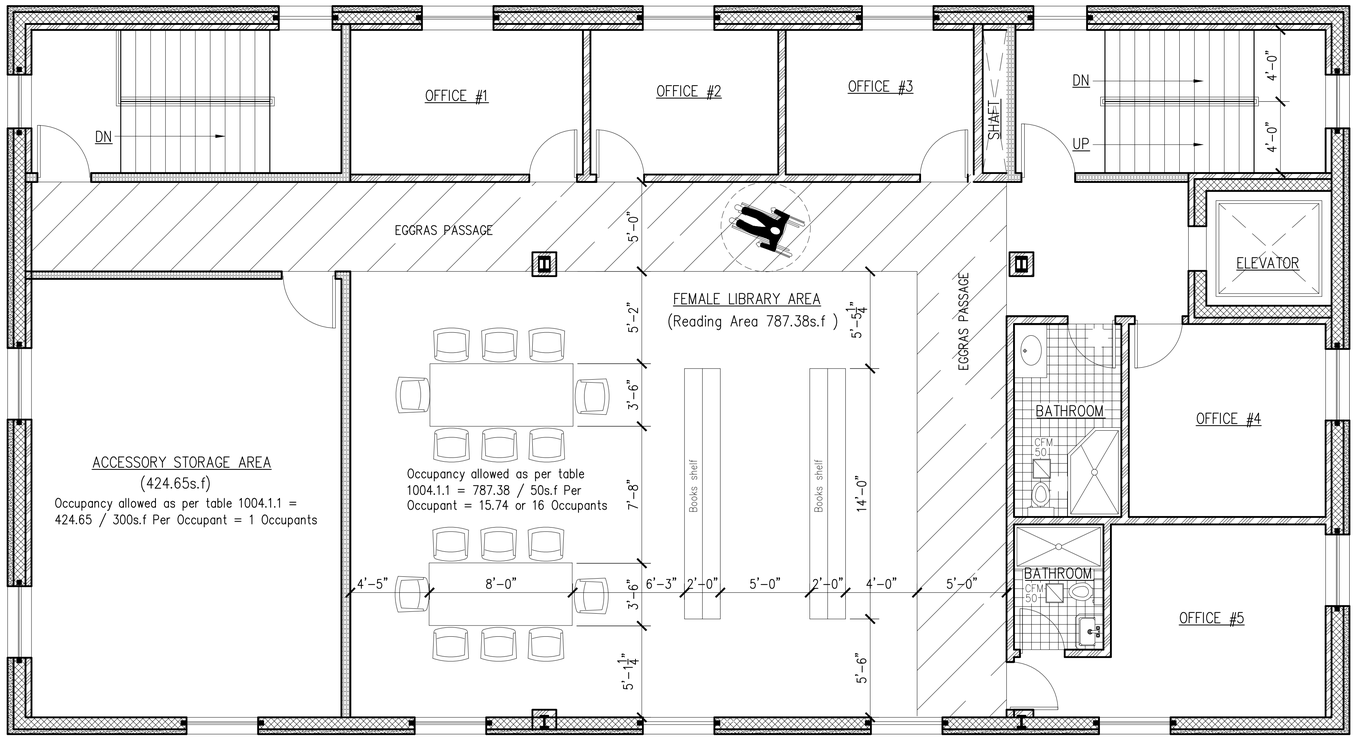
SECOND FLOOR
FURNITURE LAYOUT PLAN

Scale:	1/4"=1'-0"
Drawn By:	Imran
Chk. By:	Jamal
Drawing No.	F-002.00
Date: 01-02-21	11 OF22

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21-40	



THIRD FLOOR FURNITURE LAYOUT PLAN

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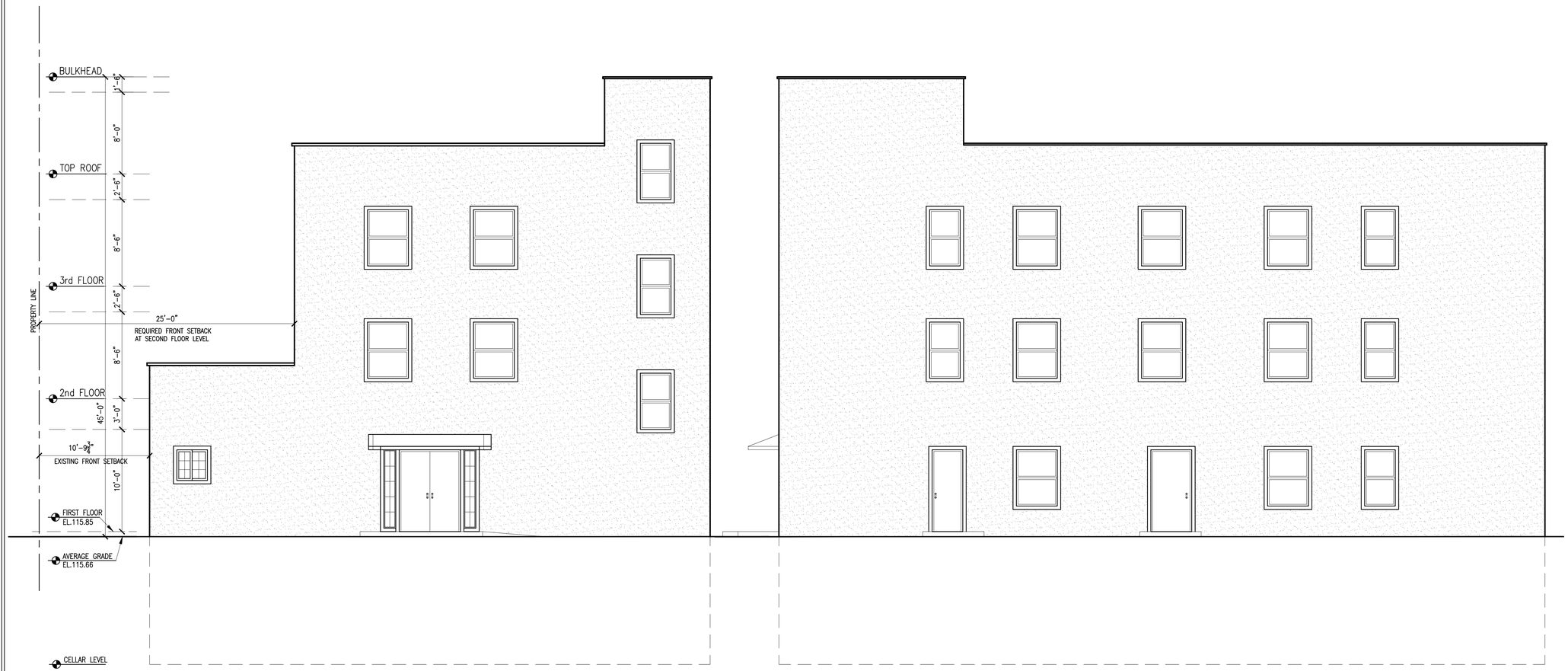
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THIRD FLOOR FURNITURE LAYOUT PLAN

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Drawn By: Imran
Chk. By: Jamal
Drawing No. F-003.00
Date: 01-02-21 | 12 OF22

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Project # 21-40
Tracking No.



FRONT ELEVATION

SIDE ELEVATION

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BUILDING ELEVATIONS

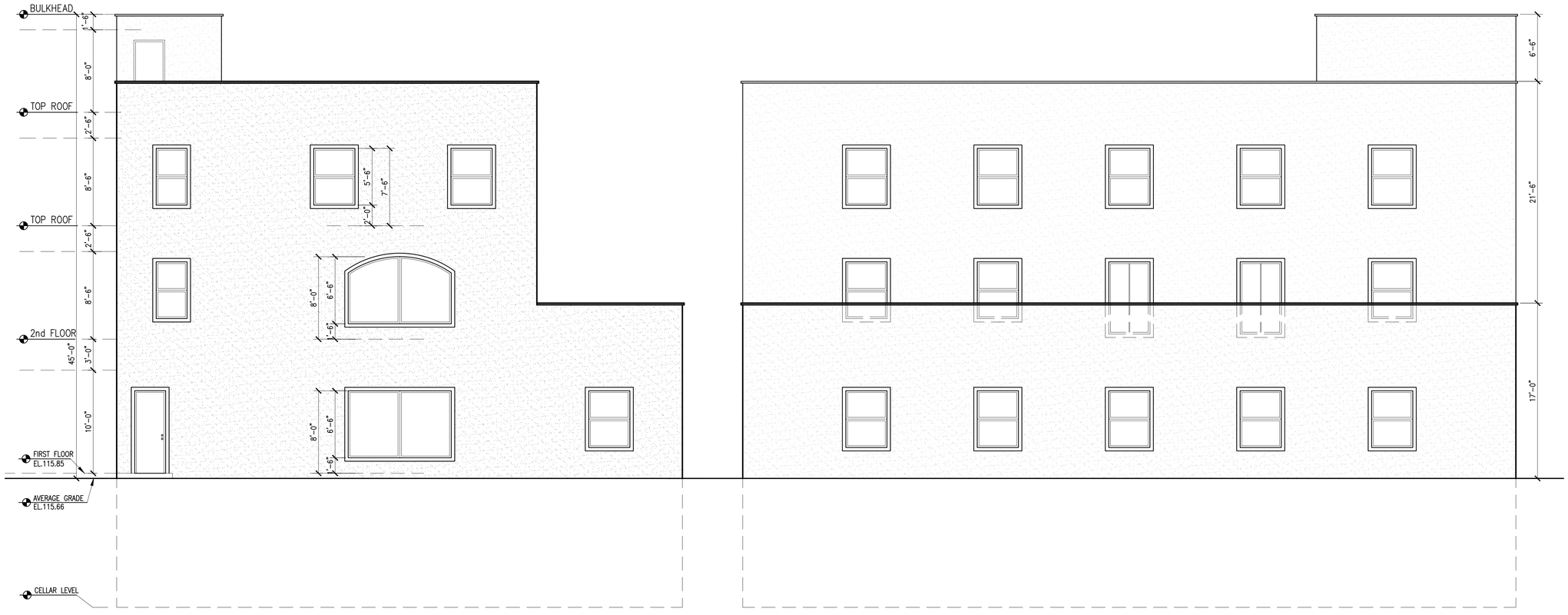
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Drawn By: Imran
Chk. By: Jamal
Drawing No.
A-006.00
Date: 01-02-21 | 13 0F22

Seal & signature

STATE OF NEW YORK
MUZAFFAR JAMAL
082408
LICENSED PROFESSIONAL ENGINEER

Project # 21-40

Tracking No.



REAR ELEVATION

SIDE ELEVATION

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00	07-02-21	Issued for D.O.B review

BUILDING ELEVATIONS

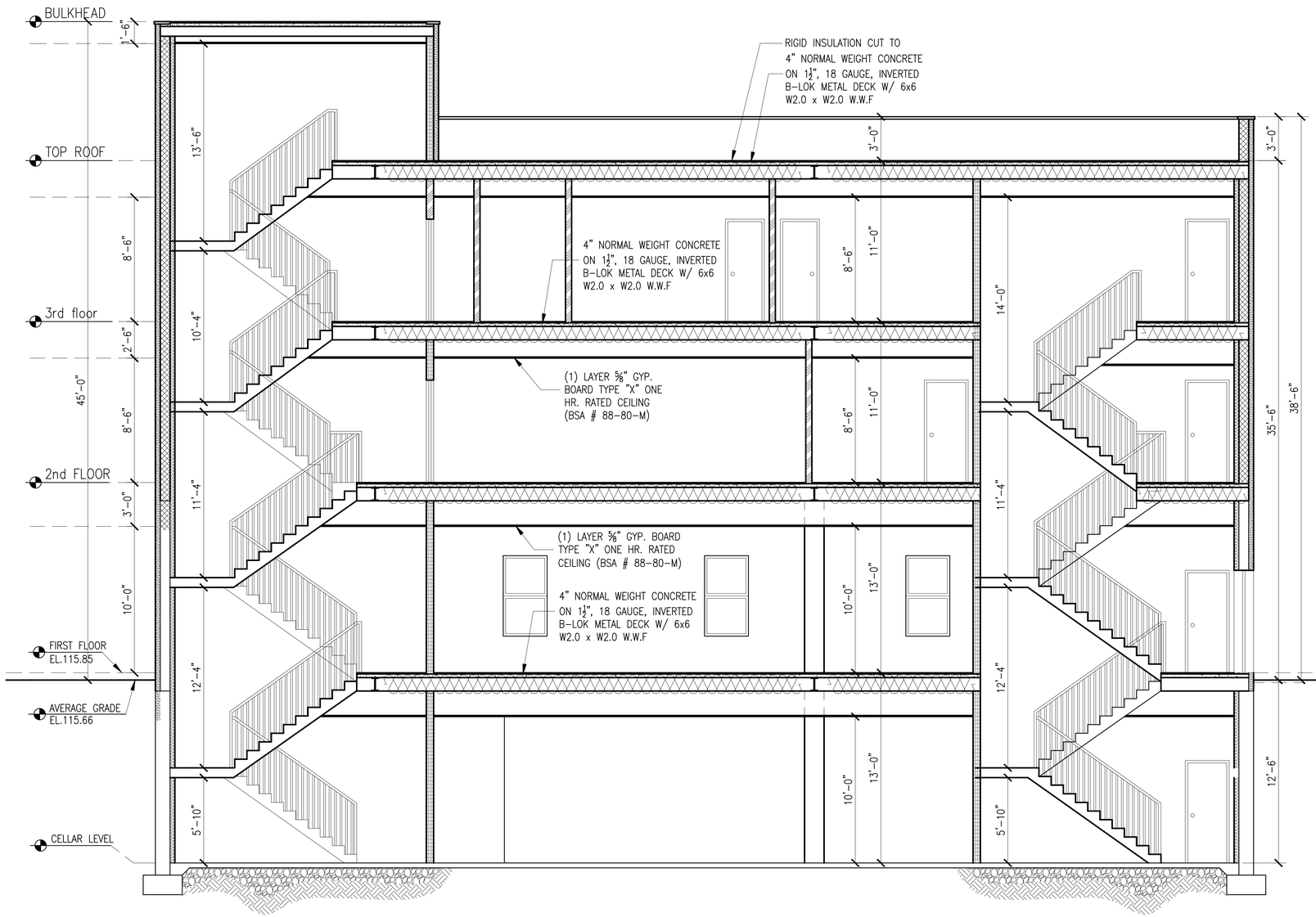
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Chk. By: Jamal
Drawing No.
A-07.00
Date: 01-02-21 | 14 OF22

Seal & signature

STATE OF NEW YORK
MUZAFFAR JAMAL
LICENSED PROFESSIONAL ENGINEER

Project # 21-40

Tracking No.



A SECTION A - A
Scale: 1/4" = 1'-0"

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ARCHITECTURAL AND ENGINEERING SERVICES
1227 Tulip Avenue Franklin Square, NY 11010
TEL: 646-403-5592, FAX # 866-403-6314
E. Mail: ArchConcept1@Gmail.com

Project:
ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040

NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

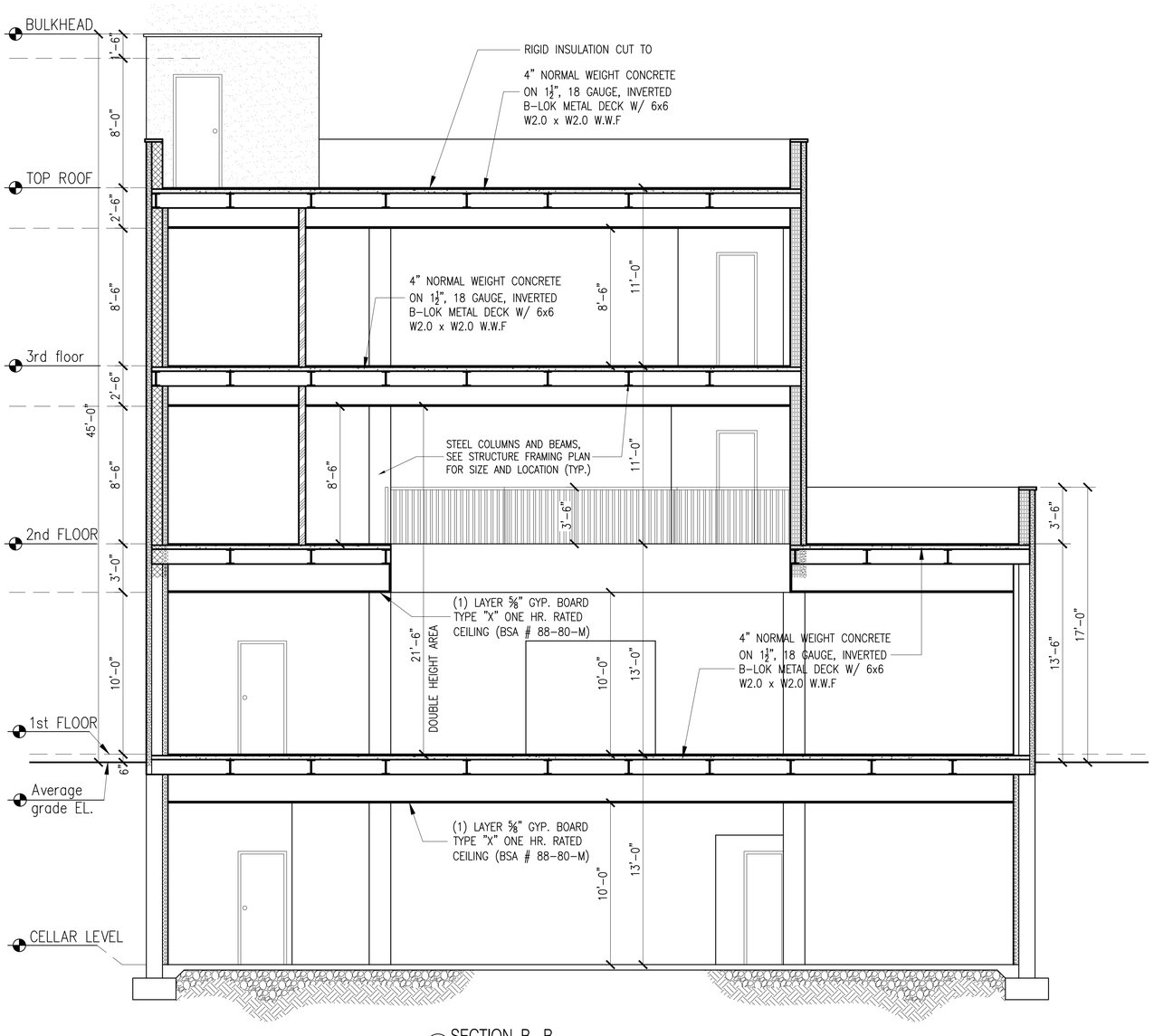
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Scale:	As Shown
Drawn By:	Imran
Chk. By:	Jamal
Drawing No.	A-08.00
Date: 01-02-21	15 OF22

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STATE OF NEW YORK
ZULFIQAR JAMAL
LICENSED PROFESSIONAL ENGINEER
026088

Project # 21-40

Tracking No.



Ⓑ SECTION B - B
Scale: 1/4" = 1'-0"

ARCHITECTURAL CONCEPT INC.
ARCHITECTURAL AND ENGINEERING SERVICES
1227 Tulip Avenue Franklin Square, NY 11010
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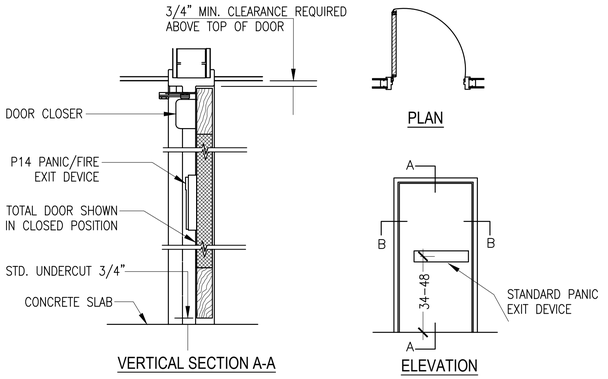
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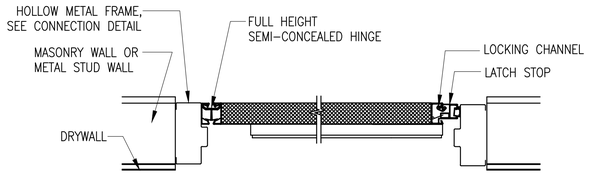
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LICENSED PROFESSIONAL ENGINEER
021008

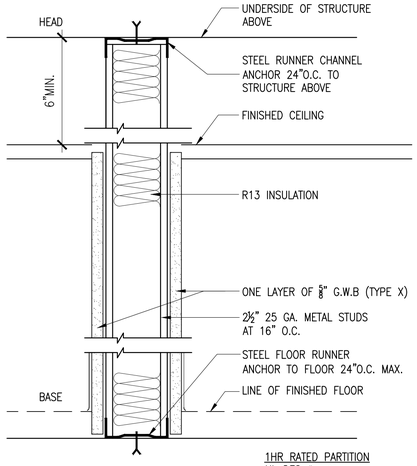
Project # 21-40

Tracking No.



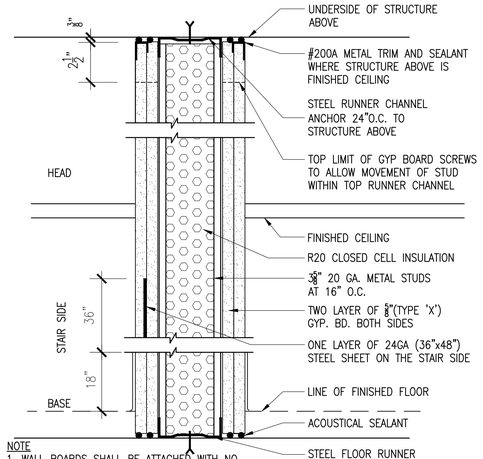


FIRE RATED DOOR DETAIL
N.T.S



1HR RATED PARTITION
UL DES # U465
STC 51
MEA # 81-98-M

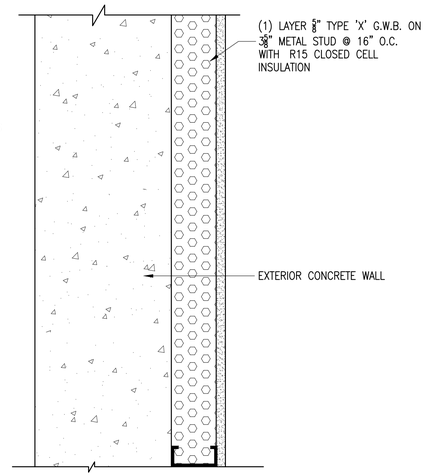
1 PARTITION TYPE 1
N.T.S



NOTE
1. WALL BOARDS SHALL BE ATTACHED WITH NO. 8 SELF-DRILLING BUGLE-HEAR SCREWS, 12" O/C MAX. WITH A MIN. DEPTH OF 5/8" PENETRATION INTO WALL CAVITY.
2. USE WATER RESISTANT GYPSUM BOARDS AT BATHROOM, WET WALLS, AND CELLAR AREA

2HR RATED PARTITION
MASONRY EQUIVALENT)
STC 50-GA # WP 1548

2 PARTITION TYPE 2
N.T.S



3 PARTITION TYPE 3
N.T.S

2HR RATED PARTITION
MASONRY EQUIVALENT)
UL DESIGNATION U901

7 PARTITION TYPE 7
N.T.S

1HR RATED PARTITION
UL DES # U442
STC 51
BSA # 553-85-M

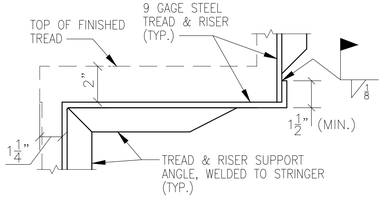
4 PARTITION TYPE 4
N.T.S

2-HR RATED
UL DESIGNATION U900
MEA # 898-49-SM

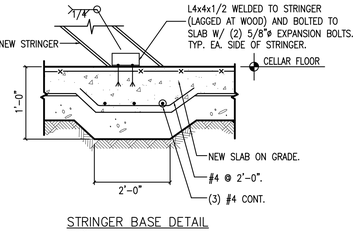
5 PARTITION TYPE 5
N.T.S

SLAB ON GRADE DETAIL (TYP.)
N.T.S

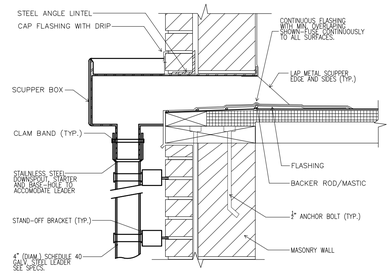
NOTE:
1. AT EXTERIOR EXPOSURE PROVIDE CONSTRUCTION OR SAWCUT CONTROL JOINTS AT 5'-0" O.C. MAX, AND EXPANSION JOINTS WITH COMPRESSIBLE FILLER AT 15'-0" MAX.
2. AT INTERIOR SPACES PROVIDE CONTOL OR CONSTRUCTION JOISTS @ 20'-0" O.C. MAX.



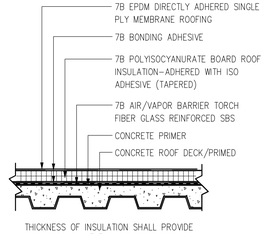
STEP CONNECTION DETAIL (TYP.)
SCALE 3"=1'-0"



STRINGER BASE DETAIL
N.T.S.

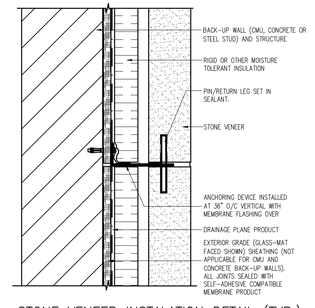


SCUPPER DETAIL
N.T.S



THICKNESS OF INSULATION SHALL PROVIDE FOR A MINIMUM "R" VALUE OF R-25

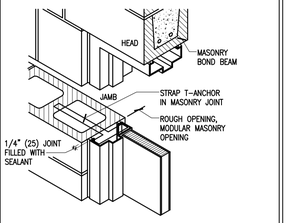
ROOFING DETAIL (TYP.)
N.T.S



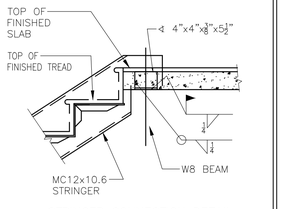
STONE VENEER INSTALATION DETAIL (TYP.)
N.T.S

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ARCHITECTURAL AND ENGINEERING SERVICES
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E. Mail: ArchConcept1@Gmail.com

Project:
ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040



DOOR CONNECTION DETAIL
N.T.S



STRINGER CONNECTION DETAIL
N.T.S.

NO.	Date:	Remarks
04	11-06-14	Revised as per field condition
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

CONSTRUCTION DETAILS

Scale:	As Shown
Drawn By:	Imran
Chk. By:	Jamal
Drawing No.	A-010.00
Date: 01-02-21	17 OF22

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STATE OF NEW YORK MUZAFFAR JAMAL 087766 LICENSED PROFESSIONAL ENGINEER

Project # 21-40

Tracking No.

PLUMBING NOTES

1. ALL WORK SHALL FOLLOW THE NEW YORK CITY BUILDING CODE AND COMPLY WITH APPLICABLE STATE AND NATIONAL STANDARDS. INSTALLATION SHALL BE DONE IN A GOOD WORKMANSHIP MANNER TO MAKE THE SYSTEM FUNCTIONAL.

2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS, LOCATIONS AND SIZES OF PIPING AND FITTINGS AND MAKE APPROPRIATE CONNECTIONS TO THE NEW PIPING. CONTRACTOR SHALL BE RESPONSIBLE FOR LEAKS & DAMAGE IN EXTG. PIPING DUE TO CARELESS HANDLING WHILE MAKING OR REMOVING CONNECTIONS.

3. ALL EXISTING AND NEW PIPE INSTALLATION SHALL BE ACCORDING TO THE N.Y. STATE ENERGY CONSERVATION CODE. ALL HOT WATER PIPING SHALL HAVE 3/4" THICK GLASS FIBER INSULATION WITH VAPOR BARRIER. COLD WATER PIPING SHALL HAVE 1/2" THICK GLASS FIBER INSULATION WITH VAPOR BARRIER. GLASS FIBER INSULATION SHALL HAVE AT LEAST 4.0 LB. DENSITY WITH 0.25 K-FACTOR AS MANUFACTURED BY JOHNS-MANVILL, OWENS-CORNING OR ARMSTRONG.

4. INSULATION AT HANGERS SHALL BE PROTECTED ON COLD WATER, AND DOMESTIC HOT WATER PIPING BY A SECTION OF COMPRESSED GLASS FIBER PIPE INSULATION WITH A METAL SADDLE ON THE OUTSIDE OF THE INSULATION.

5. FOR FITTINGS AND VALVE, USE PRE-MANUFACTURED PRE-MOLDED FITTING OF THE SAME MATERIAL AND THICKNESS AS THE PIPE.

6. ALL VAPOR BARRIERS SHALL BE CONTINUOUS THROUGHOUT AND COMPLETELY SEALED AGAINST MOISTURE PENETRATION. DO NOT USE STAPLES IN VAPOR BARRIER JACKETS.

7. ALL PIPING AND FITTINGS MATERIAL SHALL COMPLY WITH NEW YORK CITY BUILDING CODE. MARK AND TAG ALL PIPES AND VALVES IN ACCORDANCE WITH THE BUILDING STANDARD.

8. ALL VALVES FOR DOMESTIC WATER SHALL BE 125 TEST BRONZE WEDGE GATE VALVES AS MANUFACTURED BY FAIRBANKS, JENKINS, WALWORTH OR EQUAL.

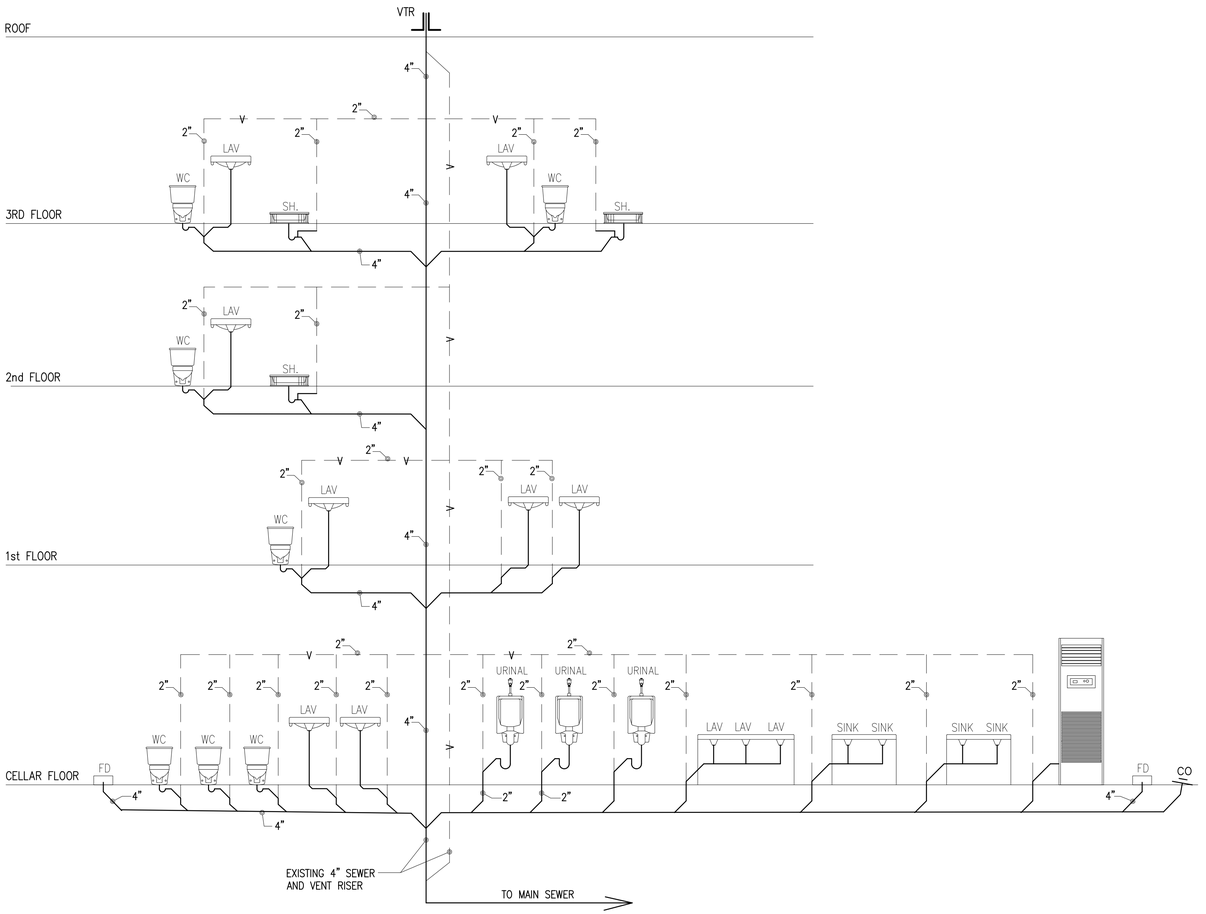
9. ALL PIPING SHALL BE SUPPORTED FROM BUILDING STRUCTURE WITH APPROVED CLAMPS AND HANGERS.

10. ALL WASTE LINE CONNECTIONS SHALL BE MADE BY MEANS OF 45 DEGREE 'Y' FITTINGS, WITH CLEANOUTS. PITCH SHALL BE 1/4" PER FT FOR PIPES LESS THAN 2" IN DIA AND 1/8" PER FT MIN. FOR PIPES LARGER THAN 2" IN DIA.

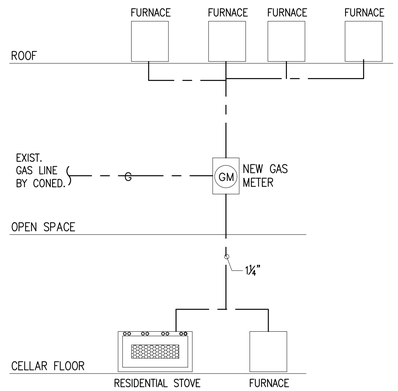
11. THE CONTRACTOR SHALL VERIFY EXACT LOCATION OF WASTE, VENT, COLD WATER AND HOT WATER RISERS FOR ALL PLUMBING HOOK-UPS IN THE FIELD.

ENERGY ANALYSIS NOTES:

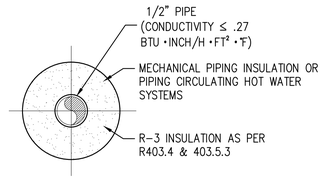
1. ALL VENT PIPES OR OTHER PROTRUSIONS IN THE ROOF ARE TO BE PROPERLY FLASHED WITH BASE AND CAP FLASHING OR EQUAL AS APPROVED BY THE ARCHITEC/ENGINEER OR OWNER.
2. PROVIDE ALL FLASHING AND SHEET METAL NOT SPECIFICALLY DESCRIBED, BUT REQUIRED, TO PREVENT PENETRATION OF WATER THRU EXTERIOR SHELL OF THE BUILDING.
3. USE ONLY GALVANIZED NAILS AND FASTENERS FOR ALL ROOFING OR FLASHING APPLICATIONS.
4. CAULK AND SEAL ALL JOINTS WITH SILICONE CAULK WHERE SHOWING ON THE DRAWINGS AND ELSEWHERE AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST PASSAGE OF AIR AND PASSAGE OF MOISTURE
5. INSULATION TO BE OWEN/CORNING FIBERGLASS OR EQUAL APPROVED BY THE ARCHITECT/ENGINNER, WITH THE VAPOR BARRIER INSTALLED ON WARM SIDE ONLY.
6. ALL VAPOR BARRIER, WHERE REQUIRED SHALL BE MOIST CAPTOR BARRIER BY FORTIFIER CORP. ROLLED DOWN IN THE WIDEST WIDTH PARALLEL WITH DIRECTION OF THE POUR. ALL JOINTS TO BE OVERLAPPED NO LESS THAN 6" AND SEALED WITH FORTIFIER GRADE 495 PRESSURE SENSITIVE TAPE.
7. RIGID INSULATION WHEN SPECIFIED SHALL BE DECK MATE INSULATION BOARD BY "STYROFOAM" FOR ROOF AND CAVITY MATE BY "STYROFOAM" FOR STUD CAVITY WALL OR AS OTHERWISE SPECIFIED ON THE DRAWINGS.
8. PROPOSED R-VALUES ARE GREATER THAN SPECIFIED IN NYC CODE 402.3 1RCNY 5000-01(g)(1)
9. PROPOSED U-FECTORS AND SHGC FENESTRATION VALUES IN DRAWINGS MATCH WITH ENERGY ANALYSIS.
10. MINIMUM R-3 INSULATION WILL BE USED ON MECHANICAL DUCT AND PIPING AS PER NYC BUILDING CODE (403.3)
11. MINIMUM R-2 INSULATION WILL BE USED ON HOT WATER SYSTEM PIPING AS PER NYC BUILDING CODE (403.4).
12. CONTRACTOR TO PROVIDE AND INSTALL CIRCULATING HOT WATER SHUT-OFF SWITCH AS PER NYC BUILDING CODE (403.4)
13. OUTDOOR AIR INTAKE AND EXHAUST DUCTS WILL BE INSTALLED WITH AUTOMATIC OR GRAVITY DAMPERS AS PER NYC BUILDING CODE (403.5)



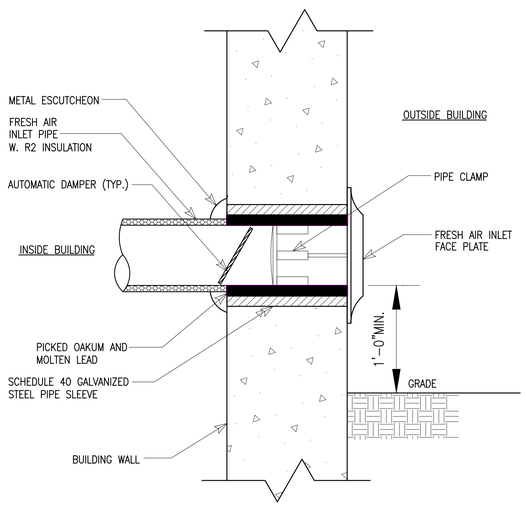
PLUMBING RISER DIAGRAM
N.T.S



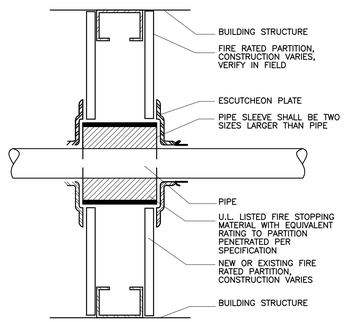
GAS RISER DIAGRAM
N.T.S



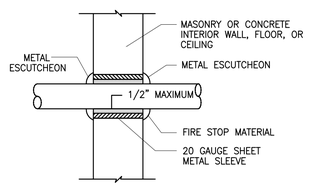
PIPE INSULATION DETAIL
SCALE: N.T.S



FRESH AIR INLET DETAIL
N.T.S



PIPE PENETRATION AT RATED PARTITION
NOT TO SCALE



PIPE PENETRATION IN INTERIOR WALL / FLOOR / CEILING
NOT TO SCALE

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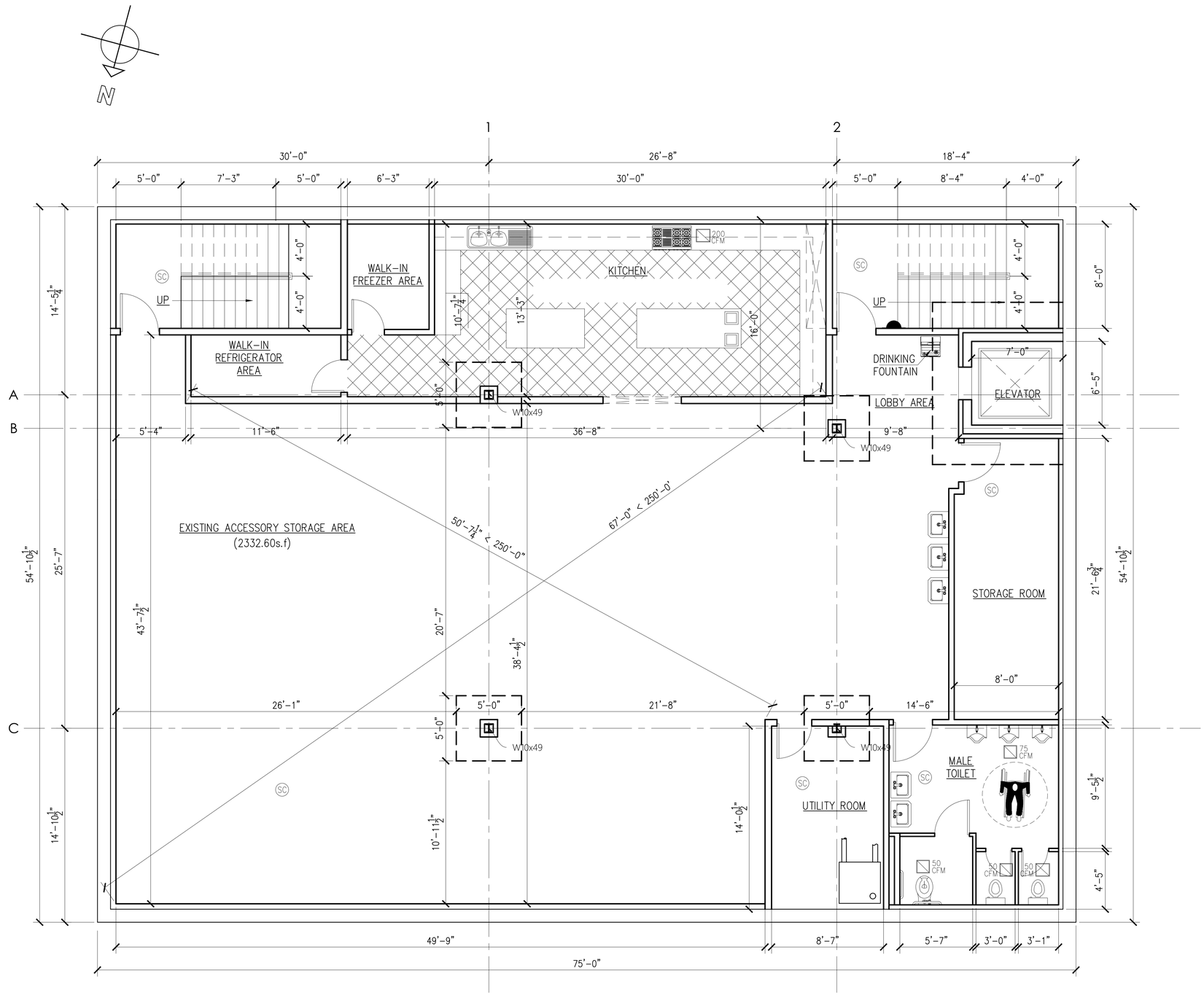
NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

PLUMBING NOTES, RISER DIAGRAM AND DETAILS

Scale: 1/4"=1'-0"
Drawn By: Imran
Chk. By: Jamal
Drawing No. P-001.00
Date: 01-02-21 | 18 OF22

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CELLAR FLOOR STRUCTURE PLAN

ARCHITECTURAL CONCEPT INC.
ARCHITECTURAL AND ENGINEERING SERVICES
1227 Tulip Avenue Franklin Square, NY 11010
TEL: 646-403-5592, FAX # 866-403-6314
E. Mail: ArchConcept1@Gmail.com

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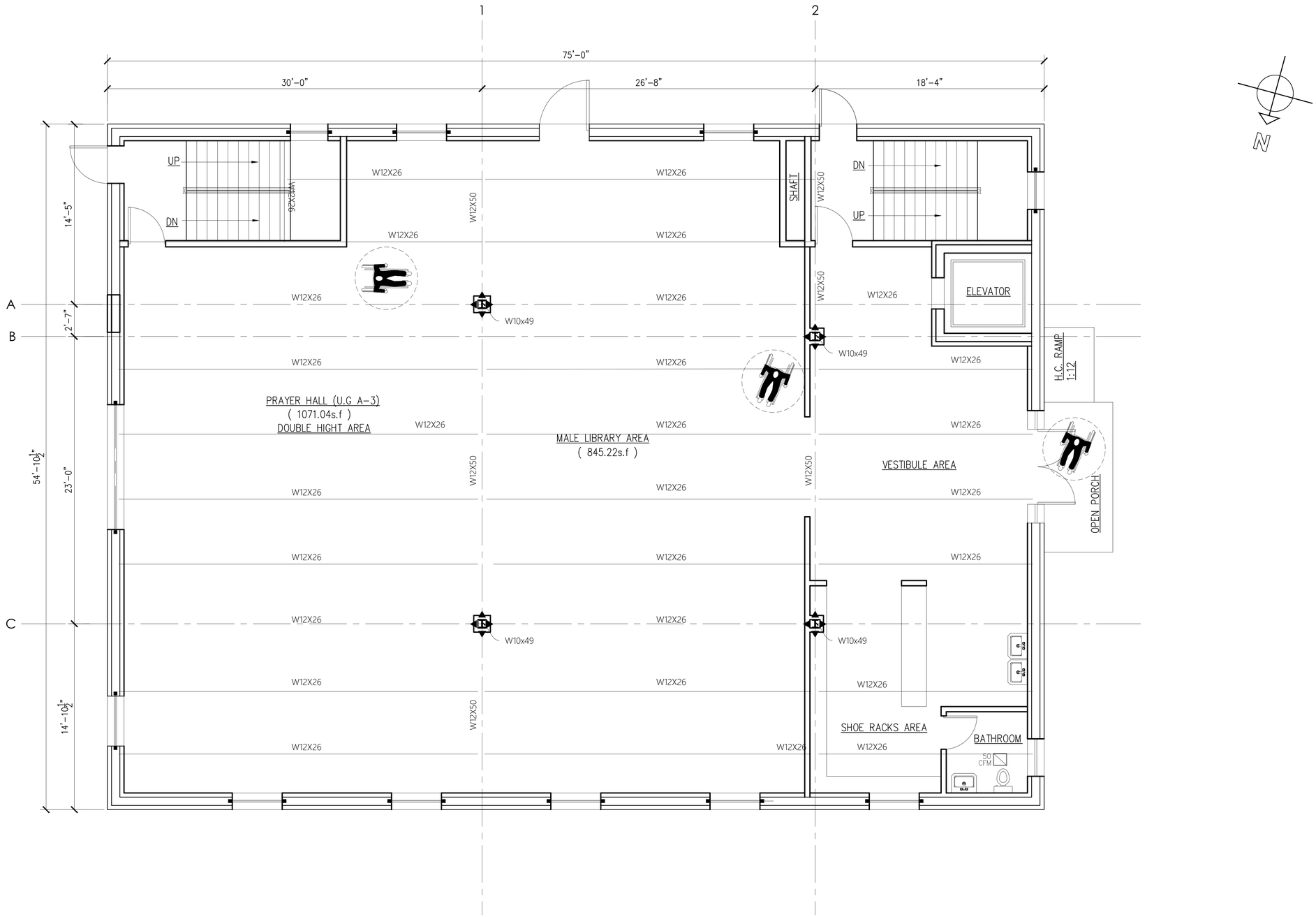
CELLAR FLOOR STRUCTURE PLAN

Scale:	1/4"=1'-0"
Drawn By:	Imran
Chk. By:	Jamal
Drawing No.	S-001.00
Date: 01-02-21	19 OF22

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21-40	



FIRST FLOOR STRUCTURE PLAN

ARCHITECTURAL CONCEPT INC.
ARCHITECTURAL AND ENGINEERING SERVICES
1227 Tulip Avenue Franklin Square, NY 11010
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E. Mail: ArchConcept1@Gmail.com

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FIRST FLOOR STRUCTURE PLAN

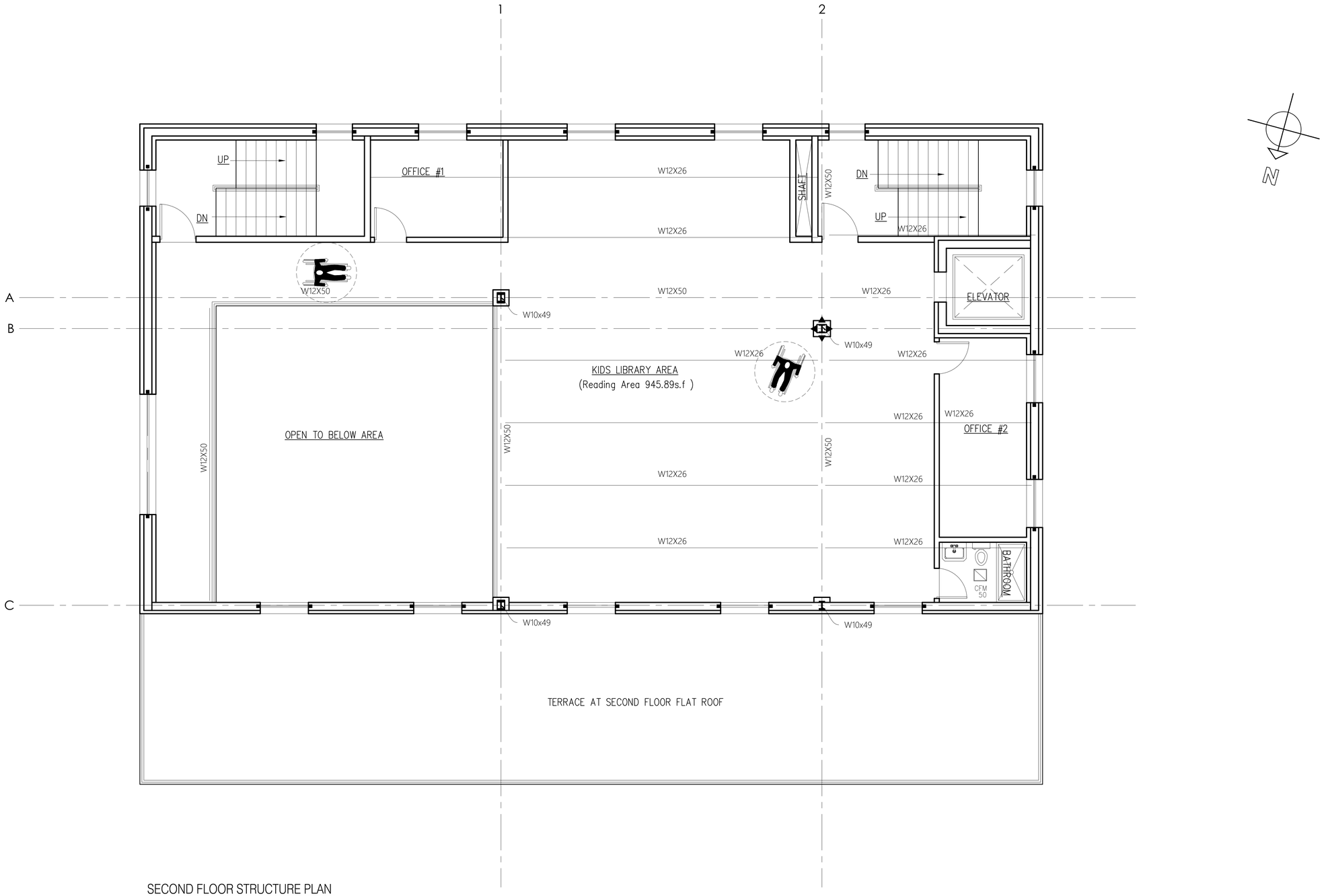
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Date: 01-02-21 | 20 OF22

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SECOND FLOOR STRUCTURE PLAN

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00	07-02-21	Issued for D.O.B review

SECOND FLOOR STRUCTURE PLAN

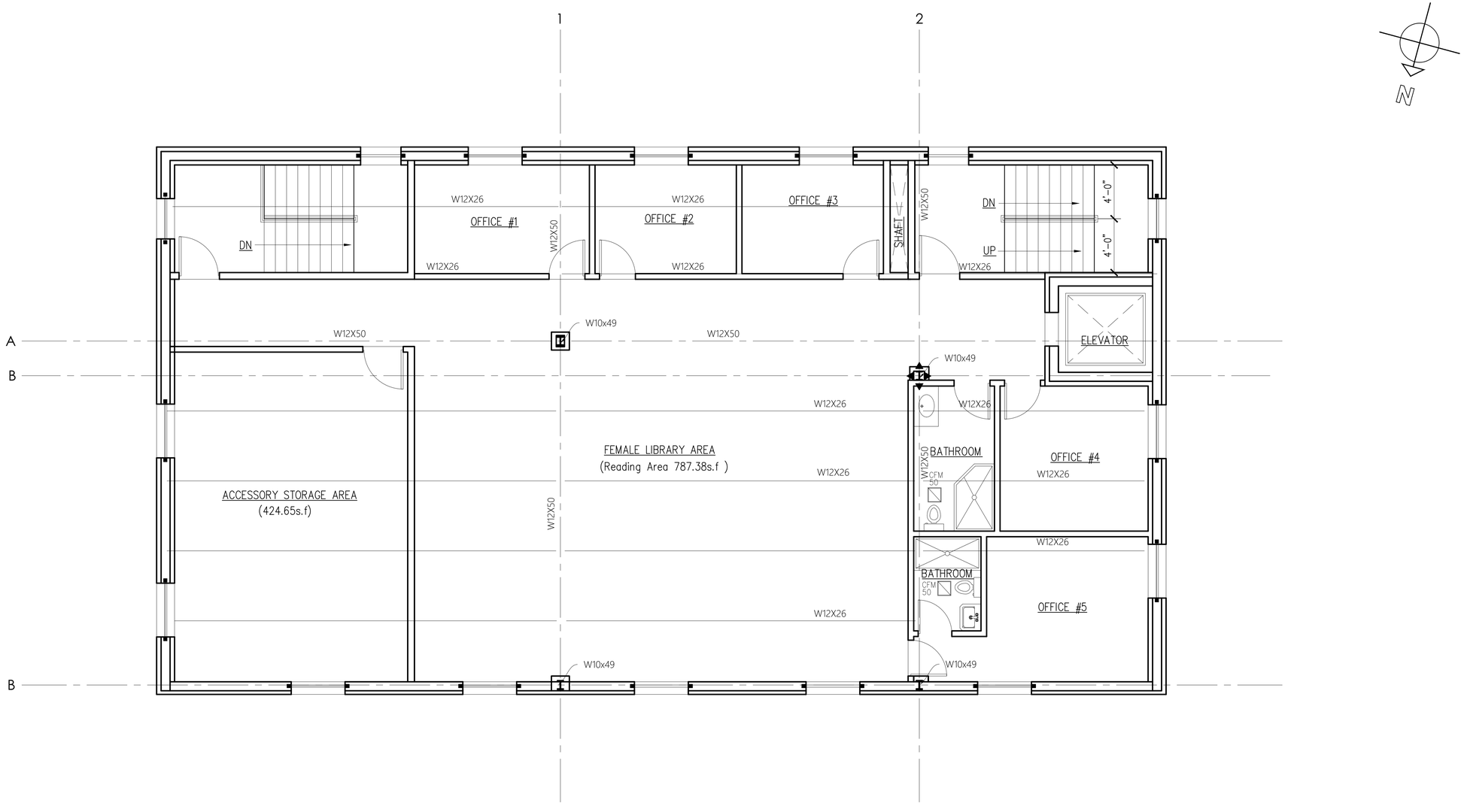
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Chk. By: Jamal
Drawing No. S-003.00
Date: 01-02-21 | 21 OF22

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Project # 21-40

Tracking No.



THIRD FLOOR STRUCTURE PLAN

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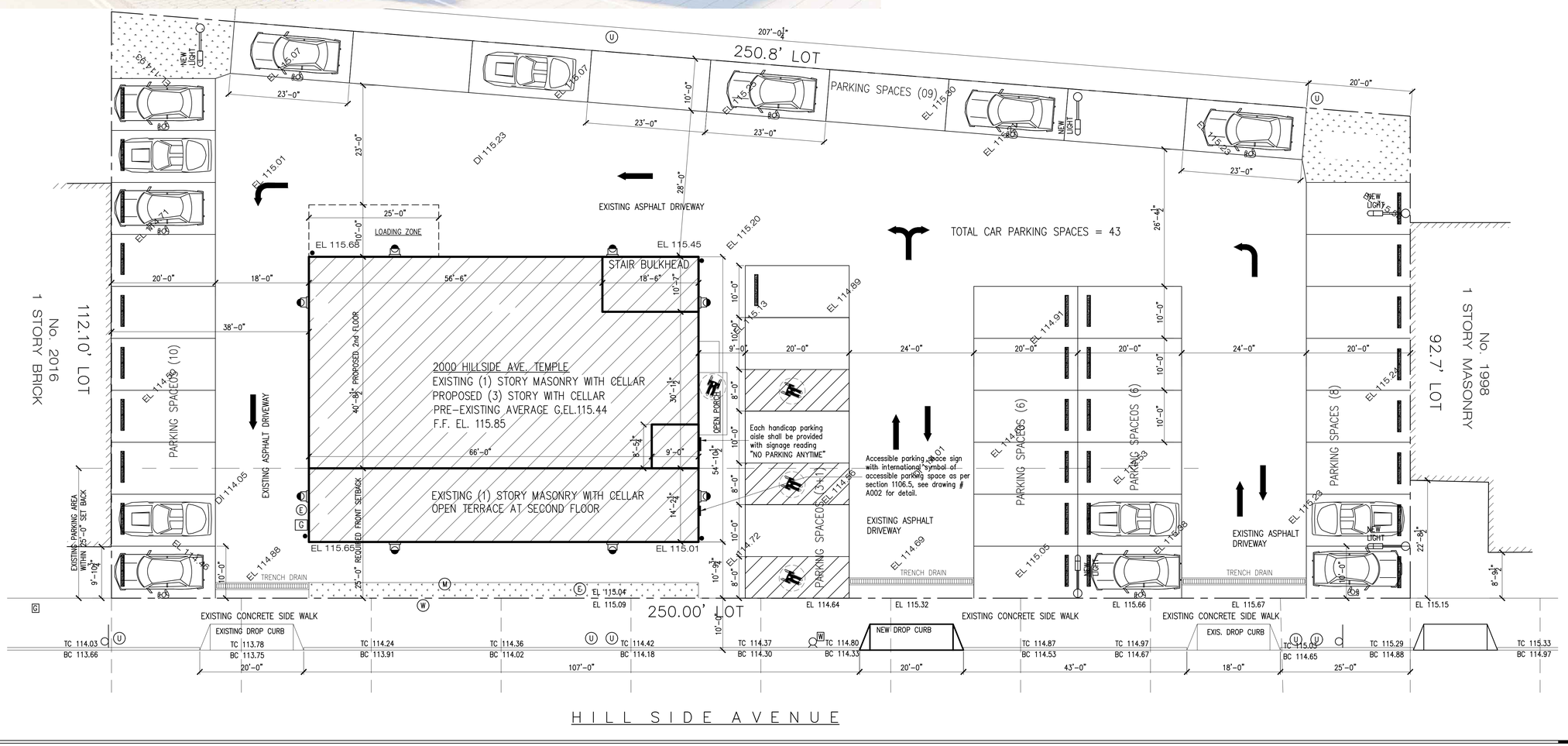
THIRD FLOOR STRUCTURE PLAN

Scale: 1/4"=1'-0"
Drawn By: Imran
Chk. By: Jamal
Drawing No.
S-004.00
Date: 01-02-21 22 OF22

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NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

SITE PLAN AND 3D VIEW

Scale:	As Shown
Drawn By:	Imran
Chk. By:	Jamal
Drawing No.	Z1-001.0
Date: 01-02-21	1 OF22

Seal & signature

STATE OF NEW YORK · QUAZI FAHAR JAMAL · 021068 · LICENSED PROFESSIONAL ENGINEER

Project # 21-40

Tracking No.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE , ENERGY CODE AND ALL RULES AND REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING THE LATEST EDITIONS OF THE NATIONAL FIRE CODE AND ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.

2. THE CONTRACTOR IS TO CHECK AND VERIFY THESE DOCUMENTS AND BE RESPONSIBLE FOR ALL MEASUREMENTS, DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE A SUBMISSION OF BID. A SUBMISSION OF BID SHALL IMPLY CONTRACTOR'S ACCEPTANCE OF THE DRAWINGS AND THE EXISTING CONDITIONS.

3. COMMENCEMENT OF CONSTRUCTION WILL SIGNIFY THAT THE CONTRACTOR AND TRADE CONTRACTOR WILL HOLD THE ARCHITECT HARMLESS FOR ANY AND ALL ERRORS, OMISSIONS AND PERSONAL LIABILITY.

4. THESE DRAWINGS ARE INTENDED TO CONVEY THE OVERALL DESIGN INTENT AND GENERAL SCOPE OF WORK. ALL CONNECTIONS, ASSEMBLIES AND DETAILS REQUIRED TO CARRY OUT THIS DESIGN INTENT ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR.

5. ALL CONDITIONS CONTAINED IN THE LATEST EDITION OF THE A.I.A A107 'GENERAL CONDITIONS OF THE CONTRACT' SHALL BE INCORPORATED INTO THESE SPECIFICATIONS AND SHALL BE BINDING TO THE CONTRACT AS IF WRITTEN HEREIN.

6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED UNDERWRITER'S CERTIFICATES, CERTIFICATE OF OCCUPANCY, AND/OR COMPLETION FOR ALL WORK INDICATED FROM ANY AGENCIES HAVING JURISDICTION.

7. IF, IN THE COURSE OF CONSTRUCTION, A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE DRAWINGS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT IMMEDIATELY. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE TO WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.

8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

9. DURING THE COURSES OF CONSTRUCTION, IF MODIFICATION TO THE DESIGN OCCUR AS A RESULT OF EXISTING CONDITIONS, REQUEST OF THE OWNER, DESIGNER, ETC., THE CONTRACTOR SHALL SUBMIT TWO WRITTEN COPIES OF A CHANGE ORDER WITH THE AMENDED PRICE IMMEDIATELY. CONTRACTOR SHALL NOT CONTINUE WITH ANY CHANGES UNTIL HE RECEIVES WRITTEN AUTHORIZATION FROM THE OWNER.

10. CONTRACTOR SHALL PATCH AND MATCH ALL FINISHES AFFECTED BY CONSTRUCTION.

11. ALL MATERIALS USED ARE TO BE PERMANENT. MATERIALS TO BE USED IN THE CONSTRUCTION OF THE PREMISES SHALL BE NEW AND UNUSED.

12. THE CONTRACTOR SHALL GUARANTEE THE WORK OF EACH TRADE AND THE ENTIRE WORK OF THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.

13. CONTRACTOR TO SUPPLY TO OWNER IN WRITING A WAIVER OF ALL LIENS FOR HIMSELF AND ALL SUBCONTRACTORS AT TIME OF FINAL PAYMENT.

14. UPON COMPLETION OF WORK, CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND CART AWAY ALL DEBRIS.

15. STRUCTURAL LUMBER: SHALL MEET OR EXCEED THE FOLLOWING:
FB = 1,200 PSI
E = 1,760,000 DOUGLAS FIR CONSTRUCTION GRADE 1

16. CONCRETE: SHALL BE F'C = 4,000 PSI @ 28 DAYS SEE STRUCTURAL ENGINEERS NOTE THIS PAGE

17. STRUCTURAL STEEL: SEE STRUCTURAL ENGINEERS NOTES ON THIS PAGE

18. FOOTINGS: SHALL BEAR ON UNDISTURBED SOIL.

19. DRYWALL: ALL DRYWALL PRODUCTS, INCLUDING GYPSUM BOARD, STUDS, SCREW, JOINT COMPOUND, TAPES AND TRIM SHALL BE U.S. GYPSUM CO. OR APPROVED EQUAL. ALL JOINTS SHALL RECEIVE 3 COATS OF JOINT TREATMENT. SAND FINAL COAT TO A UNIFORM SMOOTH SURFACE. ALL WALLS, CEILINGS AND INTERIOR OF CLOSETS TO BE TAPED AND SPACKLED 3 COATS, READY FOR PAINT. ALL GYPSUM BOARD SHALL BE 1/2" UNLESS OTHERWISE NOTED.

20. PAINTING AND FINISHING: ALL WALLS AND SURFACES AS ON THE DRAWINGS ARE TO BE PAINTED WITH 1 COAT PRIMER AND 2 COATS OF FINISH PAINT. REMOVE ALL HARDWARE TRIM, SWITCH PLATES, ETC. PRIOR TO PAINTING AND REPLACE SAME AT COMPLETION OF WORK. WALL COLOR IS TO BE DETERMINED BY OWNER BUT MANUFACTURED BY: BENJAMIN MOORE PAINTS. CEILING COLOR IS TO BE FLAT PAINT IS TO BE USED ON THE WALLS AND CEILINGS AND SEMI-GLOSS IS TO BE USED ON ALL DOORS AND TRIM.

21. CONTRACTOR TO PROVIDE A MINIMUM OF ONE SINGLE STATION SMOKE DETECTOR AT EACH NEW BEDROOMS, HALLWAYS ETC. SEE REFLECTED CEILING PLAN OF THE HOUSE IN COMPLIANCE WITH NYSEC A9.10. DETECTORS SHALL BE ELECTRIC AND SHALL BE DIRECTLY CONNECTED TO LIGHTING CIRCUITS WITH NO INTERVENING SWITCHES.

22. WINDOWS: ALL WINDOWS TO BE NEW, INSULATED GLASS, SIZE AND FUNCTION AS INDICATED ON PLANS AND ELEVATIONS (SEE DRAWINGS FOR DETAILS). PROVIDE INSECT SCREENS AS REQUIRED. ALL GLASS LESS THAN 18" ABOVE FINISHED FLOOR TO BE TEMPERED. ALL CUSTOM GLAZING SHALL BE 1" INSULATED GLASS. EXTERIOR FRAMEWORK TO BE DETERMINED AND COLOR. PROVIDE 3 SETS OF SHOP DRAWINGS ON CUSTOM UNITS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. SEE PLANS AND ELEVATIONS.

23. PLUMBING AND FIXTURES: ALL PLUMBING WORK SHALL BE DONE BY DULY LICENSED PLUMBER. ALL PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR OR OTHERWISE NOTED.

24. DOORS: ALL NEW INTERIOR DOORS SEE DOOR SCHEDULE. ALL CLOSET DOORS TO SEE DOOR SCHEDULE. ALL HARDWARE TO BE SCHLAGE, OR APPROVED EQUAL. FUNCTION AS REQUIRED.

25. INSULATION: INSULATE ALL NEW EXTERIOR WALLS, FLOORS AND CEILINGS AS INDICATED ON PLANS AND SECTIONS. ALL BATT INSULATION IS TO HAVE FOIL SURFACE ONE SIDE, OR AS REQUIRED.

26. INSTALL NEW SOFFIT VENTS AS INDICATED ON PLANS.

27. GENERAL CONTRACTOR SHALL PERFORM ALL THE CUTTING AND PATCHING FOR ALL TRADES.

28. GUTTERS: CONTRACTOR TO INSTALL NEW GUTTERS AND LEADERS THROUGHOUT. GUTTERS AND LEADERS TO BE AS PER PLANS AND DETAILS.

29. CLOSETS: ALL NEW CLOSETS TO BE AS PER PLANS.

30. FLOORING: CONTRACTOR TO SUPPLY AND INSTALL NEW FLOORS AS PER OWNER. CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS AS PER OWNER.

31. ROOFING: CONTRACTOR TO SUPPLY AND INSTALL NEW ROOF ON ENTIRE HOUSE. STYLE AND COLOR TO BE SELECTED BY OWNER, PURCHASED AND INSTALLED BY CONTRACTOR

32. ELECTRICAL: ALL ELECTRICAL WORK TO BE BOARD OF FIRE UNDERWRITERS APPROVED AND TO INCLUDE INSTALLATION OF FIXTURES AND SPECIFICATIONS AS INDICATED. LIGHT FIXTURES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR EXCEPT WHERE NOTED. GFI OUTLETS REQUIRED AT ALL WET AREAS, EXTERIOR AND STORAGE AREAS. INSTALL ALL OUTLETS AS PER CODE. ALL WORK TO DONE IN STRICT ACCORDANCE WITH THE NEW YORK STATE CODE BY DULY LICENSED ELECTRICIANS. ALL NEW SWITCHES AND OUTLETS TO BE LEVITION, DECOR WHITE, SUPPLIED AND INSTALLED BY CONTRACTOR. OUTLETS AND SWITCHES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO DO ALL HOOK-UPS AS REQUIRED FOR KITCHEN.

33. HEADER: TO BE INSTALLED ABOVE ALL NEW OPENINGS, DOORS AND WINDOWS IN BEARING WALLS. TECO JOIST HANGERS TO BE USED ON ALL FLUSH HEADER CONNECTIONS. ENDS OF HEADERS TO REST FULLY ON (2) 2"X6" JACK STUDS UNLESS OTHERWISE NOTED.

TYPICAL SPAN:	SIZE OF HEADER
0'-4'	2-2"X8"
4'-8'	2-2X10"
8'-12'	2-2X12"

AT ANY OPENING THERE SHOULD BE DOUBLE JACK STUDS. ALL HEADERS ARE TYPICAL UNLESS OTHERWISE NOTED. INSTALL METAL BRIDGING AT 6'-0" O.C.

34. HEATING CONTRACTOR TO PROVIDE NEW HEATING AND COOLING AS REQUIRED IN NEW ADDITIONS

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 BUILDING CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 MECHANICAL CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 FIRE CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 RESIDENTIAL CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 FUEL GAS CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 PLUMBING CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 EXISTING BUILDING CODE OF NEW YORK STATE

STRUCTURAL LOAD CALCULATIONS

UPLIFT
20 PSF X 10' = 200 PSF

ROOF ATTIC
LL= 95 PSF X 10' = 950 PSF
DL= 15 PSF X 10' = 150 PSF

WALL
DL = 80 PSF

FLOOR
LL =40 PSF X 10' = 400 PSF
DL = 10 PSF X 10' = 100 PSF

FOUNDATION/ FOOTING
DL = 600 PSF

TOTAL BEARING LOAD
LL = 1350 PSF
DL = 850 PSF
2200 PSF

THERFORE MIN. 1.5 TON SOIL CAPACITY ACCEPTABLE

SITE AND ZONING DATA

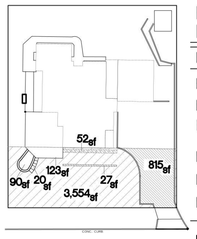
111 VILLAGE RD, MANHASSET N.Y. 11030

SECTION	3		
BLOCK	183		
LOT(S)	2		
ZONE DESCRIPTION	RESIDENCE A		
LOT AREA	12,000 SF OR .27 ACRE		
ZONING	REQUIRED	PROPOSED	CODE SECTION
MAXIMUM BUILDING HEIGHT	2 1/2-STY / 30.0'	NEW 28.54'	70-26
MINIMUM LOT AREA	8,500 SF	EXTG 12,000	70-27
MINIMUM LOT WIDTH	65.0'	EXTG 100'	70-27.1
LOT COVERAGE	25%	NEW 24.43%	70-28
MAXIMUM F.A.R.	36% NOT TO EXCEED 4,000 SF 12,000 X 36% = 4,320	NEW 1ST FLR =2,808.52 SQ/FT NEW 2ND FLR =1,503.94 SQ/FT NEW 4,312.46 SQ/FT NEW 35.93%	70-29 VARIANCE
MINIMUM FRONT YARD SETBACK	35'	NEW 35.2'	70-30A
AVERAGE FRONT YARD SETBACK	38.6'	NEW 35.2' @ 1ST FLR ADD.	70-30C VARIANCE
MINIMUM SIDE YARD SETBACK	30% LOT WIDTH MIN 10' MIN REQ AGGR = 30'	EXTG 16.6' & NEW 13.4' NEW COMBINED AGGREGATE = 30'	70-31
MINIMUM REAR YARD SETBACK	15-0"	NEW 32.2'	70-32
PARKING	MIN. 2	2	70-42.1
SKY EXPOSURE PLANE	2 VERT. 1 HORIZ.	2 VERT. 1 HORIZ.	70-32.3
FRONT YARD PAVING	40%	NEW 31%	70-32.6
EAVE HEIGHT	22'-0"	NEW 16.8'	70-32.7
REAR YARD LOT COVERAGE 40%	40%	NEW 24%	70-100.1A
ACCESSORY STRUCTURES CENTRAL HVAC UNITS	LOCATED IN REAR OR SIDE YARDS ONLY AND NOT LESS THAN 3'-0" FROM REAR AND SIDE PROPERTY	2 NEW HVAC UNITS LOCATED ON THE ROOF HVAC UNIT #1 S.Y. = 42.7', R.Y. = 58.1' HVAC UNIT #2 S.Y. = 17.6', R.Y. = 39.1'	70-100.2(H)

2020 RESIDENTIAL CODE OF NEW YORK STATE, TABLE R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

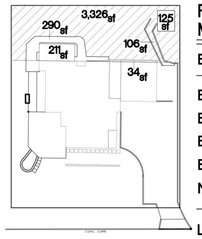
GROUND SNOW LOAD	WIND DESIGN: WIND SPEED (MPH)	WIND DESIGN: DEMIC. DESIGN CATEGORY	WIND-BORNE DEBRIS ZONE	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYING REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
45	130	C	YES	SEVERE	3'-0" MIN.	MODERATE / HEAVY	SLIGHT/ MODERATE	15°F	YES / 24"	PER FEMA FLOOD MAP	1500 OR <	52.9°F



FRONT YARD PAVING MAX. 40%

EXTG. FRONT LOT AREA	=	3,554
EXTG POND	=	90
EXTG STEP	=	20
EXTG PARTIAL WOOD PATIO	=	123
NEW PARTIAL DRIVEWAY	=	815
NEW STEPPING STONES	=	52
NEW RETAINING WALL	=	27
	=	1,127

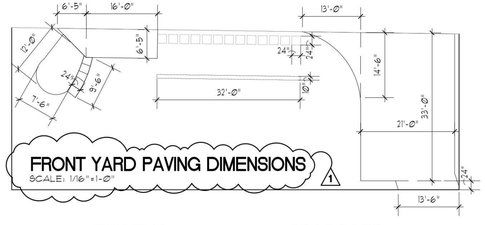
LOT COVERAGE
1,127 / 3,554 = 32% OK



REAR YARD LOT COVERAGE MAX. 40%

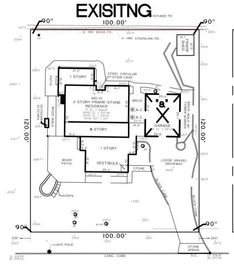
EXTG. REAR LOT AREA	=	3,209
EXTG SHED	=	125
EXTG BRICK ON SAND WALKWAY	=	106
EXTG PARTIAL WOOD PATIO	=	290
EXTG PARTIAL 1 STORY	=	211
NEW PARTIAL GARAGE/ADDITION	=	34
	=	766

LOT COVERAGE
766 / 3,209 = 24% OK

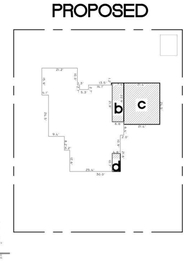


FRONT YARD PAVING DIMENSIONS
SCALE: 1/16"=1'-0" 1

EXISITNG



PROPOSED



DRAINAGE CALCULATIONS

EXTG. LOT AREA	=	12,000 sf
"a" EXTG. GARAGE ☒ TO BE REMOVED	=	512.04 sf

LOT 12,000 X .05 = 600 ALLOWED

b. NEW 1ST FLR ADDITION	=	164.6 sf
c. NEW 1ST FLR ADD (GARAGE)	=	524.3 sf
d. NEW 1ST FLR ADDITION	=	49.22 sf
		738.12 sf
☒ EXTG "a"	=	- 512.04 sf
		226.08 sf

NO DRYWELLS REQUIRED

BAILEY RESIDENCE

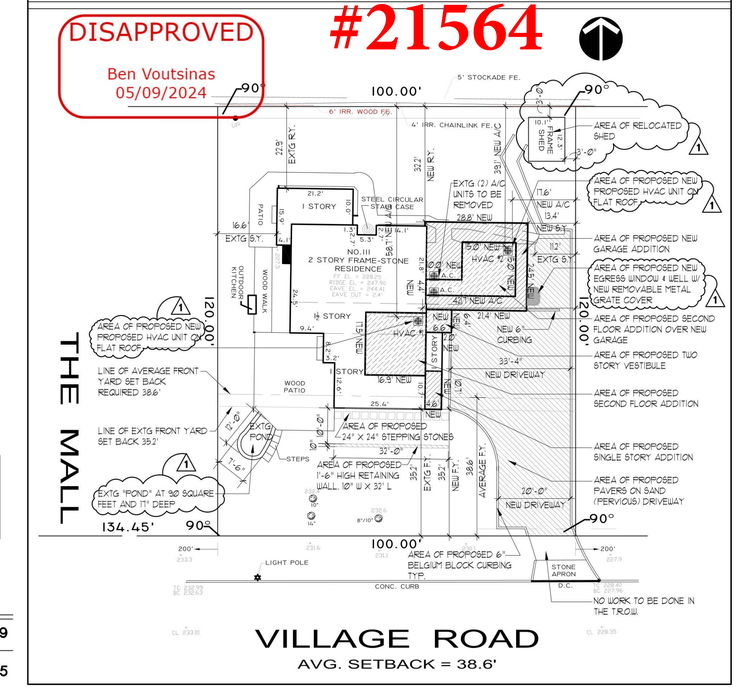
111 VILLAGE ROAD, MANHASSET, NEW YORK 11030

SITE PLAN

SCALE: 1" = 20.0'

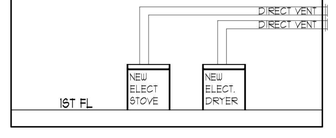
DISAPPROVED
Ben Voutsinas
05/09/2024

#21564

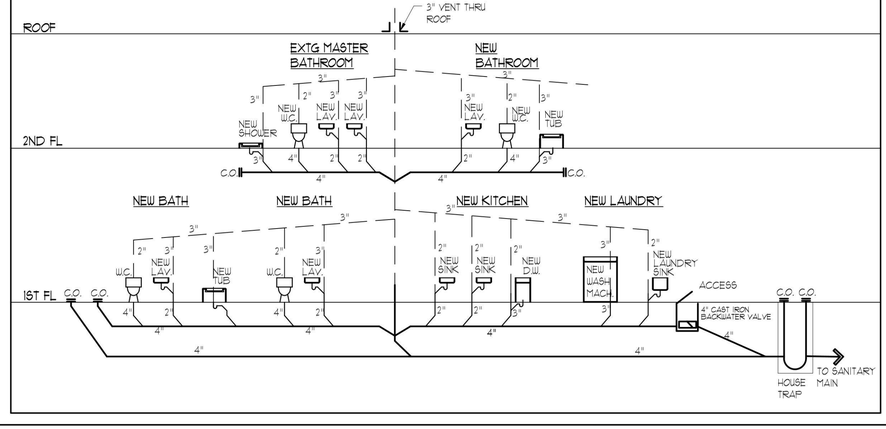


VILLAGE ROAD
AVG. SETBACK = 38.6'

ELECTRIC APPLIANCES



PLUMBING RISER DIAGRAM



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

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

No.	REVISION	DATE
1	per plan exam. on (4.30.24)	5.2.24

DRAWING TITLE: GENERAL NOTES, ZONING, SITE PL. FRONT PAVE + REAR YD COV.

PROJECT NAME: BAILEY RESIDENCE
111 VILLAGE ROAD
MANHASSET, NY 11030

DATE:	SCALE:	DRAWN BY:	JOB NO.:
8.31.23	AS NOTED	ADB	223126

EDWARD PAUL BUTT
Architect, AIA
P.O.Box 2069
New Hyde Park, New York 11040
(516)625-6625
FAX (516) 625-6629

DRAWING NO.: C-1

AVERAGE F.Y. CALCULATIONS

111 VILLAGE RD
MANHASSET NY 11030

SECTION: 3

BLOCK	LOT	AVERAGE F.Y.
183	1	379'
183	2	SUBJECT PROPERTY
183	3	416'
183	4	385'

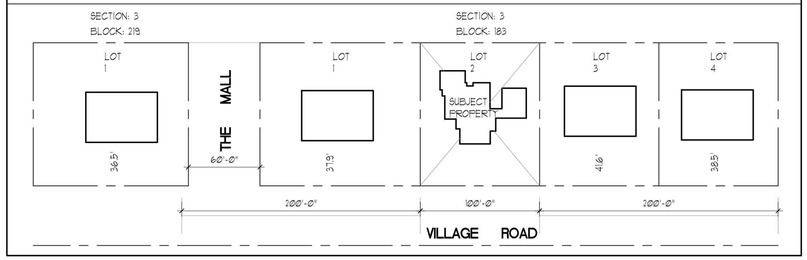
SECTION: 3

BLOCK	LOT	AVERAGE F.Y.
219	1	365'

1545' / 4 = 386'

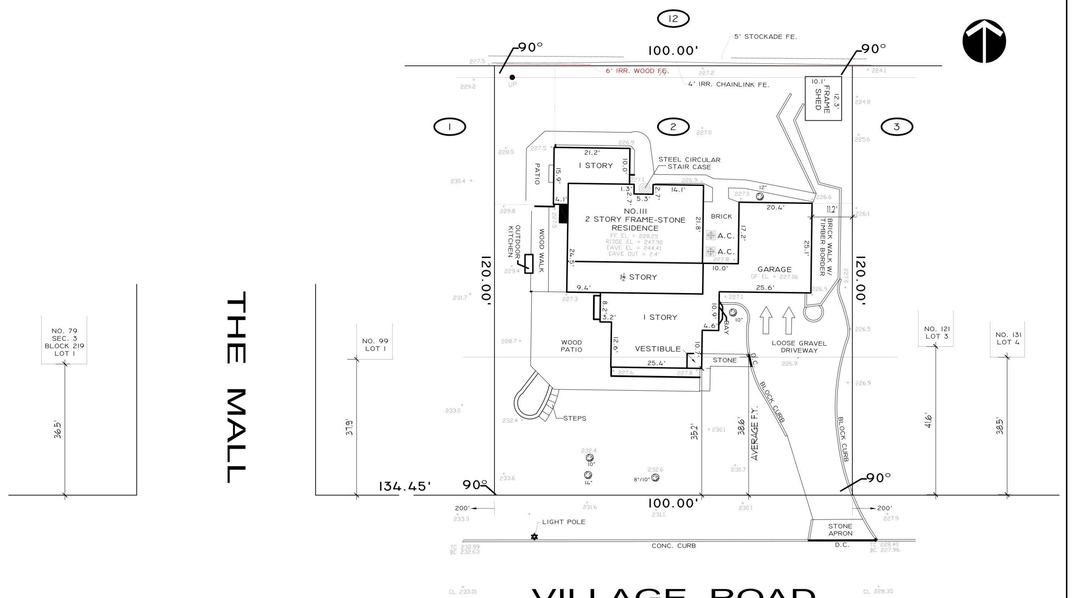
AVERAGE FRONT YARD SETBACKS

SCALE: 1" = 60.0'



SITE PLAN AVERAGE FRONT YARD SET BACK

SCALE: 1" = 20.0'



PREEXISTING AVERAGE GRADE

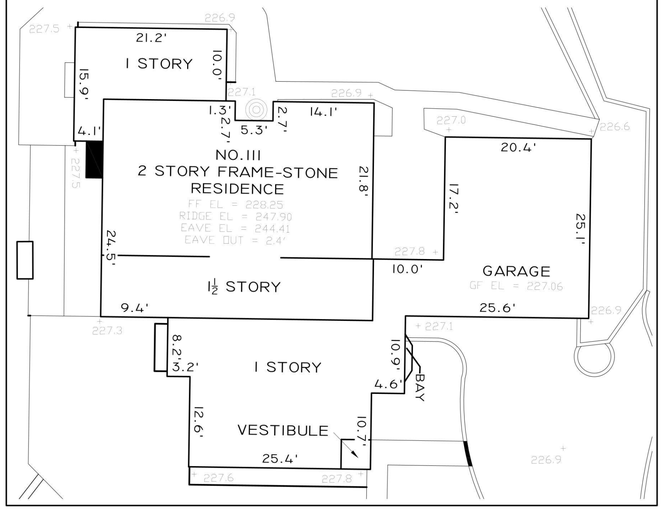
227.8 + 227.6 = 455.4/2 = 227.7 x 25.4 = 5783.58	5783.58	25.4
227.6 + 227.45 = 455.05/2 = 227.52 x 12.6 = 2866.81	2866.81	12.6
227.45 + 227.45 = 454.9/2 = 227.45 x 3.2 = 727.84	727.84	3.2
227.45 + 227.45 = 454.9/2 = 227.45 x 8.2 = 1865.09	1865.09	8.2
227.45 + 227.3 = 454.75/2 = 227.37 x 9.4 = 2137.32	2137.32	9.4
227.3 + 227.5 = 454.8/2 = 227.4 x 24.5 = 5571.3	5571.3	24.5
227.5 + 227.5 = 455/2 = 227.5 x 4.1 = 932.75	932.75	4.1
227.5 + 227.5 = 455/2 = 227.5 x 15.9 = 3617.25	3617.25	15.9
227.5 + 226.9 = 454.4/2 = 227.2 x 21.2 = 4816.64	4816.64	21.2
226.9 + 227.1 = 454/2 = 227 x 10.0 = 2270	2270	10.0
227.1 + 227.1 = 454.2/2 = 227.1 x 1.3 = 295.23	295.23	1.3
227.1 + 227.1 = 454.2/2 = 227.1 x 2.7 = 613.17	613.17	2.7
227.1 + 227.1 = 454.2/2 = 227.1 x 5.3 = 1203.63	1203.63	5.3
227.1 + 227.1 = 454.2/2 = 227.1 x 2.7 = 613.17	613.17	2.7
227.1 + 226.9 = 454/2 = 227 x 14.1 = 3200.7	3200.7	14.1
226.9 + 227.8 = 454.7/2 = 227.35 x 21.8 = 4956.23	4956.23	21.8
227.8 + 227.8 = 455.6/2 = 227.8 x 10.0 = 2278	2278	10.0
227.8 + 227 = 454.8/2 = 227.4 x 17.2 = 3911.28	3911.28	17.2
227 + 226.6 = 453.6/2 = 226.8 x 20.4 = 4626.72	4626.72	20.4
226.6 + 226.9 = 453.5/2 = 226.75 x 25.1 = 5691.42	5691.42	25.1
226.9 + 227.1 = 454/2 = 227 x 25.6 = 5811.2	5811.2	25.6
227.1 + 227.45 = 454.55/2 = 227.27 x 10.9 = 2477.29	2477.29	10.9
227.45 + 227.45 = 454.9/2 = 227.45 x 4.6 = 1046.27	1046.27	4.6
227.45 + 227.8 = 455.25/2 = 227.62 x 10.7 = 2435.58	2435.58	10.7
TOTAL	69748.47	306.9

69748 / 306.9 = 227.26

PREEXISTING AVERAGE GRADE = 227.26'

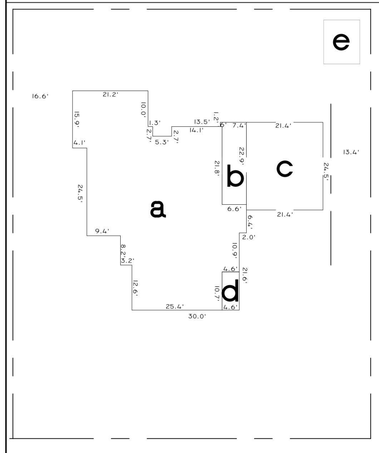
PRE-EXISTING AVERAGE GRADE SITE PLAN

SCALE: 1" = 10.0'



LOT COVERAGE SITE PLAN

SCALE: 1" = 20.0'



LOT COVERAGE CALCULATIONS

EXTG. LOT AREA	=	12,000	sf
a. EXTG. FIRST FLR.	=	2,070.04	sf
b. NEW 1ST FLR ADDITION	=	164.6	sf
c. NEW 1ST FLR ADD (GARAGE)	=	524.3	sf
d. NEW 1ST FLR ADDITION	=	49.22	sf
e. EXTG. SHED	=	124.23	sf

LOT COVERAGE
2,932.75 / 12,000 = 24.43% ok

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No.	REVISION	DATE
1	per plan exam. on (4.30.24)	5.2.24

DRAWING TITLE:
AVERAGE FRONT YARD SETBACK
PRE EXTG AVER. GRADE, LOT COV.

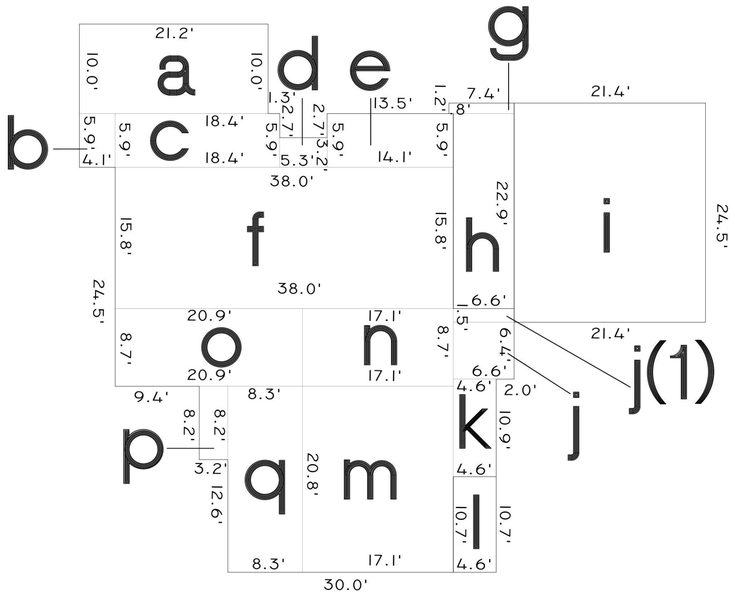
PROJECT NAME:
BAILEY RESIDENCE
111 VILLAGE ROAD
MANHASSET, NY 11030

DATE:	SCALE:	DRAWN BY:	JOB NO.:
8.31.23	AS NOTED	A.D.B	223126

REGISTERED ARCHITECT EDWARD PAUL BUTT 017593 STATE OF NEW YORK

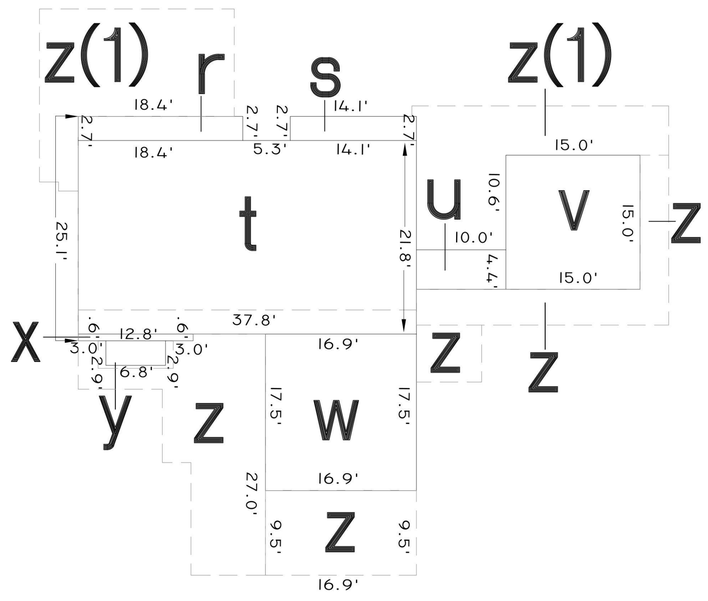
EDWARD PAUL BUTT
Architect, AIA
P.O. Box 2049
(516)625-5625
New Hyde Park, New York 11040
FAX (516) 625-5629

DRAWING NO.:
C-2



1 C-3 FIRST FLOOR PLAN

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



2 C-3 SECOND FLOOR PLAN

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

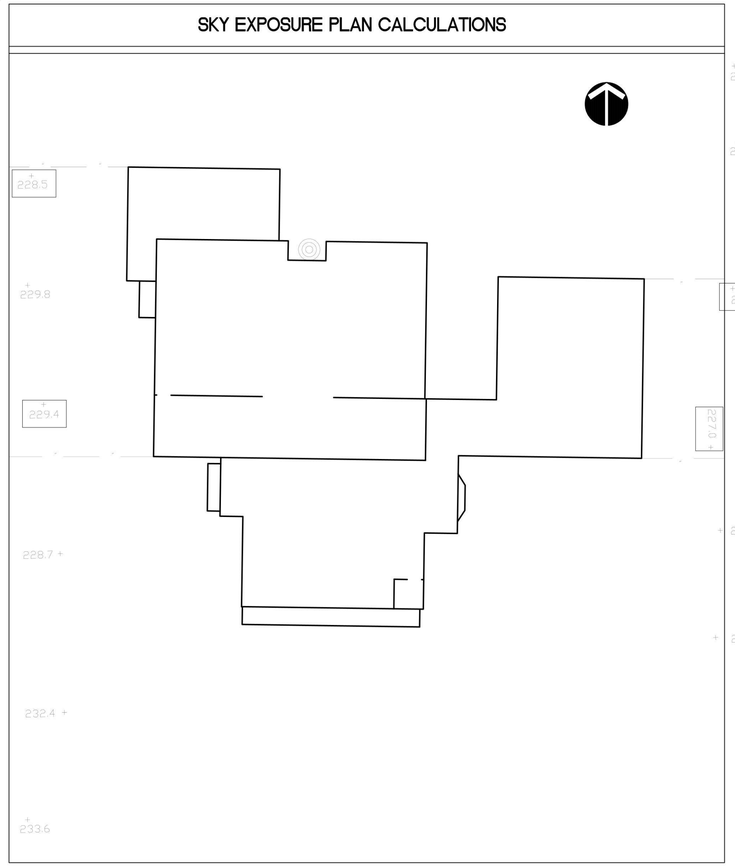
GROSS FLOOR AREA

"a" (ONE STORY)	10.0' X 21.2'	=	212 sf
"b" (ONE STORY AREA)	4.1' X 5.9'	=	24.19 sf
"c" (MAIN DWELLING)	5.9' X 18.4'	=	108.56 sf
"d" (MAIN DWELLING)	3.2' X 5.3'	=	16.96 sf
"e" (MAIN DWELLING)	5.9' X 14.1'	=	83.19 sf
"f" (MAIN DWELLING)	15.8' 38.0'	=	600.4 sf
"g" (ONE STORY)	1.2' X 7.4'	=	8.88 sf
"h" (ONE STORY)	6.6' X 22.9'	=	151.14 sf
"i" (GARAGE)	21.4' X 24.5'	=	524.3 sf
"j" (TWO STORY VESTIBULE)	6.4' X 6.6' X 2	=	84.48 sf
"j(1)" (ONE STORY)	1.5' X 6.6'	=	9.9 sf
"k" (ONE STORY)	4.6' X 10.9'	=	50.14 sf
"l" (ONE STORY)	4.6' X 10.7'	=	49.22 sf
"m" (MAIN DWELLING)	17.1' X 20.8'	=	355.68 sf
"n" (MAIN DWELLING)	8.7' X 17.1'	=	148.77 sf
"o" (ONE STORY)	8.7' X 20.9'	=	181.83 sf
"p" (ONE STORY)	3.2' X 8.2'	=	26.24 sf
"q" (ONE STORY)	8.3' X 20.8'	=	172.64 sf
	FIRST FLOOR TOTAL	=	2,808.52 sf

"r" (MAIN DWELLING)	2.7' X 18.4'	=	49.68 sf
"s" (MAIN DWELLING)	2.7' X 14.1'	=	38.07 sf
"t" (MAIN DWELLING)	21.8' X 37.8'	=	824.04 sf
"u" (NEW BREEZWAY)	4.4' X 10.0'	=	44 sf
"v" (NEW BEDROOM)	15.0' X 15.0'	=	225 sf
"w" (NEW GYM AREA)	16.9' X 17.5'	=	295.75 sf
"x" (MAIN DWELLING)	.6' X 12.8'	=	7.68 sf
"Y" (MAIN DWELLING)	2.9 X 6.8'	=	19.72 sf
"Z" (FLAT ROOF AREAS)	0	=	0 sf
"Z(1)" (SLOPE ROOF AREAS)	0	=	0 sf
	SECOND FLOOR TOTAL	=	1,503.94 sf

TOTAL GROSS FLOOR AREA	=	4,312.46 sf

SKY EXPOSURE PLAN CALCULATIONS



VILLAGE ROAD

SKY EXPOSURE PLAN CALCULATIONS

WEST SIDE	EAST SIDE
$\frac{228.5 + 229.4}{2} = 228.95$	$\frac{226.1 + 227.0}{2} = 226.55$
AVERAGE GRADE WEST SIDE 228.95	AVERAGE GRADE EAST SIDE 226.55

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

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

No.	REVISION	DATE
1	per plan exam. on (4.30.24)	5.2.24

DRAWING TITLE: GROSS FLR AREA CALCULATIONS
SKY EXPOSURE CALCULATIONS

PROJECT NAME: BAILEY RESIDENCE
111 VILLAGE ROAD
MANHASSET, NY 11030

DATE:	8.31.23
SCALE:	AS NOTED
DRAWN BY:	A.D.B
JOB NO.:	223126

REGISTERED ARCHITECT EDWARD PAUL BUTT 017593 STATE OF NEW YORK

EDWARD PAUL BUTT
Architect, AIA
New Hyde Park, New York 11040
FAX (516) 625-0629
P.O.Box 2049
(516)625-0625

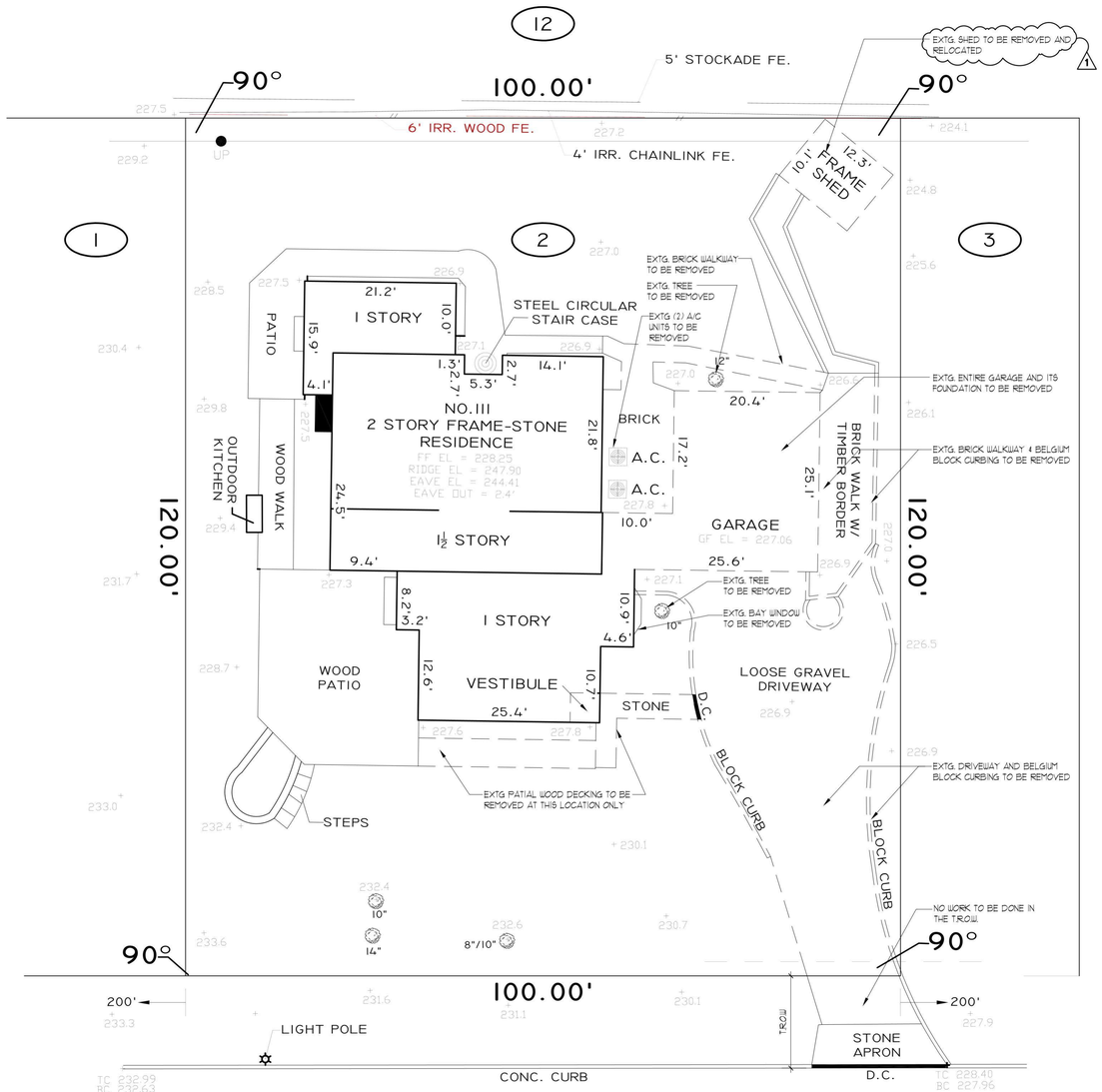
DRAWING NO.: C-3

LEGEND

EXTG. WALLS, DOORS, FIXTURES ETC. TO BE REMOVED

EXTG. WALLS TO REMAIN

NOTE:
NOTE: CONTRACTOR IS TO SHORE UP ANY LOAD BEARING WALLS PRIOR TO DEMOLITION OF STRUCTURAL LOADS



1 / D-1 SITE PLAN DEMOLITION

SCALE: 1"=10'

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No.	REVISION	DATE
1	per plan exam. on (4.30.24)	5.2.24

DRAWING TITLE: DEMOLITION SITE PLAN

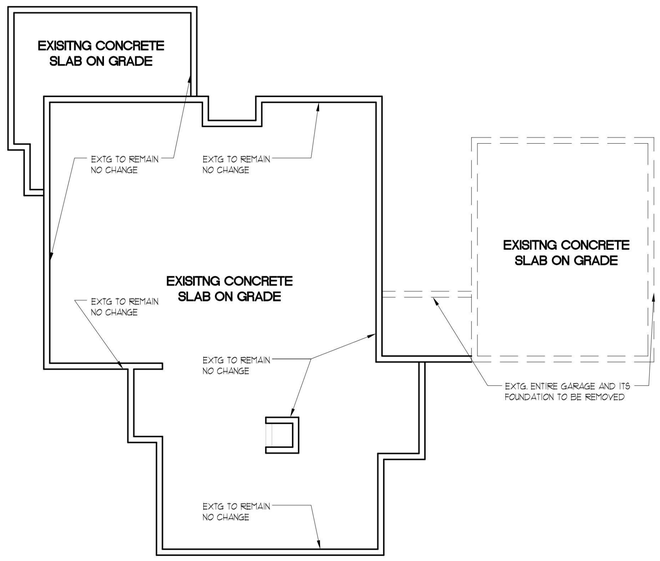
PROJECT NAME: BAILEY RESIDENCE
111 VILLAGE ROAD
MANHASSET, NY 11030

DATE:	8.31.23
SCALE:	AS NOTED
DRAWN BY:	ADB
JOB NO.:	223126

REGISTERED ARCHITECT EDWARD PAUL BUTT No. 017539 STATE OF NEW YORK

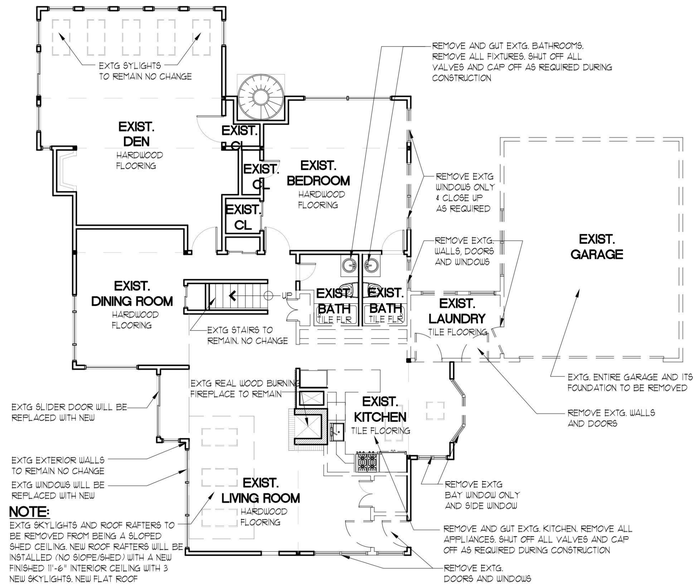
EDWARD PAUL BUTT
Architect, AIA
P.O.Box 2069
New Hyde Park, New York 11040
(516)625-6625
FAX (516) 625-6629

DRAWING NO.: D-1



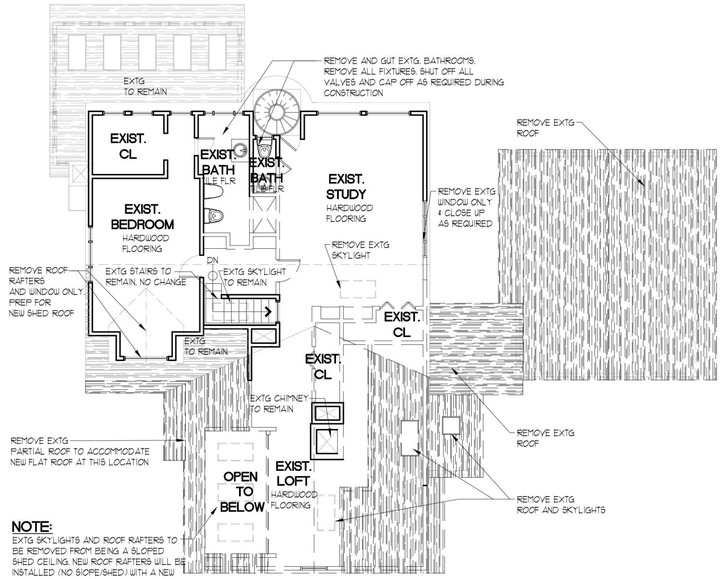
1 D-1 FOUNDATION DEMOLITION PLAN

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



2 D-1 FIRST FLOOR DEMOLITION PLAN

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



3 D-1 SECOND FLOOR DEMOLITION PLAN

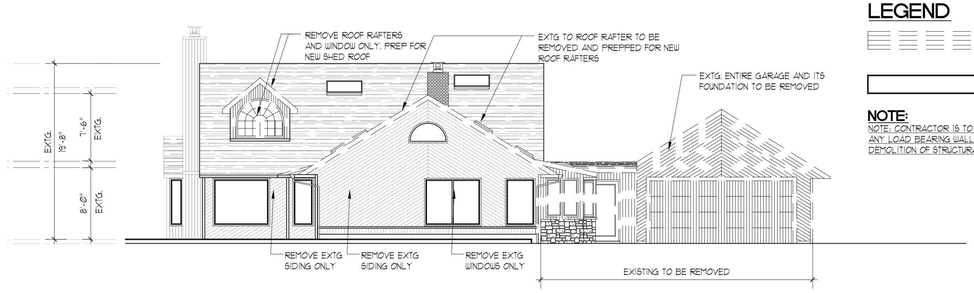
SCALE: 1/8" = 1'-0"

LEGEND

EXTG. WALLS, DOORS, FIXTURES ETC. TO BE REMOVED

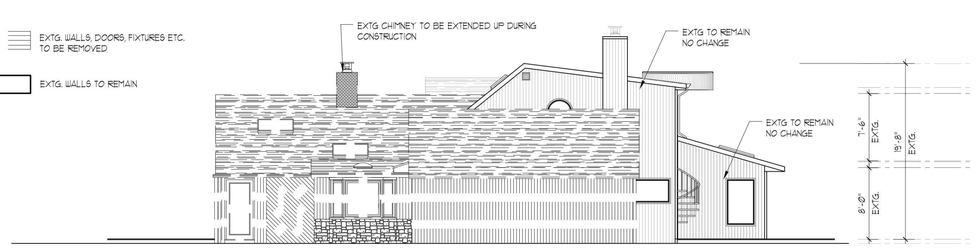
EXTG. WALLS TO REMAIN

NOTE:
NOTE: CONTRACTOR IS TO SHORE UP ANY LOAD BEARING WALLS PRIOR TO DEMOLITION OF STRUCTURAL LOADS



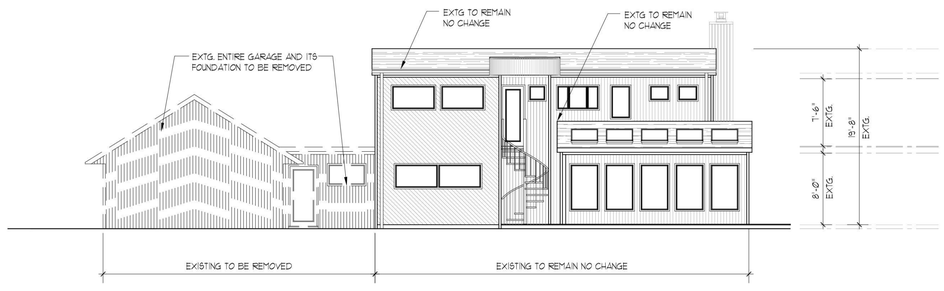
4 D-1 SOUTH ELEVATION DEMO

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



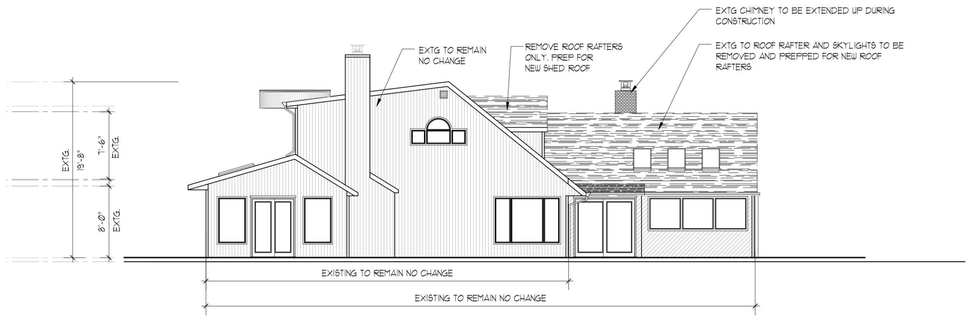
5 D-1 EAST ELEVATION DEMO

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



6 D-1 NORTH ELEVATION DEMO

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



7 D-1 WEST ELEVATION DEMO

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

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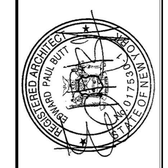
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

No.	REVISION	DATE
1	per plan exam. on (4.30.24)	5.2.24

DRAWING TITLE: DEMOLITION PLANS

PROJECT NAME: BAILEY RESIDENCE
111 VILLAGE ROAD
MANHASSET, NY 11030

DATE:	8.3.23
SCALE:	AS NOTED
DRAWN BY:	A.D.B
JOB NO.:	223126



EDWARD PAUL BUTT
Architect, AIA
New Hyde Park, New York 11040
FAX (516) 625-6629
P.O Box 2069
(516)625-6625

DRAWING NO.: D-2

NOTE:
NOTE: CONTRACTOR TO PROVIDE ON ALL CORNERS OF THE BUILDING (BETWEEN FLOORS) SIMPSON STRONG TIES CORNER HOLDOWN CONNECTIONS USE SIMPSON HDU W/ 5/8" THREADED RODS.

NOTE:
NOTE: CONTRACTOR IS NOT USE PRESSURE TREATED POST ANYWHERE. PRESSURE TREATED IS UNACCEPTABLE .

NOTE:
NOTE: FOR ALL NEW HEADER SIZES AND OPENINGS SEE SHEET A-1 COVER SHEETS GENERAL NOTES TYP.

NOTE:
NOTE: CONTRACTOR TO PROVIDE SOLID BRIDGING AS REQ. IN ALL FLOOR JOISTS TYP.

NOTE:
NOTE: FOR ALL STEEL COLUMNS TO HAVE $\frac{1}{4}$" TOP AND BOTTOM PLATES TO COVER THE SIZE OF BEAMS DESCRIBED IN THE PLANS TYP.

NOTE:
ALL NEW STEEL COLUMN POST MUST REST ON NEW OR EXTG FOUNDATIONS BELOW

NOTE:
CONTRACTOR TO PROVIDE 4"X6" WOOD POSTS (DBL. JACK STUDS) BETWEEN ALL WINDOWS AND DOORS W/ HEADERS ACROSS TYP. ON ALL WINDOWS UNLESS OTHERWISE NOTED.

NOTE:
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS AND MEANS OF EGRESS SHALL CONFORM TO SECTION 310 THROUGH 315 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: CONTRACTOR TO PROVIDE AND INSTALL ALL NEW FASCIA BOARDS, RACER BOARDS, TRIMS ETC. AS REQUIRED. MIN. OF ONE COAT OF PRIMER BOTH SIDES TO ALL WOODS PRIOR TO CAPPING OF ANY ALUMINUM.

NOTE:
NOTE: CONTRACTOR TO PROVIDE AND INSTALL ALL NEW ALUMINUM CAPPING AS REQUIRED THR-OUT ALL WINDOWS, DOORS, FASCIAS, RAKERS, TRIM WORK ETC. AND CAULK AROUND ALL VOIDS EXPOSED TO THE WEATHER AS REQUIRED.

NOTE:
GUARD OPENING LIMITATIONS. ANY OPENING SHALL NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER AS PER SECTION R312 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

NOTE:
NOTE: ALL GLASS SHOWER ENCLOSURE DOORS AND GLASS SURROUND, GLAZING MUST BE TEMPERED GLASS TYP.

NOTE:
NOTE: FOR ALL NEW LVL MUST BE BOLTED TOGETHER 24" O.C. TYP. UNLESS OTHERWISE NOTED

NOTE:
ALL HALLWAYS, STAIRWAYS , HEADROOM ETC SHALL CONFORM TO SECTION 311, AND 311.7 THROUGH 311.8.3 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: PROVIDE SIMPSON H2 STRAPPINGS ON ALL RAFTER, BEAMS AND JOISTS

NOTE:
WINDOWS TO BE TEMPERED GLASS AT ALL LOCATIONS WHERE SILLS THAT ARE 18" OR LESS TO THE FLOOR

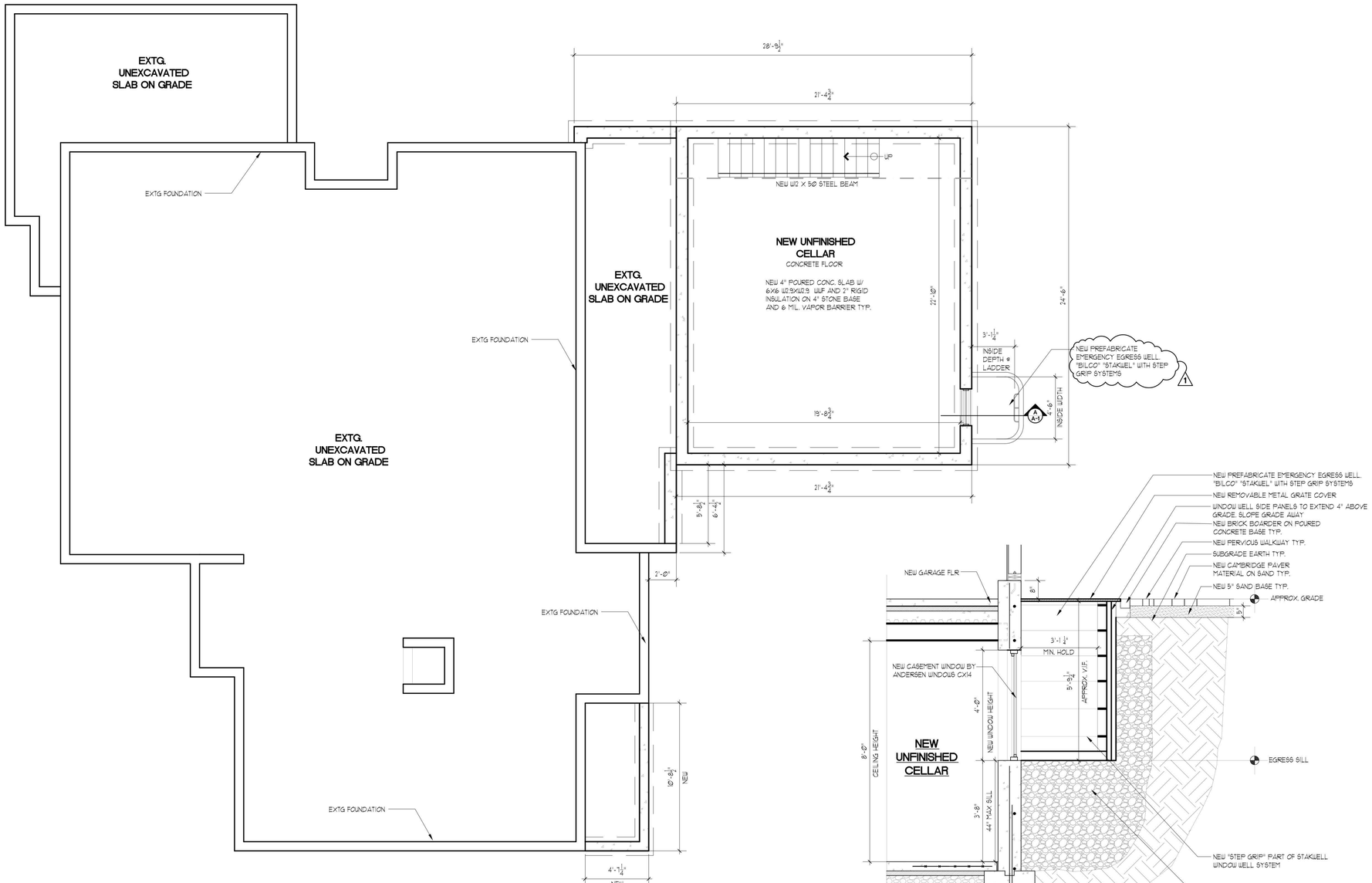
NOTE:
ALL TREADS SHALL BE NOT LESS THAN 9" INCHES AND ALL RISER HEIGHTS SHALL BE NOT MORE THAN 8 $\frac{1}{4}$" INCHES AS PER SECTION 311.7.5 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: GYPSUM COMPLY WITH SECTION R702.3.5 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

NOTE:
NOTE: PLUMBING COMPLY WITH SECTION R307 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: PROVIDE STRAPPING AT FIRST FLOOR DECKING TO STUD WALLS TYP.

NOTE:
NOTE: BATHROOM ROOM TO HAVE MARBLE SADDLE



FOUNDATION PLAN

1 / A-1

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

SECTION

A / A-1

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

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No.	REVISION	DATE
1	per plan exam. on (4.30.24)	5.2.24

DRAWING TITLE: FOUNDATION PLAN

PROJECT NAME: BAILEY RESIDENCE
111 VILLAGE ROAD
MANHASSET, NY 11030

DATE:	83123
SCALE:	AS NOTED
DRAWN BY:	ADB
JOB NO.:	223126

REGISTERED ARCHITECT EDWARD PAUL BUTT NO. 017537 STATE OF NEW YORK

EDWARD PAUL BUTT
Architect, AIA
P.O Box 2069
(516)625-6625
New Hyde Park, New York 11040
FAX (516) 625-6629

DRAWING NO.: A-1

NOTE:
NOTE: CONTRACTOR TO PROVIDE ON ALL CORNERS OF THE BUILDING (BETWEEN FLOORS) SIMPSON STRONG TIES CORNER HOLDOWN CONNECTIONS USE SIMPSON HDU W/ 5/8" THREADED RODS.

NOTE:
NOTE: CONTRACTOR IS NOT USE PRESSURE TREATED POST ANYWHERE. PRESSURE TREATED IS UNACCEPTABLE .

NOTE:
NOTE: FOR ALL NEW HEADER SIZES AND OPENINGS SEE SHEET A-1 COVER SHEETS GENERAL NOTES TYP.

NOTE:
NOTE: CONTRACTOR TO PROVIDE SOLID BRIDGING AS REQ. IN ALL FLOOR JOISTS TYP.

NOTE:
NOTE: FOR ALL STEEL COLUMNS TO HAVE ½" TOP AND BOTTOM PLATES TO COVER THE SIZE OF BEAMS DESCRIBED IN THE PLANS TYP.

NOTE:
ALL NEW STEEL COLUMN POST MUST REST ON NEW OR EXTG FOUNDATIONS BELOW

NOTE:
CONTRACTOR TO PROVIDE 4"X6" WOOD POSTS (DBL. JACK STUDS) BETWEEN ALL WINDOWS AND DOORS W/ HEADERS ACROSS TYP. ON ALL WINDOWS UNLESS OTHERWISE NOTED.

NOTE:
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS AND MEANS OF EGRESS SHALL CONFORM TO SECTION 310 THROUGH 315 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: CONTRACTOR TO PROVIDE AND INSTALL ALL NEW FASCIA BOARDS, RACER BOARDS, TRIMS ETC. AS REQUIRED. MIN. OF ONE COAT OF PRIMER BOTH SIDES TO ALL WOODS PRIOR TO CAPPING OF ANY ALUMINUM.

NOTE:
NOTE: CONTRACTOR TO PROVIDE AND INSTALL ALL NEW ALUMINUM CAPPING AS REQUIRED THR-OUT ALL WINDOWS, DOORS, FASCIAS, RAKERS, TRIM WORK ETC. AND CAULK AROUND ALL VOIDS EXPOSED TO THE WEATHER AS REQUIRED.

NOTE:
GUARD OPENING LIMITATIONS. ANY OPENING SHALL NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER AS PER SECTION R312 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

NOTE:
NOTE: ALL GLASS SHOWER ENCLOSURE DOORS AND GLASS SURROUND, GLAZING MUST BE TEMPERED GLASS TYP.

NOTE:
NOTE: FOR ALL NEW LVL MUST BE BOLTED TOGETHER 24" O.C. TYP. UNLESS OTHERWISE NOTED

NOTE:
ALL HALLWAYS, STAIRWAYS , HEADROOM ETC SHALL CONFORM TO SECTION 311b, AND 311.7 THROUGH 311.8.3 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: PROVIDE SIMPSON H2 STRAPPINGS ON ALL RAFTER, BEAMS AND JOISTS

NOTE:
WINDOWS TO BE TEMPERED GLASS AT ALL LOCATIONS WHERE SILLS THAT ARE 18" OR LESS TO THE FLOOR

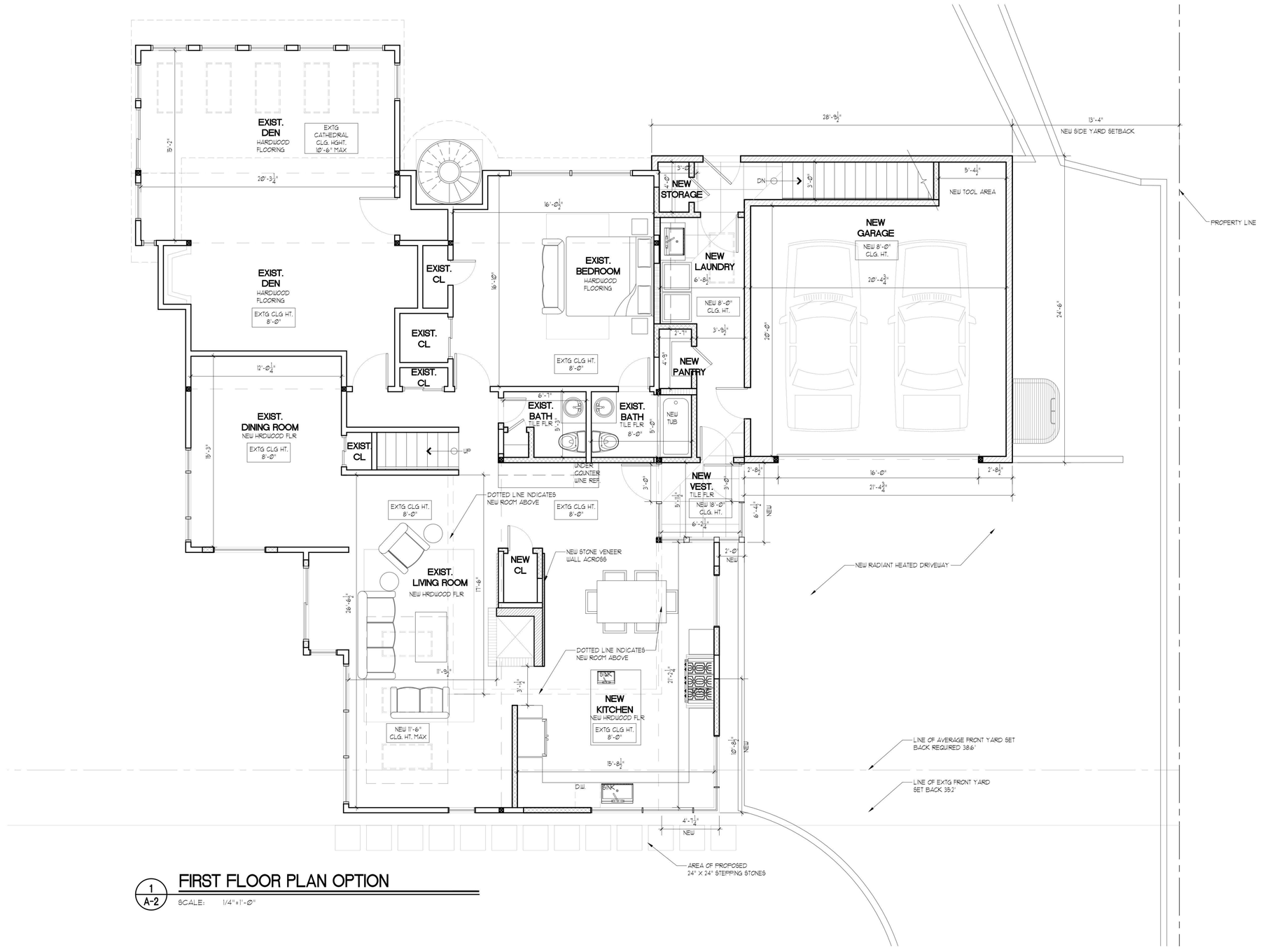
NOTE:
ALL TREADS SHALL BE NOT LESS THAN 9" INCHES AND ALL RISER HEIGHTS SHALL BE NOT MORE THAN 8 ¼" INCHES AS PER SECTION 311.7.5 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: GYPSUM COMPLY WITH SECTION R702.3.5 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

NOTE:
NOTE: PLUMBING COMPLY WITH SECTION R307 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: PROVIDE STRAPPING AT FIRST FLOOR DECKING TO STUD WALLS TYP.

NOTE:
NOTE: BATHROOM ROOM TO HAVE MARBLE SADDLE



1 / A-2 **FIRST FLOOR PLAN OPTION**

SCALE: 1/4"=1'-Ø"

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No.	REVISION	DATE
1	per plan exam. on (4.30.24)	5.2.24

DRAWING TITLE: FIRST FLOOR PLAN

PROJECT NAME: BAILEY RESIDENCE
111 VILLAGE ROAD
MANHASSET, NY 11030

DATE:	8.31.23
SCALE:	AS NOTED
DRAWN BY:	ADB
JOB NO.:	223126

REGISTERED ARCHITECT EDWARD PAUL BUTT No. 017539 STATE OF NEW YORK

EDWARD PAUL BUTT
Architect, AIA
New Hyde Park, New York 11040
FAX (516) 625-6629
P.O. Box 2069
(516)625-6625

DRAWING NO.: A-2

NOTE:
NOTE: CONTRACTOR TO PROVIDE ON ALL CORNERS OF THE BUILDING (BETWEEN FLOORS) SIMPSON STRONG TIES CORNER HOLDOWN CONNECTIONS USE SIMPSON HDU W/ 5/8" THREADED RODS

NOTE:
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NOTE:
NOTE: FOR ALL NEW HEADER SIZES AND OPENINGS SEE SHEET A-1 COVER SHEETS GENERAL NOTES TYP.

NOTE:
NOTE: CONTRACTOR TO PROVIDE SOLID BRIDGING AS REQ. IN ALL FLOOR JOISTS TYP.

NOTE:
NOTE: FOR ALL STEEL COLUMNS TO HAVE ½" TOP AND BOTTOM PLATES TO COVER THE SIZE OF BEAMS DESCRIBED IN THE PLANS TYP.

NOTE:
ALL NEW STEEL COLUMN POST MUST REST ON NEW OR EXTG FOUNDATIONS BELOW

NOTE:
CONTRACTOR TO PROVIDE 4"X6" WOOD POSTS (DBL. JACK STUDS) BETWEEN ALL WINDOWS AND DOORS W/ HEADERS ACROSS TYP. ON ALL WINDOWS UNLESS OTHERWISE NOTED.

NOTE:
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS AND MEANS OF EGRESS SHALL CONFORM TO SECTION 310 THROUGH 315 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: CONTRACTOR TO PROVIDE AND INSTALL ALL NEW FASCIA BOARDS, RACER BOARDS, TRIMS ETC. AS REQUIRED. MIN. OF ONE COAT OF PRIMER BOTH SIDES TO ALL WOODS PRIOR TO CAPPING OF ANY ALUMINUM.

NOTE:
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NOTE:
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NOTE:
NOTE: ALL GLASS SHOWER ENCLOSURE DOORS AND GLASS SURROUND, GLAZING MUST BE TEMPERED GLASS TYP.

NOTE:
NOTE: FOR ALL NEW LVL MUST BE BOLTED TOGETHER 24" O.C. TYP. UNLESS OTHERWISE NOTED

NOTE:
ALL HALLWAYS, STAIRWAYS , HEADROOM ETC SHALL CONFORM TO SECTION 311.6, AND 311.7 THROUGH 311.8.3 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: PROVIDE SIMPSON H2 STRAPPINGS ON ALL RAFTER, BEAMS AND JOISTS

NOTE:
WINDOWS TO BE TEMPERED GLASS AT ALL LOCATIONS WHERE SILLS THAT ARE 18" OR LESS TO THE FLOOR

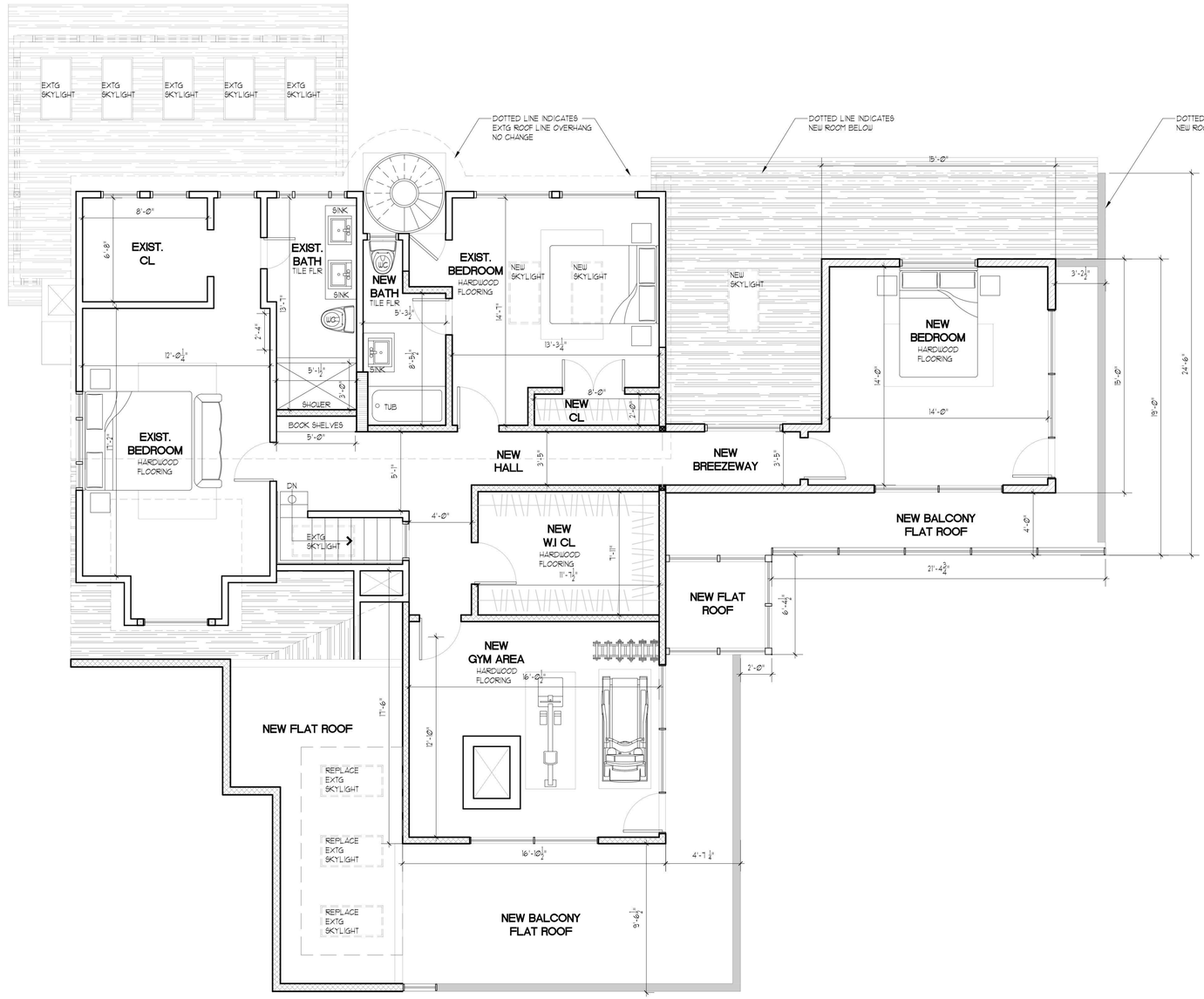
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ALL TREADS SHALL BE NOT LESS THAN 9" INCHES AND ALL RISER HEIGHTS SHALL BE NOT MORE THAN 8 ¼" INCHES AS PER SECTION 311.7.5 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: GYPSUM COMPLY WITH SECTION R702.3.5 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE

NOTE:
NOTE: PLUMBING COMPLY WITH SECTION R307 OF THE 2010 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
NOTE: PROVIDE STRAPPING AT FIRST FLOOR DECKING TO STUD WALLS TYP.

NOTE:
NOTE: BATHROOM ROOM TO HAVE MARBLE SADDLE



1 / A-3 SECOND FLOOR PLAN

SCALE: 1/4"=1'-Ø"

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No.	REVISION	DATE
1	per. plan exam. on (4.30.24)	5.2.24

DRAWING TITLE: SECOND FLOOR PLAN

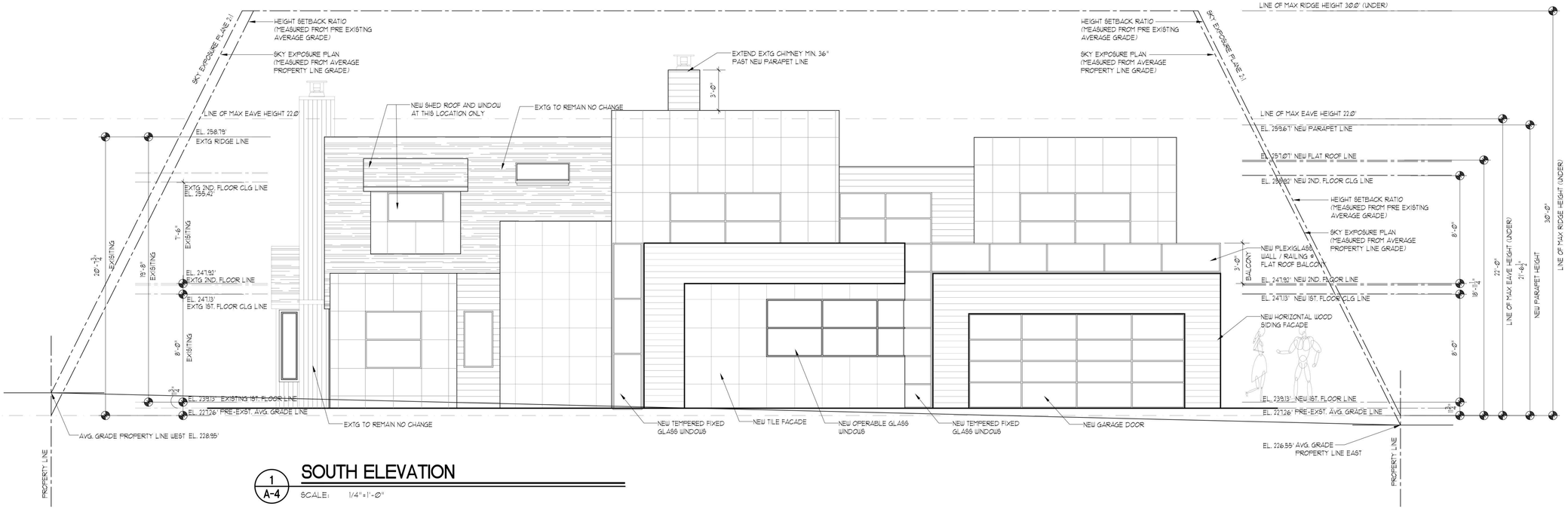
PROJECT NAME: BAILEY RESIDENCE
111 VILLAGE ROAD
MANHASSET, NY 11030

DATE:	8.31.23
SCALE:	AS NOTED
DRAWN BY:	A.D.B
JOB NO.:	223126

REGISTERED ARCHITECT EDWARD PAUL BUTT 017539 STATE OF NEW YORK

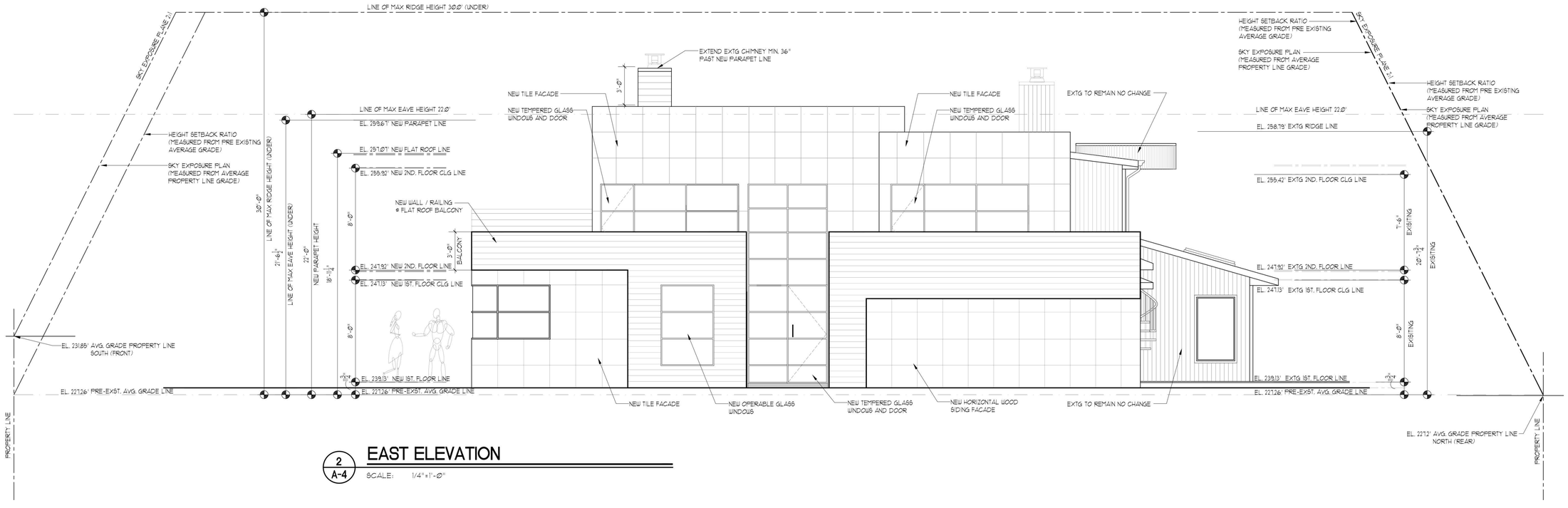
EDWARD PAUL BUTT
Architect, AIA
New Hyde Park, New York 11040
FAX (516) 625-6629
P.O Box 2069
(516)625-6625

DRAWING NO.: A-3



1 / A-4 **SOUTH ELEVATION**

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



2 / A-4 **EAST ELEVATION**

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

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

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

No.	REVISION	DATE
1	per plan exam. on (4.30.24)	5.2.24

DRAWING TITLE: SOUTH ELEVATION EAST ELEVATION

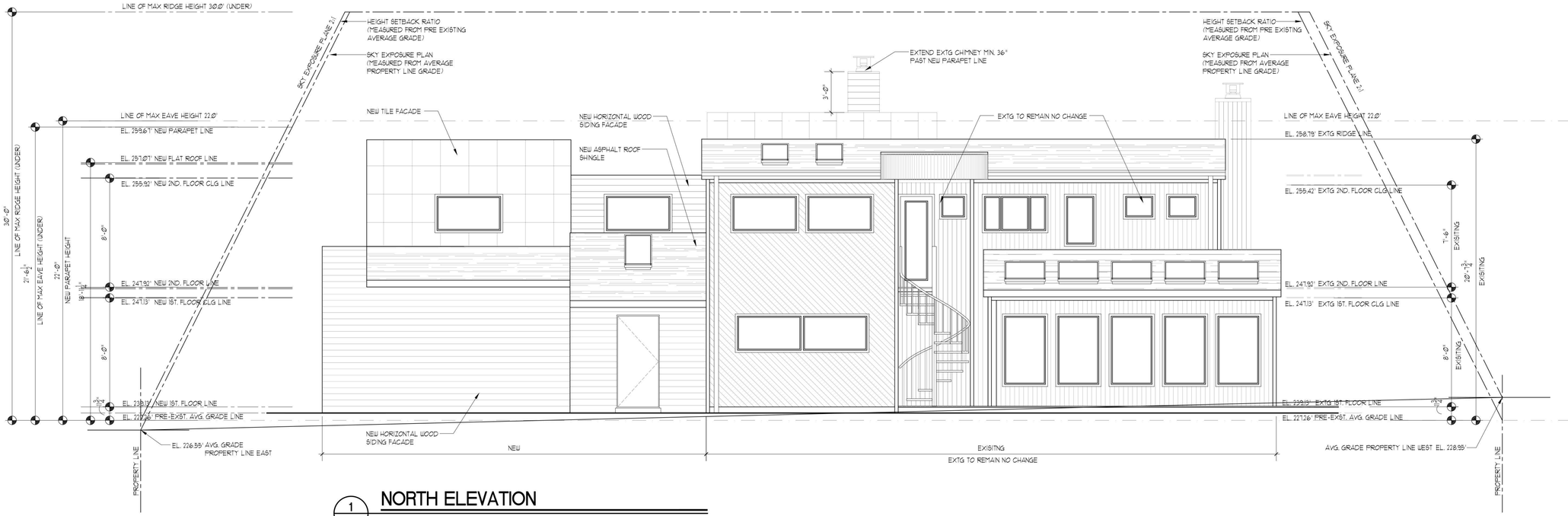
PROJECT NAME: BAILEY RESIDENCE
111 VILLAGE ROAD
MANHASSET, NY 11030

DATE:	8.3.23
SCALE:	AS NOTED
DRAWN BY:	A.D.B
JOB NO.:	223126

REGISTERED ARCHITECT EDWARD PAUL BUTT 017593 STATE OF NEW YORK

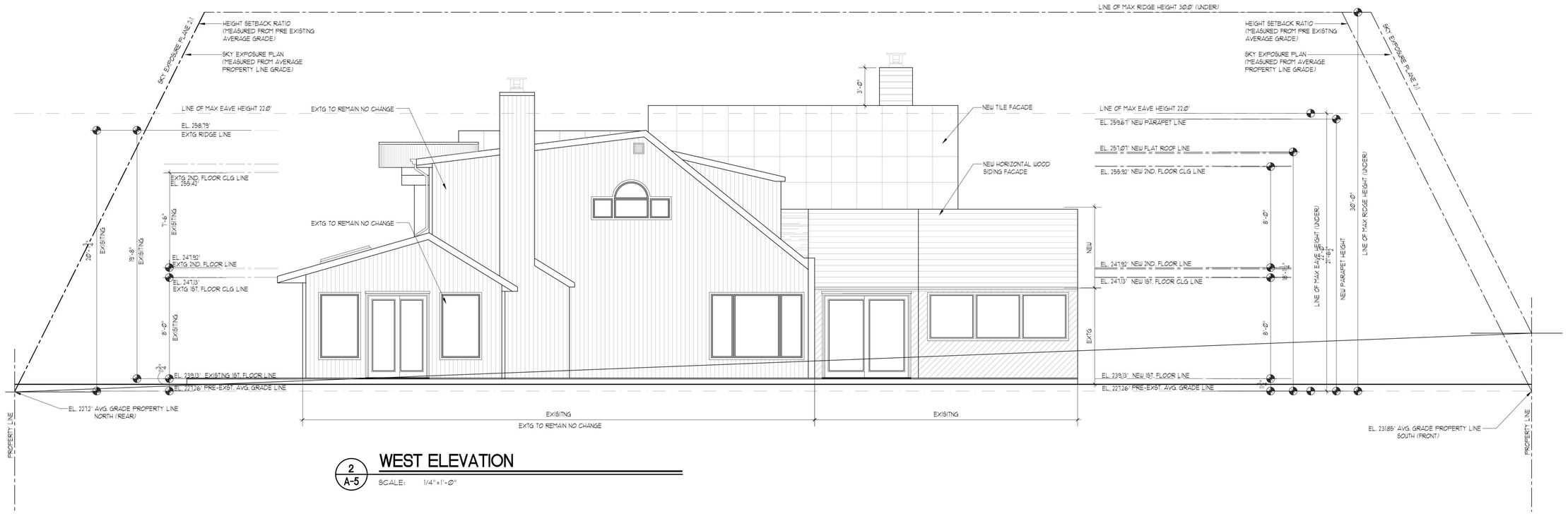
EDWARD PAUL BUTT
Architect, AIA
New Hyde Park, New York 11040
FAX (516) 625-0629
P.O.Box 2040
(516)625-5625

DRAWING NO.: A-4



1 / A-5 **NORTH ELEVATION**

SCALE: 1/4"=1'-Ø"



2 / A-5 **WEST ELEVATION**

SCALE: 1/4"=1'-Ø"

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

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

No.	REVISION	DATE
1	per plan exam. on (4.30.24)	5.2.24

DRAWING TITLE: NORTH ELEVATION WEST ELEVATION

PROJECT NAME: BAILEY RESIDENCE
111 VILLAGE ROAD
MANHASSET, NY 11030

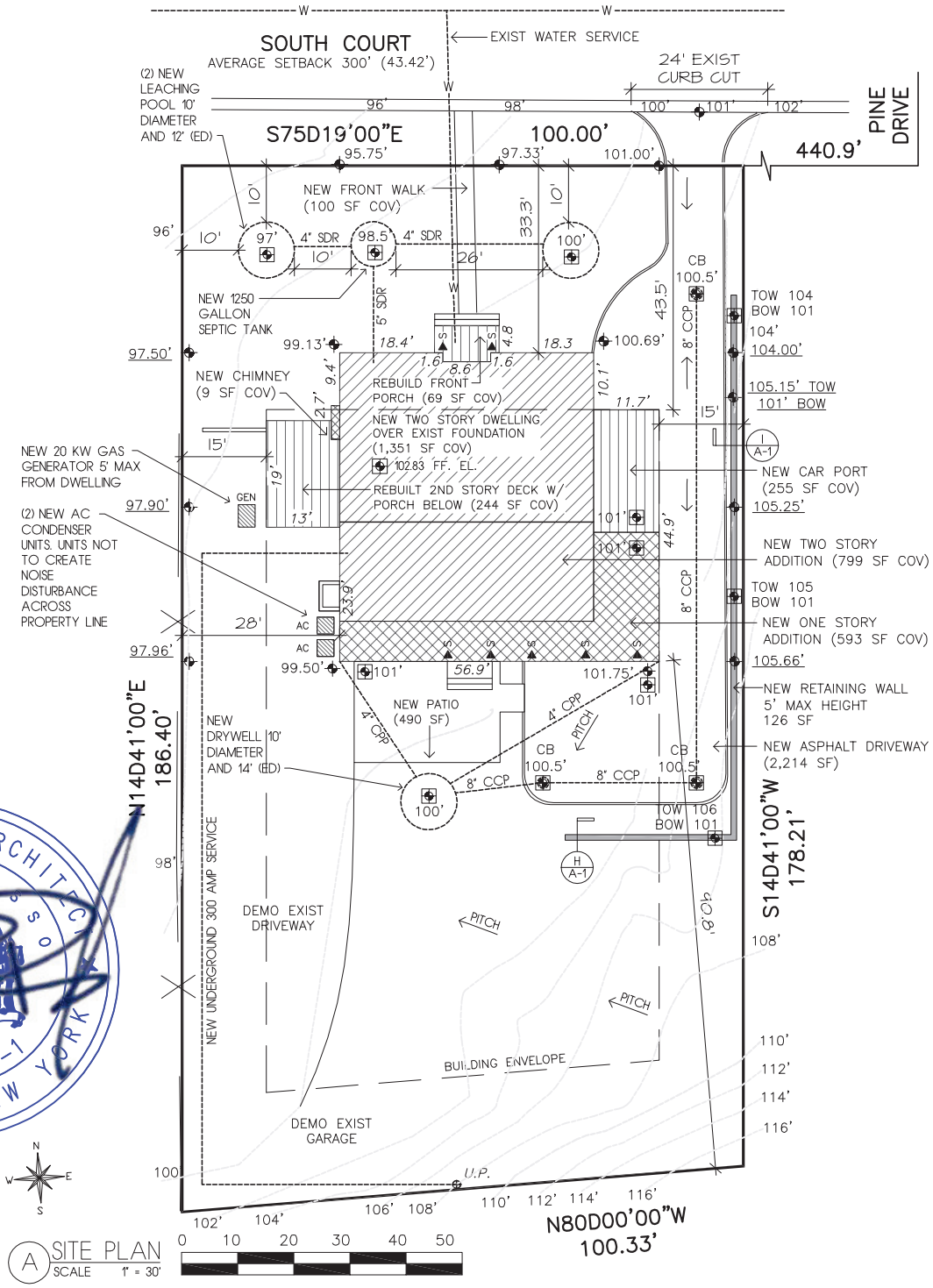
DATE:	8.3.23
SCALE:	AS NOTED
DRAWN BY:	A.D.B
JOB NO.:	223126

REGISTERED ARCHITECT EDWARD PAUL BUTT 017593 STATE OF NEW YORK

EDWARD PAUL BUTT
Architect, AIA
New Hyde Park, New York 11040
FAX (516) 625-0629
P.O.Box 2049
(516)625-0625

DRAWING NO.: A-5

#21565



REGISTERED ARCHITECT
PAUL RUSSO
No. 027577-1
STATE OF NEW YORK

1	NEW DWELLING OVER EXISTING FOUNDATION	5/2024

PAUL RUSSO, A.I.A.
ARCHITECT, P.C.
114 BIRCH HILL ROAD
LOCUST VALLEY, NEW YORK 11560
(TEL) 516-671-5082 (FAX) 516-671-5915 www.russoarchitect.com

RESSA RESIDENCE
12 SOUTH COURT
PORT WASHINGTON, NY 11050
516-510-7823

SITE PLAN

DATE:	5/2024
SCALE:	AS NOTED
DRAWN:	PR
CHECKED:	PR
PROJECT:	2023-49
CAD FILE:	2023-49-4-SITE

A 1

GENERAL NOTES AND SPECIFICATIONS:

ALL WORK SHALL CONFORM TO THESE DRAWINGS, THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, AND ALL OTHER RULES AND REGULATIONS HAVING JURISDICTION OVER THE PROJECT, INCLUDING OSHA.

ALL WORK RELATED TO THIS PROJECT SHALL BE UNDERTAKEN BY QUALIFIED AND EXPERIENCED CRAFTSMEN, IN ACCORDANCE WITH THE GENERAL DESIGN AND AS APPROVED BY THE ARCHITECT/ENGINEER.

ALL WORKMANSHIP SHALL BE OF THE HIGHEST GRADE AND SHALL BE INSTALLED STRAIGHT, PLUMB, LEVEL, IN TRUE ALIGNMENT, CLOSELY FITTED, ACCURATELY SET TO REQUIRE LINES AND LEVELS, AND RIGIDLY SECURED IN PLACE.

THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO COMMENCEMENT OF WORK:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES IMMEDIATELY: WRITTEN DIMENSIONS GOVERN OVER SCALED ONES.

CONTRACTOR SHALL CARRY APPROPRIATE INSURANCE'S: WORKER'S COM. AND LIABILITY IN THE SUM PRESCRIBED BY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION INCLUDING PROPER SHORING AND BRACING OF EXISTING STRUCTURE TO ENSURE SAFETY THROUGH OUT THE CONSTRUCTION PROCESS

CONTRACTOR AND OR OWNER ARE SOLELY RESPONSIBLE FOR SCHEDULING REQUIRED INSPECTIONS DURING THE COURSE OF CONSTRUCTION.

CONCRETE:

CONCRETE SHALL CONFORM TO LATEST EDITION OF ACI-318

ALL CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 3,000 PSI AT 28 DAYS AND 3,500 PSI AT GARAGE SLAB AND ALL EXTERIOR SLABS AT PORCHES AND AND STEPS

ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 1.5 TONS PER SQUARE FOOT. (IF ORGANIC MATERIAL IS ENCOUNTERED, REMOVE AND DISPOSE OF ALL MATERIAL AND FILL REMAINING VOID WITH SAND)

UNLESS OTHERWISE NOTED, ALL SLABS ON GROUND SHALL BE 4" THICK, REINFORCED WITH 6X6-W1.4XW1.4 W.W.F. PLACED IN ACCORDANCE WITH ACI

BACK FILLING AGAINST FOUNDATION WALLS SHALL NOT BE DONE UNTIL CONCRETE HAS ATTAINED SUFFICIENT STRENGTH AND WALLS ARE PROPERLY SHORED OR BRACED.

WINDOWS:
WINDOWS AND DOORS TO BE ANDERSEN CLAD ON EXTERIOR WITH HIGH PERFORMANCE GLAZING. PINE INT. ALL OPERABLE WINDOWS INCLUDE SCREENS. ALL EGRESS WINDOWS HAVE A MIN. CLEAR OPENING OF 5.7 S.F. AND A MINIMUM CLEAR WIDTH OF TWENTY INCHES AND HEIGHT OF 24 INCHES. ALL WINDOWS COMPLY WITH PART R303 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE FOR LIGHT AND VENTILATION

ALL WINDOWS IN BATHTUBS, SHOWERS, STAIRWELLS, DOORS AND WITH IN 18" OF FINISHED FLOOR TO BE TEMPERED AS PER CODE SECTION R308

DRYWALL:

1/2" GYPSUM WALL BOARD, TYP. THROUGHOUT, 1/2" CONCRETE WONDER BOARD ON ALL SHOWER AND TUB WALLS. 5/8" TYPE "X" IN GARAGE

PLUMBING:

ALL PLUMBING SHALL BE DONE IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ALL OTHER LOCAL CODES HAVING JURISDICTION

PLUMBING FIXTURES TO UTILIZE PEX WATER SUPPLY LINES AND PVC DRAIN LINES. GC TO VERIFY USE OF THESE MATERIALS WITH BUILDING DEPARTMENT.

ELECTRICAL:

ALL ELECTRICAL WORK SHALL CONFORM TO THE THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, N.F.P.A., NEC., AND LOCAL ORDINANCES. WIRE AFFECTED AREAS TO CODE

HARDWARE:

HARDWARE SHALL INCLUDE ALL LOCKS, BUTTS, DOOR CLOSURES, DOOR STOPS, KNOB ROSETTES, ETC. FURNISH ALL TEMPLATES, SCREWS, BLOTS, NUTS, AND OTHER DEVICES FOR HARDWARE.

SANITARY WASTE:

RESIDENCE WILL UTILIZE NEW SEPTIC SYSTEM

STEEL:

ALL STRUCTURAL STEEL BEAM FABRICATION AND ERECTION TO BE IN ACCORDANCE WITH THE LATEST SPECIFICATIONS FOR A-992 STEEL / STRUCTURAL PIPE SHALL BE A53 TYPE E

ALL STEEL BOLTED CONNECTIONS SHALL CONFORM TO ASTM A325 / ALL WELDING SHALL COMPLY WITH AWS D1.1 WITH E70XX ELECTRODES

ALL REINFORCED BARS SHALL COMPLY TO A.S.T.M. A-615 GRADE 60

WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A-185

CARPENTRY:

ALL LUMBER SHALL BE DOUGLAS FIR #2

ALL FRAMING SHALL BE DONE IN ACCORDANCE WITH THE 2018 EDITION OF "WOOD FRAME CONSTRUCTION MANUAL" FOR ONE AND TWO FAMILY DWELLINGS.

CONTRACTOR SHALL PROVIDE STRUCTURAL LUMBER CERTIFICATION IN WRITING FROM THE LUMBER YARD FROM WHICH THE LUMBER IS PURCHASED, THAT THE QUALITY AND SAFE WORKING STRESS OF SUCH LUMBER ARE EQUAL TO OR EXCEED THE SPECIFIED GRADE WITHIN CONTRACTED DRAWINGS. THIS REQUIREMENT IS ONLY REQUIRED IF CONSTRUCTED LUMBER IS NOT PHYSICALLY MARKED WITH APPROPRIATE GRADE STAMP.

FRAMING:

EXTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C.. SEE PLANS FOR FLOOR AND RAFTER MEMBERS. 2X6 A.C.Q. TREATED SOLE PLATES ON FOUNDATION WALLS TO BE INSTALLED OVER TERMITE SHIELDS, TYPICAL THROUGHOUT.

SHEATHING:

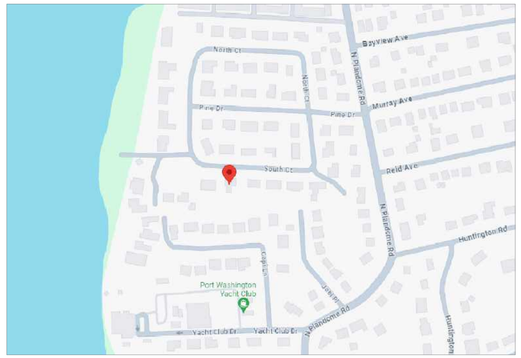
1/2" C.D.X. PLYWOOD ON ALL EXTERIOR WALLS. 3/4" C.D.X. PLYWOOD ON ALL FLOOR JOISTS AND 5/8" C.D.X. PLYWOOD ON ROOF RAFTERS.

SIDING:

HARDIE SIDING. SEE DRAWINGS.

INSULATION:

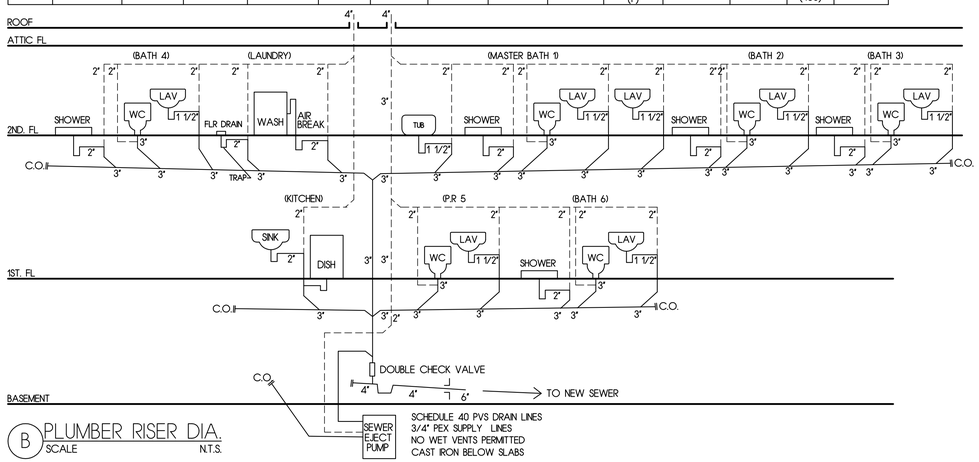
SPRAY FOAM OR BATTS AS INDICATED ON DRAWINGS



A KEY PLAN
SCALE SEE GRAPHIC SCALE

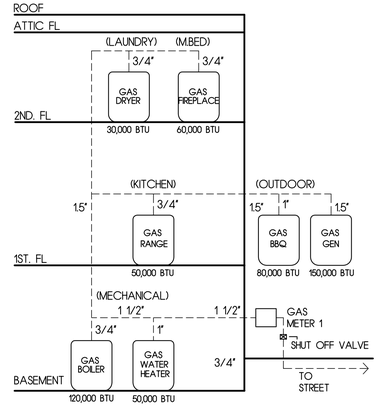
TABLE R301.2 (1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (mph)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
20 PSF	130 MPH	NO	NO	YES	B	SEVERE	36"	MOD/HVY	SLT/MOD	13 DEGREES (F)	YES	NO-AS PER FEMA	1,500 (496)	52.9



B PLUMBER RISER DIA.
SCALE N.T.S.

SCHEDULE 40 PVS DRAIN LINES
3/4" PEX SUPPLY LINES
NO WET VENTS PERMITTED
CAST IRON BELOW SLABS



C GAS RISER DIA.
SCALE N.T.S.

VERIFY BTU REQUIREMENTS WITH MANUAL J

LIGHTING LEGEND

▶S NEW WALL SCONCE @ 6'-6" ABOVE 1ST FLOOR (50 WATTS)

LEGEND

- EXISTING GRADE SPOT ELEVATIONS
- PROPOSED GRADE SPOT ELEVATIONS
- TOW (TOP OF WALL)
- BOW (BOTTOM OF WALL)

NOTE:
NO WORK TO COMMENCE UNTIL A BUILDING PERMIT IS ISSUED

THESE PLANS COMPLY WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

OWNERSHIP AND USE OF DOCUMENTS:

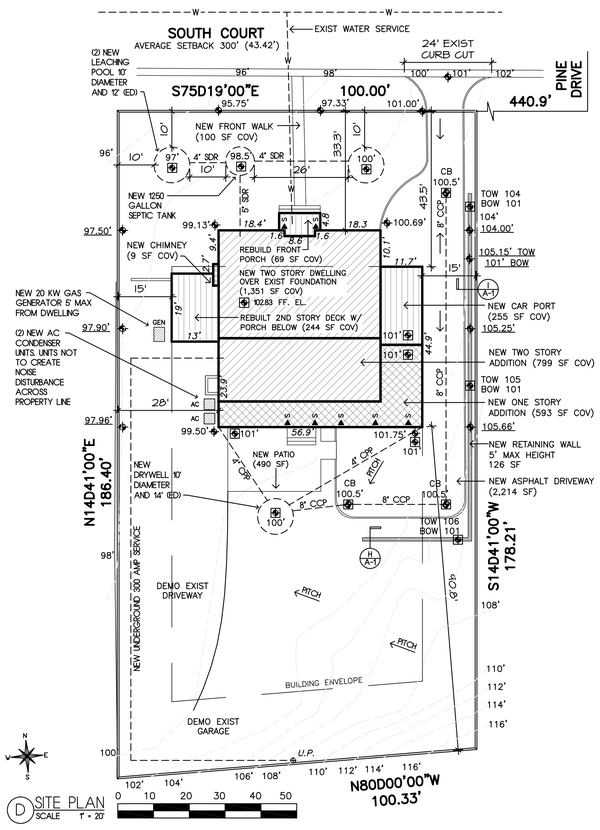
DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF PAUL RUSSO ARCHITECT.

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VERIFICATION OF CONDITIONS

THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED CONDITIONS ON THE CONSTRUCTION DOCUMENTS WITH THOSE AT THE SITE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT REPORTED TO THE ARCHITECT ONCE WORK HAS COMMENCED, EXCEPT FOR HIDDEN CONDITIONS WHERE APPLICABLE



D SITE PLAN
SCALE 1" = 20'

PRE-EXISTING AVERAGE GRADE CALCULATIONS		
99.13 + 100.69 = 199.82 /2 = 99.91 X 45.3	=	4,525.92
100.69 + 101.75 = 202.44 /2 = 101.22 X 55	=	5,567.1
101.75 + 99.50 = 201.25 /2 = 100.62 X 56.9	=	5,725.27
99.50 + 99.13 = 198.63 /2 = 99.31 X 55	=	5,462.05
	212.2	21,280.34

31,280.34/212.2 = 100.28
PRE-EXISTING AVERAGE GRADE = 100.28

AVERAGE FRONT YARD SETBACK CALCULATIONS 300' FROM EACH SIDE OF PROPERTY
12 SOUTH COURT
38.4' + 74.4' + 45' + 32.9' + 34.3' + 35.5'= 260.5'/6= 43.42'
AVERAGE FRONT SETBACK = 43.42'

PRINCIPAL STRUCTURE PRE-EXISTING SKY EXPOSURE GRADE ELE CALC.

NORTH - (FRONT ELEVATION) - 95.75 + 97.33 + 101.00 = 294.08/3 = 98.02
EAST - (SIDE ELEVATION) - 104.00 + 105.25 + 105.66 = 314.91/3 = 104.97
WEST - (SIDE ELEVATION) - 97.50 + 97.90 + 97.96 = 293.36/3 = 97.78

SECTION:	5
BLOCK:	C
LOT:	100

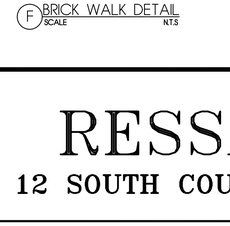
NOTE:
THE INFORMATION USED FOR THIS PLOT PLAN WAS OBTAINED DIRECTLY FROM THE LAND SURVEY

ZONING REQUIREMENTS FOR PRINCIPAL STRUCTURES IN ZONE "R-AA"

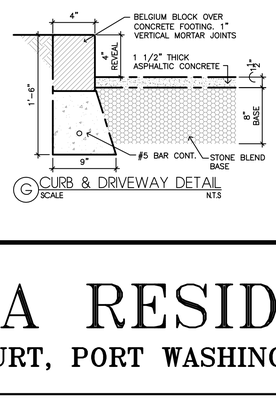
	REQUIRED	EXISTING/PROPOSED
LOT AREA	14,000 SF MIN	18,230 SF EXISTING
LOT WIDTH	100' MIN	100' EXISTING
LOT COVERAGE	20% MAX COV. (3,646 SF)	18.2% (3,320 SF) PROPOSED
FRONT SETBACK	35' OR AVERAGE (43.42')	43.5' PROPOSED
SIDE SETBACK	15' MIN EACH 35% OF WIDTH (100.0') = 35.0' MIN AGG	28.0' & 15.0' PROPOSED 43.0' AGGREGATE PROPOSED
REAR SETBACK	20' MIN	90.8' PROPOSED
STORIES	2.5 STORIES MAX	2.5 STORIES EXISTING
HEIGHT	30' MAX TO RIDGE 22' MAX TO EAVE	29'-9" TO TOP OF RIDGE 21'-0" TO HIGHEST EVE
GROSS FLOOR AREA	31% OR 5,200 SF MAX	26.6% (4,850 SF) PROPOSED
SKY EXPOSURE PLANES	1V TO 1H SIDE & FRONT	COMPLIES: SEE ELEVATIONS
FRONT YARD PAVING	30% OF 3,346 SF = 1,003 SF MAX	20.9% OR 702 SF PROPOSED
REAR YARD COVERAGE	40% OF 9,400 SF = 3,760 SF	0% (0 SF) PROPOSED

E ZONING CALCULATIONS
SCALE N.T.S.

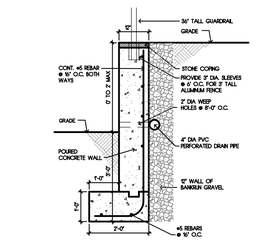
GROSS FLOOR AREA NOTE
THE GROSS FLOOR AREA INCLUDES THE THICKNESS OF THE SIDING ON THE DWELLING. 1" OF THICKNESS WAS USED FOR THE THICKNESS OF SIDING. ALL EXTERIOR 3 WALL ALCOVES ARE INCLUDED



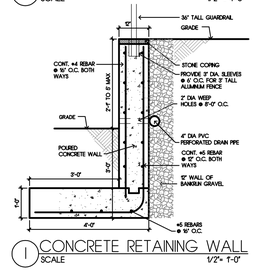
F BRICK WALK DETAIL
SCALE N.T.S



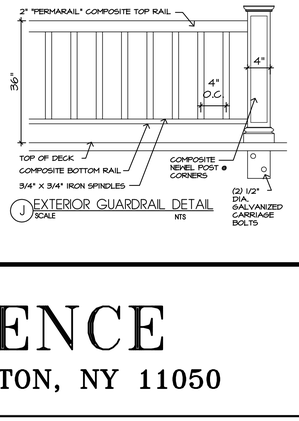
G CURB & DRIVEWAY DETAIL
SCALE N.T.S



H CONCRETE RETAINING WALL
SCALE 1/2" = 1'-0"



I CONCRETE RETAINING WALL
SCALE 1/2" = 1'-0"



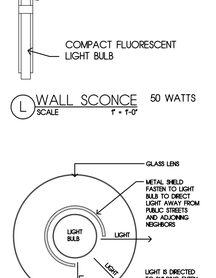
J EXTERIOR GUARDRAIL DETAIL
SCALE NTS

SITE PLAN GENERAL NOTES:

1. ELEVATIONS SHOWN ARE IN NASSAU COUNTY DATUM
2. THE CONTRACTOR IS TO VERIFY THE EXISTING ELEVATIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION
3. LAWN AREAS SHALL HAVE A 2% MINIMUM GRADE
4. RUNOFF FROM THE SITE IS TO BE CONTAINED ON THE PROPERTY AND SHALL NOT RUN ONTO ADJACENT PROPERTIES OR THE ADJOINING ROADWAYS.
5. ANY DAMAGE TO THE ADJOINING ROADWAYS RESULTING FROM WORK TAKING PLACE ON THE PROPERTY SHALL BE REPAIRED IN ACCORDANCE WITH THE VILLAGE REQUIREMENTS. ALL EDGES OF EXISTING PAVEMENTS SHALL BE SAW CUT, ESTABLISHED A NEAT, TRUE EDGE.

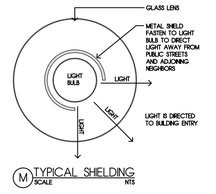
MISCELLANEOUS NOTES:

1. G.C. TO REPAIR ALL DAMAGE TO EXISTING GUTTER AND ROADWAY AS PER VILLAGE STANDARDS



L WALL SCONCE
SCALE 1" = 1'-0"

50 WATTS



M TYPICAL SHIELDING
SCALE NTS

REV NO.	DESCRIPTION	DATE	BY:
1	NEW DWELLING OVER EXISTING FOUNDATION	5/2024	

PAUL RUSSO, A.I.A.
ARCHITECT, P.C.
114 BIRCH HILL ROAD
LOCUST VALLEY, NEW YORK 11560
(TEL) 516-671-5082 (FAX) 516-671-5015 www.russoarchitect.com

SECTION 5, BLOCK C, LOT 100
RESSA RESIDENCE
12 SOUTH COURT
PORT WASHINGTON, NY 11050
516-510-7823

SITE PLAN
ZONING
CALCULATIONS



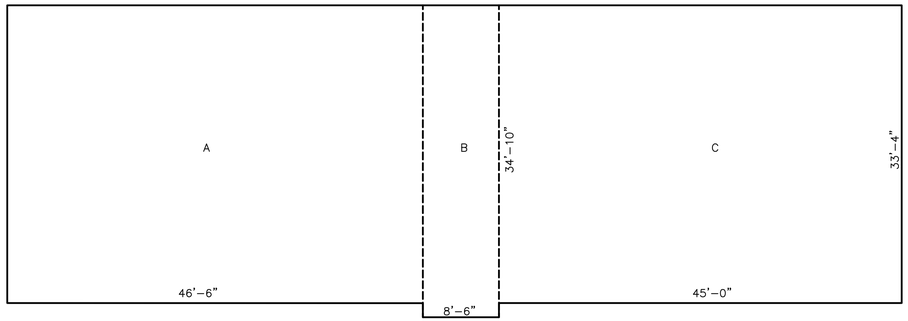


RESSA RESIDENCE

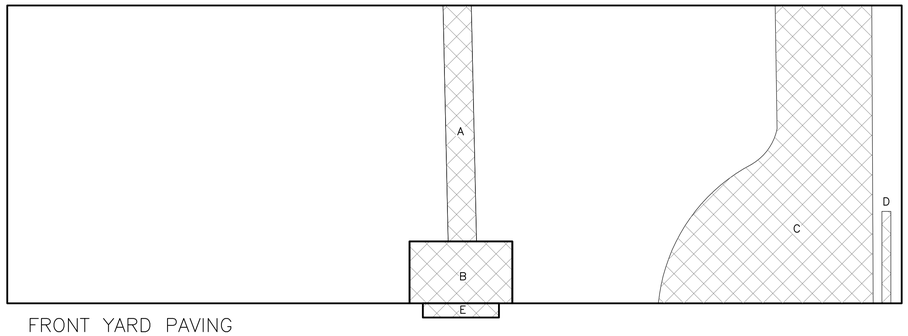
12 SOUTH COURT, PORT WASHINGTON, NY 11050

DATE:	5/2024
SCALE:	AS NOTED
DRAWN:	PR
CHECKED:	PR
PROJECT:	2023-49
CAD FILE:	2023-49-4-A1

A-1



FRONT YARD



FRONT YARD PAVING

** TOTAL PRIMARY FRONT YARD PAVING = 20.9% (702 SF) **

ALLOWABLE PRIMARY FRONT YARD PAVING: 1,003 SF

TOTAL FRONT PRIMARY YARD: 3,346 SF X 30% = 1,003 SF MAX

A: 46'-6" X 33'-4" = 1,550 SF
B: 8'-6" X 34'-10" = 296 SF
C: 45' X 33'-4" = 1,500 SF

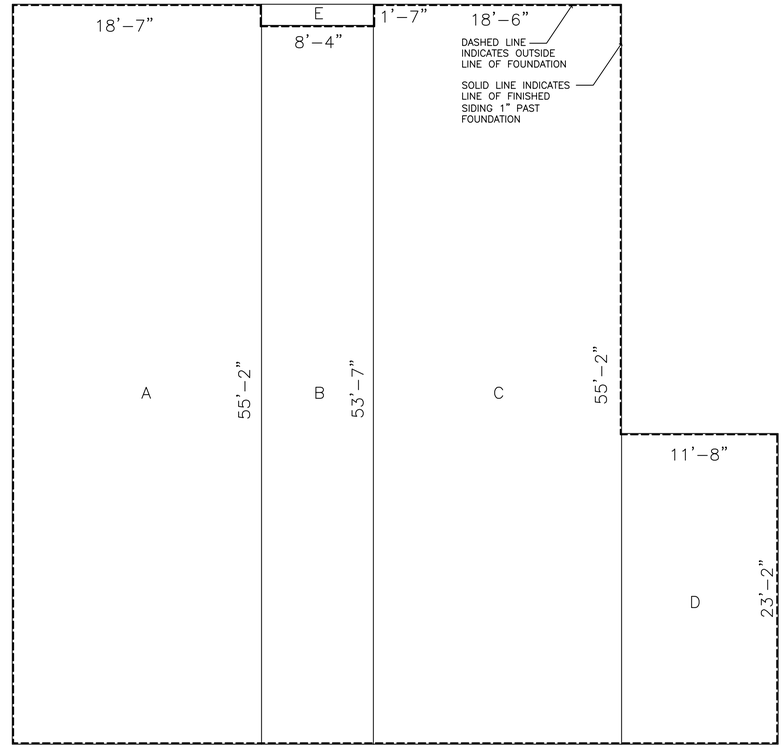
PROPOSED FRONT YARD PAVING: 20.9% (702 SF)

TOTAL FRONT YARD: 702 SF / 3,346 = 0.20 X 100 = 20.9%

A: FRONT WALK = 84 SF
B: FRONT PORCH = 79 SF
C: DRIVEWAY = 516 SF
D: RETAINING WALL = 10 SF
E: FRONT ALCOVE = 13 SF

N W E S

(A) FRONT YARD PAVEMENT CALCULATIONS
SCALE 1= 1/8"



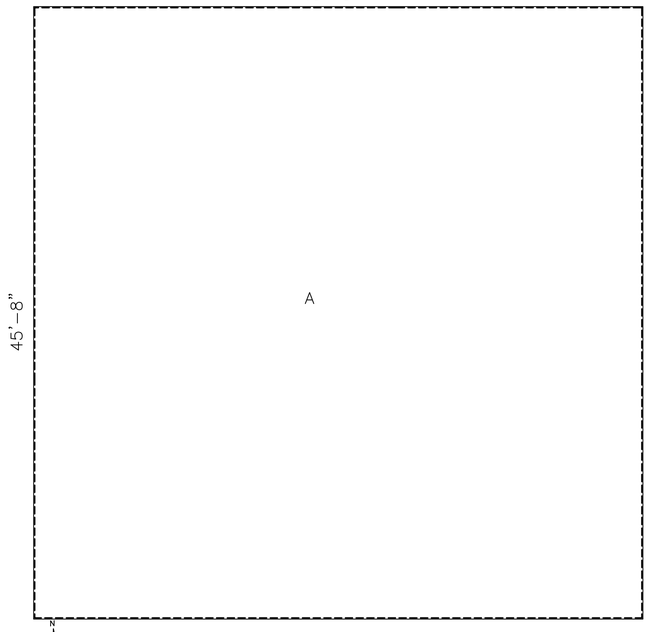
N W E S

(B) GROUND FLOOR PLAN
SCALE 3/16" = 1'-0"

2,776 SF GROUND FLOOR AREA
(INCLUDES 1" THICKNESS FOR VENEER AND 3 WALL ROOF OVER PORCH)

GROUND FLOOR : 2,776 SF

A: 18'-7" X 55'-2" = 1,025 SF
B: 8'-4" X 53'-7" = 447 SF
C: 18'-6" X 55'-2" = 1,021 SF
D: 11'-8" X 23'-2" = 270 SF
E: 8'-4" X 1'-7" = 13 SF



N W E S

(C) SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"

2,074 SF SECOND FLOOR AREA
(INCLUDES 1" THICKNESS FOR VENEER)

SECOND FLOOR : 2,074 SF

A: 45'-8" X 45'-5" = 2,074 SF

NOTE:
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1	NEW DWELLING OVER EXISTING FOUNDATION	5/2024	

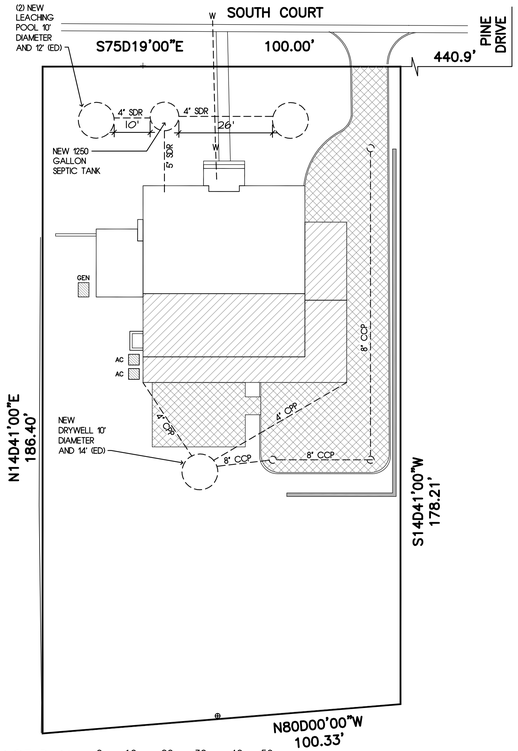
PAUL RUSSO, A.I.A.
ARCHITECT, P.C.
114 BIRCH HILL ROAD
LOCUST VALLEY, NEW YORK 11560
(TEL) 516-671-5082 (FAX) 516-671-5915 www.russoarchitect.com

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FRONT YARD PAVEMENT AND GROSS FLR AREA

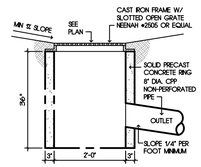
DATE: 5/2024
SCALE: AS NOTED
DRAWN: PR
CHECKED: PR
PROJECT: 2023-49
CAD FILE: 2023-49-4-A1

A-1B



A DRAINAGE PLAN
SCALE 1" = 20'

0 10 20 30 40 50



C CATCH BASIN DETAIL
SCALE 3/4" = 1'-0"

SEPTIC TANK CALCULATIONS

PART ONE (SINGLE FAMILY RESIDENCE)

250 GALLONS PER DAY X FIVE (5) BEDROOM STRUCTURE = 1,250 GPD

NASSAU COUNTY DEPARTMENT OF HEALTH REQUIRES A MINIMUM 1,250 GALLON SEPTIC TANK W/ 750 GALLONS PER DAY LEACHING CAPACITY FOR ANY SINGLE FAMILY RESIDENCE

USE A 1,250 GALLON SEPTIC TANK
(TABLE 4. PAGE 36 "NASSAU COUNTY MANUAL OF ON SITE SEWAGE DISPOSAL)

LEACHING POOL CALCULATIONS

PART ONE (SINGLE FAMILY RESIDENCE)

75 GALLONS PER DAY (GPD) PER PERSON

TWO (2) PEOPLE PER BEDROOM

150 GALLONS PER DAY X (5) BEDROOM STRUCTURE = 750 GPD
(NASSAU COUNTY REQUIRES 750 GPD) PG 36

TOTAL = 750 GALLONS PER DAY

750 GALLONS PER DAY DIVIDE BY (1) THEN DIVIDE BY 31.4 LF = 23.89 LIN FT REQUIRED

(1) IS 1/2 RATED COLLARED SOIL / 34.1 IS THE CIRCUMFERENCE OF A 10' DIA. LEACHING POOL

* USE (2) 10'-0" DIAMETER X 12'-0" LEACHING POOL (DOME, COLLAR, DUMMY RING NOT PART OF EFFECTIVE DEPTH)

AREA OF LEACHING POOL = 68.42 CUBIC FEET PER LINEAR FOOT

ONE CUBIC FOOT OF WATER EQUALS 7.48 LIQUID GALLONS

CAPACITY OF LEACHING POOL = (2) 821 CUBIC FEET OR (2) 6,141 GALLONS

STORM WATER DRAINAGE CALCULATIONS AT DRYWELL

NEW ADDITIONS, REAR PATIO, RETAINING WALL AND COMPLETE DRIVEWAY

NET AREA = 4,477 SQ.FT.

RAIN INTENSITY = 2 1/2 INCHES RAINFALL AND 100% RUNOFF

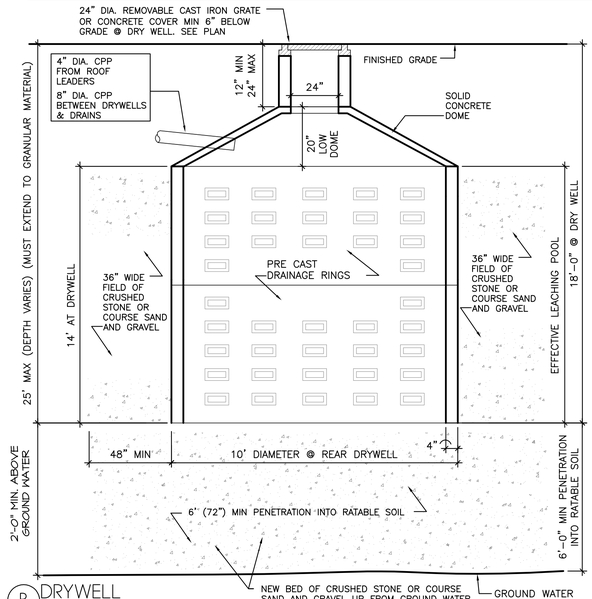
4,477 SF X .20 DIVIDE BY 68.42 CUBIC FEET PER LIN. FOOT X (100% RUNOFF) = 13 LIN FOOT REQUIRED

* USE 10'-0" DIAMETER X 14'-0" DEEP DRY WELL (DOME, COLLAR, DUMMY RING NOT PART OF EFFECTIVE DEPTH)

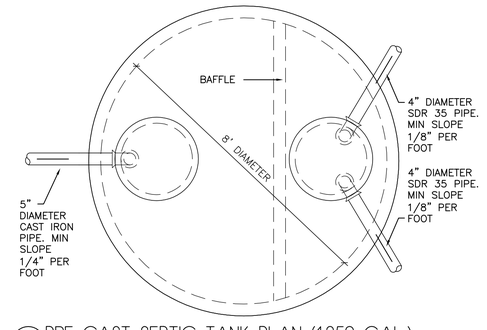
AREA OF DRY WELL = 68.42 CUBIC FEET PER LINEAR FOOT

ONE CUBIC FOOT OF WATER EQUALS 7.48 LIQUID GALLONS

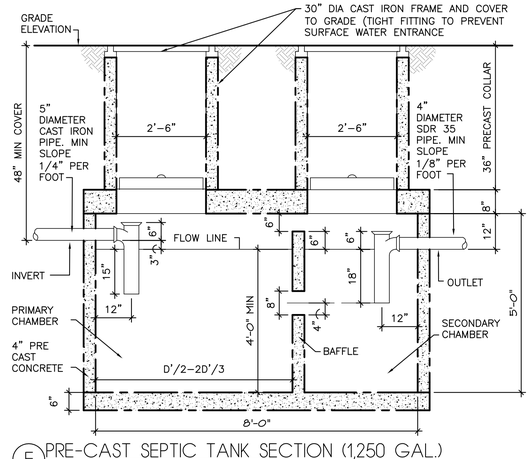
CAPACITY OF DRY WELL = (1) 957.88 CUBIC FEET OR 7,164.9 GALLONS



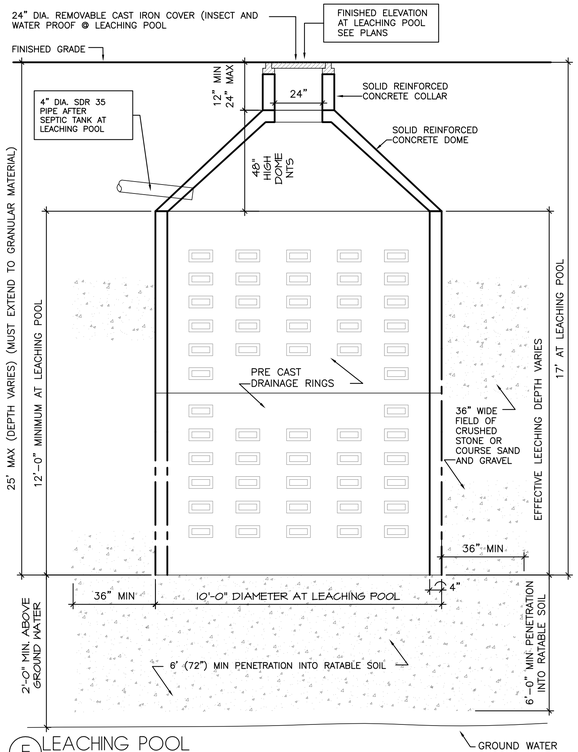
B DRYWELL
SCALE NTS



D PRE-CAST SEPTIC TANK PLAN (1,250 GAL.)
SCALE NTS



E PRE-CAST SEPTIC TANK SECTION (1,250 GAL.)
SCALE NTS



F LEACHING POOL
SCALE NTS

LIGHTING LEGEND

▶S NEW WALL SCONCE @ 6'-6" ABOVE 1ST FLOOR (50 WATTS)

LEGEND

- EXISTING GRADE SPOT ELEVATIONS
- PROPOSED GRADE SPOT ELEVATIONS
- TOW (TOP OF WALL)
- BOW (BOTTOM OF WALL)

NOTE:
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SITE PLAN GENERAL NOTES:

1. ELEVATIONS SHOWN ARE IN NASSAU COUNTY DATUM

2. THE CONTRACTOR IS TO VERIFY THE EXISTING ELEVATIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION

3. LAWN AREAS SHALL HAVE A 2% MINIMUM GRADE

4. RUNOFF FROM THE SITE IS TO BE CONTAINED ON THE PROPERTY AND SHALL NOT RUN ONTO ADJACENT PROPERTIES OR THE ADJOINING ROADWAYS.

5. ANY DAMAGE TO THE ADJOINING ROADWAYS RESULTING FROM WORK TAKING PLACE ON THE PROPERTY SHALL BE REPAIRED IN ACCORDANCE WITH THE VILLAGE REQUIREMENTS. ALL EDGES OF EXISTING PAVEMENTS SHALL BE SAW CUT, ESTABLISHED A NEAT, TRUE EDGE.

MISCELLANEOUS NOTES:

1. G.C. TO REPAIR ALL DAMAGE TO EXISTING GUTTER AND ROADWAY AS PER VILLAGE STANDARDS

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(TEL) 516-671-5082 (FAX) 516-671-5915 www.russoarchitect.com

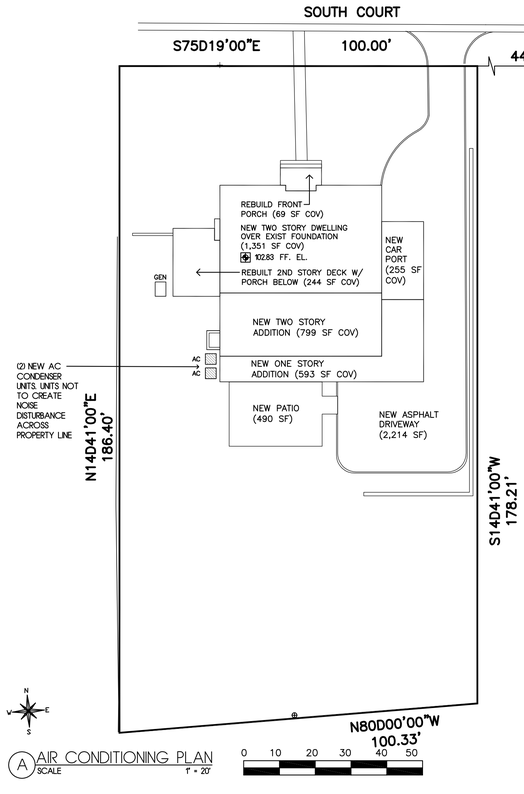
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DRAINAGE AND SEPTIC DESIGN

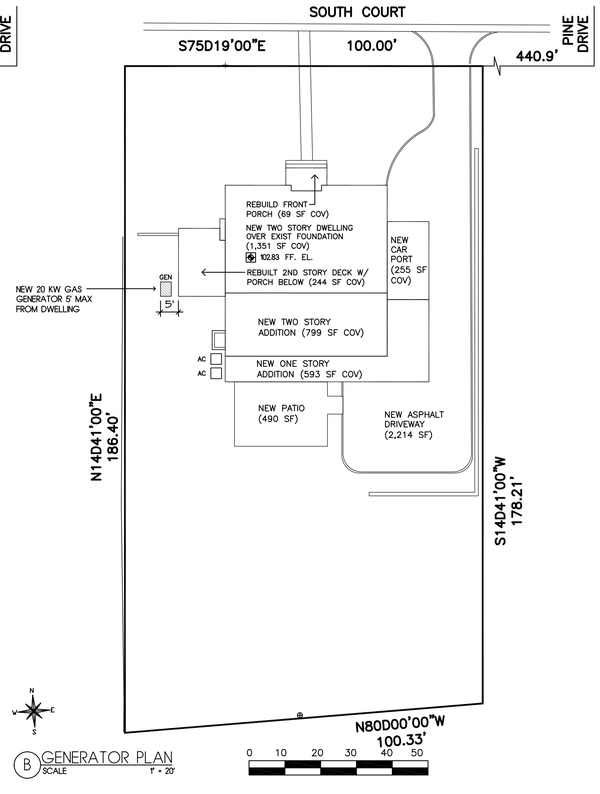
REGISTERED ARCHITECT PAUL RUSSO No. 027577 STATE OF NEW YORK

DATE:	5/2024
SCALE:	AS NOTED
DRAWN:	PR
CHECKED:	PR
PROJECT:	2023-49
CAD FILE:	2023-49-4-A1

A-1C



A AIR CONDITIONING PLAN
SCALE 1" = 20'



B GENERATOR PLAN
SCALE 1" = 20'



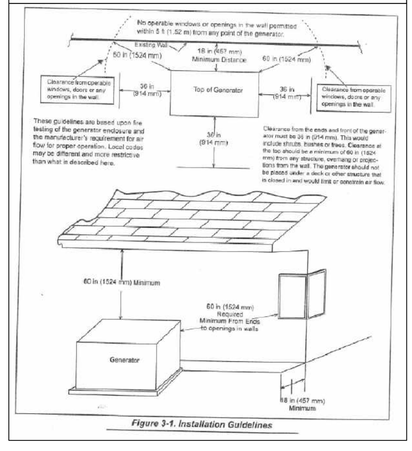


Figure 3-1. Installation Guidelines

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LOCUST VALLEY, NEW YORK 11560
(TEL) 516-671-5082 (FAX) 516-671-5915 www.russoarchitect.com

SECTION 5, BLOCK C, LOT 100
RESSA RESIDENCE
12 SOUTH COURT
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A/C & GENERATOR

REGISTERED ARCHITECT PAUL RUSSO No. 027577 STATE OF NEW YORK

DATE: 5/2024
SCALE: AS NOTED
DRAWN: PR
CHECKED: PR
PROJECT: 2023-49
CAD FILE: 2023-49-4-A1

A-1D

NAILING REQUIREMENTS

TJI® joists at bearings: Two 8d (2½") box nails (1 each side), 1½" minimum from end.

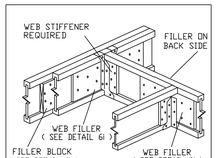
Blocking panels, rim joist or rim board to bearing plate:
TJI® blocking panels or rim joist: 10d (3") box nails at 6" o.c.
Trus Joist rim board: Toenail with 10d (3") box nails at 6" o.c. or 16d (3½") box nails at 12" o.c.
Shear transfer: Connections equivalent to decking nail schedule.

Rim board, rim joist or closure to TJI® joist:
1¾" width or less: Two 10d (3") box nails, one each at top and bottom flange.
TJI®/Pro™ 130, 350, 100C & 300C rim joist: Two 16d (3½") box nails, one each at top and bottom flange.
TJI®/Pro™ 550 & 400C rim joist: Toenail joist to rim joist with one 10d (3") box nail each side of joist top flange.

2x4 minimum squash blocks: Two 10d (3") box nails, one each at top and bottom flange.

JOIST DEPTH	JOIST SERIES	FILLER BLOCK	WEB FILLER
9-1/2" AND 11-7/8"	26 [A]	1-1/8" DSB (6" HIGH)	1/2" OR 5/8" DSB
	30 [A]	2X6	3/4" DSB
	36 [A]	2X6 + 3/8" DSB	7/8" DSB
	20 & 32	2X6 + 5/8" DSB	1" DSB
	56 [A]	(≥) 2X6	2X6
14" AND 16"	30 [A]	2X8	3/4" DSB
	36 [A]	2X8 + 3/8" DSB	7/8" DSB
	32	2X8 + 5/8" DSB	1" DSB
	56 [A]	(≥) 2X8	2X8

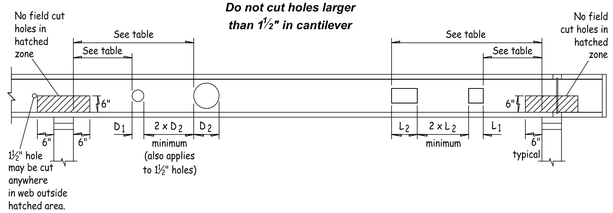
HANGER CONNECTIONS

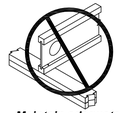


VERIFY CAPACITY AND FASTENING REQUIREMENTS OF HANGERS AND CONNECTIONS

OPENING HANGER CONNECTIONS

ALLOWABLE HOLES - TJI® Joists





Minimum Distance from Inside Face of Any Support to Nearest Edge of Hole
For other load conditions or hole configurations not included in this table, refer to TJ-Beam® software or contact your Trus Joist representative.

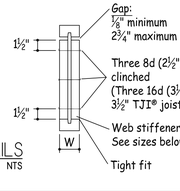
JOIST DEPTH	TJI®/Pro™	ROUND HOLE SIZE 2"	3"	4"	5"	6¼"	7"	8⅝"	9"	10¾"	12"	SQUARE OR RECTANGULAR HOLE SIZE 2"	3"	4"	5"	6¼"	7"	8⅝"	9"	10¾"	12"
9½"	100TS	1'-6"	2'-0"	2'-6"	3'-6"	5'-6"						1'-6"	2'-6"	3'-6"	5'-0"	6'-0"					
	130	2'-0"	3'-0"	3'-6"	4'-6"	7'-0"						2'-0"	3'-0"	4'-0"	6'-0"	7'-0"					
	150	2'-0"	3'-0"	3'-6"	5'-0"	6'-6"						2'-0"	3'-0"	4'-0"	6'-0"	6'-6"					
	250	2'-0"	3'-6"	4'-6"	5'-6"	7'-0"						2'-0"	3'-6"	4'-6"	6'-6"	7'-0"					
	350	1'-6"	3'-6"	5'-0"	6'-6"	7'-0"						1'-6"	3'-6"	5'-0"	6'-6"	7'-0"					
	100C	1'-6"	2'-0"	2'-6"	3'-6"	4'-6"						1'-6"	2'-0"	3'-0"	4'-0"	4'-6"					
	300C	2'-6"	3'-0"	4'-0"	5'-0"	6'-6"						2'-0"	3'-0"	4'-0"	5'-6"	6'-6"					
	400C	2'-0"	3'-0"	4'-0"	5'-6"	7'-6"						3'-0"	4'-0"	5'-6"	7'-0"	7'-6"					
11⅞"	100TS	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	6'-0"				1'-6"	2'-0"	3'-0"	4'-0"	6'-6"	7'-0"	8'-6"			
	130	1'-6"	2'-0"	2'-6"	3'-6"	4'-6"	5'-0"	8'-0"				2'-0"	3'-0"	3'-6"	5'-0"	7'-6"	8'-0"	9'-6"			
	150	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-6"	8'-6"				1'-0"	2'-0"	3'-6"	5'-0"	7'-6"	8'-0"	9'-0"			
	250	1'-0"	1'-6"	2'-6"	4'-0"	5'-6"	6'-6"	9'-0"				1'-0"	2'-0"	4'-0"	5'-6"	8'-0"	8'-6"	9'-6"			
	350	1'-6"	2'-6"	3'-6"	5'-0"	6'-6"	7'-6"	9'-6"				1'-6"	3'-0"	4'-6"	6'-0"	8'-6"	9'-0"	9'-6"			
	550	1'-6"	2'-6"	4'-0"	5'-0"	7'-0"	8'-0"	10'-6"				3'-6"	5'-0"	6'-0"	7'-6"	9'-6"	9'-6"	10'-6"			
	100C	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	4'-0"	6'-6"				1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	5'-6"	7'-0"			
	300C	1'-6"	2'-0"	3'-0"	3'-6"	4'-6"	5'-6"	9'-0"				1'-6"	2'-6"	3'-6"	4'-6"	7'-0"	7'-6"	9'-0"			
	400C	1'-0"	2'-0"	3'-0"	4'-0"	5'-6"	6'-6"	9'-6"				3'-0"	4'-0"	5'-0"	6'-6"	9'-0"	9'-0"	10'-0"			
14"	130	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	3'-6"	5'-0"	5'-6"	8'-6"		1'-0"	2'-0"	3'-0"	4'-0"	6'-0"	7'-6"	10'-0"	10'-0"	11'-6"	
	250	1'-0"	1'-0"	1'-0"	3'-0"	4'-0"	6'-6"	7'-0"	10'-0"			1'-0"	1'-0"	2'-0"	4'-6"	7'-0"	8'-6"	10'-6"	10'-6"	12'-0"	
	350	1'-0"	1'-0"	1'-0"	2'-6"	4'-0"	5'-0"	7'-6"	8'-0"	11'-0"		1'-0"	1'-0"	3'-0"	5'-0"	7'-6"	9'-0"	10'-6"	11'-0"	12'-0"	
	550	1'-0"	1'-0"	2'-0"	3'-6"	5'-6"	6'-6"	8'-6"	9'-0"	12'-0"		2'-6"	4'-0"	5'-6"	7'-0"	9'-0"	10'-0"	12'-0"	12'-0"	13'-0"	
	100C	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	3'-6"	4'-0"	7'-0"		1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	7'-0"	7'-6"	9'-0"	
	300C	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-0"	5'-6"	6'-0"	10'-0"		1'-0"	1'-0"	3'-0"	4'-0"	5'-6"	7'-0"	9'-6"	10'-0"	11'-6"	
	400C	1'-0"	1'-0"	1'-0"	3'-0"	4'-6"	5'-0"	7'-0"	8'-0"	11'-0"		2'-0"	3'-6"	4'-6"	6'-0"	8'-0"	9'-6"	11'-0"	11'-0"	12'-0"	
16"	130	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	4'-0"	5'-6"	7'-6"	1'-0"	1'-0"	2'-6"	3'-6"	5'-0"	6'-0"	10'-6"	10'-6"	12'-0"	13'-0"
	250	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	4'-0"	7'-0"	9'-6"	1'-0"	1'-0"	1'-0"	2'-0"	5'-0"	7'-0"	11'-0"	11'-0"	12'-0"	13'-6"
	350	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	5'-6"	8'-6"	10'-6"	1'-0"	1'-0"	1'-0"	3'-6"	6'-0"	7'-6"	11'-6"	11'-6"	12'-6"	13'-6"
	550	1'-0"	1'-0"	1'-0"	1'-6"	3'-6"	4'-6"	7'-0"	7'-6"	10'-0"	12'-0"	1'-0"	2'-6"	4'-6"	6'-0"	8'-6"	9'-6"	13'-0"	13'-0"	14'-0"	15'-0"
	100C	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	2'-6"	4'-0"	5'-6"	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-6"	7'-0"	7'-6"	9'-0"	10'-6"
	300C	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-0"	4'-6"	6'-6"	8'-6"	1'-0"	1'-0"	2'-0"	3'-0"	5'-0"	6'-0"	9'-6"	10'-0"	12'-0"	13'-0"
	400C	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	5'-6"	6'-0"	8'-6"	11'-0"	1'-0"	2'-0"	3'-6"	5'-0"	7'-0"	8'-6"	12'-0"	12'-6"	13'-0"	14'-0"

JOIST DEPTH	TJI®/Pro™	ROUND HOLE SIZE 2"	4"	6"	8"	10"	12"	14¾"	16¾"	SQUARE OR RECTANGULAR HOLE SIZE 2"	4"	6"	8"	10"	12"	14¾"	16¾"
18"	350	1'-0"	1'-0"	1'-0"	1'-0"	4'-0"	7'-6"	13'-0"		1'-0"	1'-0"	3'-0"	8'-0"	13'-0"	15'-0"	17'-6"	
	550	1'-0"	1'-0"	1'-0"	3'-6"	6'-6"	10'-0"	15'-0"		1'-0"	2'-0"	6'-6"	10'-6"	14'-6"	16'-0"	18'-0"	
	300C	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	6'-0"	11'-0"	1'-0"	1'-0"	3'-0"	6'-6"	10'-6"	13'-0"	16'-6"	
	400C	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-6"	8'-0"	13'-6"	1'-0"	2'-0"	5'-6"	9'-0"	13'-6"	15'-0"	17'-0"	
20"	350	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	6'-0"	10'-0"	14'-6"	1'-0"	1'-0"	1'-0"	6'-0"	11'-6"	15'-0"	17'-6"	19'-6"
	550	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	7'-0"	12'-0"	16'-0"	1'-0"	1'-0"	4'-0"	9'-0"	14'-0"	17'-0"	18'-6"	19'-6"
	300C	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	5'-0"	8'-0"	12'-0"	1'-0"	1'-0"	1'-6"	5'-0"	9'-0"	12'-6"	16'-6"	19'-0"
	400C	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-0"	10'-0"	14'-6"	1'-0"	1'-0"	4'-0"	8'-0"	12'-6"	16'-0"	18'-0"	20'-0"

- Leave ⅛" web at top and bottom of hole. **DO NOT cut joist flanges.**
- Table is based on uniform load tables in current design literature.
- For simple span (5 foot minimum) uniformly loaded joists not requiring commercial concentrated loads, one maximum size round hole may be located at the center of the joist span **provided no other holes occur in the joist.**

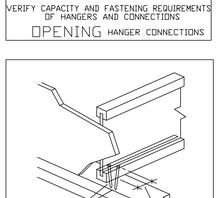
W	WEB STIFFENER SIZE
1½"	¼" x 2⅝" minimum
1¾"	⅝" x 2⅝" minimum
2⅝"	1" x 2⅝" minimum
3½"	2x4

WEB STIFFENER ATTACHMENT

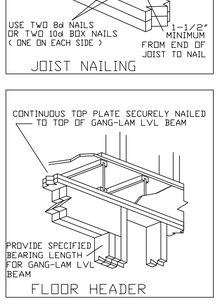




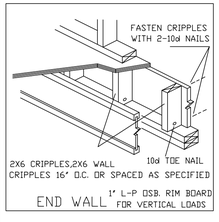
A TYPICAL TJI NOTES AND DETAILS SCALE NTS



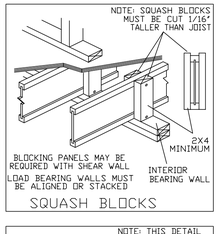
JOIST NAILING



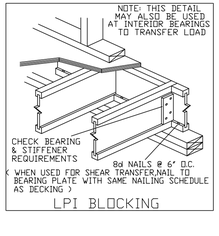
FLOOR HEADER



END WALL



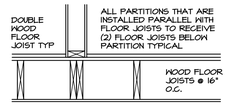
SQUASH BLOCKS



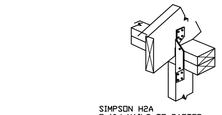
LPI BLOCKING

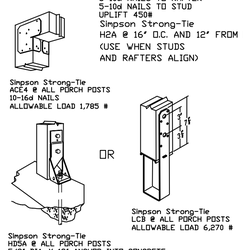


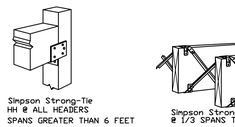
B FRAMING DETAIL TYP SCALE NTS

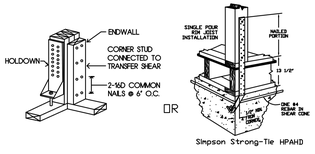


D FRAMING DETAIL TYP SCALE NTS









CORNER HOLDOWNS - USE "SIMPSON" HDU8-SDS2.5 (20) SDS 1/4" X 2.5" WOOD SCREWS (1) 5/8" DIA X 12" STEEL ANCHOR ALLOWABLE LOAD 6,970 #

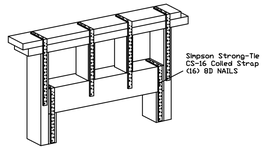
DRILL AND SET 5/8" DIAMETER ANCHORS 8 1/2" MIN INTO CONCRETE. HOLE TO BE 11/16" DIAMETER. FILL HOLE HALFWAY WITH "SET EPOXY-TIE" BY "SIMPSON" IF TEMPERATURE IS BETWEEN 40 AND 100 DEGREES. FILL HOLE WITH "AT-ACRYLIC TIE" IF TEMPERATURE IS BETWEEN 0-40 DEGREES. REFER TO MANUFACTURES INSTRUCTIONS FOR MIXING AND CLEANING HOLES. SEE GROUND FLOOR PLAN FOR LOCATIONS

NOTE 1:
TYPICAL FOUNDATION ANCHORS BOLTS TO BE 5/8" DIAMETER X 12" DEEP 12" OFF CORNERS AND SET @ 36" O.C. AS PER. (WFCM 2018 TABLE 3.2A)

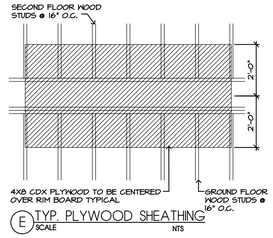
NOTE 2:
REFERENCE STANDARD USED IN DESIGN OF STRUCTURE (WFCM 2018) SEE ELEVATIONS FOR LINE OF STRAPPING DETAILS AS PRESCRIBED ABOVE

NOTE 3:
ALL STEEL CONNECTORS AND NAILS ATTACHED TO A.C.Q. LUMBER TO BE HOT DIPPED GALVANIZED, Z MAX TREATED, OR STAINLESS STEEL TYPICALLY

F STRAPPING DETAILS SCALE NTS

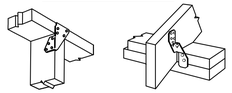


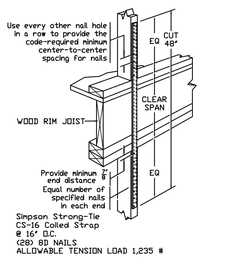
C FRAMED OPENING STRAPPING SCALE NTS

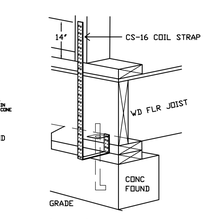


E TYP. PLYWOOD SHEATHING SCALE NTS

TIE TO PROVIDE CONTINUOUS SUPPORT FROM STUD TO TOP OF PLATE TO RAFTER.







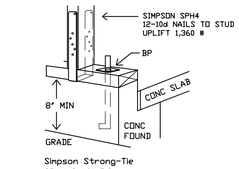


TABLE R301.2.1.2
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS[a, b, c, d]

FASTENER TYPE	FASTENER SPACING (inches)[a, b] Panel span ≤ 4 feet	4 feet < panel span ≤ 6 feet	6 feet < panel span ≤ 8 feet
No. 8 wood-screw-based anchor with 2-inch embedment length	16	10	8
No. 10 wood-screw-based anchor with 2-inch embedment length	16	12	9
¼-inch lag-screw-based anchor with 2-inch embedment length	16	16	16

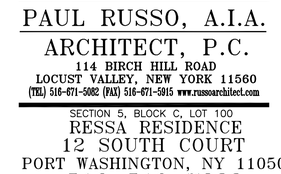
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448 N, 1 mile per hour = 0.447 m/s.

a. This table is based on 130 mph ultimate design wind speeds, V_{ult}, and a 45-foot mean roof height.

b. Fasteners shall be installed at opposing ends of the wood structural panel. Fasteners shall be located not less than 1 inch from the edge of the panel.

c. Anchors shall penetrate through the exterior wall covering with an embedment length of not less than 2 inches into the building frame. Fasteners shall be located not less than 2½ inches from the edge of concrete block or concrete.

d. Panels attached to masonry or masonry-stucco shall be attached using vibration-resistant anchors having an ultimate withdrawal capacity of not less than 1,500 pounds.



G PRE-ENGINEERED WOOD CONST ID SIGN SCALE NTS

Generated by RESCheck-Web Software

Compliance Certificate

Project RESSA RESIDENCE

Energy Code:	**2018 IECC**
Location:	**Nassau County, New York**
Construction Type:	**Single-family**
Project Type:	**New Construction**
Conditioned Floor Area:	**1,940 ft2**
Glazing Area	**19%**
Climate Zone:	**4 (5499 HDD)**
Permit Date:	
Permit Number:	

Construction Site: Owner/Agent: Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: **4.9% Better Than Code** Maximum UA: **472** Your UA: **449** Maximum SHGC: **0.40** Your SHGC: **0.32**

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: Cathedral Ceiling	2,744	40.0	0.0	0.026	0.026	71	71
Wall: Wood Frame, 16" o.c.	3,361	19.0	0.0	0.060	0.060	164	164
Door: Glass Door (over 50% glazing) SHGC: 0.32	125			0.300	0.320	38	40
Window: Wood Frame SHGC: 0.32	502			0.300	0.320	151	161
Floor: All-Wood Joist/Truss	772	30.0	0.0	0.033	0.047	25	36

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 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title Signature Date

Project Title: RESSA RESIDENCE Report date: 01/28/24
Data filename: Page 1 of 9

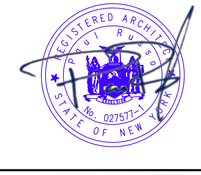
2018 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Above-Grade Wall	19.00
Below-Grade Wall	0.00
Floor	30.00
Ceiling / Roof	40.00
Ductwork (unconditioned spaces):	____

Glass & Door Rating	U-Factor	SHGC
Window	0.30	0.32
Door	0.30	0.32

Heating & Cooling Equipment	Efficiency
Heating System:	____
Cooling System:	____
Water Heater:	____

Name: Date:
Comments



NOTE:
NO WORK TO COMMENCE UNTIL A BUILDING PERMIT IS ISSUED

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REV NO.	DESCRIPTION	DATE BY:
1	NEW DWELLING OVER EXISTING FOUNDATION	5/2024

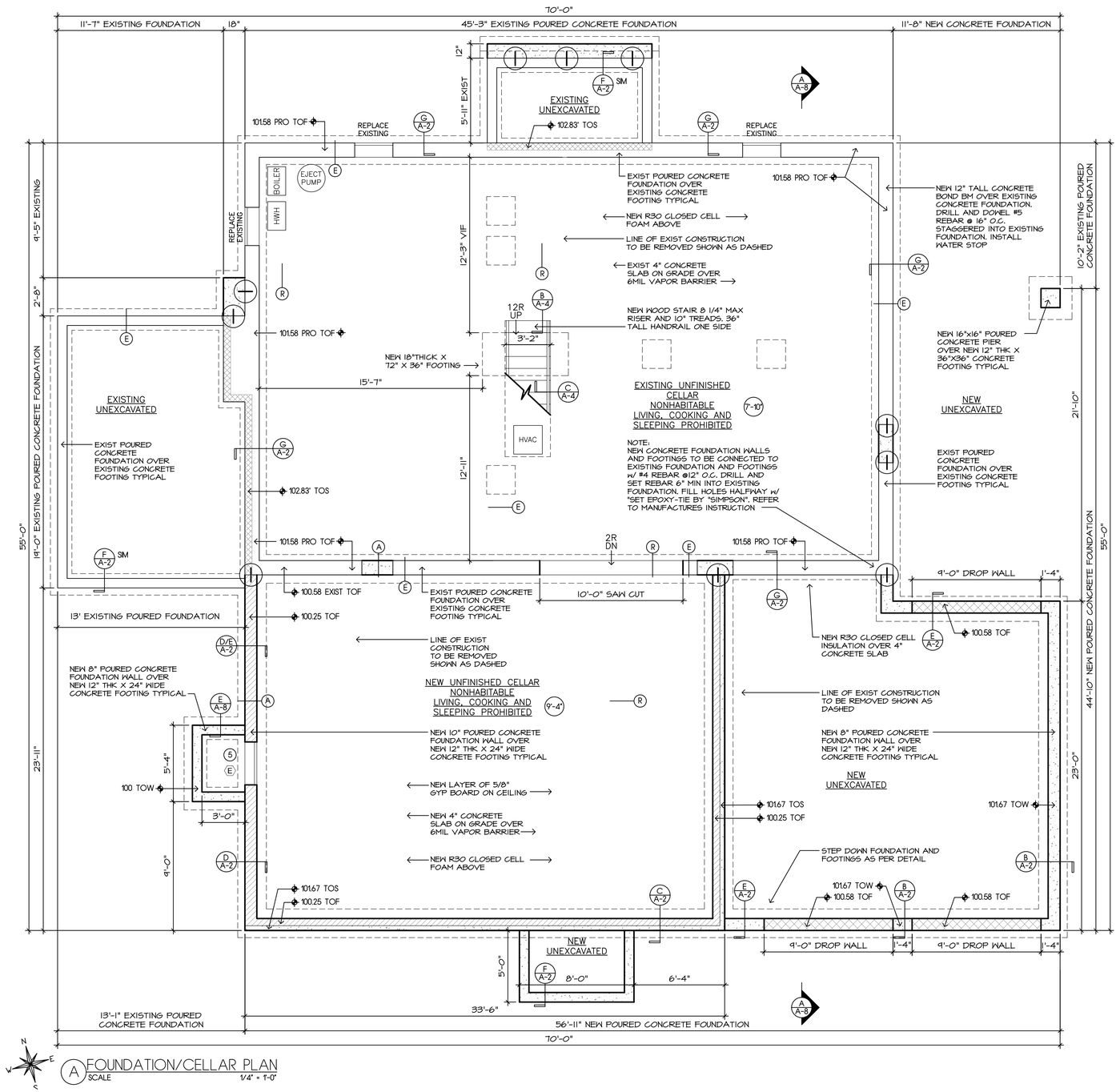
PAUL RUSSO, A.I.A.
ARCHITECT, P.C.
114 BIRCH HILL ROAD
LOCUST VALLEY, NEW YORK 11560
(TEL) 516-671-5082 (FAX) 516-671-5915 www.russoarchitect.com

SECTION 5, BLOCK C, LOT 100
RESSA RESIDENCE
12 SOUTH COURT
PORT WASHINGTON, NY 11050
516-510-7823

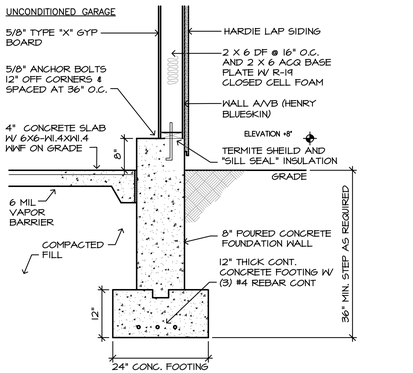
TJI DETAILS STRAPPING AND RES CHECK

DATE: 5/2024
SCALE: AS NOTED
DRAWN: PR
CHECKED: PR
PROJECT: 2023-49
CAD FILE: 2023-49-4-A1

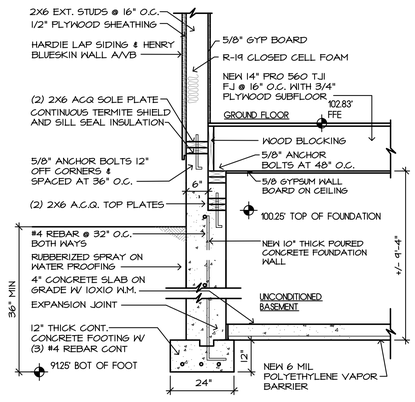
A-1E



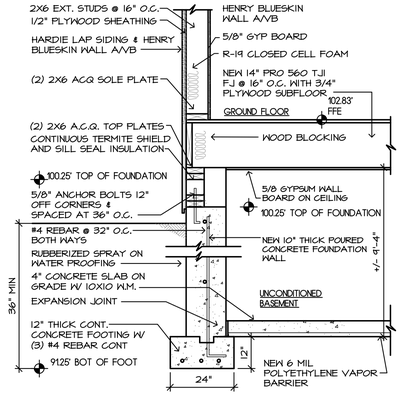
A FOUNDATION/CELLAR PLAN
SCALE 1/4" = 1'-0"



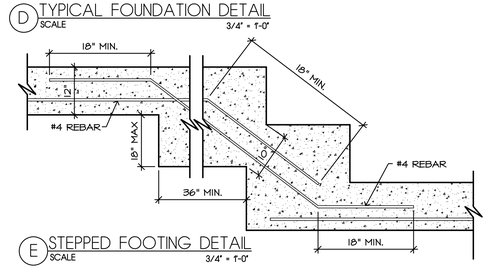
B WALL DETAIL (TYPICAL)
SCALE 3/4" = 1'-0"



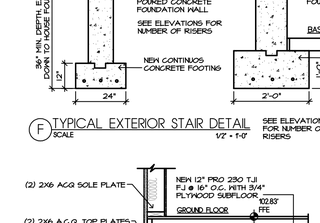
C TYPICAL FOUNDATION DETAIL
SCALE 3/4" = 1'-0"



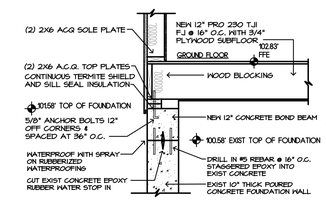
D TYPICAL FOUNDATION DETAIL
SCALE 3/4" = 1'-0"



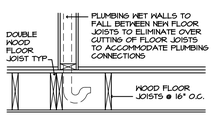
E STEPPED FOOTING DETAIL
SCALE 3/4" = 1'-0"



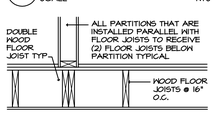
F TYPICAL EXTERIOR STAIR DETAIL
SCALE 1/2" = 1'-0"
SEE ELEVATIONS FOR NUMBER OF RISERS



G TYPICAL FOUNDATION DETAIL
SCALE 3/4" = 1'-0"



Y FRAMING DETAIL TYP
SCALE NTS



Z FRAMING DETAIL TYP
SCALE NTS

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HEADER SCHEDULE

OPENING	HEADER
UP TO 4'-0"	(2) 2" X 8" WOOD
4'-0" TO 6'-0"	(2) 2" X 10" WOOD
6'-0" TO 10'-0"	(2) 2" X 12" WOOD

"ML" MICROLAM DESIGNATION EQUALS LAMINATED VENEER LUMBER
ENGINEERED LUMBER TO BE MICROLAMINATED MEMBERS W/ A PRODUCT GRADE OF 1.9E AND STRENGTH OF 2,650 PSI
PROVIDE TWO JACK STUDS IF HEADER IS 3'-9" OR LARGER
PROVIDE ONE JACK STUDS IF HEADER IS 3'-9" OR SMALLER
SEE PLANS FOR ADDITIONAL FRAMING INSTRUCTIONS

CONSTRUCTION LEGEND

- E — EXISTING CONSTRUCTION TO REMAIN
- R — EXISTING CONSTRUCTION TO BE REMOVED
- A — NEW 10" THICK POURED CONCRETE FOUNDATION WALL OVER NEW 12" THK X 24" WIDE CONCRETE FOOTING. 5/8" X 12" LONG ANCHOR BOLTS 12" FROM CORNERS AND PLACED AT 36" O.C.
- A1 — NEW 8" THICK POURED CONCRETE FOUNDATION WALL OVER NEW 12" THK X 24" WIDE CONCRETE FOOTING. 5/8" X 12" LONG ANCHOR BOLTS 12" FROM CORNERS AND PLACED AT 36" O.C.
- 2 — NEW 2X6 WD STUDS @ 16" O.C. WITH 5/8" GYPSUM WALL BOARD ON INSIDE AND 1/2" CDX PLYWOOD SHEATHING ON EXTERIOR. SIDING TO BE HARDIE BOARD LAP. INSULATION IS 2.75" THICK R19 CLOSED CELL FOAM INSULATION.
- B — NEW 2 X 4 WD STUDS @ 16" O.C. WITH 5/8" GYPSUM WALL BOARD ON BOTH SIDES. SOLID WOOD BLOCKING @ MIDPOINT OF STUDS TYP. 5/8" GREEN BOARD AT BATHS AND 5/8" CONCRETE BOARD @ SHOWERS AND TUBS IF PARTITION FALLS IN BATH
- P — NEW 2 X 6 WD STUDS @ 16" O.C. WITH 5/8" TYPE "X" GYPSUM WALL ON GARAGE SIDE AND 5/8" TYPE "X" GYPSUM WALL BOARD ON OPPOSITE SIDE. INSULATION TO BE R-19 INSULATION.
- G — 36"x84" DOOR WIDTH & HEIGHT; NEW DOOR, HARDWARE AND CASING
- ELEVATION NUMBER / DRAWING NUMBER
- DETAIL NUMBER / DRAWING NUMBER
- A.F.F. — ABOVE FINISHED FLOOR.
- 9'-0" — CEILING HEIGHT

ARC-FAULT CIRCUIT INTERRUPTER PROTECTION
ARC-FAULT CIRCUIT INTERRUPTER PROTECTION TO BE SUPPLIED AS REQUIRED

- (E) EMERGENCY EGRESS OPENING
- (T) TEMPERED GLASS
- (S) STATIONARY / FIXED GLASS

REGISTERED ARCHITECT PAUL RUSSO No. 027577-1 STATE OF NEW YORK

REV NO.	DESCRIPTION	DATE BY:
1	NEW DWELLING OVER EXISTING FOUNDATION	5/2024

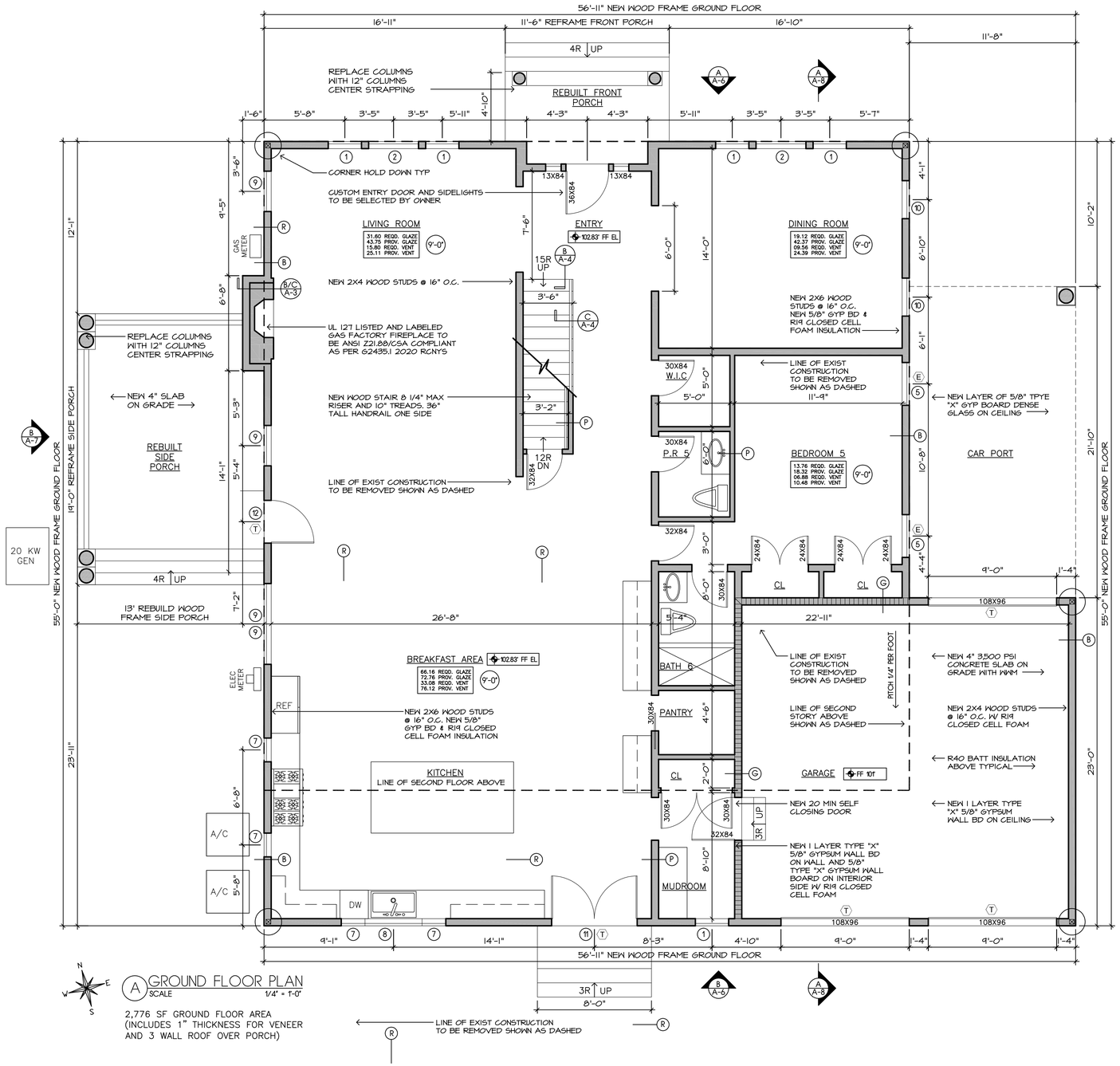
PAUL RUSSO, A.I.A.
ARCHITECT, P.C.
114 BIRCH HILL ROAD
LOCUST VALLEY, NEW YORK 11560
(TEL) 516-671-5082 (FAX) 516-671-5915 www.russoarchitect.com

SECTION 5, BLOCK C, LOT 100
RESSA RESIDENCE
12 SOUTH COURT
PORT WASHINGTON, NY 11050
516-510-7823

FOUNDATION/ BASEMENT FLOOR PLAN & DETAILS

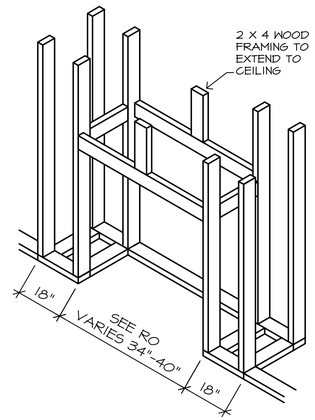
DATE: 5/2024
SCALE: AS NOTED
DRAWN: PR
CHECKED: PR
PROJECT: 2023-49
CAD FILE: 2023-49-A-A2

A-2

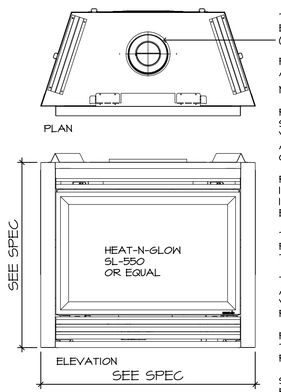


A GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"

2,776 SF GROUND FLOOR AREA
(INCLUDES 1" THICKNESS FOR VENEER AND 3 WALL ROOF OVER PORCH)



B FIREPLACE FRAMING
SCALE NTS



FINISH NOTES:

PROVIDE FIELDSTONE FOR SURROUND. (2 SIDES AND TOP)

PROVIDE 1 1/2" X 72" MARBLE HEARTH. FLUSH WITH FLOOR

C GAS FIREPLACE
SCALE NTS

NOTE:
NO WORK TO COMMENCE UNTIL A BUILDING PERMIT IS ISSUED

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HEADER SCHEDULE

OPENING	HEADER
UP TO 4'-0"	(2) 2" X 8" WOOD
4'-0" TO 6'-0"	(2) 2" X 10" WOOD
6'-0" TO 10'-0"	(2) 2" X 12" WOOD

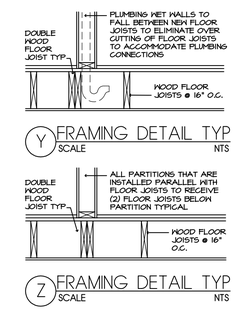
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- (G)
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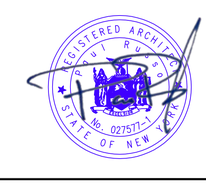
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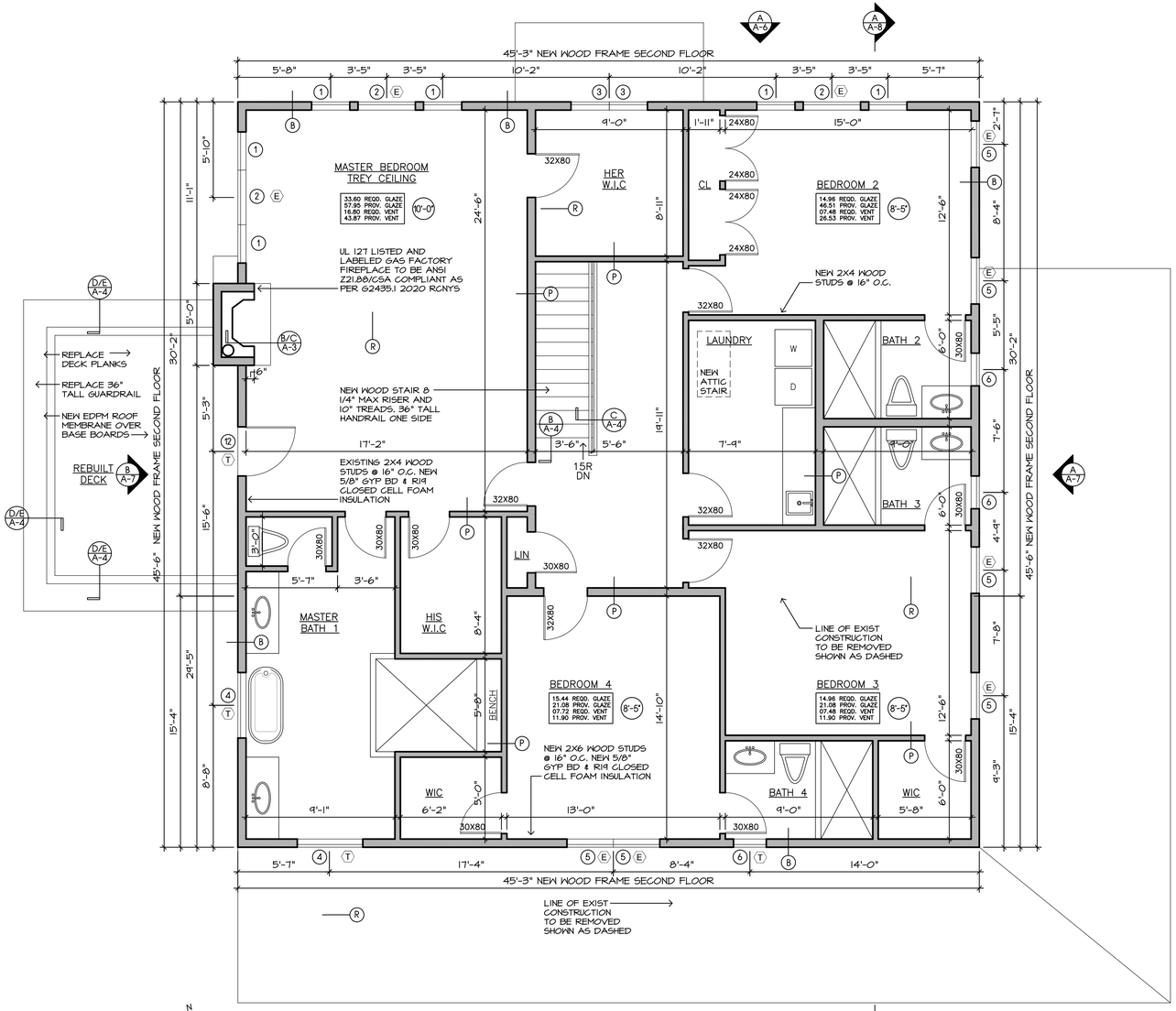
SECTION 5, BLOCK C, LOT 100
RESSA RESIDENCE
12 SOUTH COURT
PORT WASHINGTON, NY 11050
516-510-7823

GROUND FLOOR PLAN AND DETAILS

DATE: 5/2024
SCALE: AS NOTED
DRAWN: PR
CHECKED: PR
PROJECT: 2023-49
CAD FILE: 2023-49-A-A2

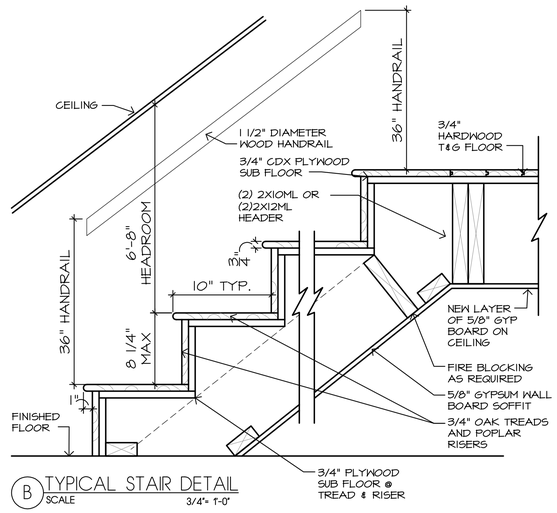
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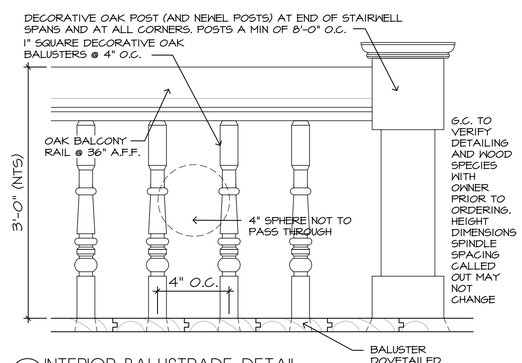


A SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

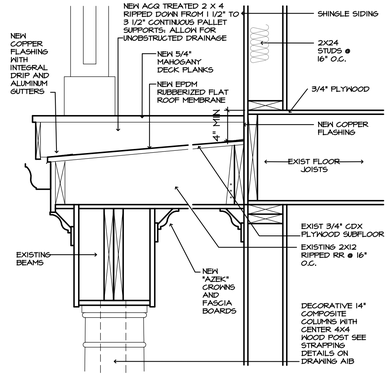
2,074 SF SECOND FLOOR AREA



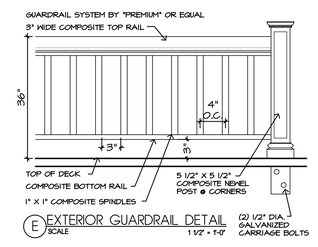
B TYPICAL STAIR DETAIL
SCALE 3/4" = 1'-0"



C INTERIOR BALUSTRADE DETAIL
SCALE NTS



D DECK DETAIL
SCALE 1 1/2" = 1'-0"



E EXTERIOR GUARDRAIL DETAIL
SCALE 1 1/2" = 1'-0"

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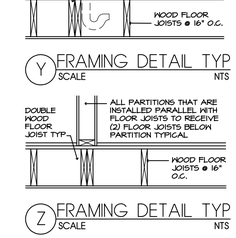
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Y FRAMING DETAIL TYP
SCALE NTS

Z FRAMING DETAIL TYP
SCALE NTS

REV NO.	DESCRIPTION	DATE BY:
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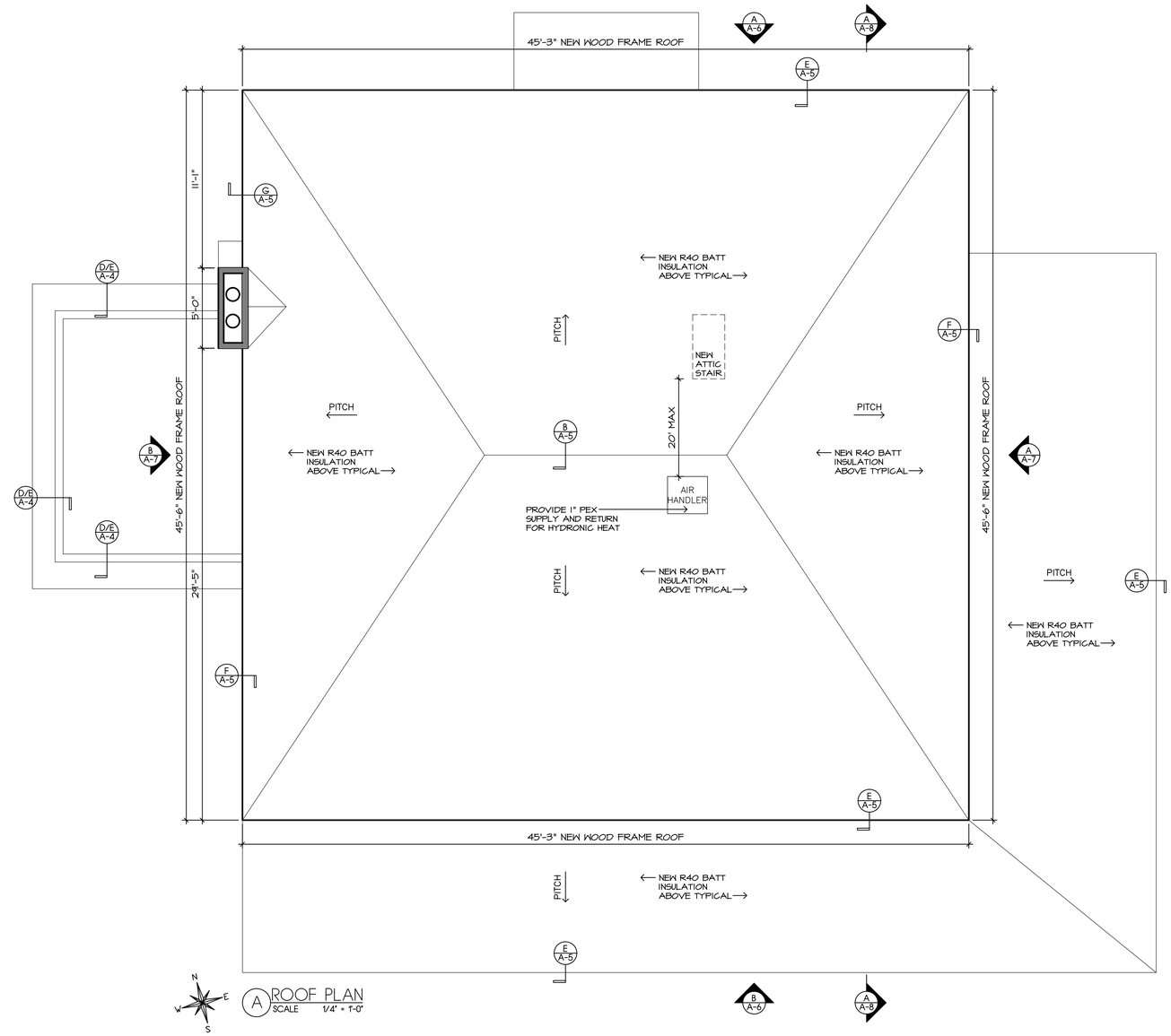
SECTION 5, BLOCK C, LOT 100
RESSA RESIDENCE
12 SOUTH COURT
PORT WASHINGTON, NY 11050
516-510-7823

SECOND FLOOR PLAN AND DETAILS

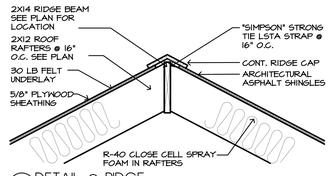
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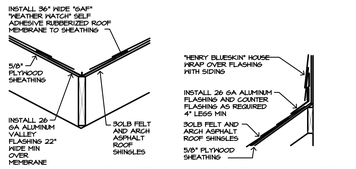
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A ROOF PLAN
SCALE 1/4" = 1'-0"

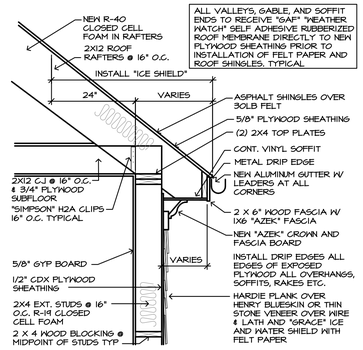


B DETAIL @ RIDGE
SCALE NTS

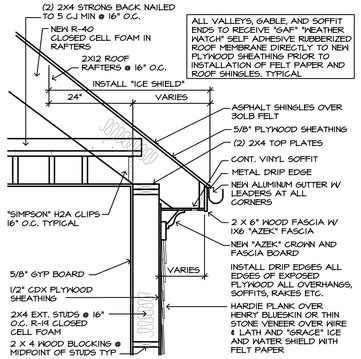


C TYP VALLEY DETAIL
SCALE NTS

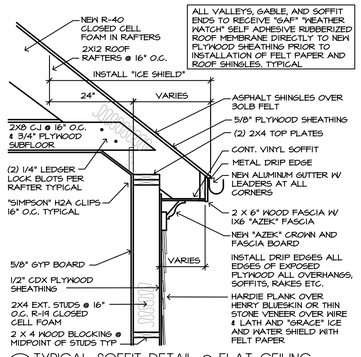
D TYP FLASHING DETAIL
SCALE NTS



E TYPICAL SOFFIT DETAIL @ FLAT CEILING
SCALE NTS



F TYPICAL SOFFIT DETAIL @ FLAT CEILING
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G TYPICAL SOFFIT DETAIL @ FLAT CEILING
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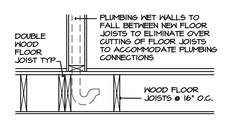
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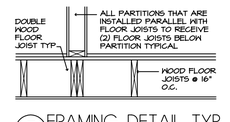
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ARC-FAULT CIRCUIT INTERRUPTER PROTECTION TO BE SUPPLIED AS REQUIRED

- (E) EMERGENCY EGRESS OPENING
- (T) TEMPERED GLASS
- (S) STATIONARY / FIXED GLASS



Y FRAMING DETAIL TYP
SCALE NTS



Z FRAMING DETAIL TYP
SCALE NTS

REV NO.	DESCRIPTION	DATE BY:
1	NEW DWELLING OVER EXISTING FOUNDATION	5/2024

PAUL RUSSO, A.I.A.
ARCHITECT, P.C.
114 BIRCH HILL ROAD
LOCUST VALLEY, NEW YORK 11560
(TEL) 516-671-5082 (FAX) 516-671-5915 www.russoarchitect.com

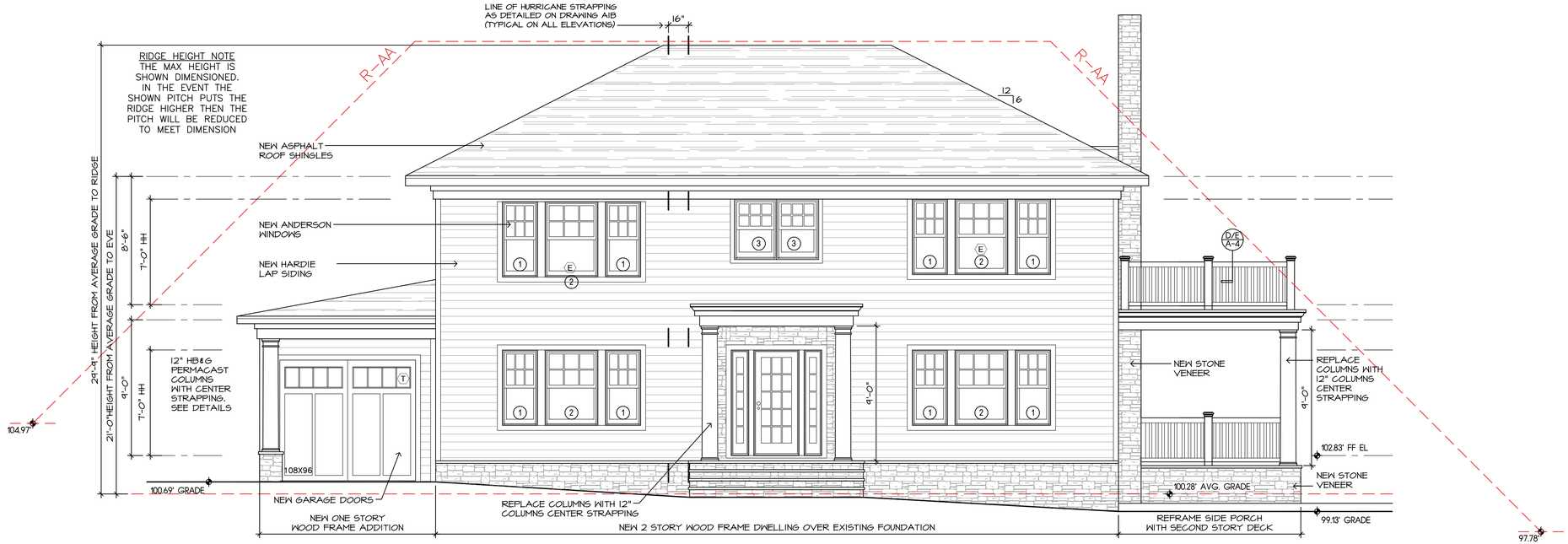
SECTION 5, BLOCK C, LOT 100
RESSA RESIDENCE
12 SOUTH COURT
PORT WASHINGTON, NY 11050
516-510-7823

REGISTERED ARCHITECT PAUL RUSSO No. 027571-1 STATE OF NEW YORK

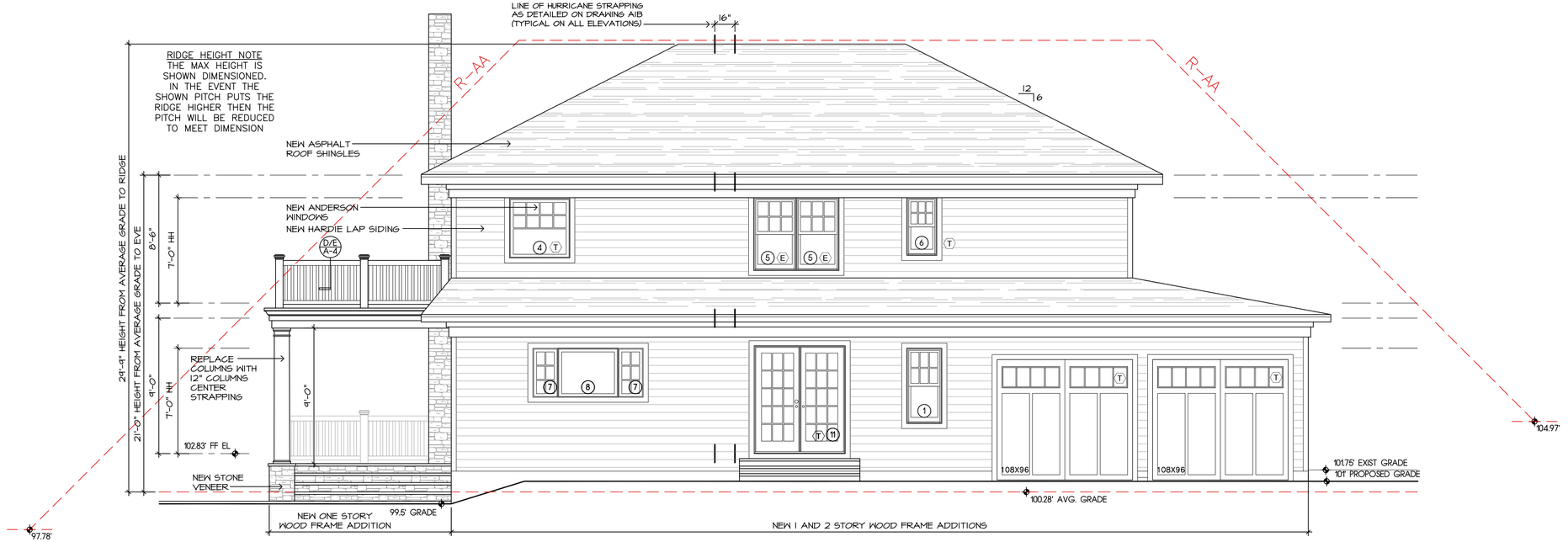
ROOF PLAN AND DETAILS

DATE: 5/2024
SCALE: AS NOTED
DRAWN: PR
CHECKED: PR
PROJECT: 2023-49
CAD FILE: 2023-49-4-A2

A-5



A NORTH ELEVATION
SCALE 1/4" = 1'-0"



B SOUTH ELEVATION
SCALE 1/4" = 1'-0"

PRE-EXISTING AVERAGE GRADE CALCULATIONS

99.13 + 100.69 = 199.82 /2 = 99.91 X 45.3 = 4,525.92
100.69 + 101.75 = 202.44 /2 = 101.22 X 55 = 5,567.1
101.75 + 99.50 = 201.25 /2 = 100.62 X 56.9 = 5,725.27
99.50 + 99.13 = 198.63 /2 = 99.31 X 55 = 5,462.05
212.2 21,280.34

31,280.34/212.2 = 100.28
PRE-EXISTING AVERAGE GRADE = 100.28

PRINCIPAL STRUCTURE PRE-EXISTING SKY EXPOSURE GRADE ELE CALC.

NORTH - (FRONT ELEVATION) - 95.75 + 97.33 + 101.00 = 294.08/3 = 98.02
EAST - (SIDE ELEVATION) - 104.00 + 105.25 + 105.66 = 314.91/3 = 104.97
WEST - (SIDE ELEVATION) - 97.50 + 97.90 + 97.96 = 293.36/3 = 97.78

CONSTRUCTION LEGEND

- ELEVATION NUMBER / DRAWING NUMBER
- DETAIL NUMBER / DRAWING NUMBER
- A.F.F. — ABOVE FINISHED FLOOR
- 9'-0" CEILING HEIGHT
- (E) EMERGENCY EGRESS OPENING
- (T) TEMPERED GLASS
- (S) STATIONARY / FIXED GLASS

NOTE:
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HEADER SCHEDULE

OPENING	HEADER
UP TO 4'-0"	(2) 2" X 8" WOOD
4'-0" TO 6'-0"	(2) 2" X 10" WOOD
6'-0" TO 10'-0"	(2) 2" X 12" WOOD

"ML" (MICROLAM) DESIGNATION EQUALS LAMINATED VENEER LUMBER ENGINEERED LUMBER TO BE MICROLAMINATED MEMBERS W/ A PRODUCT GRADE OF 1.9E AND STRENGTH OF 2,650 PSI
PROVIDE TWO JACK STUDS IF HEADER IS 3'-9" OR LARGER
PROVIDE ONE JACK STUDS IF HEADER IS 3'-9" OR SMALLER
SEE PLANS FOR ADDITIONAL FRAMING INSTRUCTIONS

1 NEW DWELLING OVER EXISTING FOUNDATION 5/2024
REV NO. DESCRIPTION DATE BY:

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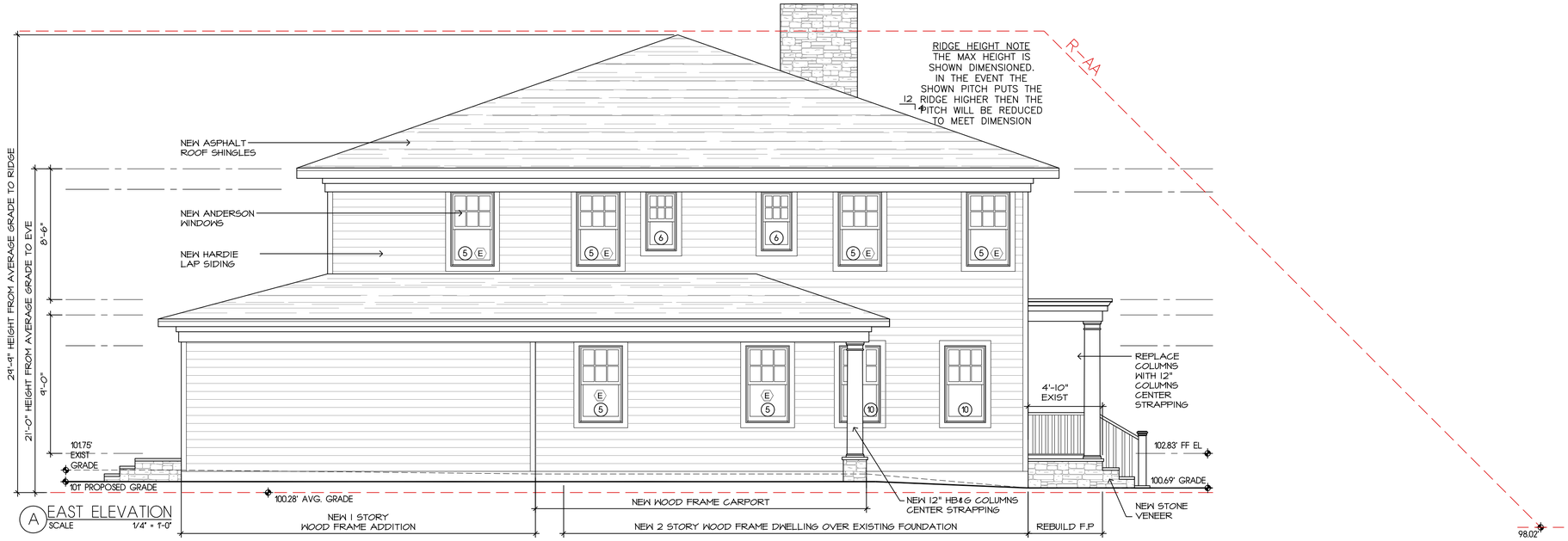
SECTION 5, BLOCK C, LOT 100
RESSA RESIDENCE
12 SOUTH COURT
PORT WASHINGTON, NY 11050
516-510-7823

ELEVATIONS

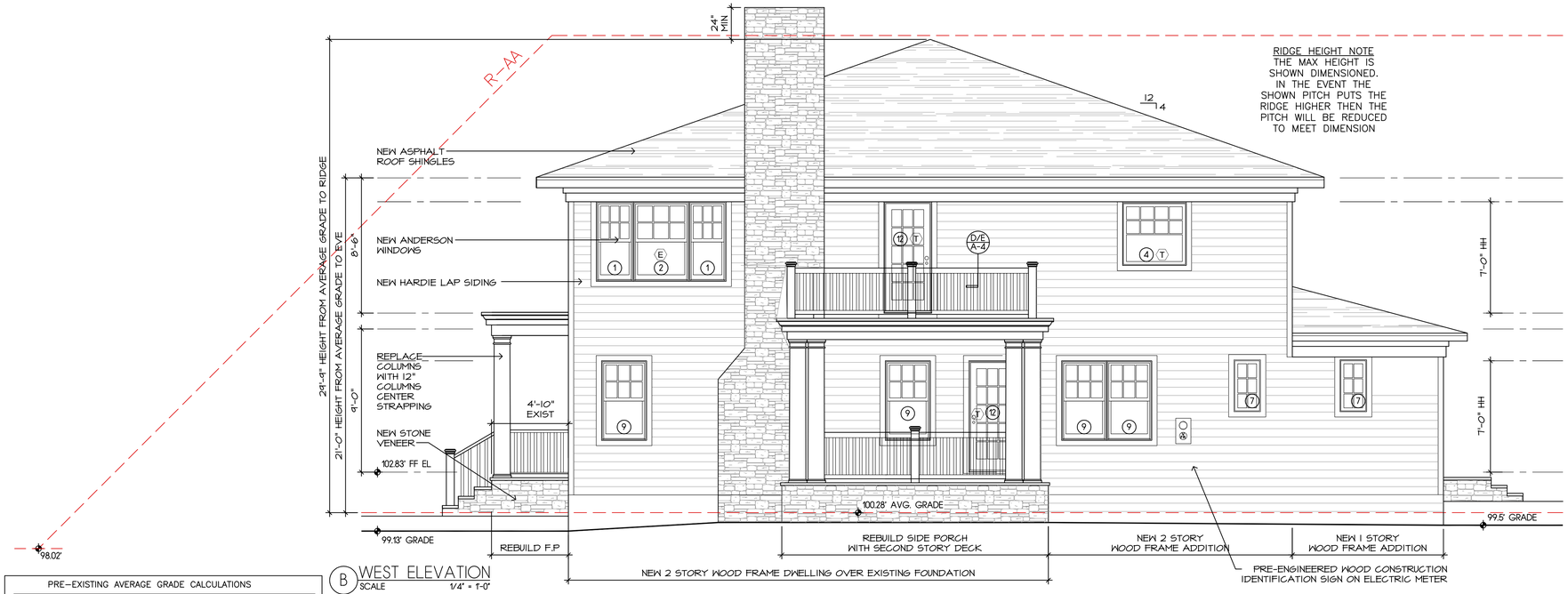
REGISTERED ARCHITECT PAUL RUSSO No. 027577 STATE OF NEW YORK

DATE: 5/2024
SCALE: AS NOTED
DRAWN: PR
CHECKED: PR
PROJECT: 2023-49
CAD FILE: 2023-49-4-A2

A-6



A EAST ELEVATION
SCALE 1/4" = 1'-0"



B WEST ELEVATION
SCALE 1/4" = 1'-0"

PRE-EXISTING AVERAGE GRADE CALCULATIONS

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100.69 + 101.75 = 202.44 /2 = 101.22 X 55	=	5,567.1	
101.75 + 99.50 = 201.25 /2 = 100.62 X 56.9	=	5,725.27	
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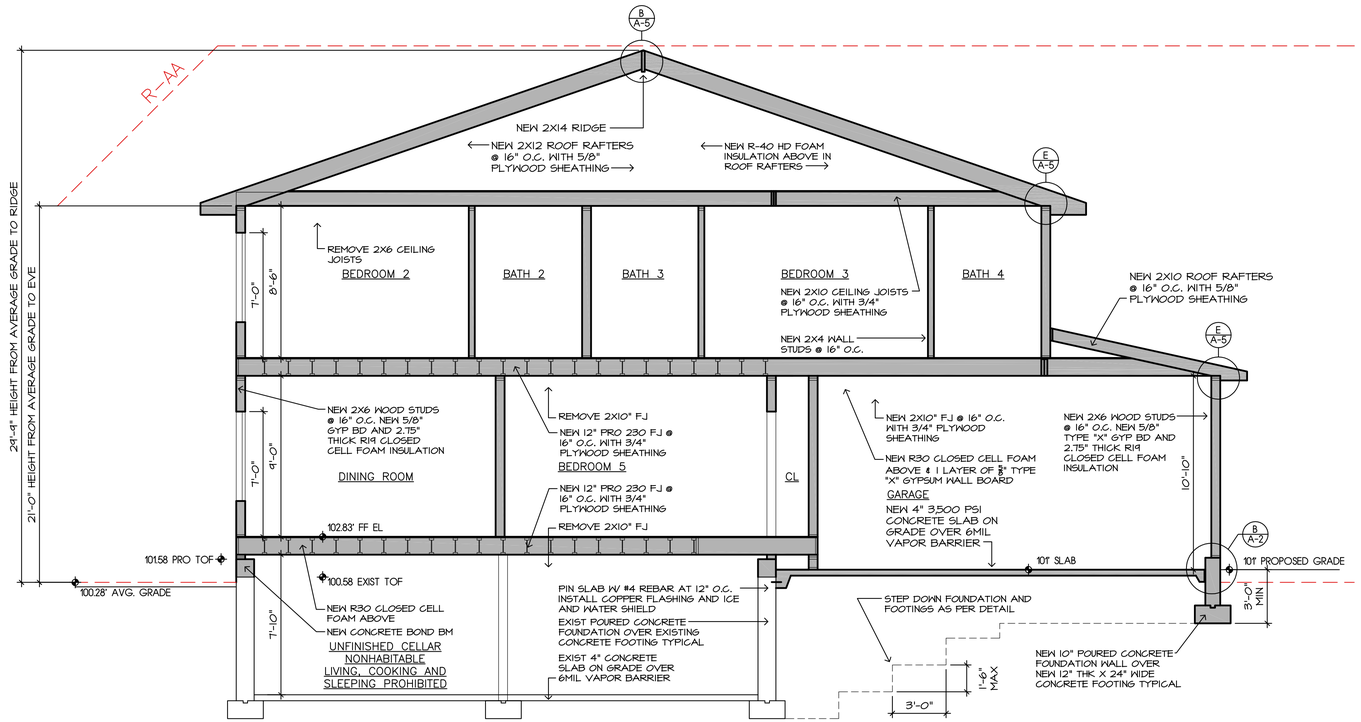
SECTION 5, BLOCK C, LOT 100
RESSA RESIDENCE
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516-510-7823

ELEVATIONS

REGISTERED ARCHITECT PAUL RUSSO No. 027577-1 STATE OF NEW YORK

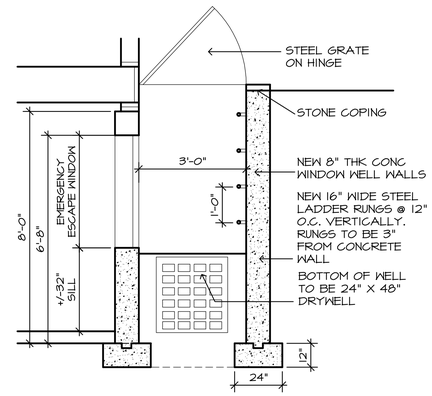
DATE: 5/2024
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PROJECT: 2023-49
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A-7

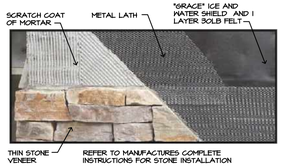


A CROSS SECTION
SCALE 1/4" = 1'-0"

ASSUMED SOIL CLASSIFICATION = SP	CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 3000 PSI
GC TO NOTIFY ARCHITECT IF SOIL ENCOUNTERED DURING EXCAVATION DIFFERS FROM ASSUMED SOIL CLASSIFICATION	

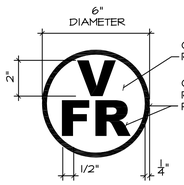


E EGRESS WINDOW WELL SECTION
SCALE 1/2" = 1'-0"



F TYPICAL EXTERIOR STONE DETAIL
SCALE NTS

PRE-ENGINEERED WOOD CONSTRUCTION IDENTIFICATION SIGN



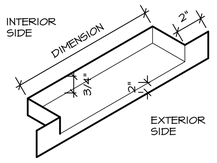
SIGN LOCATION

SIGNS TO BE LOCATED ON ELECTRICAL METER MOUNTED ON EXTERIOR OF DWELLING OR ON EXTERIOR WALL ADJACENT TO METER. SIGN NOT TO OBSTRUCT METER

SIGNS CAN BE PURCHASED ON WWW.TRUSSID.ORG

G PRE-ENGINEERED WOOD CONST ID SIGN
SCALE NTS

NOTE: DOOR PAN TO BE LEAD-COATED COPPER. PROVIDE AND INSTALL FOR ALL EXTERIOR DOOR OPENINGS.



H TYPICAL DOOR PAN
SCALE NOT TO SCALE

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TABLE R301.2.1.2

WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS[a, b, c, d]

FASTENER TYPE	FASTENER SPACING (inches)[a, b]		
	Panel span ≤ 4 feet	4 feet < panel span ≤ 6 feet	6 feet < panel span ≤ 8 feet
No. 8 wood-screw-based anchor with 2-inch embedment length	16	10	8
No. 10 wood-screw-based anchor with 2-inch embedment length	16	12	9
1/4-inch lag-screw-based anchor with 2-inch embedment length	16	16	16

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448 N, 1 mile per hour = 0.447 m/s.

a. This table is based on 180 mph ultimate design wind speeds, V_{ult}, and a 45-foot mean roof height.

b. Fasteners shall be installed at opposing ends of the wood structural panel. Fasteners shall be located not less than 1 inch from the edge of the panel.

c. Anchors shall penetrate through the exterior wall covering with an embedment length of not less than 2 inches into the building frame. Fasteners shall be located not less than $2\frac{1}{2}$ inches from the edge of concrete block or concrete.

d. Panels attached to masonry or masonry stucco shall be attached using vibration-resistant anchors having an ultimate withdrawal capacity of not less than 1,500 pounds.

WINDOW AND DOOR SCHEDULE
(ANDERSON "A" SERIES WINDOWS - DOUBLE PANE)

UNIT NUMBER	UNIT DESCR.	UNIT ROUGH OPENING	SQ. FT. CL.OPN	MAX. OPENING WIDTH	MAX. OPENING HEIGHT	SQ. FT. GLASS	SQ. FT. VENT
1	ADH2450	2'-4" X 5'-0"	4.02	23 3/16"	25"	7.10	4.16
2	ADH3450	3'-4" X 5'-0"	6.11	35 3/16"	25"	11.23	6.31
3	ADH2840	2'-8" X 4'-0"	2.41	23 3/16"	15"	4.24	2.55
4	ADH4040	4'-0 " X 4'-0"	5.69	43 3/16"	19"	10.60	5.95
(E) 5	ADH3250	3'-2" X 5'-0"	5.76	33 3/16"	25"	10.54	5.95
6	ADH2038	2'-0" X 3'-8"	2.26	19 3/16"	17"	3.87	2.38
7	ACW1838	1'-8" X 3'-8"	2.29	9 13/16"	33 5/8"	2.78	2.97
8	APW4038	4'-0" X 3'-8"	NA	NA	NA	8.97	NA
9	ADH21050	2'-10" X 5'-0"	5.06	29 3/16"	25"	9.16	5.24
10	ADH2850	2'-8" X 5'-0"	4.72	27 3/16"	25"	8.47	4.88
(T) 11	FWHD60611	6'-0" X 6'-11"	36.42	67 1/8"	78 1/8"	22.91	36.42
(T) 12	FWHD31611	3'-1" X 6'-11"	17.34	32"	78 1/8"	11.44	17.34

WINDOW NOTES:

ALL WINDOWS MEET PART R303 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE FOR LIGHT AND VENTILATION

ALL EGRESS WINDOW HAVE A MIN CLEAR OPENING OF 5.7 SQ FEET. MIN OPENING HEIGHT OF 24 INCHES. AND MIN OPENING WIDTH OF 20 INCHES AND MEET PART R310 OF THE CODE

ALL WINDOWS AND DOORS TO BE "ANDERSON" A SERIES WINDOWS AND DOORS. G.C. TO VERIFY ALL ROUGH OPENING WITH DISTRIBUTOR. G.C. TO PROVIDE SHOP DRAWINGS FOR ARCH APPROVAL PRIOR TO ORDERING

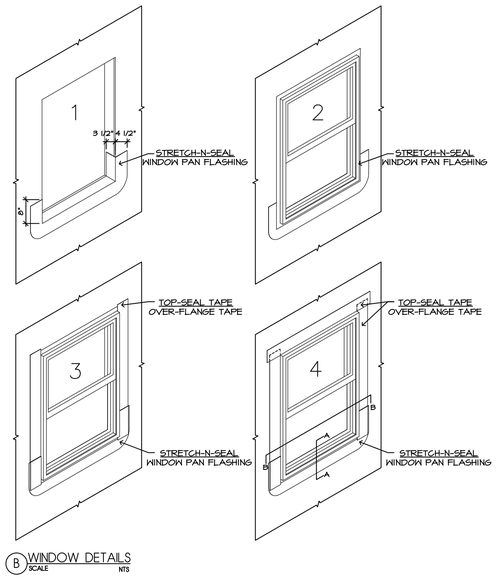
(C) WINDOW CONTROL DEVICES REQUIRED FOR OPERABLE WINDOWS WITH SILL HEIGHT LOCATED LESS THAN 24 INCHES ABOVE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE FINISHED GRADE. CONTROL DEVICES TO BE COMPLIANT WITH ASTM F 2090, WHICH WIL NOT REDUCE THE NET CLEAR OPENING AREA TO LESS THAN REQUIRED FOR EMERGENCY.

ALL WINDOWS IN BATHTUBS, SHOWERS, STAIRWELLS, DOORS TO BE TEMPERED AS PER CODE SECTION R308

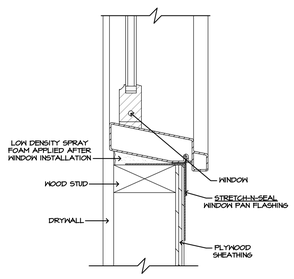
(E) EMERGENCY EGRESS OPENING

(T) TEMPERED GLASS

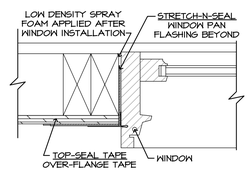
(S) STATIONARY / FIXED GLASS



B WINDOW DETAILS
SCALE NTS



C WINDOW SECTION A-A
SCALE NTS



D WINDOW SECTION B-B
SCALE NTS

REV NO.	DESCRIPTION	DATE BY:
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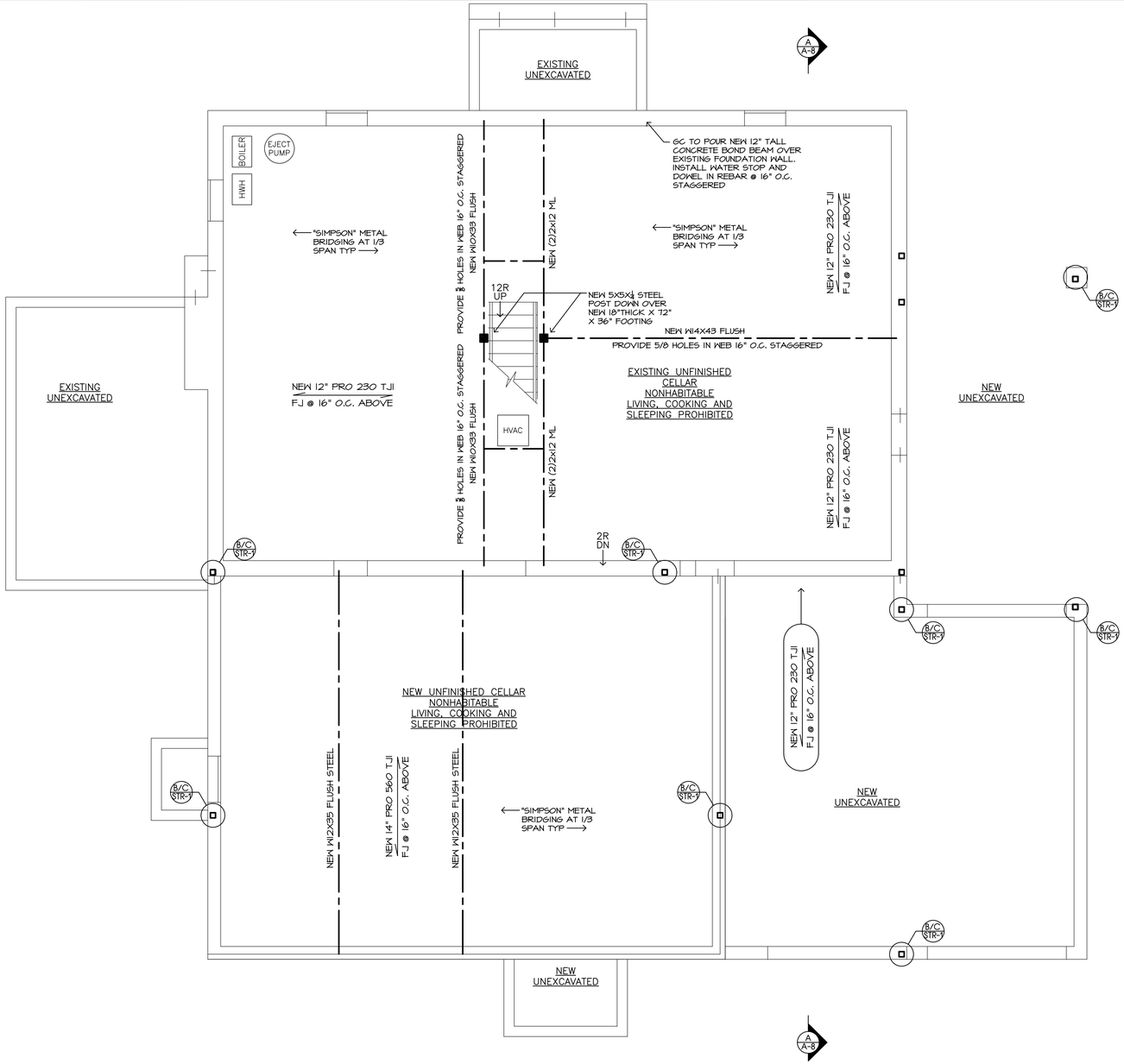
SECTION 5, BLOCK C, LOT 100
RESSA RESIDENCE
12 SOUTH COURT
PORT WASHINGTON, NY 11050
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SECTION WINDOW SCHEDULE AND DETAILS

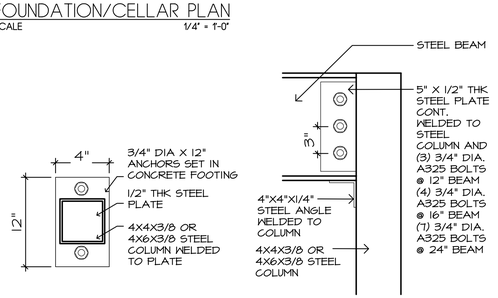
REGISTERED ARCHITECT PAUL RUSSO No. 027571 STATE OF NEW YORK

DATE: 5/2024
SCALE: AS NOTED
DRAWN: PR
CHECKED: PR
PROJECT: 2023-49
CAD FILE: 2023-49-4-A2

A-8

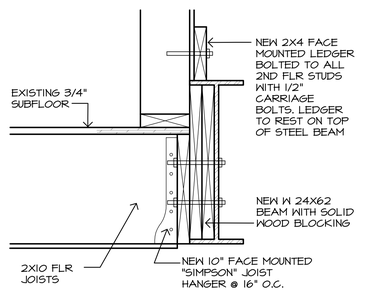


A FOUNDATION/CELLAR PLAN
SCALE 1/4" = 1'-0"

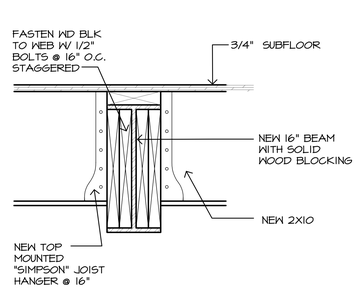


B STEEL BASE PLATE
SCALE 1 1/2" = 1'-0"

C STEEL FRAMING DETAIL
SCALE 1 1/2" = 1'-0"



D STEEL FRAMING DETAIL
SCALE 1 1/2" = 1'-0"



E STEEL FRAMING DETAIL
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HEADER SCHEDULE

OPENING	HEADER
UP TO 4'-0"	(2) 2" X 8" WOOD
4'-0" TO 6'-0"	(2) 2" X 10" WOOD
6'-0" TO 10'-0"	(2) 2" X 12" WOOD

"ML" MICROLAM DESIGNATION EQUALS LAMINATED VENEER LUMBER ENGINEERED LUMBER TO BE MICROLAMINATED MEMBERS W/ A PRODUCT GRADE OF 1.9E AND STRENGTH OF 2,650 PSI PROVIDE TWO JACK STUDS IF HEADER IS 3'-9" OR LARGER PROVIDE ONE JACK STUDS IF HEADER IS 3'-9" OR SMALLER SEE PLANS FOR ADDITIONAL FRAMING INSTRUCTIONS

REV NO.	DESCRIPTION	DATE BY:
1	NEW DWELLING OVER EXISTING FOUNDATION	5/2024

PAUL RUSSO, A.I.A.
ARCHITECT, P.C.
114 BIRCH HILL ROAD
LOCUST VALLEY, NEW YORK 11560
(TEL) 516-671-5082 (FAX) 516-671-5915 www.russoarchitect.com

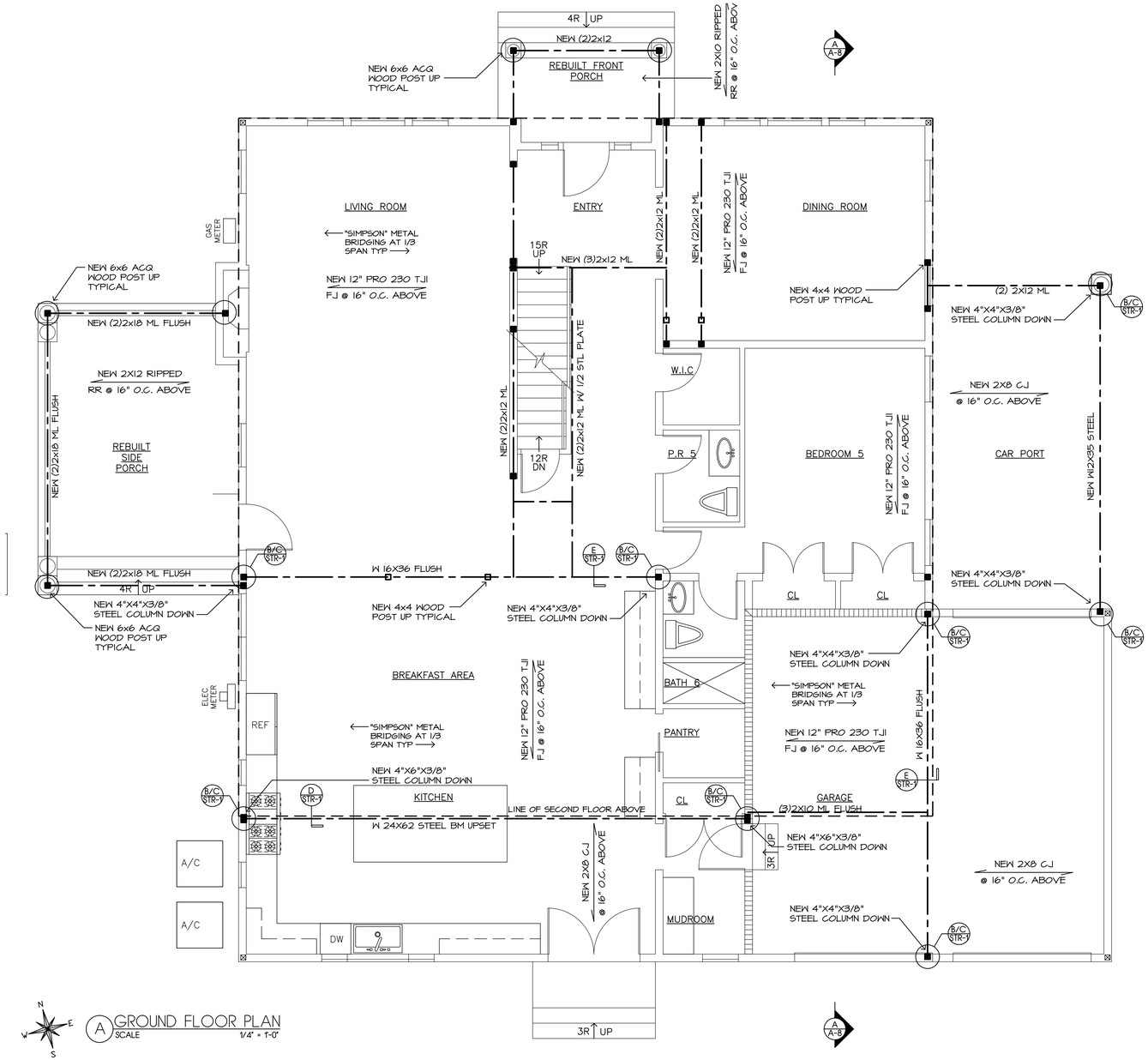
SECTION 5, BLOCK C, LOT 100
RESSA RESIDENCE
12 SOUTH COURT
PORT WASHINGTON, NY 11050
516-510-7823

BASEMENT STRUCTURAL PLAN

REGISTERED ARCHITECT PAUL RUSSO No. 027577 STATE OF NEW YORK

DATE:	5/2024
SCALE:	AS NOTED
DRAWN:	NS
CHECKED:	PR
PROJECT:	2023-49
CAD FILE:	2023-49-4-STR

STR-1



A GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"

NOTE:
NO WORK TO COMMENCE UNTIL A BUILDING PERMIT IS ISSUED

THESE PLANS COMPLY WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

VERIFICATION OF CONDITIONS

THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED CONDITIONS ON THE CONSTRUCTION DOCUMENTS WITH THOSE AT THE SITE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT REPORTED TO THE ARCHITECT ONCE WORK HAS COMMENCED, EXCEPT FOR HIDDEN CONDITIONS WHERE APPLICABLE

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OWNERSHIP AND USE OF DOCUMENTS

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF PAUL RUSSO ARCHITECT.

HEADER SCHEDULE

OPENING	HEADER
UP TO 4'-0"	(2) 2" X 8" WOOD
4'-0" TO 6'-0"	(2) 2" X 10" WOOD
6'-0" TO 10'-0"	(2) 2" X 12" WOOD

"ML" MICROLAM DESIGNATION EQUALS LAMINATED VENEER LUMBER ENGINEERED LUMBER TO BE MICROLAMINATED MEMBERS W/ A PRODUCT GRADE OF 1.9E AND STRENGTH OF 2,650 PSI
PROVIDE TWO JACK STUDS IF HEADER IS 3'-9" OR LARGER
PROVIDE ONE JACK STUDS IF HEADER IS 3'-0" OR SMALLER
SEE PLANS FOR ADDITIONAL FRAMING INSTRUCTIONS

REV NO.	DESCRIPTION	DATE BY:
1	NEW DWELLING OVER EXISTING FOUNDATION	5/2024

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LOCUST VALLEY, NEW YORK 11560
(TEL) 516-671-5082 (FAX) 516-671-5915 www.russoarchitect.com

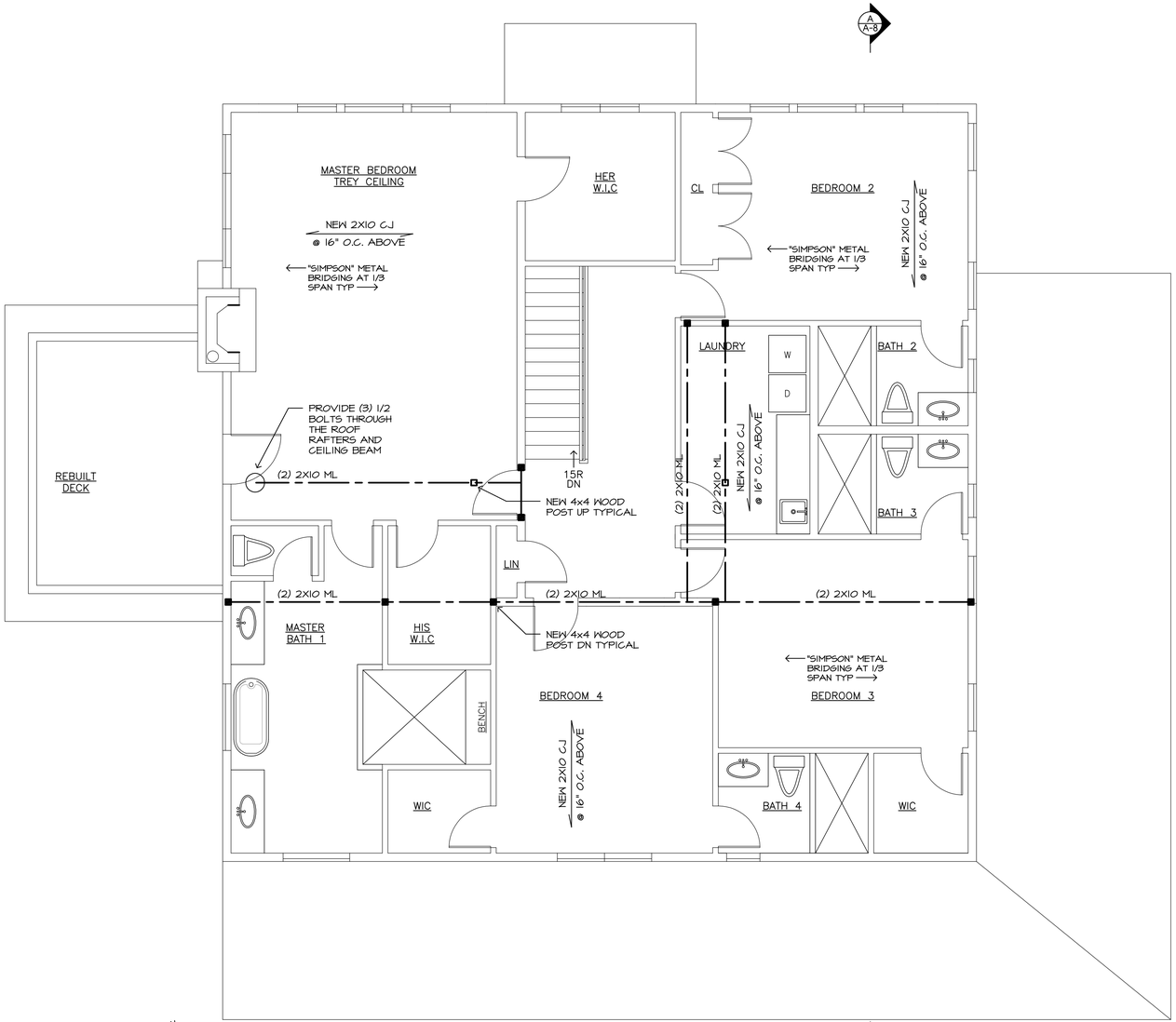
SECTION 5, BLOCK C, LOT 100
RESSA RESIDENCE
12 SOUTH COURT
PORT WASHINGTON, NY 11050
516-510-7823

GROUND FLOOR STRUCTURAL PLAN

REGISTERED ARCHITECT PAUL RUSSO No. 027577 STATE OF NEW YORK

DATE: 5/2024
SCALE: AS NOTED
DRAWN: NS
CHECKED: PR
PROJECT: 2023-49
CAD FILE: 2023-49-4-STR

STR-2



NOTE:
NO WORK TO COMMENCE UNTIL A BUILDING PERMIT IS ISSUED

THESE PLANS COMPLY WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

VERIFICATION OF CONDITIONS

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HEADER SCHEDULE

OPENING	HEADER
UP TO 4'-0"	(2) 2" X 8" WOOD
4'-0" TO 6'-0"	(2) 2" X 10" WOOD
6'-0" TO 10'-0"	(2) 2" X 12" WOOD

"ML" MICROLAM DESIGNATION EQUALS LAMINATED VENEER LUMBER
ENGINEERED LUMBER TO BE MICROLAMINATED MEMBERS W/ A PRODUCT GRADE OF 1.9E AND STRENGTH OF 2,650 PSI
PROVIDE TWO JACK STUDS F HEADER IS 3'-0" OR LARGER
PROVIDE ONE JACK STUDS F HEADER IS 2'-9" OR SMALLER
SEE PLANS FOR ADDITIONAL FRAMING INSTRUCTIONS

REV NO.	DESCRIPTION	DATE	BY:
1	NEW DWELLING OVER EXISTING FOUNDATION	5/2024	

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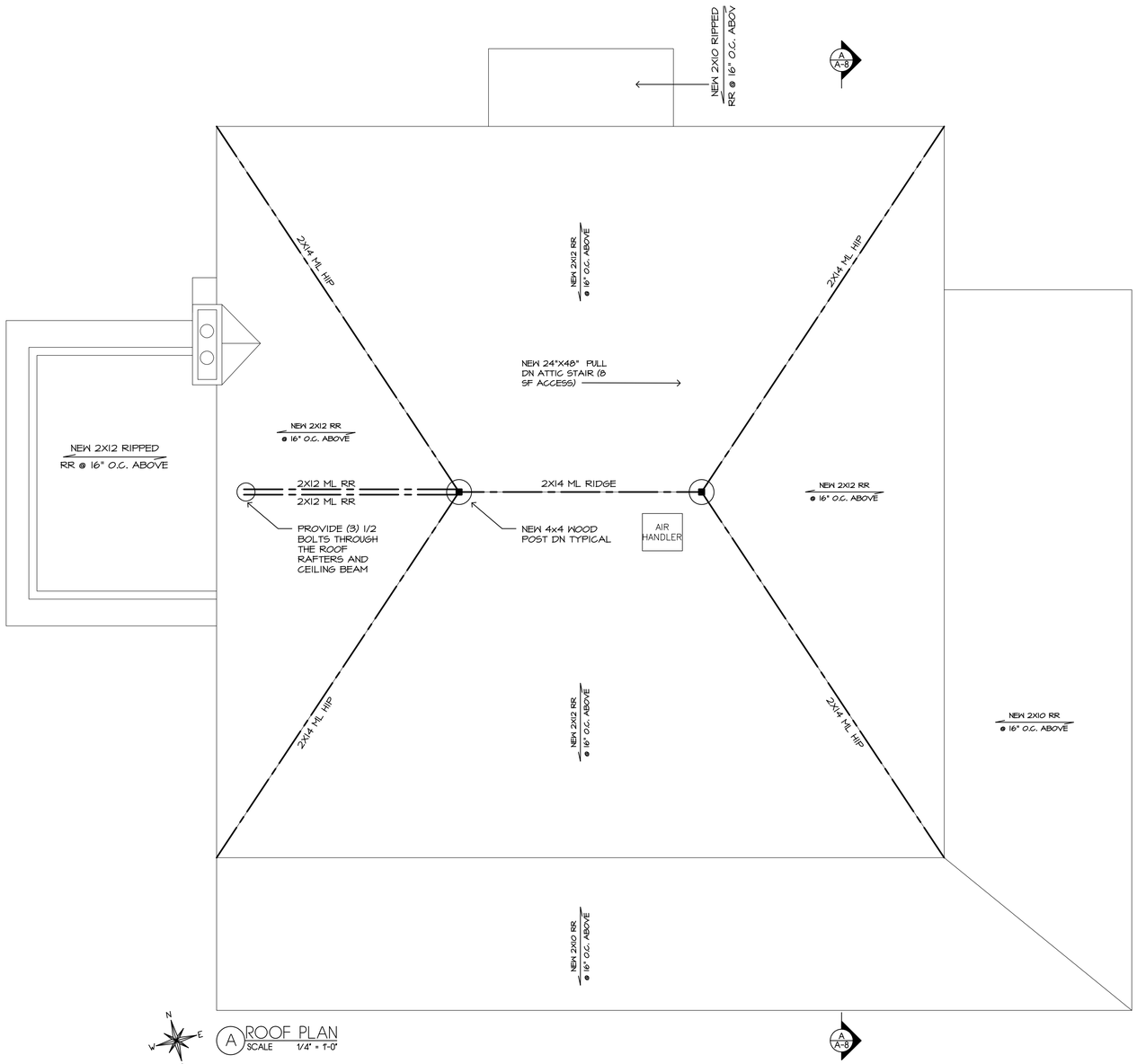
SECTION 5, BLOCK C, LOT 100
RESSA RESIDENCE
12 SOUTH COURT
PORT WASHINGTON, NY 11050
516-510-7823

SECOND FLOOR STRUCTURAL PLAN

REGISTERED ARCHITECT PAUL RUSSO No. 027577 STATE OF NEW YORK

DATE: 5/2024
SCALE: AS NOTED
DRAWN: NS
CHECKED: PR
PROJECT: 2023-49
CAD FILE: 2023-49-4-STR

STR-3



NOTE:
NO WORK TO COMMENCE UNTIL A BUILDING PERMIT IS ISSUED

THESE PLANS COMPLY WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

VERIFICATION OF CONDITIONS

THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED CONDITIONS ON THE CONSTRUCTION DOCUMENTS WITH THOSE AT THE SITE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT REPORTED TO THE ARCHITECT ONCE WORK HAS COMMENCED, EXCEPT FOR HIDDEN CONDITIONS WHERE APPLICABLE

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HEADER SCHEDULE

OPENING	HEADER
UP TO 4'-0"	(2) 2" X 8" WOOD
4'-0" TO 6'-0"	(2) 2" X 10" WOOD
6'-0" TO 10'-0"	(2) 2" X 12" WOOD

"ML" MICROLAM DESIGNATION EQUALS LAMINATED VENEER LUMBER ENGINEERED LUMBER TO BE MICROLAMINATED MEMBERS W/ A PRODUCT GRADE OF 1.9E AND STRENGTH OF 2,650 PSI
PROVIDE TWO JACK STUDS IF HEADER IS 3'-9" OR LARGER
PROVIDE ONE JACK STUDS IF HEADER IS 3'-9" OR SMALLER
SEE PLANS FOR ADDITIONAL FRAMING INSTRUCTIONS

REV NO.	DESCRIPTION	DATE	BY:
1	NEW DWELLING OVER EXISTING FOUNDATION	5/2024	

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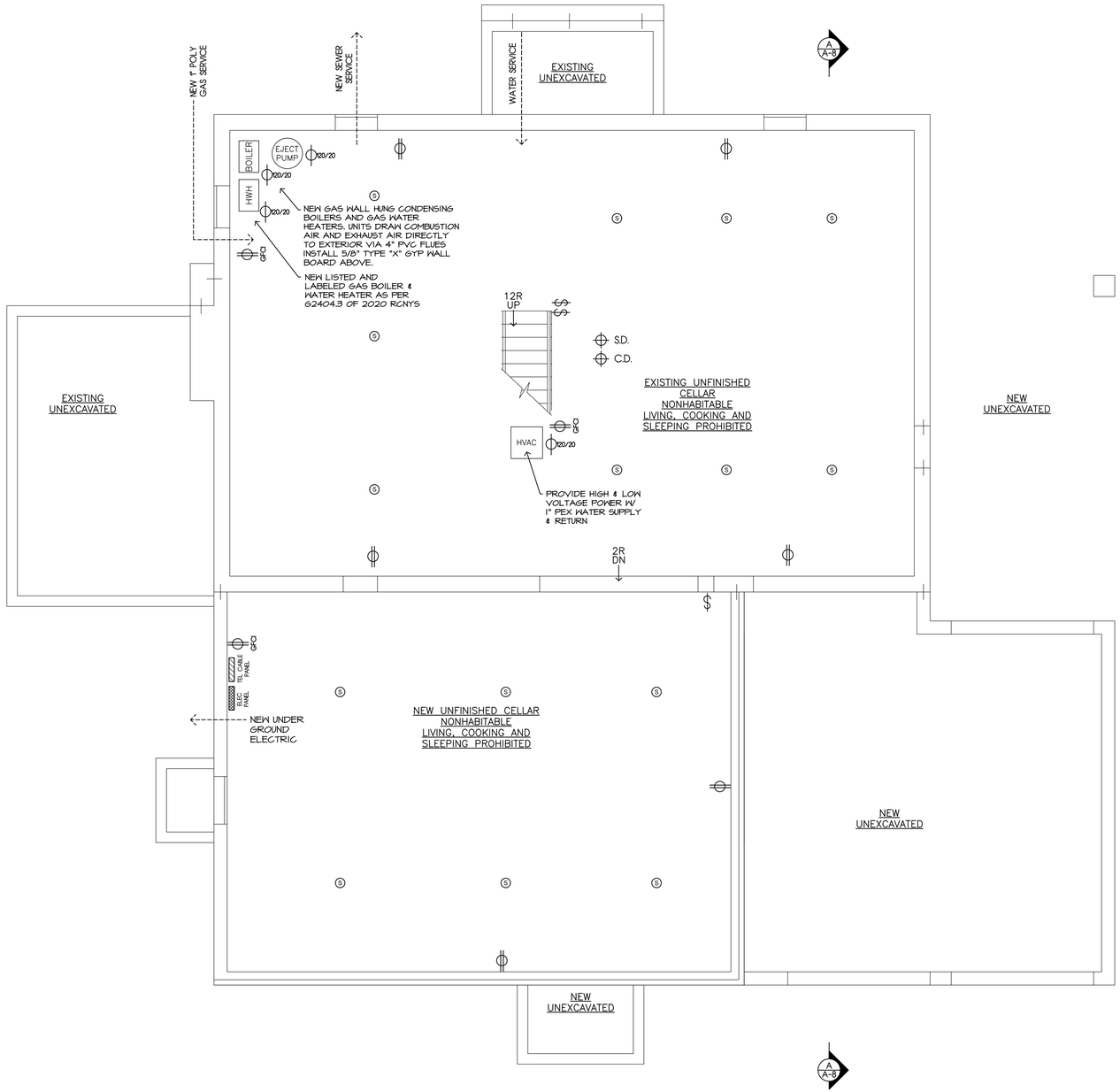
SECTION 5, BLOCK C, LOT 100
RESSA RESIDENCE
12 SOUTH COURT
PORT WASHINGTON, NY 11050
516-510-7823

ATTIC FLOOR STRUCTURAL PLAN & DETAIL

REGISTERED ARCHITECT PAUL RUSSO No. 027577-1 STATE OF NEW YORK

DATE:	5/2024
SCALE:	AS NOTED
DRAWN:	NS
CHECKED:	PR
PROJECT:	2023-49
CAD FILE:	2023-49-4-STR

STR-4



ELECTRICAL NOTES:

ONLY SPECIAL OUTLETS ARE INDICATED ON THE DRAWINGS. ELECTRICAL CONTRACTOR IS TO PROVIDE ADDITIONAL OUTLETS SPACED AS PER CODE REQUIREMENTS, INCLUDING ALL GFI OUTLETS. ALL OUTLETS TO BE DECORA COLOR WHITE

ALL WALL SWITCHES TO BE DIMMER CONTROLLED.

ALL BATH FANS ON SEPARATE CIRCUIT.

PROVIDE ALL NECESSARY CONTROL AND POWER WIRING FOR ALL HVAC, PLUMBING EQUIPMENT.

PROVIDE ALL NECESSARY POWER WIRING FOR ALL APPLIANCES. APPLIANCES TO BE SPECIFIED BY OWNER

INSTALL CARBON AND SMOKE DETECTORS

ATTIC LIGHTING NOTE:

PROVIDE 4 PORCELAIN FIXTURES ON SWITCHED CIRCUIT @ BASE OF ATTIC DOOR

HEATING NOTE:

G.C. TO UTILIZE NEW GAS BOILER AND HOT WATER HEATER. SEE MANUALS J S D

NEW HYDRONIC HEAT IN ALL GROUND FLOOR AND SECOND FLOOR ROOMS TYP. GC TO PROVIDE 1" WATER SUPPLY TO NEW AIRHANDLER.

NATURAL GAS SUPPLY

DRYER, FIREPLACES, RANGE, BBQ, GENERATOR TO RUN ON NATURAL GAS. GC TO RUN IRON PIPE TO APPLIANCES.

CENTRAL AIR-CONDITIONING NOTES:

AIR CONDITIONING TYPICAL THROUGHOUT. ALL DUCTWORK TO BE INSULATED. AIR HANDLERS TO BE ON VIBRATION ISOLATORS. UNITS TO BE "CARRIER" OR "LENNOX". G.C. TO INSTALL WHOLE HOUSE ELECTRIC AIR CLEANERS IN ALL SYSTEMS.

INSTALL ONE UNIT FOR GROUND FLOOR. MOUNT DUCTWORK ON CEILING AND FED ROOMS FROM CEILING REGISTERS. UNIT TO BE IN BASEMENT

INSTALL ONE UNIT FOR SECOND FLOOR. (SEER RATING TO BE VERIFIED WITH ENERGY STAR CONSULTANT PRIOR TO ORDERING)

SECOND FLOOR TO BE FED VIA DUCT WORK MOUNTED ON CEILING JOISTS IN ATTIC.

PLUMBING NOTES

PLUMBING FIXTURES AND FITTINGS TO BE SPECIFIED BY OWNER. VERIFY STYLE, MANUFACTURE, AND COLOR PRIOR TO ORDERING. G.C. TO PROVIDE ALLOWANCES

GC TO INSTALL 3/4" PEX SUPPLY LINES TYPICAL AND PVC DRAIN AND VENT LINES. NO WET VETS ARE PERMITTED. GC TO INSTALL NO-HUB BELOW SLABS

SECURITY SYSTEM NOTE:

ALL WINDOWS, EXTERIOR DOORS AND SKYLIGHTS TO BE HARDWIRED FOR SECURITY SYSTEM. INSTALL TWO MOTION DETECTORS PER FLOOR

INSPECTIONS:

G.C. IS SOLELY RESPONSIBLE FOR OBTAINING PERMITS AND INSPECTIONS/SIGN OFFS FROM UNDERWRITERS, AND ALL LOCAL INSPECTORS

POWER LEGEND

- 120 VOLT / 15AMP DUPLEX OUTLET
- S — 1/2 SWITCHED 120 VOLT 15AMP DUPLEX OUTLET
- GFCI — 20 AMP / 120 VOLT DUPLEX OUTLET DEDICATED GFCI PROTECTED
- 20 — 20 AMP / 120 VOLT DUPLEX OUTLET DEDICATED
- Q — 120 VOLT QUAD OUTLET- ONE OUTLET TO BE DEDICATED 20 AMP
- 120/20 — 120 VOLT / 20 AMP DEDICATED HARDWIRE SUPPLY
- 120/15 — 120 VOLT / 15 AMP DEDICATED HARDWIRE SUPPLY
- 240/30 — 220 VOLT / 30 AMP DEDICATED HARDWIRE SUPPLY
- TM — DIGITAL WALL THERMOSTAT BY "LUX"
- T — TELEPHONE JACK - HOME RUN TO TELEPHONE PANEL (CAT 3 - 4 PAIR)
- TV — CABLE TELEVISION JACK - HOME RUN TO TELEPHONE PANEL (RG-6 CABLE)
- CM — CABLE MODEM HOME RUN TO TELEPHONE PANEL (CAT 5 - 4 PAIR WIRE)
- RECESSED 4" LIGHT FIXTURE PROVIDE LENS AT CLOSETS & TUBS
- S — SURFACE MOUNTED FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- F — EXHAUST FAN TO EXTERIOR
- WALL SWITCH
- UC — UNDER COUNTER LINEAR LITE. GC TO INSTALL ON SEPERATE CIRCUIT
- TEL CABLE PANEL — "LEVITON" (47603-AHT) DISTRIBUTION PANEL (OR EQUAL) TO BE PROVIDED AT NOTED LOCATIONS. PANEL TO BE MOUNTED TO 24"X24"X3/4" WOOD PANEL
- ELEC PANEL — "MURRAY" CIRCUIT BREAKER PANEL (OR EQUAL) TO BE PROVIDED AT NOTED LOCATIONS. SEE PLAN FOR PANEL SPEC PANEL TO BE MOUNTED IN METAL STUD CAVITY OR TO 24"X48"X3/4" WOOD PANEL ON CONCRETE WALL

NOTE:

ELECTRICIAN TO WIRE ALL DEVICES AND EQUIPMENT TO CODE.

ELECTRICIAN TO VERIFY ALL POWER REQUIREMENTS AT ALL EQUIPMENT

SMOKE DETECTING ALARM DEVICE — S.D.

SMOKE DETECTING ALARM DEVICES TO BE INSTALLED IN EACH BEDROOM AND OUTSIDE OF BEDROOM SLEEPING AREAS. ALARMS TO BE INSTALLED NOT LESS THAN 3' OF ANY BATHROOM WITH A SHOWER OR BATHTUB UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. ADDITIONALLY ALARM DETECTOR TO BE LOCATED IN BASEMENTS AND ON EACH FLOOR OF THE STRUCTURE. ALL SMOKE ALARMS SHALL BE COMPLY WITH NFPA 72 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R314 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. FIRE ALARM DETECTORS SHALL BE WIRED WITH CONSTANT POWER AND INTER CONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. ALARMS TO BE SUPPLIED WITH BATTERY BACKUP. SMOKE DETECTOR ALARM TO BE EQUIPPED WITH A DISTINCTLY DIFFERENT ALARM SIGNAL THAN CARBON MONOXIDE ALARM. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS ARE PERMITTED INSTEAD OF SMOKE ALARMS.

HEAT DETECTING ALARM DEVICE — H.D.

HEAT DETECTING ALARM DEVICES TO BE INSTALLED CENTRALLY IN ATTACHED GARAGES AS PER R314 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. HEAT DETECTING ALARM SHALL BE CONNECTED TO AN ALARM OR SMOKE ALARM THAT IS INSTALLED IN THE DWELLING UNIT. ALARMS AND SMOKE ALARMS THAT ARE INSTALLED FOR THIS PURPOSE SHALL BE LOCATED IN A HALLWAY, ROOM OR OTHER LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.

CARBON MONOXIDE ALARM — C.D.

ALARM DEVICES TO BE INSTALLED WITHIN IN 15' OF A BEDROOM SLEEPING AREAS AND IN ALL BEDROOMS WITH A FUEL BURNING APPLIANCE, AND IN ALL BEDROOMS WITH A BATHROOM WITH A FUEL BURNING APPLIANCE, ALARM DEVICES TO BE INSTALLED ON EACH STORY THAT CONTAINS A CARBON MONOXIDE SOURCE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED, OPERATED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R315 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. ALARM DETECTORS SHALL BE WIRED WITH CONSTANT POWER AND INTER CONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. ALARMS TO BE SUPPLIED WITH BATTERY BACKUP. CARBON MONOXIDE ALARM TO BE EQUIPPED WITH A DISTINCTLY DIFFERENT ALARM SIGNAL THAN SMOKE ALARM. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS ARE PERMITTED INSTEAD OF CARBON MONOXIDE ALARMS.

ARC-FAULT CIRCUIT INTERRUPTER PROTECTION

ARC-FAULT CIRCUIT INTERRUPTER PROTECTION TO BE SUPPLIED AS REQUIRED

REV NO.	DESCRIPTION	DATE BY:
1	NEW DWELLING OVER EXISTING FOUNDATION	5/2024

OWNERSHIP AND USE OF DOCUMENTS:

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NOTE:
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REGISTERED ARCHITECT PAUL RUSSO No. 027577 STATE OF NEW YORK

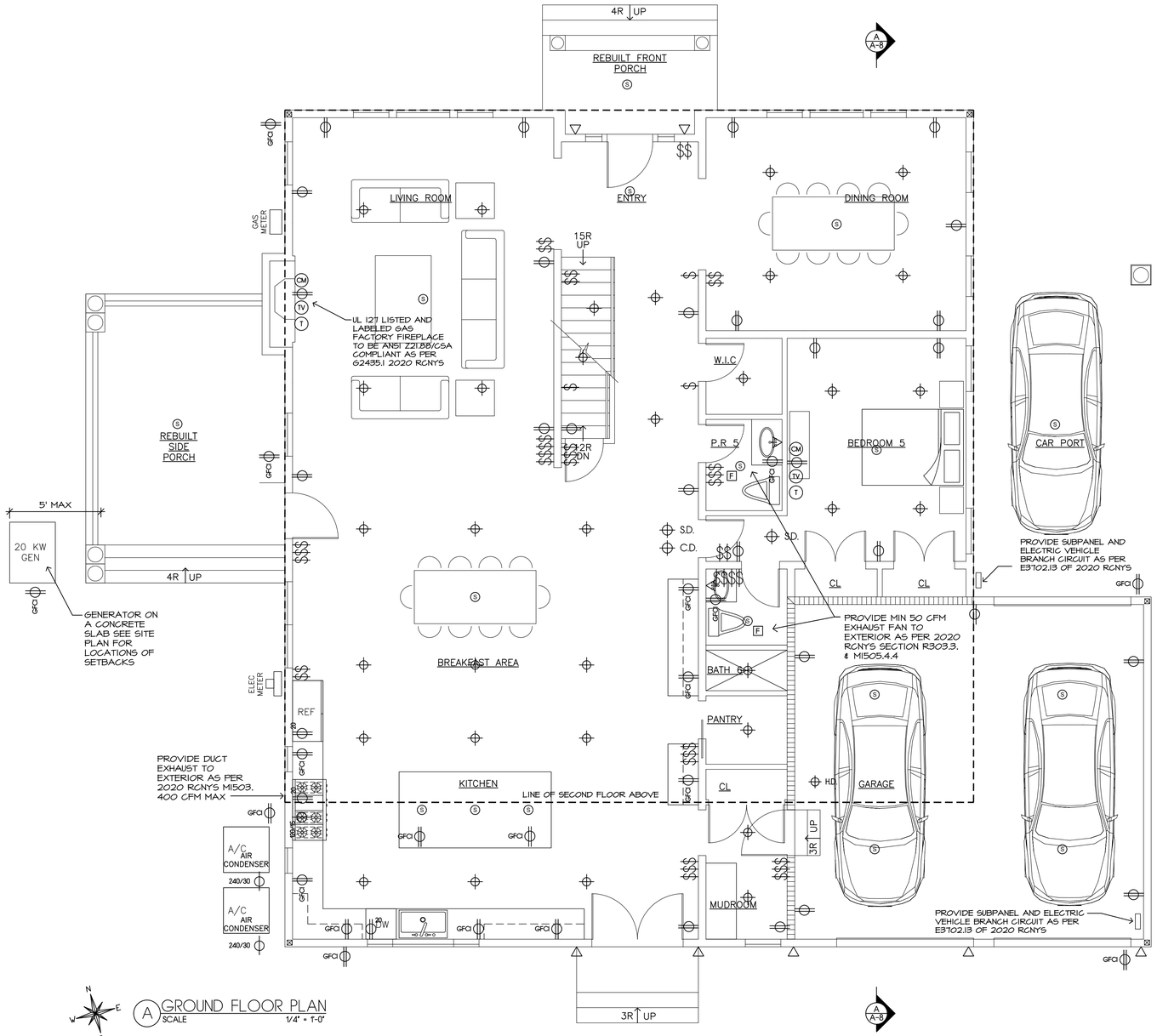
PAUL RUSSO, A.I.A.
ARCHITECT, P.C.
114 BIRCH HILL ROAD
LOCUST VALLEY, NEW YORK 11560
(YKL) 516-671-5082 (FAX) 516-671-5015 www.russoarchitect.com

SECTION 5, BLOCK C, LOT 100
RESSA RESIDENCE
12 SOUTH COURT
PORT WASHINGTON, NY 11050
516-510-7823

BASEMENT ELECTRICAL PLAN

DATE:	5/2024
SCALE:	AS NOTED
DRAWN:	NS
CHECKED:	PR
PROJECT:	2023-49
CAD FILE:	2023-49-4-POWER

E-1



A GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"

ELECTRICAL NOTES:

ONLY SPECIAL OUTLETS ARE INDICATED ON THE DRAWINGS. ELECTRICAL CONTRACTOR IS TO PROVIDE ADDITIONAL OUTLETS SPACED AS PER CODE REQUIREMENTS, INCLUDING ALL GFI OUTLETS. ALL OUTLETS TO BE DECORA COLOR WHITE

ALL WALL SWITCHES TO BE DIMMER CONTROLLED.

ALL BATH FANS ON SEPARATE CIRCUIT.

PROVIDE ALL NECESSARY CONTROL AND POWER WIRING FOR ALL HVAC, PLUMBING EQUIPMENT.

PROVIDE ALL NECESSARY POWER WIRING FOR ALL APPLIANCES. APPLIANCES TO BE SPECIFIED BY OWNER

INSTALL CARBON AND SMOKE DETECTORS

ATTIC LIGHTING NOTE:

PROVIDE 4 PORCELAIN FIXTURES ON SWITCHED CIRCUIT @ BASE OF ATTIC DOOR

HEATING NOTE:

G.C. TO UTILIZE NEW GAS BOILER AND HOT WATER HEATER. SEE MANUALS J S D

NEW HYDRONIC HEAT IN ALL GROUND FLOOR AND SECOND FLOOR ROOMS TYP. GC TO PROVIDE 1" WATER SUPPLY TO NEW AIRHANDLER.

NATURAL GAS SUPPLY

DRYER, FIREPLACES, RANGE, BBQ, GENERATOR TO RUN ON NATURAL GAS. GC TO RUN IRON PIPE TO APPLIANCES.

CENTRAL AIR-CONDITIONING NOTES:

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INSTALL ONE UNIT FOR GROUND FLOOR. MOUNT DUCTWORK ON CEILING AND FED ROOMS FROM CEILING REGISTERS. UNIT TO BE IN BASEMENT

INSTALL ONE UNIT FOR SECOND FLOOR. (SEER RATING TO BE VERIFIED WITH ENERGY STAR CONSULTANT PRIOR TO ORDERING)

SECOND FLOOR TO BE FED VIA DUCT WORK MOUNTED ON CEILING JOISTS IN ATTIC.

PLUMBING NOTES

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SECURITY SYSTEM NOTE:

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INSPECTIONS:

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POWER LEGEND

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- 20 — 20 AMP / 120 VOLT DUPLEX OUTLET DEDICATED
- Q — 120 VOLT QUAD OUTLET- ONE OUTLET TO BE DEDICATED 20 AMP
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- 120/15 — 120 VOLT / 15 AMP DEDICATED HARDWIRE SUPPLY
- 240/30 — 220 VOLT / 30 AMP DEDICATED HARDWIRE SUPPLY
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- T — TELEPHONE JACK - HOME RUN TO TELEPHONE PANEL (CAT 3 - 4 PAIR)
- TV — CABLE TELEVISION JACK - HOME RUN TO TELEPHONE PANEL (RG-6 CABLE)
- CM — CABLE MODEM HOME RUN TO TELEPHONE PANEL (CAT 5 - 4 PAIR WIRE)
- RECESSED 4" LIGHT FIXTURE PROVIDE LENS AT CLOSETS & TUBS
- S — SURFACE MOUNTED FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- F — EXHAUST FAN TO EXTERIOR
- $ — WALL SWITCH
- UC — UNDER COUNTER LINEAR LITE. GC TO INSTALL ON SEPERATE CIRCUIT
- TEL CABLE PANEL — "LEVITON" (47603-AHT) DISTRIBUTION PANEL (OR EQUAL) TO BE PROVIDED AT NOTED LOCATIONS. PANEL TO BE MOUNTED TO 24"X24"X3/4" WOOD PANEL
- ELEC PANEL — "MURRAY" CIRCUIT BREAKER PANEL (OR EQUAL) TO BE PROVIDED AT NOTED LOCATIONS. SEE PLAN FOR PANEL SPEC PANEL TO BE MOUNTED IN METAL STUD CAVITY OR TO 24"X48"X3/4" WOOD PANEL ON CONCRETE WALL

NOTE:

ELECTRICIAN TO WIRE ALL DEVICES AND EQUIPMENT TO CODE.

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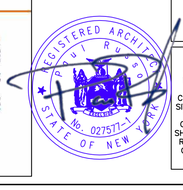
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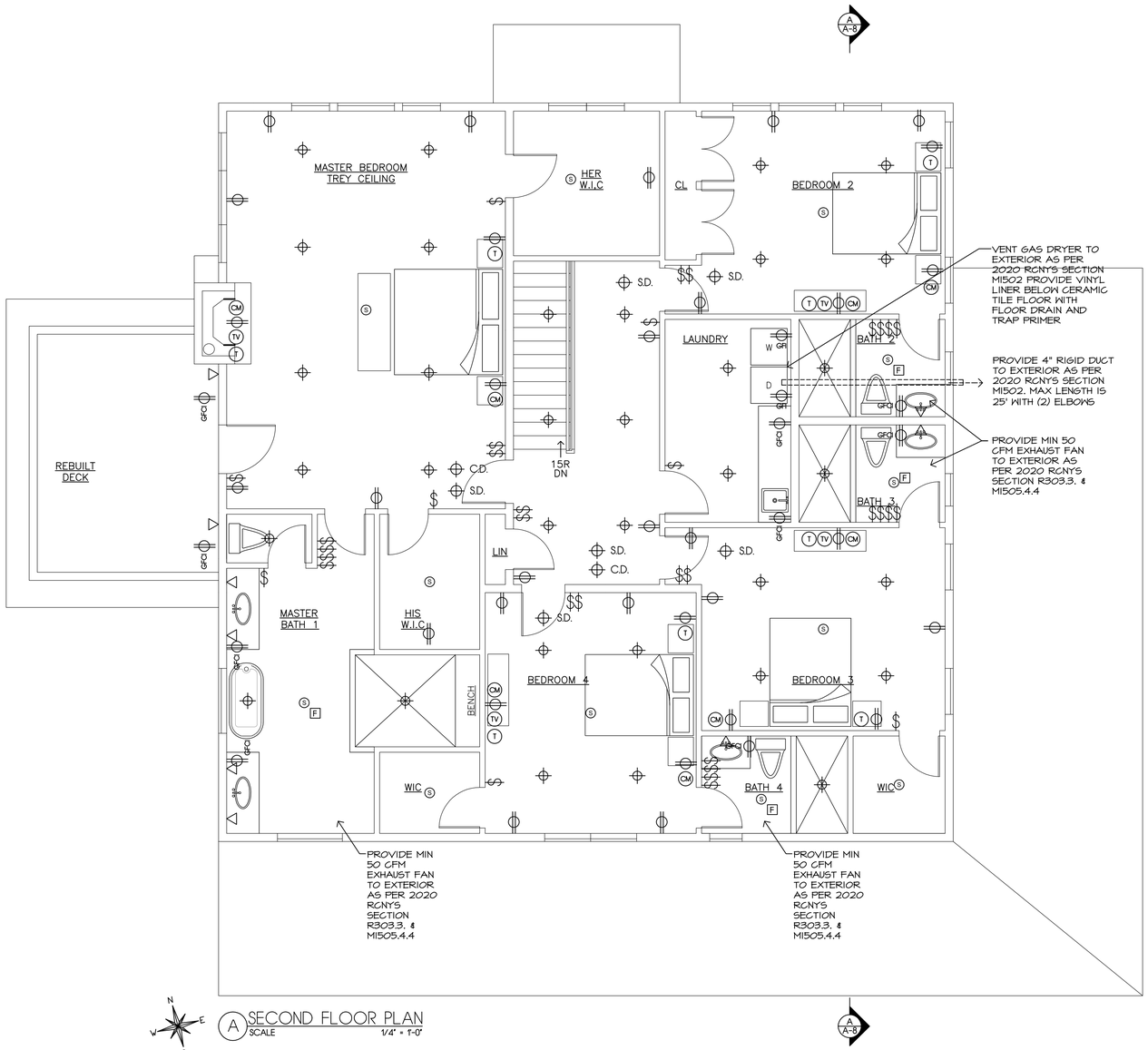
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GROUND FLOOR ELECTRICAL PLAN

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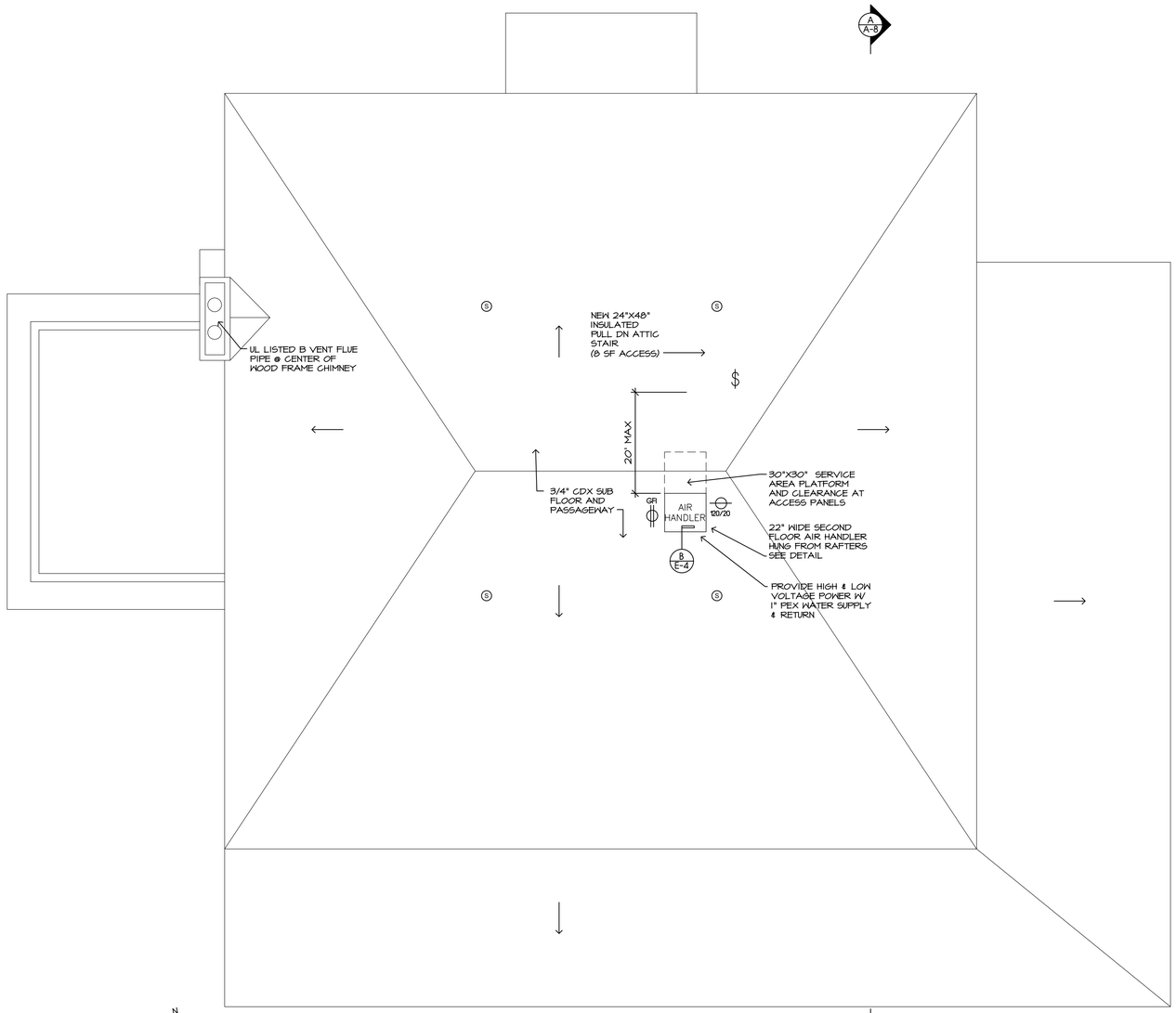
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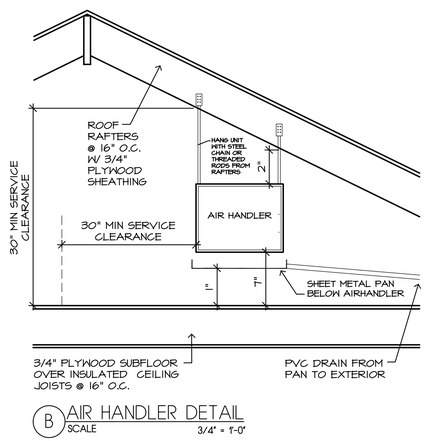
SECOND FLOOR ELECTRICAL PLAN

DATE:	5/2024
SCALE:	AS NOTED
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CHECKED:	PR
PROJECT:	2023-49
CAD FILE:	2023-49-4-POWER

E-3



A ROOF PLAN
SCALE 1/4" = 1'-0"



B AIR HANDLER DETAIL
SCALE 3/4" = 1'-0"

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E-4

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 3.6)	(see Table 3.6)	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)	(see Table 3.5A)	(see Table 3.5A)	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			
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			
7/8" or less	8d	10d	6" edge / 12" field
greater than 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.

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Table 3.2A Sill Plate to Foundation Connections Resisting Shear Loads from Wind* — Exposure B

(Prescriptive Alternative to Table 3.2)

Anchor Bolt Size	Foundation Supporting	Building Dimension Perpendicular to Sill Plate (ft)	Wind Speed 3-second gust (mph) (See Figure 1.1): 90	95	100	105	110	115	120	130	140	150	160	170	180	190
			Number of Bolts Required in Sill Plate[1,2,3,4]													
1/2"	Roof & 1 Floor	12	2	2	2	2	2	2	3	3	3	4	4	4	5	5
		16	2	2	2	3	3	3	4	4	5	5	6	6	7	8
		20	2	2	3	3	3	3	4	5	5	6	6	7	8	9
		24	3	3	3	3	4	4	5	5	6	7	8	8	9	10
		28	3	3	3	4	4	4	5	6	7	8	8	9	10	11
		32	3	3	4	4	4	5	6	7	8	9	10	11	12	13
		36	3	4	4	5	5	6	7	8	9	10	11	12	13	15
		40	4	4	5	5	6	6	7	9	10	11	12	14	15	16
		50	5	5	6	6	7	8	9	11	12	14	15	17	20	
		60	6	6	7	7	8	9	11	13	14	16	18	20	24	
		70	7	7	8	8	9	10	11	13	15	17	19	21	24	26
		80	8	8	9	9	10	11	12	14	17	19	21	24	27	32
	Roof & 2 Floors	20	5	5	4	4	4	5	6	7	7	8	9	10	12	
		24	4	4	4	5	5	5	6	7	8	9	10	11	12	14
		28	4	4	5	5	5	6	7	8	9	10	11	13	14	17
		32	5	5	5	6	6	7	8	9	10	12	13	15	16	19
		36	6	6	6	7	7	8	9	10	11	13	15	16	18	21
		40	6	6	7	7	8	9	10	11	13	15	16	18	20	24
		50	8	8	8	9	10	11	12	13	16	18	20	23	25	30
		60	9	9	10	11	12	13	14	16	19	21	24	27	30	35
		70	10	11	11	12	13	15	16	19	22	25	28	32	35	41
		80	12	12	13	14	15	17	18	21	25	28	32	36	40	47
	Roof & 3 Floors	28	6	6	6	7	7	8	9	10	12	13	15	17	19	22
		32	7	7	7	8	8	9	10	12	13	15	17	19	22	25
		36	7	7	8	8	9	10	12	13	15	17	19	22	24	29
		40	8	8	9	10	10	11	12	14	17	19	21	24	27	32
		50	10	10	11	12	13	14	15	18	21	24	27	30	34	39
		60	12	12	13	14	15	17	18	21	25	28	32	36	40	47
		70	14	14	15	16	18	19	21	25	29	33	37	42	47	55
		80	16	16	17	19	20	22	24	28	33	37	42	48	54	63
5/8"	Roof & 1 Floor	12	1	1	1	1	2	2	2	2	2	3	3	3	3	4
		16	2	2	2	2	2	2	2	3	3	3	4	4	4	5
		20	2	2	2	3	3	3	3	4	4	4	5	5	6	
		24	2	2	2	3	3	3	3	4	4	5	5	6	7	
		28	3	3	3	3	3	4	4	5	5	6	6	7	8	
		32	3	3	3	3	4	4	4	5	6	6	7	8	9	
		36	3	3	3	4	4	4	5	6	6	7	8	9	10	
		40	3	3	3	4	4	5	5	6	7	8	9	10	11	
		50	4	4	4	5	5	6	7	8	9	10	11	12	14	
		60	4	4	5	6	6	7	8	9	10	11	13	14	16	
		70	5	5	6	6	7	8	9	10	12	13	15	17	20	
		80	6	6	6	7	8	9	10	12	13	15	17	19	22	
	Roof & 2 Floors	24	3	3	3	3	4	4	5	5	6	6	7	8	9	
		28	3	3	3	4	4	4	5	6	6	7	8	9	10	
		32	4	4	4	4	5	5	6	7	8	9	10	12	14	
		36	4	4	4	5	5	6	6	7	8	9	10	12	13	15
		40	4	4	5	5	6	6	7	8	9	10	12	13	14	17
		50	5	5	6	6	7	8	9	10	11	13	14	16	18	21
		60	6	7	7	8	9	10	11	13	15	17	19	21	24	28
		70	7	8	8	9	10	11	13	15	17	20	22	25	29	
		80	8	9	9	10	11	12	14	17	19	22	25	28	33	
	Roof & 3 Floors	28	4	4	5	5	6	6	7	8	9	10	11	12	14	16
		32	5	5	5	6	6	7	7	8	10	11	12	14	15	18
		36	5	5	6	6	7	7	8	9	11	12	14	15	17	20
		40	6	6	6	7	7	8	9	10	12	13	15	17	19	22
		50	7	7	8	8	9	10	11	13	15	17	19	21	24	28
		60	9	9	9	10	11	12	13	15	17	20	23	25	28	33
		70	10	10	11	12	13	14	15	17	20	23	26	30	33	39
		80	11	11	12	13	14	16	17	20	23	26	30	34	38	44

* Anchorage required to resist lateral loads shall be determined in the foundation design per Section 1.1.4.

See footnotes 1-4.

Table 3.2B Bottom Plate to Foundation Connections (Anchor Bolts) Resisting Lateral and Shear Loads from Wind — Exposures B and C

(Prescriptive Alternative to Table 3.2)

For Exposures B & C and all Wind Speeds	
Anchor Bolt Diameter (in.)	Maximum Anchor Bolt Spacing (in.)[1,2,3,4]
1/2"	31
5/8"	48

1 Prescriptive limits are based on assumptions in Table 3.2.

2 When anchor bolts are used to resist uplift, lateral, and shear loads, the maximum anchor bolt spacing shall not exceed the lesser of the tabulated values for uplift loads (Table 3.2C) or lateral and shear loads (Table 3.2B). For other anchor bolt limitations see Section 3.2.1.7 and 3.2.2.3.

3 Tabulated anchor bolt spacings for shear loads assume walls are sheathed in accordance with section 3.4.4.2. For other wall sheathing types the tabulated anchor bolt spacings shall be multiplied by the appropriate sheathing type adjustment factor in Table 3.1.7D, but in no case shall anchor bolt spacings exceed 6 feet on center.

4 Lateral connections shall be designed to resist the loads in Table 3.5.

Table 3.2C Sill or Bottom Plate to Foundation Connections (Anchor Bolts) Resisting Uplift Loads from Wind — Exposure B

(Prescriptive Alternative to Table 3.2)

Sill or Bottom Plate to Foundation Anchor Bolt Connection Resisting	Plate Size	Foundation Supporting	Wind Speed 3-second gust (mph) (See Figure 1.1): 90	95	100	105	110	115	120	130	140	150	160	170	180	195
			Maximum Anchor Bolt Spacing (in.)[1,2]													
			8' End Zones													
Uplift Loads	2x4	1-3 stories	72	72	72	72	72	72	72	57	48	35	30	27	24	22
			Interior Zones													
		1-3 stories	72	72	72	72	72	72	72	68	50	41	35	31	28	26
			8' End Zones													
	2x6	1-3 stories	72	72	72	72	72	72	72	68	51	42	36	32	29	26
			Interior Zones													
		1-3 stories	72	72	72	72	72	72	72	72	60	49	42	37	34	31

1 Prescriptive limits are based on assumptions in Table 3.5.

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	2	3	3	3	3	3	3	3
16	8	2	2	2	2	2	2	3	3	3	3	3	3	3	3
	10	2	2	2	2	2	3	3	3	3	3	3	3	3	4
24	8	3	3	3	3	3	3	4	4	5	5	5	5	5	5
	10	3	3	3	3	3	4	4	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 3.4C Rake Overhang Outlooker Uplift Connection Requirements — Exposure B

Overhang Span (in.)	Outlooker Spacing (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 Connection Load (lbs)[1]													
12	12	86	96	104	117	129	140	153	180	208	239	272	308	344	404
	16	115	128	139	156	172	187	204	240	278	319	363	411	459	539
	24	172	192	208	234	257	281	306	359	416	478	544	616	688	-
16	12	108	121	131	147	162	177	192	226	262	300	342	387	432	508
	16	144	161	175	196	216	235	256	301	349	401	456	516	576	677[2]
	24	216	241	262	295	323	353	385	452	523	601	683	774	-	-
19.2	12	128	142	155	174	191	208	227	266	309	354	403	456[2]	510[2]	599[3]
	16	170	190	207	231	254	278	302	355	411	472	537	608[2]	680[2]	798[3]
	24	255	284	310	347	381	416	453	533	617	708	806[2]	-	-	-
24	12	159	178	194	217	238	260	283	333	386[2]	443[2]	503[4]	570[4]	637[4]	748[4]
	16	213	237	259	289	318	347	378	444	514[2]	590[4]	671[4]	760[4]	849[4]	-
	24	319	355	389	434	476	520	567	665[2]	771[2]	-	-	-	-	-

1 Uplift connection load based on connector located on inside face of 2x4 end wall and is not applicable for connector located on inside face of walls with framing members larger than 2x4. It shall be permitted to locate the connector on the outside face of walls with 2x4 and larger framing.

2 Wood structural panel sheathing with minimum 24/16 span rating required (minimum 7/16" nominal thickness).

3 Wood structural panel sheathing with minimum 32/16 span rating required (minimum 15/32" nominal thickness).

4 Wood structural panel sheathing with minimum 40/20 span rating required (minimum 19/32" nominal thickness).

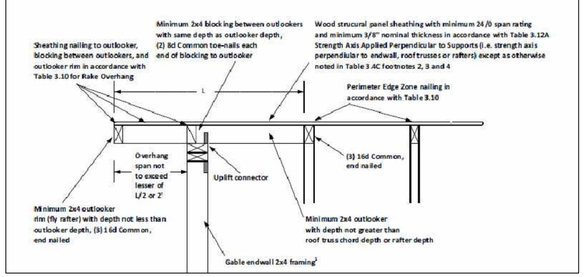


Table 3.5A Top and Bottom Plate to Stud Lateral Connections for Wind Loads — Exposure B

(Prescriptive Alternative to Table 3.5)

Stud 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
		Required Number of 16d Common Nails or 40d Box Nails per Stud to Plate Connection (plf)[1]													
12	8	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	10	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	12	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	14	2	2	2	2	2	2	2	2	2	2	2	2	2	3
	16	2	2	2	2	2	2	2	2	2	2	2	2	3	3
	18	2	2	2	2	2	2	2	2	2	2	2	3	3	
	20	2	2	2	2	2	2	2	2	2	2	3	3	3	
16	8	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	10	2	2	2	2	2	2	2	2	2	2	2	2	2	3
	12	2	2	2	2	2	2	2	2	2	2	2	2	3	3
	14	2	2	2	2	2	2	2	2	2	2	2	3	3	3
	16	2	2	2	2	2	2	2	2	2	2	3	3	3	4
	18	2	2	2	2	2	2	2	2	2	3	3	3	4	4
	20	2	2	2	2	2	2	2	2	2	3	3	3	4	5
19.2	8	2	2	2	2	2	2	2	2	2	2	2	3	3	3
	10	2	2	2	2	2	2	2	2	2	2	3	3	3	4
	12	2	2	2	2	2	2	2	2	2	3	3	4	4	5
	14	2	2	2	2	2	2	2	2	3	3	4	4	4	5
	16	2	2	2	2	2	2	2	3	3	3	4	4	5	6
	18	2	2	2	2	2	2	2	3	3	4	4	5	5	6
	20	2	2	2	2	2	2	3	3	4	4	5	5	6	7
24	8	2	2	2	2	2	2	2	2	2	2	3	3	3	4
	10	2	2	2	2	2	2	2	2	2	3	3	3	4	4
	12	2	2	2	2	2	2	2	2	3	3	3	4	4	5
	14	2	2	2	2	2	2	2	3	3	3	4	4	5	6
	16	2	2	2	2	2	2	2	3	3	4	4	5	5	6
	18	2	2	2	2	2	2	3	3	4	4	5	5	6	7
	20	2	2	2	2	2	3	3	4	4	5	5	6	7	8

1 Prescriptive limits are based on assumptions in Table 3.5.

Table 3.6 Ridge Connection Requirements for Wind — Exposure B

(Dead Load Assumptions: Roof Assembly DL = 10 psf)

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	56	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	232	266	321
	16	35	47	60	73	87	102	118	150	186	224	265	308	354	428
	20	43	58	75	91	109	128	147	188	232	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	326	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	255
	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	48	65	83	102	122	143	165	211	261	315	373	435	500	605
	32	55	75	96	118	141	166	191	244	302	364	431	503	577	698
	36	63	85	108	133	159	187	215	275	340	410	485	565	649	785
6:12	12	17	23	30	37	44	52	60	76	94	113	134	156	179	218
	16	23	31	40	49	59	69	80	102	126	152	179	208	239	290
	20	29	39	50	61	73	86	99	126	156	188	222	258	296	359
	24	34	47	59	73	88	103	119	152	188	226	267	310	356	432
	28	40	55	71	87	104	123	142	181	224	270	319	371	426	517
	32	46	63	82	101	121	142	164	209	259	312	369	430	494	599
	36	52	72	93	114	137	161	185	236	292	352	416	485	557	675
7:12-12:12	12	15	20	26	32	38	45	52	66	82	99	117	136	156	190
	16	20	27	35	43	51	60	69	89	110	133	156	182	208	253
	20	25	34	44	53	64	75	86	110	136	164	194	226	259	314
	24	30	41	52	64	77	90	104	133	164	198	234	272	312	378
	28	35	48	61	76	91	107	124	158	196	237	280	325	373	452
	32	40	55	71	88	106	125	144	184	227	274	324	377	433	525
	36	46	63	81	100	120	141	163	207	256	309	365	425	488	592

1 Tabulated connection requirements shall be permitted to be multiplied by 0.70 for framing not located within 3 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 3.12A Roof Sheathing 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
WOOD STRUCTURAL PANELS (Strength Axis[2] Applied Perpendicular to Supports)[1]														
Rafter/Truss Spacing (inches, o.c.)	Minimum Panel Span Rating[3] (Minimum Nominal Panel Thickness, in.)													
12	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)
16	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)
19.2	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/16 (7/16)	24/16 (7/16)	32/16 (15/32)
24	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/16 (7/16)	32/16 (15/32)	40/20 (19/32)	40/20 (19/32)	40/20 (19/32)	40/20 (19/32)
BOARD SHEATHING (diagonally across 3 or more supports)														
Rafter/Truss Spacing (inches, o.c.)	Minimum Board Thickness (in.)													
12	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8
16	5/8

Figure 3.2a Sill Plate Anchorage to Concrete Foundation Wall

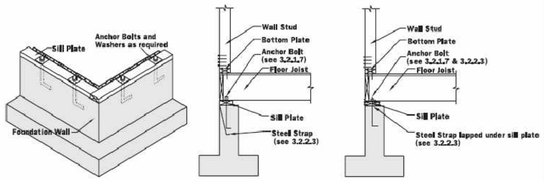


Figure 3.4d Joist Framing on a Stud Wall

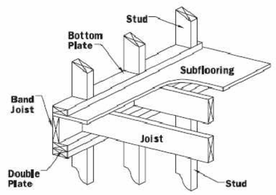


Figure 3.4e Joist Framing on a Foundation Sill Plate

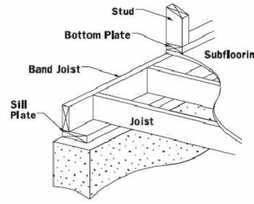


Figure 3.9a Studs and Headers Around Wall Openings

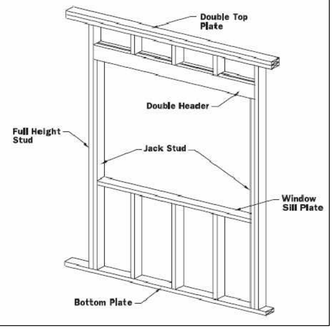


Figure 3.10b Ridge Board and Ceiling Joist Detail

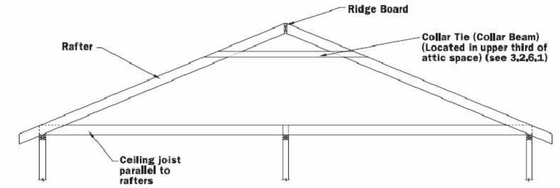


Figure 3.4a Joists Framing on a Solid Sawn Girder

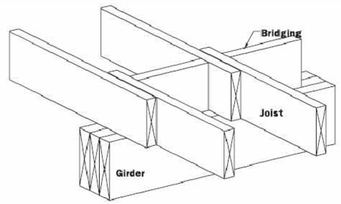


Figure 3.4c Joists Framing on a Steel Beam

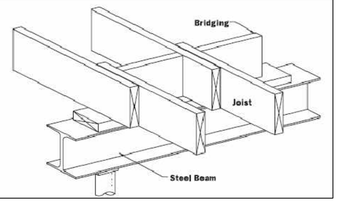


Figure 3.8b Corner Stud Hold-down Detail - 4 Studs

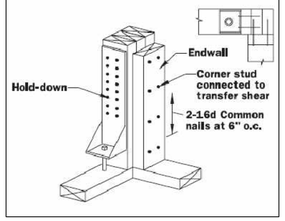


Figure 3.6a Floor Opening - Stairway

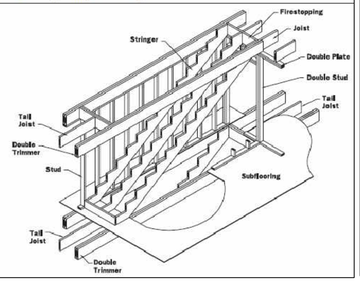


Table 3.21 Top Plate Requirements for Wind Exposures B & C

Building Dimension of Wall Containing Top Plate Splice (ft)	Numer of 16d Common Nails per Each Side of Splice[1,2,3]
12	5
16	6
20	8
24	10
28	11
32	13
36	14
40	16
50	20
60	24
70	28
80	32

1 Tabulated splice top plate to top plate connection shall not have more than 2-16d nails per 6".
2 Tabulated splice assume a building located in Exposure B or C.
3 Top plates shall be a minimum of stud grade material.

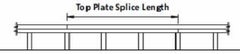
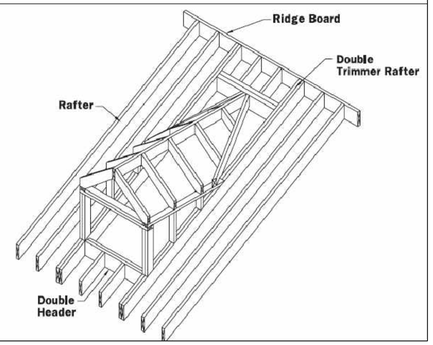


Figure 3.11b Roof Openings - Gable Dormer



2020 ENERGY CONSERVATION CONSTRUCTION CODE NOTES

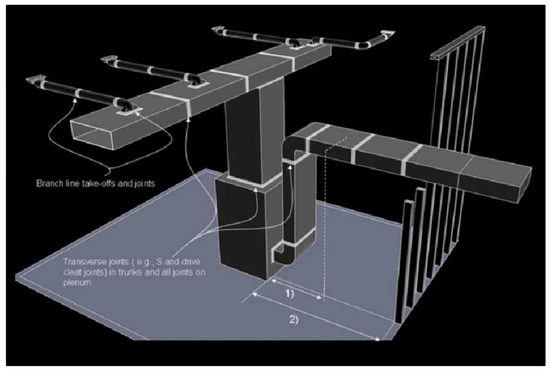
1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE. THE AUTHORITY HAVING JURISDICTION SHALL BE PERMITTED TO DETERMINE AN ENERGY EFFICIENCY PROGRAM TO EXCEED THE ENERGY EFFICIENCY REQUIRED BY THIS CODE.
2. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED. CERTIFICATE SHALL COMPLY WITH IRC N1101.14
3. ATTIC OR CRAWL SPACE ACCESS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
4. INSTALLATION-THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CRITERIA LISTED IN TABLE 402.4.1.1 WHERE REQUIRED BY CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.
5. TESTING-BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED HAVING LESS THAN OR EQUAL TO 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.
6. DUCTS-SUPPLY AND 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.

6a. DUCT SEALING-DUCTS, AIR HANDLERS AND FILLER BOXES SHALL BE SEALED.

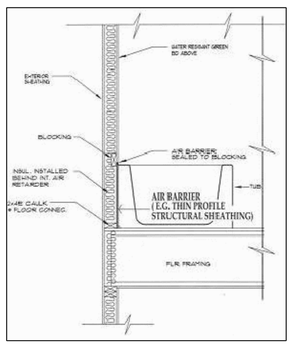
7. DUCT TESTING-DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY AN APPROVED THIRD PARTY.
8. BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
9. MECHANICAL SYSTEM PIPING INSULATION CARRYING FLUIDS › 105F DEGREES OR ‹ 55F DEGREES SHALL BE INSULATED WITH R-3 MINIMUM.
10. MECHANICAL VENTILATION-SHALL MEET THE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE
11. EQUIPMENT SIZING-PER ACCA MANUAL S, BASED ON LOADS CALCULATED PER ACCA MANUAL J AS PROVIDED BY A THIRD PARTY HERS RATER.
12. LIGHTING-A MINIMUM OF 90% OF PERMANENTLY INSTALLED FIXTURES MUST HAVE HIGH-EFFICACY LAMPS.
13. ALL HVAC, PLUMBING & ELECTRICAL SYSTEMS SHALL MEET THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, CHAPTER 11 ENERGY EFFICIENCY, 2020 MECHANICAL CODE OF NYS, 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUBMIT, IN DETAIL, THE DESIGN, CALCULATIONS, DRAWINGS, WRITTEN STATEMENTS OF THE MECHANICAL, AIR CONDITIONING, VENTILATION, HEATING SYSTEMS (NEW, EXISTING OR UPGRADED) STAMPED BY A PROFESSIONAL ENGINEER IF REQUIRED BY THE OWNER OR BUILDING DEPARTMENT.
14. ADDITIONS, ALTERATIONS, OR RENOVATION SHALL COMPLY WITH 2020 EXISTING BUILDING CODE OF NYS. UNALTERED PORTIONS OF THE EXISTING BUILDING ARE NOT REQUIRED TO COMPLY WITH THIS CODE.
15. MINIMUM ONE PROGRAMMABLE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM IN ACCORDANCE WITH SECTION N1103 CONTROL SYSTEMS.
16. ALL EXTERIOR WALL/FLOOR/CEILING JOISTS SHALL BE AIR SEALED AND INSULATED IN ACCORDANCE WITH TABLE R402.4.1.1. APPLY A FRESH BEAD OF CAULK TO THE TOP AND BOTTOM PLATE IMMEDIATELY PRIOR TO INSTALLING INTERIOR GYPSUM WALL BOARD.



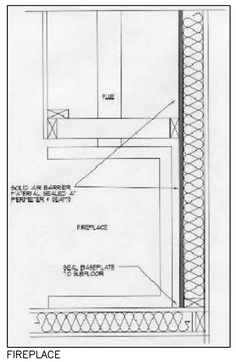
AIR SEALED WALL JOINTS



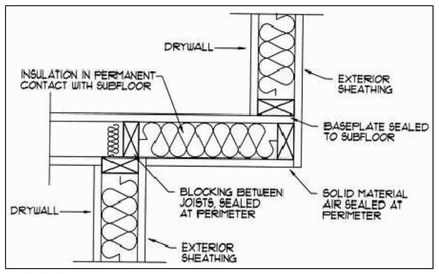
DUCT SEALING REQUIREMENTS



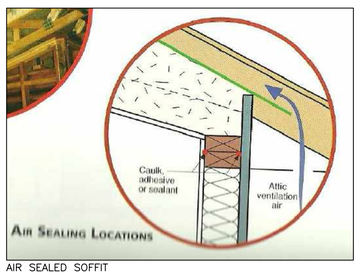
BATH TUB



FIREPLACE



CANTILEVER FLOOR



AIR SEALED SOFFIT



ATTIC KNEE WALL

RESIDENTIAL ENERGY EFFICIENCY

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION[a]

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 or soffit shall be aligned with the insulation and any gaps in the *air barrier* shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the *air barrier*.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the 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, *R-value*, of not less than R-3 per inch. 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 spece between framing and skylights, and the jambs of windows and doors, shall be sealed.	—
Rim joists	Rim joists shall include the *air barrier*.	Rim joists shall be insulated.
Floors, including cantilevered floors and floors above garages	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. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or *continuous insulation* installed on the underside of floor framing; and shall extend from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	—
Narrow cavities	—	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with 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 finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	—	In *exterior walls*, batt insulation shall be cut neatly to fit around wiring and plumbing, or insulation, that on installation readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on *exterior wall*	The *air barrier* installed at *exterior walls* adjacent to showers and tubs shall separate the wall from the shower or tub.	*Exterior walls* adjacent to showers and tubs shall be insulated.
Electrical/phone box on *exterior walls*	The *air barrier* shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	—
HVAC register boots	HVAC supply and return register boots that penetrate *building thermal envelope* shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	—
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. Inspection of log walls shall be in accordance with the provisions of ICC 400.

REGISTERED ARCHITECT PAUL RUSSO NO. 027577-1 STATE OF NEW YORK

REV NO.	DESCRIPTION	DATE	BY:
1	NEW DWELLING OVER EXISTING FOUNDATION	5/2024	

PAUL RUSSO, A.I.A.
ARCHITECT, P.C.
114 BIRCH HILL ROAD
LOCUST VALLEY, NEW YORK 11560
(TEL) 516-671-5082 (FAX) 516-671-5915 www.russoarchitect.com

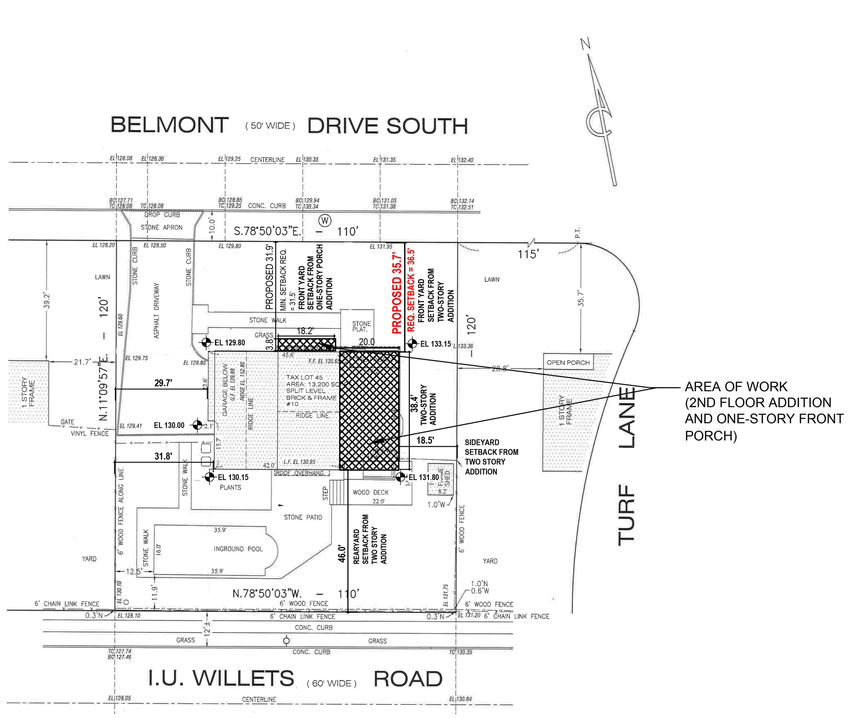
RESSA RESIDENCE
12 SOUTH COURT
PORT WASHINGTON, NY 11050
516-510-7823
SECTION 5, BLOCK C, LOT 100

FRAMING INSULATION AND DETAILS

DATE: 5/2024
SCALE: AS NOTED
DRAWN: PR
CHECKED: PR
PROJECT: 2023-49
CAD FILE: 2023-49-4-S1

S-2

KEY PLAN



SITE PLAN DATA ABSTRACTED FROM SURVEY PERFORMED BY LMF LAND SURVEYING, P.C. ON AUGUST 14, 2023

#21566

HOME ADDITION AND RENOVATION

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS 11577

LIST OF DRAWING

ARCHITECTURAL DWGS	
T-100.00	PROPERTY INFORMATION, PLOT PLAN, NOTES, LIST OF DRAWING
T-101.00	NOTES
T-102.00	ADA ACCESSIBILITY REQUREMENT
T-103.00	ZONING ANALYSIS AND DIAGRAMS
A-100.00	EXISTING ROOF PLAN
A-101.00	PROPOSED ROOF PLAN, NOTES
A-102.00	EXISTING FIRST FLOOR PLAN
A-103.00	EXISTING BASEMENT/CELLAR FLOOR PLAN
A-104.00	PROPOSED FIRST FLOOR PLAN
A-105.00	PROPOSED BASEMENT/CELLAR FLOOR PLAN
A-106.00	PROPOSED SECOND FLOOR PLAN
A-200.00	BASEMENT/CELLAR REFLECTED CEILING PLAN
A-201.00	FIRST FLOOR REFLECTED CEILING PLAN
A-202.00	SECOND FLOOR REFLECTED CEILING PLAN
A-300.00	PROPOSED SOUTH ELEVATION
A-301.00	PROPOSED WEST ELEVATION
A-302.00	PROPOSED NORTH ELEVATION
A-303.00	PROPOSED EAST ELEVATION
A-400.00	DETAILED SHEET

SYMBOLS

- EXISTING WALL TO REMAIN
- EXISTING WALL TO REMOVE
- NEW PARTITION
- NEW GLASS PARTITION
- EXISTING DOOR TO REMAIN
- NEW DOOR
- PARTITION/WALL TYPE
- 50 CFM FOR BATHROOM
- WINDOW #
- DOOR #
- SWITCH
- MOTION SWITCH
- 2-WAY SWITCH
- RECESSED LIGHT
- DETAIL TAG (X / X-X: DRAWING NUMBER / SHEET NUMBER)
- ELEVATION/GRADE

CODE INFORMATION

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

PROPERTY INFORMATION

BLOCK	168
LOT	45
SECTION	9
ZONING	R-AA
OCCUPANCY CLASSIFICATION	R-RESIDENTIAL
PROPERTY TYPE	SINGLE FAMILY RESIDENTIAL
COUNTY	NASSAU
NO. OF STORIES	2

SCOPE OF WORKS

ALTERATION 2

INTERIOR RENOVATION AND HOME ADDITION (1349 SQ FT). NO CHANGE IN USE, EGRESS, OR OCCUPANCY.

DISCALIMER NOTE

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.

ABBREVIATIONS AND MATERIALS

ALUMINUM	AL
ANCHOR BOLT	AB
AREA	A
BASEMENT	BSMT
BATHROOM	BATH
BEDROOM	BR
BUILDING	BLDG
CLOSET	CL
CONCRETE	CONC
CONCRETE MASONRY UNIT	CMU
CONSTRUCTION MANAGER	CM
DIMENSION	DIM
DISHWASHER	DW
DRYER	D
EXISTING	EX'G
EXTERIOR	EXT
FINISH	FIN
FIXTURE	FIX
GARAGE	GR
GENERAL CONTRACTOR	GC
GLASS	GL
GYPSUM WALLBOARD	GWB
HARDWARE	HDW
MANUFACTURER	MFG
MAXIMUM	MAX
MINIMUM	MIN
MISCELLANEOUS	MISC
ON CENTER	OC
PREFABRICATED	PREFAB
PROPERTY LINE	PL
REVISION	REV
ROOM	RM
SCALE	SC
SCHEDULE	SCH
SECTION	SECT
SHEET	SHT
SPECIFICATION	SPEC
SQUARE FOOT	SF
STAIRS	STR
STANDARD	STD
SWITCH	S
TYPICAL	TYP
UNLESS OTHERWISE NOTED	UON
UTILITY ROOM	UTIL RM
VESTIBULE	VEST
WASHING MACHINE	W
WATER RESISTANT	WR
WATERPROOF	WP
WEATHER STRIPPING	WS
WEEPHOLE	WH
WIDE FLANGE	WF
WITH	W/
WOOD	WD
WOOD FRAME	WF

- CONCRETE
- CONCRETE MASONRY UNIT
- EARTH
- GRAVEL
- BATT INSULATION
- RIGID INSULATION
- PLANT
- STEEL
- STUCCO/EIFS
- WOOD

COMPANY:

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO.	DATE	DESCRIPTION

The reproduction of this drawing or the use of ideas and arrangements indicated on this drawing without the written approval of this office is prohibited. Written dimensions take precedence over scaled dimensions, the contractor shall verify dimensions and conditions at the job and report discrepancies to the Architect prior to the start of the work.

DOB JOB NO:

PROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

PROPERTY INFORMATION, LEGEND, LIST OF DRAWINGS

SEAL AND SIGNATURE:

REGISTERED ARCHITECT YING XU 040607 STATE OF NEW YORK

ISSUED: 04/10/2024

PROJECT NO: 23262

DRAWN BY: B

CHECK BY: Y

SCALE: AS NOTED

DWG NO: T-100.00

SHEET: 01 OF 19

SPECIFICATIONS

DIVISION 1 - GENERAL REQUIREMENT

GENERAL CONDITIONS

1. THE GENERAL CONDITIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS FOR THE CONSTRUCTION OF INTERIORS, LATEST EDITION, IS HEREBY MADE PART OF THIS CONTRACT AS IF THEY WERE PRINTED HEREIN IN FULL.

1.1. CONTRACTOR SHALL PROVIDE THE LANDLORD WITH APPLICABLE CERTIFICATES OF INSURANCE, GENERAL LIABILITY AND COMPLY WITH THE AMOUNTS OF SUCH INSURANCE COVERAGE REQUIRED TO WORK IN THE BUILDING.

1.2. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE OWNER. TENANT AND JOB SITE AGAINST FIRE AND DAMAGE.

1.3. CONTRACTOR SHALL SUBMIT A MECHANICAL LIEN RELEASE FOR ALL TRADES AFTER THE FIRST REQUISITION AND WAIVER OF LIEN FROM ALL SUBCONTRACTORS PRIOR TO FINAL APPLICATION FOR PAYMENT.

1.4. CONTRACTOR SHALL CAUSE THE BUILDING OWNER, TENANT, AND THE ARCHITECT, THEIR AGENTS AND ASSIGNS, TO BE HELD HARMLESS FROM ALL LIABILITIES RESULTING FROM ANY AND ALL SITUATIONS WITH RESPECT TO THE WORK.

1.5. CONTRACTOR SHALL CHECK JOB SITE CONDITIONS, INCLUDING MEASUREMENTS BEFORE ORDERING ANY MATERIALS OR PERFORMING ANY WORK. ANY DISCREPANCY, VARIANCE, OR INCONSISTENCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.

1.6. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY AND REASONABLY INFERABLE FOR THE PROPER COMPLETION OF THE WORK OF ALL TRADES.

1.7. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL COOPERATE WITH OTHER TRADES NOT SPECIFICALLY PART OF THIS CONTRACT.

1.8. ALL WORK CALLED FOR ON PLANS, IN NOTE, AND SPECIFICATIONS OR AS REQUIRED TO COMPLETE THIS CONTRACT , MUST COMPLY WITH ALL RULES AND REGULATIONS OF ALL MUNICIPAL AGENCIES HAVING JURISDICTION TO ALL DEPARTMENT OF BUILDING WORK RULES AND TO ALL SPECIFIC RULES AND REGULATIONS OF THE PARTICULAR BUILDING IN WHICH THE WORK IS LOCATED, AS WELL AS THE LEASE SPECIFICATIONS BETWEEN THE TENANT AND THE LANDLORDS.

DEMOLITION

1. GENERAL CONTRACTOR SHALL SUBMIT HIS PROPOSAL BASED ON EXECUTING ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL SHALL BE DONE BEFORE AND AFTER BUILDING OFFICE HOURS.
2. GENERAL CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENT WITH BUILDING MANAGER FOR USE OF ELEVATOR SERVICE, AND SHALL PAY ALL OVERTIME FOR ELEVATOR SERVICE REQUIRED. NO MATERIAL OR EQUIPMENT SHALL BE CARRIED UNDER OR ON TOP OF ELEVATORS.
3. ALL LIGHTING FIXTURES, DOORS, BUCKS, HARDWARE, PLUMBING FIXTURES, PIPES, SWITCHES AND OTHER ITEMS WHICH ARE NOT TO BE REUSED BY TENANT IN THE NEW CONSTRUCTION, AND ARE SALVAGEABLE, SHALL BE RETURNED TO THE BUILDING UPON REQUEST. ALL ITEMS NOT BEING REUSED OR RETURNED TO THE BUILDING SHALL BE REMOVED FROM THE PREMISES.
4. GENERAL CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT DUST BEING A NUISANCE TO THE TENANTS WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS.
5. GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING OBJECTS DESIGNATED TO REMAIN AND IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE APPROVAL OF ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
6. GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTING THROUGHOUT THE START OF DEMOLITION THROUGH.
7. GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTING THROUGHOUT THE START OF DEMOLITION THROUGH.

CONSTRUCTION CLEANING

1. GENERAL CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL AND RUBBISH INCLUDING CARPET SCRAPS, AND AT THE COMPLETION OF THE WORK, HE SHALL REMOVE ALL DEBRIS. THE PREMISES ARE TO BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.
2. GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN OUT DEBRIS AND VACUUM CLEAN WITHIN THE CONVECTOR ENCLOSURE BEFORE THESE UNITS ARE PAINTED OR A FINISH FLOOR IS INSTALLED.
3. GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN BASE, VIEWABLE WINDOWS METAL FRAMES, MAIL CHUTE, ALL DOORS AND CONVECTOR ENCLOSURE, ETC., PRIOR TO LEAVING THE JOB.

PATCHING AND CUTTING

1. EACH CONTRACTORS SHALL DO ALL CUTTING, FITTING AND PATCHING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY, AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS SHOWN UPON OR REASONABLY IMPLIED BY THE DRAWINGS AND NOTES.
2. GENERAL CONTRACTOR SHALL PROVIDE ALL FLOOR CUTOUTS AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL WORK.
3. ALL DAMAGED SURFACES SUCH AS FLOOR SLAB, CONVECTOR ENCLOSURES, DRAPERY POCKETS, ETC., SHALL BE REPAIRED TO THE SATISFACTION OF THE ARCHITECT.
4. ALL DAMAGED EXISTING AREAS TO REMAIN AND EXISTING AREA AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHALL BE PREPARED AND/OR PATCHED AS REQUIRED TO MATCH IMMEDIATE EXISTING ADJACENT AREAS IN MATERIAL, FIRE RATING, FINISH AND COLOR, UNLESS OTHERWISE NOTED.

PROTECTION

1. GENERAL CONTRACTOR SHALL PROTECT EXISTING CARPET THAT IS TO REMAIN AND/OR PROTECTION SHALL CONSIST OF SEVERAL LAYERS OF BUILDING CONSTRUCTION PAPER OR EQUIVALENT.
2. GENERAL CONTRACTOR SHALL PROTECT ACCESS AREAS TO FLOOR TO REDUCE POSSIBILITY OF DAMAGING ADJACENT AREAS. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR PUBLIC CORRIDORS, ELEVATORS, LOBBIES, ETC., THAT ARE USED BY HIM.
3. GENERAL CONTRACTOR SHALL PROTECT EXISTING A/C VENTS TO PREVENT DUST AND DEBRIS FROM ENTERING BUILDING AIR CONDITIONING SYSTEM.
4. GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING TO REMAIN, EXISTING RELOCATED OR NEW ITEMS IN PREMISES THROUGHOUT THE PERIOD OF CONSTRUCTION.
5. ALL WORK SHALL BE PROTECTED FROM DAMAGED, STAINED OR IMPERFECTIONS AT ALL TIMES. DAMAGED, STAINED, OR IMPERFECT MATERIALS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ARCHITECT, TO THE ARCHITECT'S SATISFACTION, WITHOUT COST TO OWNER.

SUBMITTALS

1. PRIOR TO EACH SUBMITTAL, CAREFULLY REVIEW AND COORDINATE ALL ASPECTS OF EACH ITEM BEING SUBMITTED.
2. VERIFY THAT EACH ITEM AND THE SUBMITTAL FOR IT CONFIRM IN ALL RESPECTS TO THE SPECIFIED REQUIREMENTS.
3. SHOP DRAWINGS: MAKE SHOP DRAWINGS ACCURATELY TO SCALE SUFFICIENTLY LARGE TO SHOW ALL PERTINENT ASPECTS OF THE ITEM AND ITS METHOD OF CONNECTION TO THE WORK.
4. MANUFACTURES LITERATURE: WHERE SUBMITTED LITERATURE FROM MANUFACTURES INCLUDES DATA NOT PERTINENT TO THE SUBMITTAL, CLEARLY SHOW WHICH PORTIONS OF CONTENTS ARE BEING SUBMITTED FOR REVIEW.
5. SAMPLES: SUBMIT AND IDENTIFY SAMPLES IDENTICAL TO THE ITEMS PROPOSED TO BE PROVIDED. UNLESS OTHERWISE SPECIFIED SUBMIT SAMPLES IN THE QUANTITY TO BE RETURNED, PLUS ONE WHICH WILL BE RETAINED BY THE ARCHITECT.
6. ACCOMPANY EACH SUBMITTAL WITH A LETTER OF TRANSMITTAL. CONSECUTIVELY NUMBER EACH SUBMITTAL AND RE-SUBMITTAL. IDENTIFY EACH SUBMITTAL WITH THE NAME OF THE PROJECT, CONTRACTOR'S NAME, SUB-CONTRACTOR'S NAME. MAINTAIN AND MAKE AVAILABLE TO THE ARCHITECT A LOG SHOWING THE CURRENT STATUS OF ALL SUBMITTALS.
7. CONTRACTOR SHALL SUBMIT AND ADHERE TO A SCHEDULE INDICATING PROPOSED DATES OF REQUIRED SUBMITTALS. MAKE SUBMITTAL FAR ENOUGH IN ADVANCE OF SCHEDULED DATES FOR INSTALLATION TO PROVIDE TIME REQUIRED FOR REVIEWS, FOR SECURING NECESSARY APPROVALS, FOR POSSIBLE REVISIONS AND RE-SUBMITTALS, AND FOR PLACING ORDERS AND SECURING DELIVERY.
8. ALL CHARGES IN CONNECTION WITH THE DELIVERY OF SHOP DRAWING AND PRODUCT DATA TO THE ARCHITECT, SUB-CONTRACTOR AND TO THEIR TRADES SHALL BE PAID BY THE CONTRACTOR.
9. THE SCHEDULE OF SUBMITTALS INCLUDES, BUT NOT LIMITED TO THE FOLLOWING:
   - ARCHITECTURAL WOODWORK
   - DOORS AND HARDWARE
   - LIGHT FIXTURES
   - FINISHES; FLOORING, CEILING SYSTEM, PAINT, WALL COVERING
   - MECHANICAL EQUIPMENT
   - ELECTRICAL FIXTURES AND EQUIPMENT
   - PLUMBING FIXTURES AND EQUIPMENT

DIVISION 2 - SITE WORK

DIVISION 3 - CONCRETE

DIVISION 4 - MASONRY

DIVISION 5 - METAL

DIVISION 6 - WOOD AND PLASTIC

ARCHITECTURAL WOODWORK

1. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF CABINET CONTRACTOR.
2. ALL CABINET ATTACHED TO PREMISES SHALL COMPLY WITH THE APPLICABLE CODES.
3. ALL FINISHED CABINET WOOD AND FINISHES SHALL BE AS NOTED ON DETAIL DRAWINGS CONCERNED.
4. THE CABINET CONTRACTOR SHALL SHOP-PRIME ALL ITEMS SHOWN ON DETAIL DRAWINGS CONCERNED. THE CABINET CONTRACTOR SHALL FIELD TOUCH-UP ALL CABINETWORK AS REQUIRED.
5. ALL PLASTIC LAMINATE FINISHED SURFACES SHALL HAVE PLASTIC LAMINATE BACKING AS REQUIRED.
6. ALL SHELVES SHALL BE 3/4" PLYWOOD VENEERED, AS NOTED ON DRAWINGS, WITH HARDWOOD EDGE TO MATCH THE VENEERS USED, UNLESS OTHERWISE NOTED. ANY SHELVING WIDER THAN 4'-0" SHALL HAVE A CENTER SUPPORT.
7. CABINET CONTRACTOR SHALL PROVIDE ALL BLOCKING INCLUDING THAT CONCEALED BY THE WORK OF OTHER TRADES, REQUIRED TO SUPPORT HIS FINISH WORK.
8. THE CABINET CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
9. THE CABINET CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND APPROVAL.
10. WHERE MEMBERS ARE MITERED OR BUTTED, THEY SHALL BE JOINED AND SECURED IN A MANNER TO INSURE AGAINST THE JOINT OPENING.
11. ALL FINISHED WORK SHALL, AS FAR AS PRACTICAL, BE ASSEMBLED AND FINISHED IN THE SHOP AND DELIVERED TO THE BUILDING READY TO ERECT IN PLACE.
12. ALL OF THE WORK SHALL BE FABRICATED, ASSEMBLED, FINISHED AND ERECTED IN THE METHOD KNOWN TO THE CABINET TRADE. SURFACES SHALL BE TRUE, STRAIGHT AND FREE FROM MACHINE AND TOOL MARKINGS, BRUISES, INDENTATIONS, CHIPS OR ABRASIONS.
13. WHERE FILES ARE SHOWN AS BEING SET INTO CABINETWORK, THE CABINET CONTRACTOR SHALL SET AND BOLT ALL FILES TOGETHER.
14. ALL NEW WOOD TO BE FIRE RETARDANT TO COMPLY WITH APPLICABLE CODES. FABRICATE ALL CABINETRY AND MILLWORK TO THE "PREMIUM" GRADE STANDARDS OF AWI SECTION N 400.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

DIVISION 8 - DOORS AND WINDOWS

STEEL DOORS AND FRAMES

1. STEEL DOORS TO BE MANUFACTURED FROM COMMERCIAL QUALITY, LEVEL, COLD-ROLLED STEEL, FACE SHEETS
2. 18 GAUGE MIN., MIN. DOOR THICKNESS 1-3/4" SOUND DEAD ENDED TOP AND BOTTOM EDGES CLOSED, BEVELED EDGE PROFILES ON BOTH VERTICAL EDGES.
3. STEEL FRAMES TO BE UL LABELED FRAMES AND NON-LABELED FRAMES AS NOTED IN DOOR SCHEDULE AND SHALL BE COMMERCIAL GRADE COLD-ROLLED STEEL OF 16 GAUGES MIN. ALL FRAMES TO HAVE CONCEALED FASTENERS, 5/8" HIGH INTEGRAL STOPS. FRAMES TO BE FULL SEAM AND FACE WELDED AND GROUND SMOOTH.
4. ACCESSORIES: PROVIDE ALL THE NECESSARY HARDWARE REINFORCEMENT, 12 GAUGE EXCEPT HINGE AND PIVOT REINFORCEMENTS 7 GAUGE; DOOR SILENCERS, PLASTER GUARDS, ANCHORS AND ALL OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.

WOOD DOOR AND FRAME OPENINGS

1. FRAME OPENINGS SHALL BE PLUMB, STRAIGHT, AND TRUE WITH HORIZONTAL LINES LEVEL AND ALL VERTICAL LINES PLUMB. DOOR SHALL BE SECURED RIGIDLY IN PLACE AND SHALL BE ANCHORED TO THE FLOORS, JAMBS AND HEADS IN AN APPROVED MANNER. ALL FRAMED OPENINGS SHALL BE BRACED SECURELY TO ADJACENT CONSTRUCTION TO ATTAIN SUFFICIENT STRENGTH TO MAINTAIN THE DOOR OPERATION DURING NORMAL USE.
2. INSTALLATION OF DOOR OPENINGS SHALL INCLUDE ALL SPACER CLIPS, SHIMS, CHANNEL LINTELS AND SUB-FRAMES AS REQUIRED.
3. DOORS SHALL BE INSTALLED PLUMB AND TRUE AND SHALL OPERATE FREELY WITHOUT BINDING.
4. DOORS AND FRAMES SHALL CONFORM TO APPLICABLE AWI, API, ASTM AND ASI STANDARDS. REFER TO DRAWINGS FOR DOORFRAME DIMENSIONS AND CONSTRUCTION DETAILS.

ROLL-UP DOORS ACCESS DOORS & PANELS

1. PROVIDE ACCESS DOOR AND FRAME AS INDICATED ON THE DRAWINGS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: SHUT OFF AND BALANCING VALVE FIRE DAMPER, POINT OF DUCT ACCESS, CONTROLS OF MECHANICAL AND ELECTRICAL PANEL, AUTOMATIC DAMPER AND MOTOR.
2. ASSEMBLY SHALL BE AN INTEGRAL UNIT COMPLETE WITH ALL PARTS AND READY FOR INSTALLATION.
3. PROVIDE ACCESS DOORS WITHOUT EXPOSED FRAMES AND FLUSH WITH ADJACENT SURFACES.

WINDOW TREATMENT

1. BUILDING STANDARD OF WINDOW TREATMENT SHALL BE INSTALLED BY THE GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED.

GLASS & GLAZING

1. ALL GLASS BELOW 18"A.F.F. SHALL BE TEMPERED GLASS.

DIVISION 9 - FINISHES

GYPSUM DRYWALL

1. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL PARTITIONS TO MEET BUILDING REGULATIONS AND AS DESIGNATED ON THE ARCHITECT'S DRAWINGS.
2. ALL DIMENSIONS GIVEN FOR PARTITIONS ARE FROM FINISH SURFACE TO FINISH SURFACE UNLESS OTHERWISE INDICATED. DRAWINGS ARE NOT TO BE SCALED.
3. GENERAL CONTRACTOR IS TO PREPARE THE JOB SITE PARTITION LAYOUT FOR APPROVAL BY THE ARCHITECT PRIOR TO ERECTING PARTITIONS.
4. ALL DEFECTIVE PLASTER AND/OR DRYWALL ON COLUMNS AND EXISTING WALLS SHALL BE SNAPPED OUT AND/OR PATCHED FREE OF ALL IRREGULARITIES AND SHALL MATCH ADJACENT WALLS IN FINISH AND THICKNESS.
5. ALIGNMENT OF NEW DRYWALL CONSTRUCTION TO EXISTING WALLS AND COLUMNS SHALL BE DONE IN A MANNER AS TO VISIBLY ELIMINATE THE POINT OF CONTACT OR JOINT OF NEW AND EXISTING MATERIALS BY SHEATHED OVER OUTER LAYER OF GYPSUM BOARD TO EXISTING WALL AND/OR COLUMN.
6. METAL CORNER BEADS SHALL BE USED AT ALL EXPOSED OUTSIDE CORNERS ON ALL DRYWALL PARTITIONS. METAL CASING BEAD SHALL BE USED WHEREVER DRYWALL BULLS ANOTHER SURFACE OR TO PREVENT AN UNFINISHED EDGE. BOTH OF THESE SHALL RECEIVE SPACKLE.
7. WHERE INTERFERENCE CAUSED BY EXISTING DUCTWORK PREVENTS SECURING METAL STUDS TO SLAB -SECURE STUDS TO BLACK IRON AND SECURE BLACK IRON TO SLAB IN AN APPROVED METHOD.
8. WHERE NEW PARTITIONS INTERSECT CONVECTOR ENCLOSURES, CONTRACTOR SHALL CONFORM TO BUILDING REQUIREMENTS AND PROVIDE SOUND BAFFLES INSIDE ENCLOSURE BETWEEN DIVIDED AREAS.
9. FLOOR AND CEILING RUNNERS AND METAL STUDS ARE TO BE SECURELY ATTACHED. METAL STUDS 16" O.C. TO STRUCTURE ABOVE, NOT DUCT WORK.
10. ALL DEFECTIVE PLASTER OR DRYWALL CORNER BEADS SHALL BE REMOVED AND REPLACED WITH NEW.
11. GENERAL CONTRACTOR SHALL DOUBLE UP METAL STUDS AT ALL DOORS, UNLESS OTHERWISE NOTED.
12. NO PARTITION SHALL BE ATTACHED TO CORE WALLS. PROVIDE NEOPRENE GASKET BETWEEN PARTITION AND CORE WALL.
13. THE SPACE AROUND PIPE, DUCTS, ETC. PENETRATING RATED WALLS, SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH THERMAL FIBER FIREPROOFING MANUFACTURED BY U.S. GYPSUM COMPANY OR APPROVED EQUAL AND BE CLOSED OFF BY CLOSE FITTING METAL ESCUTCHEONS ON BOTH SIDES OF CONSTRUCTION AS REQUIRED BY APPLICABLE CODES. THE INSTALLATION OF ALL REQUIRED FIRE STOPPING SHALL BE SUBJECT TO CONTROL INSPECTION REQUIREMENTS AS PER APPLICABLE CODES. APPROVED MINERAL WOOL OR EQUIVALENT NON-COMBUSTIBLE FIREPROOFING SHALL BE TIGHTLY PACKED INTO ALL VOIDS AND IN VOIDS BETWEEN TOP PARTITION CHANNEL AND RIBBED STEEL DECKING OF THE FLOOR SLAB ABOVE.
13. METAL STUDS SHALL BE IN ROLLED FORMED CHANNEL TYPE SECTIONS OF U.S.S. NO. 20 AND 25 GAUGE AS INDICATED IN DRAWINGS, GALVANIZED SHEET STEEL, 2-1/2 INCHES WIDE, OR AS INDICATED IN DRAWINGS AND IN THE LONGEST ONE PIECE LENGTHS AVAILABLE.
14. GYPSUM WALLBOARD SHALL BE GRADE "X" FIRE-RETARDANT WALLBOARD 48 INCHES AND OF 5/8-INCH THICKNESS OR AS INDICATED ON THE CONTRACT DRAWINGS AND SHALL BE OF UNIFORM QUALITY CONFORMING TO ASTM C36.
15. GYPSUM WALLBOARD SHALL BE GRADE W/R, WATER RESISTANT WALLBOARD AT PANTRIES AND SHALL BE OF UNIFORM QUALITY CONFORMING TO ASTM C36.
16. WALLBOARD USED IN FIRE RATED PARTITIONS SHALL BE DELIVERED TO THE CONSTRUCTION SITE BEARING UNDERWRITERS LABORATORY CERTIFICATION.
17. CEILING AND FLOOR RUNNERS SHALL BE ROLL FORMED CHANNEL TYPE SECTIONS FABRICATED OF U.S.S. NO. 25 GAUGE, GALVANIZED STEEL. RUNNERS SHALL BE IN 10'-0" LENGTHS AND SHALL MATCH THE STUDS.
18. TRIM MEMBERS SHALL BE FABRICATED OF U.S.S. NO. 25 GAUGES GALVANIZED STEEL AND SHALL INCLUDE CORNER REINFORCEMENT AND CASTING TYPE EDGE TRIM.

CEILING

1. GENERAL CONTRACTOR SHALL PROVIDE HUNG CEILING SYSTEM TO MATCH EXISTING AS SHOWN ON THE ARCHITECT'S DRAWING.
2. CEILING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS, BUILDING DEPARTMENT REQUIREMENTS AND ALL APPLICABLE CODES.
3. GENERAL CONTRACTOR SHALL PROVIDE AND IDENTIFY ALL CEILING ACCESS PANELS IN CEILING TO FURNISH ACCESS FOR INSPECTION MAINTENANCE TO ALL AIR-CONDITIONING, PLUMBING, TELEPHONE AND ELECTRICAL CONTROL REQUIRING ACCESS.
4. PRIOR TO CLOSING UP ANY CEILING, ALL PLENUM SYSTEMS (HVAC, SPRINKLER, PLUMBING AND ELECTRICAL), SHALL BE INSPECTED AND WHERE REQUIRED, TESTED BY BUILDING MANAGEMENT (IF REQUIRED) AND BY AUTHORITIES HAVING JURISDICTION TO INSURE THEIR PROPER INSTALLATION AND FUNCTION.
5. CEILING IN CLOSET SHALL BE OF THE SAME HEIGHT AND CONSTRUCTION AS THAT OF ADJOINING SPACE UNLESS OTHERWISE NOTED.
6. GENERAL CONTRACTOR SHALL PROVIDE CUTS AND OTHER SPECIAL PROVISIONS IN CEILING AS REQUIRED FOR LIGHTING FIXTURES, REGISTERS, DIFFUSERS AND OTHER INSERTED ITEMS.

GYPSUM DRYWALL SUSPENDED

1. BLACK IRON 1-1/2" COLD ROLLED CARRYING CHANNELS SHALL BE SECURELY SUPPORTED BY 1/4" DIAMETER ROD HANGERS FASTENED TO THE OVERHEAD STRUCTURAL SLAB, CHANNELS SHALL BE SPACED ON CENTER MAX. AND AS REQUIRED TO ADEQUATELY SUPPORT LIGHT FIXTURES, DRAPERY POCKET AND THE CEILING ASSEMBLY. PROVIDE CEILING CLIPS AND INSERTS TO RECEIVE HANGERS, TYPE AS RECOMMENDED BY MANUFACTURE.
2. SUSPENSION SYSTEM MANUFACTURE, SIZED FOR PULLOUT RESISTANCE OF NOT LESS THAN 5 TIMES THE HANGER DESIGN LOAD.
3. CEILING SUSPENSION SYSTEM SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND SHALL CONFORM TO ASTM C635.
4. A WATER RESISTANT SEALANT AS RECOMMENDED BY GYPSUM BOARD MANUFACTURER FOR SEALING CUT EDGES AND HOLES IN WATER RESISTANT GYPSUM BOARD SHALL BE USED.

ACOUSTIC CEILING

1. ACOUSTIC TILE SHALL BE AS NOTED ON FINISH SCHEDULE.
2. BLACK IRON CARRYING CHANNELS SHALL BE SECURELY SUPPORTED BY HANGERS FASTENED TO THE OVERHEAD STRUCTURAL MEMBERS, CHANNELS SHALL BE SPACED AS REQUIRED TO ADEQUATELY SUPPORT LIGHT FIXTURES, DRAPERY POCKET AND THE ACOUSTIC CEILING ASSEMBLY.
3. CEILING TILE SHALL BE INSTALLED IN A TRUE AND EVEN PLANE, BUTT JOINTS TIGHTLY TOGETHER, INSTALL METAL EDGE MOLDING AS REQUIRED.
4. CEILING SUSPENSION SYSTEM SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND SHALL CONFORM TO ASTM C635.
5. ALL JOINTS IN THE TILE FIELD SHALL BE SQUARE, LEVEL AND PERFECTLY ALIGNED WITH EACH OTHER AND WITH THE LIGHTING FIXTURES, DOWN LIGHTS; SMOKE DETECTORS AND OTHER SUCH DEVICES SHALL BE CENTERED ON TILE UNLESS OTHERWISE NOTED.
6. GENERAL CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY AND ALL TILES, WHICH ARE REMOVED TO FACILITATE TELEPHONE INSTALLATION.
7. GENERAL CONTRACTOR SHALL PROVIDE (2) BOXES OF EXTRA CEILING TILES TO CLIENT AT THE COMPLETION OF WORK.

FLOORING

1. ALL EXISTING FLOORS SHALL HAVE SURFACES PROPERLY PREPARED BY FLASH PATCH AND/OR FILING VOIDS; BY REMOVING HIGH SPOTS AND IRREGULARITIES; BY SCRAPPING AND/OR GRINDING AS REQUIRED TO PROVIDE A CONTINUOUS SMOOTH FLOOR SURFACE PRIOR TO INSTALLATION OF ANY FINISH FLOOR MATERIAL.
2. ALL NEW FLOOR FINISHING, INCLUDING CARPETING SHALL, MEET THE REQUIREMENTS OF APPLICABLE CODES FOR FLAMMABILITY AND SMOKE RATINGS.

BASEBOARD

1. ALL BASE BOARDS REFER THE ARCHITECT'S DRAWINGS.
2. 4" RUBBER BASE TO BE INSTALLED ON ALL WALLS, UNLESS OTHERWISE NOTED. STRAIGHT BASE FOR CARPET FLOOR AND COVE BASE FOR RESILIENT TILE FLOOR.
3. WALL BASE SHALL BE APPLIED AGAINST THE WALL WITH APPROVED TYPE CEMENT ADHESIVE KEEPING CEMENT 1/4" BELOW TOP OF BASE. ADHESIVE FOR INSTALLATION OF BASE AND TILE SHALL BE FURNISHED BY THE CONTRACTOR AND RECOMMENDED BY TILE/BASE MANUFACTURER. VERTICAL JOINTS IN BASE SHALL BE HELD TO A MINIMUM WITH A MINIMUM DISTANCE FROM A JOINT TO A CORNER EQUAL TO ONE FOOT. SUBMIT FULL SIZE SAMPLES OF TILES AND BASE SPECIFIED FOR APPROVAL.

PAINTING

1. ALL PAINTS SHALL BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE. PAINTS SHALL BE OF THE TYPE SPECIFICALLY MANUFACTURED FOR APPLICATION TO THE SURFACE TO WHICH IT IS TO BE APPLIED. USE PAINT MANUFACTURER'S RECOMMENDATIONS FOR PRIMER COLORS OF SPECIFIED FINISH COLORS.
2. ALL PAINT SHALL BE APPLIED CAREFULLY WITH GOOD CLEAN BRUSHES, OR APPROVED ROLLERS. PAINT SHALL BE EVENLY SPREAD AND WHEN BRUSHES ARE USED SHALL BE THOROUGHLY BRUSHED OUT. THE WORK SHALL BE SO PERFORMED AS TO AVOID DAMAGE TO OTHER SURFACES. ANY DAMAGE TO ADJACENT SURFACES SHALL BE REPAIRED IN A MANNER SATISFACTORY TO THE ARCHITECT. FINISH COATS SHALL BE SMOOTH AND FREE FROM RUNS, SAGS, HOLIDAYS OR OTHER DEFECTS. FINISH SURFACES SHALL BE UNIFORM IN SHEEN, COLOR AND TEXTURE. EACH COAT OF PAINT SHALL BE OF SUFFICIENT THICKNESS TO COVER COMPLETELY THE PREVIOUS COAT OR SURFACE.
3. WALLS TO BE PAINTED SHALL INCLUDE SURFACES FROM FLOOR TO CEILING, INCLUDING PILASTERS, FASCIAS, JAMBS, DOORS, BUCKS, REVEALS, LIGHT COVES AND ALL OTHER VERTICAL SURFACES.
4. PRIOR TO PAINTING, THE FINISH CONTRACTOR SHALL REMOVE OR PROTECT ALL FINISHED SURFACES, SURFACE HARDWARE, ALL ELECTRICAL SWITCH PLATES AND OUTLET PLATES, ETC., REPLACING AND UNCOVERING THE SAME WHEN PAINTING HAS BEEN COMPLETED.
5. THE FINISH CONTRACTOR IS RESPONSIBLE TO PROVIDE THE PROPER PROTECTION AGAINST DAMAGE TO ADJACENT FINISHED WORK AND FLOORING. PARTICULAR ATTENTION SHALL BE GIVEN TO AREAS WHERE CARPET IS INSTALLED AND CONSTRUCTION WORK IS NOT COMPLETED.
6. ALL PAINTED WALL AND CEILING SURFACES SHALL RECEIVE (1) PRIME COAT AND (2) FINISH COATS AS INDICATED ON PLAN (PAINT FINISH AS NOTED ON PLAN).
7. PAINT FINISHES TEXTURE:
   - GYPSUM BOARD CEILING: FLAT
   - GYPSUM BOARD WALL: EGG SHELL
   - FERROUS METAL & SHOP PRIMED WOOD: SEMI GLOSS
8. SURFACES NOT TO BE PAINTED SHALL BE LEFT COMPLETELY FREE OF DROPPINGS AND ACCIDENTALLY APPLIED MATERIALS. UNLESS OTHERWISE NOTED THE FOLLOWING SHALL NOT BE PAINTED: NON-FERROUS METAL, FINISH HARDWARE, AND CONCEALED SURFACES NOT EXPOSED TO VIEW.
9. WHERE COLOR IS INDICATED AT DOOR, THE DOOR AND BUCK ARE TO BE PAINTED THAT COLOR ON BOTH SIDES UNLESS OTHERWISE INDICATED.
10. PAINTING CONTRACTOR TO SUBMIT 12" X 12" SAMPLES OF ALL PAINT COLOR AND SPECIAL FINISHES FOR APPROVAL TO THE ARCHITECT PRIOR TO STARTING THIS WORK.
11. AT CONVECTOR COVERS, REMOVE REMOVABLE SECTIONS AND GRILLS. AT EXISTING COVERS, SCRAPE AND SAND ALL EDGES OF EXCESS PAINT. PAINT REMOVABLE SECTIONS WITH (1) PRIME AND (2) FINISH COATS. REPLACE SECTIONS AND GRILLS WHEN FULLY DRY.
12. THE FINISH CONTRACTOR SHALL, UPON COMPLETION, REMOVE ALL ADHESIVE AND PAINT FROM WHERE IT WAS SPILLED, SPLASHED OR SPLATTERED ON SURFACES, INCLUDING LIGHT FIXTURES, DIFFUSERS AND REGISTERS, ETC., AND SHALL LEAVE ALL SURFACES FREE OF SPOTS AND/OR SPLATTERS.
13. THE FINISH CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK BY ALL TRADES INCLUDING TELEPHONE INSTALLATION, COMPLETION OF FURNITURE INSTALLATION, FLOORING, ETC. AND SHALL "TOUCH-UP" ALL NECESSARY PAINTING AND/OR PATCHING WHICH IS REQUESTED BY PAINTING WHICH IS REQUESTED BY THE ARCHITECT.
14. THE FINISH CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK BY ALL TRADES INCLUDING TELEPHONE INSTALLATION, FLOORING, ETC. AND SHALL "TOUCH-UP" ALL NECESSARY PAINTING AND/OR PATCHING WHICH IS REQUESTED BY THE ARCHITECT.

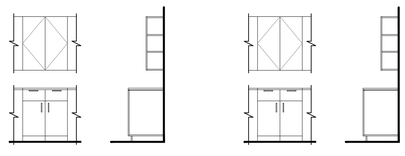
WALL COVERING

1. ALL SURFACES INDICATED TO RECEIVE WALL COVERINGS SHALL BE PROPERLY PREPARED TO ASSURE SMOOTHNESS AND ELIMINATE VISIBLE TAPE JOINTS PRIOR TO COMMENCING INSTALLATION.
2. ALL WALL COVERINGS SHALL BE INSTALLED AS SPECIFIED BY THE PRINTED INSTRUCTION OF THE MANUFACTURE. ADHESIVE SHALL BE AS RECOMMENDED BY THE WALL COVERING MANUFACTURE.
3. WALL COVERING SHALL BE INSTALLED WITH BUTT JOINTS. ALL SEAMS SHALL BE VERTICAL. HORIZONTAL SEAMS WILL NOT BE ACCEPTABLE.
4. WHERE COVERINGS END AT REVEALS OR OUTSIDE CORNERS, METAL STOP BEAD SHALL BE PROVIDED.
5. SUBMIT FABRIC SAMPLES AS SPECIFIED IN FINISH SCHEDULE, PRIOR TO PURCHASE AND INSTALLATION. FLAME SPREADING RATE AND SMOKE DEVELOPING RATE SHALL BE CONFORMED TO APPLICABLE CODES.
6. REMOVE EXISTING WALL COVERINGS FROM ALL EXISTING SURFACES DESIGNATED TO RECEIVE NEW FINISHES AND COMPLETELY RESTORE WALL SURFACES PRIOR TO INSTALLATION OF NEW FINISH.

CARPET TILE

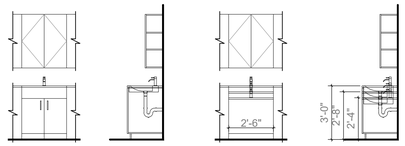
1. PROVIDE 30 SQ. YARDS OF CARPET TILE AS ATTIC STOCK.
2. CARPET TILE SHALL BE LAID OUT IN QUARTER TURN PATTERN.
3. THE CONTRACTOR SHALL FLASH PATCH ALL CRACKS, HOLES, OR OTHER IMPERFECTIONS AT CARPETED AREAS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CARPET CONTRACTOR AFTER ALL FLOOR PATCHING IS COMPLETED AND RECEIVES THEIR APPROVAL TO INSTALLATION OF FINISHED FLOORING.
4. CARPETING SHALL BE PLACED OVER PROPERLY PREPARED SURFACE. CARPET INSTALLER SHALL REVI

COUNTER & SINK HEIGHT



(a) BEFORE REMOVAL OF CABINETS AND BASE

(a) BEFORE REMOVAL OF CABINETS AND BASE

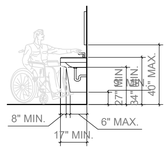


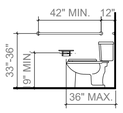
(a) BEFORE REMOVAL OF CABINETS AND BASE

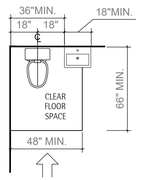
(b) CABINETS AND BASE REMOVED AND HEIGHT ALTERNATIVES

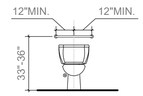
TYPE A BATHROOM ACCESSIBILITY REQUIREMENTS



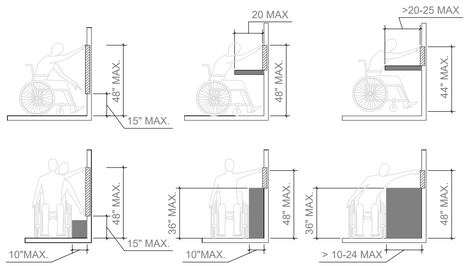








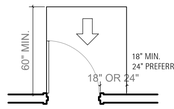
WHEELCHAIR TURNING REQUIREMENT / ADA SWITCH HEIGHT



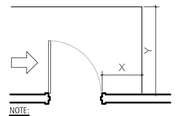
NOTE:
1. A SWITCH COULD NOT GO ABOVE AN OBSTRUCTION THAT EXCEEDS THE MAXIMUM SIZE PERMITTED IN THE WHEELCHAIR TURNING ACCESSIBILITY REQUIREMENTS.

2. IF THE LOCATION IS FOR A DEDICATED CHILDREN'S BATHROOM, THEN THE MEASUREMENTS ARE REQUIRED TO BE REDUCED.

ACCESSIBILITY REQUIREMENTS-SWING DOOR

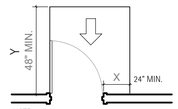


PULL SIDE



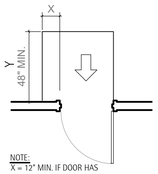
NOTE:
X = 36" MIN.if Y=60" (1525mm);
X = 42" MIN. if Y=54" (1370mm);

PULL SIDE



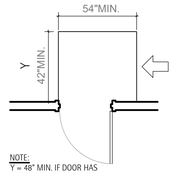
NOTE:
Y = 54" MIN. IF DOOR HAS CLOSER

PULL SIDE



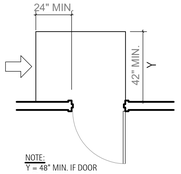
NOTE:
X = 12" MIN. IF DOOR HAS BOTH CLOSER AND LATCH.

PUSH SIDE
FRONT APPROACHED - SWING DOOR



NOTE:
Y = 48" MIN. IF DOOR HAS BOTH CLOSER AND LATCH.

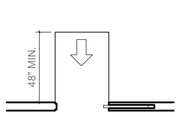
PUSH SIDE
HINGE SIDE APPROACHS - SWING DOOR



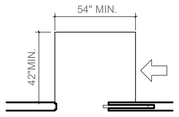
NOTE:
Y = 48" MIN. IF DOOR HAS CLOSER.

PUSH SIDE
LATCH SIDE APPROACHS - SWING DOOR

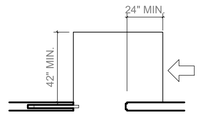
ACCESSIBILITY REQUIREMENTS-SLIDING & FOLDING DOOR



FRONT APPROACH
SLIDING AND FOLDING DOORS



SLIDE SIDE APPROACH
SLIDING AND FOLDING DOORS



LATCH SIDE APPROACH
SLIDING AND FOLDING DOORS

GENERAL NOTES:

1. THE CONTRACTOR AND SUBCONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS, NOTES AND CONDITIONS AT THE SITE BEFORE WORK IS STARTED. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.
2. THE CONTRACTOR SHALL USE FIGURE DIMENSIONS AT ALL TIMES. DO NO SCALE PLANS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS. AND ARRANGE FOR ND SCHEDULE , AT HIS EXPENSE, ALL REQUIRED TESTS AND INSPECTIONS OF MATERIALS, ASSEMBLIES OR EQUIPMENT.
4. THE CONTRACTOR IS TO CARRY WORKMAN'S COMP. AND DISABILITY INSURANCE AS REQUIRED BY LAW.
5. THE CONTRACTOR SHALL NOTIFY THE ADJOINING PROPERTY OWNERS, IN WRITING, 5 DAYS BEFORE ANY COMMENCEMENT OF WORK. THE NOTICES SHALL BE FILED WITH THE DEPT. OF BUILDINGS BEFORE ANY PERMITS CAN BE ISSUED.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE SITE AND ADJOINING PROPERTIES.
7. ALL DIMENSIONS SHOWN HEREIN AREA APPROXIMATE AND MAY VARY DUE TO UNSEEN EXISTING CONDITIONS.
8. GLASS DOOR TO COMPLY WITH BSA 501.68 SR. AND PLATE GLASS TO COMPLY WITH RS 107. 10-8.
9. EXIT SIGN AND LIGHT PER 27-387.
10. WET-CHEMICAL EXTINGUISHING SYSTEMS, IN ACCORDANCE WITH THE NEW YORK STATE FIRE CODE.
11. ALL WORK MUST COMPLY WITH 2020 NYS BUILDING CODE.

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

THE HOURS OF ALL CONSTRUCTION ACTIVITIES, INCLUDING SITE WORK, DEMOLITION, CONSTRUCTION, ALTERATIONS, OR REPAIRS SHALL BE BETWEEN 7:30AM AND 6:00PM. MONDAY THROUGH FRIDAY ONLY. NO WORK SHALL BE PERMITTED OUTSIDE THE STATED HOURS WITHOUT THE SPECIFIC WRITTEN APPROVAL FROM THE BUILDING COMMISSIONER.

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

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

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

TABLE R304.1 - NYSRC
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOAD

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

TABLE R905.2.5 - NYSRC
FASTENERS

R301.2(8) - NYSRC
SHEAR WALLS

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

R310 - NYSRC EMERGENCY EGRESS

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

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

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

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

R308 - NYSRC GLAZING

R301.1 - NYSRC IDENTIFICATION
EACH PANEL OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4, SHALL BE PROVIDED WITH A MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING THE TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARDS WITH WHICH IT COMPLIES WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, EMBOSSED MARK, OR SHALL BE OR A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.

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

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

R314 - NYSRC STAIRWAYS

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

R314.2 - NYSRC TREADS & RISERS
THE MAXIMUM RISER HEIGHT SHALL BE 8 ¼" AND THE MINIMUM TREAD DEPTH SHALL BE 9"

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

R316 - NYSRC GUARDS

R316.1 - NYSRC GUARDS REQUIRED
RAISED FLOOR SURFACES...SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT

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

R324.1 - NYSRC
TERMITE SHIELD

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

R406 - NYSRC FOUNDATION WATERPROOFING & DAMP PROOFING

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

R406.3.2 - NYSRC
VAPOR BARRIER

R408 - NYSRC UNDER FLOOR SPACE

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

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

R502 - NYSRC BEARING
A. ALL ENDS OF EACH JOIST, BEAM OR GIRDER FLOOR SYSTEMS & JOIST FRAMING SHALL COMPLY WITH SECTION R502.6 OF THE NEW YORK STATE RESIDENTIAL CODE
B. ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM END BEARING OF NOT LESS THAN 3:

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

R806.1 & R806.2 - NYSRC ROOF VENTILATION
VENTAILITION OPENINGS SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE MESH WITH ¼" MIN. TO ½" MAX. OPENING. FREE VENTILATING AREA SHALL NOT BE LESS THAN 1:150 SPACE VENTILATED

R905 - NYSRC REQUIREMENTS FOR ROOF COVERINGS

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

R905.2.6 - NYSRC ATTACHMENT
ASPHALT ROOF SHINGLES SHALL HAVE A MIN. OF (6) SIX FASTENERS PER SHIINGLE WHERE THE ROOF IS ON ONE OF THE FOLLOWING CATEGORIES - THE BASIC WIND SPEED PER R401.2(4) IS 110MPH OR GREATER; AND THE EAVE IS 20' OR HIGHER ABOVE GRADE

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

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

GENERAL NOTES AND SPECIFICATIONS FOR CONSTRUCTION:

1. ALL APPLICABLE CODES HAVING JURISDICTION IN THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED, SHALL BE OBSERVED STRICTLY IN CONSTRUCTION OF THE PROJECT, INCLUDING ALL STATE COUNTY AND LOCAL CODES RELATING BUT NOT LIMITED TO: BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. THE CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO START OF CONSTRUCTION AND BRING ALL DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES TO THE ATTENTION OF THE ARCHITECT AND OWNER.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE COMPETENT, FULL-TIME PROJECT SUPERVISION TO OVERSEE ANY/ALL INSTALLATIONS RELATED TO THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK BEING PERFORMED IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
3. ALL DETAILS AND SECTIONS WITHIN THE CONTRACT DOCUMENTS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY.
4. ALL DRAWINGS AND SPECIFICATIONS TO BE FULLY REVIEWED AND COORDINATED BY THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXECUTE THE DESIGN INTENT OF THE ARCHITECT AND OWNER TO THE FULLEST.
5. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING SUBGRADE AND ELEVATED UTILITY SERVICES WITHIN THE SITE AREA AND ITS IMMEDIATE SURROUNDINGS FROM DAMAGE AND/OR DETERIORATION, AS THEY RELATE TO THE PROJECT.
6. THE ARCHITECT AND HIS ASSIGNED CONSULTANTS SHALL NOT BE RESPONSIBLE FOR SITE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, MEANS/METHODS, OR FAILURE BY THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR GOVERNING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE PROTECTION AND SAFETY OF PERSONS AND PROPERTY IN ACCORDANCE WITH ALL GOVERNMENT REGULATIONS.
7. CONTRACTOR SHALL FILE AND OBTAIN ALL BUILDING PERMITS. ALL FEES SHALL BE REIMBURSED BY OWNER.
8. CONTRACTOR SHALL BRING ALL ERRORS AND OMISSIONS WHICH MAY OCCUR WITHIN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER, SUCH NOTIFICATION MUST BE SUBMITTED IN WRITTEN FORM, AND AWAIT WRITTEN DIRECTION PRIOR TO PROCESSING WITH THAT PORTION OF THE WORK WHICH IS DIRECTLY AFFECTED BY SUCH ERROR AND/OR OMISSION. THE CONTRACTOR WILL BE HELD LIABLE FOR THE RESULT OF AND ERRORS, DISCREPANCIES OR OMISSION FOR WHICH THE CONTRACTOR DID NOT PROPERLY ADVISE THE ARCHITECT AND OWNER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE SITE SUFFICIENTLY IN ADVANCE OF ALL WORK TO BE PERFORMED TO ASSURE ORDERLY PROGRESS OF THE PROJECT.
10. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND FREE OF ALL DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM POTENTIAL DAMAGE.
11. SHOP DRAWINGS ARE REQUIRED FOR STRUCTURAL, SPECIALIZED CONSTRUCTION AND WHERE OTHERWISE REQUESTED/REQUIRED BY THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT OF THE INSTALLATION. THE CONTRACTOR SHALL PERFORM ALL INSTALLATIONS IN STRICT ACCORDANCE WITH ALL MANUFACTURERS SPECIFICATIONS AND CUSTOMARY, INDUSTRY STANDARDS.
12. ALL CODES, TRADE STANDARDS AND MANUFACTURERS INSTRUCTIONS, AS SPECIFIED IN THE CONTRACT DOCUMENTS ARE TO BE OF THE LATEST EDITION.
13. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY THE ARCHITECT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING AND VERIFYING ALL EXISTING AND ADJOINING CONDITIONS AND REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION PRIOR TO PROCEEDING WITH THE WORK.
15. ALL NEW INFILL EXTERIOR WALLS TO BE 2X4 WOOD STUD FRAMING @16" O.C. WITH R-15 BATT INSULATION WITH 1/2" GWB, "GREENBOARD" MOISTURE RESISTANT DRYWALL TO BE USED IN ALL KITCHENS AND BATHROOMS, UNLESS OTHERWISE NOTED.
16. ALL INTERIOR WALLS ON ALL FLOORS TO BE 2X4 WOOD FRAMING @ 16' O.C.
17. ALL SHOWER/TUB WALLS TO USE 1/2" "DUROCK" CEMENT BOARD OR EQUIVALENT.
18. ALL BASE AND TRIM TO BE SELECTED BY OWNER.
19. ALL TILE AND FLOORING MATERIALS TO BE SELECTED BY OWNER.
20. ALL INTERIOR FINISH SELECTIONS TO BE MADE BY OWNER.
21. ALL WOOD FLOORING TO BE FURNISHED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.
22. ALL EXTERIOR WALL SHEATHING TO BE 1/2" CDX PLYWOOD WITH TYVEK HOUSE WRAP, TYP.
23. ALL DIMENSIONS ARE "FINISH TO FINISH," TYP.

COMPANY:

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO.	DATE	DESCRIPTION

The reproduction of this drawing or the use of ideas and arrangements indicated on this drawing without the written approval of this office is prohibited. Written dimensions take precedence over scaled dimensions, the contractor shall verify dimensions and conditions at the job and report discrepancies to the Architect prior to the start of the work.

DOB JOB NO:

PROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

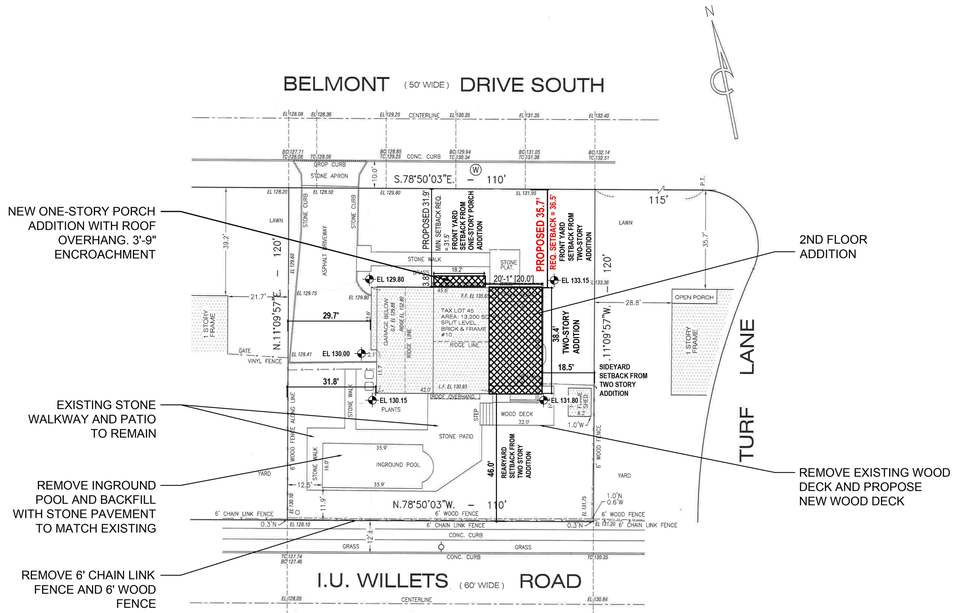
DRAWING TITLE:

ADA ACCESSIBILITY REQUIREMENT, NOTES

SEAL AND SIGNATURE:

REGISTERED ARCHITECT
YING XU
040607
STATE OF NEW YORK

ISSUED: 04/10/2024
PROJECT NO: 23262
DRAWN BY: B
CHECK BY: Y
SCALE: AS NOTED
DWG NO: T-102.00
SHEET: 03 OF 19



PRE-EXISTING AVERAGE GRADE CALCULATION:

130.15 + 131.8 = 261.95 / 2 = 130.975 X	59.8 = 7832.305
130.0 + 130.0 = 260.0 / 2 = 130.0 X	2.1 = 273
131.8 + 133.15 = 264.95 / 2 = 132.475 X	35.4 = 4689.615
133.15 + 129.8 = 262.95 / 2 = 131.475 X	61.8 = 8125.155
129.8 + 130.0 = 259.8 / 2 = 129.9 X	22.6 = 2935.74
130.0 + 130.15 = 260.15 / 2 = 130.075 X	15.7 = 2042.178
	197.4 25897.993

25897.993/ 197.4 = 131.196

PRE-EXISTING AVERAGE GRADE = 131.2

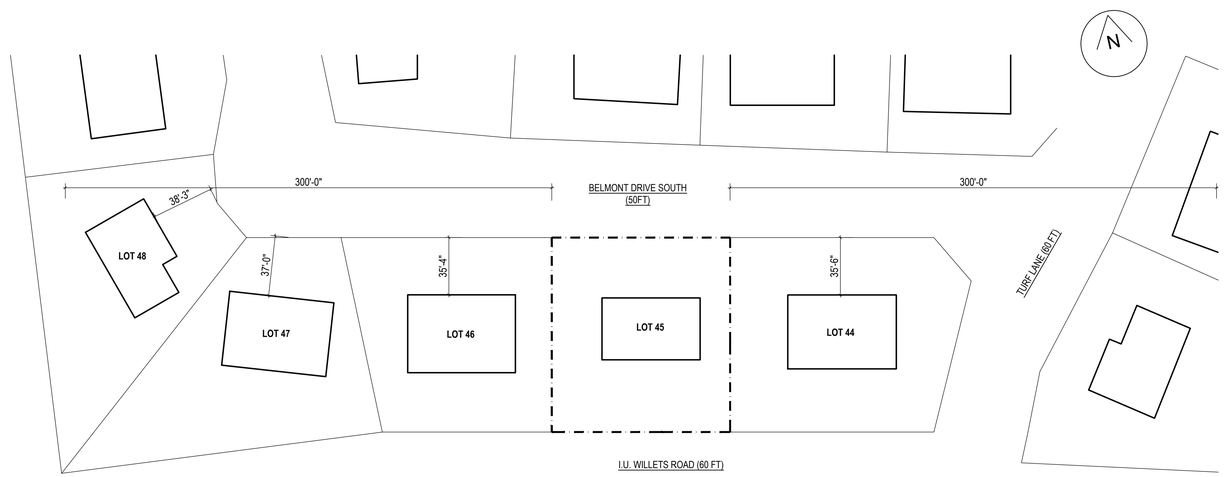
AVERAGE FRONT YARD SET BACK CALCULATION:

BLOCK: 168
LOT 44: 35.5'
LOT 46: 35.3'
LOT 47: 37'
LOT 48: 38.25'

FRONT YARD SITE BACK TAKEN FROM SITE SURVEYS PROVIDED BY THE TOWN

TOTAL AVERAGE: (35.5' + 35.3' + 37.0' + 38.25') / 4 = 36.5

FRONT YARD MINIMUM 35' OR AVERAGE SITE BACK = 36.5', WHICHEVER IS GREATER.
PROPOSED SETBACK 36.5' > 36.5' OK....



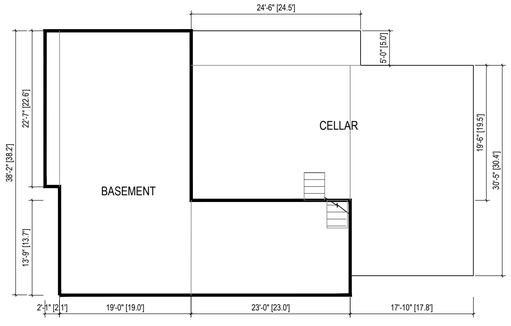
1 T-103 SITE PLAN

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

SITE PLAN DATA ABSTRACTED FROM SURVEY PERFORMED BY LMF LAND SURVEYING, P.C. ON AUGUST 14, 2023

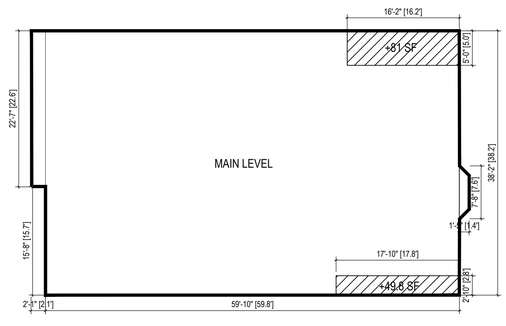
2 T-103 SETBACK SURVEY DIAGRAM

SCALE: N.T.S.

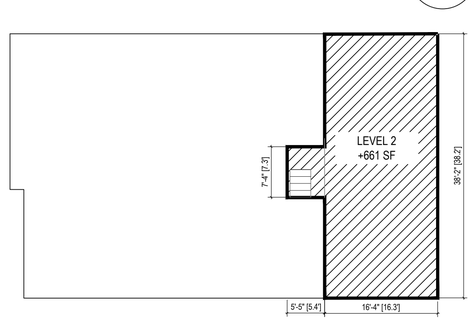


BASEMENT: 1,088 SF - NO CHANGE

CELLAR: 1,112 SF - NO CHANGE
30.4' X 17.8' = 541.12 SF
19.5' X 23.0' = 448.5' SF
24.5' X 5.0' = 122.5' SF



FIRST FLOOR: 2329 SF
EXISTING SF = 2198.5 SF (CALCULATED USING SURVEY DIMENSIONS)
ADDITIONAL SF = 81 + 49.8 = 130.8 SF



SECOND FLOOR: 6661 SF ADDITION

NEW ADDITION

3 T-103 GROSS FLOOR AREA DIAGRAM

SCALE: N.T.S.

GROSS FLOOR AREA

LEVEL 2
16.3' X 38.2' = 622 SF
5.4' X 7.3' = 39.42 SF
LEVEL 2 TOTAL: 661 SF

MAIN LEVEL
22.6' X 2.1' = 47.46 SF
59.8' X 38.2' = 2284.36 SF
7.6' X 1.4' = 10.64 SF
MAIN LEVEL TOTAL: 2342 SF

BASEMENT
22.6' X 2.1' = 47.46 SF
38.2' X 19.0' = 725.8 SF
23.0' X 13.7' = 315.1 SF
BASEMENT TOTAL: 1088 SF

TOTAL GROSS FLOOR AREA: 4091 SF

TOTAL LOT AREA = 13,200 SF X 31% PERMITTED GROSS FLOOR AREA FOR RESIDENCE AA DISTRICT AS PER TOWN OF NORTH HEMPSTEAD BUILDING CODE 70-19(B) = 4,092 SF

PROPOSED GROSS FLOOR AREA = 4,091 SF < 4,092 SF PERMITTED OK....

COMPANY:

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO.	DATE	DESCRIPTION

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DOB JOB NO:

PROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

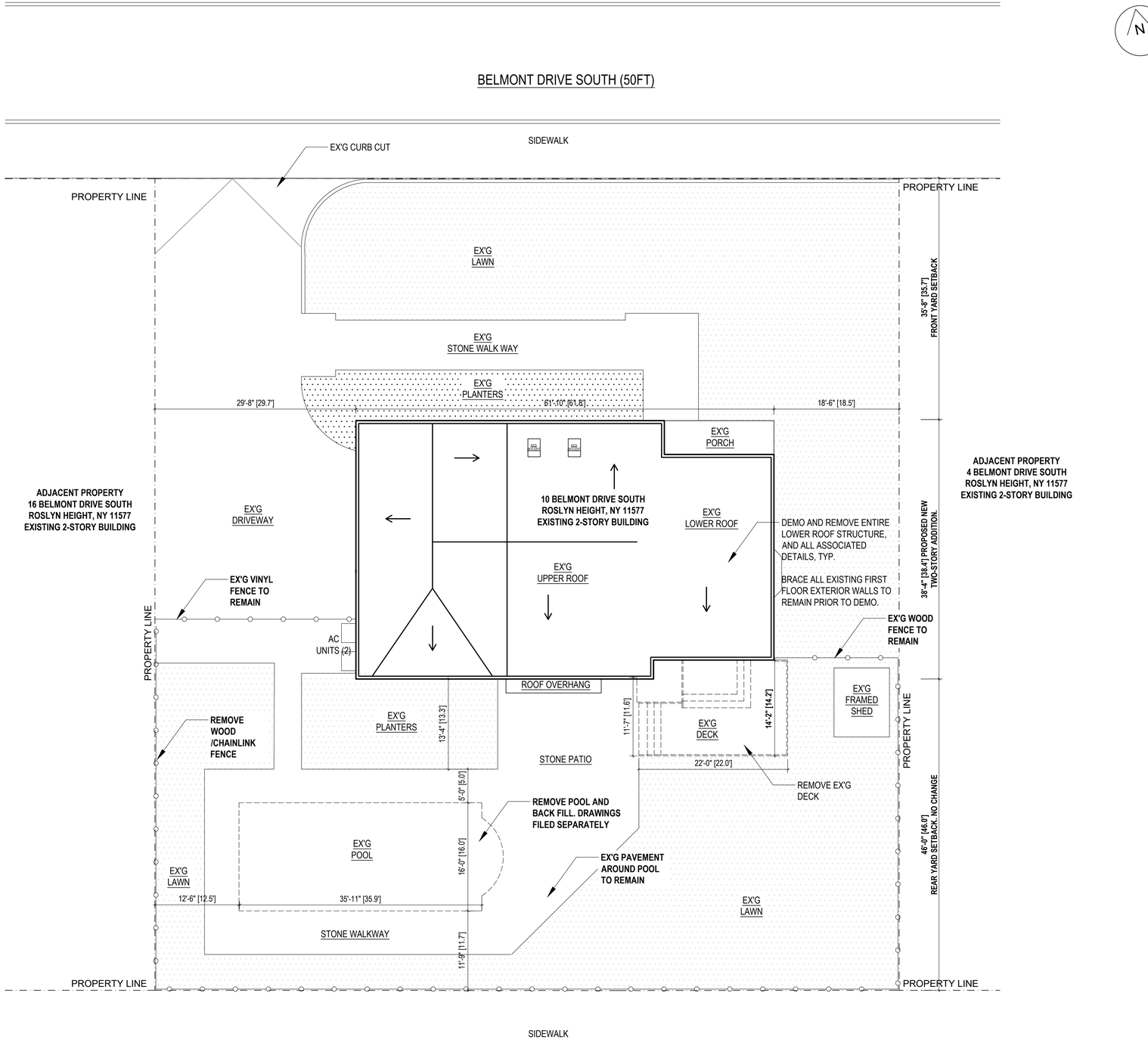
DRAWING TITLE:

SETBACK SURVEY DIAGRAM, GROSS FLOOR AREA DIAGRAM, AND CALCULATIONS

SEAL AND SIGNATURE:

REGISTERED ARCHITECT YING XU 040607 STATE OF NEW YORK

ISSUED: 04/10/2024
PROJECT NO: 23262
DRAWN BY: B
CHECK BY: Y
SCALE: AS NOTED
DWG NO: T-103.00
SHEET: 04 OF 19



1 A-100 EXISTING ROOF PLAN
SCALE: 1/8"=1'-0"

COMPANY:

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO.	DATE	DESCRIPTION

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DOB JOB NO:

PROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

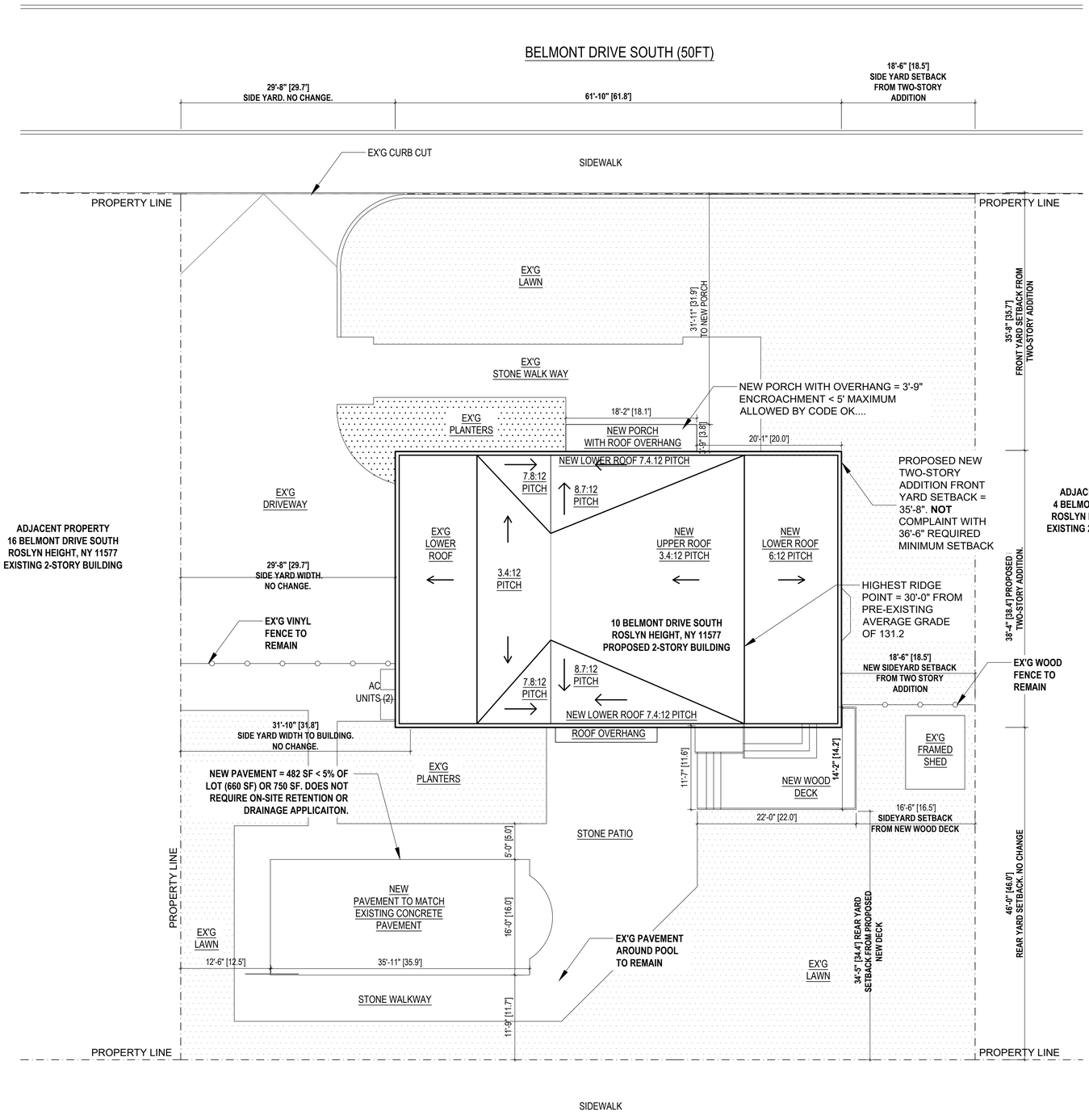
DRAWING TITLE:

EXISTING ROOF PLAN AND NOTES

SEAL AND SIGNATURE:

REGISTERED ARCHITECT YING XU 040607 STATE OF NEW YORK

ISSUED: 04/10/2024
PROJECT NO: 23262
DRAWN BY: B
CHECK BY: Y
SCALE: AS NOTED
DWG NO: A-100.00
SHEET: 05 OF 19



1 A-101 PROPOSED ROOF PLAN
SCALE: 1/8"=1'-0"

ZONING CODE COMPLIANCE:

70-20 FRONT YARD
MINIMUM SETBACK OF 35' (70-20-A) OR THE MINIMUM FRONT YARD DEPTH FOR DETACHED DWELLINGS IS THE SAME AS THE AVERAGE FRONT YARD DEPTH OF THE EXISTING PRIMARY BUILDINGS USED AS DWELLINGS WITHIN 300 FEET ON EACH SIDE OF THE LOT ON THE SAME SIDE OF THE STREET WITHIN THE SAME ZONING DISTRCIT (70-20-C) WHICHEVER IS GREATER.
PROPOSED FRONT YARD SETBACK = 35'-8"
35'-8" < 36'-6" VARIANCE REQUIRED.

70-21 SIDE YARD
MINIMUM AGGREGATE WIDTH SHALL NOT BE LESS THAN 35% OF THE WIDTH OF THE LOT AND NO SIDE YARD SHALL BE LESS THAN 15 FEET IN WIDTH.
WIDTH OF LOT = 110' X .35 = 38.5'
AGGREGATE SIDE YARD PROPOSED: 18.5' + 31.8' = 50.3' > MINIMUM AGGREGATE SIDE YARD REQUIREMENT OF 38.5
OK.....

70-22 REAR YARD
MINIMUM REAR YARD FOR SINGLE-FAMILY RESIDENCES = 20 FEET
PROPOSED REAR YARD = 46'-0"
OK....

70-202.2 NEW PROPOSED PAVEMENT = 482 SF < 5% OF LOT (660 SF) OR 750 SF. DOES NOT REQUIRE ON-SITE RETENTION OR DRAINAGE APPLICATION
OK....

COMPANY:

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO.	DATE	DESCRIPTION

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DOB JOB NO:

PROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

PROPOSED ROOF PLAN

SEAL AND SIGNATURE:

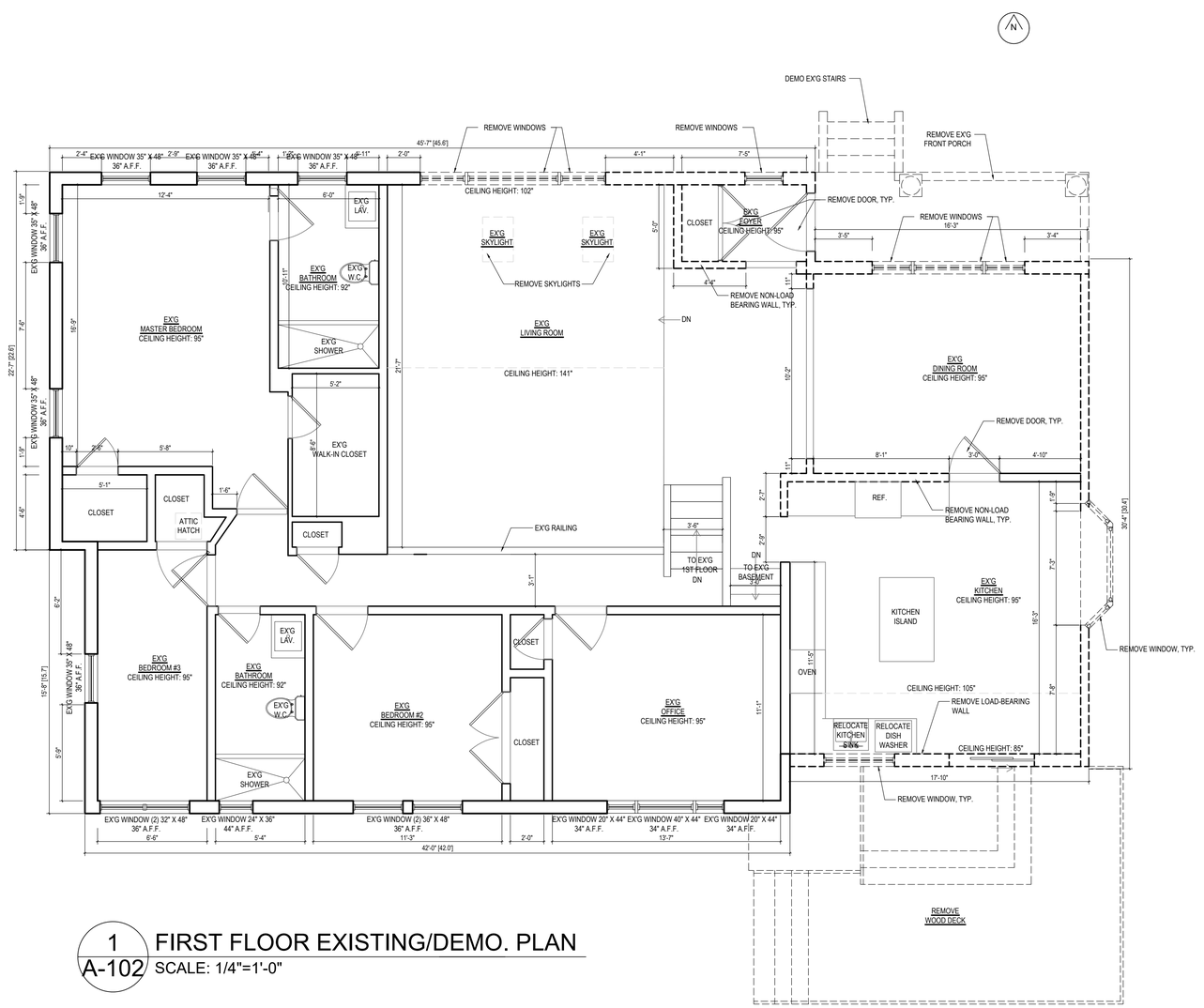
REGISTERED ARCHITECT YING XU 040607 STATE OF NEW YORK

ISSUED: 04/10/2024
PROJECT NO: 23262
DRAWN BY: B
CHECK BY: Y
SCALE: AS NOTED
DWG NO: A-101.00
SHEET: 06 OF 19

ALL GENERAL NOTES SHALL APPLY TO ALL AREAS WITHIN DESIGNATED AREA OF WORK.

SHEET NOTES:

1. CONTRACTOR TO COORDINATE ALL PHASES OF DEMOLITION FOR PROJECT & NOTIFY ARCHITECT & ENGINEERS OF ANY DISCREPANCIES OR CONFLICTING CONDITIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF DEMOLITION.
2. REMOVE ALL EXISTING WALLS AND CEILINGS THROUGHOUT AS INDICATED. ALL EXISTING WALLS TO BE STRIPPED TO BARE STUDS, REMOVING ALL SHEATHING, DRYWALL AND INSULATION. CONTRACTOR TO PROVIDE DIMENSION OVERALLS TO ARCHITECT UPON COMPLETION OF DEMOLITION FOR COORDINATION OF NEW WORK.
3. EXISTING LIGHT FIXTURES TO BE REMOVED U.O.N. PROVIDE TEMPORARY POWER AND LIGHTING THROUGHOUT COURSE OF JOB.
4. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING ITEMS TO REMAIN
5. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL DEBRIS AND DISCARDED MATERIALS AND/OR EQUIPMENT WITHIN THE DESIGNATED AREA OF WORK.
6. CONTRACTOR SHOULD COORDINATE WITH THE OWNER AS TO THE PROTECTION AND/OR STORAGE OF ANY ITEMS TO BE SAVED FROM DEMOLITION.
7. CONTRACTOR TO LIMIT REMOVE ALL ELECTRICAL WIRING AND DEVICES TO THOSE AREAS SPECIFIED, OTHERWISE ALL EXISTING TO REMAIN. REFER TO ELECTRICAL PLANS FOR REMOVAL LOCATIONS.
8. DEMOLITION SHALL BE COORDINATED WITH THE GC ON SITE PRIOR TO ANY REMOVALS.
9. CONTRACTOR TO PATCH ALL SCAR JOINTS AS REQUIRED ON EXISTING CONSTRUCTION TO REMAIN.
10. CONTRACTOR IS RESPONSIBLE TO PROTECT INTEGRITY OF AREA IN OWNER'S DEMISED AREA THAT IS NOT IN CONTRACT.
11. DEMOLITION/REMOVAL OF ALL STRUCTURAL ELEMENTS SHALL BE PERFORMED DURING STRUCTURAL DEMOLITION AS IDENTIFIED BY STRUCTURAL SPECIFICATIONS.
12. ALL FLOORING MATERIALS WITHIN THE DEMOLITION AREA TO BE REMOVED IN THEIR ENTIRETY, AS NOTED. GC RESPONSIBLE FOR REMOVAL OF ALL EXCESS ADHESIVES AND RESIDUES REMAINING ON FLOORS AS TO NOT IMPEDE WITH NEW WORK.
13. GC RESPONSIBLE FOR DAILY CLEAN-UP AND MAINTENANCE OF JOBSITE AI,D SURROUNDING AREAS, AND NOT INTERFERE WITH ADJACENT TENANCIES. GC TO INCLUDE ALL DUMPSTER AND CARTING COSTS, AS WELL AS LABOR TO MAINTAIN CLEANLINESS OF SITE.
14. GC TO ENSURE PROPER DISPOSAL OF ALL CONSTRUCTION DEBRIS.
15. GC TO COORDINATE ALL SHUT-OFFS, NOTIFICATIONS AND DIG ALERTS FOR GAS, ELECTRIC, WATER AND SEWER SERVICES WITH THE MUNICIPALITY AND LOCAL UTILITY COMPANIES HAVE JURISDICTION OVER THE PROJECT.
16. PLUMBING CONTRACTOR TO REUTILIZE RISERS IN SEPARATE FILING
17. ALL EXISTING DRYWALL CEILINGS A.LL WALLBOARD TO BE REMOVED IN AREAS AS NOTED
18. ALL WINDOWS AND DOORS TO BE REMOVED .\S NOTED.
19. ALL PERIMETER WALLS TO REMAIN TO BE SUFFICIENTLY BRACED PRIOR TO DEMOLITION.



1 A-102 FIRST FLOOR EXISTING/DEMO. PLAN
SCALE: 1/4"=1'-0"

KEYED DEMOLITION NOTES:

1. DEMO AND REMOVE WINDOWS
2. DEMO AND REMOVE DOOR AND FRAME
3. DEMO AND REMOVE NON-LOAD BEARING WALLS AND ALL ASSOCIATED DETAILS
4. REMOVE ALL CABINETRY, COUNTERTOPS, APPLIANCES, AND CUT/CAP/SAFE OFF ALL PLUMBING AND ELECTRIC AS REQUIRED
5. REMOVE ALL CABINETRY, PLUMBING FIXTURES AND CUT/CAP/SAFE OFF ALL PLUMBING AND ELECTRIC AS REQUIRED.
6. INSTALL TEMPORARY 2X4 SHORE WALL - COORDINATE WITH STRUCTURAL WORK AND REMOVE UPON COMPLETION.

EXISTING WALL TO REMAIN

EXISTING WALL TO REMOVE

NEW PARTITION

COMPANY:

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO.	DATE	DESCRIPTION

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DOB JOB NO:

PROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

EXISTING / DEMO FIRST FLOOR PLAN

SEAL AND SIGNATURE:

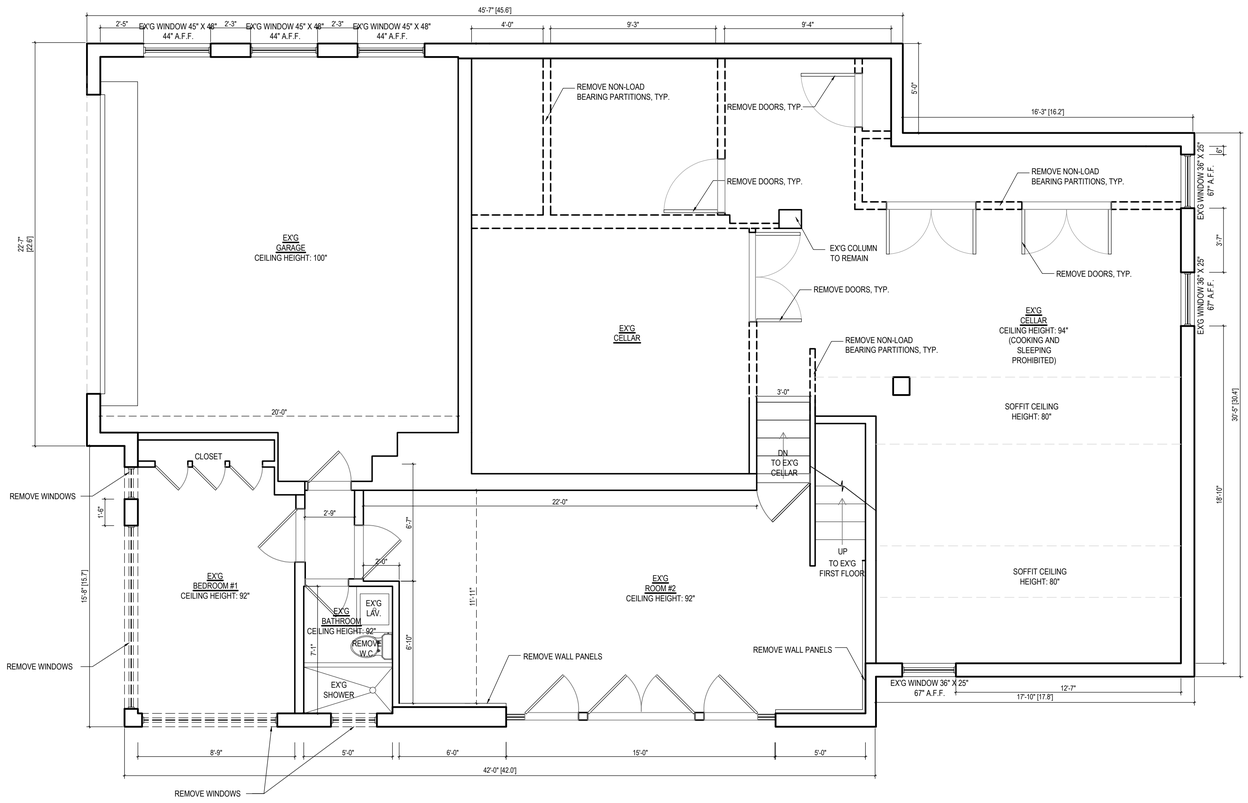
REGISTERED ARCHITECT WING XU 040607 STATE OF NEW YORK

ISSUED: 04/10/2024
PROJECT NO: 23262
DRAWN BY: B
CHECK BY: Y
SCALE: AS NOTED
DWG NO: A-102.00
SHEET: 07 OF 19

ALL GENERAL NOTES SHALL APPLY TO ALL AREAS WITHIN DESIGNATED AREA OF WORK.

SHEET NOTES:

1. CONTRACTOR TO COORDINATE ALL PHASES OF DEMOLITION FOR PROJECT & NOTIFY ARCHITECT & ENGINEERS OF ANY DISCREPANCIES OR CONFLICTING CONDITIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF DEMOLITION.
2. REMOVE ALL EXISTING WALLS AND CEILINGS THROUGHOUT AS INDICATED. ALL EXISTING WALLS TO BE STRIPPED TO BARE STUDS, REMOVING ALL SHEATHING, DRYWALL AND INSULATION. CONTRACTOR TO PROVIDE DIMENSION OVERALLS TO ARCHITECT UPON COMPLETION OF DEMOLITION FOR COORDINATION OF NEW WORK.
3. EXISTING LIGHT FIXTURES TO BE REMOVED U.O.N. PROVIDE TEMPORARY POWER AND LIGHTING THROUGHOUT COURSE OF JOB.
4. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING ITEMS TO REMAIN
5. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL DEBRIS AND DISCARDED MATERIALS AND/OR EQUIPMENT WITHIN THE DESIGNATED AREA OF WORK.
6. CONTRACTOR SHOULD COORDINATE WITH THE OWNER AS TO THE PROTECTION AND/OR STORAGE OF ANY ITEMS TO BE SAVED FROM DEMOLITION.
7. CONTRACTOR TO LIMIT REMOVE ALL ELECTRICAL WIRING AND DEVICES TO THOSE AREAS SPECIFIED, OTHERWISE ALL EXISTING TO REMAIN. REFER TO ELECTRICAL PLANS FOR REMOVAL LOCATIONS.
8. DEMOLITION SHALL BE COORDINATED WITH THE GC ON SITE PRIOR TO ANY REMOVALS.
9. CONTRACTOR TO PATCH ALL SCAR JOINTS AS REQUIRED ON EXISTING CONSTRUCTION TO REMAIN.
10. CONTRACTOR IS RESPONSIBLE TO PROTECT INTEGRITY OF AREA IN OWNER'S DEMISED AREA THAT IS NOT IN CONTRACT.
11. DEMOLITION/REMOVAL OF ALL STRUCTURAL ELEMENTS SHALL BE PERFORMED DURING STRUCTURAL DEMOLITION AS IDENTIFIED BY STRUCTURAL SPECIFICATIONS.
12. ALL FLOORING MATERIALS WITHIN THE DEMOLITION AREA TO BE REMOVED IN THEIR ENTIRETY, AS NOTED. GC RESPONSIBLE FOR REMOVAL OF ALL EXCESS ADHESIVES AND RESIDUES REMAINING ON FLOORS AS TO NOT IMPEDE WITH NEW WORK.
13. GC RESPONSIBLE FOR DAILY CLEAN-UP AND MAINTENANCE OF JOBSITE AI,D SURROUNDING AREAS, AND NOT INTERFERE WITH ADJACENT TENANCIES. GC TO INCLUDE ALL DUMPSTER AND CARTING COSTS, AS WELL AS LABOR TO MAINTAIN CLEANLINESS OF SITE.
14. GC TO ENSURE PROPER DISPOSAL OF ALL CONSTRUCTION DEBRIS.
15. GC TO COORDINATE ALL SHUT-OFFS, NOTIFICATIONS AND DIG ALERTS FOR GAS, ELECTRIC, WATER AND SEWER SERVICES WITH THE MUNICIPALITY AND LOCAL UTILITY COMPANIES HAVE JURISDICTION OVER THE PROJECT.
16. PLUMBING CONTRACTOR TO REUTILIZE RISERS IN SEPARATE FILING
17. ALL EXISTING DRYWALL CEILINGS A.LL WALLBOARD TO BE REMOVED IN AREAS AS NOTED
18. ALL WINDOWS AND DOORS TO BE REMOVED .\S NOTED.
19. ALL PERIMETER WALLS TO REMAIN TO BE SUFFICIENTLY BRACED PRIOR TO DEMOLITION.



1 A-103 BASEMENT/CELLAR EXISTING/DEMO. PLAN

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

KEYED DEMOLITION NOTES:

1. DEMO AND REMOVE WINDOWS
2. DEMO AND REMOVE DOOR AND FRAME
3. DEMO AND REMOVE NON-LOAD BEARING WALLS AND ALL ASSOCIATED DETAILS
4. REMOVE ALL CABINETRY, COUNTERTOPS, APPLIANCES, AND CUT/CAP/SAFE OFF ALL PLUMBING AND ELECTRIC AS REQUIRED
5. REMOVE ALL CABINETRY, PLUMBING FIXTURES AND CUT/CAP/SAFE OFF ALL PLUMBING AND ELECTRIC AS REQUIRED.
6. INSTALL TEMPORARY 2X4 SHORE WALL - COORDINATE WITH STRUCTURAL WORK AND REMOVE UPON COMPLETION.

EXISTING WALL TO REMAIN

EXISTING WALL TO REMOVE

NEW PARTITION

COMPANY:

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO.	DATE	DESCRIPTION

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DOB JOB NO:

PROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

EXISTING/ DEMOLITION BASEMENT/CELLAR PLAN

SEAL AND SIGNATURE:

REGISTERED ARCHITECT YING XU 040607 STATE OF NEW YORK

ISSUED: 04/10/2024

PROJECT NO: 23262

DRAWN BY: B

CHECK BY: Y

SCALE: AS NOTED

DWG NO: A-103.00

SHEET: 08 OF 19

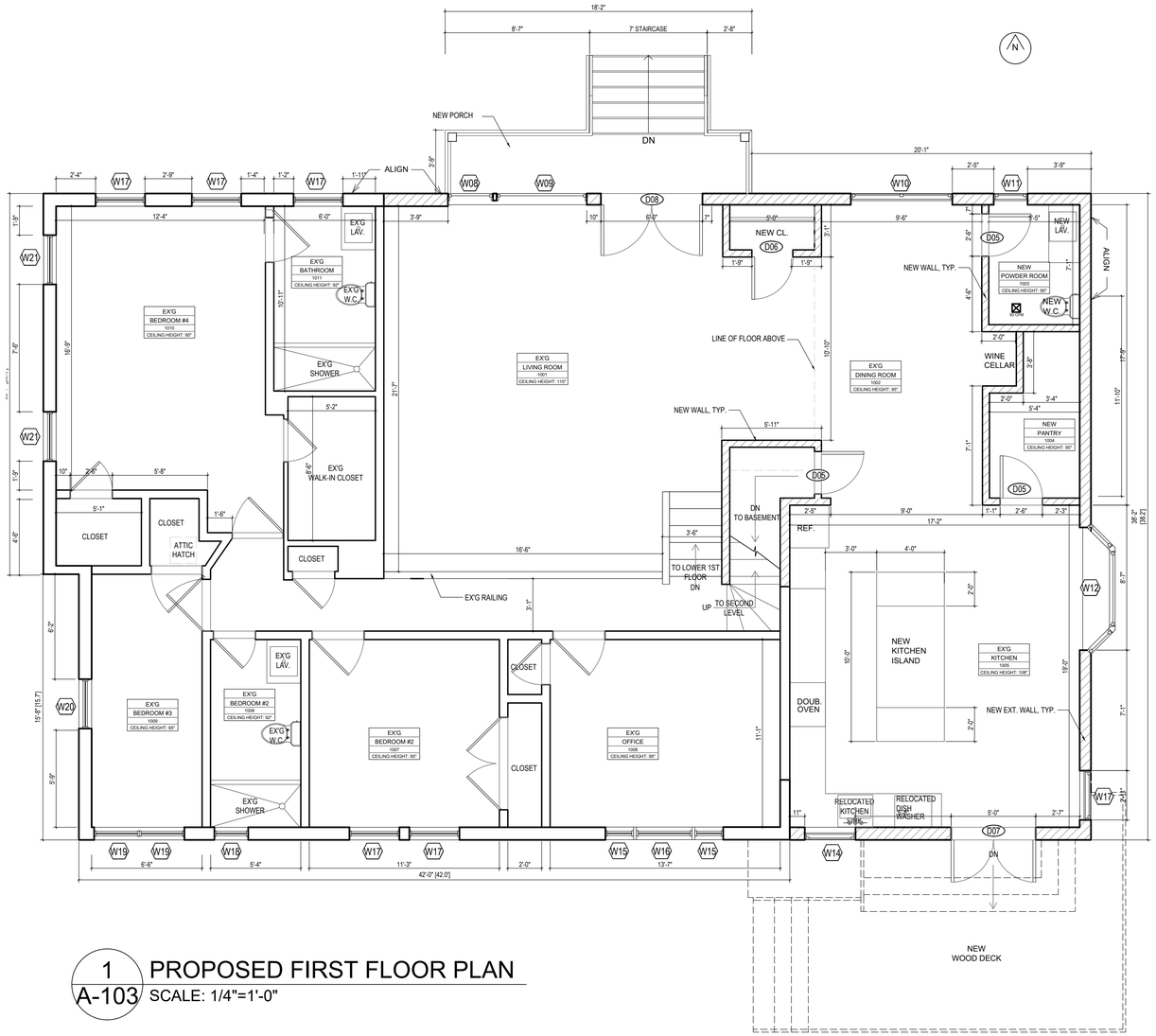
GENERAL REQUIREMENTS:

1. ALL APPLICABLE CODES HAVING JURISDICTION IN THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED, SHALL BE OBSERVED STRICTLY IN CONSTRUCTION OF THE PROJECT, INCLUDING ALL STATE, COUNTY, AND LOCAL CODES RELATING BUT NOT LIMITED TO: BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES. THE CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO START OF CONSTRUCTION AND BRING ALL DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES TO THE ATTENTION OF THE ARCHITECT AND OWNER.
2. THE GC SHALL BE RESPONSIBLE TO PROVIDE COMPETENT, FULL-TIME PROJECT SUPERVISION TO OVERSEE ANY/ALL INSTALLATIONS RELATED TO THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK BEING PERFORMED IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS
3. ALL DETAILS AND SECTIONS WITHIN THE CONTRACT DOCUMENTS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY.
4. ALL DRAWINGS AND SPECIFICATIONS TO BE FULLY REVIEWED AND COORDINATED BY THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXECUTE THE DESIGN INTENT OF THE ARCHITECT AND OWNER TO THE FULLEST.
5. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING AND SUBGRADE ELEVATED UTILITY SERVICES WITHIN THE SITE AREA AND ITS IMMEDIATE SURROUNDS FROM DAMAGE AND/OR DETERIORATION, AS THEY RELATE TO THE PROJECT.
6. THE ARCHITECT AND ASSIGNED CONSULTANTS SHALL NOT BE RESPONSIBLE FOR SITE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, MEANS/METHODS, OR FAILURE BY THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR GOVERNING CODES THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE PROTECTION AND SAFETY OF PERSON.
7. CONTRACTOR SHALL FILE AND OBTAIN ALL BUILDING PERMITS ALL FEES SHALL BE REIMBURSED BY OWNER
8. CONTRACTOR SHALL BRING ALL ERRORS AND OMISSIONS WHICH MAY OCCUR WITHIN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER. SUCH NOTIFICATION MUST BE SUBMITTED IN WRITTEN FORM, AND AWAIT WRITTEN DIRECTION PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK WHICH IS DIRECTLY AFFECTED BY SUCH ERROR AND/OR OMISSION.THE CONTRACTOR WILL BE HELD LIABLE FOR THE RESULT OF ANY ERRORS, DISCREPANCIES OR OMISSION FOR WHICH THE CONTRACTOR DID NOT PROPERLY ADVISE THE ARCHITECT AND OWNER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE SITE SUFFICIENTLY IN ADVANCE OF ALL WORK TO BE PERFORMED TO ASSURE ORDERLY PROGRESS OF THE PROJECT.
10. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND FREE OF ALL DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM POTENTIAL DAMAGE
11. SHOP DRAWINGS ARE REQUIRED FOR STRUCTURAL SPECIALIZED CONSTRUCTION AND WHERE OTHERWISE REQUESTED/REQUIRED BY THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT OF THE INSTALLATION, THE CONTRACTOR SHALL PERFORM ALL INSTALLATIONS IN STRICT ACCORDANCE WITH ALL MANUFACTURERS SPECIFICATIONS AND CUSTOMARY, INDUSTRY STANDARDS.
12. ALL CODES, TRADE STANDARDS AND MANUFACTURERS INSTRUCTIONS, AS SPECIFIED IN THE CONTRACT DOCUMENTS ARE TO BE OF THE LATEST CONDITION.
13. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY THE ARCHITECT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING AND
15. VERIFYING ALL EXISTING AND ADJOINING CONDITIONS AND REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION PRIOR TO PROCEEDING WITH THE WORK.

EXISTING WALL TO REMAIN

EXISTING WALL TO REMOVE

NEW PARTITION



1 A-103 PROPOSED FIRST FLOOR PLAN

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

GENERAL CONSTRUCTION NOTES:

1. ALL NEW INFILL EXTERIOR WALLS TO BE 2X4 WOOD STUD FRAMING @ 16" O.C. WITH BATT INSULATION WITH 1/2" GWB. "GREENBOARDS" MOISTURE RESISTANT DRYWALL TO BE USED IN ALL KITCHENS, BATHROOMS, UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS ON ALL FLOORS TO BE 2X4 WOOD FRAMING @ 16" O.C.
3. REFER TO ALL RADIUS DIMENSIONS ON PLANS
4. ALL SHOWER/TUB WALLS TO USE 1/2" "DUROCK" CEMENT BOARD.
5. ALL BASE AND TRIM TO BE SELECTED BY OWNER.
6. ALL MILLWORK TO BE DESIGNED BY OWNER'S VENDOR.
7. ALL TILE AND FLOORING MATERIAL TO BE SELECTED BY OWNER.
8. ALL CLOSET SHELVING TO BE PROVIDED BY OWNER'S VENDOR.
9. ALL CARPET AND WOOD FLOORING TO BE FURNISHED BY OWNER AND INSTALLED BY G.C.
10. ALL WINDOWS TO BE DOUBLE-HUNG WINDOWS WITH DOUBLE INSULATED LOW E- GLASS, ARGON FILLED, TYP. U.O.N.
11. ALL EXTERIOR WALL SHEATHING TO BE 1/2" CDX PLYWOOD WITH TYVEK HOUSE WRAP, TYP.
12. ALL DIMENSIONS ARE "FINISH TO FINISH," TYP.
13. ALL NEW 2ND FLOOR EXTERIOR WALLS TO MATCH TOP PLATE HEIGHT OF EXISTING. REFER TO DETAILS.
14. FOR TYPE 2 - EXTERIOR WALLS, SEE SHEET A-400 FOR DETAILS

WINDOW SCHEDULE

WINDOW NO.	WINDOW TYPE	ROOM NO.	WINDOW SIZE	QUANTITY	REMARKS	WINDOW NO.	WINDOW TYPE	ROOM NO.	WINDOW SIZE	QUANTITY	REMARKS
W01	-	BASEMENT - B001	45" X 48"	3	EX'G TO REMAIN	W15	-	FIRST FLOOR - 1006	20" X 44"	2	EX'G TO REMAIN
W02	FIXED	BASEMENT - B002	24" X 33"	1	NEW	W16	-	FIRST FLOOR - 1006	40" X 44"	1	EX'G TO REMAIN
W03	DOUBLE HUNG	BASEMENT - B002	24" X 36"	2	NEW	W17	-	FIRST FLOOR - 1007	36" X 48"	2	EX'G TO REMAIN
W04	DOUBLE HUNG	BASEMENT - B002	64" X 36"	1	NEW	W18	-	FIRST FLOOR - 1008	24" X 36"	1	EX'G TO REMAIN
W05	HUNG	BASEMENT - B003	31" X 26"	1	NEW	W19	-	FIRST FLOOR - 1009	32" X 48"	2	EX'G TO REMAIN
W06	-	CELLAR - C003	36" X 25"	1	EX'G TO REMAIN	W20	-	FIRST FLOOR - 1009	35" X 48"	1	EX'G TO REMAIN
W07	-	CELLAR - C002	36" X 25"	2	EX'G TO REMAIN	W21	-	FIRST FLOOR - 1010	35" X 48"	5	EX'G TO REMAIN
W08	-	FIRST FLOOR - 1001	32" X 102"	1	NEW	W22	HUNG	SECOND FLOOR - 2005	83" X 36"	2	NEW
W09	-	FIRST FLOOR - 1001	64" X 102"	1	NEW	W23	HUNG	SECOND FLOOR - 2005	35" X 36"	2	NEW
W10	DOUBLE HUNG	FIRST FLOOR - 1002	72" X 48"	1	NEW	W24	HUNG	SECOND FLOOR - 2003	36" X 36"	3	NEW
W11	HUNG	FIRST FLOOR - 1003	24" X 48"	1	NEW	W25	FIXED	FIRST FLOOR	78" X 40"	1	NEW
W12	BAY	FIRST FLOOR - 1005	-	1	NEW	W26	FIXED	FIRST FLOOR	64" X 40"	1	NEW
W13	HUNG	FIRST FLOOR - 1005	35" X 48"	1	NEW	W27	FIXED	FIRST FLOOR	32" X 40"	1	NEW
W14	-	FIRST FLOOR - 1005	50" X 36"	1	NEW						

COMPANY:

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO.	DATE	DESCRIPTION

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DOB JOB NO:

PROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

PROPOSED FIRST FLOOR PLAN

SEAL AND SIGNATURE:

REGISTERED ARCHITECT YING XU 040607 STATE OF NEW YORK

ISSUED: 04/10/2024

PROJECT NO: 23262

DRAWN BY: B

CHECK BY: Y

SCALE: AS NOTED

DWG NO: A-104.00

SHEET: 09 OF 19

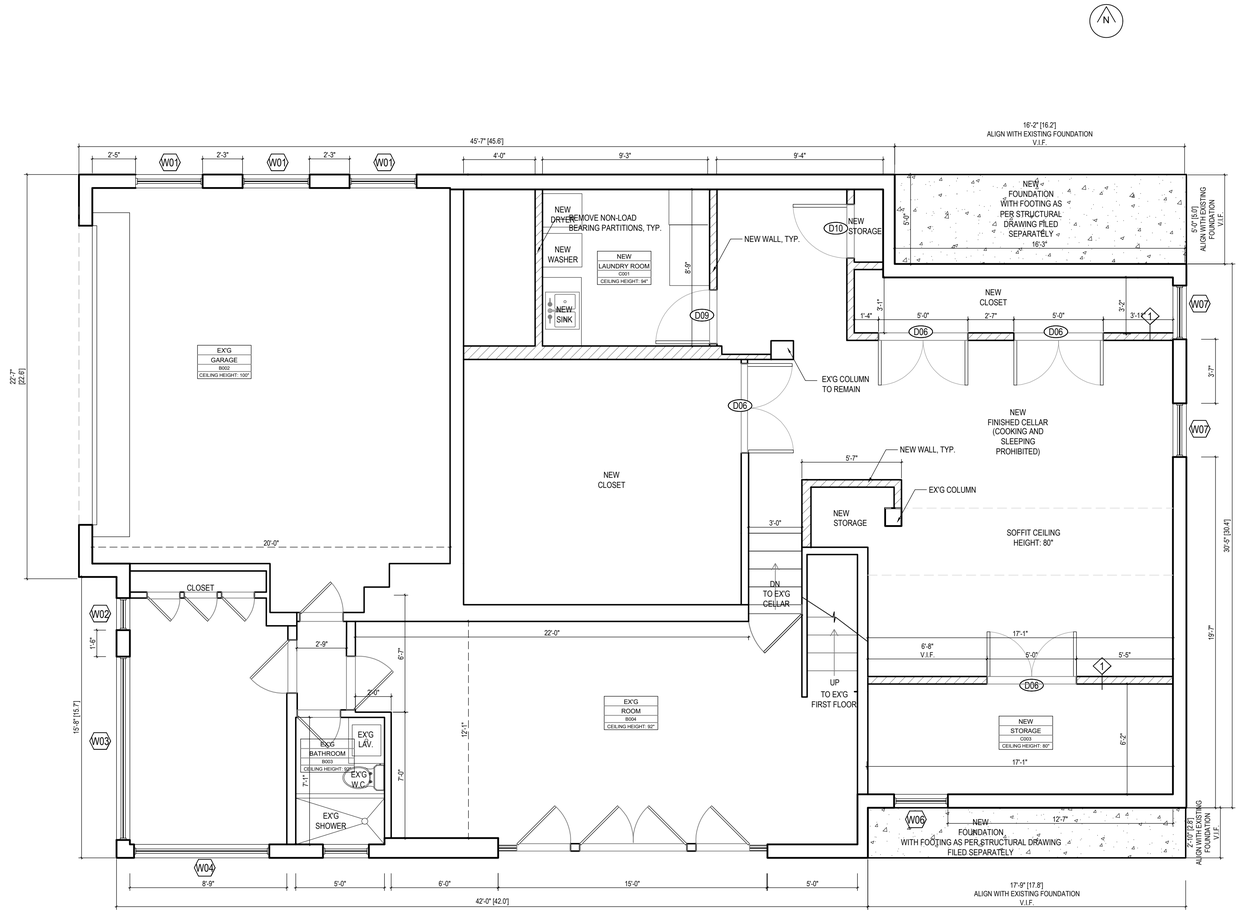
GENERAL REQUIREMENTS:

1. ALL APPLICABLE CODES HAVING JURISDICTION IN THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED, SHALL BE OBSERVED STRICTLY IN CONSTRUCTION OF THE PROJECT, INCLUDING ALL STATE, COUNTY, AND LOCAL CODES RELATING BUT NOT LIMITED TO: BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES. THE CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO START OF CONSTRUCTION AND BRING ALL DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES TO THE ATTENTION OF THE ARCHITECT AND OWNER.
2. THE GC SHALL BE RESPONSIBLE TO PROVIDE COMPETENT, FULL-TIME PROJECT SUPERVISION TO OVERSEE ANY/ALL INSTALLATIONS RELATED TO THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK BEING PERFORMED IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS
3. ALL DETAILS AND SECTIONS WITHIN THE CONTRACT DOCUMENTS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY.
4. ALL DRAWINGS AND SPECIFICATIONS TO BE FULLY REVIEWED AND COORDINATED BY THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXECUTE THE DESIGN INTENT OF THE ARCHITECT AND OWNER TO THE FULLEST.
5. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING AND SUBGRADE ELEVATED UTILITY SERVICES WITHIN THE SITE AREA AND ITS IMMEDIATE SURROUNDS FROM DAMAGE AND/OR DETERIORATION, AS THEY RELATE TO THE PROJECT.
6. THE ARCHITECT AND ASSIGNED CONSULTANTS SHALL NOT BE RESPONSIBLE FOR SITE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, MEANS/METHODS, OR FAILURE BY THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR GOVERNING CODES THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE PROTECTION AND SAFETY OF PERSON.
7. CONTRACTOR SHALL FILE AND OBTAIN ALL BUILDING PERMITS ALL FEES SHALL BE REIMBURSED BY OWNER
8. CONTRACTOR SHALL BRING ALL ERRORS AND OMISSIONS WHICH MAY OCCUR WITHIN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER. SUCH NOTIFICATION MUST BE SUBMITTED IN WRITTEN FORM, AND AWAIT WRITTEN DIRECTION PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK WHICH IS DIRECTLY AFFECTED BY SUCH ERROR AND/OR OMISSION.THE CONTRACTOR WILL BE HELD LIABLE FOR THE RESULT OF ANY ERRORS, DISCREPANCIES OR OMISSION FOR WHICH THE CONTRACTOR DID NOT PROPERLY ADVISE THE ARCHITECT AND OWNER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE SITE SUFFICIENTLY IN ADVANCE OF ALL WORK TO BE PERFORMED TO ASSURE ORDERLY PROGRESS OF THE PROJECT.
10. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND FREE OF ALL DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM POTENTIAL DAMAGE
11. SHOP DRAWINGS ARE REQUIRED FOR STRUCTURAL SPECIALIZED CONSTRUCTION AND WHERE OTHERWISE REQUESTED/REQUIRED BY THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT OF THE INSTALLATION, THE CONTRACTOR SHALL PERFORM ALL INSTALLATIONS IN STRICT ACCORDANCE WITH ALL MANUFACTURERS SPECIFICATIONS AND CUSTOMARY, INDUSTRY STANDARDS.
12. ALL CODES, TRADE STANDARDS AND MANUFACTURERS INSTRUCTIONS, AS SPECIFIED IN THE CONTRACT DOCUMENTS ARE TO BE OF THE LATEST CONDITION.
13. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY THE ARCHITECT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING AND
15. VERIFYING ALL EXISTING AND ADJOINING CONDITIONS AND REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION PRIOR TO PROCEEDING WITH THE WORK.

EXISTING WALL TO REMAIN

EXISTING WALL TO REMOVE

NEW PARTITION



1 A-104 PROPOSED BASEMENT/CELLAR PLAN

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

WINDOW SCHEDULE

WINDOW NO.	WINDOW TYPE	ROOM NO.	WINDOW SIZE	QUANTITY	REMARKS	WINDOW NO.	WINDOW TYPE	ROOM NO.	WINDOW SIZE	QUANTITY	REMARKS
W01	-	BASEMENT - B001	45" X 48"	3	EX'G TO REMAIN	W15	-	FIRST FLOOR - 1006	20" X 44"	2	EX'G TO REMAIN
W02	FIXED	BASEMENT - B002	24" X 33"	1	NEW	W16	-	FIRST FLOOR - 1006	40" X 44"	1	EX'G TO REMAIN
W03	DOUBLE HUNG	BASEMENT - B002	24" X 36"	2	NEW	W17	-	FIRST FLOOR - 1007	36" X 48"	2	EX'G TO REMAIN
W04	DOUBLE HUNG	BASEMENT - B002	64" X 36"	1	NEW	W18	-	FIRST FLOOR - 1008	24" X 36"	1	EX'G TO REMAIN
W05	HUNG	BASEMENT - B003	31" X 26"	1	NEW	W19	-	FIRST FLOOR - 1009	32" X 48"	2	EX'G TO REMAIN
W06	-	CELLAR - C003	36" X 25"	1	EX'G TO REMAIN	W20	-	FIRST FLOOR - 1009	35" X 48"	1	EX'G TO REMAIN
W07	-	CELLAR - C002	36" X 25"	2	EX'G TO REMAIN	W21	-	FIRST FLOOR - 1010	35" X 48"	5	EX'G TO REMAIN
W08	-	FIRST FLOOR - 1001	32" X 102"	1	NEW	W22	HUNG	SECOND FLOOR - 2005	83" X 36"	2	NEW
W09	-	FIRST FLOOR - 1001	64" X 102"	1	NEW	W23	HUNG	SECOND FLOOR - 2005	35" X 36"	2	NEW
W10	DOUBLE HUNG	FIRST FLOOR - 1002	72" X 48"	1	NEW	W24	HUNG	SECOND FLOOR - 2003	36" X 36"	3	NEW
W11	HUNG	FIRST FLOOR - 1003	24" X 48"	1	NEW	W25	FIXED	FIRST FLOOR	78" X 40"	1	NEW
W12	BAY	FIRST FLOOR - 1005	-	1	NEW	W26	FIXED	FIRST FLOOR	64" X 40"	1	NEW
W13	HUNG	FIRST FLOOR - 1005	35" X 48"	1	NEW	W27	FIXED	FIRST FLOOR	32" X 40"	1	NEW
W14	-	FIRST FLOOR - 1005	50" X 36"	1	NEW						

GENERAL CONSTRUCTION NOTES:

1. ALL NEW INFILL EXTERIOR WALLS TO BE 2X4 WOOD STUD FRAMING @ 16" O.C. WITH BATT INSULATION WITH 1/2" GWB. "GREENBOARDS" MOISTURE RESISTANT DRYWALL TO BE USED IN ALL KITCHENS, BATHROOMS, UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS ON ALL FLOORS TO BE 2X4 WOOD FRAMING @ 16" O.C.
3. REFER TO ALL RADIUS DIMENSIONS ON PLANS
4. ALL SHOWER/TUB WALLS TO USE 1/2" "DUROCK" CEMENT BOARD.
5. ALL BASE AND TRIM TO BE SELECTED BY OWNER.
6. ALL MILLWORK TO BE DESIGNED BY OWNER'S VENDOR.
7. ALL TILE AND FLOORING MATERIAL TO BE SELECTED BY OWNER.
8. ALL CLOSET SHELVING TO BE PROVIDED BY OWNER'S VENDOR.
9. ALL CARPET AND WOOD FLOORING TO BE FURNISHED BY OWNER AND INSTALLED BY G.C.
10. ALL WINDOWS TO BE DOUBLE-HUNG WINDOWS WITH DOUBLE INSULATED LOW E- GLASS, ARGON FILLED, TYP. U.O.N.
11. ALL EXTERIOR WALL SHEATHING TO BE 1/2" CDX PLYWOOD WITH TYVEK HOUSE WRAP, TYP.
12. ALL DIMENSIONS ARE "FINISH TO FINISH," TYP.
13. ALL NEW 2ND FLOOR EXTERIOR WALLS TO MATCH TOP PLATE HEIGHT OF EXISTING. REFER TO DETAILS.
14. FOR TYPE 2 - EXTERIOR WALLS, SEE SHEET A-400 FOR DETAILS

COMPANY:

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO.	DATE	DESCRIPTION

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DOB JOB NO:

PROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

PROPOSED BASEMENT/CELLAR PLAN

SEAL AND SIGNATURE:



ISSUED: 04/10/2024

PROJECT NO: 23262

DRAWN BY: B

CHECK BY: Y

SCALE: AS NOTED

DWG NO: A-105.00

SHEET: 10 OF 19

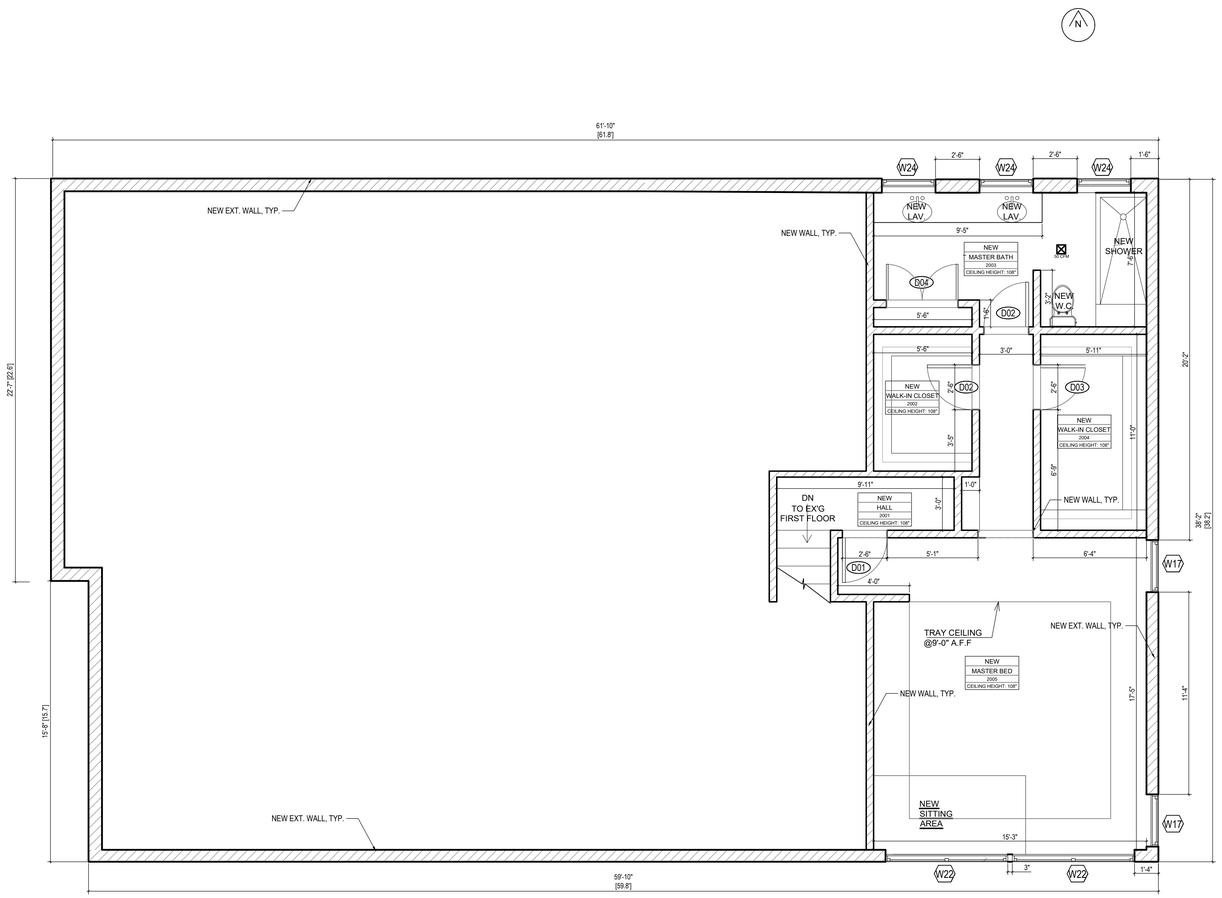
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EXISTING WALL TO REMAIN

EXISTING WALL TO REMOVE

NEW PARTITION



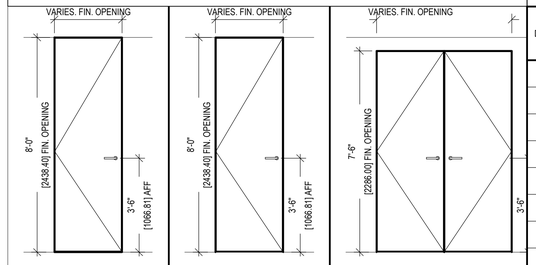
1 A-105 PROPOSED SECOND FLOOR PLAN

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

GENERAL CONSTRUCTION NOTES:

1. ALL NEW INFILL EXTERIOR WALLS TO BE 2X4 WOOD STUD FRAMING @ 16" O.C. WITH BATT INSULATION WITH 1/2" GWB. "GREENBOARDS" MOISTURE RESISTANT DRYWALL TO BE USED IN ALL KITCHENS, BATHROOMS, UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS ON ALL FLOORS TO BE 2X4 WOOD FRAMING @ 16" O.C.
3. REFER TO ALL RADIUS DIMENSIONS ON PLANS
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12. ALL DIMENSIONS ARE "FINISH TO FINISH," TYP.
13. ALL NEW 2ND FLOOR EXTERIOR WALLS TO MATCH TOP PLATE HEIGHT OF EXISTING. REFER TO DETAILS.
14. FOR TYPE 2 - EXTERIOR WALLS, SEE SHEET A-400 FOR DETAILS
15. ALL JOISTS WILL HAVE THE REQUIRED BACKSPAN TO CANTILEVER SPAN RATIO FOR 2ND FLOOR CANTILEVER IN ACCORDANCE WITH SECTION R502.3.3 FLOOR CANTILEVERS OF THE 2020 NYS RESIDENTIAL CODE.

DOOR TYPE



DOOR SCHEDULE

DOOR NO.	DOOR TYPE	ROOM NO.	MATERIAL	SWING DIR.	QUANTITY	DOOR SIZE	HARDWARE SET	DOOR FINISH	FIRE RATING	REMARKS
D01	A	2001	WOOD	RH	1	30" X 80"	TBD.	PAINT	-	NEW
D02	B	2002	WOOD	RH	2	30" X 80"	TBD.	PAINT	-	NEW
D03	B	2004	WOOD	LH	3	30" X 80"	TBD.	PAINT	-	NEW
D04	B	2003	WOOD	RH	1	30" X 80"	TBD.	PAINT	-	NEW
D05	A	1003	WOOD	LH	2	30" X 80"	TBD.	PAINT	-	NEW
D06	C	GENERAL	WOOD	-	5	60" X 80"	TBD.	PAINT	-	NEW
D07	C	1005	METAL/GLASS	-	1	60" X 80"	TBD	METAL	-	NEW REAR DOOR
D08	C	1001	METAL/GLASS	-	1	72" X 80"	TBD	METAL	-	NEW ENTRANCE DOOR
D09	A	C001	WOOD	LH	1	36" X 80"	TBD	PAINT	-	NEW
D10	A	C002	WOOD	RH	1	36" X 80"	TBD	PAINT	-	NEW
D11	A	C002	WOOD	LH	1	30" X 80"	TBD	PAINT	-	NEW

COMPANY:

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO.	DATE	DESCRIPTION

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DOB JOB NO:

PROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

PROPOSED SECOND FLOOR PLAN

SEAL AND SIGNATURE:



ISSUED: 04/10/2024

PROJECT NO: 23262

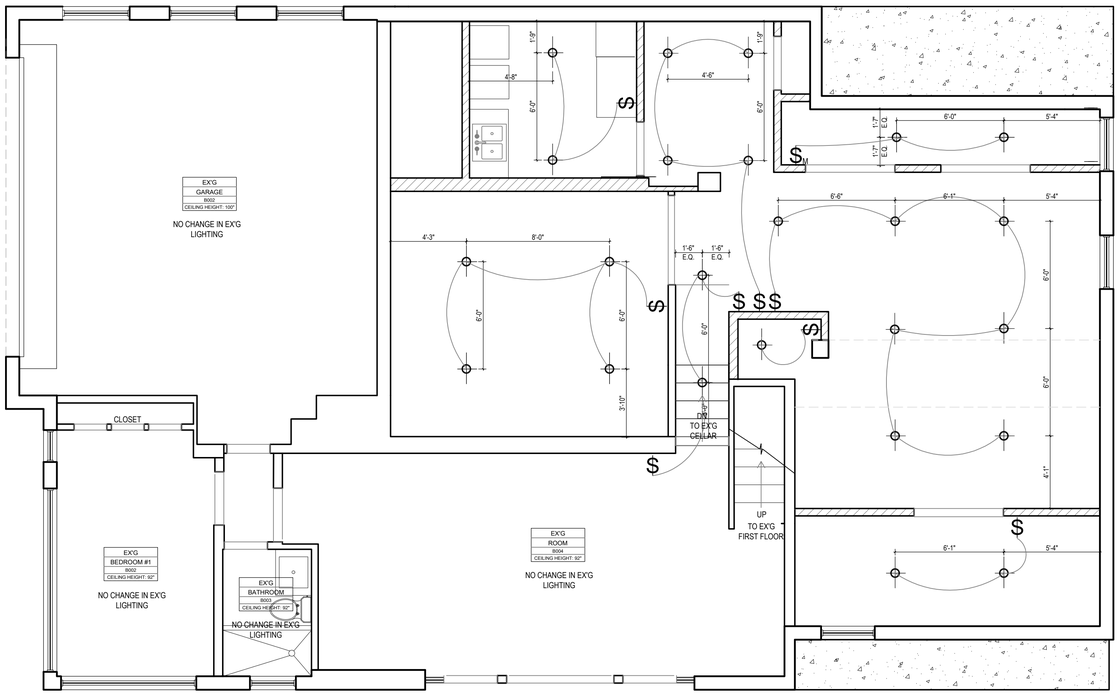
DRAWN BY: B

CHECK BY: Y

SCALE: AS NOTED

DWG NO: A-106.00

SHEET: 11 OF 19



1 A-200 BASEMENT REFLECTED CEILING PLAN

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

LIGHT FIXTURE LEGEND

FIXTURE TYPE			LAMP	WATTS	LAMP QTY	TOTAL WATT	LOCATION
LT1	◎	RECESSED LIGHT	LED	60W	24	1440 W	GENERAL LIGHTING
			PROPOSED TOTAL WATTAGE			1380 W	
			AREA			1060 SF	
			PROPOSED W/SF			1.30 W/SF	

COMPANY:

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO.	DATE	DESCRIPTION

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DOB JOB NO:

PROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

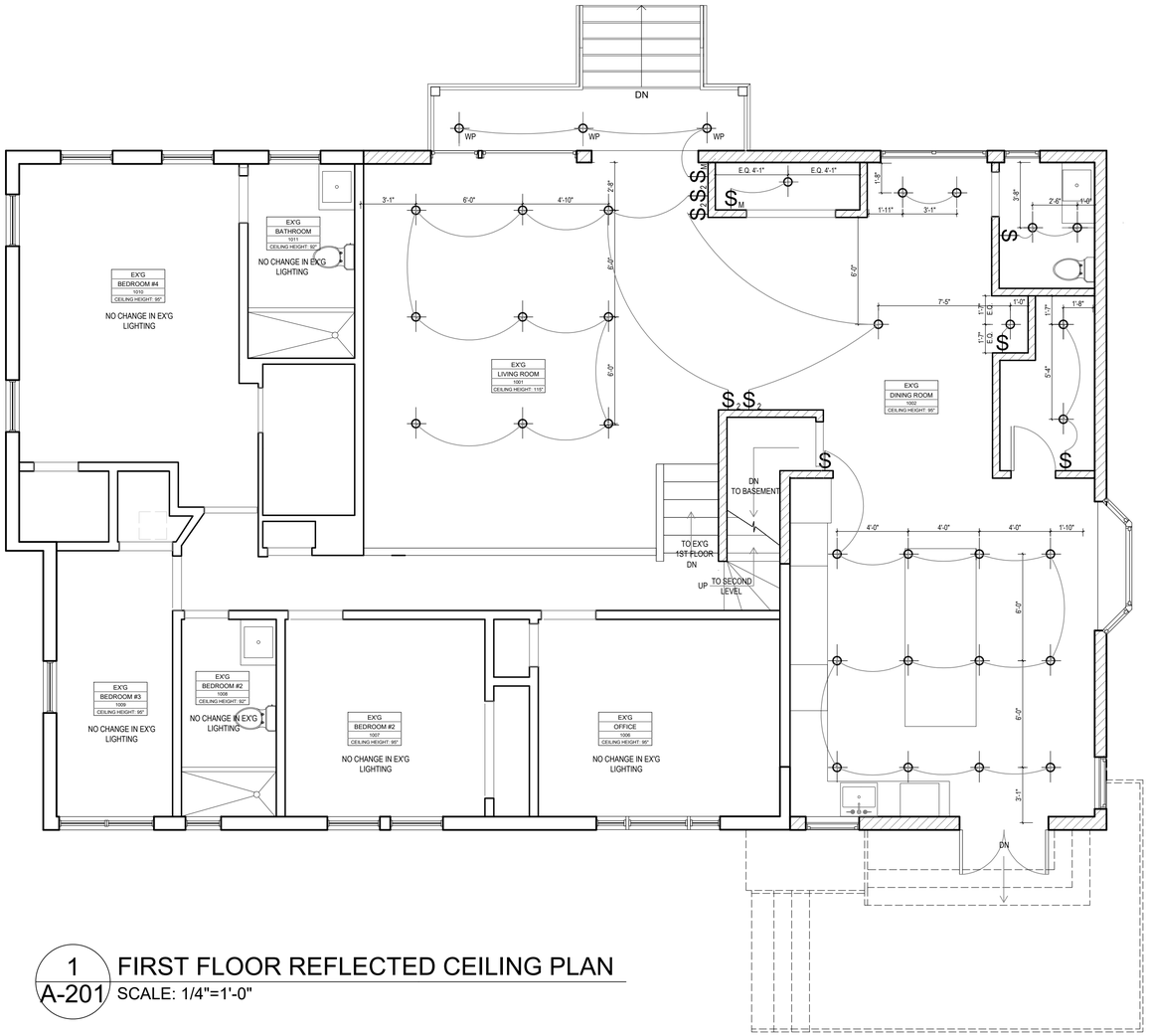
DRAWING TITLE:

BASEMENT/CELLAR REFLECTED CEILING PLAN

SEAL AND SIGNATURE:

REGISTERED ARCHITECT
YING XU
040607
STATE OF NEW YORK

ISSUED: 04/10/2024
PROJECT NO: 23262
DRAWN BY: B
CHECK BY: Y
SCALE: AS NOTED
DWG NO: A-200.00
SHEET: 12 OF 19



1 / A-201 FIRST FLOOR REFLECTED CEILING PLAN

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

LIGHT FIXTURE LEGEND

FIXTURE TYPE			LAMP	WATTS	LAMP QTY	TOTAL WATT	LOCATION
LT1	◎	RECESSED LIGHT	LED	60W	30	1800 W	GENERAL LIGHTING
LT2	◎	WATERPROOF LIGHT	LED	60W	3	180 W	PORCH
			PROPOSED TOTAL WATTAGE			1980W	
			AREA			1126 SF	
			PROPOSED W/SF			1.76 W/SF	

COMPANY:

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO.	DATE	DESCRIPTION

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DOB JOB NO:

PROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

FIRST FLOOR REFLECTED CEILING PLAN

SEAL AND SIGNATURE:

REGISTERED ARCHITECT YING XU 040607 STATE OF NEW YORK

ISSUED: 04/10/2024

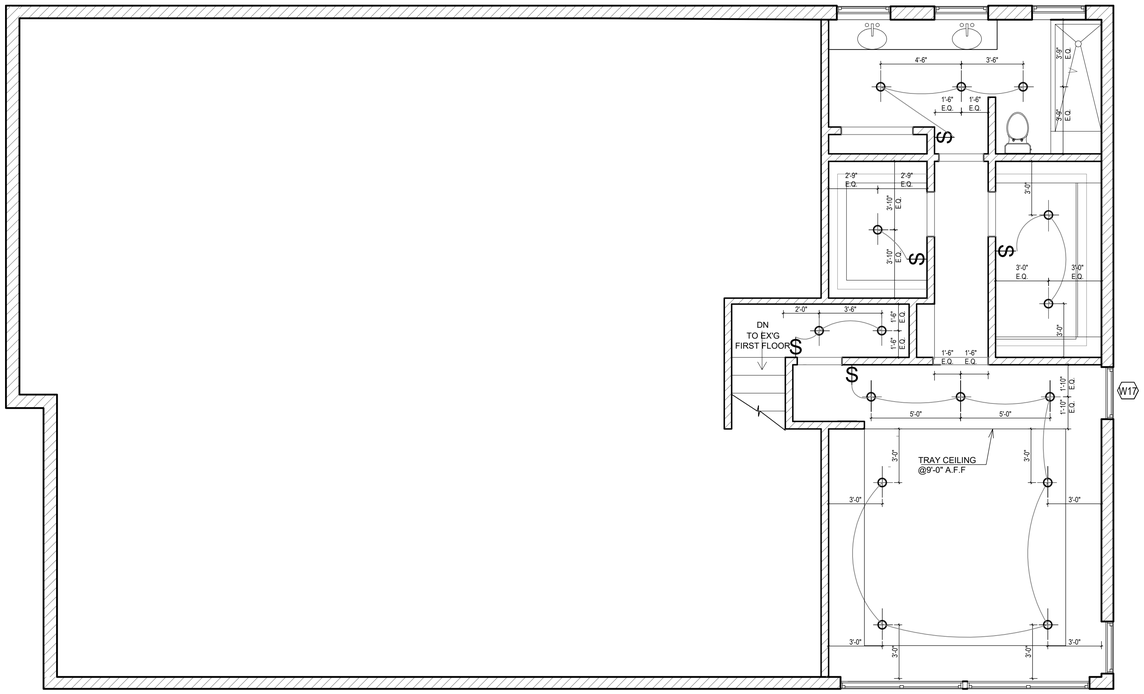
PROJECT NO: 23262

DRAWN BY: B

CHECK BY: Y

SCALE: AS NOTED

DWG NO: A-201.00



1 A-202 SECOND FLOOR REFLECTED CEILING PLAN

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

LIGHT FIXTURE LEGEND

FIXTURE TYPE			LAMP	WATTS	LAMP QTY	TOTAL WATT	LOCATION
LT1	◎	RECESSED LIGHT	LED	60W	17	1020W	GENERAL LIGHTING
			PROPOSED TOTAL WATTAGE			1020 W	
			AREA			729 SF	
			PROPOSED W/SF			1.40 W/SF	

COMPANY:

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO.	DATE	DESCRIPTION

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DOB JOB NO:

PROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

SECOND FLOOR REFLECTED CEILING PLAN

SEAL AND SIGNATURE:

REGISTERED ARCHITECT YING XU 040607 STATE OF NEW YORK

ISSUED: 04/10/2024

PROJECT NO: 23262

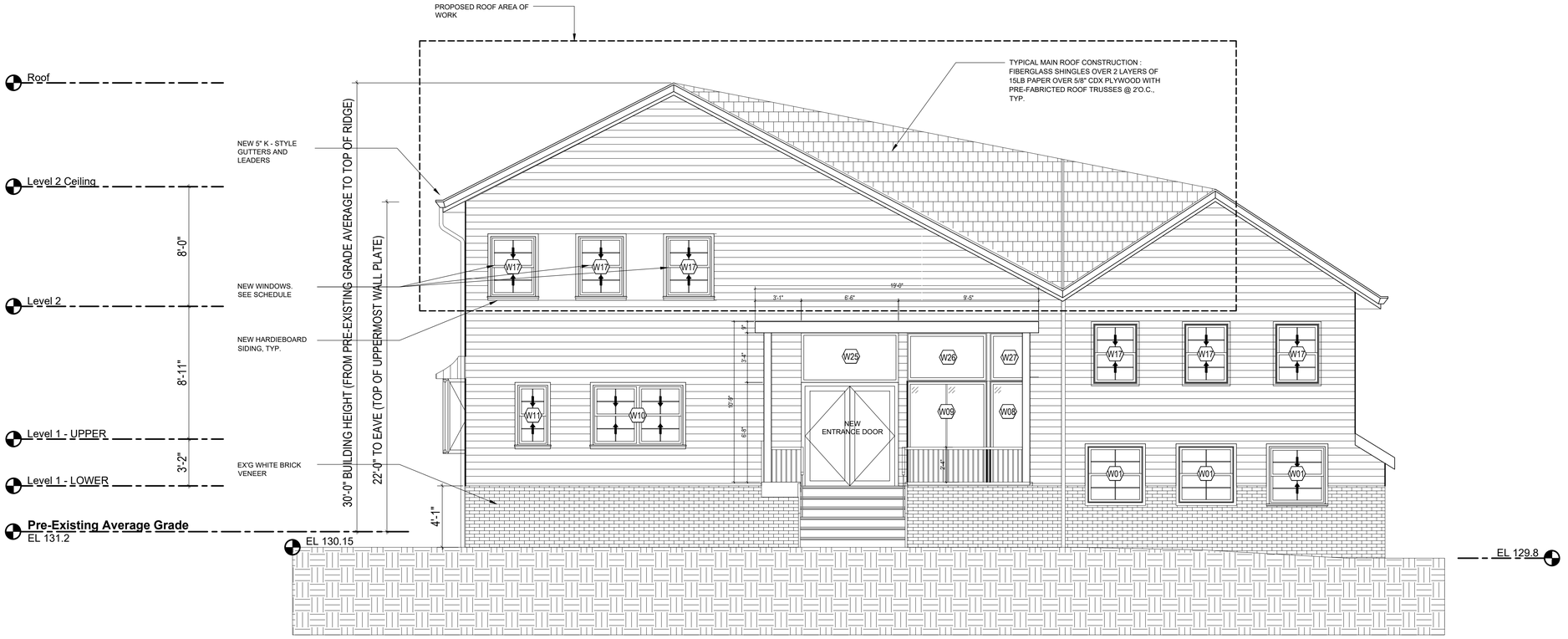
DRAWN BY: B

CHECK BY: Y

SCALE: AS NOTED

DWG NO: A-202.00

SHEET: 14 OF 19



1 / A-300 PROPOSED SOUTH ELEVATION

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

COMPANY:

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO.	DATE	DESCRIPTION

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DOB JOB NO:

PROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

PROPOSED SOUTH ELEVATION

SEAL AND SIGNATURE:

REGISTERED ARCHITECT YING XU 040607 STATE OF NEW YORK

ISSUED: 04/10/2024

PROJECT NO: 23262

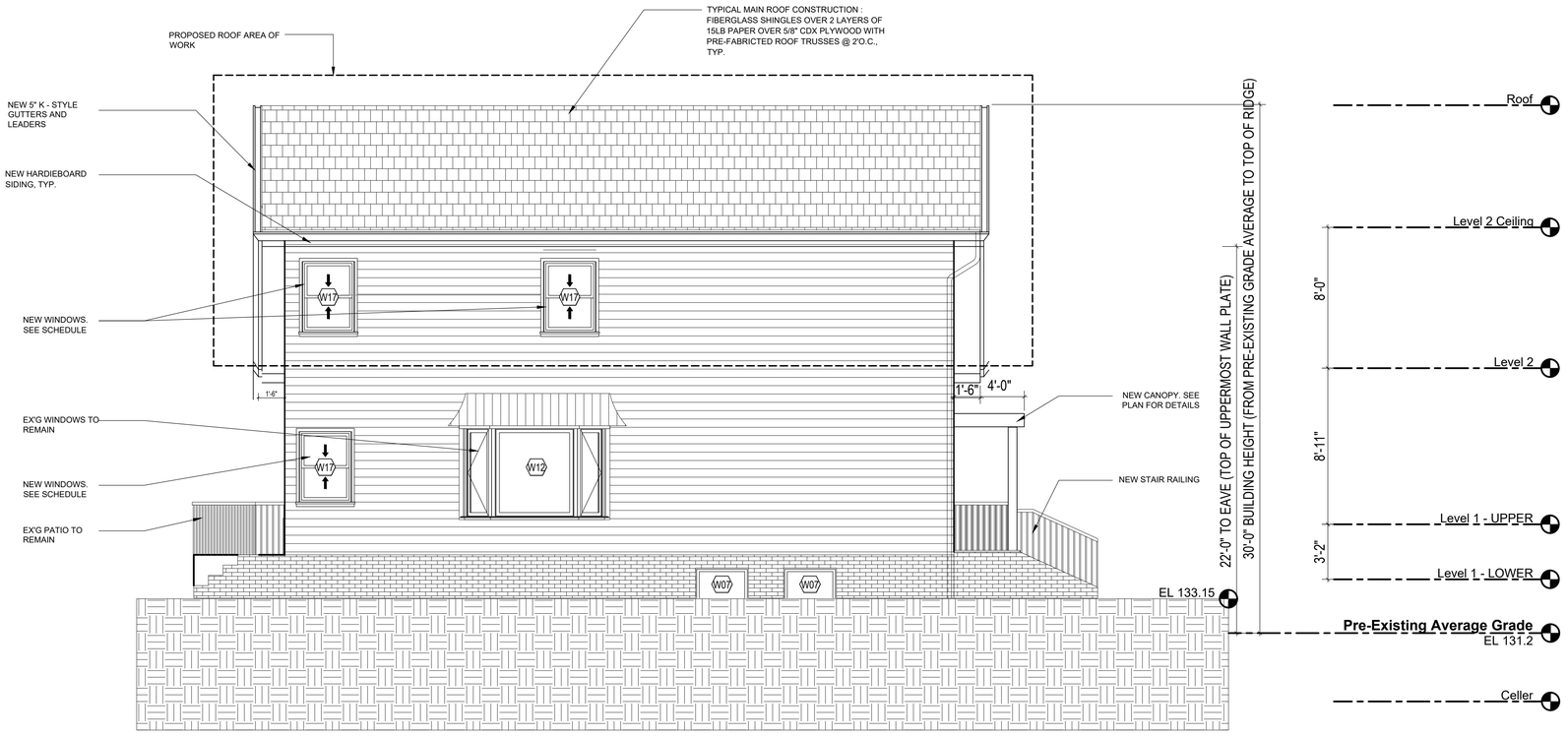
DRAWN BY: B

CHECK BY: Y

SCALE: AS NOTED

DWG NO: A-300.00

SHEET: 15 OF 19



1 / A-301 PROPOSED WEST ELEVATION

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

COMPANY:

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO.	DATE	DESCRIPTION

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PROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

PROPOSED WEST ELEVATION

SEAL AND SIGNATURE:

REGISTERED ARCHITECT YING XU 040607 STATE OF NEW YORK

ISSUED: 04/10/2024

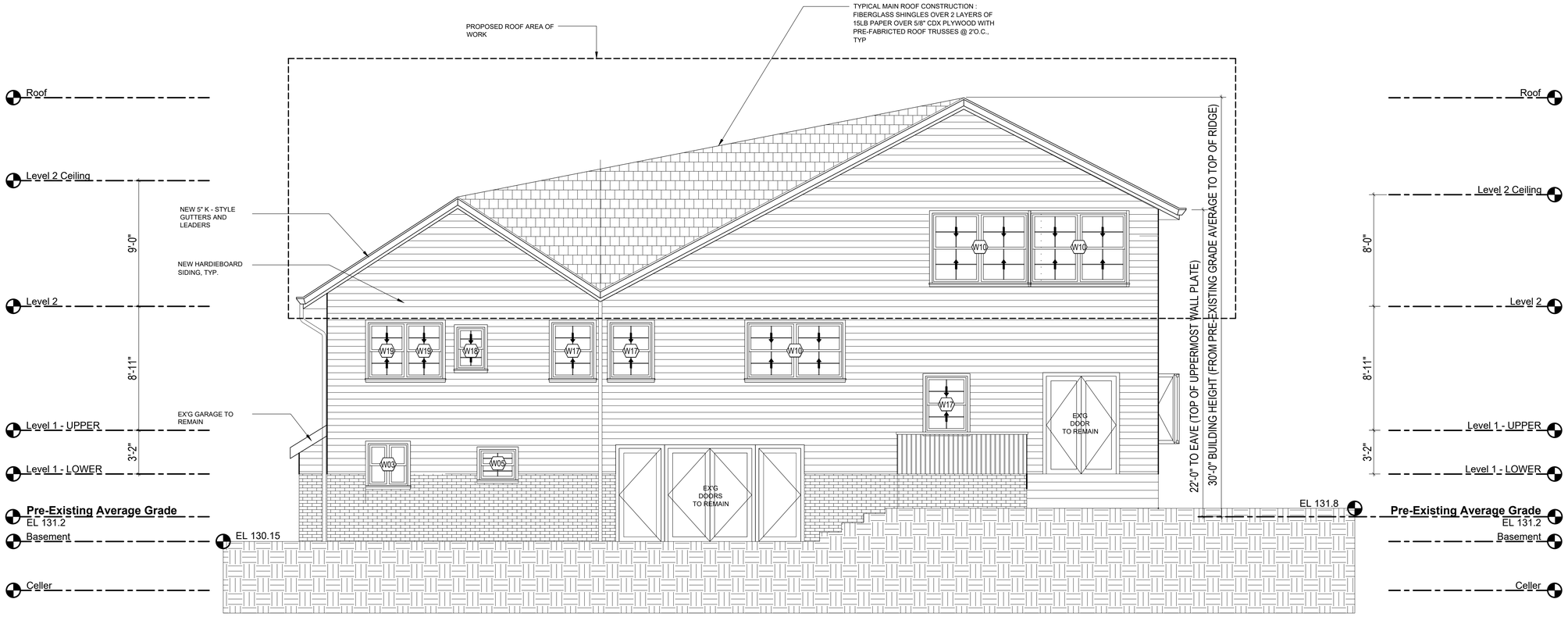
PROJECT NO: 23262

DRAWN BY: B

CHECK BY: Y

SCALE: AS NOTED

DWG NO: A-301.00



1 A-302 PROPOSED NORTH ELEVATION

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

COMPANY:

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

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DOB JOB NO:

PROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

PROPOSED SOUTH ELEVATION

SEAL AND SIGNATURE:

REGISTERED ARCHITECT YING XU 040607 STATE OF NEW YORK

ISSUED: 04/10/2024

PROJECT NO: 23262

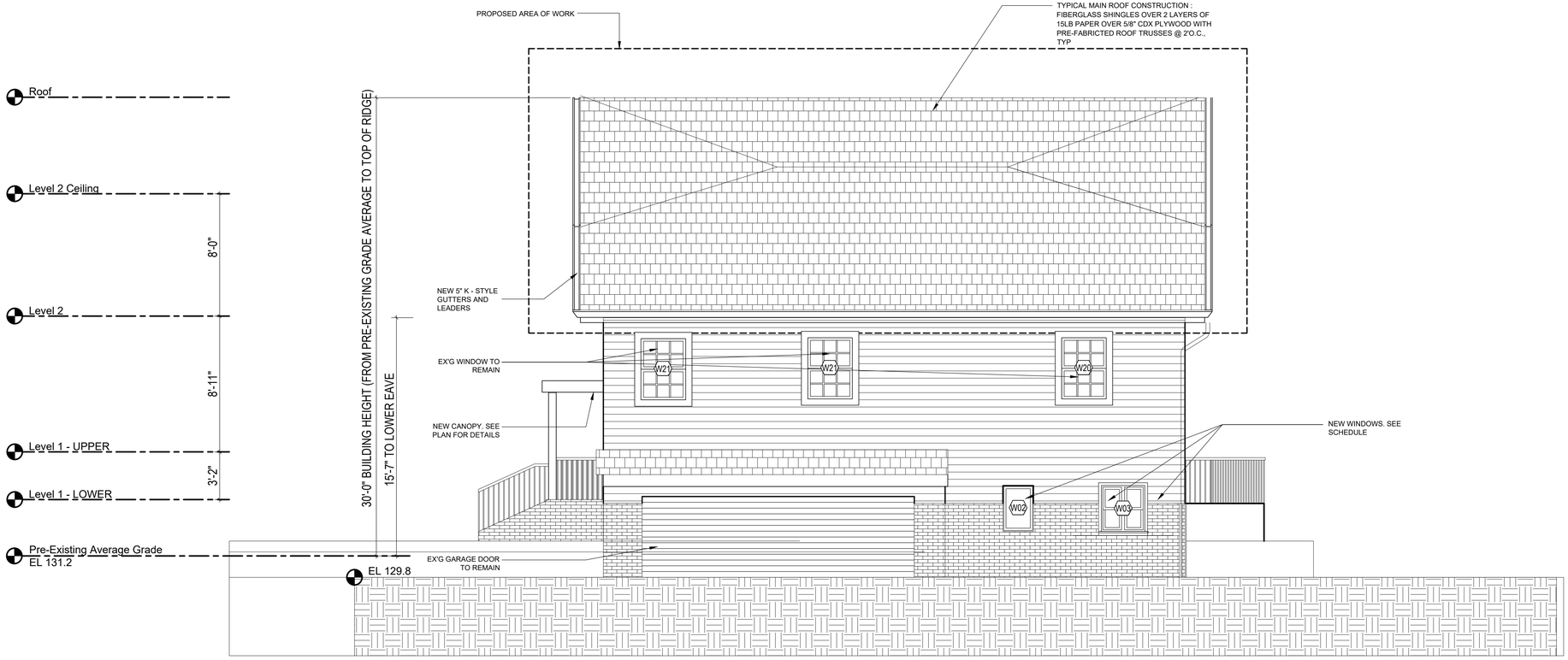
DRAWN BY: B

CHECK BY: Y

SCALE: AS NOTED

DWG NO: A-302.00

SHEET: 17 OF 19



1 / A-303 PROPOSED EAST ELEVATION

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

COMPANY:

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO.	DATE	DESCRIPTION

The reproduction of this drawing or the use of ideas and arrangements indicated on this drawing without the written approval of this office is prohibited. Written dimensions take precedence over scaled dimensions, the contractor shall verify dimensions and conditions at the job and report discrepancies to the Architect prior to the start of the work.

DOB JOB NO:

PROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

PROPOSED EAST ELEVATION

SEAL AND SIGNATURE:

REGISTERED ARCHITECT YING XU 040607 STATE OF NEW YORK

ISSUED: 04/10/2024

PROJECT NO: 23262

DRAWN BY: B

CHECK BY: Y

SCALE: AS NOTED

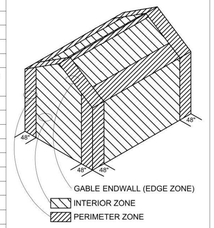
DWG NO: A-303.00

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

GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM 1,2				WINTER DESIGN TEMP	ICE-SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY			
45psi	110	C	SEVERE	3'-6"	M - H	S - M		YES	

ROOF SHEATHING ATTACHMENT REQUIREMENTS FOR WIND LOADS
TABLE 3.8 - WFCM

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



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

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

		FASTEST MILE WIND SPEED (mph)			
		90	100	110	120
FRAMING SPAN (in) O.C.	ROOF SPAN (ft)	NUMBER OF 8d COMMON NAILS IN EACH END OF 1 ¼" x 20 GA. STRAP			
12	12	2	2	3	3
	16	2	2	3	4
	20	2	3	3	4
	24	2	3	4	5
	28	3	3	4	5
	32	3	4	5	6
	36	3	4	5	7
16	12	2	3	3	4
	16	2	3	4	5
	20	3	4	4	5
	24	3	4	5	6
	28	3	4	6	7
	32	4	5	6	8
	36	4	5	7	-
19.2	12	2	3	4	5
	16	3	4	4	5
	20	3	4	5	6
	24	4	5	6	7
	28	4	5	7	8
	32	4	6	7	-
	36	5	6	8	-
24	12	3	4	5	6
	16	3	4	5	7
	20	4	5	6	8
	24	4	6	7	-
	28	5	6	8	-
	32	5	7	-	-
	36	6	8	-	-

1. TABULATED UPLIFT REQUIREMENTS ASSUME A ROOF CEILING DEAD LOAD OF (10 psf). IF A CEILING ASSEMBLY IS NOT PRESENT OR IF THE CEILING ASSEMBLY IS NOT CONNECTED TO THE ROOF ASSEMBLY, THE TABULATED NUMBER OF NAILS SHALL BE INCREASED BY (1) NAIL AT EACH END OF THE STRAP. FOR EACH (5 psf) INCREASES IN STRUCTURAL ROOF CEILING DEAD LOAD, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED BY (1) NAIL.
2. FOR WALL TO WALL & WALL TO FOUNDATION CONNECTIONS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED BY (1) NAIL AT EACH END OF THE STRAP FOR EACH FULL WALL ABOVE.

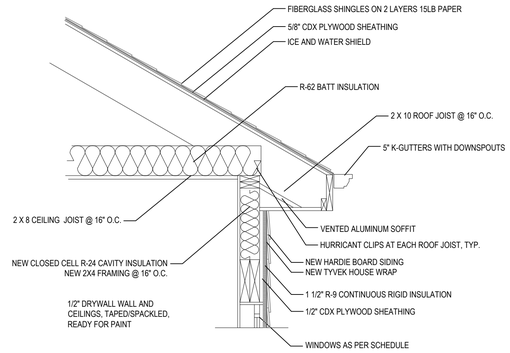
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS
TABLE 3.1 - WFCM

DESCRIPTION OF BLDG. ELEMENTS	# OF NAILS	SPACING
ROOF FRAMING		
RAFTER TO TOP PLATE (TOE-NAILED)	3 - 8d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3 - 8d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	3 - 16d	EACH LAP
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED)	3 - 16d	EACH LAP
COLLAR-TIE TO RAFTER (FACE-NAILED)	3 - 8d	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2 - 8d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2 - 16d	EACH END
WALL FRAMING		
TOP PLATE TO TOP PLATE (FACE-NAILED)	2 - 16d	PER FOOT
TOP PLATE AT INTERSECTIONS (FACE-NAILED)	4 - 16d	JOISTS - EACH SIDE
STUD TO STUD (FACE-NAILED)	2 - 16d	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16d	16" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2 - 16d	PER 2x4 STUD
	3 - 16d	PER 2x6 STUD
	4 - 16d	PER 2x8 STUD
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, END JOIST OR BLOCKING (FACE-NAILED)	2 - 16d	PER FOOT
FLOOR FRAMING		
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4 - 8d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2 - 8d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2 - 8d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3 - 16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3 - 16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3 - 8d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3 - 16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2 - 16d	PER FOOT
ROOF FRAMING		
STRUCTURAL PANELS	8d	12" O.C.
		6" O.C. ON EDGE
		4" O.C. ON GABLE RAKE
DIAGONAL BOARD SHEATHING		
1x6 OR 1x8	2 - 8d	PER SUPPORT
1x10 OR WIDER	3 - 8d	PER SUPPORT
CEILING SHEATHING		
GYPSUM WALLBOARD	5d COOLERS	7" EDGE / 10" FIELD
WALL SHEATHING		
STRUCTURAL PANELS	8d	12" O.C.
FIBERBOARD PANELS		
7/16"	6d	3" EDGE / 6" FIELD
25/32"	8d	3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	7" EDGE / 10" FIELD
HARDBOARD	8d	12" O.C.
PARTICLE BOARD PANELS	8d	12" O.C.
DIAGONAL BOARD SHEATHING		
1x6 OR 1x8	2 - 8d	PER SUPPORT
1x10 OR WIDER	3 - 8d	PER SUPPORT
FLOOR SHEATHING		
STRUCTURAL PANELS		
1" OR LESS	8d	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	6" EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING		
1x6 OR 1x8	2 - 8d	PER SUPPORT
1x10 OR WIDER	3 - 8d	PER SUPPORT

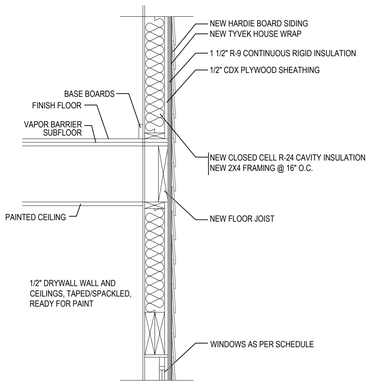
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	32	5	7	-	-
	36	6	8	-	-

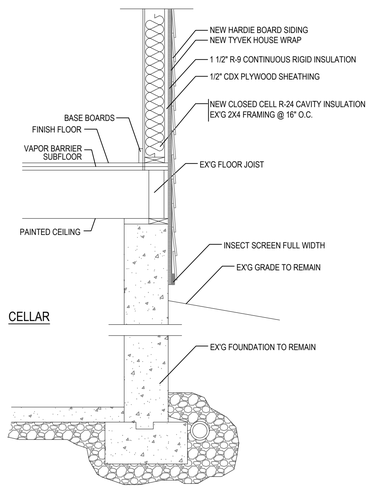
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SECOND FLOOR



FIRST FLOOR



CELLAR

TYPICAL WALL DETAIL
SCALE: N.T.S.

COMPANY:

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO.	DATE	DESCRIPTION

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DOB JOB NO:

PROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

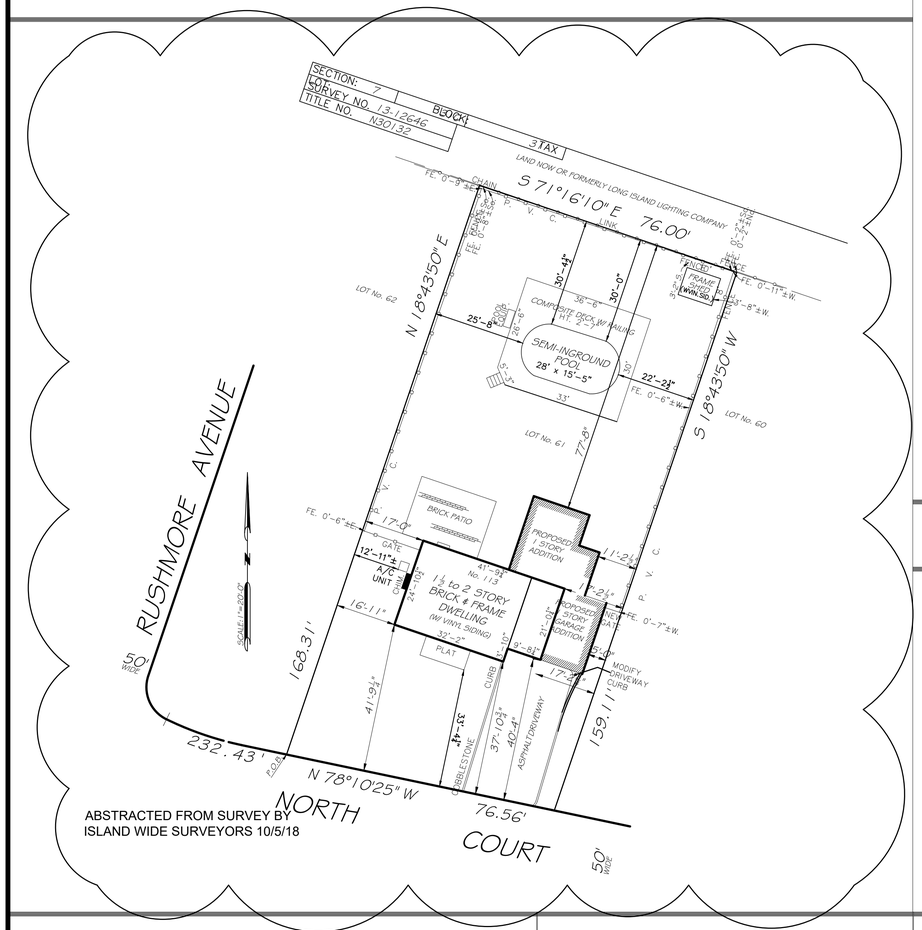
PROPOSED EAST ELEVATION

SEAL AND SIGNATURE:



ISSUED: 04/10/2024
PROJECT NO: 23262
DRAWN BY: B
CHECK BY: Y
SCALE: AS NOTED
DWG NO: A-400.00
SHEET: 19 OF 19

SITE PLAN: 1"=20'



ABSTRACTED FROM SURVEY BY
ISLAND WIDE SURVEYORS 10/5/18

#21567

HOME RENOVATION AND ADDITION FOR THE HURWWITZ FAMILY

113 NORTH COURT
ROSLYN HEIGHTS, NY
11577

DRAWING MANIFEST

ARCHITECTURAL:

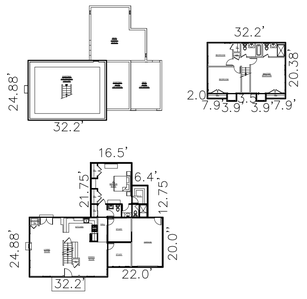
A-1	TITLE SHEET
A-2	SPECIFICATION SHEET
A-3	DEMOLITION PLAN AND NOTES
A-4	FOUNDATION PLAN
A-5	1ST FL PLAN AND NOTES
A-6	2ND FL PLAN AND NOTES
A-7	CEILING FRAMING AND ROOF PLAN
A-8	POWER AND LIGHTING PLANS AND WALL DETAIL
A-9	ELEVATIONS
A-10	SKY EXPOSURE PLANE
A-11	DETAIL SHEET

SCOPE OF WORK

NEW ONE STORY GARAGE AND BEDROOM SUITE ADDITION,
PARTIAL 1ST FL RENOVATION AND ASSOCIATED DETAILS

ZONING ANALYSIS

ZONING INFORMATION		TOWN OF N. HEMPSTEAD SECTION 7 BLOCK310 LOT 31	
ZONING ITEM	REQUIRED	EXISTING	PROPOSED
ZONING	RESIDENTIAL "B"	RESIDENTIAL "B"	NO CHANGE
USES	ONE FAMILY	ONE FAMILY	NO CHANGE
FRONTAGE	50'-0" MIN.	76.56'	NO CHANGE
LOT AREA	6,000 S.F. MIN.	12,388 S.F.	NO CHANGE
MAX. LOT COVERAGE	30% MAX. (3,716.4 S.F.)	2,829 S.F. (22.8%)	3,518 S.F. (28.4%) COMPLIES
MAX. GROSS FLOOR AREA RATIO	45%= 5,574.6 SQ. FT.	1,956.2 SF	2,396.7 SF COMPLIES
HEIGHT	2 STORIES (28'-0") MAX.	COMPLIES	COMPLIES
FRONT YARD	30'-0" MIN.	37.9'	NO CHANGE
SIDE YARD SETBACK	AGGREGATE MIN. 30% LOT W/ 7' MIN.= 23'	17'/34.2'	5'/22' NOT COMPLIANT
REAR YARD	15'-0" MIN.	50'	77.8' COMPLIES



MAIN HOUSE
GARAGE/STUDY
BEDROOM
BATH/CL.

2ND FL BEDROOMS
DORMER(S) 2X
CLOSET(S) 2X

UNFIN. CELLAR
32.2' X 24.88'= 801.1 SQ FT
801.1 SQ FT 0 GFA

1ST FLOOR
32.2' X 24.88'= 801.1 SQ FT
22.0' X 20.0'= 440 SQ FT
21.75' X 16.5'= 358.9 SQ FT
6.4' X 12.75' = 81.6 SQ FT
1,681.6 SQ FT 1,681.6 GFA

2ND FLOOR
32.2' X 20.38'= 656.2 SQ FT
3.5' X 3.9'= 13.65 X2= 27.3 SQ FT
7.9' X 2.0'= 15.8' X2= 31.6 SQ FT
715.1 SQ FT 715.1 GFA

TOTAL PROPOSED GFA= 2,396.7 SQ FT GFA

HOME ADDITION & RENOVATION
FOR
THE HURWITZ FAMILY

PROJECT ADDRESS:
113 NORTH COURT
ROSLYN HEIGHTS, NY
11577

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

REVISION

NO.	DATE	DESCRIPTION
1	3/17/24	BUILDING DEPT COMMENTS

SHEET TITLE:
SPECIFICATION SHEET

REGISTERED ARCHITECT WILLIAM J. COHEN STATE OF NEW YORK 028531
WILLIAM J. COHEN, AIA

ISSUE DATE:
8/15/23

DRAWN BY: WJC
CHECKED BY: WJC

SHEET NUMBER:
A-1

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COHEN DESIGN/BUILD
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PROJECT DIRECTORY

ARCHITECT:

COHEN DESIGN/BUILD ARCHITECT

CONTACT:
WILLIAM J. COHEN, AIA

5512 MERRICK RD.
MASSAPEQUA, NY 11758

(516) 799-0022
WCOHEN@COHENDESIGNBUILD.COM

CODE INFORMATION

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

ALL WORK TO BE PERFORMED IN COMPLIANCE WITH THE NEW YORK STATE ENERGY CODE 2020 IECC

SQ. FOOTAGE ADDED
GARAGE= 247 SQ FT
BEDROOM SUITE 442 SQ FT
689 SQ FT

CU. VOLUME ADDED= 9,223 CU. FT.

ABBREVIATIONS & MATERIALS

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

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

SYMBOLS

DRAWING NUMBER
DETAIL
SHEET NUMBER

DRAWING NUMBER
SECTION
SHEET NUMBER

DRAWING NUMBER
ELEVATION
SHEET NUMBER

CENTER LINE

ELEVATION/GRADE

DOOR #

WINDOW #

ROOM #

220 VOLT OUTLET

WEATHERPROOF DUPLEX OUTLET

COUNTER HT. G.F.I. DUPLEX OUTLET

SPLIT WIRED DUPLEX OUTLET

DUPLEX OUTLET

SPECIAL OUTLET

JUNCTION BOX

SMOKE DETECTOR

EXHAUST FAN

TELEVISION CABLE

TELEPHONE

SWITCH

3-WAY SWITCH

4-WAY SWITCH

WALL MOUNTED LIGHT FIXTURE

CEILING MOUNTED LIGHT FIXTURE

CLG. FIXT. W/PULL CHAIN

GARBAGE DISPOSER

FLUORESCENT STRIP LIGHT

2X4 FLUORESCENT LIGHT

RECESSED DOWNLIGHT

GENERAL REQUIREMENTS

1. All codes having jurisdiction shall be observed strictly in the construction of the project, including all applicable state, city, and county building, zoning, electrical, mechanical, plumbing, and fire codes. Contractor shall verify all code requirements before commencement of construction and bring any discrepancies between code requirements and the construction documents to the Architect.

2. Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted "typical" imply all conditions treated similarly. Modifications to be made by contractor to accomodate minor variations.

3. All drawings shall be fully coordinated by Contractor to verify all dimensions, locate depressed slabs, slopes, drains, outlets, recesses, reglets, bolt settings, sleeves, etc.

4. The Contractor shall verify and protect all service lines and existing site area from deterioration or damage.

5. The Architect/Engineer shall not be responsible for the safety and construction procedures, techniques, means, methods, or the failure of the builder to carry out the work in accordance with the drawings or th required codes. All Contractors shall be responsible for initiating, maintaining and supervising all safety precautions and programs necessary for the protection of persons and property in accordance with applicable governing regulations.

6. Contractor shall obtain all necessary building permits, controlled inspections, sign-offs, etc. and is responsible for acquisition of final Certificate of Occupancy as required by local Municipality having jurisdiction.

7. Contractor shall bring errors and omissions which may occur in Contract Documents to the attention of the architect in writing and written instructions shall be obtained before proceeding with the work. The Contractor will be held responsible for the results of any errors, discrepancies, or omissions in the Contract Documents, of which the Contractor failed to notify the Architect before construction and/or fabrication of the work.

8. The Contractor and Subcontractor shall verify all dimensions and job conditions at the job site sufficiently in advance of work to be performed to assure the orderly progress of the work.

9. Contractors shall maintain the premises clean and free of all trash, debris and shall protect all adjacent work from damage, soiling, paint overspray, etc. All fixtures, equipment, glazing, floors, etc., shall be left clean and ready for occupancy upon completion of the project.

10. Shop drawings are required for structural, specialized construction and where otherwise requested with these documents. Shop drawings shall be submitted to Owner and Architect for review of conformance with the design concept of the work. In areas where the drawings do not address methodology, the Contractor shall be bound to perform in strict compliance with the manufacturer's specifications and/or recommendations.

11. All manufacturer's printed warnings for handling of products must be strictly observed. The words "or equal" are to be assumed whenever a specific manufacturer is noted.

12. All codes, trade standards, and manufacturer's instructions referenced in the Contract Documents shall be the latest edition.

13. The Contractor shall make no structural changes without written approval of the Architect/Engineer and Owner.

14. All Contractors shall be responsible for checking and verifying existing conditions, carefully studying and comparing the contract documents and shall at once report to the Architect any error, inconsistency or omission he may discover before proceeding with the work.

15. NOT USED

16. All wiring, outlets and other appurtenances shall comply with the requirements of the NJ Electrical Code and N.E.C. All outlets and switches, bells, and other devices to be located per direction of Owner, if not otherwise indicated on drawings.

17. The Contractor shall provide all chases,slots, recesses, wall/ceiling/floor openings, and other structural parts necessary for installation of work requiring same.

18. All lumber shall be fire-rated in accordance with local code.

19. NOT USED

20. The Contractor shall caulk all joints between drywall and door frames, windows and toilet accessories. Caulk shall be smooth and suitable for scheduled finish.

21. NOT USED

22. The premises shall be turned over to the Owner upon completion and acceptance of the work in a perfectly clean manner. The Contractor shall employ the services of a professional cleaning crew unless otherwise directed by Owner. Should the Owner choose to provide such services on his own, the Contractor shall be required to provide "construction broom clean" condition.

23. The Contractor shall provide protection for all existing windows, floors, equipment and any other existing componants which are to be saved and reutilized. Protection shall also be provided for all new work in accordance with industry standards.

24. The Contractor shall furnish and install access panels at walls and/or ceilings, as required. Shop drawings of all locations shall be submitted to the Architect for approval.

25. Certificates of insurance shall be furnished by the Contractor to the Owner.

26. The Contractor shall not proceed with any work which he expects additional compensation for without written authorization to proceed is given by Owner. Failure to obtain such authorization shall invalidate any claim for extra compensation.

27. All construction materials and workmanship is subject to approval by Owner.

28. The Contractor shall refer to all Architectural, Engineering, vendor shop drawings, manuals, etc, to provide fully coordinated and seamless execution of design intent of the project.

29. The Contractor shall provide all labor, equipment, materials, transportation, insurance and supervision necessary to complete this project in accordance with the Contract Documents.

30. The Contractor shall ensure dally clean-up and maintenance of the jobsite, and at all times, keep premises free from dust and accumulation of construction-related debris.

31. The Contractor shall direct the work and be solely responsible for all construction means and methods, techniques, sequencing and procedures.

32. The Contractor shall coordinate all equipment and work provided by Owner.

33. Upon completion of the work, the Contractor shall furnish a written guaranty to Owner against faulty materials, equipment and workmanship for a period of one (1) year from date of final acceptance, except where longer duration is noted (ie manufacturer's product warranties). Any defective equipment or material shall be replaced without additional cost to Owner.

34. All work is to be of new and best quality of kind specified.

35. Written dimensions should have precedence over scaled dimensions on drawings. Contractor shall be responsible to verify all conditions and notify the Architect of any variations which affect design intent.

CONSTRUCTION NOTES

1. Final placement of all partitions to be approved in the field by architects' representative prior to commencement of any work.

2. The General Contractor shall layout partitions starting from conditions where alignment with existing construction is shown.

3. All partition dimensions are from finished surface or from face of convector enclosure, unless otherwise noted.

4. Where a partition meets the window mullion, provide a continuous compressible filler strip. A soundproofing filler panel shall be used inside the metal convector enclosure to prevent sound transmission between offices.

5. All metal trims on gypsum board partitions shall be type #200 series as manufactured by U.S. Gypsum or equal.

6. All gypsum board partitions shall be properly braced.

7. All gypsum board shall be installed vertically in full length sections.

8. Gypsum board at toilets and around pantry sink to be water-resistant type.

9. General Contractor shall be responsible for taping and spackling of gypsum board installed, as well as patching and repairing all walls, ceilings, and columns to remain as existing.

10. Align partitions where new walls abut existing column and/or walls, remove existing corner bead tape and spackle joint (3 coats min.) except at column where gyp. bd. will pass over col. face.

11. General Contractor shall cap all exposed existing piping not being used behind finish surface.

12. All fireproofing on steel must be replaced if damaged or missing at contractor's expense.

13. All existing doors, door frames or hardware to remain or be reused shall be patched, repaired, undercut, or adjusted as required for a proper installation.

14. All doors, existing and new, to be undercut to 8" A.F.F. unless otherwise noted.

15. All doors (new and existing) shall have door stops and bumpers or silencers. Door stops to be floor mounted type, unless otherwise noted.

16. All locksets shall be master keyed as required by the building management. See door schedule/hardware schedule for information.

17. General Contractor shall supply and install, where indicated, hat shelves and chrome hang rod in all coat closets. See details on drawings.

18. All hat shelves shall be birch, clear laquer finish, unless otherwise noted.

19. Contractor shall furnish and install fireproof blocking in ceilings or partitions as required, or where wall-mounted equipment or cabinetry is indicated, for a complete installation.

20. The General Contractor is responsible to provide and install all blocking and gounds as required for the installation of window blinds, draperies, and curtains, as required, using fire-retardant wood.

21. Where metal and glass partition is specified, the GC shall be responsible to provide for any leveling of floor slab as may be required for a plumb, level installation.

22. All existing construction to remain shall be patched and repaired as required and prepared to receive new finishes per finish plan.

23. All surfaces designated to remain, if damaged during demolition or any stage of the work, shall be repaired by the GC at his expense to "like new" condition. It shall be the GC's resonsibility to document any pre-existing damage.

REFLECTED CEILING NOTES

1. See Engineer's drawings for additional notes and general information.

2. See Engineer's drawings for all light fixture circuiting, emergency and exit lighting, smoke detectors, strobe lighting, alarm speakers, switching and related work. Light switches and dimmers as indicated on Architect's plans are for location only. Contractor is to verify all light fixture wattage (max.) and provide proper number at that location to service indicated light fixtures.

3. See Engineer's drawings for all ceiling diffusers, ductwork layouts, transfer ducts, fusible link dampers, etc. Architect's drawings indicate diffusers for location only. Where discrepancies occur between engineering and architectural drawings regarding locations, architectural drawings shall govern.

4. General Contractor shall provide a composite ceiling plan and necessary shop drawings coordinating all trades, showing the location of suspension members, light fixtures, emergency and exit lighting, HVAC fixtures, drapery pockets, fire dampers, access doors, fascias, soffits and all other items penetrating or attached to the ceiling.

5. See reflected ceiling plan for ceiling heights, maintain ceiling height throughout, notify architect of any complications with height.

6. No ceiling breaks will be permitted within a room, unless otherwise noted.

7. GC shall be responsible for verifying compatibility of lighting fixtures with the specified ceiling system.

8. All fluorescent fixtures shall have warm white lamps, U.O.N. – see lighting schedule.

9. All switches/dimmers to be mounted at 3'-2" A.F.F. to center line of switch/dimmer. Multiple switches and/or dimmers to be ganged and provided with single gang plate.

10. General Contractor to provide initial lamping of all fixtures and install appropriate lamps as required by specified light fixture.

11. General contractor to clean, relamp, and replace all faulty ballasts and/or ballasts not conforming to the latest local building code.

12. General Contractor shall provide and install shallow depth fixtures as field conditions require, with Architect's approval.

13. All HVAC return air grilles shall be located in the ceiling unless otherwise noted.

14. General contractor to thoroughly clean all existing HVAC ceiling diffusers and return air grilles.

15. GC to provide appropriate sized cut-out above ceiling where partition walls extend to slab above, as required for circulation of return air to H.V.A.C. system. Furnish and install fire dampers as required to maintain the integrity of rated walls.

16. General contractor shall remove ceiling tile as required by the telephone copany, or other communications agency authorized by the architect for telephone and signal cable installation, and replace tile when work is copleted (for a pre-established unit price per tile).

17. Install directional acoustical tile with the grain in one direction only in any single space, as directed by the architect.

MILLWORK NOTES

1. All items of woodwork indicated on the drawings and/or specifications shall be performed by skilled mechanics using the best techniques known to the trade and in conformance with all trade standards, specifically the "premium grade" quality standards and the guidelines for "high pressure laminate" of the Architectural Woodwork Institute.

2. Millwork contractor to submit four (4) sets of fabrication shop drawings to the architect for review and approval prior to fabrication of any work.

3. Millwork contractor is responsible for coordination of all installtions with the GC.

4. Millwork contractor to inspect the alignment of all gyp. bd. installations and should advise the architect and GC of any condition that would prevent him from completing or executing his work as intended.

5. All millwork shall have a fine, smooth finish, free from any machine or tool marks, abrasions or raised grain on exposed surfaces. All joints shall be tight as to conceal shrinkage. All miters shall be glued and feathered, locked, splined and doweled, as required.

6. Screw and glue all joints and connections.

7. Millwork contractor shall utilize all fire-retardant wood.

8. All high-pressure plastic laminate work shall be solid, in one piece and without splice joints (except where prohibited by the maximum availability of the material) and shall be bonded to core stock using "hot plate" press method. All edges and exposed corners shall be finely joined.

9. Millwork contractor shall coordinate all grounds and blocking as required for their installation with the GC.

10. Where electrical work is specified in the cabinetry, lamps and fixtures are to be provided and coordinated by the GC. All cutouts for switches, fixtures, wiring, etc. is to be coordinated in the field by the GC.

11. Millwork contractor shall provide and coordinate all required hardware for their installation.

12. Coordinate all holes in the field with the GC and provide coordinating plastic grommets to conceal all locations.

13. Millwork contractor shall be responsible to shim all cabinetry and countertops to achieve level finish. Millworker to provide all filler strips and scribe to fit around all transitions as required.

14. Millwork contractor is responsible to clean, polish, touch up, and protect all finished work upon completion of installation.

FINISH NOTES

1. Samples of all finishes specified shall be submitted to the architect for approval in triplicate form, prior to commencement of the work. All samples shall be formatted to comply with 12" x 12" samples.

2. All walls (new and existing) shall be properly prepared (tape and spackle) prior to receiving paint as per plans and manufacturer's specifications.

3. All paints shall b e applied in accordance with the manufacturer's specifications for the particular surface and product.

4. All painted surfaces shall recieve one (1) prime coat and two (2) finish coats.

5. All walls to be painted using a latex-based eggshell finsh paint, unless otherwise noted. All ceilings to be painted using a latex-based flat finsh paint, unless otherwise noted. All hollow metal doors and frames to be painted using a semi gloss latex-based paint, unless otherwise noted.

6. All doors and frames to be painted the same color on both sides of the door unless otherwise noted.

7. All walls which have been painted using an eggshell finish which are designated to be touched-up per punchlist request, shall be repainted entirely between the two (2) closest break points.

8. All existing gyp. bd. ceilings that are patched shall be repainted in their entirety.

9. GC is responsible to flash patch all floors and transitions to create a smooth finish, free from defects or tripping hazards.

10. Flooring contractor is responsible to inspect all subfloors prior to installations, and to advis the GC of any defect or inconsistancies in the subfloor condition that may adversely affect the finish installation.

11. All floors shall be free from dirt, dust, oil and debris, and all room temperatures shall be a minimum of 65 degrees for 24 hours prior to installations.

12. GC shall install new 4" flat wall base on all walls in carpeted areas and 4" cove base in all areas designated to receive VCT or resiliant flooring. GC shall clean all base upon installation.

13. Flooring contractor to provide all transition strips and reducers as required for the installation specified.

14. GC to seal all tile and stone floors upon completion. GC to coordinate with tile/stone manufacturer for specified products.

15. Floor covering in closets shall match adjacent finish unless otherwise noted.

16. All flooring seams shall be trimmed and treated per manufacturer's specifications.

17. All excess finish materials shall be turned over to the Owner for attic stock. GC is responsible to coordinate the turnover and dilvery of such requirements.

18. GC to provide fire retardant wood blocking in all window pockets for window treatment installation.

MECHANICAL NOTES

1. All Mechanical work to be coordinated with engineering drawings. Any conflicts between the architect's plans and the engineer's plans shall be brought to the attention of the architect in writing prior to start of work.

2. All thermostats to be installed at 54" A.F.F. in locations approved by Architect unless otherwise noted.

3. H.V.A.C. Contractor to submit a layout shop drawing indicating all diffuser locations and ductwork layouts to architect's office for review and approval prior to fabrication of any work.

4. HVAC Contractor to coordinate all new ductwork with the existing layout and HVAC equipment. GC and HVAC contractor to verify condition of all existing equipment prior to installation.

5. All exhaust fan equipment to be located outside the specified room and ducted into the space to the ceiling register. All exhaust fans to be controlled by a (red) pilot light wall mounted switch.

6. GC is responsible to balance the HVAC system after the installation is completed and submit a written report to the architect's office for review and approval.

7. Provide flexible connectors at all ductwork connections to vibration producing equipment.

8. All ductwork shall be fabricated and installed in accordance with the latest edition of SMACNA hvac duct construction standards, unless otherwise permitted by code.

9. All duct branches and/or air outlets to individual registers shall have balancing dampers.

10. Gas piping shall be schedule 40 or standard weight steel pipe (ASTM A53) with wrought iron fittings. flexible stainless steel tubing shall be allowed if approved by local utility company.

11. Ductwork branches may be pre-insulated flexible ductwork for runs up to 10'. Flexible ductwork shall be installed using thermaflex flexties and flex elbows. all other ductwork shall be sheet metal. all branch take offs shall be made with 45 degree fittings. Splitter dampers, scoops and extractors will not be permitted. Turning vanes shall be installed in all square or rectangular elbows.

12. Supply diffusers are 4 way throws, U.O.N.

PLUMBING NOTES

1. All fixtures and risers shall have shut off valves on the domesticwater piping. Risers and low points shall have drain valves with hose adopters.

2. All domestic water piping shall be installed so entire system is drainable.

3. Provlude vibration isolation pads and/or hangers and flexible connections at all vibration producing equipment.

4. All sanitary and vent piping to be pvc, dwv (ASTM D2665) with socket weld fittings or abs (ASTM 26661).

5. All domestic water piping shall be TYPE "L" copper tubing (ASTM B88) with soldered fitttings.

6. Domestic water systems to be sanatized as per code.

7. All systems to be tested per code.

ELECTRICAL NOTES

1. Interior wiring shall be non-metalic sheathed cable (NMC) except as otherwise noted or directed by code. Wiring above removable ceilings shall be BX or THWN in rigid conduit.

2. Exterior wiring, except as otherwise noted, shall be #12 copper with #12 ground wire, THNN-75C, in min. 3/4" conduit.

3. All underground wiring shall be THWN in EMT or ENT, or UF cable.

4. Condensing unit wiring shall be liquid-ite cable.

5. All equipment shall be UL labeled.

6. All switches, receptacles and cover plates shall be white.

7. All electrical distributing equipment shall be properly labeled.

8. Install receptacles at 18" to centerline and switches to 42"to centerline above finished floor unless otherwise required per Barrier-Free Code.

9. GC to verify all requirements of local utility company.

10. All wiring shall be #12 AWG with #12g unless otherwise indicated.

HOME ADDITION & RENOVATION FOR THE HURWITZ FAMILY

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113 NORTH COURT
ROSLYN HEIGHTS, NY
11577

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

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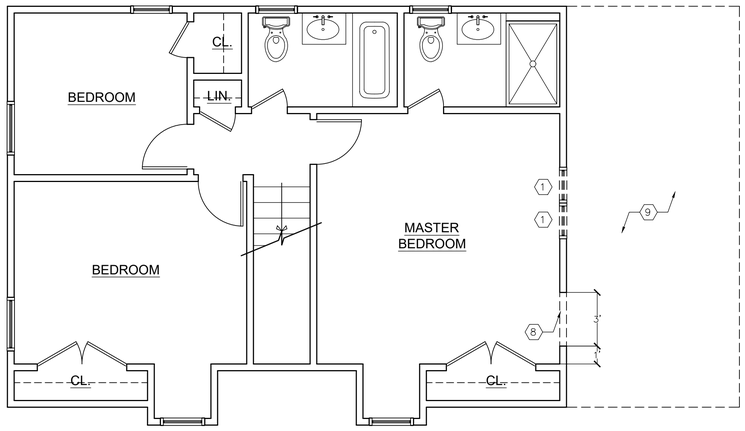
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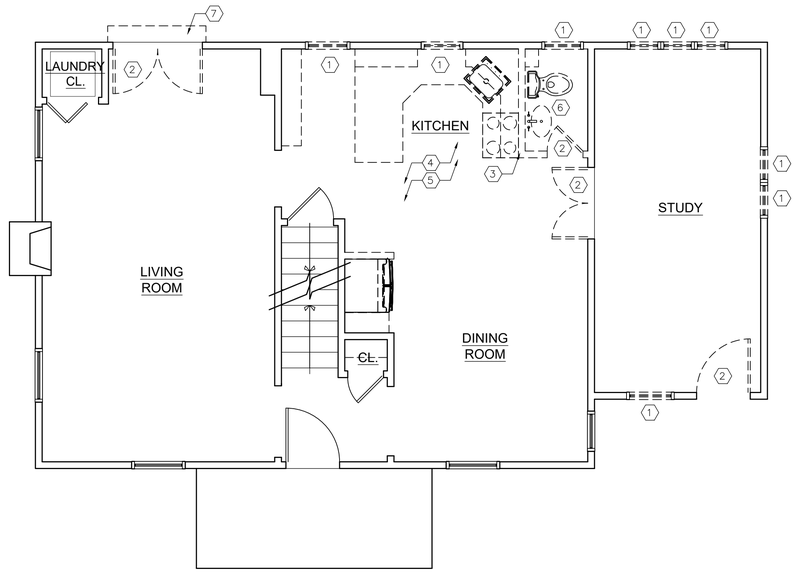
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1 A-3 2ND FL. DEMOLITION PLAN

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



2 A-3 1ST FL. DEMOLITION PLAN

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

SHEET NOTES:

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

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

3. REMOVE ALL EXISTING WALLS AND CEILINGS THROUGHOUT ONLY AS INDICATED. CONTRACTOR TO PROVIDE DIMENSION OVERALLS TO ARCHITECT UPON COMPLETION OF DEMOLITION FOR COORDINATION OF NEW WORK.

4. PROVIDE TEMPORARY POWER AND LIGHTING THROUGHOUT COURSE OF JOB AS REQUIRED.

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

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

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

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

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

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

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

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

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

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

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

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

KEYED DEMOLITION NOTES

1. DEMO AND REMOVE WINDOW
2. DEMO AND DOOR AND FRAME
3. DEMO AND REMOVE NON-LOAD BEARING WALL- COORDINATE WITH NEW WORK
4. DEMO AND REMOVE KITCHEN CABINETS, APPLIANCES, COUNTERS AND ASSOCIATED DETAILS
5. CUT/CAP ALL ELECTRICAL AND PLUMBING TO FIXTURES AND APPLIANCES, TYP.
6. DEMO AND REMOVE ALL FIXTURES, VANITIES, AND ASSOCIATED DETAILS, TYP.
7. DEMO AND REMOVE STEP- COORDINATE WITH NEW WORK
8. PREPARE NEW WINDOW OPENING- COORDINATE WITH NEW WORK
9. DEMO AND REMOVE CEILING JOISTS, ROOF JOISTS, AND ALL ASSOC. ROOFING

EXISTING WALL TO BE REMOVED

EXISTING WALL TO REMAIN

HOME ADDITION & RENOVATION FOR THE HURWITZ FAMILY

PROJECT ADDRESS:
113 NORTH COURT
ROSLYN HEIGHTS, NY
11577

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

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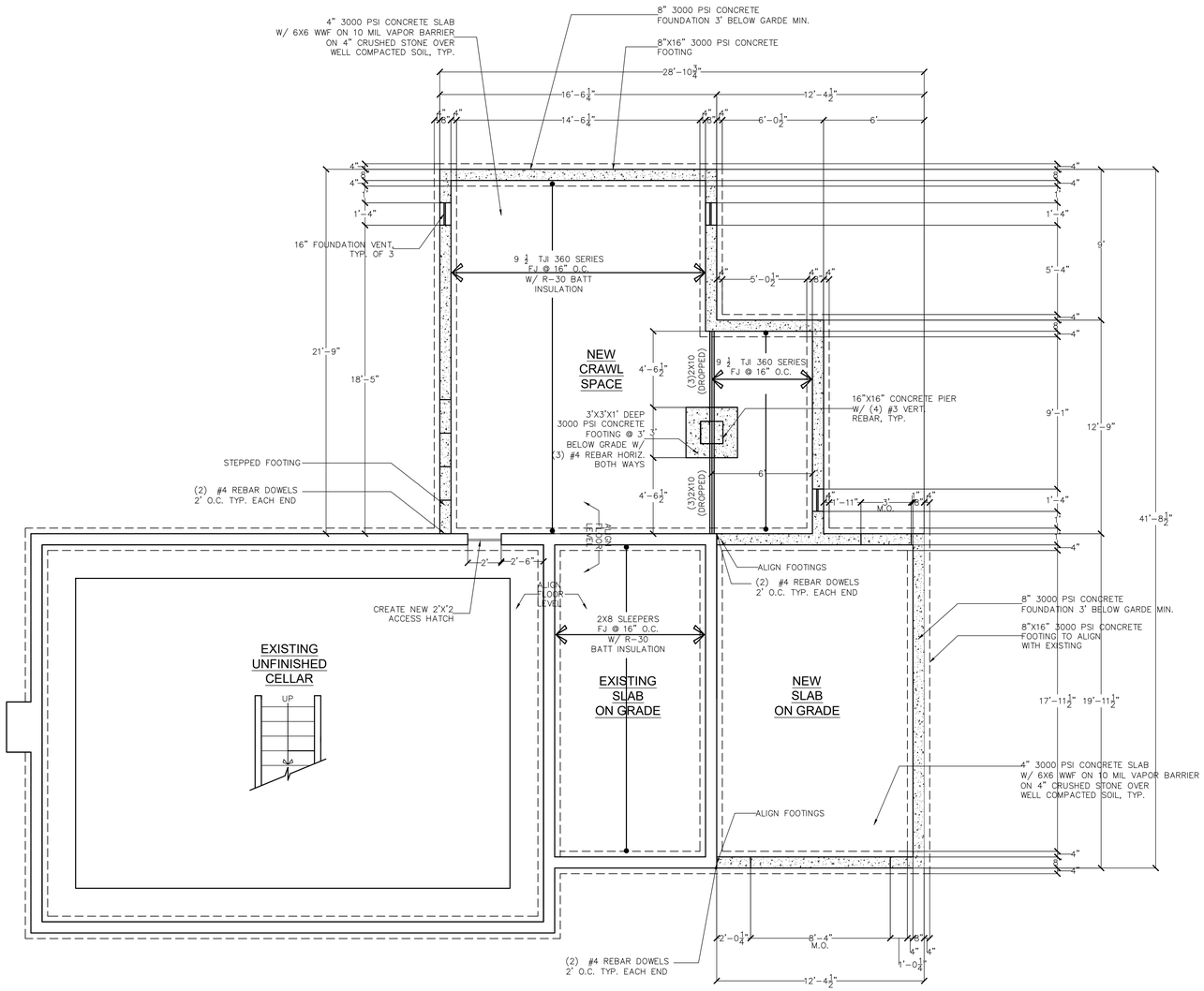
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1/A-4 FOUNDATION/1ST FL FRAMING PLAN

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

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11577

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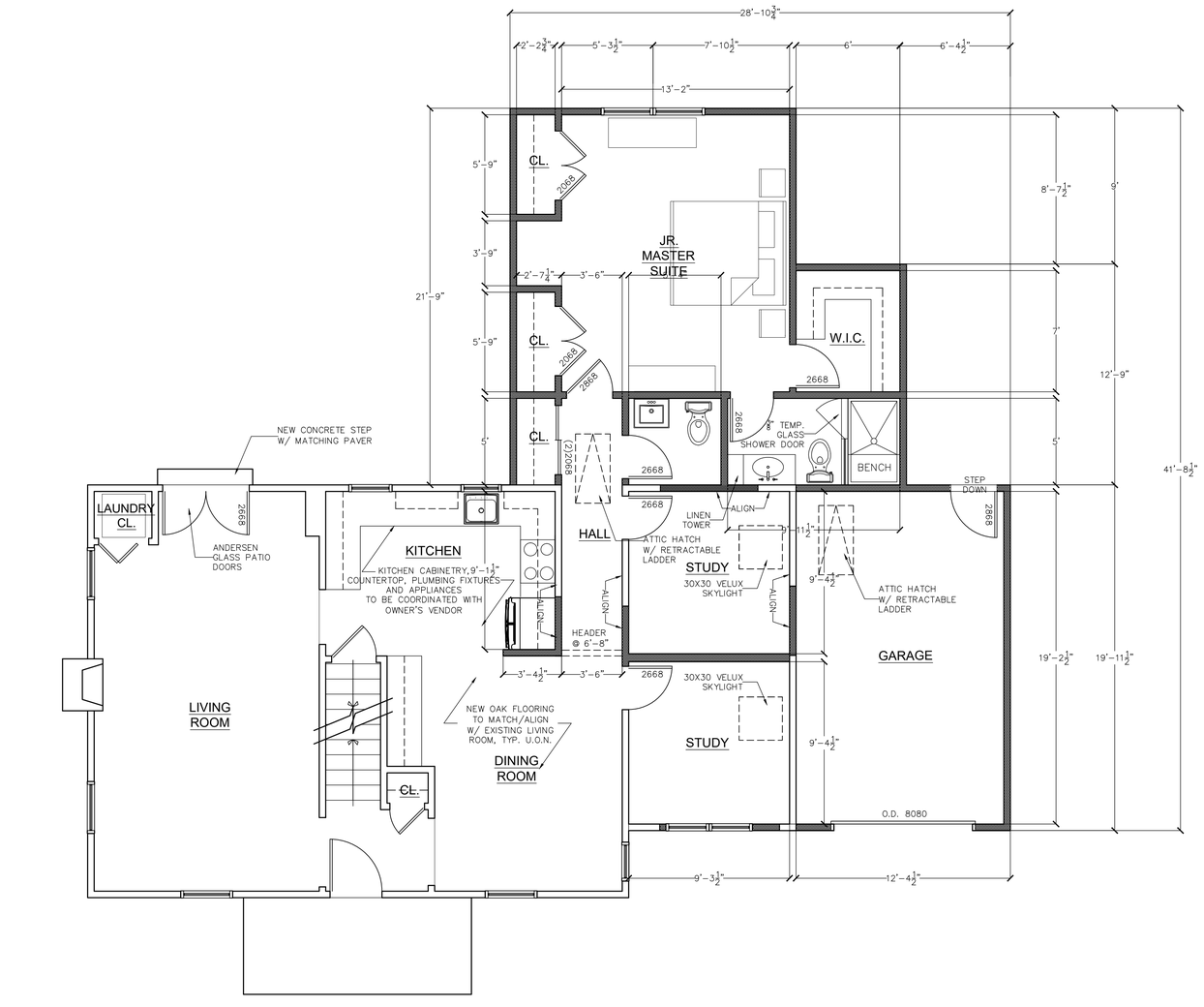
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1/A-5 1ST FL. PLAN

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

GENERAL NOTES AND SPECIFICATIONS FOR CONSTRUCTION

GENERAL REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL CONSTRUCTION NOTES

1. ALL EXTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16" O.C. W/ R-15 BATT INSULATION. ALL NEW INTERIOR WALLS TO BE 2X4 WOOD FRAMING @ 16' O.C.
2. REFER TO ALL RADIUS DIMENSIONS ON PLANS
3. ALL ANGLED WALLS TO BE 45° U.O.N.
4. ALL BASE AND TRIM TO MATCH EXISTING.
5. ALL CLOSET MILLWORK TO BE DESIGNED BY OWNER'S VENDOR.
6. ALL FLOORING MATERIAL TO BE SELECTED BY OWNER.
7. ALL INTERIOR FINISH SELECTIONS TO BE MADE BY OWNER.
8. ALL WOOD FLOORING TO BE FURNISHED AND INSTALLED BY G.C.
9. ALL DIMENSIONS ARE "FINISH TO FINISH," TYP.

NEW WALLS

EXISTING WALLS

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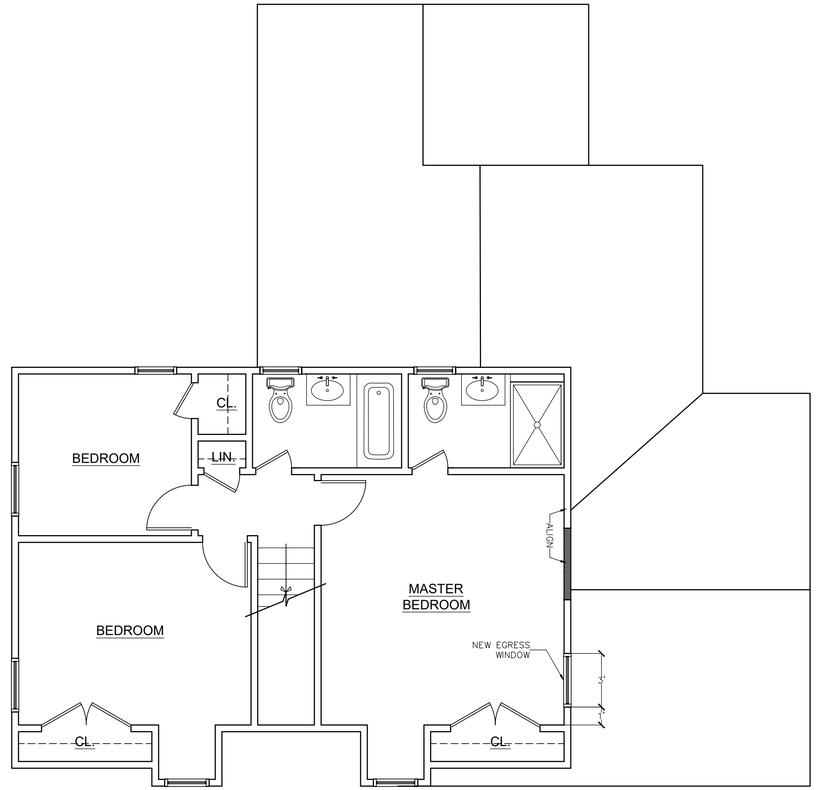
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1 / A-6 2ND FL. PLAN

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

GENERAL NOTES AND SPECIFICATIONS FOR CONSTRUCTION

GENERAL REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL CONSTRUCTION NOTES

1. ALL EXTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16" O.C. W/ R-15 BATT INSULATION. ALL NEW INTERIOR WALLS TO BE 2X4 WOOD FRAMING @ 16' O.C.
2. REFER TO ALL RADIUS DIMENSIONS ON PLANS
3. ALL ANGLED WALLS TO BE 45° U.O.N.
4. ALL BASE AND TRIM TO MATCH EXISTING.
5. ALL CLOSET MILLWORK TO BE DESIGNED BY OWNER'S VENDOR.
6. ALL FLOORING MATERIAL TO BE SELECTED BY OWNER.
7. ALL INTERIOR FINISH SELECTIONS TO BE MADE BY OWNER.
8. ALL WOOD FLOORING TO BE FURNISHED AND INSTALLED BY G.C.
9. ALL DIMENSIONS ARE "FINISH TO FINISH," TYP.

NEW WALLS

EXISTING WALLS

HOME ADDITION & RENOVATION FOR THE HURWITZ FAMILY

PROJECT ADDRESS:
113 NORTH COURT
ROSLYN HEIGHTS, NY
11577

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

REVISION

NO.	DATE	DESCRIPTION

SHEET TITLE:
2ND FL PLAN AND NOTES

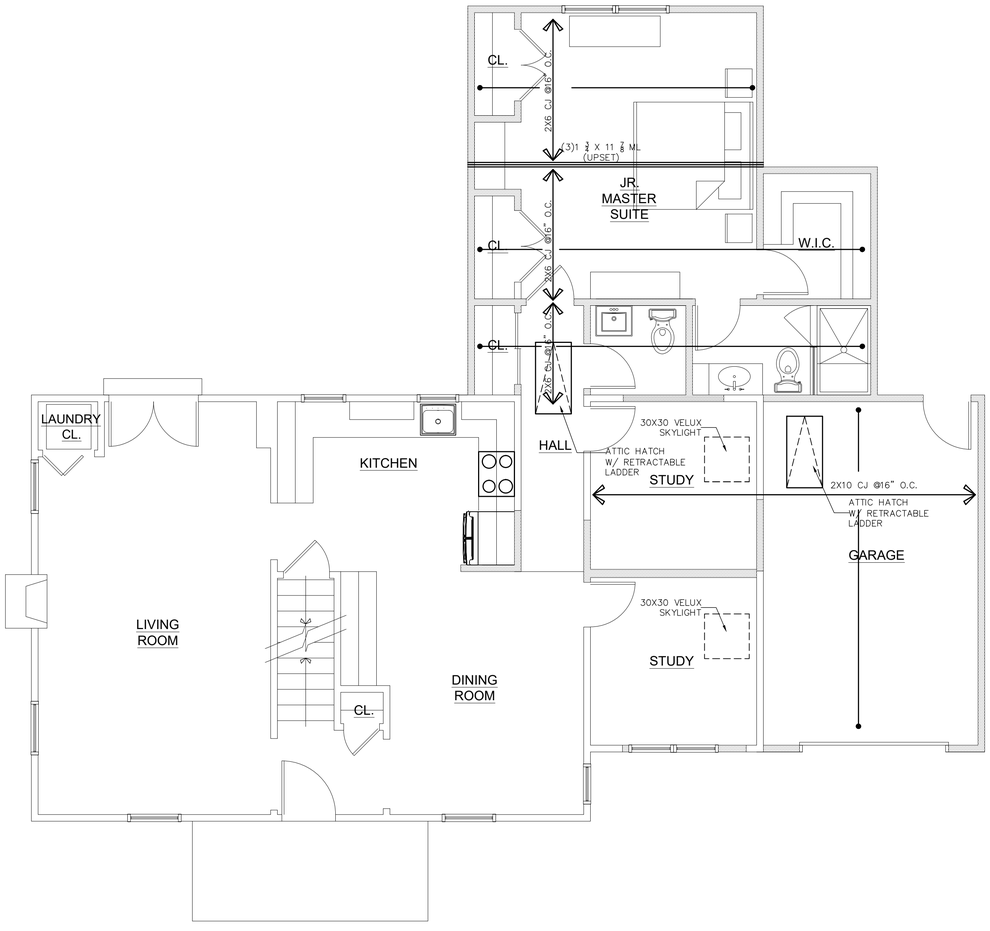
REGISTERED ARCHITECT WILLIAM J. COHEN STATE OF NEW YORK 028531
WILLIAM J. COHEN, AIA

ISSUE DATE:
8/15/23

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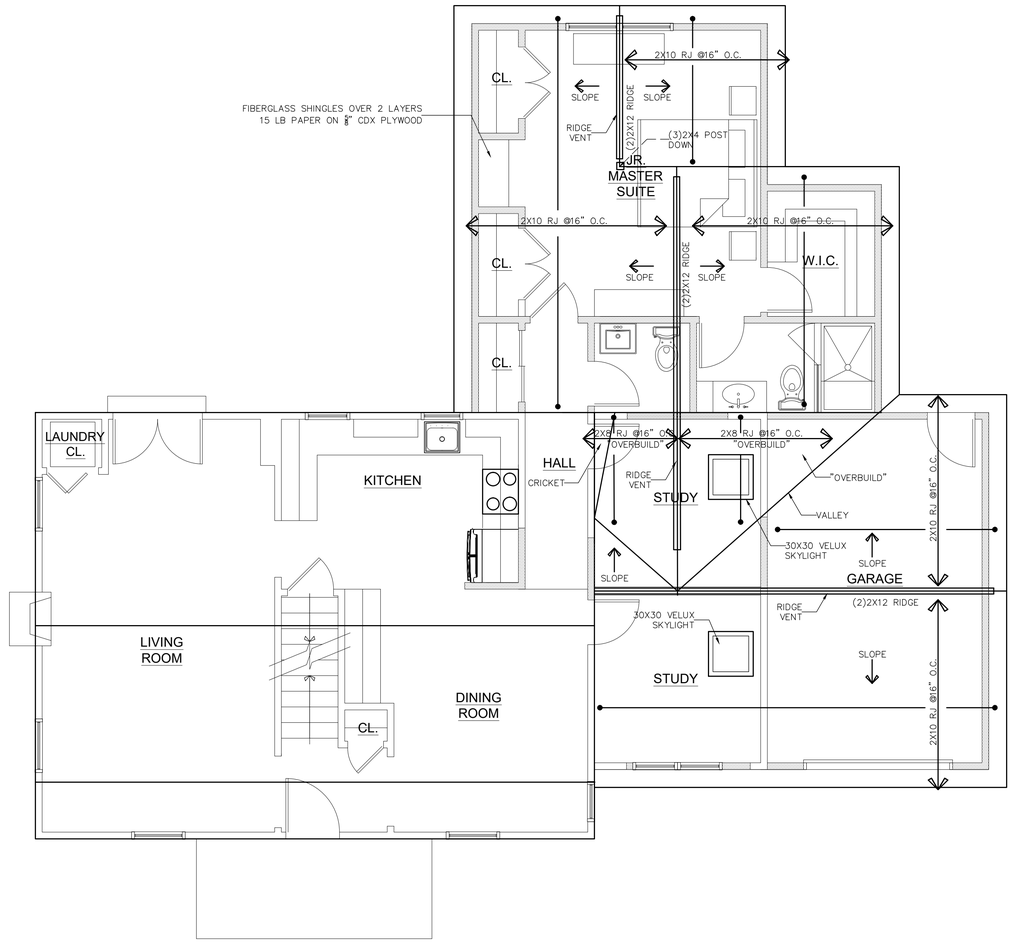
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A-6

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1 A-7 CEILING FRAMING PLAN

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



2 A-7 ROOF PLAN

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

HOME ADDITION & RENOVATION FOR THE HURWITZ FAMILY

PROJECT ADDRESS:
113 NORTH COURT
ROSLYN HEIGHTS, NY
11577

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

REVISION

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SHEET TITLE:
CEILING FRAMING AND ROOF PLAN

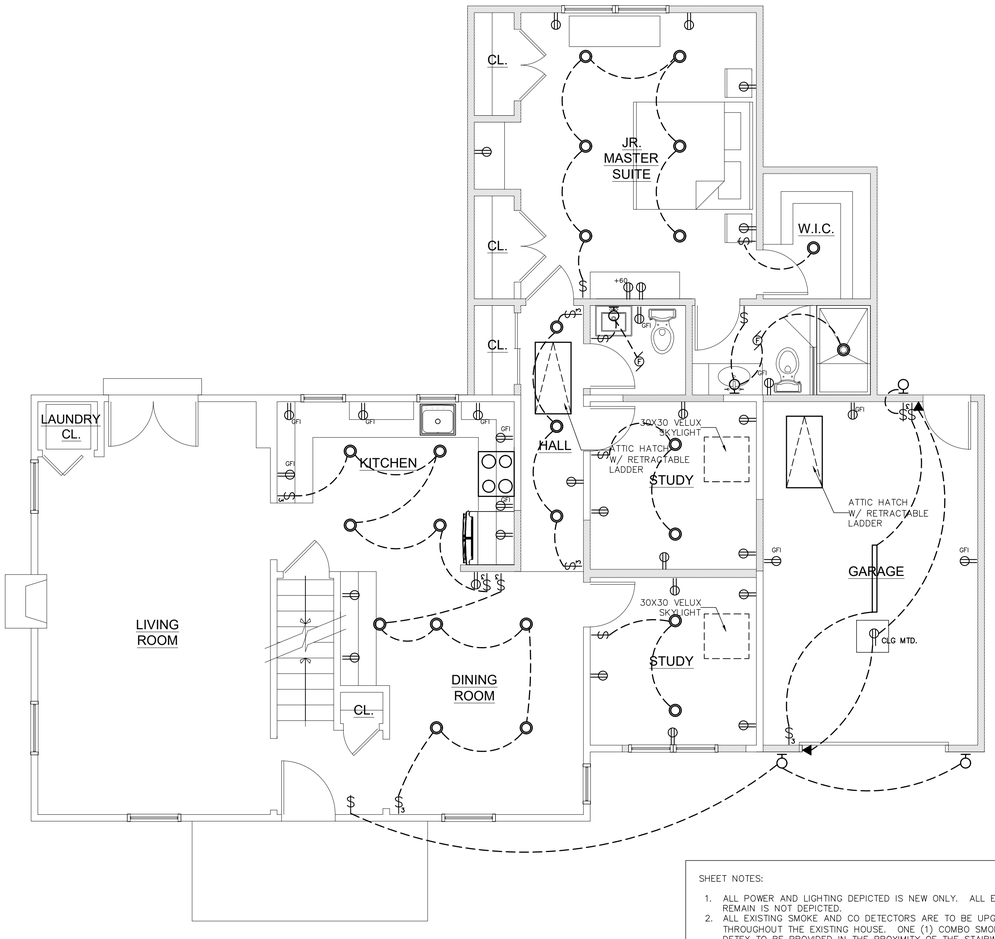
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WILLIAM J. COHEN, AIA

ISSUE DATE:
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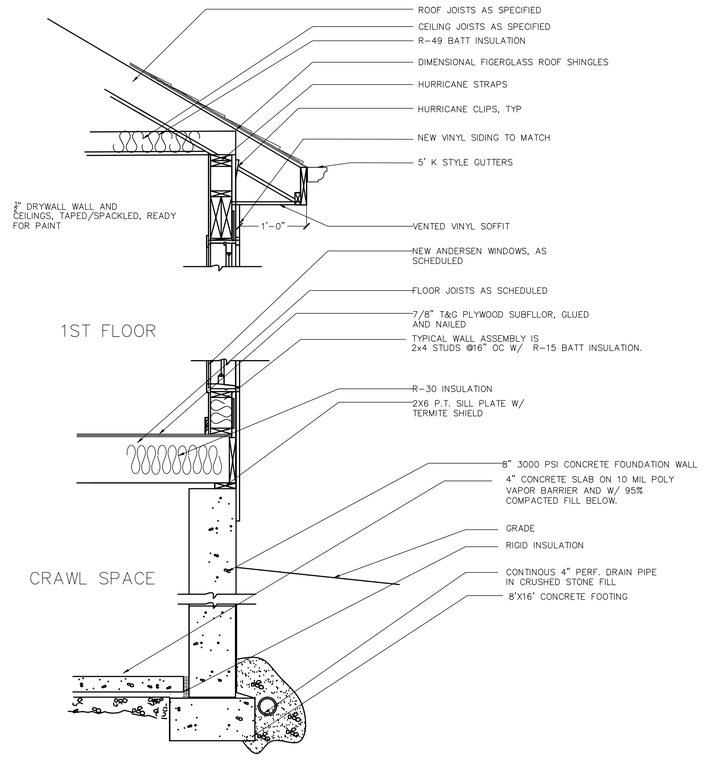


SHEET NOTES:

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

1 A-8 1ST FL POWER & LIGHTING PLAN

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

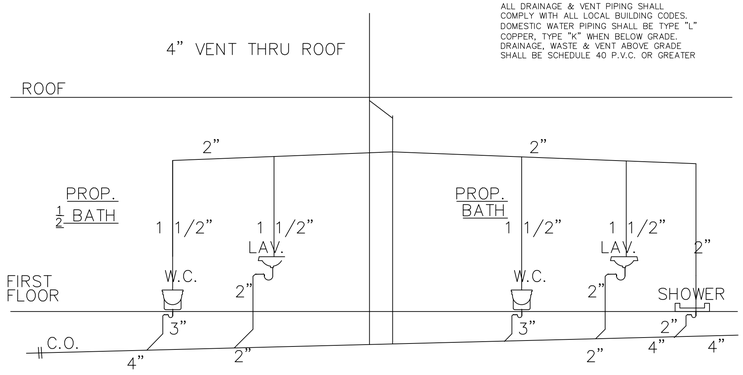


2 A-8 WALL DETAIL

NOT TO SCALE

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

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



3 A-8 PLUMBING RISER DIAGRAM

NOT TO SCALE

VENTS NOTE:

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

P3101.1: GENERAL

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

P3103.2: FROST CLOSURE

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

HOME ADDITION & RENOVATION FOR THE HURWITZ FAMILY

PROJECT ADDRESS:
113 NORTH COURT
ROSLYN HEIGHTS, NY
11577

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

REVISION

NO.	DATE	DESCRIPTION

SHEET TITLE:
1ST FL POWER & LIGHTING PLAN & WALL DETAIL

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

ISSUE DATE:
8/15/23

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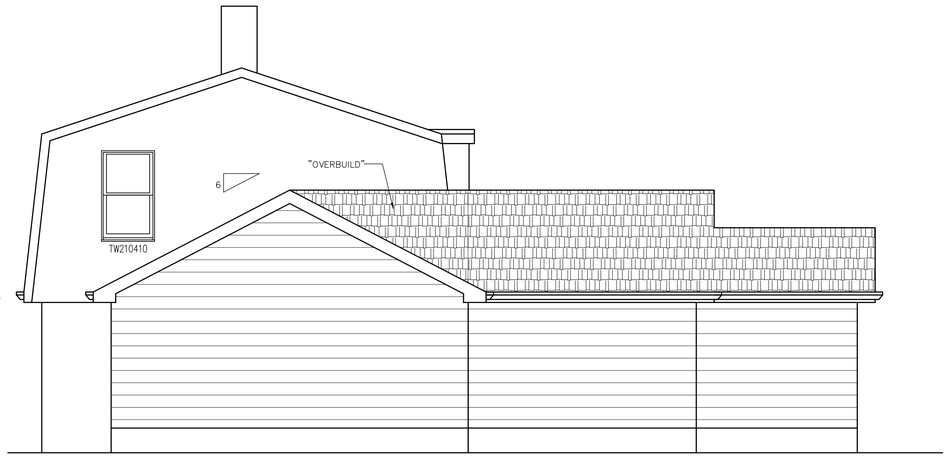
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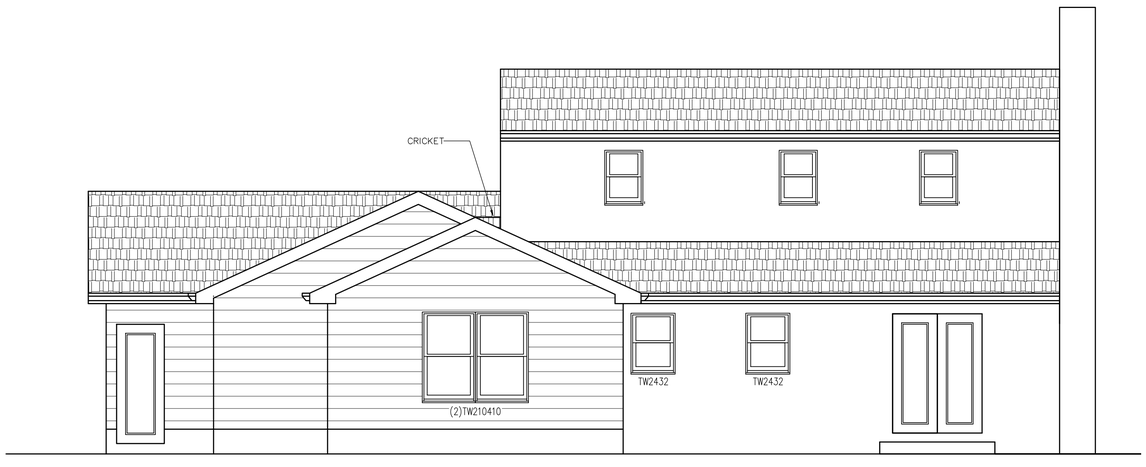
1 A-9 FRONT ELEVATION

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



3 A-9 SIDE ELEVATION

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



2 A-9 REAR ELEVATION

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



4 A-9 SIDE ELEVATION

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

HOME ADDITION & RENOVATION FOR THE HURWITZ FAMILY

PROJECT ADDRESS:
113 NORTH COURT
ROSLYN HEIGHTS, NY
11577

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

REVISION

NO.	DATE	DESCRIPTION

SHEET TITLE:
ELEVATIONS

REGISTERED ARCHITECT
WILLIAM J. COHEN
028531
STATE OF NEW YORK
WILLIAM J. COHEN, AIA

ISSUE DATE:
8/15/23

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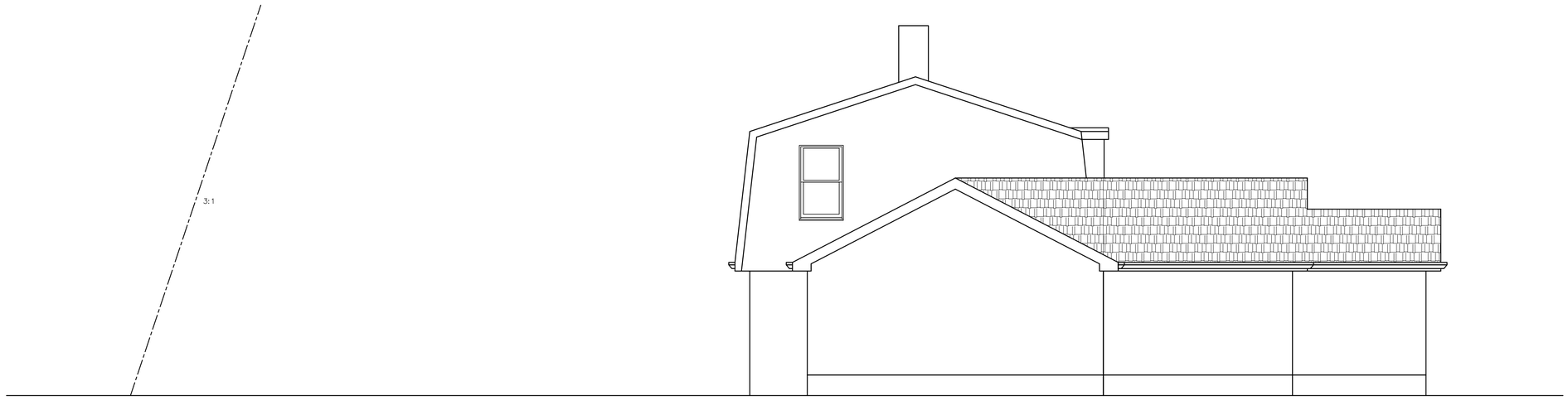
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1 A-10 SIDE EXPOSURE PLANE

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



2 A-10 FRONT EXPOSURE PLANE

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

HOME ADDITION & RENOVATION FOR THE HURWITZ FAMILY

PROJECT ADDRESS:
113 NORTH COURT
ROSLYN HEIGHTS, NY
11577

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

REVISION

NO.	DATE	DESCRIPTION

SHEET TITLE:
SKY EXPOSURE ELEVATIONS

REGISTERED ARCHITECT WILLIAM J. COHEN 028551 STATE OF NEW YORK
WILLIAM J. COHEN, AIA

ISSUE DATE:
8/15/23

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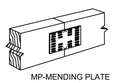
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NOTE:
ALL DETAILS & SPECIFICATIONS INDICATED ARE BY "SIMPSON STRONG-TIE" OR APPROVED EQUAL



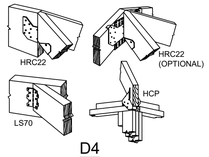
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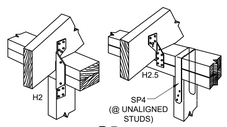
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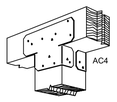
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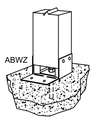
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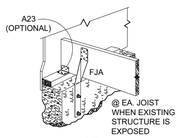
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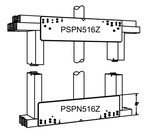
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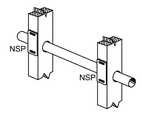
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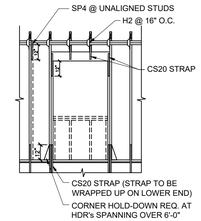
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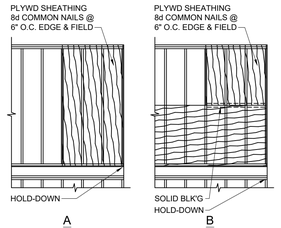
NAIL STOPPER PLATES
D10



NAIL STOPPER PLATES
D11



TYP. HEADER DETAIL
N.T.S.



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

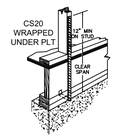
TYP. SHEARWALL DETAIL
N.T.S.

SILL OR BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTIONS
TABLE 3.2A - WFCM

ANCHOR BOLT CONNECTION	FOUNDATION SUPPORTING	BRACING WALL PERIMETER EDGE NAIL SPACING (in)	½" ANCHOR BOLTS FASTEST-MILE WIND SPEED (mph) 90	100	110	120	⅝" ANCHOR BOLTS FASTEST-MILE WIND SPEED (mph) 90	100	110	120
SILL PLATE TO FOUNDATION * (CRAWL SPACE OR BASEMENT)	(1) STORY	ALL 1	46				72			
	(2) STORY		23				36			
	(3) STORY		15				23			
WALL BOTTOM PLATE TO FOUNDATION (SLAB-ON-GRADE)	(1)-(3) STORIES	3 2	19				28			
		6 3	36				57			

* ANCHORAGE REQUIRED TO RESIST LATERAL LOADS SHALL BE DETERMINED IN THE FOUNDATION DESIGN PER SECTION 1.14
1. ANCHOR BOLT SPACING BASED ON MAXIMUM SHEAR CAPACITY OF UNBLOCKED ROOF AND / OR FLOOR DIAPHRAMS (279 plf)
2. ANCHOR BOLT SPACING BASED ON MAXIMUM SHEAR CAPACITY OF BRACING WALL PERIMETER EDGE NAIL SPACING OF 3" O.C. (731 plf) BUILT IN ACCORDANCE WITH SECTION 3.4.4
3. ANCHOR BOLT SPACING BASED ON MAXIMUM SHEAR CAPACITY OF BRACING WALL PERIMETER EDGE NAIL SPACING OF 6" O.C. (421 plf) BUILT IN ACCORDANCE WITH SECTION 3.4.4

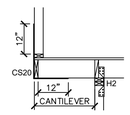
ANCHOR BOLT TO BE 7" MIN. EMBEDMENT IN POURED CONCRETE OR 15" MIN. EMBEDMENT IN CONCRETE BLOCK.
ANCHOR BOLT TO BE 12" IN FROM EACH END.



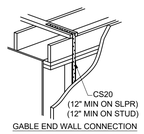
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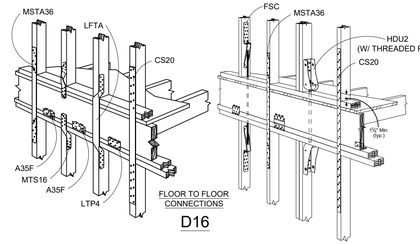
D13



D14



GABLE END WALL CONNECTION
D15



FLOOR TO FLOOR
CONNECTIONS
D16

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS
TABLE 3.1 - WFCM

DESCRIPTION OF BLDG. ELEMENTS	# OF NAILS	SPACING
ROOF FRAMING		
RAFTER TO TOP PLATE (TOE-NAILED)	3 - 8d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3 - 8d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	3 - 16d	EACH LAP
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED)	3 - 16d	EACH LAP
COLLAR-TIE TO RAFTER (FACE-NAILED)	3 - 8d	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2 - 8d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2 - 16d	EACH END
WALL FRAMING		
TOP PLATE TO TOP PLATE (FACE-NAILED)	2 - 16d	PER FOOT
TOP PLATE AT INTERSECTIONS (FACE-NAILED)	4 - 16d	JOISTS - EACH SIDE
STUD TO STUD (FACE-NAILED)	2 - 16d	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16d	16" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2 - 16d	PER 2x4 STUD
	3 - 16d	PER 2x6 STUD
	4 - 16d	PER 2x8 STUD
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, END JOIST OR BLOCKING (FACE-NAILED)	2 - 16d	PER FOOT
FLOOR FRAMING		
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4 - 8d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2 - 8d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2 - 8d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3 - 16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3 - 16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3 - 8d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3 - 16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2 - 16d	PER FOOT
ROOF FRAMING		
STRUCTURAL PANELS	8d	12" O.C.
		6" O.C. ON EDGE
		4" O.C. ON GABLE RAKE
DIAGONAL BOARD SHEATHING		
1x6 OR 1x8	2 - 8d	PER SUPPORT
1x10 OR WIDER	3 - 8d	PER SUPPORT
CEILING SHEATHING		
GYPSUM WALLBOARD	5d COOLERS	7" EDGE / 10" FIELD
WALL SHEATHING		
STRUCTURAL PANELS	8d	12" O.C.
FIBERBOARD PANELS		
7/16"	6d	3" EDGE / 6" FIELD
25/32"	8d	3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	7" EDGE / 10" FIELD
HARDBOARD	8d	12" O.C.
PARTICLE BOARD PANELS	8d	12" O.C.
DIAGONAL BOARD SHEATHING		
1x6 OR 1x8	2 - 8d	PER SUPPORT
1x10 OR WIDER	3 - 8d	PER SUPPORT
FLOOR SHEATHING		
STRUCTURAL PANELS		
1" OR LESS	8d	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	6" EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING		
1x6 OR 1x8	2 - 8d	PER SUPPORT
1x10 OR WIDER	3 - 8d	PER SUPPORT

ALL STRAPPING TO BE 1 ½" x 20 GA. STL.
"SIMPSON" EQUIVALENT - CS20 (COILED STRAP)

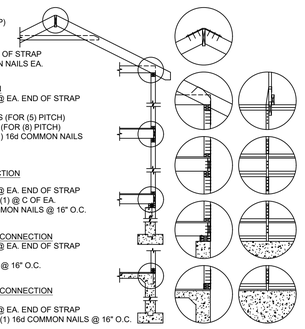
RAFTER TO RIDGE CONNECTION
FOR STRAP - (3) 8d COMMON NAILS @ EA. END OF STRAP
FOR NOTED COLLAR CLG TIE - (3) 10d COMMON NAILS EA.

RAFTER TO TOP PLATE TO STUD CONNECTION
FOR STRAP: (3) 8d COMMON NAILS @ EA. END OF STRAP
FOR TOE-NAILING: (5) 8d COMMON NAILS
FOR CJ TO RR: (11) 16d COMMON NAILS (FOR (5) PITCH)
(9) 16d COMMON NAILS (FOR (8) PITCH)
FOR C OF EA. PLATE TO PLATFORM ABOVE - (1) 16d COMMON NAILS @ 16" O.C.

STUD TO FLOOR ASSEMBLY TO STUD CONNECTION
ONLY APPLICABLE FOR (2) TWO STORY CONFIGURATIONS
FOR STRAP: (3) 8d COMMON NAILS @ EA. END OF STRAP
FOR C OF EA. PLATE TO PLATFORM ABOVE: (1) @ C OF EA.
PLATE TO PLATFORM BELOW: (1) 16d COMMON NAILS @ 16" O.C.

STUD TO FLOOR ASSEMBLY TO SILL PLATE(S) CONNECTION
FOR STRAP: (3) 8d COMMON NAILS @ EA. END OF STRAP
FOR C OF EA. TO PLATFORM:(1) @ C OF EA.
PLATFORM BELOW: (1) 16d COMMON NAILS @ 16" O.C.

STUD TO FLOOR ASSEMBLY TO SILL PLATE(S) CONNECTION
SLAB ON GRADE APPLICATION
FOR STRAP: (3) 8d COMMON NAILS @ EA. END OF STRAP
FOR C OF EA. PLATE TO PLATFORM BELOW: (1) 16d COMMON NAILS @ 16" O.C.


TYP.SECTION
N.T.S.
DETAILS
N.T.S.

NAILING & STRAPPING
N.T.S.

MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE
TABLE R402.2 - NYSRC

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

FOR SI: 1 POUND PER SQUARE INCH = 6.895 kPa
a. AT 28 DAYS psi
b. SEE TABLE R301.2(1) FOR WEATHERING POTENTIAL
c. CONCRETE IN THESE LOCATIONS THAT MAY BE SUBJECT TO FREEZING & THAWING DURING CONSTRUCTION SHALL BE AIRENTRAINED 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%) FIVE PERCENT OR MORE THAN (7%) SEVEN PERCENT
e. SEE SECTION R402.2 FOR MINIMUM CEMENT CONTENT

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

GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM 1,2 WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP	ICE-SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
45psi	110	C	SEVERE	3'-6"	M - H	S - M		YES	

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
TABLE R301.4 - NYSRC
(lbs / sq ft) OR (psf)

USE	LIVE LOADS
EXTERIOR BALCONIES	60
DECKS	40
PASSENGER VEHICLE GARAGES	50
ATTICS WITHOUT STORAGE	10
ATTICS WITH STORAGE	20
ROOMS OTHER THAN SLEEPING	40
SLEEPING ROOMS	30
STAIRS	40
GUARDRAILS & HANDRAILS	200

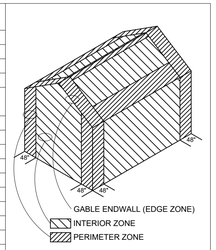
UPLIFT STRAP CONNECTION REQUIREMENTS
TABLE 3.3B - WFCM
(ROOF TO WALL, WALL TO WALL & WALL TO FOUNDATION)
(PRESCRIPTIVE ALTERNATIVE TO TABLE 3.3 - WFCM)

FRAMING SPAN (in) O.C.	ROOF SPAN (ft)	FASTEST MILE WIND SPEED (mph) 90	100	110	120
		NUMBER OF 8d COMMON NAILS IN EACH END OF 1 ¼" x 20 GA. STRAP			
12	12	2	2	3	3
	16	2	2	3	4
	20	2	3	3	4
	24	2	3	4	5
	28	3	3	4	5
	32	3	4	5	6
	36	3	4	5	7
16	12	2	3	3	4
	16	2	3	4	5
	20	3	4	4	5
	24	3	4	5	6
	28	3	4	6	7
	32	4	5	6	8
	36	4	5	7	-
19.2	12	2	3	4	5
	16	3	4	4	5
	20	3	4	5	6
	24	4	5	6	7
	28	4	5	7	8
	32	4	6	7	-
	36	5	6	8	-
24	12	3	4	5	6
	16	3	4	5	7
	20	4	5	6	8
	24	4	6	7	-
	28	5	6	8	-
	32	5	7	-	-
	36	6	8	-	-

1. TABULATED UPLIFT REQUIREMENTS ASSUME A ROOF CEILING DEAD LOAD OF (10 psf). IF A CEILING ASSEMBLY IS NOT PRESENT OR IF THE CEILING ASSEMBLY IS NOT CONNECTED TO THE ROOF ASSEMBLY, THE TABULATED NUMBER OF NAILS SHALL BE INCREASED BY (1) NAIL AT EACH END OF THE STRAP. FOR EACH (5 psf) INCREASES IN STRUCTURAL ROOF CEILING DEAD LOAD, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED BY (1) NAIL.
2. FOR WALL TO WALL & WALL TO FOUNDATION CONNECTIONS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED BY (1) NAIL AT EACH END OF THE STRAP FOR EACH FULL WALL ABOVE.

ROOF SHEATHING ATTACHMENT REQUIREMENTS FOR WIND LOADS
TABLE 3.8 - WFCM

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



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

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

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

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

TABLE R301.4 - NYSRC
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

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

TABLE R905.2.5 - NYSRC
FASTENERS

R301.2(6) - NYSRC
SHEAR WALLS

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

R310 - NYSRC EMERGENCY EGRESS

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

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

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

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

R308 - NYSRC GLAZING

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

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

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

R314 - NYSRC STAIRWAYS

R314.1 - NYSRC WIDTH
....MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5"(in)(787mm) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27"(in)(698mm) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES

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

R314.3 - NYSRC HEADROOM
THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" (2032mm) MEASURED VERTICALLY

R315 - NYSRC HANDRAILS

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

R316 - NYSRC GUARDS

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

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

R324.1 - NYSRC
TERMITE SHIELD

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

R406 - NYSRC FOUNDATION WATERPROOFING & DAMP PROOFING

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

R406.3.2 - NYSRC
VAPOR BARRIER

R408 - NYSRC UNDER FLOOR SPACE

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

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

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

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

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

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

R905 - NYSRC REQUIREMENTS FOR ROOF COVERINGS

R905.2.5 - NYSRC FASTENERS
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MIN. 12 GA. SHANK W/ A MIN. ⅜" HEAD ASTM# 1667 OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MIN. OF ¾" INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN ½" THICK,THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING FASTENERS SHALL COMPLY WITH ASTMF 1667.

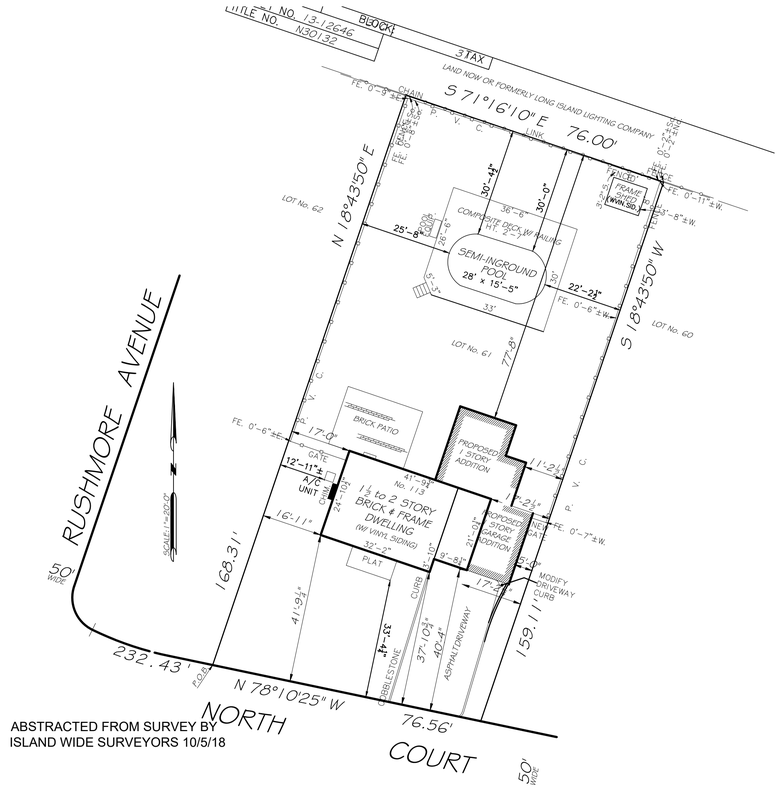
R905.2.6 - NYSRC ATACHMENT
ASPHALT ROOF SHINGLES SHALL HAVE A MIN. OF (6) SIX FASTENERS PER SHINGLE WHERE THE ROOF IS ON ONE OF THE FOLLOWING CATEGORIES - THE BASIC WIND SPEED PER R301.2(4) IS 110mph OR GREATER; AND THE EAVE IS 20'(ft) OR HIGHER ABOVE GRADE

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

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

GENERAL NOTES

1. G.C. TO FIELD VERIFY ALL EXISTING CONDITIONS AND VERIFY LOCAL REQUIREMENTS WITH LOCAL BUILDING OFFICIALS PRIOR TO CONSTRUCTION.
2. G.C. TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS.
3. RECORD ARCHITECT / ENGINEER OR DESIGN CONSULTANTS ARE NOT CONSIDERED AS FIELD SUPERVISOR OR DAILY INSPECTOR OF THIS PROJECT.
4. ALL FOUNDATIONS & FOOTINGS SIZED FOR BEARING ON VIRGIN (UNDISTURBED) SOIL AT MINIMUM BEARING CAPACITY OF (2 TONS) PER SQ. FT. WITH A MINIMUM OF 3"(in) COVER.
5. ALL WOOD FRAMING, INCLUDING JOISTS, BEAMS, POSTS, STUDS, ETC. TO BE DOUGLAS FIR CONSTRUCTION GRADE OR BETTER @ fd 1200psi.
6. WOOD SILLS ON SLABS TO BE (2)2x6 cca WOLMINIZED LUMBER W/ 3"(in) SQUARE WASHER - SEE TABLE 3.2A-WFCM.
7. ALL HEADERS TO BE SUPPORTED BY 4x4 POST (TYP) U.O.N.
8. PROVIDE DOUBLE HEADERS & TRIMMERS AT ALL FLOOR & STAIR OPENINGS AND UNDER ALL POSTS & PARTITIONS RUNNING PARALLEL TO FRAMING. FLOOR JOIST SHALL BE DOUBLED BENEATH ALL PARALLEL PARTITIONS.
9. BRIDGING TO BE EITHER SOLID BLOCKING OR 18 GA. CROSS BRIDGING, NOT EXCEEDING 8'(ft) O.C.
10. ALL HEADERS TO BE (2)2x8 MIN. U.O.N. ON PLAN.
11. THE TOP & BOTTOM OF JOISTS MAY BE NOTCHED, NOTCH IS NOT TO EXCEED 2"(in) & NO NOTCHING AT MIDDLE ½ OF JOIST SPAN.
12. ALL STRUCTURAL WOOD TO BE KEPT BACK 2"(in) MIN. FROM CHIMNEY.
13. JOIST HANGERS & OTHER METAL FASTENERS TO BE "TECO", "SIMPSON-STRONG-TIE" OR EQUAL & ARE TO COMPLY WITH NYSRC.
14. ALL CONCRETE HAUNCH FOOTINGS TO HAVE (2) #5 REBAR REINFORCING RODS U.O.N.
15. ALL CONCRETE" T " FOOTINGS TO HAVE (3) #5 REBAR REINFORCING RODS U.O.N.
16. THE EXTERIOR SURFACE OF ALL FOUNDATION WALLS BELOW GRADE (EXCLUDING SLABS) SHALL BE DAMP PROOFED W/ AN ELASTIC COAL TAR BASE.
17. FIREPLACE FOOTINGS SHALL EXTEND 6"(in) FROM FOUNDATION ON ALL SIDES.
18. PROVIDE COMBUSTION AIR VENTS AS PER NYS ENERGY CODE.
19. FOR ALL 4"(in) POURED CONCRETE SLABS, PROVIDE 6x6 10/10 WWF OVER 10 MIL MIN (U.O.N.) POLYETHYLENE VAPOR BARRIER OVER 6"(in) WELL COMPACTED FILL.
20. BASEMENTS WITH HABITABLE SPACE SHALL COMPLY WITH EMERGENCY EGRESS SECTION 310 - NYSRC. A SILL OF NOT MORE THAN 44"(in) ABOVE FLOOR AREA OF WINDOW AND SKYLIGHTS SHALL BE NOT MORE THAN 8% OF EXTERIOR WALL AREA.
21. GLAZING IN DOORS, SHOWER DOORS AND ENCLOSURES SHALL BE SIZED & CONSTRUCTED OF MATERIALS AS TO MINIMIZE THE POSSIBILITY OF INJURY TO PERSONS IN THE EVENT THAT THE GLAZING IS BROKEN OR DAMAGED. SEE SECTION R308 - NYSRC.
22. ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/ THE NYSRC CODES, THE IRC BUILDING CONSTRUCTION MANUAL & THE NYS ENERGY CODE (ALL LATEST ADDITIONS).
23. ALL PLUMBING FIX



ABSTRACTED FROM SURVEY BY
ISLAND WIDE SURVEYORS 10/5/18

ZONING INFORMATION		TOWN OF N. HEMPSTEAD SECTION 7 BLOCK310 LOT 31	
ZONING ITEM	REQUIRED	EXISTING	PROPOSED
ZONING	RESIDENTIAL "B"	RESIDENTIAL "B"	NO CHANGE
USES	ONE FAMILY	ONE FAMILY	NO CHANGE
FRONTAGE	50'-0" MIN.	76.56'	NO CHANGE
LOT AREA	6,000 S.F. MIN.	12,388 S.F.	NO CHANGE
MAX. LOT COVERAGE	30% MAX. (3,716.4 S.F.)	2,829 S.F. (22.8%)	3,518 S.F. (28.4%) COMPLIES
MAX. GROSS FLOOR AREA RATIO	45%= 5,574.6 SQ. FT.	1,956.2 SF	2,396.7 SF COMPLIES
HEIGHT	2 STORIES (28'-0") MAX.	COMPLIES	COMPLIES
FRONT YARD	30'-0" MIN.	37.9'	NO CHANGE
SIDE YARD SETBACK	AGGREGATE MIN. 30% LOT W/ 7' MIN.= 23'	17'/34.2'	5'/22' NOT COMPLIANT
REAR YARD	15'-0" MIN.	50'	77.8' COMPLIES

HOME ADDITION & RENOVATION FOR THE HURWITZ FAMILY

PROJECT ADDRESS:
113 NORTH COURT
ROSLYN HEIGHTS, NY
11577

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

REVISION

NO.	DATE	DESCRIPTION

SHEET TITLE:
SITE PLAN AND ZONING ANALYSIS

REGISTERED ARCHITECT WILLIAM J. COHEN 028531 STATE OF NEW YORK
WILLIAM J. COHEN, AIA

ISSUE DATE:
8/15/23

DRAWN BY: WJC
CHECKED BY: WJC

SHEET NUMBER:
S-1

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KOLEKAR RESIDENCE

31 JEFFREY PL, MANHASSET HILLS, NY 11040

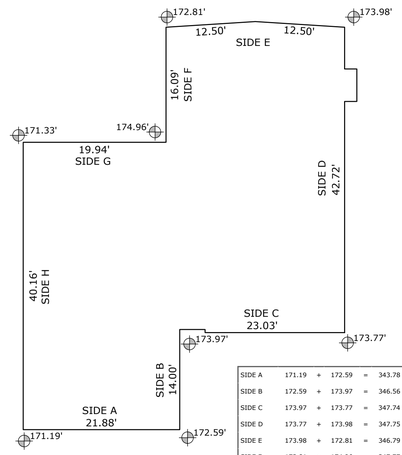
James M. Bouler, R.A., A.I.A. | Nicholas J. Pfluger, R.A., A.I.A.

BOULER PFLUGER ARCHITECTS, P.C.

85 E. Main St., Bay Shore, N.Y. 11706 | O - (631) 969-3335

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PRE-EXISTING AVERAGE GRADE DIAGRAM

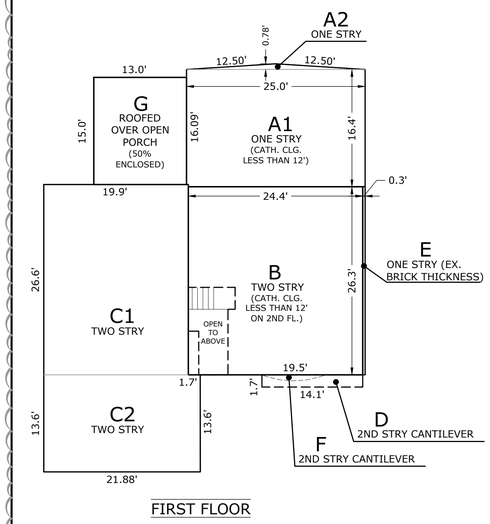


SIDE A	171.19	+	172.59	=	343.78	/2 =	171.89	X	21.88	= 3760.95
SIDE B	172.59	+	173.97	=	346.56	/2 =	173.28	X	14.00	= 2425.92
SIDE C	173.97	+	173.77	=	347.74	/2 =	173.87	X	23.03	= 4004.23
SIDE D	173.77	+	173.98	=	347.75	/2 =	173.88	X	42.72	= 7427.94
SIDE E	173.98	+	172.81	=	346.79	/2 =	173.40	X	25.00	= 4334.88
SIDE F	172.81	+	174.96	=	347.77	/2 =	173.89	X	16.09	= 2797.81
SIDE G	174.96	+	171.33	=	346.29	/2 =	173.15	X	19.94	= 3452.51
SIDE H	171.33	+	171.19	=	342.52	/2 =	171.26	X	40.16	= 6877.80
									202.82	35082.04

35082.04 / 202.82 = 172.97

PRE-EXIST. AVG. GRADE = 172.97

GROSS FLOOR AREA DIAGRAM



FIRST FLOOR

GFA CALCULATION:

FIRST FLOOR:		
A1 (EX. MAIN DWELLING)	25x16.4	= 410
A2 (EX. MAIN DWELLING)	.5x25x.78	= 9.75
B (EX. MAIN DWELLING)	24.4x26.3	= 641.72
C1 (EX. MAIN DWELLING)	19.9x26.6	= 529.34
C2 (EX. MAIN DWELLING)	21.88x13.6	= 297.6
E (EX. MAIN DWELLING)	.3x26.3	= 7.89
F (EX. BOW WINDOW)		= 5
G (PRO. REAR COVERED PORCH)		= 0
FIRST FLOOR TOTAL		= 1,901.33
SECOND FLOOR:		
B (PRO. 2ND FL. ADDITION)	24.4x26.3	= 641.72
C1 (EX. MAIN DWELLING)	19.9x26.6	= 529.34
C2 (EX. MAIN DWELLING)	21.88x13.6	= 297.6
D (PRO. 2ND FL. CANTILEVER)	14.1x1.7	= 23.97
SECOND FLOOR TOTAL		= 1,492.63
TOTAL GROSS FLOOR AREA		= 3,393.96

#21568

James M. Bouler, R.A., A.I.A. | Nicholas J. Pfluger, R.A., A.I.A.

BOULER PFLUGER ARCHITECTS, P.C.

85 E. Main St., Bay Shore, N.Y. 11706 | O - (631) 969-3335

www.bparchs.com | bpa@bparchs.com

REVISIONS

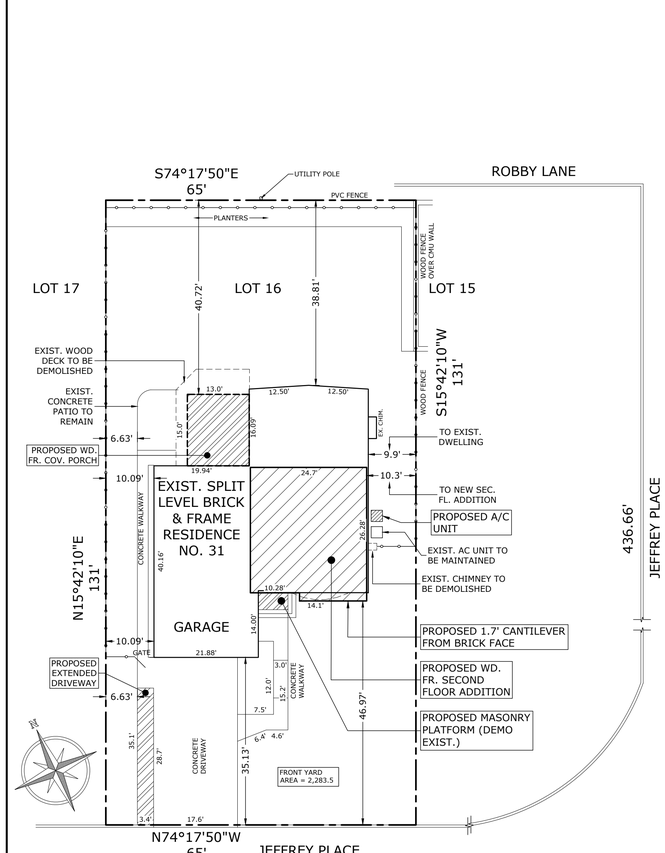
NO.	DESCRIPTION	DATE:
1	TOWN COMMENTS	01-24-2024
2	TOWN COMMENTS	04-12-2024
3	TOWN COMMENTS	05-03-2024

PROJECT DATA		
MAP # / BLOCK / LOT	8-256-16	KOLEKAR RESIDENCE 31 JEFFREY PL, MANHASSET HILLS, NY 11040
ZONING DISTRICT	R-A	
FLOOD HAZARD ZONE	N/A	
CONTROLLING FLOOD MAP	N/A	
LOT AREA	8,515.00 S.F.	
UPLANDS LOT AREA	N/A	

EXISTING STRUCTURES		INCLUDED IN GFA	INCLUDED LOT COV.
PRINCIPAL BLDG 1ST STRY	1,909.00 S.F.	1,909.00 S.F.	1,909.00 S.F.
--	0.00 S.F.	0.00 S.F.	0.00 S.F.
--	0.00 S.F.	0.00 S.F.	0.00 S.F.
--	0.00 S.F.	0.00 S.F.	0.00 S.F.
--	0.00 S.F.	0.00 S.F.	0.00 S.F.
--	0.00 S.F.	0.00 S.F.	0.00 S.F.
TOTAL	1,909.00 S.F.	1,909.00 S.F.	1,909.00 S.F.
PROPOSED STRUCTURES		INCLUDED IN GFA	INCLUDED LOT COV.
SECOND STORY ADDITION	659.56 S.F.	659.56 S.F.	0.00 S.F.
COVERED PORCH	194.90 S.F.	194.90 S.F.	194.90 S.F.
MASONRY PLATFORM	22.00 S.F.	0.00 S.F.	22.00 S.F.
--	0.00 S.F.	0.00 S.F.	0.00 S.F.
--	0.00 S.F.	0.00 S.F.	0.00 S.F.
--	0.00 S.F.	0.00 S.F.	0.00 S.F.
TOTAL	876.46 S.F.	854.46 S.F.	216.90 S.F.

SETBACK & HEIGHT REQUIREMENTS				
ITEM	ZONE R-A ALLOWABLE	EXISTING	PROPOSED	--
FRONT YARD	35.0' MIN.	35.1'	47.0'	YES
REAR YARD	15.0' MIN.	38.8'	40.7'	YES
MIN. SIDE YARD	10.0' MIN.	9.9'	10.3'	YES
TOTAL SIDE YARD	19.50' MIN.	20.0'	20.0'	YES
BUILDING HEIGHT	30.0' MAX.	22.3'	27.5'	YES

LOT COVERAGE CALCULATION				
ITEM	ZONE R-A ALLOWABLE	EXISTING	PROPOSED	--
LOT AREA	--	8,515.00 S.F.	8,515.00 S.F.	--
TOTAL FOOTPRINT AREA	2,128.75 S.F. (MAX.)	1,909.00 S.F.	2,125.90 S.F.	--
LOT COVERAGE RATIO	25.00 % (MAX.)	22.42 %	24.97 %	--



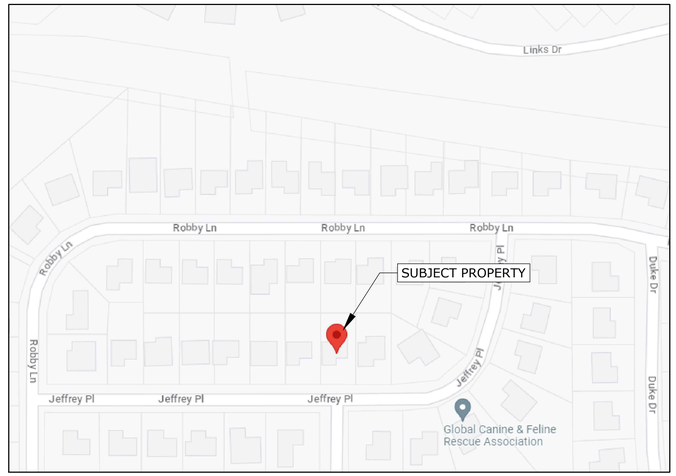
ARCHITECTURAL SITE PLAN

SCALE: 1" = 15'-0"

SITE PLAN NOTES:
1. ALL ELEVATIONS SHALL BE MEASURED IN NAVD88 DATUM
2. FOOTPRINT DIMENSIONS ON SITE PLAN MAY NOT REFLECT ACTUAL DIMENSIONS OF NEW/EXIST. FOUND. DUE TO THICKNESSES OF VARIOUS MATERIALS (IE. SIDING)
3. ALL UTILITY DESIGNATIONS ARE APPROXIMATE AND ARE FOR REFERENCE PURPOSES ONLY.
4. THIS IS AN ARCHITECTS SITE PLAN & IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR. THE INFORMATION REPRESENTED ON THIS SITE PLAN IS THE ARCHITECT'S BEST OF KNOWLEDGE AND WAS OBTAINED FROM A SURVEY PREPARED BY:

PETER J. BRABAZON
PROFESSIONAL LAND SURVEYOR
430 W. OLD COUNTRY RD.
HICKSVILLE, NY 11801
TEL. (516) 822-5111

DATED:
07-28-2016



LOCATION MAP

SCALE: NTS

DESIGN CRITERIA

BUILDING CODE:
2020 RESIDENTIAL CODE OF NEW YORK STATE

LUMBER:
SPECIES - DOUGLAS FIR LARCH (NORTH) #2 w/ MIN. Fb = 850 PSI (OR BETTER)

SHEARWALL METHOD:
WALL BRACING: 2020 RCNYS (R602.10)

ENERGY CODE:
2020 ENERGY CONSERVATION CODE OF NEW YORK STATE (RESIDENTIAL PROVISIONS)

ENERGY COMPLIANCE STATEMENT:
TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

[REFER TO TABLE R301.2(1) OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE]

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20 PSF	130 MPH EXPOSURE B	NO	NO	NO	B	SEVERE	3 FT.	MODERATE TO HEAVY	11°	REQUIRED (2'-0" IN FROM INSIDE FACE OF STUD)	N/A	599	51°

MANUAL 'J' DESIGN CRITERIA

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMP.	DESIGN TEMP. COOLING	HEATING TEMP. DIFFERENCE	COOLING TEMP. DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY
141 FT	40° N	12.5	84	1	70	75°F (db) 63° (wb)	57.5°F	9	15	7.5	71.5	M	30%	45%-55%

PAGE KEY

T100.00	TITLE PAGE; SITE PLAN PROJECT INFO ZONING CHART	1 OF 15
A100.00	GENERAL NOTES	2 OF 15
A101.00	DEMO PLANS	3 OF 15
A200.00	FOUNDATION PLAN	4 OF 15
A300.00	FLOOR PLANS - LAYOUT WIN / DOOR SCHEDULES	5 OF 15
A301.00	FLOOR PLANS - STRUCTURE	6 OF 15
A302.00	ROOF PLAN PLUMBING RISER	7 OF 15
A400.00	ELEVATIONS	8 OF 15
A401.00	ELEVATIONS	9 OF 15
A500.00	BUILDING SECTIONS	10 OF 15
A600.00	SCHEDULES DESIGN CRITERIA	11 OF 15
A601.00	DETAILS	12 OF 15
A602.00	DETAILS	13 OF 15
A603.00	TJI DETAILS	14 OF 15
EN100.00	ENERGY / AIR SEALING INFORMATION	15 OF 15

REGISTERED ARCHITECT NICHOLAS J. PFLUGER 035476 STATE OF NEW YORK

PROJECT:
KOLEKAR RESIDENCE
31 JEFFREY PL, MANHASSET HILLS, NY 11040

DRAWING TITLE:
TITLE PAGE; SITE PLAN
PROJECT INFO
ZONING CHART

PAGE:
T100.00

DATE: 09/11/2023

1 OF 15

JOB #: BPA-23-0471

PROJECT NORTH

NOTES & SPECIFICATIONS

IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP THIS CONSTRUCTION DOCUMENT BINDED TOGETHER AT ALL TIMES. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO READ ALL NOTES, SPECIFICATIONS, AND BE FAMILIARIZED WITH THE PLANS PRIOR TO WORK

GENERAL
1. NO WORK TO START UNTIL APPROVED PLANS ARE OBTAINED FROM THE APPLICABLE BUILDING DEPARTMENT.

2. ALL CONSTRUCTION SHALL BE PERFORMED IN A WORKMAN LIKE MANNER. ALL DIMENSIONS, CONDITIONS, AND APPLICABLE INFORMATION OF EXISTING STRUCTURE/SITE SHALL BE FIELD VERIFIED BY GENERAL CONTRACTOR.

3. ALL WORK SHALL CONFORM TO NATIONAL, STATE, AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.

4. ALL UNNOTED OR NON-VISIBLE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER

5. ANY OMISSIONS OR DISCREPANCIES OF PLANS AND/OR JOB CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

6. NO DEVIATIONS OR CHANGES TO THE STRUCTURAL SYSTEM SHALL BE MADE UNLESS APPROVED BY THE ARCHITECT/ENGINEER.

7. CONTRACTOR TO VERIFY DIMENSIONS OF FOUNDATION WITH FLOOR PLANS BEFORE THE START OF FRAMING

8. DRY WELLS AS REQUIRED BY STATE AND LOCAL CODES.

9. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE

10. OWNER/BUILDER ARE RESPONSIBLE FOR ALL INSPECTIONS, APPROVALS, CERTIFICATES, CERT. OF OCCUPANCY OR COMPLETION AND U.L. APPROVAL

11. THESE SET OF DRAWINGS ARE THE PROPERTY OF JAMES M. BOULER JR., R.A. OR NICHOLAS J. PFLUGER, R.A. (WHICH EVER HAS SIGNED AND SEALED THESE PRINTS) AND SHALL NOT BE ALTERED OR BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.

12. THE ARCHITECT IS NOT RETAINED FOR SUPERVISION OF THE WORK AND IS RESPONSIBLE FOR DESIGN INTENT ONLY.

13. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY.

14. THE CONTRACTOR SHALL KEEP PREMISES REASONABLY CLEAN AT ALL TIMES. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL RUBBISH, WASTE MATERIALS, TOOLS, ETC., CLEAN GLASS AND LEAVE WORK BROOM CLEAN.

15. THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE. ALL SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES.

16. THE CONTRACTOR SHOULD FULLY GUARANTEE HIS WORK AND THE WORK OF THE SUB-CONTRACTORS FOR A PERIOD OF AT LEAST ONE YEAR AFTER COMPLETION OF PROJECT.

17. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT/ENGINEER, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSES AND EXPENSES, INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF INCLUDING THE LOSS OR USE RESULTING THEREFROM). (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER.

18. ALL MATERIALS, ASSEMBLIES, AND METHOD OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORM-WORK, BLOCK-WORK, FRAMING, NAILING, PLACING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THEY ARE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT/ENGINEER.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SHOP DRAWINGS NEEDED, UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS AND CONDITIONS PERTAINING ARE TO BE FIELD VERIFIED.

20. CONTRACTOR TO REMOVE & RELOCATE AS REQUIRED ALL EXISTING WORK WHICH INTERFERES WITH NEW CONSTRUCTION IN A WORKMAN LIKE MANNER.

21. ALL MATERIALS ARE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS, UNLESS NOTED OTHERWISE.

22. PROVIDE FIRE BLOCKING AND DRAFTSTOPPING AS PER 2020 RESIDENTIAL CODE OF NEW YORK STATE, SECTIONS; R602.8, R302.7, R302.11, R302.11, R302.12, R1003.19, R1001.12

23. PLEASE NOTE THAT THESE PLANS ARE PROTECTED AGAINST ANY UNAUTHORIZED USE UNDER FEDERAL LAW BY THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990 (AWCPA), WHICH HAS SEVERE PENALTIES.

FOUNDATION, CONCRETE, AND MASONRY
1. CONTRACTORS TO VERIFY ALL DIMENSIONS OF EXISTING FOUNDATION AS IT APPLIES TO THE NEW WORK BEING PERFORMED AND SHALL COORDINATE THE SUB-CONTRACTORS IN SUCH A MANNER TO ASSURE THAT THE CONDITIONS OF THE FIRST AND SECOND FLOORS ARE TAKEN INTO ACCOUNT.

2. ALL FOOTINGS TO BEAR ON FIRM, VIRGIN, UNDISTURBED SOIL

3. SOIL TO HAVE MIN. BEARING CAPACITY OF (1) TON/SQ. FT.

4. FOOTINGS TO REST A MIN. OF 3'-0" BELOW GRADE, UNLESS OTHERWISE NOTED

5. WALLS TO BE POURED CONCRETE OF SIZE SHOWN ON DRAWINGS.

6. NO BACK FILL SHALL BE PLACED AGAINST FOUNDATION WALLS UNTIL 1ST TIER OF FRAMING IS IN PLACE.

7. FOOTINGS TO BE POURED CONCRETE OF SIZE SHOWN ON DRAWINGS.

8. ALL OPENINGS FOR BEAM POCKETS, UTILITIES, ETC. TO BE FILLED SOLID WITH CONCRETE.

9. ANCHOR BOLTS SHALL BE IN ACCORDANCE WITH PAGE A600.

10. SEE FOUNDATION PLAN FOR CONCRETE COMPRESSIVE STRENGTH.

11. CONC. SLABS TO REST ON MIN. OF 6" FINE GRAVEL OR SAND WITH 6 MIL. POLYETHYLENE VAPOR BARRIER UNDER OCCUPIED SPACE

12. FLASH ALL JOINTS WHERE SLAB ABUTS FRAMING.

13. BRICK VENEER TO BE ANCHORED WITH (1) WALL TIE PER (3) SQ. FT.

14. FLASH JOINT AT BRICK LEDGE AND PROVIDE WEEP HOLES, MAX. 4'-0" O.C., TO DIRECT ANY CONDENSATION TO THE EXTERIOR.

15. APPLY (1) COAT OF TAR BASED WATERPROOFING TO EXTERIOR OF FOUND. FROM FOOTING TO 2" ABOVE FINISH GRADE.

16. NO CONCRETE OR MASONRY WORK IS TO BE PERFORMED IN TEMPERATURES OF 40°F AND FALLING, UNLESS APPROVED BY ARCHITECT/ENGINEER. NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES.

17. NO ADDITIVES SHALL BE PLACED IN CONCRETE UNLESS SPECIFIED BY ARCHITECT/ ENGINEER.

18. PROVIDE BITUMINOUS JOINTS BETWEEN SLABS AND FOUNDATION WALLS AND WHERE EVER APPLICABLE.

19. UNLESS OTHERWISE INDICATED, ALL FOUNDATION FOOTINGS ARE TO BE A MIN. 10" DEEP PROJECTING 6" ON EACH SIDE OF THE FOUNDATION WALL. PROVIDE TWO #4 DEFORMED BARS CONTINUOUS IN THE FOOTING. ALL 4" THICK CONCRETE SLABS TO HAVE 6x6 10/10 WELDED WIRE REINFORCING.

20. FOR SECOND STORY ADDITIONS, EXIST. FOUNDATIONS ARE TO BE VERIFIED AS IN SOLID & SOUND CONDITION WITH AN EXIST. FOOTING OF MIN. 16" WIDE x 8" DEEP & 3'-0" BELOW GRADE.

21. ALL P. CONC. SHALL BE AIR ENTRAINED

INSULATION
1. WHEN KRAFT FACED FIBERGLASS BATT INSULATION IS SPECIFIED IT SHALL BE BY JOHN MANVILLE (OR EQUAL), UNLESS OTHERWISE NOTED. KRAFT FACE TO BE PLACED TOWARD WARM SIDE.

2. WHEN RIGID FOAM INSULATION IS SPECIFIED FOR EXTERIOR FACE OF FOUNDATION WALLS, CARE SHOULD BE TAKEN NOT TO DAMAGE FOUNDATION WATERPROOFING OR INSULATION FROM BACKFILLING.

3. ALL INSULATION SHALL BE OF THE SPECIFIED VALUE STATED IN PLANS, SECTIONS, DETAILS, AND DIAGRAMS. ALL INSULATION SHALL INSTALLED AS PER MANU. SPEC.'s.

4. ALL FOAM PLASTIC INSULATIONS SHALL ADHERE TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

CARPENTRY
1. ALL LUMBER SHALL BE DOUGLAS FIR LARCH (NORTH) #2 OR BETTER (Fb = 850 PSI), UNLESS OTHERWISE NOTED.

2. ALL LUMBER IN CRAWL SPACES TO BE 18" ABOVE SCRATCH COAT. MAINTAIN 8" MIN. FOUNDATION EXPOSURE.

3. SILLS TO BE P.T. AND SECURELY FLASHED WITH A TERMITE SHIELD, ALSO PROVIDE SILL SEAL/INSULATION. SIZE OF SILL TO BE (2) 2"x6", UNLESS (1) 2"x6" IS NECESSARY TO MATCH FLOOR HEIGHTS WITH THE EXISTING STRUCTURE.

4. AT FLUSH FRAMING USE 16 GAGE METAL JOISTS HANGERS BY "SIMPSON" (OR EQUAL)

5. MINIMUM, DOUBLE HEADERS AND TRIMMERS AROUND ALL OPENINGS IN FLOORS, ROOFS, AND WALLS - UNLESS OTHERWISE NOTED

6. DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS, POSTS, AND BATH TUBS, U.O.N.

7. ALL BEAMS, GIRDERS, ETC. TO HAVE MIN. OF 3-1/2" BEARING

8. MIN. HEADER TO BE (2) 2"x10" UNLESS OTHERWISE NOTED.

9. ALL WOOD SILLS AND WOOD IN CONTACT WITH MASONRY/CONCRETE TO BE P.T.

10. ALL EXTERIOR SHEATHING SHALL BE NAILED AS PER FASTENING SCHEDULE ON PAGE A601. GENERALLY, SHEATHING IS OF 1/2" THICKNESS ON WALLS AND ROOF AND IS OF CDX GRADE, UNLESS OTHERWISE NOTED. SEE FLOOR PLANS FOR ADDITIONAL NAILING OR DIFFERENT NAILING REQUIREMENTS WHEN APPLICABLE.

11. SUB FLOORING, GENERALLY, TO BE OF 3/4" THICKNESS AND OF CDX GRADE. NAILING AS PER FASTENING SCHEDULE ON PAGE A601 AND GLUED, U.O.N.

12. EXTERIOR SHEATHING TO BE COVERED WITH 'TYVEK' HOUSE WRAP OR APPROVED EQUAL.

13. BLOCK EXTERIOR STUD WALLS AT HALF STORY HEIGHTS AND AT UNSUPPORTED EDGE SEAMS OF EXTERIOR SHEATHING.

14. PROVIDE 'X' CROSS BRACING AT JOISTS, STUDS, AND RAFTERS WHEN SPANS EXCEED 8'-0" AND AT EVERY 8'-0".

15. TOP PLATES TO BE DOUBLED AND LAPPED AT CORNERS, SEE ALSO PAGE A600 TO A604

16. APPLY ALL CONDITIONS ADDRESSED IN FASTENING SCHEDULE AS NECESSARY.

17. PROVIDE ALL NAILING AND STRAPPING ADDRESSED ON PAGES A600 TO A604

18. AT "WET WALL" PARALLEL TO JOISTS FRAME DOUBLE JOIST AS PER CODE. GENERALLY, SEPARATE DOUBLE JOIST THE THICKNESS OF WALL ABOVE. SUB FLOOR SHALL NEVER EXCEED A 16" SPAN.

19. AT ROUGH OPENINGS PROVIDE ALL APPLICABLE NAILING AND STRAPPING AS PER PAGE A600 THROUGH A604.

20. "P.T." SPECIFIES PRESSURE PRESERVATIVELY TREATED LUMBER IN ACCORDANCE w/ AWPA C22; WHERE DRILLING AND/OR CUTTING OCCURS, FIELD TREAT LUMBER w/ COPPER NAPTHENATE WHICH SHALL CONTAIN 2% COPPER METAL BY REPEATED BRUSHING, DIPPING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE. ALSO, FOR HARDWARE USED WITH P.T. LUMBER, CONTRACTOR IS TO INSTALL HARDWARE THAT IS SPECIFIED BY P.T. LUMBER MANUFACTURER SUCH AS: HANGERS, NAILS, SCREWS, FLASHING, ANCHOR BOLTS, ETC. FOR LOCATIONS SUCH AS: LEDGER BD., SILL PLATE, DECK CONSTRUCTION, ETC. ANY REFERENCES TO CCA ARE TO REPLACED WITH P.T.

21. LVL (LAMINATED VENEER LUMBER) DENOTES EITHER OF THE FOLLOWING:
A. TRUSS JOIST MCMILLIAN 2.0E MICROLAM
B. GEORGIA PACIFIC 2.0E G-P LAM
PSL (PARALLEL STRAND LUMBER) DENOTES
A. TRUSS JOIST MCMILLIAN 2.0E PARALLAM
ALL TO BE INSTALLED AS PER MANU. SPEC.'s

22. SEE PAGES A600 TO A602 FOR SHEARWALL INFORMATION

GLASS WINDOWS AND DOORS
1. ALL GLAZING SHALL COMPLY WITH SECTION R308 OF INTERNATIONAL RESIDENTIAL CODE
2. ALL GLAZING SHALL BE IDENTIFIED AS PER SECTION R308 OF 2020 RCNYS
3. ALL GLASS TO BE A MIN. OF INSULATED LOW-E, DOUBLE PANE GLASS, UNLESS OTHERWISE SPECIFIED.
4. GLASS DOORS AND WINDOWS SHALL NOT BE INSTALLED UNTIL PROPER CLEARANCES ARE PROVIDED.
5. GLAZING IN ALL SKYLIGHTS SHALL BE TEMPERED GLASS
6. GLAZING IN WINDOWS THAT ARE 18" OR LESS OF FINISHED FLOOR, AND HAVE AN INDIVIDUAL PANE OF GLASS 9 SF OR LARGER, AND HAVE THE TOP EDGE OF GLASS 36" OR MORE ABOVE THE FINISHED FLOOR, AND ARE ADJACENT A WALKING SURFACE SHALL BE TEMPERED GLASS, UNLESS OTHERWISE NOTED.
7. GLAZING IN ALL DOORS SHALL BE TEMPERED GLASS.
8. ALL GLASS UNITS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
9. ALL WINDOWS TO BE CAULKED AND SEALED AS PER 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE.
10. PROVIDE FLASHING PANS UNDER ALL SLIDING GLASS DOORS, WINDOWS, OR ANY OTHER TYPE OF GLASS UNIT WHEN WITHIN 6" OF AN EXTERIOR SURFACE.
11. ALL EXTERIOR DOORS ARE TO BE WEATHERED STRIPPED AND PROVIDE ALL SCREENS AND HARDWARE NECESSARY FOR PROPER FUNCTION OF SUCH UNITS.
12. ALL GLASS IS TO BE FREE OF SCRATCHES AND IMPERFECTIONS. GLASS SHOULD BE GUARANTEED BY THE MANUFACTURER FOR A PERIOD OF 5 YEARS.
13. FOR WINDOW MANUFACTURER SUBSTITUTIONS - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE CHARACTERISTICS OF THE WINDOW MATCH THE CHARACTERISTICS OF THE WINDOWS SPECIFIED ON THE PLANS. THE CHARACTERISTICS ARE AS FOLLOWS, BUT NOT LIMITED TO: DESIGN PRESSURE, ROUGH OPENING, U-FACTOR, LIGHT AREA, VENT AREA, AND EGRESS AREA / WIDTH / HEIGHT.
14. ALL WINDOWS AND DOORS SHALL MEET A DESIGN PRESSURE EXCEEDING VALUES IN TABLE 301.2(2) OF 2020 RESIDENTIAL CODE OF NEW YORK STATE.
15. WINDOWS / GLAZING IN TUB/SHOWER ENCLOSURES (INCLUDING "SHOWER DOORS") AND WITHIN STAIRWAYS SHALL BE TEMPERED GLASS AS PER 2020 RESIDENTIAL CODE OF NEW YORK STATE, SECTION R308.

GYPSUM WALL BOARD
1. GYPSUM WALL BOARD SYSTEMS SHALL BE OF A TAPE JOINT AND JOINT COMPOUND METHOD.

2. ALL GYPSUM BOARD SHALL BE 1/2" ON WALLS AND CEILING, UNLESS OTHERWISE NOTED. WATER RESISTANT (W.R.) AT BATHROOMS AND WHERE DEEMED APPLICABLE.

3. 5/8", ONE HOUR RATED, TYPE 'X' GYPSUM BOARD ON CEILING AND WALLS (WHERE APPLICABLE) AT HEAT PRODUCING EQUIPMENT TO EXTEND THREE FEET IN EACH DIRECTION BEYOND THE UNIT(S). ALSO AT HEAT PRODUCING EQUIPMENT, CONCRETE FLOOR OR IF PLACED ON WOOD FRAME, INSTALL CONCRETE PANELS OF 5/8" THICKNESS MINIMUM.

4. FINISH JOINTS, J-BEADS, NAIL DIMPLES, CORNERS, AND EDGES SHALL BE TAPED AND RECEIVE THREE COATS OF JOINT COMPOUND. ALLOW 24 HOURS TO DRY BETWEEN COATS. FINAL COAT TO BE SANDED SMOOTH.

5. METAL CORNER BEAD TO BE USED ON ALL OUTSIDE CORNERS AND AROUND ALL OPENINGS.

6. FASTEN GYPSUM BOARD AS PER FASTENING SCHEDULE ON PAGE A601.

MECHANICAL CONNECTIONS:

1. ALL MECHANICAL CONNECTIONS SPECIFIED AS "SIMPSON" MAY BE SUBSTITUTED WITH AN APPROVED EQUAL PRODUCT.
2. THE SUBSTITUTION SHALL MEET ALL OF THE MINIMUM CRITERIA SPECIFIED BY "SIMPSON" MANUFACTURER.
3. ALL LOADING CAPACITIES SHALL MATCH EXACTLY OR EXCEED VALUES INDICATED IN "SIMPSON" PRODUCT LITERATURE. THERE MAY BE SEVERAL LOADING VALUES, CONTRACTOR SHALL CONTACT ARCHITECT IF ANY LOADING VALUES ARE LESS THAN WHAT IS SPECIFIED BY "SIMPSON"
4. ALL MECHANICAL CONNECTIONS SHALL BE HOT DIPPED GALVANIZED
5. INSTALLATION PROCEDURES SHALL ALWAYS BE CARRIED OUT AS PER MANUFACTURER SPECIFICATIONS OF THE PRODUCT BEING INSTALLED.
6. ALL FASTENING CRITERIA SHALL BE CARRIED OUT AS PER MANUFACTURER SPECIFICATIONS OF THE PRODUCT BEING INSTALLED
7. VARIATIONS IN CONNECTOR CONFIGURATION SHALL BE APPROVED BY ARCHITECT
8. ALL CONNECTORS SPECIFIED AS A "SIMPSON" TOP MOUNTED BEAM HANGER SHALL BE ALLOWED TO BE SUBSTITUTED WITH A TOP MOUNTED BEAM HANGER ONLY ALONG WITH SPECIFICATIONS LISTED ABOVE.

PLUMBING
1. CONTRACTOR SHALL INSTALL WATER SUPPLY, DRAIN, WASTE, AND VENT (DWV) SYSTEMS TO NASSAU/SUFFOLK COUNTY DEPT. OF HEALTH SERVICES, LOCAL BLDG. DEPT., AND PLUMBING SECTIONS OF THE INTERNATIONAL RESIDENTIAL CODE.

2. SITE SANITARY SYSTEMS ARE TO COMPLY w/ N.C.D.H.S./S.C.D.H.S. REQUIREMENTS.

3. PROVIDE HOT AND COLD SHUT OFF VALVES AT ALL FIXTURES.

4. ALL WATER PIPING TO HAVE CLEAN OUTS AT ALL CHANGES IN DIRECTION AND AT BASE OF VERTICAL WASTE PIPES.

5. USE 4" CAST IRON THROUGH FOUNDATION WALL AND PITCHED AT 1/8" PER FOOT.

6. GENERAL TRAP AND WASTE SIZES AS FOLLOWS, UNLESS OTHERWISE NOTED:
- DISH WASHER..... 1.5"
- KITCHEN SINK..... 1.5"
- LAVATORY..... 1.25"
- SHOWER/TUB..... 1.5"
- TOILET..... 3"

7. ALL SYSTEMS TO HAVE ONE 3" MAIN VENT STACK AND INCREASED TO 4" THROUGH ROOF.

8. PROVIDE FROST-PROOF HOSE BIBS WITH EASILY ACCESSIBLE DRAIN & DRAIN COCKS AS REQ'D. HOSE BIBS SHALL BE PROVIDED WITH BACKFLOW PROTECTION.

9. WASTE FROM CLOTHES WASHERS AND LAUNDRY TUBS ARE TO BE PROVIDED WITH BACK FLOW PROTECTION.

10. THE WATER SUPPLY AND SANITARY SYSTEM SHALL COMPLY WITH LOCAL HEALTH DEPARTMENT STANDARDS AND REGULATIONS.

11. APPROVAL AND INSPECTION IS REQUIRED BY LOCAL JURISDICTION PRIOR TO CONCEALMENT OF PLUMBING.

12. NOTCHING AND BORING OF STUDS, JOISTS, RAFTERS AS PER BUILDING CODE. NO NOTCHING AND BORING OF STRUCTURAL MEMBERS SHALL BE PERMITTED NOR ANY POTENTIAL DAMAGE THEREOF.

ELECTRICAL:

1. ALL NEWLY INSTALLED ELECTRICAL WORK OR APPLIANCES SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE SECTIONS FOR ELECTRICAL.

2. CONTRACTOR WILL FURNISH A FIRE UNDERWRITERS CERTIFICATE UPON COMPLETION OF WORK.

3. ELECTRICAL WIRING AND EQUIPMENT TO COMPLY w/ CHAPTERS 34-43 AND LOCAL BUILDING DEPARTMENT.

4. SMOKE DETECTORS AS PER N.Y.S. CODE SECTION R314.
- GENERALLY, VERIFY OR PROVIDE HARD WIRED SMOKE DETECTORS w/ BATTERY BACK-UP IN:

A. EACH SLEEPING ROOM

B. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS (GENERALLY THE HALLWAY)

C. EVERY LEVEL OF DWELLING (BASMENT, FIRST FLOOR, & SECOND FLOOR, ETC.)

MECHANICAL, FUEL GAS:

1. MECHANICAL AND FUEL GAS SYSTEMS SHALL COMPLY w/ THE INTERNATIONAL RESIDENTIAL CODE SECTIONS FOR MECHANICAL AND FUEL GAS.

FOR ELECTRICAL, PLUMBING, FUEL GAS, AND MECHANICAL SYSTEMS:

1. TRADE CONTRACTORS ARE TO VERIFY THAT THE EXISTING AND PROPOSED SYSTEMS OF THEIR TRADE ARE ABLE TO SUSTAIN THE EXISTING AND PROPOSED LOADING APPLIED TO THAT SYSTEM.

ASPHALT ROOFING SHINGLES
1. ALL SLOPED ROOFING SHINGLES SHALL BE GAF-CLASS-A ASPHALT ROOFING SHINGLES OR APPROVED EQUAL.

2. SHINGLES SHALL BE APPLIED OVER 15# BUILDING FELT, UNLESS OTHERWISE NOTED. ALSO, CONTRACTORS OPTION TO APPLY GAF-WEATHER-WATCH ICE AND WATER BARRIER FROM EDGE OF EAVE TO 24" INSIDE EXTERIOR WALL LINE. & 24" FROM ALL VALLEYS, AND ROOF FLASHING CONDITIONS.

3. PROVIDE FLASHING NECESSARY FOR WATER TIGHT AND WEATHERPROOF CONSTRUCTION.

4. ROOFING IS TO BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

5. NAILING OF ROOFING SHALL BE TO CODE.

6. CORROSION RESISTANT 11 GAGE ROOFING NAILS AND 16 GAGE STAPLES ARE PERMITTED

7. PROVIDE (2) LAYERS OF 15# ASPHALT BUILDING FELT UNDERLAYMENT FOR 2:12 PITCHES TO 4:12 PITCHES

SITE WORK
1. STAKEOUT IS TO BE PERFORMED BY A LICENSED SURVEYOR

2. VERIFY ALL GIVEN DATA ON DRAWINGS. IF THERE IS A DISCREPANCY, RECEIVE CLARIFICATION FROM ARCHITECT/ENGINEER PRIOR TO PROCEEDING.

3. EXCAVATE AND BACK FILL FOR WORK INDICATED ON DRAWINGS. STOCKPILE TOPSOIL OBTAINED FROM STRIPPING DRIVEWAY AND BUILDING SITE. STOCKPILE ALL EXCAVATED MATERIALS.

4. NEW AND EXISTING BACK FILL MATERIAL ARE TO BE FREE OF WEEDS, TREE ROOTS, ROCKS, AND DEBRIS. ALL SURPLUS MATERIAL THAT IS UNSUITABLE FOR BACK FILL MATERIAL SHALL BE REMOVED FROM SITE.

5. PROTECT TREES WITHIN EIGHT FEET OF THE BUILDING.

NOTCHING AND BORING OF SOLID SAWN RAFTERS
NOTCHES IN THE TOP OR BOTTOM EDGE OF SOLID SAWN RAFTERS SHALL NOT BE CUT IN THE MIDDLE ONE-THIRD OF THE RAFTER SPAN. NOTCHES IN THE OUTER THIRDS OF THE SPAN SHALL NOT EXCEED ONE-SIXTH OF THE ACTUAL RAFTER DEPTH. WHERE NOTCHES ARE MADE AT SUPPORTS THEY SHALL NOT EXCEED ONE-FORTH THE ACTUAL RAFTER DEPTH. BORED HOLES ARE LIMITED IN DIAMETER TO ONE-THIRD THE ACTUAL RAFTER DEPTH AND THE EDGE OF THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM EDGES.

NOTCHING AND BORING OF STUDS
NOTCHES IN EITHER EDGE OF STUDS SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE STUD LENGTH. NOTCHES IN THE OUTER THIRDS OF THE STUD LENGTH SHALL NOT EXCEED 25% OF THE ACTUAL DEPTH. BORED HOLES SHALL NOT EXCEED 40% OF THE ACTUAL STUD DEPTH AND THE EDGE OF THE HOLE SHALL NOT BE CLOSER THAN 5/8" TO THE EDGE OF THE STUD. NOTCHES AND HOLES SHALL NOT OCCUR IN THE SAME CROSS-SECTION

M: MATERIALS STANDARDS
THE PROVISIONS OF THIS STANDARD ARE NOT INTENDED TO PREVENT THE USE OF ANY MATERIAL OR METHOD OF CONSTRUCTION NOT SPECIFICALLY PRESCRIBED HEREIN. WHEN IT CAN BE SHOWN, AND THE AUTHORITY HAVING JURISDICTION FINDS BY EXPERIENCE, MODELING, OR TESTING BY AN APPROVED AGENCY, THAT A PRODUCT OR PROCEDURE PROVIDES EQUIVALENT OR GREATER STRUCTURAL SAFETY OR DURABILITY, SUCH PRODUCT OR PROCEDURE SHALL BE DEEMED TO CONFORM TO THE REQUIREMENTS OF THIS DOCUMENT (THIS DOCUMENT IS TO MEAN A REFERENCE TO THE CURRENT AMERICAN WOOD COUNCIL'S WFCM WOOD FRAME CONSTRUCTION MANUAL, AS APPLICABLE AS A DERIVED WORK).

M 1 IDENTIFICATION
ALL SOLID-SAWN LUMBER, GLUED LAMINATED TIMBER, PREFABRICATED WOOD I-JOISTS, STRUCTURAL COMPOSITE LUMBER, PREFABRICATED WOOD TRUSSES, GYPSUM, HARDBOARD, AND STRUCTURAL PANELS, SHALL CONFORM TO THE APPLICABLE STANDARDS OR GRADING RULES SPECIFIED IN M.1 THROUGH M1.8.

M 1.1 LUMBER
ALL WOOD MEMBERS USED FOR LOAD-BEARING PURPOSES, INCLUDING END-JOINTED AND EDGE-GLUED LUMBER, SHALL BE IDENTIFIED BY THE GRADEMARK OF A LUMBER GRADING OR INSPECTION AGENCY WHICH PARTICIPATES IN AN ACCREDITATION PROGRAM, SUCH AS THE AMERICAN LUMBER STANDARDS COMMITTEE OR EQUIVALENT. THE GRADEMARK SHALL INCLUDE AN EASILY DISTINGUISHABLE MARK OR INSIGNIA OF THE GRADING AGENCY WHICH COMPLIES WITH THE REQUIREMENTS OF U.S. DEPARTMENT OF COMMERCE PS20-99.

M 1.2 GLUED LAMINATED TIMBERS
GLUED LAMINATED TIMBERS SHALL MEET THE PROVISIONS OF ANSI/ALTC A 1 90.1 STRUCTURAL GLUED LAMINATED TIMBERS.

M 1.3 PREFABRICATED WOOD I-JOISTS
ASSEMBLIES USING PREFABRICATED WOOD I-JOISTS SHALL MEET THE PROVISIONS OF ASTM D5055 STANDARD SPECIFICATION FOR ESTABLISHING AND MONITORING STRUCTURAL CAPACITIES OF PREFABRICATED WOOD I-JOISTS, THIS DOCUMENT, THE GOVERNING BUILDING CODE AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORT.

M 1.4 STRUCTURAL COMPOSITE LUMBER
SINGLE MEMBERS OR ASSEMBLIES USING STRUCTURAL COMPOSITE LUMBER SHALL MEET THE PROVISIONS OF ASTM D5456 STANDARD SPECIFICATION FOR EVALUATION OF STRUCTURAL COMPOSITE LUMBER PRODUCTS, THIS DOCUMEN, THE GOVERNING BUILDING CODE, AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORT.

M 1.5 PREFABRICATED WOOD TRUSSES
ASSEMBLIES USING PREFABRICATED WOOD TRUSSES SHALL MEET THE PROVISIONS OF THIS DOCUMENT, THE GOVERNING BUILDING CODE, AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN ANSI/TPI 1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, THE TRUSS DESIGN DRAWINGS, OR THE MANUFACTURER'S CODE EVALUATION REPORT.

M 1.6 GYPSUM
GYPSUM MATERIAL USED IN A STRUCTURAL APPLICATION SHALL MEET THE PROVISIONS OF ASTM C36 6 SPECIFICATION FOR GYPSUM WALLBOARD, ASTM C37 SPECIFICATION FOR GYPSUM LATH, OR C7ASTM 9 SPECIFICATION FOR GYPSUM SHEATHING BOARD.

M 1.7 HARDBOARD
HARDBOARD USED IN A STRUCTURAL APPLICATION SHALL MEET THE PROVISIONS OF ANSI/AHA A135.4 BASIC HARDBOARD OF ANSI/AHA AL35.6 HARDBOARD SIDING.

M 1.8 STRUCTURAL PANELS

M 1.8.1 PLYWOOD
PLYWOOD USED IN STRUCTURAL APPLICATIONS SHALL MEET THE PROVISIONS OF U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD 1 (PS 1) CONSTRUCTION AND INDUSTRIAL PLYWOOD, U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD 2 (PS2) PERFORE STANDARD FOR WOOD-BASED STRUCTURAL- USE PANELS, APPLICABLE CODE EVALUATION REPORTS.

M 1.8.2
ORIENTED-STRAND BOARD (OSB), WAFERBOARD ORIENTED-STRAND BOARD OR WAFERBOARD USED IN STRUCTURAL IONS SHALL MEET THE PROVISIONS OF U.S. DEPARTMENT OF CONNMERCE VOLUNTARY PRODUCT STANDARD 2 (PS2) PERFORMANCEVOLUNTARY PRODUCT STANDARD FOR WOOD-BASED STRUCTURAL- USE PANELS OR APPLICABLE CODE EVALUATION REPORTS.

M I.8.3 PARTICLEBOARD
PARTICLEBOARD USED IN STRUCTURAL APPLICATIONS SHALL CONFORM TO ANSI A208.1 AND ANY REQUIREMENTS AS SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORT.

M 1.8.4 FIBERBOARD
FIBERBOARD USED IN STRUCTURAL APPLICATIONS SHALL MEET THE PROVISIONS OF ANSI/AHA A194.1 CELLULOSIC FIBERBOARD OR ASTM C208 STANDARD SPECIFICATION FOR CELLULOSIC FIBER INSULATING BOARD.

M 1.8.5
STRUCTURAL PANEL SIDING STRUCTURAL PANEL SIDING USED IN STRUCTURAL APPLICATIONS SHALL MEET THE REQUIREMENTS OF U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD I (PS- 1), THE GOVERNING BUILDING CODE, AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN APPLICABLE CODE EVALUATION REPORTS.

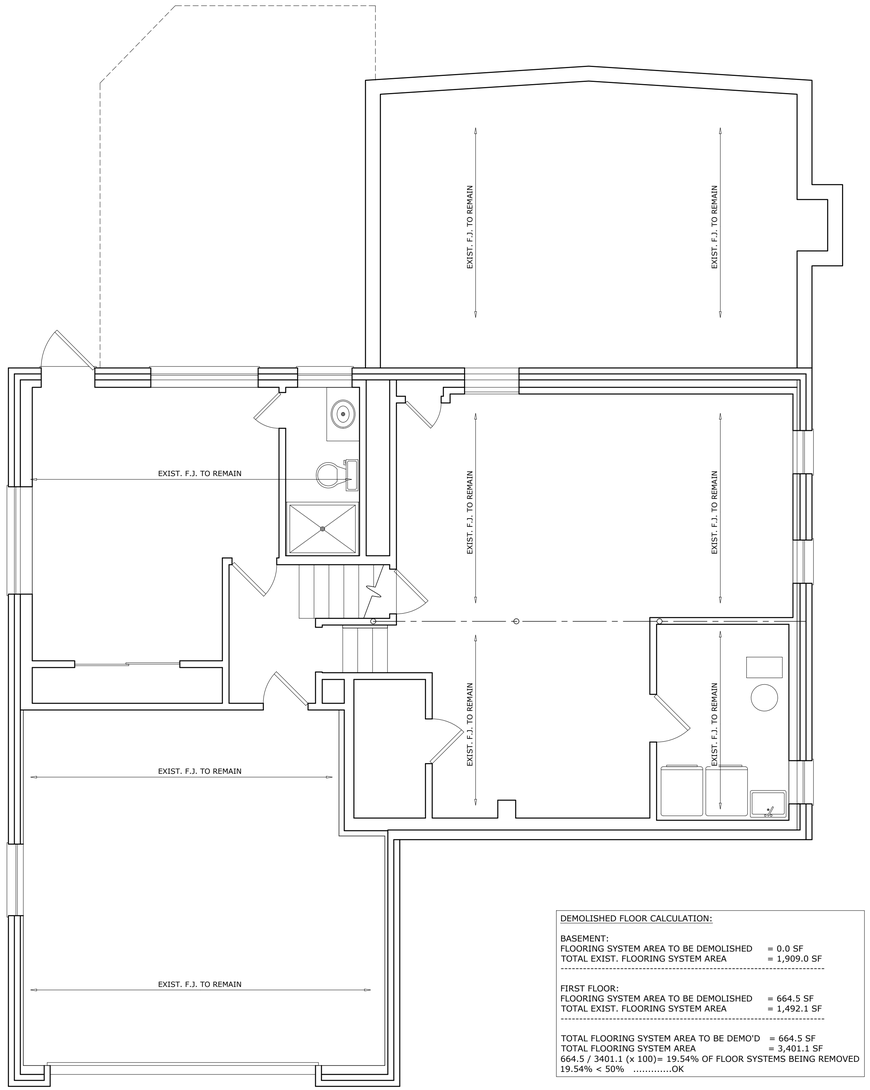
M 2.2 FASTENERS AND CONNECTORS ALL FASTENERS AND CONNECTORS SHALL CONFORM TO THE STANDARDS SPECIFIED IN M 2.2.1 THROUGH M 2.2.7.

M 2.2.1 BOLTS
BOLTS SHALL COMPLY WITH ANSI/ASME B 18.2.1 SQUARE AND HEX BOLTS AND SCREWS (INCH SERIES).

M 2.2.2 LAG SCREWS
LAG SCREWS OR LAG BOLTS SHALL COMPLY WITH ANSI/ ASME B18.2.1 SQUARE AND HEX BOLTS AND SCREWS (INCH SERIES).

M 2.2.3 TRUSS METAL CONNECTOR PLATES
TRUSS METAL CONNECTOR PLATES SHALL MEET THE REQUIREMENT

DEMOLITION PLAN KEY NOTES		
D1	EXIST. WINDOWS TO BE REMOVED AS SHOWN	.
D2	EXIST. MASONRY STAIRS TO BE DEMOLISHED	.
D3	EXIST. BRICK CHIMNEY TO BE DEMOLISHED	.
D4	AREA OF REMOVED JOISTS	.



DEMOLISHED FLOOR CALCULATION:

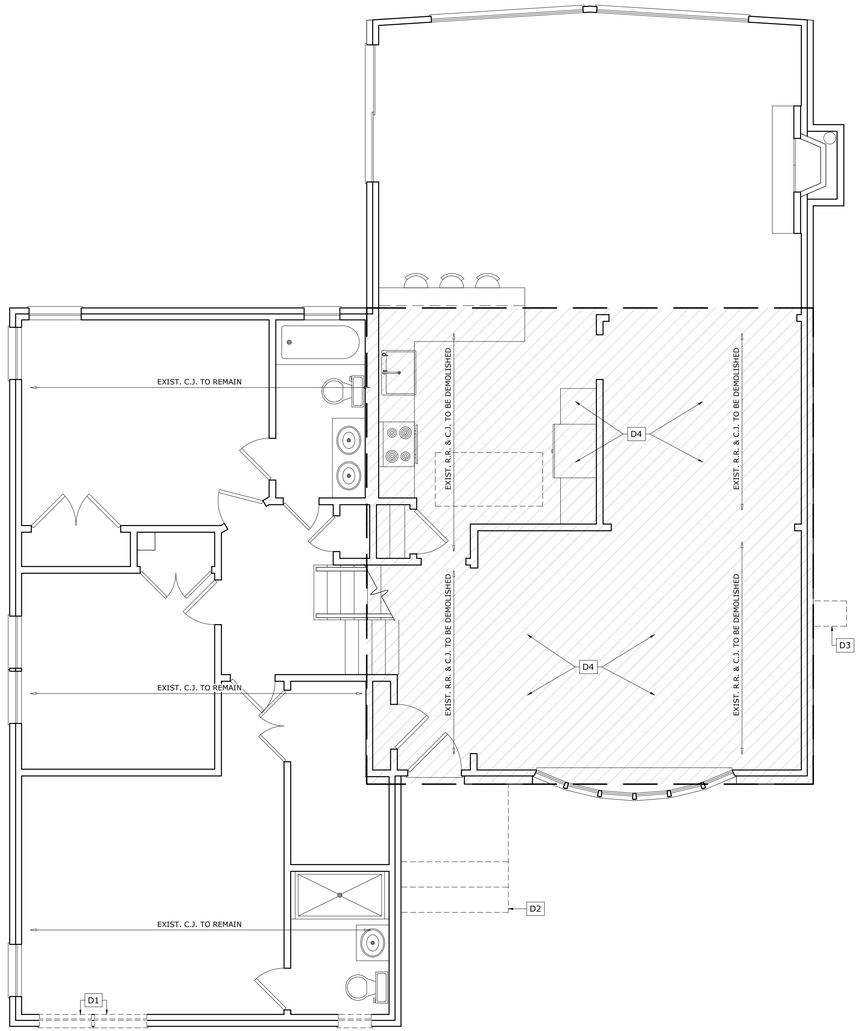
BASEMENT:
FLOORING SYSTEM AREA TO BE DEMOLISHED = 0.0 SF
TOTAL EXIST. FLOORING SYSTEM AREA = 1,909.0 SF

FIRST FLOOR:
FLOORING SYSTEM AREA TO BE DEMOLISHED = 664.5 SF
TOTAL EXIST. FLOORING SYSTEM AREA = 1,492.1 SF

TOTAL FLOORING SYSTEM AREA TO BE DEMO'D = 664.5 SF
TOTAL FLOORING SYSTEM AREA = 3,401.1 SF
664.5 / 3401.1 (x 100)= 19.54% OF FLOOR SYSTEMS BEING REMOVED
19.54% < 50% .....OK

BASEMENT PLAN - (NO DEMOLITION)

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



FIRST FLOOR PLAN - DEMOLITION

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

BOULER PFLUGER
ARCHITECTS, P.C.
James M. Bouler, R.A., A.I.A. | Nicholas J. Pfluger, R.A., A.I.A.
85 E. Main St., Bay Shore, N.Y. 11706 | O - (631) 969-3335
www.bparchs.com | bpa@bparchs.com

REVISIONS

NO.	DESCRIPTION	DATE:
1	TOWN COMMENTS	01-24-2024
2	TOWN COMMENTS	04-12-2024
3	TOWN COMMENTS	05-03-2024

REGISTERED ARCHITECT
NICHOLAS J. PFLUGER
035476
STATE OF NEW YORK

PROJECT:
KOLEKAR RESIDENCE
31 JEFFREY PL,
MANHASSET HILLS, NY 11040

DRAWING TITLE:
DEMO PLANS

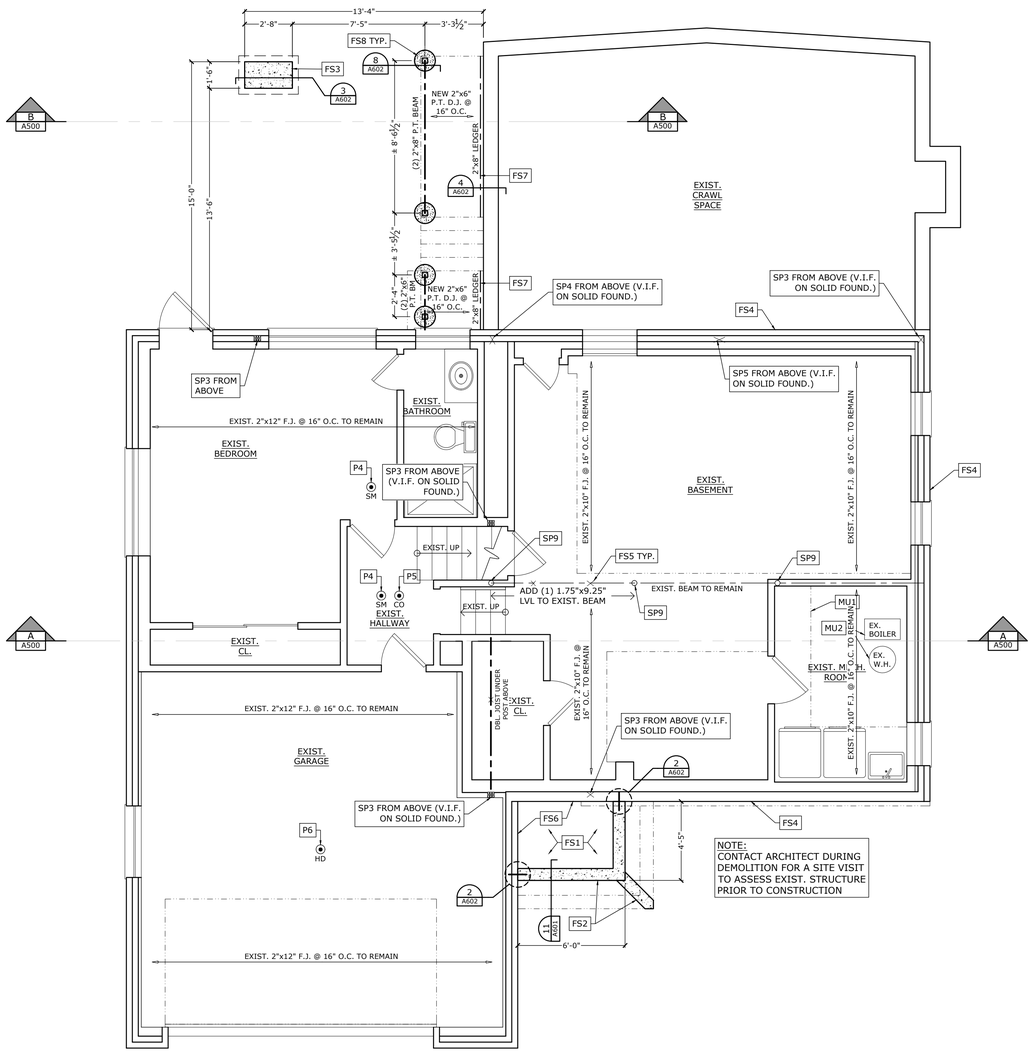
PAGE:
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DATE: 09/11/2023

3 OF 15

JOB #: BPA-23-0471

PROJECT NORTH



FOUNDATION PLAN - LAYOUT/ STRUCTURE

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

FOUNDATION STRUCTURE KEY NOTES

FS1	TYPICAL PORCH / STOOP SLAB CONSTRUCTION: 1. 4" THICK (MIN.) P. CONC. SLAB UPON 2. 6" COMPACTED FILL UPON COMPACTED/RAISED GRADE 3. 6x6 10/10 WWM REINFORCEMENT 4. 3500 PSI & AIR ENTRAINED P. CONC.
FS2	CHEEK WALLS @ CONC. STAIR: 1. 8" THICK P. CONC. CHEEK WALLS 2. 3'-0" BELOW GRADE MIN. 3. STEP T.O.W. AS REQ'D FOR CAST IN PLACE STEPS w/ MAX. 8-1/4" Ri & MIN. 9" Tr 4. MASON TO ACCOUNT FOR FINISH STONE ON THIN SET FOR HEIGHT OF WALL (WHEN APPLICABLE)
FS3	FOUND. @ REAR ROOFED OVER PORCH: 1. P. CONC. PIERS UPON P. CONC. FOOTINGS AS DETAILED TO 3'-0" BELOW GRADE MIN.
FS4	V.I.F. PRIOR TO ALL CONSTRUCTION THAT EXIST. FOUNDATION IS IN SOLID AND SOUND CONDITION w/ MIN. 8" THK. WALL AND 16"x8" P. CONC. FOOTING. IF NOT, CONTACT ARCHITECT.
FS5	POINT LOAD FROM ABOVE POST (TYP.)
FS6	FOR SLABS ABUTTING FRAMING: INSTALL COPPER FLASHING FROM 12" ABOVE AND ADJACENT TO SLAB, BED ALL FLASHING IN ASPHALTIC MASTIC (OR EQUAL)
FS7	EXTERIOR DECK LEDGER BD.: 1. SEE NOTED DETAIL FOR MORE INFORMATION
FS8	TYPICAL EXTERIOR DECK SUPPORT: 1. SEE NOTED DETAIL FOR POST AND FOOTING INFORMATION

POURED CONCRETE AND STEEL REINFORCEMENT NOTES:

1. ALL EXCAVATIONS SHALL NOT UNDERMINE EXIST. ADJACENT FOUNDATIONS BY AN ANGLE OF 45° PROJECTED OUTWARD AND DOWNWARD FROM THE BOTTOM OF EXISTING ADJACENT FOOTINGS
2. IF WATER ENCOUNTERED DURING POURING OF CONC., EXCAVATION SHALL BE DEWATERED. THE POUR SITE SHALL REMAIN DRY FOR ENTIRETY OF POUR CONTACT ARCHITECT WHEN WATER ENCOUNTERED
3. CONCRETE MIX DESIGN SHALL BE PERFOMED BY THE CONCRETE PLANT'S PROFESSIONAL ENGINEER AND IN ACCORDANCE WITH ACI 318
4. POURED CONCRETE SHALL BE KEPT MOIST FOR A MIN. OF 14 DAYS
5. ALL FOUNDATION WORK SHALL BE MIN. 3,000 PSI POURED CONCRETE AT 28 DAYS AND SHALL CONFORM TO THE CURRENT ACI 318 CODE (3,500 MIN. PSI FOR PORCH, PATIO, GARAGE SLABS, AND BASEMENT ENTRIES)
6. U.O.N., REBAR LAPS SHALL BE A MIN. OF 40 DIAMETERS. ALL LAPS SHALL BE STAGGERED
7. PROVIDE MECHANICAL DEVICES TO HOLD STEEL & HARDWARE IN PLACE AT TIME OF POURING & MAINTAIN REQUIRED CLEARANCES, COVERAGES, AND PLUMBNESS
8. CEMENT SHALL CONFORM TO ASTM C-33 FOR STANDARD WEIGHT CONCRETE
9. ALL POURED CONCRETE SHALL BE AIR ENTRAINED
10. 1/2" EXPANSION JOINTS @ PERIMETER OF ALL SLABS

ADDITIONAL FOUNDATION NOTES:

1. SEE FLOOR PLANS FOR LOCATIONS OF HOLDOWNS AND COORDINATE AS REQ'D
2. SOLID BLOCK ALL POINT LOADS TO THE FOUND. OR BEAM BELOW IT
3. PRESSURE TREATED LUMBER (DENOTED AS "P.T.) SHALL BE ACQ IN ACCORDANCE w/ AWPA U1
4. ALL EXTERIOR HARDWARE (BOLTS, HANGERS, NUTS, WASHERS ETC.) SHALL BE STAINLESS STEEL AS PER ASTM F1667 OR HOT DIPPED GALV. STEEL AS RECOMMENDED BY MANUFACTURER OR AS PER ASTM A153 AND ASTM A653 TYPE G185 ZINC COATED GALV. STEEL.
5. V.I.F. ALL EXIST. FOUND.'s TO BE OF MIN. 8" THK. WALL w/ MIN. 16"x8" DEEP P. CONC. FOOTING TO 3'-0" BELOW GRADE; IF NOT, CONTACT ARCHITECT PRIOR TO CONSTRUCTION.
6. MASON TO DETERMINE HEIGHT OF NEW FOUND. WALL IN FIELD TO ACCOUNT FOR:
   - 6.1. FINISHED FLOORING TO ALIGN w/ EXIST.
   - 6.2. DIFFERENCE IN JOIST SIZE
   - 6.3. NUMBER/THICKNESS OF SILL PL.'s
   - 6.4. SUBFLOOR THICKNESS, ETC.
   - 6.5. MAINTAIN 8" FOUND. EXPOSURE @ EXT. (VERIFY THIS CONDITION IN FIELD)

STRUCTURAL KEY NOTES

S1	CANTILEVER ABOVE: 1. PROVIDE BLOCKING PERPENDICULAR TO JOISTS IN EA. FRAMING BAY ABOVE WALL ON FIRST FLOOR 2. DBL. F.J. UNDER ALL POSTS/ JACK STUDS @ CANTILEVER
S2	ATTACH RAISED CEILING JOISTS AS PER CONNECTION 3A/A601
S3	POINT LOAD FROM ABOVE POST (TYP.)
S4	BUILD UP CRIPPLE WALL ABOVE EXIST. WALL w/ 2"x4" STUDS @ 16" O.C.

BEAM HANGER/CONNECTION SCHEDULE

H1	'SIMPSON' HUS210-2 BEAM HANGER; FASTEN AS PER MANU. (OR EQUAL)
H2	'SIMPSON' HUS28-2 BEAM HANGER; FASTEN AS PER MANU. (OR EQUAL)
H3	'SIMPSON' HUS26-2 BEAM HANGER; FASTEN AS PER MANU. (OR EQUAL)
H4	'SIMPSON' IUS3.56/16 BEAM HANGER; FASTEN AS PER MANU. (OR EQUAL)

ALL HANGERS TO BE FASTENED FOR MAXIMUM LOADING AS PER MANUF. USING 16d NAILS (UNLESS OTHERWISE NOTED)

STRUCTURAL POST SCHEDULE

SP1	WINDOW / DOOR FRAMING: SEE 6/A601 FOR FRAMING ELEMENTS AROUND DOORS AND WINDOWS (TYP. FOR ALL @ EA. END) U.O.N.
SP2	(2) 2"x4" POST
SP3	(3) 2"x4" POST
SP4	(4) 2"x4" POST
SP5	(5) 2"x4" POST
SP6	(3) 2"x6" POST
SP7	(4) 2"x6" POST
SP8	PORCH SUPPORT: 6"x6" P.T. WOOD POST - SEE PORCH DETAIL FOR MORE INFO.
SP9	EXIST. STL. COL. TO REMAIN (V.I.F. EXIST. LOCATIONS)

ADDITIONAL STRUCTURAL PLAN NOTES:

1. PROVIDE DBL. JOISTS UNDER ALL WALLS PARALLEL TO FRAMING ON ALL FLOORS. PLUMBING WALLS MAY BE BLOCKED @ 12" O.C.
2. WHEN WOOD 'I'-JOISTS ARE SPECIFIED. BEAMS DENOTED AS "DBL. JOISTS" MAY BE SUBSTITUTED w/ (2) LVL's OF SAME DEPTH w/ CONNECTION PATTERN 'F'
3. POSTS SHOWN ARE MIN. (2) 2"x4" IN 4" WALLS & MIN. (2) 2"x6" IN 6" WALLS, UNLESS OTHERWISE NOTED
4. PROVIDE STRAPPING, NAILING, AND ANCHOR BOLTS AS PER PAGES A600 AND A601
5. SOLID BLOCK ALL POSTS FROM ABOVE TO THE FOUND. OR BEAM BELOW IT
6. ALL EXTERIOR HARDWARE (BOLTS, HANGERS, NUTS, WASHERS ETC.) SHALL BE STAINLESS STEEL AS PER ASTM F1667 OR HOT DIPPED GALV. STEEL AS RECOMMENDED BY MANUFACTURER OR AS PER ASTM A153 AND ASTM A653 TYPE G185 ZINC COATED GALV. STEEL.
7. FRAMING SHALL BE COORDINATED w/ ALL LOCATIONS OF OUTLETS, SWITCHES, LIGHT FIXTURES, ELEC. BOXES, ETC.
8. SEE PAGE A600-A601 FOR:
   - 8.1. NUMBER OF JACK AND KING STUDS AT OPENINGS
   - 8.2. NUMBER OF SILLS FOR OPENINGS
   - 8.3. NAILING AND STRAPPING AT OPENINGS
   - 8.4. GENERAL (AND TYP.) NAILING AND STRAPPING
   - 8.5. TOP PLATE SPLICING
   - 8.6. PRECUT PLYWOOD PANELS FOR WIND-BORNE DEBRIS AREAS (WHEN APPLICABLE)
   - 8.7. BLOCKING AT GABLE END WALLS (AND WALLS PARALLEL TO JOISTS)
   - 8.8. RAKE OVERHANG CONSTRUCTION
   - 8.9. STUD CORNER CONSTRUCTION AT HOLDOWNS
   - 8.10. BEAM CONNECTION PATTERNS
   - 8.11. FASTENING SCHEDULE
   - 8.12. CONTINUOUS BUILT UP GIRDER
   - 8.13. TYPICAL JOIST HANGERS
   - 8.14. FIRE BLOCKING
   - 8.15. ENGINEERED WOOD PLACARD DETAIL

MECHANICAL/UTILITY KEY NOTES

MU1	PROTECTION FROM HEAT PRODUCING EQUIPMENT: 1. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD @ CEILING OVER HEAT PRODUCING EQUIPMENT 2. CONFIGURE GYP. DB. TO MIN. 3'-0" BEYOND EACH EDGE OF THE EQUIPMENT.
MU2	HEAT PRODUCING EQUIPMENT: 1. EXIST. GAS FIRED BOILER AND WATER STORAGE TANK TO REMAIN 2. CONTRACTOR TO VERIFY EXIST. CAPACITY OF BOILER SHALL ACCOMMODATE ADDITIONAL HABITABLE AREA 3. ALL CALCULATIONS AND SIZING SHALL BE AS PER ACCA MANUAL J AND S
MU3	A/C CONDENSER: 1. NEW A/C COND. AS SPECIFIED ON ACCA MANUAL J & S (BY OTHERS) 2. PROVIDE 4" P. CONC. PAD OF SUFFICIENT SIZE TO SUPPORT EQUIPMENT 3. FASTEN TO SLAB AS PER MANU. SPEC.'s 4. RUN COOLANT & RETURN LINE TO AIR HANDLER IN ATTIC AS PER MANU.
MU4	EXIST. A/C CONDENSER TO REMAIN
MU5	AIR HANDLER: 1. NEW AIR HANDLER ABOVE SIZED AS PER ACCA MANUAL J AND S. (BY OTHERS) 2. A/H TO SERVE COOLING FOR SECOND FLOOR. 3. ALL DUCTWORK SIZED AS PER ACCA MANUAL D (BY OTHERS)

FLOOR PLAN KEY NOTES

P1	EXTERIOR MASONRY STAIR & STAIR RAIL NOTE: 1. ALL NEW STAIRS SHALL HAVE MAX. 8-1/4" Ri & MIN. 9" Tr - RISERS SHALL BE CLOSED 2. TREADS SHALL HAVE A 1" NOSING
P2	EXTERIOR WOOD STAIR & STAIR RAIL NOTE: 1. ALL NEW STAIRS SHALL HAVE MAX. 8-1/4" Ri & MIN. 9" Tr - RISERS SHALL BE CLOSED 2. TREADS SHALL HAVE A 1" NOSING 3. 34"-38" HIGH HANDRAIL / GUARDRAIL COMBINATION. 4. SPINDLE SPACING NOT TO ALLOW PASSAGE OF A 4.375" Ø SPHERE (ONLY AT STAIR) 5. BOTTOM RAIL OF STAIR RAIL AND STAIR WALKING SURFACE NOT TO ALLOW PASSAGE OF 6" SPHERE 6. GRIP SIZE OF HANDRAIL AS PER CODE 7. STAIR RAIL SHALL BE CAPABLE OF WITHSTANDING A 200 LB. POINT LOAD AT THE TOP OF RAIL APPLIED HORIZONTALLY. 8. STAIR RAIL INFILL SHALL BE CAPABLE OF WITHSTANDING 50 PSF LOAD APPLIED HORIZONTAL. 9. STAIR RAIL MATERIAL SHALL BE WOOD, COMPOSITE PLASTIC, VINYL, PVC, ALUMINUM, OR EPOXY PAINTED STL. 10. RAILING SYSTEM KITS, OR PRE-FAB. RAILS SHALL BE INSTALLED AS PER MANU. SPEC.'s
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FLOOR PLAN KEY NOTES

P4	SMOKE DETECTOR: 1. PROVIDE SMOKE DETECTOR (DENOTED AS "SM") AS PER PLAN. 2. DETECTOR POWER SOURCE SHALL BE HARDWIRED TO THE BUILDING WIRING w/ BATTERY BACK UP. 3. MULTIPLE DETECTORS SHALL BE PHYSICALLY INTERCONNECTED WHERE IF ONE ALARM IS ACTIVATED, ALL ALARMS ARE ACTIVATED 4. DETECTOR SHALL COMPLY w/ NFPA 72, UL 217, AND R314 OF 2020 RESIDENTIAL CODE OF NEW YORK STATE 5. INSTALL AS PER MANU. SPEC.'s
P5	CO DETECTOR: 1. PROVIDE CARBON MONOXIDE DETECTOR (DENOTED AS "CO") AS PER PLAN. 2. DETECTOR POWER SOURCE SHALL BE HARDWIRED TO THE BUILDING WIRING W/ BATTERY BACK UP. 3. DETECTOR SHALL COMPLY W/ UL 2034 AND R315 OF 2020 RESIDENTIAL CODE OF NEW YORK STATE 4. INSTALL AS PER MANU. SPEC.'s
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P7	LINE OF CANTILEVERED FLOOR ABOVE - PROVIDE R-30 BATT INSUL. IN FLOOR ABOVE OPEN AIR
P8	10" SQUARE STRAIGHT POST ENCLOSURE BY "HB&G PERMACAST" (OR EQUAL) ON STONE PIER. SEE NOTED DETAIL
P9	NEW ATTIC ACCESS OVER CONDITIONED SPACE: 1. 24"x54" (APPROX.) PULL DOWN ATTIC STAIR 2. DBL. FRAMING WHEN NEW OPENING 3. INSTALL AS PER MANU. SPEC.'s 4. CONSULT OWNER FOR PRECISE LOCATION OF ACCESS 5. ACCESS SHALL WE WEATHERSTRIPPED 6. ACCESS SHALL BE INSULATED TO SAME RATING AS CEILING - OR PROVIDE ATTICC ACCESS COVER OF SAME RATING AS CEILING

FLOOR PLAN KEY NOTES

P10	LINE OF VAULTED CEILING
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REGISTERED ARCHITECT
NICHOLAS J. PFLUGER
035476
STATE OF NEW YORK

PROJECT:
KOLEKAR RESIDENCE
31 JEFFREY PL,
MANHASSET HILLS, NY 11040

DRAWING TITLE:
FOUNDATION PLAN

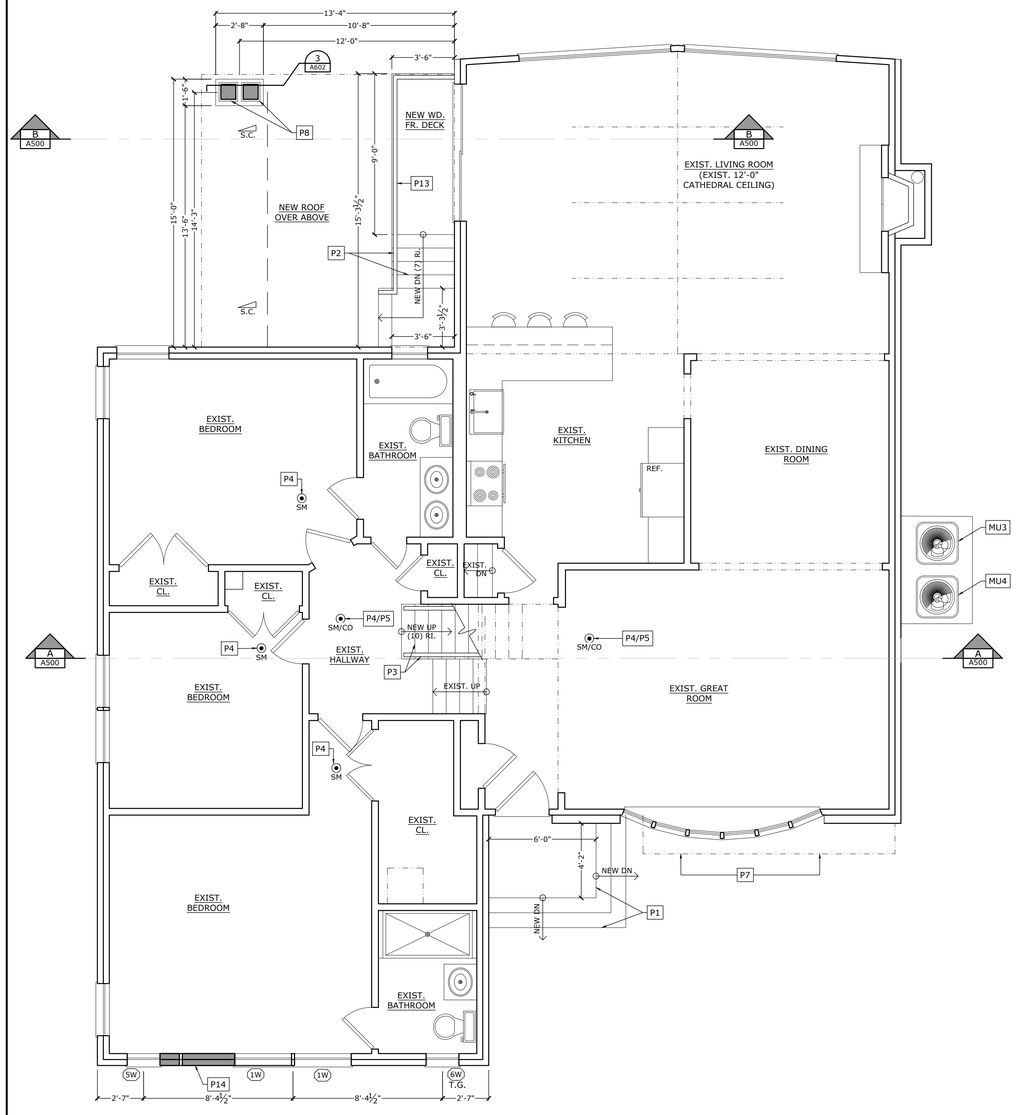
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JOB #: BPA-23-0471

PROJECT NORTH



FIRST FLOOR PLAN - LAYOUT

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

FLOOR PLAN KEY NOTES

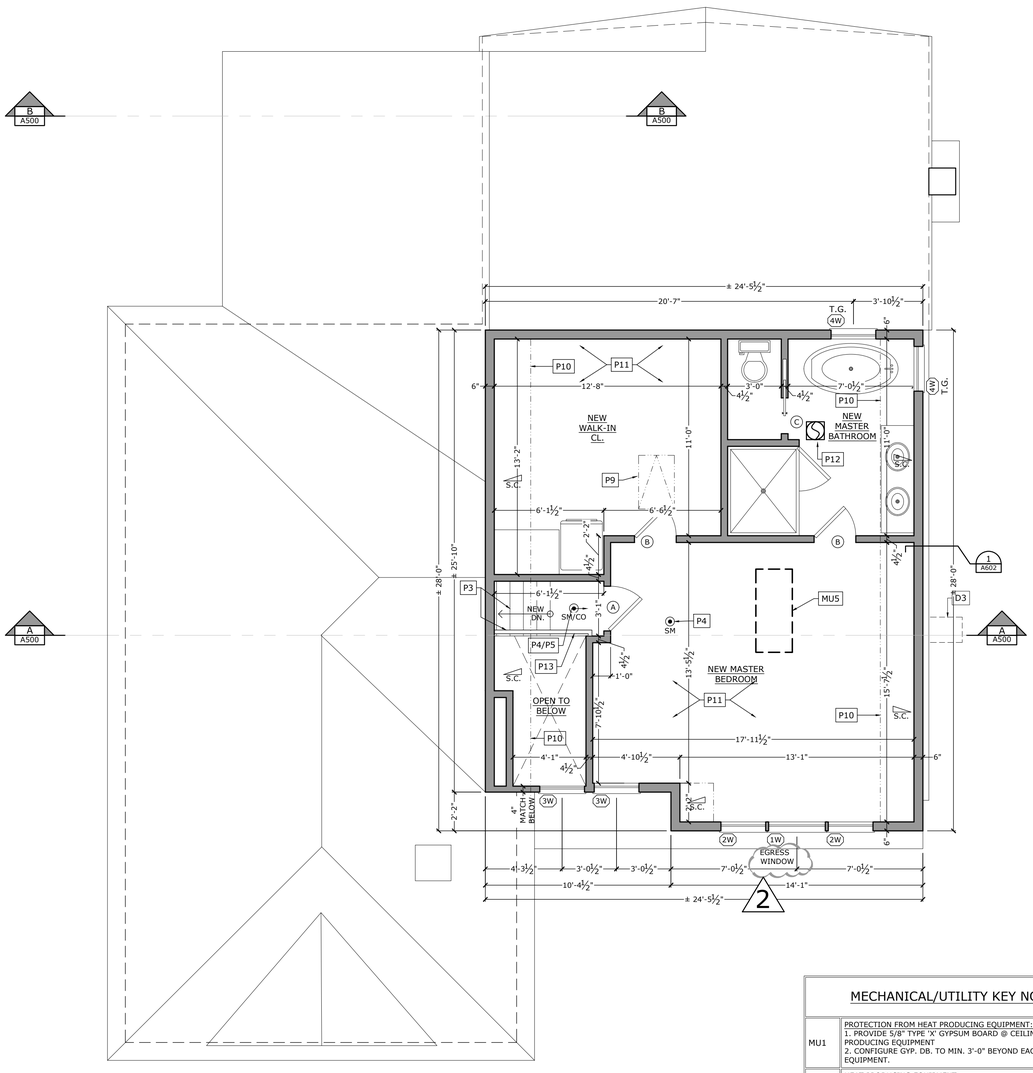
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P14	INFILL WALL TO MATCH EXIST. CONSTRUCTION & THICKNESS



SECOND FLOOR PLAN - LAYOUT

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

INTERIOR DOOR SCHEDULE

TAG	SIZE / CALL NO.	BSMNT QUA.	1ST FL. QUA.	2ND FL. QUA.	TYPE	MATERIAL	MAKE / MODEL	COMMENTS
A	2'-6" x 6'-8"	0	0	1	SINGLE SWING	TO SELECT	JELD-WEN (OR EQUAL)	
B	2'-4" x 6'-8"	0	0	2	SINGLE SWING	TO SELECT	JELD-WEN (OR EQUAL)	
C	2'-0" x 6'-8"	0	0	1	POCKET DOOR	TO SELECT	JELD-WEN (OR EQUAL)	
	TOTAL	0	0	4				

NOTE: VERIFY PREFERRED DOOR MATERIAL AND HARDWARE w/ CLIENT

MECHANICAL/UTILITY KEY NOTES

MU1	PROTECTION FROM HEAT PRODUCING EQUIPMENT: 1. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD @ CEILING OVER HEAT PRODUCING EQUIPMENT 2. CONFIGURE GYP. DB. TO MIN. 3'-0" BEYOND EACH EDGE OF THE EQUIPMENT.
MU2	HEAT PRODUCING EQUIPMENT: 1. EXIST. GAS FIRED BOILER AND WATER STORAGE TANK TO REMAIN 2. CONTRACTOR TO VERIFY EXIST. CAPACITY OF BOILER SHALL ACCOMMODATE ADDITIONAL HABITABLE AREA 3. ALL CALCULATIONS AND SIZING SHALL BE AS PER ACCA MANUAL J AND S
MU3	A/C CONDENSER: 1. NEW A/C COND. AS SPECIFIED ON ACCA MANUAL J & S (BY OTHERS) 2. PROVIDE 4" P. CONC. PAD OF SUFFICIENT SIZE TO SUPPORT EQUIPMENT 3. FASTEN TO SLAB AS PER MANU. SPEC.'s 4. RUN COOLANT & RETURN LINE TO AIR HANDLER IN ATTIC AS PER MANU.
MU4	EXIST. A/C CONDENSER TO REMAIN
MU5	AIR HANDLER: 1. NEW AIR HANDLER ABOVE SIZED AS PER ACCA MANUAL J AND S. (BY OTHERS) 2. A/H TO SERVE COOLING FOR SECOND FLOOR. 3. ALL DUCTWORK SIZED AS PER ACCA MANUAL D (BY OTHERS)

EXTERIOR WINDOW SCHEDULE

(COORDINATE WINDOW HEADER HEIGHT TO MATCH EXTERIOR DOORS UNLESS NOTED OTHERWISE ON PLANS/ELEV/SEC.) (SEE ALL FOOTNOTES)

TAG	SIZE / CALL #	BSMT QUA.	MID. LEVEL QUA	UPPER LEVEL QUA.	TYPE (D)	MAKE / MODEL	UNIT SIZE WxH (SEE MANU. SPECS. FOR R.O.)	PERFORMANCE GRADE	U FACTOR TOTAL UNIT	SHGC (A)	EMERGENCY ESCAPE OPENING(B)	WINDBORNE DEBRIS PROTECTION	TEMPERED GLASS (C)	COMMENT
1W	TW3046	0	2	1	DOUBLE-HUNG WINDOW	ANDERSEN / 400 SERIES	3'-1 5/8" x 4'-8 7/8"	30	0.30	0.28	YES	N/A	NO	
2W	TW2446	0	0	2	DOUBLE-HUNG WINDOW	ANDERSEN / 400 SERIES	2'-5 5/8" x 4'-8 7/8"	30	0.30	0.28	NO	N/A	NO	
3W	TW24210	0	0	2	DOUBLE-HUNG WINDOW	ANDERSEN / 400 SERIES	2'-5 5/8" x 3'-0 7/8"	30	0.30	0.28	NO	N/A	NO	
4W T.G.	TW24210	0	0	2	DOUBLE-HUNG WINDOW	ANDERSEN / 400 SERIES	2'-5 5/8" x 3'-0 7/8"	30	0.30	0.28	NO	N/A	YES	
5W	TW18210	0	1	0	DOUBLE-HUNG WINDOW	ANDERSEN / 400 SERIES	1'-9 5/8" x 3'-0 7/8"	30	0.30	0.28	NO	N/A	NO	
6W T.G.	TW18210	0	1	0	DOUBLE-HUNG WINDOW	ANDERSEN / 400 SERIES	1'-9 5/8" x 3'-0 7/8"	30	0.30	0.28	NO	N/A	YES	
	TOTAL	0	4	7										

(A) GLASS TYPE TO BE DOUBLE IG, ARGON FILLED, HIGH PERFORMANCE LOW-E4 OR BETTER.
(B) EMERGENCY ESCAPE OPENINGS AS PER 2020 RCNYS R310: - NET CLEAR OPENING = 5.7 S.F. (5.0 S.F. FOR GRADE FLOOR WINDOWS) - NET CLEAR HEIGHT = 24" - NET CLEAR WIDTH = 20" - MAXIMUM SILL HEIGHT = 44"
(C) GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 OF 2020 RCNYS SHALL BE SAFETY GLAZING.
(D) GRILLES PROFILE AND TYPE TO SELECT BY OWNER.
(E) PROVIDE WINDOW OPENING CONTROL DEVICE AS PER ASTM F 2090 FOR WINDOWS w/ SILLS MORE THAN 72" ABOVE GRADE AND LESS THAN 24" ABOVE FINISHED FLOOR.

BOULER PFLUGER ARCHITECTS, P.C.
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REGISTERED ARCHITECT
NICHOLAS J. PFLUGER
036476
STATE OF NEW YORK

PROJECT:
KOLEKAR RESIDENCE
31 JEFFREY PL,
MANHASSET HILLS, NY 11040

DRAWING TITLE:
FLOOR PLANS - LAYOUT
WIN / DOOR SCHEDULES

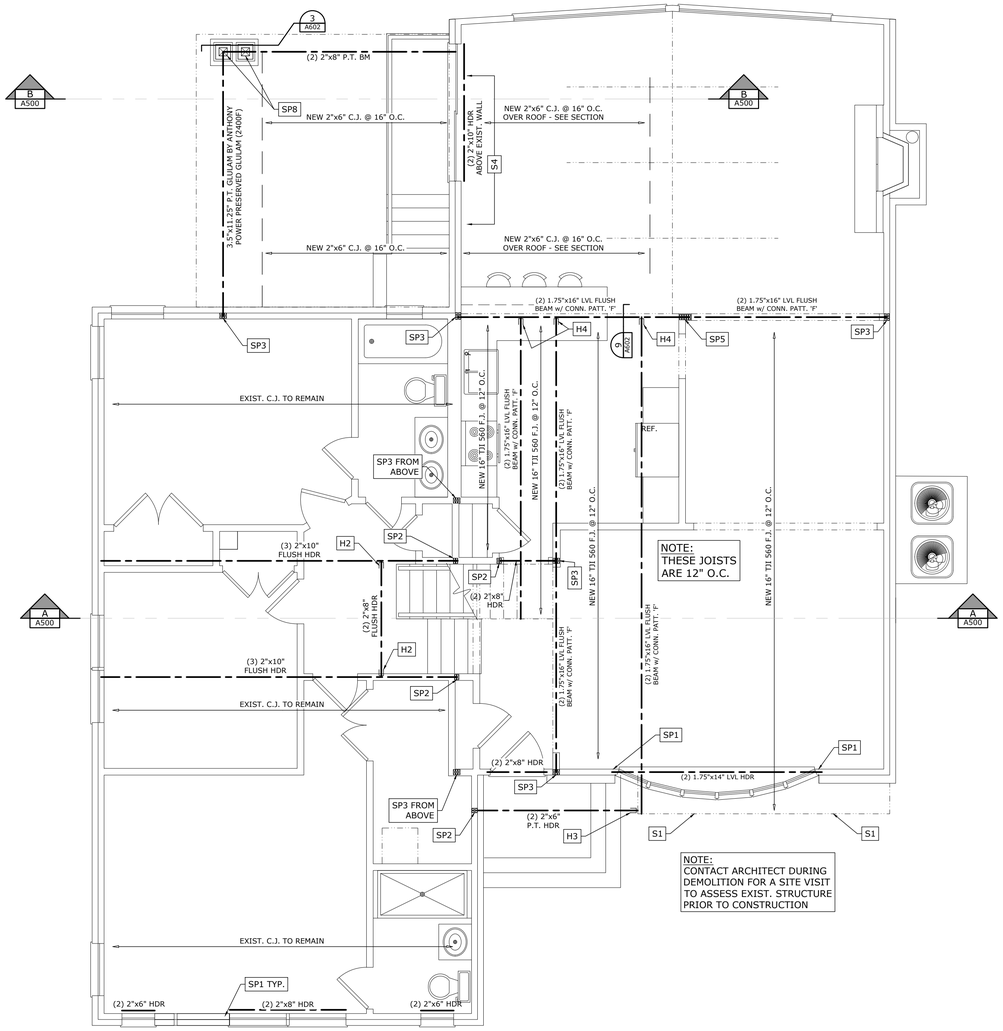
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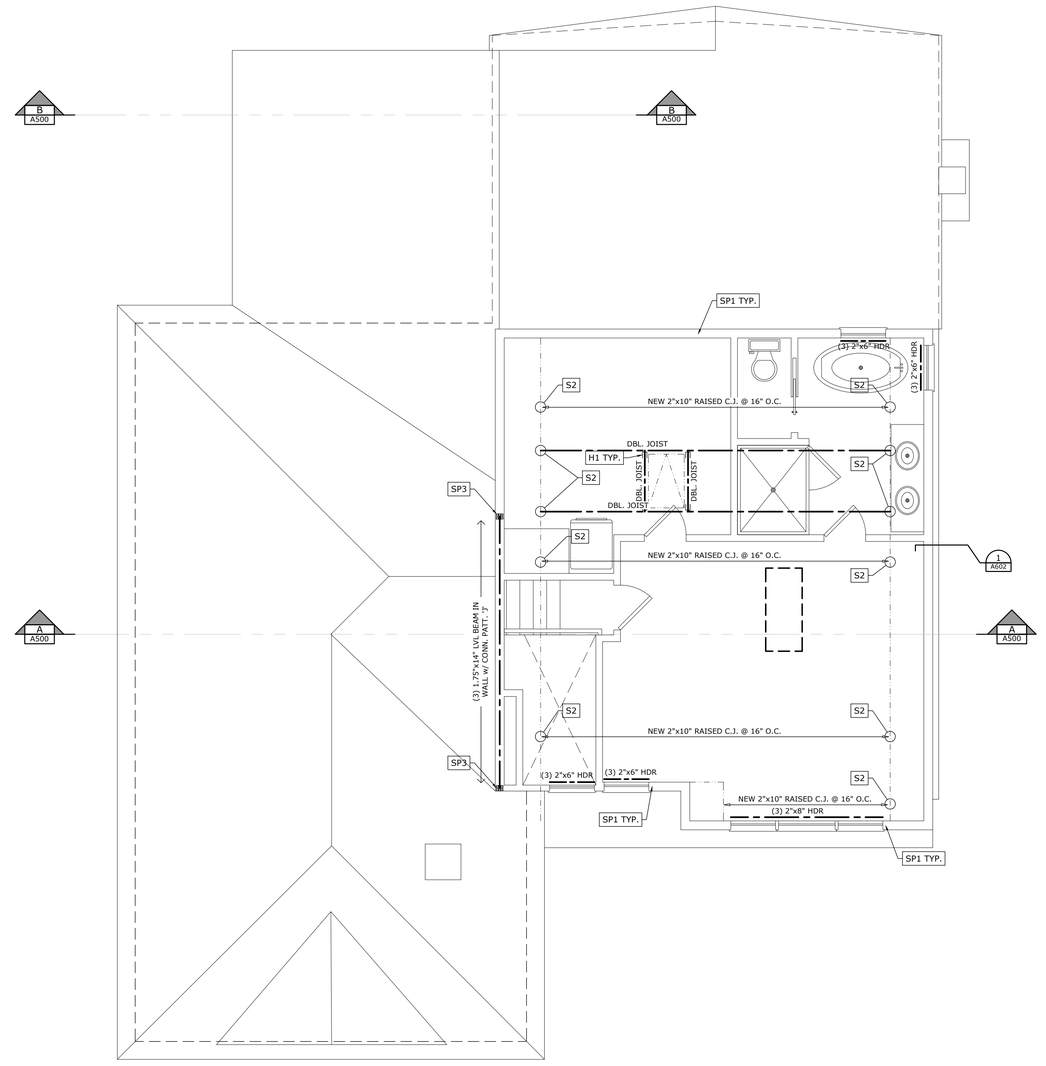
JOB #: BPA-23-0471

PROJECT NORTH



FIRST FLOOR PLAN - STRUCTURE

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



SECOND FLOOR PLAN - STRUCTURE

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

STRUCTURAL KEY NOTES

S1	CANTILEVER ABOVE: 1. PROVIDE BLOCKING PERPENDICULAR TO JOISTS IN EA. FRAMING BAY ABOVE WALL ON FIRST FLOOR 2. DBL. F.J. UNDER ALL POSTS/ JACK STUDS @ CANTILEVER
S2	ATTACH RAISED CEILING JOISTS AS PER CONNECTION 3A/A601
S3	POINT LOAD FROM ABOVE POST (TYP.)
S4	BUILD UP CRIPPLE WALL ABOVE EXIST. WALL w/ 2"x4" STUDS @ 16" O.C.

BEAM HANGER/CONNECTION SCHEDULE

H1	'SIMPSON' HUS210-2 BEAM HANGER; FASTEN AS PER MANU. (OR EQUAL)
H2	'SIMPSON' HUS28-2 BEAM HANGER; FASTEN AS PER MANU. (OR EQUAL)
H3	'SIMPSON' HUS26-2 BEAM HANGER; FASTEN AS PER MANU. (OR EQUAL)
H4	'SIMPSON' IUS3.56/16 BEAM HANGER; FASTEN AS PER MANU. (OR EQUAL)

ALL HANGERS TO BE FASTENED FOR MAXIMUM LOADING AS PER MANUF. USING 16d NAILS (UNLESS OTHERWISE NOTED)

STRUCTURAL POST SCHEDULE

SP1	WINDOW / DOOR FRAMING: SEE 6/A601 FOR FRAMING ELEMENTS AROUND DOORS AND WINDOWS (TYP. FOR ALL @ EA. END) U.O.N.
SP2	(2) 2"x4" POST
SP3	(3) 2"x4" POST
SP4	(4) 2"x4" POST
SP5	(5) 2"x4" POST
SP6	(3) 2"x6" POST
SP7	(4) 2"x6" POST
SP8	PORCH SUPPORT: 6"x6" P.T. WOOD POST - SEE PORCH DETAIL FOR MORE INFO.
SP9	EXIST. STL. COL. TO REMAIN (V.I.F. EXIST. LOCATIONS)

ADDITIONAL STRUCTURAL PLAN NOTES:

1. PROVIDE DBL. JOISTS UNDER ALL WALLS PARALLEL TO FRAMING ON ALL FLOORS. PLUMBING WALLS MAY BE BLOCKED @ 12" O.C.
2. WHEN WOOD 'I'-JOISTS ARE SPECIFIED. BEAMS DENOTED AS "DBL. JOISTS" MAY BE SUBSTITUTED w/ (2) LVL's OF SAME DEPTH w/ CONNECTION PATTERN 'F'
3. POSTS SHOWN ARE MIN. (2) 2"x4" IN 4" WALLS & MIN. (2) 2"x6" IN 6" WALLS, UNLESS OTHERWISE NOTED
4. PROVIDE STRAPPING, NAILING, AND ANCHOR BOLTS AS PER PAGES A600 AND A601
5. SOLID BLOCK ALL POSTS FROM ABOVE TO THE FOUND. OR BEAM BELOW IT
6. ALL EXTERIOR HARDWARE (BOLTS, HANGERS, NUTS, WASHERS ETC.) SHALL BE STAINLESS STEEL AS PER ASTM F1667 OR HOT DIPPED GALV. STEEL AS RECOMMENDED BY MANUFACTURER OR AS PER ASTM A153 AND ASTM A653 TYPE G185 ZINC COATED GALV. STEEL.
7. FRAMING SHALL BE COORDINATED w/ ALL LOCATIONS OF OUTLETS, SWITCHES, LIGHT FIXTURES, ELEC. BOXES, ETC.
8. SEE PAGE A600-A601 FOR:
   - 8.1. NUMBER OF JACK AND KING STUDS AT OPENINGS
   - 8.2. NUMBER OF SILLS FOR OPENINGS
   - 8.3. NAILING AND STRAPPING AT OPENINGS
   - 8.4. GENERAL (AND TYP.) NAILING AND STRAPPING
   - 8.5. TOP PLATE SPLICING
   - 8.6. PRECUT PLYWOOD PANELS FOR WIND-BORNE DEBRIS AREAS (WHEN APPLICABLE)
   - 8.7. BLOCKING AT GABLE END WALLS (AND WALLS PARALLEL TO JOISTS)
   - 8.8. RAKE OVERHANG CONSTRUCTION
   - 8.9. STUD CORNER CONSTRUCTION AT HOLDOWNS
   - 8.10. BEAM CONNECTION PATTERNS
   - 8.11. FASTENING SCHEDULE
   - 8.12. CONTINUOUS BUILT UP GIRDER
   - 8.13. TYPICAL JOIST HANGERS
   - 8.14. FIRE BLOCKING
   - 8.15. ENGINEERED WOOD PLACARD DETAIL

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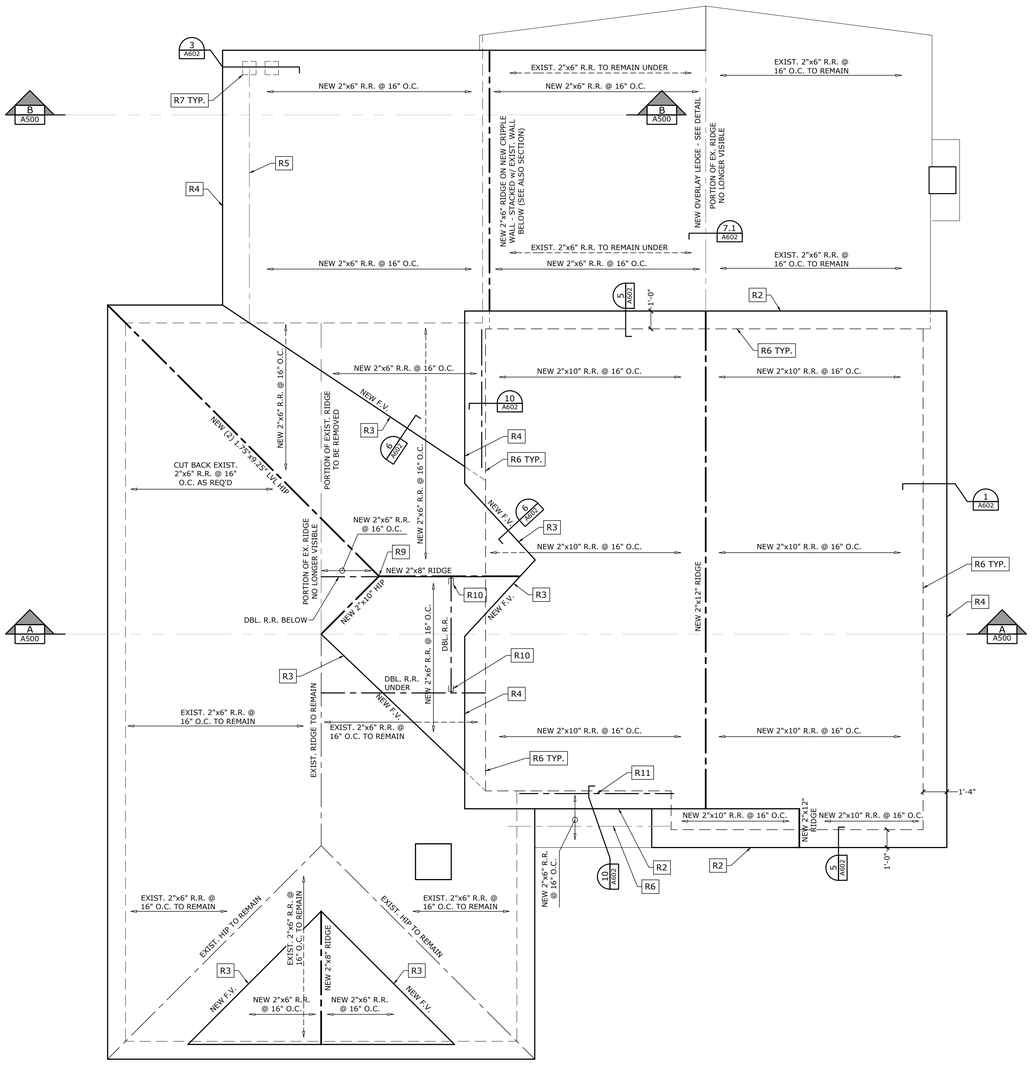
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JOB #: BPA-23-0471

PROJECT NORTH

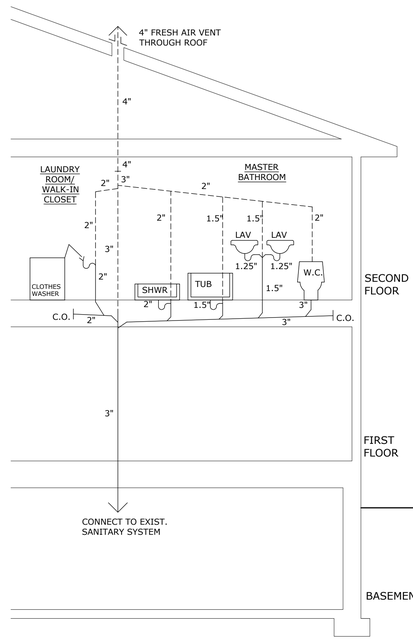


ROOF PLAN

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

ROOF KEY NOTES

R1	RESERVED	
R2	GABLE OVERHANG LESS THAN OR EQUAL TO 12": 1. 2"x LOOKOUT BLOCKING @ 16" O.C. 2. SEE NOTED DETAIL FOR MORE INFORMATION	
R3	FALSE VALLEYS & OVERLAID ROOFS: 1. OVERLAID ROOF TO LAY UPON MAIN ROOF WITH 2"x LEDGER TO MATCH WIDTH OF RAFTER END CUT 2. FASTENED LEDGER w/ (2) 16d NAILS @ EVERY INTERSECTING RAFTER UNDER 3. ADDITIONALLY OPEN A MIN. 32"x16" VENT AND ACCESSWAY INTO THE MAIN ATTIC (WHEN APPLICABLE) 4. PROVIDE CONCEALED FLASHING @ VALLEY 5. PROVIDE STRAPPING AS PER NOTED DETAIL	
R4	DRAINAGE NOTE: 1. PROVIDE GUTTERS AND LEADERS AS PER WALL DETAIL NOTES. 2. CONTRACTOR SHALL PROVIDE ADEQUATE LEADERS FOR POSITIVE DRAINAGE OF ALL ROOF SURFACES. 3. ALL LEADERS SHALL TERMINATE w/ A SPLASH BLOCK @ GRADE.	
R5	LINE OF BEAM BELOW (TYP.)	
R6	LINE OF WALL BELOW (TYP.)	
R7	LINE OF COLUMN ENCLOSURES BELOW	
R8	6"x6" P.T. POST UNDER TO BEAM BELOW	
R9	POST UNDER HIP ENDS TO DBL. R.R. BELOW	
R10	DBL. JOIST HANGER BY 'SIMPSON'	
R11	TYPICAL LEDGER BOARD FOR ROOF RAFTERS: 1. SEE NOTED DETAIL FOR MORE INFORMATION	



PLUMBING RISER NOTES:

1. ALL PLUMBING COMPONENTS AND INSTALLATIONS SHALL COMPLY WITH CHAPTERS 25 TO 33 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AS AMENDED BY NYS SUPPLEMENT.
2. PLUMBING VENT PENETRATIONS THROUGH THE ROOF SHALL TERMINATE MIN. 12" FROM ROOF SURFACE.
3. PLUMBING VENTS THROUGH THE ROOF SHALL INCREASE IN DIAMETER FROM 3" TO 4". THE DIAMETER INCREASE SHALL BE MADE NOT LESS THAN 12" INSIDE THE THERMAL ENVELOPE.

SIZE OF TRAPS AND PLUMBING FIXTURES (TABLE P3201.7 OF 2020 RESIDENTIAL CODE OF NEW YORK STATE)

PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHEMENTS)	1.5
BIDET	1.25
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1.5
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND FOOD WASTE DISPOSER)	1.5
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1.5
LAVATORY	1.25
SHOWER (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODYSPRAYS) FLOW RATE: 5.7 GPM AND LESS MORE THAN 5.7 GPM UP TO 12.3 GPM MORE THAN 12.3 GPM UP TO 25.8 GPM MORE THAN 25.8 GPM UP TO 55.6 GPM	 1.5 2 3 4

PLUMBING RISER - DRAIN / WASTE / VENT

SCALE: NTS

James M. Bouler, R.A., A.I.A. | Nicholas J. Pfluger, R.A., A.I.A.
BOULER PFLUGER ARCHITECTS, P.C.
85 E. Main St., Bay Shore, N.Y. 11706 | O - (631) 969-3335
www.bparchs.com | bpa@bparchs.com

REVISIONS

NO.	DESCRIPTION	DATE:
1	TOWN COMMENTS	01-24-2024
2	TOWN COMMENTS	04-12-2024
3	TOWN COMMENTS	05-03-2024

REGISTERED ARCHITECT NICHOLAS J. PFLUGER 035476 STATE OF NEW YORK

PROJECT:
KOLEKAR RESIDENCE
31 JEFFREY PL,
MANHASSET HILLS, NY 11040

DRAWING TITLE:
ROOF PLAN
PLUMBING RISER

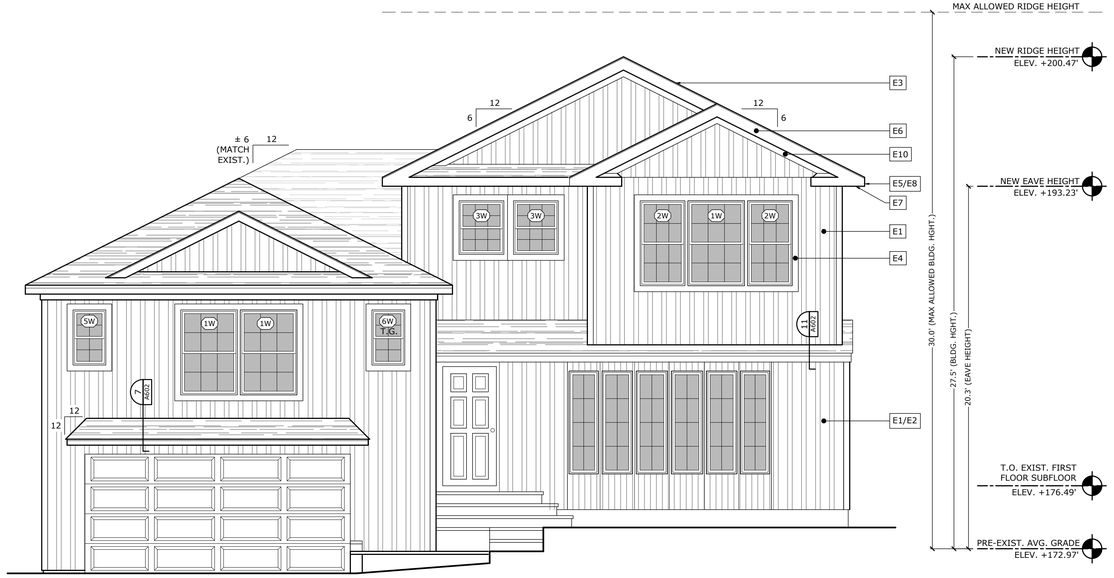
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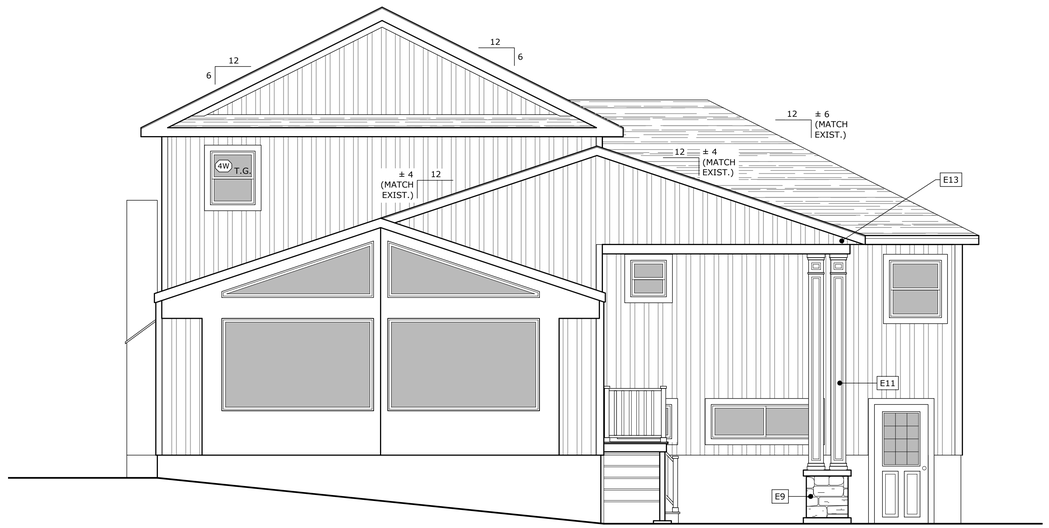
JOB #: BPA-23-0471

PROJECT NORTH



SOUTH ELEVATION (FRONT)

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



NORTH ELEVATION (REAR)

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

ELEVATION KEY NOTES

E1	SIDING / CLADDING #1: 1. BOARD & BATTEN SIDING BY "JAMES HARDIE" (OR SIDING TYPE TO SELECT) 2. EXPOSURE = 2" BATTEN & 12" BOARD RECOMMENDED (TO SELECT) 3. COLOR = TO SELECT BY OWNER 4. ALL TRIMMING AS NECESSARY FOR CHOSEN SIDING TYPE 5. INSTALL ALL AS PER MANU.
E2	EXIST. BRICK VENEER TO BE FURRED OUT w/ P.T. FURRING STRIPS. ANCHOR TO BRICK w/ MASONRY ANCHORS BY 'TAPCON' (OR EQUAL). INSTALL AS PER MANU. SPEC.'s. NEW SIDING AS PER NOTE E1
E3	MAIN ROOFING: 1. ASPHALT ROOFING SHINGLES BY 'GAF' (OR EQUAL) 2. MIN. 30 YR WARRANTY 3. STYLE TO SELECT BY OWNER 4. COLOR TO SELECT BY OWNER
E4	WINDOW/DOOR CASING: 1. 5/4"x4" PVC WINDOW/DOOR CASING BY "AZEK" (OR EQUAL). 2. COLOR = TO SELECT BY OWNER 3. PACK OUT AS REQ'D TO RECEIVE SIDING (TYP.) 4. INSTALL AS PER MANU. SPEC.'s
E5	FASCIAS: 1. 5/4"x6" PVC FASCIAS BY "AZEK" (OR EQUAL). 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'s
E6	RAKES: 1. 5/4"x8" PVC RAKES BY "AZEK" (OR EQUAL). 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'s
E7	SOFFITS: 1. SOFFITS SHALL BE BEADBOARD SOFFIT BY "AZEK" (OR EQUAL). CONTINUOUSLY VENTED 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'s
E8	GUTTERS & LEADERS: 1. 4"x3" ALUM. GUTTERS TO 3"x2" ALUM. LEADERS 2. COLOR = TO SELECT
E9	STONE: 1. NATURAL THIN SET STONE VENEER BY "STONEYARD" (OR EQUAL) (TYP.) 2. COLOR/MATERIAL TO SELECT BY OWNER 3. INSTALL AS PER MANU. SPEC.'s
E10	GABLE END TRIM: 1. 5/4"x4" GABLE END TRIM BY "AZEK" (OR EQUAL). 2. PACK OUT AS REQ'D TO ACCOMMODATE FOR SIDING THICKNESS 3. COLOR = TO SELECT 4. INSTALL AS PER MANU. SPEC.'s
E11	10" SQUARE STRAIGHT POST ENCLOSURE BY "HB&G PERMACAST" (OR EQUAL) OVER STONE PIER
E12	LINE OF ROOF BEYOND
E13	STRUCTURAL BEAM & POST AS PER PLAN CLADDED w/ PVC TRIM
E14	DECORATIVE CURVED POST CLADDED w/ PVC TRIM

ADDITIONAL ELEVATION NOTES:
1. ALL COLORS AND MATERIALS TO BE VERIFIED BY OWNER PRIOR TO BUILDING SUPPLY ORDERING

BOULER PFLUGER
ARCHITECTS, P.C.
James M. Bouler, R.A., A.I.A. | Nicholas J. Pfluger, R.A., A.I.A.
85 E. Main St., Bay Shore, N.Y. 11706 | O - (631) 969-3335
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REGISTERED ARCHITECT
NICHOLAS J. PFLUGER
035476
STATE OF NEW YORK

PROJECT:
KOLEKAR RESIDENCE
31 JEFFREY PL,
MANHASSET HILLS, NY 11040

DRAWING TITLE:
ELEVATIONS

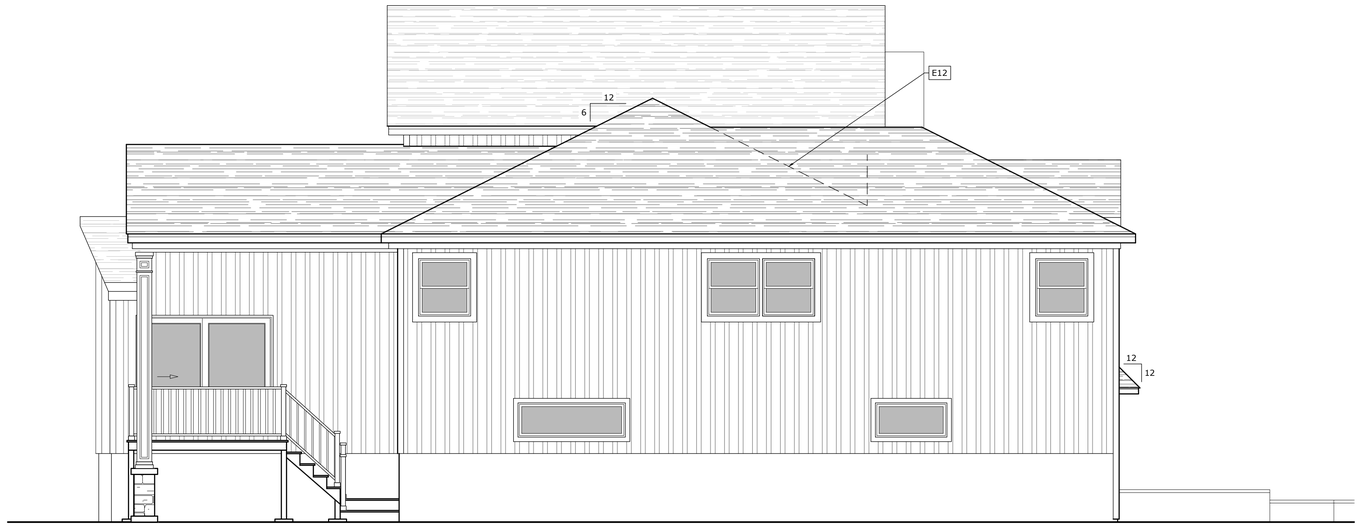
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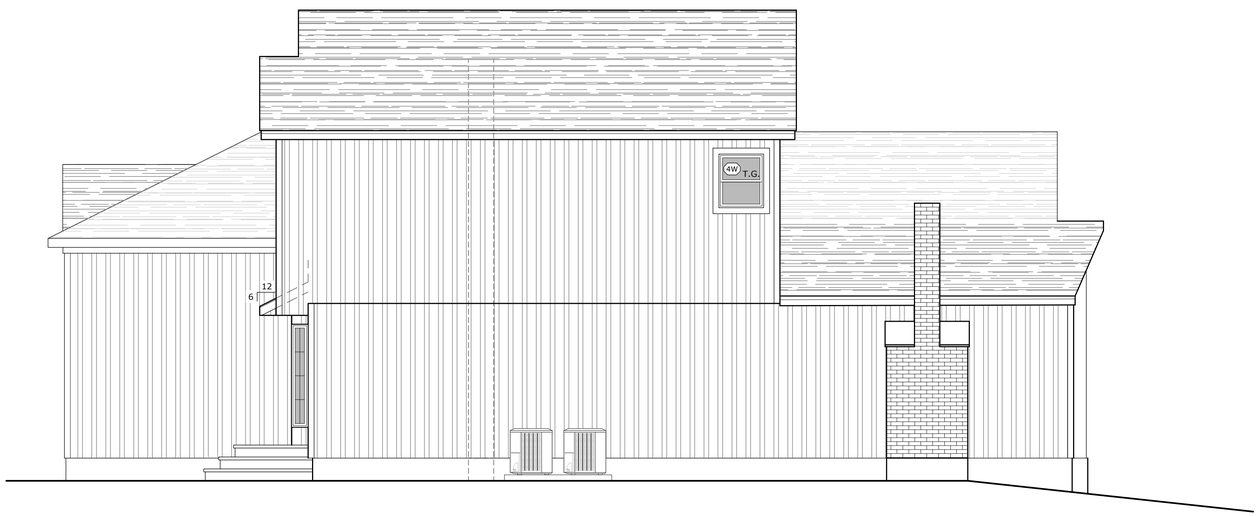
JOB #: BPA-23-0471

PROJECT NORTH



WEST ELEVATION (LEFT SIDE)

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



EAST ELEVATION (RIGHT SIDE)

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

ELEVATION KEY NOTES

E1	SIDING / CLADDING #1: 1. BOARD & BATTEN SIDING BY "JAMES HARDIE" (OR SIDING TYPE TO SELECT) 2. EXPOSURE = 2" BATTEN & 12" BOARD RECOMMENDED (TO SELECT) 3. COLOR = TO SELECT BY OWNER 4. ALL TRIMMING AS NECESSARY FOR CHOSEN SIDING TYPE 5. INSTALL ALL AS PER MANU.
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E3	MAIN ROOFING: 1. ASPHALT ROOFING SHINGLES BY 'GAF' (OR EQUAL) 2. MIN. 30 YR WARRANTY 3. STYLE TO SELECT BY OWNER 4. COLOR TO SELECT BY OWNER
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E5	FASCIAS: 1. 5/4"x6" PVC FASCIAS BY "AZEK" (OR EQUAL). 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'s
E6	RAKES: 1. 5/4"x8" PVC RAKES BY "AZEK" (OR EQUAL). 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'s
E7	SOFFITS: 1. SOFFITS SHALL BE BEADBOARD SOFFIT BY "AZEK" (OR EQUAL). CONTINUOUSLY VENTED 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'s
E8	GUTTERS & LEADERS: 1. 4"x3" ALUM. GUTTERS TO 3"x2" ALUM. LEADERS 2. COLOR = TO SELECT
E9	STONE: 1. NATURAL THIN SET STONE VENEER BY "STONEYARD" (OR EQUAL) (TYP.) 2. COLOR/MATERIAL TO SELECT BY OWNER 3. INSTALL AS PER MANU. SPEC.'s
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E11	10" SQUARE STRAIGHT POST ENCLOSURE BY "HB&G PERMACAST" (OR EQUAL) OVER STONE PIER
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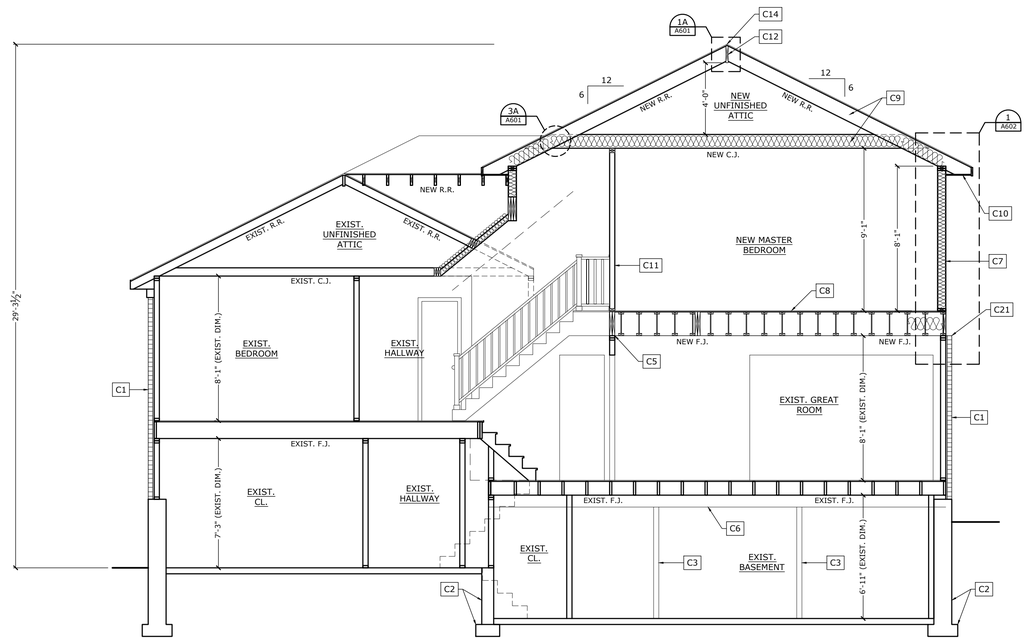
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ELEVATIONS

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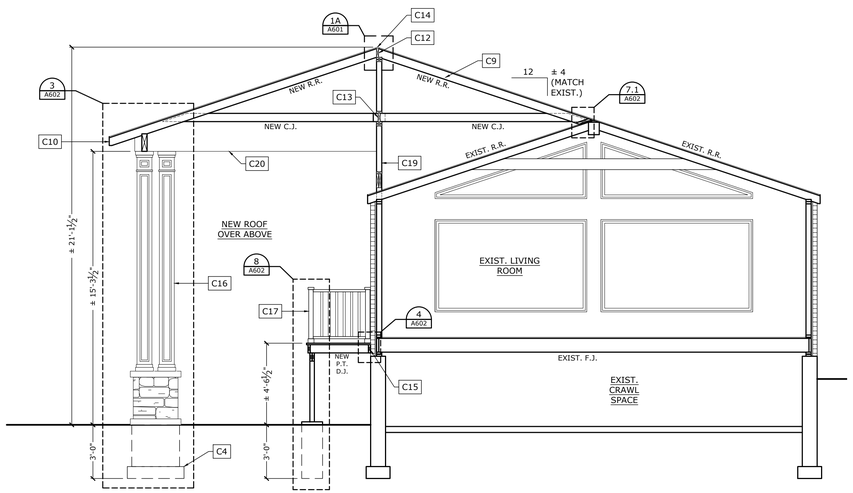
JOB #: BPA-23-0471

PROJECT NORTH



A500 — CROSS SECTION

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



A500 — CROSS SECTION

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

SECTION KEY NOTES

C1	EXIST. BRICK VENEER TO BE FURRED OUT w/ P.T. FURRING STRIPS. ANCHOR TO BRICK w/ MASONRY ANCHORS BY 'TAPCON' (OR EQUAL). INSTALL AS PER MANU. SPEC.'s. NEW SIDING AS PER ELEVATIONS TO BE APPLIED OVER FURRING STRIPS
C2	EXIST. FOUNDATION WALLS & WALL FOOTINGS: V.I.F. PRIOR TO ALL CONSTRUCTION THAT EXIST. FOUNDATION IS IN SOLID AND SOUND CONDITION w/ MIN. 8" THK. WALL AND 16"x8" P. CONC. FOOTING. IF NOT, CONTACT ARCHITECT.
C3	EXIST. STEEL COL. TO REMAIN
C4	INDIVIDUAL SPREAD FOOTINGS: 1. SEE NOTED DETAIL 2. SEE FOUNDATION PLAN
C5	NEW FLUSH BEAM: 1. FLUSH BEAM AS PER PLAN 2. SEE 2/A600 FOR JOIST CONNECTION TO FLUSH BEAM 3. SEE 3/A600 FOR CONNECTION PATTERN OF BEAM
C6	EXIST. DROPPED BEAM TO REMAIN
C7	TYPICAL EXTERIOR WALLS: 1. SEE NOTED DETAIL FOR INFO
C8	TYPICAL FLOOR CONSTRUCTION: 1. SEE NOTED DETAIL FOR INFO
C9	TYPICAL ROOF & CEILING CONSTRUCTION: 1. SEE NOTED DETAIL FOR INFO 2. NEW INSULATION AS NOTED ON EN100
C10	TYPICAL OVERHANG CONSTRUCTION: 1. SEE NOTED DETAIL FOR INFO
C11	TYPICAL INTERIOR WALL CONSTRUCTION: 1. 2"x4" STUDS (2"x6" WHERE 6" WALL IS INDICATED ON PLAN) @ 16" O.C. w/ DBL. TOP PL. & SINGLE SOLE PL.; 2. 1/2" GYP. BD. WALL FINISH, WATER RESISTANT @ BATHRM's, U.O.N.
C12	TYPICAL RIDGE BEAM / BOARD: 1. SEE ROOF PLAN
C13	SOLD BLOCKING @ EA. FRAMING BAY
C14	CONTINUOUS RIDGE VENT: 1. RIDGE VENT BY 'OWENS CORNING' OR EQUAL 2. INSTALL AS PER MANU. SPEC. @ ALL RIDGES
C15	EXTERIOR DECK LEDGER BD.: 1. SEE NOTED DETAIL FOR MORE INFORMATION
C16	TYPICAL PORCH CONSTRUCTION: 1. SEE COVERED PORCH DETAIL FOR MORE INFORMATION
C17	TYPICAL 36" RAIL: 1. SEE FLOOR PLAN NOTES
C18	NEW STRUCTURAL BEYOND POST AS PER PLAN
C19	BUILD UP CRIPPLE WALL ABOVE EXIST. WALL w/ 2"x4" STUDS @ 16" O.C.
C20	NEW BEAM BEYOND AS PER PLAN
C21	PROVIDE CONTINUOUS METAL DRIP CAP @ TOP OF BRICK VENEER

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KOLEKAR RESIDENCE
31 JEFFREY PL,
MANHASSET HILLS, NY 11040

DRAWING TITLE:
BUILDING SECTIONS

PAGE:
A500.00

DATE: 09/11/2023

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JOB #: BPA-23-0471

PROJECT NORTH

1 A600 FASTENING SCHEDULE

FASTENING SCHEDULE (R602.3(1))

DESCRIPTION OF BUILDING ELEMENTS	# AND TYPE OF FASTENER	SPACING & LOCATION
ROOF		
BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8D BOX (2-1/2" × 0.113") OR 3-8D COMMON (2-1/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	TOE NAIL
CEILING JOISTS TO TOP PLATE	4-8D BOX (2-1/2" × 0.113"); OR 3-8D COMMON (2-1/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	PER JOIST, TOE NAIL
CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTION R802.5.2 AND TABLE R802.5.2)	4-10D BOX (3" × 0.128"); OR 3-16D COMMON (3-1/2" × 0.162"); OR 4-3" × 0.131" NAILS	FACE NAIL
CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R802.5.2 AND TABLE R802.5.2)	SEE A601	FACE NAIL
COLLAR TIE TO RAFTER, FACE NAIL OR 11/4" × 20 GA. RIDGE STRAP TO RAFTER	4-10D BOX (3" × 0.128"); OR 3-10D COMMON (3" × 0.148"); OR 4-3" × 0.131" NAILS	FACE NAIL EACH RAFTER
RAFTER OR ROOF TRUSS TO PLATE	3-16D BOX NAILS (3-1/2" × 0.135"); OR 3-10D COMMON NAILS (3" × 0.148"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSSI
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d (3-1/2" × 0.135"); or 3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
	3-16D BOX (3-1/2" × 0.135"); OR 2-16D COMMON (3-1/2" × 0.162"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	END NAIL
WALL		
STUD TO STUD (NOT AT BRACED WALL PANELS)	16d common (3-1/2" × 0.162")	24" o.c. face nail
	10D BOX (3" × 0.128"); OR 3" × 0.131" 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" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
	16D COMMON (3-1/2" × 0.162")	16" O.C. FACE NAIL
BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16d common (3-1/2" × 0.162")	16" o.c. each edge face nail
	16D BOX (3-1/2" × 0.135")	12" O.C. EACH EDGE FACE NAIL
CONTINUOUS HEADER TO STUD	5-8D BOX (2-1/2" × 0.113"); OR 4-8D COMMON (2-1/2" × 0.131"); OR 4-10D BOX (3" × 0.128")	TOE NAIL
TOP PLATE TO TOP PLATE	16d common (3-1/2" × 0.162")	16" o.c. face nail
	10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	12" O.C. FACE NAIL
DOUBLE TOP PLATE SPLICE	8-16D COMMON (3-1/2" × 0.162"); OR 12-16D BOX (3-1/2" × 0.135"); OR 12-10D BOX (3" × 0.128"); OR 12-3" × 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d common (3-1/2" × 0.162")	16" o.c. face nail
	16D BOX (3-1/2" × 0.135"); OR 3" × 0.131" NAILS	12" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16D BOX (3-1/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 4-3" × 0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
TOP OR BOTTOM PLATE TO STUD	4-8d box (2-1/2" × 0.113"); or 3-16d box (3-1/2" × 0.135"); or 4-8d common (2-1/2" × 0.131"); or 4-10d box(3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
	3-16D BOX (3-1/2" × 0.135"); OR 2-16D COMMON (3-1/2" × 0.162"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	END NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10D BOX (3" × 0.128"); OR 2-16D COMMON (3-1/2" × 0.162"); OR 3-3" × 0.131" NAILS	FACE NAIL
1" BRACE TO EACH STUD AND PLATE	3-8D BOX (2-1/2" × 0.113"); OR 2-8D COMMON (2-1/2" × 0.131"); OR 2-10D BOX (3" × 0.128"); OR 2 STAPLES 13/4"	FACE NAIL
1" × 6" SHEATHING TO EACH BEARING	3-8D BOX (2-1/2" × 0.113"); OR 2-8D COMMON (2-1/2" × 0.131"); OR 2-10D BOX (3" × 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 13/4" LONG	FACE NAIL
1" × 8" AND WIDER SHEATHING TO EACH BEARING	3-8d box (2-1/2" × 0.113"); or 3-8d common (21/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., 13/4"long	Face nail
	WIDER THAN 1" × 8" 4-8D BOX (2-1/2" × 0.113"); OR 3-8D COMMON (2-1/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 4 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	
FLOOR		
JOIST TO SILL, TOP PLATE OR GIRDER	4-8D BOX (2-1/2" × 0.113"); OR 3-8D COMMON (2-1/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	TOE NAIL
RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d box (2-1/2" × 0.113")	4" o.c. toe nail
	8D COMMON (2-1/2" × 0.131"); OR 10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	6" O.C. TOE NAIL
1" × 6" SUBFLOOR OR LESS TO EACH JOIST	3-8D BOX (2-1/2" × 0.113"); OR 2-8D COMMON (2-1/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 13/4" LONG	
2" SUBFLOOR TO JOIST OR GIRDER	3-16D BOX (3-1/2" × 0.135"); OR 2-16D COMMON (3-1/2" × 0.162")	BLIND AND FACE NAIL
2" PLANKS (PLANK & BEAM—FLOOR & ROOF)	3-16D BOX (3-1/2" × 0.135"); OR 2-16D COMMON (3-1/2" × 0.162")	AT EACH BEARING, FACE NAIL
BAND OR RIM JOIST TO JOIST	3-16D COMMON (3-1/2" × 0.162") 4-10 BOX (3" × 0.128"), OR 4-3" × 0.131" NAILS; OR 4-3" × 14 GA. STAPLES, 7/16" CROWN	END NAIL
BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20d common (4" × 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
	10d box (3" × 0.128"); or 3" × 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides
	AND: 2-20D COMMON (4" × 0.192"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16D BOX (3-1/2" × 0.135"); OR 3-16D COMMON (3-1/2" × 0.162"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
BRIDGING OR BLOCKING TO JOIST	2-10D BOX (3" × 0.128"), OR 2-8D COMMON (2-1/2" × 0.131"; OR 2-3" × 0.131") NAILS	EACH END, TOE NAIL

DESCRIPTION OF BUILDING ELEMENTS	# AND TYPE OF FASTENER	EDGE	FIELD
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]			
3/8" — 1/2"	6D COMMON (2" × 0.113") NAIL (SUBFLOOR, WALL)I 8D COMMON (2-1/2" × 0.131") NAIL (ROOF); OR RSRS-01 (2-3/8" × 0.113") NAIL (ROOF)J	6	12
1-9/32" — 1"	8D COMMON NAIL (2-1/2" × 0.131"); OR RSRS-01; (2-3/8" × 0.113") NAIL (ROOF)J	6	12
1-1/8" — 11/4"	10D COMMON (3" × 0.148") NAIL; OR 8D (2-1/2" × 0.131") DEFORMED NAIL	6	12
OTHER WALL SHEATHINGG			
1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-1/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1-1/4" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3	6
25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1-1/2" LONG 16 GA. STAPLE WITH 7/16" OR 1" CROWN	3	6
1/2" GYPSUM SHEATHINGD	1-1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-1/2" LONG; 1-1/4" SCREWS, TYPE W OR S	7	7
5/8" GYPSUM SHEATHINGD	1-3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1-5/8" LONG; 1-5/8" SCREWS, TYPE W OR S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
3/4" AND LESS	6D DEFORMED (2" × 0.120") NAIL; OR 8D COMMON (2-1/2" × 0.131") NAIL	6	12
7/8" — 1"	8D COMMON (2-1/2" × 0.131") NAIL; OR 8D DEFORMED (2-1/2" × 0.120") NAIL	6	12
1-1/8" — 1-1/4"	10D COMMON (3" × 0.148") NAIL; OR 8D DEFORMED (2-1/2" × 0.120") NAIL	6	12

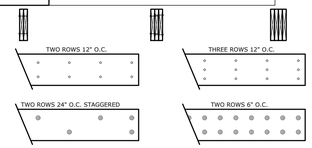
2 A600 TYPICAL JOIST HANGERS

FOR JOISTS FLUSH FRAMED TO BEAM - DIMENSIONAL LUMBER	
JOIST SIZE	HANGER
2"x6"	'SIMPSON' LUS26 (OR EQUAL)
2"x8"	'SIMPSON' HUS28 (OR EQUAL)
2"x10"	'SIMPSON' HUS210 (OR EQUAL)
2"x12"	'SIMPSON' HUS210 (OR EQUAL)

FOR RAFTERS FLUSH FRAMED TO BEAM - DIMENSIONAL LUMBER	
RAFTER SIZE	HANGER
2"x6"	'SIMPSON' LRU26Z (OR EQUAL)
2"x8"	'SIMPSON' LRU28Z (OR EQUAL)
2"x10"	'SIMPSON' LRU210Z (OR EQUAL)
2"x12"	'SIMPSON' LRU212Z (OR EQUAL)

FOR JOISTS FLUSH FRAMED TO BEAM - ENGINEERED WOOD 'I' JOISTS (TJI 560 SERIES ONLY)	
JOIST SIZE	TOP FLANGE HANGER
11.875"	'SIMPSON' ITS3.56/11.88 (OR EQ.)
14.0"	'SIMPSON' ITS3.56/14 (OR EQ.)
16.0"	'SIMPSON' ITS3.56/16 (OR EQ.)

3 A600 BEAM CONNECTIONS



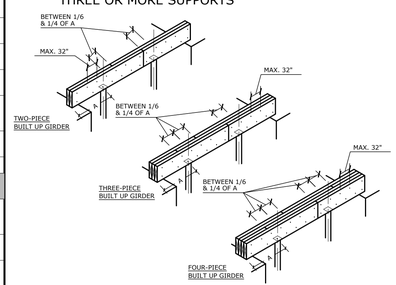
CONNECTION PATTERN SCHEDULE

CONNECTION PATTERN	DESCRIPTION
A	(2) ROWS 10d NAILS @ 12" O.C.
B	(3) ROWS 10d NAILS @ 12" O.C.
C	(2) ROWS 1/2" Ø BOLTS @ 12" O.C. STAGGERED; DBL. @ ENDS
D	(2) ROWS 1/2" Ø BOLTS @ 16" O.C.
E	(2) ROWS 1/2" Ø BOLTS @ 24" O.C.
F	(2) ROWS 3-3/8" 'FLATLOK' SCREWS @ 12" O.C. SCREWED ON (1) SIDE OF MEMBER
G	(2) ROWS 3-3/8" 'FLATLOK' SCREWS @ 16" O.C. SCREWED ON (1) SIDE OF MEMBER
H	(2) ROWS 3-3/8" 'FLATLOK' SCREWS @ 24" O.C. SCREWED ON (1) SIDE OF MEMBER
J	(2) ROWS 5" 'FLATLOK' SCREWS @ 12" O.C. SCREWED ON BOTH SIDE OF MEMBER
K	(2) ROWS 5" 'FLATLOK' SCREWS @ 16" O.C. SCREWED ON BOTH SIDE OF MEMBER
L	(2) ROWS 5" 'FLATLOK' SCREWS @ 24" O.C. SCREWED ON BOTH SIDE OF MEMBER

NOTE:
1. BEAMS & HEADERS NOT NOTED WITH CONNECTION PATTERN ON PLAN SHALL USE CONNECTION PATTERN 'A' WHEN 8" OR SMALLER & CONNECTION PATTERN 'B' WHEN 10" OR LARGER
2. WHEN SCREWING OR NAILING FROM BOTH SIDES OF MEMBER - OFFSET FASTENERS 1/2" FROM ONE SIDE TO THE OTHER
3. BOLT HOLES ARE TO BE THE SAME DIAMETER AS THE BOLT AND SHOULD BE LOCATED 2" FROM THE TOP AND BOTTOM OF THE MEMBER. EVERY BOLT MUST EXTEND THROUGH THE FULL THICKNESS OF THE MEMBER. USE WASHERS UNDER HEAD AND NUT.

4 A600 CONTINUOUS BUILT-UP GIRDERS

THREE OR MORE SUPPORTS



ASSEMBLY REQUIREMENTS:
WHEN GIRDERS MADE UP OF JOISTS NAILED TOGETHER SIDE BY SIDE ARE CONTINUOUS OVER THREE OR MORE SUPPORTS, JOINTS ARE TO BE LOCATED BETWEEN ONE SIXTH AND ONE QUARTER THE SPAN LENGTH FROM AN INTERMEDIATE SUPPORT. NO TWO ADJOINING JOISTS, NOR MORE THAN ONE THIRD THE TOTAL NUMBER, ARE TO BE JOINTED ON THE SAME SIDE OF THE SUPPORT.

NAILING:
TWO-PIECE GIRDERS ARE TO BE NAILED FROM ONE SIDE WITH 10d NAILS, TWO NEAR EACH END OF EACH PIECE, OTHERS STAGGERED WITH A DISTANCE OF 16 INCHES BETWEEN NAILS IN A HORIZONTAL LINE; OR GIRDERS ARE TO BE NAILED FROM EACH SIDE w/ 10d NAILS, TWO NEAR EACH END OF EACH JOIST, OTHERS STAGGERED w/ A DISTANCE OF 32" BETWEEN NAILS IN A HORIZONTAL LINE.

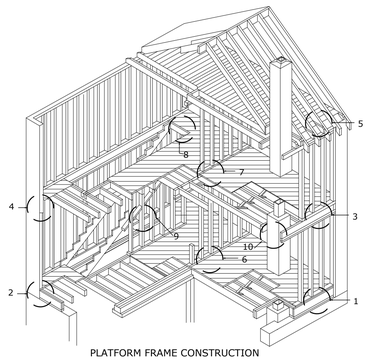
THREE-PIECE GIRDERS ARE TO BE NAILED w/ 20d NAILS ON EA. SIDE w/ TWO NEAR EA. END OF EA. PIECE, INCLUDING INTERMIDIATE JOINTS, AND w/ THE OTHERS STAGGERED w/ A DISTANCE OF NOT MORE THAN 32" BETWEEN NAILS IN A HORIZONTAL LINE.

FOUR-PIECE GIDERS ARE TO BE ASSEMLED AS SHOWN, AND NAILED w/ 20d NAILS AS SPECIFIED FOR THE THREE-PIECE GIRDER.

ANCHORING:
GIRDERS ARE TO BE SECURELY ANCHORED TO MASONRY PIERS, NAILED TO WOOD POSTS OR BOLTED TO STEEL COLUMNS.

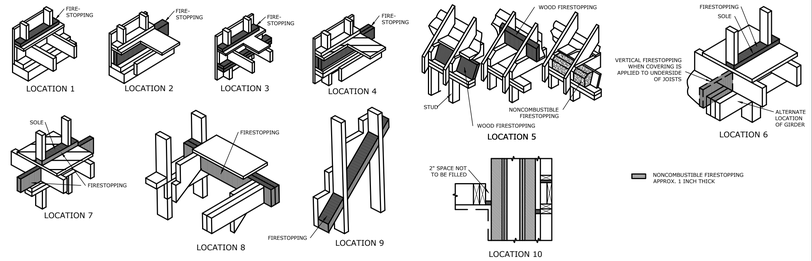
5 A600 FIREBLOCKING FOR PLATFORM WOOD FRAMING

(FOR ENGINEERED LUMBER [ie. WOOD I-JOISTS] SEE MANU. SPEC.'s FOR ADDITIONAL INFO.)



PLATFORM FRAME CONSTRUCTION
-LOCATIONS REQUIRUNG FIRESTOPPING-

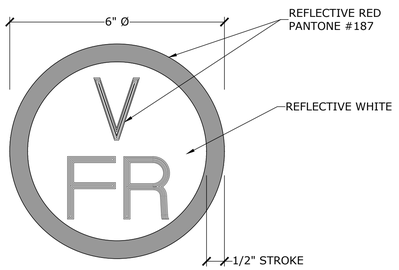
1. FOR PLATFORM FRAME CONSTRUCTION: THE SOLE SERVES AS FIRE-STOPPING.
2. FOR PLATFORM FRAME CONSTRUCTION: THE DOUBLE JOIST SERVES AS FIRESLOPPING.
3. FOR PLATFORM FRAME CONSTRUCTION: THE SOLE AND DOUBLE PLATE SERVE AS FIRESTOPPING.
4. FOR PLATFORM FRAME CONSTRUCTION: THE DOUBLE JOIST SERVES AS FIRESTOPPING.
5. FIRESTOPPING SHALL BE 2 INCHES OF WOOD BLOCKING OR OF NONCOM-BUSTIBLE FILL.
6. FOR PLATFORM FRAME CONSTRUCTION: THE SOLE AND 2 INCHES OF WOOD BLOCKING PLACED BETWEEN JOISTS SERVE AS FIRESTOPPING.
7. FOR PLATIOFTI FRAME CONSTRUCTION: THE SOLE AND 2 INCHES OF WOOD BLOCKING PLACED BETWEEN JOISTS SERVE AS FIRESTOPPING.
8. THE HEADER SERVES AS FIRE-STOPPING.
9. TWO-INCH WOOD BLOCKING OR THE EQUIVALENT SHALL BE ADDED BETWEEN STUDS IN PARTITION ADJACENT TO STRINGER TO SERVE AS FIRESTOPPING.
10. THE SPACE BETWEEN A CHIMNEY AND COMBUSTIBLE FLOOR FRAMING SHALL BE FIRESTOPPED AT THE BOTTOM WITH APPROXIMATELY 1-INCH DEPTH OF NONCOMBUSTIBLE MATERIAL HELD IN PLACE BY METAL LATH OR WIRE FABRIC. SUCH FIRESTOPPING SHALL NOT BE REQUIRED WHEN THE BOTTOM OF THE VERTICAL OPENING IS SEALED BY PLASTER ON THE CEILING AND CHIMNEY. THE SPACE ABOVE THE FIRE-STOPPING SHALL BE LEFT UNFILLED SO THAT HEAT FROM THE CHIMNEY CAN BE CARRIED AWAY BY AIR CURRENTS MOVING UPWARD AND OUT THROUGH NORMAL SHRINKAGE CRACKS OF THE INTERIOR FINISH. PLASTER CEILING ON NONCOMBUSTIBLE LATH, EXTENDING TO CHIMNEY FACES, WILL SERVE AS FIRESTOPPING.
11. ALL PENETRATIONS THROUGH FIRE BLOCKING SHALL BE SEALED w/ FIRE RATED SEALANT OR FOAM



6 A600 RESERVED

7 A600 ENGINEERED WOOD PLACARD

NOTE:
ENGINEERED WOOD PLACARD SHALL BE AFFIXED ON OR ADJACENT TO ELECTRIC METER BOX @ EXTERIOR OF BUILDING AS PER PART 1265 OF TITLE 19 NYCRR.



8 A600 STRUCTURAL CRITERIA

MINIMUM UNIFORMLY DISTRIBUTED DESIGN LOADS
[LIVE LOADS AS PER TABLE R301.5 AND SNOW LOAD AS PER FIGURE R301.2(6) OF 2020 RESIDENTIAL CODE OF NEW YORK STATE]

USE	LIVE LOAD	DEAD LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10 psf	10 psf
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20 psf	10 psf
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30 psf	10 psf
EXT. BALCONIES AND DECKS	40 psf	15 psf
FIRE ESCAPES	40 psf	AS PER PLAN
GUARDRAILS AND HANDRAILS	200 psf	
GUARDRAILS INFILL COMPONENTS	50 psf	
PASSENGER VEHICLE GARAGES	50 psf	AS PER PLAN
ROOMS OTHER THAN SLEEPING ROOMS	40 psf	15 psf
SLEEPING ROOMS	30 psf	15 psf
STAIRS	40 psf	15 psf
ROOF LOADING (LIVE = GROUND SNOW LOAD)	20 psf	12 psf FOR ATTIC 15 psf FOR CATH.

SEE CODE FOR FOOTNOTES

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS
[TABLE R301.7 OF 2020 RESIDENTIAL CODE OF NEW YORK STATE]

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 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 WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOADS WITH FLEXIBLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

NOTE: L = SPAN LENGTH
H = SPAN HEIGHT

SEE CODE FOR FOOTNOTES

MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE
[TABLE R402.2 OF 2020 RESIDENTIAL CODE OF NEW YORK STATE]

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH (f'c)
	WEATHERING POTENTIAL - SEVERE
ALL BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK	3,000
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO WEATHER, AND GARAGE FLOOR SLABS	3,500

SEE CODE FOR FOOTNOTES

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS
[TABLE R401.4.1 OF 2020 RESIDENTIAL CODE OF NEW YORK STATE]

CLASS OF MATERIAL	LOAD BEARING PRESSURE (PSF)
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

SEE CODE FOR FOOTNOTES

BOULER PFLUGER ARCHITECTS, P.C.
James M. Bouler, R.A., A.I.A. | Nicholas J. Pfluger, R.A., A.I.A.
85 E. Main St., Bay Shore, N.Y. 11706 | O - (631) 969-3335
www.bparchs.com | bpa@bparchs.com

REVISIONS

NO.	DESCRIPTION	DATE:
1	TOWN COMMENTS	01-24-2024
2	TOWN COMMENTS	04-12-2024
3	TOWN COMMENTS	05-03-2024

REGISTERED ARCHITECT NICHOLAS J. PFLUGER 035476 STATE OF NEW YORK

PROJECT:
KOLEKAR RESIDENCE
31 JEFFREY PL, MANHASSET HILLS, NY 11040

DRAWING TITLE:
SCHEDULES
DESIGN CRITERIA

PAGE:
A600.00

DATE: 09/11/2023

11 OF 15

JOB #: BPA-23-0471

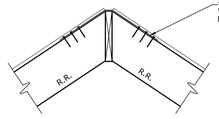
PROJECT NORTH

TYPICAL UPLIFT CONNECTIONS (STRAPPING)

CONNECTIONS @ TYPICAL EXTERIOR BEARING WALL

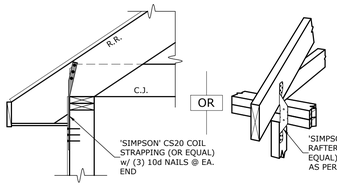
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APPLY THIS DETAIL WHERE REQ'D THROUGHOUT PROJECT



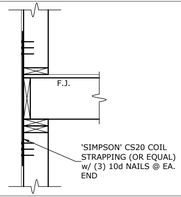
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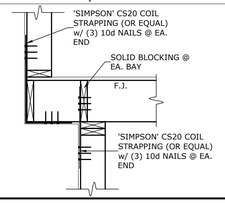
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A601

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1D
A601

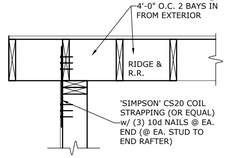
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CONNECTIONS @ TYPICAL EXTERIOR NON-BEARING WALL

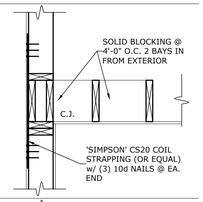
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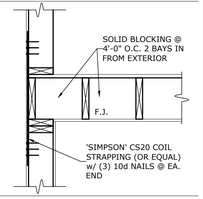
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A601

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2C
A601

APPLY THIS DETAIL WHERE REQ'D THROUGHOUT PROJECT



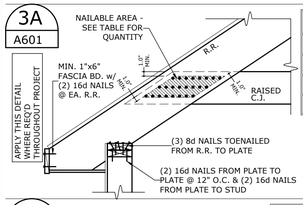
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A601

APPLY THIS DETAIL WHERE REQ'D THROUGHOUT PROJECT

TYPICAL THRUST & LATERAL CONNECTIONS (NAILING)

3A
A601

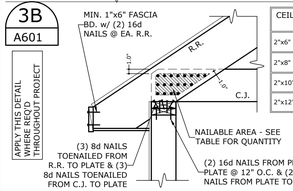
APPLY THIS DETAIL WHERE REQ'D THROUGHOUT PROJECT



CEILING JOIST SIZE	NUMBER OF NAILS
2"x6"	(6) 16D COMMON
2"x8"	(8) 16D COMMON
2"x10"	(10) 16D COMMON
2"x12"	(11) 16D COMMON

3B
A601

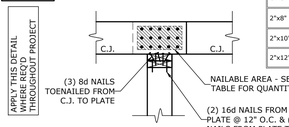
APPLY THIS DETAIL WHERE REQ'D THROUGHOUT PROJECT



CEILING JOIST SIZE	NUMBER OF NAILS
2"x6"	(3) 16D COMMON
2"x8"	(5) 16D COMMON
2"x10"	(6) 16D COMMON
2"x12"	(7) 16D COMMON

3C
A601

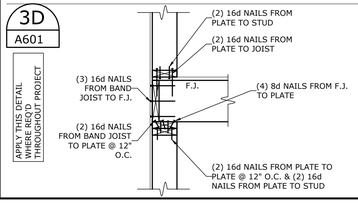
APPLY THIS DETAIL WHERE REQ'D THROUGHOUT PROJECT



CEILING JOIST SIZE	NUMBER OF NAILS
2"x6"	(3) 16D COMMON
2"x8"	(5) 16D COMMON
2"x10"	(6) 16D COMMON
2"x12"	(7) 16D COMMON

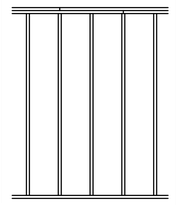
3D
A601

APPLY THIS DETAIL WHERE REQ'D THROUGHOUT PROJECT



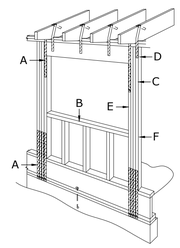
4 TOP PLATE SPLICING
A601

TOP PLATE SPLICE SCHEDULE			
TOTAL WALL LENGTH	MINIMUM SPLICE LENGTH	TOTAL WALL LENGTH	MINIMUM SPLICE LENGTH
12'-0"	1'-3"	36'-0"	3'-6"
16'-0"	1'-6"	40'-0"	4'-0"
20'-0"	2'-0"	50'-0"	5'-0"
24'-0"	2'-6"	60'-0"	6'-0"
28'-0"	2'-9"	70'-0"	7'-0"
32'-0"	3'-3"	80'-0"	8'-0"



5 RESERVED
A601

6 NAILING/STRAPPING @ WINDOW/DOOR HEADER
A601

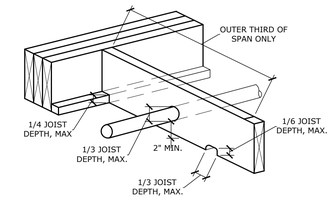


NOTATION:
A- NUMBER OF 10d NAILS @ EA. END OF STRAPPING
B- NUMBER OF SILL STUDS-ON FLAT (DOES NOT APPLY TO DOORS)
C- NUMBER OF FULL HEIGHT KING STUDS @ EA. SIDE OF HEADER
D- NUMBER OF 16d NAILS, END-NAILED THROUGH ADJACENT KING STUD TO END OF HEADER @ EA. SIDE
E- NUMBER OF JACK STUDS @ EA. END OF HEADER
F- NUMBER OF 16d NAILS, END-NAILED THROUGH ADJACENT JACK STUD TO END OF SILL(S) @ EA. SIDE (DOES NOT APPLY TO DOORS)

WINDOW AND DOOR ROUGH OPENING FRAMING REQUIREMENTS						
NOTATION / ROUGH OPNG	A	B	C	D	E	F
2'-0"	2	1	1	1	1	1
4'-0"	3	1	2	2	2	2
6'-0"	4	1	3	3	3	3
8'-0"	6	2	3	4	4	4
10'-0"	7			4		4
12'-0"	8			5		5
16'-0"	11			7		7

7 NAILING/STRAPPING @ WINDOW/DOOR HEADER
A601

APPLY THIS DETAIL WHERE REQ'D THROUGHOUT PROJECT



BOULER PFLUGER ARCHITECTS, P.C.
James M. Bouler, R.A., A.I.A. | Nicholas J. Pfluger, R.A., A.I.A.
85 E. Main St., Bay Shore, N.Y. 11706 | O - (631) 969-3335
www.bparchs.com | bpa@bparchs.com

REVISIONS

NO.	DESCRIPTION	DATE:
1	TOWN COMMENTS	01-24-2024
2	TOWN COMMENTS	04-12-2024
3	TOWN COMMENTS	05-03-2024



PROJECT:
KOLEKAR RESIDENCE
31 JEFFREY PL,
MANHASSET HILLS, NY 11040

DRAWING TITLE:
DETAILS

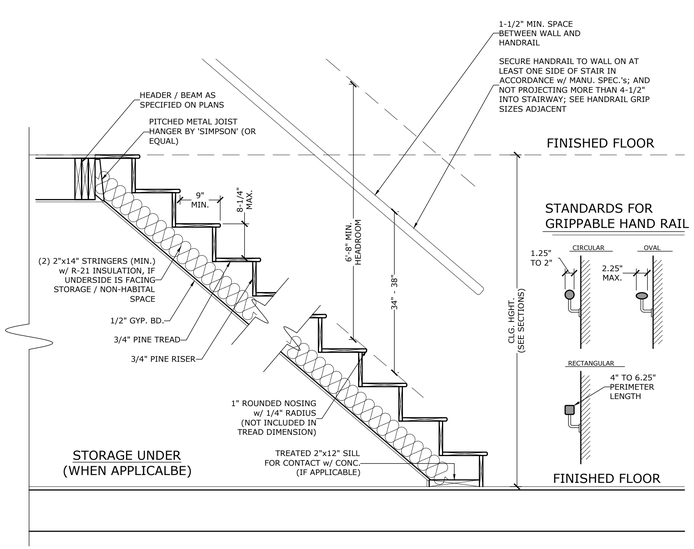
PAGE:
A601.00

DATE: 09/11/2023

12 OF 15

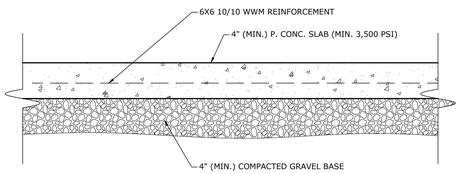
JOB #: BPA-23-0471

PROJECT NORTH



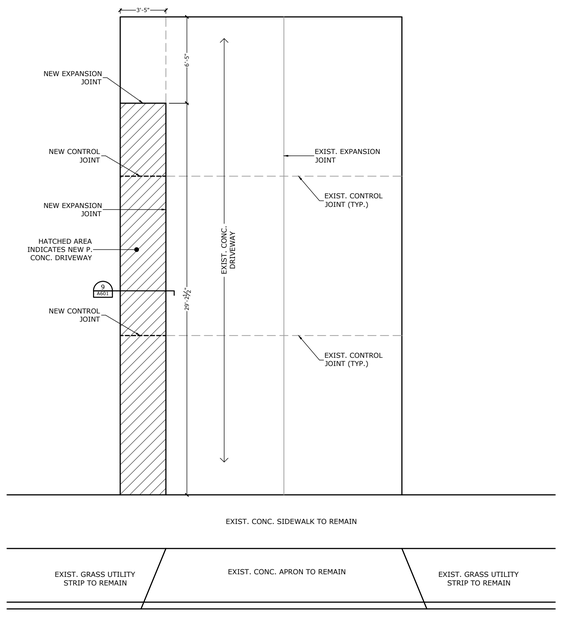
8 TYPICAL STAIRWAY DETAIL
A601

SCALE: NTS



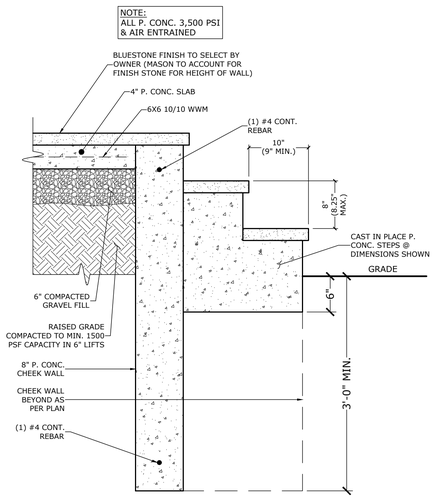
9 DRIVEWAY SECTION DETAIL
A601

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



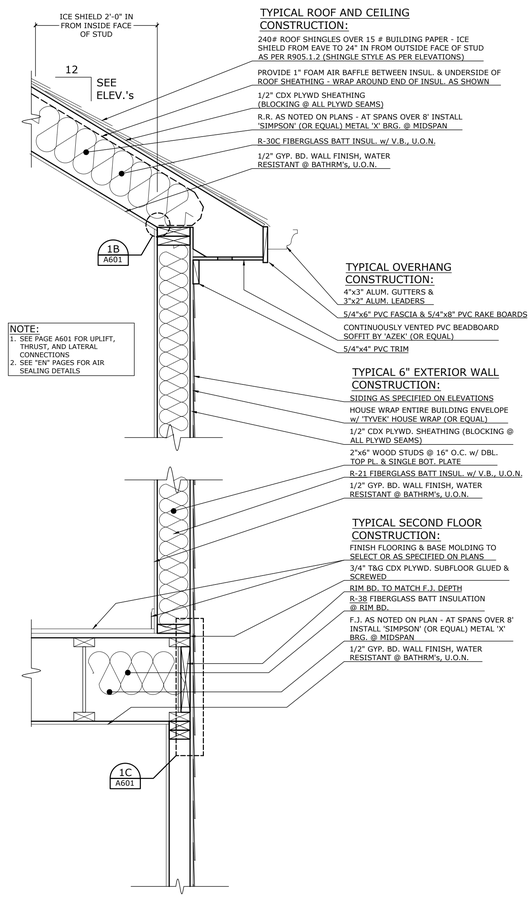
10 DRIVEWAY PLAN DETAIL
A601

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



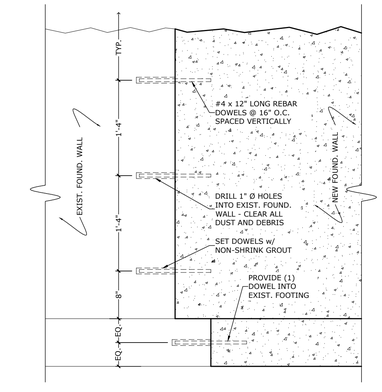
11 MASONRY PLATFORM DETAIL
A601

SCALE: 1" = 1'-0"



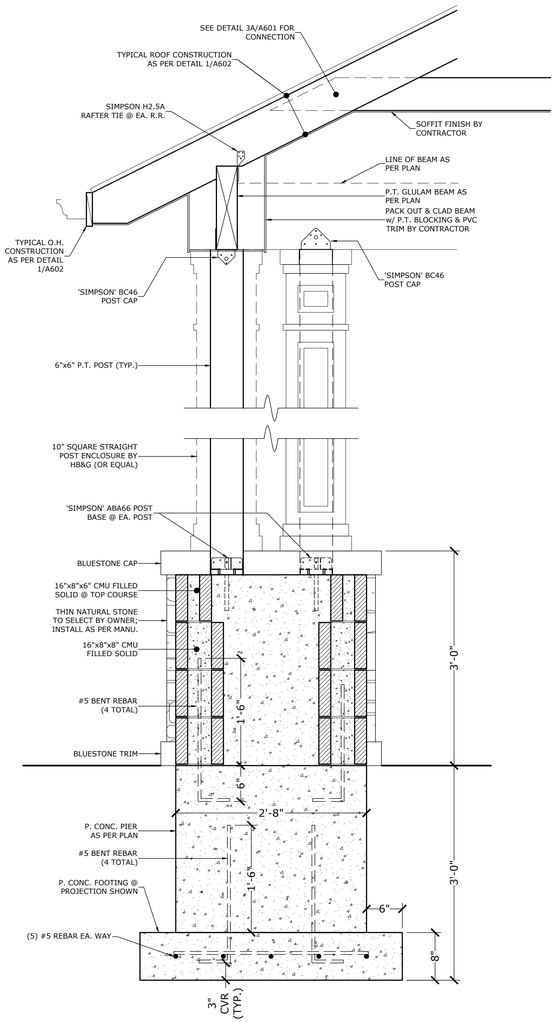
1 TYPICAL WALL SECTION @ SECOND STRY

A602 — SCALE: 1" = 1'-0"



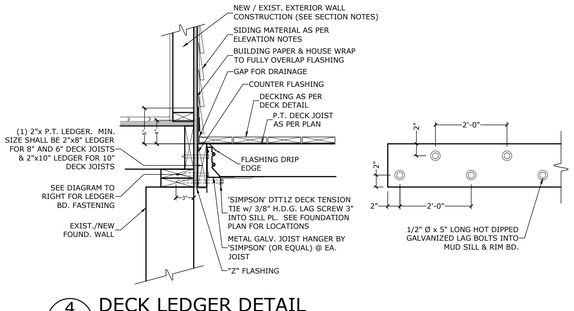
2 FOUNDATION DOWEL DETAIL

A602 — SCALE: 1" = 1'-0"



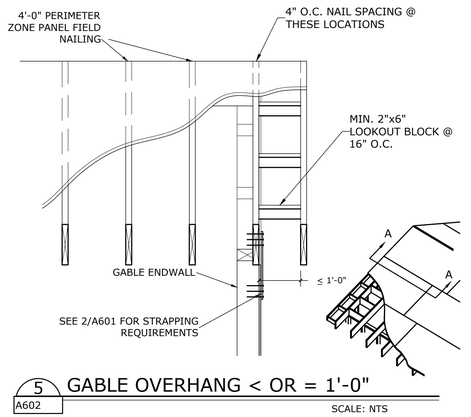
3 PORCH DETAIL

A602 — SCALE: 1" = 1'-0"



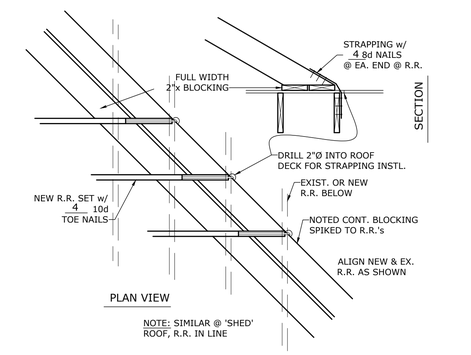
4 DECK LEDGER DETAIL

A602 — SCALE: 1" = 1'-0"



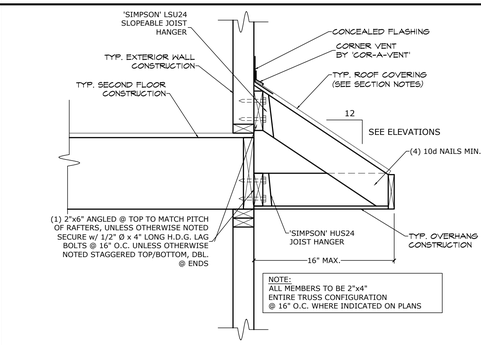
5 GABLE OVERHANG < OR = 1'-0"

A602 — SCALE: NTS



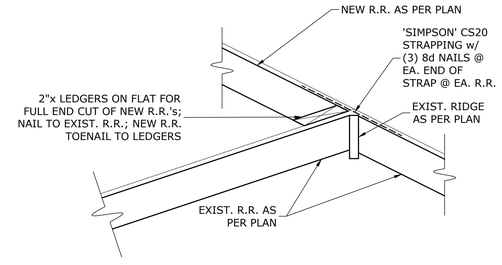
6 F.V. AND OVERLAID ROOF STRAPPING

A602 — SCALE: NTS



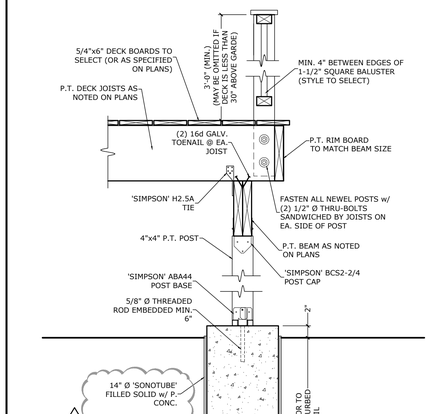
7 SKIRT ROOF DETAIL

A602 — SCALE: 1" = 1'-0"



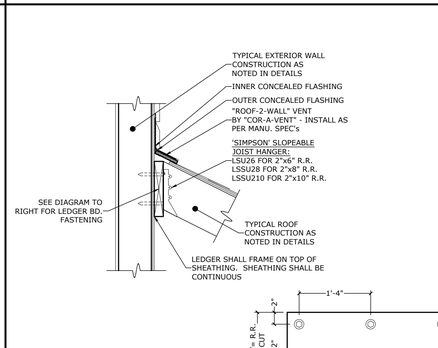
7.1 OVERLAY ROOF DETAIL

A602 — SCALE: 1" = 1'-0"



8 WOOD DECK / LANDING DETAIL

A602 — SCALE: 1" = 1'-0"



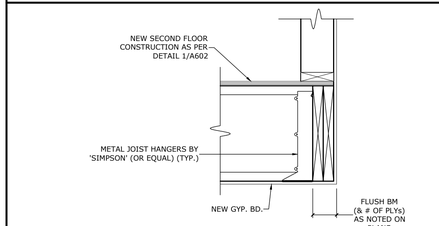
10 R.R. LEDGER DETAIL

A602 — SCALE: 1" = 1'-0"



11 SMALL SKIRT ROOF DETAIL

A602 — SCALE: 1" = 1'-0"



9 TYP. FLUSH BEAM DETAIL

A602 — SCALE: 1" = 1'-0"

BOULER PFLUGER ARCHITECTS, P.C.
James M. Bouler, R.A., A.I.A. | Nicholas J. Pfluger, R.A., A.I.A.
85 E. Main St., Bay Shore, N.Y. 11706 | O - (631) 969-3335
www.bparchs.com | bpa@bparchs.com

REVISIONS

NO.	DESCRIPTION	DATE:
1	TOWN COMMENTS	01-24-2024
2	TOWN COMMENTS	04-12-2024
3	TOWN COMMENTS	05-03-2024

REGISTERED ARCHITECT — NICHOLAS J. PFLUGER — 036476 — STATE OF NEW YORK

PROJECT:
KOLEKAR RESIDENCE
31 JEFFREY PL,
MANHASSET HILLS, NY 11040

DRAWING TITLE:
DETAILS

PAGE:
A602.00

DATE: 09/11/2023

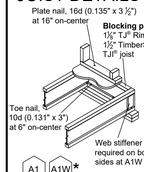
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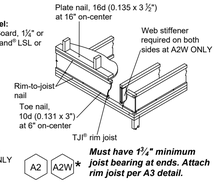
JOB #: BPA-23-0471

PROJECT NORTH

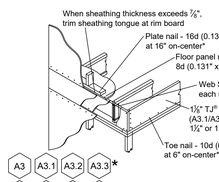
THINK SAFETY, READ INSTALLATION INFORMATION BEFORE PROCEEDING

JOIST DETAILS

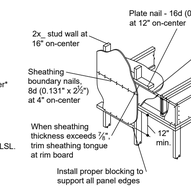


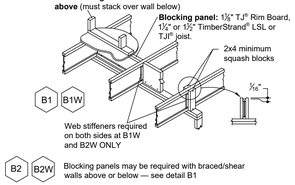


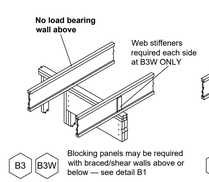
* For additional installation specifications see Rim Board Details and Installation in *Weyerhaeuser Installation Guide for Floor and Roof Framing*, TJ-9001.

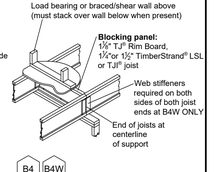


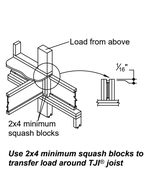
* For additional installation specifications see Rim Board Details and Installation in *Weyerhaeuser Installation Guide for Floor and Roof Framing*, TJ-9001.

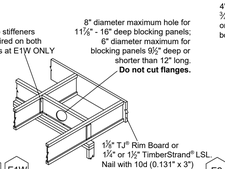


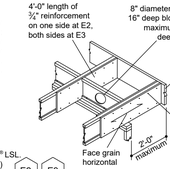


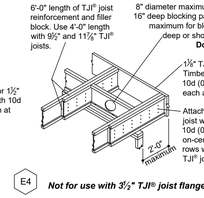


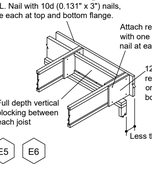


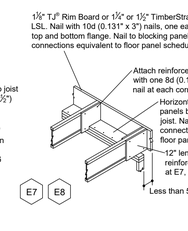


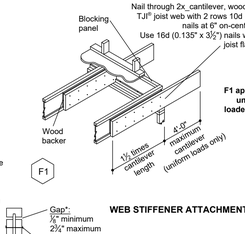


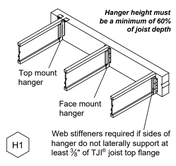


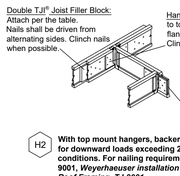




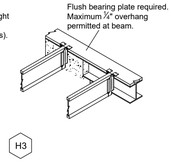




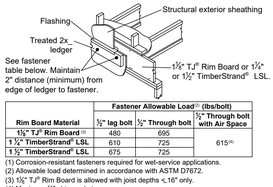




With top mount hangers, backer block required only for downward loads exceeding 250 lbs or for uplift conditions. For nailing requirements see page 5, TJ - 9001, *Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.*

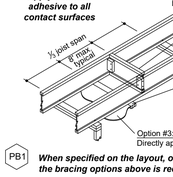


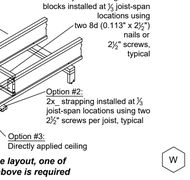
EXTERIOR DECK ATTACHMENT



Rim Board Material	Fastener Allowable Load[2] (lbs/bolt) ½" lag bolt	½" Through bolt	½" Through bolt with Air Space
1⅛" TJI® Rim Board [3]	480	695	615[4]
1 ¼" TimberStrand® LSL	610	725	
1 ½" TimberStrand® LSL	675	725	

(1) Corrosion-resistant fasteners required for wet-service applications.
(2) Allowable load determined in accordance with ASTM D7672.
(3) 1⅛" TJI® Rim Board is allowed with joist depths ≤ 16" only.
(4) Maximum ½" shimmed air space.





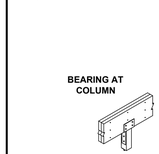
WEB STIFFENER ATTACHMENT

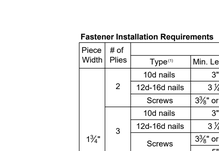
TJI® Joist Series	Depth (in.)	Minimum Web Stiffener Size	Nailing Requirements: Number Nails Type	End	Intermediate
110	All	⅜" x 2⅝"[1]	8d (0.113" x 2½")	3	3
210	All	¾" x 2⅝"[1]			
230 & 360	All	⅞" x 2⅝"[1]			
560	All	2x4 [2]	16d (0.135" x 3½")	4	4
560D	18"	2x4 [2]	16d (0.135" x 3½")	5	5
	20"			6	11
	22"[3]			6	13
	24"[3]				

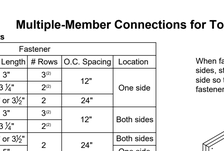
* With point load from above, and no support below, install web stiffener tight to top flange (gap at bottom flange)

(1) PS1 or PS2 sheathing, grain face vertical
(2) Construction grade or better
(3) Web stiffeners are always required for 22" and 24" TJI® 560D Joists

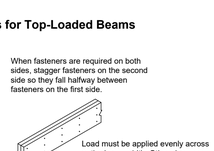
BEAM DETAILS







See current Weyerhaeuser literature for framing connectors



FASTENING of FLOOR PANELS

Guidelines for Closest On-Center Spacing per Row

Nail Size	TJI®[1][2] 110, 210, and 230	360 and 560	Rim Board: 1⅛" TJI® Rim Board	TimberStrand® LSL: 1¼"	1½"	1½" TimberStrand® LSL or wider	Microllam® LVL	Parallam® PSL
8d (0.113" x 2½"), 8d (0.131" x 2½")	4"	3"	6"	4"	3"	3"	4"	4"
10d (0.148" x 3"), 12d (0.148" x 3¼")	4"[3]	4"[3]	6"	4"	3"	3"	5"	4"
16d (0.162" x 3½")	6"	6"	16"[4]	6"[4]	6"[4]	6"[4]	8"[4]	6"

(1) Stagger nails when using 4" on-center spacing and maintain ⅜" joist and panel edge distance. One row of fasteners is permitted (two at abutting panel edges) for diaphragms. Fastener spacing for TJI® joists in diaphragm applications cannot be less than shown in table. When fastener spacing for blocking is less than spacing shown above, rectangular blocking must be used in lieu of TJI® joists.
(2) For non-diaphragm applications, multiple rows of fasteners are permitted if the rows are offset at least ½" and staggered.
(3) With 10d (0.148" x 1½") nails, spacing can be reduced to 3" on-center for light gauge steel straps.
(4) Can be reduced to 5" on-center if nail penetration into the narrow edge is no more than 1½" (to minimize splitting).
(5) Can be reduced to 4" on-center if nail penetration into the narrow edge is no more than 1½" (to minimize splitting).
(6) Can be reduced to 3½" on-center if nail penetration into the narrow edge is no more than 1½" (to minimize splitting).
■ Recommended nailing is 12" on-center in field and 6" on-center along panel edge. Fastening requirements on engineered drawings supersede recommendations listed above.
■ Maximum nail spacing for TJI® joists is 18" on-center.
■ 14 ga. staples may be substituted for 8d (0.113" x 2½") nails if minimum penetration of 1" into the TJI® joist or rim board is achieved.
■ To minimize splitting, maintain edge distance and row spacing of 2½ x nail diameter or ⅜", whichever is greater.
■ Nailing rows must be offset at least ½" and staggered.
■ For recommended nailing and adhesives, see INSTALLATION RECOMMENDATIONS on page 2 of the *Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.*

FILLER and BACKER BLOCK SIZES

TJI® Joists		110	210	230 or 360	360	560	560D
Depth		9½"-11⅞"	14"-16"	9½"-11⅞"	14"-16"	9½"-11⅞"	14"-16"	18"-20"	11⅞"	14"-16"	18"-20"	22"-24"
Filler Block [1] (Detail H2)		2x6	2x8	2x6 + ½" sheathing	2x8 + ½" sheathing	2x6 + ½" sheathing	2x8 + ½" sheathing	2x12 + ½" sheathing	Two 2x6	Two 2x8	Two 2x12	Four ½" x 15" sheathing
Cantilever Filler (Detail E4)		2x6 4'-0" long	2x10 6'-0" long	2x6 + ½" sheathing 4'-0" long	2x10 + ½" sheathing 4'-0" long	2x6 + ½" sheathing 4'-0" long	2x10 + ½" sheathing 6'-0" long	Not applicable	Not applicable			
Backer Block [1] (Detail F1 or H2)		⅜" or ½"		½" or ⅝"		⅝" or 1" Net			2x6	2x8	2x12	Two ½" x 15" sheathing
Nail Size	Filler	(0.131" x 3")							(0.131" x 3½")			
	Backer								(0.131" x 3")			
Nail Quantity[2]	Filler	15							32		50	
	Backer								15		15	

(1) If necessary, increase filler and backer block height for face mount hangers and maintain ⅛" gap at top of joist; see detail W. Filler and backer block dimensions should accomodate required nailing without splitting (1/2" minimum for backer blocks and 24" minimum for filler blocks).
(2) Clinch nails when possible.

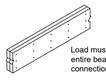
Multiple-Member Connections for Top-Loaded Beams

Fastener Installation Requirements

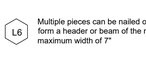
Piece Width	# of Plies	Fastener Type[1]	Min. Length	# Rows	O.C. Spacing	Location
1¾"	2	10d nails	3"	3[2]	12"	One side
		12d-16d nails	3 ¼"	2[2]		
		Screws	3½" or 3½"	2	24"	
	3	10d nails	3"	3[2]	12"	Both sides
		12d-16d nails	3 ¼"	2[2]		
		Screws	3½" or 3½"	2	24"	Both sides
			5"			One side
	4	10d nails[3]	3"	3[2]	12"	One side (per ply)
		12d-16d nails[3]	3 ¼"	2[2]		
		Screws	5" or 6"	2	24"	Both sides
			6 ¾"			One side
3½"	2	Screws	5" or 6"	2	24"	Both sides
			6 ¾"			One side
		½" bolts	8"	2	24"	-

(1) 10d nails are 0.128" diameter; 12d-16d nails are 0.148" - 0.162" diameter; screws are SDS, SDW, USP WS, or TrussLOK®
(2) An additional row of nails is required with depths of 14" or greater.
(3) When connecting 4-ply members, nail each ply to the other and offset nail rows by 2" from the rows in the ply below.

When fasteners are required on both sides, stagger fasteners on the second side so they fall halfway between fasteners on the first side.

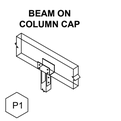


Load must be applied evenly across entire beam width. Otherwise, use connections for side-loaded beams.



Multiple pieces can be nailed or bolted together to form a header or beam of the required size, up to a maximum width of 7"
L6

COLUMN DETAILS



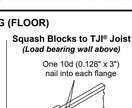
NAILING AT BEARING (FLOOR)

TJI® Joist to Bearing Plate

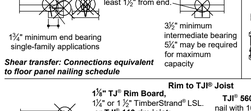


Shear transfer: Connections equivalent to floor panel nailing schedule

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

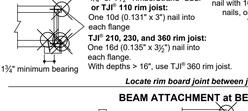


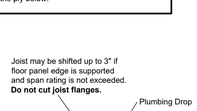
Rim to TJI® Joist



Locate rim board joint between joists.

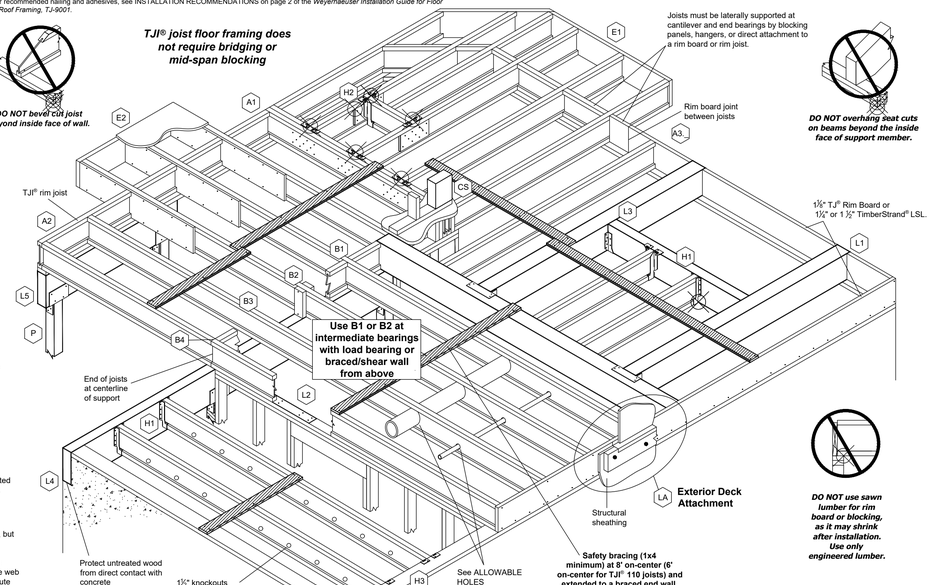
BEAM ATTACHMENT at BEARING





INSTALLATION TIPS

- Subfloor adhesive will improve floor performance, but may not be required.
- 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.
- 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).



ALLOWABLE HOLES - TJI® Joists

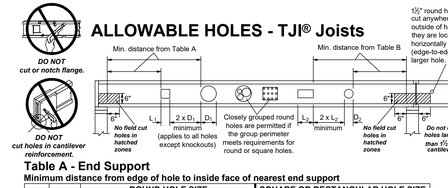


Table A - End Support

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

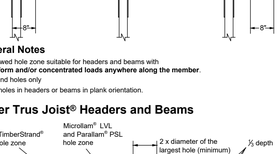
JOIST DEPTH	TJI®	ROUND HOLE SIZE 2"	3"	4"	5"	6½"	7"	8½"	11"	13"	SQUARE OR RECTANGULAR HOLE SIZE 2"	3"	4"	5"	6½"	7"	8½"	11"	13"
9½"	110	1'-0"	1'-0"	2'-0"	3'-0"	5'-0"					1'-0"	1'-0"	2'-0"	3'-0"	4'-6"				
	210	1'-0"	1'-0"	2'-0"	3'-0"	5'-6"					1'-0"	1'-0"	2'-0"	3'-0"	5'-0"				
	230	1'-0"	2'-0"	2'-0"	3'-0"	5'-6"					1'-0"	2'-0"	3'-0"	4'-6"	5'-0"				
	360	1'-0"	2'-0"	3'-0"	4'-6"	6'-0"					1'-0"	2'-0"	3'-0"	4'-6"	5'-6"				
	560	1'-0"	2'-6"	3'-6"	5'-0"	7'-0"					2'-0"	3'-0"	4'-0"	5'-0"	7'-0"				
11⅞"	110	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	5'-6"			1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	5'-0"	6'-0"		
	210	1'-0"	1'-0"	2'-0"	2'-6"	3'-0"	3'-6"	6'-0"			1'-0"	1'-0"	2'-0"	3'-0"	5'-0"	5'-6"	6'-6"		
	230	1'-0"	1'-0"	2'-0"	2'-6"	3'-0"	3'-6"	6'-6"			1'-0"	1'-0"	2'-0"	2'-6"	3'-6"	5'-6"	7'-0"		
	360	1'-0"	1'-0"	2'-0"	2'-6"	3'-0"	4'-0"	7'-0"			1'-0"	1'-0"	2'-0"	2'-6"	4'-0"	5'-0"	7'-6"		
	560	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	8'-0"			1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-6"	8'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	5'-0"		1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	3'-0"	3'-6"	7'-6"	10'-0"
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-6"	5'-6"		1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	3'-0"	3'-6"	8'-0"	11'-0"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-6"	6'-0"		1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	3'-0"	3'-6"	7'-0"	9'-0"	11'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	4'-0"	7'-0"		1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	3'-0"	3'-6"	8'-0"	10'-0"	11'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	4'-6"	9'-0"		1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	3'-0"	3'-6"	9'-0"	10'-0"	11'-6"
16"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	5'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	3'-0"	5'-6"	7'-6"	10'-0"
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	5'-6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	3'-0"	6'-0"	8'-0"	11'-0"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	6'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	3'-0"	6'-0"	7'-0"	9'-0"	11'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	7'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	3'-0"	6'-0"	7'-0"	9'-0"	11'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-6"	8'-6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	3'-0"	6'-0"	7'-0"	9'-0"	11'-0"
		4"	6"	7"	8"	10"	12"	14½"	16½"		4"	6"	7"	8"	10"	12"	14½"	16½"	
18"	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	4'-6"	6'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	4'-6"	6'-0"
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	4'-6"	6'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	4'-6"	6'-0"

Rectangular holes based on measurement of longest side.

- Leave ¼" of web (minimum) at top and bottom of hole. **DO NOT cut joist flanges.**
- Tables are based on uniform load tables in current design literature.
- 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 that no other holes occur in the joist.**

ALLOWABLE HOLES - Headers and Beams

1.55E TimberStrand® LSL Headers and Beams



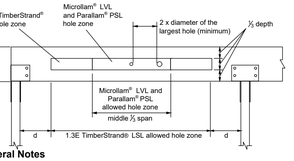
Header or Beam Depth	Maximum Round Hole Size
9½"-9½"	3"
11⅞"-11 ⅞"	3½"
14"-16"	4½"

See illustration for allowed hole zone

General Notes

- Allowed hole zone suitable for headers and beams with **uniform and/or concentrated loads anywhere along the member**.
- Round holes only
- No holes in headers or beams in plank orientation.

Other Trus Joist® Headers and Beams



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

Other Trus Joist® Beams

Header or Beam Depth	Maximum Round Hole Size
4½"	1"
5½"	1¼"
7¼" - 20"	2"

See illustration for Allowed Hole Zone

General Notes

- Allowed hole zone suitable for headers and beams with **uniform loads 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 TJI® joists must be completely installed and properly nailed.
2. Lateral strength, like braced end wall or an existing deck, must be established at the ends of the bay. This can also be accomplished by a temporary or permanent deck (sheathing) fastened to the first 4 feet of joists at the end of the bay.
3. Safety bracing of 1x4 (minimum) must be nailed to a braced end wall or sheathed area (as in note 2) and to each joist. Install bracing with 2 - 8d (.0113" x 2.5") nails each joist and end support at 8 ft on center (6 ft for TJI 110 joists). Without this bracing, buckling sideways or rollover is highly probable under light construction loads - such as a worker or one layer of unnailed sheathing
4. Sheathing must be completely attached to each TJI® 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. The flanges must remain straight within 1/2" from true alignment.
7. See www.wy.com/besafe for additional installation information.

Warning: Drilling, sawing, sanding or machining wood products generates wood dust. The paint and/or coating on this product may contain titanium dioxide. Wood dust and titanium dioxide are substances known to the state of California to cause cancer. For more information on Proposition 65, visit wy.com/inform.

SUSTAINABLE FORESTRY INITIATIVE Certified Sourcing www.sfiprogram.org SFI-00644

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September 2020 Reorder TJ-4015

James M. Bouler, R.A., A.I.A. | Nicholas J. Pfluger, R.A., A.I.A.
BOULER PFLUGER ARCHITECTS, P.C.
85 E. Main St., Bay Shore, N.Y. 11706 | O - (631) 969-3335
www.bparchs.com | bpa@bparchs.com

REVISIONS

NO.	DESCRIPTION	DATE:
1	TOWN COMMENTS	01-24-2024
2	TOWN COMMENTS	04-12-2024
3	TOWN COMMENTS	05-03-2024

REGISTERED ARCHITECT NICHOLAS J. PFLUGER 035476 STATE OF NEW YORK

PROJECT:
KOLEKAR RESIDENCE
31 JEFFREY PL, MANHASSET HILLS, NY 11040

DRAWING TITLE:
TJI DETAILS

PAGE:
A603.00

DATE: 09/11/2023

14 OF 15

JOB #: BPA-23-0471

PROJECT NORTH

This sheet is intended as a supplement to the Weyerhaeuser *Installation Guide for Floor and Roof Framing*, TJ-9001, and the *Deep Depth Trus Joist TJI Joist Installation Guide*, TJ-9006, which should be referenced for additional information.

METHOD OF ENERGY COMPLIANCE:

AS PER 2020 ECC OF NYS RESIDENTIAL PROVISIONS - CHAPTER 4 (ALSO, 2020 RESIDENTIAL CODE OF NYS CHAPTER 11) INCLUDING ALL MANDATORY PROVISIONS

- ☐ PRESCRIPTIVE - TABULAR
  - REFER TO PRESCRIPTIVE VALUES AS PER TABLE N1102.1.2 OF RCNYS
- ☑ PRESCRIPTIVE - UA ALTERNATIVE AS PER N1102.1.5 OF RCNYS
  - REFER TO RESCHECK CERTIFICATE (UA TRADE-OFF)
- ☐ SIMULATED PERFORMANCE ALTERNATIVE AS PER N1105 OF RCNYS
  - REFER TO RESCHECK CERTIFICATE (PERFORMANCE ALTERNATIVE)
- ☐ ENERGY RATING INDEX ALTERNATIVE AS PER N1106 OF RCNYS
  - REFER TO HOME ENERGY RATING SYSTEM (HERS) CERTIFICATE

ENERGY / AIR SEALING NOTES:

GENERAL:
1. ALL "MANDATORY" PROVISIONS OF CHAPTER 11 OR RCNYS SHALL BE MET
2. ALL MECHANICAL HEATING AND COOLING CALCULATIONS SHALL BE BASED ON ACCA MANUAL 'J'
3. ALL EQUIPMENT SHALL BE SIZED AS PER ACCA MANUAL 'S'
4. ALL DUCTWORK AND RELATED COMPONENTS SHALL BE DESIGN AS PER ACCA MANUAL 'D'
5. INSTALL ALL EQUIPMENT AND COMPONENTS AS PER MANU. SPECIFICATIONS.
6. ALL MECHANICAL SYSTEMS SHALL COMPLY WITH CHAPTER 11 OF THE RCNYS
7. ALL DUCTWORK SHALL COMPLY WITH CHAPTER 16 OF THE RCNYS
8. ALL VENTS SHALL COMPLY w/ CHAPTER 15 & 18 OF THE RCNYS
9. ALL BOILER SHALL COMPLY WITH CHAPTER 20 OF THE RCNYS
10. ALL HYDRONIC PIPING SHALL COMPLY WITH CHAPTER 21 OF THE RCNYS AND ACCA STANDARDS.
11. BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS
12. VENTED ATTICS WITH AIR PERMEABLE INSULATION SHALL HAVE FOAM AIR BAFFLE ADJACENT TO SOFFIT AND EAVE VENTS THAT EXTEND OVER INSULATION. SEE ALSO WALL DETAIL.

AIR AND THERMAL BARRIER:
1. ALL AIR BARRIER AND THERMAL BARRIER COMPONENTS SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
2. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT & CONTINUOUS ALIGNMENT WITH BUILDING ENVELOPE AIR BARRIER.
3. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE FILLED OR REPAIRED.
4. ALL WALL, FLOOR, AND CEILING INSULATION SHALL BE INSTALLED AS PER MANU's INSTRUCTIONS.

TESTING:
1. RESERVED

WALLS:
1. PROVIDE AIR SEALING GASKET OR CAULK AT JUNCTIONS BETWEEN CEILING AND WALLS WHEN GYPSUM BOARD IS INSTALLED.

LIGHTING:
1. RECESSED LIGHT FIXTURES SHALL BE AIR TIGHT, IC RATED AND SEALED TO DRYWALL WITH GASKET OR CAULK. RECESSED LIGHTING SHALL BE LABELED AS HAVING AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED AS PER ASTM E283 @ 1.57 PSF PRESSURE.
2. 100% OF LAMPS IN PERMANENT FIXTURES OR 100% OF PERMANENT FIXTURES SHALL HAVE HIGH EFFICACY LAMPS. DOES NOT APPLY TO LOW VOLTAGE LIGHTING.

COMMON WALL:
1. AIR BARRIER SHALL BE INSTALLED IN COMMON WALL BETWEEN BETWEEN DWELLING UNITS, IF APPLICABLE.

FIREPLACE:
1. FRAMED WALLS SURROUNDING PRE-FABRICATED FIREPLACES SHALL BE INSULATED, AIR SEALED AND INCLUDE AN AIR BARRIER.

FENESTRATION:
1. U-FACTORS OF FENESTRATION PRODUCTS SHALL BE DETERMINED IN ACCORDANCE w/ NFRC 100. SHGC AND VT SHALL BE DETERMINED IN ACCORDANCE w/ NFRC 200.
2. ALL FENESTRATION PRODUCTS SHALL BE LABELED WITH U-FACTOR, SHGC, AND VT.

FOUNDATION WALLS:
1. AS APPLICABLE, EXPOSED RIGID FOAM INSULATION ON FOUNDATION WALLS SHALL HAVE A PROTECTIVE COVERING.

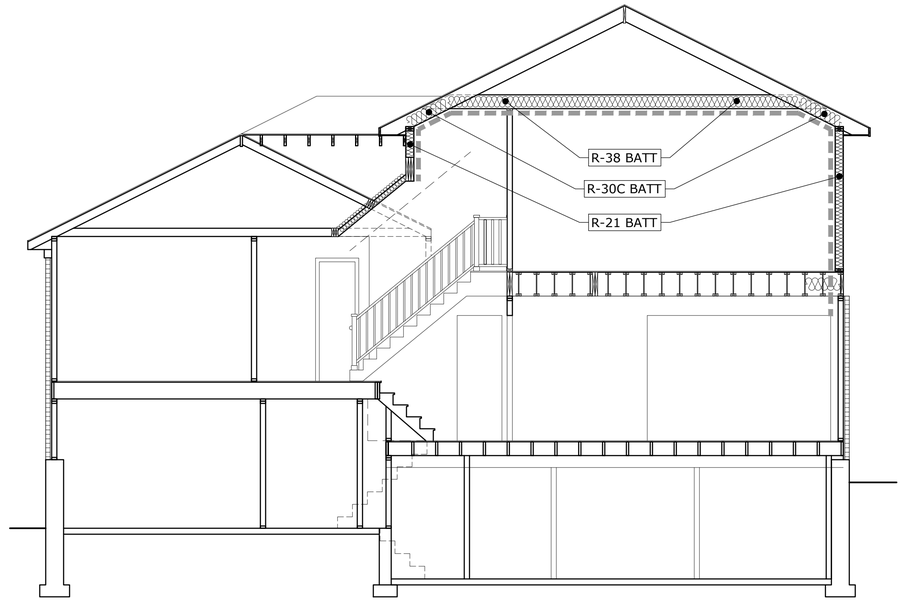
ATTIC ACCESS:
1. ATTIC ACCESS HATCH AND DOOR INSULATION R VALUE SHALL, AT A MIN., MATCH THE R VALUE OF THE ADJACENT ASSEMBLY.

COMPLIANCE CERTIFICATE:
1. CODE COMPLIANT ENERGY COMPLIANCE CERTIFICATE SHALL BE POSTED BY THE BUILDER ON THE OUTSIDE OF THE ELECTRICAL PANEL OR APPROVED LOCATION AS PER CODE.

MECHANICAL, HVAC, DUCTWORK AND WATER HEATING SYSTEMS:
1. IN UNCONDITIONED SPACES, ALL DUCTWORK SHALL BE INSULATED WITH R-8 WHEN DUCT IS GREATER THAN 3" AND R-6 WHEN DUCT IS LESS THAN 3". IN CONDITIONED SPACE, ALL DUCTWORK SHALL BE INSULATED WITH R-6 WHEN DUCT IS GREATER THAN 3" AND R-4.2 WHEN DUCT IS LESS THAN 3".
2. ALL DUCTWORK SHALL BE SEALED TO ACHIEVE 4% TOTAL LEAKAGE THROUGHOUT.
3. ALL FOIL TAPE AND DUCT CONNECTORS SHALL COMPLY w/ UL 181.
4. DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED.
5. ALL OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS AND INSECT SCREENS.
6. PROGRAMMABLE THERMOSTATS INSTALLED FOR CONTROL OF PRIMARY HEATING AND COOLING SYSTEMS AND INITIALLY SET BY MANUFACTURER TO CODE SPECIFICATIONS.
7. CIRCULATING SERVICE HOT WATER SYSTEMS SHALL HAVE AUTOMATIC OR ACCESSIBLE MANUAL CONTROLS.
8. HOT WATER BOILER SUPPLYING HEAT THROUGH ONE OR TWO PIPE HEATING SYSTEMS SHALL HAVE OUTDOOR SETBACK CONTROL TO LOWER BOILER WATER TEMPERATURE BASED ON OUTDOOR TEMPERATURE.
9. ALL MECHANICAL VENTILATION SYSTEM FANS NOT PART OF TESTED AND LISTED HVAC EQUIPMENT SHALL MEET EFFICACY AND AIR FLOW LIMTS AS PER CODE.
10. HVAC PIPING CONVEYING FLUIDS ABOVE 105° F OR CHILLED FLUIDS BELOW 55° F SHALL BE INSULATED TO >= R-3.
11. PIPING INSULATION SHOULD BE PROTECTED FROM DAMAGE BY WEATHER INCLUDING SUN EXPOSURE, MOISTURE, WIND, AND EQUIPMENT MAINTENANCE. PROTECTION SHOULD INCLUDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE INSULATION MATERIAL. ADHESIVE TAPES ARE NOT PERMITTED.
12. ALL HOT WATER PIPES SHALL BE INSULATED TO >= R-3
13. HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP. THE SYSTEM RETURN PIPE SHALL BE A DEDICATED RETURN PIPE OR A COLD WATER SUPPLY PIPE. GRAVITY AND THERMO-SYPHON CIRCULATION SYSTEMS SHALL BE PROHIBITED. CONTROLS FOR CIRCULATING HOT WATER SYSTEM PUMPS SHALL START THE PUMP BASED ON THE IDENTIFICATION OF A DEMAND FOR HOT WATER WITHIN THE OCCUPANCY. THE CONTROLS SHALL AUTOMATICALLY TURN OFF THE PUMP WHEN THE WATER IN THE CIRCULATION LOOP IS AT THE DESIRED TEMPERATURE AND WHEN THERE IS NO DEMAND FOR HOT WATER.
14. AIR HANDLERS SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE OF NO MORE THAN 2 PERCENT OF THE DESIGN AIR FLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 193.
15. HEAT PUMPS SHOULD HAVE A THERMOSTAT THAT WILL PREVENT BACKUP HEATING FROM OPERATING WHEN THE HEATING LOAD CAN BE SATISFIED BY THE HEAT PUMP.
16. ELECTRIC HEAT TRACE SYSTEMS SHALL COMPLY WITH IEEE 515.1 OR UL 515. CONTROLS FOR SUCH SYSTEMS SHALL AUTOMATICALLY ADJUST THE ENERGY INPUT TO THE HEAT TRACING TO MAINTAIN THE DESIRED WATER TEMPERATURE IN THE PIPING IN ACCORDANCE WITH THE TIMES WHEN HEATED WATER IS USED IN THE OCCUPANCY.
17. ALL MANUFACTURER MANUALS FOR MECHANICAL AND WATER HEATING SYSTEMS SHALL BE PROVIDED TO OWNER.
18. THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF SECTION M1507 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, SEE MECHANICAL PLANS WHEN APPLICABLE.

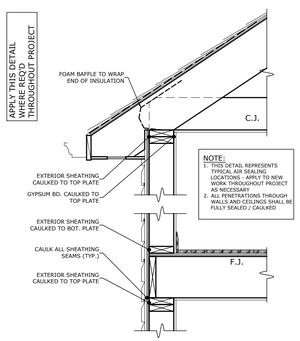
TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
CEILING/ATTIC	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to Unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
WALLS	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal Resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
WINDOWS, SKYLIGHTS AND DOORS	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
RIM JOISTS	Rim joists shall include the air barrier.	Rim joists shall be insulated.
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
CRAWL SPACE WALLS	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
SHAFTS, PENETRATIONS	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
NARROW CAVITIES		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
GARAGE SEPARATION	Air sealing shall be provided between the garage and Conditioned spaces.	
RECESSED LIGHTING	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
PLUMBING AND WIRING		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
SHOWER/TUB ON EXTERIOR WALL	The air barrier installed at Exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC REGISTER BOOTS	HVAC register boots that Penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
CONCEALED SPRINKLERS	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	



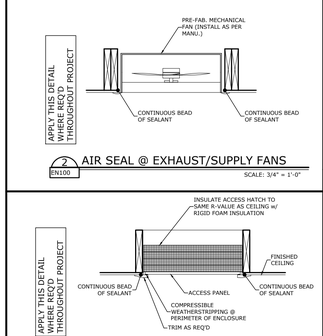
THERMAL BOUNDARY DIAGRAM #1

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



1 EN100 AIR SEALING @ EXT. WALL

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

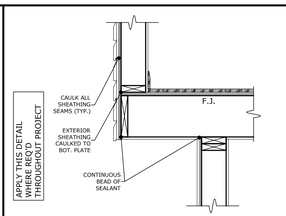


2 EN100 AIR SEAL @ EXHAUST/SUPPLY FANS

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

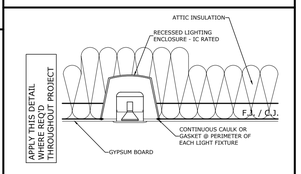
3 EN100 AIR SEAL @ ATTIC HATCH

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



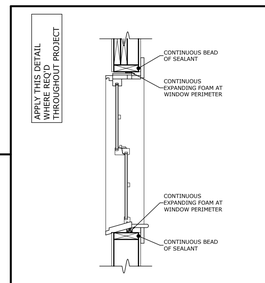
4 EN100 AIR SEALING @ CANTILEVER

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



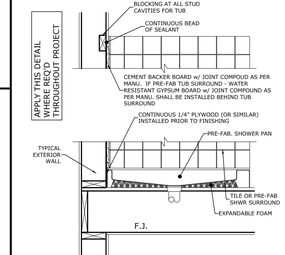
5 EN100 AIR SEAL @ RECESSED LIGHT

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



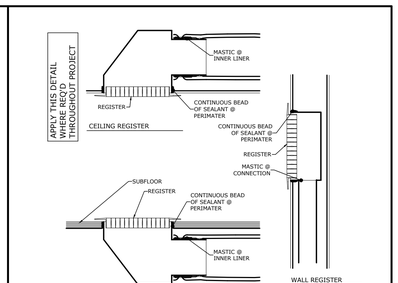
6 EN100 AIR SEALING @ WINDOW

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



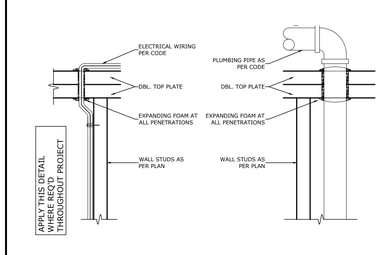
7 EN100 AIR SEAL @ SHOWER

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



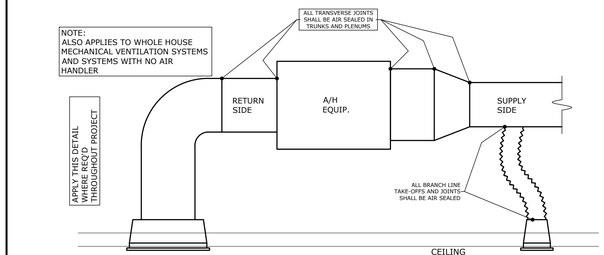
8 EN100 AIR SEAL @ HAVC REGISTERS

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



9 EN100 AIR SEALING @ ELECT./PLUMBING PENETRATIONS

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



10 EN100 TYP. DUCT SEALING FOR HVAC SYSTEM

SCALE: NTS

BOULER PFLUGER ARCHITECTS, P.C.
James M. Bouler, R.A., A.I.A. | Nicholas J. Pfluger, R.A., A.I.A.
85 E. Main St., Bay Shore, N.Y. 11706 | O - (631) 969-3335
www.bparchs.com | bpa@bparchs.com

REVISIONS

NO.	DESCRIPTION	DATE:
1	TOWN COMMENTS	01-24-2024
2	TOWN COMMENTS	04-12-2024
3	TOWN COMMENTS	05-03-2024

REGISTERED ARCHITECT NICHOLAS J. PFLUGER 035476 STATE OF NEW YORK

PROJECT:
KOLEKAR RESIDENCE
31 JEFFREY PL,
MANHASSET HILLS, NY 11040

DRAWING TITLE:
ENERGY / AIR SEALING INFORMATION

PAGE:
EN100 .00

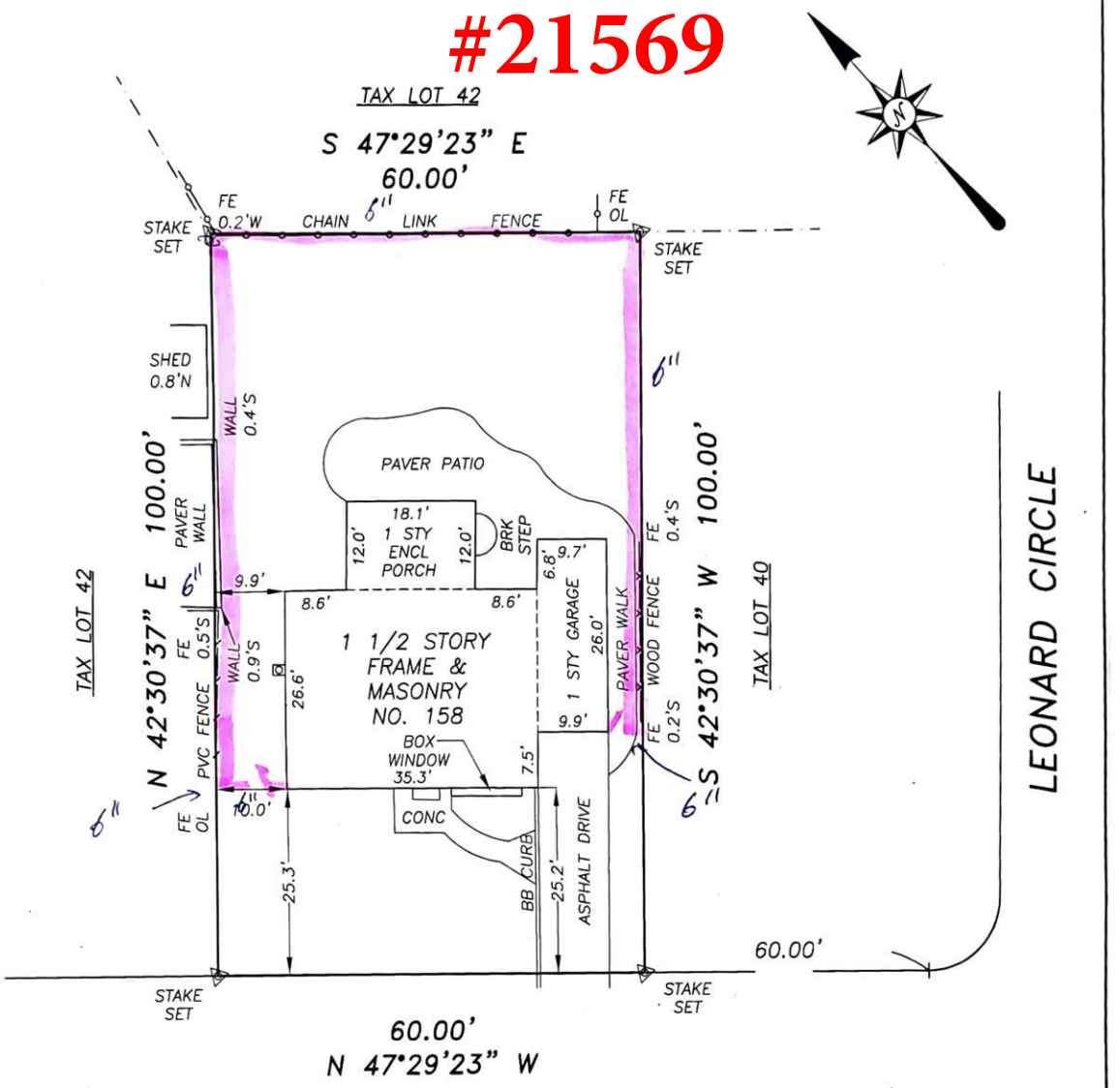
DATE: 09/11/2023

15 OF 15

JOB #: BPA-23-0471

PROJECT NORTH

#21569



DISAPPROVED

Carlos Reyes
03/29/2024

FILED MAP	LOT 41 IN BLOCK 529 ON THE MAP OF WICKSHIRE SECTION NO. 2
TAX MAP	NASSAU COUNTY SECTION 9 BLOCK 529 LOT 41

SURVEY OF PROPERTY IN NEW HYDE PARK
NASSAU COUNTY, NEW YORK

CERTIFIED TO:

CARMAN–DUNNE, P.C.
CONSULTING ENGINEERS & SURVEYORS
2 Lakeview Ave., Lynbrook, New York 11563
TEL. (516) 599-5563 FAX (516) 593-4873

"Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's seal is a violation of Article 134, Section 7209, Subdivision 2, of the New York State Education Law. Copies from the original of this survey map not marked with an original of the Land Surveyor's inked seal or his embossed seal shall not be considered a valid true copy." "Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said Certifications shall run only to the person for whom the survey is prepared and on his behalf to the title company, governmental agency, and lending institution. Certifications are not transferable to additional institutions or subsequent owners." "The offsets and dimensions shown hereon are for a specific purpose and use and therefore are not intended to guide the erection of any structure."

Date: 7/9/2020	Plate No.: 159
Scale: 1"=20'	Project No.: 2020046.00

PROPOSED AUTO SHOWROOM @

1005 NORTHERN BOULEVARD

#21570

FOR ZONING

MANHASSET, NY

GENERAL NOTES

1 CONTRACTOR IS TO INSPECT THE SITE PRIOR TO SUBMITTING BID AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, THE NATURE & SCOPE OF THE WORK AND ANY DIFFICULTIES THAT MAY BE ENCOUNTERED

2 CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS AND SHALL REPORT ALL DISCREPANCIES TO MOJO STUMER ASSOCIATES IN WRITING PRIOR TO BIDDING FOR CLARIFICATION

3 UNLESS SPECIFICALLY NOTED TO THE CONTRARY, ALL NEW WORK IS IN THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE PROJECT AS OUTLINED ON THIS SET OF PLANS OR AS IS REASONABLY INFERABLE FROM THEM

4 THE CONTRACTOR SHALL INCLUDE IN HIS BID, THE REMOVAL OF DEBRIS AND CLEANING AFTER ALL TRADES, INCLUDING PAINTING, WALLCOVERING, CARPETING, CABINETRY, AND DRAPERY WORK, WHETHER OR NOT THESE TRADES ARE A SPECIFIC PART OF THIS CONTRACT

5 GENERAL CONTRACTOR SHALL VERIFY CONDITIONS OF ITEMS SPECIFIED FOR REUSE PRIOR TO SUBMITTING BID, AND HE SHALL INFORM MOJO STUMER ASSOCIATES OF DISCREPANCIES AND/OR EXCLUSIONS OF SUCH ITEMS IF SAME DO NOT MEET STANDARDS OF WORK INCLUDED HEREIN

A GENERAL CONDITIONS

1 THE GENERAL CONDITIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS FOR THE CONTRACT OF THE CONSTRUCTION A1201 EDITION IS HEREBY MADE A PART OF THE CONTRACT AS IF THEY WHERE PRINTED HEREIN IN FULL

A CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL APPLICABLE CERTIFICATES OF INSURANCE GENERAL LIABILITY AND WORKMANS' COMPENSATION INSURANCE AND COMPLY WITH THE AMOUNTS OF SUCH INSURANCE COVERAGE REQUIRED TO WORK IN THE BUILDING

B CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE OWNER AND JOB SITE AGAINST FIRE AND DAMAGE

C CONTRACTOR SHALL SUBMIT A MECHANICS LEN RELEASE FOR ALL TRADES PRIOR TO FIRST REQUISITION

D CONTRACTOR SHALL CHECK JOB SITE CONDITIONS, INCLUDING MEASUREMENTS, BEFORE ORDERING ANY MATERIALS OR PERFORMING ANY WORK ANY DISCREPANCY, VARIANCE OR INCONSISTENCY SHALL BE REPORTED TO MOJO STUMER ASSOCIATES IMMEDIATELY FOR CLARIFICATION

E CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY AND REASONABLY INFERABLE FOR THE PROPER COMPLETION OF THE WORK OF ALL TRADES

F CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL COOPERATE WITH ALL TRADES NOT SPECIFICALLY PART OF THIS CONTRACT

G ALL WORK CALLED FOR ON PLANS, NOTES AND SPECIFICATIONS, OR AS REQUIRED TO COMPLETE THIS CONTRACT, MUST COMPLY WITH ALL RULES AND REGULATIONS OF ALL MUNICIPAL AGENCIES HAVING JURISDICTION OVER THE WORK, IN ADDITION TO ALL DEPARTMENT OF BUILDING WORK RULES AND TO ALL SPECIFIC RULES AND REGULATIONS OF THE PARTICULAR BUILDING IN WHICH THE WORK IS LOCATED

2 CONTRACTOR SHALL MAINTAIN A COMPLETE AND UP TO DATE SET OF CONTRACT DRAWINGS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES

3 ALL TRADES SHALL LAY OUT THE WORK WITH THIS OFFICE AT THE JOB SITE

4 JOB SITE SHALL BE KEPT BROOM CLEAN AT ALL TIMES

5 CONTRACTOR SHALL PREPARE SHOP DRAWINGS AS REQUIRED AND SHALL SUBMIT SAME IN TRIPLICATE, TO WHICH DESIGN GROUP FOR APPROVAL GENERAL CONTRACTOR SHALL CHECK SHOP DRAWINGS PRIOR TO SUBMISSION AND NO MATERIAL SHALL BE ORDERED AND NO WORK SHALL BE STARTED UNTIL SHOP DRAWINGS ARE APPROVED ALL SHOP DRAWINGS SHALL BE DIMENSIONED IN FEET AND INCHES AND SHALL INDICATE ALL TOLERANCES AND CLEARANCES REQUIRED ALL INSTALLATIONS SHALL CONFORM TO GOOD TRADE PRACTICES BUILDING STANDARDS AND ALL GOVERNMENTAL CODES ALL ITEMS NOT INCLUDED SHALL BE NOTED

6 CONTRACTOR SHALL SUBMIT SAMPLES TO THIS OFFICE OF ALL FINISHES OF HARDWARE, WOOD SWITCH PLATE ETC FOR APPROVAL PRIOR TO ORDERING

7 EXTRA COSTS THE OWNERS WRITTEN AUTHORIZATION MUST BE OBTAINED PRIOR TO THE ORDERING OF ANY MATERIALS AWARDING OF ANY CONTRACTS OR THE EXECUTION OF ANY WORK IN EXCESS OF THE ORIGINAL CONTRACT

8 UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROVIDE A BROOM CLEAN AND VACUMED DOWN SPACE ALL RUBBER BASE SHALL BE FREE OF CONSTRUCTION DUST AND ALL WINDOWS AND BLINDS SHALL BE PROFESSIONALLY CLEANED ALL CONTACTOR ENCLOSURES SHALL BE CLEANED DOWN AND FREE OF ALL PAINT SPLASHES MARKS AND MATERIAL FRAGMENTS AND ALL LIGHTING FIXTURES AND LENSES SHALL BE CLEANED AND FREE FROM DUST

9 GENERAL CONTRACTOR SHALL PROPERLY PROTECT THE OWNER AND ANY ADJACENT PROPERTY ON WORK ANY DAMAGE TO SAME CAUSED BY CONTRACTORS WORKMEN OR SUBCONTRACTORS WORKMEN SHALL BE REPAIRED OR REPLACED WITHOUT DELAY PATCHING AND REPLACING OF DAMAGED WORK SHALL BE DONE BY GENERAL CONTRACTOR GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL SAME IS TURNED OVER TO THE CLIENT

B DEMOLITION AND PATCHING

1 THE SCOPE OF WORK SHALL INCLUDE THE DEMOLITION AND REMOVAL FROM PREMISES OF ALL UNNECESSARY PARTITIONS, DOORS, BUCKS ETC AS WELL AS ELECTRICAL, HVAC AND PLUMBING LINES AND EQUIPMENT AND REQUIRED CAPPING BY LICENSED TECHNICIANS TO ACCOMPLISH THE WORK AS OUTLINED IN THIS SET OF DRAWINGS

2 AFTER REMOVALS, ALL HOLES OR EFFECTIVE PLASTER AT CEILINGS, FLOORS AND PERIMETER AND INTERIOR PARTITIONS, SHALL BE PATCHED FREE OF ALL ROUGHNESS AND IRREGULARITIES

3 CONTRACTOR SHALL PATCH FLOOR AS REQUIRED BY REMOVALS OF EXISTING PARTITIONS AND SCARIFY PATCH ENTIRE FLOOR SMOOTH AS REQUIRED FOR INSTALLATION OF NEW FLOORING

4 ALL ITEMS SPECIFIED FOR REUSE ARE ASSUMED TO BE IN GOOD OPERATING CONDITION GENERAL CONTRACTOR SHALL VERIFY CONDITIONS OF ALL ITEMS FOR REUSE AND SHALL NOTIFY MOJO STUMER ASSOCIATES OF DISCREPANCIES PRIOR TO REINSTALLATION GENERAL CONTRACTOR SHALL STORE ALL REUSABLE ITEMS SO AS TO PREVENT DAMAGE TO THEM SHOULD DAMAGE OCCUR, GENERAL CONTRACTOR SHALL REPLACE OR REPAIR SUCH ITEMS AS REQUIRED, AT HIS SOLE COST AND EXPENSE

C CARPENTRY AND DRYWALL

1 CONTRACTOR SHALL FURNISH AND INSTALL CORNER BEADS AT ALL EXPOSED CORNERS AND JAMBS/HEADS ON ALL EXPOSED SIDES IN DRYWALL CONSTRUCTION OR AS DIRECTED BY MOJO STUMER ASSOCIATES TAPE, SPACKLE AND POLISH ALL WORK

2 FURNISH AND INSTALL SUFFICIENT FRAMING FOR ALL WALL OPENINGS REQUIRED FOR DUCTWORK AND RETURN AIR OPENINGS BOTH ABOVE AND BELOW HUNG CEILINGS SUCH FRAMING SHALL BE COORDINATED WITH HVAC REQUIREMENTS

3 CONTRACTOR SHALL FURNISH, INSTALL AND COORDINATE ALL NECESSARY WOOD GROUNDS, CORNER CASINGS AND REQUIRED WOOD BLOCKING AND SHIMMING WITH MILLWORK CONTRACTOR, CEILING CONTRACTOR AND/ OR OTHER TRADES AS REQUIRED

4 CONTRACTOR SHALL PERFORM ALL CUTTING FITTING AND PATCHING WORK AS MAY BE REQUIRED TO MAKE ALL THE PARTS OF THE PROJECT MEET TOGETHER PROPERLY

5 ALL DAMAGED EXISTING AREAS TO REMAIN AND ALL EXISTING AREAS AFFECTED BY DEMOLITION OR NEW RECONSTRUCTION WORK SHOWN ON DRAWINGS, SHALL BE PATCHED AS REQUIRED TO MATCH EXISTING ADJACENT AREAS IN MATERIAL, FIRE RATING, FINISH AND COLOR

D CEILINGS

1 FURNISH AND INSTALL THE NECESSARY FRAMING AND /OR BRIDGING FOR RELOCATED AND/OR NEW LIGHT FIXTURES DIFFUSERS, REGISTERS, ACCESS PANELS ETC

2 FURNISH AND INSTALL CEILING ACCESS TILES AS REQUIRED IN ACOUSTIC TILE CEILINGS TO PROVIDE ACCESS TO ALL AIR- CONDITIONING, PLUMBING, TELEPHONE AND ELECTRICAL CONTROL EQUIPMENT REQUIRING ACCESS

3 CEILING CONTRACTORS SHALL PROVIDE ALL CUT-OUTS AND GROUNDS REQUIRED FOR LIGHTING FIXTURES, REGISTERS, DIFFUSERS, ACCESS PANELS AND SPECIAL MILLWORK INDICATED ON OR INFERABLE FROM THE DRAWINGS

4 CEILING CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF THE ELECTRICAL, HVAC, PLUMBING, TELEPHONE AND MILLWORK CONTRACTORS, WHERE HIS TRADE RESPECTIVE WORK IS CONTIGUOUS NO EXTRAS WILL BE APPROVED FOR CUTTING, PATCHING OR REPLACING OF BROKEN TILES

5 ALL CEILING WORK SHALL BE INSTALLED UNDER GOOD TRADE PRACTICES, INCLUDING TIGHT SEAMS AND ALIGNED JOINTS ALL CEILINGS SHALL BE INSTALLED STRAIGHT, LEVEL AND TRUE

6 CEILING HEIGHTS SHALL BE AS INDICATED ON THE DRAWINGS

7 PRIOR TO CLOSING ANY CEILING, ALL PLENUM SYSTEMS (HVAC, PLUMBING, ELECTRICAL ETC) SHALL BE INSPECTED AND WHERE REQUIRED, SHALL BE TESTED BY CONTRACTORS, ENGINEERS AND/OR AUTHORITIES HAVING JURISDICTION OVER THE WORK TO INSURE THEIR PROPER INSTALLATION AND FUNCTIONING

E PAINTING

1 PAINTING BY GENERAL CONTRACTOR

2 FURNISH AND APPLY ALL PAINTS IN THE COLORS AND TYPES INDICATED ON FINISH PLANS OR SCHEDULES

3 ALL WALLS ARE TO BE TAPED, SPACKLED AND POLISHED SMOOTH BEFORE APPLYING PAINT

4 SURFACES TO RECEIVE PAINT SHALL BE PRIMED, UNDERCOATED AND FINISH COATED

5 SUBMIT 12" x 12" FINISH SAMPLE PRIOR TO PAINTING PAINTS TO BE MIXED SHALL MATCH CATALOG SAMPLES

6 ALL METAL BUCKS, DOORS AND RADIATOR ENCLOSURES AND ANY OTHER METAL WORK TO BE PAINTED SHALL BE GIVEN ONE (1) PRIME COAT AND FINISH COATS OF SEMI-GLOSS OR LOW LUSTRE ENAMEL PAINT

7 CONTRACTOR SHALL TAKE EVERY PRECAUTION TO KEEP WORK SPACE CLEAN AND FREE FROM PAINT DRIPS AND/OR SPLATTERS WHERE ADJACENT WORK IS MARRED OR DAMAGED BY THE WORK OF THIS SECTION CONTRACTOR SHALL REPLACE OR REPAIR SAME AT NO ADDITIONAL COST TO TENANT

8 WITHIN TWO (2) WEEKS AFTER COMPLETION AND TOTAL OCCUPANCY OF PREMISES ALL SURFACES SHALL BE INSPECTED AND ANY NICKS, SCRATCHES AND/OR SURFACE DEFECTS SHALL BE TOUCHED UP AS REQUIRED BY FINAL PUNCHLIST

H LIGHTING AND ELECTRICAL

1 CONTRACTOR SHALL FURNISH AND INSTALL ALL LIGHTING FIXTURES ELECTRICAL EQUIPMENT AND LABOR AS SHOWN OR IMPLIED ON ALL DRAWINGS AND NOTES

2 CONTRACTOR SHALL VERIFY THAT THE REQUIRED RECESSING DEPTH (GIVEN INDICATED CEILING HEIGHTS) IS AVAILABLE FOR ALL RECESSED LIGHTING FIXTURES PRIOR TO ORDERING FIXTURES MOJO STUMER ASSOCIATES IS TO BE INFORMED OF ALL OBSTRUCTIONS TO THE WORK IMMEDIATELY

3 ALL DIMENSIONS OF LIGHTING FIXTURES ARE GIVEN FROM CENTERLINE UNLESS OTHERWISE NOTED

4 CONTRACTORS SHALL PROVIDE ALL TEMPORARY LIGHTING AND OUTLETS AS REQUIRED FOR ALL TRADES PERFORMING WORK ON THE PROJECT WHETHER OR NOT THESE TRADES ARE A SPECIFIC PART OF THIS CONTRACT

5 WHERE IS SWITCH IS INDICATED ON PLANS CONTRACTOR SHALL PROVIDE ANY OTHER ADDITIONAL SWITCHES REQUIRED IN ACCORDANCE WITH CODE REQUIREMENTS AND BEST TRADE PRACTICES SUCH ADDITIONS SHALL BE IN GANG PLATES AS REQUIRED NO EXTRAS WILL BE ALLOWED

6 ALL LOW VOLTAGE WIRING AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED WHERE INDICATED ON PLANS

7 ALL FLUORESCENT LAMPS REQUIRED SHALL BE ENERGY SAVING TYPE CONTRACTOR SHALL FURNISH AND INSTALL ALL LAMPS AND BALLASTS REQUIRED FOR THIS INSTALLATION

8 ALL WORK TO BE PERFORMED BY ELECTRICAL CONTRACTOR SHALL BE IN STRICT ACCORDANCE WITH LOCAL ELECTRICAL CODES AND SPECIFICATIONS AND SHALL CONFORM TO BUILDINGS REQUIREMENTS WHERE WORK IS LOCATED ALL ELECTRICAL WORK SHALL BE PERFORMED ONLY BY DULY LICENSED ELECTRICIANS

9 ALL WIRING SHALL RUN CONCEALED IN WALLS, COLUMNS, FLOORS OR ABOVE HUNG CEILING UNLESS OTHERWISE NOTED PROVIDE PROPERLY SIZED CONDUIT (BY STAND-OFF, WIRED TO CEILING SUPPORTS) AS REQUIRED BY STATE AND LOCAL CODES

10 ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH THE WORK OF OTHER TRADES

11 ELECTRICAL CONTRACTOR SHALL PERFORM ALL CHOPPING, CUTTING AND DRILLING OF PARTITIONS AND FLOORS REQUIRED FOR THE PROPER INSTALLATION OF ALL ELECTRICAL WORK

12 CONTRACTOR SHALL PROVIDE ALL NECESSARY POWER AS REQUIRED WHERE A MACHINE OR DEVICE IS SPECIFIED WHERE A SPECIAL ELECTRICAL RECEPTACLE IS REQUIRED THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL SAME

SYMBOLS

DOOR NUMBER

ROOM NUMBER

WINDOW NUMBER

PARTITION TYPE

ELEVATION NUMBER
SHEET ELEVATION IS DRAWN

SECTION NUMBER
SHEET SECTION IS DRAWN

DETAIL NUMBER
SHEET DETAIL IS DRAWN

LOCATION
ELEVATION HEIGHT

BUILDING CODE NOTES:

USE - M - MERCANTILE - 1ST FLOOR RETAIL (AUTO SHOWROOM)
S1 - STORAGE - CELLAR STORAGE
A2 - RESIDENTIAL - 2ND FLOOR (NOT IN SCOPE)
CONSTRUCTION TYPE = 5b
HANDICAP ACCESSIBLE = YES

OCCUPANT LOAD AND MEANS OF EGRESS
TENANT SPACE (AUTO SHOWROOM)
CELLAR (SOUTH) (S1 - STORAGE) = 4835 / 300 = 17
CELLAR (NORTH) (S1 - STORAGE) = 375* / 300 = 13 (EXIST- NO WORK)
1ST FLR (M - SPACE FUR) = 8159 / 60 = 153
AUTO SHOWROOM (TOTAL) = 153

EGRESS WIDTH (SECTION 1005)
FROM SOUTH CELLAR
STAIRWAYS = 9" x 0.3 = 5.1" REQ (44" PROVIDED)
(MIN 36" PER SECTION 1009, EXCEPTION #1)
OTHER COMPONENTS = 9" x 0.2 = 3.4" REQ (28" PROVIDED)
FROM NORTH CELLAR
STAIRWAYS = 13 x 0.3 = 3.9" REQ (44" PROVIDED)
(MIN 36" PER SECTION 1009, EXCEPTION #3
OTHER COMPONENTS = 13 x 0.2 = 2.6" REQ (28" PROVIDED)
FROM FIRST FLOOR
STAIRWAYS = 153 x 0.3 = 54.9" REQUIRED (N/A)
OTHER COMPONENTS = 153 x 0.2 = 30.6" REQ (108" PROVIDED)

COMMON PATH OF EGRESS TRAVEL (SECTION 1014.3)
FROM SOUTH CELLAR
94' PROVIDED (MAX 100', PER SECTION 1014.3, EXCEPTION #2)
FROM NORTH CELLAR
130' PROVIDED (MAX 100', PER SECTION 1014.3, EXCEPTION #2)

NUMBER OF EXITS REQUIRED (SECTION 1018)
FROM CELLAR
1 REQ FOR S-1 (DL < 30 IT PROVIDED) (TABLE 1015.2)
FROM FIRST FLOOR
2 REQ (4 PROVIDED)

EXISTING SECOND FLOOR APARTMENTS
NOT IN SCOPE

ACCESSIBILITY
ACCESSIBLE ROUTE (SECTION 1104)
SITE ARRIVAL POINTS (1104.1) - PROVIDED, SEE CIVIL DRAWINGS
MULTI-LEVEL BUILDINGS AND FACILITIES (1104.4)
ACCESSIBLE ROUTE NOT REQUIRED TO CELLARS (1.1 PER 7.04.4 EXCEPTION #2) LEVEL THAT DOES NOT CONTAIN ACCESSIBLE ELEMENTS
ACCESSIBLE ENTRANCES (SECTION 1105)
ACCESSIBLE PUBLIC ENTRANCES PROVIDED (MIN. 60% PER 1105.1)
MIN. 1 ACCESSIBLE ENTRANCE PER TENANT PROVIDED (PER 1105.1.1a)
PARKING AND PASSENGER LOADING (SECTION 1106)
PROVIDED SEE CIVIL DRAWINGS
TOILET AND BATHING FACILITIES (SECTION 1109.2)
ACCESSIBLE TOILET ROOMS PROVIDED AT TENANTS #1 AND #2 SEPARATE FACILITIES PROVIDED

INTERIOR FINISHES
WALL AND CEILING FINISHES (SECTION 803)
FLAME SPREAD CLASSIFICATIONS FOR ALL INTERIOR WALL AND CEILING FINISHES TO COMPLY WITH TABLE 803.5, B.C. OF NYS AS FOLLOWS

OCCUPANCY	EXIT ENCLOSURES	CORRIDORS	ROOMS/SPACES
M	A	B	C
S-1	B	B	C

INTERIOR FLOOR FINISH (SECTION 804)
INTERIOR FLOOR FINISH MATERIALS TO COMPLY WITH SECTION 804, B.C. OF NYS AND BE CLASSIFIED FOR MINIMUM CRITICAL RADIANT FLUX AS FOLLOWS

OCCUPANCY	EXT. ENCLOSURES/CORRIDORS	ALL AREAS
M	NOT LESS THAN CLASS I	COMPLY W/ DOC FF-1 FLL TEST
S-1	NOT LESS THAN CLASS I	COMPLY W/ DOC FF-1 FLL TEST

ZONING DATA

1005 NORTHERN BOULEVARD
GREAT NECK, NEW YORK 11020
TOWN OF NORTH HEMPSTEAD
SEC. 02 BLOCK: 169 LOT: 27
ZONE: B-A / PI-C

	ALLOWED	PROPOSED
LOT AREA	2000 SF MIN	28,794.28 SF
LOT COVERAGE (F20)	70%	32.4%
FRONT YARD SETBACK	10 FT. MIN	0' EXISTING
SIDE YARD SETBACK	0 FT. MIN	8'
REAR YARD SETBACK	20 FT. MIN	15.4' EXISTING
STORIES	3 STORY MAX	2.5 STORY
BUILDING HEIGHT	3 STY/40 FT. MAX	2.5 STY/31 FT.

PARKING CALCULATIONS

PARKING REQUIRED:

RETAIL 1 STALL / 300 SF AFTER 1ST 1000 SF
(9,149-1000=) 8,149 ÷ 1 STALL/300 SF = 27.16 STALLS

DWELLING UNIT 1 STALL / (1/2) DWELLING UNIT
3 UNITS x 1 STALL / 0.5 UNITS = 6

TOTAL PARKING REQUIRED +34 STALLS

PARKING PROVIDED:
PROPOSED PARKING (INCLUDES 1 ACCESSIBLE SPACE) = 17 STALLS

ARCHITECT:

MOJO STUMER ASSOCIATES, P.C.
14 PLAZA ROAD
GREENVALE, NEW YORK 11548
TEL: (516) 625-3344
FAX: (516) 625-3418

DRAWING LIST:

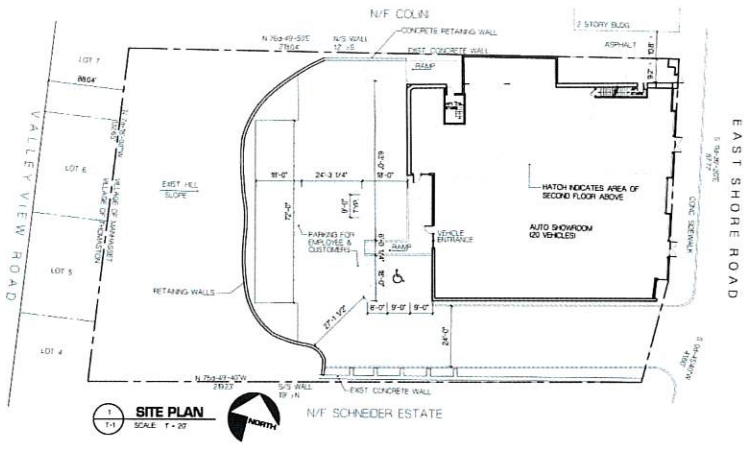
REVISION	SHEET	TITLE
	T-1	TITLE SHEET, DRAWING LIST, SITE PLAN, NOTES
	T-2	ACCESSIBILITY DETAILS
	A-1	CELLAR CONSTRUCTION PLAN
	A-2	FIRST FLOOR CONSTRUCTION PLAN
	A-3	EXISTING SECOND FLOOR
	A-4	CELLAR REFLECTED CEILING PLAN
	A-5	FIRST FLOOR REFLECTED CEILING PLAN
	A-6	EXTERIOR ELEVATIONS
	A-7	EXTERIOR ELEVATIONS

BUILDING DATA

OCCUPANCY CLASSIFICATION	- M - MERCANTILE (AUTO SHOWROOM) W/ STORAGE (S1)
TYPE OF CONSTRUCTION	- 5b
NUMBER OF STORIES	- 2 STORY & BASEMENT (UNCHANGED)
BUILDING SPRINKLER	- REQUIRED: NO PROVIDED: NO
FIRE ALARM	- REQUIRED: YES PROVIDED: YES
HANDICAP ACCESS	- COMPLIES

BUILDING CODES / REFERENCED STANDARDS

2020 BUILDING CODE OF NEW YORK STATE
2020 ENERGY CONSERVATION & CONSTRUCTION CODE OF NEW YORK STATE
2020 FIRE CODE OF NEW YORK STATE
2020 FUEL GAS CODE OF NEW YORK STATE
2020 MECHANICAL CODE OF NEW YORK STATE
2020 PLUMBING CODE OF NEW YORK STATE
2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE
NFPA 70 / NEC 2008
ANSI A117.1 -2003
2020 EXISTING BUILDING CODE OF NEW YORK STATE
ADDITION (CH. 10) AND LEVEL 2 ALTERATION (CH. 7) (PER SECTION 1001.3)



1 SITE PLAN
T-1 SCALE: 1" = 20'

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NOT FOR CONSTRUCTION
DATE: 03.01.2024

DISAPPROVED
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ZONING
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04/19/2024

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REVISION

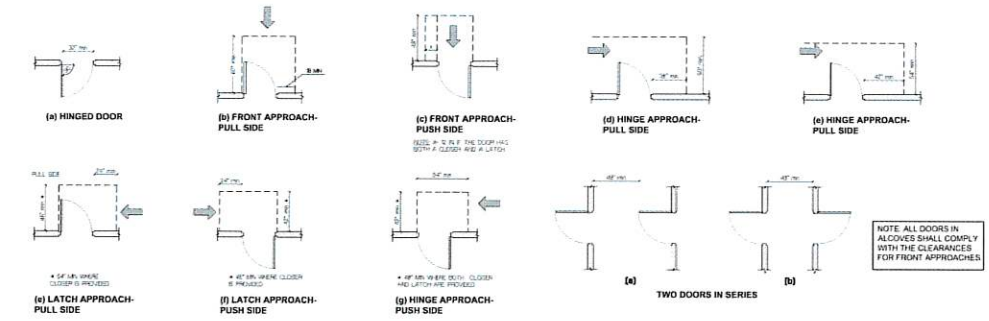
PROJECT TITLE
1005 NORTHERN BLVD. PLAZA
MANHASSET, NY

SCALE: AS SHOWN
DATE: 09.11.14
DRAWN BY: GA
PROJECT NUMBER: 200749

SEAL

DRAWING TITLE
TITLE SHEET, NOTES, DRAWING LIST, & SITE PLAN

DRAWING NUMBER
T-1



1 T-2 **ACCESSIBLE CLEARANCE DETAILS**
SCALE: N.T.S.

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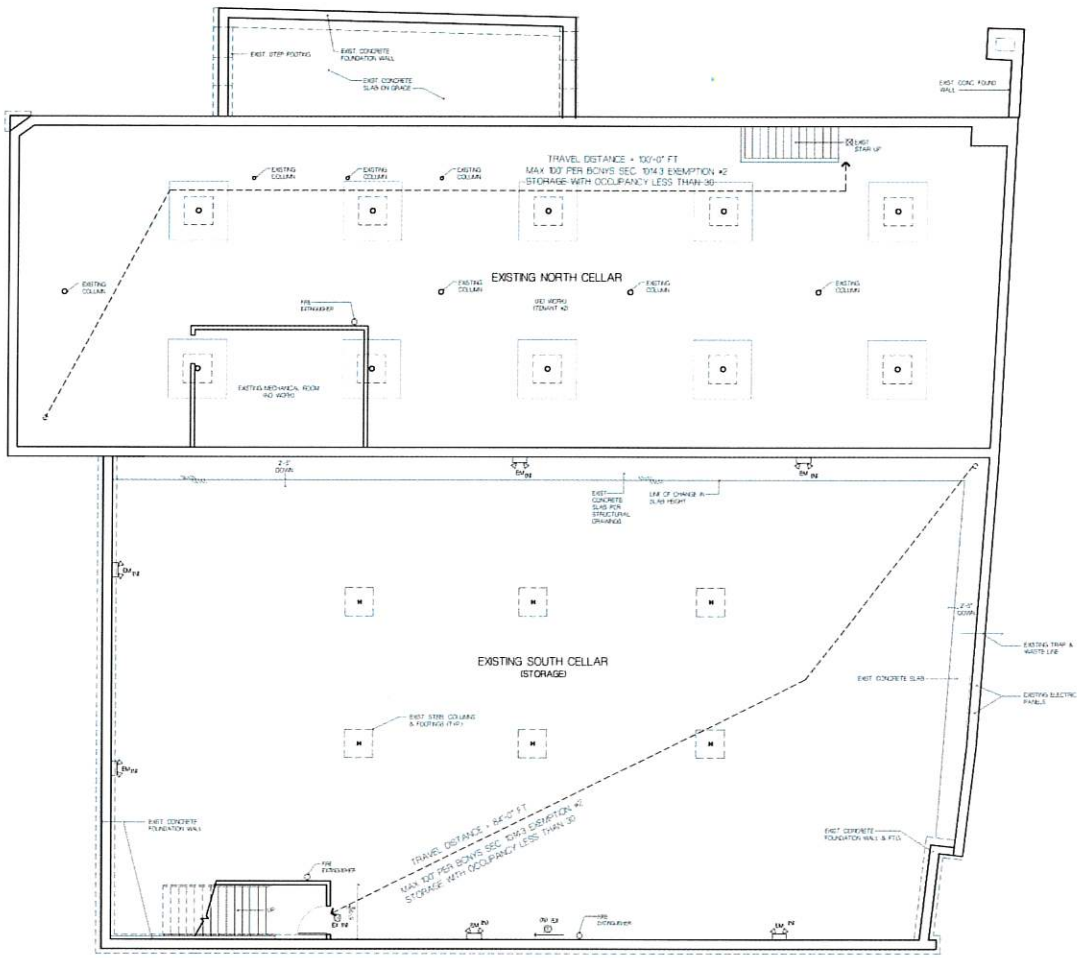
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1005 NORTHERN BLVD. PLAZA
MANHASSET, NY

SCALE: AS SHOWN
DATE: 03/14
DRAWN BY: KM, KMK
PROJECT NUMBER: 300749

DRAWING TITLE
ACCESSIBILITY DETAILS

DRAWING NUMBER
T-2



1 / A-1 **CELLAR CONSTRUCTION PLAN**

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

WALL LEGEND:

EXISTING WALL TO REMAIN

EGRESS PATH LEGEND:

COMMON PATH

TRAVEL PATH B

TRAVEL PATH A

SYMBOL LEGEND:

SMOKE DETECTOR

FIRE EXTINGUISHER

NORTH

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PROJECT NAME

1005 NORTHERN BLVD. PLAZA

MANHASSET, NY

SCALE: AS SHOWN

DATE: 12.28.23

DRAWN BY: GA

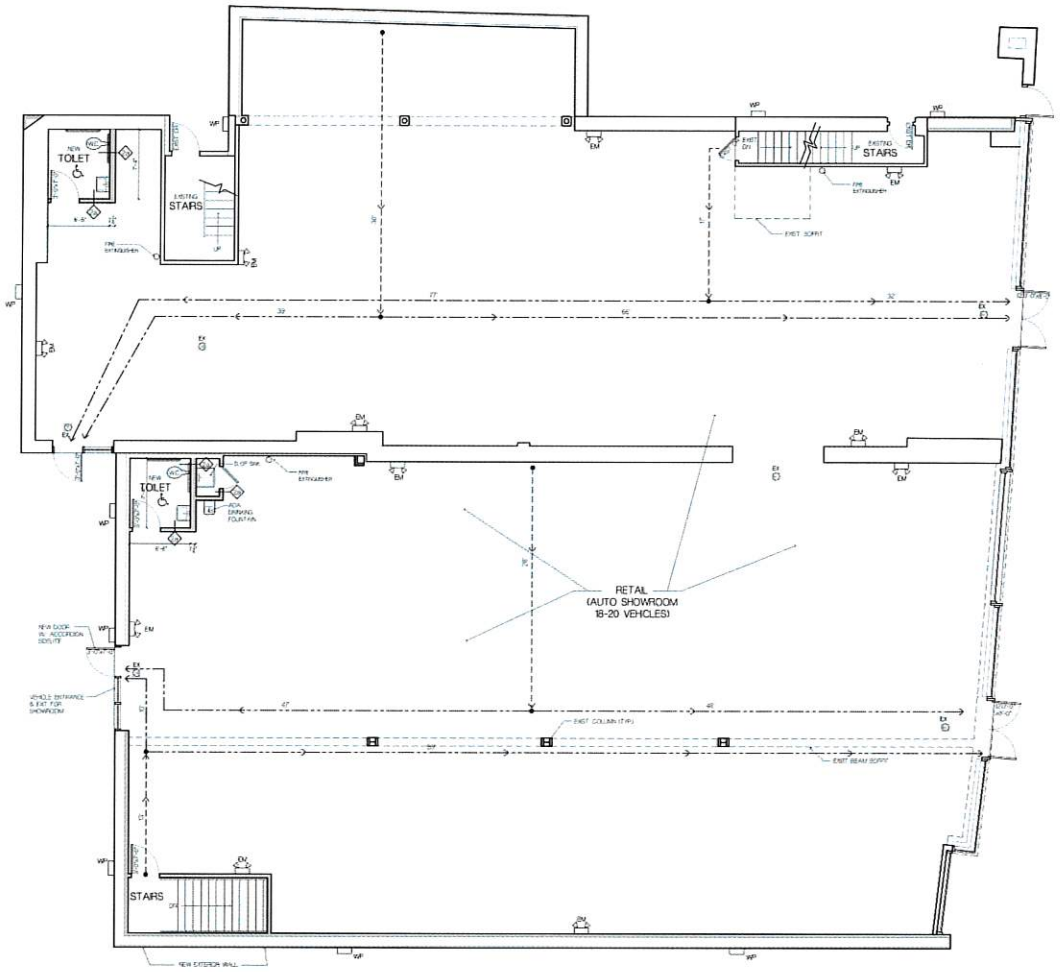
PROJECT NUMBER: 2207.49

DRAWING TITLE

CELLAR CONSTRUCTION PLAN

DRAWING NUMBER

A-1



1 / A-2 **FIRST FLOOR CONSTRUCTION PLAN**
SCALE 3/16"=1'-0"

WALL LEGEND:
EXISTING WALL TO REMAIN
NEW PARTITION WALL

SYMBOL LEGEND:
WALL MOUNTED EMERGENCY LIGHTING
CEILING MOUNTED EXIT SIGN
WALL PACK FOR EGRESS LIGHTING (TO COMPLY WITH SECTION 1008.1.8(E OF NYCB)
SURFACE MOUNTED FIRE EXTINGUISHER PER NYS C SECTION 906 & NFPA 10 FOR LIGHT (LOW) HAZARD OCCUPANCY
TYPE: PRESSURIZED WATER
CAPACITY: 2½ GALLON (2-A)
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER(S): 75 FEET

EGRESS PATH LEGEND:
COMMON PATH
TRAVEL PATH B
TRAVEL PATH A

5/8" GYP. BD. BOTH SIDES TO CEILING
3½"
4"
3½"
2nd
3/8" MTL. STUDS 25 GA. @ 16" O.C. WITH CONT. TOP & BOTTOM RUNNERS (TO UNDERSIDE OF CEILING ABOVE)

3 / A-2 **PARTITION TYPES**
SCALE 1 1/2" = 1'-0"

3 **INTERIOR PARTITION**
NON RATED PARTITION

4 **NEW BATHROOM WALL**
SAME AS '3' EXCEPT BATHROOM SIDE OF WALL TO RECEIVE ½" MOISTURE RESISTANT GYP. BD.

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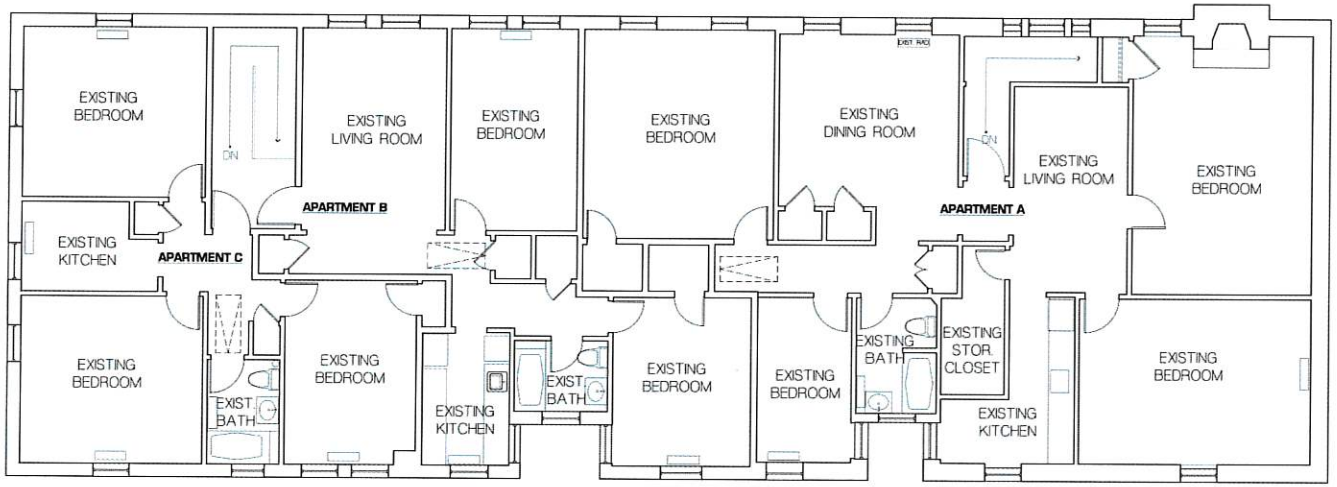
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PROJECT TITLE
1005 NORTHERN BLVD. PLAZA
MANHASSET, NY

SCALE: AS SHOWN
DATE: 12.26.23
DRAWN BY: GA
PROJECT NUMBER: 2007.49

DRAWING TITLE
FIRST FLOOR CONSTRUCTION PLAN

DRAWING NUMBER
A-2



1 / A-3 **SECOND FLOOR EXISTING PLAN**

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

NORTH

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1005 NORTHERN BLVD. PLAZA

MANHASSET, NY

SCALE: AS SHOWN

DATE: 12.26.23

DRAWN BY: GA

PROJECT NUMBER: 20049

EXIST. SECOND FLOOR PLAN

A-3



REFLECTED CEILING PLAN

SCALE 3/16"-1'-0"

CEILING LEGEND:

WALL MOUNTED EMERGENCY LIGHT
SEE LIGHT FIXTURE SCHEDULE

CEILING MOUNTED EXIT SIGN
SEE LIGHT FIXTURE SCHEDULE

2'X2' SUSPENDED ACOUSTIC CEILING

SUPPLY DIFFUSER

RETURN DIFFUSER

"N" INDICATES NEW FIXTURE
"R" INDICATES RELOCATED FIXTURE
"E" INDICATES EXISTING FIXTURE

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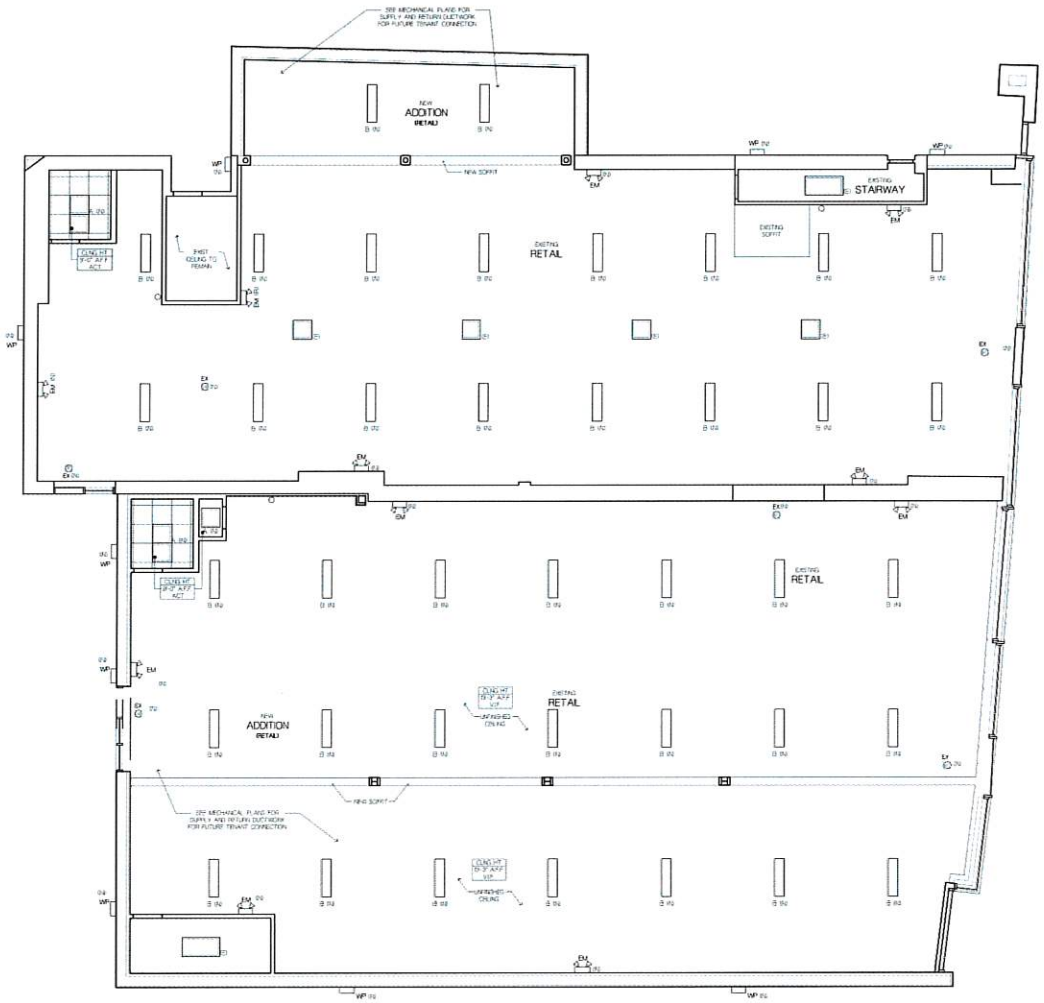
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1005 NORTHERN BLVD. PLAZA
MANHASSET, NY

SCALE: AS SHOWN
DATE: 12.26.23
DRAWN BY: GA
PROJECT NUMBER: 2007.49

DRAWING TITLE:
CELLAR REFELECTED CEILING PLAN

DRAWING NUMBER:
A-4



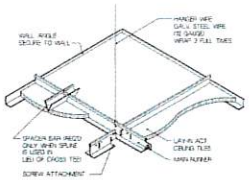
1 / A-5 FIRST FLOOR REFLECTED CEILING PLAN

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

CEILING LEGEND:

- WALL MOUNTED EMERGENCY LIGHT (SEE LIGHT FIXTURE SCHEDULE) — E-5.0w
- CEILING MOUNTED EXIT SIGN (SEE LIGHT FIXTURE SCHEDULE) — 12' IN
- 2'X2' SUSPENDED ACOUSTIC CEILING
- SUPPLY DIFFUSER
- RETURN DIFFUSER

1X2 INDICATES NEW FIXTURE
(R) INDICATES RELOCATED FIXTURE
(E) INDICATES EXISTING FIXTURE



2 / A-5 CEILING TILE DETAIL

SCALE: NOT TO SCALE

LIGHT FIXTURE SCHEDULE

TYPE	SYMBOL	MANUFACTURER	PRODUCT LINE	CATALOG #	LAMP(S)	REMARKS
A		SIMILAR	TYLED	2F-W-05-35-UT	30W LED 3500K	2x2 LED IN ACT GRID
B		TBD	-	-	30W LED 3500K	SUSPENDED MOUNT LED FIXTURE
C		SIMILAR	TYLED	2F-W-05-35-UT	30W LED 3500K	2x4 LED IN ACT GRID
EM		BIG BEAM	WINDSOR	WINDSOR	AS REQD	EMERGENCY LIGHTING MOUNT 9'-0" AFF TO E-O FIXTURE
EX		BIG BEAM	—	ERK-W-R-C-R	—	EXIT LIGHT
WP		LITHONIA	TWR LED WALLPACK	TWR1LED_2_40K_SVOLT_	30W LED 4000K	EXTERIOR WALL PACK

NOTE:
CONTRACTOR TO PROVIDE BULBS FOR ALL FIXTURES EXCEPT FIXTURES SUPPLIED BY OWNER. EXACT BULB & COLOR TO BE APPROVED BY ARCHITECT. SAMPLES TO BE PROVIDED TO JOB FOR APPROVAL.

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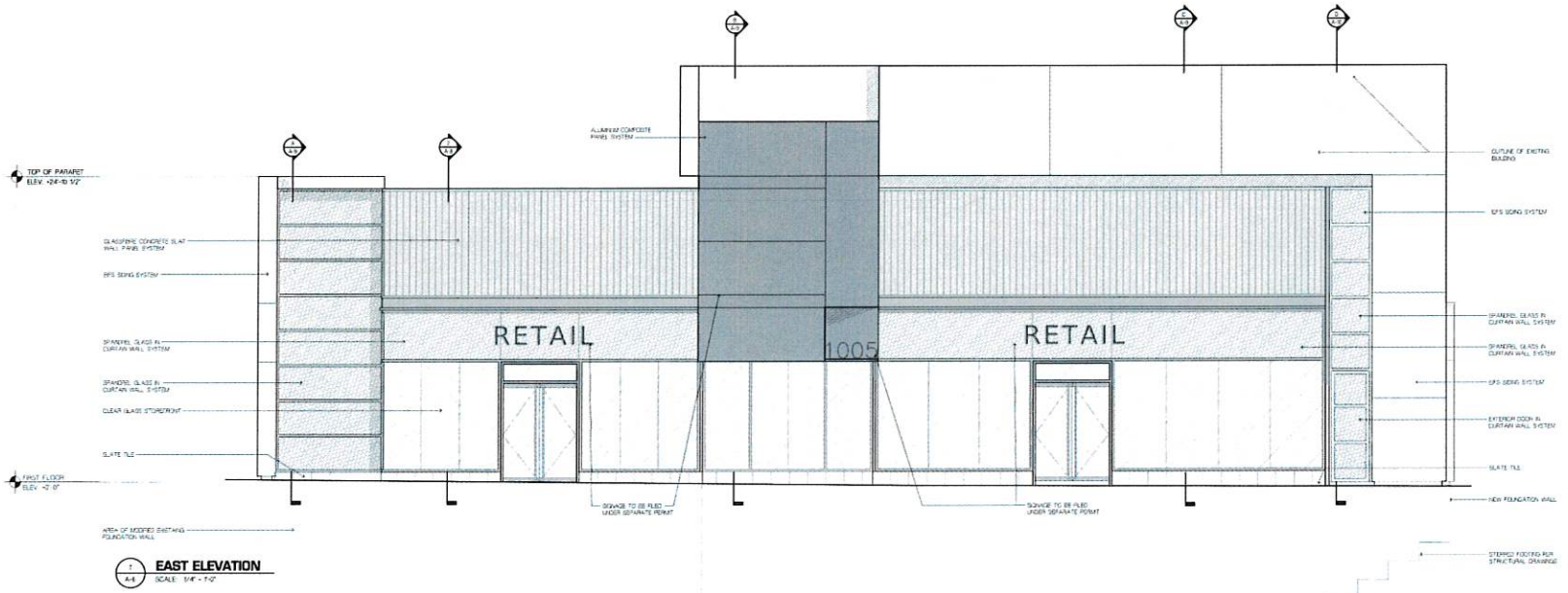
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PROJECT TITLE
1005 NORTHERN BLVD. PLAZA
MANHASSET, NY

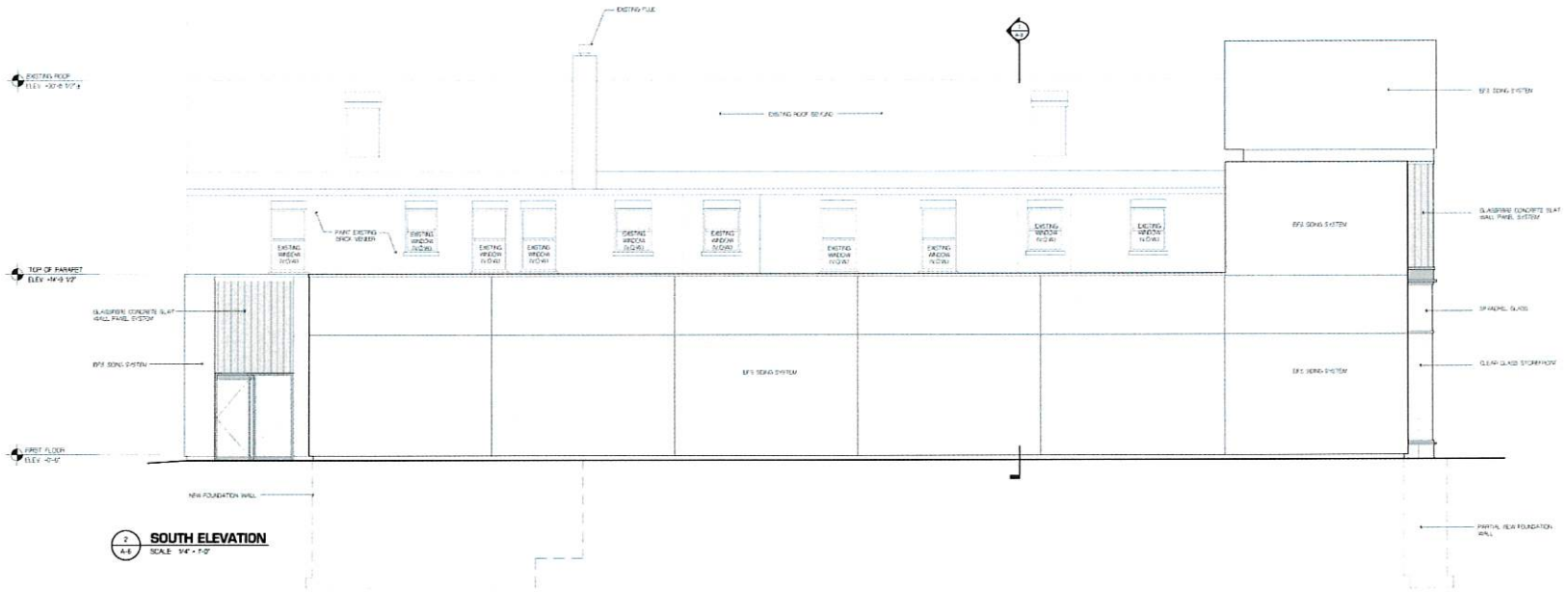
SCALE: AS SHOWN
DATE: 12.26.23
DRAWN BY: GA
PROJECT NUMBER: 200749

DRAWING TITLE
FIRST FLOOR REFLECTED CEILING PLAN

DRAWING NUMBER
A-5



1 A-6 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"



2 A-6 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

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1005 NORTHERN BLVD. PLAZA
MANHASSET, NY

SCALE: AS SHOWN
DATE: 03.1.14
DRAWN BY: GA
PROJECT NUMBER: 3007.49

EAST AND SOUTH EXTERIOR ELEVATIONS

DRAWING NUMBER:
A-6

EXTERIOR FINISHES

	ALUMINUM COMPOSITE PANELS	- "ALPOLIC" PANELS INSTALLED BY MANUFACTURER APPROVED INSTALLER, COLOR TO BE DETERMINED
	CLEAR GLAZING	- 1" THICK LOW E INSULATED CLEAR GLAZING
	SPANDREL GLASS	- 1" THICK LOW E INSULATED GLAZING
	CURTAIN WALL FRAMING	- KAWNEER 1600 SYSTEM #1 WITH CLEAR ANODIZED ALUMINUM FINISH. VERTICAL MULLIONS TO BE BUTT GLAZED
	STORE FRONT FRAMING	- KAWNEER TRIFAB VG 451 HDT WITH CLEAR ANODIZED ALUMINUM FINISH. VERTICAL MULLIONS TO BE BUTT GLASS
	EIFS	- "STO" ESSENCE NEXT SYSTEM IN COLOR AND TEXTURE AS SELECTED BY ARCHITECT
	CONCRETE WALL PANEL	- GLASSFIBRE CONCRETE SLAT WALL PANEL SYSTEM - MANUFACTURED BY OKO SKIN
	SLATE TILE	- TBD

ELEVATION NOTES:

GENERAL:

1. CONTRACTOR SHALL FURNISH FULLY DETAILED SHOP DRAWINGS, DETAILS, CUTS AND MATERIAL SAMPLES SO AS TO FULLY DELINEATE AND DESCRIBE THE ENTIRE PROJECT AND ALL ITS CONDITIONS PRIOR TO FABRICATION.
2. ALL ASSEMBLIES TO HAVE INSTALLERS APPROVED BY THE MANUFACTURER OF THAT ASSEMBLY.

ALUMINUM COMPOSITE PANELS:

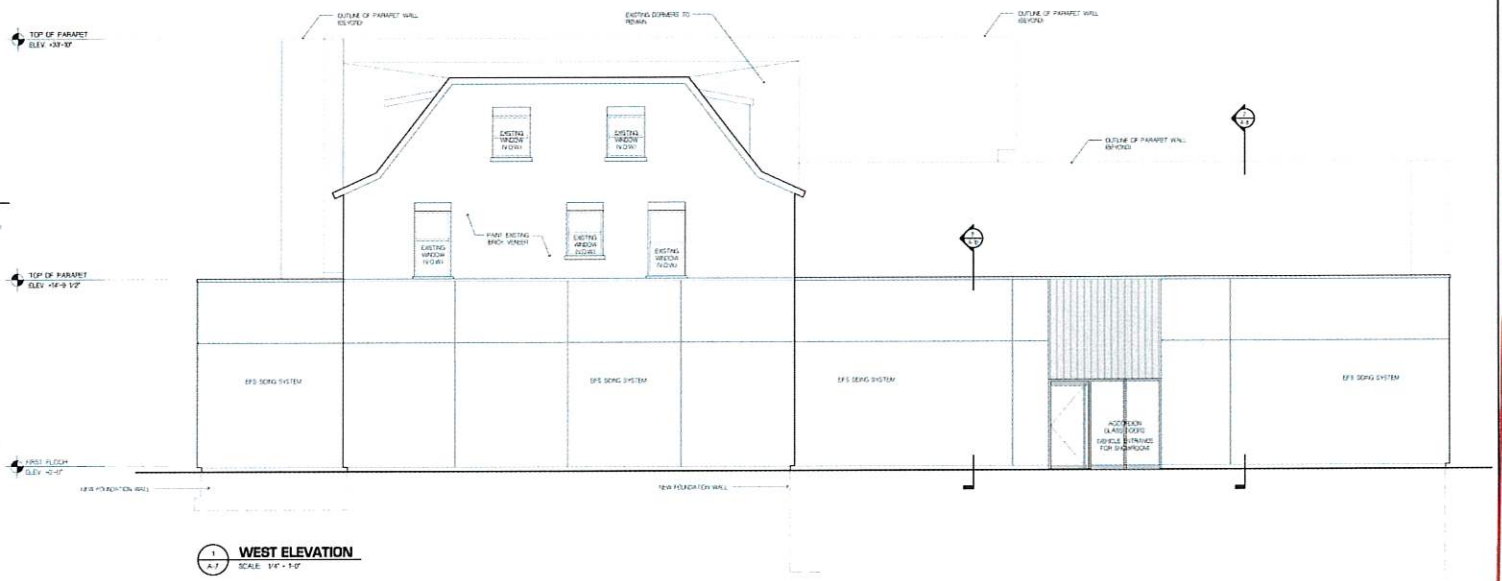
3. ALUMINUM COMPOSITE PANELS TO BE A POLYETHYLENE OR THERMOPLASTIC CORE BETWEEN TWO SHEETS OF ALUMINUM WITH A 'KYNAR' FINISH IN COLOR AS SELECTED BY ARCHITECT. SYSTEM TO HAVE INTEGRAL EXTRUDED ALUMINUM FRAMING, CONCEALED FASTENING, AND REVEALS AS SHOWN ON THE DRAWINGS. ASSEMBLY SHALL BE OF A DRY TYPE INSTALLATION INTERNALLY SELF DRAINING TO THE EXTERIOR SURFACE.
4. ALUMINUM COMPOSITE PANEL INSTALLER SHALL BE RESPONSIBLE TO FURNISH AND INSTALL A COMPLETE SYSTEM INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ALL STEEL PLATES, GUSSETS, BANG, AND OTHER STEEL ACCESSORIES REQUIRED TO JOIN SUPPORT AND REINFORCE THE ASSEMBLY. ALL WEEPS, SOFFIT VENTS, INTEGRAL GUTTERS, COPING AND FLASHING AS REQUIRED FOR A WATERTIGHT, FIELD-APPLY INSTALLER TO PROVIDE GALVANIZED SUB-GIRT SYSTEM AND REQUIRED FRAMING FOR LEVELING.

STOREFRONT SYSTEM:

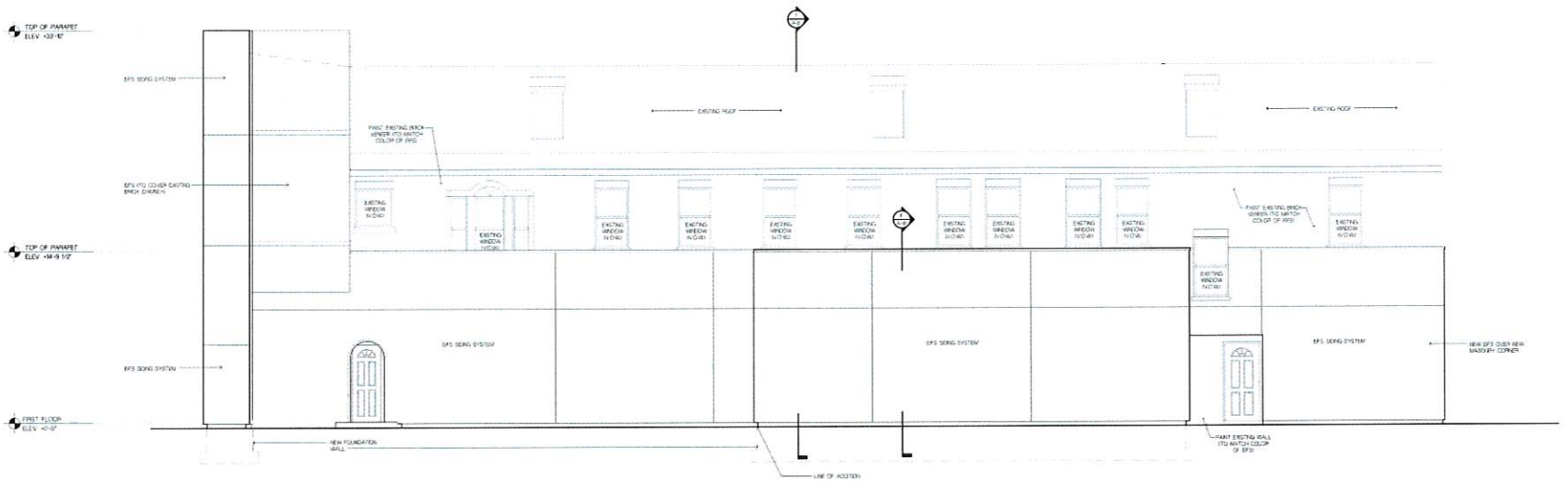
5. STOREFRONT FABRICATOR SHALL DESIGN, ENGINEER AND GUARANTEE FOR ALL REQUIRED LOADS (WIND, SNOW, DRIFT, ETC.), WATER INFILTRATION, EXPANSION, CONTRACTION, ALLOWABLE DEFLECTION, ETC. SYSTEM TO MEET BUILDING CODE REQUIREMENTS FOR WIND BORNE DEBRIS REGIONS.
6. STOREFRONT SYSTEM SHALL BE INTERNALLY SELF DRAINING, THERMALLY BROKEN AND ALL FASTENERS TO BE CONCEALED.
7. STOREFRONT INSTALLER SHALL BE RESPONSIBLE TO FURNISH AND INSTALL A COMPLETE SYSTEM INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ALL SHIMS, CLIPS, ATTACHMENTS, REINFORCEMENT AND SUPPORTS TO FULLY INSTALL ANCHOR, SUPPORT AND WEATHERPROOF THE SYSTEM (PLATES, ANGLES, BOLTS, WELDS, FLASHING, SEALANTS, ETC.).
9. STOREFRONT SYSTEM TO COMPLY WITH 2015 ENERGY CONSERVATION & CONSTRUCTION CODE OF NEW YORK STATE SECTION 502.4 FOR AIR LEAKAGE.

CURTAIN WALL SYSTEM:

7. CURTAIN WALL FABRICATOR SHALL DESIGN, ENGINEER AND GUARANTEE FOR ALL REQUIRED LOADS (WIND, SNOW, DRIFT, ETC.), WATER INFILTRATION, EXPANSION, CONTRACTION, ALLOWABLE DEFLECTION, ETC. SYSTEM TO MEET BUILDING CODE REQUIREMENTS FOR WIND BORNE DEBRIS REGIONS. VERTICAL GLAZING TO BE DESIGNED PER RC 2414.
7. CURTAIN WALL SYSTEM TO COMPLY WITH 2015 ENERGY CONSERVATION & CONSTRUCTION CODE OF NEW YORK STATE SECTION 502.4 FOR AIR LEAKAGE.



1 A-7 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



2 A-7 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

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Greenvale, NY 11548 (f) 516.625.3418

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ZONING SET
NOT FOR CONSTRUCTION
DATE: 03.01.2024

DISAPPROVED
For
ZONING
Anthony Basile
04/19/2024

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.

PROJECT TITLE
1005 NORTHERN BLVD. PLAZA
MANHASSET, NY

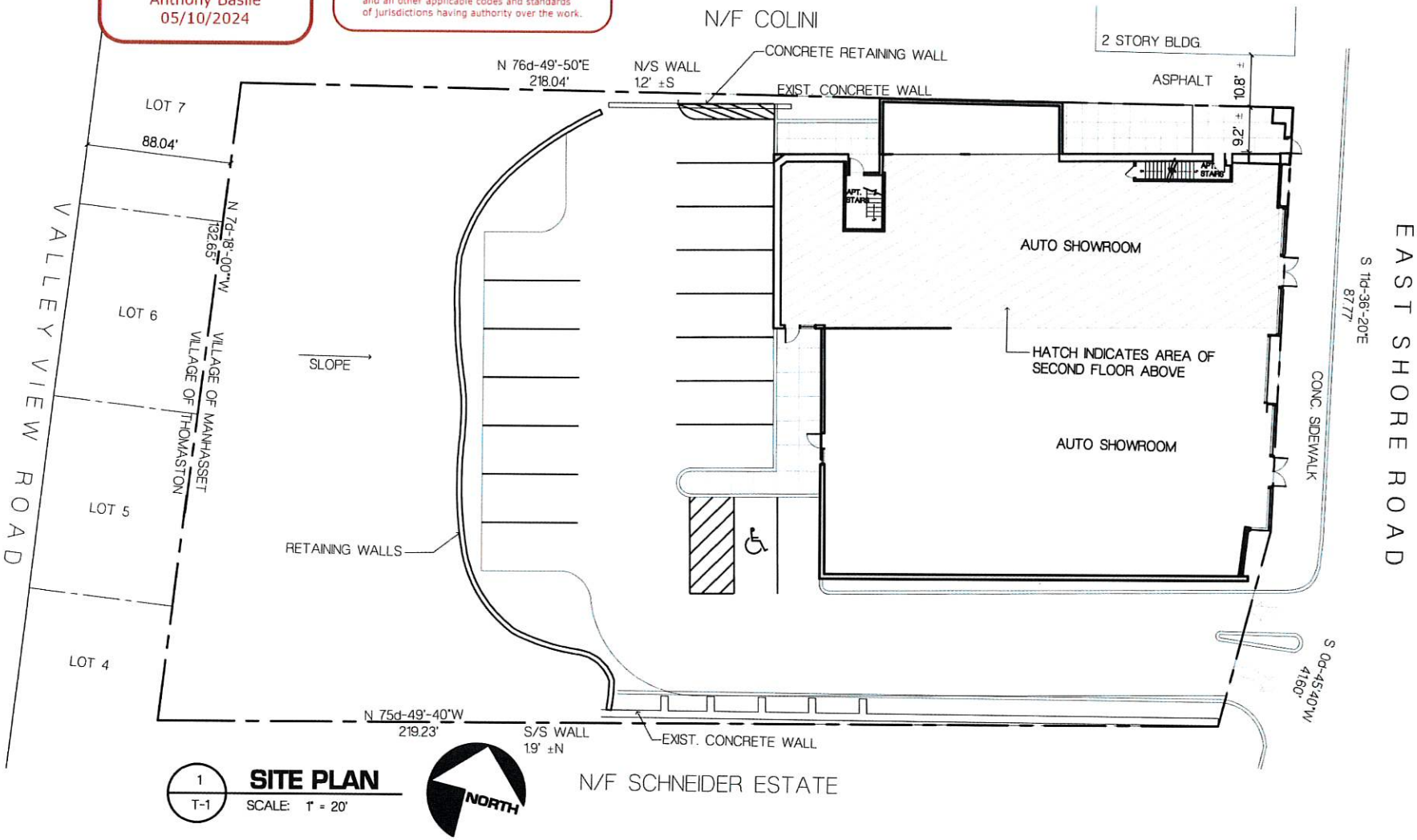
SCALE: AS SHOWN
DATE: 03.01.24
DRAWN BY: GA
PROJECT NUMBER: 2007-69

DRAWING TITLE
WEST AND NORTH EXTERIOR ELEVATIONS

DRAWING NUMBER
A-7

DISAPPROVED
For
ZONING
Anthony Basile
05/10/2024

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.



1
T-1
SITE PLAN
SCALE: 1" = 20'

DISAPPROVED For ZONING Anthony Basile 03/15/2024

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE NEW INTERNATIONAL BUILDING CODE, ENERGY CODE AND ALL RULES AND REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING THE LATEST EDITIONS OF THE NATIONAL FIRE CODE AND ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.

2. THE CONTRACTOR IS TO CHECK AND VERIFY THESE DOCUMENTS AND BE RESPONSIBLE FOR ALL MEASUREMENTS, DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE A SUBMISSION OF BID. A SUBMISSION OF BID SHALL IMPLY CONTRACTOR'S ACCEPTANCE OF THE DRAWINGS AND THE EXISTING CONDITIONS.

3. COMMENCEMENT OF CONSTRUCTION WILL SIGNIFY THAT THE CONTRACTOR AND TRADE CONTRACTOR WILL HOLD THE ARCHITECT HARMLESS FOR ANY AND ALL ERRORS, OMISSIONS AND PERSONAL LIABILITY.

4. THESE DRAWINGS ARE INTENDED TO CONVEY THE OVERALL DESIGN INTENT AND GENERAL SCOPE OF WORK. ALL CONNECTIONS, ASSEMBLIES AND DETAILS REQUIRED TO CARRY OUT THIS DESIGN INTENT ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR.

5. ALL CONDITIONS CONTAINED IN THE LATEST EDITION OF THE A.I.A A10'1 "GENERAL CONDITIONS OF THE CONTRACT" SHALL BE INCORPORATED INTO THESE SPECIFICATIONS AND SHALL BE BINDING TO THE CONTRACT AS IF WRITTEN HEREIN.

6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED UNDERWRITER'S CERTIFICATES, CERTIFICATE OF OCCUPANCY, AND/OR COMPLETION FOR ALL WORK INDICATED FROM ANY AGENCIES HAVING JURISDICTION.

7. IF, IN THE COURSE OF CONSTRUCTION, A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE DRAWINGS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT IMMEDIATELY. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE TO WORK HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.

8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

9. DURING THE COURSES OF CONSTRUCTION, IF MODIFICATION TO THE DESIGN OCCUR AS A RESULT OF EXISTING CONDITIONS, REQUEST OF THE OWNER, DESIGNER, ETC., THE CONTRACTOR SHALL SUBMIT TWO WRITTEN COPIES OF A CHANGE ORDER WITH THE AMENDED PRICE IMMEDIATELY. CONTRACTOR SHALL NOT CONTINUE WITH ANY CHANGES UNTIL HE RECEIVES WRITTEN AUTHORIZATION FROM THE OWNER.

10. CONTRACTOR SHALL PATCH AND MATCH ALL FINISHES AFFECTED BY CONSTRUCTION.

11. ALL MATERIALS USED ARE TO BE PERMANENT. MATERIALS TO BE USED IN THE CONSTRUCTION OF THE PREMISES SHALL BE NEW AND UNUSED.

12. THE CONTRACTOR SHALL GUARANTEE THE WORK OF EACH TRADE AND THE ENTIRE WORK OF THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.

13. CONTRACTOR TO SUPPLY TO OWNER IN WRITING A WAIVER OF ALL LIENS FOR HIMSELF AND ALL SUBCONTRACTORS AT TIME OF FINAL PAYMENT.

14. UPON COMPLETION OF WORK, CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND CART AWAY ALL DEBRIS.

15. DRYWALL: ALL DRYWALL PRODUCTS, INCLUDING GYPSUM BOARD, STUDS, SCREW, JOINT COMPOUND, TAPES AND TRIM SHALL BE U.S. GYPSUM CO. OR APPROVED EQUAL. ALL JOINTS SHALL RECEIVE 3 COATS OF JOINT TREATMENT. SAND FINAL COAT TO A UNIFORM SMOOTH SURFACE. ALL WALLS, CEILINGS AND INTERIOR OF CLOSETS TO BE TAPED AND SPACKLED 3 COATS, READY FOR PAINT. ALL GYPSUM BOARD SHALL BE ⅝" TYPE "X" UNLESS OTHERWISE NOTED.

16. ELECTRICAL: ALL ELECTRICAL WORK TO BE BOARD OF FIRE UNDERWRITERS APPROVED AND TO INCLUDE INSTALLATION OF FIXTURES AND SPECIFICATIONS AS INDICATED. LIGHT FIXTURES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR EXCEPT WHERE NOTED. GFI OUTLETS REQUIRED AT ALL WET AREAS, EXTERIOR AND STORAGE AREAS. INSTALL ALL OUTLETS AS PER CODE. ALL WORK TO PERFORM BY DULY LICENSED ELECTRICIANS. ALL NEW SWITCHES AND OUTLETS TO BE LEVITION, DECOR WHITE, SUPPLIED AND INSTALLED BY CONTRACTOR. OUTLETS AND SWITCHES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO DO ALL HOOK-UPS AS REQUIRED FOR KITCHEN, DONE IN STRICT ACCORDANCE WITH THE NEW YORK STATE CODE

17. HEADER: EXTG ABOVE ALL OPENINGS, DOORS AND

18. PLUMBING AND FIXTURES: ALL PLUMBING WORK SHALL BE DONE BY DULY LICENSED PLUMBER. ALL PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR OR OTHERWISE NOTED.

19. PAINTING AND FINISHING: ALL WALLS AND SURFACES AS ON THE DRAWINGS ARE TO BE PAINTED WITH 1 COAT PRIMER AND 2 COATS OF FINISH PAINT. REMOVE ALL HARDWARE TRIM, SWITCH PLATES, ETC. PRIOR TO PAINTING AND REPLACE SAME AT COMPLETION OF WORK. WALL COLOR IS TO BE DETERMINED BY OWNER BUT MANUFACTURED BY: BENJAMIN MOORE PAINTS. CEILING COLOR IS TO BE FLAT PAINT IS TO BE USED ON THE WALLS AND CEILINGS AND SEMI-GLOSS IS TO BE USED ON ALL DOORS AND TRIM.

20. WINDOWS: EXISTING NO CHANGE

21. INSULATION: EXISTING NO CHANGE

22. GENERAL CONTRACTOR SHALL PERFORM ALL THE CUTTING AND PATCHING FOR ALL TRADES.

23. FLOORING: CONTRACTOR TO SUPPLY AND INSTALL NEW FLOORS AS PER OWNER. CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS AS PER OWNER.

NOTE # 1:
CONSTRUCTION COMPLIES WITH THE 2010 BUILDING CODE OF NEW YORK STATE

NOTE # 2:
CONSTRUCTION COMPLIES WITH THE 2010 PROPERTY MAINTENANCE CODE OF NEW YORK STATE

NOTE # 3:
CONSTRUCTION COMPLIES WITH THE 2010 MECHANICAL CODE OF NEW YORK STATE

NOTE # 4:
CONSTRUCTION COMPLIES WITH THE 2010 PLUMBING CODE OF NEW YORK STATE

NOTE # 5:
CONSTRUCTION COMPLIES WITH THE 2010 FIRE CODE OF NEW YORK STATE

NOTE # 6:
CONSTRUCTION COMPLIES WITH THE 2010 EXISTING BUILDING CODE OF NEW YORK STATE

NOTE # 7:
CONSTRUCTION COMPLIES WITH THE 2010 FUEL GAS CODE OF NEW YORK STATE

NOTE # 8:
CONSTRUCTION COMPLIES WITH THE 2010 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

ZONING DATA

ADDRESS:	510-520 PLANDOME ROAD, MANHASSET, NY 11030
SECTION:	3
BLOCK:	69
LOT:	61, 62, 425
COUNTY:	NASSAU
MAP OF:	MANHASSET GARDENS
TOWN:	TOWN OF NORTH HEMPSTEAD
ZONE:	B-A & RES. B

TO THE BEST OF KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN ACCORDANCE TO 2010 NEW YORK STATE, BUILDING CODE AND TOWN OF NORTH HEMPSTEAD LATEST RULES AND REGULATION AND ENERGY CODES.

NEW YORK STATE CODE REFERENCES:
ALL REFERENCES UNDER THIS APPLICATION ARE TO A NYS CODE CODE ARE AS PER CONSTRUED AS A REFERENCE TO RESPECTIVE CODE BOOK OF THE 2010 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE EFFECTIVE MAY 12, 2010

CONTRACTOR TO PROVIDE 6'-0" H. CONSTRUCTION CHAIN LINK FENCE AROUND PROPERTY AS REQ'D, PRIOR OF STARTING THE CONSTRUCTION INCLUDING GATE AND LOCKSET

SECTION 70 BUILDING REGULATIONS:

DEFINITIONS	CODE SECTION	MIN. REQUIRED	MAX. PERMITTED	EXISTING	PROPOSED	REMARKS	
PARKING	70-103	53		5	5	EXISTING, NO CHANGE (REFER TO PARKING CALCULATION NOTE)	(VARIANCE REQUIRED)
PLOT AREA	70-128	2,000 SQ. FT.		7,143.03 SQ. FT.			
BUILDING HEIGHT	70-130		40'			EXISTING, NO CHANGE	
LOT COVERAGE	70-131		70% OF THE LOT AREA 5,000.12 SQFT. SEE NOTE * 1	3,946.03 SQ. FT.		EXISTING, NO CHANGE	
FRONT YARD	70-132	10'-0"		32'		EXISTING, NO CHANGE	
SIDE YARD * 1	70-133	00.00		00.00'		EXISTING, NO CHANGE	
SIDE YARDS * 2		00.00		00'		EXISTING, NO CHANGE	
REAR YARD	70-134	20.0'		49.42'		EXISTING, NO CHANGE	

NOTE * 1:
LOT AREA = 7,143.03 SQ. FT.,
MAX. LOT COVERAGE PERMITTED = 70% X 7,143.03 SQ. FT. = 5,000.12 SQ. FT.
EXISTING LOT COVERAGE, NO CHANGE = 3,946.03 SQ. FT. / 7,143.03 SQ. FT. = 55.24 %

BUILDING NOTES:

NO CHANGE TO EXISTING FOOTPRINT, INCLUDING ALL SETBACKS AND BUILDING HEIGHTS

EXISTING STORES: RETAIL CARPET STORE & RETAIL FOOD STORE

PROPOSED: COMBINE BOTH STORES
PROPOSED USE: TAKE OUT FOOD STORE (BAGEL STORE)

EXISTING TENANT: MANHASSET BAGEL, RAJEEV AGGARWAL

BUILDING OWNER: PARK LAND DEVELOPMENT CORP.
113 MAIN STREET, PORT WASHINGTON, NY 11050

CONSTRUCTION CLASSIFICATION OF THE BUILDING AS PER PARA. 601 OF THE 2010 BUILDING CODE OF NEW YORK STATE.

OCCUPANCY CLASSIFICATION:
OCCUPANCY CLASSIFICATION OF THE TENANT SPACE AS PER AS PER SECTION 3 PARAGRAPH 302 OF 2010 BUILDING CODE OF NEW YORK STATE.

FIRST FLOOR: RETAIL FOOD STORE: BUSINESS GROUP 'B'
CELLAR FLOOR: STORAGE: GROUP 'S'
NO WORK IN THE CELLAR UNDER THIS APPLICATION

FIRST FLOOR:
TAKE OUT FOOD STORE AS PER PARAGRAPH 302 OF THE 2010 B.C. OF N.Y.S.:

THERE IS NO CHANGE IN TENANCY AND CHANGE OF OCCUPANCY CLASSIFICATION / CHANGE OF USE UNDER THIS APPLICATION AS PER PARA. 1001.1 & 1001.2.2 OF 2010 EXISTING BUILDING CODE OF NEW YORK STATE

ALTERATION LEVEL:
AS PER CHAPTER 6 OF THE 2010 E.B.C. OF N.Y.S. IS ALTERATION LEVEL II (2)

OCCUPANT LOAD:

PROFESSIONAL SERVICE, BUSINESS 'B' AS PER SECTION 304
MAX. FLOOR AREA ALLOWANCE PER OCCUPANT LOAD:
BASED ON PARAGRAPH 1004 OF THE 2010 B.C. OF N.Y.S. & TABLE 1004.5
REFER TO DRAWING # A-5 FOR DETAILS

FIRE SPRINKLER NOTES:
BUILDING DOES NOT HAVE A SPRINKLER SYSTEM
SPRINKLER SYSTEM DOES NOT REQ'D

FIRE ALARM NOTES:
BUILDING DOES NOT HAVE A FIRE ALARM
A FIRE ALARM WILL BE INSTALLED UNDER SEPARATE APPLICATION
AS PER SECTION 18.6.3 OF THE N.C.F.P.O. WILL BE FILED BY FIRE ALARM COMPANY

EXTERIOR SIGN:
WILL BE FILED UNDER SEPARATE APPLICATION BY SIGN COMPANY

HEALTH DEPARTMENT:
AN APPLICATION SHALL BE FILED WITH NASSAU COUNTY HEALTH DEPARTMENT AND APPROVED PRIOR CERTIFICATE OF COMPLETION

1. HANDWASH FACILITIES ARE TO BE SUPPLIED WITH HOT WATER TEMPERED BY MEANS OF A MIXING VALVE OR SINGLE LEVEL COMBINATION FAUCETS, HOT WATER SUPPLIED TO HANDWASH SINKS SHOULD NOT EXCEED 110 ° F.
2. EACH HANDWASH FACILITY IS TO BE PROVIDED WITH HAND-CLEANING SOAP OR DETERGENT WITH SANITARY RECEPTACLE. INDIVIDUAL SINGLE SERVICE TOWELS, WARM AIR BLOWERS OR EACH INDIVIDUAL SECTION OF CONTINUOUS CLOTH ARE TO BE PROVIDED. COMMON TOWELS ARE PROHIBITED. CONVENIENTLY LOCATED WASTE RECEPTACLES ARE TO BE PROVIDED IF DISPOSABLES TOWELS ARE USED. HANDWASHING SIGNS ARE TO BE POSTED AT ALL EMPLOYEE HANDWASHING FACILITIES.

FIRE MARSHALL
AN APPLICATION SHALL BE FILED WITH NASSAU COUNTY FIRE MARSHAL AND APPROVED PRIOR OF CERTIFICATE OF COMPLETION

OF THE STREET PARKING CALCULATION AS PER SECTION 70-103A(1) TOWN OF NORTH HEMPSTEAD

PREVIOUSLY FILED WITH T.O.N.H. PARKING CALCULATIONS ARE BASED ON BOTH STORES.

MANHASSET BAGELS: NO CHANGE IN PARKING CALCULATIONS
JIM O'MALLEY'S CARPET: NO CHANGE IN PARKING CALCULATIONS

FROM BZA APPEAL #, 19756, DATED 11-06-2014
TOTAL PARKING SPACE REQ'D: 25 SPACES
TOTAL PARKING SPACES PROVIDED: 5 SPACES
TOTAL PARKING SPACES MISSING: 20 SPACES

VARIANCES PREVIOUSLY GRANTED BY TOWN OF NORTH HEMPSTEAD

PARKING VARIANCE WAS GRANTED, UNDER APPEAL # 19756, MAY 21, 2014

CONDITIONAL USE PERMIT WAS GRANTED FOR MANHASSET BAGEL STORE UNDER RIDER TO APPEAL # 19756

PROPOSED PARKING CALCULATION

PROPOSED PARKING CALCULATIONS COMBINED TWO STORES.

CELLAR OFFICE AREA= 226.00 SQ. FT.
226.00 - 1,000 = NO PARKING SPACE REQ'D

TOTAL RETAIL FOOD ESTABLISHED STORE AT FIRST FLOOR AS PER T.O.N.H. PARKING REQUIREMENT SECTION 70-103 (EXCLUDED STAIRS)

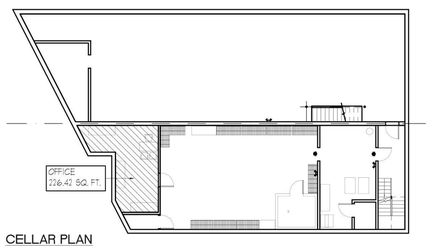
3,444.28 SQ. FT. / 80 = 43.06 OR 44 PARKING SPACE REQ'D

PROVIDED: 5, THEREFORE VARIANCE REQ'D

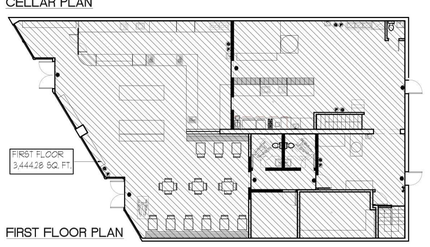
PREVIOUSLY APPROVED AND GRANTED FOR 25 PARKING SPACES
44 - 25 = 19 PARKING SPACES VARIANCE REQUIRED

1 OFF STREET LOADING BAY = 1 / 10,000 SQFT.
1 REQUIRED

ACCESSIBLE PARKING SPACES SHALL BE AS PER TABLE 1106.1 OF 2010 IBC AND ICC/ANSI CURRENT CODES AND REGULATIONS



CELLAR PLAN



FIRST FLOOR PLAN

3 C-1 PARKING CALCULATIONS DIAG.
SCALE: 1"=16'

OFF STREET PARKING REQUIREMENTS

AS PER TOWN OF NORTH HEMPSTEAD, ARTICLE XII, SECTION 70-103 OFF-STREET PARKING REQUIREMENTS

USE	ONE PARKING SPACE FOR EACH
RETAIL STORE, PERSONAL SERVICE SHOP	1 PARKING SPACE FOR EACH 300 SQ. FT. OF FLOOR AREA IN EXCESS OF 1,000 SQ. FT.
RESTAURANT / BAR / GRILL	80 SQ. FT. OF FLOOR AREA, INCLUSIVE OF OUTDOOR SEATING AREA 1 SPACE PER 3 L. FT. OF ALL BARS AND COUNTERS, WHERE FOOD AND DRINKING IS SERVED, SPACES RESERVED FOR TAKE-OUT/TO GO ARE NOT COUNTED TOWARDS SATISFYING PARKING REQUIREMENTS
ALL OTHER BUSINESS	300 SQ. FT. OF FLOOR AREA IN EXCESS OF 1,000 SQ. FT.
ADA ACCESSIBLE PARKING REQUIREMENTS MIN.	BASED OF TOTAL PARKING STALLS PROVIDED BETWEEN 401-500 TOTAL STALLS REQUIRED 461 STALLS, REQUIRES 9 ADA ACCESSIBLE WITH TWO VAN ACCESSIBLE STALLS

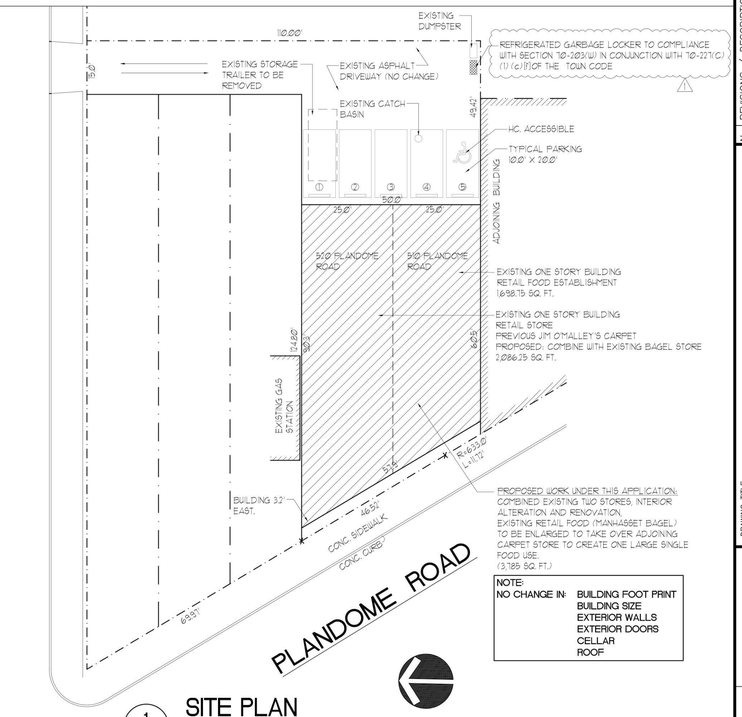
ACCESSIBLE PARKING SPACES REQUIRMENT (TABLE 1106.1)

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM # OF ACCESSIBLE SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4

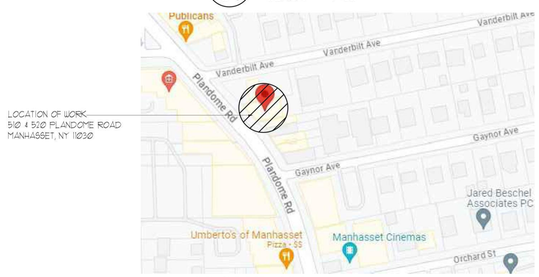
MANHASSET BAGEL

510-520 PLANDOME ROAD
MANHASSET, NY 11030
SECTION: 3 BLOCK: 69 LOT(S) 61, 62, 425
COMBINE TWO EXISTING STORES
INTERIOR ALTERATION / RENOVATIONS
VARIANCE REQUIRED UNDER THIS APPLICATION:
PARKING AND CONDITIONAL USE

#21571



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



2 C-1 KEY PLAN
SCALE: NTS

DRAWING LIST FOR VARIANCE APPROVAL:

1) C-1 GENERAL NOTES / ZONING DATA / SITE PLAN
2) A-1 EXISTING FLOOR PLANS
3) A-2 DEMOLITION PLANS
4) A-3 PROPOSED FIRST FLOOR PLAN / WALL DETAILS / NOTES
5) A-4 PROPOSED FIRST FLOOR REFLECTED CEILING PLAN
6) A-5 PROPOSED FIRST FLOOR ELECTRICAL PLAN
7) A-6 OCCUPANCY FLOOR PLAN / CALCULATIONS
8) A-7 CELLAR / FIRST FLOOR EGRESS PATH / SAFETY PLAN
9) A-9 PROPOSED FIRST FLOOR PLAN EQUIPMENT PLANS / EQUIPMENT SCEDUEL
10)A-9 PROPOSED PLUMBING RISER DIAG. / NOTES

DISAPPROVED For ZONING Anthony Basile 03/15/2024

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

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

No.	REVISIONS / DESCRIPTIONS	DATE
1	INITIAL BUILDING DEPARTMENT FILING	02.23.2024
2	AS PER OMISSION LETTER, DATED 03.12.2024	03.12.2024

DRAWING TITLE: GENERAL NOTES, SITE PLAN ZONING DATA

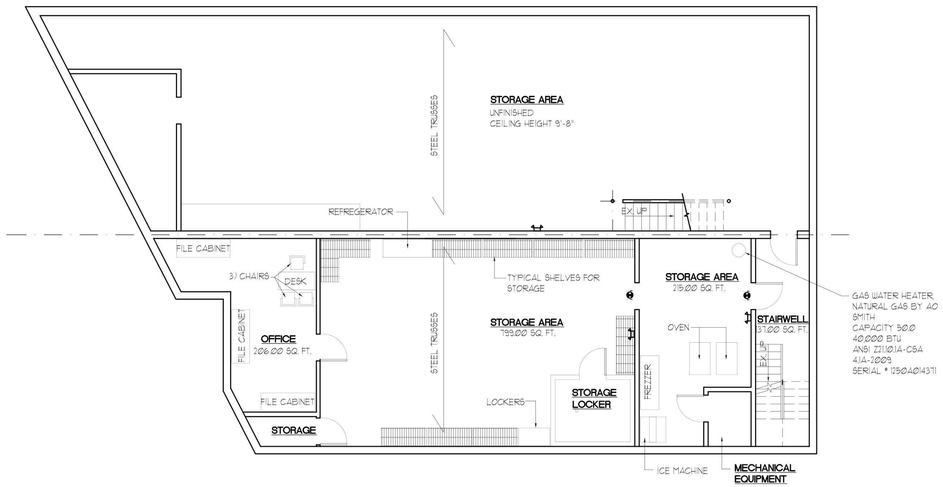
PROJECT NAME: MANHASSET BAGELS 510-520 PLANDOME ROAD MANHASSET, NY 11030

DATE:	11.16.2023
SCALE:	AS NOTED
DRAWN BY:	MTRA
JOB NO.:	223134

REGISTERED ARCHITECT EDWARD PAUL BUTT 017593 STATE OF NEW YORK

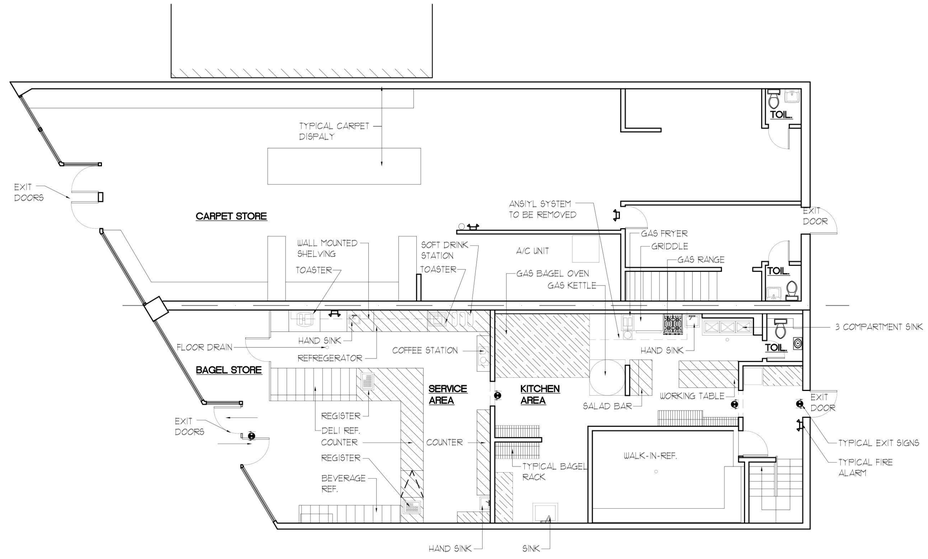
EDWARD PAUL BUTT
Architect, AIA
499 Jericho Turnpike
(516)625-6625
Mineola, New York 11501
E-MAIL EBUTT@EBUTTARCH.COM

DRAWING NO.: C-1 1



1 A-1 **EXISTING CELLAR FLOOR PLAN**

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



2 A-1 **EXISTING FIRST FLOOR PLAN**

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



3 A-1 **EXISTING CELLAR REFLECTED CEILING PLAN**

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

SAFETY GLAZING NOTES:

SAFETY GLAZING
AS PER SECTION 2406 OF THE IBC BUILDING CODE

2406.1 HUMAN IMPACT LOADS.

INDIVIDUAL GLAZED AREAS, INCLUDING GLASS MIRRORS, IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION 2406.4 SHALL COMPLY WITH SECTIONS 2406.1.1 THROUGH 2406.1.4.
EXCEPTION: MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT.

2406.3 IDENTIFICATION OF SAFETY GLAZING. EXCEPT AS INDICATED IN SECTION 2406.3.1, EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AS WELL AS THE INFORMATION SPECIFIED IN SECTION 2403.1.
THE DESIGNATION SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR OF A TYPE THAT ONCE APPLIED, CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL MEETING THE REQUIREMENTS OF THIS SECTION SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION.

EXCEPTIONS:
1. FOR OTHER THAN TEMPERED GLASS, MANUFACTURER'S DESIGNATIONS ARE NOT REQUIRED, PROVIDED THE BUILDING OFFICIAL APPROVES THE USE OF A CERTIFICATE, AFFIDAVIT OR OTHER EVIDENCE CONFIRMING COMPLIANCE WITH THIS CODE.
2. TEMPERED SPANDREL GLASS IS PERMITTED TO BE IDENTIFIED BY THE MANUFACTURER WITH A REMOVABLE PAPER DESIGNATION. 2406.3.1
MULTIPANE ASSEMBLIES. MULTIPANE GLAZED ASSEMBLIES HAVING INDIVIDUAL PANES NOT EXCEEDING 1 SQUARE FOOT (0.09 M) IN
EXPOSED AREAS SHALL HAVE AT LEAST ONE PANE IN THE ASSEMBLY MARKED AS INDICATED IN SECTION 2406.3. OTHER PANES IN THE ASSEMBLY SHALL BE MARKED "CPSC 16 CFR PART 1201" OR "ANSI Z97.1." AS APPROPRIATE.

2406.4 HAZARDOUS LOCATIONS.

THE LOCATIONS SPECIFIED IN SECTIONS 2406.4.1 THROUGH 2406.4.7 SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS.

2406.4.1 GLAZING IN DOORS.

GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION.
EXCEPTIONS:
1. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH-DIAMETER (76M) SPHERE IS UNABLE TO PASS.
2. DECORATIVE GLAZING.
3. GLAZING MATERIALS USED AS CURVED GLAZED PANELS IN REVOLVING DOORS.
4. COMMERCIAL REFRIGERATED CABINET GLAZED DOORS.

2406.4.2 GLAZING ADJACENT TO DOORS.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.
EXCEPTIONS:
1. DECORATIVE GLAZING.
2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING.
3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION 2406.4.3.

2406.4.3 GLAZING IN WINDOWS.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION:

1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET (0.84 M).
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.

DISAPPROVED
For
ZONING
Anthony Basile
03/15/2024

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No.	REVISIONS / DESCRIPTIONS	DATE
1	INITIAL BUILDING DEPARTMENT FILING	02.23.2024
2	AS PER OMISSION LETTER, DATED 03.12.2024	03.12.2024

DRAWING TITLE:
EXISTING FLOOR PLANS / NOTES

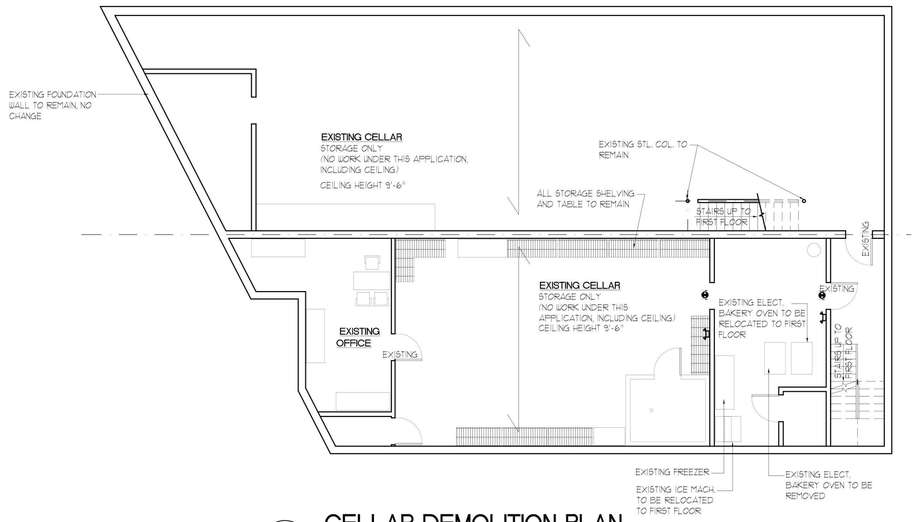
PROJECT NAME:
MANHASSET BAGELS
510-520 PLANDOME ROAD
MANHASSET, NY 11030

DATE:	SCALE:	DRAWN BY:	JOB NO.:
11.16.2023	AS NOTED	MITRA	223134

REGISTERED ARCHITECT
EDWARD PAUL BUTT
017530
STATE OF NEW YORK

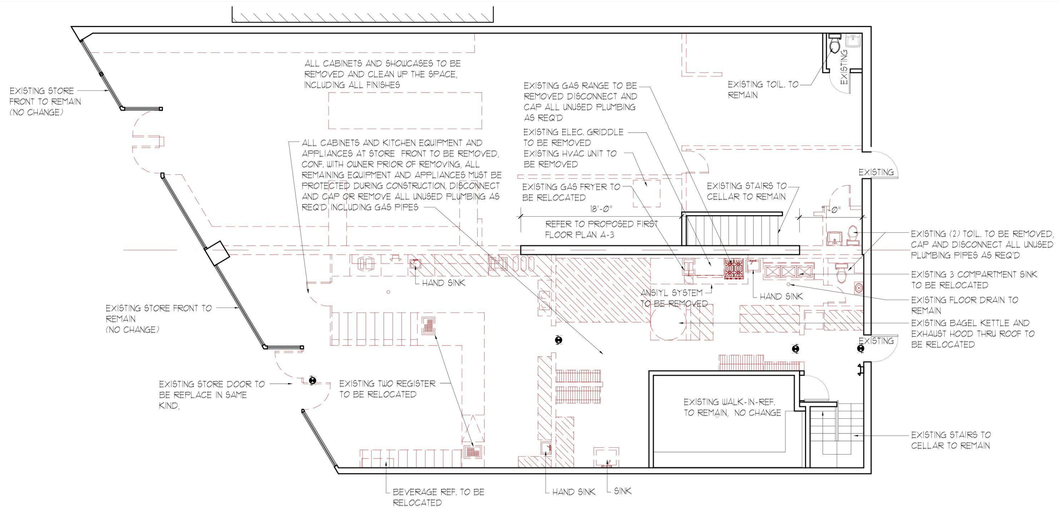
EDWARD PAUL BUTT
Architect, AIA
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Mineola, New York 11501
(516)625-6625
E-MAIL EBUTT@EBUTTARCH.COM

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A-1 2



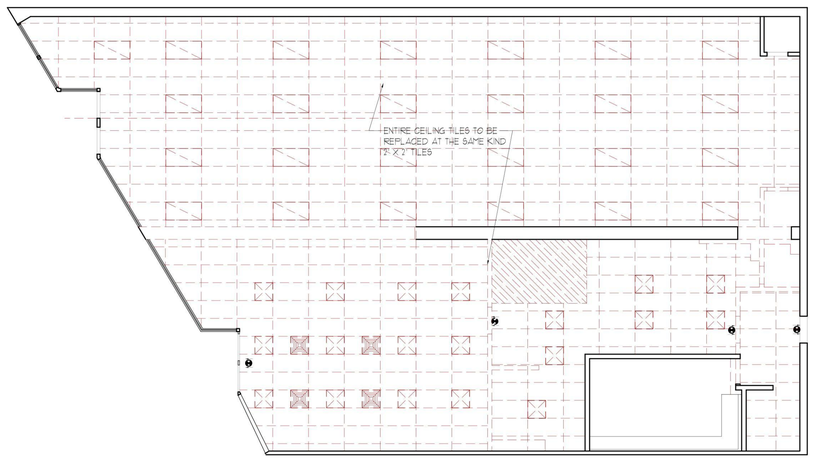
1 A-2 **CELLAR DEMOLITION PLAN**

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



2 A-2 **FIRST FLOOR DEMOLITION PLAN**

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



3 A-2 **FIRST FLOOR CEILING DEMOLITION PLAN**

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

PROFESSIONAL CARE IN REMOVAL OF WORK

1. ALL REMOVALS SHALL BE PERFORMED IN KEEPING WITH THE BEST SAFETY PRACTICES GOVERNING SAME IN ACCORDANCE WITH ALL TOWN (TOWN OF NORTH HEMPSTEAD) LOCAL VILLAGE, CITY, STATE AND/OR FEDERAL LAWS GOVERNING THE SAME.
2. THE CONTRACTOR SHALL CALL THE BUILDING INSPECTOR ASSIGNED TO PERMIT APPLICATION PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITY
3. CONTRACTOR MUST NOTIFY ALL UTILITY COMPANIES PRIOR OF ANY DISCONNECTED SERVICE LINES AND PROVIDE A TEMPORARY ELECT. AND WATER SERVICE LINE. A DISCONNECTED LETTER FROM WATER DISTRICT, SEWER, GAS, ELECTRIC COMPANIES MUST BE SUBMITTED TO TOWN OF NORTH HEMPSTEAD.
4. APPROPRIATE MITIGATING MEASURES SHALL BE EMPLOYED BEFORE, DURING AND AFTER THE DEMOLITION TO CONTROL THE GENERATION OF FUGITIVE DUST, STORM WATER RUN-OFF AND EROSION.
5. A MIN. 6'-Ø" HIGH CHAIN LINK CONSTRUCTION FENCE SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF PREMISES BEFORE, DURING AND AFTER THE DEMOLITION AND DURING CONSTRUCTION. THE CONSTRUCTION FENCE SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND APPROVAL OF COMMISSIONER OF BUILDING OR HIS AUTHORIZED REPRESENTATIVE.

CLEAN UP-SAFETY:

1. ALL DEBRIS RESULTING FROM OPERATIONS UNDER THIS CONTRACT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL NOT BE STORED OR PERMITTED TO ACCUMULATE ON THE SITE. DEMOLITION OF EXISTING HOUSE TO BE FILED UNDER A SEPARATE APPLICATION.
2. UPON COMPETITION OF WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL REMOVE ALL TOOLS, EQUIPMENT, MATERIALS APPARATUS, ETC. AND SHALL BROOM SWEEP.
3. CONTRACTOR PERFORMING WORK SHALL BE LICENSED, INSURED AND HAVE KNOWLEDGE AND EXPERIENCE W/SIMILAR WORK.
4. THERE SHALL BE A PORTABLE TOIL. ON THE SITE FOR WORKERS

DEMOLITION NOTES

1) THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS INDICATED ON THE DRAWINGS AS REQUIRED TO PERFORM ALL CONTRACT WORK.
2) ALL DEFECTIVE PLASTER AND/OR FINISHED SURFACES ON COLUMNS AND EXISTING WALLS SHALL BE CHOPPED OUT AND/OR PATCHED FREE OF ALL IRREGULARITIES AND SHALL MATCH ADJACENT WALLS IN FINISH AND THICKNESS.
3) ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED TO THE CLIENT OR AS OTHERWISE DIRECTED.
4) IN ALL AREAS WHERE DEMOLITION REMOVAL OF TILE CARPETING, TACKLES, PARTITIONS ETC. CAUSES AN UNEVENNESS IN SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING.
5) ALL EXPOSED LIGHT FIXTURES, WIRING, SWITCHES, AND METAL WIRING, SWITCHES AND ALL MOLDING NOT BEING REUSED SHALL BE REMOVED AND EITHER STORED OR CARTED AWAY BY THE GENERAL CONTRACTOR.
6) THE GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY POWER AND LIGHTS THROUGHOUT THE SPACE UNDER CONSTRUCTION AND DEMOLITION AS REQUIRED.
7) THE GENERAL CONTRACTOR SHALL REMOVE TO THE SOURCE CAP AND FLUSH OFF BEHIND FINISH SURFACES ALL PROJECTING PLUMBING, FLOOR, ELECTRICAL/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED. FIRE RATINGS SHALL BE MAINTAINED.
8) ALL EXISTING TO REMAIN, EXISTING RELOCATED, OR NEW ITEMS INSTALLED IN ADDITION TO BEING APPLY AND PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION SHALL BE THOROUGHLY CLEANED.
9) UPON COMPLETION OF DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL PROVIDE THAT ALL AREAS BE LEFT BROOM CLEAN.
10) THE GENERAL CONTRACTORS SHALL INSPECT ALL EXISTING SURFACES AND WHERE AS A RESULT OF DEMOLITION, FINISHED SURFACES DO NOT ALIGN, THE EXISTING FINISH SHALL BE CHOPPED AWAY, NEW CORNER BEADS AND STOPS INSTALLED AND SURFACE SMOOTH FLUSH ALIGNED SURFACE.
11) ALL DEMOLITION IS TO BE PERFORMED IN ACCORDANCE WITH THE BUILDING CODES LATEST ORDINANCE OF THE STATE OF CONNECTICUT.
12) THE GENERAL CONTRACTOR SHALL ERECT ALL NECESSARY PLASTIC DROP CLOTH PARTITIONS TO PROTECT ADJACENT BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS.
13) AS PER SECTION 3303.1 ALL CONSTRUCTION DOCUMENTS AND SCHEDULE FOR DEMOLITION SHALL BE SUBMITTED WHERE REQUIRED BY THE BUILDING OFFICIAL. WHERE SUCH INFORMATION IS REQUIRED, WORK SHALL NOT BE DONE UNTIL SUCH CONSTRUCTION DOCUMENTS OR SCHEDULE, OR BOTH ARE APPROVED
14) ALL PEDESTRIAN PROTECTION SHALL BE AS PER SECTION 3303.2, THE WORK OF DEMOLISHING ANY STRUCTURE UNTIL PEDESTRIAN IS IN PROTECTION IS IN PLACE AS REQUIRED BY THIS CHAPTER.
15) A HORIZONTAL EXIT SHALL NOT BE DESTROYED UNLESS AND UNTIL A SUBSTITUTE MEANS OF EGRESS HAS BEEN PROVIDED AND APPROVED.
16) WATER ACCUMULATION SHALL BE AS PER SECTION 3303.5, PROVISION SHALL BE MADE TO PREVENT THE ACCUMULATION OF WATER OR DAMAGED TO ANY FOUNDATION ON THE PREMISES OR THE ADJOINING PROPERTY.
17) ALL UTILITY CONNECTIONS SHALL BE AS PER SECTION 3303.8 AND SHALL BE DISCONTINUED AND CAPPED IN ACCORDANCE WITH APPROVED RULES AND THE REQUIREMENTS OF THE APPROVED RULES AND REQUIREMENTS OF THE APPLICABLE GOVERNING AUTHORITY.
18) ALL FIRE SAFETY DURING DEMOLITION SHALL BE AS PER SECTION 3303.1 DURING CONSTRUCTION AND SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE FIRE CODE OF NEW YORK STATE.

SAFEGUARDS DURING CONSTRUCTION NOTES:

AS PER CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION

1) ALL WORK DURING CONSTRUCTION SHALL BE IN A SAFE CONDITION AT ALL TIMES AND SHALL BE AS PER CHAPTER 33 OF INTERNATIONAL BUILDING CODE.
2) CONSTRUCTION EQUIPMENT AND MATERIAL SHALL BE STORED AND PLACED SO NOT TO BE ENDANGER TO THE PUBLIC, THE WORKERS OR ADJOINING PROPERTY FOR THE DURATION OF THE CONSTRUCTION.
3) A HORIZONTAL EXIT SHALL NOT BE DESTROYED UNLESS AND UNTIL A SUBSTITUTE MEANS OF EGRESS HAS BEN PROVIDE AND APPROVED., AS PER SECTION 3303.4 AND MUST BE CLEAR AT ALL TIME DURING CONSTRUCTION PHASE
4) SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION AT ALL TIME IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE
5) ALL ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, AS PER SECTION 3307 AND 3307.1
6) THERE SHALL BE ATLEAST ONE PORTABLE FIRE EXTINGUISHER ON THE SITE DURING CONSTRUCTION AS PER SECTION 3309 AND IN ACCORDANCE WITH SECTION 906. ONE AT EACH STAIRWAY ON ALL FLOOR LEVELS, AND ONE ON EACH OTHER FLOORS

SEQUENCE OF DEMOLITION - NOT LIMITED TO:

1) OBTAIN CERTIFICATION THAT THE HAZARDOUS MATERIALS HAVE BEEN CLEARED FROM THE BUILDING AND PROVIDE CONTINUOUS MONITORING.
2) SECURE ALL BUILDING PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
3) PROVIDE FENCING AROUND THE CONSTRUCTION AREA.
4) DISPLAY PERMITS IN A VISIBLE LOCATION, AVAILABLE FOR INSPECTOR TO SEE.
5) PROPERLY NOTIFY THE AUTHORITY AND ADJACENT PROPERTY OWNERS PRIOR TO BEGINNING OF THE DEMOLITION.
6) DISCONNECT ALL ELECTRICAL FEEDS AND LOCK AND TAG AS REQUIRED.
7) DISCONNECT ALL GAS FEED PIPES AND CAP PROPERLY.
8) DISCONNECT AND CAP WATER FEED TO BUILDING AS SHOUN ON UTILITY DECOMMISSION PLANS. INSTALL THE PROPOSED TEMPORARY STAND PIPES AS SHOUN ON FIRE SAFETY PLAN.
9) DISCONNECT SEUER LINES AND PLUG AS SHOUN ON THE UTILITY DECOMMISSION PLANS.
10) MARK ALL UTILITIES AT DISCONNECT LOCATIONS.
11) PROVIDE TEMPORARY POWER FOR HAND EQUIPMENT.
12) INSTALL TEMPORARY LIGHTS.
13) INSTALL TEMPORARY VENTILATION AND DUST CONTROL.
14) SEGREGATE ALL DEBRIS FOR RECYCLING PER PORT AUTHORITY REQUIREMENTS.
15) PROVIDE TEMPORARY FIRE EXTINGUISHER.
16) REMOVE AND DISPOSE OF ALL GLASS MATERIAL INCLUDING BUT NOT LIMITED TO WINDOWS, DOORS, SKYLIGHTS, LIGHT BULB E, ALL FURNITURE AND LOOSE MATERIALS. DISPOSE OF ALL KITCHEN AND BATHROOM FIXTURE, ALL ACOUSTICAL CEILINGS, INCLUDING GRID AND HANGERS. DISPOSE OF ALL GYPSUM WALLBOARD ON CEILINGS AND WALLS. CUT ALL GAS AND WATER PIPES, VALVES, PUMPS, ETC., AND REMOVE THEM FROM THE SITE. CUT ALL ELECTRICAL WIRES, SWITCHES, OUTLETS, CIRCUIT BREAKERS AND PANELS AND REMOVE THEM FROM THE SITE.
17) REMOVE AND DISPOSE OF ALL HVAC DUCTS AND VENTS, ALL ROOF TOP AND HUNG HVAC AND RTU UNITS. REMOVE AND DISPOSE OF BOILER AND ASSOCIATED PIPES. REMOVE AND DISPOSE OF ALL INTERIOR NON-BEARING PARTITION, INTERIOR MASONRY WALLS AND ALL EXTERIOR CURTAIN WALLS, INCLUDING BUT NOT LIMITED TO BRICK AND BLOCK.
18) MAINTAIN ALL STAIRS AND MEANS OF EGRESS CLEAR.

SITE WORK NOTES

1. CLEAR AND GRADE SITE TO ELEVATIONS SHOUN ON APPROVED SITE PLAN DRAWINGS. COORDINATE FOR PROPER DRAINAGE
2. EXCAVATE FOR FOOTINGS TO MINIMUM DEPTHS SHOUN ON DRAWINGS. VERIFY MINIMUM DEPTHS WITH BORING LOGS. ENCOUNTERED SOIL TO BE UNDISTURBED VIRGIN SOIL WITH AN ALLOWABLE BEARING CAPACITY OF NOT LESS THAN ONE (1) TON PER SQUARE FOOT UNLESS OTHERWISE INDICATED.
3. STEP FOOTINGS, WHERE ELEVATION CHANGES, 1 VERTICAL TO 2 HORIZONTAL MAX PER CODE AS SHOUN ON DRAWINGS OR WHERE ENCOUNTERED SOIL OR FIELD GRADE CONDITIONS REQUIRE CHANGES IN FOOTING ELEVATIONS.
4. CONTRACTOR MAY BACK FILL, AGAINST FOUNDATION WALLS, ONLY AFTER SEVEN (7) DAYS OF CONCRETE CURE TIME, USING PROPER CONSTRUCTION METHODS, MATERIAL AND EQUIPMENT TO AVOID DAMAGE TO THE WALLS AND WATERPROOFING MEMBRANE. ADEQUATELY BRACE WALLS, PRIOR TO BACKFILL. BRACING IS NOT REQUIRED FOR WALLS SUPPORTING LESS THAN 4 FEET (1219 MM) OF UNBALANCED BACKFILL AND AFTER FLOOR SYSTEM IS INSTALLED. AS PER SECTION R404.1.7 OF THE RESIDENTIAL CODE OF NEW YORK STATE.
5. REMOVE TOPSOIL AND OTHER SURFACE MATERIALS IN PREPARATION FOR POURING CONCRETE SLAB. INTERIOR SLABS ON GRADE TO BE POURED ON COMPACTED POROUS FILL OR SUITABLE ON SITE MATERIAL.

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DRAWING TITLE: **DEMOLITION PLANS**

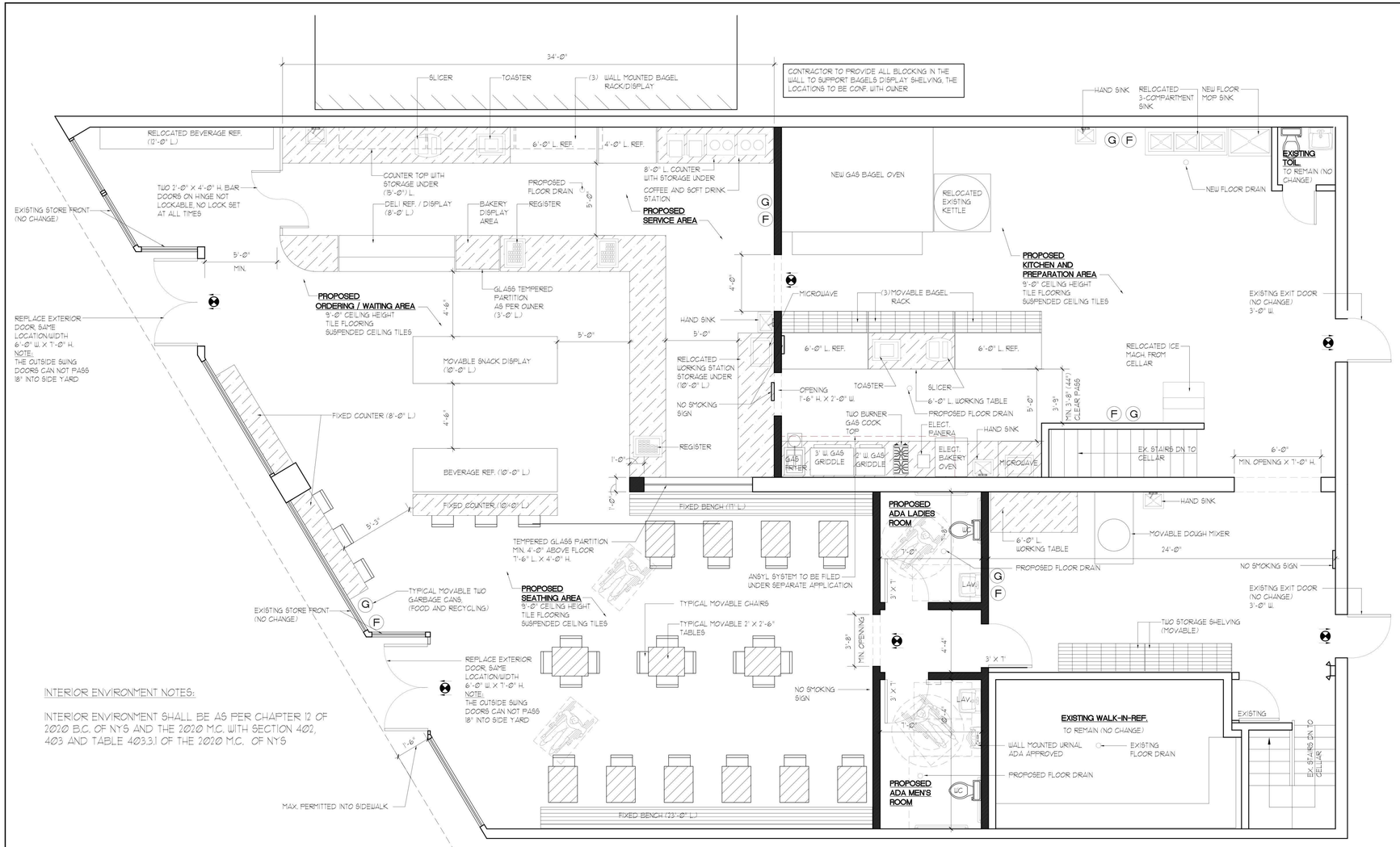
PROJECT NAME: **MANHASSET BAGELS**
510-520 PLANDOME ROAD
MANHASSET, NY 11030

DATE:	SCALE:	DRAWN BY:	JOB NO.:
1.16.2023	AS NOTED	MITRA	223134

REGISTERED ARCHITECT EDWARD PAUL BUTT 017593 STATE OF NEW YORK

EDWARD PAUL BUTT
Architect, AIA
499 Jericho Turnpike
Mineola, New York 11501
(516)625-6625
E-MAIL EBUTT@EBUTTARCH.COM

DRAWING NO.: A-2 3



INTERIOR ENVIRONMENT NOTES:

INTERIOR ENVIRONMENT SHALL BE AS PER CHAPTER 12 OF 2020 B.C. OF NYS AND THE 2020 M.C. WITH SECTION 402, 403 AND TABLE 403.3.1 OF THE 2020 M.C. OF NYS

1 / A-3 PROPOSED FIRST PLAN

SCALE: 1/4"=1'-Ø"

GENERAL PARTITION NOTES:

1. PARTITIONS (INCLUDING GYP. BOARD AND INSULATION) ARE TO BE BUILT FULL HEIGHT FROM BASE BUILDING FLOOR TO THE BASE BUILDING STRUCTURE / DECK ABOVE UNLESS OTHER WISE NOTED.

2. ALL METAL STUDS SHALL BE ELECTRO GALVANIZED STEEL WITH KNOCKOUTS.

3. PROVIDE ALL FIRE RETARDANT BLOCKING IN WALLS AS REQUIRED FOR SECURE ATTACHMENT / FASTENING OF WALL MOUNTED ACCESSORIES OR EQUIPTMENT. ALL BLOCKING SHALL BE CONCEALED IN WALLS (BEHIND GYP BOARD AND OR FINISHES) UNLESS OTHERWISE NOTED.

4. NO PARTITION, TRACKS, STUDS, ETC. TO BE FASTENED TO MECHANICAL DUCTWORK.

5. DOUBLE STUDS ARE REQUIRED AT BOTH JAMBS AND HEAD OF DOOR FRAMES.

6. A BOXED HEADER IS REQUIRED AT TOP OF DOOR FRAMES.

7. STUDS AT DOOR AND WINDOW JAMBS AND ON TOP OF DOOR FRAMES MUST BE SCREWED TO RUNNERS AT TOP AND BOTTOM, BOTH SIDES.

8. TWO DIAGONAL BRACES TO SLAB ABOVE REQUIRED AT DOOR OPENINGS BOTH LATCH AND HINGE SIDES AND ON LONG RUNS (MORE THAN 5'-4") OF STRAIGHT PARTITIONS AT 2'-8" ON CENTER.

9. TWO DIAGONAL BRACES TO SLAB ABOVE REQUIRED AT DOOR OPENINGS BOTH LATCH AND HINGE SIDES AND ON LONG RUNS (MORE THAN 5'-4") OF SOFFITS AT 4'-Ø" ON CENTER.

10. ALL GYPSUM WALL BOARD SHALL BE INSTALLED HORIZONTALLY WITH ALL JOINTS STAGGERED WITH EACH LAYER SECURED 16" OR 12" O.C. OF STUDS WITH APPROPRIATE DRYWALL SCREWS. SCREWS ARE TO BE 8" OC VERTICALLY ALONG STUD CENTERS.

11. WALLBOARD JOINTS SHALL BE STAGGERED ABOVE DOOR OPENINGS. I.E. JOINTS CANNOT BE OPPOSITE EACH OTHER ON THE SAME STUD AT THE DOOR HEAD. NO JOINTS ARE TO BE MADE IN TOP LAYER OF GYPSUM WALL BOARD VERTICALLY ALIGNED WITH DOOR BUCK.

12. WALLBOARD AT DOOR JAMBS SHALL BE SECURED TO EACH STUD OF THE DOUBLE STUD ARRANGMENTS WITH SCREWS ON 8" CENTERS ON EACH STUD

13. ANY CONCEALED WITHIN PARTITIONS, WALLS, FLOORS, STAIRS, FURRING, PIPE CHASES AND COLUMN ENCLOSURES THAT WOULD PERMIT THE PASSAGE OF FLAME, SMOKE FUMES OR HOT GASES FROM ONE FLOOR TO ANOTHER SHALL BE FIRE STOPPED.

14. AT ALL WALL TYPES THAT ARE INDICATED AS HAVING A FIRERATING, CONTRACTOR SHALL FIRE STOP ALL PENETRATIONS THROUGH THOSE WALLS, (TO STOP SMOKE AND OR FLAME FROM PASSING THROUGH) TO ACHIEVE A CODE COMPLIANT FIRE RATING SYSTEM.

15. AT ALL WALL TYPES THAT INCLUDE INSULATION (THERMAL OR ACCOUSTIC) CONTRACTOR SHALL APPLY ACOUSTIS SEALANT AROUND ALL PENETRATION (INCLUDING BUT NOT LIMITED TO PARTITIONS PERIMETERS, ELECTRIC BOXES, HVAC DUCTS AND GRILLS, ETC.) THROUGH THOSE WALLS AS REQUIRED.

16. ALL GYPSUM BOARD WALLS, SOFFITS, AND CEILINGS SHALL RECEIVE A "LEVEL - 5" FINISH, THIS SHALL CONSIST OF 3-COATS OF JOINT COMPOUND OVER JOINTS, ANGLES, CORNER BEADS, FASTENER HEADS AND ACCESSORIES, FOLLOWED BY A THIN SKIM COAT OF JOINT COMPOUND APPLIED TO THE ENTIRE SURFACE. CONSECUTIVE COATS ARE NOT TO FOLLOW UNTIL THE PREVIOUS COAT IS DRY. TOUCH UP AND SAND BETWEEN COATS AS NEEDED TO PRODUCE A SURFACE THAT IS SMOOTH AND FREE OF TOOL MARKS AND RIDGES.

17. ALL DRYWALL IS TO RECEIVE ONE COAT OF PRIMER PRIOR TO THE APPLICATION OF FINAL FINISH. THE PRIMER SHALL BE A BENJAMIN MOORE PRIMER.

18. TIE-IN ALL NEW PLUMBING LINES INTO EXISTING WASTE PIPE

FINISHES:

KITCHEN AREA:
WALLS: ALL WALLS ARE FIRE RATED AND STAINLESS STEEL
CEILING: FIRE RATED AND VINYL COATED TILES
FLOORS: SLIP RESISTANCE QUARRY TILES

PREPARATION AREA:
WALLS: ALL WALLS ARE FIRE RATED
CEILING: AND VINYL COATED TILES
FLOORS: QUARRY TILES

BATHROOMS:
FLOORS: SLIP RESISTANCE CERAMIC TILES
WALLS: CERAMIC TILES (FLOOR TO CEILING)
CEILING: WASHABLE CEILING TILES FINISHES

INTERIOR FINISHES:

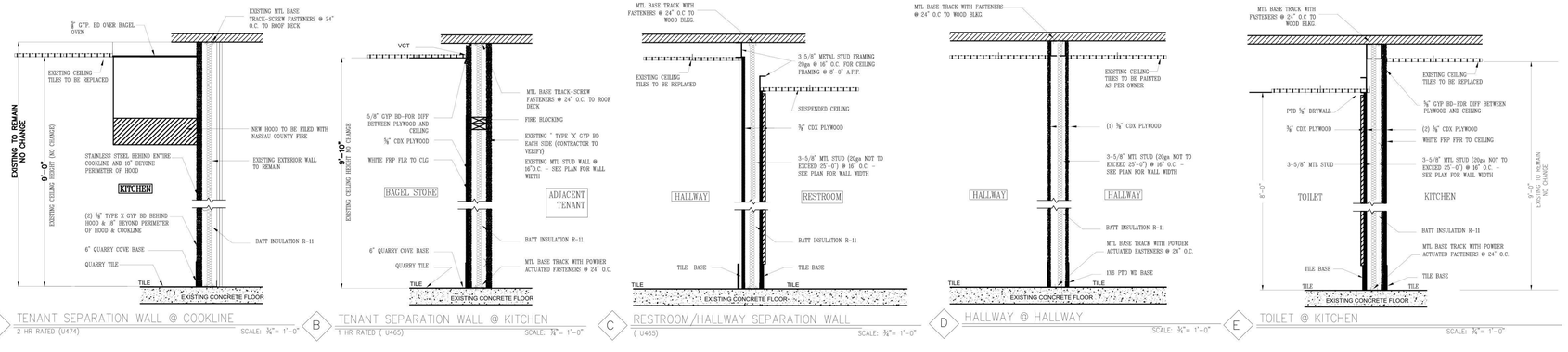
ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF 2020 N.Y.S. B.C.
ALL INTERIOR WALLS AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH WITH ASTM E84 OR UL 723 AND SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.

CLASS 'A': FLAME SPREAD INDEX Ø-25 AND SMOKE DEVELOPED INDEX Ø-450
CLASS 'B': FLAME SPREAD INDEX 26-75 AND SMOKE DEVELOPED INDEX Ø-450
CLASS 'C': FLAME SPREAD INDEX 76-200 AND SMOKE DEVELOPED INDEX Ø-450

INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY/ GROUP 'A' (SPRINKLED)AND ACCORDING TO TABLE 803.13

AREA	FLAME SPREAD
INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	"B"
CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND RAMPS	"B"
ROOMS & ENCLOSED SPACES	"C"

ALL INTERIOR FLOOR FINISHES SHALL BE IN ACCORDANCE WITH SECTION 804 AND 804.2 & 804.4.2 AND IN ACCORDANCE WITH NFPA 253



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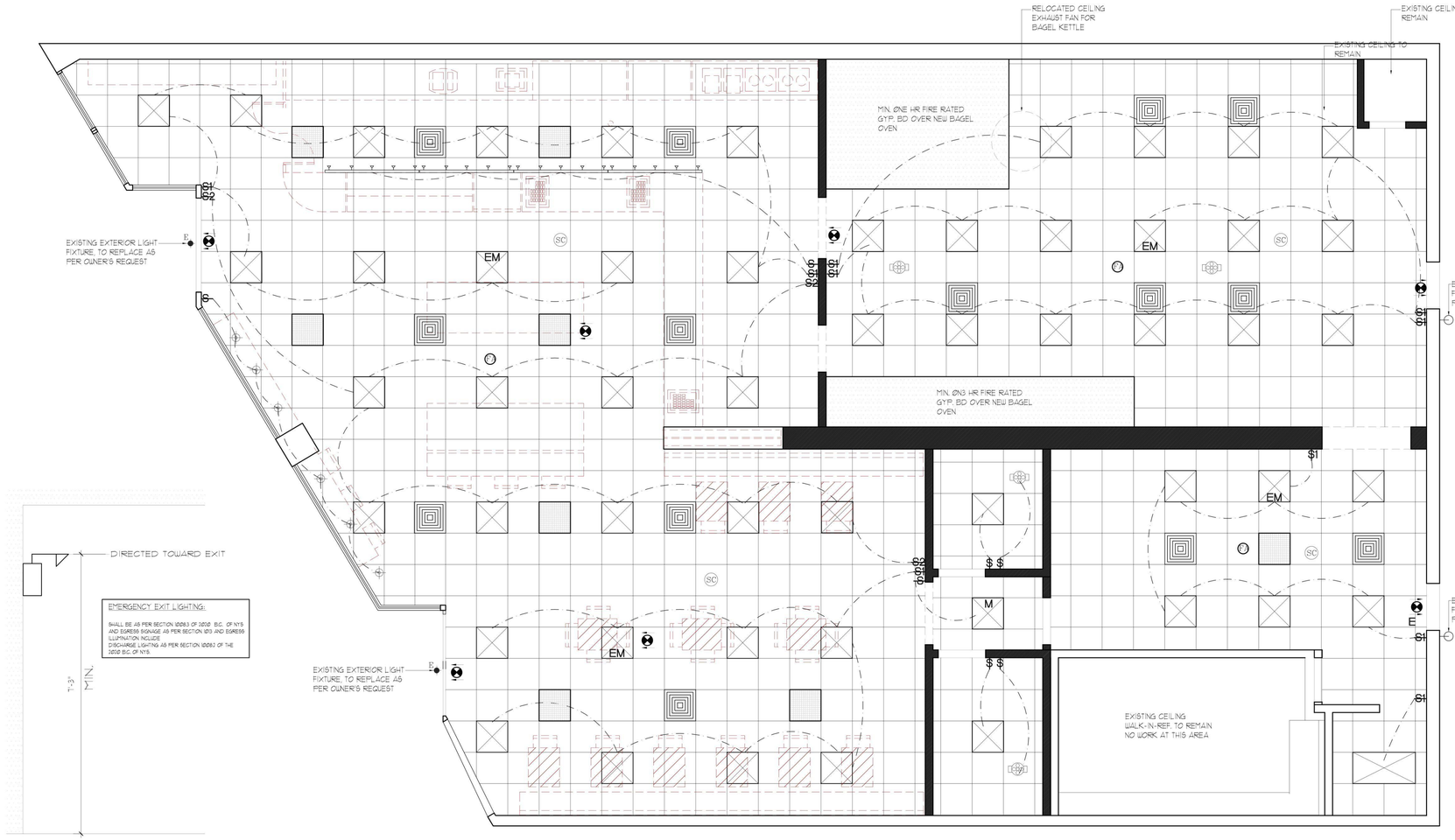
DRAWING TITLE:
PROPOSED FIRST FLOOR WALL DETAILS

PROJECT NAME:
MANHASSET BAGELS
510-520 PLANDOME ROAD
MANHASSET, NY 11030

DATE:	11.6.2023
SCALE:	AS NOTED
DRAWN BY:	MTRA
JOB NO.:	223134

EDWARD PAUL BUTT
Architect, AIA
499 Jericho Turnpike
Mineola, New York 11501
(516)625-6625
E-MAIL EBUTT@EBUTTARCH.COM

DRAWING NO.:
A-3 4



1 A-4 **PROPOSED FIRST FLOOR REFLECTED CEILING PLAN**

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

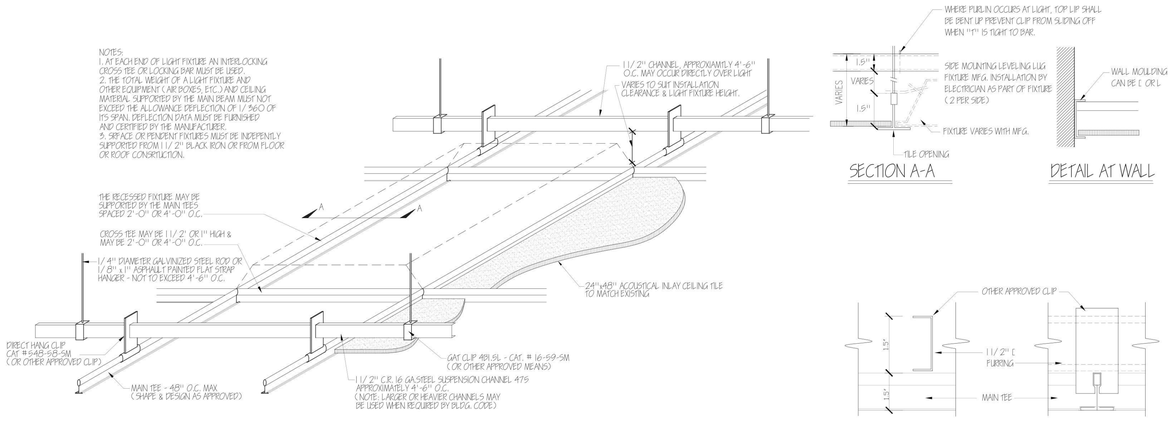
REFLECTED CEILING LEGEND:

- 2' X 2' CEILING LIGHT FIXTURE, WITH LED 4 LIGHT BULBS
- 2' X 4' CEILING LIGHT FIXTURE, WITH LED 4 LIGHT BULBS
- HANGING LIGHT FIXTURE, WITH LED 1 LIGHT BULB
- TRACK LIGHTS WITH 5 HEADS, LED BULBS
- HVAC DIFFUSER / SUPPLY
- HVAC RETURN
- EXHAUST FAN DIRECT TO EXTERIOR ALL BATHROOMS TO RECEIVE A MIN. OF 75 CFM, & KITCHEN 150 CFM
- EXIT SIGN
- (SC) SMOKE & CARBON MONOXIDE DETECTOR COMBINED, SEE SMOKE DETECTOR NOTES
- (FA) FIRE ALARM
- $ SINGLE PULL LIGHT SWITCH
- $2 TWO WAY LIGHT SWITCH

E = EXISTING
ER = EXISTING TO BE RELOCATED
N = NEW
EM = EMERGENCY LIGHT

REFLECTED CEILING NOTES

1) ALL SPACE LIGHTING SHALL BE AS PER SECTION 1204 OF THE 2010 B.C. OF N.Y.S.
2) EMERGENCY EGRESS LIGHTING SHALL BE AS PER SECTION 1008.3
3) EGRESS ILLUMINATION INCLUDED THE DISCHARGE LIGHTING AS PER SECTION 1008.2 OF 2010 B.C. OF NYS
4) AL CEILING HEIGHTS MUST BE IN ACCORDANCE OF SECTION 1207.2 OF B.C.
5) ALL LIGHTING SPACE SHALL BE AS PER SECTION 1204 OF THE 2010 B.C.
6) ALL HVAC SUPPLY / RETURN DIFFUSERS WILL BE NEW UNDER SEPARATE APPLICATION
7) ALL CARBON MONOXIDE ALARMS/DETECTORS IN ACCORDANCE WITH PARAGRAPH 915 OF THE 2010 FIRE CODE OF NEW YORK STATE WITH BATTERY BACK UP
8) ALL INTERIOR LIGHTING POWER SHALL BE AS PER SECTION C-405.4 (1.26 WATTS / SQ. FT.
9) ALL LIGHTING CONTROLS, SHALL BE AS PER SECTION C-405.2 EACH TYPE OF REQUIRED CONTROLS, INCLUDING, OCCUPANT SENSOR, MANUAL INTERIOR LIGHTING CONTROLS, LIGHT-REDUCTION CONTROLS, AUTOMATIC LIGHTING SHUT-OFF, DAYLIGHT ZONE CONTROLS, EXTERIOR LIGHTING CONTROLS, SHALL BE VERIFIED BY VISUAL INSPECTION AND TESTED FOR FUNCTIONALITY AND PROPER TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION
10) ALL EXIT SIGNAGE MUST BE IN ACCORDANCE WITH SECTION 1013 AND EGRESS ILLUMINATION INCLUDE THE DISCHARGE LIGHTING AS PER SECTION 1008.2 OF THE 2010 B.C.



2 A-4 **SUSPENDED CEILING DETAILS**

SCALE: N.T.S.

SUSPENDED CEILING NOTES

SUSPENDED CEILINGS TO COMPLY WITH MANUFACTURERS MINIMUM SPECIFICATIONS OR BETTER.

SEC. BC808: ACOUSTICAL CEILING SYSTEMS

SEC. BC808.1 ACOUSTICAL CEILING SYSTEMS.
THE QUALITY, DESIGN, FABRICATION AND ERECTION OF METAL SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANEL CEILINGS IN BUILDINGS OR STRUCTURES SHALL CONFORM TO GENERALLY ACCEPTED ENGINEERING PRACTICE. THE PROVISIONS OF THIS CHAPTER AND OTHER APPLICABLE REQUIREMENTS OF THIS CODE.

SEC. BC808.11 MATERIALS AND INSTALLATION.
ACOUSTICAL MATERIALS COMPLYING WITH THE INTERIOR FINISH REQUIREMENTS OF SEC. BC803 SHALL BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE PROVISIONS FOR APPLYING INTERIOR FINISH.

SEC. BC808.111 SUSPENDED ACOUSTICAL CEILINGS.
SUSPENDED ACOUSTICAL CEILING SYSTEMS TO BE INSTALLED AS PER ASTM C635 AND ASTM C636.

SEC. BC808.112 FIRE-RESISTANCE-RATED CONSTRUCTION.
ACOUSTICAL CEILING SYSTEMS THAT ARE PART OF FIRE-RESISTANCE-RATED CONSTRUCTION SHALL BE INSTALLED IN THE SAME MANNER USED IN THE ASSEMBLY TESTED AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTER BC7.

GENERAL NOTES

1) CONTRACTOR OR SUB-CONTRACTOR TO VISIT SITE TO CONFIRM ALL SIZES AND EXAMINE ALL EXISTING CONDITIONS, AND MEASUREMENTS PRIOR TO SUBMITTING A BID. ANY DISCREPANCIES MUST BE REPORTED.
2) CONTRACTOR AND/OR SUB-CONTRACTORS ARE TO PERFORM ALL WORK SHOWN IMPLIED OR THAT IS REQUIRED TO PROVIDE A COMPLETE AND FINISHED KEY IN LOCK JOB EVEN IF EACH AND EVERY SPECIFIC ITEM IS NOT SPECIFICALLY CALLED FOR
3) WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES THE PREPARE CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST BE CHECK AND CONFIRM ALL DIMENSIONS AND DETAILS AND BE RESPONSIBLE FOR SAME.
4) CODES: ALL WORK AND MATERIALS MUST CONFORM TO THE LOCAL AND STATE BUILDING CODES, NATIONAL BOARD OF FIRE UNDERWRITERS.
5) MATERIALS: SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. ALL WORK SHALL COMPLY WITH APPLICABLE SECTIONS OF THE MOST CURRENT STATE AND LOCAL CODES AND THE GENERALLY ACCEPTED STANDARDS AS LISTED IN THE STATE BUILDING CODE.
6) MINIMUM CEILING HEIGHTS SHALL BE AS PER SECTION 1207.2 OF 2010 NYS BUILDING CODE.
ALL OCCUPIED SPACES SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7'-6" ABOVE ANY FINISHED FLOOR. ALL TOILET ROOMS, STORAGE AND LAUNDRY ROOMS SHALL HAVE A CEILING NOT LESS THAN 7'-0" ANY ROOM WITH A FURRED OUT CEILING SHALL BE AS PER SECTION 1207.2.1 OF 2010 NYS BUILDING CODE AND SHALL BE REQUIRED TO HAVE A MIN. CEILING HEIGHT IN TWO-THIRD OF THE AREA THEREOF, BUT IN NO CASE SHALL HAVE A HEIGHT OF THE FURRED CEILING BE NOT LESS THAN 7'-0"

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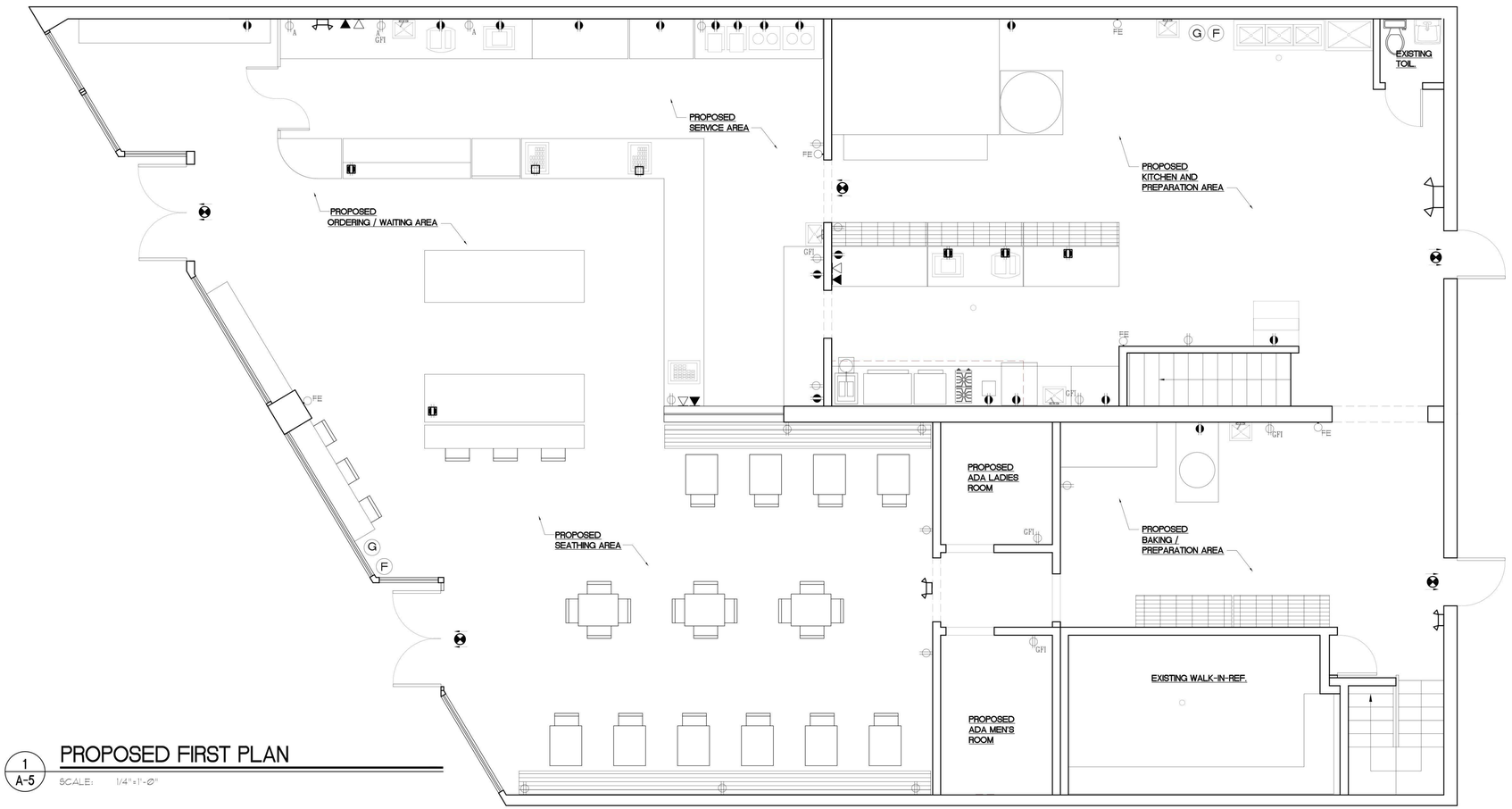
DRAWING TITLE:
PROPOSED FIRST FLOOR REFLECTED CEILING PLAN / NOTES

PROJECT NAME:
MANHASSET BAGELS
510-520 PLANDOME ROAD
MANHASSET, NY 11030

DATE:	11.16.2023
SCALE:	AS NOTED
DRAWN BY:	MITRA
JOB NO.:	223134

EDWARD PAUL BUTT
Architect, AIA
499 Jericho Turnpike
Mineola, New York 11501
(516)625-6625
E-MAIL: EBUTT@BUTTARCH.COM

DRAWING NO.:
A-4



1 A-5 **PROPOSED FIRST PLAN**

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

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL RECEPTACLES ARE MOUNTED AT 20" A.F.F.
2. UNLESS OTHERWISE NOTED, ALL MOUNTING HEIGHTS LISTED ARE TO THE CENTER OF THE WALL BOX OR DEVICE.
3. OUTLETS AND JUNCTION BOXES IN FINISHED SPACES AND EXTERIOR ARE RECESSED UNLESS OTHERWISE NOTED.
4. ALL TELEPHONE, DATA, COAX AND OTHER LOW VOLTAGE WIRING SHALL BE SUPPORTED WITH HANGERS ATTACHED TO ROOF STRUCTURE.
5. ALL WIRE TO BE RUN FROM THE CIRCUIT PANELS TO JUNCTION BOXES ARE TO BE IN EMT (ELECTRICAL METALLIC TUBING) UNLESS APPROVED IN WIRING BY THE RITE AID CONSTRUCTION MANAGER.
6. FLEX CONDUIT CAN ONLY BE USED FOR THE FINAL CONNECTION FROM A JUNCTION BOX TO EQUIPMENT OR LIGHT FIXTURE. IT IS NOT TO BE RUN FROM THE CIRCUIT PANEL TO A JUNCTION BOX OR WITHIN A WALL OR PARTITION.
7. ALL 20 AMP CIRCUITS ARE TO BE USED 12 GAUGE COPPER WIRE MINIMUM.
8. ALL WALL PLATES ARE TO MATCH EXISTING PLATES IN SIZE, COLOR AND MATERIAL.
9. ALL PHONE AND DATA CABLES ARE TO BE WIRED TO J-BOXES WITH PLATES WITH FEMALE JACKS LABELED AS NOTED ON DRAWINGS.
10. ALL COMPUTER AC WALL OUTLETS ARE TO BE ISOLATED GROUND TYPE (WITH SMALL ORANGE TRIANGLE SYMBOL).
11. POWER POLE DROPS FROM CEILING SHALL BE PROVIDED PER DIRECTION OF RITE AID CONSTRUCTION MANAGER.
12. ALL NEW OUTLETS NEAR WATER OR POSSIBLE WET AREAS TO BE GFI PROTECTED.
13. ALL NEW OUTLETS IN WAITING AREA AND CONSULTATION AREAS ARE TO HAVE WEATHER PROOF COVERS.
14. STANDARD AC WALL MOUNTED HEIGHT SHALL MATCH THE HEIGHT OF EXISTING OUTLETS, OR SHALL BE INSTALLED 20" A.F.F. IF THERE ARE NO EXISTING OUTLETS IN THAT AREA.
15. ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST N.E.C., STATE AND LOCAL CODES.
16. ALL PLUMBING WORK TO BE DONE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL CODES.
17. ELECTRICAL AND PLUMBING CONTRACTORS TO APPLY FOR INDIVIDUAL PERMITS AND TO PAY ASSOCIATED FEES TO "MUNICIPALITY" (VERIFY WITH ARCHITECT.).
18. POWER AND DATA DROPS AT SALES FIXTURES: $\frac{3}{4}$" EMT PAINTED P-8 (TYPICAL UNLESS OTHERWISE NOTED).
19. NEW OUTLETS AT COSMETIC WALL DISPLAY: LOCATE BEHIND VALANCE LIGHTING AT 84" TO 88" A.F.F. (VERIFY WITH R.C.M.). RUN POWER FROM EXISTING VALANCE LIGHTING TO 3 OUTLET LOCATIONS (VERIFY LOCATIONS WITH R.C.M. AND FINAL MERCHANDISING PLAN). 'PIG-TAIL' OFF WIRING AWAY FROM LINE OF SIGHT. MOUNT OUTLETS TO PEGBOARD.

ELECTRICAL LEGEND:

- DUPLEX RECEPTACLE - MOUNT AT 20" A.F.F. UNLESS OTHERWISE NOTED.
- WP — DUPLEX RECEPTACLE - WEATHERPROOF
- GFI — DUPLEX RECEPTACLE - GROUND FAULT INTERRUPTER
- WP GFI — DUPLEX RECEPTACLE - WEATHERPROOF WITH GROUND FAULT INTERRUPTER
- QUAD RECEPTACLE - ISOLATED GROUND
- DUPLEX RECEPTACLE - ISOLATED GROUND
- SINGLE DEDICATED OUTLET
- FLOOR MOUNTED DUPLEX RECEPTACLE INSTALLED UNDERNEATH GONDOLA
- J — JUNCTION BOX
- HOMERUN TO PANEL BOARD
- ABOVE GROUND CONDUIT
- DATA RECEPTACLE
- TELEPHONE RECEPTACLE
- EXIT — EXIT SIGN
- EMERGENCY EXIT LIGHT

EXIT SIGN NOTES

EXIT — MULTI-DIRECTIONAL EMERGENCY EXIT SIGN W/ EMERGENCY LIGHTING

1011.2 ILLUMINATION. EXIT SIGN SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

EXCEPTIONS:

TACTILE SIGNS REQUIRED BY SECTION 1011.3 NEED NOT BE PROVIDED WITH ILLUMINATION.

1011.3 TACTILE EXIT SIGNS. A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC/ANSI A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY.

1011.5.1 GRAPHICS. EVERY EXIT SIGN AND DIRECTIONAL EXIT SIGN SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES (152 MM) HIGH WITH THE PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN 0.75 INCH (19.1 MM) WIDE. THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH NOT LESS THAN 2 INCHES (51 MM) WIDE EXCEPT THE LETTER "I", AND THE MINIMUM SPACING BETWEEN LETTERS SHALL NOT BE LESS THAN 0.375 INCH (9.5 MM). SIGNS LARGER THAN THE MINIMUM ESTABLISHED IN THIS SECTION SHALL HAVE LETTER WIDTHS, STROKES AND SPACING IN PROPORTION TO THEIR HEIGHT.

THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND AND SHALL CLEARLY DISCERNIBLE WHEN THE EXIT SIGN ILLUMINATION MEANS IS OR IS NOT ENERGIZED. IF AN ARROW IS PROVIDED AS PART OF THE EXIT SIGN, THE CONSTRUCTION SHALL BE SUCH THAT THE ARROW DIRECTION CANNOT BE READILY CHANGED.

5.4 EGRESS ILLUMINATION (EMERGENCY LIGHTS)

SECTION 1006
MEANS OF EGRESS ILLUMINATION

1006.1 ILLUMINATION REQUIRED. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1-FOOT CANDLE (11 LUX) AT THE FLOOR LEVEL.

1006.3 ILLUMINATION EMERGENCY POWER.
THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISE'S ELECTRICAL SUPPLY.

IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL NORMALLY BE PROVIDED BY THE PREMISE'S ELECTRICAL SUPPLY.

EXIT ACCESS CORRIDORS, PASSAGEWAYS AND AISLES IN ROOMS AND SPACES WHICH REQUIRE TWO OR MORE MEANS OF EGRESS.

2. EXIT ACCESS CORRIDORS, AND EXIT STAIRWAYS LOCATED IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
3. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED OT HAVE TWO OR MORE EXITS.
4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1023.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
5. THE PORTION OF THE EXTERIOR EXIT DISCHARGE IMMEDIATELY ADJACENT TO EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.

1011.5.2 EXIT SIGN ILLUMINATION. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDLES (54 LUX).

1011.5.3 POWER SOURCE. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES, TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.

EXCEPTIONS: APPROVED EXIT SIGN ILLUMINATION INDEPENDENT OF EXTERNAL POWER SOURCES FOR A DURATION OF NOT LESS THAN 90 MINUETS, IN CASE OF PRIMARY POWER LOSS, ARE NOT REQUIRED TO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM.

1006.4 PERFORMANCE OF SYSTEM
EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AND AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MAXIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

SMOKE AND CARBON MONOXIDE DETECTION NOTES:

FIRE ALARM AND DETECTION SYSTEM SHALL BE AS PER SECTION 907 OF 2020 FIRE CODE AND BUILDING CODE OF NYS, INCLUDING ALL APPLICATION, INSTALLATION, PERFORMANCE AND MAINTENANCE OF FIRE ALARM SYSTEM AND THEIR COMPONENTS IN NEW AND OLD EXISTING BUILDINGS.

ALL SYSTEM AND COMPONENTS SHALL BE LISTED AND APPROVED FOR THE PURPOSE FOR WHICH THEY ARE LISTED.

THE REQUIREMENT OF SECTION 907.2 ARE APPLICABLE TO NEW BUILDINGS AND STRUCTURES, THE SECTION 907.3 ARE APPLICABLE TO EXISTING BUILDINGS AND REQUIREMENTS.

AS PER PARAGRAPH 907.3, FIRE ALARM SYSTEM AND SMOKE ALARM SHALL BE INSTALLED IN EXISTING BUILDINGS IN ACCORDANCE WITH SECTION 907.3.1 OF 2020 FIRE CODE OF NYS

AS PER PARAGRAPH 907.3.1 AN APPROVED MANUAL FIRE ALARM SYSTEM, AUTOMATIC FIRE DETECTION SYSTEM, OR HEAT DETECTION SYSTEM SHALL BE PROVIDED IN OCCUPANCIES LISTED IN SECTION 907.3.1 # 907.3.1.8 AND INSTALLED IN ACCORDANCE WITH THIS CODE AND NFPA 72.

INSTALLATION OF SMOKE ALARMS SHALL BE AS PER PARAGRAPH 907.2.10.3, AND SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION 907.2.10.1 OR 907.2.10.2.

1) IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.
2) IONIZATION SMOKE ALARM WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET HORIZONTALLY FROM PERMANENTLY INSTALLED COOKING APPLIANCES.
3) PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

ALL INTERCONNECTION SHALL BE AS PER PARAGRAPH 907.2.10.5, WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN INDIVIDUAL UNIT/SPACE. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED.FIRE ALARM SOUND UPON ACTIVATION OF ONE ALARM. ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM

ALL SMOKE DETECTION SYSTEM SHALL BE AS PER SECTION 907.2.10.1. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 268.

ALL SMOKE DETECTORS SHALL BE INTERCONNECTED WITH BATTERY BACK-UP.

CARBON MONOXIDE DETECTION SHALL BE AS PER SECTION 915 OF 2020 BUILDING CODE OF NYS AND SHALL BE IN ACCORDANCE WITH SECTION 915 OF THE 2020 FIRE CODE OF NYS.

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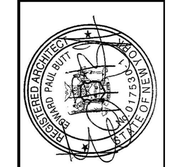
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DRAWING TITLE: PROPOSED FIRST FLOOR ELECT. PLAN / NOTES

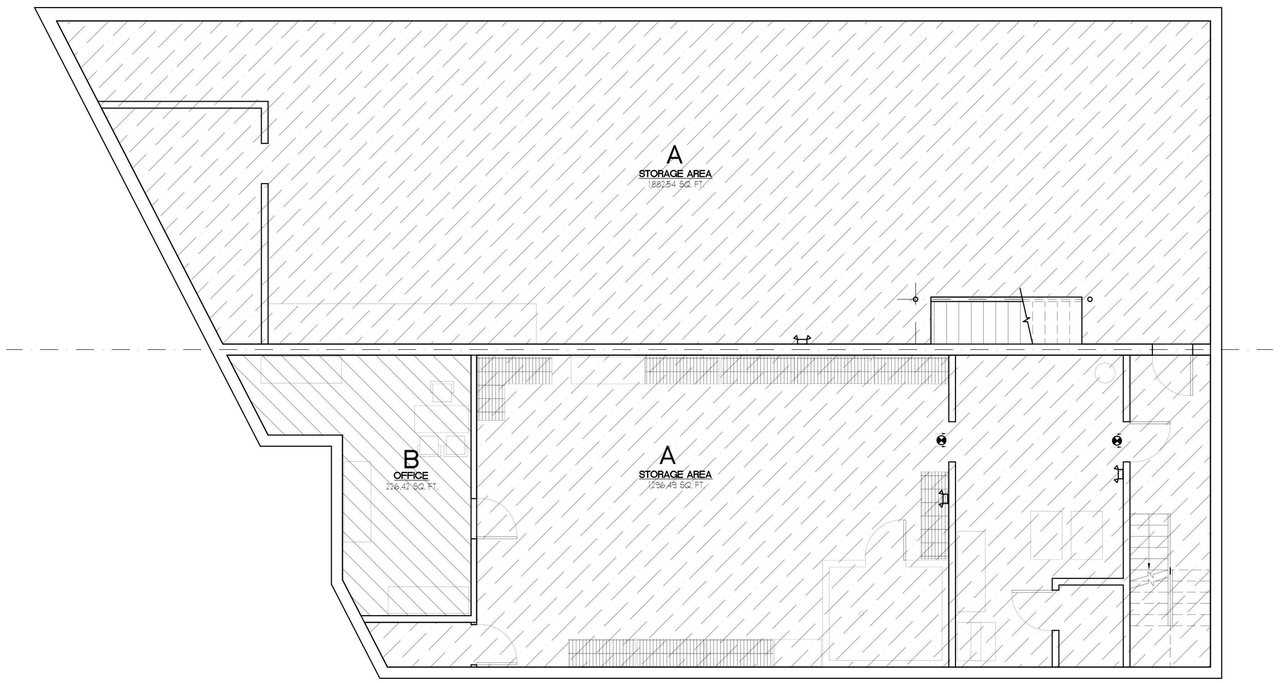
PROJECT NAME: MANHASSET BAGELS
510-520 PLANDOME ROAD
MANHASSET, NY 11030

DATE:	11.16.2023
SCALE:	AS NOTED
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JOB NO.:	223134



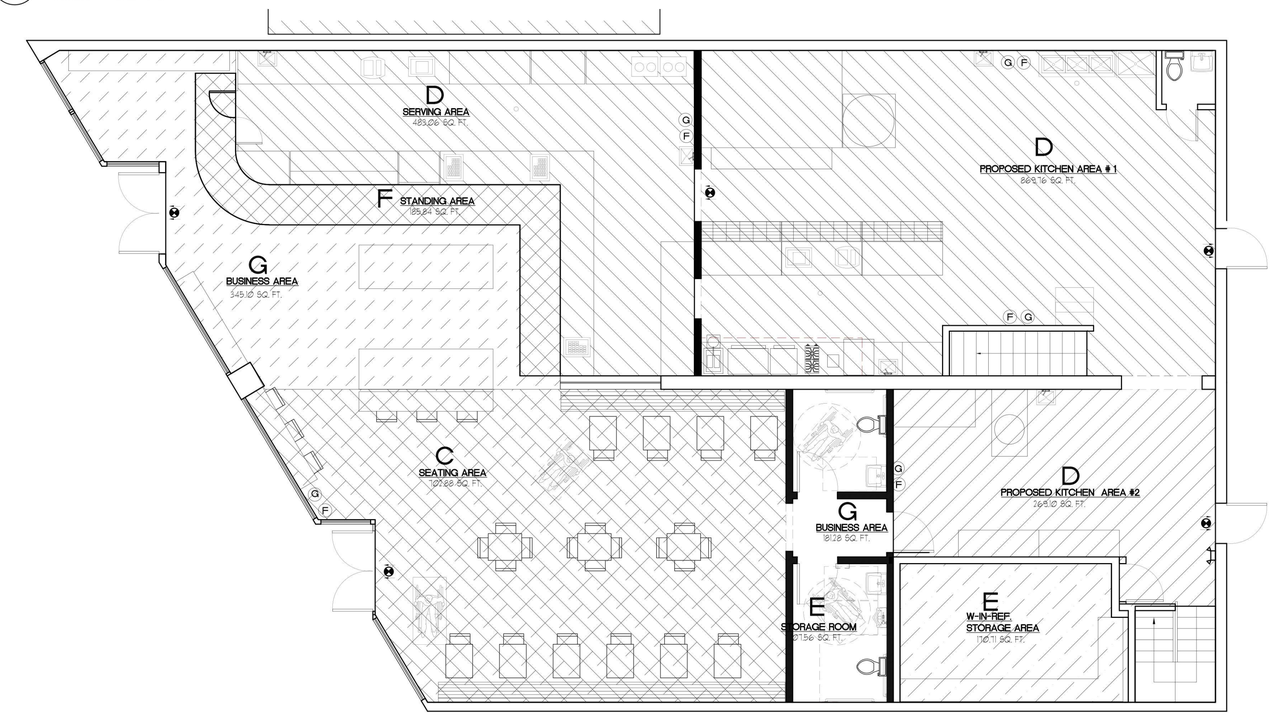
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(516)625-6625
E-MAIL EBUTT@BUTTARCH.COM

DRAWING NO.: A-5 6



1 A-6 EXISTING CELLAR FLOOR PLAN

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



2 A-6 PROPOSED FIRST FLOOR PLAN

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

OCCUPANCY CALCULATIONS

AREA	ROOM	FLOOR AREA	OCCUPANT / SQ. FT.	MAX. PERMITTED	PROPOSED	REMARKS
A	STORAGE	3,179.03 SQFT.	300 / OCCUPANT	10.60 OCCUPANT		
B	OFFICE	226.42 SQFT.	150 / OCCUPANT	1.51 OCCUPANT		
C	SEATING AREA	1021.88 SQFT.			36	SEE NOTE # 1 36 IS LESS THAN 50
D	KITCHEN / SERVING AREA	1,621.82 SQFT.	200 / OCCUPANT	8.11 OCCUPANT		
E	STORAGE	278.27 SQFT.	300 / OCCUPANT	0.93 OCCUPANT		
F	STANDING AREA	135.00 SQFT.	5 / OCCUPANT	27 OCCUPANT		
G	BUSINESS AREA	526.38 SQFT.	150 / OCCUPANT	3.51 OCCUPANT		

TOTAL PROPOSED OCCUPANT:

1) CELLAR STORAGE / OFFICE (A +B) = 12.11 = 13 OCCUPANT
2) FIRST FLOOR BAGEL STORE (D + E + F + G) = 39.55 = 40 OCCUPANT
3) SMALL ASSEMBLY SEATING AREA (C = ACCESSORY) = 36 OCCUPANT

TOTAL MAX. OCCUPANT PERMITTED PERMITTED = 89

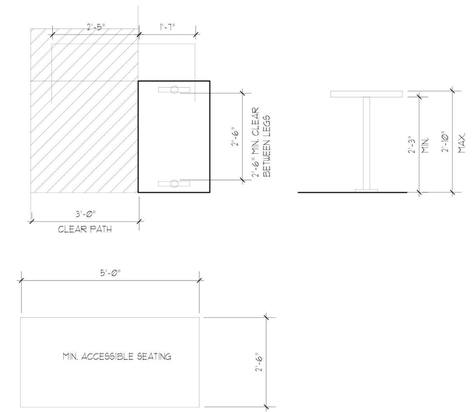
NOTE # 1

OCCUPANCY CLASSIFICATION AND USE FOR SEATING AREA IS AS PER CHAPTER 3 AND SECTION 303.1.2 OF N.Y.S. 2020 BUILDING CODE, FOR SMALL ASSEMBLY SPACES THE FOLLOWING ROOMS AND SPACES SHALL NOT BE CLASSIFIED AS ASSEMBLY OCCUPANCIES:

1. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP 'B' OCCUPANCY OR AS PART OF THAT OCCUPANCY.
2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQ. FT. IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP 'B' OCCUPANCY OR AS PART OF THAT OCCUPANCY

ACCESSIBLE SEATING

CAPACITY OF SEATING	MIN. REQUIRED WHEELCHAIR SPACE
4 TO 25	1
26 TO 50	2
51 TO 100	4
PROPOSED TOTAL SEATING:	
38	2 PROVIDED 2



3 A-6 ADA MIN. TABLES REQUIREMENT

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

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OCCUPANCY FLOOR PLAN CALCULATIONS

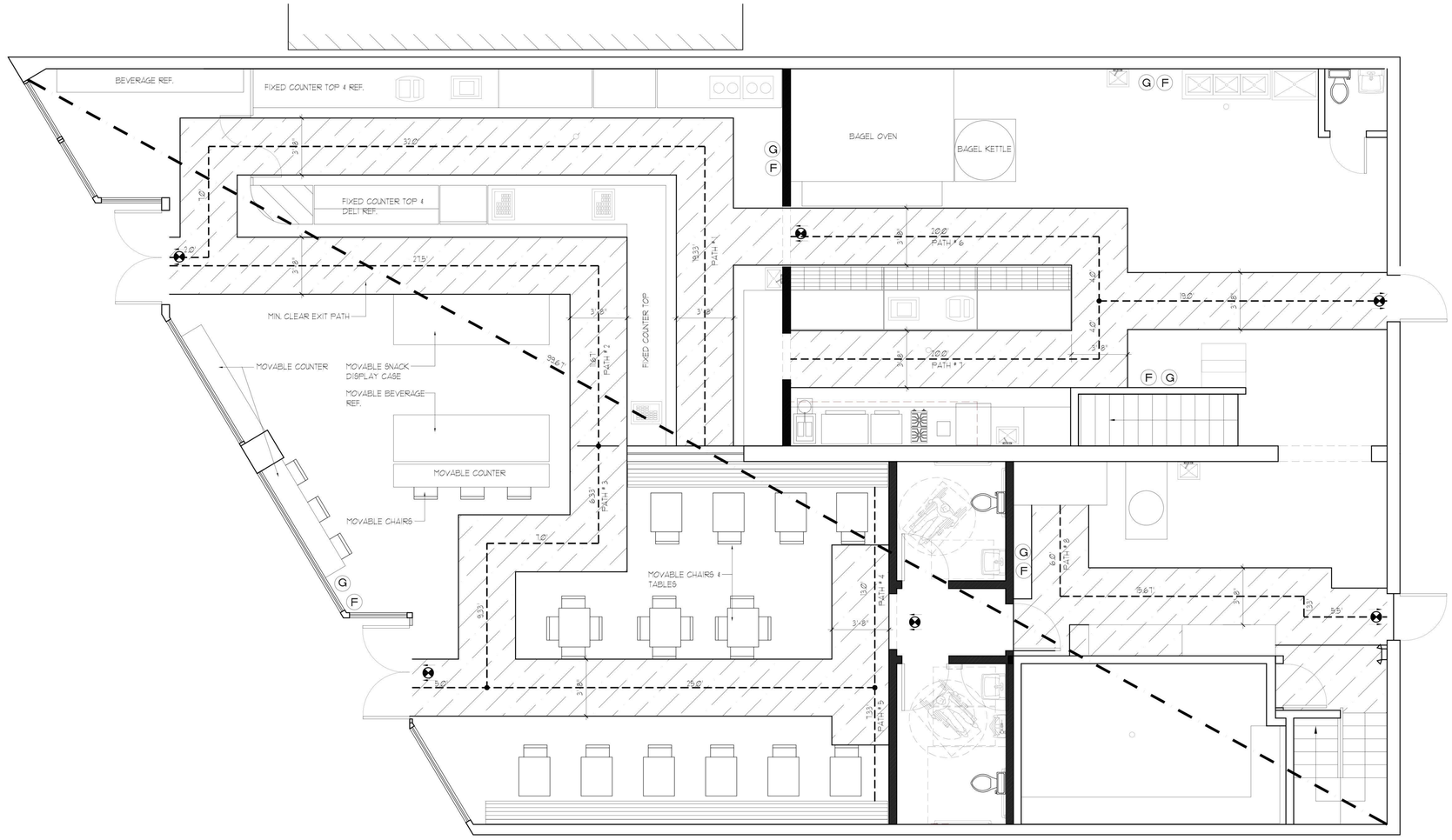
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REGISTERED ARCHITECT EDWARD PAUL BUTT 017596 STATE OF NEW YORK

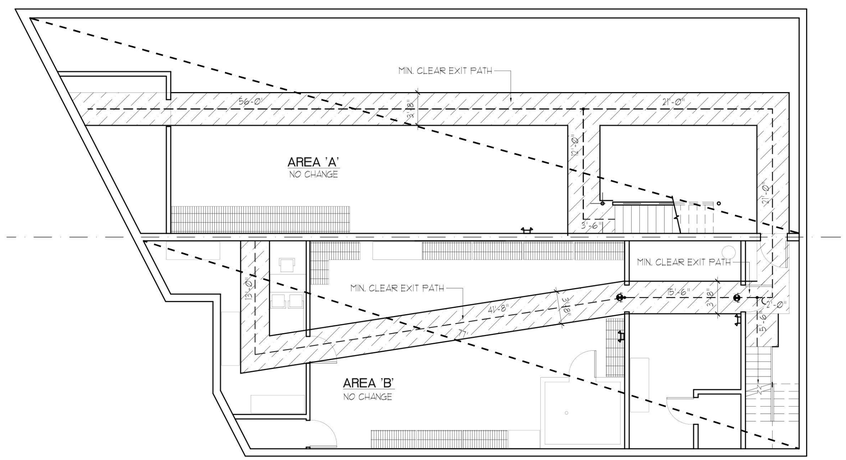
EDWARD PAUL BUTT
Architect, AIA
499 Jericho Turnpike
Mineola, New York 11501
(516)625-6625
E-MAIL: EBUTT@EBUTTARCH.COM

DRAWING NO.:
A-6 7



1 A-7 PROPOSED FIRST FLOOR EXIT PATH- SAFETY PLAN

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



2 A-7 EXISTING CELLAR EXIT PATH- SAFETY PLAN

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

TRAVEL PATH:

TRAVEL PATH CALCULATIONS CELLAR

EXIT DISCHARGE CALCULATION:
AREA 'A'

OVERALL DIAGONAL DISTANCE = 89'
89' / 2 = 44.5'

TRAVEL PATH # 1
56' + 12' + 3.5' = 71.5'

TRAVEL PATH # 2
21' + 21' + 2' + 5.5' =49.5'

AREA 'B'

TRAVEL PATH # 1
13' + 44.67' + 15.5' + 5.5' = 78.67'

TRAVEL PATH CALCULATIONS FIRST FLOOR

EXIT DISCHARGE CALCULATION:

OVERALL DIAGONAL DISTANCE = 83.67'
83.67' / 2 = 41.84'

TRAVEL PATH # 1
19.33' + 32.0' + 1.0' + 2.0' = 60.33'

TRAVEL PATH # 2
11.67' + 27.5' = 39.17'

TRAVEL PATH # 3
6.33' + 1.0' + 9.33' + 5.0' = 21.66'

TRAVEL PATH # 4
13.0' + 25.0' + 5.0' = 43.0'

TRAVEL PATH # 5
1.33' + 25.0' + 5.0' = 31.33'

TRAVEL PATH # 6
10.0' + 4.0' + 19.0' = 43.0'

TRAVEL PATH # 7
10.0' + 4.0' + 19.0' = 43.0'

TRAVEL PATH # 8
6.0' + 15.67' + 1.33' + 5.5' = 28.5'

EXIT NOTES:

EGRESS NOTE:
ALL MEANS OF EGRESS SHALL BE AS PER CHAPTER 10 OF 2020 NYS BUILDING CODE

EXIT ACCESS NOTE:
ALL EXIT ACCESS DOORS SHALL COMPLY WITH THE SECTION 1016 THRU 1021 OF NYS 2020 B.C.

MEANS OF EGRESS NOTES:
SHALL MEET ALL MIN. REQUIREMENTS OF 2020 BUILDING CODE AND CHAPTER 10
AND EXIT ACCESS DOORS SHALL COMPLY WITH THE SECTION 1016 THRU 1021 OF NYS 2020 BUILDING CODE.

EXIT ACCESS TRAVEL DISTANCE:
SHALL BE AS PER SECTION 1017 AND TABLE 1017.2

OCCUPANCY GROUP	WITHOUT SPRINKLER SYSTEM	WITH SPRINKLER SYSTEM
'B'	200'	300'
'S'	200'	150'

CORRIDOR WIDTH:
SHALL BE AS PER TABLE 1017.2
A MIN. CLEAR EXIT WIDTH SHALL BE A MIN. OF 44"

EGRESS ANALYSIS

EXIT WIDTH:
FIRST FLOOR MAX. OCCUPANT = 89
89 X .2 = 17.8" = MIN. 36" W. EXIT DOOR REQ'D
PROVIDED = TWO 36" W. EXIT DOORS + TWO DOUBLE DOOR 72" W.

EMERGENCY EXIT LIGHTING:
SHALL BE AS PER SECTION 1008.3 OF 2020 B.C. OF NYS
AND EGRESS SIGNAGE AS PER SECTION 1013 AND EGRESS ILLUMINATION INCLUDE DISCHARGE LIGHTING AS PER SECTION 1008.2 OF THE 2020 B.C. OF NYS.

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS:
SHALL BE AS PER SECTION 1006 OF NYS 2020 B.C. AND TABLE 1006.3.2
OCCUPANT LOAD 1 TO 500, MIN. TWO EXIT REQUIRED.
TWO EXIT DOORS PROVIDED: 3'-0" FRONT AND 3'-6" REAR EXITS

PORTABLE FIRE EXTINGUISHERS NOTES

1) PORTABLE FIRE EXTINGUISHERS SHALL BE AS PER SECTION 906 OF NYS 2020 B.C. AND TO BE INSTALLED IN ACCORDANCE WITH NFPA 10.

2) RESTAURANT = EXTRA HIGH HAZARD
MAX. DISTANCE OF TRAVEL TO EACH PORTABLE FIRE EXTINGUISHERS = 75'-0"

3) ALL PORTABLE FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW AS PER PARAGRAPH 906.6

4) FIRE EXTINGUISHERS SHALL BE INSTALLED IN CABINETS, AND CABINETS SHALL NOT BE LOCKED AT ALL TIMES MUST BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE, THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OR TRAVEL.

5) THERE SHALL BE A FLOOR CLEARANCE AS PER PARAGRAPH 906.9.3, SHALL NOT BE LESS THAN 4" ABOVE FLOOR

6) FIRE EXTINGUISHERS FOR CLASS 'A' FIRE HAZARDS SHALL BE AS PER TABLE 906.3 (1) (REFER TO TABLE 906.3(1)

7) FIRE EXTINGUISHERS TO BE BY ULINE MANUF. MODEL # S-9872, 2-1/2 LBS, UL RATING 1A10BC, 6"X 4"X16" 3" DIA, WITH SEMI RECESSED CABINET.

A. TWO 2.5 GALLON WATER-TYPE EXTINGUISHERS SHALL BE DEEMED THE EQUIVALENT OF ONE 4-A RATED EXTINGUISHER.

B. ANNEX E.3.3 OF NFPA 10 PROVIDES MORE DETAILS CONCERNING APPLICATION OF THE MAXIMUM FLOOR AREA CRITERIA.

C. TWO WATER-TYPE EXTINGUISHERS EACH WITH A 1-A RATING SHALL BE DEEMED TO THE EQUIVALENT OF ON 2-A RATED EXTINGUISHER FOR LIGHT (LOW) HAZARD OCCUPANCY.

TABLE 906.3 (1)
FIRE EXTINGUISHER FOR CLASS 'A' FIRE HAZARDS

	LIGHT / LOW HAZARD OCCUPANCY	ORDINARY MODERATE HAZARD OCCUPANCY	EXTRA HIGH HAZARD OCCUPANCY
MIN.-RATED SINGLE EXTINGUISHER	2-A (C)	2-A	4-A (A)
MAX. FLOOR AREA PER UNIT OF A	3,000 SQ. FT.	1,500 SQ. FT.	1,000 SQ. FT.
MAX. FLOOR AREA FOR EXTINGUISHER (B)	11,250 SQ. FT.	11,250 SQ. FT.	11,250 SQ. FT.
MAX. DISTANCE OF TRAVEL TO EXTINGUISHER	75'	75'	75'

(A) 2-1/2 GALLON WATER TYPE EXTINGUISHERS SHALL BE DEEMED THE EQUIVALENT OF ONE 4-A RATED EXTINGUISHER
(B) ANNEX E.3.3 OF NFPA 10 PROVIDES MORE DETAILS CONCERNING APPLICATION OF MAX. FLOOR AREA CRITERIA
(C) TWO WATER TYPE EXTINGUISHERS EACH WITH A 1-A RATING SHALL BE DEEMED THE EQUIVALENT OF ONE 2-A RATED EXTINGUISHER FOR LIGHT (LOW) HAZARDS OCCUPANCIES

PORTABLE FIRE EXTINGUISHERS TABLE

TABLE 906.3(1)
FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS

	LIGHT (LOW) HAZARD OCCUPANCY
MINIMUM RATED SINGLE EXTINGUISHER	2-A [C]
MAXIMUM FLOOR AREA PER UNIT OF A	3,000 sf
MAXIMUM FLOOR AREA FOR EXTINGUISHER [B]	11,250 sf
MAXIMUM TRAVEL DIST. TO EXTINGUISHER	75 ft

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No.	REVISIONS / DESCRIPTIONS	DATE
1	INITIAL BUILDING DEPARTMENT FILING	02.23.2024
2	AS PER OMISSION LETTER, DATED 03.12.2024	03.12.2024

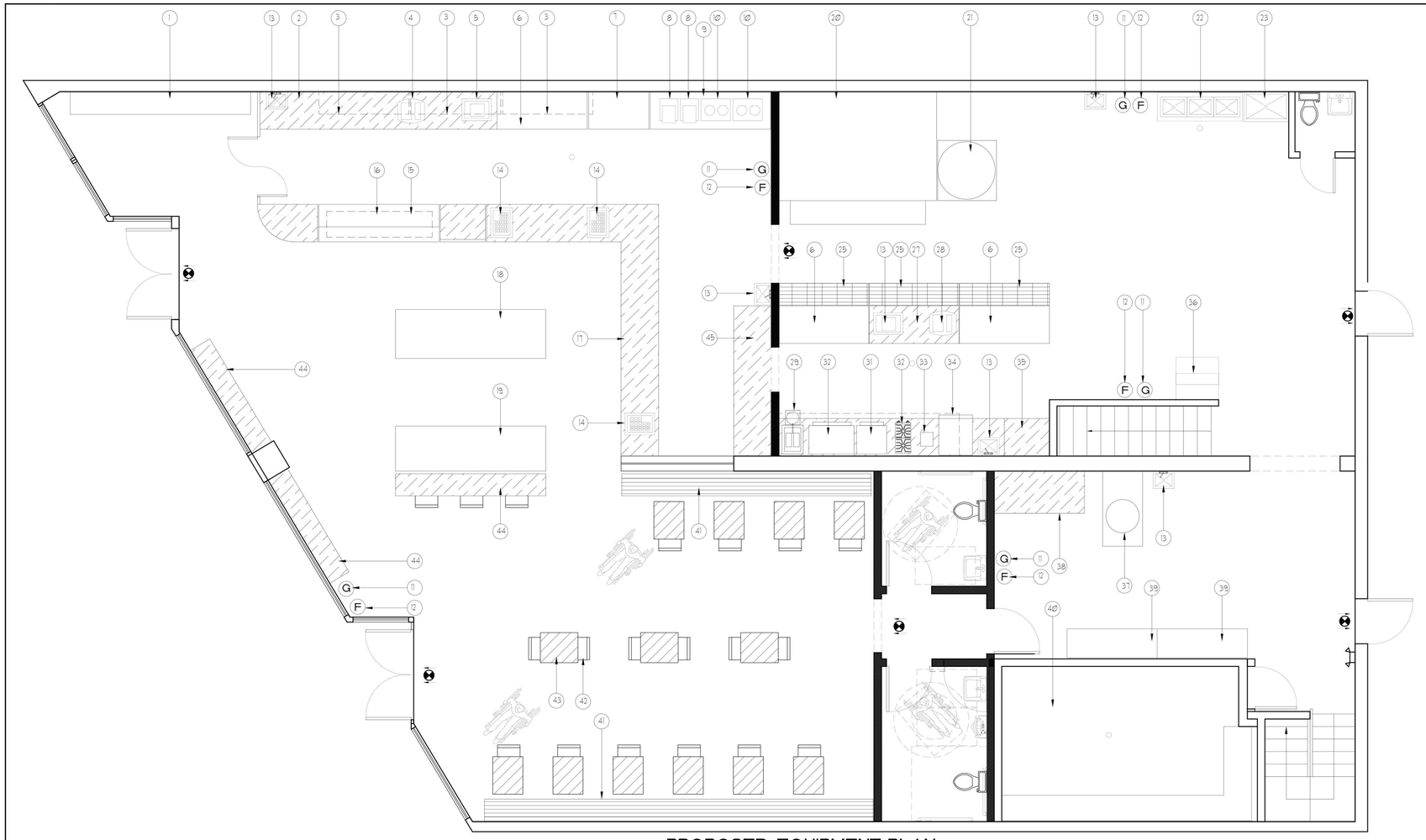
DRAWING TITLE: EGRESS PATH - SAFETY PLAN

PROJECT NAME: MANHASSET BAGELS
510-520 PLANDOME ROAD
MANHASSET, NY 11030

DATE:	11.16.2023
SCALE:	AS NOTED
DRAWN BY:	MITRA
JOB NO.:	223134

EDWARD PAUL BUTT
Architect, AIA
499 Jericho Turnpike
(516)625-6625
Mineola, New York 11501
E-MAIL: EBUTT@BUTTARCH.COM

DRAWING NO.: A-7



1 A-8 PROPOSED EQUIPMENT PLAN

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

HEALTH DEPARTMENT NOTES:

AS PER NASSAU COUNTY HEALTH DEPARTMENT, ALL EMPLOYEES WHO ARE SICK OR HAVE INFECTED CUTS/LESIONS, SHOULD STOP WORKING IMMEDIATELY AND IS THE RESPONSIBILITY OF THE OPERATOR OF FOOD FACILITY TO RESTRICT EMPLOYEES FROM DUTY WHO HAVE ANY OF THE FOLLOWING SYMPTOMS, VOMITING, DIARRHEA, JAUNDICE, SORE THROAT WITH FEVER OR HAS INFECTED CUTS OR LESIONS. IN ADDITION AN EMPLOYEE IS TO BE RESTRICTED FROM DUTY IF THEY HAVE BEEN DIAGNOSED WITH OR BEEN EXPOSED TO CERTAIN COMMUNICABLE ILLNESSES. IT IS REQUIRED THAT THE OWNER HAVE A WRITTEN POLICY TO HAVE PRESENT TO EMPLOYEES. THE DEPARTMENT RECOMMENDED USING FDA'S EMPLOYEE HEALTH AND PERSONAL HYGIENE HANDBOOK FOR GUIDANCE:
HTTP://WWW.FDA.GOV/FOOD/GUIDANCEREGULATION/RETAILFOODPROTECTION

HEALTH DEPARTMENT NOTES:

1) ALL NEW WALL MOUNTED SHELVING TO BE COMMERCIAL GRADE, BY NEW AGE INDUSTRIAL OR EQ. AS SELECTED BY OWNER, INCLUDING ALL LOCATIONS
2) ALL NEW DUNNAGE RACKS TO BE COMMERCIAL GRADE, BY NEW AGE INDUSTRIAL OR EQ. AS ELECTED BY OWNER, INCLUDING LOCATIONS.
3) EXISTING EXHAUST HOOD TO REMOVED AND REPLACE, AND SHALL BE AS PER SECTION 507 4 COMMERCIAL KITCHEN MAKEUP AIR AS PER SECTION 508 OF MECHANICAL CODE OF NEW YORK STATE BUILDING CODE.
4) FIRE SUPPRESSION SYSTEM SHALL BE AS PER SECTION 508 OF WITH APPROVED AUTOMATIC FIRE SUPPRESSION SYSTEM COMPLYING WITH THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL FIRE CODE
5) THE GREASE INTERCEPTOR IS EXISTING 1000 GAL., NO CHANGE OR REPLACEMENT.

COMMERCIAL COOKING OPERATIONS:

AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN COMMERCIAL KITCHEN EXHAUST HOOD AND DUCT SYSTEM WHERE AN AUTOMATIC SPRINKLER SYSTEM IS USED TO COMPLY WITH SECTION 904 OF NYS 2020 BUILDING CODE. AS PER SECTION 903.2.11.5

THERE SHALL BE A SUPPRESSION SYSTEM, IN ADDITION TO REQUIREMENTS OF SECTION 903.2. THE PROVISIONS INDICATED IN THE TABLE 903.2.11.6 REQUIRE THE INSTALLATION OF A FIRE SUPPRESSION SYSTEM AS PER 903.2.11.6

DURING CONSTRUCTION AN AUTOMATIC SPRINKLER SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 33 OF FIRE CODE OF 2020 NYS BUILDING CODE. SECTION 903.2.12

EQUIPMENT SCHEDULE

EQUIPMENT #	EQUIPMENT DESCRIPTION	MANUFACTURE	MODEL #	EQUIPMENT DIMENSION	GAS OR ELECT.	REMARKS
1	BEVERAGE REF.			2' X 12'		EXISTING TO BE RELOCATED
2	WORKING COUNTER WITH STORAGE UNDER					STAINLESS STEEL
3	WALL MOUNTED BAGEL DISPLAY RACK					STAINLESS STEEL
4	SLICER				ELECT.	EXISTING TO BE RELOCATED
5	TOASTER				ELECT.	EXISTING TO BE RELOCATED
6	SANDWICH / SALAD REF.			72" L. X 30" W. X 41-1/2" H.	ELECT.	STAINLESS STEEL
7	SANDWICH / SALAD REF.			48" L. X 30" W. X 41-1/2" H.	ELECT.	STAINLESS STEEL
8	SOFT DRINK MIXER	CRATHCO	E49-3	26.5" W. X 15" D. X 25.5" H.	ELECT. 120 V	(4) 2-2 / 5GAL. BOWLS, FRE MIX.
9	WORKING COUNTER WITH STORAGE UNDER			120" W. X 30" D. X 36" H.		STAINLESS STEEL
10	COFFEE MAKER					
11	TRASH CAN	RUBBERMAID				UNTOUCHABLE
12	RECYCLING CAN	RUBBERMAID				UNTOUCHABLE
13	HAND SINK	AMGOOD (OR EQUAL)	HS-17 SS	15" W. X 17" L. BOWL DIM. 10" X 14" X 8"		3 SIDES PROTECTIONS, STAINLESS STEEL LEVER FAUCETS TO MEET ADA REQUIREMENT
14	REGISTER					
15	DELI CASE			36" W. X 96" L.	ELECT.	
16	BAKERY CASE	HILLPHOENIX (OR EQUAL)		96" L.		CURVED GLASS DELI CASE
17	COUNTER TOP WITH STORAGE UNDER					CUSTOM MADE
18	MOVABLE SNACK DISPLAY					
19	BEVERAGE REF.					
20	BAGEL OVEN	EMPIRE BAKERY EQUIPMENT	EMP-LC-4-20G	176" X 87" D. X 84" H.	ELECT. 120V. & GAS (300,000 BTU)	CUSTOM MADE
21	KETTLE FOR BAGEL PROOF					EXISTING TO BE RELOCATED, INCLUDING EXHAUST THRU ROOF
22	3 COMPARTMENT SINK					EXISTING TO BE RELOCATED
23	FLOOR MOP SINK	REGENCY TABLES & SINKS	600 SM 16X20X6	20" X 16" X 6" BOWL		ONE COMPARTMENT, STAINLESS STEEL

EQUIPMENT #	EQUIPMENT DESCRIPTION	MANUFACTURE	MODEL #	EQUIPMENT DIMENSION	GAS OR ELECT.	REMARKS
24	WALL MOUNTED FAUCET	REGENCY TABLES & SINKS	600 FMS 86			STAINLESS STEEL, LEVER HANDLE, INCLUDING VACUUM BREAKER
25	BAGEL STORAGE RACK			72" L. X 18" D. X 84" H.		MOVABLE, STAINLESS STEEL
26	TOASTER					
27	WORKING TABLE			72" L. X 32" D. X 36" H.		WITH SHELF, STAINLESS STEEL
28	SLICER					
29	FREE STANDING FRYER				GAS	EXISTING TO BE RELOCATED
30	GRIDDLE	DUKERS	DCGMA 36	36" X 24.Ø2"	GAS 30,000 BTU PER BURNER	THREE BURNERS STAINLESS STEEL
31	GRIDDLE	DUKERS	DCGMA 24	24" X 24.Ø2"	GAS 30,000 BTU PER BURNER	TWO BURNERS STAINLESS STEEL
32	COOK TOP	DUKERS	CU6T-Ø1Ø-3PB	27" W. X 12" L. X 14-1/4" H.	GAS 56,000 BTU	STAINLESS STEEL
33	PANERA				ELECT.	STAINLESS STEEL
34	BAKERY OVEN				ELECT.	EXISTING TO BE RELOCATED
35	CUSTOM MADE COUNTER TOP					
36	FREE STANDING ICE MACH.				ELECT.	EXISTING TO BE RELOCATED
37	DOUGH MIXTER				ELECT.	EXISTING TO BE RELOCATED
38	FREE STANDING WORKING TABLE			30" W. X 8'-0" L.		STAINLESS STEEL
39	FREE STANDING / MOVABLE STORAGE RACKS					STAINLESS STEEL
40	WALK-N-REF.				ELECT.	EXISTING TO BE REMAIN (NO CHANGE)
41	FIXED BEANCH					CUSTOM MADE
42	MOVABLE CHAIRS					
43	MOVABLE TABLE					
44	MOVABLE COUNTER					CUSTOM MADE
45	WORKING TABLE					STAINLESS STEEL

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DRAWING TITLE:
PROPOSED FIRST FLOOR EQUIPMENT PLAN / NOTES

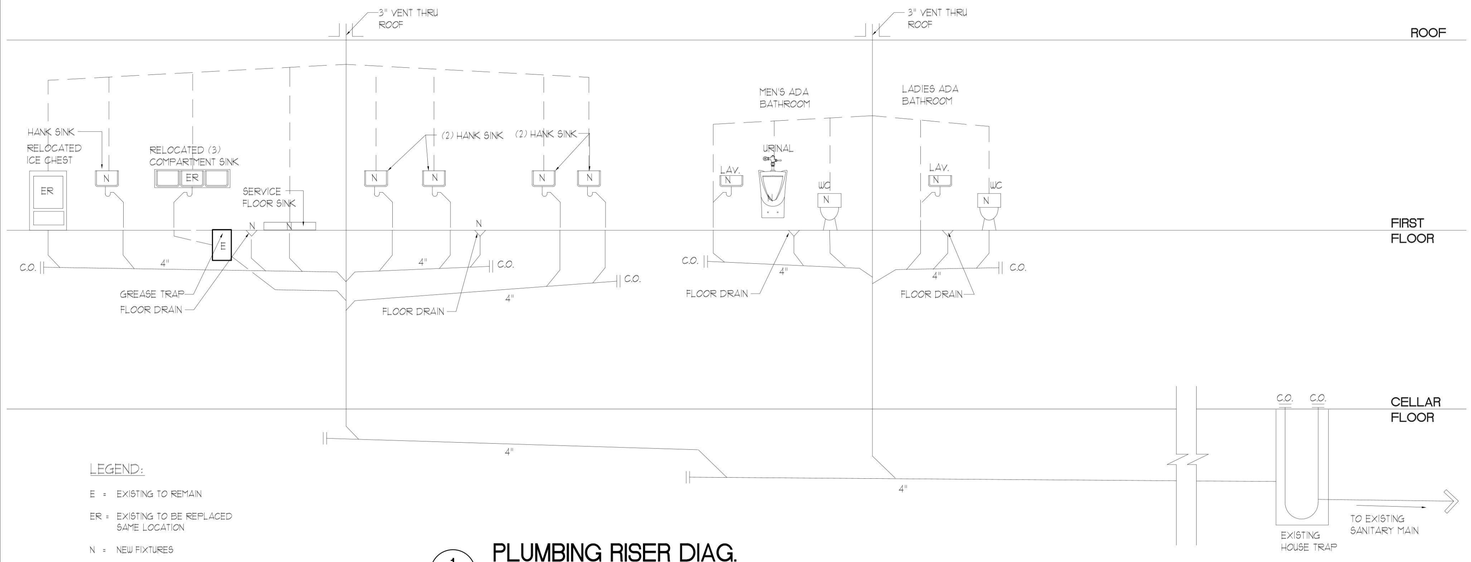
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REGISTERED ARCHITECT EDWARD PAUL BUTT 017590 STATE OF NEW YORK

EDWARD PAUL BUTT
Architect, AIA
499 Jericho Turnpike
Mineola, New York 11501
(516)625-6625
E-MAIL EBUTT@EBUTTARCH.COM

DRAWING NO.:
A-8



LEGEND:

E = EXISTING TO REMAIN

ER = EXISTING TO BE REPLACED SAME LOCATION

N = NEW FIXTURES

1 A-9

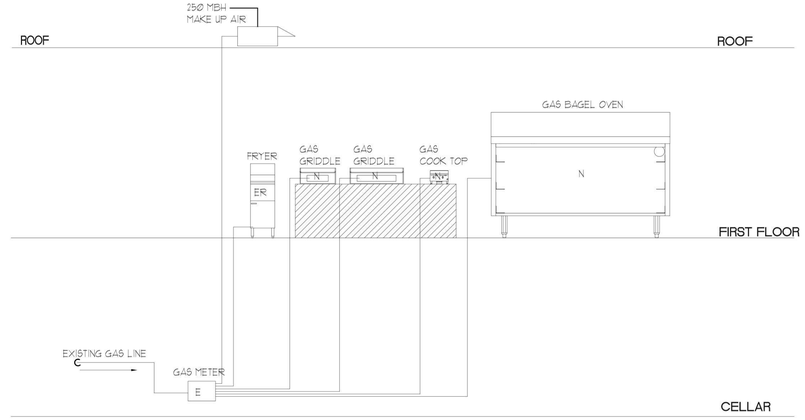
PLUMBING RISER DIAG.

SCALE: N.T.S.

NOTE * 1:

1) THIS DRAWING IS FOR GENERAL DESIGN ONLY. APPLICABLE NEW YORK STATE PLUMBING CODE AND TOWN OF NORTH HEMPSTEAD APPROVED LICENSED AND INSURED PLUMBER TO FOLLOW ALL CODES AND COORDINATE WITH ALL UTILITY COMPANY RULES.

2) INSULATE ALL PIPING AT EXTERIOR WALLS, AS REQ'D



2 A-9

GAS RISER DIAG.

SCALE: N.T.S.

COMMERCIAL COOKING APPLIANCES NOTE:

ALL COOKING APPLIANCES SHALL BE AS PER SECTION 917 OF 2020 MECHANICAL CODE. ASS COOKING APPLIANCES THAT ARE DESIGNED FOR PERMANENT INSTALLATION, INCLUDING RANGES, OVENS, STOVES, BROILERS, GRILLS, FRYER, GRIDDLES AND ALL OTHER APPLIANCES, SHALL BE LISTED, LABELED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. COMMERCIAL ELECTRIC COOKING APPLIANCES SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 197.

COMMERCIAL COOKING NOTES:

INSTALLATION OF COMMERCIAL DISH WASHER SHALL BE AS PER SECTION 507 AND 508 OF THE MECHANICAL CODE OF 2020 N.Y.S. OF COOKING EQUIPMENT.
THERE SHALL BE A COMMERCIAL KITCHEN EXHAUST HOOD AND SHALL COMPLY WITH THE REQUIREMENTS OF THESE SECTIONS (507) & 508).
ALL EQUIPMENTS SHALL BE INSTALLED AS PER MANUF. RECOMMENDATIONS AND SPECIFICATIONS.

COMMERCIAL MAKEUP AIR NOTE:

MAKEUP AIR SHALL BE AS PER SECTION 508 OF 2020 MECHANICAL CODE OF NYS.
A MAKE UP AIR SHALL BE SUPPLIED DURING THE OPERATION OF COMMERCIAL KITCHEN EXHAUST SYSTEM THAT ARE PROVIDED FOR COMMERCIAL COOKING APPLIANCES, THE AMOUNT OF MAKEUP AIR SUPPLIED TO BUILDING FROM ALL SOURCES SHALL BE APPROX. EQUAL TO THE AMOUNT OF EXHAUST AIR FOR ALL EXHAUST SYSTEM FOR THE BUILDING. THE MAKEUP AIR SHALL NOT REDUCE THE EFFECTIVENESS OF THE EXHAUST SYSTEM. IT SHALL BE PROVIDED GRAVITY OR MECHANICAL MEANS OR BOTH. MAKEUP AIR INTAKE OPENING LOCATION SHALL BE AS PER SECTION 401.4 OF THE 2020 M.C. OF NYS.
MAKEUP AIR TEMPERATURE DIFFERENTIAL BETWEEN MAKEUP AIR AND THE AIR IN THE CONDITIONED SPACE SHALL NOT EXCEED 10° F. EXCEPT WHERE THE ADDED HEATING AND COOLING LOADS OF THE MAKEUP AIR DO NOT EXCEED THE CAPACITY OF HVAC SYSTEM AND SHALL B AS PER SECTION 508.1.1 OF THE 2020 M.C. NYS

MINIMUM PLUMBING FIXTURES NOTE:

SHALL BE AS PER CHAPTER 4 & TABLE 403.1 OF NYS 2020 PLUMBING CODE
THE MINIMUM NUMBER OF FIXTURES SHALL BE AS PER TABLE 403.1 * 2 FOR BUSINESS
CLASSIFICATION / OCCUPANT AS FOLLOW:

OCCUPANT LOAD UNDER THIS APPLICATION IS 18 MAX. OCCUPANT

TABLE 403.1 OF 2020 NYS PLUMBING CODE, MIN. * OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS URINAL		LAVATORIES		BATHTUBS SHOWER	DRINKING FOUNTAIN	OTHER
				MALE	FEMALE	MALE	FEMALE			
REQUIRED										
1	BUSINESS	B	BUSINESS	1 PER 25 FIRST 50 / PER 50 FOR REMAINDER		1 PER 40 FIRST 80 / PER 80 FOR REMAINDER		Ø	SEE DRINKING FOUNTAIN NOTE	1 SERVICE SINK
PROPOSED				1 W.C. / 1 URINAL	1 W.C.	1	1	Ø	Ø	1
EXISTING				1 W.C. UNISEX		1 LAV. UNISEX		Ø	Ø	Ø

DRINKING FOUNTAIN NOTE:

A DRINKING FOUNTAIN NOT REQUIRED FOR THIS APPLICATION AS PER 2020 NYS PLUMBING CODE SECTION 410.4 SUBSTITUTION.
WHERE RESTAURANTS PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE, DRINKING FOUNTAINS SHALL NOT BE REQUIRED.

GREASE TRAP NOTE:

GREASE TRAP IS EXISTING AND WILL BE RELOCATED, SHALL BE COMPLY WITH SECTION 1003 OF THE 2020 PLUMBING CODE OF NYS AND AN APPLICATION IS SUBMITTED TO NASSAU COUNTY DEPARTMENT OF PUBLIC WORK. INTERCEPTOR AND SEPARATORS SHALL BE PROVIDED TO PREVENT THE DISCHARGE OF OIL, GREASE SAND AND ALL OTHER SUBSTANCE HARMFUL OR HAZARDOUS TO PUBLIC SEWER. THE PRIVATE SEWAGE SYSTEM OR SEWAGE TREATMENT PLANT OR PROCESSES.

GREASE INTERCEPTORS SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 1003.3.1 THROUGH 1003.3.5

PLUMBING NOTE AS PER 2020 NYS PLUMBING CODE:

1. COMPLETE PLUMBING SYSTEM AND DRAINAGE SYSTEM INSTALLATION SHALL COMPLY WITH 2020 PLUMBING CODE OF NYS, CHAPTER 4 GENERAL PLUMBING REQUIREMENTS
2. INSTALLATION OF PLUMBING FIXTURES FOR THE HANDICAPPED SHALL COMPLY WITH ALL REQUIREMENTS OF ICC A 117.1
3. PROVIDE CLEANOUTS AT BASE OF ALL STACKS.
4. PROVIDE SHUT OFF VALVES ON ALL WATER SUPPLY LINES AT FIXTURES.
5. PURGE ALL WATER AND GAS LINES BEFORE FINAL CONNECTIONS.
6. PROVIDE AIR CHAMBERS AT TOP OF WATER RISERS MINIMUM 18" HIGH: 1 1/2" DIA.
7. STANDARD WEIGHT BLACK STEEL PIPE FOR GAS SYSTEM WITH GALVANIZED STEEL FITTINGS.
8. FLOOR DRAINS SHALL BE PROVIDED WITH REMOVABLE STRAINER AS PER RS 16.
9. TRAPS FOR FLOOR DRAINS SHALL BE DEEP SEAL TYPE.
10. APPROVED TYPE WATER METER TO BE INSTALLED TO CONFORM WITH ALL LOCAL WATER AUTHORITY AND STATE REGULATIONS
11. ALL PIPING INSTALLED TO SERVICE BUILDING & WITHIN BUILDING SHALL BE THERMALLY INSULATED AS PER STATE ENERGY CONSERVATION CODE.
12. WATER METERS LOCATED OUTSIDE THE BUILDING AND WITHIN THE PROPERTY LINE, SHALL BE INSTALLED IN AN ACCESSIBLE, WATERTIGHT & FROST PROOF PIT OR METER BOX AS APPROVED BY THE LOCAL WATER AUTHORITY
13. PLUMBING VENT LINE TO EXTEND 2'-0" MINIMUM ABOVE FINISHED SLOPED ROOF, & 4'-0" ABOVE FINISHED FLAT ROOF.
14. INSTALLATION OF WATER SUPPLY SERVICE LINES SHALL COMPLY WITH ALL LOCAL WATER AUTHORITY AND STATE REGULATIONS.
15. SEPARATION OF WATER SUPPLY SERVICE & BUILDING SEWER SHALL COMPLY ALL LOCAL WATER AUTHORITY AND STATE REGULATIONS.
16. PROTECTIVE COVER FOR SERVICE PIPE SHALL COMPLY WITH ALL LOCAL AND STATE CODES
17. WATER METER LOCATION SHALL BE SUBJECT TO APPROVAL BY AGENCIES HAVING JURISDICTION OVER THE PROJECT, & SHALL COMPLY WITH ALL STATE CODES
18. PRIOR TO THE INSTALLATION OF HOUSE DRAIN, PLUMBING CONTRACTORS SHALL CHECK & VERIFY DEPTH OF SEWER / SEWERS IN STREET, TO ASCERTAIN THE COMPLIANCE OF PROVIDING THE MINIMUM REQUIRED PITCH OF HOUSE SEWER, AS PER CODE REQUIREMENTS, ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT IMMEDIATELY PRIOR TO THE START OF ANY WORK.
19. PLUMBING CONTRACTOR SHALL VERIFY ALL INVERTS & EXISTING CONDITIONS PRIOR TO THE INSTALLATION OF NEW WORK.
21. ALL HOT & COLD WATER LINES TO BE INSULATED WITH FIBERGLASS-FOIL, BACKED INSULATION JACKETS.
22. WASHING MACHINES AREA FLOOR DRAINS TO BE INSTALLED AS PER RESIDENTIAL 2020 BUILDING CODE, CHAPTER 27 PLUMBING FIXTURES
23. PLUMBING FIXTURES TO COMPLY WITH NYS 2020 I.P. CODE CHAPTER 4
24. ALL NEW WATER CLOSETS & ASSOCIATED FLUSH VALVES INSTALLED MUST MEET WATER SAVING PERFORMANCE STANDARDS AS WELL AS PROPER LABELING TO MEET CODE. WATER CLOSETS AND ASSOCIATED FLUSH VALVES SHALL BE ON THE APPROVED LIST OF WATER SAVING DEVICES COMPILED BY THE NY STATE DEPT. OF ENVIRONMENTAL CONSERVATION.
25. HOUSE AND/OR STORM SEWERS TO BE HUNG TO MEET CODE
MATERIAL - HANGERS, ANCHORS, AND SUPPORTS SHALL BE OF METAL OR EQUIVALENT MATERIAL OF SUFFICIENT STRENGTH TO SUPPORT THE PIPING AND ITS CONTENTS. PIERS MAY BE OF CONCRETE, BRICK, OR EQUIVALENT MATERIAL.
26. ATTACHMENT TO BUILDING - HANGERS AND ANCHORS SHALL BE SECURELY ATTACHED TO THE BUILDING CONSTRUCTION AT SUFFICIENTLY CLOSE INTERVALS TO UNIFORMLY SUPPORT THE PIPING AND ITS CONTENTS PER CODE REQUIREMENTS.
27. SECTION P2605 FOR PIPING SUPPORTS INTERVALS:
VERTICAL PIPING- VERTICAL PIPING OF THE FOLLOWING MATERIALS SHALL BE SUPPORTED, USING EITHER GUIDE OR FRICTION HANGERS OR A COMBINATION OF BOTH, AT THE FOLLOWING INTERVALS, AS PER TABLE P2605.1
-CAST IRON SOIL PIPE AT BASE AND AT EACH STORY HEIGHT BUT IN NO CASE AT INTERVALS GREATER THAN 15 FEET.
-COPPER TUBING (HARD TEMPER)- AT EACH STORY HEIGHT.
-OTHER MATERIALS- AS REQUIRED FOR STRUCTURAL STABILITY AND SERVICE.
HORIZONTAL PIPING
HORIZONTAL PIPING OF THE FOLLOWING MATERIALS SHALL BE SUPPORTED AT INTERVALS NO GREATER THAN THE FOLLOWING, AND AS PER TABLE P 2605.1
-CAST IRON SOIL PIPE- AT BASE AND AT EACH STORY HEIGHT, BUT IN NO CASE AT
COPPER TUBING (1 1/4 INCH OR LESS)- AT 6 FOOT INTERVALS
-OTHER MATERIALS- AS REQUIRED FOR STRUCTURAL STABILITY AND SERVICE.
BASE OF STACKS - BASES OF CAST IRON STACKS SHALL BE SUPPORTED ON CONCRETE, ON BRICK LAID IN CEMENT MORTAR BY METAL BRACKETS ATTACHED TO THE BUILDING CONSTRUCTION, OR BY EQUIVALENT METHODS STACKS OF THE OTHER MATERIAL SHALL BE ANCHORED SO AS TO RELIEVE THE LOAD FORM THE BASE OF THE STACK.

NOTES:

WATER TEMPERING NOTE:

WATER TEMPERING FOR ALL LAVATORIES SHALL BE AS PER SECTION OF SECTION 416.5 OF THE I.P.C. 2020 NYS PLUMBING CODE

EXISTING GAS WATER HEATER & GAS BOILER, NO CHANGE
SUPPLIES FIRST FLOOR COMMERCIAL SPACE
WATER TEMPERING AT LAVATORIES MUST COMPLY WITH SECTION 416.5 OF 2020 P.C. OF NYS

MECHANICAL NOTE:

ALL MECHANICAL AND/OR VENTILATION SHALL BE AS PER CHAPTER 4 OF 2020 MECHANICAL CODE OF INTERNATIONAL MECHANICAL CODE
SECTIONS 401 AND 403 AND TABLE 403.3.1.1
ALL HVAC PLANS ARE EXISTING, EXISTING SUPPLIES AND RETURNS WILL BE RELOCATED.

WATER HEATER NOTES:

WATER HEATER IS AN EXISTING UNIT, NO CHANGE IS LOCATED IN CELLAR AND SERVES ONLY THE PROPOSED RETAIL FOOD STORE (BAGEL STORE)
AND IS COMPLY WITH SECTION 607 OF THE 2020 PLUMBING CODE OF NYS
AND WILL BE SUPPLIED TO ALL PROPOSED PLUMBING FIXTURES AND EQUIPMENT UTILIZED FOR WASHING, CLEANSING OR BUILDING MAINTENANCE.

HOT WATER AND TEMPERED WATER SHALL BE SUPPLIED FOR WASHING PURPOSE.

A THERMOSTAT CONTROL FOR WATER HEATER SHALL SHALL BE AS PER SECTION 607.1.1 AND NOT SERVE AS THE TEMPERATURE LIMITING MEANS FOR THE PURPOSES OF COMPLYING WITH THE REQUIREMENTS OF THIS CODE FOR MAX. ALLOWABLE HOT AT FIXTURES TEMPERED WATER DELIVERY TEMPERATURE AT FIXTURES.

TEMPERED WATER TEMPERATURE CONTROL TO BE AS PER SECTION 607.1.2 AND SHALL BE SUPPLIED A WATER TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070/ASME A112. 1071/CSA B125.70 AND SHALL LIMIT THE TEMPERED WATER TO NOT GREATER THAN 110Ø. F.

A FLOW OF HOT WATER TO ALL FIXTURES SHALL BE AS SECTION 607.4 OF P.C. 2020 NYS, FIXTURES FITTING, FAUCETS AND DIVERTERS SHALL BE INSTALLED AND ADJUSTED SO THAT THE FLOW OF HOT WATER FROM FITTING CORRESPONDS TO THE LEFT-HAND SIDE OF FIXTURE FITTING

DISAPPROVED
For
ZONING
Anthony Basile
03/15/2024

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

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

No.	REVISIONS / DESCRIPTIONS	DATE
1	INITIAL BUILDING DEPARTMENT FILING	02.23.2024
2	AS PER OMISSION LETTER, DATED 03.12.2024	03.12.2024

DRAWING TITLE:
PLUMBING RISER DIAG.
NOTES

PROJECT NAME:
MANHASSET BAGELS
510-520 PLANDOME ROAD
MANHASSET, NY 11030

DATE:	11.16.2023
SCALE:	AS NOTED
DRAWN BY:	MITRA
JOB NO.:	223134

REGISTERED ARCHITECT EDWARD PAUL BUTT 017539 STATE OF NEW YORK

EDWARD PAUL BUTT
Architect, AIA
499 Jericho Turnpike
(516)635-6625
Mineola, New York 11501
E-MAIL EBUTT@EBUTTARCH.COM

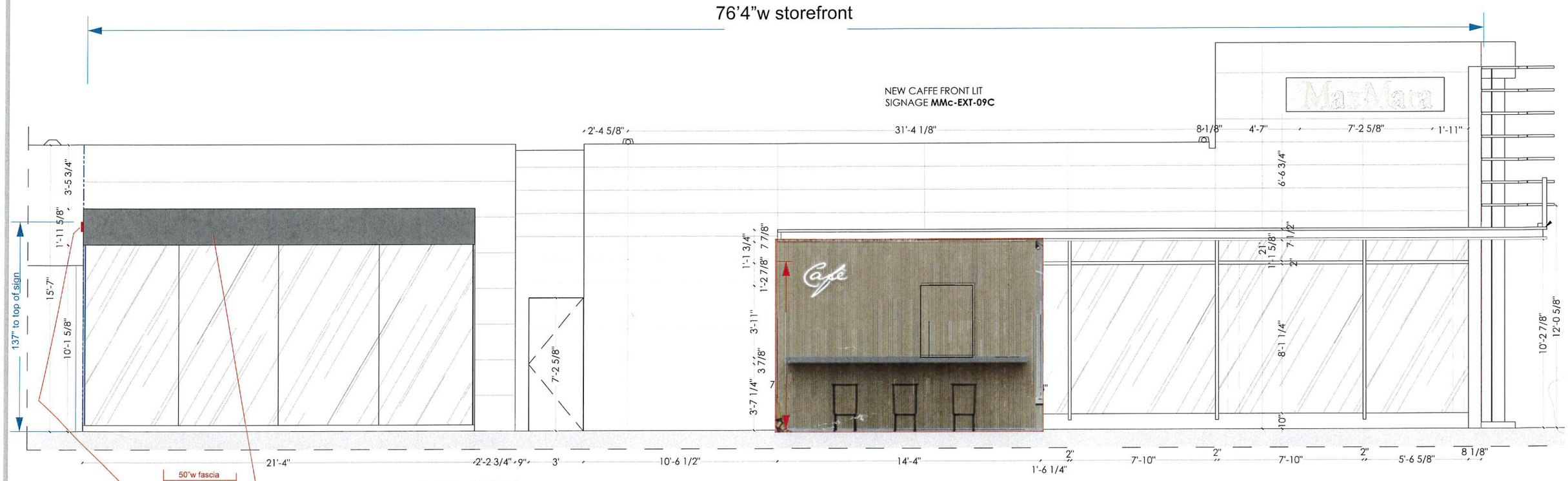
DRAWING NO.:
A-9 10

Attn: Fabrizio U. & Craig W.
Customer: MaxMara @ AM
Address: 2102 Northern Blvd., Manhasset, NY

#21572

Facing North

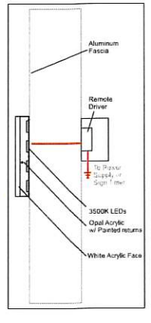
Tee Pee SIGNS
DESIGNING SIGNS JUST FOR YOU





1 set of internally illuminated channel letters
Size: 6.5"h X 32"w X 1.25"d
Colors: Aluminum sides w/ White Acrylic
illumination: White 3500K LEDs w/ remote driver
Installation: mounted on storefront

MaxMara



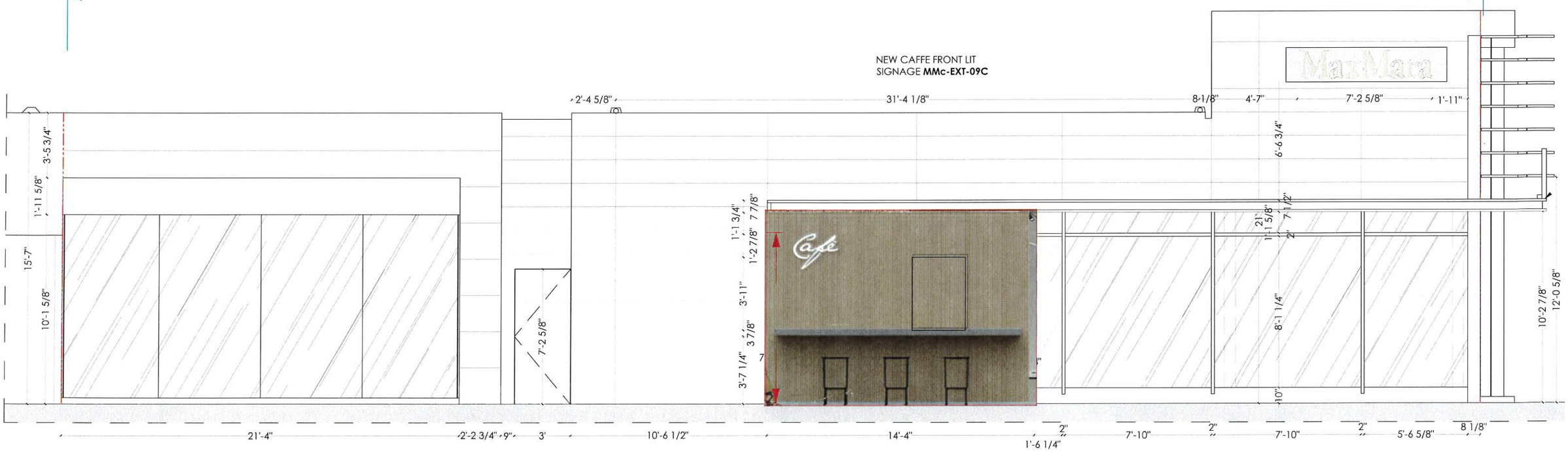
Overall Sign size: 6.5"h X 32"w = 1.44 Sq. Ft.

Attn: Fabrizio U. & Craig W.
Customer: MaxMara @ AM
Address: 2102 Northern Blvd., Manhasset, NY

Facing West

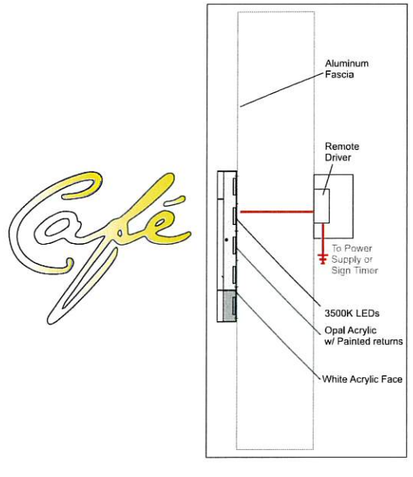
Tee Pee SIGNS
DESIGNING SIGNS JUST FOR YOU

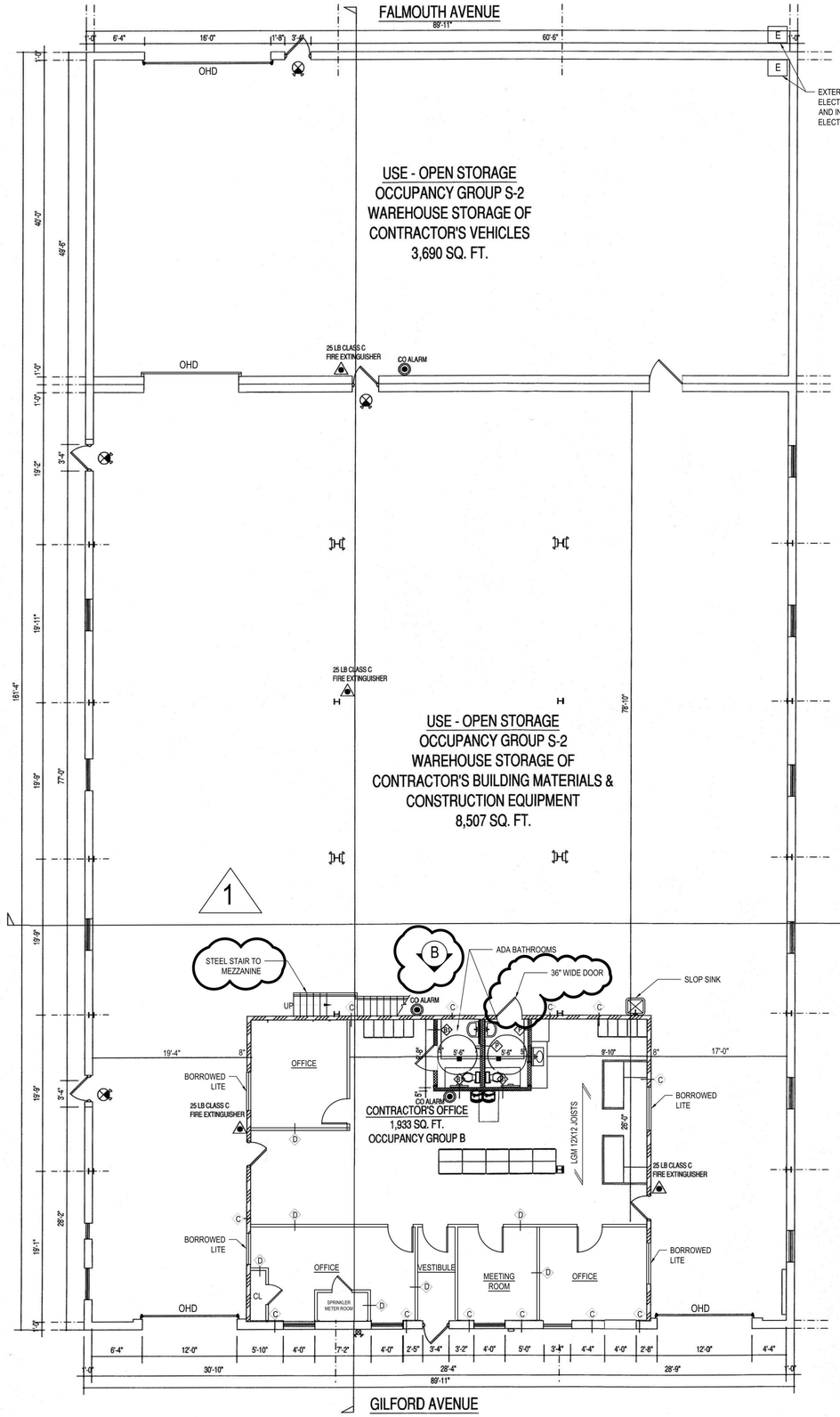
76'4"w storefront



1 set of internally illuminated channel letters
Size: 10.5"h X 14"w X 1.25"d
Colors: Aluminum sides w/ White Acrylic
illumination: White 3500K LEDs w/ remote driver
Installation: mounted on storefront

Overall Sign size: 22"h X 26"w = 4 Sq. Ft.





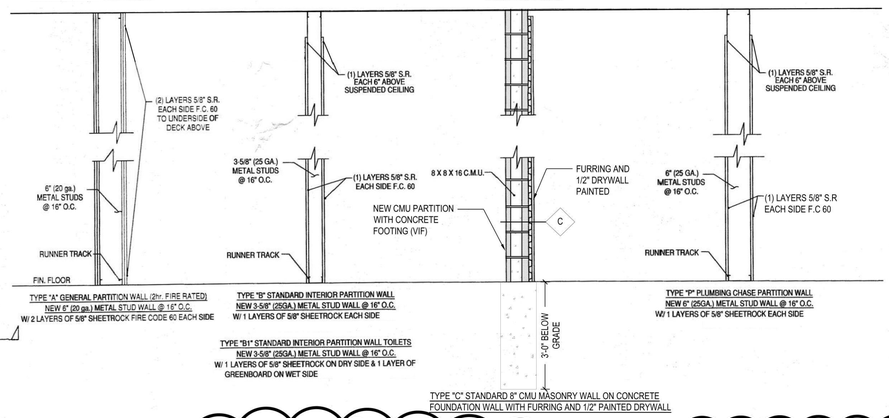
EMERGENCY LEGEND

E = EXISTING, N = NEW, D = DEMOLISH, R = RELOCATED

- 2 HEAD EMERGENCY EXIT SIGN & LIGHT (8" HIGH LETTERS COMBO. UNIT (LITHONIA LIGHTING LHQMSW3R 120/277)
- 2 LIGHT EMERGENCY BATTERY PACK LIGHT 120/277 (LITHONIA LIGHTING ELM2) SURFACE / WALL MOUNTED
- DIRECTIONAL EXIT SIGN
- EMERGENCY EXIT SIGN W/ BATTERY PACK LIGHT 120/277 (LITHONIA LIGHTING ELM2)
- DIRECT WIRE PHOTOELECTRIC SMOKE ALARM W/ STROBE (GENTEX CORP. Md# 7109CS-W)
- 25 LB CLASS C FIRE EXTINGUISHER
- CO ALARM

- (C) 8" THICK CMU MASONRY ON CONCRETE FOUNDATION WALL WITH FURRING AND 1/2" PAINTED DRYWALL
- (D) GLASS AND PAINTED DRYWALL PARTITIONS

PARTITION TYPE'S

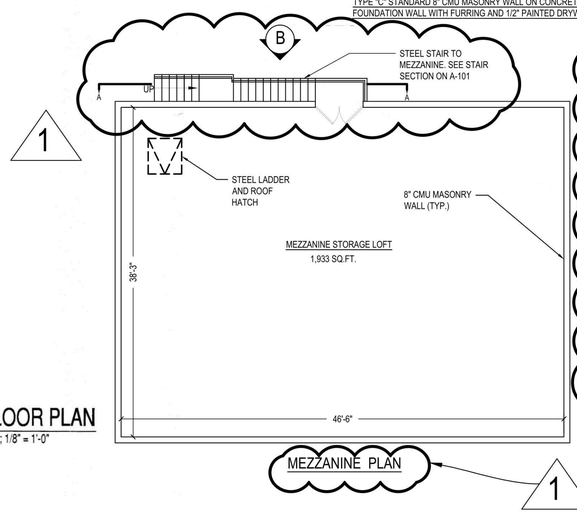


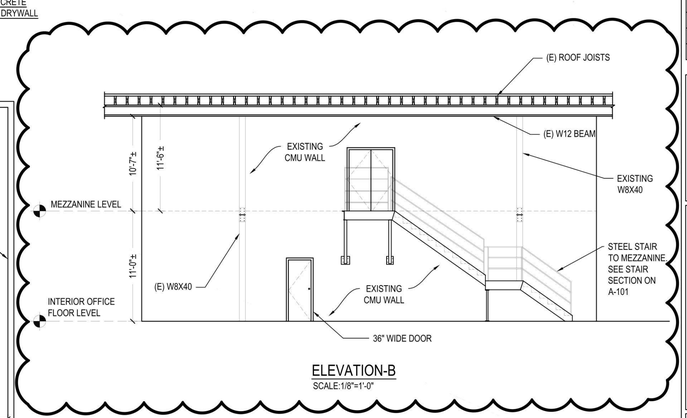
GENERAL NOTES

1. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS AT THE BUILDING IN THE FIELD BEFORE STARTING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGE AND DEVIATION FROM THE APPROVED PLAN. ANY DISCREPANCIES SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK THAT DEVIATES FROM THE APPROVED PLAN.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS AND FILE ALL APPLICATION FORMS, TEST REPORTS, UNDERWRITER'S CERTIFICATES, ETC.
3. CONTRACTOR SHALL COORDINATE THE WORK WITH THAT OF OTHER SUBCONTRACTORS AND SUPPLIERS, WHETHER ENGAGED BY HIM OR THE OWNER.
4. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES OPENED BEFORE THE INSTALLATION OF ANY NEW WORK AND REPAIR ALL EXISTING AREAS DAMAGED DURING THE PERFORMANCE OF THE WORK.
5. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE, NEW YORK STATE LABOR LAW, AND ALL REGULATIONS OF NEW YORK STATE AND OTHER GOVERNMENT AGENCIES, INCLUDING THE TOWN OF NORTH HEMPSTEAD DEPARTMENT OF BUILDINGS. ALL PERMITS SHALL BE PROPERLY DISPLAYED AT THE JOB SITE.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED DEPARTMENT OF BUILDINGS PERMITS PRIOR TO START OF WORK, INCLUDING ELECTRICAL PERMITS.
7. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
8. LOCATION OF EVERY EXIT SHALL BE CLEARLY INDICATED BY EXIT SIGNS PLACED AS REQUIRED AT ANGLE WITH EXIT OPENING. INSTALL DIRECTIONAL SIGN TO SERVE AS GUIDES FROM ALL PORTIONS OF THE FLOOR SO THAT ALL EXITS ARE CLEARLY VISIBLE.
9. EXIT SIGNS SHALL BE INTERNALLY LIGHTED, ELECTROLUMINESCENT, HAVING AN INITIAL BRIGHTNESS OF LETTER OF AT LEAST 25 FEET LAMBERTS. LETTERS SHALL BE RED, THE BACK ROUND SHALL BE WHITE. LETTER SHALL BE BLOCK LETTERING AT LEAST 6" HIGH WITH 9/16" STROKES.
10. PENETRATIONS IN OPENING OF WALLS OR PARTITIONS, FOR PIPE SLEEVES, ELECTRIC DEVICES, ETC., SHALL BE PACKED, SEALED, LINED OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED STC RATING AND THE REQUIRED FIRESTOPPING RATING.
11. ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES. WORK DEEMED UNACCEPTABLE BY THE ARCHITECT IS TO BE REPLACED BY THE GENERAL CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE.
13. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FOR FINAL CLEANUP. ALL WALLS AND TRIM TO BE DUSTED, ALL TITLE, METAL AND GLASS TO BE WASHED, ALL FLOORS TO BE SWEPT AND VACUUMED. WRITTEN DIMENSION ON THESE DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
14. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD PRACTICE.
15. THIS PROJECT IS A LEVEL 3 ALTERATION AS PER CHAPTER 9 OF THE NEW YORK STATE BUILDING CODE.

FIRST FLOOR PLAN

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





DISAPPROVED
Michael Maracic
05/06/2024

AS-BUILT

#21573

NORTH

ZONING DATA

SECTION: 8
BLOCK: 190
LOT: 15-19, 37-44
ZONE: INDUSTRIAL "B"

OCCUPANT LOAD CALCULATION

OFFICE AREA = 1933 sq. ft.
1933 / 100 = 20 PERSONS
FRONT AND REAR WAREHOUSE SECTIONS
8507 sq.ft. AND 3690 sq.ft. RESPECTIVELY (TOTAL = 12197 sq.ft.)
12197 / 500 = 25 PERSONS
TOTAL OCCUPANCY AS PER TABLE 1004.1.2 = 45 PERSONS

PLUMBING REQUIREMENTS FOR THE ABOVE OCCUPANCY:
OFFICE AREA - 1 WATER CLOSET AND 1 LAVATORY PER SEX.
TOTAL OF 2 WATER CLOSETS AND TWO LAVATORIES PLUS
ONE HIGH / LOW DRINKING FOUNTAIN AND A JANITOR'S CLOSET.
WAREHOUSE AREA - 1 WATER CLOSET AND 1 LAVATORY PER SEX.
TOTAL OF 2 WATER CLOSETS AND TWO LAVATORIES.
(SEE PLUMBING PLAN - DWG. P-1 FOR DETAILS)

OWNER/CLIENT

COMMONWEALTH O'LEARY REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE ROOF STRUCTURE AND ADD INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICHO TURNPIKE
SUITE R
FLORAL PARK, NY 11001
OFFICE : (516) 354-1030

PROPERTY ZONING INFO.

ADDRESS: 1833 GILFORD AVE
NEW HYDE PARK, NY 11040
SECTION: 8 BLOCK: 190 LOT: 15-19,37-44
PRIMARY ZONING: INDUSTRIAL "B"
OCCUPANCY CLASS: INDUSTRIAL
BUILDING DEPT.:
ZONING MAP#:
OWNER:

DRAWN BY: MMG
CHECKED BY: AFM

DRAWING SIZE: 24"x36"
DRAWING DATE: 03/11/2023

SEAL

STATE OF NEW YORK · ANTHONY FRANCIS MARMO · LICENSED PROFESSIONAL ENGINEER · LIC. No. 075483

REVISION		
REV. 0	07/10/2023	FINAL RECORD
REV .1	11/14/2023	FOR AMENDMENT

TITLE

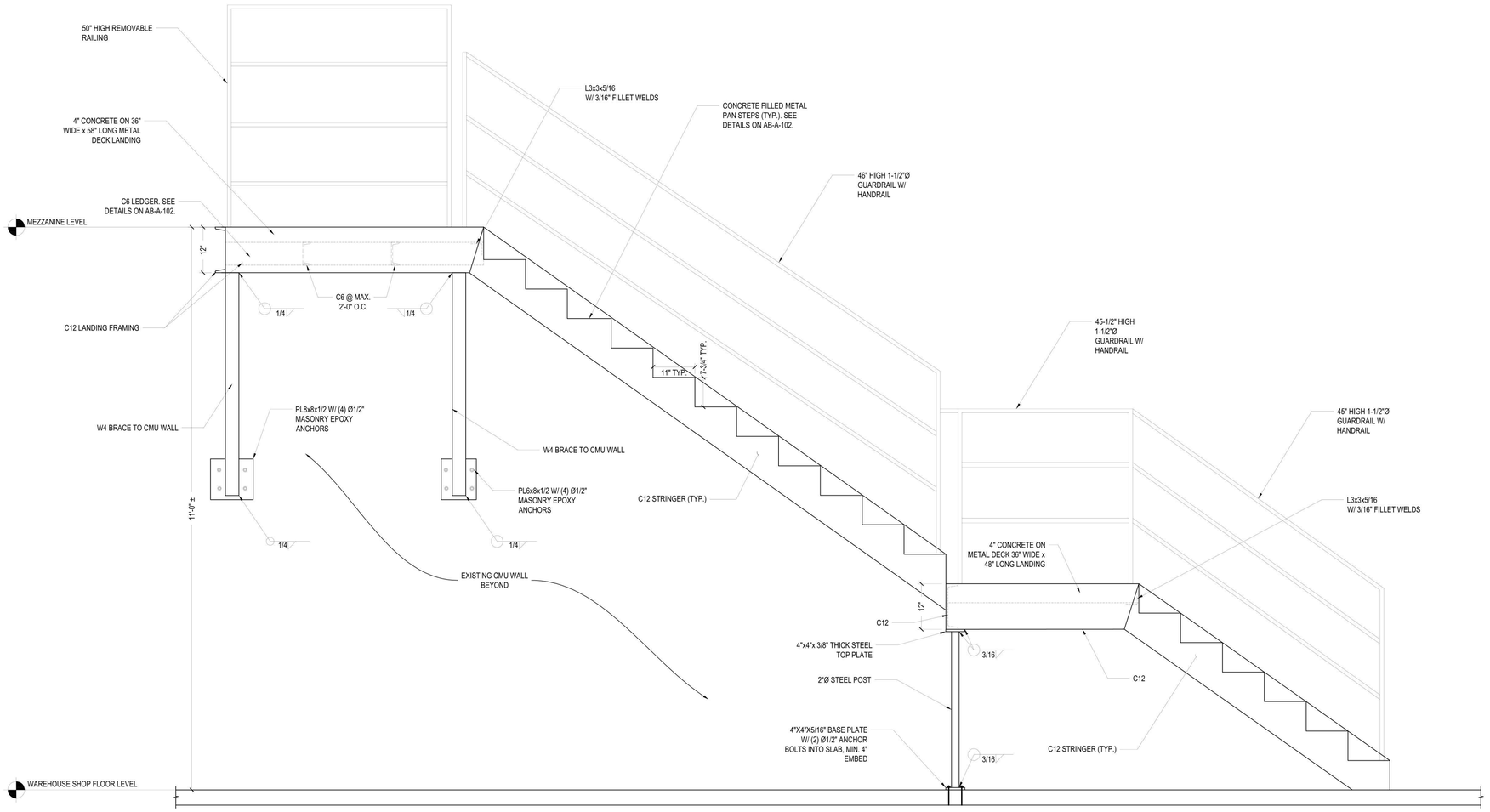
GENERAL NOTES, FLOOR PLAN AND DETAIL

DEPARTMENT OF BUILDINGS RECORD #

SHEET

AB-A-100.01

1 OF 9



STAIR SECTION A-A

3/4" = 1'-0"

DISAPPROVED

Michael Maracic
05/06/2024

AS-BUILT

OWNER/CLIENT

COMMONWEALTH O'LEARY REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE ROOF STRUCTURE AND ADD INTERIOR OFFICES

ENGINEER

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204 JERICHO TURNPIKE
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FLORAL PARK, NY 11001
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SEAL



REVISION

REV. 0	11/14/2023	FOR AMENDMENT

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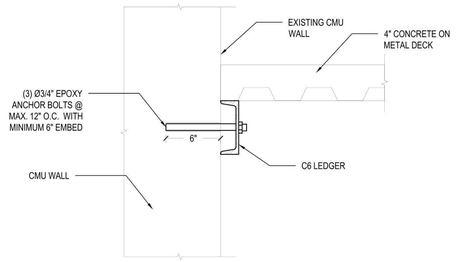
STAIR SECTION

DEPARTMENT OF BUILDINGS RECORD #

SHEET

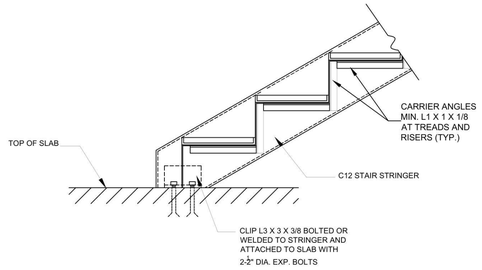
AB-A-101.00

2 OF 9



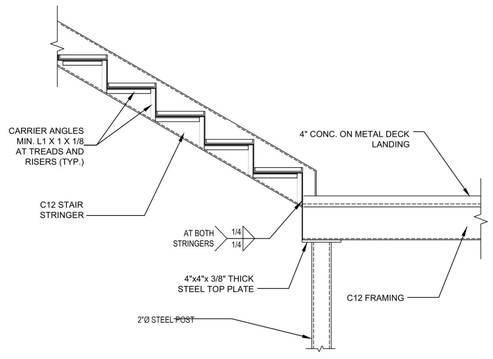
C6 LEDGER DETAIL AT STAIR LANDINGS

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



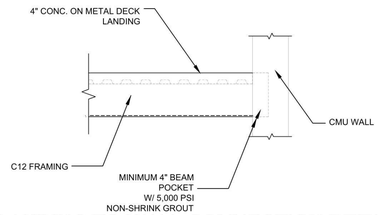
TYPICAL STRINGER SUPPORT DETAIL AT SLAB

NTS



TYPICAL DETAIL FOR STAIR DOWN TO LANDING

NTS



STAIR LANDING TO WALL CONNECTION DETAIL

NTS

DISAPPROVED

Michael Maracic
05/06/2024

AS-BUILT

OWNER/CLIENT

COMMONWEALTH O'LEARY REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE ROOF STRUCTURE AND ADD INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICHO TURNPIKE
SUITE R
FLORAL PARK, NY 11001
OFFICE : (516) 354-1030

PROPERTY ZONING INFO.

ADDRESS: 1833 GILFORD AVE
NEW HYDE PARK, NY 11040
SECTION: 8 BLOCK: 190 LOT: 15-19,37-44
PRIMARY ZONING: INDUSTRIAL "B"
OCCUPANCY CLASS: INDUSTRIAL
BUILDING DEPT.:
ZONING MAP#:
OWNER:

DRAWN BY: MMG
CHECKED BY: AFM

DRAWING SIZE: 24"x36"
DRAWING DATE: 03/11/2023

SEAL



REVISION

REV.		
REV. 0	11/14/2023	FOR AMENDMENT

TITLE

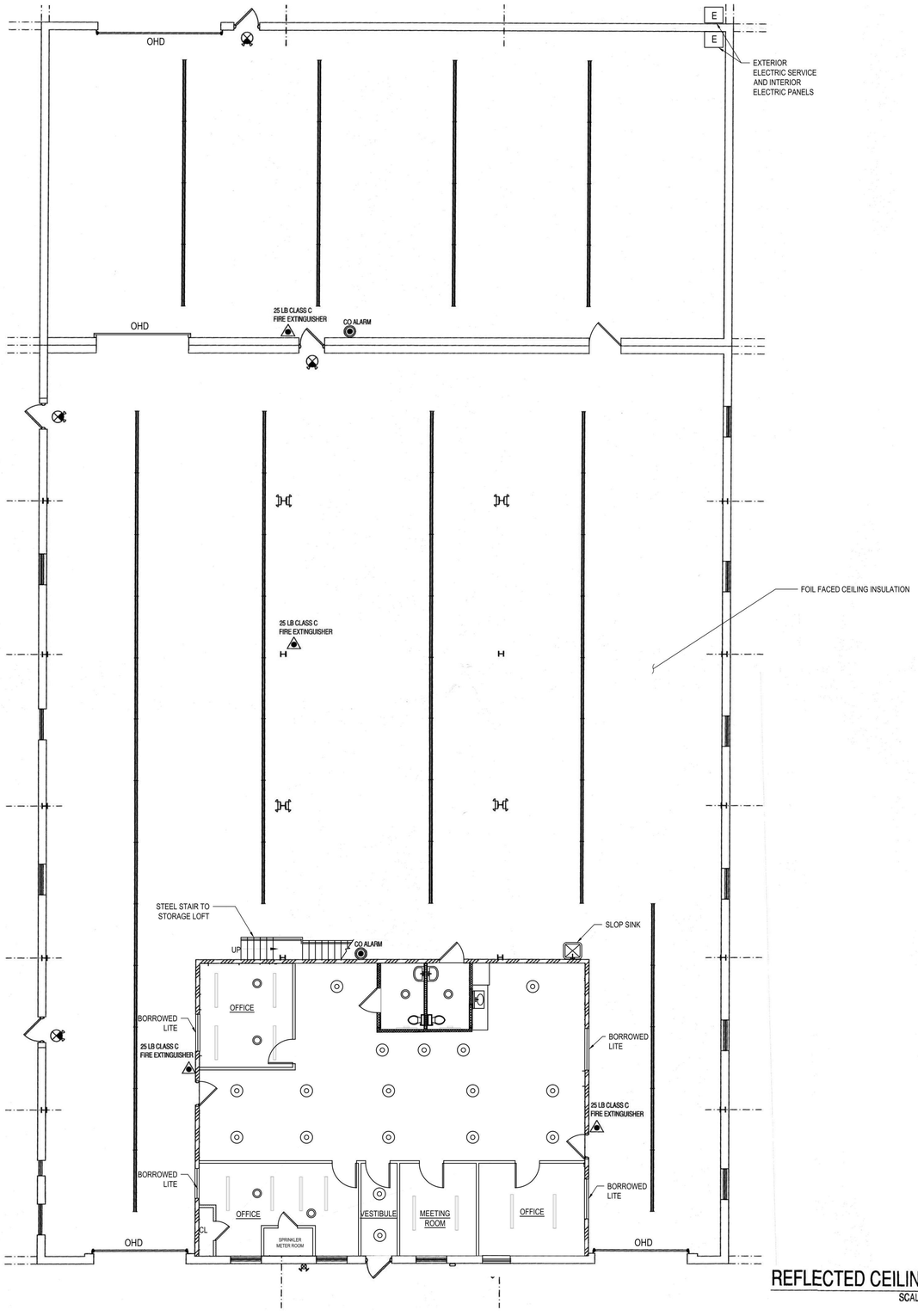
STAIR DETAILS

DEPARTMENT OF BUILDINGS RECORD #

SHEET

AB-A-102.00

3 OF 9



REFLECTED CEILING AND LIGHITNG PLAN

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

EMERGENCY LEGEND

E = EXISTING, N = NEW, D = DEMOLISH, R = RELOCATED

- 2 HEAD EMERGENCY EXIT SIGN & LIGHT (8" HIGH LETTERS COMBO. UNIT (LITHONIA LIGHTING LHQMSW3R 120/277)
- 2 LIGHT EMERGENCY BATTERY PACK LIGHT 120/277 (LITHONIA LIGHTING ELM2) SURFACE / WALL MOUNTED
- DIRECTIONAL EXIT SIGN
- EMERGENCY EXIT SIGN W/ BATTERY PACK LIGHT 120/277 (LITHONIA LIGHTING ELM2)
- DIRECT WIRE PHOTOELECTRIC SMOKE ALARM W/ STROBE (GENTEX CORP. Md# 7109CS-W)
- 25 LB CLASS C FIRE EXTINGUISHER
- CO ALARM

LIGHTING LEGEND

- HANGING LIGHT
- HANGING LIGHT (TUBE LIGHT)

NORTH

ZONING DATA
SECTION: 8
BLOCK: 190
LOT: 15-19, 37-44
ZONE: INDUSTRIAL "B"

DISAPPROVED
Michael Maracic
05/06/2024

AS-BUILT

OWNER/CLIENT

COMMONWEALTH O'LEARY REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE ROOF STRUCTURE AND ADD INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICHO TURNPIKE
SUITE R
FLORAL PARK, NY 11001
OFFICE : (516) 354-1030

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SEAL

STATE OF NEW YORK
ANTHONY FRANCIS MARMO
LIC. No. 076457
LICENSED PROFESSIONAL ENGINEER

REVISION

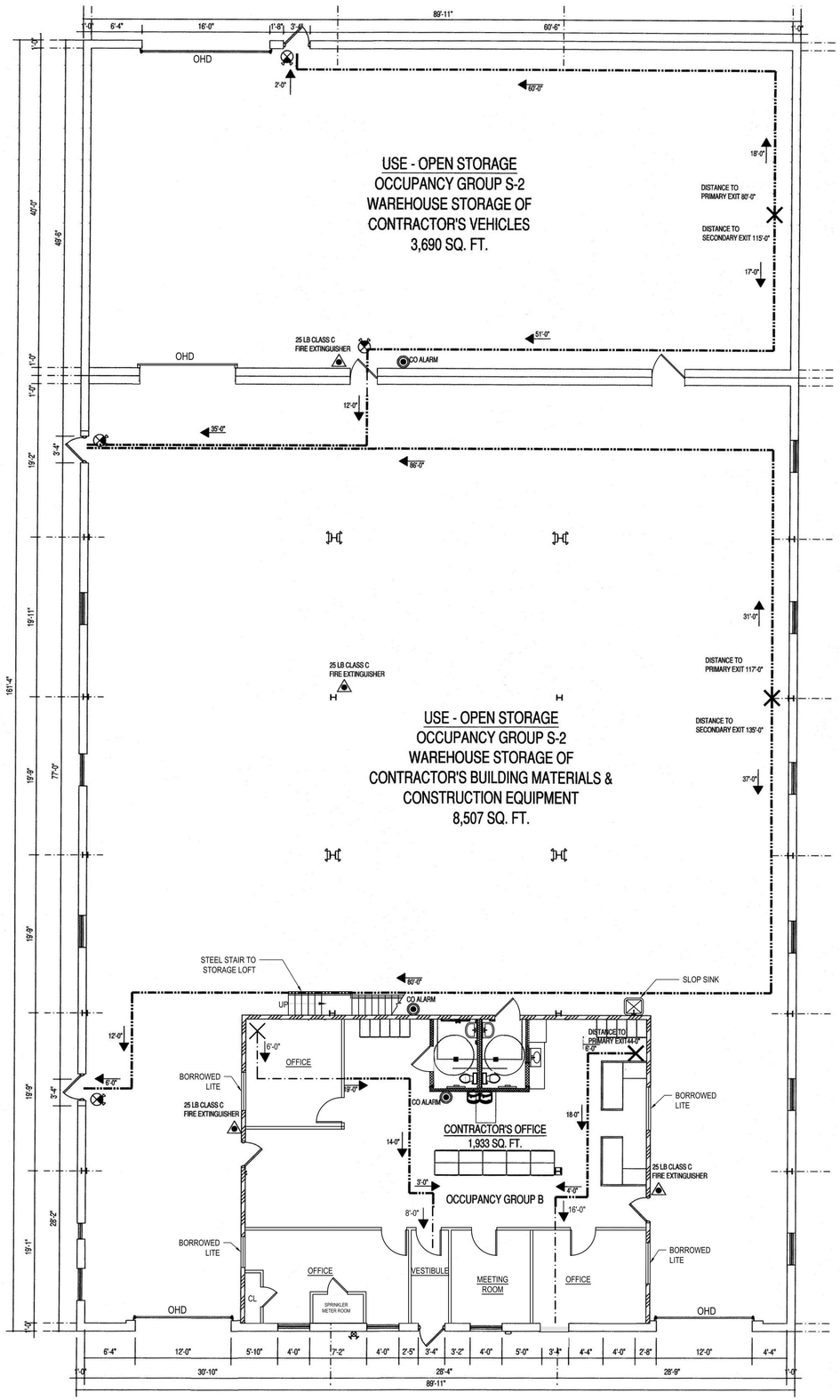
REV. 0	07/10/2023	FINAL RECORD

TITLE

REFLECTED
CEILING PLAN

DEPARTMENT OF BUILDINGS RECORD #

SHEET
AB-A-200.00
4 OF 9



LIFE SAFETY PLAN
SCALE; 1/8" = 1'-0"

EMERGENCY LEGEND

E = EXISTING, N = NEW, D = DEMOLISH, R = RELOCATED

- 2 HEAD EMERGENCY EXIT SIGN & LIGHT (8" HIGH LETTERS COMBO. UNIT (LITHONIA LIGHTING LHQMSW3R 120/277)
- 2 LIGHT EMERGENCY BATTERY PACK LIGHT 120/277 (LITHONIA LIGHTING ELM2) SURFACE / WALL MOUNTED
- DIRECTIONAL EXIT SIGN
- EMERGENCY EXIT SIGN W/ BATTERY PACK LIGHT 120/277 (LITHONIA LIGHTING ELM2)
- DIRECT WIRE PHOTOELECTRIC SMOKE ALARM W/ STROBE (GENTEX CORP. Md# 7109CS-W)
- 25 LB CLASS C FIRE EXTINGUISHER
- CO ALARM

OCCUPANT LOAD CALCULATION

OFFICE AREA = 1933 sq. ft.
1933 / 100 = 20 PERSONS
FRONT AND REAR WAREHOUSE SECTIONS
8507 sq.ft. AND 3690 sq.ft. RESPECTIVELY (TOTAL = 12197 sq.ft.)
12197 / 500 = 25 PERSONS
TOTAL OCCUPANCY AS PER TABLE 1004.1.2 = 45 PERSONS

NORTH

ZONING DATA
SECTION: 8
BLOCK: 190
LOT: 15-19, 37-44
ZONE: INDUSTRIAL "B"

DISAPPROVED
Michael Maracic
05/06/2024

AS-BUILT

OWNER/CLIENT

COMMONWEALTH O'LEARY
REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE
ROOF STRUCTURE AND ADD
INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICHO TURNPIKE
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FLORAL PARK, NY 11001
OFFICE : (516) 354-1030

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BUILDING DEPT.:
ZONING MAP#:
OWNER:

DRAWN BY: MMG
CHECKED BY: AFM
DRAWING SIZE: 24"x36"
DRAWING DATE: 03/11/2023

SEAL



REVISION

REV. 0	07/10/2023	FINAL RECORD

TITLE

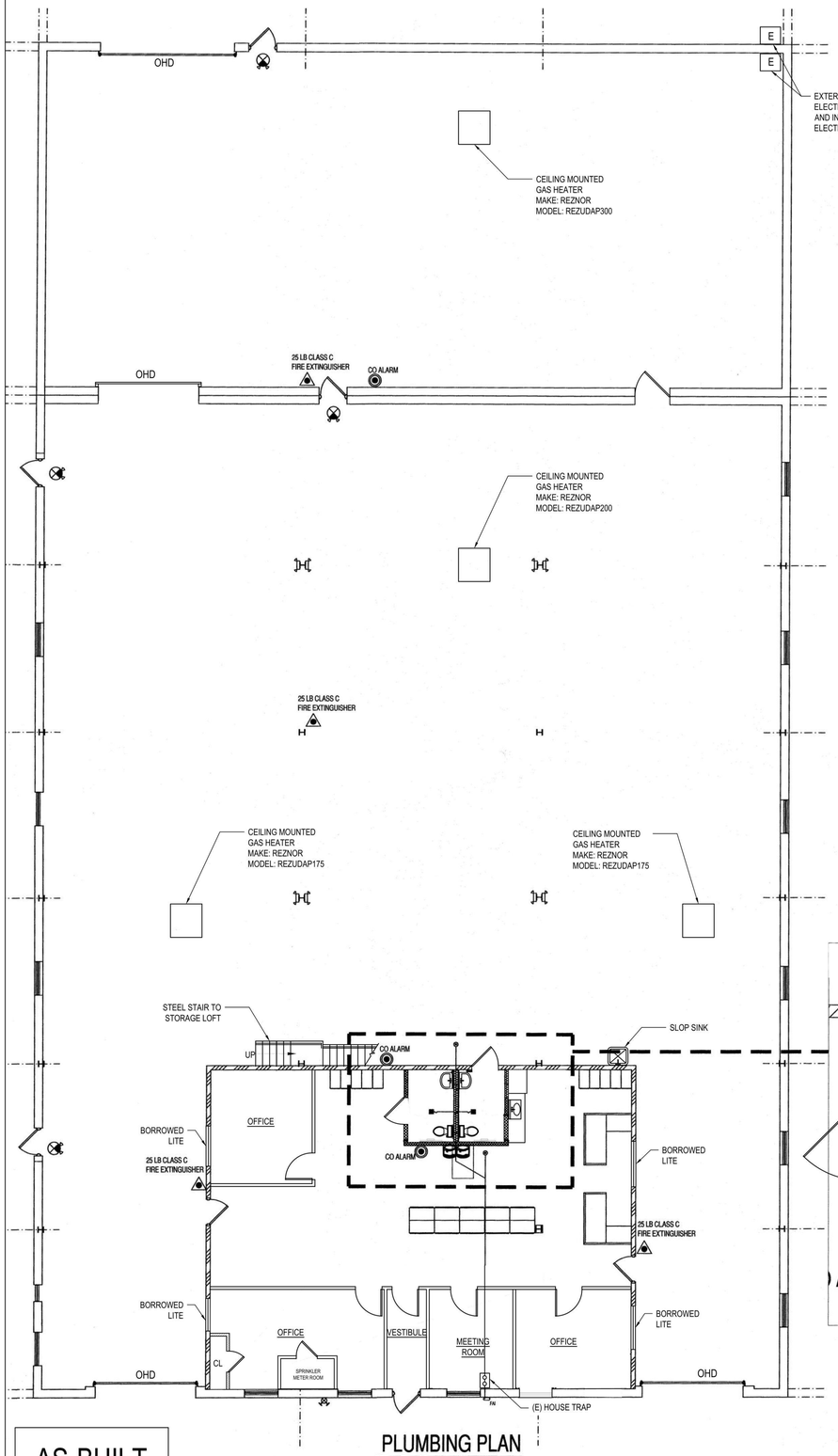
LIFE SAFETY PLAN

DEPARTMENT OF BUILDINGS RECORD #

SHEET

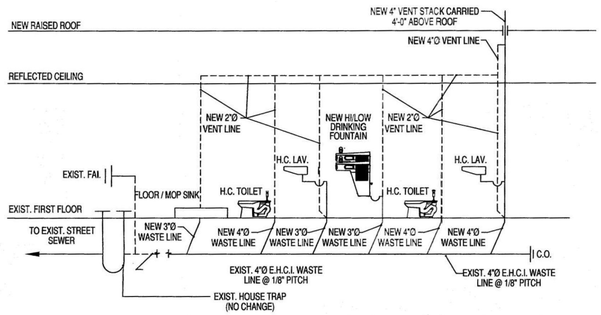
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5 OF 9

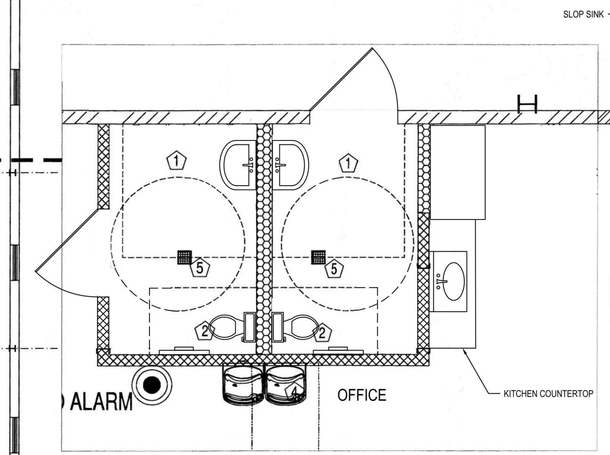


PLUMBING PLAN
SCALE; 1/8" = 1'-0"

AS-BUILT



SANITARY RISER DIAGRAM
SCALE: NTS



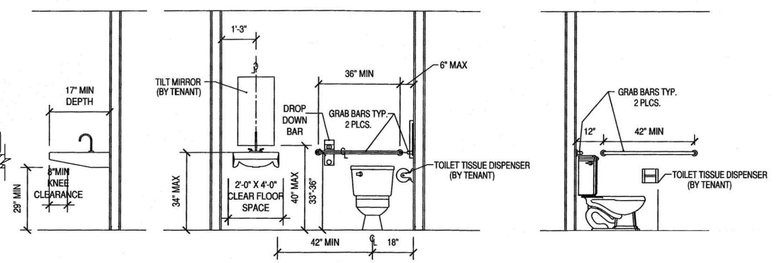
ENLARGED TOILET AREA PLAN
SCALE; 3/8" = 1'-0"

NORTH

ZONING DATA
SECTION: 8
BLOCK: 190
LOT: 15-19, 37-44
ZONE: INDUSTRIAL "B"

PLUMBING NOTES:

1. ALL PLUMBING WORK UNDER THIS CONTRACT SHALL CONFORM TO THE NEW YORK STATE PLUMBING CODE, AND ALL ALL MUNICIPAL AUTHORITIES HAVING JURSIDICTION OVER THE PROJECT.
2. THE PLUMBING CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL LABOR AND MATERIAL INSTALLED UNDER THIS CONTRACT AND SHALL GUARANTEE THE WORK PERFORMED UNDER THIS CONTRACT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION OF HIS WORK.
3. THE PLUMBING CONTRACTOR SHALL PREPARE AND FILE ALL REQUIRED PLANS AND PERMITS WITH THE LOCAL AUTHORITIES AND SHALL PAY ALL FILING FEES AS REQUIRED BY THE LAWS. HE SHALL OBTAIN ALL WORK PERMITS AND SIGNOFFS AS REQUIORED TO EXECUTE THIS WORK IN A LEGAL MANNER.
4. THE PLUMBING CONTRACTOR SHALL PERFORM ALL TESTS REQUIRED BY CODE AND SHALL FURNISH ALL CERTIFICATES OF INSURANCE AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION OVER SAME AND TO THE OWNER, AS WELL.
5. THE PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO ALL PLUMBING EQUIPMENT REGARDLESS OF WHETHER SHOWN HEREIN WITHOUT ANY ADDITIONAL COST TO THE OWNER.
6. PLUMBING CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS, INCLUDING SIZES OF CONNECTIONS, BEFORE SUBMITTING A QUOTATION FOR THE WORK.
7. PLUMBING CONTRACTOR SHALL PERFORM ALL CUTTING, EXCAVATION, BACKFILLING, ETC. AS REQUIRED FOR THE INSTALLATION OF THE WORK AND SHALL PERFORM ALL ROUGH AND FINAL PATCHING BACK TO ORIGINAL STATE, UNLESS OTHERWISE NOTED.
8. PLUMBING CONTRACTOR SHALL PERFORM ALL TESTS REQUIRED BY THE LOCAL AUTHORITIES HAVING JURISDICTION AND ARRANGE FOR ALL INSPECTIONS AS REQUIRED AT NO ADDITION COST TO THE OWNER.
9. ALL NEW CONNECTIONS TO THE EQUIPMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE CODE AND THE EQUIPMENT MANUFACTURERS RECOMMENDATIONS.
10. ALL UNDERGROUND SANITARY AND STORM PIPING SHALL BE STANDARD CAST IRON, WITH BELL AND SPIGOT OR "NO - HUB"JOINTS.
11. ALL SANITARY AND STORM PIPING INSTALLED ABOVE-GROUND SHALL BE STANDARD CAST IRON WITH "NO-HUB" JOINTS OR GALVANIZED WITH DRAINAGE PATTERN FITTINGSFOR SANITARY AND STORM WASTE PIPING AND MALLABLE FITTINGS FOR VENT LINES.
12. ALL COLD AND HOT WATER, SHALL BE "TYPE-L" COPPER TUBING WITH CAST BRASS OR WROUGHT COPPER FITTINGS AND SOLDERED JOINTS, AS PER THE N.Y.S. PLUMBING CODE.
13. ALL COLD AND HOT WATER, AND STORM PIPING AND FITTINGS SHALL BE COVERED WITH A MINIMUM COVERING OF 1" MOLDED FIBERGLASS PIPE INSULATION WITH A MAXIMUM "K" FACTOR OF .24 AT TEMPERATURE OF 75°F. FITTINGS, VALVES AND APPURTANCES SHALL BE INSULATED WITH MOLDED FITTINGS WITH THE SAME THERMAL CHARACTERISTICS.
14. ALL PIPE HANGERS AND SUPPORTS SHALL BE FABRICATED OF MATERIALS AND INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE PLUMBING CODE.
15. ALL NEW PLUMBING FIXTURES SHALL BE INSTALLED WITH ANGLE STOP VALVES IN THE SUPPLY LINES BELOW THE FIXTURE
16. ALL NEW EXPOSED FIXTURE SUPPLY PIPING AND WASTE PIPING SHALL BE CHROME PLATED AND SHALL HAVE CHROME PLATED ESCUTCHEONS INSTALLED AT THE PENETRATIONS THROUGH THE WALLS.
17. ALL NEW VALVES SHALL BE "FAIRBANKS" OR EQUAL RATED AT 125 PSIG, WOG.
18. PLUMBING CONTRACTOR SHALL SUBMIT FIXTURE CUTS FOR APPROVAL OF ALL NEW PLUMBING FIXTURES AND EQUIPMENT BEFORE INSTALLATION OF SAME.
19. GAS PIPING SHALL BE BLACK IRON, ASTM A53 WITH MALLEABLE IRON FITTINGS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE N.Y.S. PLUMBING CODE AND THE REQUIREMENTS OF THE UTILITY COMPANY.
20. HOSE BIBBS SHALL BE FROST-PROOF TYPE AND SUPPLIED WITH VACUUM BREAKERS.
21. GAS PIPING SHALL BE INSTALLED WITH DRIP LEGS AT ALL CHANGES IN DIRECTION FROM HORIZ. TO VERT.
22. PIPE SLEEVES SHALL BE INSTALLED AT ALL PENETRATIONS THROUGH WALLS AND FLOORS.
23. WATER HAMMER ELIMINATORS SHALL BE INSTALLED ON ALL DROPS IN THE WATER LINES SERVING THE TOILET ROOMS AND ALL OTHER AREAS.
24. SHUT OFF VALVES AND GAS COCKS SHALL BE INSTALLED AT ALL PIECES OF EQUIPMENT TO FACILITATE SERVICING.
25. BALL VALVES FOR WATER SYSTEM SHALL BE BRONZE BODY WITH CHROME PLATED BRONZE BALL, STAINLESS STEEL HANDLE, DURAFILL SEATS AND SEALS RATED PSIG WOG.
26. PLUG COCKS FOR GAS PIPING SHALL BE IRON BODY WITH BRASS PLUG AND WASHERS, SCREWED ENDS AND SHALL H/ BEEN AIR TESTED BY THE MANUFACTURER.
27. ALL PIPING SHALL BE TESTED AT A MINIMUM OF 1 1/2 TIMES THE OPERATING PRESSURE, UNLESS OTHERWISE NOTED ON THE DOCUMENTS OR IN THE CODES AND IN ACCORDANCE WITH THE UTLITY REQUIREMENTS FOR GAS SYSTEM



TOILET FIXTURE ELEVATIONS
SCALE: NTS

FIXTURE CONNECTION SCHEDULE:

TAG #	FIXTURE	MANUFACTURER	MODEL No.	SOIL / WASTE	VENT	COLD WATER	HOT WATER
01	WATER CLOSET	AMERICAN STANDARD	MADERA 1.28 GPF ADA EVERCLEAN TOILET WITH SELECTRONIC EXPOSED AC FLUSH VALVE SYSTEM	4"Ø	1-1/2"Ø	1-1/2"Ø	-
	FLUSH VALVE	AMERICAN STANDARD	MODEL NUMBER(S): 3461.712.020				
02	H.C. LAVATORY	TOTO	WALL HUNG ADA LAVATORY MODEL # LT-307.4.1	2"Ø	1-1/2"Ø	1/2"Ø	1/2"Ø
	FAUCET	SLOAN	SF-2350				
03	SLOP SINK	ADVANCE	9-OP-40 16" X 20" X 12" FLOOR MOUNTED MOP SINK	3"Ø	1-1/2"Ø	1/2"Ø	1/2"Ø
	FAUCET	REGENCY	600FMS86 -WALL MOUNTED MOP SINK FAUCET WITH VACUUM BREAKER				
04	EWC	ELKAY	HIGH / LOW EZSTLDDLC	3"Ø	1-1/2"Ø	1/2"Ø	1/2"Ø
05	FLOOR DRAINS	JOSAM	6" X 6" SQUARE	4"Ø	1-1/2"Ø		

DISAPPROVED
Michael Maracic
05/06/2024

OWNER/CLIENT

COMMONWEALTH O'LEARY REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE ROOF STRUCTURE AND ADD INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICHO TURNPIKE
SUITE R
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OFFICE : (516) 354-1030

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BUILDING DEPT.:
ZONING MAP#:
OWNER:

DRAWN BY: MMG
CHECKED BY: AFM
DRAWING SIZE: 24"x36"
DRAWING DATE: 03/11/2023

SEAL



REVISION

REV.	DATE	DESCRIPTION
REV. 0	07/10/2023	FINAL RECORD

TITLE

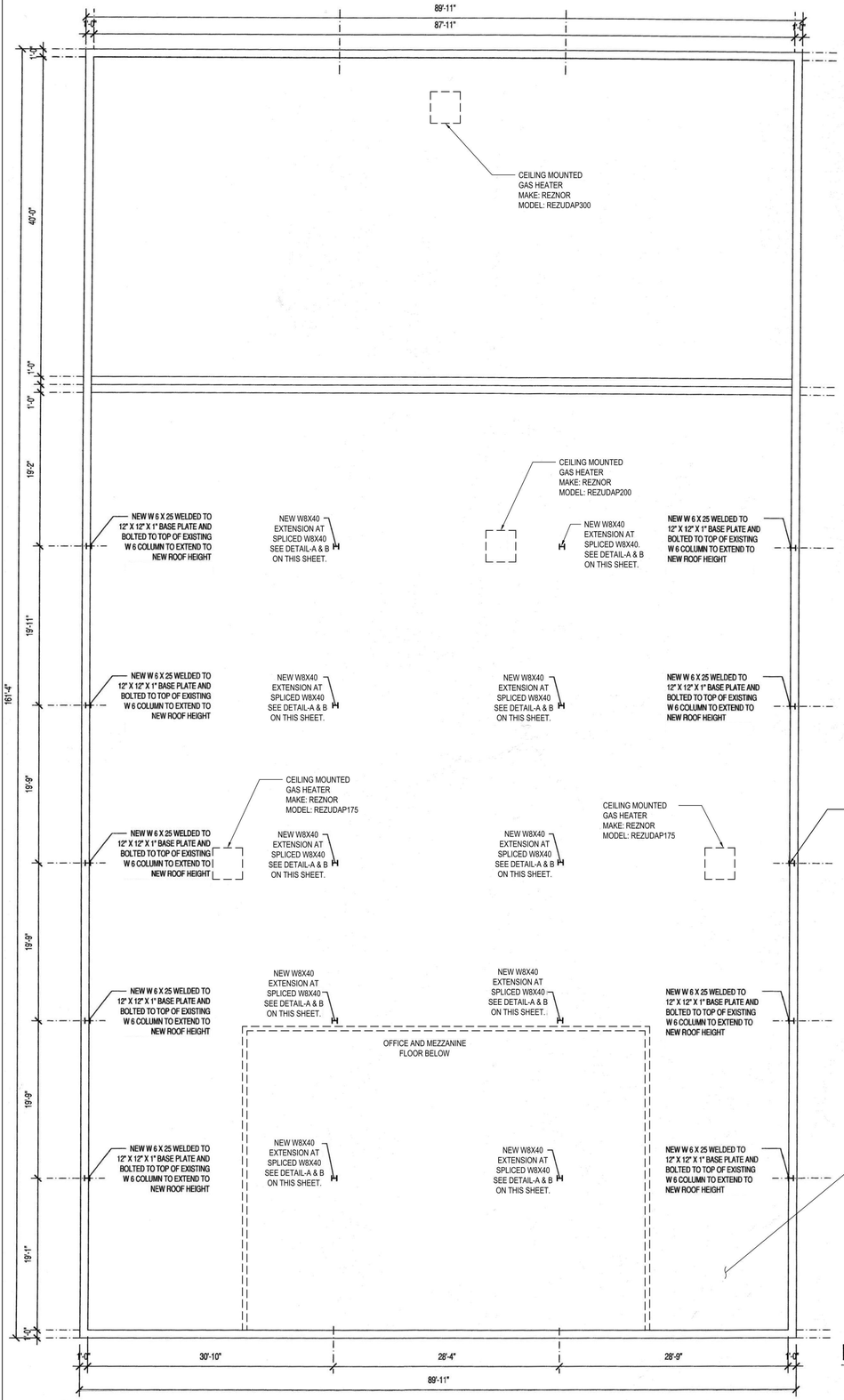
PLUMBING NOTES AND DRAWINGS

DEPARTMENT OF BUILDINGS RECORD #

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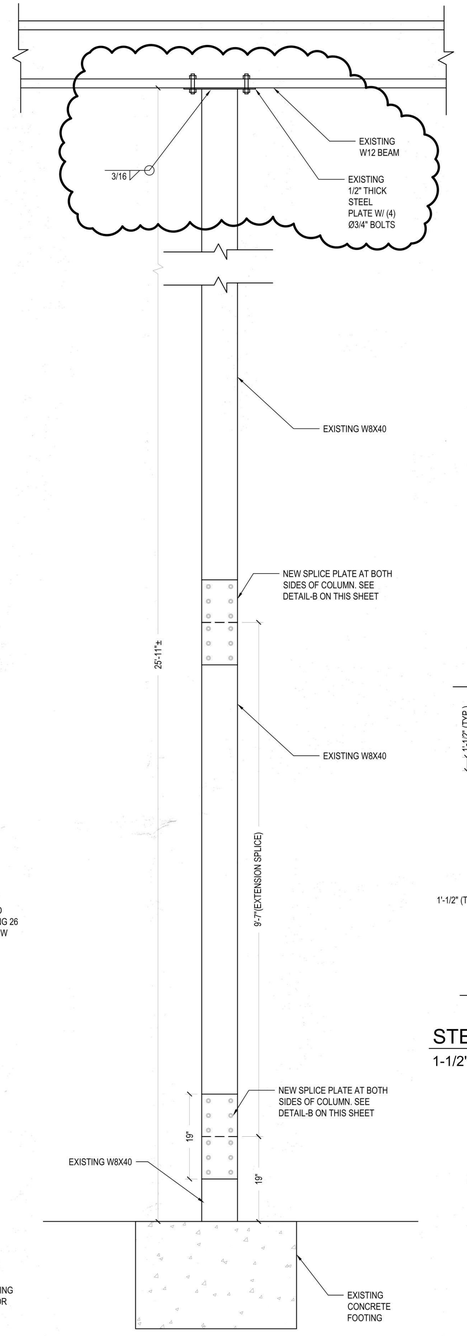
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6 OF 9



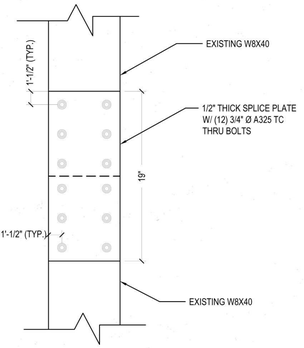
ROOF FRAMING PLAN

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



DETAIL-A

3/4" = 1'-0"



STEEL COLUMN SPLICE DETAIL-B

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



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ZONE: INDUSTRIAL "B"

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3. COORDINATE ALL WORK OF THESE DRAWINGS WITH WORK REQUIRED ON ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.

STRUCTURAL STEEL NOTES

1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE A.I.S.C. "SPECIFICATION FOR THE DESIGN FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
2. ALL STEEL SHALL BE ASTM-A36 HAVING A SPECIFIED MINIMUM YIELD POINT OF 24,000 P.S.I.
3. CONNECTION MATERIAL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS, LATEST EDITION: HIGH STRENGTH BOLTS: A325 (FRICTION TYPE); WELDING ELECTRODES: AWS-A5.1, E70 SERIES.
4. ALL BOLTS SHALL BE 3/4" INCH DIAMETER, OPEN HOLES 13/16 INCH DIAMETER UNLESS OTHERWISE NOTED.
5. ALL SHOP CONNECTIONS SHALL HIGH STRENGTH BOLTED OR WELDED CONNECTIONS.
6. ALL FIELD CONNECTIONS SHALL BE BOLTED WITH HIGH STRENGTH BOLTS EXCEPT WHERE DETAILS SHOW WELDING. BOLTS CAN BE USED FOR ERECTION PURPOSES BUT MUST BE WELDED AFTER ERECTION IS COMPLETE.
7. ALL WELDING TO BE DONE BY LICENSED WELDERS.
8. ALL WELDING SHALL BE INSPECTED BY AN APPROVED WELDING AGENCY WHICH SHALL ISSUE AN AFFIDAVIT THAT ALL WELDING HAS BEEN INSPECTED AND FOUND TO BE IN CONFORMITY WITH DETAILS AND THE NEW YORK CITY BUILDING CODE.
9. ALL WELDING IN SUBJECT TO NONDESTRUCTIVE TESTING METHODS.
10. ALL FILLET WELDS SHALL BE A MINIMUM OF 1/4" INCH UNLESS NOTED OTHERWISE.
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12. STIFFENERS SHALL BE GROUND SMOOTH AFTER WELDING IS COMPLETED. CARE MUST BE TAKEN NOT TO DAMAGE WELDS.
13. ALL INTERIOR STEEL WORK SHALL HAVE A SHOP COAT OF PRIMER, EXCEPT FOR MEMBERS TO RECEIVE SPRAYED ON FIREPROOFING.
14. THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND / OR ENGINEER.
15. ALL BEAMS ADJACENT TO MASONRY WALLS SHALL HAVE ADJUSTABLE CHANNEL TYPE ANCHORS, AS MANUFACTURED BY HOHMANN & BARNARD OR APPROVED EQUAL.
16. SUBMIT STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. NO ERECTION TO COMMENCE UNTIL SHOP DRAWINGS ARE APPROVED.

WELDING SPECIFICATIONS

1. OPERATORS SHALL BE QUALIFIED AS PER AWS STANDARD QUALIFICATION PROCEDURE, AND SHALL BE N.Y.C. LICENSED WELDERS.
2. EQUIPMENT SHALL PROVIDE PROPER CURRENT TO PRODUCE SATISFACTORY WELDS.
3. ELECTRODES SHALL BE SUITABLE FOR POSITIONS AND OTHER CONDITIONS OF USE PER MANUFACTURER'S SPECIFICATIONS.
4. SURFACES TO BE WELDED SHALL BE FREE FROM LOOSE SCALE, RUST, GREASE, PAINT OR OTHER FOREIGN MATERIAL. MILL SCALE THAT WITHSTANDS VIGOROUS WIRE BRUSHING MAY REMAIN. A LIGHT FILM OF LINSEED OIL MAY BE DISREGARDED. JOINT SURFACES SHALL BE FREE OF FINS AND TEARS.
5. MINIMUM FILLET WELD SIZE - 3/16 INCH.
6. SEQUENCE OF WELDING SHALL MINIMIZE DISTORTION AND SHRINKAGE STRESSES.
7. ELECTRODES TO BE E70XX.

STEEL ROOF DECK

A. STEEL ROOF DECK

FURNISH DECK IN ACCORDANCE WITH STEEL DECK INSTITUTE STEEL ROOF DECK SPECIFICATIONS AND CODE OF RECOMMENDED STANDARD PRACTICE, ROOF DECK CONSTRUCTION, LATEST EDITION.

TYPE: 1-1/2 INCH, 22 GA. GALVANIZED STEEL, WIDE RIB DECK, CONTINUOUS OVER THREE SPANS MINIMUM.

ATTACHMENTS: WELD TO ALL SUPPORTS USING 5/8 INCH DIA. PUDDLE WELDS WITH WELDING WASHERS, FOUR PER SHEET WIDTH AT SUPPORTS AND AT 6 INCH SPACING ALONG EDGES PARALLEL TO DECK SPAN.

SIDELAP FASTENERS: #12 TEK SCREWS, 2 PER SPAN

PROVIDE "L" 2-1/2 X 2-1/2 X 1/4 AT ROOF PERIMETER AND AROUND ALL ROOF PENETRATIONS UNLESS NOTED OR DETAILED OTHERWISE. SEE DETAIL FRAMING AT ROOF MOUNTED EQUIPMENT.

DISAPPROVED
Michael Maracic
05/06/2024

AS-BUILT

OWNER/CLIENT

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PROJECT

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BUILDING DEPT.:
ZONING MAP#:
OWNER:

DRAWN BY: MMG
CHECKED BY: AFM

DRAWING SIZE: 24"x36"
DRAWING DATE: 03/11/2023

SEAL



REVISION

REV. 0	07/10/2023	FINAL RECORD
REV. 1	11/14/2023	FOR AMENDMENT

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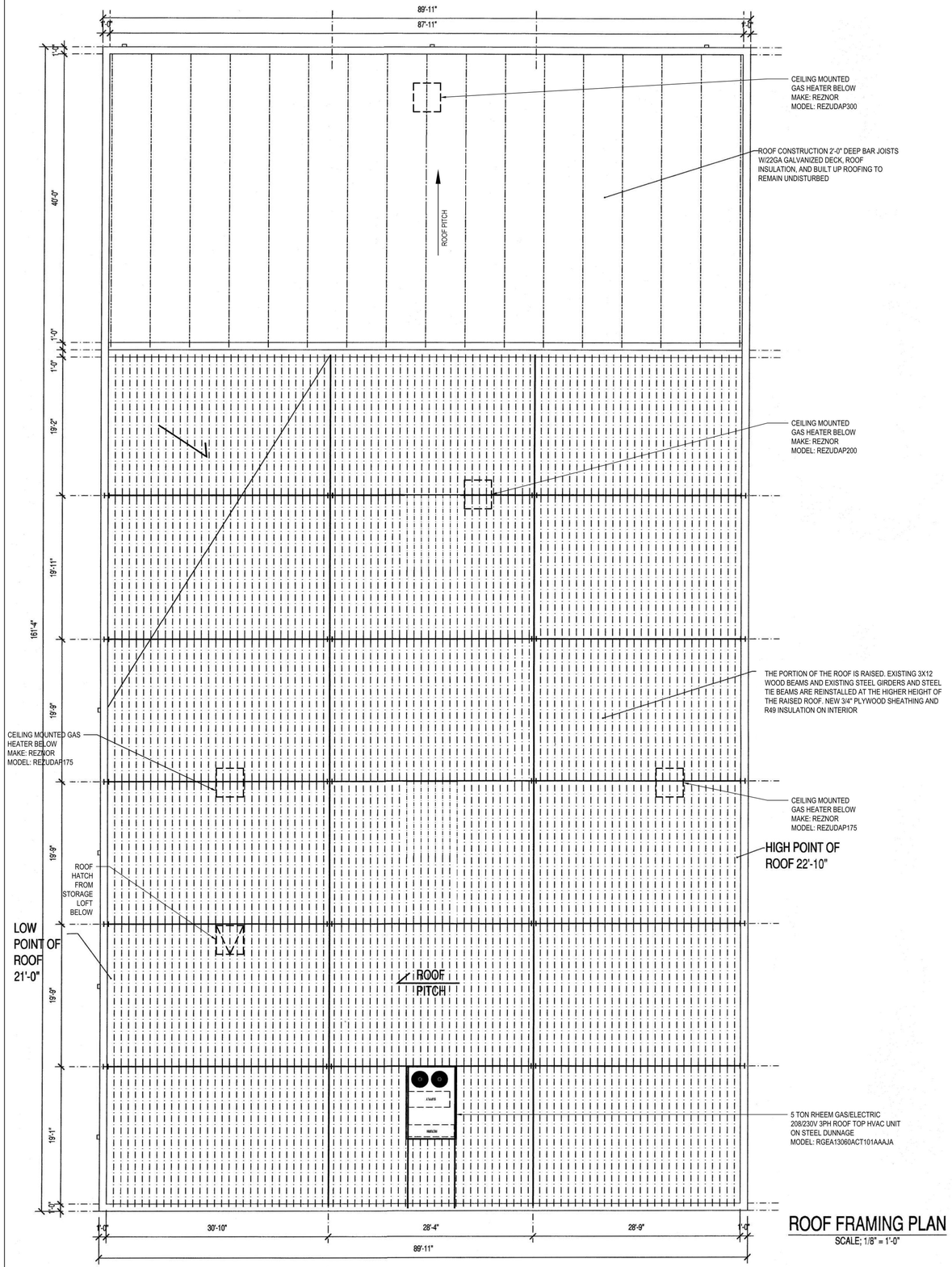
STRUCTURAL MODIFICATIONS

DEPARTMENT OF BUILDINGS RECORD #

SHEET

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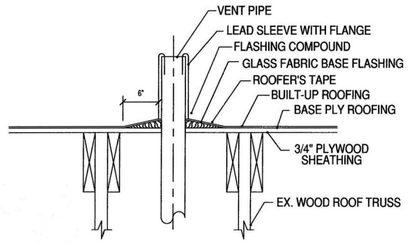
7 OF 9



ROOF FRAMING PLAN

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

HIGH ROOF LOADING SCHEDULE P.S.F.	
	ROOF
ROOFING, INSUL., & DECK	5
STEEL	10
MISC.	10
LIVE LOAD	30
TOTAL	55



NORTH

ZONING DATA
SECTION: 8
BLOCK: 190
LOT: 15-19, 37-44
ZONE: INDUSTRIAL "B"

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DISAPPROVED
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05/06/2024

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REV. 0	07/10/2023	FINAL RECORD

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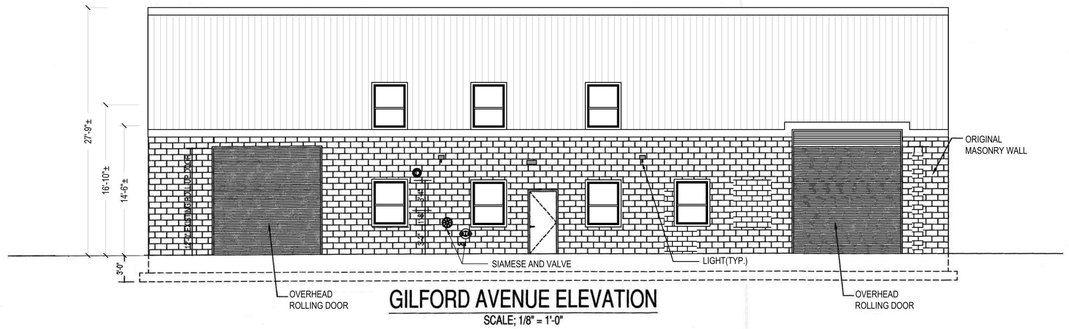
GENERAL NOTES, ROOF PLAN AND DETAIL

DEPARTMENT OF BUILDINGS RECORD #

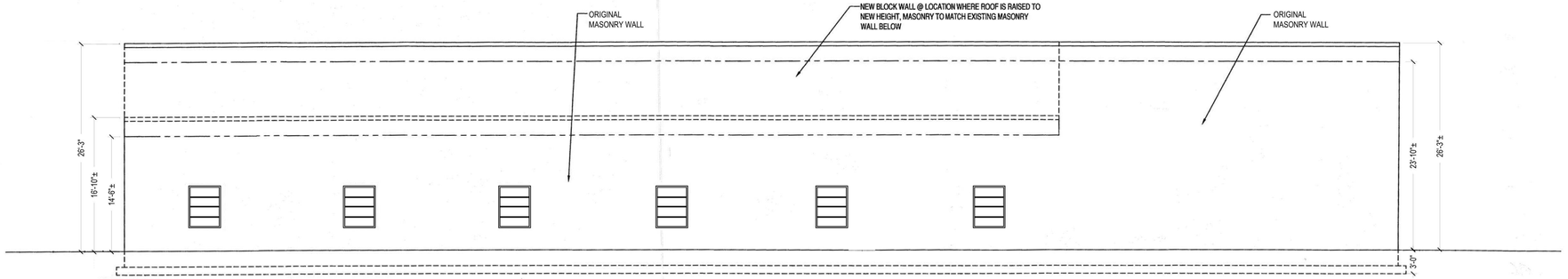
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AB-A-600.00

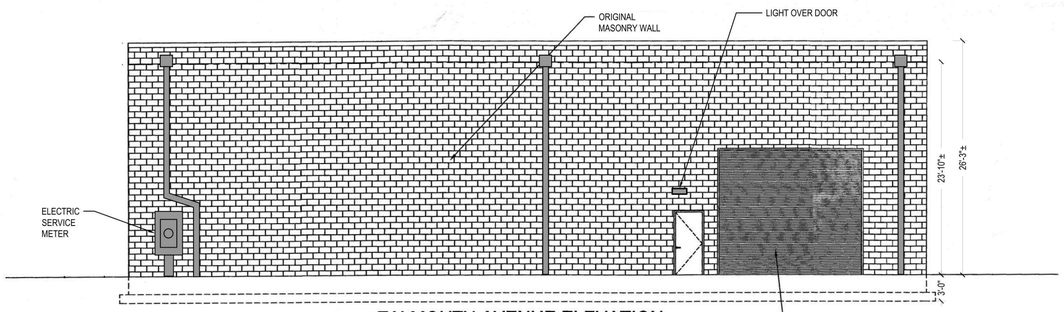
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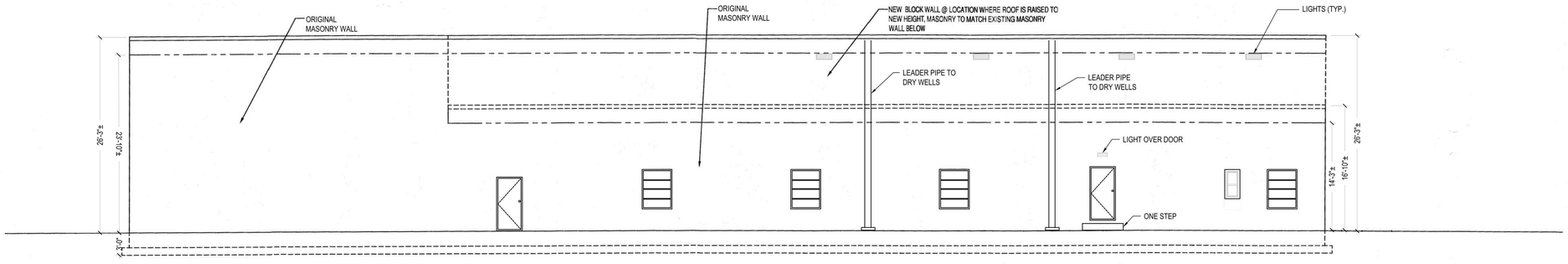
GILFORD AVENUE ELEVATION
SCALE; 1/8" = 1'-0"



NORTH ELEVATION
SCALE; 1/8" = 1'-0"



FALMOUTH AVENUE ELEVATION
SCALE; 1/8" = 1'-0"



SOUTH ELEVATION
SCALE; 1/8" = 1'-0"

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REV. 0	07/10/2023	FINAL RECORD

TITLE

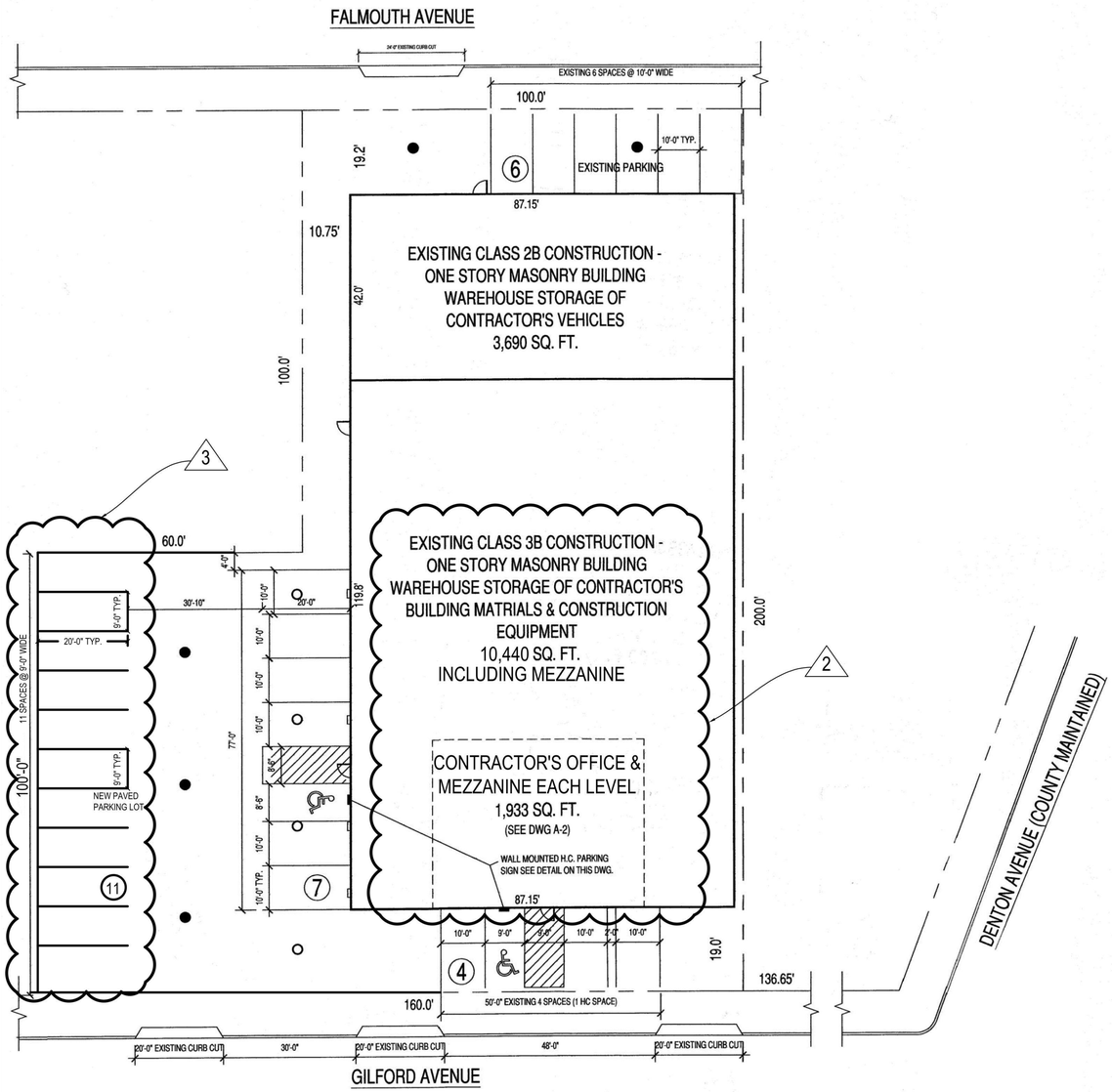
EXTERIOR ELEVATIONS

DEPARTMENT OF BUILDINGS RECORD #

SHEET

AB-A-700.00

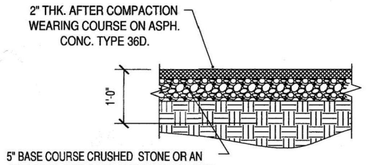
9 OF 9



SITE PLAN
SCALE; 1/16" = 1'-0"
(SEE DRAWING SP-2 FOR DRAINAGE)

GENERAL NOTES

1. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS AT THE BUILDING IN THE FIELD BEFORE STARTING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGE AND DEVIATION FROM THE APPROVED PLAN. ANY DISCREPANCIES SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK THAT DEVIATES FROM THE APPROVED PLAN.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS AND FILE ALL APPLICATION FORMS, TEST REPORTS, UNDERWRITER'S CERTIFICATES, ETC.
3. CONTRACTOR SHALL COORDINATE THE WORK WITH THAT OF OTHER SUBCONTRACTORS AND SUPPLIERS, WHETHER ENGAGED BY HIM OR THE OWNER.
4. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES OPENED BEFORE THE INSTALLATION OF ANY NEW WORK AND REPAIR ALL EXISTING AREAS DAMAGED DURING THE PERFORMANCE OF THE WORK.
5. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE, NEW YORK STATE LABOR LAW, AND ALL REGULATIONS OF NEW YORK STATE AND OTHER GOVERNMENT AGENCIES. INCLUDING THE TOWN OF NORTH HEMPSTEAD DEPARTMENT OF BUILDINGS. ALL PERMITS SHALL BE PROPERLY DISPLAYED AT THE JOB SITE.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED DEPARTMENT OF BUILDINGS PERMITS PRIOR TO START OF WORK, INCLUDING ELECTRICAL PERMITS.
7. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
8. LOCATION OF EVERY EXIT SHALL BE CLEARLY INDICATED BY EXIT SIGNS PLACED AS REQUIRED AT ANGLE WITH EXIT OPENING. INSTALL DIRECTIONAL SIGN TO SERVE AS GUIDES FROM ALL PORTIONS OF THE FLOOR SO THAT ALL EXITS ARE CLEARLY VISIBLE.
9. EXIT SIGNS SHALL BE INTERNALLY LIGHTED, ELECTROLUMINESCENT, HAVING AN INITIAL BRIGHTNESS OF LETTER OF AT LEAST 25 FEET LAMBERTS. LETTERS SHALL BE RED, THE BACK ROUND SHALL BE WHITE. LETTER SHALL BE BLOCK LETTERING AT LEAST 6" HIGH WITH 9/16" STROKES.
10. PENETRATIONS IN OPENING OF WALLS OR PARTITIONS, FOR PIPE SLEEVES, ELECTRIC DEVICES, ETC., SHALL BE PACKED, SEALED, LINED OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED STC RATING AND THE REQUIRED FIRESTOPPING RATING.
11. ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES. WORK DEEMED UNACCEPTABLE BY THE ARCHITECT IS TO BE REPLACED BY THE GENERAL CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE.
13. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FOR FINAL CLEANUP. ALL WALLS AND TRIM TO BE DUSTED, ALL TITLE, METAL AND GLASS TO BE WASHED, ALL FLOORS TO BE SWEPT AND VACUUMED. WRITTEN DIMENSION ON THESE DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
14. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD PRACTICE.



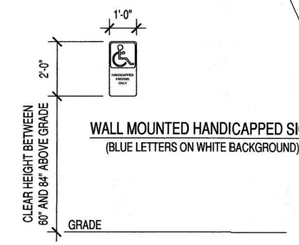
ON-SITE PAVING DETAIL
SCALE; NTS

ZONING AND PARKING CALCULATIONS

ZONE : INDUSTRIAL "B"
SITE AREA : 26,000SQ.FT.
MAX ALLOWABLE BUILDING AREA : 80% OF SITE AREA OR 20,800 SQ. FT.
ACTUAL BUILDING AREA : 14,130 SQ. FT. - OK

REQUIRED PARKING FOR INDUSTRIAL / STORAGE BUILDING
AS PER SECTION ZR 70-103 - 1 SPACE / 600 SQ. FT. OF GROSS BUILDING AREA
REQUIRED PARKING FOR OFFICE OCCUPANCY
AS PER SECTION ZR 70-103 - DEDUCT FIRST 1,000 SQ. FT.
AND THEN 1 SPACE / 200 SQ. FT. OF GROSS OFFICE AREA

OFFICE AREA = 1,933 SQ. FT. - 1,000 = 933 / 200 = 4.65 SPACES REQUIRED
WAREHOUSE AREA = 14/30 SQ. FT. / 600 = 23.55 SPACES REQUIRED
4.65 +23.55 = 28.2 TOTAL SPACES REQUIRED
TOTAL PARKING = 29 PARKING SPACES PROVIDED - N.G. VARIANCE NEEDED
MAXIMUM AVAILABLE PARKING IS 28 SPACES, VARIANCE NEEDED FOR 1 LESS THAN REQUIRED 29 SPACES
HC PARKING REQUIRED AS PER N.Y.S B.C. TABLE 1106.1
2 HC SPACES REQUIRED, 2HC SPACES PROVIDED - OK



WALL MOUNTED HANDICAPPED SIGN
(BLUE LETTERS ON WHITE BACKGROUND)

H.C. SIGN ELEVATION
SCALE; NTS

NOTES

- SECTION 505 OF THE 2020 NYS BC STATES OCCUPANCY LOAD OF A MEZZANINE IS 500 SF PER PERSON. 1933 SF/ 500SF = 3.87 OR 4 PERSONS. PER BC 505.2.3, EXCEPTION NO. 1, THE MEZZANINE DOES NOT NEED TO BE ENCLOSED IF THE OCCUPANCY IS LESS THAN 10.
- THE AREA OF THE MEZZANINE IS 1933 SF/14,130 SF = 13.6% OF THE BUILDING. THIS IS LESS THAN 33.3% OF THE ENTIRE BUILDING'S SIZE. PER SECTION 505.2.1 A MEZZANINE IS LESS THAN 33.3% OF THE BUILDING, SO THE MEZZANINE AND SIZE ARE ACCEPTABLE.
- SECTION 505.2.2, MEANS OF EGRESS, REFERS TO SECTION 1006.2 FOR A SINGLE MEANS OF EGRESS. A SINGLE MEANS OF EGRESS IS ACCEPTABLE PER TABLE 1006.2.1, AND TABLE 1006.3.2.

NORTH

ZONING DATA
SECTION: 8
BLOCK: 190
LOT: 15-19, 37-44
ZONE: INDUSTRIAL "B"

DISAPPROVED
Michael Maracic
05/06/2024

OWNER/CLIENT

COMMONWEALTH O'LEARY REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE ROOF STRUCTURE AND ADD INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICHO TURNPIKE
SUITE R
FLORAL PARK, NY 11001
OFFICE : (516) 354-1030

PROPERTY ZONING INFO.

ADDRESS: 1833 GILFORD AVE
NEW HYDE PARK, NY 11040
SECTION: 8 BLOCK: 190 LOT: 15-19,37-44
PRIMARY ZONING: INDUSTRIAL "B"
OCCUPANCY CLASS: INDUSTRIAL
BUILDING DEPT.:
ZONING MAP#:
OWNER:

DRAWN BY: MMG
CHECKED BY: AFM

DRAWING SIZE: 24"x36"
DRAWING DATE: 03/11/2023

SEAL



REVISION

REV. 0	07/10/2023	FINAL RECORD
REV .1	07/30/2023	FOR AMENDMENT
REV .2	12/28/2023	FOR TOWN BOARD APPROVAL
REV .3	03/11/2023	CHANGE PARKING CALCULATIONS

TITLE

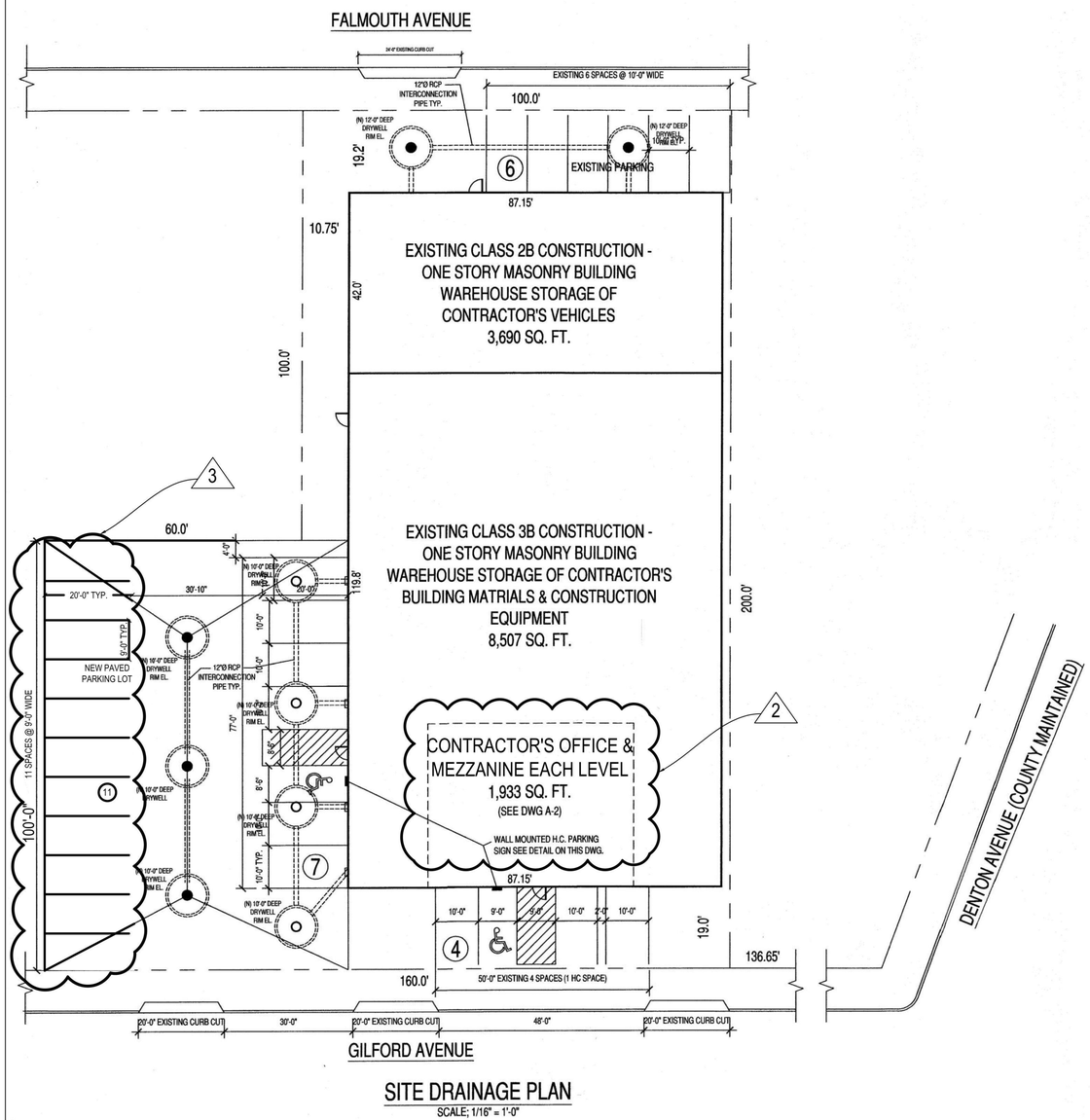
SITE PLAN

DEPARTMENT OF BUILDINGS RECORD #

SHEET

SP-100-00

1 OF 2



SITE DRAINAGE PLAN

SCALE; 1/16" = 1'-0"

SITE DRAINAGE CALCULATIONS

AREA #1

BUILDING AREA - HIGH ROOF AREA = 3,690 SQ. FT.

SITE AREA # 1 = 19.17' X 100.0' + 10.75 X 61.2 =
1917 + 657.9 = 2,574.9

TOTAL AREA # 1 = 3,690 + 2,574.9 = 6,264.9
6,294.9 X 1 X .25 = 1,566.23 CU. FT.
1,566.23 / 68.42 = 22.89 / 2 = 11.44 FT. DEEP

(2) 10'-WIDE X 12' DEEP DRYWELLS
PROVIDED @ FALMOUTH AVENUE

AREA #2

BUILDING AREA - LOW ROOF AREA = 10,440 SQ. FT.
10,440 X 1 X .25 = 2,610.14 CU. FT.
2,610.14 / 68.42 = 38.15 / 4 = 9.53 FT. DEEP

(4) 10'-WIDE X 10' DEEP DRYWELLS
FOR LOW ROOF DRAINAGE PROVIDED

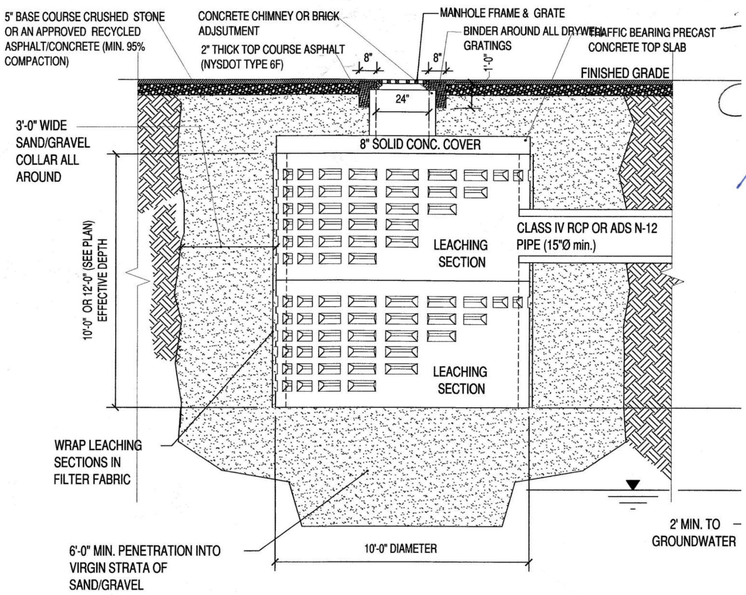
SITE AREA # 2 = 60.00' X 100.0' + 19 X 87.15 + 38.8 X 10.75 =

TOTAL SITE # 2 = 6000 + 1656 + 417.1 = 8,073.1 SQ. FT.
8,703.1 X 1 X .25 = 2,018.25 CU. FT.
2,018.25 / 68.42 = 29.50 / 3 = 9.83 FT. DEEP

(3) 10'-WIDE X 10' DEEP DRYWELLS
PROVIDED @ GILFORD AVENUE

NORTH

ZONING DATA
SECTION: 8
BLOCK: 190
LOT: 15-19, 37-44
ZONE: INDUSTRIAL "B"



LEACHING POOL DETAIL

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

NOTES:

1. CONTRACTOR MAY USE A DOME COVER FOR RESIDENTIAL ROOF LEACHING POOLS ONLY OR WHERE DEEMED NESSESARY BY AN ENGINEERING INSPECTOR. THE VOLUME OF A DOME COVER SHALL NOT BE USED TOWARDS THE REQUIRED STORMWATER CAPACITY.

2. FOR ALL DRAINAGE STRUCTURES, A MAXIMUM OF 6 INCHES OF BRICK AND MORTAR OR A MAXIMUM OF 2 INCHES OF MORTAR ALONE SHALL BE USED FOR FRAME AND GRATE ADJUSTMENT. FOR ADJUSTMENTS OVER 6 INCHES, CAST-IN-PLACE CONCRETE OR A PRECAST CONCRETE CHIMNEY ELEMENT SHALL BE USED.

3. BRICK USED FOR ADJUSTMENT SHALL CONFORM TO THE NYSDOT SECTION 704-13 AND PRECAST CONCRETE CHIMNEY ELEMENTS SHALL CONFORM TO SECTION 706-04.

DRYWELL DETAIL

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

DISAPPROVED
Michael Maracic
05/06/2024

OWNER/CLIENT

COMMONWEALTH O'LEARY REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

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ENGINEER

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ZONING MAP#:
OWNER:

DRAWN BY: MMG
CHECKED BY: AFM

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DRAWING DATE: 03/11/2023

SEAL



REVISION

REV. 0	07/10/2023	FINAL RECORD
REV .1	12/29/2023	FOR TOWN BOARD APPROVAL

TITLE

SITE PLAN

DEPARTMENT OF BUILDINGS RECORD #

SHEET

SP-200.00

2 OF 2

FEDERAL HEATH
VISUAL COMMUNICATIONS
www.FederalHeath.com

Target Drive-Up Beacon

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 Structural Steel Buildings
DESIGN LOADS		
Wind	V =	118 mph
Exposure	C	
Risk Cat.	II	
Grnd. Snow	Pg =	25 psf

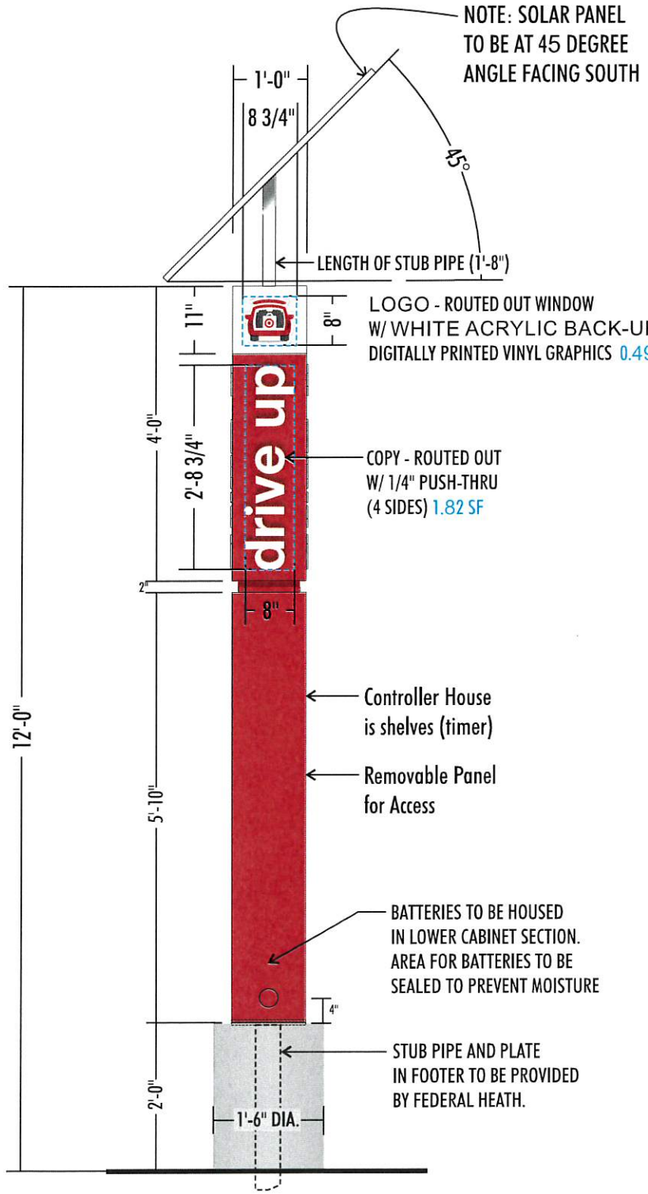
MATERIAL FINISH COLORS

Cabinets	Header/Supports	Logo Face	Push-Thru Copy
Target Red II R139422 AKZO (FULL GLOSS)	AKZO 100% WHITE (FULL GLOSS)	7328 WHITE Acrylic	CLEAR Acrylic W/ DIFFUSER

CAR LOGO COLORS

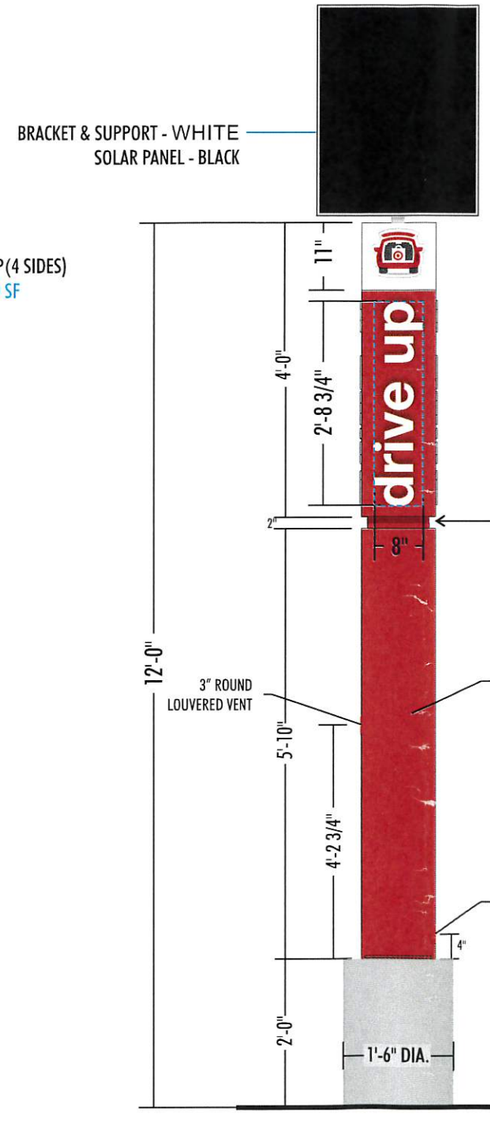
Target Red PMS 186	DARK RED PMS 188	DARK GRAY PMS 425	LIGHT GRAY PMS 421

NOTE: SOLAR PANEL TO BE AT 45 DEGREE ANGLE FACING SOUTH



12'(FT) DRIVE-UP BEACON | FOUR(4) SIDED | SOLAR POWERED

scale 1/2"=1'-0"



12'(FT) DRIVE-UP BEACON | FOUR(4) SIDED | SOLAR POWERED

scale 1/2"=1'-0"

NOTE
SOLAR PANEL, MOUNTING BRACKET AND BATTERIES TO SHIP DIRECT TO INSTALLER AND BE INSTALLED IN THE FIELD.

NOTE
SIGNS TO BE DESIGNED FOR TWO WIND LOAD ZONES.
(180 MPH)
(APPROPRIATE STRUCTURAL DESIGN TO BE USED FOR LOCATION AS REQUIRED)

STATE OF NEW YORK
JERE MURDOCH
LICENSED PROFESSIONAL ENGINEER
089862

MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2399 A-2 NJ-34
MANASQUAN, NJ 08736
(973) 590-8215 x0

3/14/2024
Jere Murdoch, PE
Professional Engineer
NY PE Lic. #089862

DESCRIPTION OF WORK

MANUFACTURE AND INSTALL BEACON SIGN AS SHOWN AND NOTED
.125" ALUM SKIN & FRAME . COPY TO BE ROUT-OUT WITH 1/4" PUSH THRU.
PUSH THRU IS 1/2" SHOULDER-CUT CLEAR ACRYLIC W/ FIRST SURFACE
WHITE VINYL AND DIFFUSER 2ND SURFACE.
TOP (LOGO) IS 7328 WHITE ACRYLIC VINYL GRAPHICS FIRST SURFACE.
SERVICE DOORS AS REQUIRED. ALL FASTENERS TO BE
COUNTER-SUNK SCREWS.
FACES AND POLE COVER TO BE PAINTED RED (SEE CHART)
WHITE LED ILLUMINATION WITH SOLAR PANELS.
BATTERIES SELF CONTAINED AS NOTED.

NOTE:
-Solar Panel to be 120Watt Solar Panel (Dimensions 2'-2 1/2" x 4'-0")



#21574

12'(FT) DRIVE-UP BEACON w/ SOLAR PANEL

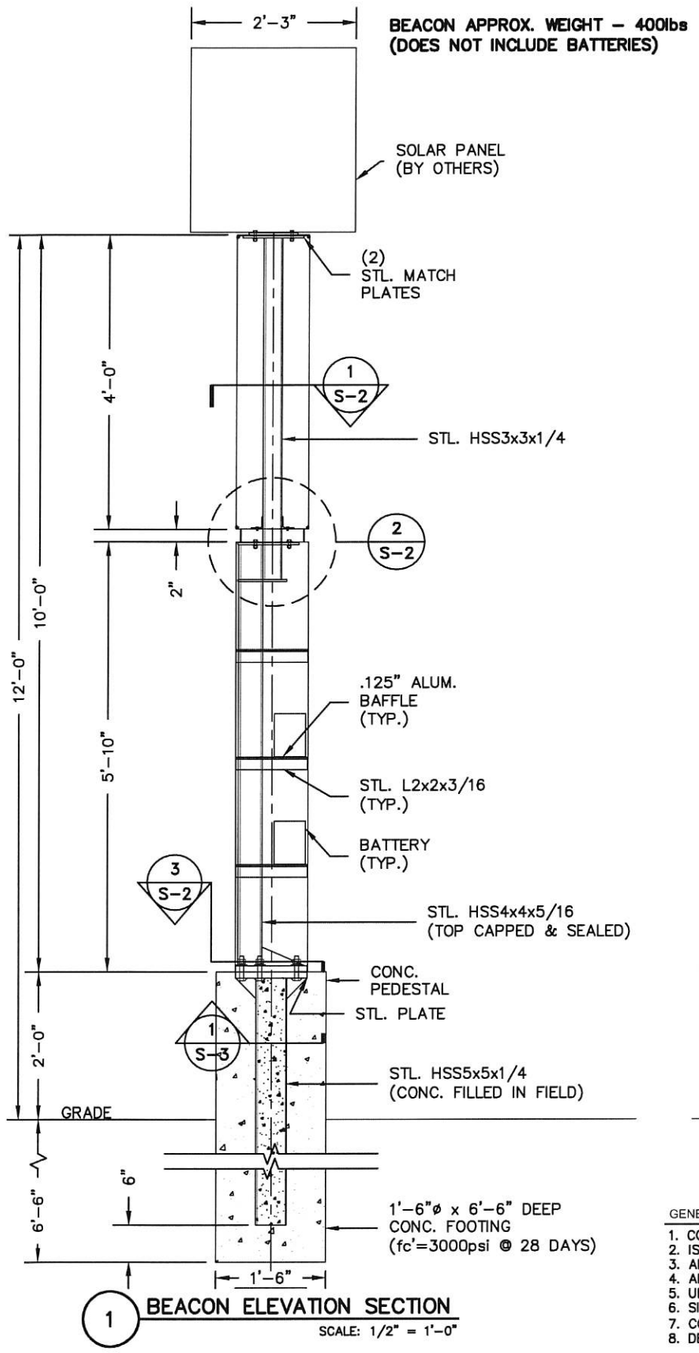
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www.FederalHeath.com

Target Drive-Up Beacon

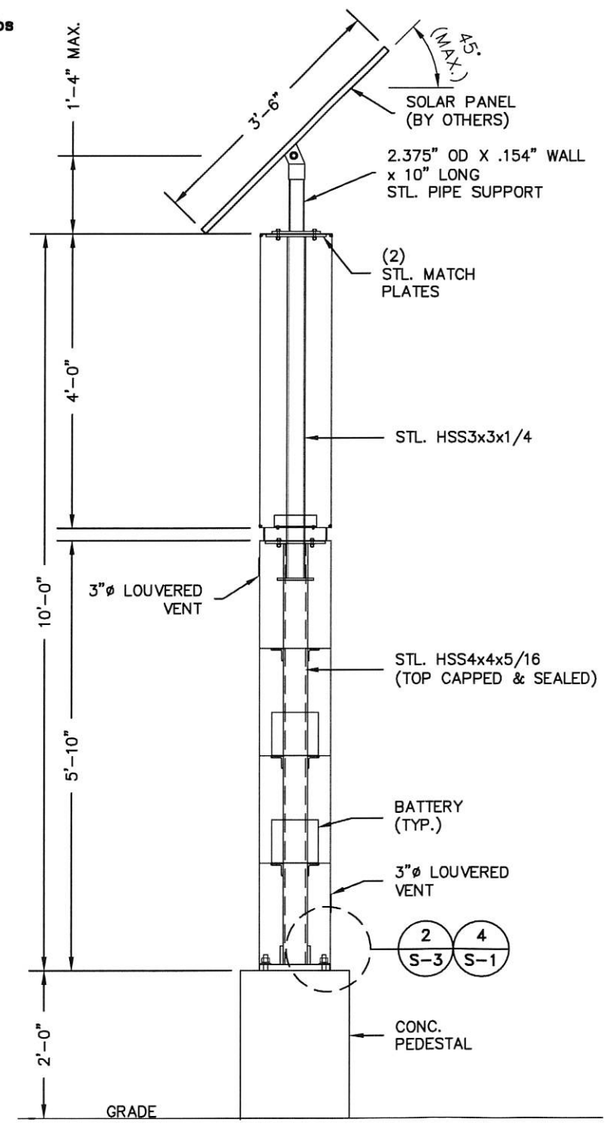
DESIGN SPECIFICATIONS		
	NYS Building Code 2020	
ASCE	7-16	Minimum Design Loads for Buildings & Other Structures
ACI	318-14	Building Code Requirements for Structural Concrete
ANSI/AISC	360-16	Specification for Structural Steel Buildings

DESIGN LOADS		
Wind	V =	118 mph
Exposure	C	
Risk Cat.	II	
Grnd. Snow	Pg =	25 psf

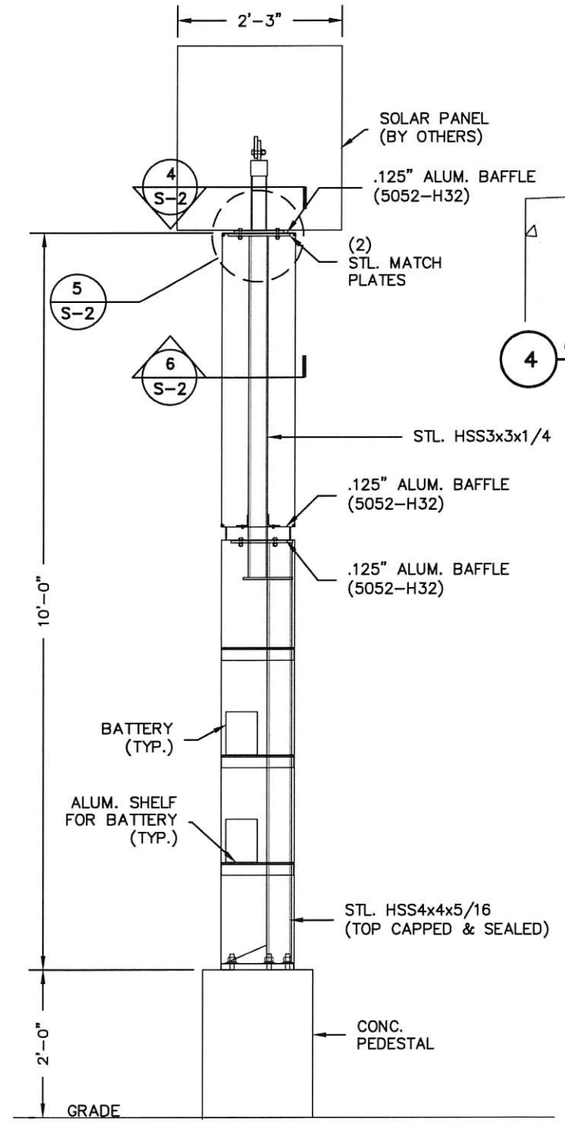
180 MPH DESIGN (STAGGERED SUPPORTS)



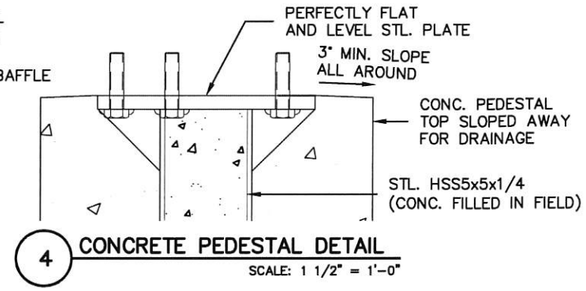
1 **BEACON ELEVATION SECTION**
SCALE: 1/2" = 1'-0"



2 **BEACON END VIEW**
SCALE: 1/2" = 1'-0"



3 **BEACON BACK VIEW**
SCALE: 1/2" = 1'-0"



4 **CONCRETE PEDESTAL DETAIL**
SCALE: 1 1/2" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON JOB SITE.
2. ISOLATE ALUMINUM FROM STEEL.
3. ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
4. ALL ELECTRICAL WORK TO CONFORM TO THE REQUIREMENTS OF UL48 AND SECTION 600 OF NEC.
5. UL AND DATA LABELS REQUIRED.
6. SIGNS TO BE 6-FT HORIZONTAL & 12-FT VERTICAL FROM HIGH VOLTAGE WIRES.
7. CONCRETE TO HAVE f'c=3000 PSI MIN. @ 28 DAYS.
8. DESIGN IS BASED ON 180 MPH WIND, 3-SEC GUST, EXPOSURE B.



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3/14/2024

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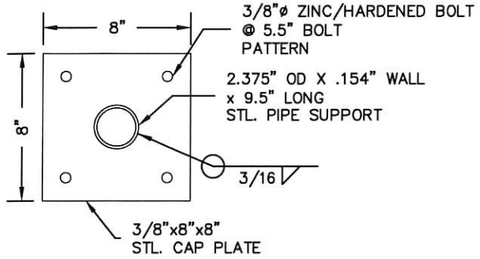
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Target Drive-Up Beacon

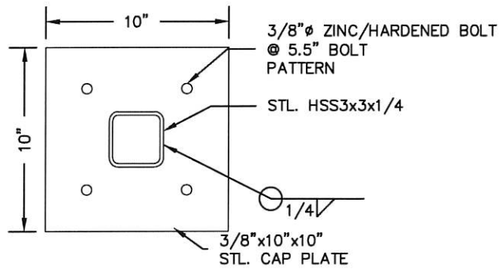
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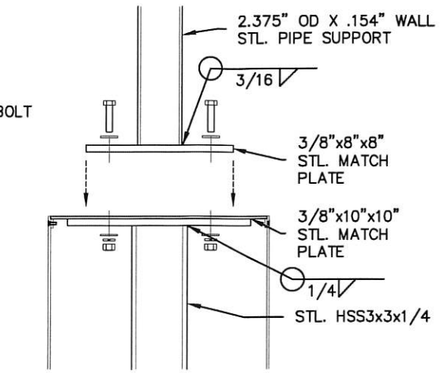
180 MPH DESIGN (STAGGERED SUPPORTS)



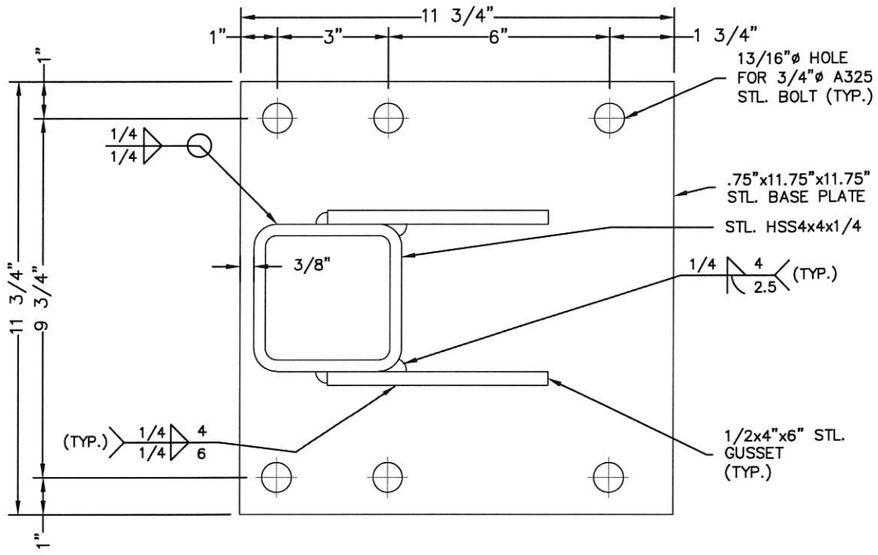
4 PLATE DETAIL
SCALE: 1 1/2" = 1'-0"



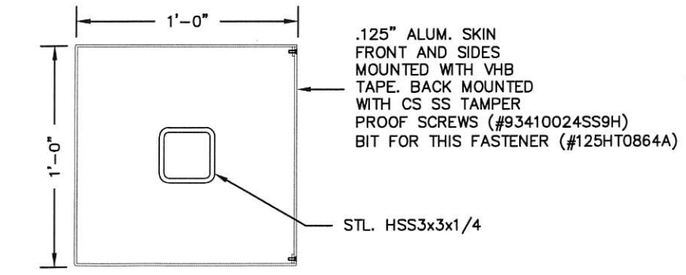
6 PLATE DETAIL
SCALE: 1 1/2" = 1'-0"



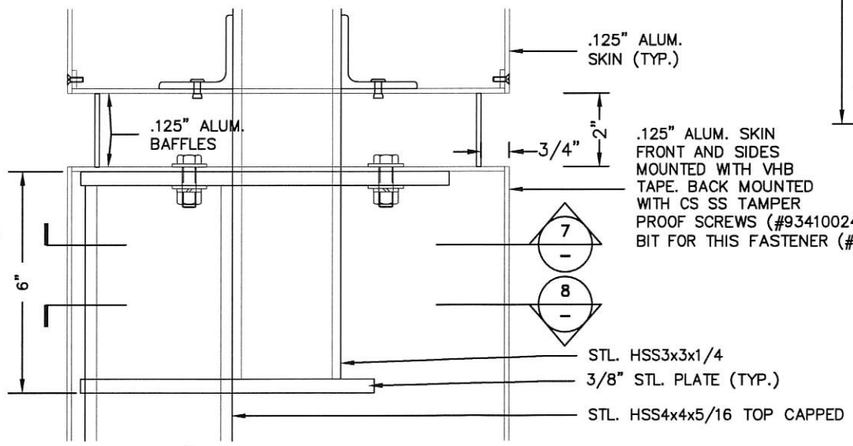
5 DETAIL
SCALE: 1 1/2" = 1'-0"



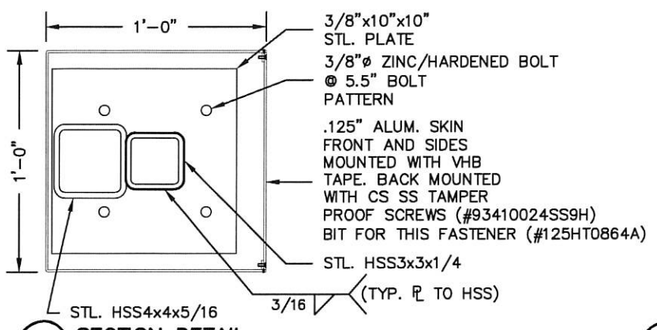
3 BASE PLATE DETAIL
SCALE: 3" = 1'-0"



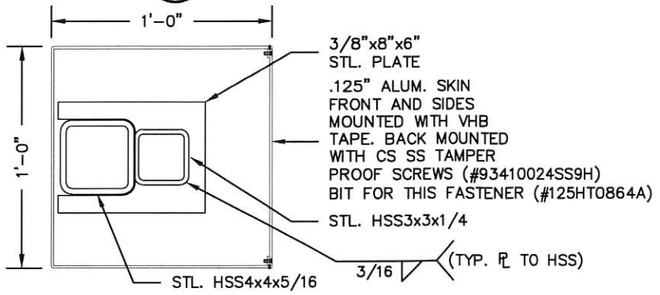
1 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



2 SECTION DETAIL
SCALE: 3" = 1'-0"



7 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



8 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

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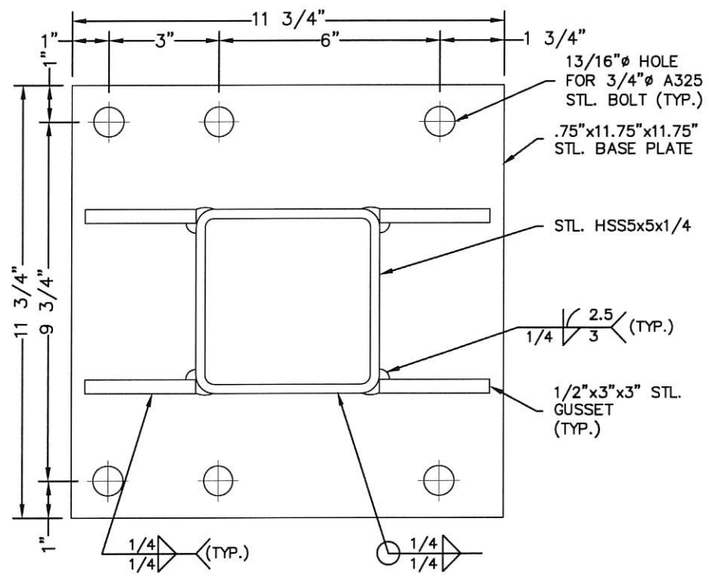
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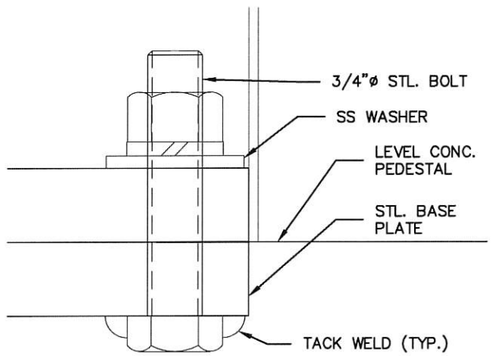
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ASCE	7-16	Minimum Design Loads for Buildings & Other Structures
ACI	318-14	Building Code Requirements for Structural Concrete
ANSI/AISC	360-16	Specification for Structural Steel Buildings
DESIGN LOADS		
Wind	V =	118 mph
Exposure	C	
Risk Cat.	II	
Grnd. Snow	Pg =	25 psf

180 MPH DESIGN
(STAGGERED SUPPORTS)



1 BASE PLATE DETAIL
SCALE: 3" = 1'-0"

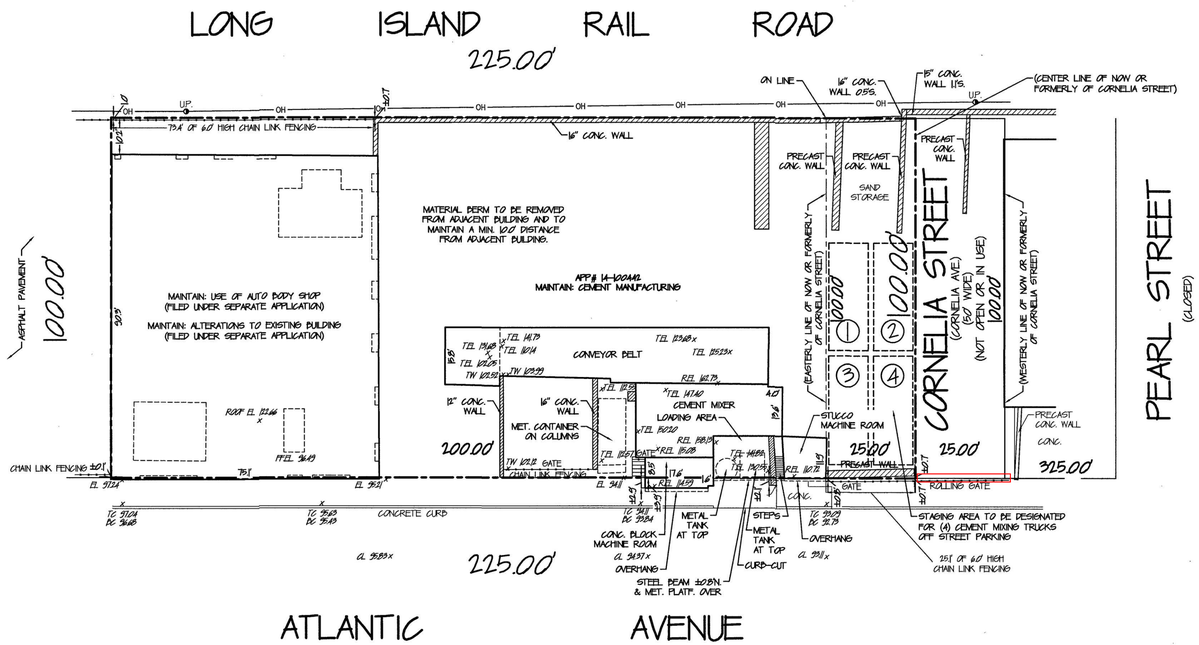


2 SECTION DETAIL (TYP.)
SCALE: 6" = 1'-0"



MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2399 A-2 NJ-34
MANASQUAN, NJ 08736
(973) 570-8215 x0

3/14/2024
Jere Murdoch, PE
Professional Engineer
NY PE Lic. #089862



AVERAGE GRADE AT FRONT PROPERTY LINE +9.92'
AVERAGE TOP OF CURB +9.93'
AVERAGE BOTTOM OF CURB +9.62'
AVERAGE CROWN OF ROAD +9.44'

EASEMENT NOTE:
EASEMENT RECORDED NOVEMBER 23, 2017 IN LIBER 13441 CP101

SITE PLAN

SCALE: 1" = 20'-0"

NOTE:
THIS SITE PLAN IS NOT A LEGAL SURVEY. IT IS FOR ILLUSTRATION PURPOSES ONLY. DIMENSIONS, SETBACKS, LOCATIONS & STRUCTURES WERE TAKEN FROM SURVEY PREPARED BY:
JOSEPH NICOLETTI ASSOCIATES
PROFESSIONAL LAND SURVEYORS, P.C.
133 JERICHO TPKE., SUITE 201
MINEOLA, NY 11501
DATED: MARCH 28, 2007
UPDATED: JUNE 22, 2013
JANUARY 25, 2024

SITE VISIT CONDUCTED: MARCH 29, 2013
JANUARY 11, 2024

GENERAL SITE NOTES:
ALL WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE APPLICABLE REGULATIONS/SPECIFICATIONS, AND WITH THE REQUIRED PERMITS, FROM THE AUTHORITIES HAVING JURISDICTION.

REFURBISH ALL PAVEMENT MARKINGS THAT HAVE BEEN AFFECTED DURING CONSTRUCTION. ALL NEW PAVEMENT MARKINGS SHALL COMPLY WITH THE APPLICABLE REGULATIONS/SPECIFICATIONS OF THE AUTHORITIES HAVING JURISDICTION.

WHERE EXISTING TRAFFIC CONTROL EQUIPMENT OR SIGNAGE IS AFFECTED BY THE PROPOSED WORK, THEY SHALL BE RESTORED & UPGRADED TO COMPLY WITH THE APPLICABLE REGULATIONS/SPECIFICATIONS OF THE AUTHORITIES HAVING JURISDICTION.

PRIOR TO EXCAVATION, THE CONTRACTOR SHALL INSPECT THE CONDITION OF THE EXISTING STRUCTURES IN THE SURROUNDING VICINITY AND VERIFY THESE STRUCTURE, INCLUDING FOOTINGS AND FOUNDATIONS, WILL NOT BE AFFECTED BY THE PROPOSED CONSTRUCTION. CONTRACTOR TO CONTACT CONSULTING ENGINEER AND ARCHITECT WITH FINDINGS AND/OR REQUEST EXAMINATION AND ADVISEMENT PRIOR TO EXCAVATION.

IN ABSENCE OF, OR IN ADDITION TO, SOIL BORINGS, THE CONTRACTOR SHALL COORDINATE WITH CONSULTING ENGINEER FOR EXAMINATION OF EXISTING SOIL CONDITIONS. CONSULTING ENGINEER SHALL ASSESS THE SOIL CONDITIONS AND PROVIDE DIRECTION (IE. SOIL REMEDIATION, FOUNDATION/FOOTING DESIGN, PILES, ETC.)

PARKING AREAS TO BE BLACKTOPPED/PAVED COMPLY WITH THE APPLICABLE REGULATIONS/SPECIFICATIONS OF THE AUTHORITIES HAVING JURISDICTION. ADA COMPLIANT PARKING STALL & ACCESS AISLE SHALL BE PAVED IN CONCRETE WITH SMOOTH/FLUSH TRANSITIONS TO THE SURROUNDING PAVING. ADA STALL & ACCESS AISLE SHALL HAVE NO GREATER THAN 2% SLOPE AND SHALL BE SLOPED IN ONLY ONE DIRECTION WITH NO CROSS-SLOPE

SEWER DESIGN TO BE DESIGNED, SUBMITTED TO COMPLY WITH THE APPLICABLE REGULATIONS/SPECIFICATIONS OF THE AUTHORITIES HAVING JURISDICTION.

CONTRACTOR TO VERIFY EXISTING SANITARY SYSTEMS ARE CAPABLE OF SUSTAINING THE PROPOSED PLUMBING PRIOR TO COMMENCING WITH THE PROPOSED WORK.

AS NEEDED, CONTRACTOR TO COORDINATE WITH OWNER/TENANTS TO ACCOMMODATE FOR THE INSTALLATION OF GREASE TRAPS AS PER ALL APPLICABLE REGULATIONS/SPECIFICATIONS OF THE THE GOVERNING MUNICIPALITIES.

ALL CONNECTIONS TO MUNICIPAL UTILITIES TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES & GUIDELINES. PERMITS & INSPECTIONS TO BE OBTAINED BY OTHERS. CONTRACTOR/SUBCONTRACTORS TO COORDINATE WITH INDIVIDUAL UTILITY PROVIDERS AND AUTHORITIES HAVING JURISDICTION, TO DETERMINE THE REQUIRED CONNECTION SPECIFICATIONS (FINAL LOCATION, SIZE, TYPE, ETC.).

SITE LIGHTING TO BE SHIELDED (DARK SKY TYPE) TO ILLUMINATE THE SUBJECT PARCEL ONLY.

FIRE PROTECTION SYSTEMS (ALARM/DETECTION, AUTOMATIC SPRINKLER SYSTEM, ETC.) SHALL BE PROVIDED AS PER THE UNIFORM CODE AND COMPLY WITH THE APPLICABLE REGULATIONS/SPECIFICATIONS OF THE AUTHORITIES HAVING JURISDICTION (THE NASSAU COUNTY FIRE PREVENTION ORDINANCE).

ALL RAINWATER & RUN-OFF SHALL BE CONTAINED ON-SITE. NO CONNECTION BETWEEN THE ON-SITE RAINWATER DRAINAGE SYSTEM & MUNICIPAL RAINWATER DRAINAGE SYSTEM.

SITE INFORMATION

SEC:	33
BLK:	159
LOT:	426
ZONE:	I-D
LOT AREA:	22,500.00 SQ.FT.
EXISTING LOT OCCUP:	6,777.78 SQ.FT.
EXISTING LOT %:	30.12 %

LIST OF DRAWINGS

SP1.0:	COVER PAGE, SITE PLAN & NOTES
A1.0:	MACHINE ROOM PLANS
A1.1:	ELEVATIONS

BUILDING PERMITS ON FILE

BP# 16692, 1947 –	**HOPPER**
BP# 18263, 1948 –	75' X30' BUILDING
PP# 12629, 1949 –	THREE PLUMBING FIXTURES
OBP# 3437, 1949 –	OIL BURNER PERMIT
SCP# A1722, 1963 –	SEWER CONNECTION PERMIT
FP# 48181, 1964 –	FENCE PERMIT (EXPIRED)
BP# 52422, 1968 –	**REPAIR OF EXISTING FACILITY**
BP# 24164, 1981 –	REPAIR OF A DAMAGED BUILDING
SCP# 832, 1995 –	SEWER CONNECTION PERMIT (EXPIRED)
BP# 20093644, 2009 –	INSTALLATION OF A WATER RECLAMATION HOLDING TANK (EXPIRED)

VARIANCES ON FILE

APPEAL# 7530, 1963 –	APPLICATION FOR VARIANCE DENIED
APPEAL# 7969, 1965 –	APPLICATION FOR VARIANCE DENIED

APP: 14-100442
MAINTAIN: EXISTING CONCRETE MIXING FACILITY

SUBJECT PROPERTY:
GARDEN CITY TRANS. MIX CORP.
196-198 ATLANTIC AVENUE
GARDEN CITY PARK, NY 11040

OWNER:
GARDEN CITY TRANS. MIX CORP.
1552 OLD CEDAR SWAMP ROAD
BROOKVILLE, NY 11545

ARCHITECT:
MARK VINCENT KRUSE, ARCHITECT, AIA
308 EAST MEADOW AVENUE
EAST MEADOW, NY 11554
(516) 396-0600

BUILDING DEPARTMENT CONSULTANT:
RMB DEVELOPMENT CONSULTANTS, INC.
RICHARD M. BIVONE, PRESIDENT
308 EAST MEADOW AVENUE
EAST MEADOW, NY 11554
(516) 396-0600

#21575

DISAPPROVED
Michael Maracic
05/02/2024

RMB
308 EAST MEADOW AVENUE
EAST MEADOW, NY 11554
(516) 794-2138 PHONE
(516) 996-0151 FAX

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ISSUED:

REVISIONS:
1. 03/26/2024 – (JF) REVISE ABANDONED ST.
2. 06/13/2024 – (JF) ADD TRUCK STAGING
3. 09/21/2027 – (JF) REVISE SITE PLAN
4. 04/09/2029-(GR) REVISE PER COMMENTS
5. 01/26/2024-(JF) REVISE PER COMMENTS

DRAWINGS OF: EXISTING CONCRETE MIXING FACILITY
MAINTAIN:

CHECKED BY: MVK
SCALE: AS NOTED

DATE: 01/15/2013
DRAWN BY: JF
PROJECT #: 9212123

PLANS FOR:
GARDEN CITY TRANS. MIX CORP.
196-198 ATLANTIC AVENUE
GARDEN CITY PARK, NY 11040

FEB 26 2024

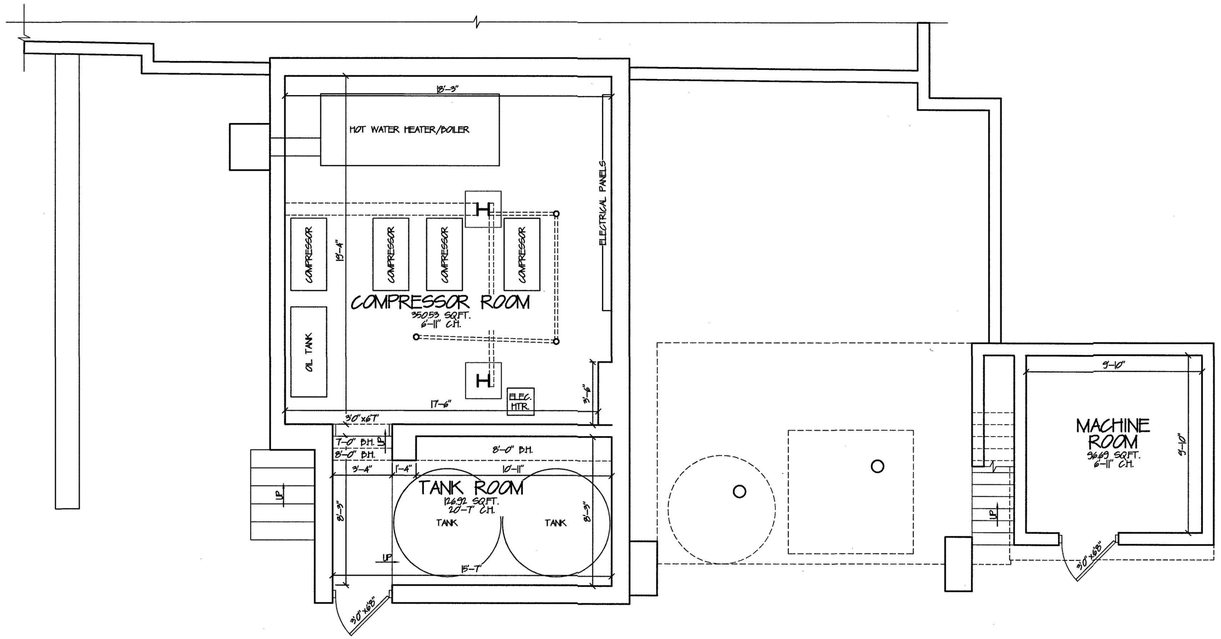


Mark Vincent Kruse, Architect, AIA
NYS Lic #: 027421 Exp 10/31/2025
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SP1.0

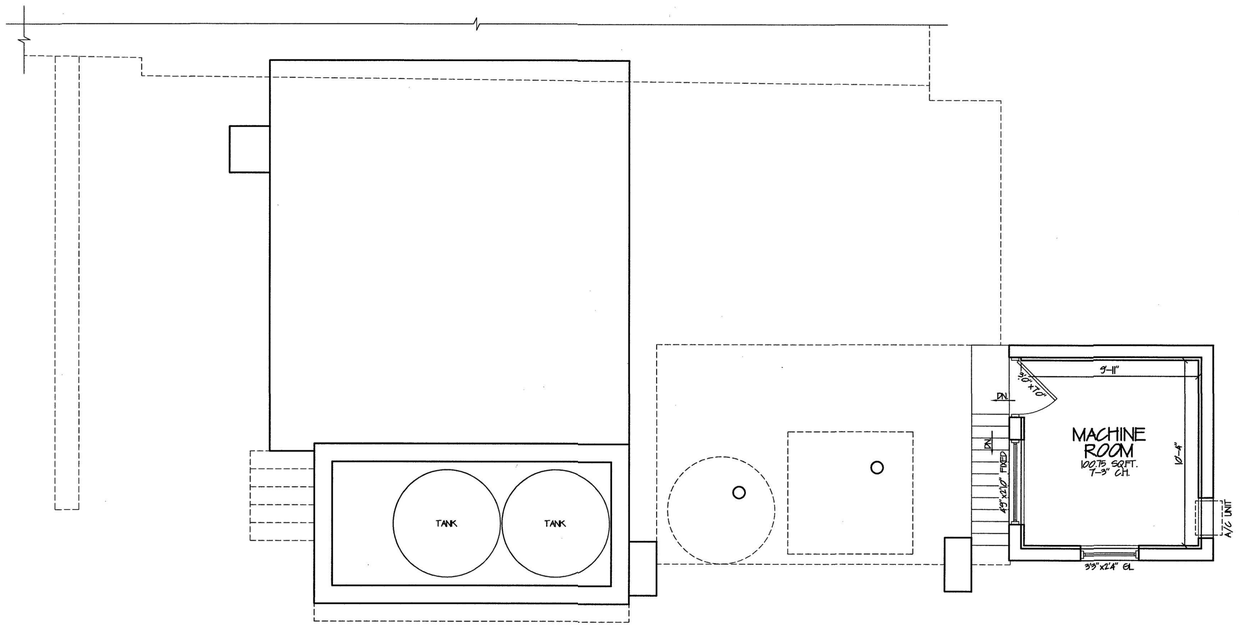
APPLICATION #:
14-100442

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GROUND FLOOR PLAN

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



UPPER FLOOR PLAN

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

DISAPPROVED
Michael Maracic
05/02/2024

RMB
308 EAST MEADOW AVENUE
EAST MEADOW, NY 11554
(516) 794-2138 PHONE
(516) 936-0151 FAX

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ISSUED:

REVISIONS:

1. 01/26/2024 - (JP) REVISE ABANDONED ST
2. 06/11/2024 - (JP) ADD TRUCK STAGING
3. 09/21/2017 - (JP) REVISE SITE PLAN
4. 04/03/2019-(GR) REVISE PER COMMENTS
5. 01/16/2024-(JP) REVISE PER COMMENTS

DRAWINGS OF:
MAINTAIN: EXISTING CONCRETE MIXING FACILITY

DATE: 01/15/2019
DRAWN BY: JP
PROJECT #: 3213128

CHECKED BY: MVK
SCALE: AS NOTED

PLANS FOR:
GARDEN CITY TRANS. MIX CORP.
136-138 ATLANTIC AVENUE
GARDEN CITY PARK, NY 11040

FEB 26 2024



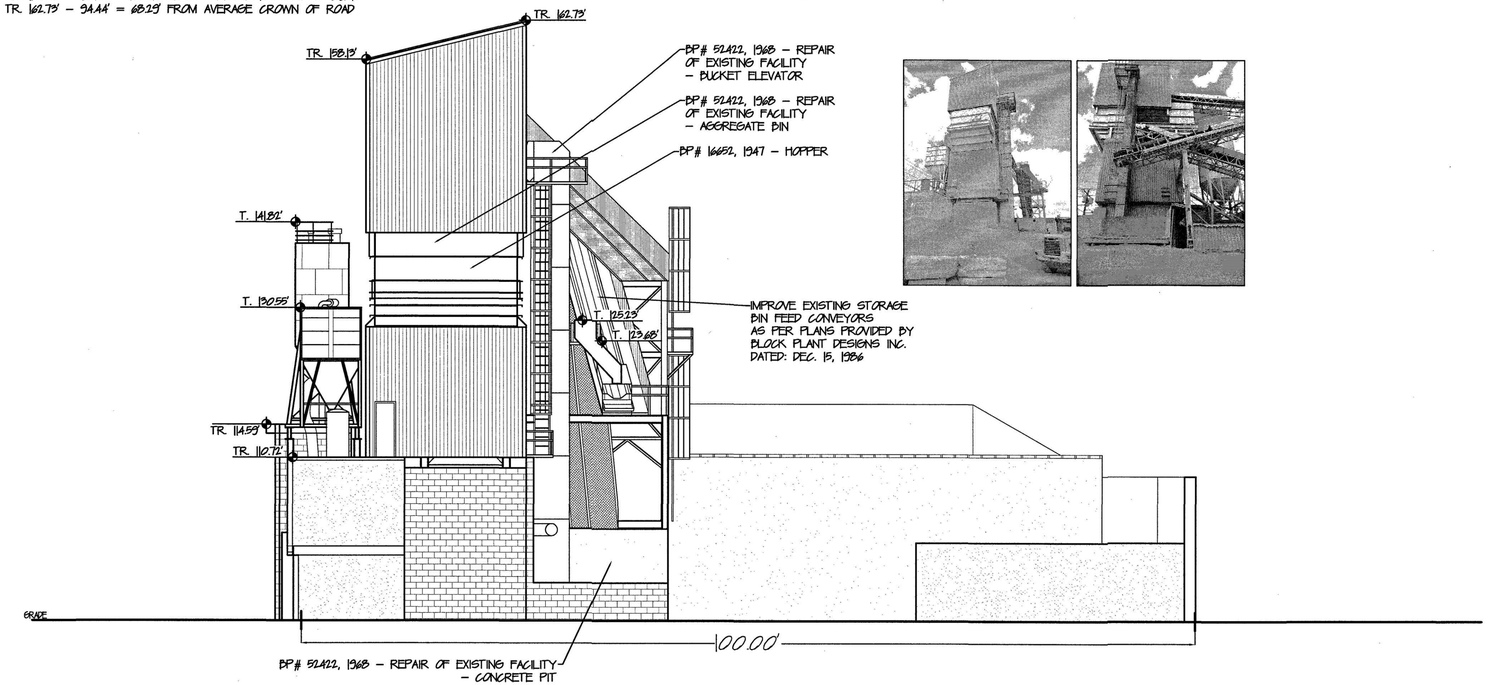
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SHEET:
A1.0

APPLICATION #:
14-100442

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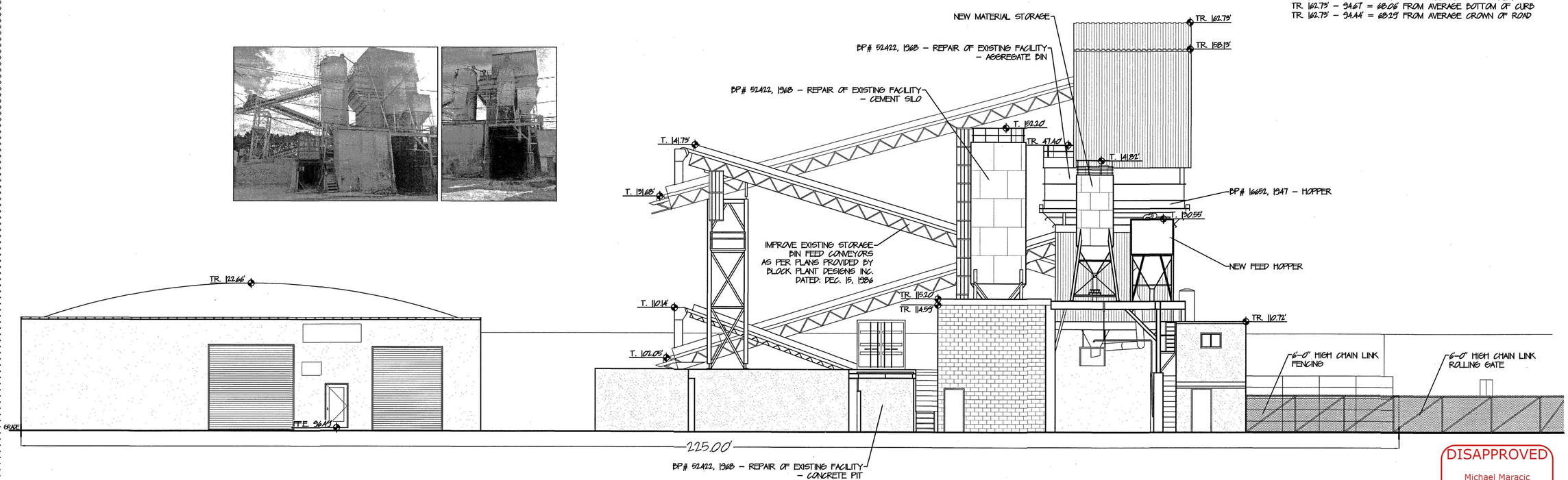
MAXIMUM TOP OF ROOF HEIGHT
TR. 162.73' - 95.51' = 67.21' FROM AVERAGE GRADE AT PROPERTY LINE
TR. 162.73' - 94.97' = 67.76' FROM AVERAGE TOP OF CURB
TR. 162.73' - 94.67' = 68.06' FROM AVERAGE BOTTOM OF CURB
TR. 162.73' - 94.44' = 68.29' FROM AVERAGE CROWN OF ROAD



RIGHT SIDE (WEST) ELEVATION

REPRESENTATIONAL ONLY NOT TO SCALE

MAXIMUM TOP OF ROOF HEIGHT
TR. 162.73' - 95.51' = 67.21' FROM AVERAGE GRADE AT PROPERTY LINE
TR. 162.73' - 94.97' = 67.76' FROM AVERAGE TOP OF CURB
TR. 162.73' - 94.67' = 68.06' FROM AVERAGE BOTTOM OF CURB
TR. 162.73' - 94.44' = 68.29' FROM AVERAGE CROWN OF ROAD



FRONT (NORTH) ELEVATION

REPRESENTATIONAL ONLY NOT TO SCALE

DISAPPROVED
Michael Maracic
05/02/2024

RMB
308 EAST MEADOW AVENUE
EAST MEADOW, NY 11554
(516) 794-2138 PHONE
(516) 536-0151 FAX

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ISSUED:

REVISIONS:
1. 07/26/2024 - (JF) REVISE ABANDONED ST.
2. 08/11/2024 - (JF) ADD TRUCK STAGING
3. 09/21/2027 - (JF) REVISE SITE PLAN
4. 04/09/2025-(GR) REVISE PER COMMENTS
5. 07/16/2024-(JF) REVISE PER COMMENTS

DRAWINGS OF: EXISTING CONCRETE MIXING FACILITY
MAINTAIN:

DATE: 01/15/2023
DRAWN BY: JF
PROJECT #: 2213128

CHECKED BY: MMK
SCALE: AS NOTED

PLANS FOR:
GARDEN CITY TRANS. MIX CORP.
196-198 ATLANTIC AVENUE
GARDEN CITY PARK, NY 11040

FEB 26 2024

REGISTERED ARCHITECT
MARK VINCENT KRUSE
NO. 027421
STATE OF NEW YORK

Mark Vincent Kruse, Architect, AIA
NYS Lic #: 027421 Exp 10/31/2025
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SHEET:
A1.1

APPLICATION #:
14-100442

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21549 - John Hanson; 19 Radcliff Avenue, Port Washington; Section 4, Block 11, Lot 64; Zoned: Residence-B
Variances from §§70-40.B and 70-101.A to construct additions that are located too close to the street in both the primary and secondary front yards and a chimney/fireplace that is located too close to the side property line.

Whereas, an application (RBP24-000075, BZA24-000048) 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 26, 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 James Thomas Martino, R.A dated October 7, 2023 and revised through February 26, 2024 ***as amended.***

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

Motioned by:	Member Donatelli	Seconded by: Vice Chairman Francis
Ayes:	Member Goodsell, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Member Hernandez	

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 #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.

Whereas, an application (RBP24-000314, BZA24-000047) 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 26, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Donald Alberto, R.A. dated February 29, 2024.

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

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

Motioned by:	Member Donatelli	Seconded by: Vice Chairman Francis
Ayes:	Member Goodsell, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Member Hernandez	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider (Findings of Fact for Appeal # 21550)

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.

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

1. The Board finds that granting the requested variances will not produce an undesirable change in the character of the neighborhood or community. The addition is located in the rear of the dwelling and is not visible from the street. In addition, the height of the proposed addition is no higher than the height of the existing dwelling.

2. The Board finds that the benefit sought by the applicant could be achieved by any other method.

3. The Board does not find the variances to be substantial as the height of the proposed addition is no higher than the existing dwelling and only exceeds the permitted height by 1.09'. Although the bathroom will be located within a pre-existing non-conforming attic, the findings for the prior appeal for this property (appeal #20903) noted that there was documentation to show that the attic had been used as living space in the past. The addition will allow the occupants of the bedroom to utilize a bathroom without the inconvenience of having to go up and down the stairs.

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

THIS IS NOT A BUILDING PERMIT

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

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 #21554 – Mohinder Singh; 2000 Hillside Ave., New Hyde Park; Section 8, Block 211-14, Lot 607; Zoned: Business-B
Variance from § 70-50(A) to convert a funeral home to a place of worship that is too close to the street.

Whereas, an application (CBP21-000178, BZA24-000044) was filed with the Board of Zoning Appeals and a public hearing was held following due notice; and
Whereas, a review was undertaken pursuant to the State Environmental Quality Review Act, and the Board of Zoning Appeals hereby establishes itself as "lead agency" and hereby determines that this Unlisted Action will not result in any significant adverse environmental impacts, therefore, at a meeting of the Board held on **June 26, 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 Muzaffar Jamal, P.E. dated January 2, 2021 and revised through March 13, 2024.

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

Motioned by:	Vice Chairman Francis Seconded by: Member Goodsell
Ayes:	Member Goodsell, Member Donatelli, Vice Chairman Francis, Chairman Mammina
Nays:	None
Absent:	Member Hernandez

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 #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.

Whereas, an application (RBP24-000043, BZA24-000035) 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 26, 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 George H. Jeng, R.A. dated January 19, 2024 and revised through June 5, 2024 *as amended.*

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

Motioned by:	Member Donatelli	Seconded by: Vice Chairman Francis
Ayes:	Member Goodsell, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Member Hernandez	

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 #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.

Whereas, an application (RBP24-000135, RBP24-000356, BZA24-000056) 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 26, 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 Frank Falino, R.A. dated June 17, 2024 *as amended.*

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

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

Motioned by:	Member Donatelli Seconded by: Vice Chairman Francis
Ayes:	Member Goodsell, Member Donatelli, Vice Chairman Francis, Chairman Mammina
Nays:	None
Absent:	Member Hernandez

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21558(Findings of Fact)

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.

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance necessary. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created.

The Board is familiar with the subject property and surrounding area based upon personal inspection. The Board has given a great deal of consideration to the information presented in the application as well as testimony given at the hearing. The Board notes that the record also includes letters submitted by the neighbors who objected to certain aspects of the project. Some of these neighbors also spoke at the hearing. In consideration of this information as well as the criteria listed above the Board finds the following:

§ 70-29.C

1. The Board finds there will be no undesirable change to the character of the neighborhood nor that a detriment to neighboring properties will occur as a result of granting the requested variance. The applicant submitted revised plans which result in a substantial reduction in the proposed gross floor area of the home. The original plans proposed a 6,490 s.f. home, including a 1,387 s.f. garage. The proposed plans will remove portions of the garage resulting in a reduction of the square footage down to 300 s.f.. Since garages of 300 s.f. or less are not required to be included in the gross floor area calculations, the result is a 1,387 s.f reduction in the overall gross floor area of the home/property down to 5,103 s.f. Given the oversized nature of the property (24,504 s.f. where only 8,500 s.f. is required) the applicant would be entitled to a bump up to the provisions of the R-AA zoning district where a home of up to 5,200 s.f. would be allowed. Additionally, the concerns expressed by the neighbors were not about the proposed additions to the home but about the oversized garage which is now being

modified. The garage will no longer have the potential to be used as additional living space. The Board also notes that the proposed additions to the home meet all other setback requirements of the Code.

2. The revised plans include modifications to the garage which will allow the applicant to add to their home without the requirement of a substantial GFA variance. The revised plans demonstrate the minimum variance necessary which will allow the applicant to achieve the benefit sought.

3. Although the requested GFA variance could be considered substantial, for the reasons stated in #1 above, the board does not find the substantiality of this variance to weigh in favor of denial.

4. The board finds that granting the requested variances would not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

5. The Board finds that the difficulty is self-created because the applicant chooses to expand their home, however, this fact is not determinative.

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21566 - Wei Wei; 10 Belmont Drive South, Roslyn Heights; Section 7, Block 168, Lot 45; Zoned: Residence-AA
Variance from §70-20.C to construct additions that are located too close to the street.

Whereas, an application (RBP24-000055, BZA24-000057) 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 26, 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 Ying Xu, R.A. dated April 10, 2024.

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

Motioned by:	Member Goodsell	Seconded by: Member Donatelli
Ayes:	Member Goodsell, Member Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Member Hernandez	

VIRGINIA M. WAGNER
SECRETARY

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NOTICE OF DECISION

APPEAL #21567 – Steven Hurwitz; 113 North Ct., Roslyn Heights; Section 7, Block 310, Lot 31; Zoned: Residence-B
Variance from § 70-41.A to construct additions that are located too close to the side property line and would make the combined side yards too small.

Whereas, an application (RBP24-000217, BZA24-000060) 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 26, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by William J. Cohen, R.A. dated August 15, 2023 and revised through March 17, 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 Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Member Hernandez	

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NOTICE OF DECISION

APPEAL #21572 – Fifth Avenue of Long Island Realty, LLC (MaxMara Signs); 2102 Northern Blvd., Manhasset; Section 3, Block 183, Lot 12; Zoned: Business-A/Parking District
Variances from §§ 70-196(J)(1), 70-196(J)(1)(a) to erect wall signs that do not face a public street or parking area, are not parallel to the wall, with too many signs for one store.

Whereas, an application (SGP23-000346, SGP23-000347, BZA24-000058) 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 26, 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 Tee Pee Signs dated December 22, 2023 and revised through April 16, 2024.

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

Motioned by:	Member Goodsell	Seconded by: Member Donatelli
Ayes:	Member Goodsell, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Member Hernandez	

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NOTICE OF DECISION

APPEAL #21574 - Lake Success Shopping Center (Target Drive Up Sign); 1400 Union Turnpike, New Hyde Park; Section 8, Block 235, Lot 56; Zoned: Business-AA
Variances from §§70-196.J(2)(a) and 70-196.J(2)(d) to construct a ground sign with no open space between the bottom of the sign and the ground and exceeding the number of permitted ground signs on site.

Whereas, an application (SGP24-000064, CBP24-000085, BZA24-000059) 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 26, 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 Jere Murdoch, P.E. dated March 14, 2024 and on a site plan prepared by Bignell Watkins Hasser Architects, P.C. dated February 25, 2020 and revised through May 12, 2022.

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

Motioned by:	Member Goodsell	Seconded by: Member Donatelli
Ayes:	Member Goodsell, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Member Hernandez	

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NOTICE OF DECISION

APPEAL #21575 - Garden City Trans-Mix Corp. (renewal); 196-198 Atlantic Avenue, Garden City Park; Section 33, Block 159, Lot 426; Zoned: Industrial-B
Renewal of conditional use §70-187.B to maintain a non-conforming concrete business and variance from 70-203.J to legalize a rolling vehicle entry gate that is too close to the street.

Whereas, an application (CBP23-000193, CFP24-000006, BZA24-000065) 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 26, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED for a period of three (3) years ending on **June 26, 2027** of the dimension and in the location as shown on drawings prepared by Mark Vincent Kruse, R.A. dated January 15, 2013 and revised through February 26, 2024 **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. ***Applicant shall conduct street sweeping of Atlantic Avenue daily as needed.***
2. ***Applicant shall clean catch basins on Atlantic Avenue on a quarterly basis in a manner which is sufficient to keep basins free of solidified concrete.***
3. ***Compliance with the above conditions shall be determined by the Town of North Hempstead department of Code Enforcement.***

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

Motioned by: Member Goodsell Seconded by: Vice Chairman Francis

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

Nays: None

Absent: Member Hernandez

VIRGINIA M. WAGNER
SECRETARY

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