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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 SEPTEMBER 4, 2024

RESIDENTIAL CALENDAR

APPEAL #21589 – Evangelia Karanikas; 141 Country Club Dr., Manhasset; Section 3, Block 148, Lot 73; Zoned: Residence-A
Variances from §§ 70-30.B and 70-100.2.A(2) to construct a one-story portico too close to the street (primary front yard), to construct a raised deck too close to the street (secondary front yard), and to install fences in the front yard (secondary front yard)

APPEAL #21580 – Lisa David; 50 Bregman Ave., New Hyde Park; Section 8, Block 212, Lot 110; Zoned: Residence-C
Variances from §§ 70-49(C), 70-51(A) and 70-52.3 to construct a new house that would be too big, with side yards which are too small, with not enough total side yards (aggregate side yards) and that would encroach into the sky exposure plane.

APPEAL #21586 – Onkar Singh; 47 Reed Dr., Roslyn; Section 9, Block 653, Lot 64; Zoned: Residence-A
Variances from §§ 70-29(C) & 70-30(C) to legalize a new home which is too big and is located too close to the street.

APPEAL #21582 - Xin Wei Xu; 3 Twelfth Street, Carle Place, Section 10, Block 269, Lot 30; Zoned: Residence-B
Variances from §§70-40.B, 70-41.B, 70-42, 70-42.6, 70-102.C(5)(a), 70-100.1(A), 70-100.2(A), and 70-100.2(D) to construct a one story addition that is too close to the street, a deck and louvered awning that are too close to the side property line, a second story addition that is too close to the rear property line, paving covering too much of the secondary front yard, an inground pool that is too close to the side property line, pool equipment that is too close to the rear property line, an inground pool, awning, barbecue and a pool barrier in the side yard (not permitted), fencing that is too tall and being used as a pool barrier fence, and a barbecue that is too close to the side property line.

APPEAL #21590 - Tomas Garcia; 701 Roman Avenue, Westbury; Section 11, Block 91, Lot 20; Zoned: Residence-A
Variance from §70-100.2(A)(2) to install fencing that is located within a front yard.

APPEAL #21591 – Zheng Ying Cai & Shu Zhen Wu; 6 Hollow Ct., Westbury; Section 11, Block 415, Lot 16; Zoned: Residence-C
Variances from §§ 70-100.2.A(2), 70-100.2.A(4) & 70-100.2.A(4)(b) to legalize fencing which is too tall and which is located within the front yard.

COMMERCIAL CALENDAR

APPEAL #21088 - PK 800 Northern, LLC (DermWalk) 800 Northern Boulevard, Suite 6, Great Neck; Section 2, Block 116, Lot 1; Zoned: Business-A
Variances from §§70-103.A(1), 70-103.B, 70-229.A, and 70-203.H to construct interior alterations to convert a commercial space to a doctor's office with not enough parking on site, parking stalls that are too small, removal of a required landscape buffer, and non-compliance with previous BZA decision #11198.

GENERAL NOTES:

THE WORK UNDER THIS CONTRACT SHALL CONSIST OF ALL LABOR, INSTALLATION, MATERIALS AND EQUIPMENT REQUIRED AND NECESSARY TO PERFORM ALL WORK AS SHOWN ON THE DRAWINGS SPECIFIED HEREIN AND AS REQUIRED BY CONDITIONS AT THE SITE:

ALL WORK SHALL CONFORM TO THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND ALL OTHER LOCAL CODES AND AGENCIES HAVING JURISDICTION.

ALL WORK SHALL CONFORM TO THE NEW YORK STATE ENERGY CONSERVATION CODE (LATEST EDITION).

ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND THE NEW YORK STATE CODE.

NO CHANGES TO HVAC UNDER THIS RENOVATION.

ALL PLUMBING WORK SHALL CONFORM TO THE NEW YORK STATE PLUMBING CODE REQUIREMENTS AND ALL OTHER LOCAL CODES, ORDINANCES AND AGENCIES HAVING JURISDICTION AND TO THE STANDARDS OF THE NASSAU COUNTY HEALTH DEPARTMENT.

NOTIFY ALL CORPORATIONS, ADJACENT PROPERTY OWNERS, UTILITY COMPANIES AND/OR LOCAL AUTHORITIES OWNING CONDUIT, WIRES, PIPES OR OTHER UTILITIES RUNNING TO OR ON THE PROPERTY OR IN THE AREAS AFFECTED BY THIS CONSTRUCTION AND / OR OTHERWISE REQUIRED BY THE TOWN OR LOCAL AGENCIES HAVING JURISDICTION. CAP ALL ABANDONED UTILITY LINES IN ACCORDANCE WITH THE INSTRUCTIONS FROM UTILITY COMPANIES OR LOCAL AUTHORITIES HAVING JURISDICTION.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPLICABLE FILING OF ALL APPLICATIONS, PERMITS, DOCUMENTS, INSURANCE, ETC. WITH ALL REGULATORY AGENCIES AS REQUIRED IN CONNECTION WITH THIS WORK.

PROVIDE SMOKE AND HEAT DETECTORS AS REQUIRED BY CODE.

THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING ALL SITE AND SAFETY PROTECTION (FENCING, BARRIERS, ETC.) DURING CONSTRUCTION IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES (OSHA, ETC.) TO PROVIDE FOR THE SAFETY OF THE PUBLIC AND THE PROTECTION OF THE SITE AND BUILDING.

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH OF HIS SUBCONTRACTORS, TO VISIT THE SITE PRIOR TO SUBMISSION OF HIS BID TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. NO ADDITIONAL ALLOWANCES, OR EXTRA CHARGES, WILL BE PERMITTED BECAUSE OF HIS FAILURE TO PERFORM THE AFOREMENTIONED SITE VISIT.

THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCY OCCURS BETWEEN ACTUAL FIELD CONDITIONS AND DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS CONFIRMED BY FIELD CONDITIONS TAKE PRECEDENCE. IF DISCREPANCY ARISES BASED ON FIELD CONDITIONS CONSULT WITH ARCHITECT'S OFFICE BEFORE PROCEEDING WITH WORK OR ORDERING MATERIALS.

ANY ITEM OF WORK NECESSARY FOR PROPER COMPLETION OF CONSTRUCTION, WHICH IS NOT SPECIFICALLY COVERED ON THE DRAWINGS OR IN THE SPECIFICATIONS, SHALL BE CONSIDERED INCLUDED IN THIS WORK AND SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.

THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ANY EXISTING DRYWELLS, CESSPOOLS, SEPTIC TANKS AND UTILITIES, UNDERGROUND PIPING OR STRUCTURES THAT MAY INTERFERE WITH NEW WORK OR DEMOLITION AND TO PROTECT SAME FROM ANY DAMAGE. THE REPAIR OF ANY DAMAGE DUE TO NEW CONSTRUCTION OR DEMOLITION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DEMOLITION, EXCAVATION, CARTING, REFUSE AND THE LEGAL DISPOSAL OF SAME AS REQUIRED TO ALLOW FOR NEW CONSTRUCTION AND REMOVAL OF ALL DEBRIS FROM THE SITE.

THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE OWNER FOR INSTALLATION OF THE OWNER'S ALARM AND TELEPHONE SYSTEMS AND SHALL COOPERATE WITH OWNER'S INDEPENDENT CONTRACTORS. THE GENERAL CONTRACTOR SHALL PROVIDE ADVANCED NOTICE TO THE OWNER AS TO WHEN TO SCHEDULE INSTALLATION SO AS NOT TO DELAY COMPLETION OF THE PROJECT.

DISPOSE OF ALL (IF ANY) HAZARDOUS MATERIAL OR ASBESTOS IN AN APPROVED MANNER AS REQUIRED BY FEDERAL, STATE AND LOCAL AGENCIES (INCLUDING THE EPA).

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY ITEM OF EXISTING CONSTRUCTION THAT IS TO REMAIN OR THAT IS DAMAGED DURING NEW CONSTRUCTION.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OR THE WORK OF THE GENERAL CONTRACTOR, OWNER OR ANY OTHER SUBCONTRACTORS NOR SHALL HE GUARANTEE THEIR PERFORMANCE.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THIS PROJECT MADE BY OWNER, GENERAL CONTRACTOR OR ANY SUBCONTRACTOR OR MATERIAL SUPPLIER UNLESS PROPERLY AUTHORIZED, IN WRITING, BY THE ARCHITECT.

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 GENERAL CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE GENERAL 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 GENERAL CONTRACTOR, SUBCONTRACTORS OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

THE GENERAL CONTRACTOR SHALL PROVIDE FOR ALL PROPER BRACING, SHEETPILING, SHORING, DE-WATERING, ETC., AND THE PROTECTION AND SUPPORT OF THE EXISTING AND ADJACENT STRUCTURES AND TREES THAT ARE TO REMAIN. PROVIDE FOR ALL UNDERPINNING AS REQUIRED DUE TO FIELD AND PROJECT CONDITIONS.

THE GENERAL CONTRACTOR SHALL CONFIRM AND VERIFY EXISTING BEARING CONDITIONS BEFORE PROCEEDING WITH THE WORK.

ALL WORK SHALL BE ACCURATELY FRAMED PLUMB, LEVEL AND TRUE, WELL SPIKED AND NAILED AND ANCHORED TOGETHER TO FORM A RIGID STRUCTURE AND TO INSURE EVEN SETTLEMENT AND SHRINKAGE THROUGHOUT.

ANY DAMAGE TO ANY EXISTING PAVEMENTS (INCLUDING PUBLIC STREETS) OR STRUCTURES TO REMAIN MUST BE REPAIRED TO THEIR ORIGINAL CONDITION OR REPLACED BY THE GENERAL CONTRACTOR AT NO EXTRA COST TO THE OWNER.

ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR INSTRUCTIONS.

RESECURE AND PROPERLY SUPPORT ALL EXISTING FRAMING AND ALL OTHER CONSTRUCTION THAT MAY BE AFFECTED BY NEW CONSTRUCTION.

PRIOR TO ORDERING WINDOWS, CONTRACTOR TO VERIFY ALL DOOR/WINDOW OPENINGS.

CONTRACTOR SHALL BE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE AND SUCH INSURANCE AS MAY BE REQUIRED BY LOCAL LAWS.

CONTRACTORS SHALL GUARANTEE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL COMPLETION, AND ACCEPTANCE BY THE OWNER, ALL WORK PERFORMED UNDER THEIR RESPECTIVE CONTRACTS.

CONTRACTOR TO PROVIDE DETAILED PRICE BREAKDOWN. OWNER TO PROVIDE BUILDING PERMIT, SURVEY AND FINAL SURVEY.

CONTRACTORS AT TIME OF COMPLETION OF WORK, WHERE APPLICABLE OBTAIN FIRE UNDERWRITERS CERTIFICATE FOR ELECTRICAL WORK AND BUILDING DEPARTMENT ACCEPTANCE AS MAY BE REQUIRED BY THEIR RESPECTIVE TRADES.

CONTRACTOR TO EXPEDITE THE WORK AND ESTABLISH WITH THE OWNER A COMPLETION DATE.

ALL WORK LISTED ON THE CONSTRUCTION NOTE SHEETS AND SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE SUPPLIED BY THE CONTRACTOR WHOSE BUILDING TRADE STATUS
STANDARDLY REQUIRES SAME.

DURING THE COURSE OF CONSTRUCTION IF MODIFICATIONS TO THE DESIGN OCCUR AS A RESULT OF CLIENT, ARCHITECT, ETC. THE CONTRACTOR SHALL SUBMIT TWO WRITTEN COPIES OF A CHANGE ORDER WITH THE AMENDED PRICE.
CONTRACTOR SHALL NOT CONTINUE WITH ANY CHANGES UNTIL HE RECEIVES WRITTEN AUTHORIZATION FROM THE OWNER.

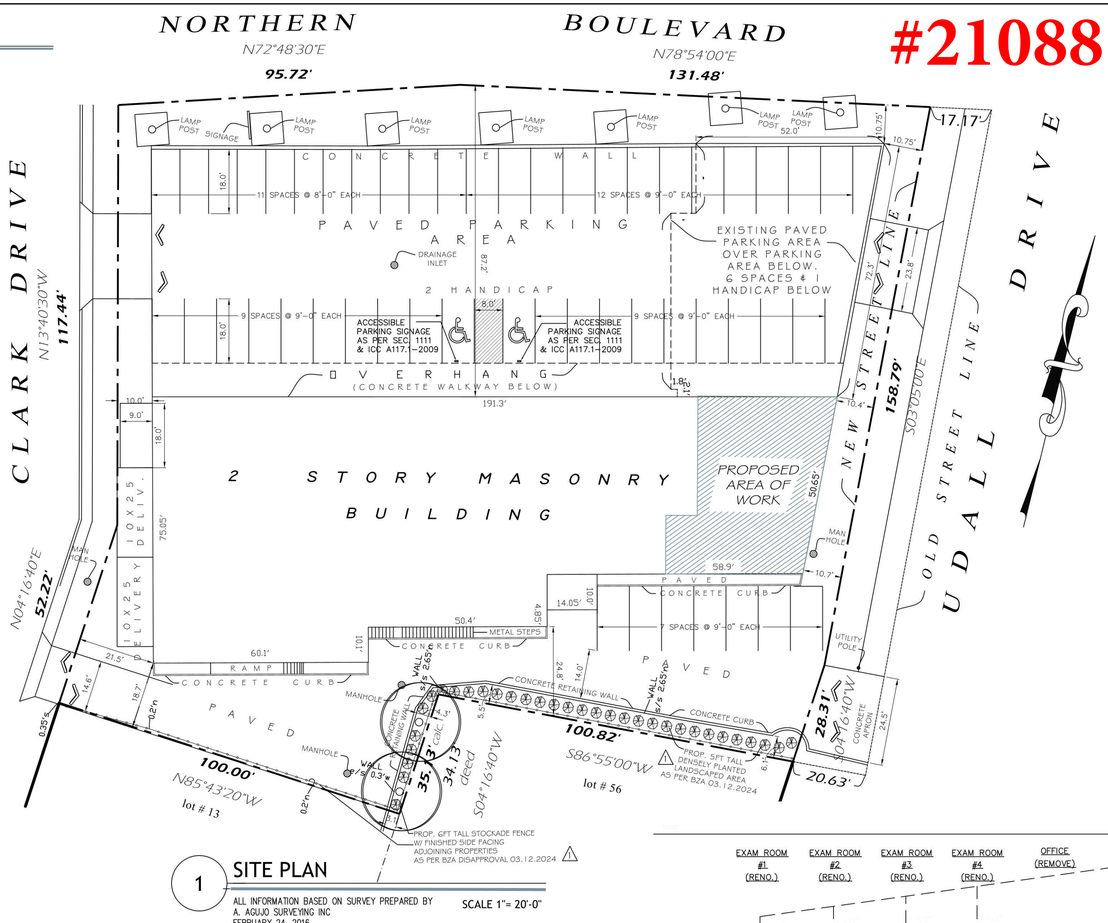
CONTRACTOR TO RESTORE ANY PORTION OF HOUSE DAMAGED DURING ALTERATION.

CONTRACTORS SHALL UPON COMPLETION OF THEIR RESPECTIVE WORK REMOVE FROM THE PREMISES ALL DEBRIS, TOOLS, EXCESS MATERIALS AND APPURTENANCES, AND LEAVE THE PREMISES IN A "BROOM CLEAN" CONDITION.

THESE DRAWINGS ARE TO BE UTILIZED ONLY FOR THIS PROJECT. THEIR USE FOR OTHER PROJECTS IS PROHIBITED WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM
THE ARCHITECT.

BUILDING DEPARTMENT NOTES:

1. THESE DRAWINGS ARE PREPARED IN COMPLIANCE WITH THE STATE BUILDING CODE AND STATE ENERGY CONSERVATION CODE
   a. TO THE BEST OF MY BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.
2. NO WORK IS TO COMMENCE UNTIL APPROVAL HAS BEEN OBTAINED FROM THE BUILDING DEPARTMENT AND THE PERMIT HAS BEEN OBTAINED.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT AND THE CERTIFICATE OF OCCUPANCY OR LETTER/CERTIFICATE OF COMPLETION AS APPLICABLE.
4. ALL EXISTING EXITS SHALL BE MAINTAINED AS CURRENTLY EXIST.
5. ALL EXISTING EXITS SHALL BE MAINTAINED SAFE AND CLEAR AND SHALL NOT BE DIMINISHED IN NUMBER AND/OR SIZE. THE CONTRACTOR SHALL PROVIDE MEANS OF SAFE EGRESS DURING THE PROCESS OF THE CONSTRUCTION.
6. THERE IS NO REQUIREMENT FOR ADDITIONAL EXITS OR INCREASING EXISTING EXIT WIDTH.
7. BUILDING CONSTRUCTION TYPE REMAINS AS IS.
8. EXIT SIGNS, WHICH SHALL BE INTERNALLY LIGHTED, SHALL HAVE AN INITIAL BRIGHTNESS OF THE LETTERS OF AT LEAST 25 FOOT LAMBERT. THE BACKGROUND SHALL BE WHITE, THE LETTERS SHALL BE RED AND SHALL BE BLOCKED STYLE 4-1/2" HIGH WITH STROKES OF 9/16" WIDE.
9. ELECTRIC WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NEC AND ALL APPLICABLE LOCAL/STATE CODES.
   a. A CERTIFICATE OF SATISFACTORY INSTALLATION SHALL BE PROVIDED BY A CERTIFIED ELECTRICAL TESTING AGENCY ACCEPTED BY THE TOWN.
10. SHOP DRAWINGS MUST CONFORM TO ARCHITECTURAL DRAWINGS AND BE APPROVED BY THE ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT.
11. THE INSPECTION OF THE EXISTING PREMISES FOR ASBESTOS SHALL BE THE RESPONSIBILITY OF THE OWNER. ABATEMENT OF ASBESTOS IF REQUIRED SHALL BE THE RESPONSIBILITY OF THE OWNER.
12. THE SPACE TO BE ALTERED IS LOCATED IN AN ACTIVE RETAIL CENTER. ADJACENT TENANTS AND SPACES SHALL BE PROTECTED FROM THE WORK AND THE NORMAL OPERATIONS OF THE CEMTER AND STORES SHALL NOT BE INTERRUPTED BY THE WORK. ANY WORK THAT AFFECTS, DISTURBS, OR OTHERWISE ENCUMBERS THE NORMAL OPERATIONS OF THE STORES SHALL BE COORDINATED WITH THE LANDLORD PRIOR TO THE IMPLEMENTATION OF SUCH WORK.



1 SITE PLAN

ALL INFORMATION BASED ON SURVEY PREPARED BY A. AGUJO SURVEYING INC
FEBRUARY 24, 2016

SCALE 1"= 20'-0"

TABLE A

STATE OF NEW YORK OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS

① BUILDING DESIGNED IN ACCORDANCE W/ THE 2020 BUILDING CODE OF NEW YORK STATE

PROPOSED OCCUPANCY FIRST FLOOR – 'B' – (BUSINESS) – MEDICAL SPA
PREVIOUS OCCUPANCY 'B'-(BUSINESS)-DAY SPA

BUILDING IS SPRINKLERED
BUILDING HAS FIRE ALARM SYSTEM
FIRST FLOOR AREA: 1,703.25 SF

② CHAPTER 3 – USE AND OCCUPANCY AS PER SECTION 302

'B'–BUSINESS– MEDICAL SPA

③ CHAPTER 6 – TYPES OF CONSTRUCTION: 2B AS PER SECTION 602

TABLE 601 – FIRE–RESISTANCE RATING REQUIREMENTS FOR BLDG. ELEMENTS

BLDG. ELEMENT	FIRE RESISTANCE RATING
STRUCTURAL FRAME	0
BEARING WALLS	
EXTERIOR	0
INTERIOR	0
NON BEARING WALLS & PARTITIONS	
EXTERIOR (TABLE 602)	0
INTERIOR (TABLE 602.2)	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

④ ALTERATION CLASSIFICATION OF WORK (602): ALTERATION LEVEL 2

⑤ CHAPTER 8 – INTERIOR FINISHES
TABLE 803.13 – INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY: 'B' (SPRINKLERED)

AREA	FLAME SPREAD
ROOMS & ENCLOSED SPACES	"C"

803.1 INTERIOR FLOOR FINISH–COMPLIES
804 FLOOR FINISHES–CLASS II– DOC FF–1 "PILL TEST"

⑥ CHAPTER 10 – MEANS OF EGRESS

TABLE 1004.1.2 – MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

INSTITUTIONAL–OUTPATIENT AREAS = 100 GROSS SF/PER OCCUPANT
FIRST FLOOR– 1,703.25 SF/100 SF = 17.03 = 18 PERSONS

TABLE 1005.3.21 – EGRESS WIDTH PER OCCUPANT SERVED
EGRESS WIDTH PROVIDED SPRINKLERED

BUILDING:
'B'–FIRST FL. @ 18 OCCUPANTS X .2 INCH = 3.6" REQ'D
36" TOTAL PROV.
(1 36" WIDE DOORS) (EXIST NO CHANGE)

EXIT SIGNS REQUIRED(1013)–COMPLIES
EXIT ILLUMINATION(1013.3)–COMPLIES

TABLE 1017.2 – EXIT ACCESS TRAVEL DISTANCE

USE:	ALLOWED:	PROVIDED:
'M'	300 FT. (SPRINKLERED)	60'–3"

STAIR ENCLOSURES(1023.2)–1 HOUR CONNECTING LESS THAN 4 STORIES–COMPLIES

⑦ CHAPTER 29 – PLUMBING SYSTEMS

MINIMUM NUMBER OF FIXTURES AS PER 2902.2 (4) ONE SEPARATE FACILITY FOR MALE AND FEMALE NOT REQUIRED IN "B" OCCUPANCY.

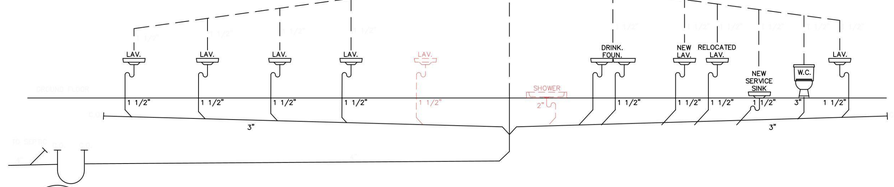
AS PER 2902.1, ONE WATER CLOSET AND ONE LAVATORY REQUIRED FOR LESS THAN 500 AND 750 OCCUPANTS.

⑧ PARKING REQ.:
AS PER Z.O. §70–103 T.O.N.H

* SEE DETAILED PARKING CALCULATIONS ON A2.0

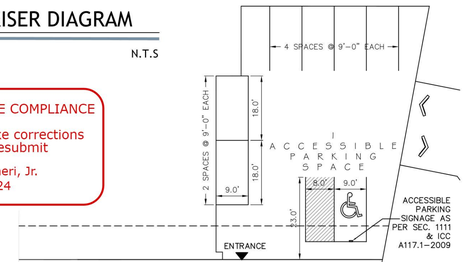
AS PER SECTION 1106 AND CHART 1106.1 OF 2020 B.C OF N.Y.S STATES THE PREMISE REQUIRES 3 ACCESSIBLE PARKING SPOTS PER 51 TO 75 PARKING SPACES

NOTE:THIS PROPOSAL IS TO CHANGE TENANCY, WHICH WILL REQUIRE 2 MORE PARKING AS PER §70–103 T.O.N.H CODE.



2 PLUMBING RISER DIAGRAM

N.T.S



ZONING / TOWN CODE COMPLIANCE

DISAPPROVED - Make corrections as noted and resubmit

Joseph Canzoneri, Jr.
05/28/2024

BP20-109438

DISAPPROVED

Joseph Canzoneri, Jr.
05/28/2024

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.

ACAD DRAWINGS/800 NORTHERN BLVD/800 NORTHERN BLVD

PROJECT INFO

DERMWALK
800 NORTHERN BLVD SUITE #6
GREAT NECK NY 11021

TOWN OF NORTH HEMPSTEAD
DISTRICT: BUSINESS A
SBL: 2 - 116 - 1
LOT SIZE: 38,680 SF.

SCOPE OF WORK NOTES

PROPOSED:

- CHANGE TENANCY FROM DAY SPA TO MEDICAL SPA.
- USE GROUP- BUSINESS "B" - NO CHANGE OF USE OR OCCUPANCY CLASSIFICATION (DAY SPA WAS "B")
- ALTERATION LEVEL 2
- INTERIOR PLUMBING RENOVATION TO EXISTING UNIT

AERIAL VIEW



DRAWINGS LIST

A1.0 GENERAL PROJECT DATA / PLOT PLAN
A2.0 GROUND FLOOR PLAN/RCP/PLUMBING RISER

GUILOR ARCHITECTS
ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN
17 RAVINE RD., GREAT NECK, N Y 11023
516-482-6777

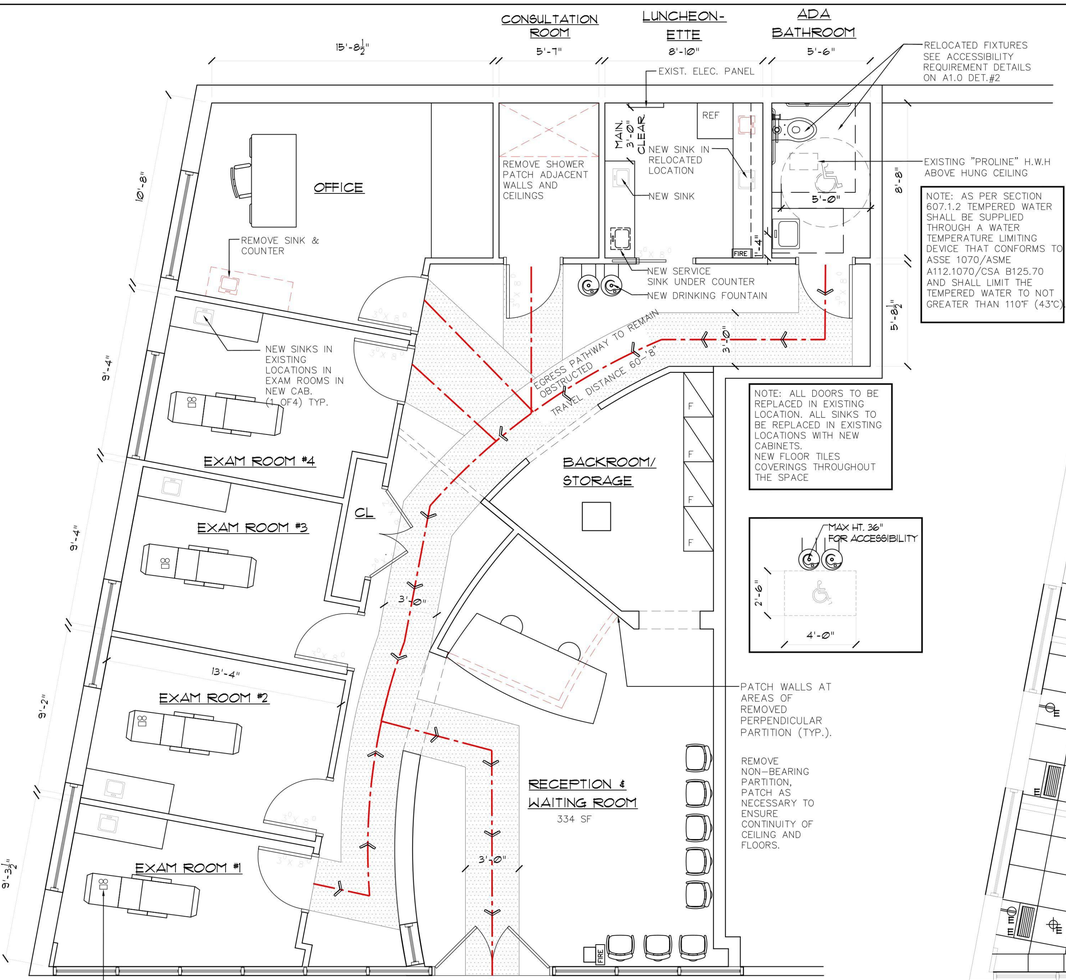
NO.	DATE:	
	02.09.24	DOB SUBMITTAL
1	05.03.24	ADD FENCE & LANDSCAPE

PROJECT TITLE: DERMWALK
LOCATION: 800 NORTHERN BLVD, GREAT NECK, NY 11021
SHEET TITLE: GENERAL NOTES/ PLOT PLAN & ZONING

SHEET NO.

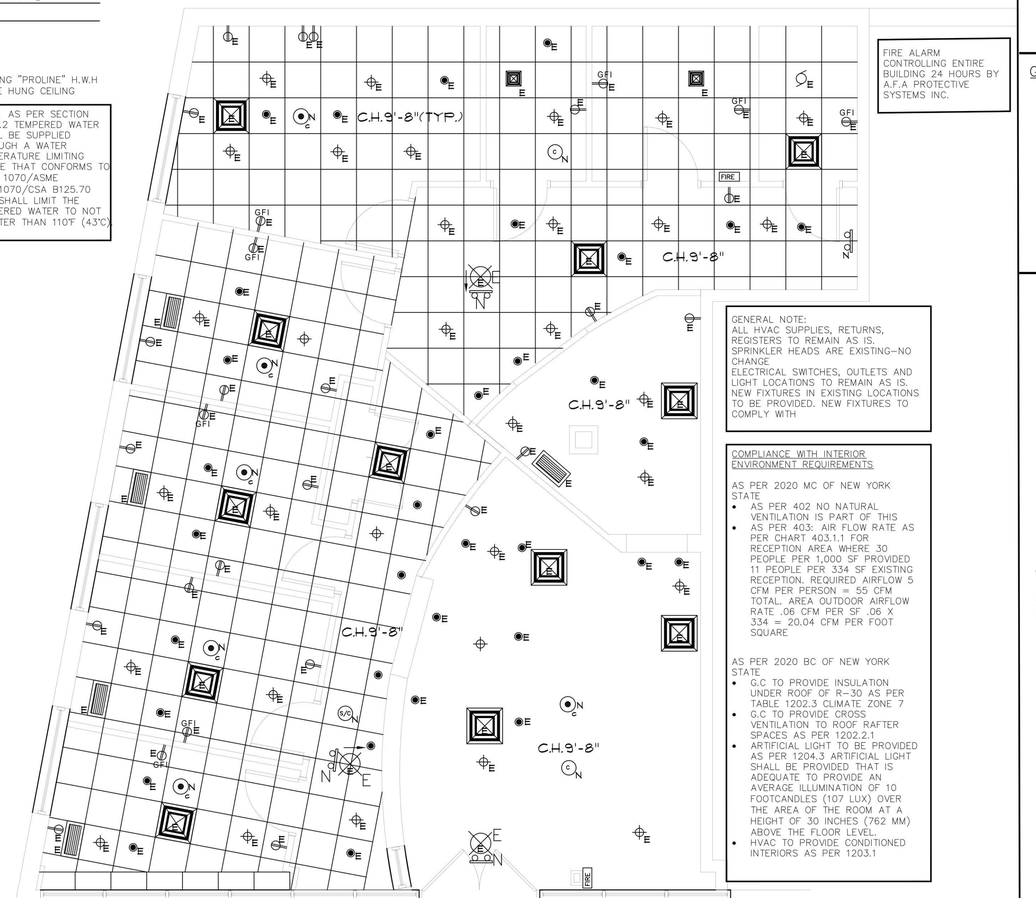
A1.0

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1 GROUND FLOOR PLAN

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



2 GROUND FLOOR REFLECTIVE CEILING/ELEC. PLAN

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

FIRE ALARM CONTROLLING ENTIRE BUILDING 24 HOURS BY A.F.A PROTECTIVE SYSTEMS INC.

GENERAL NOTE:
ALL HVAC SUPPLIES, RETURNS, REGISTERS TO REMAIN AS IS. SPRINKLER HEADS ARE EXISTING—NO CHANGE
ELECTRICAL SWITCHES, OUTLETS AND LIGHT LOCATIONS TO REMAIN AS IS. NEW FIXTURES IN EXISTING LOCATIONS TO BE PROVIDED. NEW FIXTURES TO COMPLY WITH

COMPLIANCE WITH INTERIOR ENVIRONMENT REQUIREMENTS

AS PER 2020 MC OF NEW YORK STATE
- AS PER 402 NO NATURAL VENTILATION IS PART OF THIS
- AS PER 403: AIR FLOW RATE AS PER CHART 403.1.1 FOR RECEPTION AREA WHERE 30 PEOPLE PER 1,000 SF PROVIDED 11 PEOPLE PER 334 SF EXISTING RECEPTION. REQUIRED AIRFLOW 5 CFM PER PERSON = 55 CFM TOTAL. AREA OUTDOOR AIRFLOW RATE .06 CFM PER SF .06 X 334 = 20.04 CFM PER FOOT SQUARE

AS PER 2020 BC OF NEW YORK STATE
- G.C TO PROVIDE INSULATION UNDER ROOF OF R-30 AS PER TABLE 1202.3 CLIMATE ZONE 7
- G.C TO PROVIDE CROSS VENTILATION TO ROOF RAFTER SPACES AS PER 1202.2.1
- ARTIFICIAL LIGHT TO BE PROVIDED AS PER 1204.3 ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOTCANDLES (107 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.
- HVAC TO PROVIDE CONDITIONED INTERIORS AS PER 1203.1

WALL TYPE LEGEND

- EXISTING WALL
- REMOVE WALL
- EXISTING SOFFIT
- EGRESS PATHWAY

GENERAL CONSTRUCTION

1. ALL EXISTING STRUCTURES TO REMAIN UNCHANGE EXEPT AS INDICATED ON THIS PLAN .
2. ALL EXISTING MEANS OF EGRESS ARE TO REMAIN UNCHANGED.
3. ALL EXISTING MEANS OF EGRESS SIGNS & EMERGENCY LIGHTS ARE TO REMAIN UNCHANGED .
4. NO CHANGE TO EXISTING ROOF
5. FLOOR FINISHES: TILE
   CEILING FINISHES: CLG.TILE

ELECTRICAL NOTES

NOTES:
1. POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY AND BACKED UP BY AN EMERGENCY POWER SYSTEM FOR A DURATION NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES.
2. NOTE: AT ALL ACCESSIBLE ENTRANCES, PROVIDE SIGNAGE WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY
3. OUTLETS IN THE COUNTERS ARE TO BE INSTALLED AFTER THE COUNTERS ARE INSTALLED
4. PLANS DEMONSTRATE COMPLIANCE WITH THE LIGHTING REQUIREMENTS OF THE CODE, INCLUDING SPACE LIGHTING AS PER SECTION 1205 OF THE I.B.C, EGRESS LIGHTING INCLUDING EXTERIOR DISCHARGE LIGHTING AS PER SECTION 1008.1, EMERGENCY EGRESS ILLUMINATION PER SECTION 1008.3, AND EXIT SIGNAGE PER SECTION 1013.

EMERGENCY LIGHTING. SEE NOTE BELOW

NEW EGRESS EXIT SIGN W/ E EMERGENCY LIGHTING. SEE NOTE BELOW

NOTES AS PER 1008:
1. POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY AND BACKED UP BY AN EMERGENCY POWER SYSTEM FOR A DURATION NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES.
2. AS PER 1013.1 EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITSAND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS.
3. NOTE: AT ALL ACCESSIBLE EXTRANCES, PROVIDE SIGNAGE WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY

S/C SMOKE/CARBON MONOXIDE DETECTOR IN ACCORDANCE WITH S915 I.F.C

FIRE FIRE EXTINGUISHER— TYPE 10—B MAX 30'—0" TRAVEL DISTANCE TO COMPLY WITH SECTION 906 OF THE F.C OF N

DUPLEX OUTLETS
GFI—DENOTES GROUND FAULT INTERRUPTER

EXISTING HVAC SUPPLY CEILING DIFFUSER

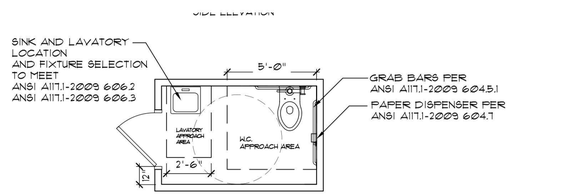
EXISTING HVAC RETURN

EXISTING SPRINKLER HEAD

EXISTING 4" LED DOWNLIGHT

CHANDELIER
C
E— EXISTING
N— NEW
R— RELOCATE

FAN—50 CFM



NOTE:

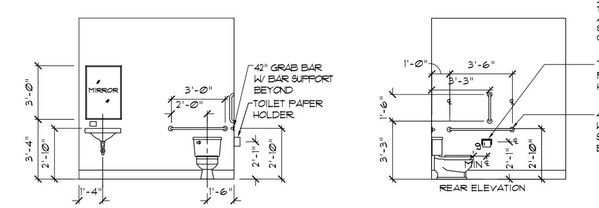
ALL FIXTURE AND HARDWARE TO COMPLY WITH REGULATIONS SET FORTH BY ANSI A117.1-2009 SELECTION TO BE APPROVED BY OWNER AND ARCHITECT

ANSI A117.1-2009 CODE SECTIONS:

604.2.2 DOOR SWING EXCEPTION #2:
WHERE THE ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.

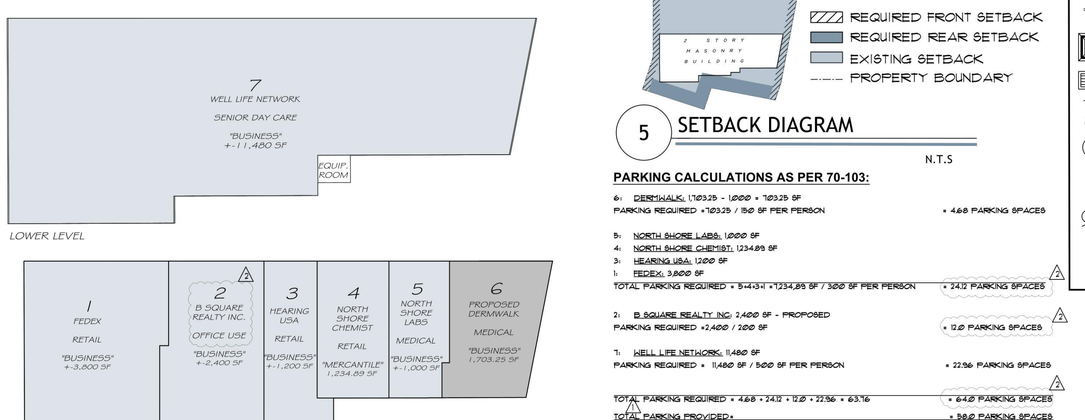
604.3.3 OVERLAP:
THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, PAPER DISPENSERS, SANITARY NAPKIN RECEPTACLES, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AT OTHER FIXTURES AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE WITHIN THE REQUIRED WATER CLOSET CLEARANCE.

304.3.1 CIRCULAR SPACE.
THE TURNING SPACE SHALL BE A CIRCULAR SPACE WITH A 60-INCH (1525 MM) MINIMUM DIAMETER. THE TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306.



3 ACCESIBLE BATHROOM DETAILS

SCALE 1/4" = 1'-0"



4 OCCUPANCY DIAGRAM FOR PARKING CALC.

N.T.S



- REQUIRED FRONT SETBACK
- REQUIRED REAR SETBACK
- EXISTING SETBACK
- PROPERTY BOUNDARY

5 SETBACK DIAGRAM

N.T.S

PARKING CALCULATIONS AS PER 70-103:

6: DERMWALK: 1,703.25 - 1,000 = 703.25 SF
PARKING REQUIRED =703.25 / 150 SF PER PERSON = 4.68 PARKING SPACES

5: NORTH SHORE LABS: 1,000 SF
4: NORTH SHORE CHEMIST: 1,234.89 SF
3: HEARING USA: 1,200 SF
1: FEDEX: 3,800 SF
TOTAL PARKING REQUIRED = 5,434.1 =1,234.89 SF / 300 SF PER PERSON = 24.12 PARKING SPACES [2]

2: B SQUARE REALTY INC: 2,400 SF - PROPOSED
PARKING REQUIRED =2,400 / 200 SF = 12.0 PARKING SPACES [2]

7: WELL LIFE NETWORK: 11,480 SF
PARKING REQUIRED = 11,480 SF / 500 SF PER PERSON = 22.96 PARKING SPACES [2]

TOTAL PARKING REQUIRED = 4.68 + 24.12 + 12.0 + 22.96 = 63.76 = 64.0 PARKING SPACES
TOTAL PARKING PROVIDED= = 58.0 PARKING SPACES

[2] 64> 58 THEREFORE, REQUIRES BZA

ACAD DRAWINGS/800 NORTHERN BLVD/800 NORTHERN BLVD

DISAPPROVED
Joseph Canzoneri, Jr.
05/28/2024

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.

GUILOR ARCHITECTS
ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN
17 RAVINE RD., GREAT NECK, N Y 11023
516-482-6777

NO.	DATE:	
1	02.08.24	DOB SUBMITTAL
2	05.03.24	REVISED PARKING CALC.
3	05.16.24	REVISED PARKING CALC

PROJECT TITLE: DERMWALK
LOCATION: 800 NORTHERN BLVD, GREAT NECK NY 11021
SHEET TITLE: GROUND FLOOR PLAN/RCP

SHEET NO.
A2.0

2 OF 2

LIST OF DRAWINGS

T-1 TITLE PAGE, SITE PLAN, PLUMBING & GAS RISER DIAGRAM, AREA DIAGRAMS, GENERAL NOTES,DRY WELL CALCS
A-1 EXISTING FIRST &SECOND FL, EXISTING FRONT ELEVATION,ZONING
A-2 PROP FOUNDATION ,FINISHED CELLAR LEGEND
A-3 PROP FIRST &SECOND FLOOR
A-4,LIGHT&VENT CALCS,SECTIONS, LEGEND
A-5 FRONT AND RIGHT ELEVATION
A-6 REAR AND LEFT ELEVATION
A-7 GARAGE PLANS

S-1 FIRST FLOOR STRUCTURAL
S-2 SECOND FLOOR STRUCTURAL
D-1 DETAILS
D-2 DETAILS
D-3 EXTERIOR WALL DETAILS
D-4 ENERGY DETAILS

ADMINISTRATIVE NOTES

THESE PLANS MUST BE APROVED BY THE LOCAL MUNICIPALITY AND A PERMIT BE ISSUED BEFORE WORK BEGINS.

THE ENGINEER, DRAFTSMAN OR EXPEDITOR WILL NOT BE HELD RESPONSIBLE FOR DEFECTS IN MATERIALS, STRUCTURE OR SUBSTANDARD CONSTRUCTION PRACTICES.

THE ENGINEER OF RECORD HAS NOT BEEN RETAINED FOR THE SUPERVISION OF THIS PROJECT.

NO CHANGES WILL BE PERMITTED WITHOUT PRIOR WRITTEN NOTIFICATION OF AND APPROVAL OF THE ENGINEER OF RECORD.

NO CONSTRUCTION OR DEMOLITION SHALL COMMENCE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

ALL ELECTRICAL WORK TO BE INSPECTED BY A CERTIFIED ELECTRICAL INSPECTOR.

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE AND INSURANCE CERTIFICATES.

LICENSED PLUMBER TO OBTAIN PERMITS AND INSPECTIONS FOR ALL PLUMBING WORK.

THESE PLANS INDICATE REQUIRED INFORMATION FOR BUILDING DEPARTMENT USE. THE CONTRACTOR SHALL COORDINATE WITH OWNER FOR ALL MATERIALS AND FINISHES

ELECTRIC WORK TO BE IN ACCORDANCE WITH N.E.C. AND TO BE CERTIFIED BY THE NEW YORK BOARD OF FIRE UNDERWRITERS.

NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

NYS 2020 CODE NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING CODE 2020 OF NEW YORK STATE.

GROUND SNOW LOAD IS 20# SQ./FT.
WIND SPEED IS 120 MPH
SEISMIC DESIGN CATEGORY "C" AND ASCE 7-98
THIS PROPERTY IS NOT WITHIN ONE MILE FROM SHORE LINE

ALL PLUMBING WORK SHALL COMPLY TO THE RESIDENTIAL CODE OF NEW YORK STATE AND ALL OTHER APPLICABLE CODES, LAWS, RULES, REGULATIONS AND HEALTH DEPARTMENT REQUIREMENTS.

ALL PLUMBING FIXTURES SHALL BE INDIVIDUALLY TRAPPED AND VENTED AS REQUIRED BY THE NYS CODE. CAST IRON PIPE SHALL CONFORM WILL LOCAL CODE REQUIREMENTS AND HAVE APPROVED CLEAN OUTS AND JOINTS.

ALL ELECTRICAL OUTLETS, SWITCHES, LIGHTS AND WIRING SHALL BE U.L. CERTIFIED AND INSTALLED IN COMPLIANCE WITH NEC AND LOCAL ELECTRICAL CODES.

ALL INTERIOR DOORS ARE TO CONFORM WITH THE RESIDENTIAL CODE OF NEW YORK STATE.

ALL HEATING AND COOLING DESIGNS SHALL CONFORM WITH A.S.H.R.A.E.

EGRESS WINDOW CODE:

R310.1.1. MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. (SECOND FLOOR)

EXCEPTION GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQUARE FEET.

R310.12 MINIMUM OPENING HEIGHT. THE MINIMUM OPENING HEIGHT SHALL BE 24 INCHES.

R310.13 MINIMUM OPENING WIDTH. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

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

GENERAL BUILDING NOTES

ALL FINISH MATERIALS TO HAVE CLASS "A" FLAME SPREAD RATING

WINDOWS AND DOORS SHALL BE PROPERLY FLASHED AT HEADS AND PROPERLY SEALED AND WEATHER –STRIPPED.

ALL GYPSUM SHALL BE TAPED AND SPACKLED (3 COATS) READY FOR PAINT. 1/2 INCH SHEETROCK FOR ALL WALLS & CEILING'S . 5/8 TYPE X FOR ALL GARAGE AND MECHANICAL ROOMS. 1/2 INCH M/R GREENBOARD FOR ALL BATHROOMS.

ALL STRUCTURAL STEEL TO BE ASTM A36

AT LEAST ONE SINGLE STATION SMOKE DETECTING ALARM DEVICE INSTALLED IN CONFORMITY WITH SECTION R 317 IN EACH SLEEPING ROOM AND OUTSIDE EACH SLEEPING AREA AND ON EACH STORY – INTERCONNECTED.

INSTALL ALL WINDOWS NOT MORE THAN 44" ABOVE FLOOR. AREA OF WINDOWS AND SKYLITES SHALL BE 8% OF EXTERIOR WALL AREA.

GLAZING IN DOORS, SHOWER DOORS AND ENCLOSURES SHALL BE SIZED AND CONSTRUCTED OF MATERIALS AS TO MINIMIZE THE POSSIBILITY OF INJURY TO PERSONS IN THE EVENT THAT THE GLAZING IS BROKEN OR DAMAGED.

ROOF RAFTERS AND CRAWL SPACES TO BE VENTED AS PER N.Y.S. CODE.

ALL STAIRS SHALL HAVE HANDRAILS IN ACCORDANCE WITH IBC R 315

PROVIDE FIRE STOPS TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL & HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE.

NO SLEEPING OR COOKING ROOMS PERMITTED IN CELLAR

SCOPE: *PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEW KITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,FULL SECOND FLOOR WITH TWO FULL BATHS ,DRYWELL,DETACHED GARAGE*

NYS IECC 2018 NOTES

1. MINIMUM DOOR U–RATING: U=.40
2. MINUMUM WINDOW, SLIDING GLASS DOORS: GRADE 60 LOW E GLASS U=.58
3. ALL DOMESTIC HOT WATER 140 DEGREES MAXIMUM SETTING.
4. INSULATE ALL PIPING AS REQUIRED BY CODE.
5. DOORS, FRONT,SIDE, INSIDE TO GARAGE –U=40 MAXIMUM
6. WINDOWS, GLASS DOORS, ALL GLASS – U=.32 MAXIMUM
7. INSULATE ALL DUCTS AND PIPING AS REQUIRED BY IPC 2015
8. ALL FIREPLACES TO BE PROVIDED WITH DAMPER FOR OUTSIDE COMBUSTION AIR 150–200 CFM. FLUE TO HAVE TIGHT SEATED DAMPER TO MAINTAIN MINIMUM AIR LEAKAGE TO 20 CFM 0.3 INCHES WATER GAUGE. INTERIOR OPENING TO BE PROVIDED WITH HEAT RESISTANT GLASS DOORS (SEE SECTION 1813.5)
9. CALCULATIONS ARE VALID UP TO 5999 DEGREE DAYS.
10. WOOD FRAMED FLOORS, WALLS AND CEILINGS SHALL HAVE AN APPROVED VAPOR BARRIER (PERMEANCE RATING OF 1.0 PERM) INSTALLED ON THE "WARM IN WINTER" SIDE OF THERMAL INSULATION.
11. WINDOWS AND SLIDING DOORS SHALL HAVE A MAX. AIR INFILTRATION RATING OF 0.3 CFM PER SQUARE FOOT OF WINDOW AREA. SWINGING DOORS SHALL HAVE A MAX. AIR INFILTRATION RATE OF 0.5 CFM PER SQUARE FOOT OF DOOR AREA.
12. SKYLIGHT SHAFTS SHALL HAVE A MINIMUM INSULATION VALUE OF R–19.
13. GARAGES – FRONT, SIDES, DOORS, INTERIOR SHALL HAVE MAX. U=.40.
14. ALL FIREPLACES HALL BE PROVIDED WITH A DAMPER FOR OUTSIDE COMBUSTION AIR 150–200 CFM. ALL FLUES SHALL HAVE TIGHT SEATED DAMPER WITH A MAX. AIR LEAKAGE OF 20 CFM.
15. THE CONTRACTOR SHALL SUBMIT THE DESIGN, SIZE AND TYPE OF MECHANICAL SYSTEMS WHICH WILL BE USED, IN SUFFICIENT DETAIL, AS REQUIRED BY THE BUILDING DEPARTMENT.
16. ALL THERMOSTATS SHALL BE ADJUSTABLE FROM 55 DEGREES TO 85 DEGREES FAHRENHEIT.
17. ALL DUCTS AND PIPES SHALL BE INSULATED AS REQUIRED BY CODE.
18. H.V.A.C. CONTRACTOR SHALL VERIFY HEAT LOSS CALCULATIONS.

INSULATION NOTES:

1. G.C. IS RESPONSIBLE TO FOLLOW NEW ENERGY CODE REQUIREMENTS SET BY NYS IECC 2015 AND 2016 SUPPLEMENT FOR IECC 2015 AUGUST 2016 EDITION (e.g. "NYS 2015 ENERGY CODE").
2. REFER TO PROVIDED RES–CHECK FROM CONSTRUCTION DOCUMENTS FOR ALL INSULATION SIZES AND RATINGS OTHERWISE FOLLOW IECC TABLE R402.1.2 FOR GUIDELINES ON INSULATION REQUIREMENTS FOR VARIOUS BUILDING THERMAL ENVELOPE ELEMENTS.
3. G.C.AND OWNER ARE RESPONSIBLE TO MAKE SURE THAT ALL OF THE LISTED ELEMENTS BELOW MEET OR EXCEED NEW NYS 2015 ENERGY CODE CRITERIA:
   a. ALL THERMAL ENVELOPE PERIMETER WALLS TO BE COVERED BY SHOWER OR TUB FIXTURES OR THEIR ENCLOSURES TO BE FULLY INSULATED AND VAPOR BARRIERS INSTALLED (PRIOR TO THEIR INSTALLATION).
   b. CONTINUOUS FOUNDATION INSULATION AS REQUIRED WITHOUT BREAKS IN CONTINUITY IS PROVIDED. IF APPLIED TO EXTERIOR OF SLAB/FOUNDATION PROVIDE SUFFICIENT PROTECTION FROM PHYSICAL DAMAGE AND ELEMENTS.
   c. ALL FENESTRATION OPENINGS ARE AIR–SEALED WITH SPRAY FOAM OR EQUAL. DO NOT USE AIR–PERMEABLE INSULATION.
   d. ALL EXTERIOR DOOR AND WINDOW HEADERS ARE PROPERLY INSULATED WITH R–3 RIGID INSULATION OR EQUAL.
   e. RIM JOISTS BETWEEN FLOORS TO RECEIVE APPROPRIATE WALL INSULATION.
   f. FLOORS IN ROOMS ABOVE UNCONDITIONED OR EXTERIOR SPACE TO HAVE APPROPRIATE INSULATION ATTACHED TO BOTTOM OF SUBLFOOR. OTHERWISE FLOOR JOIST SPACE HAS TO BE AIR–SEALED FROM ANY AIR MOVEMENT.
   g. RECESSED LIGHTING INSIDE THERMAL ENVELOPE CEILINGS TO BE AIR–TIGHT BY MEANS OF SEALANTS, GASKETS OR ADHESIVES.
   h. ATTIC ACCESS PANELS AND PULL–DOWN STAIRS TO RECEIVE SAME INSULATION AS THE REST OF THE CEILING. PROVIDE AIR–TIGHT GASKETS AND FILL IN GAPS IN INSULATION
   i. WOOD BURNING FIREPLACES MUST HAVE TIGHT–FITTING FLUE DAMPENER OR DOORS
4. G.C. TO FOLLOW STRICT INSULATION INSTALLATION PRACTICES AS NOTED BELOW:
   a. AVOID ANY COMPRESSION, ESPECIALLY BEHIND UTILITIES, LIGHTING AND IN TIGHT STUD SPACES. PROVIDE FOAM INSULATION BEHIND UTILITIES INSIDE INSULATED WALLS, FLOORS OR CEILINGS.
   b. DO NOT CUT OR PENETRATE VAPOR BARRIERS
   c. INSULATION AROUND ELECTRICAL BOXES MUST BE TIGHTLY CUT AROUND. DO NOT TUCK OR COMPRESS INSULATION.
   d. INTERIOR CELLAR AND BASEMENT INSULATION TO RECEIVE FULL–HEIGHT INSULATION – DO NOT TRIM OFF BOTTOM.
5. G.C. IS RESPONSIBLE TO CONDUCT "DOOR BLOWER TEST" FOR H.E.R.S. COMPLIANCE ONCE ALL HOUSE ELEMENTS ARE PROPERLY INSULATED BUT BEFORE WALL–COVERINGS ARE INSTALLED AS PER NYS IECC 2015 ENERGY CODE

HVAC REQUIREMENTS:

1. HVAC CONTRACTOR TO COORDINATE WITH ARCHITECT AND HOMEOWNER LOCATION OF ALL HVAC DUCTS AND VERIFY IF ANY PORTIONS OF THE DUCTS ARE NOT WITHIN A BUILDING THERMAL ENVELOPE.
2. HVAC CONTRACTOR IS REQUIRED TO CONDUCT DUCT "AIR LEAKAGE TEST" IF ANY HVAC DUCTS ARE FOUND TO BE OUTSIDE BUILDING THERMAL ENVELOPE
3. HVAC CONTRACTOR TO PROPERLY SIZE HEATING AND COOLING EQUIPMENT USING ACCA MANUALS J AND S

MECHANICAL VENTILATION:

1. NEW BUILDINGS TO BE CONSTRUCTED MUST MEET MECHANICAL VENTILATION REQUIREMENTS BASED ON 3 ACH50 H.E.R.S. RATING:
   ANY HOUSE UNDER 5 ACH50 MUST PROVIDE "WHOLE HOUSE MECHANICAL VENTILATION".
2. TO MEET MECHANICAL VENTILATION REQUIREMENTS MECHANICAL CONTRACTOR MAY USE "EXHAUST ONLY" METHOD BY PROVIDING HALLWAY AND BATHROOM VENTS WITH TIMERS SET TO FOLLOW CODE–REQUIRED VENTILATION GUIDELINES
3. MECHANICAL CONTRACTOR TO FOLLOW NYS IECC 2015 R403.6 AS WELL AS INTERNATIONAL MECHANICAL CODE AS TO INSTALLATION OF VENTS, DAMPENERS, MAKE–UP AIR AND VENTILATION REQUIREMENTS

LIGHTING NOTES:

G.C. TO PROVIDE HIGH–EFFICIACY LIGHTING (75%+) THROUGHOUT: USE CFL, LED, OR FLUORESCENT LIGHTING

FRAMING NOTES

ALL WOOD FRAMING, INCLUDING JOISTS, BEAMS, POSTS, STUDS ETC. TO BE DOUGLAS FIR , GRADE #2 OR BETTER.

ALL MICROLAM LUMBER IS TO BE MANUFACTURED BY GEORGIA PACIFIC ENGINEERED LUMBER OR APPROVED EQUAL

WINDOWS AND DOORS HAVE TO BE AT LEAST 6" FROM GYPSUM–BOARD OF THE ROOM CORNERS TO ALLOW FOR MOLDINGS AND TRIM

LINE UP ALL POSTS AND ENGINEERING COLUMNS IN WALLS WITH WALL STUDS

DOUBLE ALL FLOOR JOISTS UNDER ALL JACUZZIS

ALL PLUMBING ("WET") WALLS TO BE FRAMED WITH 2x6 FRAME OR WIDER

ALLOW A MINIMUM OF 18' BETWEEN BOTTOM OF FLOOR JOIST AND TOP OF SCREED COAT OR PROVIDE CCA. LUMBER.

PROVIDE DOUBLE HEADERS AT ALL FLOOR CEILING, STAIR AND ROOF OPENINGS ALL HEADERS TO BE A MINIMUM OF (2) 2 X 8 OPENING UP TO 36 INCHES ,2–2X10 UP TO 6FT OPENING , UNLESS OTHERWISE NOTED ON PLANS.

FLOOR JOISTS SHALL BE DOUBLED BENEATH ALL PARALLEL PARTITIONS.

WOOD SILLS ON SLAB TO BE 2 2" X 4" PT LUMBER WITH 5/8" DIA. ANCHOR BOLTS MAX. 3' O.C. 12" FROM CORNER.

ALL HEADERS TO BE SUPPORTED BY (2) 2x4 POSTS TYPICAL U.O.N.

PROVIDE DOUBLE HEADER AND TRIMMERS AT ALL STAIR AND FLOOR OPENINGS AND UNDER ALL POSTS AND PARTITIONS RUNNING PARALLEL TO SAME.

BRIDGING TO BE EITHER SOLID OR 18 ga. CROSS BRIDGING NOT EXCEEDING 8' O.C.

THE TOP AND BOTTOM OF JOISTS MAY BE NOTCHED – NOT TO EXCEED 2". NO NOTCHING AT MIDDLE ⅓ OF SPAN (D16).

JOISTS HANGERS AND OTHER METAL FASTENERS TO BE 'TECO' OR EQUAL.

ALL STRUCTURAL WOOD MEMBERS TO BE KEPT BACK 2" FROM CHIMNEY.

CONCRETE NOTES

ALL CONCRETE WORK SHALL CONFORM TO ACI–318 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS AND ACI–301 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

ALL CONCRETE CAST IN PLACE SHALL HAVE 3500 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A–185 WITH A MINIMUM ULTIMATE STRENGTH OF 70,000 PSI, UON.

ALL FOUNDATIONS AND FOOTINGS SIZED FOR BEARING ON VIRGIN SOIL AT MINIMUM BEARING CAPACITY OF 2 TONS PER SQ. FT. MINIMUM OF 3" COVER.

MINIMUM CONCRETE COVERING OF REINFORCING STEEL SHALL BE 3" FOR FOOTINGS AND BEAMS POURED DIRECTLY AGAINST SOIL.

PROVIDE PROPER HIGH CHAIRS, SPACERS AND SUPPORTS TO HOLD REINFORCING SECURELY IN PLACE WHILE PLACING CONCRETE.

MAXIMUM DIMENSION OF ANY CONTINUOUS CONCRETE POUR SHALL NOT EXCEED 20 FEET IN ANY DIRECTION. CONSTRUCTION, CONTROL & ISOLATION JOISTS SHALL CONFORM TO ACI 301–84.

PROVIDE WATERSTOPS AT ALL CONSTRUCTION JOINTS BELOW GRADE LEVEL.

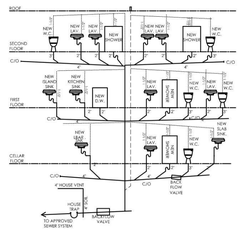
CALCIUM CHLORIDE SHALL NOT BE USED IN CONCRETE MIXES.

COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI–306.

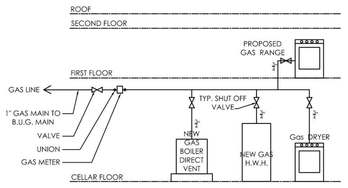
NO BACKFILL ALLOWED ON CONCRETE FOUNDATION WALLS UNLESS THE WALLS ARE BRACED EITHER BY FLOOR OR BRACED BY INTERIOR FACE.

THE EXTERIOR SURFACE OF ALL FOUNDATION WALLS BELOW GRADE (EXCLUDING SLABS) SHALL BE DAMPROOFED WITH AN ELASTIC COAL TAR BASE.

FOR ALL 6" POURED CONCRETE SLABS, PROVIDE 6" X 6" 10 WWF OVER 6 MIL POLYETHYLENE VAPOR BARRIER OVER 6" WELL COMPACTED FILL.

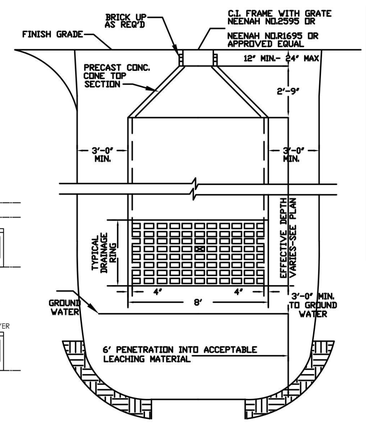


SANITARY RISER DIAGRAM
NTS



GAS RISER DIAGRAM
NTS

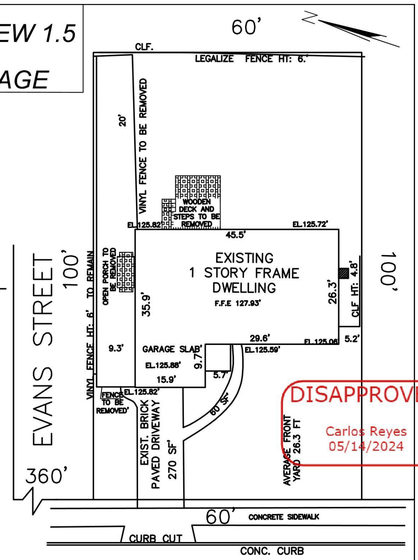
NOTES:
1. ALL PLUMBING EQUIPMENT AND SYSTEMS SHALL BE DESIGNED AND INSTALLED IN CONFORMITY WITH THE PLUMBING CODE OF N.Y.S.
2. CONTRACTOR SHALL VERIFY ALL WASTE, VENT AND PIPING SIZES AS PER CODE.
3. ALL HOT AND COLD WATER PIPING SHALL BE INSULATED TO PREVENT SWEATING OR FREEZING.
4. SUBMIT PROPOSED LOCATIONS OF ALL VENTS THRU ROOF TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. VENTS INSTALLED PRIOR TO APPROVAL SHALL BE RELOCATED.
5. SEPTIC SYSTEM TO BE UPGRADED AS REQUIRED.



DRYWELL DETAIL

BACKFILL UNDER AND AROUND DRYWELL WITH GRANULAR MATERIAL CONTAINING LESS THAN 15% FINE SAND, SILT & CLAY. (SILT & CLAY FUNCTION NOT TO EXCEED 25%)

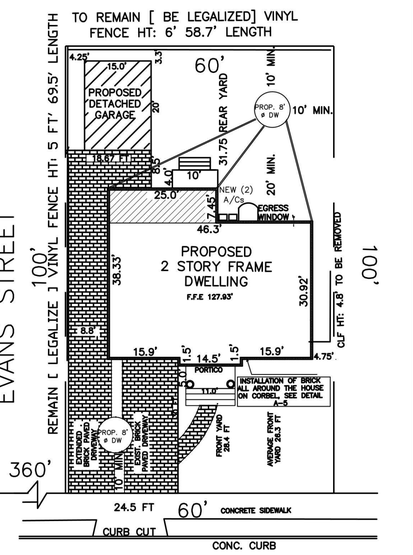
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DISAPPROVED
Carlos Reyes
05/14/2024

BREGMAN AV.

EXISTING SITE PLAN
SCALE 1"=16'



BREGMAN AV

PROPOSED SITE PLAN
SCALE 1"=16'

DRAINAGE CALCULATIONS PROPOSED
BASED ON CONTAINMENT OF 2.5" RAINFALL IN 24 HOUR PERIOD

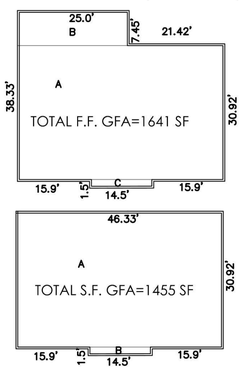
D.W.	ITEM	AREA (SF)	2.5"RAINFALL	COEF.	CUBIC FEET
Ⓐ	HOUSE	1893 SF	.208	1.0	394.0 CF
	NEW DRIVEWAY/ WALKWAY	1280.2 SF	.208	1.0	266.3 CF
	GARAGE	359 SF	.208	1.0	74.7 CF
			.208	1.0	
	TOTAL IMPERVIOUS SURFACES:	3533 SF	TOTAL CAPACITY REQUIRED	735	CF

* DRAINAGE AREAS ARE NOT EQUAL TO LOT COVERAGE AREAS DUE TO BUILDING ROOF EAVES
USE: (1) 8'–0 ø x 8'–0 H. PRECAST DRYWELL WITH 2'–9" X 8'ø PRECAST CONRETE DOME COVER
42.24 C.F. PER FOOT HEIGHT
x 8'
338 C.F.
+ 54.2 C.F. DOME
=393.0 2 DRYWELLS =786 C.F. PROVIDED= OK

GROSS FLOOR AREA

A (MAIN DWELLING)=30.92X46.33=1433 SF
B (REAR ADDITION)= 25.0X7.45=186 SF
C (FRONT ADDITION)= 1.5X14.5=21.75 SF
FIRST FLOOR TOTAL= 1641 SF

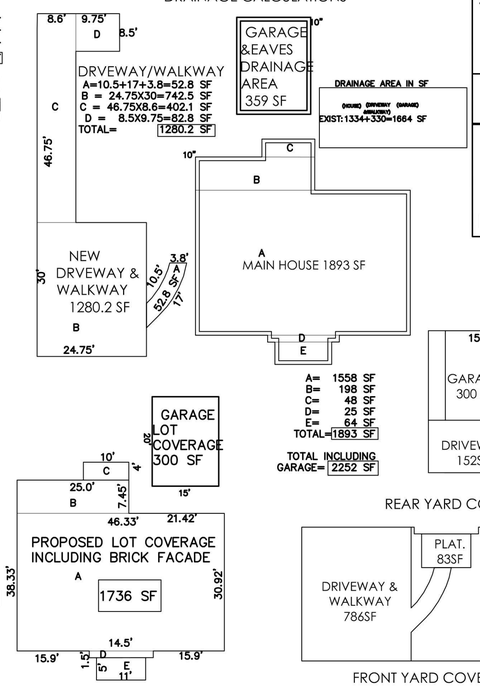
A (MAIN DWELLING)=30.92X46.33=1433 SF
B (FRONT ADDITION)= 1.5X14.5=21.75 SF
SECOND FLOOR TOTAL= 1455 SF
TOTAL GFA= 3096 SF(INCLUDING BRICK)



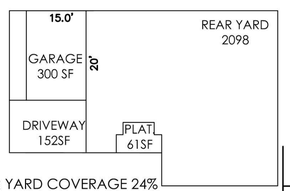
LOT COVERAGE

A (MAIN DWELLING)=30.92X46.33=1433 SF
B (REAR ADDITION)= 25.0X7.45=186 SF
C (REAR PLATFORM)= 10.0X4.0=40 SF
D (FRONT ADDITION)= 1.5X14.5=21.75 SF
E (FRONT PORTICO)= 5.0X11.0=55 SF
TOTAL= 1736 SF
TOTAL WITH GARAGE= 1736+300=2036 SF

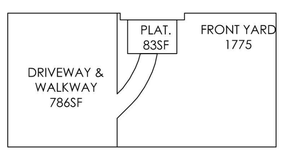
DRAINAGE CALCULATIONS



REAR YARD COVERAGE 24%



FRONT YARD COVERAGE 49%



LEGEND

TO BE REMOVED
NEW EXTENSION

ALL INFORMATION TAKEN FROM LALSA LAND SURVEYING PLLC QUEENS ,NY 11433 PH 347 869 0590 EMPIREGEODRAFTINGLLC@GMAIL.COM

REVISIONS

2/16/24	AS PER COMMENTS 2/14/24
1/11/24	AS PER COMMENTS 1/3/24
12/18/23	AS PER COMMENTS ON 12/15/23
12/14/23	FIRST FILING
DATE	DESCRIPTION

PROPERTY INFORMATION

ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R–C
TAX MAP No: SECTION: 8 BLOCK: 212 LOTS: 110

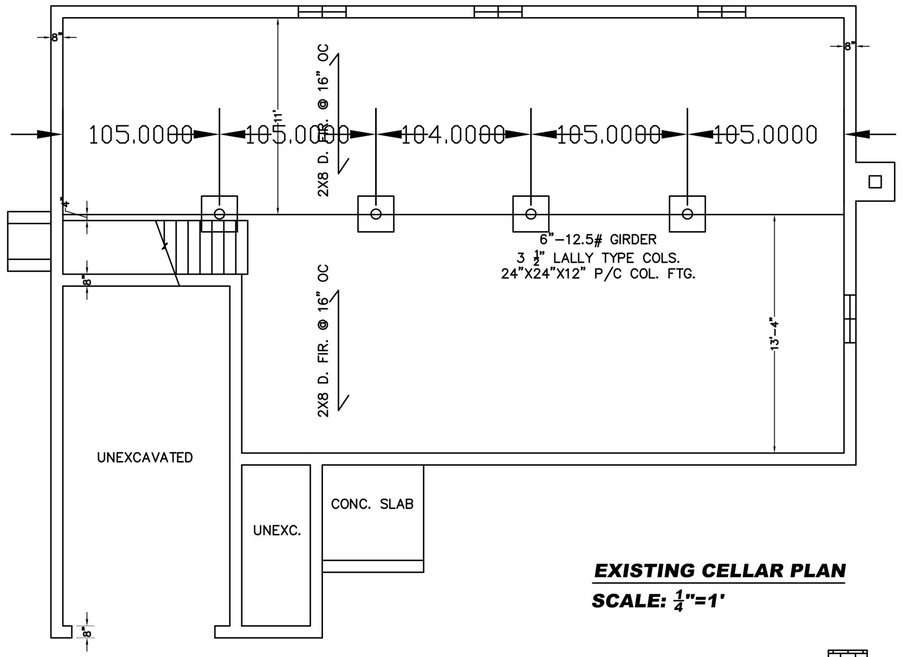
HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626

SEAL

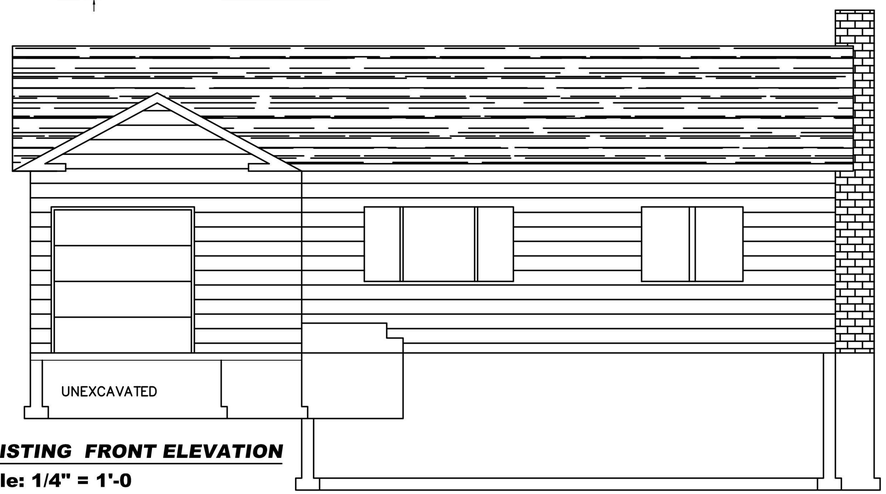
SCOPE: PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEW KITCHEN ,NEW 1.5 BATH ,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,FULL SECOND FLOOR WITH TWO FULL BATHS ,2 DRYWELLS,DETACHED GARAGE NEW DRIVEWAY

DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED

DRAWING NO.
T-1

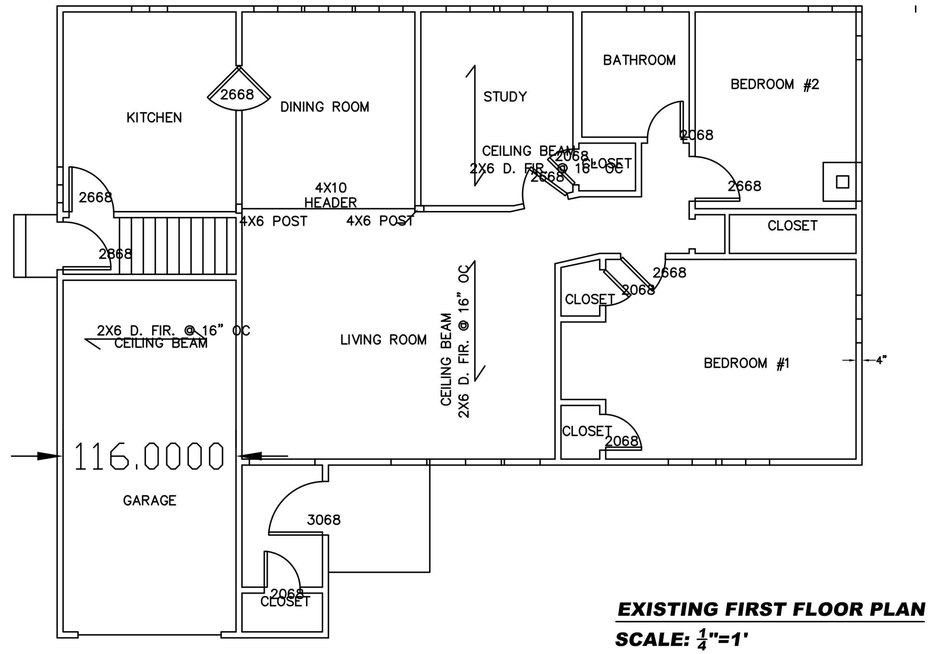


EXISTING CELLAR PLAN
SCALE: 1/4"=1'

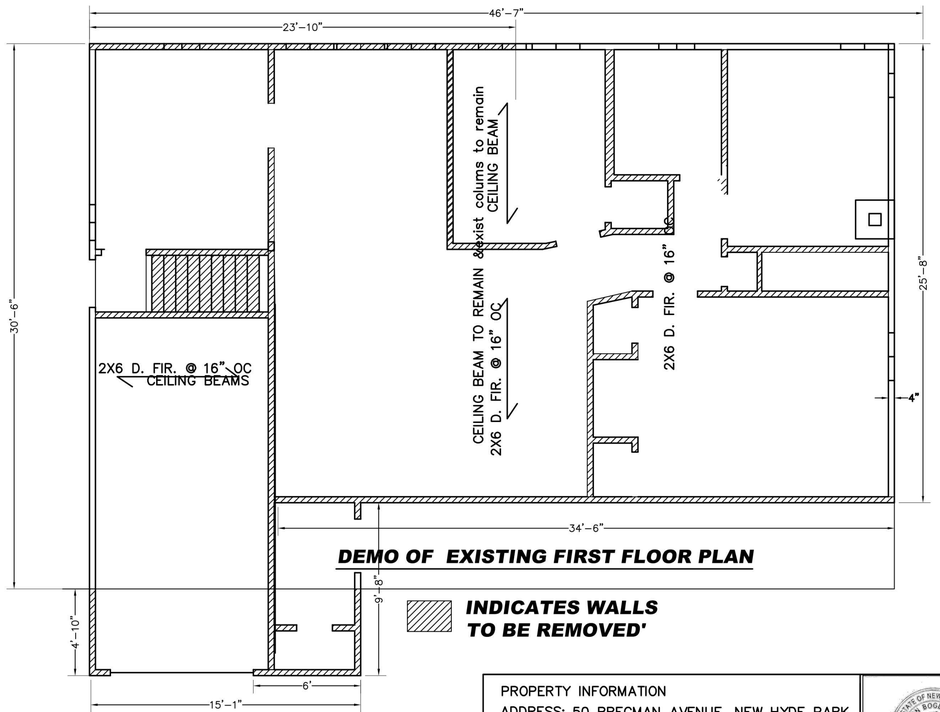


EXISTING FRONT ELEVATION
scale: 1/4" = 1'-0

ZONING ANALYSIS * ASTERISC INDICATES VARIANCE ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK			MUNICIPALITY: TOWN OF NORTH HEMPSTEAD ZONE: R-C SECTION: 8 BLOCK: 212 LOT: 110	
ITEM	REQ./PERMITTED	EXISTING	PERMITTED	PROPOSED
LOT AREA	5,000 S.F.	6,000 S.F.	6,000 S.F.	6,000 S.F.
LOT WIDTH	40 FT.	60 FT.	60 FT.	60 FT.
LOT COVERAGE	35% = 1,733 S.F.	22%=1336S.F	2100 S.F.	2036 S.F.
MAX. G.F.A.	50% = 2,475 S.F.	1,302 S.F.	2,800 S.F.	3096 S.F * 296 SF OVER
FRONT YARD	25.0 FT.	25.2 FT.		28.4 FT.
AVER. FRONT YARD	26.3 FT.	26.3 FT.	26.3 FT.	26.3 FT.
SIDE YARD	5.00 FT.	5.2 FT.	5.00 FT.	4.75 FT*. W/BRICK*.
AGG. SIDE YD.	15 FT	14.5 FT.	15 FT.	13.5 FT.
MIN. REAR YARD	15 FT.	38.8 FT.		31.75 FT.
MAX. HEIGHT	30 FT.	ONE STORY		29.5 FT.
MAX. EAVE	22 FT.	ONE STORY		20.1 FT.
MAX. REAR YD. COVERAGE	40%			2098SF/513SF=24%
MAX. FRONT YD. COVERAGE	55%			1775SF/869SF=49%
FIRST FLOOR				1641 S.F
SECOND FLOOR				1455 S.F



EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'



DEMO OF EXISTING FIRST FLOOR PLAN

INDICATES WALLS TO BE REMOVED'

DISAPPROVED
Carlos Reyes
05/14/2024

REVISIONS	
2/16/24	AS PER COMMENTS 12/14/24
12/18/23	AS PER COMMENTS ON 12/15/23
12/14/23	FIRST FILING
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PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM RES. ZONING: R-C
TAX MAP No: SECTION: 8 BLOCK: 212 LOT: 110

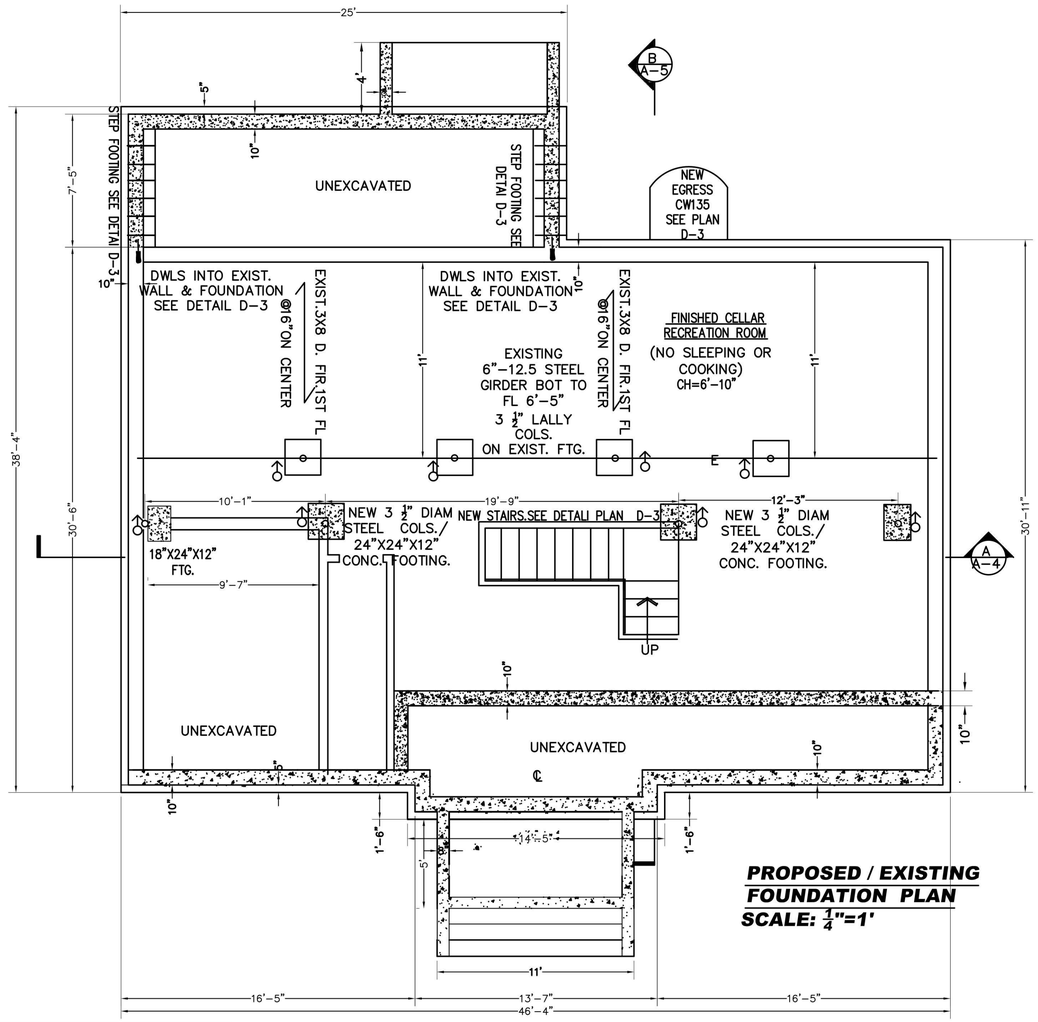
HELEN BOGDANOS, P.E.
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516 933 2626

SEAL

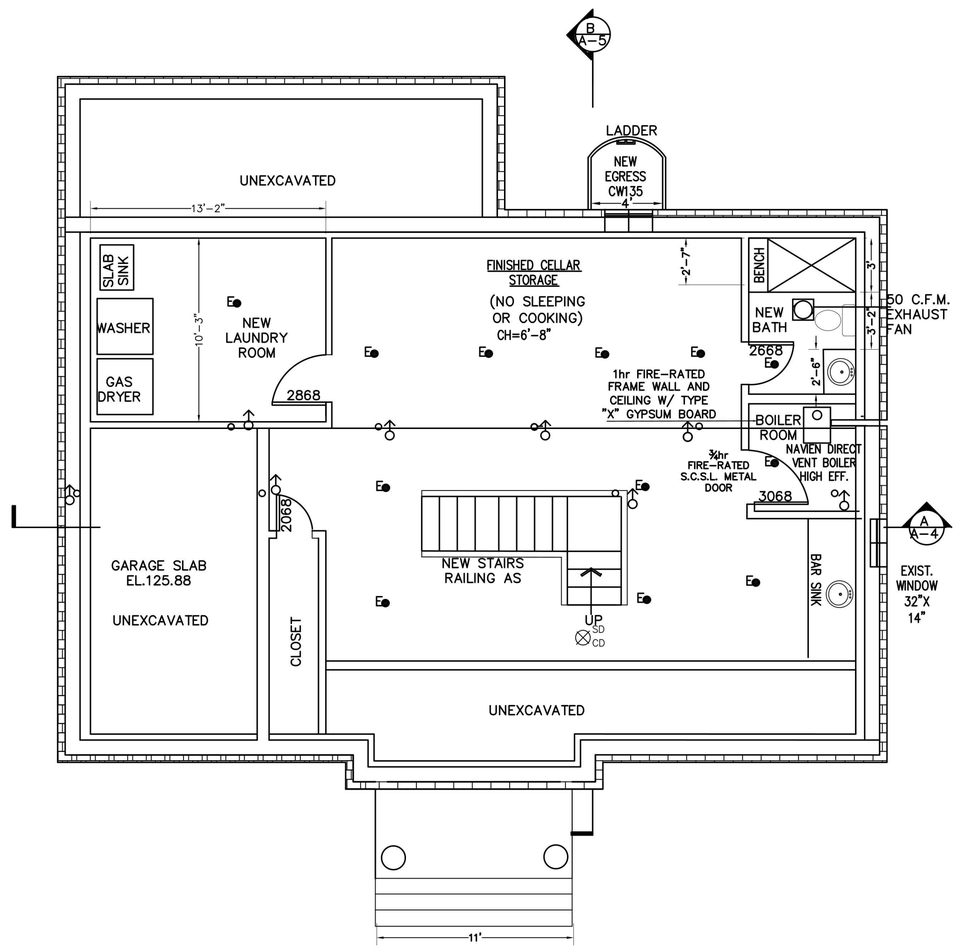
SCOPE:
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DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED

DRAWING NO.
A-1



PROPOSED / EXISTING FOUNDATION PLAN
SCALE: ¼"=1'



PROPOSED FINISHED CELLAR PLAN
SCALE: ¼"=1'

DISAPPROVED
Carlos Reyes
05/14/2024

CONSTRUCTION LEGEND

- NEW CONCRETE WALL AND FOOTING, SEE PLANS FOR SIZES
- EXISTING CONCRETE WALL AND FOOTING TO REMAIN
- EXISTING 2x4 FRAMED PARTITION WALL TO REMAIN
- NEW 2x4 PARTITION, SEE WALL LEGEND FOR MORE INFO
- PROPOSED DOOR, SIZES IN FEET AND INCHES, E.G. 2868 IS 2'-8"W x 6'-8" H (N) 2868
- PROPOSED WINDOW, DESIGNATION (N) CW135
- NEW SURFACE-MOUNTED (HI-HAT) LIGHT FIXTURE TO REMAIN (E)
- NEW ROOF RAFTERS, FLOOR OR CEILING JOISTS, SEE PLANS FOR SIZES
- EXISTING ROOF RAFTERS, FLOOR OR CEILING JOISTS TO REMAIN
- WOOD GIRDER/HEADER
- WIRED SMOKE DECTOR (SD)
- SMOKE & CARBON MONOXIDE DETECTORS WIRED IN SERIES (SD CO)
- 50 C.F.M. EXHAUST FAN
- 3 ½" X 3 ½" ENGINEERING COL.
- 5 ½" X 3 ½" ENGINEERING COL.
- COLUMN UP & DOWN

**NOTE: NEW CONTINUOUS 400 CFM EXHAUST FAN WITH 6" VENT – VENTED DIRECTLY TO THE OUTSIDE COMPLYING WITH SECTION 303.1 EXCEPTION 1 OF THE 2010 BCNYS. NEW FRESH AIR INTAKE WITH DAMPER TO BE INSTALLED

HAB. SPACE COMFORMING WITH SECTION R-303: LIGHT & VENT
SECTION R-310: EMERGENCY ESCAPE AND RESCUE OPENINGS
R-303.1 "HABITABLE ROOMS"
R-310.1 "EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED"

HAB. SPACE	TOTAL SQ.FT.	S.F.LIGHT REQ'D.08	S.F.VENT REQ'.04	S.F.EGRESS REQ'D	TOTALLIGHT PROVIDED	TOTALVENT PROVIDED
FINISHED CELLAR	900	72	36	5.7	9.1 *	7.1**.

*NOTE: ARTIFICIAL LIGHTING INSTALLED IN LIEU OF NATURAL LIGHT.
**NOTE: NEW CONTINUOUS 400 CFM EXHAUST FAN WITH 6" VENT – VENTED DIRECTLY TO THE OUTSIDE COMPLYING WITH SECTION 303.1 EXCEPTION 1 OF THE 2010 BCNYS. NEW FRESH AIR INTAKE WITH DAMPER TO BE INSTALLED

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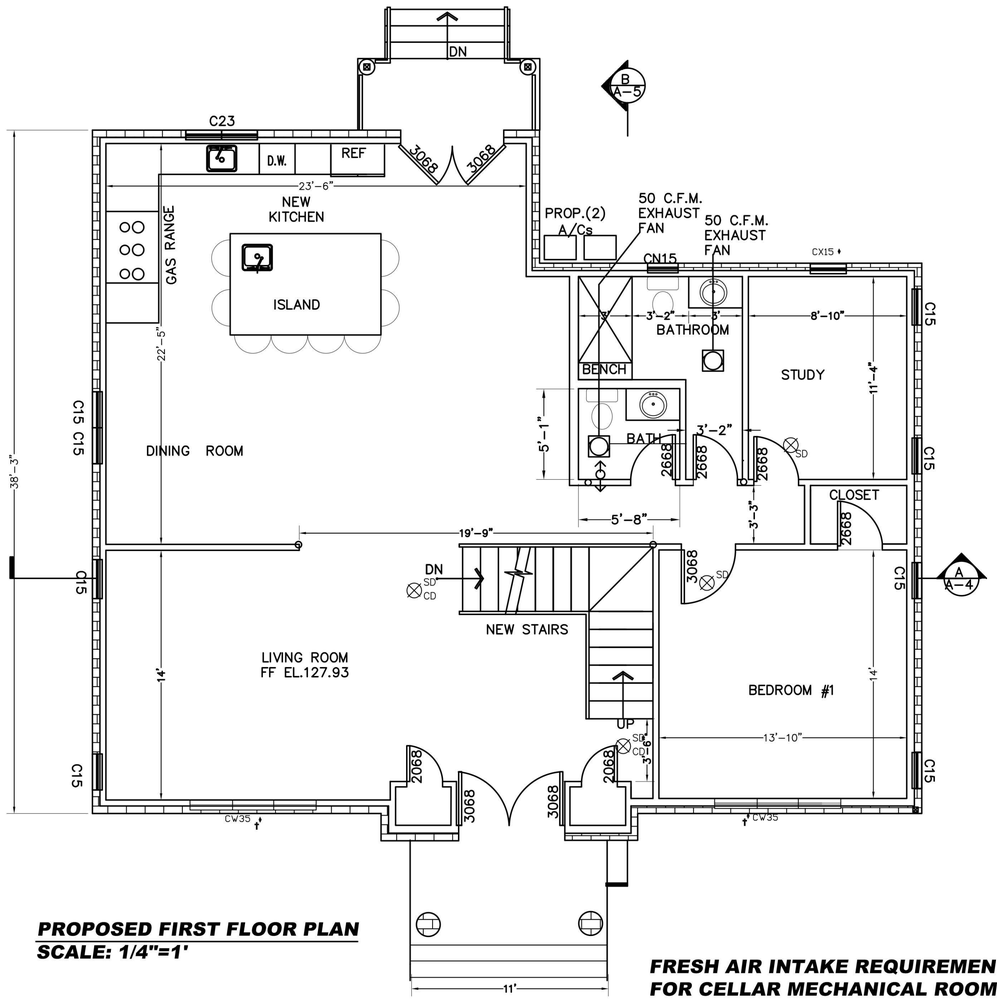
HELEN BOGDANOS, P.E.
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516 933 2626

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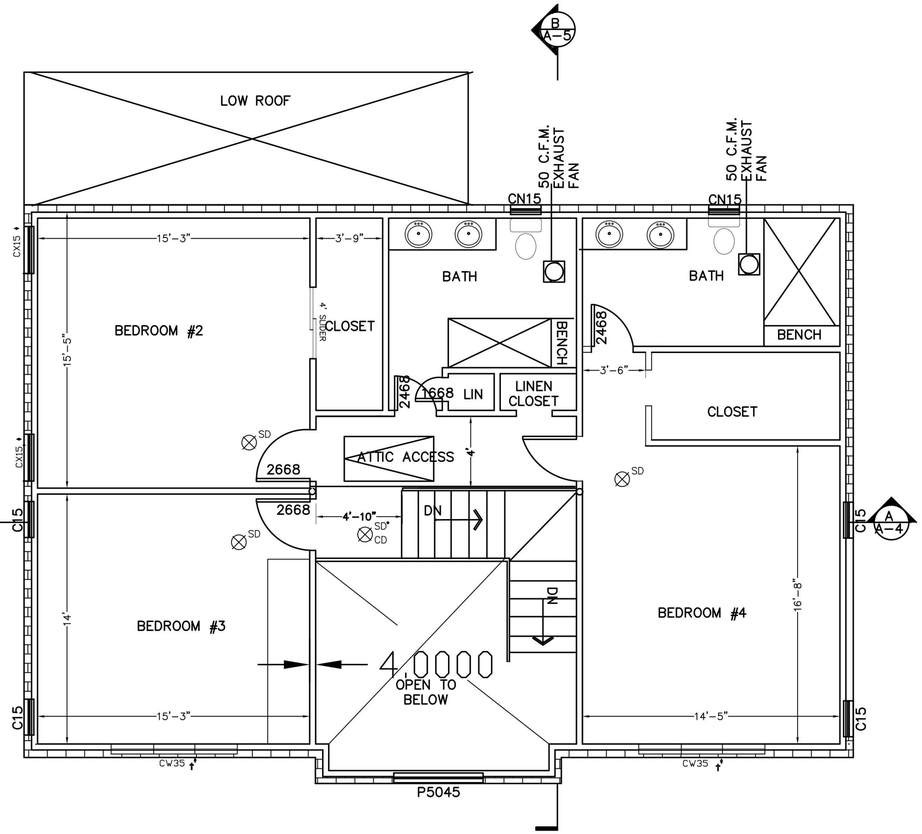
SCOPE:
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	REVISIONS
2/16/24	12/14/24
12/14/23	FIRST FILING
DATE	DESCRIPTION

DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED
DRAWING NO. **A-2**



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'

DISAPPROVED
Carlos Reyes
05/14/2024

FRESH AIR INTAKE REQUIREMENTS FOR CELLAR MECHANICAL ROOM:

G2407.6.2 (304.6.2) ONE–PERMANENT–OPENING METHOD. ONE PERMANENT OPENING, COMMENCING WITHIN 12 INCHES (305 MM) OF THE TOP OF THE ENCLOSURE, SHALL BE PROVIDED. THE APPLIANCE SHALL HAVE CLEARANCES OF AT LEAST 1 INCH (25 MM) FROM THE SIDES AND BACK AND 6 INCHES (152 MM) FROM THE FRONT OF THE APPLIANCE. THE OPENING SHALL DIRECTLY COMMUNICATE WITH THE OUTDOORS OR THROUGH A VERTICAL OR HORIZONTAL DUCT TO THE OUTDOORS, OR SPACES THAT FREELY COMMUNICATE WITH THE OUTDOORS (SEE FIGURE G2407.6.2) AND SHALL HAVE A MINIMUM FREE AREA OF 1 SQUARE INCH PER 3,000 BTU/H (734 MM2/KW) OF THE TOTAL INPUT RATING OF ALL APPLIANCES LOCATED IN THE ENCLOSURE AND NOT LESS THAN THE SUM OF THE AREAS OF ALL VENT CONNECTORS IN THE SPACE.

BOILER: 175 BTU/H
WATER HEATER: 40,000 BTU

TOTAL BTU/H IN MECHANICAL ROOM: 180,000 BTU/H
GROSS AREA OF VENTING REQUIRED: 1 SQ.IN. *
180,000 BTU/H / 3,000 BTU/H = 60 SQ.IN.

ASSUMING 50% ACTUAL VENT DUE TO VENT LOUVERS

NET VENTING REQUIRED: 71.6*2= 144 SQ.IN.
PROVIDE VENTS: 12"x12" VENT

ARTIFICIAL LIGHT REQUIREMENTS FOR FINISHED CELLAR:

TOTAL FIN. CELLAR. S.F.= 900s.f.
REQUIRED LIGHT (8%)= 72 s.f.
NATURAL LIGHT = 3s.f. < 72 s.f. – NOT OK

ADDITIONAL MECHANICAL LIGHT PROVIDED:

REQUIRED MECHANICAL LIGHT CALCULATION FOR EXISTING FINISHED CELLAR AS PER SECTION R303 (RCNYS): R303.1(2) REQUIRED 6 FOOT–CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL

CELLAR AREA = 900 SF.

6 LUMEN/S.F. X 900 S.F. = 5400 TOTAL LUMEN REQUIRED
11x 500 = 5,500 TOTAL LUMENS PROVIDED – OK

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM RES. ZONING: R–C
TAX MAP No: SECTION: 8 BLOCK: 212 LOT: 110

HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE
516 933 2626

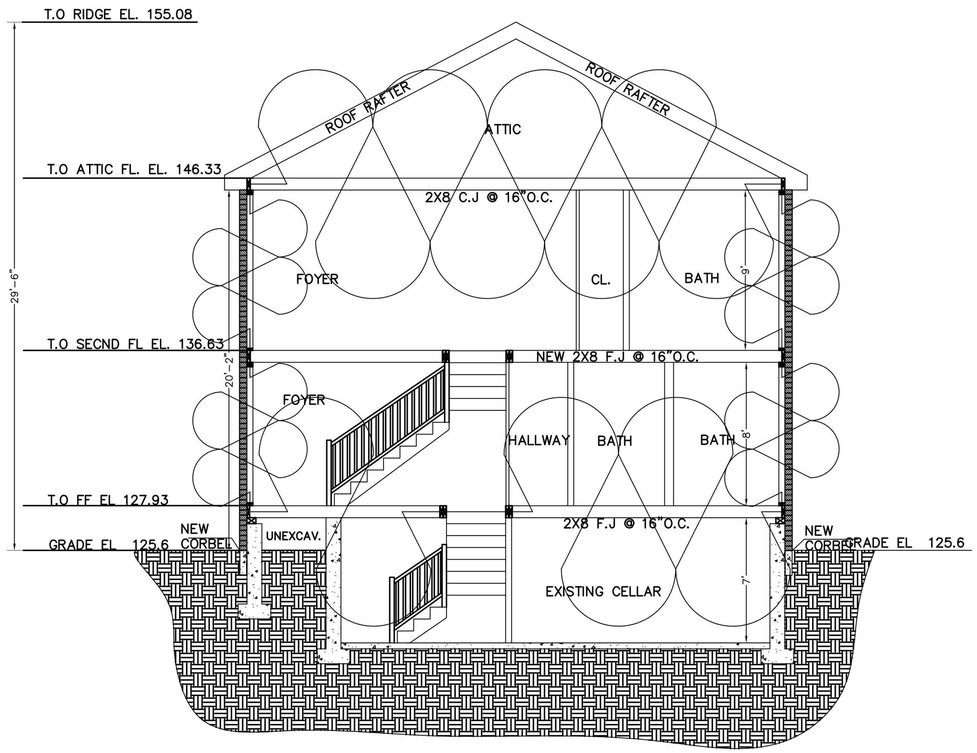
SEAL

SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2–DRYWELLS,DETACHED GARAGE,NEW DR/WAY

REVISIONS	
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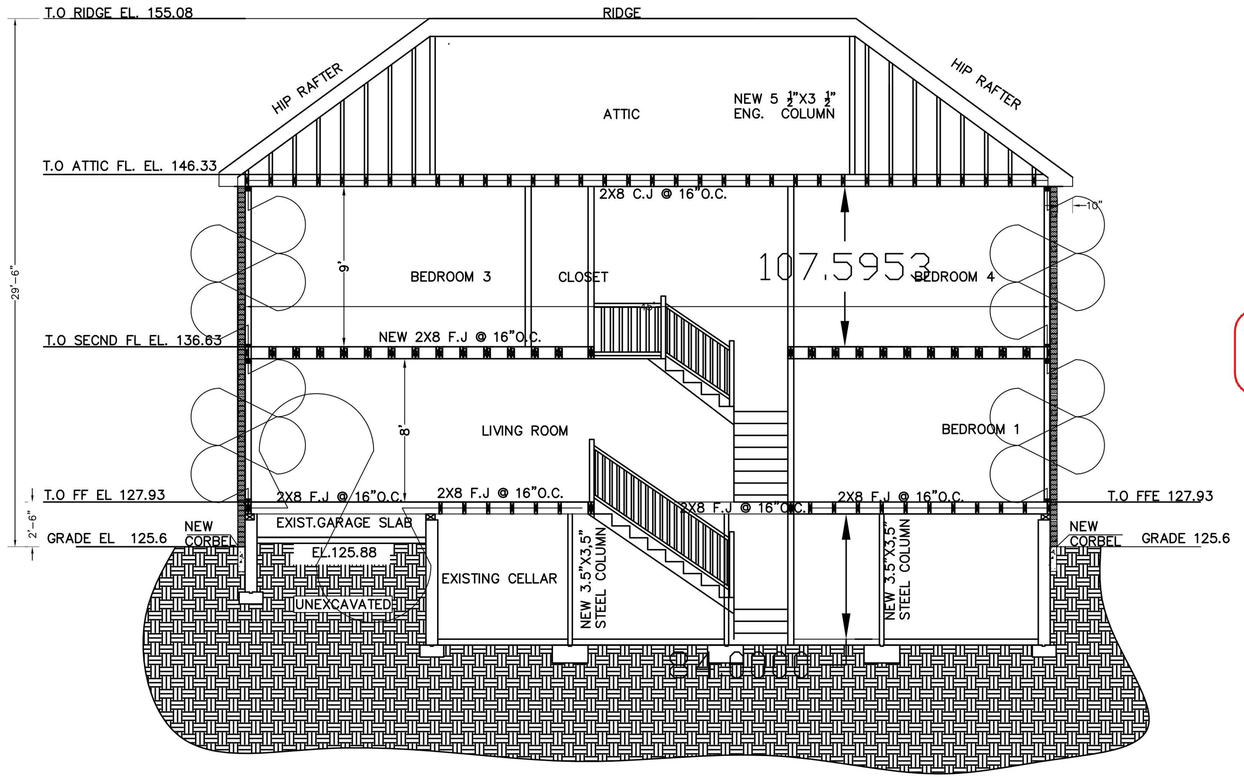
DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED

DRAWING NO.
A-3



SECTION B

SCALE: 1/4"=1'



SECTION A

SCALE: 1/4"=1'

DISAPPROVED
Carlos Reyes
05/14/2024

LIGHTING & VENTING CALCS.

HAB. SPACE COMFORMING WITH 712.1 " LIGHT & VENTILATION USE " PART: 712 SECTION:
714.1 " OPENING FOR EMERGENCY USE " PART: 714 SECTION:

HAB. SPACE	TOTAL SQ. FT.	S.FLIGHT .08 REQ'D	S.FVENT .04REQ'D	S.F.EGRESS REQ'D	TOTAL LIGHT PROVIDED	TOTALVENT PROVIDED
FIRST FLOOR						
BEDROOM#1	192 SF	15.4 SF	7.7 SF	5.0 SF	42.6 SF	30.5 SF
SECOND FLOOR						
BEDROOM#2	230 SF	18.4 SF	9.2SF	5.7 SF	48.4 SF	36.1 SF
BEDROOM#3	226 SF	18.0 SF	9.0 SF	5.7 SF	48.4 SF	36.4 SF
BEDROOM#4	238 SF	19.0 SF	9.5 SF	5.7 SF	48.4 SF	36.4 SF

*AGG. 3.0 S.F. GLAZING IN BATHROOMS, WATER CLOSETS, AND SIMILAR COMPARTMENTS AND HALF OF THAT (1.5 S.F. VENT) HAS TO BE OPENABLE AS PER R303.3 (IRC 2015).
**EXCEPTION: GLAZING SHALL NOT BE REQUIRED IN BATHROOMS WHERE SUFFICIENT ARTIFICIAL LIGHT AND MECHANICAL VENTILATION ARE PROVIDED

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM RES. ZONING: R-C
TAX MAP No: SECTION: 8 BLOCK: 212 LOT: 110

HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE
516 933 2626

STATE OF NEW YORK HELEN BOGDANOS LICENSED PROFESSIONAL ENGINEER 078677
Helen Bogdanos
SEAL

SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

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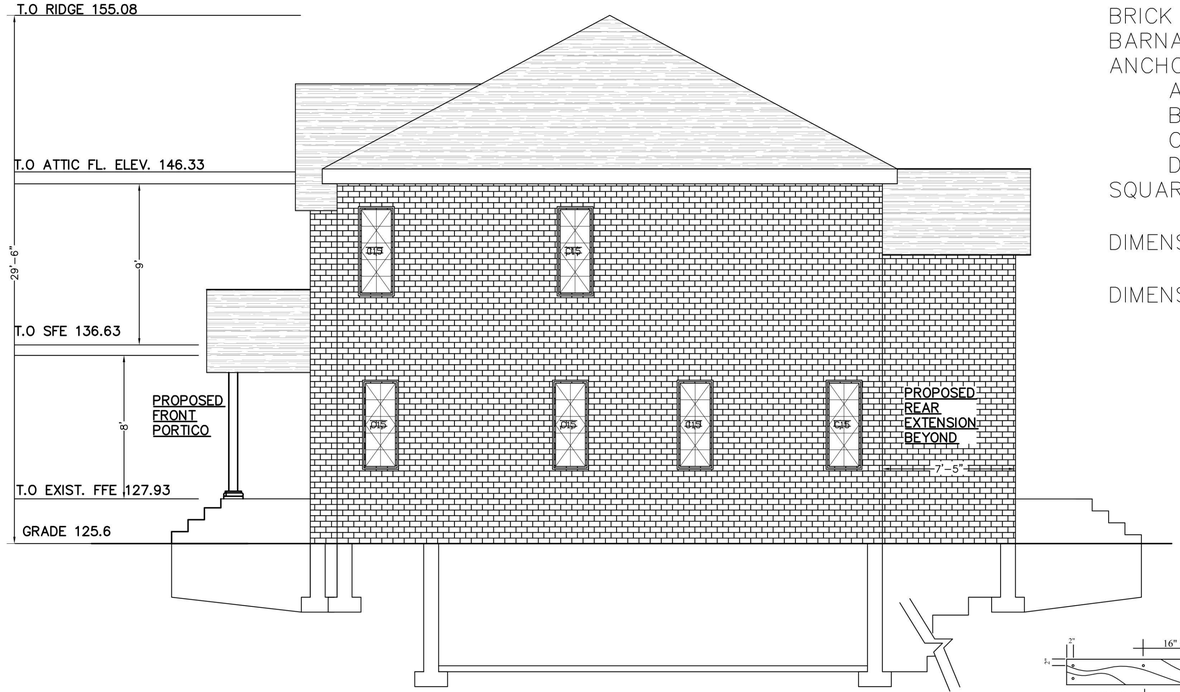
DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED

DRAWING NO.
A-4



PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'



PROPOSED RIGHT ELEVATION

SCALE: 1/4"=1'

LINTELS SCHEDULE

CONTRACTOR SHALL FURNISH ONE (1) LINTEL ANGEL FOR EACH 4" OR 6" OF MASNRY FOR THE FOLLOWING OPENING SIZES PER THE FOLLOWING SCHEDULE UNLESS OTHERWISE NOTED.

ALL LINTEL ANDLES TO HAVE 6" MINIMUM BARING

MASONRY OPENING	LINTEL ANGLE SIZE (INCHES) (4" & 8" WALLS)	LINTEL ANGLE SIZE (6" WALLS)
UP TO 6'-6"	4x3 ½ x 5/16 (3 ½ O.S.1)	5x5 x 5/16
UP TO 8'-0"	5x3 ½ x 5/16 (3 ½ O.S. 1)	5x5x 5/16
UP TO 12'-0"	5x3 ½ x 5/16 (3 ½ O.S. 1)	6x6x5/16

FOR 10" WALLS CONTRACTOR SHALL FURNINSH TWO (2) LLINTEL ANGLES FOR THE FOLLOWING OPENING SIZES UNLESS OTHERWISE NOTED.

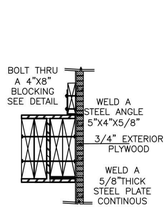
MASONRY OPENING	LINTEL ANDLE SIZE (INCHES) (10" WALLS)
UP TO 6'-6"	4x4x5/16
UP TO 8'-0"	6x4x5/16 (4" O.S. 1)
UP TO 12'-0"	8x4x3/8 (4" O.S. 1)

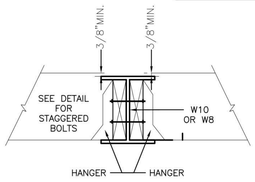
BRICK ANCHORS SHALL BE HOHMANN & BARNARD DW-10HS ADJUSTABLE ANCHORS OR EQUAL
- A. 12 GUAGE
- B. HOT DIP GALVANIZED
- C. SCREWED TO STUDS
- D. NUMBER OF ANCHORS PER 2 SQUARE FEET OF WALL AREA:
  1. MAXIMUM VERTICAL DIMENSIONS: 18" O.C.
  2. MAXIMUM HORIZONTAL DIMENSIONS: 32" O.C.

WINDOWS AND DOORS HAVE TO BE AT LEAST 6" FROM SHEETROCK OF THE ROOM CORNERS TO ALLOW FOR MOULDINGS AND TRIM

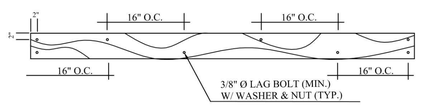
LINE UP ALL POSTS AND ENGINEERING COLUMNS IN WALLS WITH WALL STUDS

ALL EXISTING DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR. IN CASE OF ANY DISCREPANCY NOTIFY ARCHITECT OR ENGINEER OF RECORD



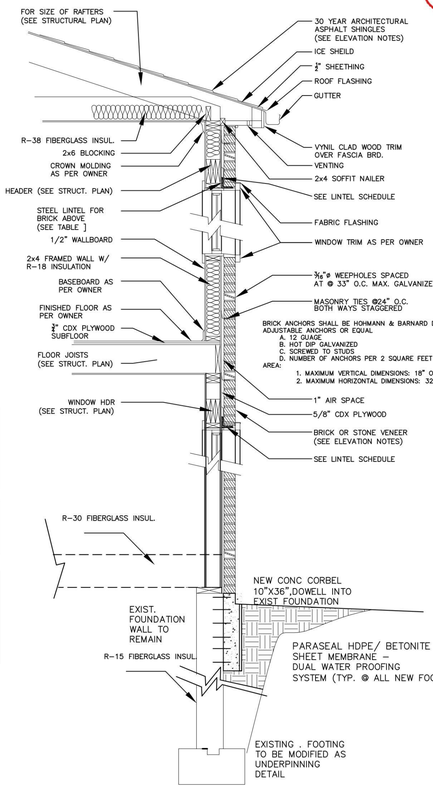


DETAIL FOR STEEL FLUSH GIRDER WITH WOOD FLOOR JOISTS



(TYP.) BOLT PATTERN FOR BLOCKING

N.T.S.



TYPICAL DETAIL W/CORBEL STO SUPPORT BRICK FACADE

SCALE: 1/2" = 1'-0

DISAPPROVED

Carlos Reyes
05/14/2024

SCOPE:

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM RES. ZONING: R-C
TAX MAP No: SECTION: 8 BLOCK: 212 LOT: 110

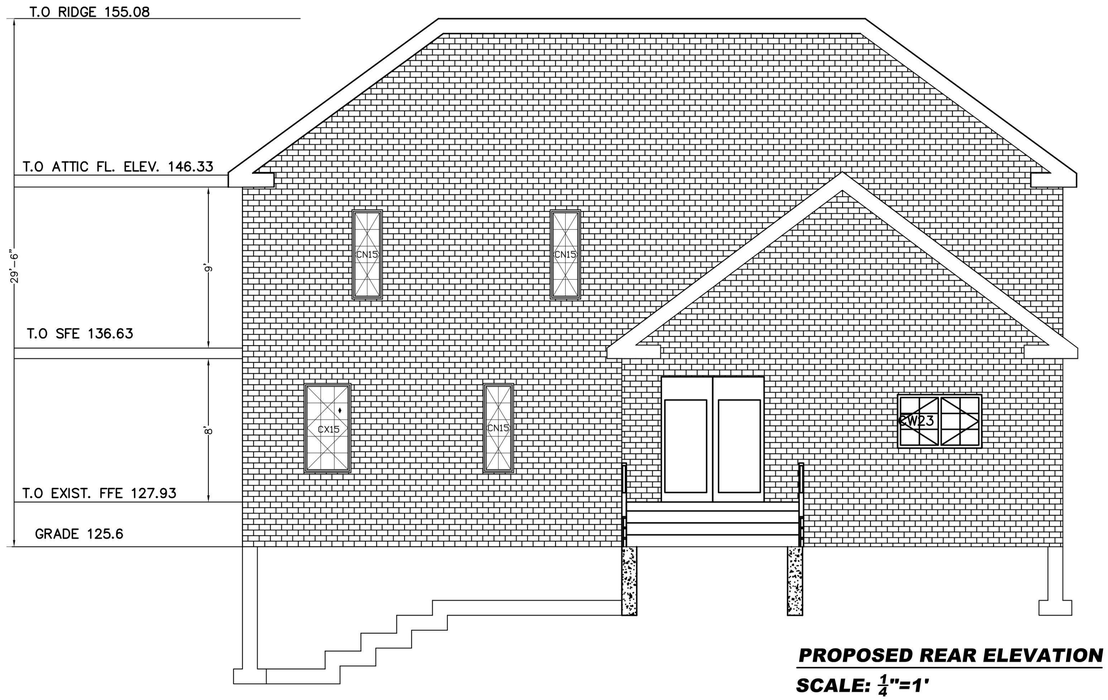
HELEN BOGDANOS, P.E.
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516 933 2626

STATE OF NEW YORK HELEN BOGDANOS 076077 LICENSED PROFESSIONAL ENGINEER
SEAL

PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

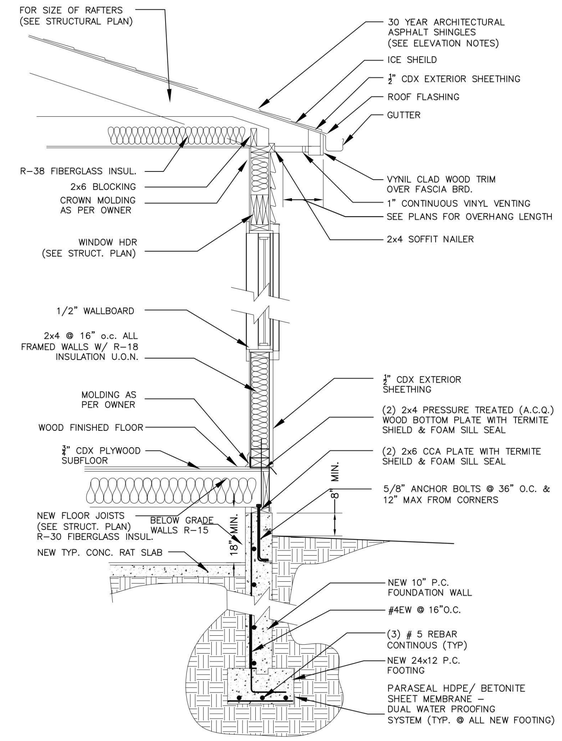
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2/16/24	12/14/24
1/11/24	AS PER COMMENTS 1/3/24
12/18/23	AS PER COMMENTS ON 12/15/23
12/14/23	FIRST FILING
DATE	DESCRIPTION

DRAWN BY: I.T	DRAWING NO. A-5
CHECKED BY: HELEN B	
DATE: 12/14/23	
SCALE: AS NOTED	



PROPOSED REAR ELEVATION

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



TYPICAL CRAWL-SPACE, FRAME AND BRICK SECTION DETAIL

SCALE: 1/2" = 1'-0

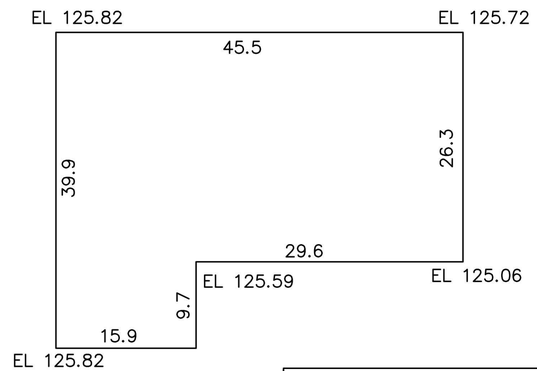
DISAPPROVED

Carlos Reyes
05/14/2024



PROPOSED LEFT ELEVATION

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



PROPOSED GRADE ELEVATION

125.82+125.82=251.64/2=125.82X35.9=4516.9
125.82+125.72=251.54/2=125.77X45.5=5722.6
125.72+125.06=250.78/2=125.39X26.3=3298.3
125.06+125.59=250.65/2=125.33X29.6=3709.6
125.59+125.82=251.41/2=125.71X9.7=1219.3
125.82+125.82=251.64/2=125.82X15.9=2000.6
162.9 20467.3
20467.3/162.9=125.6

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM RES. ZONING: R-C
TAX MAP No: SECTION: 8 BLOCK: 212 LOT: 110

HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE
516 933 2626

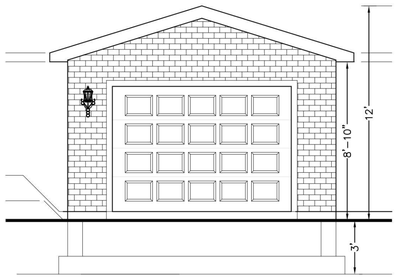
SEAL

SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

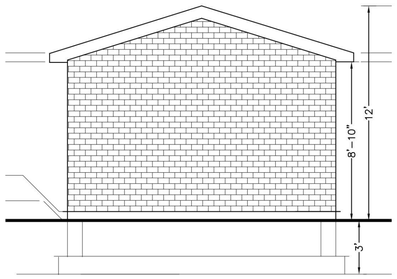
REVISIONS	
2/16/24	12/14/24
1/11/24	AS PER COMMENTS 1/3/24
12/18/23	AS PER COMMENTS ON 12/15/23
12/14/23	FIRST FILING
DATE	DESCRIPTION

DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED

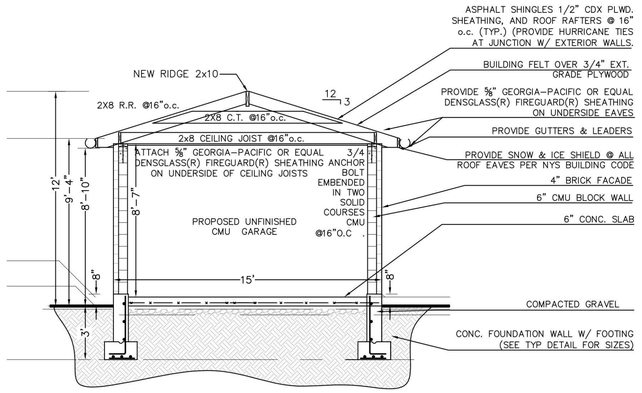
DRAWING NO.
A-6



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



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



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

** ALL STRAPPING TO BE 1 1/4" X 20 GAUGE STL. **
" SIMPSON " EQUIVALENT - CS20 (COILED STRAP)

AT RAFTER TO RIDGE CONNECTION.

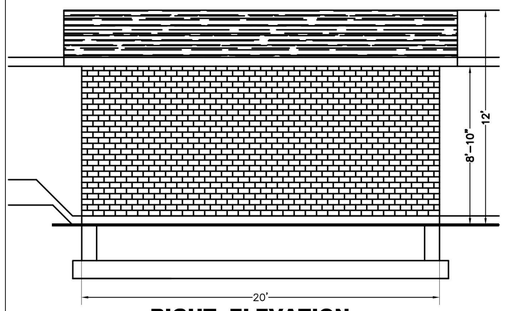
FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR NOTED COLLAR / CLG. TIE - 3 10d COMMON NAILS @ EA.

AT RAFTER TO TOP PLATE TO STUD CONNECTION.

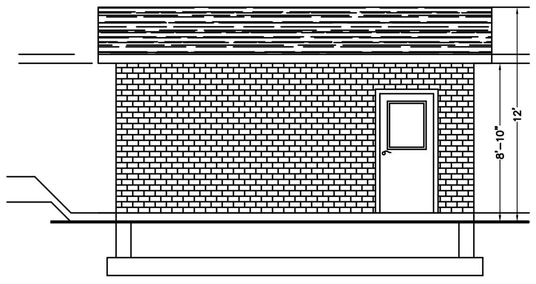
FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR TOENAILING - 5 8d COMMON NAILS.
FOR C.J. TO R.R. - 11 16d COMMON NAILS (FOR 5 PITCH)
9 16d COMMON NAILS (FOR 8 PITCH)
FOR C OF EA. PLATE TO PLATFORM ABOVE - 1 16d COMMON NAILS @ 48" O.C.

TABLE 3.1 (NAILING SCHDULE)		
JOINT DESCRIPTION	# 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 Partitions (Face-nailed)	3- 16d	each lap
Collar Tie to Rafter (Face-nailed)	3- 10d	per tie
ROOF SHEATHING		
Diagonal Board Sheathing (Each Bearing)	2- 8d	each end
Structural Panels (Each Bearing)	2- 16d	each end
Blocking to Rafter (Close-nailed)	8d	12" o.c.
1" x 6" or 1" x 8" or 2" x 6" or 2" x 8" Boards (End-nailed)	2- 8d	per support
	3- 8d	per support
CEILING SHEATHING		
Structural Panels (End-nailed)	5d coolers	7" edge/10" field

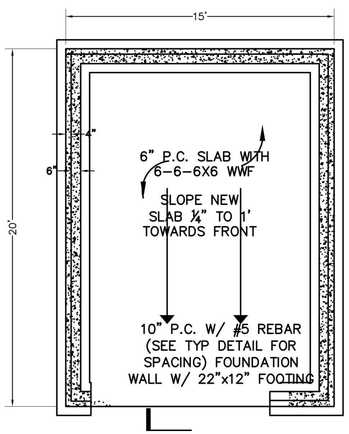
A. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED
B. NAILS SPACED AT 6" OC AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAGRAMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
C. COMMON OR DEFORMED SHANK.
D. COMMON.
E. DEFORMED SHANK.
F. CORROSION RESISTANT SIDING OR CASING NAILS.
G. FASTENERS SPACED 3" OC AT EXTERIOR EDGES AND 6" OC AT INTERMEDIATE SUPPORT.
H. CORROSION RESISTANT ROOFING NAILS WITH $\frac{7}{16}$" DIA HEAD AND 1 $\frac{1}{2}$" LENGTH FOR $\frac{1}{2}$" SHEATHING AND 1 $\frac{3}{4}$" LENGTH FOR $\frac{25}{32}$" SHEATHING.
I. CORROSION RESISTANT STAPLES WITH NOMINAL $\frac{7}{16}$" CROWN AND 1 $\frac{1}{4}$" LENGTH FOR $\frac{1}{2}$" SHEATHING AND 1 $\frac{1}{2}$" LENGTH FOR $\frac{25}{32}$" SHEATHING. PANEL SUPPORTS AT 16" (20" OF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL UNLESS OTHERWISE MARKED)
J. SPACING OF NAILS OR STAPLES SHALL BE AS SPECIFIED IN TABLE 2304.9.1 FOR WOOD STRUCTURAL PANEL SUBFLOOR, ROOF AND WALL SHEATHING AND PARTICLE BOARD WALL SHEATHING EXCEPT AS REQUIRED IN FOOTNOTE "C" OF TABLE 2304.9.1.
K. NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.
L. FASTENERS FOR ASPHALT SHINGLES SHALL BE LAP-CEMENTED STEEL OR STAINLESS STEEL ROOFING NAILS. 12 GAGE SHANK W/ A MIN. $\frac{3}{8}$" HEAD.
M. FOR ROOF SHEATHING APPLICATIONS, AT NAILS SHALL BE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS ROOFING AND MASTER PLATES SHALL HAVE MIN. CROWN WIDTH OF $\frac{31}{16}$" AND BE DRIVEN INTO THE ROOF SHEATHING WHERE THE ROOF SHEATHING IS LESS THAN $\frac{15}{32}$" THICK. NAILS SPACED 4" O.C. AT EDGES, 8" AT INTERMEDIATE SUPPORTS
N. STAPLES SHALL BE DRIVEN THROUGH THE SHEATHING AND INTO THE FRAMING MEMBERS SUCH THAT AT LEAST TWO CROWN WIDTHS ARE BEARING ON THE SHEATHING. ROOF STAPLES SHALL HAVE MIN. CROWN WIDTH OF $\frac{7}{16}$" AND BE DRIVEN INTO THE ROOF SHEATHING WHERE THE ROOF SHEATHING IS LESS THAN $\frac{15}{32}$" THICK. STAPLES SPACED 4" O.C. AT EDGES, 8" AT INTERMEDIATE SUPPORTS
O. SIX OR EIGHT PENNY NAILS OR SIMILAR STAPLES MAY BE USED FOR SHEATHING AND SIDING AS PERMITTED IN TABLE 2304.9.1 FOR ROOF SHEATHING AND SIDING AND 3" OC AT EDGES, 6" AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
P. FASTENERS SPACED 4" OC AT EDGES, 8" AT INTERMEDIATE.



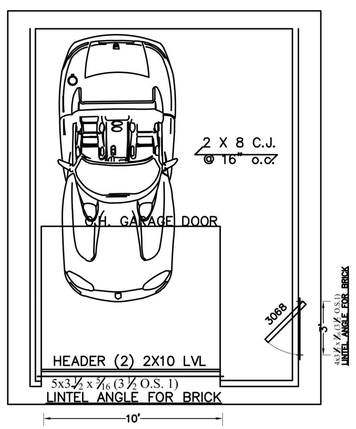
RIGHT ELEVATION
SCALE: 1/4" = 1'-0



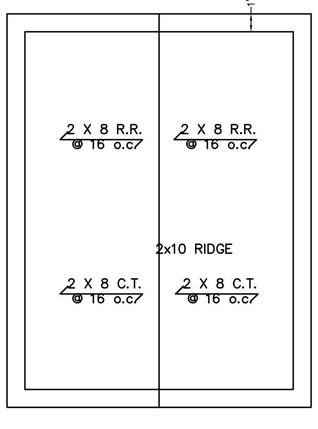
LEFT ELEVATION
SCALE: 1/4" = 1'-0



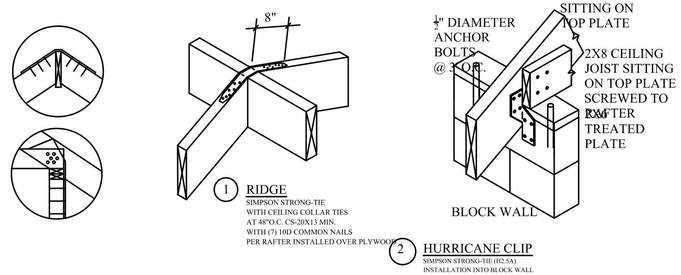
FOUNDATION
SCALE: 1/4" = 1'-0



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



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



1 RIDGE
SIMPSON STRONG-TIE WITH CEILING COLLAR TIES AT 48"O.C. CS-20X13 MIN. WITH (7) 10D COMMON NAILS PER RAFTER INSTALLED OVER PLYWOOD

2 HURRICANE CLIP
SIMPSON STRONG-TIE (H2.5A) INSTALLATION INTO BLOCK WALL

UNAPPROVED
Carlos Reyes
05/14/2024

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM RES. ZONING: R-C
TAX MAP No: SECTION: 8 BLOCK: 212 LOT: 110

HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE
516 933 2626

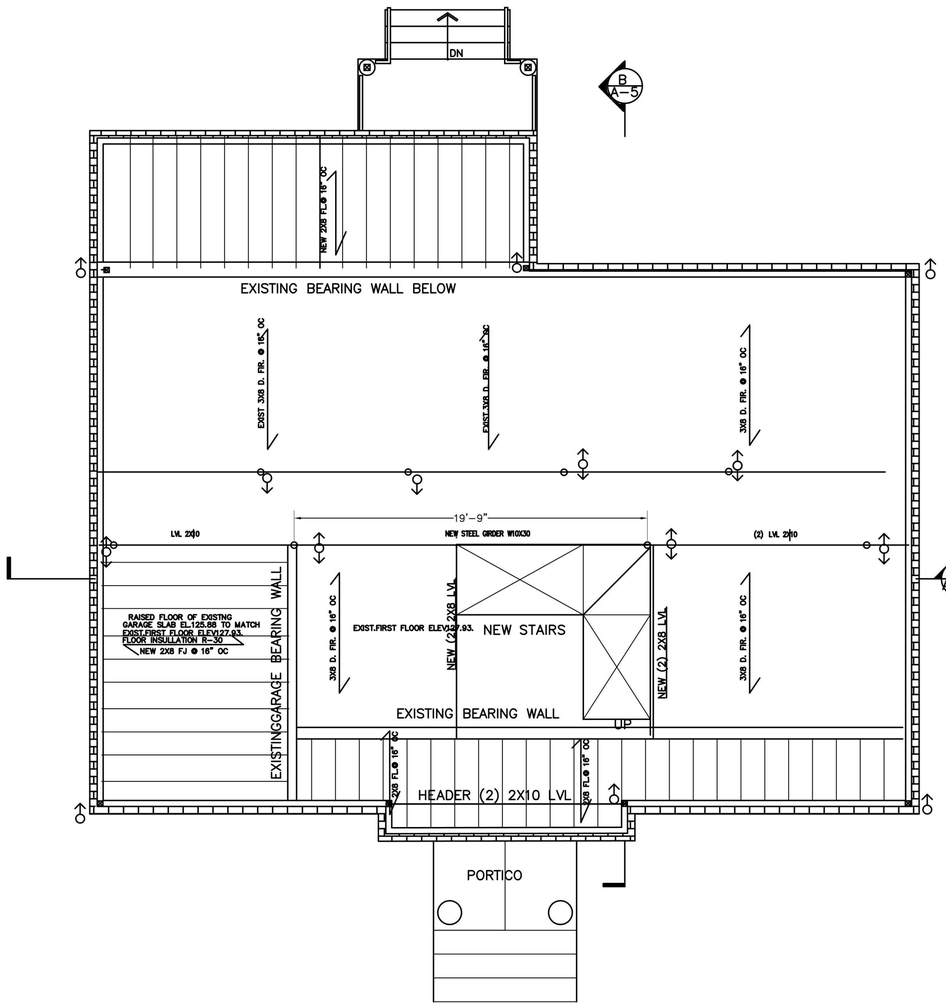
SEAL

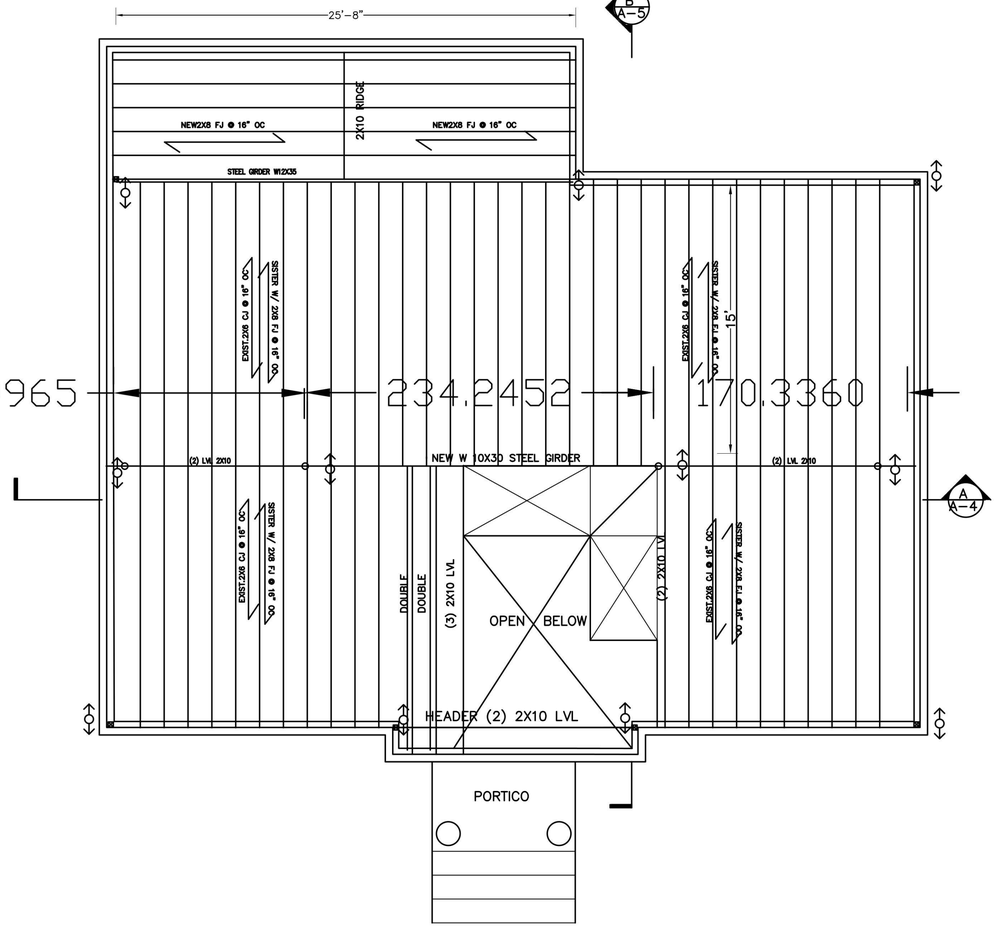
SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

REVISIONS	
2/16/24	12/14/24
12/18/23	AS PER COMMENTS ON 12/15/23
12/14/23	FIRST FILING
DATE	DESCRIPTION

DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED

DRAWING NO.
A-7





129.9965 234.2452 170.3360

PROPOSED FIRST FLOOR STRUCTURAL PLAN

SCALE: 1/4"=1'

PROPOSED SECOND FLOOR STRUCTURAL PLAN

SCALE: 1/4"=1'

DISAPPROVED

Carlos Reyes
05/14/2024

PROPERTY INFORMATION

ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK

SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R-C

TAX MAP No: SECTION: 8 BLOCK: 212 LOTS: 110

HELEN BOGDANOS, P.E.

121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626

STATE OF NEW YORK HELEN BOGDANOS 039077 LICENSED PROFESSIONAL ENGINEER

SEAL

SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

REVISIONS	
2/16/24	12/14/24
12/14/23	*FIRST FILING*
DATE	*DESCRIPTION*

DRAWN BY: LT

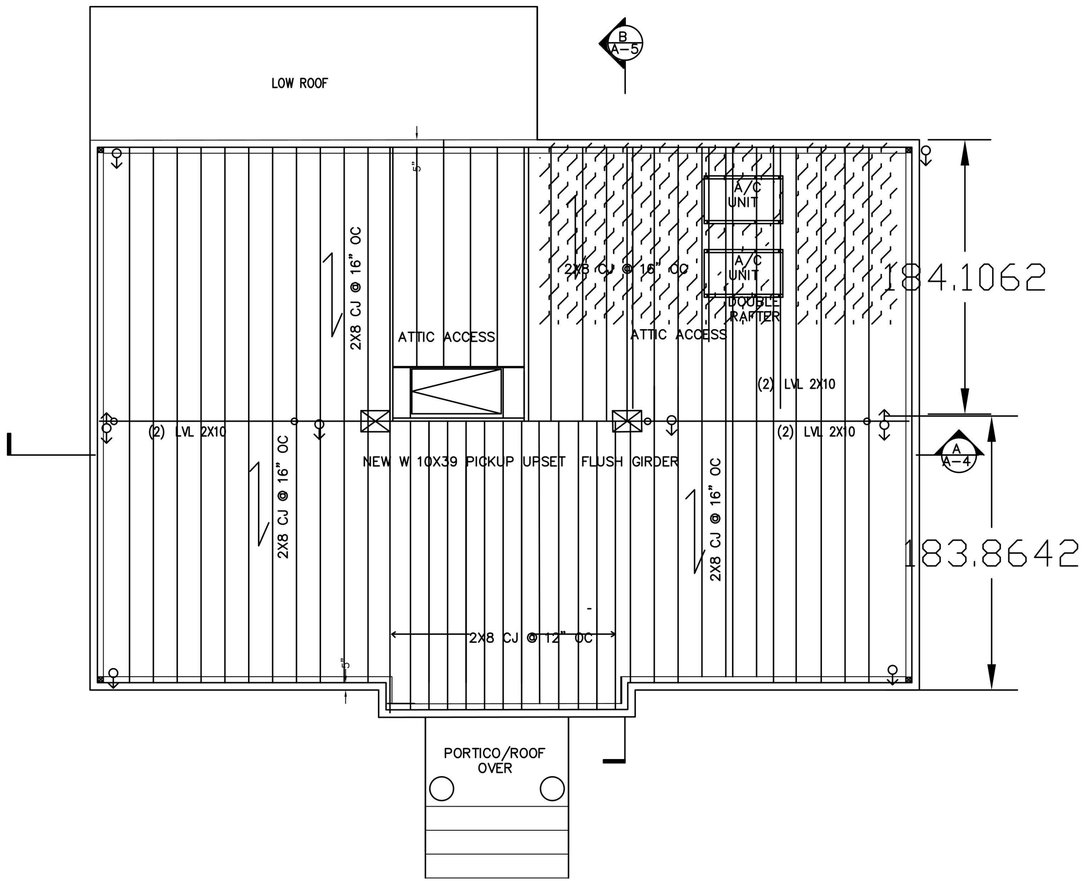
CHECKED BY: HELEN B

DATE: 12/14/23

SCALE: AS NOTED

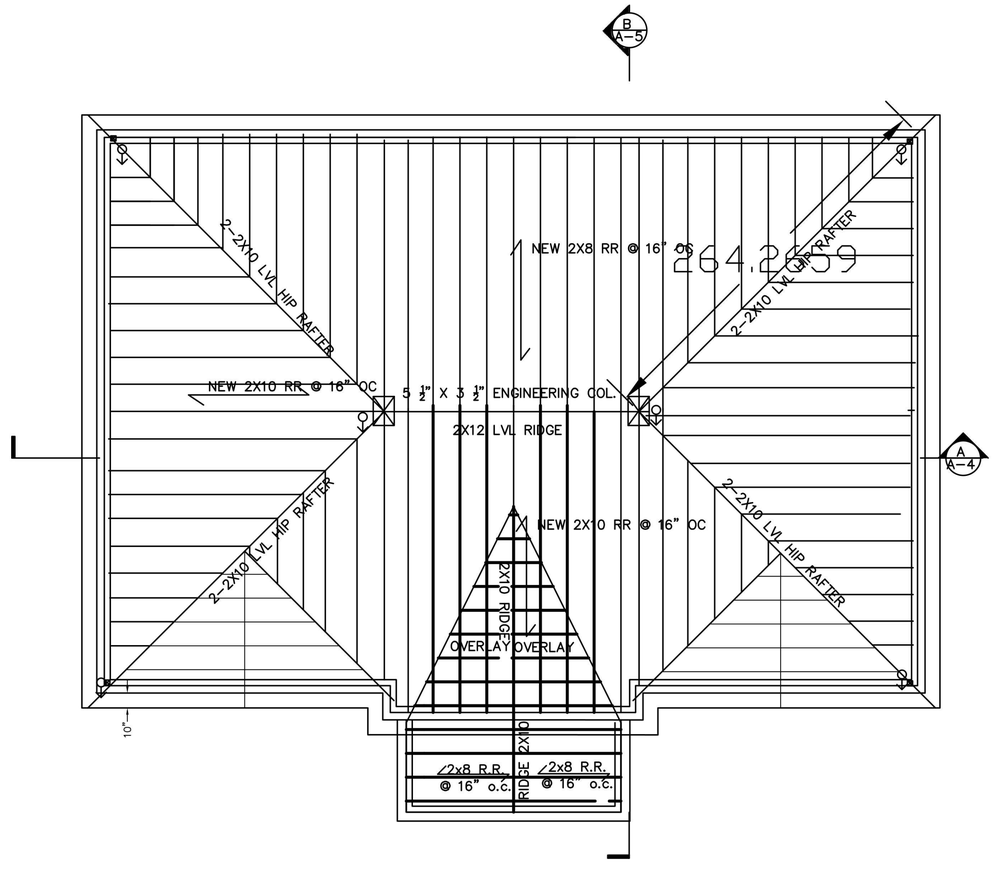
DRAWING NO.

S-1



PROPOSED ATTIC STRUCTURAL FLOOR PLAN

SCALE: 1/4"=1'



ROOF PLAN

SCALE: 1/4"=1'

DISAPPROVED

Carlos Reyes
05/14/2024

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE FAM. RES. ZONING: R-C
TAX MAP NO. SECTION 8 BLOCK 212 LOTS: 110

HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626

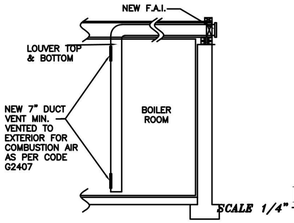
SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

STATE OF NEW YORK HELEN BOGDANOS 076077 LICENSED PROFESSIONAL ENGINEER
SEAL

	REVISIONS
2/16/24	12/14/24
12/14/23	FIRST FILING
DATE	DESCRIPTION

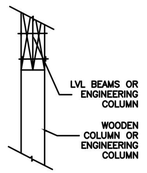
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CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED

DRAWING NO.
S-2



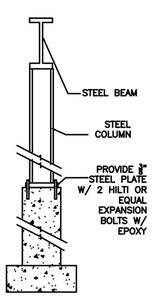
TYP. VENTING DETAIL

N.T.S. D75



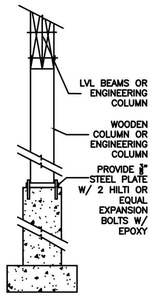
SUPPORT FOR LVL'S ENGINEERING/WOODEN COLUMN DETAIL

NTS



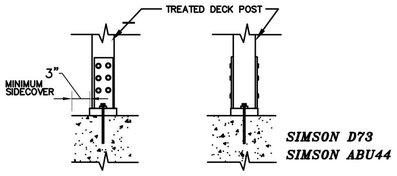
SUPPORT FOR STEEL COL ON EXISTING CONCRETE FOUNDATION WALL

NTS



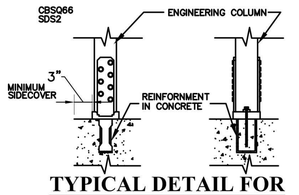
SUPPORT FOR WOODEN/ ENGINEERING COLUMN ON EXISTING CONCRETE FOUNDATION WALL

NTS



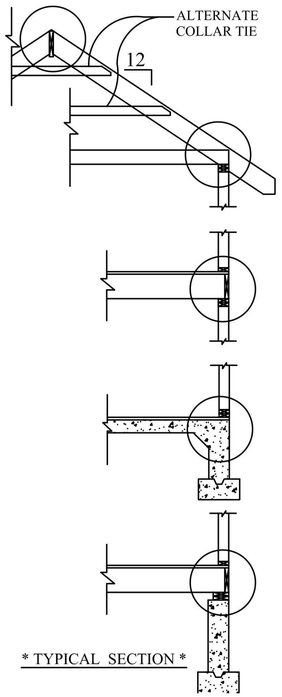
DETAILS (B) FOR POST TO BE SUPPORTED ON NEW CONCRETE WALL

SCALE: N.T.S.

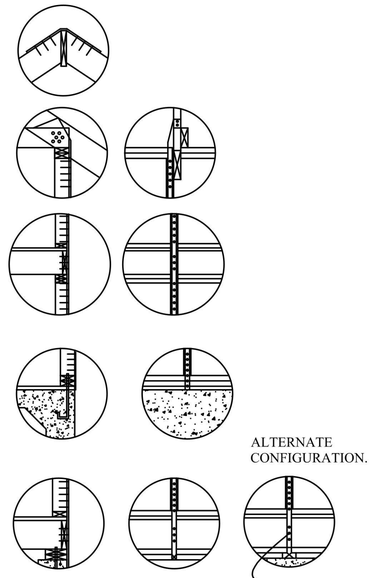


TYPICAL DETAIL FOR ENGINEERING COLUMN/ WOODEN COLUMN TO BEAR ON NEW CONCRETE WALL/ FOOTING

N.T.S.



* TYPICAL SECTION *



DETAILS

FINISHED SUBJECT PROPERTY

NAILING AND STRAPING

** ALL STRAPPING TO BE 1 1/4" X 20 GAUGE STL. **
" SIMPSON " EQUIVALENT - CS20 (COILED STRAP)

AT RAFTER TO RIDGE CONNECTION.

FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR NOTED COLLAR / CLG. TIE - 3 10d COMMON NAILS @ EA.

AT RAFTER TO TOP PLATE TO STUD CONNECTION.

FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR TOENAILING - 5 8d COMMON NAILS
FOR C.J. TO R.R. - 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 @ 48" O.C.

TABLE 3.1 (NAILING SCHDULE)

JOINT DESCRIPTION	# OF NAILS	NAIL 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 Partitions (Face-nailed)	3- 16d	each lap
Collar Tie to Rafter (Face-nailed)	3- 10d	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	joints - 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 2 x 4 stud
	3- 16d	per 2 x 6 stud
	4- 16d	per 2 x 8 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 SHEATHING		
Structural Panels	8d	12" o.c.
Diagonal Board Sheathing		
1"x6" or 1"x8"	2- 8d	per support
1"x10 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.
Particleboard Panels	8d	12" o.c.
Diagnonal Board Sheathing		
1"x6" or 1"x8"	2- 8d	per support
1"x10" 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
Diagnonal Board Sheathing		
1"x6" or 1"x8"	2- 8d	per support
1"x10" or wider	3- 8d	per support

A. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED
B. NAILS SPACED AT 6" OC AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAGRAMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
C. COMMON OR DEFORMED SHANK.
D. COMMON.
E. DEFORMED SHANK.
F. CORROSION RESISTANT SIDING OR CASING NAILS.
G. FASTENERS SPACED 3" OC AT EXTERIOR EDGES AND 6" OC AT INTERMEDIATE SUPPORT.
H. CORROSION RESISTANT ROOFING NAILS WITH $\frac{7}{16}$" DIA HEAD AND 1 $\frac{1}{4}$" LENGTH FOR $\frac{1}{2}$" SHEATHING AND 1 $\frac{1}{2}$" LENGTH FOR $\frac{25}{32}$" SHEATHING.
I. CORROSION RESISTANT STAPLES WITH NOMINAL $\frac{7}{16}$" CROWN AND 1 $\frac{1}{4}$" LENGTH FOR $\frac{1}{2}$" SHEATHING AND 1 $\frac{1}{2}$" LENGTH FOR $\frac{25}{32}$" SHEATHING. PANEL SUPPORTS AT 16" (20" OF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL UNLESS OTHERWISE MARKED)
J. CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORT.
K. PANEL SUPPORTS AT 24". CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12"AT INTERMEDIATE SUPPORTS.
L FOR ROOF SHEATHING APPLICATIONS, 8D NAILS ARE THE MIN. REQ'D FOR WOOD STRUCTURAL PANELS.
M. STAPLES SHALL HAVE MIN. CROWN WIDTH OF $\frac{7}{16}$".
N. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED AT 6" OC EDGES, 8" AT INTERMEDIATE SUPPORTS.
O. FASTENERS SPACED 4" OC AT EDGES, 8" OC AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3" OC AT EDGES, 6" AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
P. FASTENERS SPACED 4" OC AT EDGES, 8" AT INTERMEDIATE

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05/14/2024

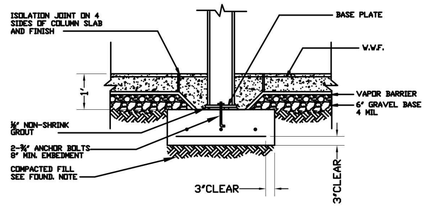
MINIMUM UNIFORM DISTRIBUTED DESIGN LOADS
(REFER TO TABLE R301.2.2.2.1 FOR DEAD LOAD & R301.5 FOR LIVE LOAD)

USE	LIVE LOAD	DEAD LOAD
EXTERIOR BALCONIES	60	10
DECKS	40	10
PASSENGER VEHICLE GARAGES	50	PER PLAN
ATTICS WITHOUT STORAGE (ROOF BELOW 3 PITCH)	10	10
ATTICS WITH STORAGE (ROOF BELOW 3 PITCH)	20	10
ATTICS WITH FIXED STAIRS	30	10
ROOMS OTHER THAN SLEEPING ROOMS	40	10
SLEEPING ROOMS	30	10
STAIRS	40	10
GUARDRAILS AND HANDRAILS	200	10
ROOF LOADING LIVE- GROUND SNOW LOAD	20	

DESIGN CRITERIA IN ACCORDANCE WITH AMERICAN FOREST & PAPER ASSOCIATION. (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAM. DWELLING. (WFCM)1995 EDITION

R905.25 FASTENERS

FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL,
ALUMINUM OR COPPER ROOFING NAILS, MIN. 12 GAGE SHANK W/ A MIN. $\frac{3}{8}$" HEAD
ASTMF1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND
A MIN. OF $\frac{3}{4}$" INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN $\frac{3}{4}$"
THICK. THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING
R905.26 ASPHALT
ROOF SHINGLES SHALL HAVE A MIN. OF SIX FASTENERS PER SHINGLE

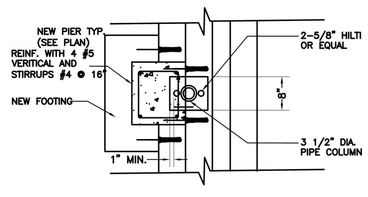


TYP. STEEL COLUMN ON CONCTRETE FOOTING DETAIL

NTS

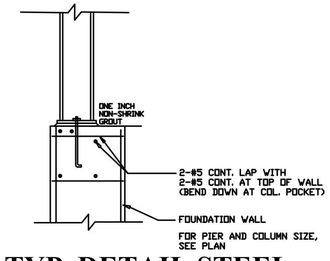
TABLE R 301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	WIND EXPOS. CATEGORY	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM 1,2 WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZE INDEX
20 PSF	130	B	C	SEVERE	3 '	M - H	S - M	11°	YES	NO	599

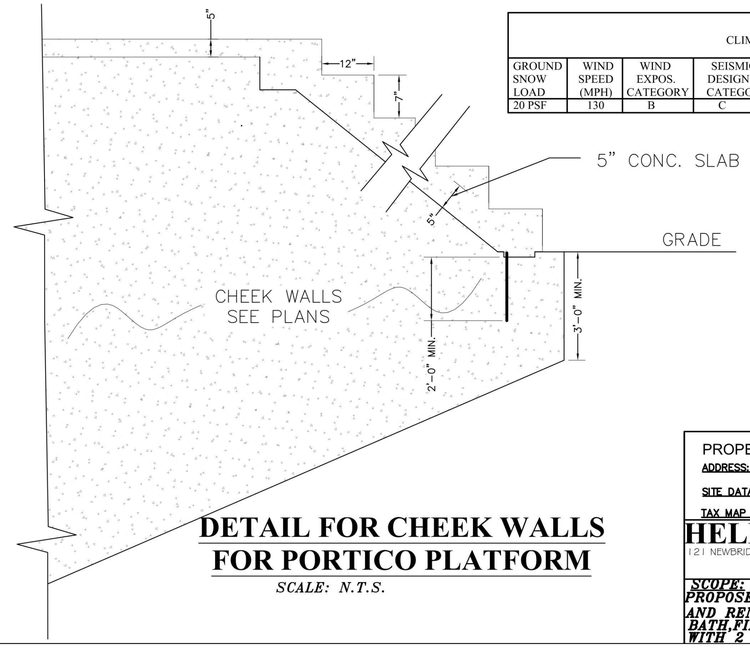


TYP. STEEL COLUMN ON CONCTRETE PIER

NTS



TYP. DETAIL STEEL COLUMN BEARING ON PIER



DETAIL FOR CHEEK WALLS FOR PORTICO PLATFORM

SCALE: N.T.S.

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R-C
TAX MAP No: SECTION: 8 BLOCK: 212 LOTS: 110

HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626

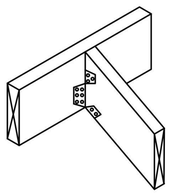
STATE OF NEW YORK HELEN BOGDANOS 078077 LICENSED PROFESSIONAL ENGINEER
SEAL

SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

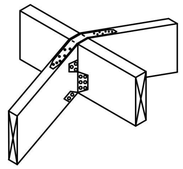
REVISIONS	
	AS PER COMMENTS
2/16/24	12/14/24
12/14/23	***FIRST FILING***
DATE	***DESCRIPTION***

DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED

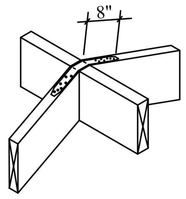
DRAWING NO.
D-1



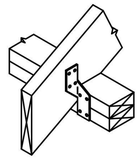
1 ADJUSTABLE HANGER
SIMPSON STRONG-TIE
LSU26-2X6
LSU28-2X8,2X10,OR 2X12



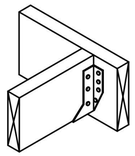
2 STRUCTURAL RIDGE
SIMPSON STRONG-TIE
CATHEDRAL CEILINGS
LSU26-2X6
LSU28-2X8,2X10,OR 2X12
CS-20 X18 MIN. WITH (7) 10D COMMON NAILS
PER RAFTER INSTALLED OVER PLYWOOD



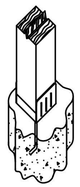
3 RIDGE
SIMPSON STRONG-TIE
WITH CEILING COLLAR TIES
AT 48"O.C. CS-20X13 MIN.
WITH (7) 10D COMMON NAILS
PER RAFTER INSTALLED OVER PLYWOOD



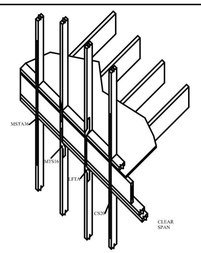
4 HURRICANE CLIP
SIMPSON STRONG-TIE (H2.5A)
INSTALLATION OVER PLYWOOD
IS ACCEPTABLE AS PER MIN. NAIL
PENETRATION (C-2003 PG. 11)



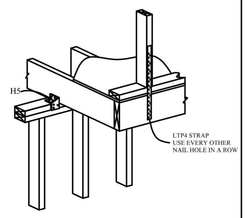
5 FACE MOUNT HANGER
SIMPSON STRONG-TIE(LUS)
LUS26, LUS28, LUS26-2, LUS28-2, LUS210,LUS210-2



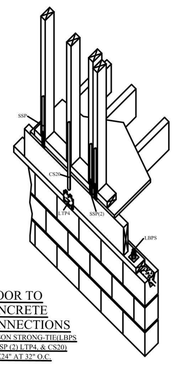
7 POST BASE
SIMPSON STRONG-TIE- (ABA44)



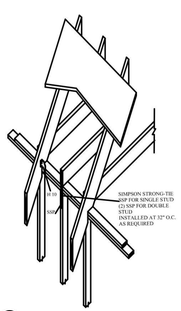
8 STUD TO STUD CONNECTIONS
SIMPSON STRONG-TIE
(CS20 OR LFTA OR (2)-MTS16)
CS20 X 36"AT 32 " O.C. MIN.
WITH (6) 10D NAILS AT EACH END WITH (1) 10D AT CENTER
OR LFTA AT 32" O.C.
OR (2) MTS16 AT 32" O.C.



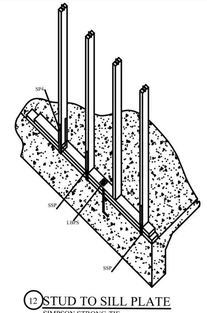
9 CANTILEVER
SIMPSON
STRONG-TIE
H5 , LTP4



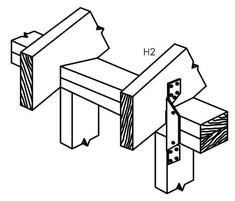
10 FLOOR TO CONCRETE CONNECTIONS
SIMPSON STRONG-TIE(LBPS
SSP, SSP-(2)-LTP4, & CS20)
CS20X24" AT 32" O.C.



11 TRUSS RAFTER CONNECTIONS TO WOOD DOUBLE TOP PLATES
SIMPSON STRONG-TIE (SSP & H10)

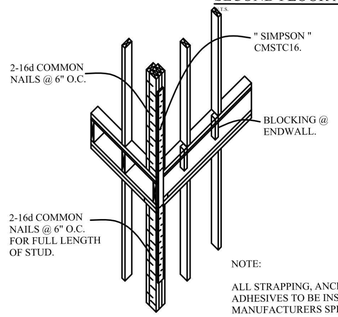


12 STUD TO SILL PLATE
SIMPSON STRONG-TIE
(LBPS , SSP , & SP4)
SSP FOR SINGLE STUD
(2) SSP FOR DOUBLE STUD
INSTALL AT 32" O.C. AS REQD.

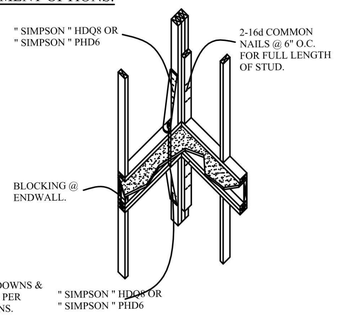


13 RAFTER TO PLATE TO STUD
SIMPSON STRONG-TIE (H2.5)

HOLDOWN CONNECTION SECOND FLOOR ATTACHMENT OPTIONS.



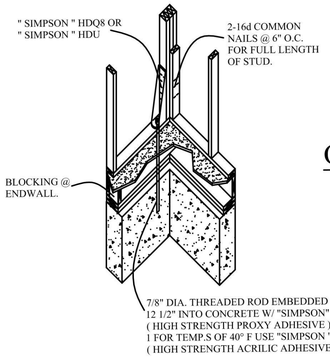
OR



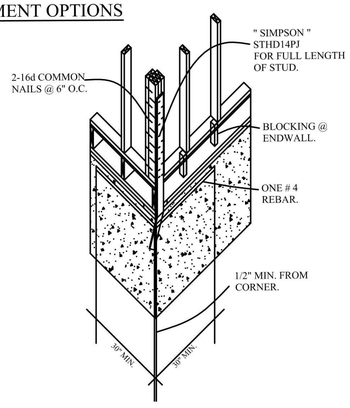
NOTE:

ALL STRAPPING, ANCHORS, HOLDOWNS & ADHESIVES TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

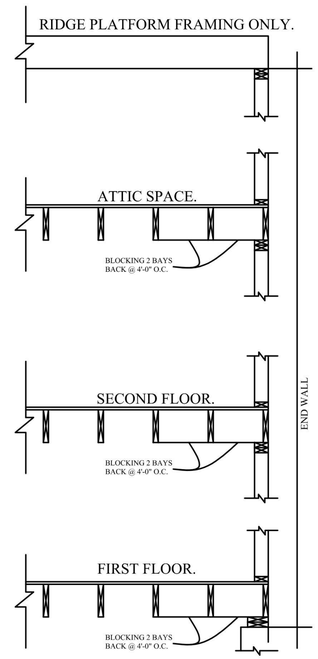
FIRST FLOOR ATTACHMENT OPTIONS



OR

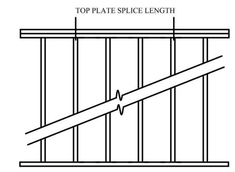


RIDGE PLATFORM FRAMING ONLY.



BLOCKING @ ENDWALL.

SPLICING OF TOP PLATE



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

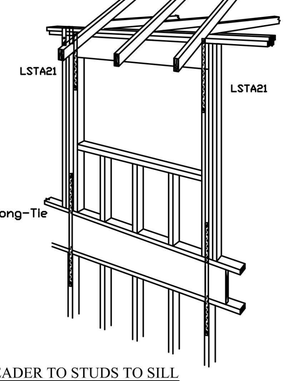
2 - TABULATED SPLICE LENGTH ASSUME A BUILDING LOCATED IN EXPOSURE (B).

3 - TABULATED SPLICE LENGTHS ARE BASED ON 8 FT. WALL HEAIGHTS FOR OTHER WALL HEIGHTS, (H), MULTIPLY THE TABULATED UNIT LATERAL LOADS SHALL BE ADJUSTED BY H/8.

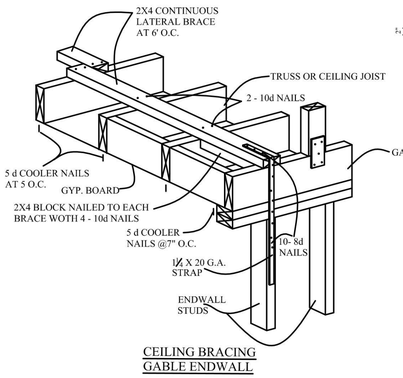
4 - TOP PLATES SHALL BE MINIMUM OF STUD GRADE MATERIAL.

DISAPPROVED
Carlos Reyes
05/14/2024

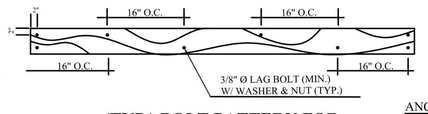
TOP PLATE SPLICE REQUIREMENTS FOR WIND EXPOSURES B & C ONE STORY SLAB ON GRADE	
BUILDING DIMENSION	MIN. SPLICE LENGTH
12' - 0"	2' - 0"
16' - 0"	3' - 0"
20' - 0"	4' - 0"
24' - 0"	4' - 0"
28' - 0"	5' - 0"
32' - 0"	6' - 0"
36' - 0"	7' - 0"
40' - 0"	8' - 0"
50' - 0"	10' - 0"
60' - 0"	12' - 0"
70' - 0"	14' - 0"
80' - 0"	16' - 0"



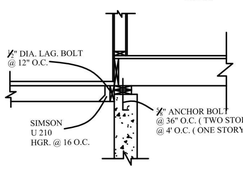
HEADER TO STUDS TO SILL



CEILING BRACING
GABLE ENDWALL

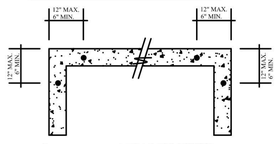


(TYP.) BOLT PATTERN FOR LEDGER BOARD /FLITCH BEAM
N.T.S.



PORCH / DECK / HOUSE CONNECTION DETAIL
N.T.S.

ANCHOR BOLT SPECIFICATION

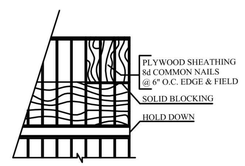


1/2" ANCHOR BOLT @ 32" O.C. FOR 2 STORY
1/2" ANCHOR BOLT @ 4' O.C. FOR 1 STORY

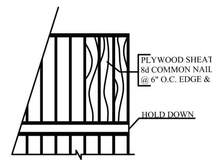
1) MIN. 7" EMBEDMENT INTO CONCRETE
W/3" SQUARE WASHERS AND END NUT SETUP

2) ANCHOR NOTED HEREIN ARE TO BE USED FOR OR REPLACED BY HOLD DOWNS FOR SHEARWALLS.

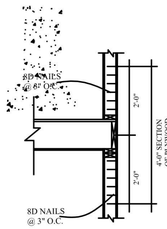
3)1 - ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MIN. TO 12" MAX. FROM ENDS OR CORNERS.



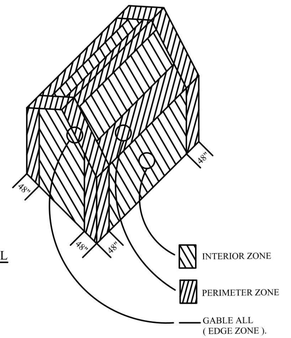
SHEARWALL SEG. DETAIL (TYP.)
N.T.S.



SHEARWALL SEG. DETAIL (TYP.)
N.T.S.



LOAD PATH/FLOOR FRAMING DETAIL



NOTE:

1. FOR GABLE ROOFS 10° TO 45° PITCHES.

2. SEE FASTENING SCHEDULE A FOR NAILING IN EA. ZONE.

RESIDENTIAL CODE OF NEW YORK STATE.

R3012.1.1. DESIGN CRITERIA: COSTRUCTION IN REGIONS WHERE THE BASIC WIND SPEEDS FROM FIGURE R301.2 (4) EQUAL OR EXCEED 110 MILES PER HOUR (177.1 Km/h) SHALL BE DESIGNED IN ACCORDANCE WITH ONE OF THE FOLLOWING.

PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH AMERICAN FOREST AND PAPER ASSOCIATION (AF / PA) - WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM) . OR

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS TABLE R301.7	
STRUCTURAL MEMBER	ALLOWABLE
RAFTERS HAVING SLOPES GREATER THAN 3 / 12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L / 180
INTERIOR WALLS & PARTITIONS	H / 180
FLOORS AND PLASTERED CEILINGS	L / 360
ALL OTHER STRUCTURAL MEMBERS	L / 240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	L / 360
EXTERIOR WALLS - WIND LOADS a WITH BRITTLE FINISHES	L / 240
EXTERIOR WALLS - WIND LOADS a WITH FLEXIBLE FINISHES	L / 120

NOTE: L - SPAN LENGTH. H - SPAN HEIGHT

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

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R-C
TAX MAP No: SECTION: 8 BLOCK: 212 LOTS: 110

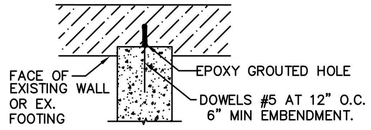
HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626

STATE OF NEW YORK HELEN BOGDANOS 078877 LICENSED PROFESSIONAL ENGINEER
SEAL

REVISIONS	
2/16/24	AS PER COMMENTS 12/14/24
12/14/23	FIRST FILING
DATE	DESCRIPTION

DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED
DRAWING NO. D-2

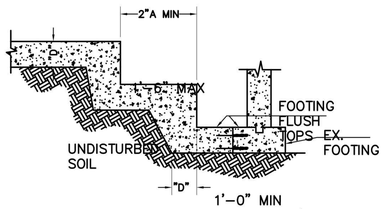
SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS.DETACHED GARAGE.NEW DR/WAY



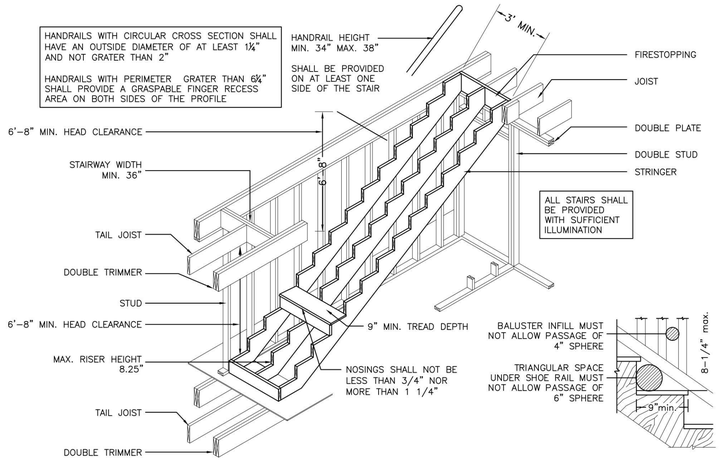
PLAN
N.T.S

DETAIL A:
TYPICAL DETAIL TO TIE NEW WALLS INTO EXISTING

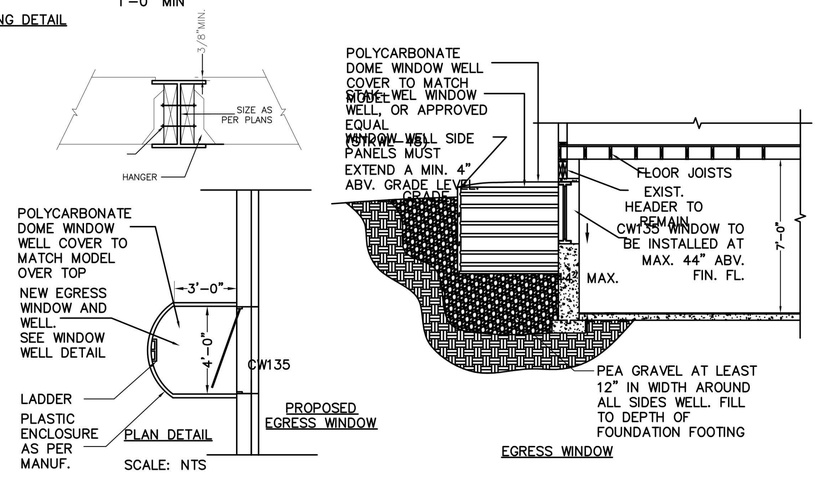
NTS



STEP FOOTING DETAIL
NTS



TYP. STAIR DETAILS AND NOTES
N.T.S



CONSTRUCTION LEGEND

- NEW CONCRETE WALL AND FOOTING, SEE PLANS FOR SIZES
- EXISTING CONCRETE WALL AND FOOTING TO REMAIN
- EXISTING 2x4 FRAMED PARTITION WALL TO REMAIN
- NEW 2x4 PARTITION, SEE WALL LEGEND FOR MORE INFO
- PROPOSED DOOR, SIZES IN FEET AND INCHES, E.G. 2868 IS 2'-8"W x 6'-8" H
- PROPOSED WINDOW, DESIGNATION
- EXIST SURFACE-MOUNTED (HI-HAT) LIGHT FIXTURE TO REMAIN
- NEW ROOF RAFTERS, FLOOR OR CEILING JOISTS, SEE PLANS FOR SIZES
- EXISTING ROOF RAFTERS, FLOOR OR CEILING JOISTS TO REMAIN
- SD — SMOKE DETECTORS
- SD CO — SMOKE & CARBON MONOXIDE DETECTORS WIRED IN SERIES
- 50 C.F.M. EXHAUST FAN
- 3 ½" X 3 ½" ENGINEERING COL.
- 5 ½" X 3 ½" ENGINEERING COL.
- COLUMN UP & DOWN

DISAPPROVED
Carlos Reyes
05/14/2024

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE FAM. RES. ZONING: R-C
TAX MAP NO. SECTION 8 BLOCK 212 LOTS: 110

HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE
516 933 2626

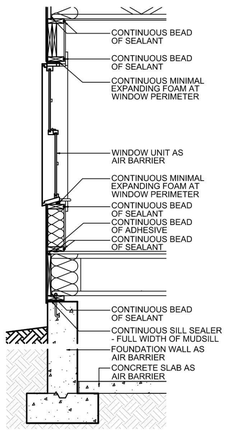
SEAL

SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS 2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

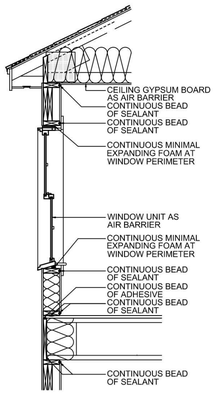
REVISIONS	
	AS PER COMMENTS
2/16/24	12/14/24
12/14/23	FIRST FILING
DATE	DESCRIPTION

DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED

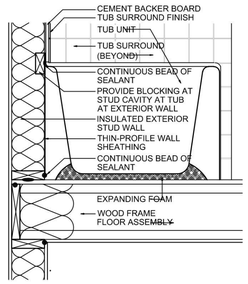
DRAWING NO.
D-3



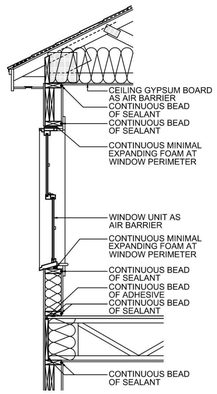
CONCEPTUAL AIR SEALING STRATEGY // LOWER WALL SECTION Scale:NTS



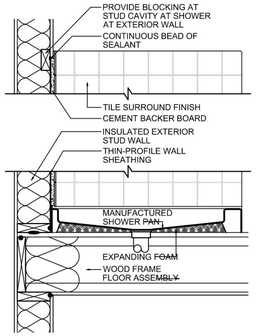
UPPER WALL SECTION
CONCEPTUAL AIR SEALING STRATEGY //
Scale: NTS



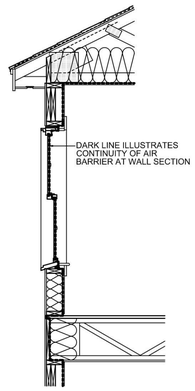
AIR SEALING BEHIND TUB WITH THIN-PROFILE SHEATHING // SECTION



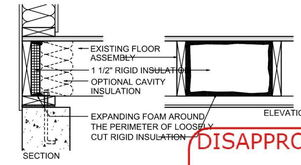
CONCEPTUAL AIR SEALING STRATEGY // UPPER WALL SECTION



AIR SEALING BEHIND SHOWER WITH THIN-PROFILE SHEATHING

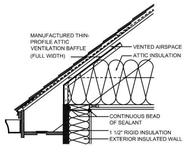


CONCEPTUAL LINE OF CONTINUOUS AIR BARRIER // UPPER WALL SECTION

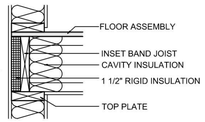


EXISTING BAND JOIST INSULATION RETROFIT WITH 1 1/2" RIGID INSULATION

DISAPPROVED
Carlos Reyes
05/14/2024



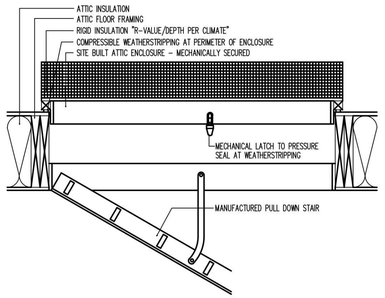
THIN-PROFILE ATTIC EAVE BAFFLE AND VENT



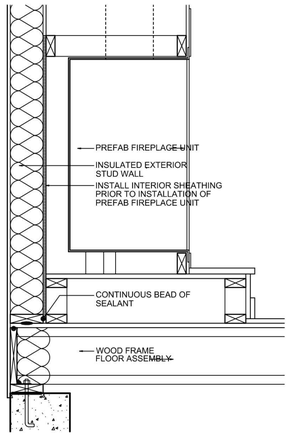
INSET BAND JOIST AT TOP PLATE



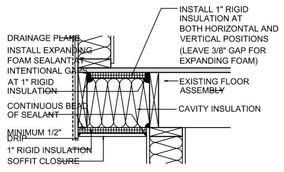
EXISTING BAND JOIST INSULATION RETROFIT WITH SPRAY FOAM



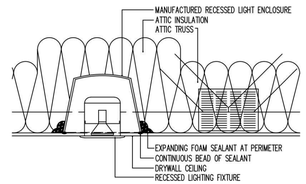
AIR SEALING AT ATTIC PULL DOWN ATTIC STAIR



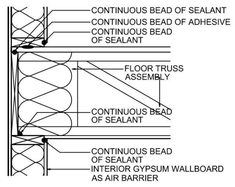
AIR SEALING AT PLATFORM FOR MANUFACTURED FIREPLACE ASSEMBLY



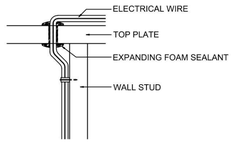
INSULATED CANTILEVER FLOOR // CAVITY INSULATION WITH 1" RIGID INSULATION CLOSURE



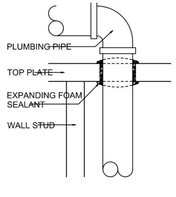
AIR SEALING AT RECESSED LIGHTING IN ATTIC



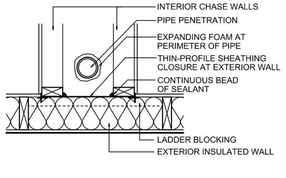
CONCEPTUAL AIR SEALING STRATEGY AT UPPER FLOOR BAND JOIST



AIR SEAL AT TOP PLATE
ELECTRICAL PENETRATION



AIR SEAL AT TOP PLATE PIPE PENETRATION



AIR SEAL AT CHASE WALLS // PLAN

G.C. TO ARRANGE FOR A TEST PRIOR TO CONSTRUCTION ACH 50 AND ADDITIONAL DOOR BLOWER TEST AFTER ALL INSULATION WORK HAS BEEN COMPLETED. G.C. IS RESPONSIBLE FOR RECTIFYING ANY DIFFERENCES (BELOW STATED N.Y.S. APPROVED READINGS)

TABLE R402.1.2: INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE 6 OPTION 1	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWLSPACE WALL R-VALUE
	0.32	0.55	0.4	49/38[a]	20+5 or 13+10[e]	15/20[b]	30[f]	15/19[c]	10, 4 ft[d]	15/19[c]

a. R-38 insulation is allowed in lieu of R-49 if entire surface of attic is covered with insulation and it goes over sill plates

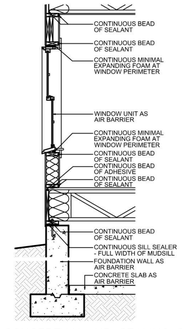
b. The second R-value applies when more than half the insulation is on the interior of the mass wall

c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.

i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

h. The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.



CONCEPTUAL AIR SEALING STRATEGY // LOWER WALL SECTION

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R-C
TAX MAP No: SECTION: 8 BLOCK: 212 LOTS: 110

HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626

STATE OF NEW YORK HELEN BOGDANOS 078077 LICENSED PROFESSIONAL ENGINEER
SEAL

SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

	REVISIONS
2/16/24	AS PER COMMENTS 12/14/24
12/14/23	FIRST FILING
DATE	DESCRIPTION

DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED

DRAWING NO.
D-4

XU RESIDENCE
3 TWELFTH STREET, CARLE PLACE, NY 11514

ZONING / TOWN CODE COMPLIANCE

DISAPPROVED - Make corrections as noted and resubmit

Anthony Raguseo
05/07/2024

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

EXISTING ZONING ITEM	PERMIT #
TO BE DETERMINED BY D.O.B.	

AVERAGE FRONT YARD SET BACK CALCULATION

23.94'+ 32.97'+24.98+28.80+.21.76'+25.19'+27.23'=26.41'

CLIENT RESPONSIBILITY

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

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

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

SCOPE OF WORK

APPLICATION FOR:
-PROPOSED 2ND FLOOR ADDITION
-PROPOSED 1st& 2nd FL. INTERIOR ALTERATIONS
-PROPOSED 8'x19' POOL
-PROPOSED 6'-0" PVC POOL ENCLOSURE (LENGTH= 135')
-PROPOSED DECK
-PROPOSED PREFABRICATED PAVILION
-PROPOSED SEMI CIRCULAR DRIVEWAY

RBP22-001079

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.

#21582

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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

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

SECTION: 10	BLOCK: 269		LOT: 30		ZONE: R-B
AREAS (S.F.)	EXISTING	TO BE REMOVED	TO BE MAINTAINED	PROPOSED	TOTAL
TOTAL LOT:	7,000 S.F.	------	------	------	7,000 S.F.
FIRST FLOOR:	1,478 S.F.	------	------	34 S.F.	1,512 S.F.
SECOND FLOOR:	642 S.F.	------	------	530 S.F.	1,172 S.F.
DECK:	231 S.F.	- 231 S.F.	------	235 S.F.	235 S.F.
PORCH:	------	------	------	176 S.F.	176 S.F.
PAVILLION:	104 S.F.	- 104 S.F.	------	99 S.F.	99 S.F.

BUILDING FOOTPRINT	F.A.R.
1,512 S.F.	1,512 S.F.
51 S.F.	1,172 S.F.
235 S.F.	------
176 S.F.	------
------	99 S.F.
TOTAL:	TOTAL:
1,974 S.F.	2,783 S.F.

ZONING — TOWN OF NORTH HEMPSTEAD

ZONING DISTRICT: R-B (SINGLE FAMILY)			MAP DISTRICT:		
ZONING ITEM	REQUIRED		EXISTING	PROPOSED	
LOT SIZE	6,000 S.F.	MIN.	7,000 S.F.	NO CHANGE	---
LOT COVERAGE (BUILDING)	30%	MAX	24.41%	28.2%	✓
HEIGHT (2.5 STORIES)	30'	MAX	EXISTING	28.53'	✓
EAVES HEIGHT	22'	MAX	EXISTING	16.94'	✓
FRONT YARD SETBACK	26.41' AF.Y.S. 30' MIN	MIN.	28.80'	28.80'	✓
FRONT YARD (PORCH<3' HT)	5' ENCROACHMENT		N/A	28.80'	✓
SECONDARY FRONT YARD	25'	MIN.	28.40'	22.40'	✗
FRONT YARD (PORCH<3' HT)	5' ENCROACHMENT		N/A	20.40'	✓
SIDE YARD	7'	MIN.	13.05'	19.90'	✓
SIDE YARD (DECK)	7'	MIN.	3.94'	4.06'	✗
REAR YARD	15'	MIN.	11.20'	11.20'	✗
FLOOR AREA	%45 OF LOT (3150 S.F.)	MAX	33.59 % / 2,351 S.F.	39.76 % / 2,783 S.F.	✓
FRONT YARD PAVING (PRIMARY)	45%	MAX	0.00%	0.09%	✓
FRONT YARD PAVING (SECOND)	45%	MAX	23.11%	46.66%	✗
REAR YARD COVERAGE	40%	MAX	0.00%	1.92%	✓

ZONING DISTRICT: RES-B			PROPOSED BBQ		
ZONING ITEM	REQUIRED		EXISTING	PROPOSED	
SIDE YARD	10'	MIN.	N/A	7.39'	✗

ZONING DISTRICT: RES-B			POOL EQUIPMENT		
ZONING ITEM	REQUIRED		EXISTING	PROPOSED	
REAR YARD	15'	MIN.	N/A	8.20'	✗

ZONING DISTRICT: RES-B			ACCESSORY:POOL		
ZONING ITEM	REQUIRED		EXISTING	PROPOSED	
NO POOL ALLOW IN SIDE YARDS					✗
SIDE YARD	10'	MIN.	N/A	9.21'	✗
REAR YARD	15'	MIN.	N/A	10.00'	✗
FENCE	6' HEIGHT	MIN	N/A	6' HEIGHT	✓

ZONING DISTRICT: RES-B			A/C UNITS		
ZONING ITEM	REQUIRED		EXISTING	PROPOSED	
SIDE YARD	3'	MIN.	N/A	8.20'	✓
SIDE YARD	3'	MIN.	N/A	8.20'	✓
SIDE YARD	3'	MIN	N/A	8.20'	✓

PLOT PLAN INFORMATION AS PER:

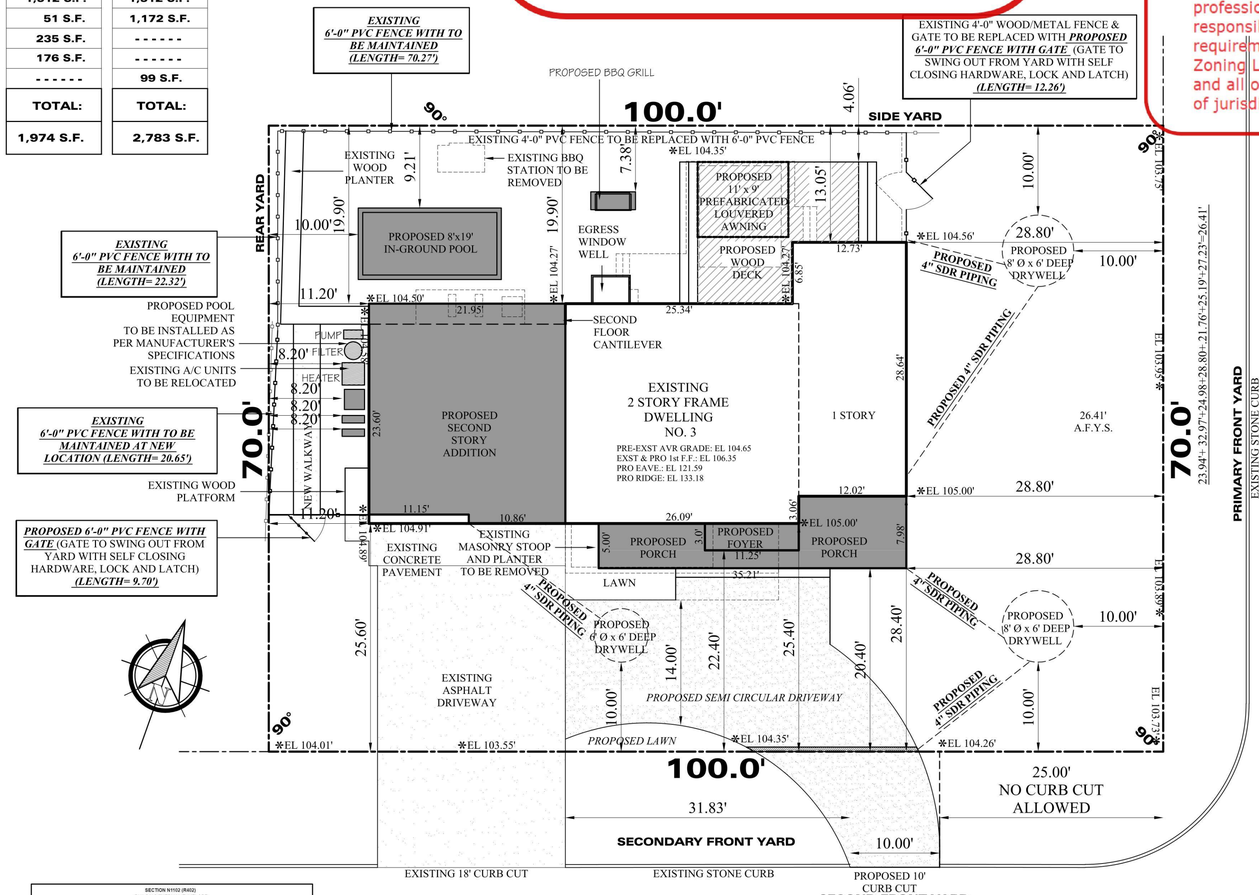
SURVEY DRAWN : JULY 7, 2021

PETER J. BRABAZON PLS, P.C.
PROFESSIONAL LAND SURVEYORS
PETER J. BRABAZON (SURVEYOR)

430 WEST OLD COUNTRY ROAD
HICKSVILLE, NY 11801
TEL: (516) 822-5111

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

"TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE "ENERGY CONSERVATION CONSTRUCTION CODE (2020)" (N102.1.2 (R402.1.2)) AND CHAPTER 11 RESIDENTIAL CODE OF NEW YORK STATE (2020)



PROPOSED 6'-0" PVC FENCE WITH GATE (GATE TO SWING OUT FROM YARD WITH SELF CLOSING HARDWARE, LOCK AND LATCH) *(LENGTH= 9.70')*

Setbacks.
[Amended 7-9-1991 by L.L. No. 10-1991; 4-1-1997 by L.L. No. 8-1997]
(a) An inground swimming pool and any mechanical equipment shall be no closer to the rear and side property lines than 10 feet or the minimum side yard setback requirements for a residential structure in a residential district, whichever is the more restrictive.

Primary Front yard
The front yard with the narrower street frontage. For lots having equal street frontage, the primary front yard shall be the front yard where the main entrance is established.

§ 70-40. On a corner lot, a front yard shall be required on each street and, unless the building is controlled by § 70-40C, the front yard on the narrower street frontage shall be not less than 30 feet in depth and the other front yard shall be not less than 25 feet in depth; and if the street frontages are equal, a minimum front yard of 30 feet shall be required on each street front.
C.
The minimum front yard depth for detached dwellings shall be the same as the average front yard depth of the existing primary buildings used as dwellings within 200 feet on each side of the lot on the same side of the street and within the same zoning district, or 30 feet, whichever is greater. No front yard shall be required to have a depth greater than 45 feet. On a lot with multiple street fronts, the average front yard setback shall only apply to the primary front yard
§ 70-42. .C. On a corner lot, a single-family dwelling shall have only one side yard. Said yard shall be on the side adjoining the interior lot opposite the front yard having the greater street frontage. Said side yard shall have a minimum width of seven feet. The two yards fronting on streets shall be considered front yards as provided under § 70-39B. The remaining yard shall be considered the rear yard and shall conform to the provisions of

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

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects	Special wind region	Wind-borne debris zone		Weathering	frost line depth	Termite					
20 PSF	130	NO	NO	1 mi.	B	Severe	3'-4'	Moderate to Heavy	15	YES	9-11-09	496	52.9°F

ISSUED FOR
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- FOR BIDDING PURPOSES
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- FOR CONSTRUCTION
- AS BUILT DRAWINGS

REVISIONS — PLOTTED: 3/15/2024

NO.	DATE	DESCRIPTION
	02/14/23	CABINET LAYOUT UPDATE
	01/16/24	D.O.B. RESBMISSION
	01/23/24	D.O.B. RESBMISSION
	03/14/24	D.O.B. RESBMISSION

PROJECT NO.	2022220
DATE	03/14/24
SCALE	AS NOTED
DRAWN BY	M.Z. - S.D. - S.V.

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DRAWING:
ZONING & PLOT PLAN

PROJECT:
XU RESIDENCE
3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. I.D.#

DRAWING No.
A0.0

G.F.A. DIAGRAM

ZONING / TOWN CODE COMPLIANCE

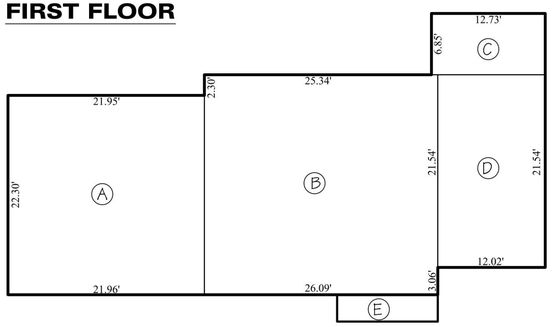
DISAPPROVED - Make corrections as noted and resubmit

Anthony Raguseo
05/07/2024

RBP22-001079

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.

FIRST FLOOR



AREA A = 21.96' x 22.30' = 489.71
AREA B = 26.09' x 24.60' = 641.81
AREA C = 12.73' x 6.85' = 87.20
AREA D = 12.02' x 21.54' = 258.91
AREA D = 11.25' x 3.0' = 33.75

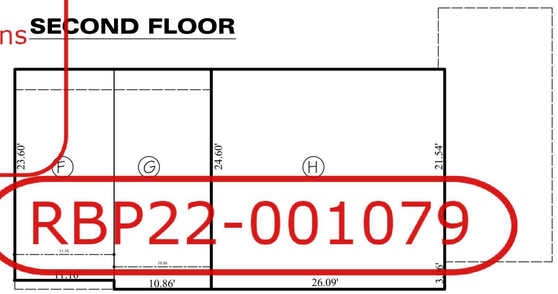
FIRST FLOOR AREA = 1,478 S.F. EXISTING + 34 S.F. PROPOSED = 1,512 S.F.

AREA E = 11.16' x 23.68' = 262.28
AREA G = 10.86' x 24.60' =267.16
AREA H = 26.09' x 24.60' =641.81
SECOND FLOOR AREA = 642 S.F. EXISTING + 263+267 S.F. PROPOSED = 1,172 S.F.

PAVILION = 99 S.F.

TOTAL GROSS FLOOR AREA = 1,512 + 1,172 +99 = 2,783 S.F.

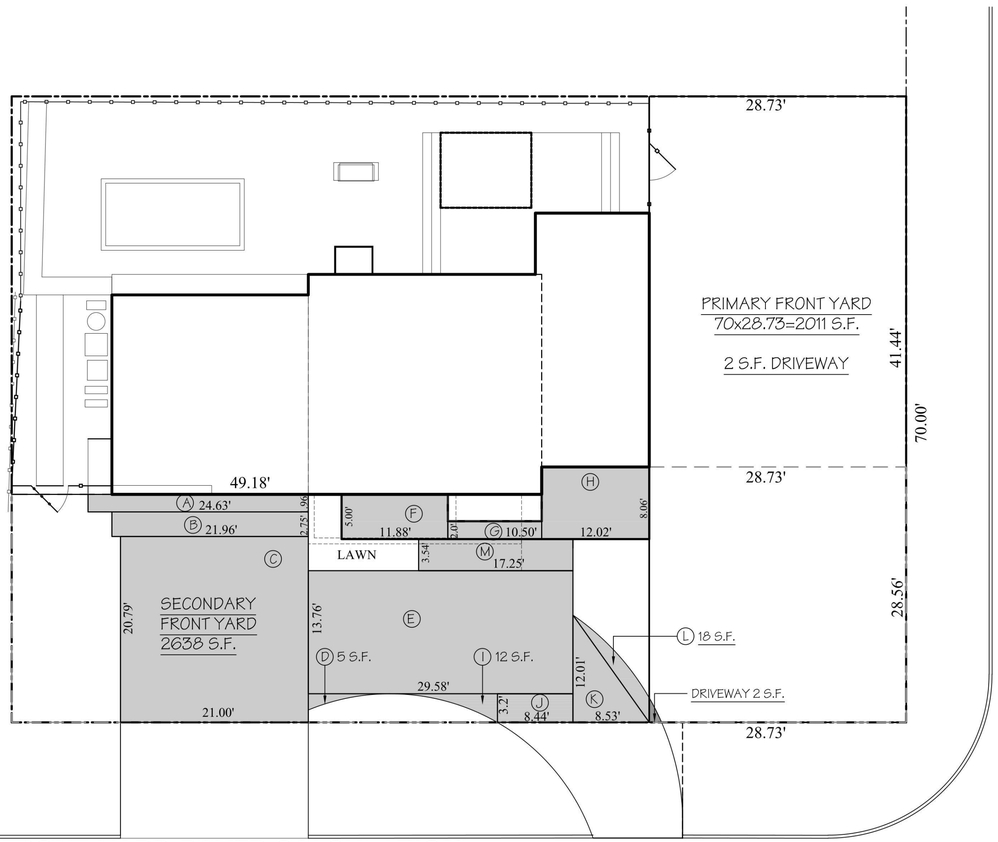
SECOND FLOOR



PRE EXISTING GRADE CALCULATIONS

(104.46+105.00)/2x28.64=3,000
(105.00+104.91)/2x48.05=5,043
(104.89+104.58)/2x22.30=2,336
(104.50+104.27)/2x21.95=2,291
(104.27+104.27)/2x25.34=2,642
(104.27+104.56)/2x12.73=1,329
TOTAL=159.01 TOTAL=16,641

AVERAGE GRADE=16,641/159.01=104.65'



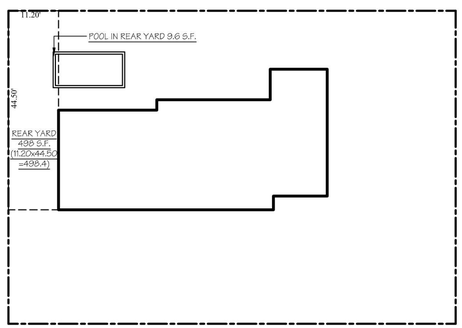
FRONT YARD PAVER CALCULATION

SECONDARY FRONT YARD

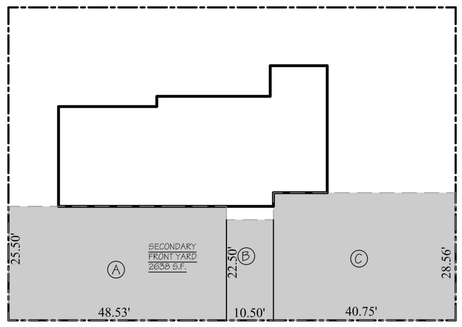
2,638 S.F.

AREA A = 24.63' x 1.96' = 48.27
AREA B = 21.96' x 2.75' = 60.39
AREA C = 21.00' x 20.79 = 436.59
AREA D = 5 S.F.
AREA E = 29.58' x 13.76' = 407.02
AREA F = 11.88' x 5.0' = 59.4
AREA G = 10.50' x 2.0' =21
AREA H = 12.02' x 8.06' =96.88
AREA J = 8.44' x 3.2' = 27.01
AREA K = 8.53' x 12.01' / 2 =51.22
AREA L = 18 S.F.
PAVER AREA = 1,231 S.F.

1,231 /2,638 S.F. =%46.66



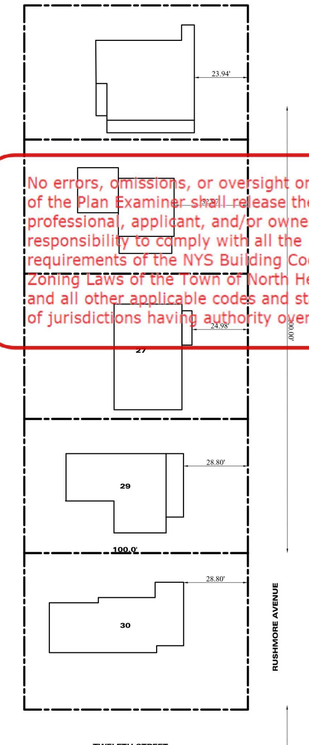
REAR YARD COVERAGE

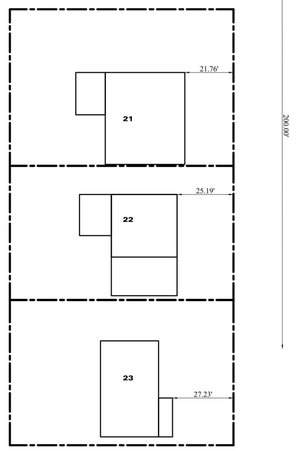


AREA A = 48.53x25.50' = 1,238
AREA B = 10.50' x 22.50' = 236
AREA C = 40.75' x28.56 = 1,164
SECONDARY FRONT YARD =2,638 S.F.

SECONDARY FRONT YARD AREA CALCULATION

19.90'





AVERAGE FRONT YARD

23.94'+ 32.97'+24.98+28.80+.21.76'+25.19'+27.23'= 184.87 /7 = 26.41'

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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

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Z0.0

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GENERAL NOTES

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

NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER THOSE SCALED.

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

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DRAWING LEGEND

SYMBOL	DESCRIPTION
	EXISTING PARTITION TO REMAIN
	EXISTING ABOVE / BEYOND
	EXISTING WINDOW TO REMAIN
	EXISTING DOOR TO REMAIN
EXISTING (3) 2 x 10	EXISTING HEADER - SIZE AS SPECIFIED
	EXISTING WALL / WINDOW / DOOR TO BE DEMOLISHED
	PROPOSED PARTITION
TW2046 (2) 2 x 8	PROPOSED WINDOWS - SIZE AS SPECIFIED
2'-6"	PROPOSED DOOR - SIZE AS SPECIFIED
(2) 1 3/4" x 11 7/8" LVL	PROPOSED HEADER - SIZE AS SPECIFIED
	PROPOSED FOUNDATION WALL
	INSULATION - TYPE AS SPECIFIED
	PROPOSED CLOSET
	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR

ZONING / TOWN CODE COMPLIANCE
DISAPPROVED - Make corrections as noted and resubmit
Anthony Raguseo
05/07/2024

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

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

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

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

RBP22-001079

TABLE R402.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

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

FOR SI: 1 POUND PER SQUARE INCH = 6.895 kPa.
(a) AT 28 DAYS PSI
(b) SEE TABLE R301.2(1) FOR WEATHERING POTENTIAL
(c) CONC. IN THESE LOCATIONS THAT MAY BE SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR-ENTRAINED CONCRETE IN ACCORDANCE WITH FOOTNOTE (d)
(d) CONCRETE SHALL BE AIR-ENTRAINED. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5% OR MORE THAN 7%
(e) SEE SECTION R402.2 FOR MINIMUM CEMENT CONTENT

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

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

[1] PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTIONS IN TABLE 3.2
[2] WHEN ANCHOR BOLTS ARE USED TO RESIST UPLIFT, LATERAL, AND SHEAR LOADS, THE MAXIMUM ANCHOR BOLT SPACING SHALL NOT EXCEED THE LESSER OF THE TABULATED VALUES FOR UPLIFT LOADS (TABLE 3.2C) OR LATERAL AND SHEAR LOADS (TABLE 3.2B) FOR OTHER ANCHOR BOLT LIMITATIONS SEE SECTION 3.2
[3] TABULATED ANCHOR BOLT SPACING FOR LATERAL AND SHEAR LOADS ASSUME WALLS ARE SHEATHED IN ACCORDANCE WITH SECTION 3.4.4.2. FOR OTHER WALL SHEATHING TYPES THE TABULATED ANCHOR BOLT SPACING SHALL BE MULTIPLIED BY THE APPROPRIATE SHEATHING TYPE ADJUSTMENT FACTOR IN TABLE 3.17D, BUT IN NO CASE SHALL ANCHOR BOLT SPACING EXCEED 6 FEET ON CENTER.
[4] FOR THREE SECOND GUST WIND SPEEDS GREATER THAN 110 MPH, WITH A TABULATED LATERAL VALUE FROM TABLE 3.5 GREATER THAN 262 plf, LATERAL CONNECTIONS SHALL BE DETERMINED USING THE LOADS FROM TABLE 3.5

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

700-YR. 3 SECOND GUST WIND SPEED (MPH)	90	95	100	105	110	115	120	130	140	150	160	170	180	195

BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	PLATE SIZE	FOUNDATION SUPPORTING		MAXIMUM ANCHOR BOLT SPACING (in.) [1,2]												
UPLIFT LOADS	2 x 4	1 - 3 STORIES	8 'END ZONES	72	72	72	72	72	72	71	57	43	35	30	27	24	22
		1 - 3 STORIES	INTERIOR ZONES	72	72	72	72	72	72	72	66	50	41	35	31	28	26
	2 x 6	1 - 3 STORIES	8 'END ZONES	72	72	72	72	72	72	72	68	51	42	36	32	29	26
		1 - 3 STORIES	INTERIOR ZONES	72	72	72	72	72	72	72	72	60	49	42	37	34	31

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

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

SIDING MATERIAL	NOMINAL THICKNESS (INCHES)	JOINT TREATMENT	SHEATHING PAPER REQUIRED	WOOD OR WOOD STRUCTURAL PANEL SHEATHING	FIBERBOARD SHEATHING INTO STUD	GYPSUM SHEATHING INTO STUD	DIRECT TO STUDS	NUMBER OR SPACING OF FASTENERS
VINYL SIDING*	0.035	LAP	NO	0.120 NAIL 1½" STAPLE-1¾"	0.120 NAIL 2" STAPLE-2½"	0.120 NAIL 2" STAPLE-2½"	NOT ALLOWED	SAME AS STUD SPACING

*VINYL SIDING SHALL COMPLY WITH ASTM D3679

TABLE R702.3.5
MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD

THICKNESS OF GYPSUM BOARD (INCHES)	APPLICATION	ORIENTATION OF GYPSUM BOARD TO FRAMING	MAX. SPACING OF FRAMING MEMBERS	MAX. SPACING OF FASTENERS		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING
				NAILS	SCREWS	
1/2	CEILING	EITHER DIRECTION	16	7	12	13 GAGE, 1⅜" LONG, 19/64" HEAD; 0.098 DIAMETER, 1¼" LONG, ANNULAR-RINGED;5d COOLER NAIL, 0.086 DIAMETER, 1⅜" LONG, 15/64" HEAD; OR GYPSUM BOARD NAIL,0.0915 DIAMETER, 1⅜" LONG, 9/32" HEAD.
	WALL	EITHER DIRECTION	16	8	16	

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

LUMBER SPECIFICATION:

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

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

* 2 SOLID POST UNDER FULL WIDTH OF GIRDER @ EACH END

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

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

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

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

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

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

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

TABLE R301.5 ALSO NOTED SECTION R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(IN POUNDS PER SQUARE FOOT)

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

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.

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 kN/m , 1 SQUARE INCH = 645 mm, 1 POUND = 4.45 N.
(a) (b) (c) (d)(e) (f) (g) (h) SEE (RCNYS 2020)

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

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

L = SPAN LENGTH, H = SPAN HEIGHT

(a) FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN, THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING (ASD) LOADS OBTAINED FROM TABLE R301.2(2)
(b) FOR CANTILEVER MEMBERS, L SHALL BE TAKEN AS TWICE THE LENGTH OF THE CANTILVER
(c) FOR ALUMINUM STRUCTURAL MEMBERS OR PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, NOT SUPPORTING EDGE OF GLASS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/175 FOR EACH GLASS LITE OR L/60 FOR THE ENTIRE LENGTH OF THE MEMBER, WHICHEVER IS MORE STRINGENT. FOR SANDWICH PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, THE TOAL LOAD DEFLECTION SHALL NOT EXCEED L/120
(d) DEFLECTION FOR EXTERIOR WALLS WITH INTERIOR GYPSUM BOARD FINISH SHALL BE LIMITED TO AN ALLOWABLE DEFLECTION OF H/180
(e) REFER TO SECTION R703.8.2

SECTION R301.2.2.2 WEIGHTS OF MATERIALS

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

EXCEPTIONS:

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

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

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

TABLE R301.2.1.3
EQUIVALENT BASIC WIND SPEEDS

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

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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	02/14/23	CABINET LAYOUT UPDATE
	01/16/24	D.O.B. RESBMISSION
	01/25/24	D.O.B. RESBMISSION
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PROJECT NO.	2022220
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REGISTERED ARCHITECT MARK ANTHONY MUNISTERI 031737-1 STATE OF NEW YORK
LIC # 031737-1
MARK ANTHONY MUNISTERI, R.A.
1563 BELLMORE AVE. N. BELLMORE NY, 11710

DRAWING:
GENERAL NOTES

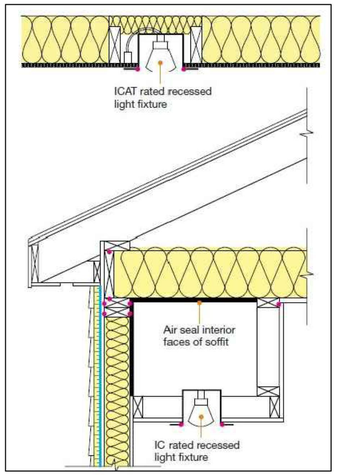
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CARLE PLACE, NY 11514

D.O.B. I.D#

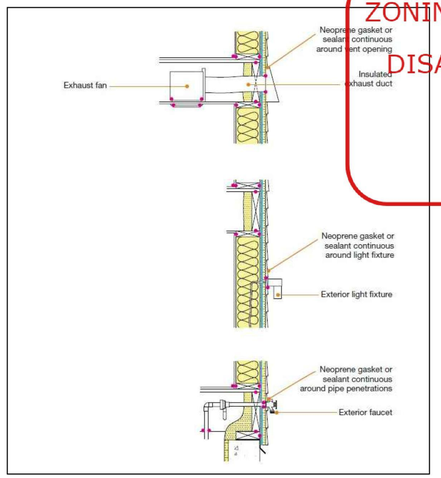
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T1.0

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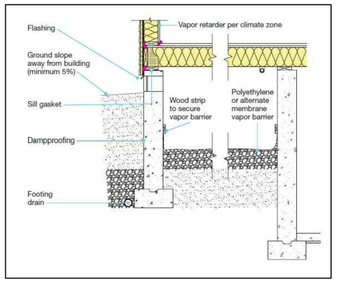
ZONING / TOWN CODE COMPLIANCE
DISAPPROVED Make corrections as noted and resubmit
Anthony Ruisued 05/07/2024
RBP22-001079



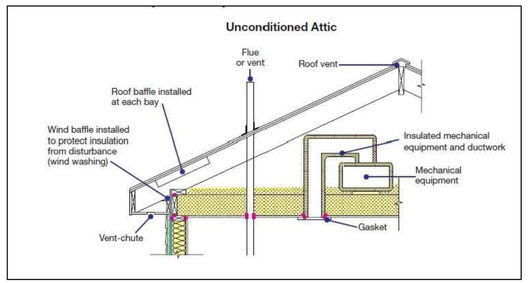
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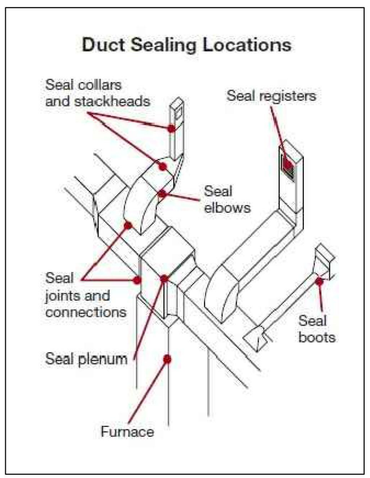
EXTERIOR WALL



VENTED CRAWL SPACE



VENTED ATTIC SPACE



DUCT SEALING

HVAC EQUIPMENT BY OTHERS	
(RCNYS 2020) R303 - LIGHT, VENTILATION AND HEATING R303.10 REQUIRED HEATING. WHERE THE WINTER DESIGN TEMPERATURE IN TABLE R301.2(1) IS BELOW 60°F (16°C), EVERY DWELLING UNIT INTENDED TO BE OCCUPIED BETWEEN SEPTEMBER 15 AND MAY 15 SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3 FEET (914 mm) ABOVE THE FLOOR AT 2 FEET (610 mm) FROM EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. EXCEPTIONS: OWNER-OCCUPIED ONE-FAMILY DWELLINGS SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.	M1305.1.2 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES (762 mm) HIGH AND 22 INCHES (559 mm) WIDE AND NOT MORE THAN 20 FEET (6096 mm) LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES (610 mm) WIDE. A LEVEL SERVICE SPACE NOT LESS THAN 30 INCHES (762 mm) DEEP AND 30 INCHES (762 mm) WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE NOT LESS THAN 20 INCHES BY 30 INCHES (508 mm BY 762 mm), AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

[NY] C106.2.6.1 HVAC System certification.

A *registered design professional* shall provide to the building official a written certification that (1) all required HVAC system inspections, HVAC system calibrations, and overall HVAC equipment functionality tests have been performed and (2) in the professional opinion of the *registered design professional*, the HVAC system is operating as designed. The *registered design professional* shall retain copies of the inspection, calibration, and test reports, and shall provide such reports to the building official, if requested. In the case of a building that is subject to the New York City Construction Codes, all required HVAC system inspections, HVAC system calibrations, and overall HVAC equipment functionality tests shall be special or progress inspections and shall be performed by approved agencies.

SECTION N1103 (R403) SYSTEMS

N1103.1 (R403.1) Controls (Mandatory).

Not less than one thermostat shall be provided for each separate heating and cooling system.

N1103.1.1 (R403.1.1) Programmable thermostat.

The thermostat controlling the primary heating or cooling system of the dwelling unit shall be capable of controlling the heating and cooling system of the dwelling unit to maintain different temperature set points at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain *zone* temperatures of not less than 55°F (13°C) to not greater than 85°F (29°C). The thermostat shall be capable of being initially by the manufacturer with a heating temperature setpoint of not greater than 70°F (21°C) and a cooling temperature setpoint of not less than 75°F (26°C).

N1103.1.2 (R403.1.2) Heat pump supplementary heat (Mandatory).

Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.

N1103.2 (R403.2) Hot water boiler outdoor temperature setback.

Hot water boilers that supply heat to the *building* through one- or two-pipe heating systems shall have an outdoor setback control that decreases the boiler water temperature based on the outdoor temperature.

N1103.3 (R403.3) Ducts.

Ducts and air handlers shall be installed in accordance with Sections N1103.3.1 through N1103.3.8.

N1103.3.1 (R403.3.1) Insulation (Prescriptive).

Supply and return ducts in attics shall be insulated to an *R*-value of not less than R-8 for ducts 3 inches (76 mm) in diameter and larger and not less than R-6 for ducts smaller than 3 inches (76 mm) in diameter. Supply and return ducts in other portions of the *building* shall be insulated to not less than R-6 for ducts 3 inches (76 mm) in diameter and to not less than R-4.2 for ducts smaller than 3 inches (76.2 mm) in diameter.

Exception: Ducts or portions thereof located completely inside the *building thermal envelope*.

[NY] N1103.3.2 (R403.3.2) Sealing (Mandatory).

Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with Section M1601.4.1.

Exceptions:

1. Air-impermeable spray foam products shall be permitted to be applied without additional joint seals.
2. For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams, and locking-type joints and seams of other than the snap-lock and button-lock types.

N1103.3.2.1 (R403.3.2.1) Sealed air handler.

Air handlers shall have a manufacturer's designation for an air leakage of not greater than 2 percent of the design airflow rate when tested in accordance with ASHRAE 193.

N1103.3.3 (R403.3.3) Duct testing (Mandatory).

Ducts shall be pressure tested to determine air leakage by one of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. Registers shall be taped or otherwise sealed during the test.
2. Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exceptions:

1. A duct air-leakage test shall not be required where the ducts and air handlers are located entirely within the *building thermal envelope*.
2. A duct air-leakage test shall not be required for ducts serving heat or energy recovery ventilators that are not integrated with ducts serving heating or cooling systems.

A written report of the results of the test shall be signed by the party conducting the test and provided to the *building official*.

N1103.3.4 (R403.3.4) Duct leakage (Prescriptive).

The total leakage of the ducts, where measured in accordance with Section R403.3.3, shall be as follows:

1. Rough-in test: The total leakage shall be less than or equal to 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m^2) of conditioned floor area where the air handler is installed at the time of the test. Where the air handler is not installed at the time of the test, the total leakage shall be less than or equal to 3 cubic feet per minute (85 L/min) per 100 square feet (9.29 m^2) of conditioned floor area.
2. Postconstruction test: Total leakage shall be less than or equal to 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m^2) of conditioned floor area.

N1103.3.5 (R403.3.5) Building cavities (Mandatory).

Building framing cavities shall not be used as ducts or plenums.

[NY] N1103.3.6 (R403.3.6) Ducts buried within ceiling insulation.

Where supply and return air ducts are partially or completely buried in ceiling insulation, such ducts shall comply with all of the following:

1. The supply and return duct shall have an insulation *R*-value not less than R-8.
2. At all points along each duct, the sum of the ceiling insulation *R*-values against and above the top of the duct, and against and below the bottom of the duct shall be not less than R-19, excluding the *R*-value of the duct insulation.

N1103.3.6.1 (R403.3.6.1) Effective *R*-value of deeply buried ducts.

Where using a simulated energy performance analysis, sections of ducts that are installed in accordance with Section N1103.3.6, located directly on, or within 5.5 inches (140 mm) of the ceiling, surrounded with blown-in attic insulation having an *R*-value of R-30 or greater and located such that the top of the duct is not less than 3.5 inches (89 mm) below the top of the insulation, shall be considered as having an effective duct insulation *R*-value of R-25.

N1103.3.7 (R403.3.7) Ducts located in conditioned space.

For ducts to be considered as inside a *conditioned space*, such ducts shall comply with either of the following:

1. The duct system is located completely within the *continuous air barrier* and within the *building thermal envelope*.
2. The ducts are buried within ceiling insulation in accordance with Section N1103.3.6 and all of the following conditions exist:
   2.1. The air handler is located completely within the *continuous air barrier* and within the *building thermal envelope*.
   2.2. The duct leakage, as measured either by a rough-in test of the ducts or a post-construction total system leakage test to outside the *building thermal envelope* in accordance with Section N1103.3.4, is less than or equal to 1.5 cubic feet per minute (42.5 L/min) per 100 square feet (9.29 m^2) of conditioned floor area served by the duct system.
   2.3. The ceiling insulation *R*-value installed against and above the insulated duct is greater than or equal to the proposed ceiling insulation *R*-value, less the *R*-value of the insulation on the duct.

N1103.4 (R403.4) Mechanical system piping insulation (Mandatory).

Mechanical system piping capable of carrying fluids greater than 105°F (41°C) or less than 55°F (13°C) shall be insulated to an *R*-value of not less than R-3.

N1103.4.1 (R403.4.1) Protection of piping insulation.

Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind. The protection shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall be prohibited.

N1103.5 (R403.5) Service hot water systems.

Energy conservation measures for service hot water systems shall be in accordance with Sections N1103.5.1 through N1103.5.4.

N1103.5.1 (R403.5.1) Heated water circulation and temperature maintenance systems (Mandatory).

Heated water circulation systems shall be in accordance with Section N1103.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section N1103.5.1.2. Automatic controls, temperature sensors and pumps shall be *accessible*. Manual controls shall be readily *accessible*.

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 space 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, or floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation shall be installed on the bottom side of floor framing and 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 all seams joints overlapped and sealed or taped.	Crawl space insulation, where provided instead of floor 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 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.

R403.7 Equipment sizing and efficiency rating (Mandatory).

Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on *building* loads calculated in accordance with ACCA Manual J or other *approved* heating and cooling calculation methodologies. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

[NY] TABLE R402.1.4
EQUIVALENT *U*-FACTORS[a]

CLIMATE ZONE	FENESTRATION *U*-FACTOR	SKYLIGHT *U*-FACTOR	CEILING *U*-FACTOR	FRAME WALL *U*-FACTOR	MASS WALL *U*-FACTOR[b]	FLOOR *U*-FACTOR	BASEMENT WALL *U*-FACTOR	CRAWL SPACE WALL *U*-FACTOR
4	0.32	0.55	0.026	0.060	0.099	0.047	0.059	0.065
5	0.30	0.55	0.026	0.060	0.082	0.033	0.050	0.055
6	0.30	0.55	0.026	0.045	0.060	0.033	0.050	0.055

a. Nonfenestration *U*-factors shall be obtained from measurement, calculation or an approved source.
b. Mass walls shall be in accordance with Section R402.2.5. Where more than half the insulation is on the interior, the mass wall U-factors shall not exceed 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zone 6.
c. In warm-humid locations as defined by Figure R301.1 and Table R301.1, the basement wall *U*-factor shall not exceed 0.360.

SECTION N1102 (R402)
BUILDING THERMAL ENVELOPE

[NY] N1102.1 (R402.1) General (Prescriptive).

The *building thermal envelope* shall comply with the requirements of Sections N1102.1.1 through N1102.1.5.

Exceptions:

1. The following low-energy *buildings*, or portions thereof, separated from the remainder of the building by *building thermal envelope* assemblies complying with this section shall be exempt from the *building thermal envelope* provisions of Sections N1102.1.1 through N1102.1.5.
   1.1. Those with a peak design rate of energy usage less than 3.4 Btu/h • ft^2 (10.7 W/m^2) or 1.0 watt/ft^2 of floor area for space-conditioning purposes.
   1.2. Those that do not contain *conditioned space*.
2. Log homes designed in accordance with ICC 400.

N1102.1.1 (R402.1.1) Vapor retarder.

Wall assemblies in the *building thermal envelope* shall comply with the vapor retarder requirements of Section R702.7.

[NY] N1102.1.2 (R402.1.2) Insulation and fenestration criteria.

The *building thermal envelope* shall meet the requirements of Table N1102.1.2 based on the *climate zone* specified in Section N1101.7. In Climate Zone 6, the building thermal envelope shall meet either the requirements of the Climate Zone 6 "option 1" row in Table N1102.1.2 or the requirements of the Climate Zone 6 "option 2" row in Table N1102.1.2.

[NY] TABLE N1102.1.2 (R402.1.2)
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

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

For SI: 1 foot = 304.8 mm.
NR = Not Required.

a. *R*-values are minimums. *U*-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall be not less than the *R*-value specified in the table.
b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation on the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation *R*-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
e. Reserved.
f. Reserved.
g. Alternatively, insulation sufficient to fill the framing cavity providing not less than an *R*-value of R-19.
h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
i. Mass walls shall be in accordance with Section N1102.2.5. The second *R*-value applies where more than half of the insulation is on the interior of the mass wall.

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.

PROVIDING RESCHECK IN LIEU OF THE PRESCRIPTIVE METHOD.

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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ECCCNYS NOTES

PROJECT:

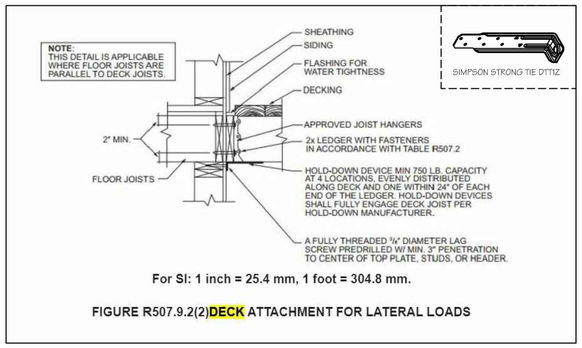
XU RESIDENCE

3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. I.D#

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For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R507.9.2(2) DECK ATTACHMENT FOR LATERAL LOADS

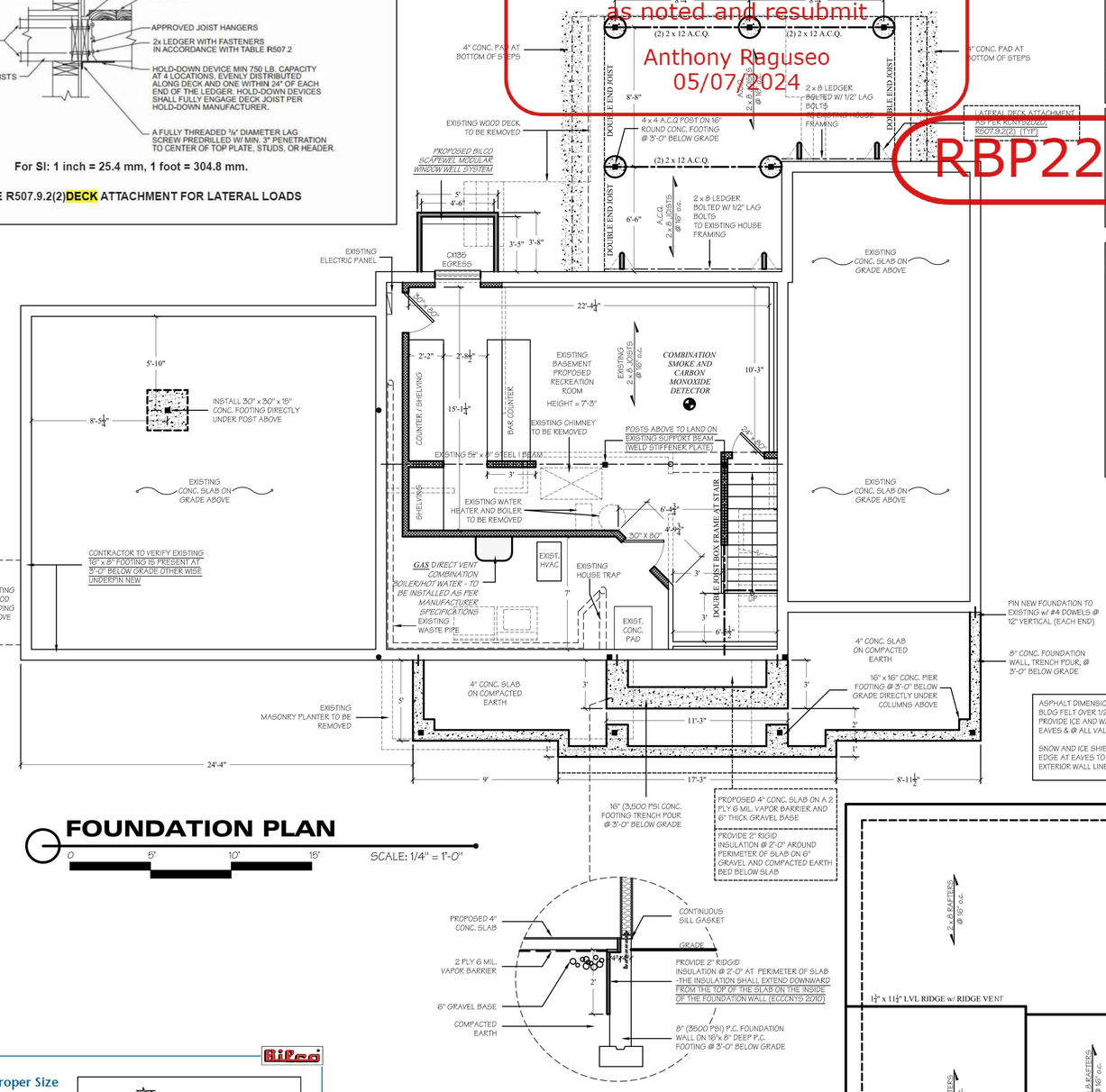
ZONING / TOWN CODE COMPLIANCE

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Anthony Ragueso
05/07/2024

RBP22-0109

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FOUNDATION PLAN

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

R905.2.5 Fasteners.

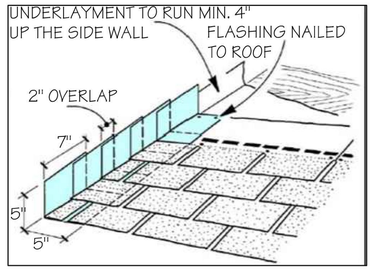
Fasteners for asphalt shingles shall be galvanized steel, stainless steel, aluminum or copper roofing nails, minimum 12-gage [0.105 inch (3 mm)] shank with a minimum $^{3}/_{8}$-inch-diameter (9.5 mm) head, complying with ASTM F1667, of a length to penetrate through the roofing materials and not less than $^{3}/_{4}$ inch (19.1 mm) into the roof sheathing. Where the roof sheathing is less than $^{3}/_{4}$ inch (19.1 mm) thick, the fasteners shall penetrate through the sheathing.

R905.2.6 Attachment.

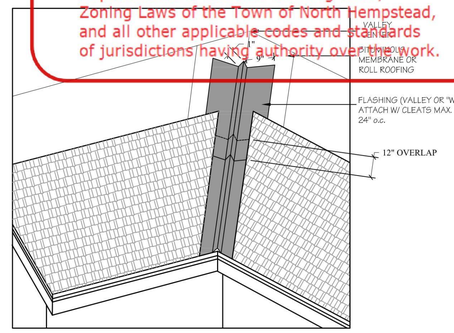
Asphalt shingles shall have the minimum number of fasteners required by the manufacturer's *approved* installation instructions, but not less than four fasteners per strip shingle or two fasteners per individual shingle. Where the roof slope exceeds 21 units vertical in 12 units horizontal (21:12, 175-percent slope), shingles shall be installed in accordance with the manufacturer's *approved* installation instructions.

R905.2.8.2 Sidewall flashing.

Base flashing against a vertical sidewall shall be continuous or step flashing and shall be not less than 4 inches (102 mm) in height and 4 inches (102 mm) in width and shall direct water away from the vertical sidewall onto the roof or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and counterflashing shall be provided in accordance with Section R703.8.2.3. Where exterior plaster or adhered masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and Section R703.6.3.



STEP FLASHING DETAIL



VALLEY FLASHING DETAIL

ASPHALT DIMENSIONAL ROOF SHINGLES OVER 15# BLDG FELT OVER 1/2" CDX PLYWOOD SHEATHING. PROVIDE ICE AND WATER SHIELD TO 4'-0" IN FROM EAVES & @ ALL VALLEYS (TYP.)

SNOW AND ICE SHIELD SHOULD EXTEND FROM ROOF EDGE AT EAVES TO A POINT NO LESS THAN 24" OF EXTERIOR WALL LINE.

CONTRACTOR TO VENT CONCEALED RAFTER SPACE ABOVE INSULATION TO THE EXTERIOR

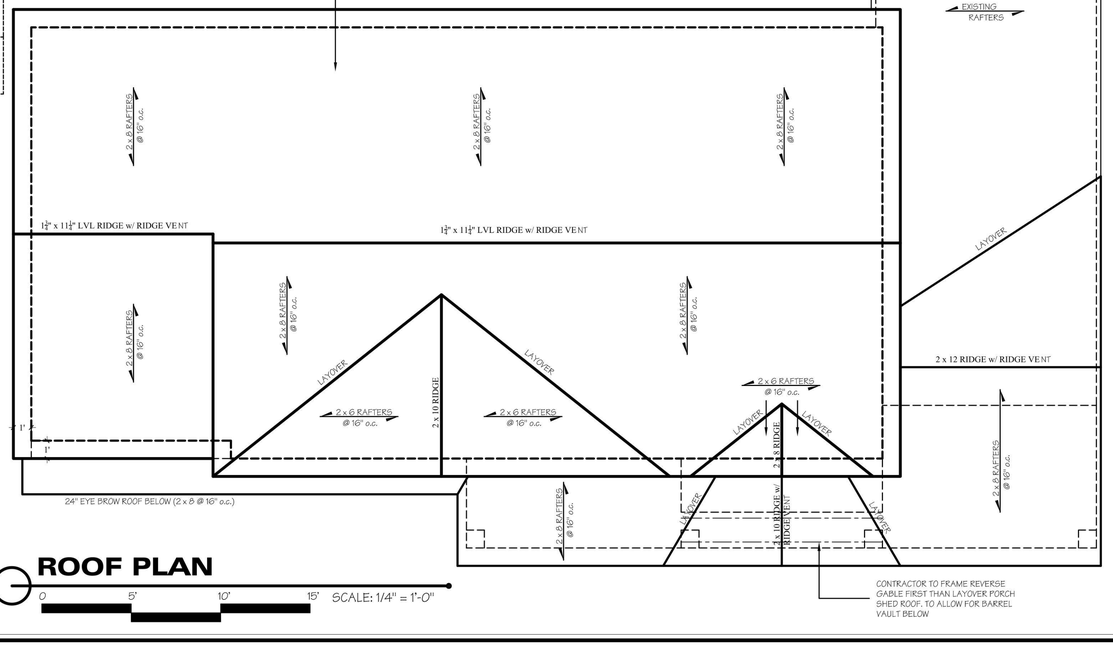
CONTRACTOR TO INSTALL BAFFLES AT CATHEDRAL AREAS FOR VENTING

CONTRACTOR TO VERIFY THAT NEW PORCH ROOF DOES NOT INTERFERE WITH 2nd STORY WINDOWS

CONTRACTOR TO INSTALL STEP FLASHING WHERE ROOFING MEETS WALL (TYP.)

CONTRACTOR TO PROVIDE FLASHING AT ALL GABLE VALLEYS (LAYOVER AND TRUE VALLEY)

CONTRACTOR TO PROVIDE GALVANIZED FRAMING CONNECTION AT ALL TRUE VALLEY AND HIP CONNECTIONS



ROOF PLAN

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

R310.2.3 Window wells.

The horizontal area of the window well shall be not less than 9 square feet (0.9 m^2), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

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

Bilco

Selecting the Proper Size

Step 1: Measure or calculate dimension Ⓐ as shown in the detail on the right based on the site's grade conditions and foundation height.

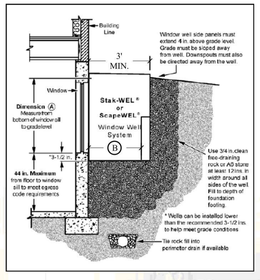
Step 2: Determine the required window well side panel height by performing this simple calculation:

Required Side Panel Height = Dimension Ⓐ + 7½"

From the first column in the table below, select the closest side panel height that will meet the site conditions.

Step 3: Once the side panel height has been determined, read across and select the desired window width. With the window size selected, read across to select the proper window well and cover.

NOTE: Both stakWEL® and ScapeWEL® models satisfy building code requirements for emergency egress.



Ⓑ DISTANCE FROM THE OUTSIDE OF THE FOUNDATION WALL TO THE INSIDE FACE OF THE FIRST STEP; 30" MIN.

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PRELIMINARY DRAWING
FOR OWNER'S REVIEW
FOR BIDDING PURPOSES
FOR BUILDING DEPT.
FOR CONSTRUCTION
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NO.	DATE	DESCRIPTION
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DRAWN BY	M.Z. - S.D. - S.V.

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DRAWING:

FOUNDATION AND ROOF PLANS

PROJECT:

XU RESIDENCE

3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. LD#

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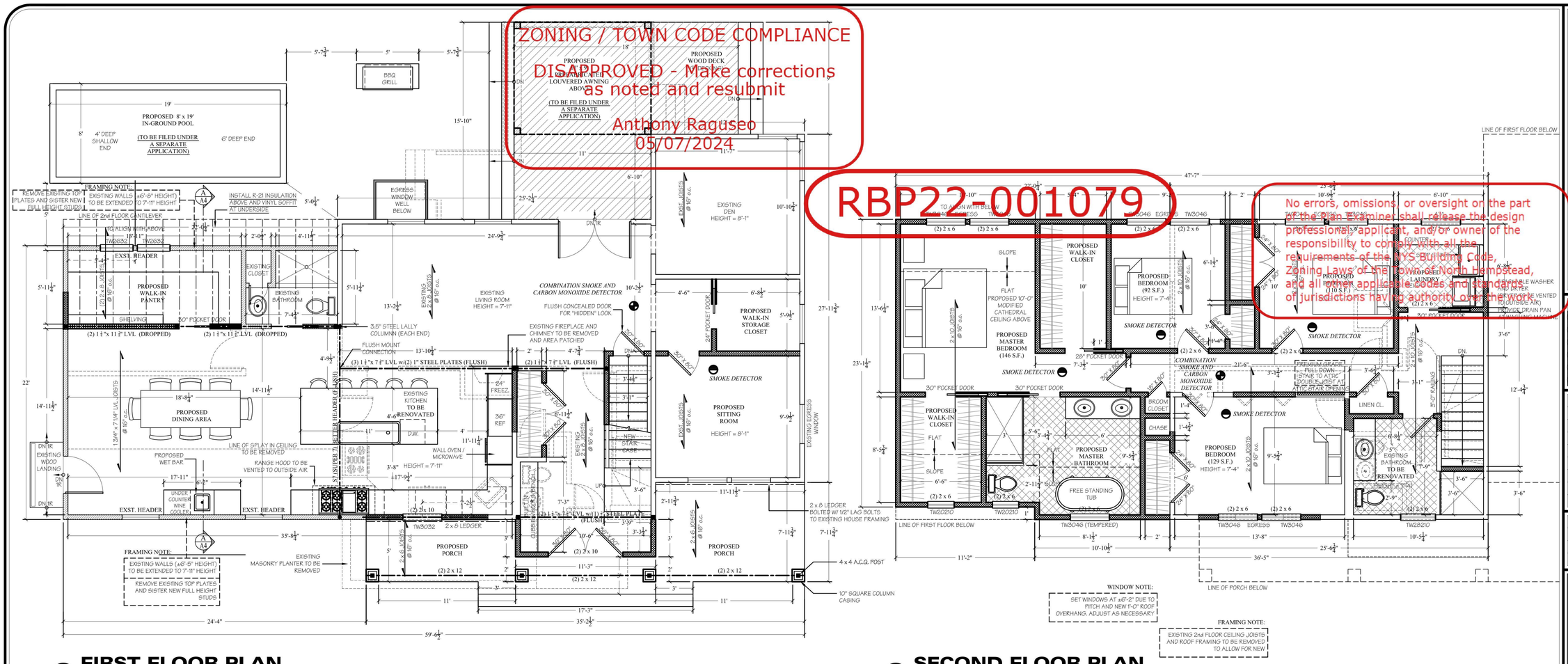
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Anthony Ragusa
05/07/2024

RBP22-001079

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PROPOSED 8' x 19' IN-GROUND POOL
(TO BE FILED UNDER A SEPARATE APPLICATION)
4' DEEP SHALLOW END
6' DEEP END
BBQ GRILL
PROPOSED PERGOLA WITH LOUVERED AWNING ABOVE
(TO BE FILED UNDER A SEPARATE APPLICATION)
PROPOSED WOOD DECK
FRAMING NOTE:
REMOVE EXISTING TOP PLATES AND SISTER NEW FULL HEIGHT STUDS
EXISTING WALLS (±6'-8" HEIGHT) TO BE EXTENDED TO 7'-11" HEIGHT
INSTALL R-21 INSULATION ABOVE AND VINYL SOFFIT AT UNDERSIDE
LINE OF 2nd FLOOR CANTILEVER
EXST. HEADER
EXISTING CLOSET
EXISTING BATHROOM
PROPOSED WALK-IN PANTRY
SHELVING
30" POCKET DOOR
(2) 1 3/4" x 11 7/8" LVL (DROPPED)
EGRESS WINDOW WELL BELOW
EXISTING DEN HEIGHT = 8'-1"
EXISTING LIVING ROOM HEIGHT = 7'-11"
COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
FLUSH CONCEALED DOOR FOR "HIDDEN" LOOK
PROPOSED WALK-IN STORAGE CLOSET
24" POCKET DOOR
SMOKE DETECTOR
3.5" STEEL LALLY COLUMN (EACH END)
FLUSH MOUNT CONNECTION
(3) 1 1/4" x 7 1/4" LVL w/(2) 1" STEEL PLATES (FLUSH)
EXISTING FIREPLACE AND CHIMNEY TO BE REMOVED AND AREA PATCHED
(2) 1 1/4" x 7 1/4" LVL (FLUSH)
EXISTING KITCHEN TO BE RENOVATED
PROPOSED DINING AREA
PROPOSED WET BAR
RANGE HOOD TO BE VENTED TO OUTSIDE AIR
LINE OF SPLAY IN CEILING TO BE REMOVED
WALL OVEN / MICROWAVE
EXISTING WOOD LANDING
UNDER COUNTER WINE COOLER
EXST. HEADER
NEW STAIR CASE
PROPOSED SITTING ROOM HEIGHT = 8'-1"
EXISTING SLIDING DOOR TO BE REMOVED
EXISTING DOOR TO BE REMOVED
EXISTING WINDOW TO BE REMOVED
EXISTING SLIDING GLASS DOOR TO BE REMOVED
EXISTING DOOR TO BE REMOVED AND REPLACED WITH NEW WINDOW
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EXISTING WINDOW

ZONING / TOWN CODE COMPLIANCE

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Anthony Raguseo
05/07/2024

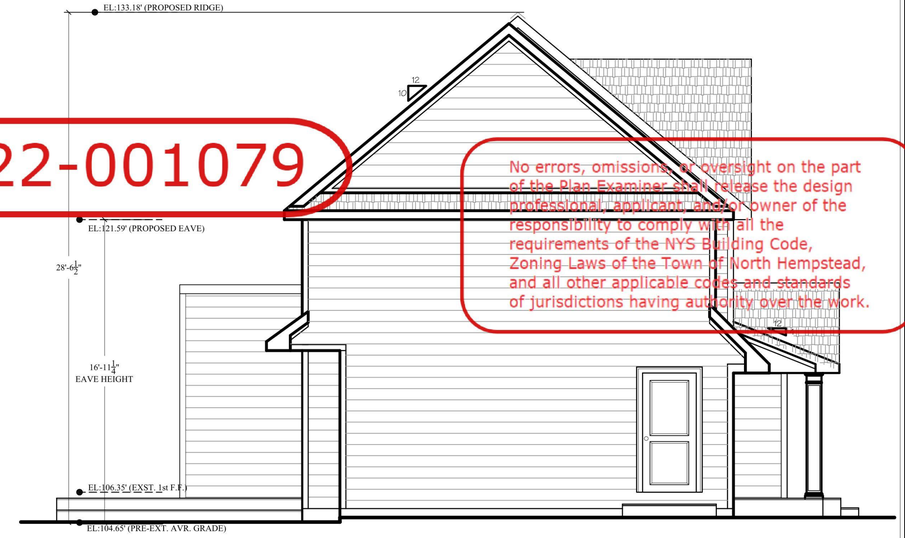
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FRONT ELEVATION

0 5' 10' 15' SCALE: 1/4" = 1'-0"



SIDE ELEVATION

0 5' 10' 15' SCALE: 1/4" = 1'-0"



REAR ELEVATION

0 5' 10' 15' SCALE: 1/4" = 1'-0"



SIDE ELEVATION

0 5' 10' 15' SCALE: 1/4" = 1'-0"

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3 TWELFTH STREET
CARLE PLACE, NY 11514

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NAILING SCHEDULE FOR STRUCTURAL MEMBERS (2018 WFCM: TABLE 3.1)

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, BAND JOIST, END JOIST 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" x 6" OR 1" x 8"	2 - 8d	2 - 10d	PER SUPPORT
DIAGONAL BOARD SHEATHING 1" x 10" 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 (.120"x1 3/4"LONG x 7/16" HEAD)	- - - - -	3" EDGE / 6" FIELD
STRUCTURAL FIBERBOARD PANELS 25/32"	11 ga. galv. roofing nail (.120"x1 3/4"LONG x 7/16" 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" x 6" OR 1" x 8"	2 - 8d	2 - 10d	PER SUPPORT
DIAGONAL BOARD SHEATHING 1" x 10" OR WIDER	3 - 8d	3 - 10d	PER SUPPORT
FLOOR SHEATHING			
WOOD STRUCTURAL PANELS 1" OR LESS	8d	10d	6" EDGE / 12" FIELD
WOOD STRUCTURAL PANELS GREATER THAN 1"	10d	16d	6" EDGE / 12" FIELD
DIAGONAL BOARD SHEATHING 1" x 6" OR 1" x 8"	2 - 8d	2 - 10d	PER SUPPORT
DIAGONAL BOARD SHEATHING 1" x 10" OR WIDER	3 - 8d	3 - 10d	PER SUPPORT

1 NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6" 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" ON-CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS SHALL BE USED TO MAINTAIN THE LOAD PATH.

2 WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1-16d NAIL PER FOOT

Table 3.4A Rafter and/or Ceiling Joist to Top Plate Lateral and Shear Connection Requirements — **Exposure B**

(Prescriptive Alternative to Table 3.4)

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	195
Rafter/Ceiling Joist Spacing (in.)	Wall Height (ft.)	Number of 8d Common Nails or 10d Box Nails (Toenailed) Required in Each Rafter and/or Ceiling Joist to Top Plate Connection[1,2,3,4]									
12	8	2	2	2	2	3	3	3	3	3	3
	10	2	2	2	2	3	3	3	3	3	3
16	8	2	2	2	3	3	3	3	3	3	3
	10	2	2	2	3	3	3	3	3	3	4
24	8	3	3	3	4	5	5	5	5	5	5
	10	3	3	3	4	5	5	5	5	5	6

1 Prescriptive limits are based on assumptions in Table 3.4.

2 When ceiling joists are installed parallel to rafters, the sum of the toenails in the rafter and ceiling joist shall equal or exceed the tabulated number of nails required.

3 To avoid splitting, no more than 2 toenails shall be installed in each side of a rafter or ceiling joist when fastened to a 2x4 top plate or 3 toenails in each side when fastened to a 2x6 top plate.

4 Where top plate-to-ridge heights exceed 10', they shall be adjusted as follows:

Wall Height	8'	10'
Top Plate to Ridge Height (ft)	Adjustment Factor	
10'	1.00	1.00
15'	1.15	1.25
20'	1.40	1.50

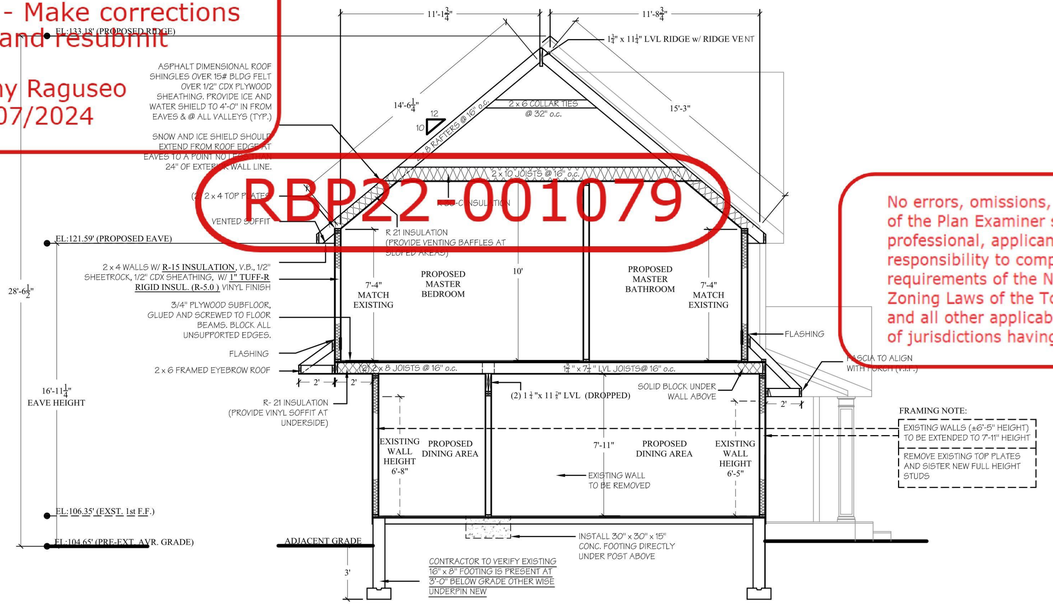
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Anthony Raguseo
05/07/2024

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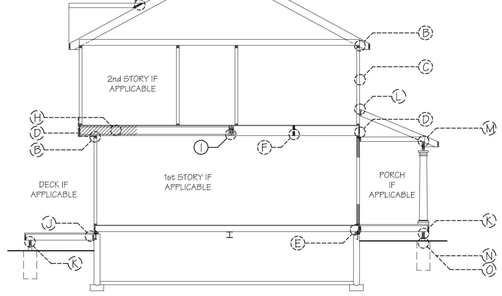
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CROSS SECTION 'A'

0 5' 10' 15' SCALE: 1/4" = 1'-0"

AIR SEALING DETAILS TO FOLLOW THE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.



TYP. CONNECTOR DIAGRAM

DETAIL SHEET A5
N.T.S.

NOTE: THE MECHANICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 12/24 OF THE RCNYS 2020

NOTE: THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 25/33 OF THE RCNYS 2020

NOTE: THE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 34/42 OF THE RCNYS 2020

CONTRACTOR TO VERIFY THAT WOOD SHEATHING TO BE A MIN. OF 6" FROM GRADE (AS PER RCNYS 2020 SECTION R317)

NOTE: ROOF COVERINGS TO BE INSTALLED AS PER (RCNYS 2020) SECTION R905

NOTE: ALL LUMBER THAT COMES IN CONTACT WITH MASONRY (CONCRETE) TO BE A.C.Q. LUMBER

DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS (RCNYS 2020 SECTION R311.7.8)

ALL MEANS OF EGRESS, STAIRWAYS AND RAILINGS MUST CONFORM TO RCNYS 2020 SECTIONS R311 AND 312

CONTRACTOR TO VENT CONCEALED RAFTER SPACE ABOVE INSULATION TO THE EXTERIOR

PROVIDE 2" X 6" COLLAR TIES 32" o.c. @ ALL ROOFS. SET TOP OF TIES IN UPPER 1/3 OF THE DISTANCE BETWEEN B.O. RIDGE AND T.O. CEILING JOISTS.

CORROSION- RESISTIVE FLASHING TO BE PROVIDED UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS. ALL MATERIALS IN CONTRACT WITH PRESSURE TREATED LUMBER (STRAP, TECO, NAILS, FLASHING) SHALL BE APPROVED FOR SUCH USE. (RCNYS 2020 SECTION R703.4)

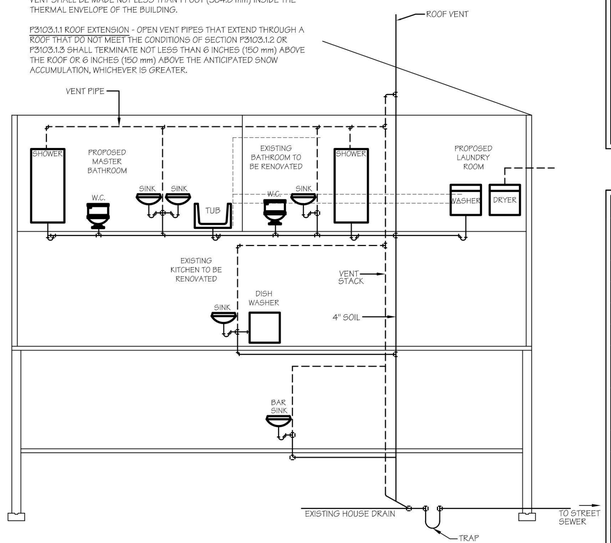
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM FOUNDATION WALL SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'

(AS PER RC 2020 SECTION R406)
EXCEPT WHERE REQUIRED BY SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPPROOFED FROM THE HIGHER OF (a) THE TOP OF THE FOOTING OR (b) 6 INCHES (152 mm) BELOW THE TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LESS THAN 3/8 INCH (9.5 mm) PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. THE PARGING SHALL BE DAMPPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING.
1: BITUMINOUS COATING
2: THREE POUNDS PER SQUARE YARD (1.63 kg/m²) OF ACRYLIC MODIFIED CEMENT.
3: ONE-EIGHTH-INCH (3.2 mm) COAT OF SURFACE-BONDING CEMENT COMPLYING WITH ASTM C 887.
4: ANY MATERIAL PERMITTED FOR WATERPROOFING IN SECTION R406.2
5: OTHER APPROVED METHODS OR MATERIALS.
(EXCEPTION)
1: PARGING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION TO THE MASONRY

CONCRETE WALLS SHALL BE DAMPPROOFED BY APPLYING ANY ONE OF THE LISTED DAMPPROOFING MATERIALS OR ANY ONE OF THE WATERPROOFING MATERIALS LISTED IN SECTION R406.2 TO THE EXTERIOR OF WALL

P3103.2 FROST CLOSURE - WHERE THE 97.5-PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0 DEGREES F (-18 DECREES C) OR LESS, VENT EXTENSIONS THROUGH A ROOF OR A WALL SHALL NOT BE LESS THEN 3 INCHES IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1 FOOT (304.8 mm) INSIDE THE THERMAL ENVELOPE OF THE BUILDING.

P3103.1.1 ROOF EXTENSION - OPEN VENT PIPES THAT EXTEND THROUGH A ROOF THAT DO NOT MEET THE CONDITIONS OF SECTION P3103.1.2 OR P3103.1.3 SHALL TERMINATE NOT LESS THAN 6 INCHES (150 mm) ABOVE THE ROOF OR 6 INCHES (150 mm) ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER.



PLUMBING RISER DIAGRAM

N.T.S.

FIXTURE	BRANCH HOT WATER	BRANCH COLD WATER	SOIL OR WASTE CONNECTION	VENT CONNECTION
WATER CLOSET		3/4"	3" X 4"	
SINK	3/4"	3/4"	2"	1 1/2"
BATHTUB	3/4"	3/4"	1 1/2"	1 1/4"
SHOWER	3/4"	3/4"	2"	1 1/2"
WASHER	3/4"	3/4"	1 1/2"	1 1/4"

TABLE P3201.7
SIZE OF TRAPS AND TRAP ARMS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1½
BIDET	1¼
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1½
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND GARBAGE GRINDER)	1½
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1½
LAVATORY	1¼
SHOWER NOTE a	
5.7 GPM AND LESS	1 1/2
MORE THAN 5.7 GPM UP TO 12.3 GPM	2
MORE THAN 12.3 GPM UP TO 25.8 GPM	3
MORE THAN 25.8 GPM UP TO 55.6 GPM	4
WATER CLOSET	NOTE b

FOR SI: 1 inch = 25.4 mm.
(a) BASED ON TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODYSPRAYS
(b) CONSULT FIXTURE STANDARDS FOR TRAP DIMENSION OF SPECIFIC BOWLS

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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

REVISIONS PLOTTED: 3/15/2024

NO.	DATE	DESCRIPTION
	02/14/23	CABINET LAYOUT UPDATE
	01/16/24	D.O.B. RESBMISSION
	01/23/24	D.O.B. RESBMISSION
	03/14/24	D.O.B. RESBMISSION

PROJECT NO.	2022220
DATE	03/14/24
SCALE	AS NOTED
DRAWN BY	M.Z. - S.D. - S.V.

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DRAWING:
CROSS SECTION AND DETAILS

PROJECT:
XU RESIDENCE

3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. I.D#

DRAWING No.
A4.0

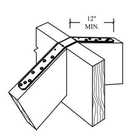
PROJECT INCLUDING STRAPPING
DESIGNED AS PER WFCM 2018

ZONING / TOWN CODE COMPLIANCE

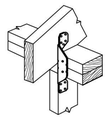
DISAPPROVED - Make corrections as noted and resubmit

Anthony Raguseo
05/07/2024

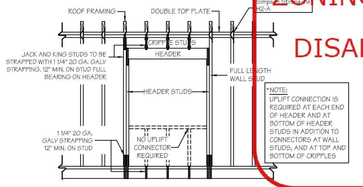
RBP22-001079



A RIDGE STRAP
SIMPSON STRONG - TIE
LSTA30 (20 GAUGE) @ 16" o.c.



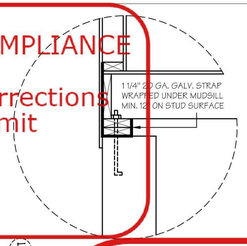
B RAFTER TO DOUBLE TOP PLATE
SIMPSON STRONG - TIE H2-A
INSTALL @ 16" o.c.



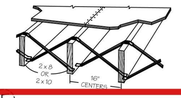
C TYPICAL FRAMING AND UPLIFT CONNECTIONS FOR OPENINGS



D FLOOR TO FLOOR CONNECTIONS
SIMPSON STRONG - TIE
CS20 - INSTALL @ 16" o.c.



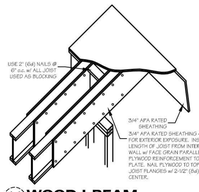
E MUDSILL STRAP



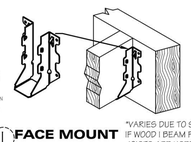
F JOIST TO JOIST
SIMPSON STRONG - TIE
LTHD8 - INSTALL AS SHOWN



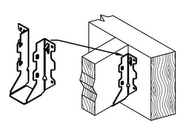
G NAILER TO LAYOVER RAFTER CONNECTION
SIMPSON STRONG - TIE
A35 FRAMING ANCHOR



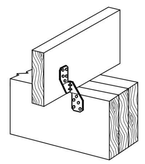
H WOOD I-BEAM CANTILEVER DETAIL



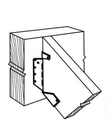
I FACE MOUNT HANGER
SIMPSON STRONG - TIE
LUS26, LUS28, LUS26-2, LU328-C, LUS210, LUS210-2
*VARIES DUE TO SIZE AND IF WOOD I BEAM FLOOR JOISTS ARE USED



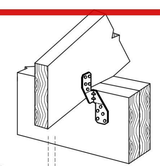
J FACE MOUNT HANGER
SIMPSON STRONG - TIE
LUS28-Z
* VARIES DUE TO SIZE OF A.C.Q. JOIST



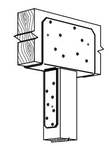
K JOIST TO GIRDER STRAP
SIMPSON STRONG - TIE @ 16" o.c.
H2.5A & H2.5AZ



L ADJUSTABLE HANGER
SIMPSON STRONG - TIE
LSSU28 @ 16" o.c.
VARIES DUE TO SIZE OF RAFTER



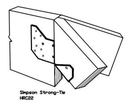
M PORCH RAFTER TO GIRDER STRAP
SIMPSON STRONG - TIE
H2.5A & H2.5AZ @16" o.c.



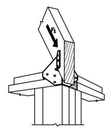
N POST TO GIRDER
SIMPSON STRONG - TIE CCQ3



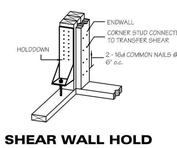
O POST TO CONC. FOOTING
SIMPSON STRONG - TIE CBS44
TYPICAL INSTALLATION



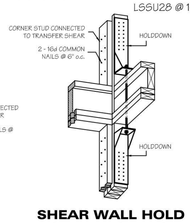
HIP CORNER PLATE
SIMPSON STRONG - TIE
HRC22



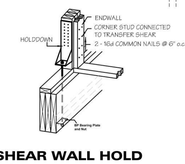
HIP CORNER PLATE
SIMPSON STRONG - TIE
HCP2 - 2X MEMBER SIZE
HCP2 - 4X MEMBER SIZE



SHEAR WALL HOLD DOWN - 4 STUDS
1st FLOOR



SHEAR WALL HOLD DOWN - 4 STUDS
2nd FLOOR

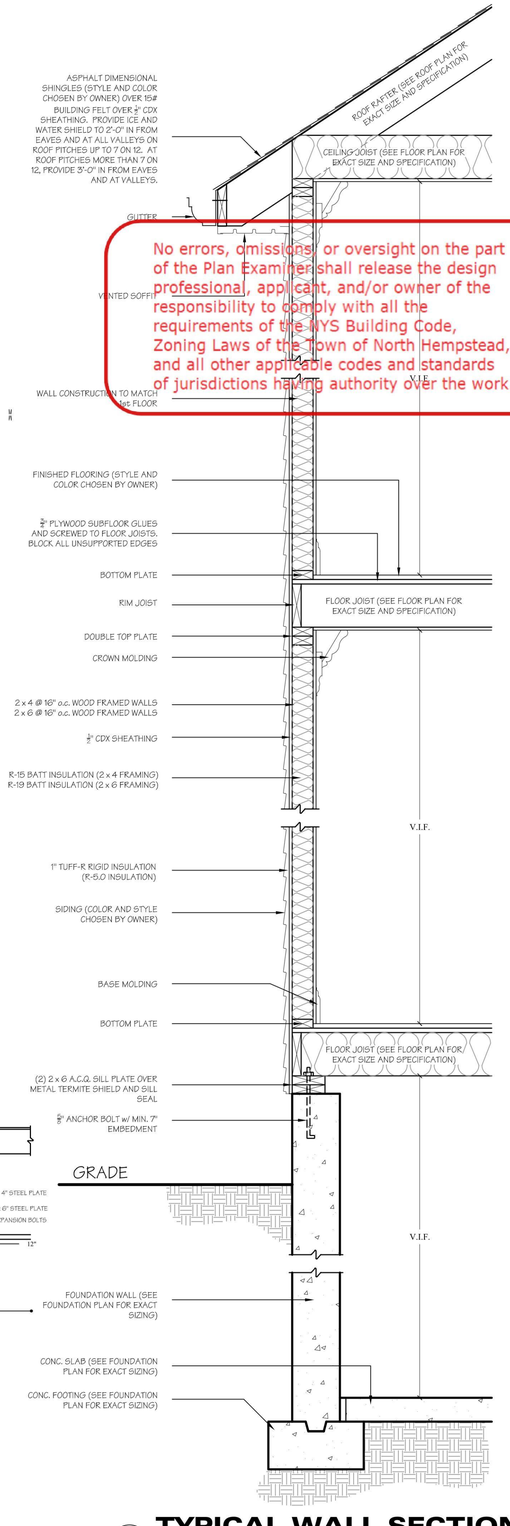


SHEAR WALL HOLD DOWN @ GIRDER
AT CANITLEVER

SHEAR WALL HOLD DOWN

3.4.4.2.3 HOLD-DOWNS
AS PER (WFCM 2018)

HOLD-DOWNS WITH A CAPACITY IN ACCORDANCE WITH TABLE 3.17F, DIVIDED BY THE APPROPRIATE LENGTH ADJUSTMENT FACTOR IN TABLE 3.17D, ARE REQUIRED AT THE END OF EACH SHEAR WALL SEGMENT, OR AT EACH END OF A PERFORATED SHEAR WALL. WHERE FULL HEIGHT SHEAR WALL SEGMENTS MEET AT A CORNER, A SINGLE HOLD-DOWN SHALL BE PERMITTED TO BE USED TO BE USED TO RESIST THE OVERTURNING FORCES IN BOTH DIRECTIONS WHEN THE CORNER FRAMING IN THE ADJOINING WALLS IS FASTENED TOGETHER TO TRANSFER THE UPLIFT LOAD (SEE FIGURES 3.4a-b) MIN. 4" o.c. 8d COMMON NAIL SPACING AT PANEL EDGES FOR SHEAR, ALL HORIZONTAL SHEATHING. SEAMS TO BE BLOCKED SOLID.

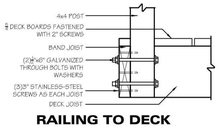


TYPICAL WALL SECTION

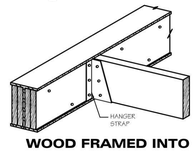
No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards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



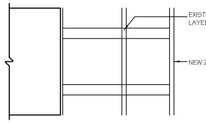
FLITCH BEAM/FLUSH HEADER DETAIL

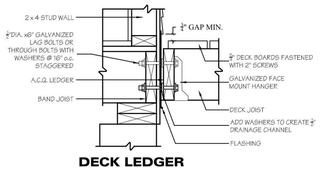


RAILING TO DECK JOIST DETAIL

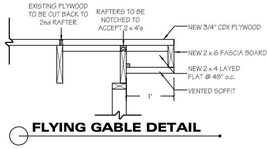


WOOD FRAMED INTO STEEL BEAM

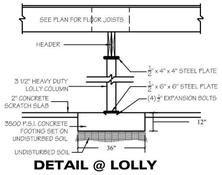




DECK LEDGER DETAIL



FLYING GABLE DETAIL



DETAIL @ LOLLY COLUMN

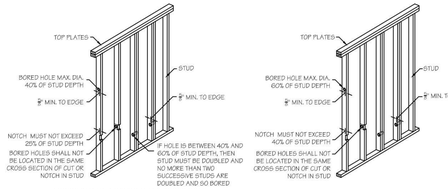


FIGURE R602.6(1) NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS

FIGURE R602.6(2) NOTCHING AND BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS

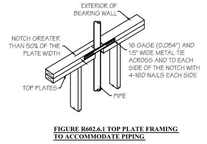


FIGURE R602.6.1 TOP PLATE FRAMING TO ACCOMMODATE PIPING

STUD NOTCHING AND BORING DETAILS

R602.6.1 DRILLING AND NOTCHING OF TOP PLATE.

WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING OR NOTCHING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF ITS WIDTH, A GALVANIZED METAL TIE OF NOT LESS THAN 0.054 INCH THICK (1.37 MM) (16 GA) AND 1½ INCHES (38 MM) WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN FOUR 16D NAILS AT EACH SIDE OR EQUIVALENT. SEE FIGURE R602.6.1.

EXCEPTION: WHEN THE ENTIRE SIDE OF THE WALL WITH THE NOTCH OR CUT IS COVERED BY WOOD STRUCTURAL PANEL SHEATHING.

R602.6 DRILLING AND NOTCHING--STUDS.

DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

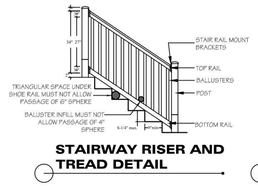
1. NOTCHING. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH.

2. DRILLING. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60 PERCENT OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH (16 MM) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40 PERCENT AND UP TO 60 PERCENT SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED. SEE FIGURES R602.6(1) AND R602.6(2). FOR BORED HOLES FOR ELECTRICAL WIRING, SEE TABLE E3702.1.

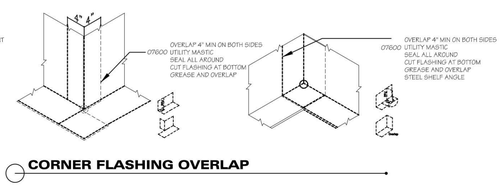
EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHEN THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



DECK RAILING DETAIL

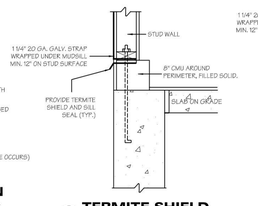


STAIRWAY RISER AND TREAD DETAIL

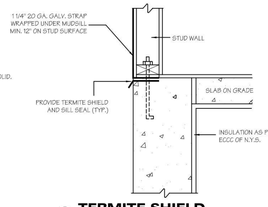


CORNER FLASHING OVERLAP

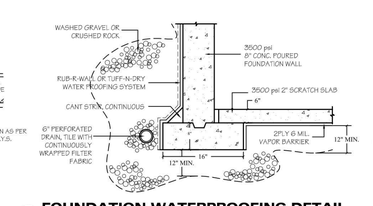
STONE INSTALLATION OVER STUD FRAMING



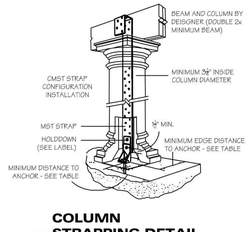
TERMITE SHIELD



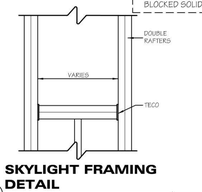
TERMITE SHIELD



FOUNDATION WATERPROOFING DETAIL



COLUMN STRAPPING DETAIL



SKYLIGHT FRAMING DETAIL

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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

REVISIONS PLOTTED: 3/15/2024

NO.	DATE	DESCRIPTION
	02/14/23	CABINET LAYOUT UPDATE
	01/16/24	D.O.B. RESBMISSION
	01/23/24	D.O.B. RESBMISSION
	03/14/24	D.O.B. RESBMISSION

PROJECT NO.	2022220
DATE	03/14/24
SCALE	AS NOTED
DRAWN BY	M.Z. - S.D. - S.V.

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

SEAL:

REGISTERED ARCHITECT ANTHONY MUNISTERI 031737 STATE OF NEW YORK

LIC # 031737-1
MARK ANTHONY MUNISTERI, REG. ARCH.
1563 BELLMORE AVE. N.BELLMORE, NY, 11710

DRAWING:

FIRST FLOOR FRAMING PLAN

PROJECT:

XU RESIDENCE

3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. I.D.#

DRAWING No.

A5.0

PROPOSED RESIDENCE FOR:
MR. & MRS. SINGH

47 REED DRIVE, ROSLYN, NY

#21586

GRAPHIC SYMBOLS

XX / XXX — SECTION NUMBER / SHEET NUMBER — SECTION

XX / XXX — ELEVATION NUMBER / SHEET NUMBER — ELEVATION

DOOR TAG — X — WINDOW TAG

CELLAR FOUNDATION PLAN WALL LEGEND

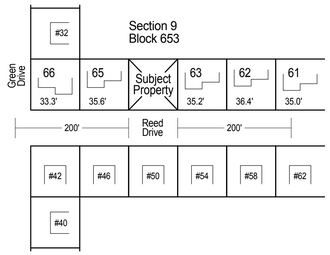
- EXISTING FOUNDATION TO REMAIN
- NEW 12" THICK CONC. FOUNDATION WALL ON 24"X12" CONTINUOUS REINFIOCED CONC. FOOTING. MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.
- EXTEND EXISTING 12" CONC. FOUNDATION TO MATCH EXIST. CELLAR FOUNDATION IN HEIGHT,
- NEW 8" CONC. FOUNDATION ON TOP OF EXISTING 8" CMU. MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.
- NEW 8" CONC. FOUNDATION BEARING ON EXISTING SLAB-ON-GRADE. MATCH EXIST. CELLAR FOUNDATION IN HEIGHT
- NEW FOUNDATION WALL FURR-OUT WITH 2X4 STUDS

LEGEND

- EXISTING FOUNDATION WALL TO REMAIN
- WALL, PARTITION, FOUNDATION TO BE REMOVED,
- NEW FRAME WALL w/ BRICK OR CASTSTONE
- 2"X6" STUDS 24" O.C. WITH R-20 CAVITY INSULATION, 1/2" PLYWOOD OR OSB SHEATHING, GYP. BD ON INTERIOR
- NEW INTERIOR FRAME WALL 2"X4" 16" O.C. OR 2"X6" 24" O.C., SEE FLOOR PLAN, w/ GYP. BD. PROVIDE WATER RESISTANT GYP BD. IN BATHROOMS AND KITCHEN WALLS
- CONCRETE FOUNDATION WALL
- (SD) SMOKE DETECTOR - HARD-WIRE, INTERCONNECT
- (C) CARBON MONOXIDE DETECTOR - HARD-WIRE
- (T) PROGRAMABLE THERMOSTAT

SITE PLAN LEGEND

POB	POINT OF BEGINNING
FF	FIRST FLOOR ELEVATION
GF	GARAGE FLOOR ELEVATION
RP	ROOF PEAK ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
CL	CENTER LINE
EL	SPOT ELEVATION
W	WATER VALVE
GEN	GENERATOR
A.C.	AIR CONDITIONER
WW	WINDOW WELL
5"	TREE & SIZE
	TRENCH DRAIN (DI)
	CURB CUT
	VINYL FENCE
W	WATER LINE
G	GAS LINE
	PROPERTY LINE



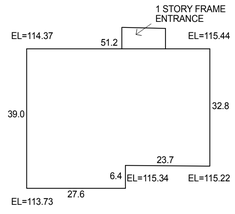
Calculation

Block	Lot	Front Yard
653	66	33.3'
	65	35.6'
	63	35.2'
	62	36.4'
	61	35.0'
		175.5'

175.5 / 5 = 35.10'

Average Front Yard setback = 35.10'

AVERAGE FRONT YARD SETBACK



Calculation

115.22 + 115.34 = 230.56 / 2 =	115.28 x 23.7 = 2732.14
	115.34 x 6.4 = 738.18
115.34 + 113.73 = 229.07 / 2 =	114.54 x 27.6 = 3161.30
113.73 + 114.37 = 228.10 / 2 =	114.05 x 39.0 = 4447.95
114.37 + 115.44 = 229.81 / 2 =	114.91 x 51.2 = 5883.39
115.44 + 115.22 = 230.66 / 2 =	115.33 x 32.8 = 3782.82
	180.7 20,745.78

20,745.78 / 180.70 = 114.81

THe preexisting average grade = 114.81'

PREEXISTING AVERAGE GRADE

NEW DWELLING ON A NEW & EXISTING FOUNDATION
SECTION: 9, BLOCK: 653, LOT: 64
LOT AREA: 11,847.79 sq. ft.
INTERIOR LOT, IRREGULARLY SHAPED

ZONING CODE ANALYSIS RESIDENCE A DISTRICT (R-A)

	PERMITTED	EXISTING	PROVIDED	TOWN VARIANCE
MAX. BLDG. HEIGHT	2 1/2 STORY 30'-0"	1 1/2 STORY 18'-7"	2 1/2 STORY 29'-7"	NO NO
MAX. EAVE HEIGHT	22'-0"	14'-10"	21'-8"	NO
MIN. PLOT AREA	8,500 SF	11,847.79 SF	11,847.79 SF	NO
MIN. LOT WIDTH A. @ REQ'D FRONT SETBACK LINE / @ ALL POINTS BETW. STREET P.L. & FRONT SETBACK LINE B. AVERAGE LOT WIDTH GREATER OF A OR B, NOT TO EXCEED 100'	65' / 40' ** 84.0' 84.0'	73.48' / 67.25 84.0' 84.0'	73.48' / 67.25 84.0' 84.0'	PRE-EXISTING CONDITION
MAX. LOT COVERAGE	25%	16.2%	17.9%	NO
MIN. HABITABLE FLOOR AREA	1,200 SF	2,597 SF	3,023 SF	NO
MAX. GROSS FLOOR AREA	4,000 SF	3,003 SF	4,033 SF	YES
MIN. FRONT YARD DEPTH	35.1' *	36.0'	33.1'	YES
SIDE YARDS NUMBER OF SIDE YARDS MIN. WIDTH OF ANY S.Y. MIN. AGGREGATE WIDTH	TWO 10' 30% 22.0'	TWO 11.2'	TWO 11.2' 30.5%, 22.4'	NO
MIN .REAR YARD SETBACK	15'	62.2'	61.7'	NO
SKY EXPOSURE PLANES	RATIO OF 2' VERTICAL TO 1' HORIZNTAL		RATIO OF 1.99' VERTICAL TO 1' HORIZONTAL	NO
MAX. FRONT YARD PAVING	40% ***	30.0%	37.4%	NO
MIN. SLOPE FOR ATTACHED GARAGE	3% BELOW ****		2% ABOVE	NO
MAX. REAR YARD COVERAGE	40% *****		15.9%	NO
OFF-STREET PARKING	2	2	2	NO

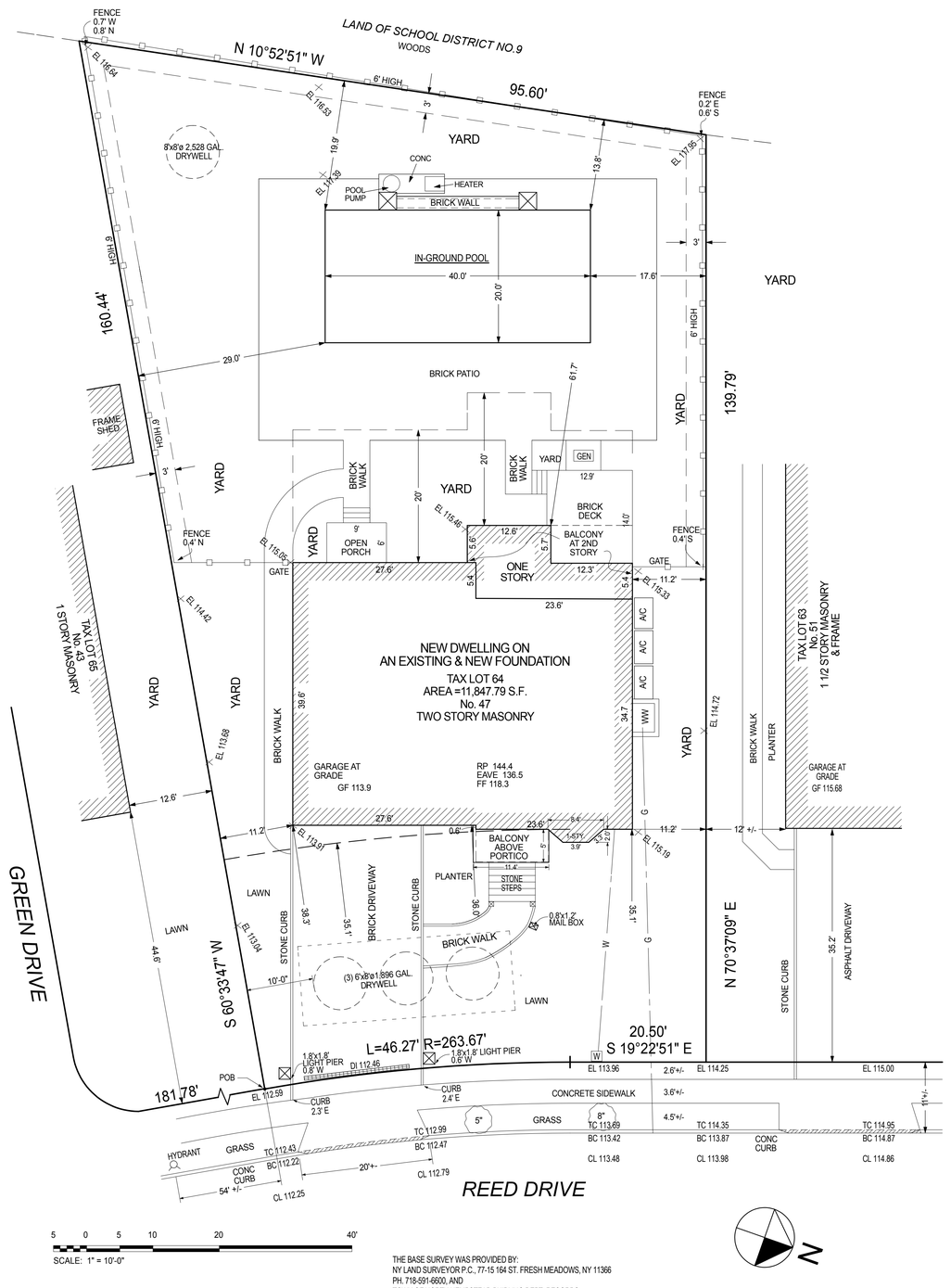
* SEE AVERAGE FRONT YARD SETBACK DIAGRAM & CALCULATION ON THIS SHEET

** WIDTH OF THE LOT AT THE REQUIRED FRONT YARD SETBACK = 73.48'

*** SEE FRONT YARD PAVING CALCULATION ON T-2 SHEET

**** GARAGE FLOOR ELEVATION NO LOWER THAN 3% SLOPE BELOW ADJACENT CURB ELEV. VERTICAL DISTANCE = GARAGE FL. ELEV 113.9 - ADJ. CURB ELEV 112.99 = 0.91' HORIZONTAL DISTANCE = 45', SLOPE = 0.91 / 45 = 2.0% SLOPE ABOVE CURB ELEV

***** SEE REAR YARD COVERAGE CALCULATION ON T-2 SHEET



THE BASE SURVEY WAS PROVIDED BY:
NY LAND SURVEYOR P.C., 77-15 164 ST. FRESH MEADOWS, NY 11366
PH. 718-591-6600, AND
TOWN OF NORTH HEMPSTEAD BUIDLING DEPT. RECORDS

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

FACADE ARCHITECTURE

ARCHITECTS
6120 GRAND CENTRAL PKWY,
B103, FOREST HILLS NY 11375
347-957-2245
.FACADE3A@GMAIL.COM

PROJECT DESCRIPTION:

EXISTING BUILDING IS A 1 1/2 STORY SPLIT LEVEL 1 FAMILY DWELLING; IN THE SOUTH SIDE OF HOUSE IS GARAGE AND DEN WITH BEDROOMS ABOVE, NORTH SIDE OF HOUSE IS KITCHEN, LIVING/DINING AREA WITH CELLAR BELOW.

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PROJECT:

MR. & MRS. SINGH RESIDENCE

47 REED DRIVE
ROSLYN
NY 11576

TAX SECTION: 9
TAX BLOCK: 653
TAX LOT: 64

FOR:

MR. & MRS. SINGH
80-34 230TH STREET
BELLEROSE MANOR, NY 11427

	REVISION	DATE
1	PLANS COMPLYING 03.11.19	05.28.19
	OMMISSIONS LETTER	
2	PLANS COMPLYING 06.18.19	07.22.19
	OMMISSIONS LETTER 2	
3	PLANS COMPLYING 08.03.19	08.19.19
	OMMISSIONS LETTER 3	
4	PLANS COMPLYING 10.23.19	
	OMMISSIONS LETTER 4, POOL	12.02.19
5	TOWN BOARD REVIEW	5.11.22
6	STATE VARIANCE APPLICATION	1.19.23
7	TOWN VARIANCE APPLICATION	7.27.23
8	STATE VARIANCE REAPPLICATION	8.04.23
9	TOWN VARIANCE REAPPLICATION	4.11.24

ISSUED FOR PERMITS: 11/28/18
DRAWN BY: MS
CHECKED. BY: MS
SCALE: AS NOTED

MICHIO SANGA ARCHITECT

NJRA #11577
NYRA #020528

SHEET TITLE:

SITE PLAN, ZONING ANALYSIS, DIAGRAM, CALCULATION

SHEET NO:

T-1

1 OF 11

Window Schedule

Tag	Description	DIMS. R.O. W x H	Glass Type	U-Factor	SHGC	Light A. in sq. ft.	Vent A. in sq. ft.	0.A. Area in sq. ft.	Air Leakage	Manufacturer	Notes
1	Casement	3'-0" x 6'-0"	IGU, low-e, clear	0.29	0.29	18	18	18	<0.20 cfm/SF *	Pella Windows & Doors	1, 2
2	↓	2'-0" x 4'-0"	↓	↓	↓	8	8	8	↓	↓	1
3	↓	2'-0" x 2'-0"	↓	↓	↓	4	4	4	↓	↓	1
4	↓	3'-0" x 5'-0"	↓	↓	↓	15	15	15	↓	↓	1
5	↓	4'-9" x 6'-0"	↓	↓	↓	29	29	29	↓	↓	1, 2
6	↓	4'-9" x 5'-0"	↓	↓	↓	24	24	24	↓	↓	1, 2
7	Half-Circle Top Picture	4'-9" x 9'-0"	↓	0.27	0.32	40	0	40	↓	↓	1
8	3 Casement combo	6'-0" x 5'-0"	↓	0.29	0.29	30	30	30	↓	↓	1
9	Half-Circle Picture	6'-0" x 3'-0"	↓	0.27	0.32	14	0	14	↓	↓	1
10	Casement	2'-0" x 5'-0"	↓	0.29	0.29	10	10	10	↓	↓	1
11	2 Casement combo	4'-6" x 5'-0"	↓	↓	↓	23	23	23	↓	↓	1, 2
12	Half-Circle Top Picture	4'-6" x 2'-3"	↓	0.27	0.32	8	0	8	↓	↓	1, 2
13	Casement	3'-0" x 4'-0"	↓	0.29	0.29	12	12	12	↓	↓	1
14	Casement	3'-0" x 4'-0"	↓	0.29	0.29	12	12	12	↓	↓	1, 2

Notes

1. Air leakage: Provide flashing, window dams, expandable foam sealant and caulking at rough opening/window frame joints to create a continuous air barrier with surrounding wall system.
2. Emergency escape

Exterior Door Schedule

Tag	Description	DIMS. R.O. W X H	Glass Type	U-Factor	SHGC	Infiltration Valuel	0.A. Area in sq. ft.	Light A. in sq. ft.	Vent A. in sq. ft.	Manufacturer	Cat. No.	Notes
1	Fiberglass Raised Panel 1/4 lite Door	(2)3'-0" x 8'-0"	IGU, low-e, clear	0.29	0.27	0.30 cfm/SF *	48.0	12.0	-	Jeld-Wen windows & Doors		1
2	Gliding Patio Door	8'-0" x 6'-11"	IGU, low-e, clear	0.30	0.23	< 0.20 cfm/SF *	54.5	35.9	21.8	Andersen Windows & Doors	FWG80611	1
3	Gliding Patio Door	8'-0" x 8'-0"	IGU, low-e, clear	0.30	0.23	< 0.20 cfm/SF *	63.2	43.0	25.5	Andersen Windows & Doors	FWG8080	1

Notes

1. Air leakage: Provide flashing, expandable foam sealant and caulking at rough opening/door frame joints to create a continuous air barrier with surrounding wall system.
   * Doors to be fitted with weatherstripping.

Impervious Area Calculation

Existing Impervious Area :

House	=	1,934
Driveway	=	610
Retaining wall	=	23
Walkway on gravel	=	0
Deck on gravel	=	0
Rear walls, light posts	=	41
Concrete Patio	=	362
Total	=	2,970 SF

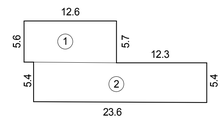
Proposed Impervious Area :

House	=	2,122
Driveway on gravel	=	0
Walkway on gravel	=	0
Portico	=	57
Portico steps	=	42
Light piers		7
A/C	=	19
Fence	=	40
Pool patio on gravel	=	0
Stone deck, steps	=	246
Pool	=	800
Pool Equip. pad	=	108
Pool raised wall	=	60
Total	=	3,501 SF

Increase:

3,501- 2,970 = **531 SF**

Area "B" (rear one-story) Enlarged Diagram with Calculation



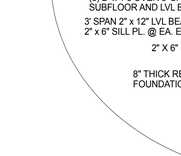
① = 5.65 x 12.6 = 71
② = 23.6 x 5.4 = 127
① + ② = 198

Rear Yard Coverage

Accessory structures:	
Pool	800s.f.
Pool raised wall	60s.f.
Fence	40s.f.
Generator	5s.f.
Pool equip.	11s.f.
Total	916s.f.

Rear Yard: 5,763s.f.
916 / 5,763 = **15.9%**

Lot Coverage Diagram

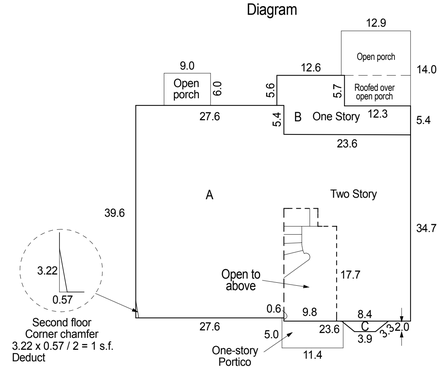


Calculation

Dwelling = (27.6x39.6) + (23.6x40.1)
+ {12.6x(5.6+5.7)/2} + {2.0x(8.4+3.9)/2}
= 1,093 + 946 + 71 + 12
= 2,122 SF

2,122 / 11,848 Lot Area = **17.9%**

Diagram



Calculation

A (main dwelling)	(27.60 x 39.6) + (23.6 x 34.7) = 1,093 + 819 =	1,912
B (rear one-story)	(See Enlarged Diagram with Calculation) =	198
C (front addition)	(8.4+3.9)2.0 / 2 =	12
	First floor total =	2,122
A (main dwelling)	(27.60 x 39.6) + (23.6 x 34.7) = 1,093 + 819 =	1,912
	deduct corner chamfer	- 1
	Second floor total =	1,911
One-story portico	11.4 x 5.0 =	0
Open porch	9.0 x 6.0 =	0
Open porch	12.9 x 14.0 =	0
	Total gross floor area =	**4,033**

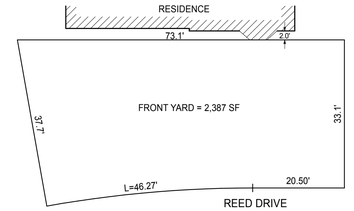
GROSS FLOOR AREA DIAGRAM & CALCULATION

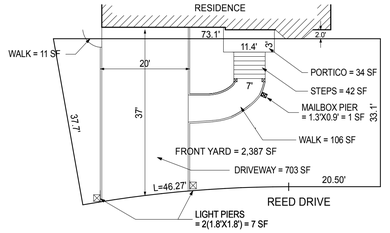
NOT TO SCALE

Calculation

Portico	= 34
Steps	= 42
Walk	= 106
Light piers	= 7
Mailbox pier	= 1
Driveway	= 703
Total	= 893 SF

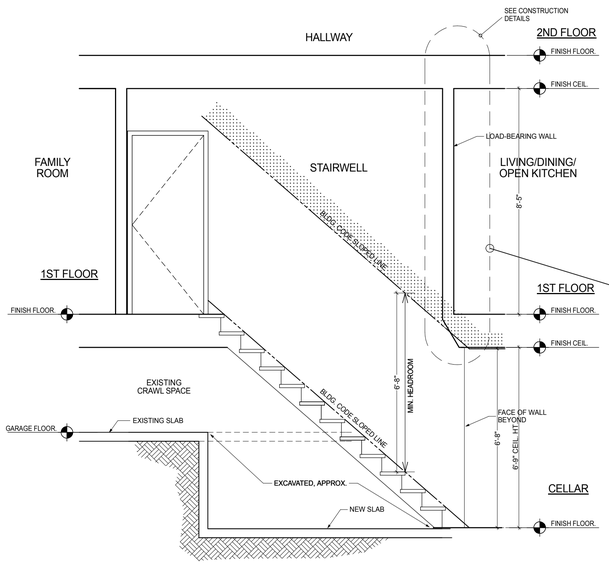
Front Yard = 2,387 SF
893/ 2,387 = **37.4%**





FRONT YARD PAVING plan

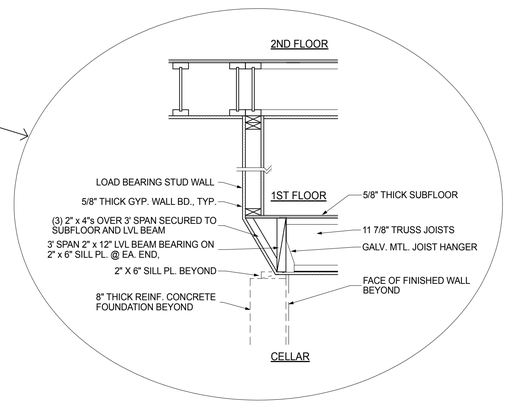
NOT TO SCALE



1 SECTION STAIR HEADROOM

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

PETITION FOR WAIVER OF NEW YORK STATE BUILDING CODE REQUIREMENT FOR STAIR HEADROOM IN THE CELLAR HAS BEEN GRANTED BECAUSE THE PROPOSED VARIANCE WILL NOT SUBSTATIALLY ADVERSELY AFFECT THE CODE'S PROVISIONS FOR HEALTH, SAFETY AND SECURITY AND STRICT COMPLIANCE WITH THE PROVISIONS OF THE BUIDING CODE WOULD ENTAIL PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIP AND WOULD OTHERWISE BE UNWARRANTED BECAUSE SUCH WOULD BE UNNECESSARY IN LIGHT OF ALTERNATIVES WHICH, WITHOUT A LOSS IN THE LEVEL OF SAFETY, ACHIEVE THE INTENDED PURPOSE OF THE CODE.

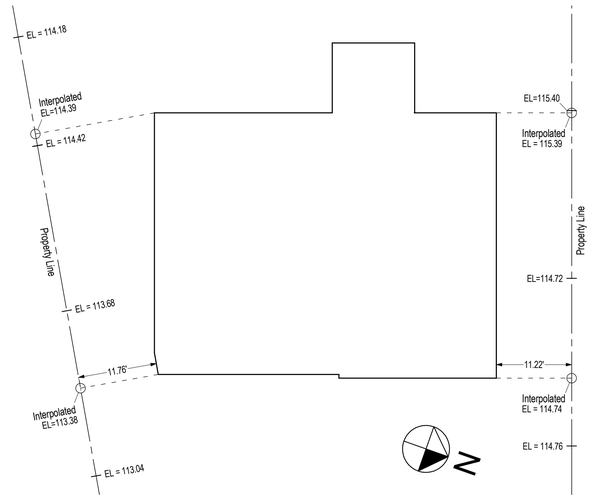


CONSTRUCTION DETAILS

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

Calculation

South Side	North Side
(114.39 + 113.38) / 2 = 113.89	(115.39 + 114.74) / 2 = 115.07
The average grade at the south side is 113.89'	The average grade at the north side is 115.07'



PROPERTY LINE GRADE DIAGRAM

NOT TO SCALE

FACADE ARCHITECTURE

ARCHITECTS

6120 GRAND CENTRAL PKWY,
B103, FOREST HILLS NY 11375
347-957-2245
.FACADE3A@GMAIL.COM

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TAX LOT: 64

FOR:

MR. & MRS. SINGH
80-34 230TH STREET
BELLEROSE MANOR, NY 11427

	REVISION	DATE
1	PLANS COMPLYING 03.11.19	05.28.19
	OMMISSIONS LETTER	
2	PLANS COMPLYING 06.18.19	07.22.19
	OMMISSIONS LETTER 2	
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8	STATE VARIANCE REAPPLICATION	8.04.23
9	TOWN VARIANCE REAPPLICATION	4.11.24

ISSUED FOR PERMITS: 11/28/18
DRAWN BY: MS
CHECKED. BY: MS
SCALE: AS NOTED

MICHIO SANGA
ARCHITECT

NJRA #11577
NYRA #026628

SHEET TITLE:

GROSS FLOOR AREA CALCULATION, CELLAR STAIR SECTION, DIAGRAMS AND CALCULATIONS, WINDOW DOOR SCHEDULE

SHEET NO:

T-2

2 OF 11

CELLAR FOUNDATION PLAN
WALL LEGEND

EXISTING FOUNDATION TO REMAIN

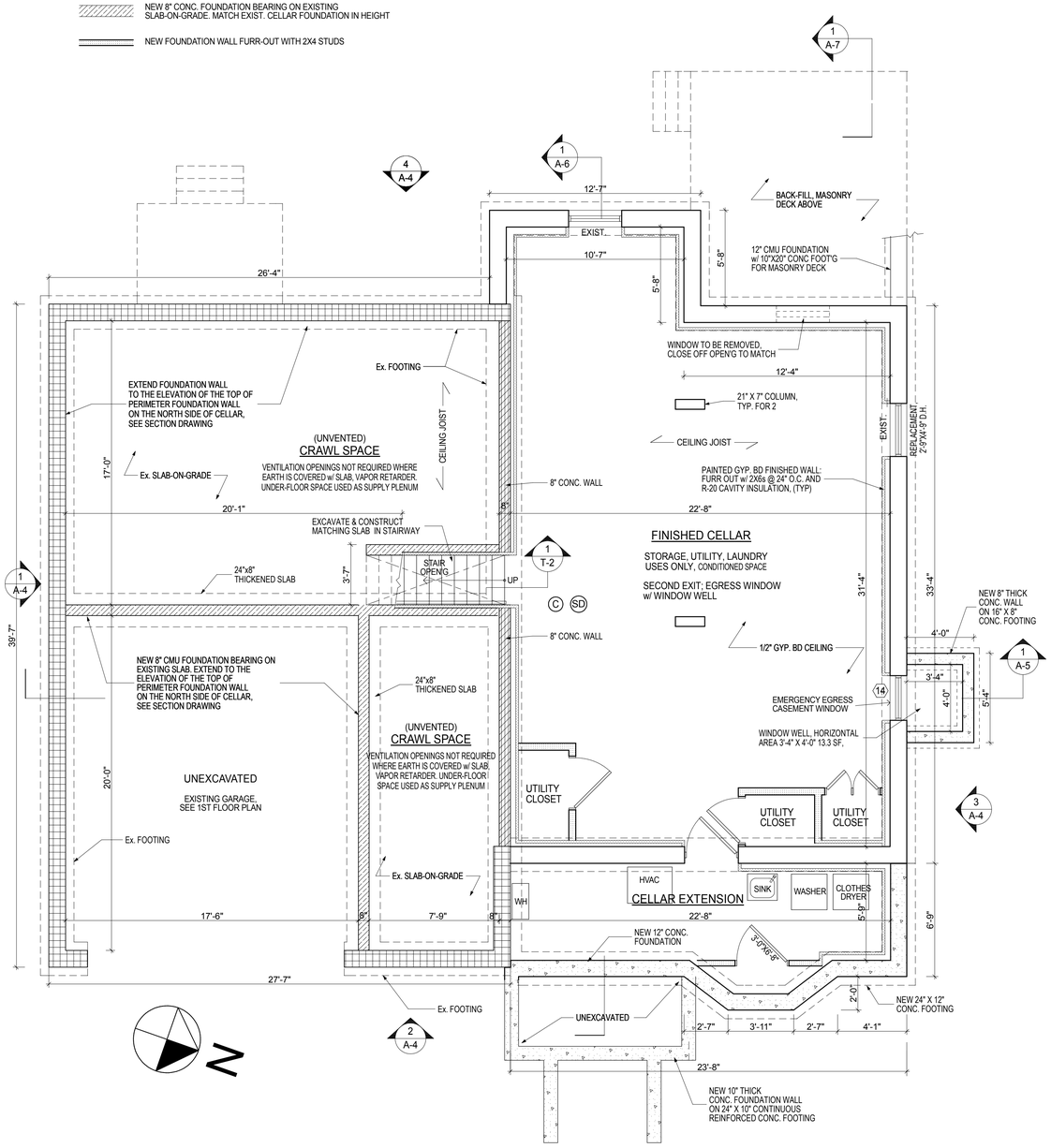
NEW 12" THICK CONC. FOUNDATION WALL ON 24"X12" CONTINUOUS REINFIOCED CONC. FOOTING. MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.

EXTEND EXISTING 12" CONC. FOUNDATION TO MATCH EXIST. CELLAR FOUNDATION IN HEIGHT,

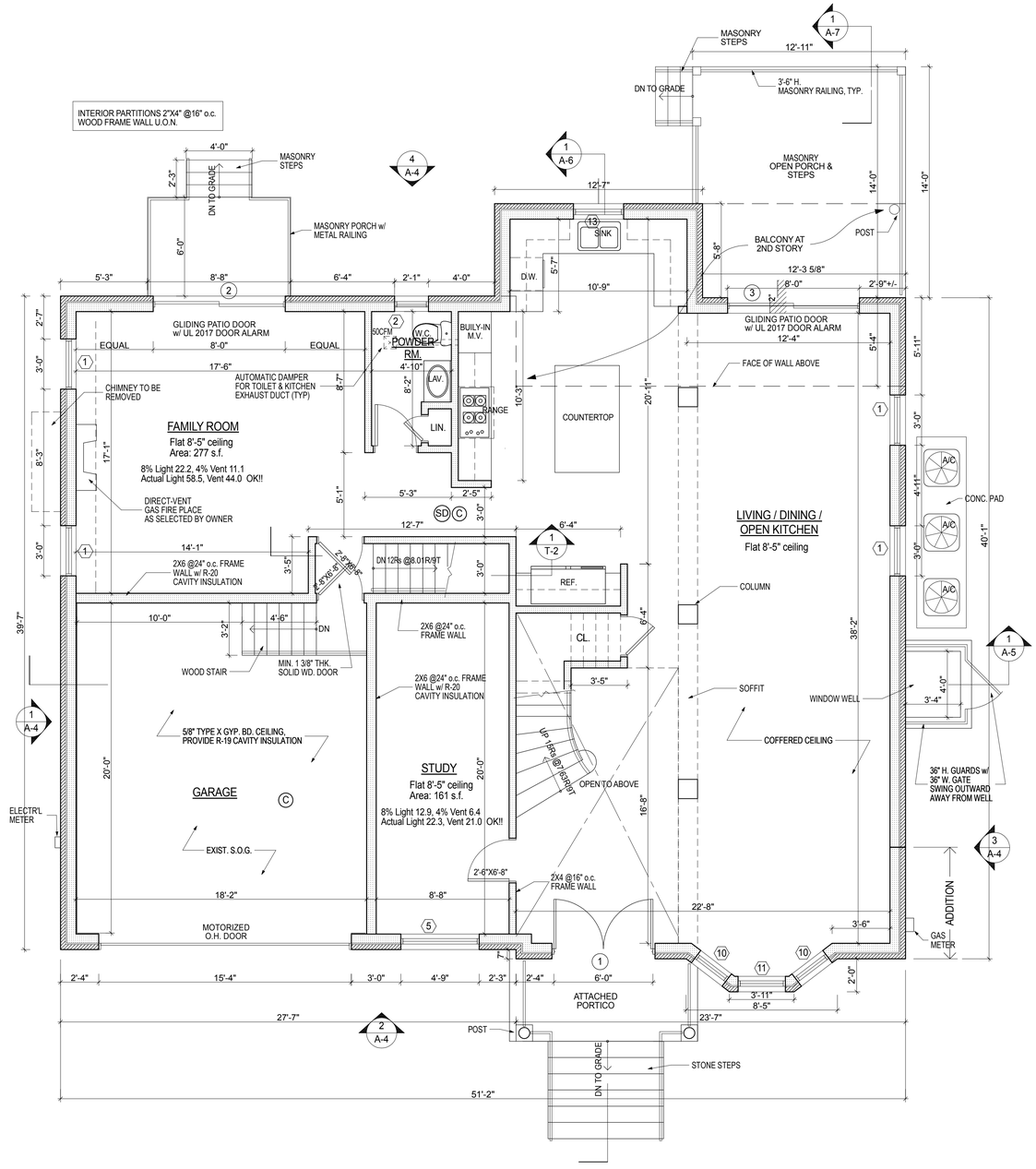
NEW 8" CONC. FOUNDATION ON TOP OF EXISTING 8" CMU. MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.

NEW 8" CONC. FOUNDATION BEARING ON EXISTING SLAB-ON-GRADE. MATCH EXIST. CELLAR FOUNDATION IN HEIGHT

NEW FOUNDATION WALL FURR-OUT WITH 2X4 STUDS



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



2 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FACADE ARCHITECTURE

ARCHITECTS

6120 GRAND CENTRAL PKWY, B103, FOREST HILLS NY 11375
347-957-2245
.FACADE3A@GMAIL.COM

PROJECT DESCRIPTION:

EXISTING BUILDING IS A 1 1/2 STORY SPLIT LEVEL 1 FAMILY DWELLING; IN THE SOUTH SIDE OF HOUSE IS GARAGE AND DEN WITH BEDROOMS ABOVE, NORTH SIDE OF HOUSE IS KITCHEN, LIVING/DINING AREA WITH CELLAR BELOW.

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PROJECT:

MR. & MRS. SINGH RESIDENCE

47 REED DRIVE
ROSLYN
NY 11576

TAX SECTION: 9
TAX BLOCK: 653
TAX LOT: 64

FOR:

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MICHIO SANGA
ARCHITECT

NJRA #11577
NYRA #0020628

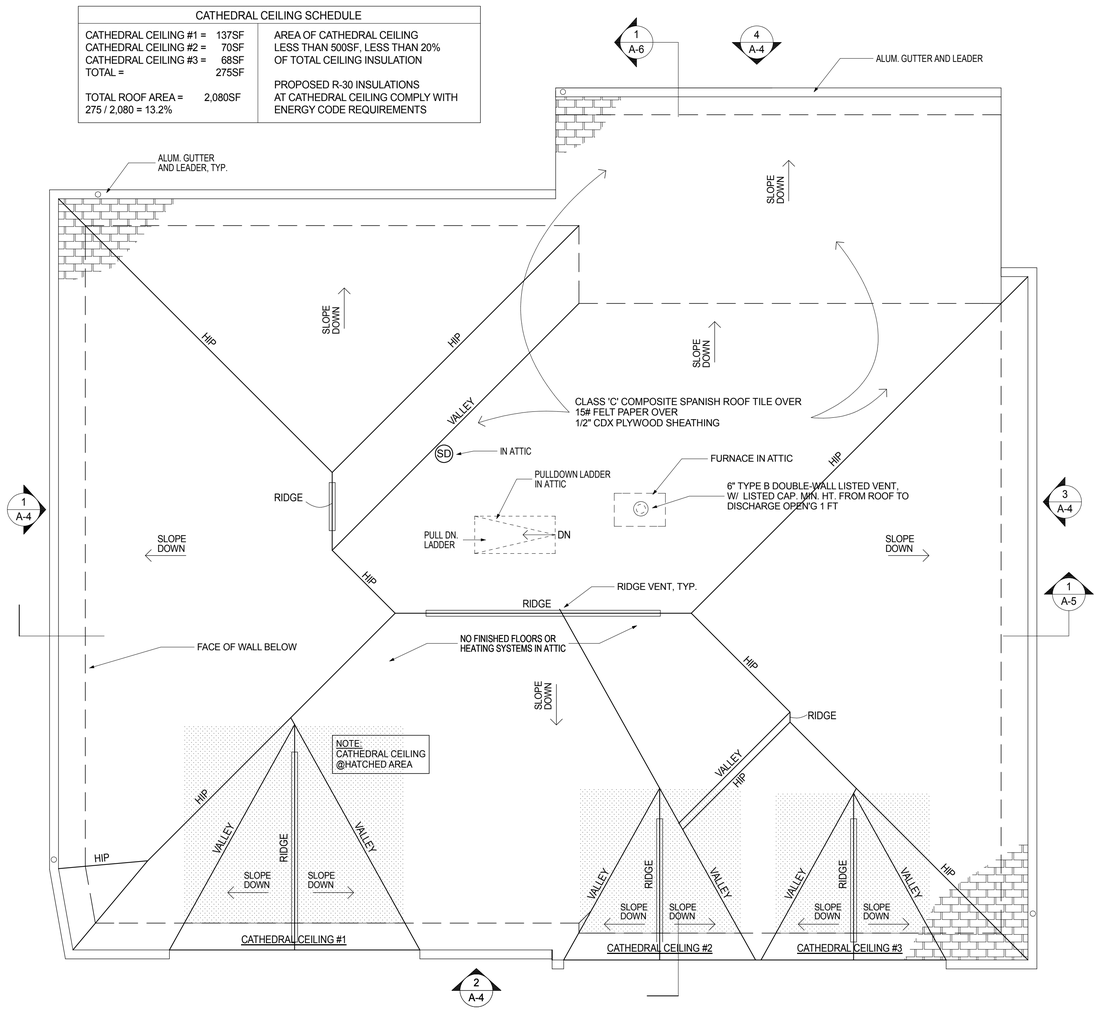
SHEET TITLE:

1ST FLOOR PLAN, CELLAR FOUNDATION PLAN, LEGEND

SHEET NO:

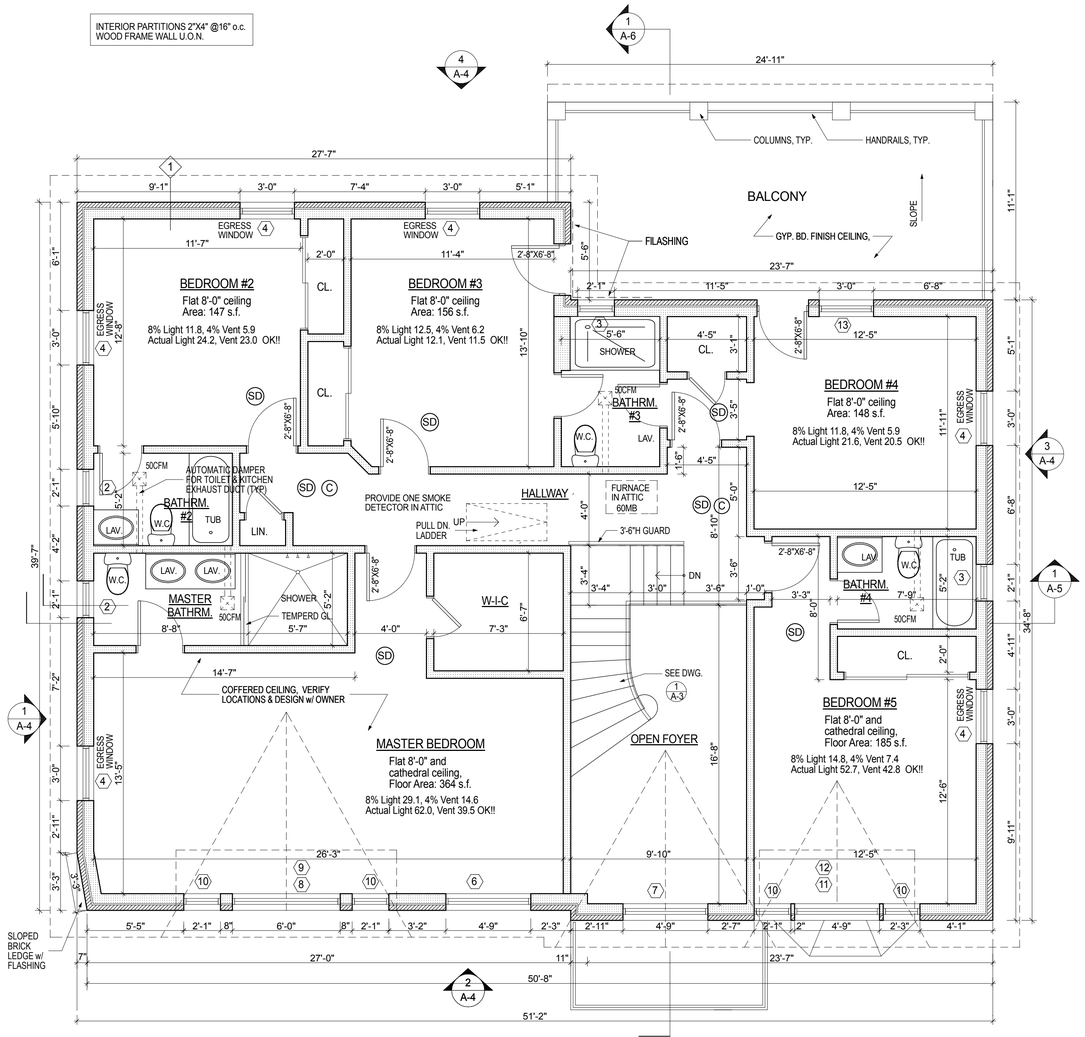
A-1

CATHEDRAL CEILING SCHEDULE		
CATHEDRAL CEILING #1 =	137SF	AREA OF CATHEDRAL CEILING
CATHEDRAL CEILING #2 =	70SF	LESS THAN 500SF, LESS THAN 20%
CATHEDRAL CEILING #3 =	68SF	OF TOTAL CEILING INSULATION
TOTAL =	275SF	
		PROPOSED R-30 INSULATIONS
TOTAL ROOF AREA =	2,080SF	AT CATHEDRAL CEILING COMPLY WITH
275 / 2,080 = 13.2%		ENERGY CODE REQUIREMENTS



1 ROOF PLAN

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



2 2ND FLOOR PLAN

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

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ARCHITECTS

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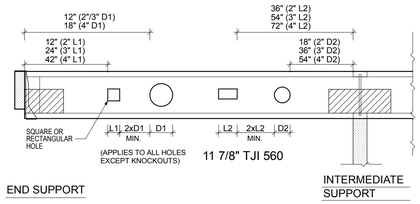
NJRA #11577
NYRA #020628

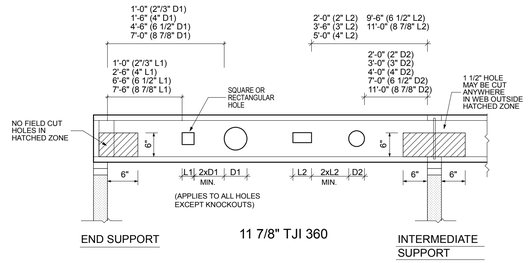
SHEET TITLE:

2ND FLOOR PLAN, ROOF PLAN

SHEET NO:

A-2





I-JOIST ALLOWABALE HOLES

NOT TO SCALE

WOOD NOTES

1. All framing members shall be thoroughly seasoned Douglas fir select structural or southern pine no. 1 grade with a minimum fiber stress grading of 1.400 PSI in bending. All wood girders indicated to have a minimum fiber stress grading of 1.400 PSI U.O.N.
2. Grade marked lumber for structural use will bear grade marking when it is delivered to the site as per LL45 and CH23-2303.1.1.
3. Structural capacities and design provisions for prefabricated wood I-joists shall be established and monitored in accordance with ASTM D 5055.
4. Plywood sheathing shall conform to AF & PA standards for structural use. Sheathing face grain to run across studs. joists or rafters. Plywood shall bear Identification as to grade, type, species or identification.
5. Maximum spans for joists and rafters to comply with NFPA 1961 (RS 10.12). All wood construction to comply with section CH23-2308.8.
6. The ends of wood beams, joists and rafters resting on masonry or concrete walls shall be fire cut to a bevel of 3" in their depth.
7. Wood joists or wood structural floors closer than 18", wood girders closer than 12" or sills closer than 8" to an exposed ground surface within or without the building shall be treated or shall be of an equivalent resistant species per C26-1006.5(B)(4).
8. Ends of wood girders entering masonry or concrete walls shall be provided with a minimum 1/2" air space on top, sides, and at the end, unless the girder is treated or is of an equivalent resistant species.
9. Provide 1" x 3" bridging for every 8'-0" of span except for wood I-joists. A line of ling or solid blocking shall also be required at supports unless lateral support is provided by nailing to a beam header or the studs. Bridging shall bear securely against and be anchored at the members to be braced.
10. Except where supported on a 1' x 4" ribbon strip and nailed on the adjoining studs. The ends of the floor joists shall have at least 11/2" of bearing on wood or metal. nor less than 4" on masonry.
11. Joists framing into the side of a wood girder shall be supported by framing anchors. on ledger strips at 2" x 2". or by equivalent methods.
12. Roof construction shall be securely anchored to load bearing masonry walls with a minimum ½" bolts spaced 8" o.c. The bolts shall extend and be embedded a minimum of 15" vertically into the masonry.
13. All interior and exterior stairs

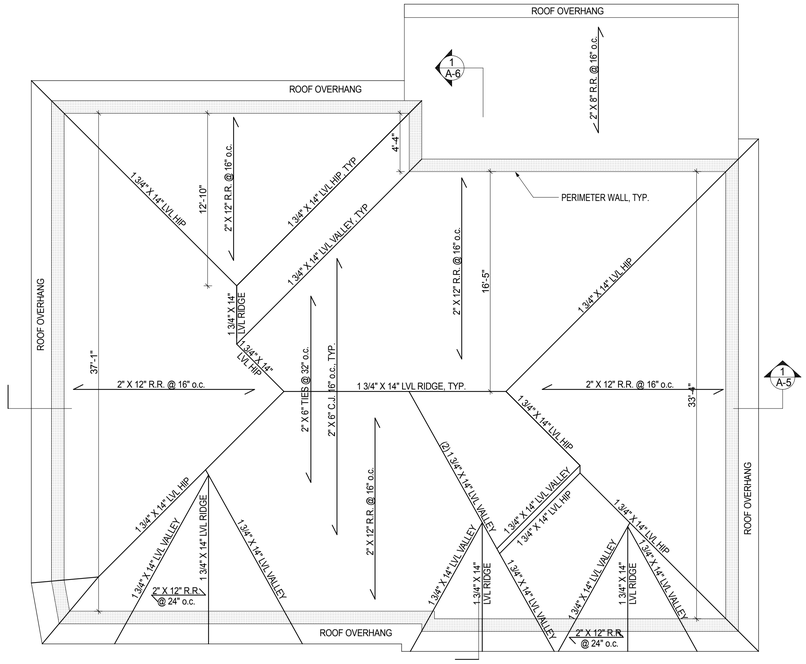
    Max. 8 ¼" Risers min. 9" Treads + 1 1/4" nosing (with closed risers).
14. Provide at least 2 1/4" of solid masonry under joists and at least 4" under beams & girders. Bearing of joists or beams shall extend into the masonry at least 4".
15. Do not notch or cut into any structural members unless specifically shown on drawings.
16. All bearing partitions. if any, are to be of 2" x 4" studs at 16" o.c. with double studs at ends of openings between 3'-5" and 6'-0" and triple studs at ends of openings of greater width. 2"x4" sill plates and 2-2" x 4" top plates. Double beams solid bridging shall be used under bearing partitions.
17. All non-bearing partition to be 2" x 4" studs at 16" o.c. or 2 ½" metal studs per owners request
18. Headers, trimmers, and joists under partitions, all openings in roofs and around all stairwells are to be doubled.
19. Double studs, posts, joists, and or rafters are to be thoroughly spiked or bolted together (min. 16d nails at 12" o.c.).
20. All wood in contact with concrete, concrete foundations and piers, exterior wood decking and any exterior stair posts, stringers, threads, and thread cleats, wood fascia in other than the vertical plane is to pressure impregnated with waterborne wood preservative.
21. All wood beams, joists and studs shall be frames away from chimneys. Headers, beams, joists and studs shall be at least 2" from the outside face of walls.

LOADING DESIGN

FIRST FLOOR	40#LL + 15#DL	=	55PSF
SECOND FLOOR	30#LL + 15#DL	=	45PSF
ATTIC	20#LL + 10#DL	=	30PSF
ROOF	30#LL + 12#DL	=	43PSF

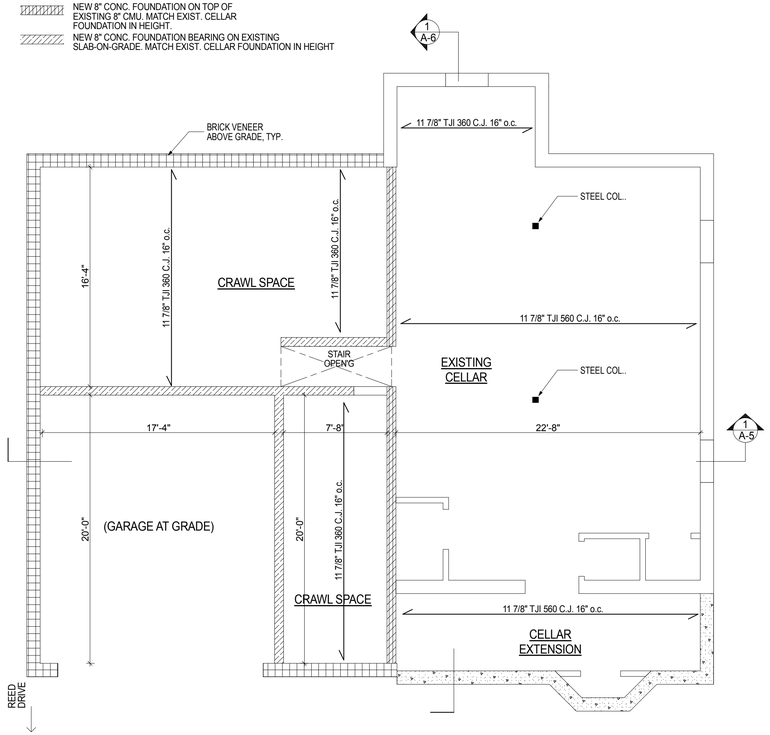
WALL LEGEND

- EXISTING FOUNDATION TO REMAIN
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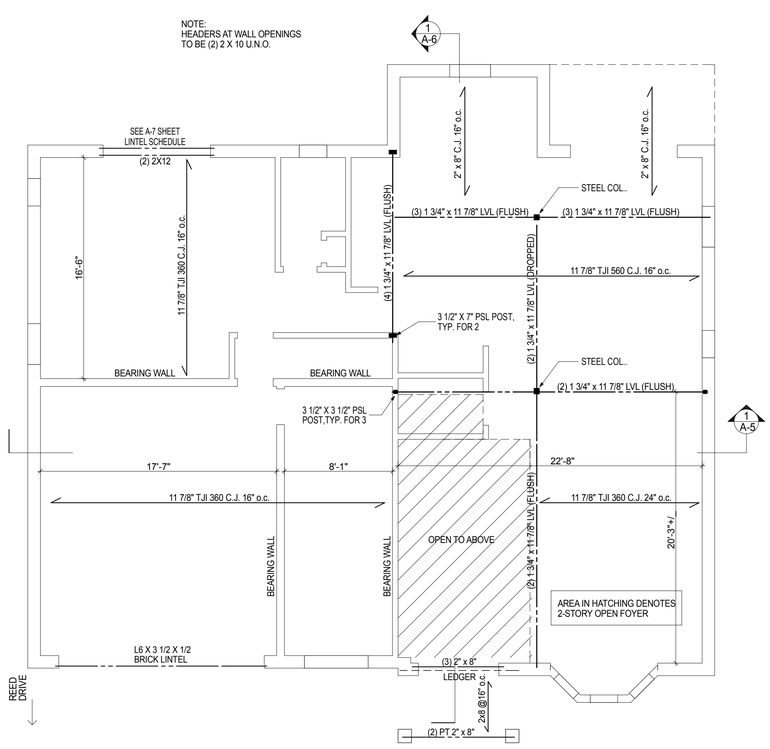
3 ROOF STRUCTURAL FRAMING PLAN

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



1 1ST FL. STRUCTURAL FRAMING PLAN

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



2 2ND FL. STRUCTURAL FRAMING PLAN

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

FACADE ARCHITECTURE

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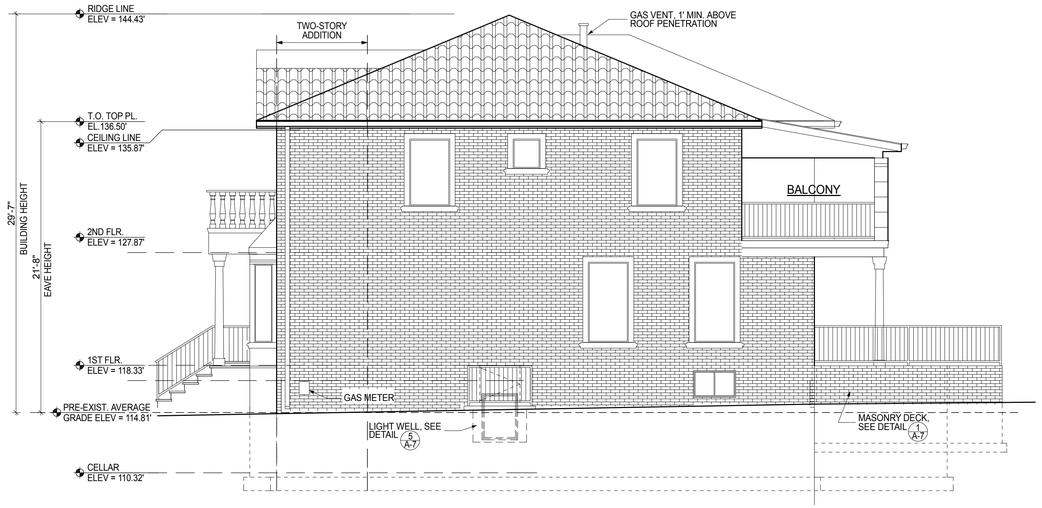
SHEET TITLE:

STRUCTURAL FRAMING PLANS, I-JOIST ALLOWABLE HOLES DETAIL, LOADING DESIGN TABLE, NOTES

SHEET NO:

A-3

5 OF 11



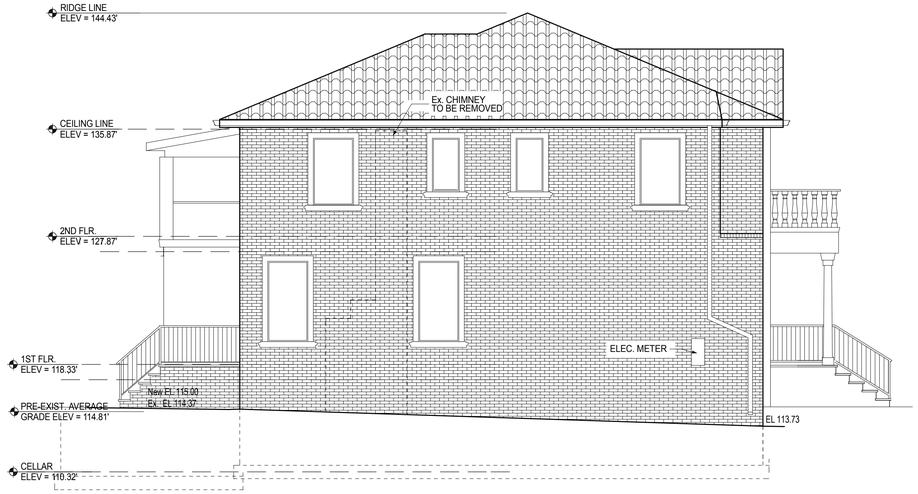
3 RIGHT SIDE ELEVATION

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



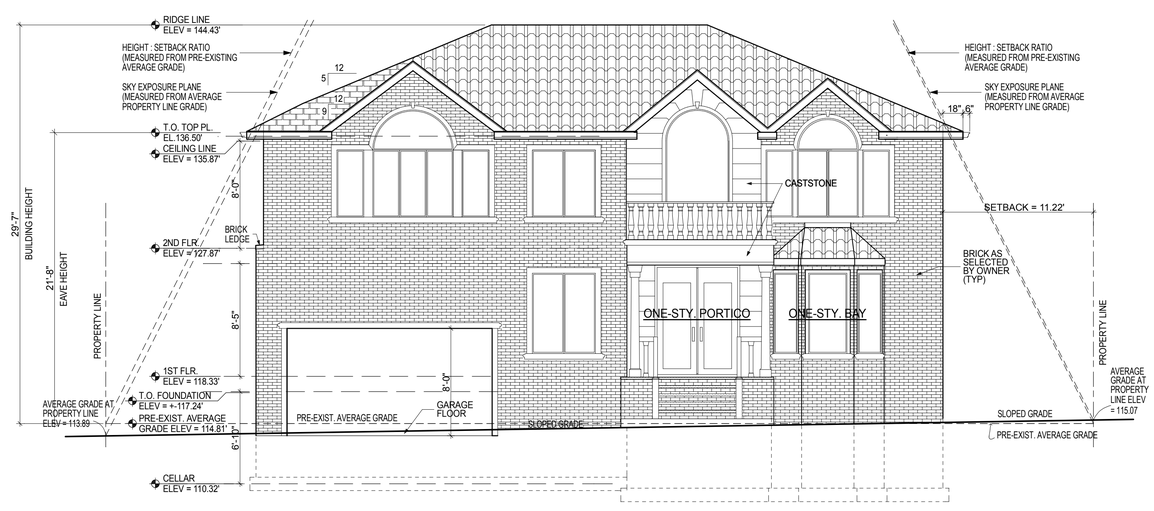
4 REAR ELEVATION

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



1 LEFT SIDE ELEVATION

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



2 FRONT ELEVATION

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

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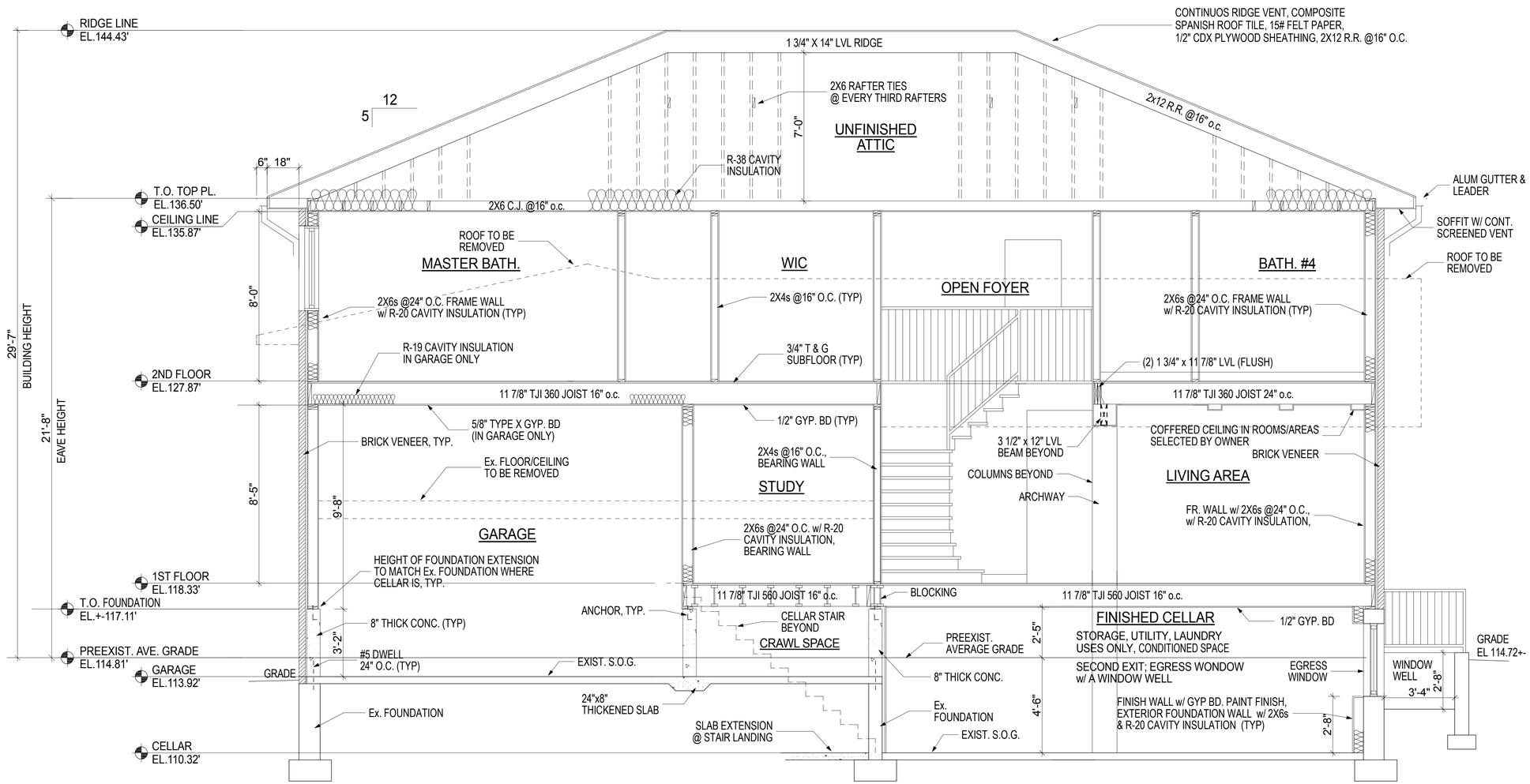
NJRA #11577
NYRA #020628

SHEET TITLE:

ELEVATIONS

SHEET NO:

A-4



1 SECTION FROM LEFT TO RIGHT

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

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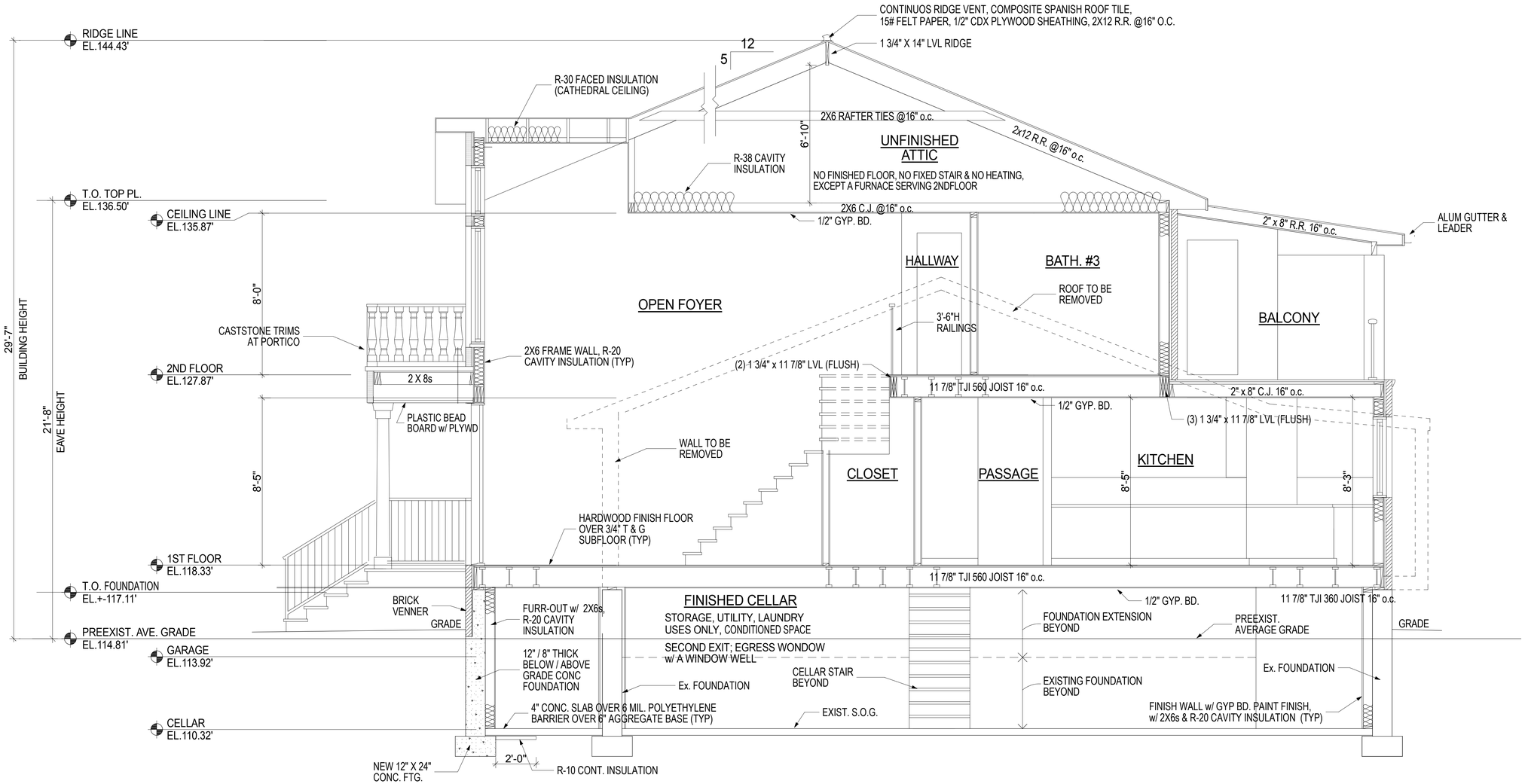
SHEET TITLE:

BUILDING SECTION

SHEET NO:

A-5

7 OF 11



1 SECTION, FROM FRONT TO REAR

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

FACADE
ARCHITECTURE

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.FACADE3A@GMAIL.COM

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EXISTING BUILDING IS A 1 1/2 STORY
SPLIT LEVEL 1 FAMILY DWELLING;
IN THE SOUTH SIDE OF HOUSE IS GARAGE
AND DEN WITH BEDROOMS ABOVE.
NORTH SIDE OF HOUSE IS KITCHEN,
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FILING IS FOR A NEW 2 STORY DWELLING
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TARY AND FOR USE BY OUR CLIENTS ONLY, ON
THIS SITE ONLY, AND NOT TO BE USED FOR ANY
OTHER PURPOSE OTHER THAN THIS LOCATION OR
OWNER WITHOUT WRITTEN CONSENT OF MICHIO
SANGA.

PROJECT:

MR. & MRS.
SINGH
RESIDENCE

47 REED DRIVE
ROSLYN
NY 11576

TAX SECTION: 9
TAX BLOCK: 653
TAX LOT: 64

FOR:

MR. & MRS. SINGH
80-34 230TH STREET
BELLEROSE MANOR, NY 11427

	REVISION	DATE
1	PLANS COMPLYING 03.11.19	05.28.19
	OMMISSIONS LETTER	
2	PLANS COMPLYING 06.18.19	07.22.19
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ISSUED FOR PERMITS: 11/28/18
DRAWN BY: MS
CHECKED. BY: MS
SCALE: AS NOTED

MICHIO SANGA
ARCHITECT

NJRA #11577
NYRA #020626

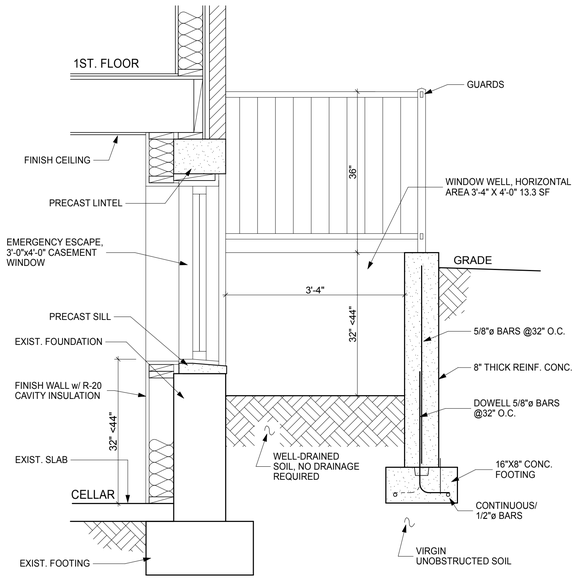
SHEET TITLE:

BUILDING SECTION

SHEET NO:

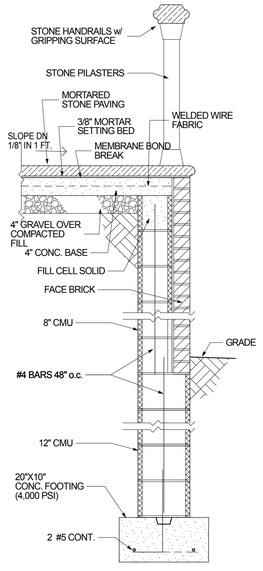
A-6

8 OF 11



4 WINDOW WELL DETAIL

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

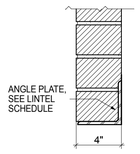


1 BRICK DECK DETAIL

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

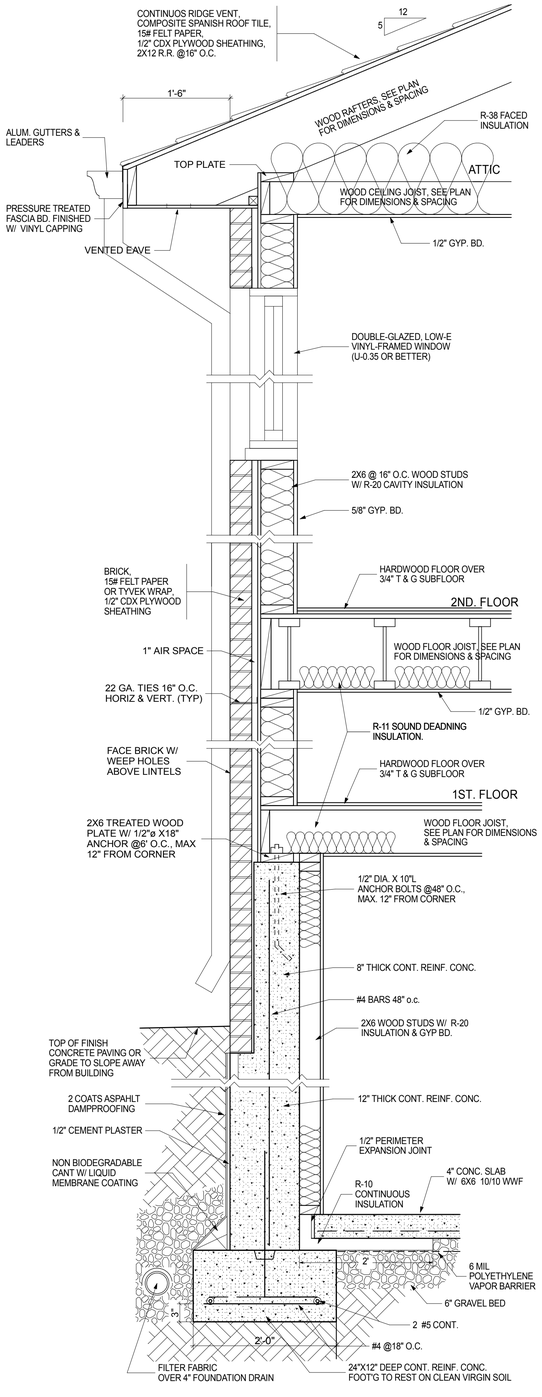
LINTEL SCHEDULE

CLEAR SPAN	ONE ANGLE FOR EACH 4" WYTHE OF BRICK
0'-8" TO 3'-4"	L 3 1/2" X 3 1/2" X 1/4"
3'-5" TO 5'-4"	L 4" X 3 1/2" X 1/4"
5'-5" TO 7'-4"	L 5" X 3 1/2" X 1/4"
7'-5" TO 10'-0"	L 6" X 3 1/2" X 1/4"



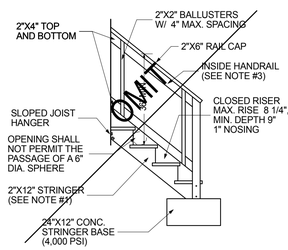
DETAIL, LINTEL

NOT TO SCALE



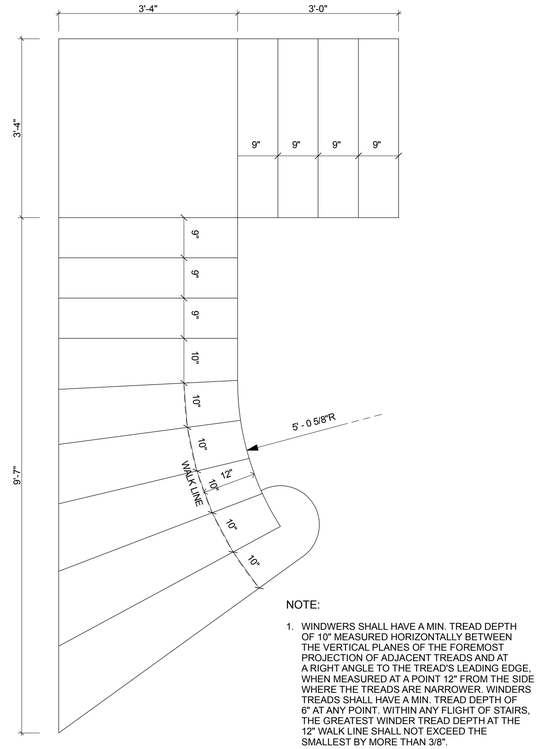
2 TYP. WALL SECTION

SCALE: 1" = 1'-0"



DETAIL EXTERIOR WOOD STAIR

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



NOTE:

1. WINDWERS SHALL HAVE A MIN. TREAD DEPTH OF 10" MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE, WHEN MEASURED AT A POINT 12" FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDERS TREADS SHALL HAVE A MIN. TREAD DEPTH OF 6" AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE GREATEST WINDER TREAD DEPTH AT THE 12" WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
2. SUBMIT STAIR TEMPLATE OR SHOP DRAWING PRIOR TO START OF STAIR CONSTRUCTION.

3 ENLARGED STAIR PLAN

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

FACADE ARCHITECTURE

ARCHITECTS

6120 GRAND CENTRAL PKWY,
B103, FOREST HILLS NY 11375
347-957-2245
.FACADE3A@GMAIL.COM

PROJECT DESCRIPTION:

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MICHIO SANGA
ARCHITECT

NJRA #11577
NYRA #020628

SHEET TITLE:

TYP. WALL SECTION, BRICK DECK DETAIL, WINDOW WELL DETAIL, ENLARGED STAIR PLAN, LINTEL DETAILS

SHEET NO:

A-7

9 OF 11

HVAC / ELECTRICAL / PLUMBING

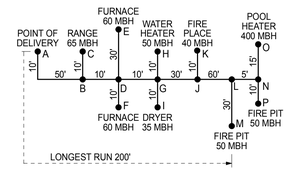
1. MECHANICAL SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 13 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE (2015 IRC) AND SHALL MEET THE MINIMUM ENERGY EFFICIENCY REQUIREMENTS OF THE CHAPTER 11 OF 2015 IRC.
2. HEATING AND COOLING SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 14 OF THE 2015 IRC.
3. EXHAUST SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 15 OF THE 2015 IRC.
4. DUCT SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 16 OF THE 2015 IRC.
5. COMBUSTION AIR REQUIREMENTS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 17 OF THE 2015 IRC.
6. CHIMNEYS AND VENTS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 18 OF THE 2015 IRC.
7. HYDRONIC PIPING SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 21 OF THE 2015 IRC.
8. SPECIAL PIPING AND STORAGE SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 22 OF THE 2015 IRC.
9. SOLAR SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 23 OF THE 2015 IRC.
10. FUEL GAS SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 24 OF THE 2015 IRC AND THE INTERNATIONAL FUEL GAS CODE AS IT GOVERNS SINGLE AND TWO FAMILY DWELLINGS.
11. WATER SUPPLY AND DISTRIBUTION SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 29 OF THE 2015 IRC.
12. PLUMBING SYSTEMS, GENERAL PLUMBING REQUIREMENTS, PLUMBING FIXTURES, WATER HEATERS, WATER SUPPLY AND DISTRIBUTION SYSTEMS, SANITARY DRAINAGE SYSTEMS, VENTING SYSTEMS, AND PLUMBING TRAP SYSTEMS SHALL BE DESIGNED, INSTALLED AND TESTED IN STRICT CONFORMANCE WITH 2015 IRC AND THE INTERNATIONAL PLUMBING CODE AS IT GOVERNS SINGLE AND TWO FAMILY DWELLINGS.
13. REFER TO CONSTRUCTION DRAWINGS FOR SCHEMATIC PULMBING RISER DIAGRAM AND SCHEMATIC GAS RISER DIAGRAM.
14. ELECTRICAL SYSTEMS, LIGHTING SYSTEMS, ELECTRICAL EQUIPMENT AND COMPONENTS SHALL BE DESIGNED AND INSTALLED IN STRICT CONFORMANCE WITH THE INTERNATIONAL ELECTRICAL CODE AS IT GOVERNS SINGLE AND TWO FAMILY DWELLINGS.
15. FURNISH AND INSTALL EXHAUST FANS AS SHOWN ON THE CONSTRUCTION DRAWINGS. EXHAUST FANS SHALL PROVIDE A MINIMUM OF 50 CFM AND SHALL BE DIRECTLY DUCTED TO THE EXTERIOR.

SMOKE DETECTORS

1. POWERED BY HOUSE CURRENT, HARDWIRED, INTERCONNECTED, ON SEPARATE CIRCUIT AND WITH BATTERY BACKUP.
2. INSTALL ONE DETECTOR ON EACH FLOOR NEAR TOP OF STAIR, INSIDE AND OUTSIDE OF EACH BEDROOM, ATTIC, AND CELLAR.

CARBON MONOXIDE DETECTORS

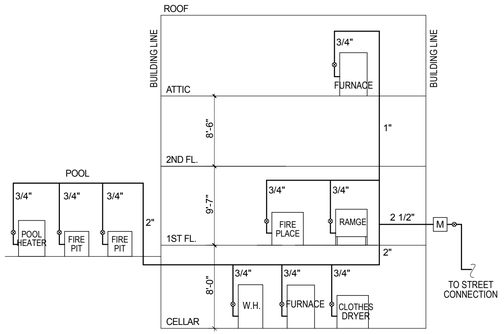
1. POWERED BY HOUSE CURRENT, HARDWIRED, ON SEPARATE CIRCUIT AND WITH BATTERY BACKUP.
2. INSTALL ONE DETECTOR ON EACH FLOOR IN A COMMON HALLWAY, AND WITHIN 15 FEET OF EVERY BEDROOM.



Gas Pipe sizing table		
Pipe segment	Flow rate (MBTUh)	Nominal pipe size (in.)
A-B	810	2 1/2
B-C	65	3/4
B-D	745	2
D-E	60	3/4
D-F	60	3/4
D-G	625	2
G-H	50	3/4
G-I	35	1/2
G-J	540	2
J-K	40	3/4
J-L	500	2
L-M	50	3/4
L-N	450	2
N-O	400	1 1/2
N-P	50	3/4

3 GAS PIPING LAYOUT

NOT TO SCALE



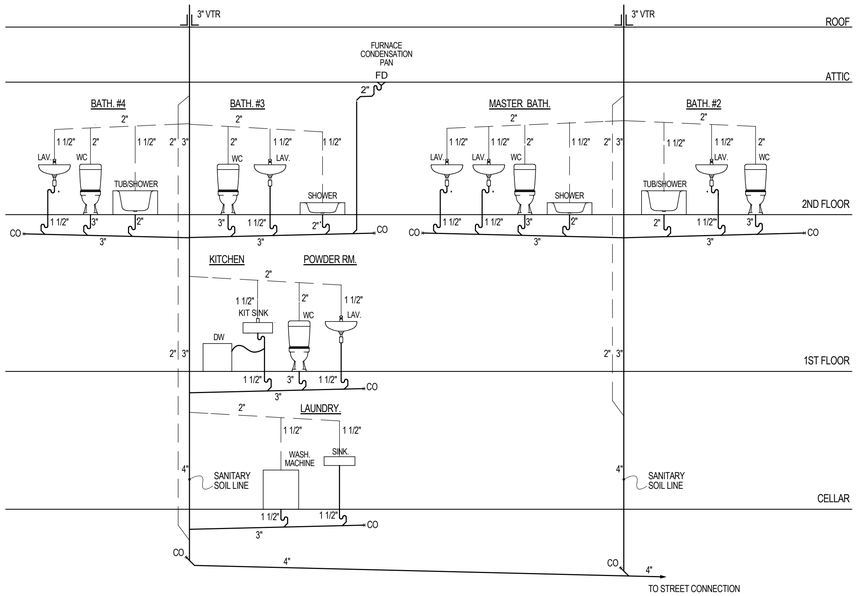
POINT OF DELIVERY TO FURTHEST FIXTURE RUN APPROX. 200'

BTU RATING:

HOT W.H.	50 MBH
FURNACE	60 MBH
STOVE	65 MBH
DRYER	35 MBH
FIRE PLACE	40 MBH
FIRE PIT	50 MBH
POOL HEATER	400 MBH

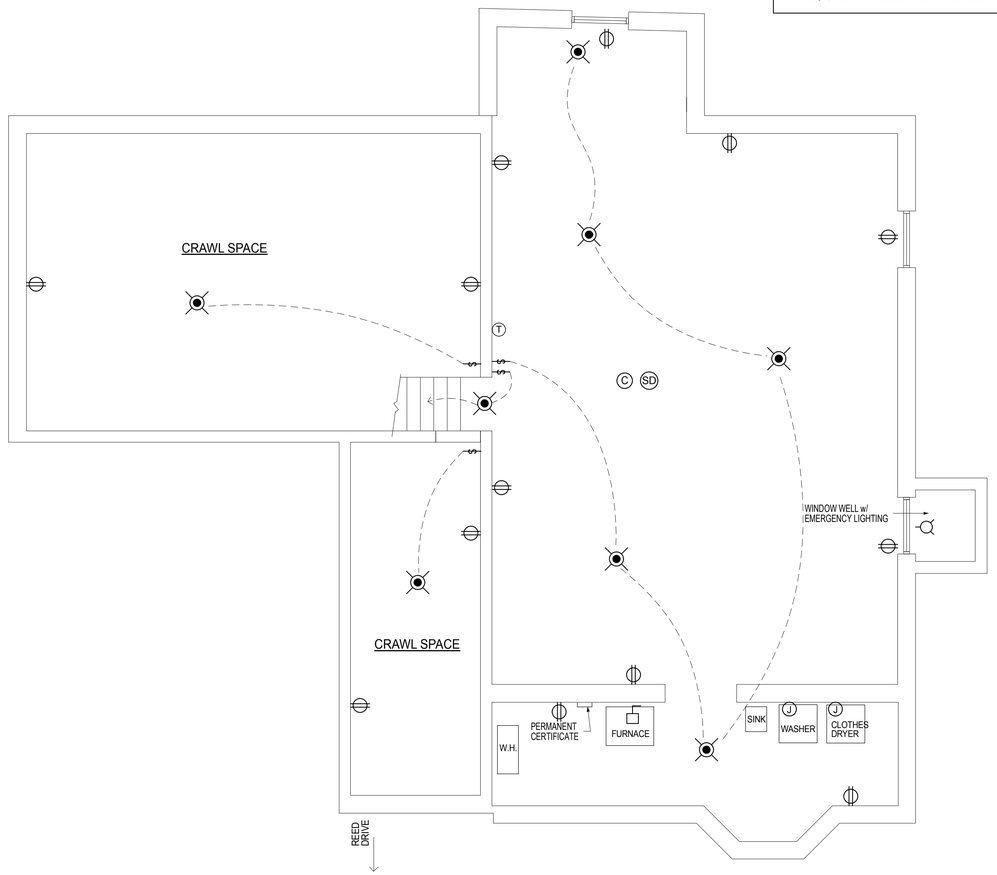
2 GAS RISER DIAGRAM

NOT TO SCALE



1 PLUMBING RISER DIAGRAM

NOT TO SCALE



4 CELLAR POWER/LIGHTING PLAN

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

ELECTRICAL LEGEND

C	CHANDELIER
	RECESSED DOWNLIGHTING
	SURFACE MOUNTED CEILING LIGHTING
	SCONCE
	SURFACE MOUNTED VANITY STRIPS
	EXHAUST FAN LIGHT COMBO W/ REMOTE EXHAUST EXTERIOR MORTOR W/ SCREEN CAP
	STANDARD DUPLEX OUTLET
WP	WATERPROOF EXTERIOR DUPLEX OUTLET W/ COVERS
GFI	DUPLEX OUTLET W/ GROUND-FAULT INTERRUPTER
	SINGLE POLE SWITCH
3	3-WAY SWITCH
	TELEPHONE / DATA JACK
	DISCONNECT
J	JUNCTION BOX
J WP	WATERPROOF JUNCTION BOX
SD	SMOKE DETECTOR - HARD-WIRE, INTERCONNECT
C	CARBON MONOXIDE DETECTOR - HARD-WIRE
T	PROGRAMABLE THERMOSTAT

NOTE:

- ALL RECESSED DOWNLIGHTING, CEILING LIGHTING & CHANDELIER TO HAVE DIMMER SWITCH CONTROLS.
- FOR ALL LIGHT FIXTURES VERIFY TYPE, MODEL, MAKE, QUANTITY AND LOCATION W/ OWNER

FACADE ARCHITECTURE

ARCHITECTS

6120 GRAND CENTRAL PKWY, B103, FOREST HILLS NY 11375
347-957-2245
.FACADE3A@GMAIL.COM

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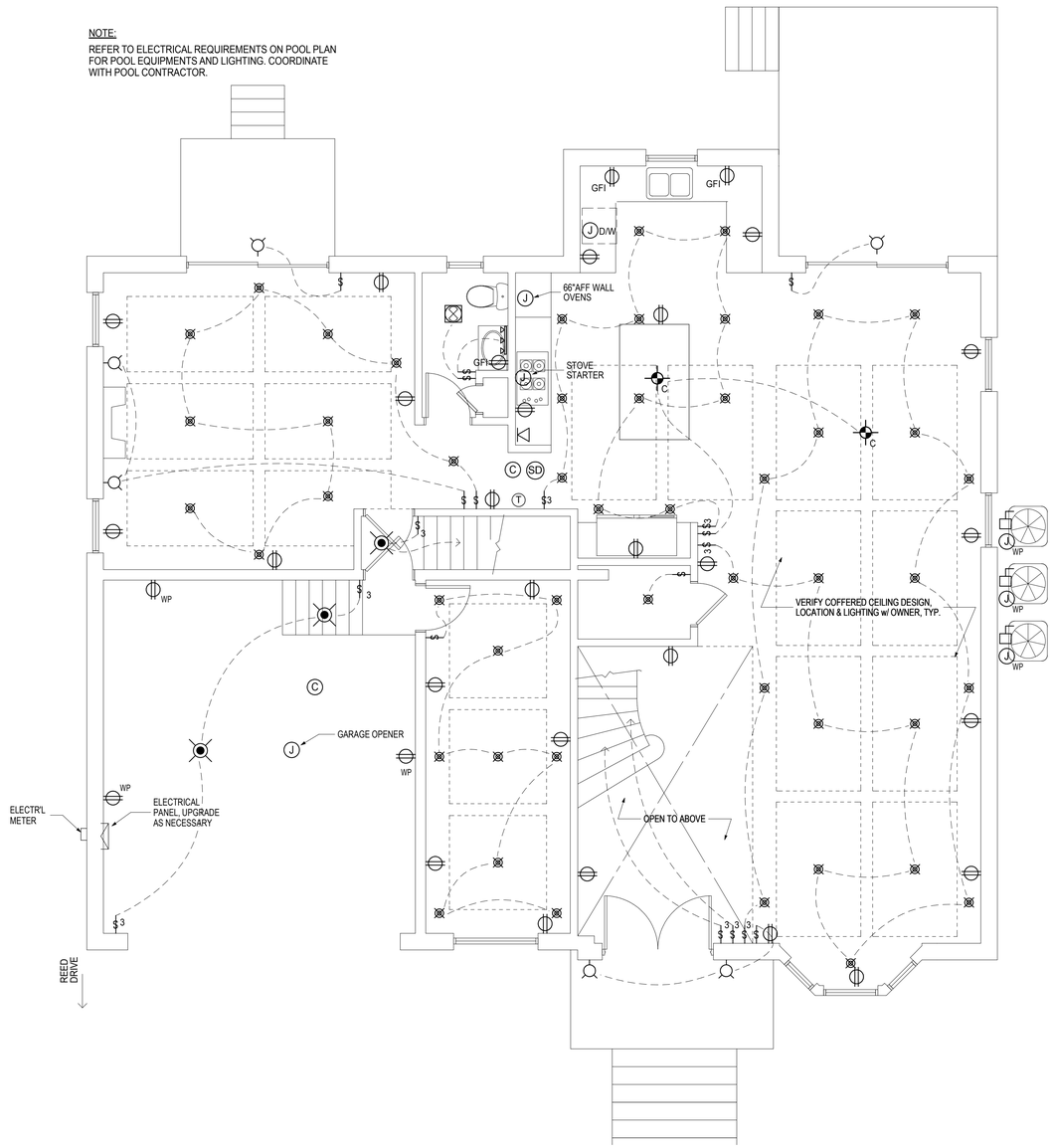
CELLAR POWER/LIGHTING PLAN, ELECTRICAL LEGEND, PLUMBING RISER DIAGRAM, GAS RISER DIAGRAM
GAS PIPING LAYOUT, NOTES

SHEET NO:

A-8

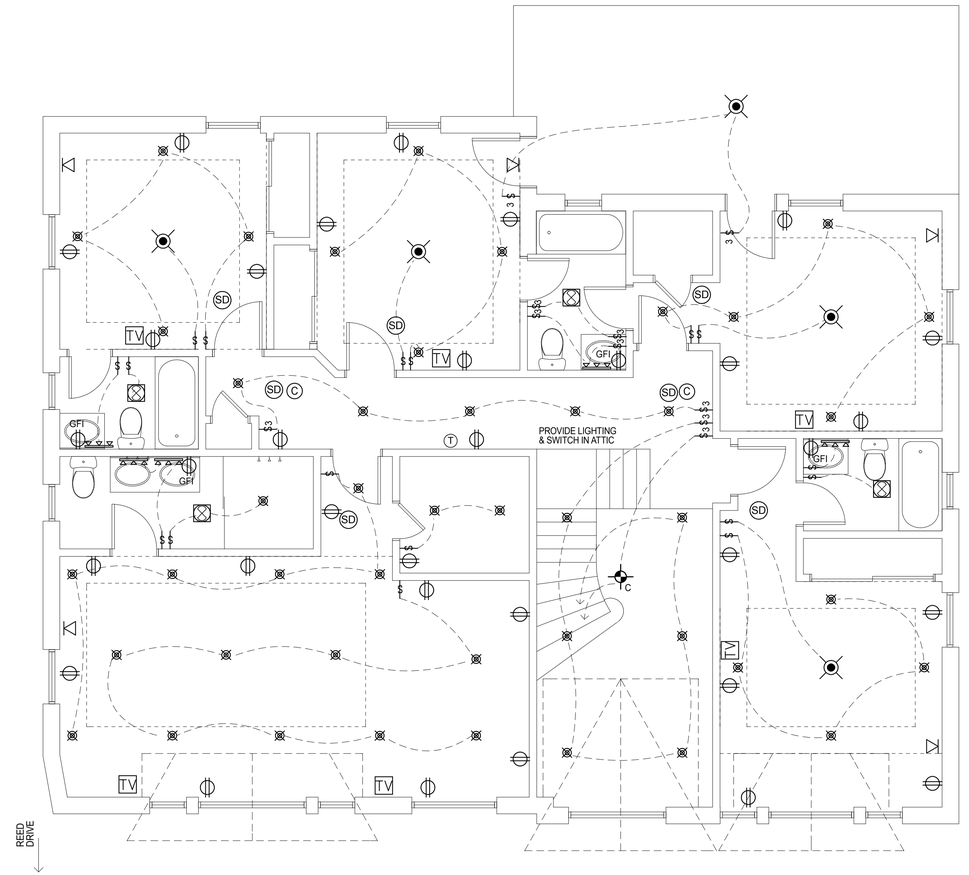
NOTE:

REFER TO ELECTRICAL REQUIREMENTS ON POOL PLAN FOR POOL EQUIPMENTS AND LIGHTING. COORDINATE WITH POOL CONTRACTOR.



1 1ST FLOOR POWER/LIGHTING PLAN

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



2 2ND FLOOR POWER/LIGHTING PLAN

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

ELECTRICAL LEGEND

C	CHANDELIER
	RECESSED DOWNLIGHTING
	SURFACE MOUNTED CEILING LIGHTING
	SCONCE
	SURFACE MOUNTED VANITY STRIPS
	EXHAUST FAN LIGHT COMBO W/ REMOTE EXHAUST EXTERIOR MORTOR W/ SCREEN CAP
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MICHIO SANGA
ARCHITECT

NJRA #11577
NYRA #020628

SHEET TITLE:

1ST FLOOR POWER/ LIGHTING PLAN, 2ND FLOOR POWER/ LIGHTING PLAN, ELECTRICAL LEGEND

SHEET NO:

A-9

11 OF 11

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. OMIT

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

28. GUTTERS: CONTRACTOR TO INSTALL NEW GUTTERS AND LEADERS THROUGHOUT.

29. CLOSETS: ALL NEW CLOSETS TO BE AS PER PLANS AND OWNER SPECIFICATIONS.

30. FLOORING: CONTRACTOR TO SUPPLY AND INSTALL NEW FLOORS AS INDICATED AREAS ON PLAN AND MATERIAL SELECTED BY OWNER. CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS AS PER OWNER.

31. ROOFING: NEW ON GABLES

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 LEVITON, 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 GAS BOILER

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

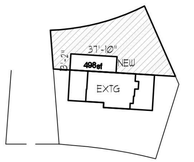
SITE AND ZONING DATA — 141 COUNTRY CLUB DRIVE, MANHASSET N.Y. 11030

SECTION	3		
BLOCK	148		
LOT(S)	73		
ZONE DESCRIPTION	RESIDENCE A		
LOT AREA	9,622 SF OR .22 ACRE		
ZONING	REQUIRED	PROPOSED	CODE SECTION
MAXIMUM BUILDING HEIGHT	2 1/2-STY / 30.0'	EXTG 2 STORY	70-26
MINIMUM LOT AREA	8,500 SF	EXTG 9,622	70-27
MINIMUM LOT WIDTH	65.0'	EXTG 68.38'	70-27.1
LOT COVERAGE	25%	NEW 24.8%	70-28
MAXIMUM F.A.R.	36% NOT TO EXCEED 4,000 SF	EXTG 2,974 SQ/FT EXTG 31%	70-29
AVERAGE FRONT YARD SETBACK	31.8' OR 31'-9 1/2"	NEW PORTICO 28'-2 1/2"	70-30C
SECONDARY FRONT YARD SETBACK	30'	NEW DECK 20'-6"	70-30B VARIANCE
MINIMUM FRONT YARD SETBACK	35'	EXTG 36.1'	70-30A
MINIMUM FRONT YARD SETBACK	35'	NEW GABLE 1 = 34'-2 1/2"	70-30A VARIANCE
MINIMUM FRONT YARD SETBACK	35'	NEW GABLE 2 = 33'-6 3/8"	70-30A VARIANCE
MINIMUM FRONT YARD SETBACK	35'	NEW GABLE 3 = 37'-0 1/2"	70-30A
MINIMUM SIDE YARD SETBACK	30% LOT WIDTH MIN 10'	NEW DECK 13'-8" AND 37'-3 1/4" AGG 50'-11 1/4"	70-31
MINIMUM REAR YARD SETBACK	15-0"	NEW 20'-6"	70-32
PARKING	MIN. 2	EXTG NO CHANGE	70-42.1
SKY EXPOSURE PLANE	2 VERT. 1 HORIZ.	EXTG NO CHANGE	70-32.3
EAVE HEIGHT	22'-0"	EXTG NO CHANGE	70-32.7
REAR YARD LOT COVERAGE 40%	40%	NEW 13%	70-100.1A
FRONT YARD PAVING 40%	40%	NEW 26.1%	70-32.6
ACCESSORY STRUCTURES FENCES	FRONT FACE 4' SIDES 5' REAR 6'	NEW FRONT FACE 4' NEW SIDES 5' NEW REAR 6'	70-100.2

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: SEISMIC DESIGN CATEGORY	WIND DESIGN: 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 DR <	52.9°F



REAR YARD LOT COVERAGE MAX. 40%

EXTG. REAR LOT AREA	-	3,812
NEW REAR DECK	-	498
LOT COVERAGE	-	498

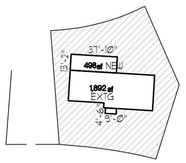
498 / 3,812 = 13% OK



FRONT YARD PAVING MAX. 40%

EXTG. FRONT LOT AREA	-	3,164 sf
NEW PORCH, STEP	-	41sf
NEW WALKWAY	-	110sf
EXTG DRIVEWAY	-	675sf
		826 sf
LOT COVERAGE		

826 / 3,164 = 26.1% OK



LOT COVERAGE CALCULATIONS

EXTG. LOT AREA	-	9,622 sf
EXTG. FIRST FLR.	-	1,892 sf
NEW REAR DECK	-	498 sf
NEW FRONT POTICO (excluded)	-	0 sf
		2,390 sf
LOT COVERAGE		

2,390 / 9,622 = 24.8%

AVERAGE F.Y. CALCULATIONS

141 COUNTRY CLUB DRIVE MANHASSET NY 11030 — SEC.3

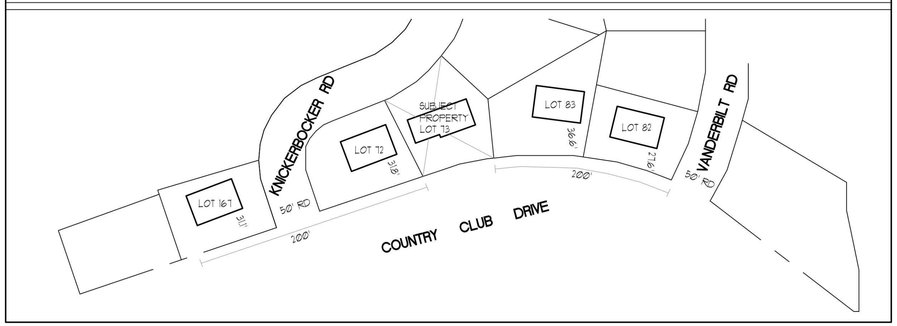
BLOCK	LOT	AVERAGE F.Y.
148	167	311'
148	72	318'
148	73	SUBJECT PROPERTY
148	83	366'
148	82	276'

(127.10' / 4 = 31.8')

#21589

AVERAGE FRONT YARD SETBACKS

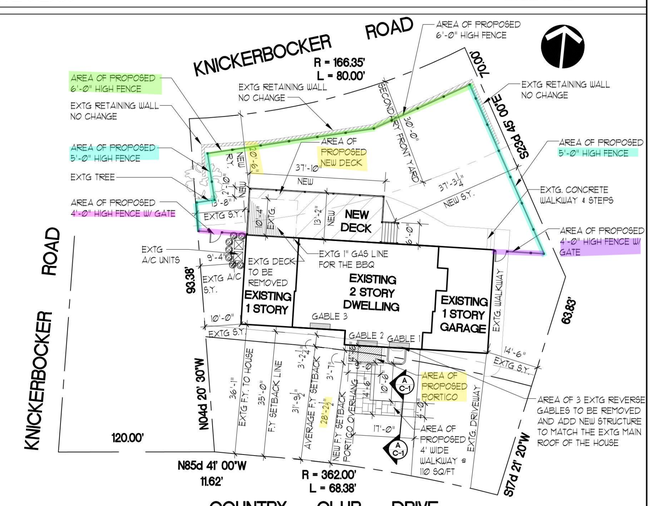
SCALE: 1" = 600'



KARANIKAS RESIDENCE
141 COUNTRY CLUB DRIVE, MANHASSET, NEW YORK 11030

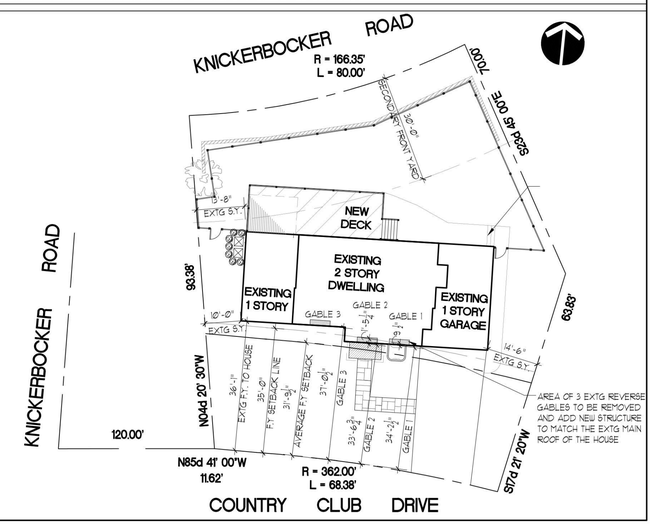
SITE PLAN

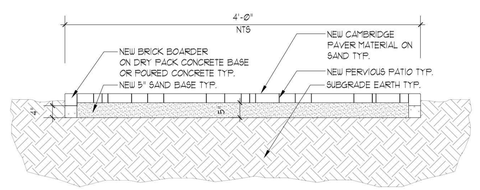
SCALE: 1" = 20'



SITE PLAN FOR REVERSE GABLES SETBACKS

SCALE: 1" = 20'





A / C-1 SECTION @ FRONT WALK (PERVIOUS)

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

DISAPPROVED
Nicholas Vissichelli
06/27/2024

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RBP24-000586

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No.	REVISION	DATE

DRAWING TITLE: GENERAL NOTES, ZONING PLUMBING RISER

PROJECT NAME: KARANIKAS RESIDENCE
141 COUNTRY CLUB DRIVE
MANHASSET, NY 11030

DATE: 2.24.23
SCALE: AS NOTED
DRAWN BY: ADB
JOB NO.: 22122

LICENSED ARCHITECT EDWARD PAUL BUTT 017534 STATE OF NEW YORK

EDWARD PAUL BUTT
Architect, AIA
P.O.Box 2069
New Hyde Park, New York 11040
(516)625-6635
FAX (516) 625-6629

DRAWING NO.: C-1

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

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

NOTE:
NOTE: FOR ALL STEEL COLUMNS TO HAVE ¼" 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, RAKER 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 OR ML 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 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:
CONTRACTOR IS TO PROVIDE MECHANICALLY VENTILATED SYSTEM IN THE CELLAR AND INSTALLED IN ACCORDANCE WITH SECTION M1505 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND TO SATISFY SECTION R303 LIGHT, VENTILATION AND HEATING EXCEPTION 1

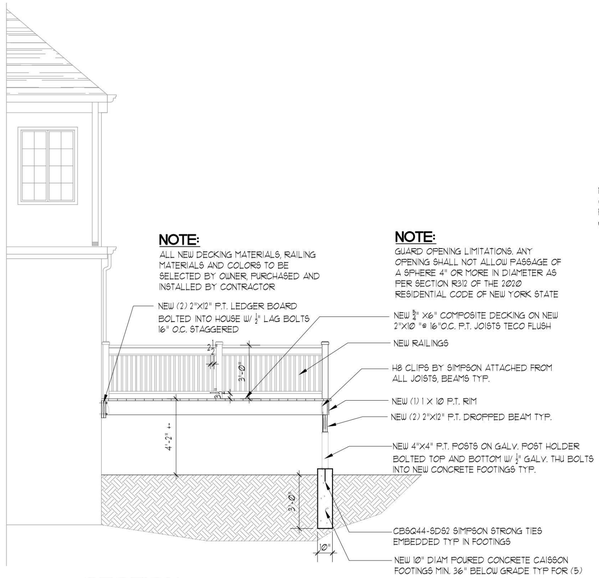
NOTE:
NOTE: PLUMBING COMPLY WITH SECTION R3071 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

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

NOTE:
CONTRACTOR IS TO PROVIDE ENOUGH ARTIFICIAL LIGHTING IN THE CELLAR THAT IS CAPABLE OF PRODUCING AND AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL AS PER SECTION R303 EXCEPTION 2 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

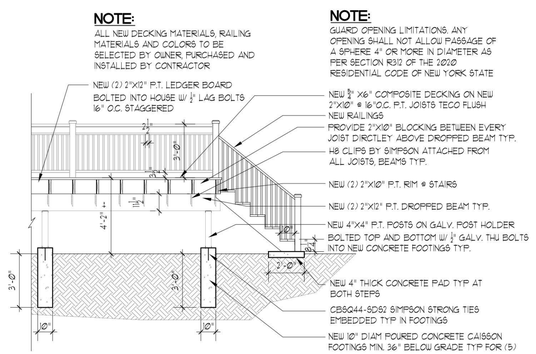
NOTE:
NOTE: BATHROOM ROOM TO HAVE MARBLE SADDLE

NOTE:
NOTE: CONTRACTOR IS NOT TO USE PRESSURE TREATED POST IN ANYWHERE IN THE HOUSE. PRESSURE TREATED IS UNACCEPTABLE.



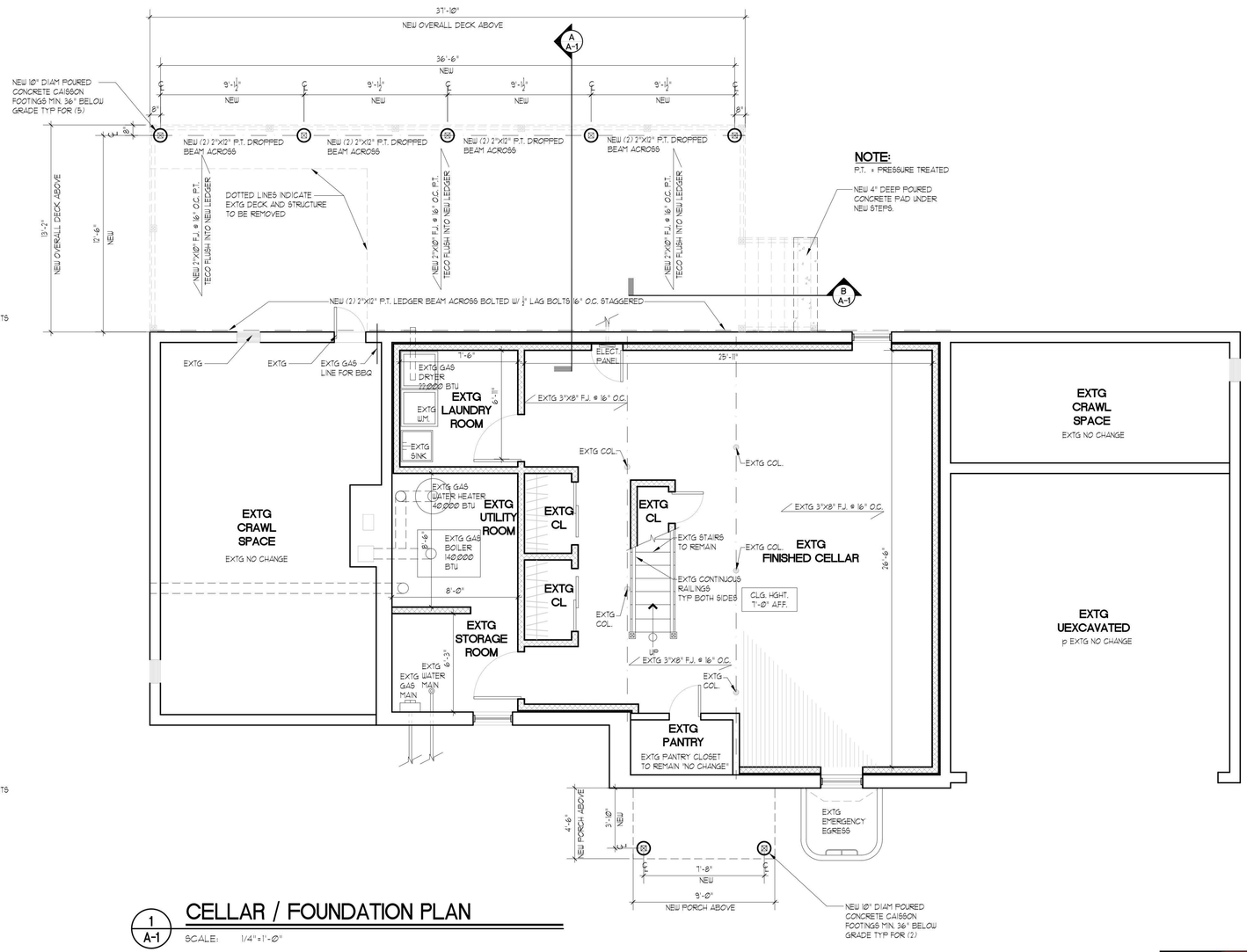
A A-1 **SECTION**

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



B A-1 **SECTION**

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



1 A-1 **CELLAR / FOUNDATION PLAN**

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

DISAPPROVED
Nicholas Vissichelli
06/27/2024

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RBP24-000586

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No.	REVISION	DATE

DRAWING TITLE: CELLAR / FOUNDATION PLAN

PROJECT NAME: KARANIKAS RESIDENCE
141 COUNTRY CLUB DRIVE
MANHASSET, NY 11030

DATE:	2.24.23
SCALE:	AS NOTED
DRAWN BY:	A.D.B
JOB NO.:	22122

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-1

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

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 AND OR NEW OR EXTG STEEL BEAMS BELOW TYP

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

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

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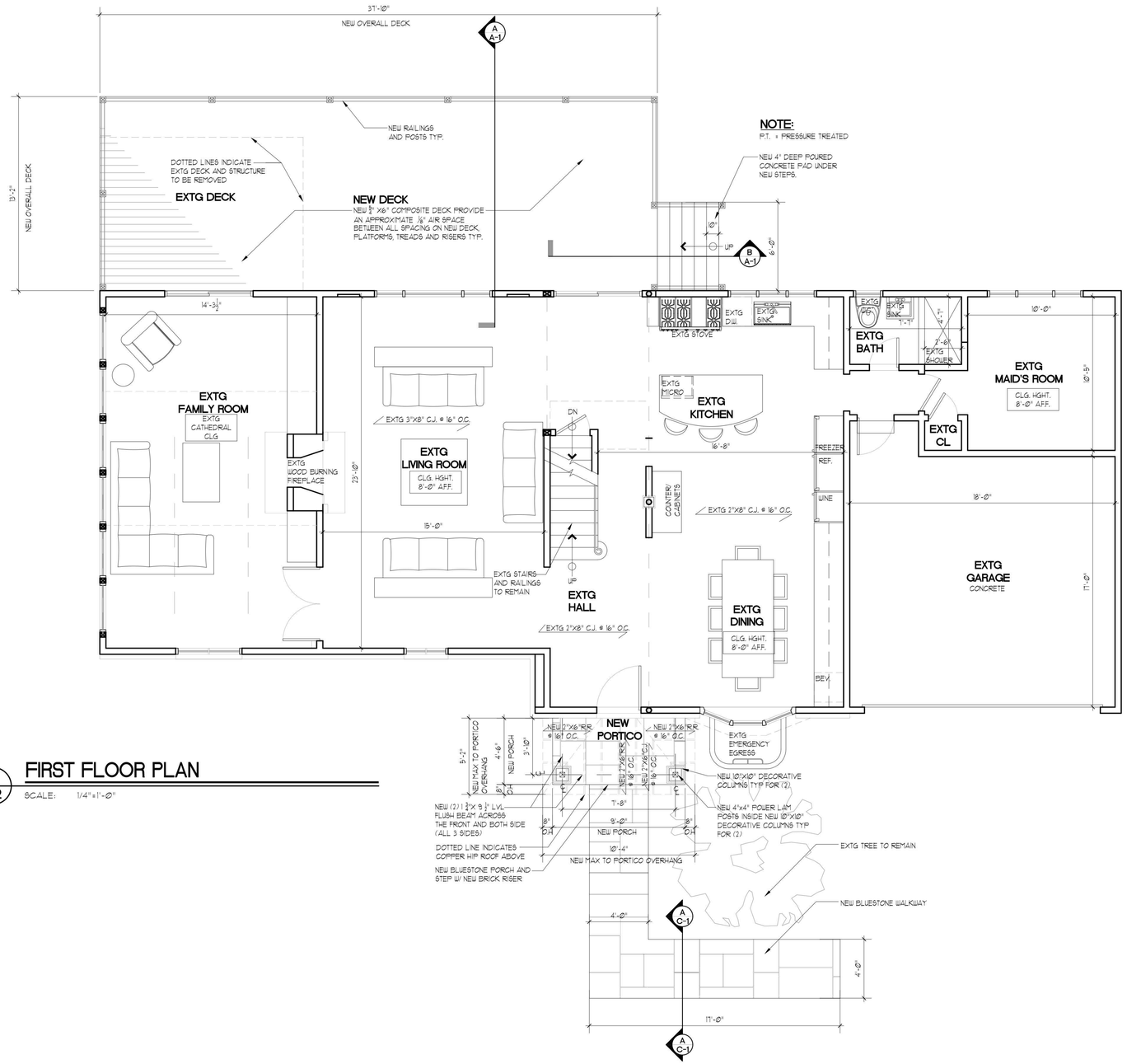
NOTE:
NOTE: GYPSUM COMPLY WITH SECTION R702.3.5 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

NOTE:
NOTE: PLUMBING COMPLY WITH SECTION R3071 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

NOTE:
NOTE: CONTRACTOR IS NOT TO USE PRESSURE TREATED POST IN ANYWHERE IN THE HOUSE. PRESSURE TREATED IS UNACCEPTABLE.



1 A-2 **FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

DISAPPROVED
Nicholas Vissichelli
06/27/2024
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RBP24-000586

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No.	REVISION	DATE

DRAWING TITLE: FIRST FLOOR PLAN
PROJECT NAME: KARANIKAS RESIDENCE
141 COUNTRY CLUB DRIVE
MANHASSET, NY 11030

DATE:	2.24.23
SCALE:	AS NOTED
DRAWN BY:	A.D.B
JOB NO.:	221122

REGISTERED ARCHITECT EDWARD PAUL BUTT 017593 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: FOR ALL NEW HEADER SIZES AND OPENINGS SEE SHEET A-1 COVER SHEETS GENERAL NOTES TYP. UNLESS OTHERWISE NOTED

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:
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NOTE:
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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, RAKER 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 OR ML 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 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.

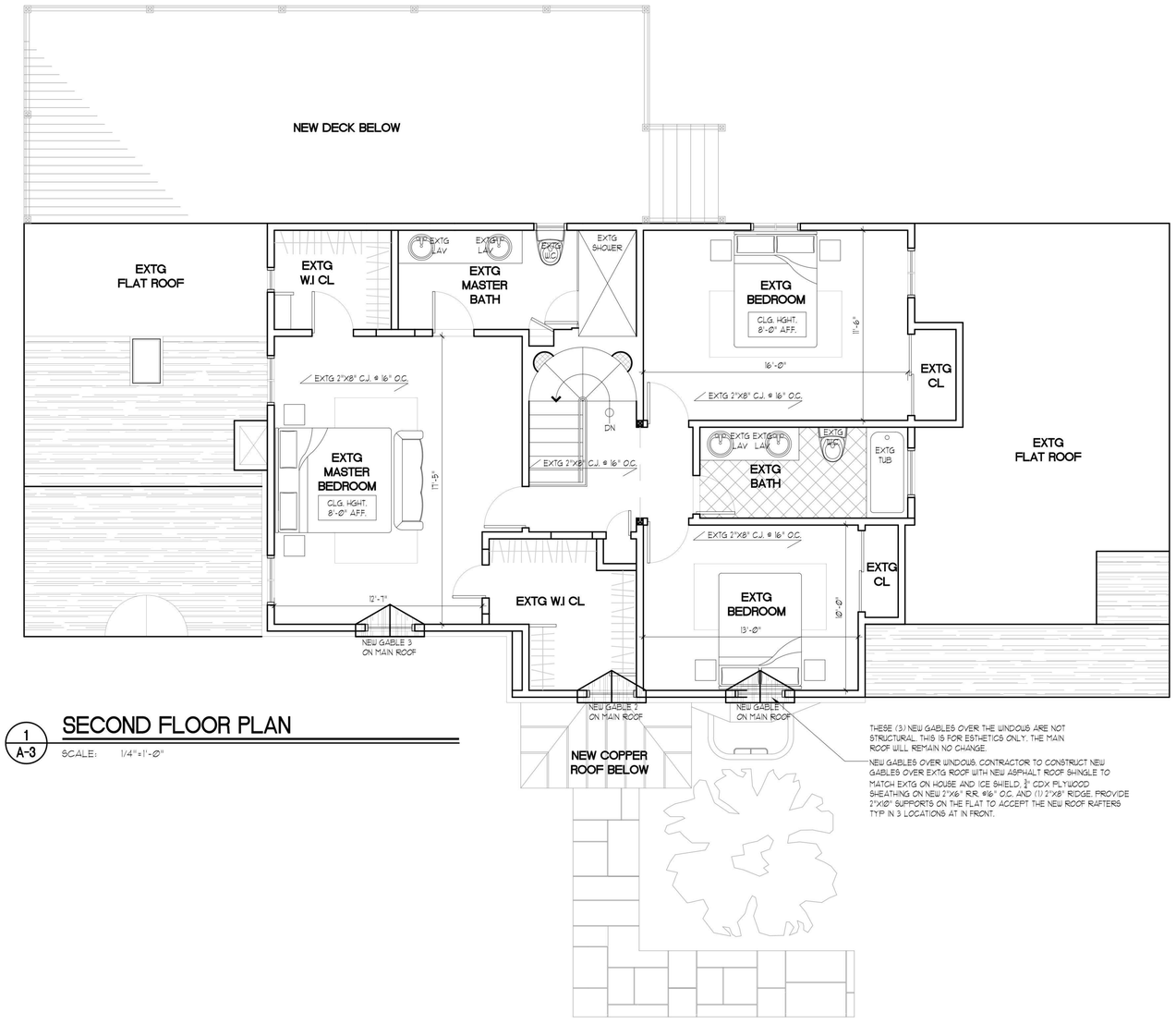
NOTE:
NOTE: GYPSUM COMPLY WITH SECTION R702.3.5 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

NOTE:
NOTE: PLUMBING COMPLY WITH SECTION R3601 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

NOTE:
NOTE: CONTRACTOR IS NOT TO USE PRESSURE TREATED POST IN ANYWHERE IN THE HOUSE. PRESSURE TREATED IS UNACCEPTABLE.



1 / A-3 **SECOND FLOOR PLAN**

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

THESE (3) NEW GABLES OVER THE WINDOWS ARE NOT STRUCTURAL. THIS IS FOR ESTHETICS ONLY. THE MAIN ROOF WILL REMAIN NO CHANGE.

NEW GABLES OVER WINDOWS. CONTRACTOR TO CONSTRUCT NEW GABLES OVER EXTG ROOF WITH NEW ASPHALT ROOF SHINGLE TO MATCH EXTG ON HOUSE AND ICE SHIELD. ½" CDX PLYWOOD SHEATHING ON NEW 2"X6" RR. @16" O.C. AND (1) 2"X8" RIDGE. PROVIDE 2"X10" SUPPORTS ON THE FLAT TO ACCEPT THE NEW ROOF RAFTERS TYP IN 3 LOCATIONS AT IN FRONT.

DISAPPROVED
Nicholas Vissichelli
06/27/2024
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.
RBP24-000586

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 bldg dept comments	12.16.21
2	per owner design change	3.14.22
3	amendment add gas line for bbq	2.24.23

DRAWING TITLE: SECOND FLOOR PLAN

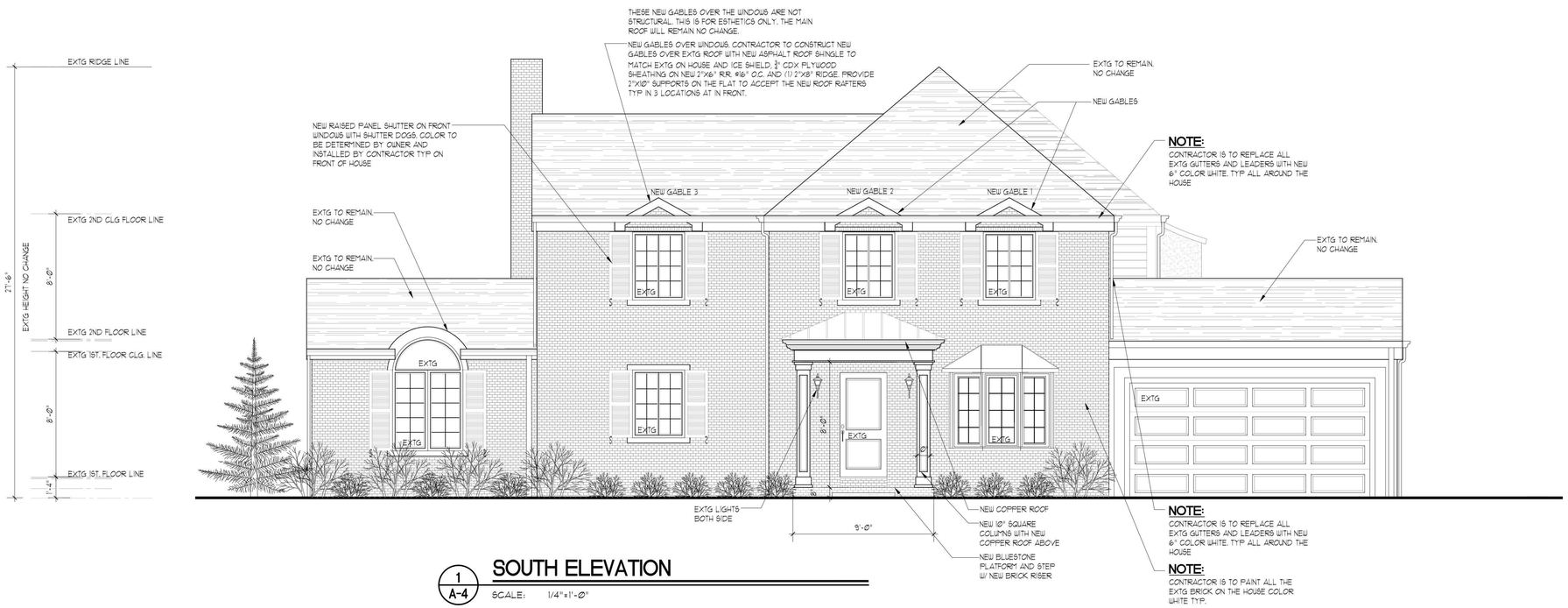
PROJECT NAME: KARANIKAS RESIDENCE
141 COUNTRY CLUB DRIVE
MANHASSET, NY 11030

DATE:	8.30.21
SCALE:	AS NOTED
DRAWN BY:	ADB
JOB NO.:	221122

REGISTERED ARCHITECT EDWARD PAUL BUTT 017539 STATE OF NEW YORK

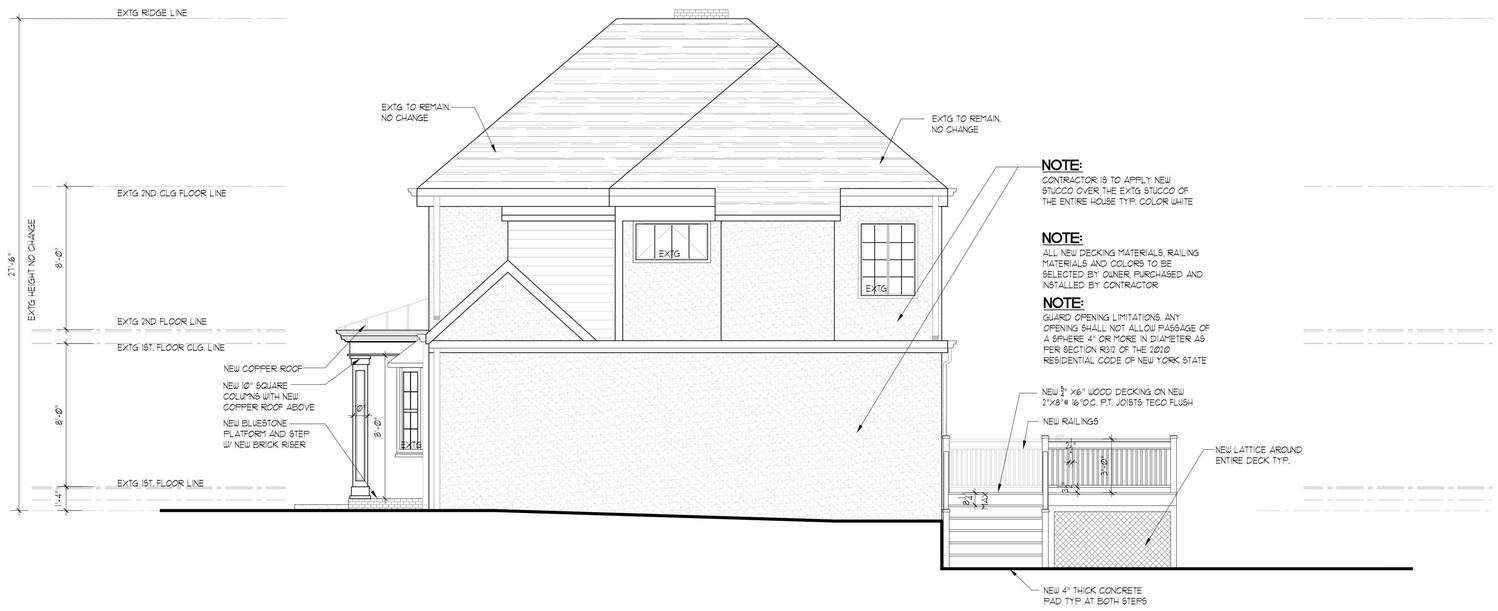
EDWARD PAUL BUTT
Architect, AIA
P.O.Box 2060
(516)625-6625
New Hyde Park, New York 11040
FAX (516) 625-6629

DRAWING NO.: A-3



1 A-4 **SOUTH ELEVATION**

SCALE: 1/4"=1'-Ø"



2 A-4 **EAST ELEVATION**

SCALE: 1/4"=1'-Ø"

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

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No.	REVISION	DATE

DRAWING TITLE: ELEVATION

PROJECT NAME: KARANIKAS RESIDENCE
141 COUNTRY CLUB DRIVE
MANHASSET, NY 11030

DATE:	2.24.23
SCALE:	AS NOTED
DRAWN BY:	A.D.B
JOB NO.:	221122

REGISTERED ARCHITECT EDWARD PAUL BUTT 017593 STATE OF NEW YORK

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

DISAPPROVED
Nicholas Vissichelli
06/27/2024

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.

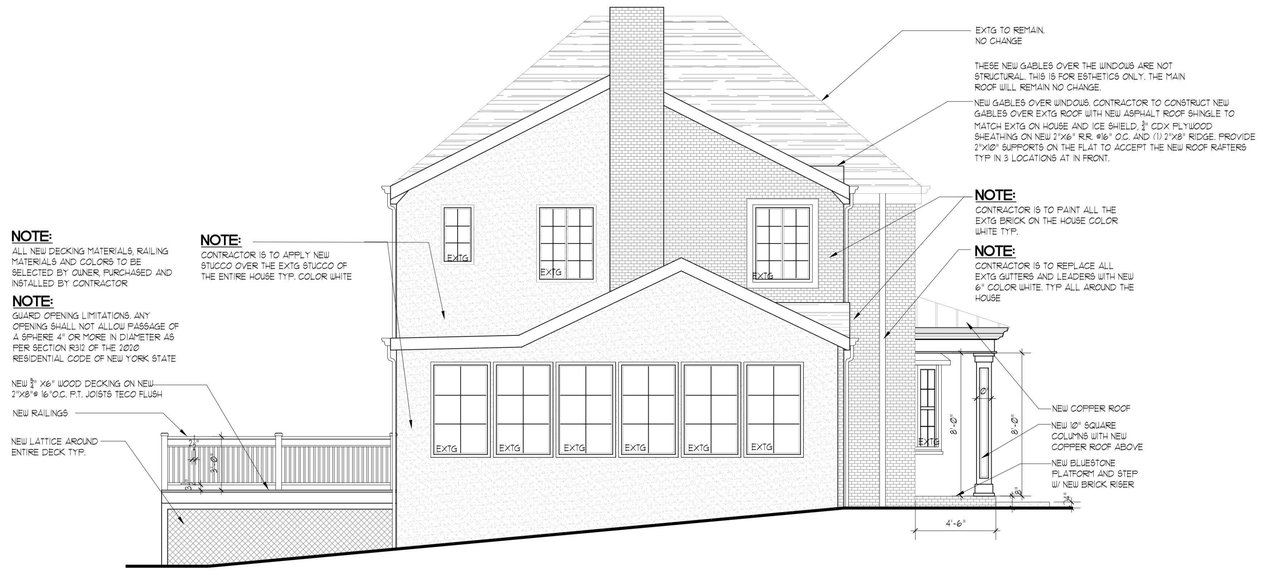
RBP24-000586

DRAWING NO.: A-4



1 A-5 **NORTH ELEVATION**

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



2 A-5 **WEST ELEVATION**

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

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No.	REVISION	DATE

DRAWING TITLE: ELEVATION

PROJECT NAME: KARANIKAS RESIDENCE
141 COUNTRY CLUB DRIVE
MANHASSET, NY 11030

DATE:	2.24.23
SCALE:	AS NOTED
DRAWN BY:	A.D.B
JOB NO.:	221122

EDWARD PAUL BUTT
REGISTERED ARCHITECT
No. 017593
STATE OF NEW YORK

EDWARD PAUL BUTT
Architect, AIA
New Hyde Park, New York 11040
FAX (516) 625-0629
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(516)625-0625

DISAPPROVED
Nicholas Vissichelli
06/27/2024

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RBP24-000586

DRAWING NO.: A-5







NOTE: CURRENT NON-PERMITTED/NON-CONFORMING GRAY FENCING TO BE REMOVED AND REPLACED WITH NEW 4FT. HIGH NON-CONFORMING BLACK FENCING.

N
W E
S

NTS



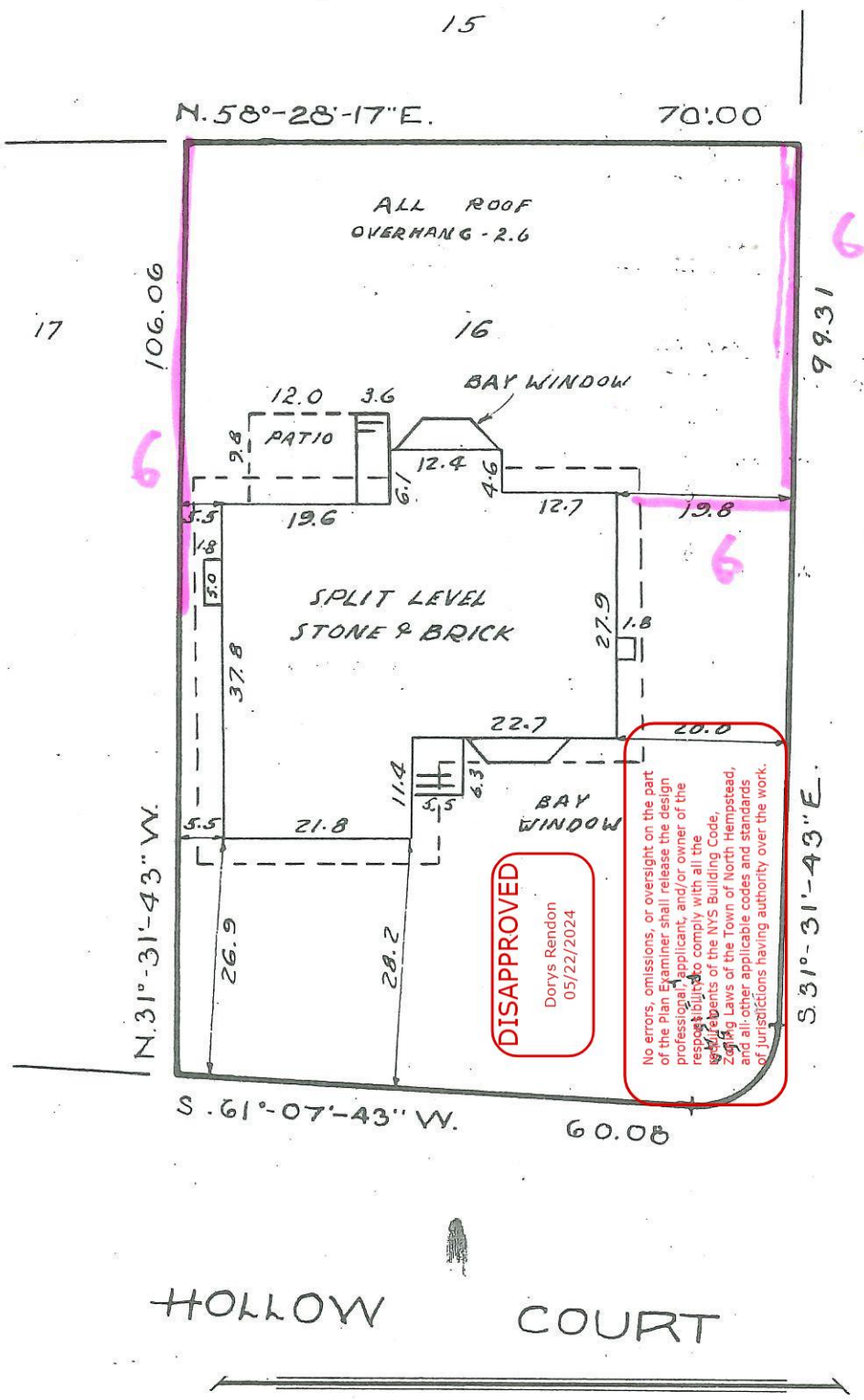
Nassau County
New York

Figure 1
Proposed Conditions
Garcia Property - 701 Roman Ave.

Date: 6/14/2024 | Version: 1

J-31

#21591



LOT 16 BLK. 415 ON MAP OF CEDAR RIDGE ESTATES SEC.1

SITUATED AT NEW CASSEL NASSAU COUNTY, N. Y.

SURVEYED FOR

GUARANTEED TO WILLIAMSBURG SAVINGS BANK
HOME TITLE GUARANTY CO.

VACANT

UNDER CONST. 11-4-54

EXT. COMPL. 4-26-55

BLDRS. JOB 31

NASSAU CO. LAND MAP SEC. 11 SCALE 1"=20' JOB NO. 55-415

ALL MEASUREMENTS U. S. STANDARD

DEVELOPMENT PLANNING

J.J. BOHN LAND SURVEYOR

TITLE & MORTGAGE SURVEYS

N.S. LIC. NO. 22055 137 POST AVE. WESTBURY, N.Y. WEST. 7-0020

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

Whereas, an application (RBP24-000113 BZA24-000032) 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 **September 4, 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 Curtis M. Taufman, R.A. dated March 20, 2024 and revised through August 14, 2024.

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

Motioned by:	Member Donatelli	Seconded by: Vice Chairman Francis
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Vice Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Chairman
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Vice Chairman
Leslie Francis, Esq.

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Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21586 – Onkar Singh; 47 Reed Dr., Roslyn; Section 9, Block 653, Lot 64; Zoned: Residence-A
Variances from §§ 70-29(C) & 70-30(C) to legalize a new home which is too big and is located too close to the street.

Whereas, an application (ARB24-000068, BZA24-000082) 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 **September 4, 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 Michio Sanga, R.A. dated November 28, 2018 and revised through April 11, 2024.

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

Motioned by:	Member Goodsell	Seconded by: Member Hernandez
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	

VIRGINIA M. WAGNER
SECRETARY

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NOTICE OF DECISION

APPEAL #21587 - Elizabeth LaPierre-Cyr; 12 Arlington Street, Westbury; Section 10, Block 164, Lot 57; Zoned: Residence-C
Variances from §§70-100.2(A)(4) and 70-100.2(A)(4)(a) to legalize fencing that is too tall.

Whereas, an application (RFP21-000326, BZA24-000037) 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 **September 4, 2024,** the appeal in the above-entitled matter was decided as follows:

DENIED

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

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

Motioned by: Vice Chairman Francis Seconded by: Member Donatelli

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21587(Findings of Fact)

APPEAL #21587 - Elizabeth LaPierre-Cyr; 12 Arlington Street, Westbury; Section 10, Block 164, Lot 57; Zoned: Residence-C

Variances from §§70-100.2(A)(4) and 70-100.2(A)(4)(a) to legalize fencing that is too tall.

Under Section 267-b(3)(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. 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.

Pursuant to Town Law §267-b(3)(c), "[t]he board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety, and welfare of the community". While this factor does not obviate the balancing test under Section 267-b(3)(b), it is a factor which may be considered in the Board's deliberation. See Corp. of Presiding Bishop of Church of Jesus Christ of Latter Day Saints v. Zoning Bd of Appeals of Town/Village of Harrison, etc., 296 A.D.2d 460, 462 (2d Dept. 2002).

This appeal concerns §§70-100.2(A)(4) and 70-100.2(A)(4)(a) of the Town of North Hempstead Zoning Code. The relevant portions of those code sections read as follows:

§70-100.2

(A) **Fencing within residence districts shall**:

(4) **Not exceed four feet in height, except that**:

(a) **A six-foot fence shall be permitted**:

[1] Where a residential district immediately abuts a business or industrial district.

[2] Where a residential property immediately abuts a road maintained by the State of New York or by Nassau County and the main entrance of the dwelling on said residential property does not face the said road.

[3] Where a residential property immediately abuts property dedicated as parkland by the State of New York, by the County of Nassau, by the Town of North Hempstead, by one of the Town of North Hempstead's park

districts or by an incorporated village, or where a residential property abuts a Nassau County recharge basin.
[4] In connection with a swimming pool when required by § 70-102C.
[5] **Along the rear property line.**

(b) **A five-foot fence shall be permitted along the side property lines** but in no case shall it extend forward of the front building line.

Therefore, property owners in the Town's residential districts are permitted to fence in their rear yards with six-foot fencing along the back property line, five-foot fencing along the side property lines and four-foot fencing along the front returns to the home. Here, in contravention of these dimensional requirements, the applicant installed six-foot fencing on her side and front property lines where five foot and four-foot-high fencing is permitted. Applicant installed this non-compliant fencing without the benefit of a permit.

After careful consideration of the facts presented during the hearing, including the testimony of the applicant and her real estate expert, personal observations of the site and surrounding area, and a review of Building Department files, in weighing the above criteria the Board finds the following:

- The applicant has failed to sustain her burden of proof to demonstrate how the requested variances satisfy the above listed criteria. During the hearing, applicant and her real estate expert, Barry Nelson, offered the following reasons in support of the variance request:
    1. Arlington Street is utilized as a cut through street from Old Country Road to Grand Blvd resulting in increased traffic.
    2. Some of the businesses along nearby Old Country Road do not comply with the off-street parking requirements resulting in patrons parking on Arlington Street.
    3. Many houses in the neighborhood have gone from owner occupied to rental properties.
    4. There is Section 8 housing nearby.
    5. Other homes in the area have six-foot fencing installed in the front and side yards.

After careful consideration, the Board finds that none of the aforementioned reasons support the granting of six-foot fencing on the sides and front of the applicant's home. It should be noted that the applicant submitted an exhibit identifying other properties in the area with non-compliant six-foot fencing. However, a search of Town records resulted in a finding that none of the fences cited as examples by the applicant had received variances, and therefore will not be considered by this Board. Applicant and her real estate expert testified that the neighborhood had changed since the time the applicant purchased her home. In support of her argument, the applicant submitted a police report from June 2, 2020, reporting an unusual/suspicious incident at the premises. The applicant testified that the incident involved

a neighbor from the Section 8 housing committing lewd acts at the front of the house. The Board finds that even if true, this incident which occurred in the front of the house would not have been prevented by a six-foot fence around the applicant's rear property. Other than one other reference to someone attempting to break into her home in 2020, the applicant offered no other evidence to establish that crime in her neighborhood has increased in her neighborhood.

- The applicant contends that the neighborhood has changed and the six-foot fencing is needed for safety. The Board finds that the applicant did not demonstrate why other security measures, such as cameras, together with natural screening would not accomplish the same benefit being sought. The Board is mindful that granting these variances would set a precedent for granting similar variances throughout the neighborhood and could undermine the goals and intentions of the Town Board when establishing the maximum fence height limitations of the code.

- The Board finds that the variance of six-foot fencing where five-foot fencing is permitted (20% variance), and the variance of six-foot fencing where four-foot fencing is permitted (50% variance) is dimensionally substantial. The substantial nature of the requested variances is exacerbated by the lack of evidence presented to the Board to show that the neighborhood requires higher fencing for safety reasons.

- The difficulty is self-created in that the applicant installed fencing that exceeds the height permitted by code without the benefit of variances or a building permit. Although this fact is not determinative, the Board finds it weighs in favor of denial.

The applicant testified that the cost to cut down the fence to make it code compliant would cost as much as the cost to install the fence, which installation cost the applicant testified was shared with a neighbor. However, in reviewing the evidence the Board finds that the applicant did not submit any proof of the cost to modify the fence. Therefore, in balancing the benefit to the applicant of maintaining the oversized fence is outweighed by the detriment to the neighborhood.

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
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(516) 869-7667
Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21589 – Evangelia Karanikas; 141 Country Club Dr., Manhasset; Section 3, Block 148, Lot 73; Zoned: Residence-A
Variances from §§ 70-30.B and 70-100.2.A(2) to construct a one-story portico too close to the street (primary front yard), to construct a raised deck too close to the street (secondary front yard), and to install fences in the front yard (secondary front yard).

Whereas, an application (RBP24-000586, RFP24-000178, BZA24-000086) 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 **September 4, 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 Edward P. Butt, R.A. dated February 24, 2023.

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

Motioned by:	Member Hernandez	Seconded by: Member Donatelli
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
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Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21591 – Zheng Ying Cai & Shu Zhen Wu; 6 Hollow Ct., Westbury; Section 11, Block 415, Lot 16; Zoned: Residence-C
Variances from §§ 70-100.2.A(2), 70-100.2.A(4) & 70-100.2.A(4)(b) to legalize fencing which is too tall and which is located within the front yard.

Whereas, an application (RFP24-000146 BZA24-000090) 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 **September 4, 2024,** the appeal in the above-entitled matter was decided as follows:

DENIED with respect to the variance sought under **§ 70-100.2.A(2)** to legalize a 6' fence in the front yard facing Ridge Drive, **DENIED** with respect to the variance sought under **§ 70-100.2.A(4)(b)** to legalize a 6' tall fence along the west side property line and **GRANTED in part** (*as amended by the Board*) with respect to the variance sought under **§ 70-100.2.A(4)** to legalize a fence taller than 4' facing Ridge Drive of the dimension and in the location as shown on a survey prepared by JJ Bohn, L.S. dated April 26, 1955 ***as annotated by the applicant and as amended by the Board*** **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. ***The fence facing Ridge Drive shall be no taller than 5'***
2. ***The fence facing Ridge Drive must not extend past the front building line.***
3. ***The fence facing Ridge Drive must be screened by vegetation.***

THIS IS NOT A BUILDING PERMIT

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

Motioned by: Vice Chairman Francis Seconded by: Member Hernandez

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT