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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 OCTOBER 23, 2024

RESIDENTIAL CALENDAR

APPEAL #21592 - Seon Pak; 61 Manor Drive, Great Neck; Section 2, Block 109, Lot 1; Zoned: Residence-B
Variance from §70-40.B to construct a new home and a portico that are too close to the street (both primary and secondary front yards).

APPEAL #21610 - Meny & Valerie Elgadeh; 56 Station Road, Great Neck; Section 2, Block 353, Lot 17; Zoned: Residence-A
Variances from 70-29.C and 70-30.B to construct additions and a garage conversion that make a home too big and are located too close to the street (primary front yard).

APPEAL #21583 – United Cerebral Palsy Association of Nassau County; 9 Belleview Ave., Port Washington; Section 5, Block 81, Lot 10; Zoned: Residence-C
Variances from §§ 70-44 & 70-208.G to convert a three family to a four-family house (not a permitted use) that is an expansion of a non-permitted use.

APPEAL #21611 - Sheldon & Marlene Millman; 39 Meadow Lane, Roslyn Heights; Section 7, Block M6, Lot 62; Zoned: Residence-B
Variances from §§70-40.C and 70-41.A to legalize a bay window that is located too close to the side property line and too close to the street.

APPEAL #21612 – Perdita Permaul; 165 Elm St., Roslyn Heights (Historic District); Section 7, Block 29, Lot 37; Zoned: Residence-B
Variances § 70-100.2.C(1) & 70-41.A to legalize a deck located to close to the side property line.

APPEAL #21613 – Elham Gilardi; 42 Snapdragon Ln., Roslyn Heights; Section 7, Block 226, Lot 9; Zoned: Residence-AA
Variances § 70-21.A, 70-22.3.A, 70-22.3.B, 70-22.7, 70-102.C(1) & 70-102.C(2) to construct a new home that would be too close to the side property line and with total side yards that are too small, violates the sky exposure plane (both sides), is taller than the horizontal distance between the side property line and the home, with an eave height that is too high; and to legalize pool equipment located in a side yard and too close to a side property line; and to legalize pool barrier fencing extending beyond the rear building line.

APPEAL #21614 – Stephen Massinello; 86 Lake Dr., New Hyde Park; Section 8, Block 263, Lot 6; Zoned: Residence-A
Variances §§70-102.C(5)(a), 70-30(C), 70-31(A) & 70-208(F) to legalize an in-ground pool located too close to a side property line; to construct additions to a non-conforming dwelling that are too close to a front property line, too close to a side property line and would increase the non-conformity of the home; and to construct a fire pit that is too close to a side property line.

COMMERCIAL CALENDAR

APPEAL #21615 – NYU Langone; 1440 Northern Blvd., Manhasset; Section 3, Block 145, Lot 16; Zoned: Business-A
Conditional Use § 70-126(F) to construct interior alterations to a medical facility to add a café for staff, patients, and visitors.

APPEAL #21616 - 114 Main Street Owner, LLC (The Beacon); 114 Main Street, Port Washington; Section 5, Block 80, Lot 29; Zoned: Business A/Residence-C
Appeal for determination for consideration under §70-225.E to extend the business use of the property into the residential zone, or in the alternative, variance from §70-44, and conditional use §70-126.A and variance from §70-103.A(1) to construct interior alterations to convert a former movie theater to a dinner theater space (a conditional use in the Business-A District, and a use that is not permitted in the Residence-C District), with not enough parking on site.

APPEAL #21617 - Napoleon Prime Properties LLC; 154 Mineola Avenue, Roslyn Heights; Section 7, Block G, Lot 970; Zoned: Business-B
Variance from §70-196.J(1)(a) to construct too many signs on a wall.

APPEAL #21618- Jeffrey Wilks (Schmackary's); 1044 Willis Avenue, Albertson; Section 7, Block 230, Lot 45; Zoned: Business-A
Conditional use §70-126.F to construct interior alterations to convert a vacant retail space to a food use.

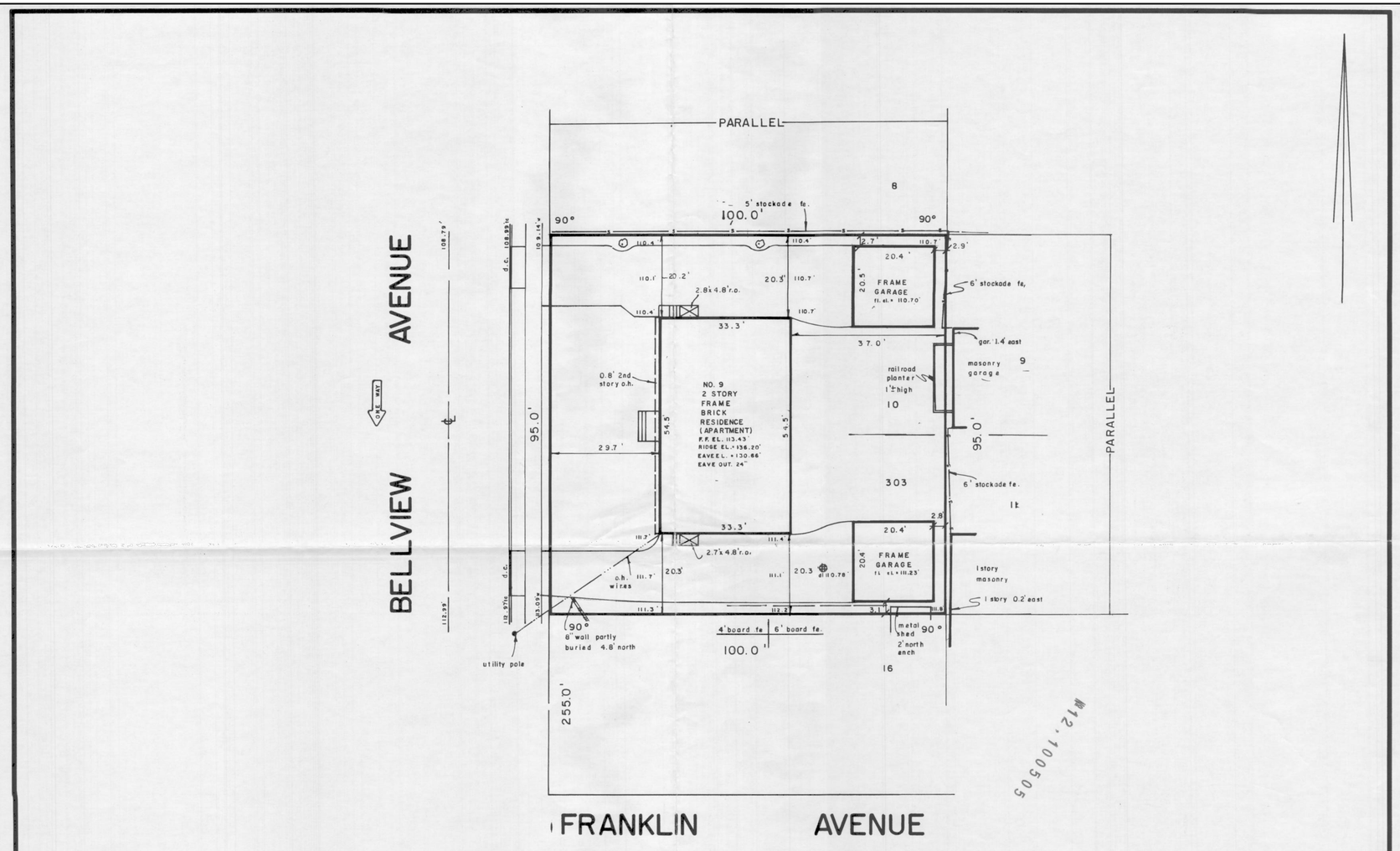
APPEAL #21619 – Plaza 200 Associates, LLC (Champion Martial Arts); 200A Glen Cove Rd., Carle Place; Section 9, Block 663, Lot 16; Zoned: Industrial-B
Conditional Use § 70-187(P) for interior alterations to an existing commercial building to add a café to a martial arts studio.

APPEAL #21607 – Mucha Realty, Inc. (Town Animal Hospital of Manhasset); 260 Plandome Rd, Manhasset; Section 3, Block 79, Lot 1; Zoned: Business-B
Conditional Use § 70-139(C) to construct interior alterations to an existing commercial building for use as an animal hospital (a conditional use).

CEREBRAL PALSY ASSOCIATION OF NASSAU COUNTY, INC

ALTERATIONS TO RESIDENCE:
9 BELLEVIEW AVENUE
PORT WASHINGTON, NEW YORK 11050

#21583



CERTIFIED ONLY TO: BLDG. DEPT. TOWN OF NORTH HEMPSTEAD

TAX MAP DESIGNATION:
SECTION: 5 BLOCK: 81 LOT: 10, 303

NOTE: NOT RESPONSIBLE FOR EASEMENTS AND SUB SURFACE CONDITIONS OTHER THAN SHOWN

LEGEND:

W/S = WEST SIDE
MH = MAN HOLE
CB = CATCH BASIN
DI = DROP INLET
GAR. = GARAGE
UP = UTILITY POLE
CONC. = CONCRETE
F.C. = FACE
P.O.B. = POINT OF BEGINNING
ENCH. = ENCROACHING
LT = TYPICAL LIGHT
DN = DOWN
H.C. = HANDICAP
D.C. = DROP CURB

STATE OF NEW YORK JOHN P. FERRANTELLO 45017 LICENSED LAND SURVEYOR
seal here

No.	REVISION DESCRIPTION	DATE	BY
5			
4			
3			
2			
1			

SITE DATA:
AREA OF PLOT = 9,500. ±

MAP OF PROPERTY

LOCATED AT
PORT WASHINGTON, TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK
SECTION:5 BLOCK:81 LOT:10, 303
SCALE: 1"=15' DATE:12-22-2011 final

PREPARED BY
PRESIDENT

JOHN P. FERRANTELLO P.C.
LAND SURVEYING — LICENSED LAND SURVEYOR — LAND PLANNING
SITE PLANNING CONSULTANTS
PHONE 516-248-2766 FAX 516-294-8570
WEBSITE: WWW.JPFPC.COM EMAIL: INFO@JPFPC.COM

1 T-1 EXISTING SURVEY
SCALE: 1"=30'-0" 9,500±

FUSION ARCHITECTURE
ONE FAIRCHILD COURT, SUITE 130
PLAINVIEW, NEW YORK 11803
PHONE 516-349-8808 FAX 516-349-8825
E-MAIL : EMAIL@FUSIONARCHITECTS.COM
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A NYS CERTIFIED MBE FIRM

JEAN-PIERRE LARDOUX, AIA NCARB
NY LIC. No. 023803
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CT LIC. No. 8380
NH LIC. No. 2970
PA LIC. No. RA-012938
FL LIC. No. AR58141
CO LIC. No. ARC.00406164
NYS HERS RATER No. 013
NYC SPECIAL INSPECTION AGENCY LIC. No. 005035
REGISTERED ARCHITECT JEAN-PIERRE LARDOUX 23803 STATE OF NEW YORK

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CONSULTANTS:

CLIENT:

CEREBRAL PALSY ASSOCIATION
OF NASSAU COUNTY, INC
380 WASHINGTON AVENUE
ROOSEVELT, NEW YORK 11575
(516) 378-2000

PROJECT:

ALTERATIONS TO RESIDENCE:
9 BELLEVIEW AVENUE
PORT WASHINGTON, NEW YORK 11050

SHEET TITLE:

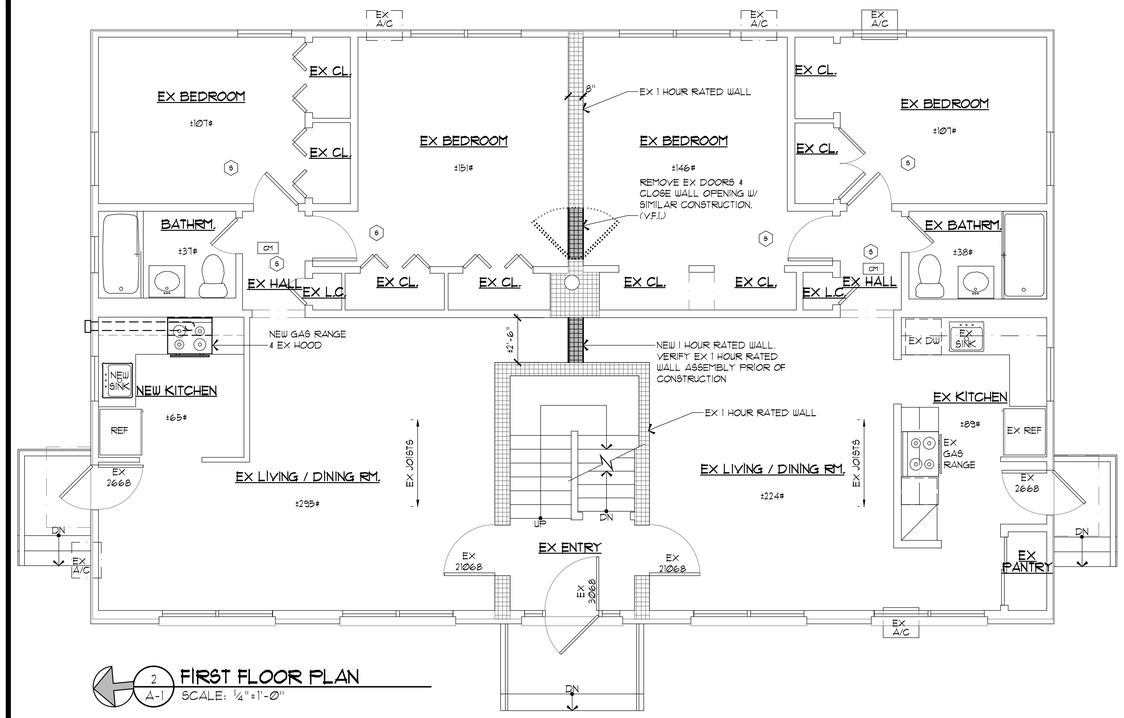
TITLE SHEET
& EXISTING SURVEY

REVISIONS

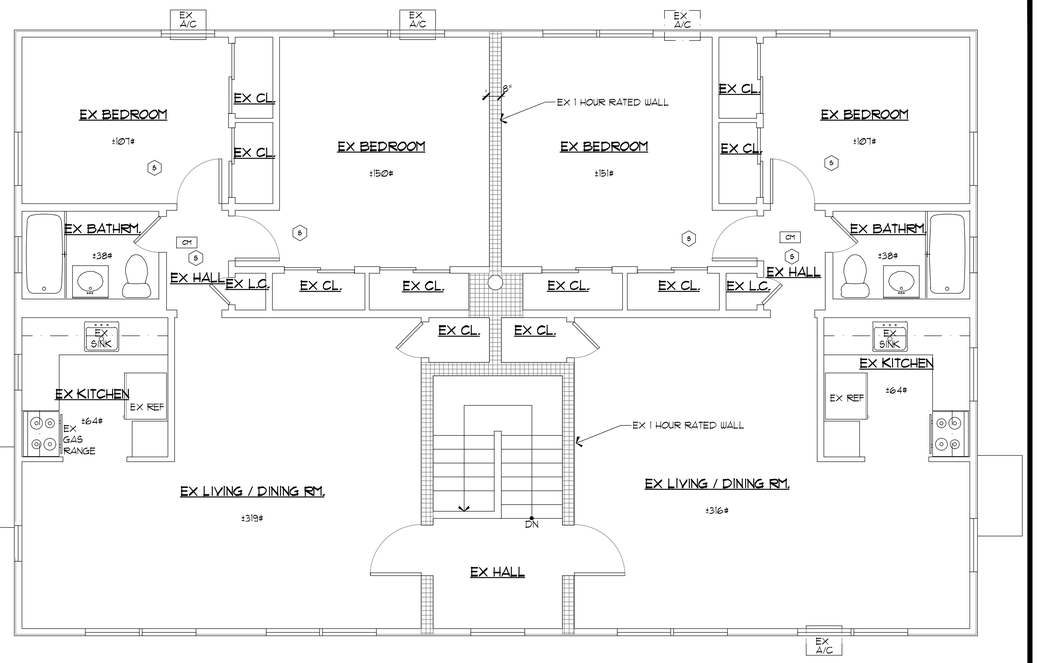
NO.	DATE	DESCRIPTION
	06-18-24	SUBMIT FOR BZA

DRAWN BY:	TF
CHECKED BY:	JPL
DATE:	06-18-24
SCALE:	AS NOTED
PROJECT NO:	2016.051

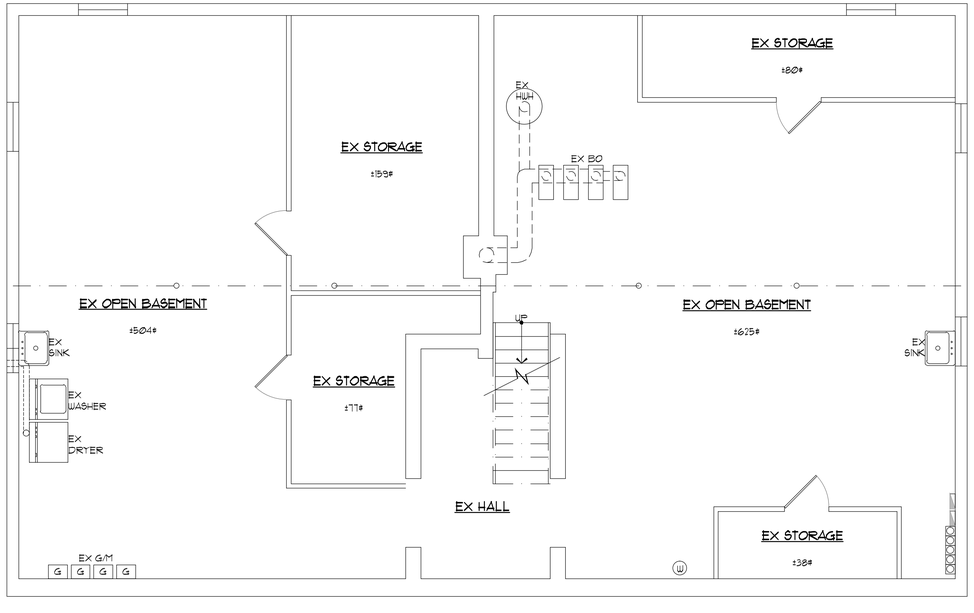
SHEET NO: **T-1**



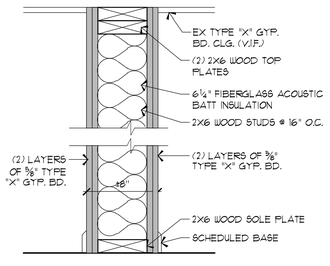
2 A-1 **FIRST FLOOR PLAN**
SCALE: ¼"=1'-Ø"



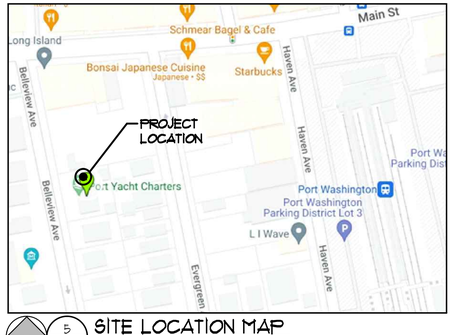
3 A-1 **SECOND FLOOR PLAN (NO WORK)**
SCALE: ¼"=1'-Ø"



1 A-1 **BASEMENT PLAN**
SCALE: ¼"=1'-Ø"



4 A-1 **1 HOUR FIRE RATED INTERIOR WALL ASSEMBLY**
SCALE: ½"=1'-Ø" UL # U305 (SIMILAR)



5 A-1 **SITE LOCATION MAP**
SCALE: N.T.S.

TABLE R3Ø12(1) CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN: SPEED (MPH)	WIND DESIGN: TOPOGRAPHIC EFFECTS	WIND DESIGN: SPECIAL WIND REGION	WIND DESIGN: WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	SUBJECT TO DAMAGE FROM: FROST LINE DEPTH	SUBJECT TO DAMAGE FROM: TERMITE	WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
2Ø	12Ø	NO	NO	NO	B	SEVERE	36 INCH	MODERATE TO HEAVY	15°	YES	NO	-	-

NOTE: WIND SPEED CLASSIFICATION IN THE RESIDENTIAL CODE OF NEW YORK STATE IS BASED ON 3-SECOND GUST -REFER TO EQUIVALENT BASIC WIND SPEEDS (TABLE R3Ø12(3)) AT THIS SHEET FOR EQUIVALENT FASTEST MILE WIND SPEED WHEN USING THE PROVIDED TABLES AS REFERENCED FROM THE WOOD FRAME CONSTRUCTION MANUAL (WFCM)

ZONING INFORMATION

TAX MAP NO.: SECTION NO.: 5	BLK NO.: Ø81	LOT NO.: 10
PROPERTY ZONED	R-C	TOWN OF NORTH HEMPSTEAD

SCOPE OF WORK

CONVERSION OF 3 FAMILY BACK TO A 4 FAMILY RESIDENCE

BUILDING CODE INFORMATION

USE:	R-2
CONSTRUCTION TYPE:	VB
REQ'D SEPARATION OF OCCUPANCIES:	1 HOURS

LIST OF DRAWINGS

A-1	LIST OF DRAWINGS, GENERAL NOTES, BASEMENT, FIRST FLOOR & SECOND FLOOR PLANS, DETAIL & LOCATION MAP
MPE-1	PARTIAL FIRST FLOOR MECHANICAL/PLUMBING & ELECTRICAL PLAN, GAS RISER DIAGRAM, PLUMBING RISER DIAGRAM & SCHEDULES
T-1	TITLE SHEET & EXISTING SURVEY

GENERAL NOTES

1. CONTRACTOR SHALL CHECK & VERIFY ALL CONDITIONS AT THE SITE PRIOR TO STARTING OF WORK AND SHALL FAMILIARIZE HIMSELF WITH THE INTENT OF THE PLANS & MAKE WORK AGREE WITH THEM.
2. CONTRACTOR SHALL OBTAIN A BUILDING PERMIT FROM THE LOCAL TOWN OR VILLAGE PRIOR TO STARTING ANY WORK AND PAY FOR. CONTRACTOR SHALL FILE FOR SEPARATE FENCE PERMIT IF REQUIRED.
3. CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS, PERMITS, CERTIFICATES OF OCCUPANCY, INSPECTION APPROVALS, ETC. FOR WORK PERFORMED FROM AGENCIES HAVING JURISDICTION.
4. ALL WORK SHALL CONFORM WITH THE 2Ø2Ø RESIDENTIAL CODE OF NEW YORK STATE.
5. IF IN THE COURSE OF CONSTRUCTION A CONDITION ARISES WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL STOP WORK & NOTIFY THE ARCHITECT. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE & CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY & LIABILITY ARISING THEREFROM.
6. DOUGLAS FIR CONSTRUCTION GRADE 2 OR BETTER.
7. ALL HEADERS TO BE (2) 2 X1Ø UNLESS NOTED OTHERWISE.
8. PATCH ALL AREAS WHERE EXISTING HAS BEEN REMOVED AND/OR NEW WORK ABUTS EXISTING.
9. CONTRACTOR SHALL RE-ROUTE AS REQUIRED ALL EXISTING PLUMBING, ELECTRICAL & HEATING LINES WHICH INTERFERE WITH NEW CONSTRUCTION.
10. ELECTRICAL WORK TO BE BOARD OF FIRE UNDERWRITER APPROVED.
11. TAPING & SPACKLING OF SHEETROCK JOINTS SHALL BE DONE IN THREE COATS: EMBEDDING COAT, TOPPING COAT & FINISHING COAT.
12. PAINTING SHALL CONSIST OF FIRST APPLYING A PRIMER & THEN FOLLOW WITH TWO COATS.
13. DRAWINGS ARE NOT TO BE SCALED: DIMENSIONS GOVERN.
14. CONTRACTOR TO INSULATE ALL NEW & EXISTING PLUMBING & HEATING PIPING.
15. DOUBLE JOISTS UNDER ALL POSTS AND PARALLEL PARTITIONS, UNLESS OTHERWISE NOTED.
16. FOR PRODUCT SUBSTITUTIONS, THE CONTRACTOR SHALL SUBMIT THE PRODUCT SPECIFICATION SHEETS AND THE SAMPLES TO THE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
17. CONTRACTOR SHALL RE-ROUTE AS REQUIRED ALL EXISTING UTILITY LINES WHICH INTERFERE WITH NEW CONSTRUCTION.
18. ALL LUMBER THAT COMES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

LEGEND OF SYMBOLS

RR	REMOVE AND REPLACE
N	NEW
EX	EXISTING TO REMAIN
R	REMOVE EXISTING
V.I.F.	VERIFY IN FIELD
	SOFFIT OR FASCIA LINE ABOVE
	EXISTING WALL OR PARTITION
	EXISTING WALL TO BE REMOVED
	NEW WALL OR PARTITION
	NEW ONE-HOUR RATED PARTITION

NOTE:
PARTITION TYPE SYMBOLS MAY BE USED SINGLY OR IN CONJUNCTION WITH ONE OR MORE OF THE OTHER PARTITION TYPE SYMBOLS WITHIN THE SAME PARTITION

S — SMOKE DETECTOR W/ BATTERY BACKUP

CM — CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP

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A NYS CERTIFIED MBE FIRM

JEAN-PIERRE LARDOUX, AIA NCARB
NY LIC. No. Ø23983
NJ LIC. No. 2Ø28
CT LIC. No. 8Ø8Ø
NH LIC. No. 2976Ø
PA LIC. No. RA4Ø2938
FL LIC. No. AR98141
CO LIC. No. ARC.Ø2Ø6364
NYS HERS RATER No. Ø31
NYC SPECIAL INSPECTION AGENCY LIC. No. Ø2Ø535

REGISTERED ARCHITECT JEAN-PIERRE LARDOUX 23983 STATE OF NEW YORK

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ROOSEVELT, NEW YORK 11575
(516) 378-2000

PROJECT:

ALTERATIONS TO RESIDENCE:
9 BELLEVIEW AVENUE
PORT WASHINGTON, NEW YORK 11050

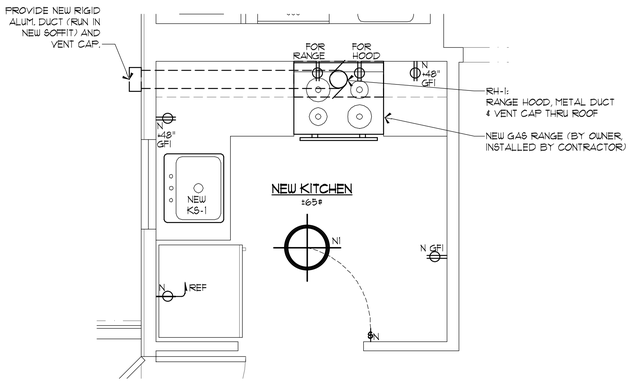
SHEET TITLE:

LIST OF DRAWINGS,
BASEMENT, FIRST FLOOR
& SECOND FLOOR PLANS,
DETAIL & LOCATION MAP

REVISIONS

NO.	DATE	DESCRIPTION
	Ø6-18-24	SUBMIT FOR BZA
	Ø4-22-24	REVISED PER BUILDING DEPARTMENT

DRAWN BY:	TF	SHEET NO:
CHECKED BY:	JPL	A-1
DATE:	Ø2-29-24	
SCALE:	AS NOTED	
PROJECT NO:	2Ø16.Ø51	



1 MPE-1 PARTIAL FIRST FLOOR MECHANICAL/PLUMBING & ELECTRICAL PLAN

SCALE: ½"=1'-0"

TABLE P3201.7 SIZE OF TRAPS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (inches)
Bathtub (with or without shower head and/or whirlpool attachments)	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 food waste disposer)	1½
Laundry tub (one or more compartments)	1½
Lavatory	1¼
Shower (based on the total flow rate through showerheads and bodysprays) Flow rate:	
5.7 gpm and less	1½
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

MECHANICAL EQUIPMENT SCHEDULE

LABEL	MANUFACTURER	MODEL NO.	DESCRIPTION
RH-1	BROAN	BCSEK13056	RANGE HOOD, 30" WIDE, 300 CFM

PLUMBING FIXTURE SCHEDULE

LABEL	DESCRIPTION
KS-1	KITCHEN SINK: KOHLER VAULT UNDER-MOUNT KITCHEN SINK K-3822-3, 18 GA 9/6, MIN. 27" BASE CABINET WIDTH, 3 FAUCET HOLES, 22⅛"LX16⅜"WX9"D BOWL AREA. PROVIDE K-8801 SINK DRAIN AND STRAINER WITH TAIL PIECE. INSTALL AS UNDER-MOUNT. FAUCET: KOHLER TYNE PULL-DOWN KITCHEN SINK FAUCET K-R21415-CP, POLISHED CHROME FINISH. INSTALL ESCUTCHEON PLATE FOR TOP-MOUNT SINK.
NOTES: COLOR SHALL BE AS SELECTED FROM THE MANUFACTURER'S STANDARD COLORS.	

MECHANICAL AND PLUMBING NOTES

1. ALL WORK SHALL MEET OR EXCEED THE LATEST REQUIREMENTS OF ALL NATIONAL, STATE, COUNTY, MUNICIPAL AND OTHER AUTHORITIES HAVING JURISDICTION. ANY WORK NOT SUBJECT TO THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION, SHALL BE GOVERNED BY THE NATIONAL PLUMBING CODE, THE COUNTY HEALTH DEPT. AND BEST COMMERCIAL PRACTICES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK.
3. THE PLUMBING CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR HIS WORK AND SHALL GUARANTEE THE WORK OF HIS CONTRACT FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION OF HIS WORK.
4. THE PLUMBING CONTRACTOR SHALL CONSULT AND COOPERATE WITH THE GENERAL CONTRACTOR, HEATING AND VENTILATING CONTRACTOR, ELECTRICAL CONTRACTOR, ETC., IN ORDER TO AVOID INTERFERENCE DURING INSTALLATION OF PIPING, EQUIPMENT, ETC.
5. THE PLUMBING CONTRACTOR SHALL MAKE ALL THE CONNECTIONS TO ALL PLUMBING EQUIPMENT REGARDLESS OF WHETHER SHOWN HEREIN WITHOUT ANY ADDITIONAL COST TO THE CLIENT.
6. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF WORK AND APPROXIMATE LOCATION OF EQUIPMENT. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND REGISTERS WITH PLANS. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID CONFLICT.

LIGHTING FIXTURE SCHEDULE

NO.	DESCRIPTION	MANUFACTURER	MODEL NO.	WATTS	LUMENS	COLOR TEMP	NOTES
1	14"ø LED CLG. MTD.	COOPER LIGHTING	8MD14R2030WHEDM	26.4	2,014	3,000K	DIMMABLE

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND ANY APPLICABLE LOCAL CODES.
2. CONTRACTOR SHALL LABEL ALL CIRCUITS AT ELECTRICAL PANEL.
3. ELECTRICAL DEVICES AND RESPECTIVE CONNECTIONS IN WALLS TO BE REMOVED AND WALLS THAT ARE REMOVED WITHOUT EXISTING DEVICES MAY CONTAIN ELECTRICAL WORK. THEREFORE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL EXISTING WORK THAT IS NECESSARY TO MAINTAIN CONTINUITY OF EXISTING AND NEW CIRCUITRY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING ALL EXISTING CEILING AND WALLS TO INSTALL NEW WIRING AS SHOWN (REFER TO SPEC.) COORDINATE ALL CUTS WITH OTHER TRADES BEFORE COMMENCING WORK.
5. ALL NEW ELECTRICAL OUTLETS LOCATION TO BE COORDINATED WITH OWNER.
6. ALL JUNCTION BOXES SHALL BE ACCESSIBLE.

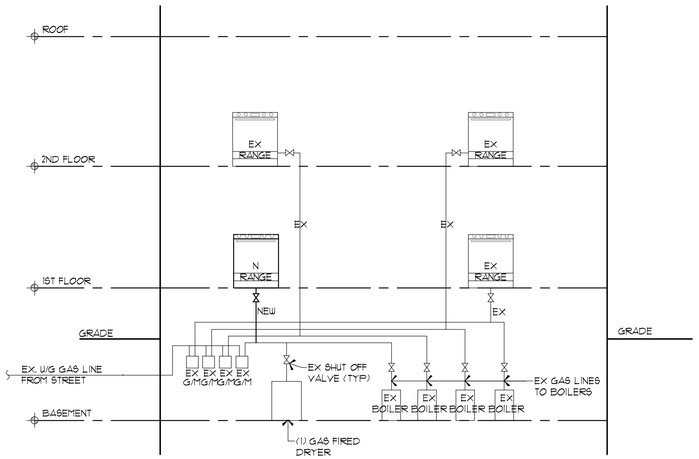
ARC FAULT PROTECTION NOTES

A. ARC FAULT PROTECTION SHALL BE INSTALLED PER NEC 210.12(A) IN THE FOLLOWING SPACES: KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, FINISHED BASEMENTS, OR SIMILAR ROOMS OR AREAS.

B. ARC FAULT PROTECTION IN THOSE SPACES WILL BE REQUIRED FOR ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMP RECEPTACLES, LIGHTING FIXTURES, SWITCHES, SMOKE ALARMS, DISHWASHERS, REFRIGERATORS, ETC..

C. ARC FAULT PROTECTION MAY BE ACCOMPLISHED VIA ARC FAULT CIRCUIT INTERRUPTER (AFCI) CIRCUIT BREAKERS, OR AS ALLOWED BY CODE.

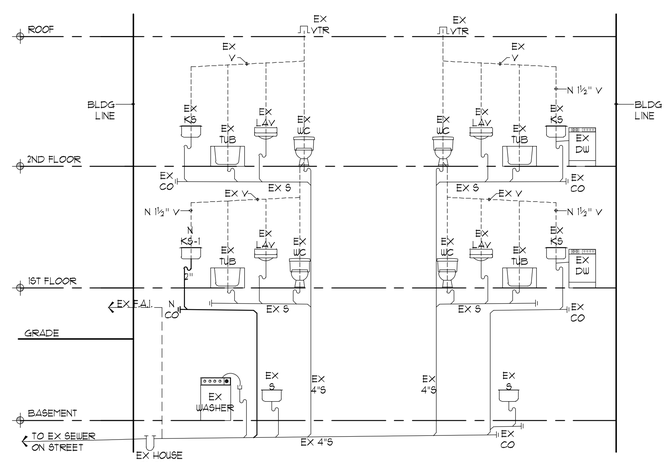
D. THE CONTRACTOR MAY ELECT TO UTILIZE COMBINATION AFCI AND GFCI CIRCUIT BREAKERS WHERE BOTH TYPES OF PROTECTION ARE REQUIRED.



2 MPE-1 GAS RISER DIAGRAM (SCHEMATIC)

SCALE: N.T.S.

NOTES:
1. GAS PIPING SHALL COMPLY W/ NYS CODE.



3 MPE-1 PLUMBING RISER DIAGRAM

SCALE: N.T.S.

NOTE:
1. VENTS SHALL COMPLY WITH CHAPTER 31.
2. VENT TERMINALS SHALL COMPLY WITH SECTIONS P3103.1 & P3103.2.
3. TRAPS SHALL COMPLY WITH CHAPTER 32.

MECHANICAL/PLUMBING & ELECTRICAL DRAWING LEGEND

RR	REMOVE AND REPLACE
N	NEW
EX	EXISTING TO REMAIN
R	REMOVE EXISTING
REF	REFRIGERATOR
DIM	DIMMER LIGHT SWITCH
GFI	GROUND FAULT INTERRUPT DEVICE
+48"	48" ABOVE FINISH FLOOR
	SINGLE POLE LIGHT SWITCH
	CONVENIENCE OUTLET
	DEDICATED OUTLET
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED HI-HAT LIGHT FIXTURE
	CEILING MOUNTED EXHAUST FAN EXHAUSTED DIRECTLY TO EXTERIOR
	HOME RUN TO PANEL
KS	KITCHEN SINK
V	VENT
LAV	LAVATORY
DW	DISHWASHER
CO	CLEAN OUT
S	SANITARY
F.A.I.	FRESH AIR INTAKE
VTR	VENT THROUGH ROOF
WC	WATER CLOSET

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NH LIC. No. 2970
PA LIC. No. RA-021938
FL LIC. No. AR-15141
GD LIC. No. ARC-0040636-4
NYS HERS RATER No. 0031
NYC SPECIAL INSPECTION AGENCY LIC. No. 0105135

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CONSULTANTS:

CLIENT:

CEREBRAL PALSY ASSOCIATION
OF NASSAU COUNTY, INC
380 WASHINGTON AVENUE
ROOSEVELT, NEW YORK 11575
(516) 378-2000

PROJECT:

ALTERATIONS TO RESIDENCE:
9 BELLEVIEW AVENUE
PORT WASHINGTON, NEW YORK 11050

SHEET TITLE:

PARTIAL FIRST FLOOR
MECHANICAL/PLUMBING &
ELECTRICAL PLAN,
GAS RISER DIAGRAM,
PLUMBING RISER DIAGRAM
& SCHEDULES

REVISIONS

NO.	DATE	DESCRIPTION
	06-18-24	SUBMIT FOR BZA
	04-22-24	REVISED PER BUILDING DEPARTMENT

DRAWN BY:	TF	SHEET NO:
CHECKED BY:	JPL	MPE-1
DATE:	04-22-24	
SCALE:	AS NOTED	
PROJECT NO:	2016.051	

#21592

BUILDING LOCATION

BUILDING ADDRESS : 61 MANOR DR. GREATNECK, NY
BUILDING TYPE :DETACHED SINGLE FAMILY RESIDENCE
BUILDING STORY :CELLAR, FIRST, SECOND FLOOR

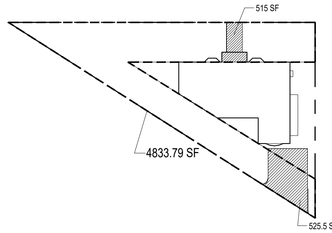
BLOCK : 109 LOT : 1–4, 5 A&B
ZONING : R–B SECTION : 2

DESCRIPTION OF WORK

LOT SUBDIVISION AND NEW TWO–STORY DETACHED SINGLE FAMILY RESIDENCE

STORY	PROPOSED FLOOR AREA(SQ.FT.)
CELLAR (NEW)	1662.44 sq.ft. OPEN ACCESSORY USE/ BOILER (NOT COUNT AS F.A.)
1ST FL. (NEW)	1686.44 sq.ft. ONE (1) DWELLING UNIT
2ND FL. (NEW)	1603.99 sq.ft. PART OF ONE (1) DWELLING UNIT
TOTAL PROPOSED F.A.	1,686.44 + 1603.99 = 3,290.43 sq.ft.

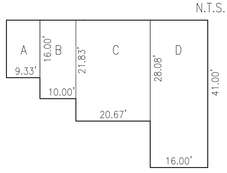
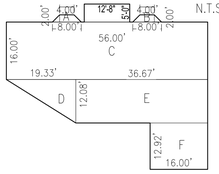
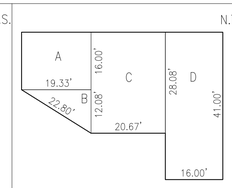
FRONT YARD COVERAGE CALCULATION



TOTAL AREA 4833.79 SF X 45(%) = 2175.20 SF
COVERAGE AREA 515 + 525.5 = 1040.5 SF

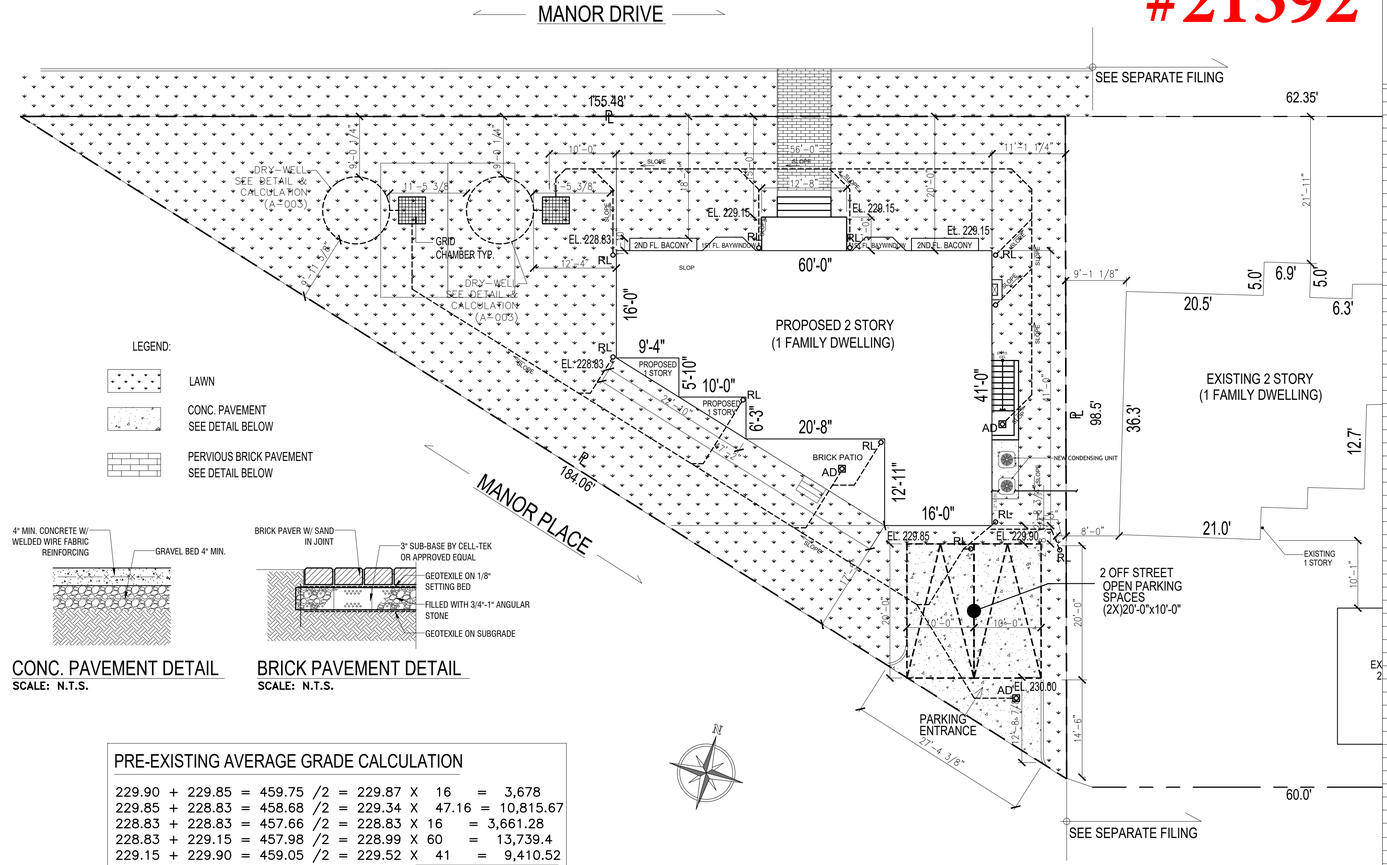
2175.20 SF > 1040.5 SF OK

FLOOR AREA CACULATION

SHAPE	 A=9.33X16.00=149.28 B=10.00X21.83=218.3 C=20.67X28.08=580.41 D=16.00X41.00=656 TOTAL=1603.99	 A=$\frac{4.00+8.00}{2}$X2.00=12 B=$\frac{4.00+8.00}{2}$X2.00=12 C=56.00X16.00=896 D=$\frac{19.33X12.08}{2}$=116.75 E=36.67X12.08=442.97 F=16.00X12.92=206.72 TOTAL=1686.44	 A=19.33X16.00=309.28 B=$\frac{19.33X12.08}{2}$=116.75 C=20.67X28.08=580.41 D=16.00X41.00=656 TOTAL=1662.44
FLOOR	2ND FLOOR	1ST FLOOR	CELLAR (NOT COUNT FLOOR AREA)
DESCRIP.	–MASTER BEDROOM –BEDROOM I –BEDROOM II	–KITCHEN , DINING ROOM –LIVING ROOM –FAMILY ROOM –BEDROOM	ACCESSORY USE –BOILER ROOM , –STORAGE , LAUNDRY ROOM –OPEN CELLAR
AREA	1603.99 S.F.	1686.44 S.F.	1662.44 S.F.
TOTAL	1603.99+1686.44=3290.43 (ACTUAL FLOOR AREA)		
GROSS	4,952.87 S.F.		

ZONING ANALYSIS

	TOTAL		REMARK
LOT AREA	7,658.32 SQ. FT.	98.51' x 155.48' x 1/2 = 7658.32 SQ. FT.	
70-38 LOT COVERAGE 30% OF LOT AREA	1686.44 SQ. FT. < 2,297.5 SQ. FT. OK	MAX. ALLOWED LOT COVERAGE AREA = 7,658.32 (LOT AREA) x 30 (%) = 2,297.5 SQ. FT. PRPOSED LOT COVERAGE AREA = FIRST FLOOR AREA = 1686.44	
70-39 FLOOR AREA MAX. GROSS FLOOR AREA = 45% OF LOT AREA	3,290.43 SQ. FT. < 3,446.24 SQ. FT. OK	MAX. GROSS FLOOR AREA = 45% OF LOT AREA 7,658.32 x 45 (%) = 3,446.24 SQ. FT. FIRST FLOOR AREA = 1686.44 SQ. FT. SECOND FLOOR AREA = 1603.99 SQ. FT. = 3,290.43 SQ. FT.	
70-39C FLOOR AREA MAX. PERMITTED GROSS FLOOR AREA = 3,400 SQ. FT.	3,290.43 SQ. FT. < 3,400 SQ. FT. OK	TOTAL FLOOR AREA = 3,290.43 SQ. FT.	
70-40 FRONT YARD	18'-2" 17'-5"	MIN. REQUIRED FRONT YARD = 30.0 FT., AND 25 FT AVG FRONT YARD SETBACK= 27.5 (SEE A-002 CALCULATION &DIAGRAM) PROPOSED FRONT YARD = 18'-2", AND 17'-5" (VARIANCE WILL BE SOUGHT)	
70-41 SIDE YARDS	11'-1.25" >7 FT, OK	MIN. REQUIRED: 7 FT FOR CORNER LOT PROPOSED SIDE YARD: 11'-1.25"	
70-42 REAR YARD	NO REQUIREMENT	NO REQUIREMENT - CORNER LOT	
70-42.7 EAVE HEIGHT	22'> 21'-8 7/8"	MAX. HEIGHT ALLOWED: 22' PROPOSED EAVE HEIGHT: 20'-3 5/8" , OK	
70-46 HEIGHT	31'-7"	MAX. HEIGHT : 30' PROPOSED HEIGHT = 30-'0", OK	



SITE PLAN
SCALE: 3/32" = 1'–0"

CONC. PAVEMENT DETAIL
SCALE: N.T.S.

BRICK PAVEMENT DETAIL
SCALE: N.T.S.

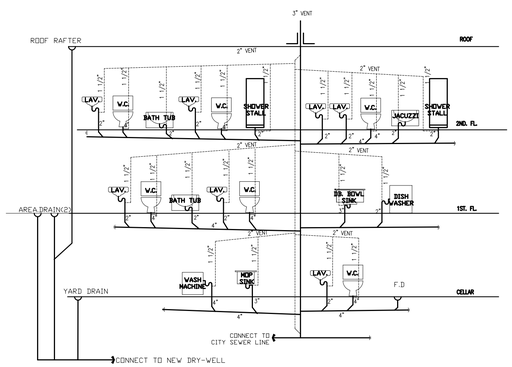
PRE-EXISTING AVERAGE GRADE CALCULATION

229.90	+ 229.85	= 459.75	/2 = 229.87	X	16	=	3,678
229.85	+ 228.83	= 458.68	/2 = 229.34	X	47.16	=	10,815.67
228.83	+ 228.83	= 457.66	/2 = 228.83	X	16	=	3,661.28
228.83	+ 229.15	= 457.98	/2 = 228.99	X	60	=	13,739.4
229.15	+ 229.90	= 459.05	/2 = 229.52	X	41	=	9,410.52
					180.16		41,304.87

41,304.87 / 180.16 = 229.26

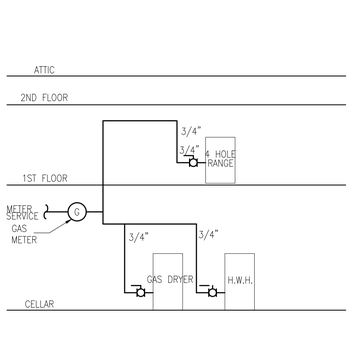
THE PREEXISTING AVERAGE GRADE = 229.26'

PLUMBING RISER DIAGRAM N.T.S.

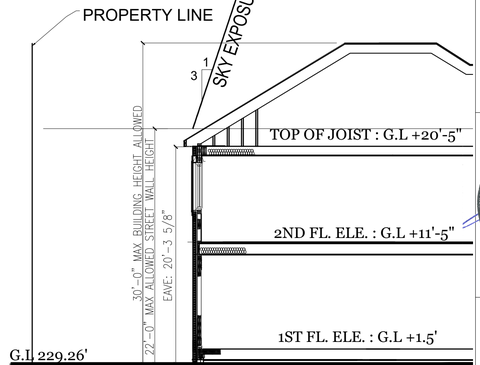


VERIFY ALL EXISTING SEWER SYSTEM AND DRAINAGE IN FIELD(LL 103/89)

GAS RISER DIAGRAM N.T.S.



SKY EXPOSURE N.T.S.



Architect:
Sung-Ho Shin Architect, P.C.
194-02 Northern Blvd., Suite #218
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No.	Issue Description

No.	Revision Description

Project:

DETACHED SINGLE FAMILY RESIDENCE

61 MANOR DR.
GREAT NECK, NY

Drawing title:

PLOT PLAN, ZONNING ANALYSIS RISER DIAGRAM AND SKY EXPOSURE

Seal & Signature

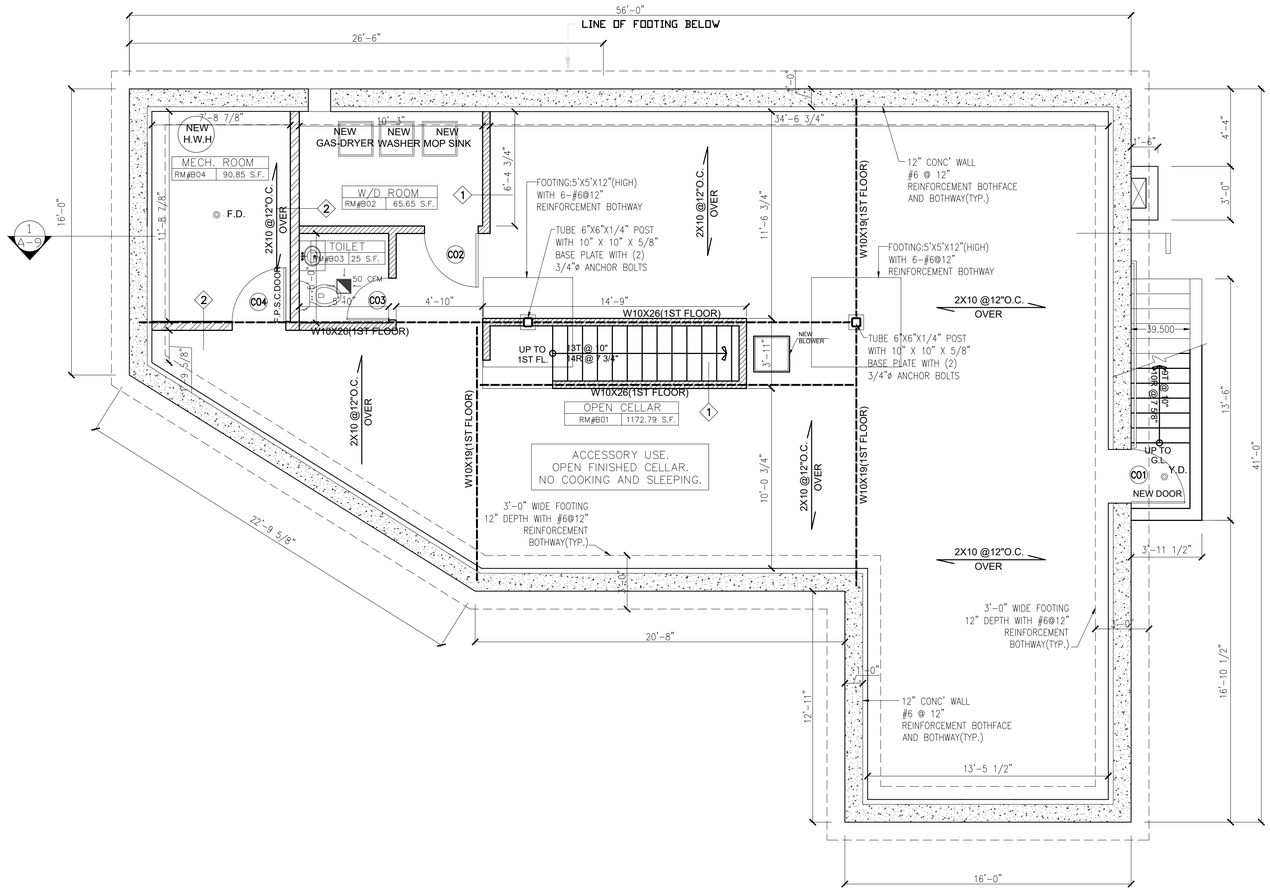
REGISTERED ARCHITECT SUNG-HO SHIN STATE OF NEW YORK 026848

Date: 11/01/2023
Project No.:
Drawn By: S.K.
Checked by: S.S.

A-001.00

CADD FILE No: 1 of 10

Application Number:

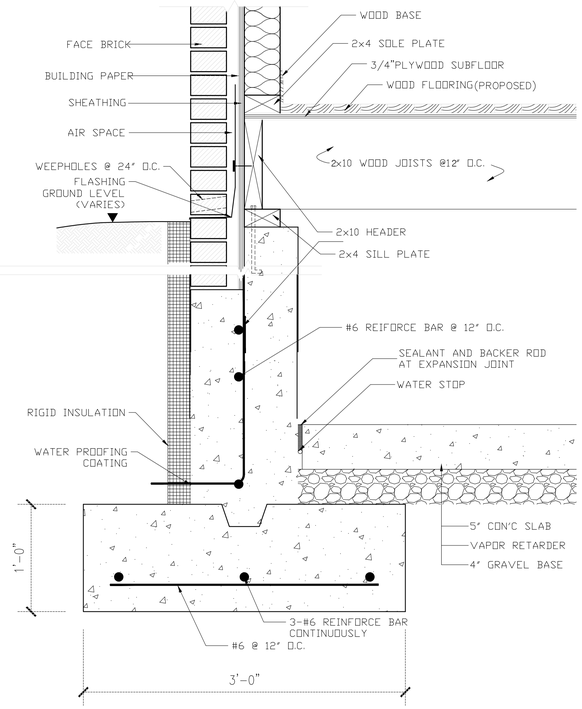


1 CONSTRUCTION PLAN @ CELLAR
SCALE : 1/4" = 1'-0"

LINTEL SCHEDULE

MARK	WALL THICK.	BEARING EA. END	DESCRIPTION	REMARKS
*L1		4"	4" x 3-1/2" x 1/4" 3-1/2" D.S.L.	
*L2		6"	6" x 3-1/2" x 5/16" 3-1/2" D.S.L.	

4 LINTEL SCHEDULE
SCALE : N. T. S.



5 SECTIONAL DETAIL @ CELLAR
SCALE : N. T. S.

DRY WELL CALCULATION

GENERAL NOTES :

1. TOTAL SANITARY FLOW OF EXIST'G BUILDING AND PROPOSED EXTENSION IS 0.004 CFS TO BE CONNECTED INTO EXISTING HOUSE CONNECTION. NO CHANGE TO EXISTING.

2. PROPOSED EXTENSION STORM RUNOFF IS 0.029 CFS TO BE DISCHARGED INTO NEW DRY WELL SYSTEM.

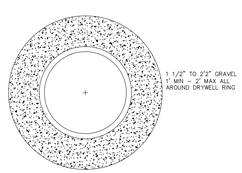
DRY WELL CALCULATION

A. DRYWELL CALCULATION FOR PROPOSED EXTENSION :

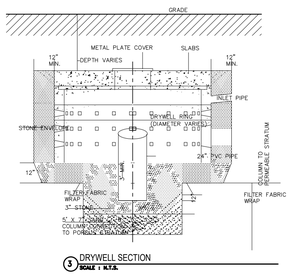
AREA : 2,470 SF
VOLUME : AREA x (2.5/12)' = 2,470 x (2.5/12)' = 514.58 CU.FT.

PROVIDE
$(R5'-0"^2 \times H4'-0" \times 3.14) \times 2$ DRY WELLS=628 CU.FT>514.58 CU.FT. O.K.

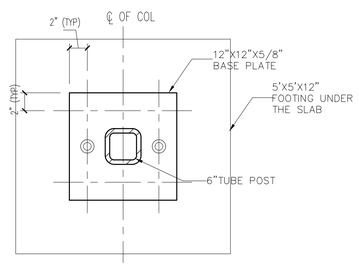
ALL ELEVATIONS SHOWN HEREON REFER TO QUEENS TOPOGRAPHICAL BUREAU DATUM WHICH IS 2.725 FEET ABOVE MEAN SEA LEVEL AT SANDY HOOK AS ESTABLISHED BY ME U.S.C. & G.S.



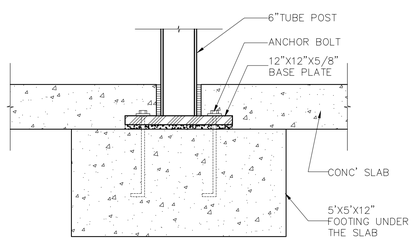
4 DRYWELL PLAN
SCALE N.T.S.



3 DRYWELL SECTION
SCALE : N.T.S.



2 FOOTING DETAIL
SCALE : N. T. S.



3 FOOTING DETAIL
SCALE : N. T. S.

Architect:
Sung-Ho Shin Architect, P.C.
194-02 Northern Blvd., Suite #218
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No,	Issue Description

No.	Revision Description

Project:

DETACHED SINGLE FAMILY RESIDENCE

61 MANOR DR.
GREAT NECK, NY

Drawing title:

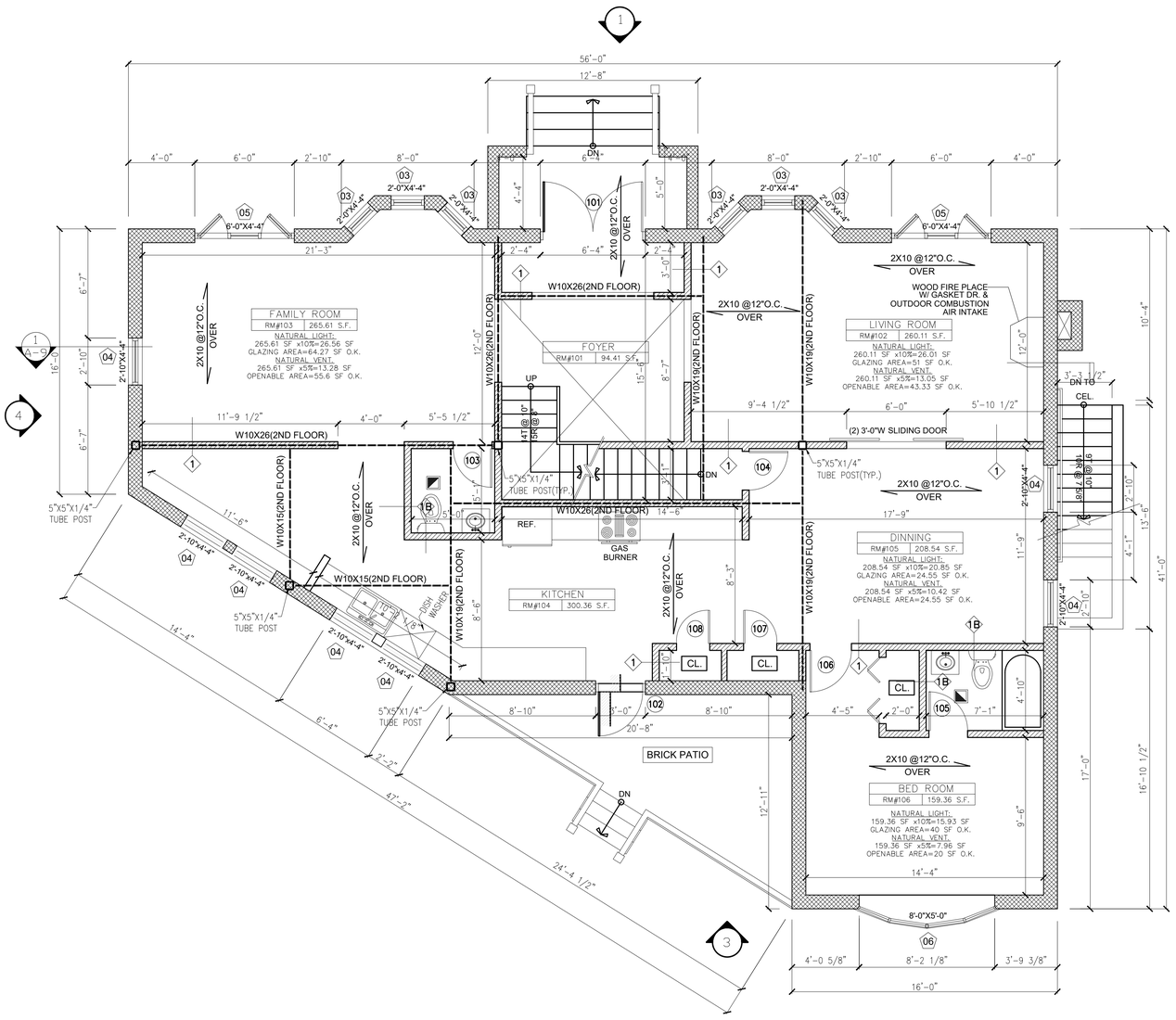
CELLAR PLAN, LINTEL LIST AND SECTIONAL DETAIL

Seal & Signature

REGISTERED ARCHITECT SUNG-HO SHIN 026848 STATE OF NEW YORK

Date:	12/11/2012
Project No.:	
Drawn By:	JSH
Checked by:	S.S.
	A-003.00
CADD FILE No:	3 of 10

Application Number:



1 CONSTRUCTION PLAN @ 1ST. FLOOR
SCALE : 1/4" = 1'-0"

DOOR SCHEDULE

	NO.	DOOR SIZE	MAT'L	FIN.	FRAME HEAD/JAMB	FRAME FINISH	REMARK
CELLAR	C01	3'-0" x 6'-10"	METAL	PAINT	METAL	PAINT	
	C02	2'-10" X 6'-10"	WOOD	PAINT	WOOD	PAINT	
	C03	3'-0" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
	C04	3'-0" x 6'-10"	METAL	PAINT	METAL	PAINT	2 HR FIRE RATED
1ST FL	101	2(3'-0" x 6'-10")	WOOD	LACQUER	WOOD	LACQUER	W/ TRANSOM 5'-9"x1'-6",WEATHER STRIPPING/SADDLE
	102	3'-0" x 6'-10"	WOOD	PAINT	WOOD	PAINT	WEATHER STRIPPING/SADDLE
	103	2'-4" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
	104	2'-4" x 6'-10"	WOOD	PAINT	WOOD	PAINT	INSULATED DOOR
	105	2'-4" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
	106	2'-10" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
	107	2'-0" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
	108	2'-0" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
2ND FL	201	2'-10" x 6'-10"	ALUM	ALUM	ALUM	ALUM	FRENCH DOOR
	202	2'-10" x 6'-10"	ALUM	ALUM	ALUM	ALUM	DOUBLE GLAZING (INSULATED) FRENCH DOOR
	203	2'-10" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
	204	2'-10" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
	205	2'-10" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
	206	2'-4" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
	207	2'-4" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
	208	2'-4" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
	209	2'-6" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
	210	5'-4" x 6'-10"	WOOD	PAINT	WOOD	PAINT	SLIDING DOOR

NOTES

1. SAMPLES OF ALL HARDWARES ARE TO BE SUBMITTED TO OWNER FOR APPROVAL.
2. ALL HARDWARES SHALL BE RECESSED.
3. CONTRACTOR TO VERIFY IN FIELD ALL CONDITION PRIOR TO ORDERING HARDWARE AND FRAMES AND BE RESPONSIBLE FOR COORDINATION.
4. ALL EXTERIOR DOORS MUST BE INSTALLED W/ INSECT SCREEN EXCEPT ENTRANCE DOORS.
5. ALL DOOR SIZES INCLUDE FRAME SIZES.

WINDOW SCHEDULE

	NO.	WINDOW SIZE	MAT'L	FIN.	FRAME HEAD JAMB MAT'L	FRAME FINISH	FRAME COLOR	COMPANY/UNIT NO.	OVERALL UNIT AREA (SF)	REMARK
CELLAR (NO WINDOWS)										
1ST FL	03	2'-0" x 4'-4"	WOOD	PVC	WOOD	PVC	WHITE	TO BE SELECTED BY OWNER	6 EA(52)	TILT WASH,DOUBLE HUNG
	04	2'-10" x 4'-4"	WOOD	PVC	WOOD	PVC	WHITE	TO BE SELECTED BY OWNER	7 EA(85.94)	CASEMENT
	05	6'-0" x 4'-4"	WOOD	PVC	WOOD	PVC	WHITE	TO BE SELECTED BY OWNER	2 EA(52)	CASEMENT+STATIONARY
	06	8'-0" x 5'-0"	WOOD	PVC	WOOD	PVC	WHITE	TO BE SELECTED BY OWNER	1 EA(40)	CASEMENT+STATIONARY
2ND FL	07	2'-6" x 4'-4"	WOOD	PVC	WOOD	PVC	WHITE	TO BE SELECTED BY OWNER	3 EA(32.49)	CASEMENT
	08	2'-10" x 4'-4"	WOOD	PVC	WOOD	PVC	WHITE	TO BE SELECTED BY OWNER	5 EA(61.38)	CASEMENT
	09	2'-10" x 2'-10"	WOOD	PVC	WOOD	PVC	WHITE	TO BE SELECTED BY OWNER	2 EA(16)	CASEMENT
	10	3'-2" x 4'-4"	WOOD	PVC	WOOD	PVC	WHITE	TO BE SELECTED BY OWNER	5 EA(68.6)	CASEMENT
	11	8'-0" x 5'-0"	WOOD	PVC	WOOD	PVC	WHITE	TO BE SELECTED BY OWNER	1 EA(40)	CASEMENT+STATIONARY
									486.91	

NOTES

1. SAMPLES OF ALL HARDWARES ARE TO BE SUBMITTED TO OWNER FOR APPROVAL.
2. ALL OPENABLE WINDOWS MUST BE INSTALLED W/ INSECT SCREEN.
3. CONTRACTOR TO VERIFY IN FIELD ALL WALL CONDITION PRIOR TO ORDERING HARDWARE AND FRAMES AND BE RESPONSIBLE FOR COORDINATION.
4. * THESE UNITS MEET OR EXCEED THE FOLLOWING DIMENSIONS: CLEAR OPENABLE AREA OF 5.7SF., CLEAR OPENABLE WIDTH OF 20" AND CLEAR OPENABLE HEIGHT OF 24".
5. ALL WINDOWS SHALL COMPLY NYS ENERGY CODE 1101.1.3.
6. ALL GLAZING BELOW 3'-0" AFF. & IN THE BATH TUB AREA SHALL BE TEMPERED GLASS

Architect:
Sung-Ho Shin Architect, P.C.
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Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No,	Issue Description	

No.	Revision Description	

Project:

NEW DETACHED SINGLE FAMILY RESIDENCE

61 MANOR DR.
GREAT NECK, NY

Drawing title:

1ST. FLOOR CONSTRUCTION PLAN AND DOOR & WINDOW SCHEDULE

Seal & Signature

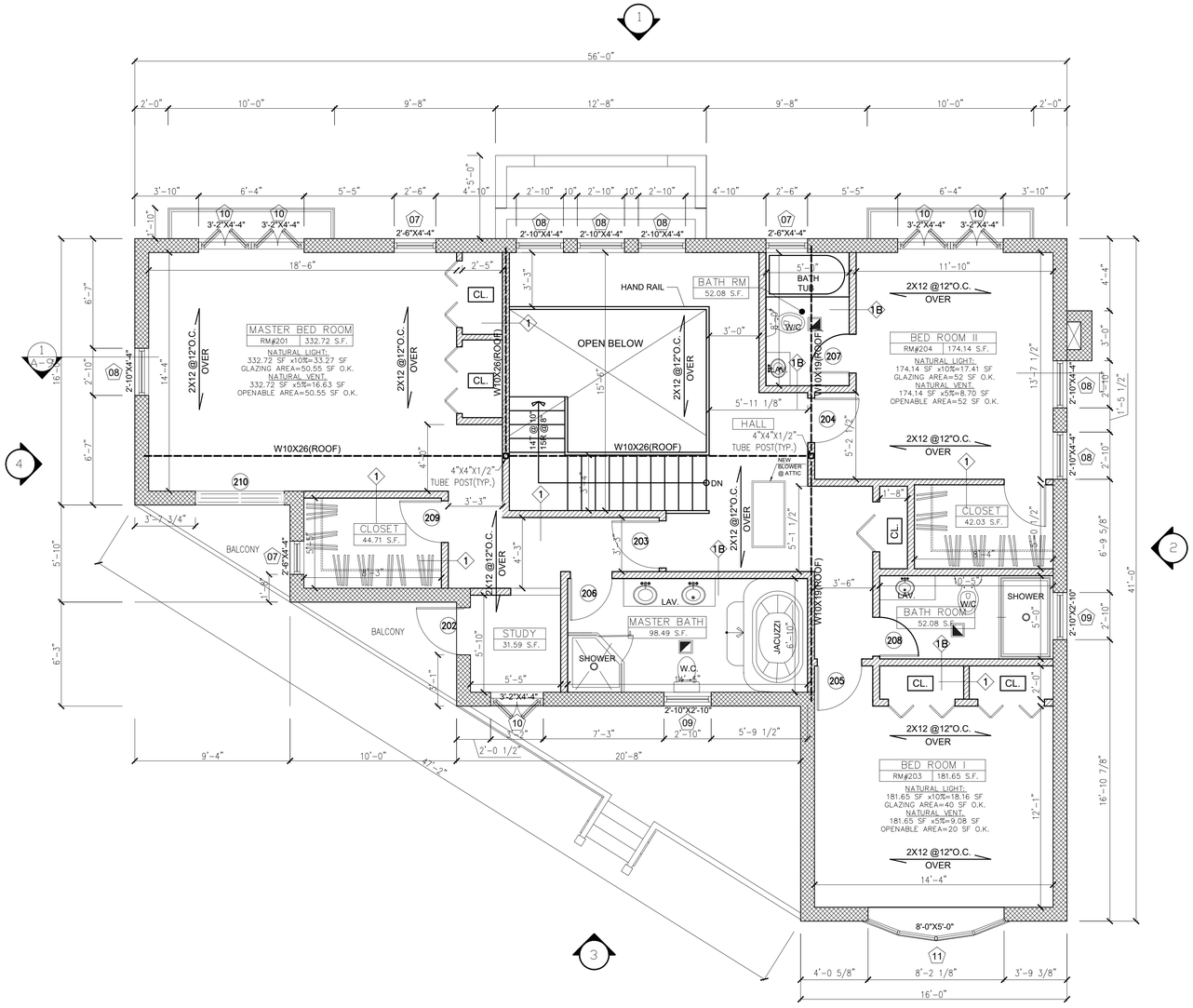
REGISTERED ARCHITECT SUNG-HO SHIN STATE OF NEW YORK 026848

Date:	12/11/2012
Project No.:	
Drawn By:	JSH
Checked by:	S.S.

A - 004.00

CADD FILE No: 4 of 10

Application Number:



1 CONSTRUCTION PLAN @ 2ND. FLOOR
SCALE : 1/4" = 1'-0"

FINISH SCHEDULE

	NO.	NAME	FLOOR						BASE						WALL				CEILING			REMARK
			WOOD FLOORING	MARBLE	VC TILE	CERAMIC TILE	CONC./PAINTING	STONE	WOOD	MARBLE	VC TILE	CERAMIC TILE	CONC./PAINTING	WOOD	CERAMIC TILE	GYPSUM BD.	PAINT	WALL PAPER	WOOD	ACOUSTIC BD.	GYPSUM BD.	PAINT	
1ST FLOOR	101	FOYER				●			●			●				●	●				●	●	
	102	LIVING ROOM	●						●							●	●				●	●	
	103	FAMILY ROOM	●						●							●	●				●	●	
	104	KITCHEN				●						●				●	●				●	●	
	105	DINNING ROOM	●						●							●	●				●	●	
	106	BED ROOM	●						●							●	●				●	●	
		BATH ROOM				●						●				●	●				●	●	WATER PROOFING PAINT ON CEILING
		CL.	●						●							●	●				●	●	
		STAIR	●						●							●	●				●	●	STAIR TREAD : SOLID WOOD PANEL
		PATIO					●																
		PORCH					●																
2ND FLOOR	201	MASTER SUITE	●						●							●	●				●	●	SAME AS STUDY RM.
		MASTER BATH				●						●				●	●				●	●	WATER PROOFING PAINT ON CEILING
	202	WALK-IN-CLOSET	●						●							●	●				●	●	
		HALL	●						●							●	●				●	●	
	203	BED ROOM 1	●						●							●	●				●	●	
	204	BED ROOM 2	●						●							●	●				●	●	
		BATH				●						●				●	●				●	●	
		CL.	●						●							●	●				●	●	
		BALCONY				●						●											
CELLAR	C01	OPEN CELLAR		●								●				●	●				●	●	
	C02	W/D RM.				●						●				●	●				●	●	
	C03	TOILET				●						●				●	●				●	●	
	C04	BOILER RM.					●					●				●	●				●	●	

Architect:
Sung-Ho Shin Architect, P.C.
194-02 Northern Blvd., Suite #218
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No,	Issue Description

No.	Revision Description

Project:

NEW DETACHED SINGLE FAMILY RESIDENCE

61 MANOR DR.
GREAT NECK, NY

Drawing title:

2ND FLOOR CONSTRUCTION PLAN AND FINSH SCHEDULE

Seal & Signature

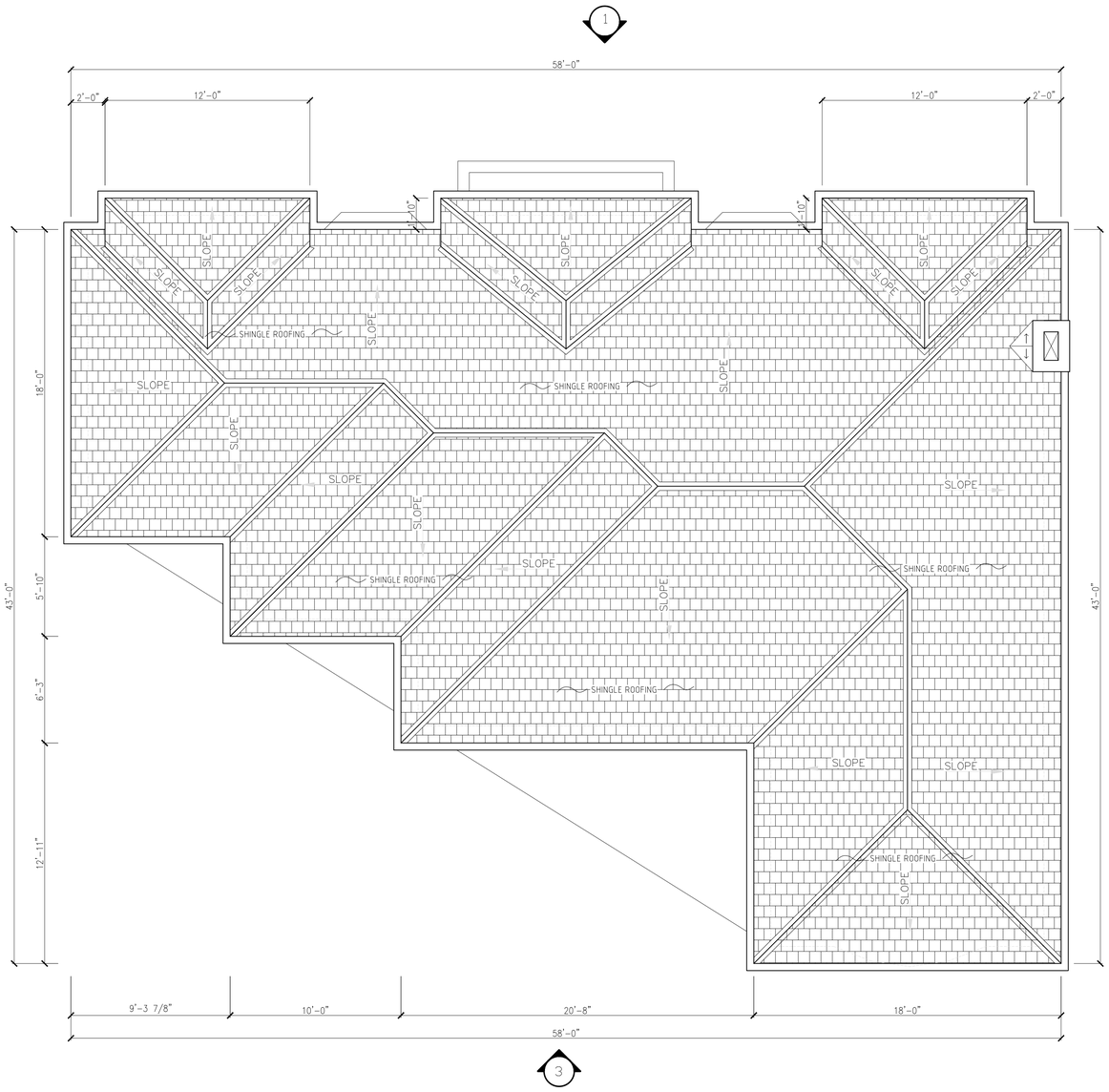
REGISTERED ARCHITECT SUNG-HO SHIN STATE OF NEW YORK 028848

Date: 12/11/2012
Project No.:
Drawn By: JSH
Checked by: S.S.

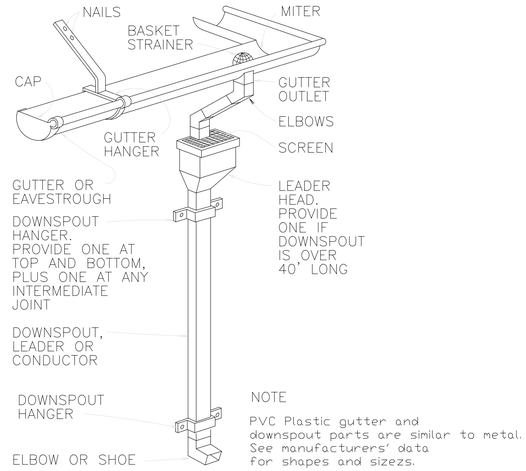
A - 005.00

CADD FILE No:

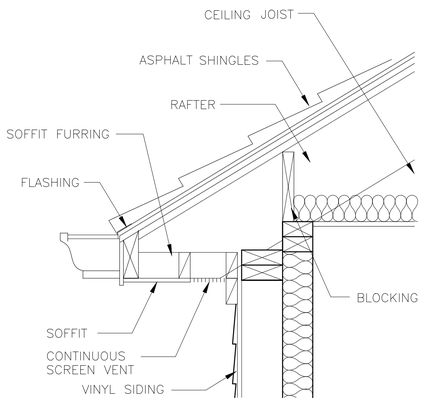
Application Number:



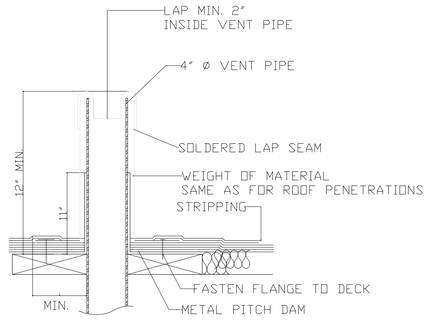
1 CONSTRUCTION PLAN @ ROOF
SCALE : 1/4" = 1'-0"



2 GENERAL DETAIL (GUTTER)
SCALE : N. T. S.



3 GENERAL DETAIL(EAVES)
SCALE : N. T. S.



4 GENERAL DETAIL (ROOF VENT)
SCALE : N. T. S.

Architect:
Sung-Ho Shin Architect, P.C.
194-02 Northern Blvd., Suite #218
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No,	Issue Description	

No.	Revision Description	

Project:

NEW DETACHED SINGLE FAMILY RESIDENCE

61 MANOR DR.
GREAT NECK, NY

Drawing title:

ROOF
CONSTRUCTION PLAN
AND GENERAL DETAIL

Seal & Signature

REGISTERED ARCHITECT SUNG-HO SHIN 028848 STATE OF NEW YORK

Date:	12/11/2012
Project No.:	
Drawn By:	JSH
Checked by:	S.S.
	A - 006.00
CADD FILE No:	6 of 10

Application Number:

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

2 EAST ELEVATION
SCALE : 1/4" = 1'-0"

Architect:
Sung-Ho Shin Architect, P.C.
194-02 Northern Blvd., Suite #218
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No.	Issue Description	

No.	Revision Description

Project:

NEW DETACHED SINGLE FAMILY RESIDENCE

61 MANOR DR.
GREAT NECK, NY

Drawing title:

FRONT & LEFT-SIDE ELEVATION

Seal & Signature

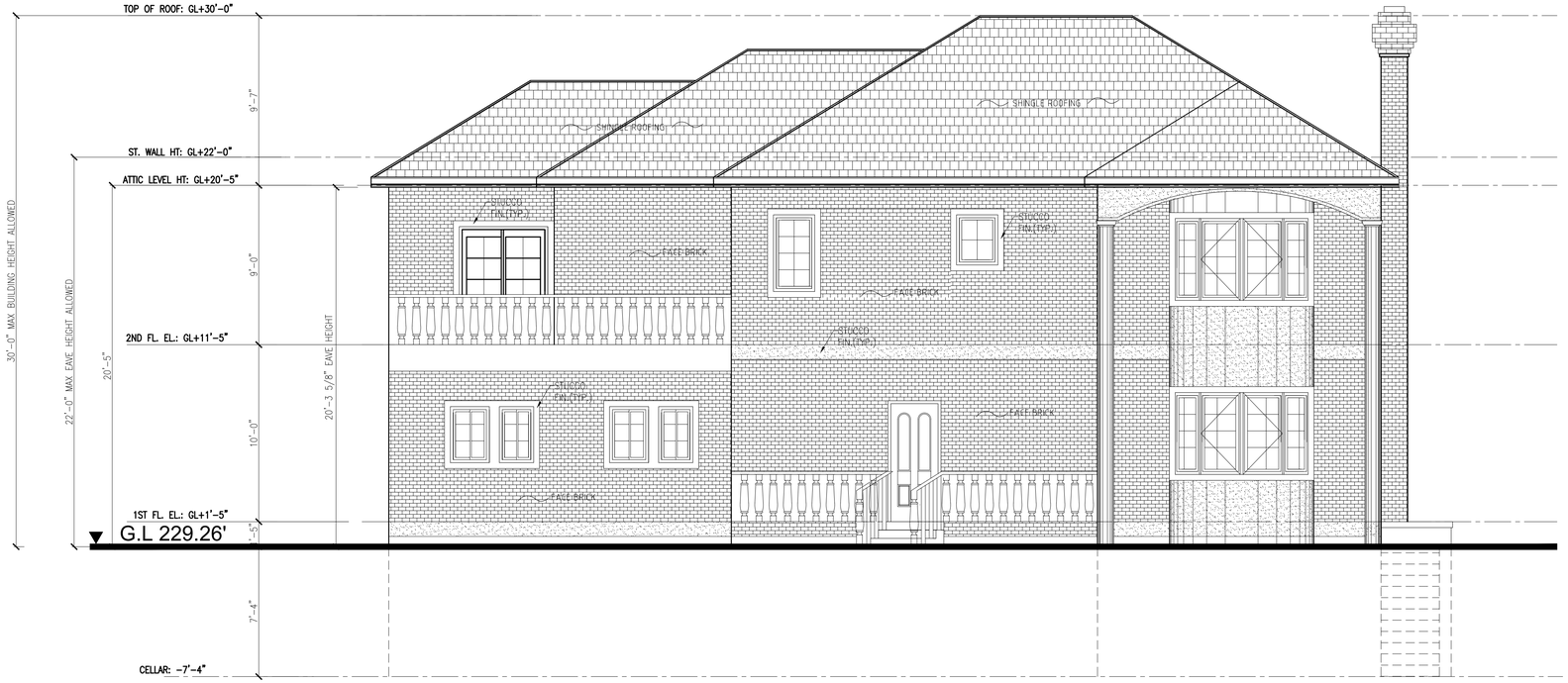
REGISTERED ARCHITECT SUNG-HO SHIN STATE OF NEW YORK 026848

Date: 12/11/2012
Project No.:
Drawn By: JSH
Checked by: S.S.

A - 007.00

CADD FILE No:

Application Number:



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

2 WEST ELEVATION
SCALE : 1/4" = 1'-0"

Architect:
Sung-Ho Shin Architect, P.C.
194-02 Northern Blvd., Suite #218
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No.	Issue Description

No.	Revision Description

Project:

NEW DETACHED SINGLE FAMILY RESIDENCE

61 MANOR DR.
GREAT NECK, NY

Drawing title:

REAR & RIGHT-SIDE ELEVATION

Seal & Signature

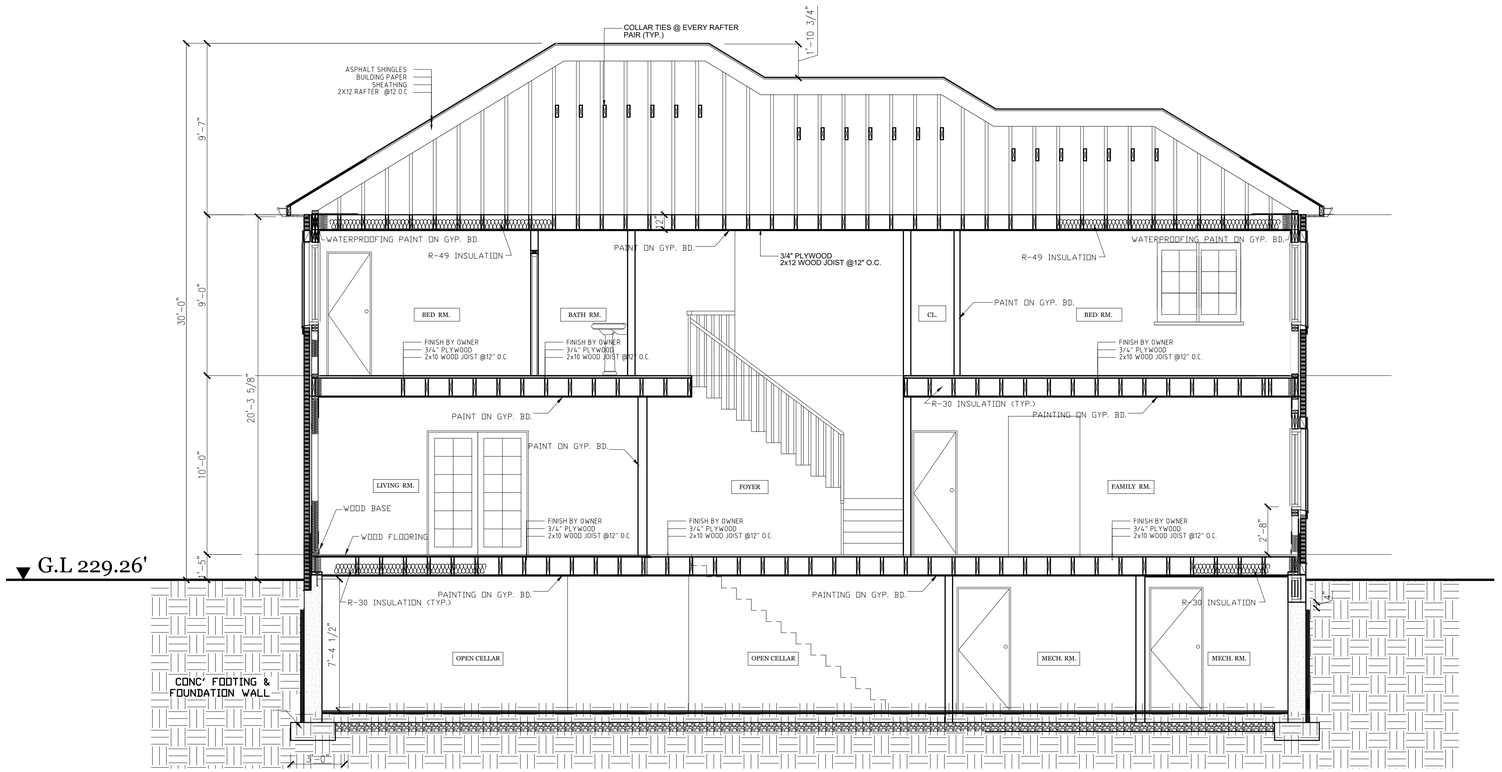
REGISTERED ARCHITECT SUNG-HO SHIN 028848 STATE OF NEW YORK

Date: 12/11/2012
Project No.:
Drawn By: JSH
Checked by: S.S.

A - 008.00

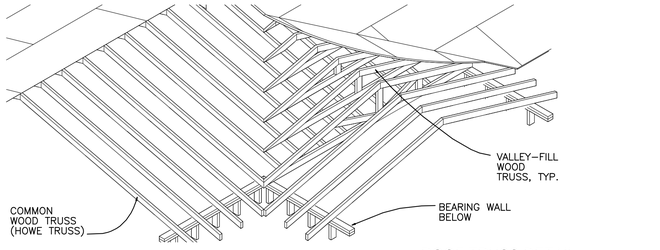
CADD FILE No:

Application Number:



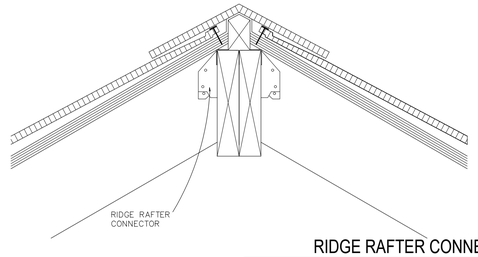
1 X-X' SECTION

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



ROOF TRUSS DETAIL

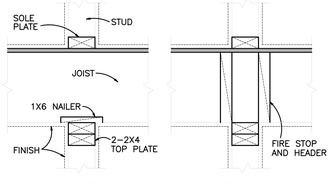
SCALE : N. T. S.



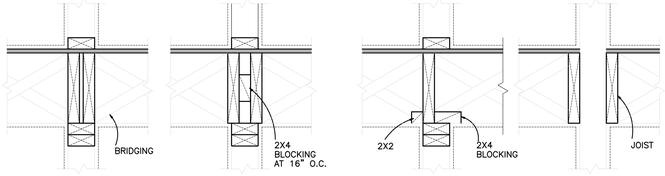
RIDGE RAFTER CONNECTOR DETAIL

SCALE : N. T. S.

BEARING INTERIOR PARTITION



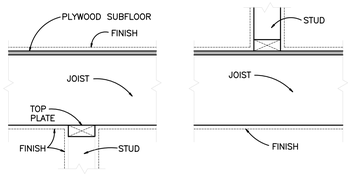
PARTITIONS PERPENDICULAR TO JOISTS



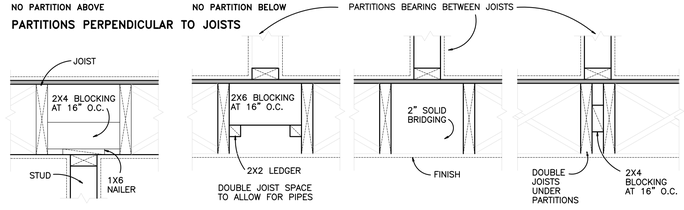
PARTITIONS PARALLEL TO JOISTS

BALLOON AND BRACED

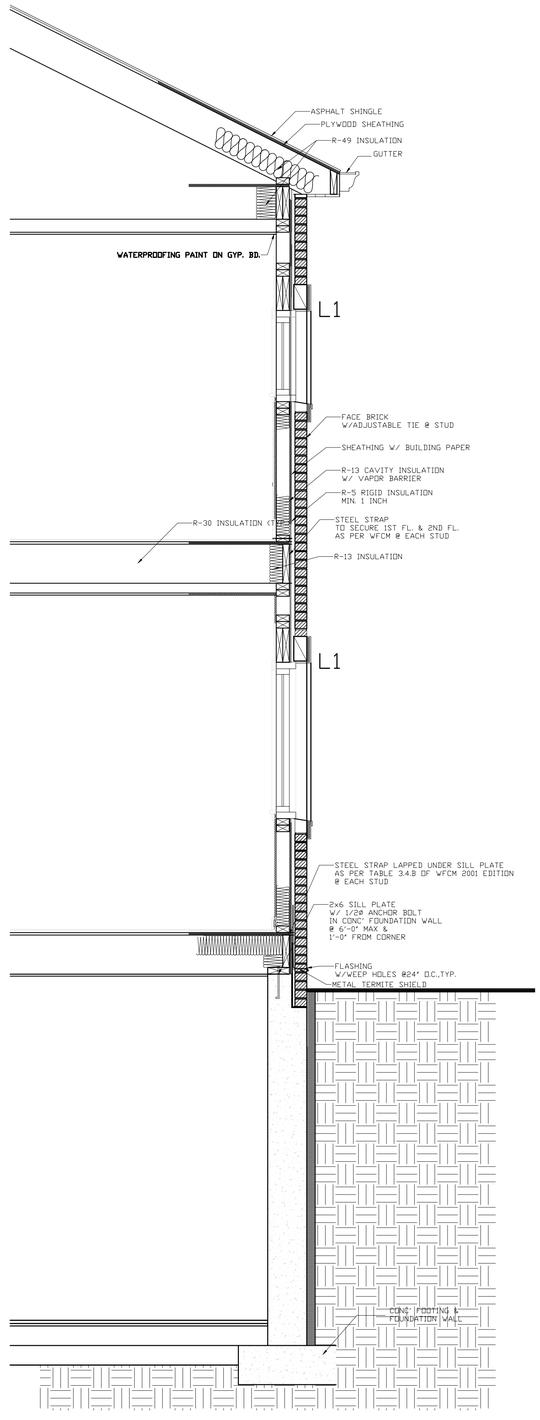
NONBEARING INTERIOR PARTITION



PARTITIONS PERPENDICULAR TO JOISTS



PARTITIONS PARALLEL TO JOISTS



2 EX-WALL SECTIONAL DETAIL

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

Architect:

Sung-Ho Shin Architect, P.C.

194-02 Northern Blvd., Suite #218
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

No,	Issue Description	

No.	Revision Description

Project:

NEW DETACHED SINGLE FAMILY RESIDENCE

61 MANOR DR.
GREAT NECK, NY

Drawing title:

X-X' SECTION
EX-WALL DETAIL

Seal & Signature

REGISTERED ARCHITECT SUNG-HO SHIN 020848 STATE OF NEW YORK

Date:	12/11/2012
Project No.:	
Drawn By:	JSH
Checked by:	S.S.
	A - 009.00
CADD FILE No:	9 of 10

Application Number:

PROPOSED INTERIOR ALTERATION FOR ANIMAL HOSPITAL

260 Plandome Road
MANHASSET, NY 11030

#21607

Date	Issue
06/05/2024	- ISSUED FOR REVIEW

ZONING INFORMATION

PROPERTY CLASS CODE: 472 Veterinary clinics
TOWN OF NORTH HEMPSTEAD
SECTION: 3 BLOCK: 79 LOT(S): 1
ZONING DISTRICT: BUSINESS B

SEC. 9-105.15. BUSINESS B DISTRICT

F.A.R.	NO CHANGE TO EXISTING F.A.R.
MINIMUM FRONTAGE	NO CHANGE TO FRONTAGE
MINIMUM LOT SIZE	NO CHANGE TO LOT SIZE
MAXIMUM NUMBER OF STORIES	NO CHANGE IN NUMBER OF STORIES
MAXIMUM BUILDING HEIGHT	NO CHANGE IN BUILDING HEIGHT
MAXIMUM LOT COVERAGE	NO CHANGE IN LOT COVERAGE
SIDE YARD SETBACK	NO CHANGE IN SETBACK
FRONT YARD SETBACK	NO CHANGE IN SETBACK
REAR YARD SETBACK	NO CHANGE IN SETBACK
SKY EXPOSURE PLANE	NO CHANGE TO SKY EXPOSURE PLANE
PARKING	SEE PARKING CALCULATIONS ON SHEET T-300

N.Y.S. FIRE PREV. CODE REVIEW

1. EXISTING USE - AUTOMOBILE SERVICE STATION
2. PROPOSED USE OF SUBJECT SPACE - ANIMAL HOSPITAL
3. EXISTING OCCUPANCY CLASSIFICATION S - PROPOSED OCCUPANCY CLASSIFICATION B
4. BUILDING CONSTRUCTION CLASSIFICATION - TYPE 'II B'. NON-FIRE SPRINKLERED - NO CHANGE
5. CLASSIFICATION OF WORK - 'CHANGE OF OCCUPANCY' AND 'ALTERATION LEVEL 3'. NO CHANGE AT EXISTING ENTRANCE.
6. THERE IS NO PROPOSED INCREASE IN STRUCTURAL STRESS TO THE BUILDING.
7. ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH NEC AND NFPA70 INCLUSIVE OF ALL PROVISIONS OF THE NYS FIRE PREVENTION CODE. STANDBY POWER TO BE PROVIDED AND BE MANUALLY TRANSFERABLE.
8. EXISTING RESTROOMS TO BE REMOVED AND REPLACED WITH RESTROOMS THAT COMPLY WITH ANSI A117.1-2009
9. PROPOSED LIGHTING TO BE FILED AND SUBMITTED TO THE TOWN OF NORTH HEMPSTEAD AFTER ZONING REVIEW.
10. THE EXISTING MECHANICAL SYSTEMS WILL BE REPLACED.
11. PROPOSED OCCUPANT NUMBER: 15.
12. ALL INTERIOR FINISHES TO BE CLASS 'A' FOR WALLS AND CEILING.
13. ALL INTERIOR FLOOR FINISHES AND FLOOR COVERING MATERIALS SHALL NOT BE LESS THAN CLASS II. IN ALL AREAS, FLOOR COVERING MATERIALS SHALL COMPLY WITH THE DOC FF-1 "PILL TEST" (CPSC 16 CFR, PART 1630). FLAME SPREAD: 0-25 AND SMOKE-DEVELOPED: 0-450
14. FIRE ALARM AND DETECTION SYSTEM IS REQUIRED.
15. THIS BUILDING DOES NOT HAVE NOR NEED SPRINKLER SYSTEM.
16. NUMBER OF PLUMBING FIXTURES WILL COMPLY WITH REQUIRED AS PER TABLE 2902.1 OF N.Y.S. BUILDING CODE.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE STATE OF NEW YORK AND ALL APPROPRIATE MUNICIPAL AGENCIES.
2. CONTRACTOR MUST COMPLY WITH ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCY'S CODES AND REQUIREMENTS AND LANDLORD REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND APPROVAL FOR ALL TRADES.
3. DRAWINGS SHALL NOT BE SCALED FOR INFORMATION.
4. ALL DIMENSIONS ARE SHOWN TO FINISH SURFACES UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO ARCHITECT ANY CONDITIONS WHICH WOULD INTERFERE WITH COMPLETION OF WORK.
6. CONTRACTOR SHALL PERIODICALLY REMOVE ALL RUBBISH AND WASTE FROM THE JOB SITE AND BROOM CLEAN DAILY. AT THE COMPLETION OF THE WORK LEAVE THE JOB SITE BROOM CLEAN AND FREE OF MATERIALS.
7. CONTRACTOR SHALL CONTROL CLEANING TO PREVENT DIRT OR DUST FROM LEAVING THE JOB SITE AND INFILTRATING AREAS NOT INVOLVED IN THE PROJECT.
8. ALL WORK IS TO CONFORM WITH DRAWINGS AND SPECIFICATIONS.
9. WHEN "APPROVED EQUAL", "EQUAL TO" , OR WHERE OTHER GENERAL QUALIFYING TERMS ARE USED, SUBSTITUTES SHALL BE BASED UPON THE REVIEW AND APPROVAL OF THE ARCHITECT.
10. A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE FOR USE OF THE ARCHITECT
11. CONTRACTOR TO PROVIDE WALL AND CEILING ACCESS PANELS AS REQUIRED BY MECHANICAL AND ELECTRICAL SUBCONTRACTORS AND AS APPROVED BY THE ARCHITECT.
12. CONTRACTOR TO REPAIR, CLEAN, REPLACE, AS REQUIRED ALL EXISTING ACCESS PANELS TO REMAIN IN PROJECT AREA IN A MANNER ACCEPTABLE TO THE ARCHITECT.
13. CONTRACTOR SHALL SUBMIT CUTS, SAMPLES, FINISHES, FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING, FABRICATION, OR COMMENCEMENT OF WORK.
14. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS FOR REVIEW AND APPROVAL OF THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. SUBMISSION SHALL BE IN THE FORM OF ONE (1) REPRODUCIBLE SEPIA TRANSPARENCY (POSITIVE SIDE UP) AND TWO (2) B/W PRINTS OF EACH DRAWING. CUTS SHALL BE SUBMITTED IN (5) COPIES.
15. CONTRACTOR SHALL PROVIDE ALL SLAB OPENINGS AS REQUIRED BY ELECTRICAL, MECHANICAL AND PLUMBING SUBCONTRACTORS.
16. WHERE MECHANICAL, ELECTRICAL OR PLUMBING DEVICES ARE REMOVED OR INSTALLED IN EXISTING PARTITIONS CONTRACTOR SHALL FRAME AND PATCH WALL TO MATCH ADJACENT MATERIALS, FINISHES AND FIRE RATING.
17. WHERE DUCTS, ELECTRICAL OR PLUMBING PIPING PASSES THROUGH FLOOR, WALL OR CEILING; CLOSE OFF SPACE BETWEEN PIPE/DUCT AND CONSTRUCTION WITH NON-COMBUSTIBLE INSULATION. PROVIDE SNUG FIT METAL CAPS ON BOTH SIDES AND CAULK.
18. PATCH ALL WALLS, FLOORS AND CEILINGS WHERE WALLS ARE REMOVED TO MATCH FINISH, TEXTURE AND COLOR IN ADJACENT AREAS.
19. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

TRADES

A. ALL WORK SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
B. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, REGULATIONS AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK INDICATED IN THE CONTRACT DOCUMENTS.
C. UNLESS SPECIFICALLY NOTED OTHERWISE, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, MACHINERY AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
D. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF ALL HIS EMPLOYEES AND ALL SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES AND ALL OTHER PERSONS PERFORMING ANY OF THE WORK FOR THE CONTRACTOR.
E. THE CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE CONDITIONS THEREON AND TO DETERMINE THE EXTENT OF ALL FACILITIES AND SERVICES REQUIRED TO PERFORM THE WORK IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS.
F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED ANYWHERE WITHIN THE BOUNDARIES OF THE PROPERTY, AND ANY DAMAGE SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE ARCHITECT AND OWNER
G. DURING THE COURSE OF THE WORK, THE CONTRACTOR SHALL REGULARLY REMOVE ALL UNUSED MATERIAL, RUBBISH AND DEBRIS FROM THE PROPERTY. THE SITE AND PREMISES SHALL BE KEPT REASONABLY CLEAN, NEAT AND ORDERLY TO THE SATISFACTION OF THE OWNER.
H. ALL SURVEYS, BORINGS AND OTHER STUDIES REQUIRED FOR THE EXECUTION OF THE WORK SHALL BE PROVIDED BY THE OWNER.
I. THE ARCHITECT SHALL ASSIST THE OWNER IN OBTAINING ALL APPROVALS AND PERMITS AND THE OWNER SHALL PAY ALL FEES TO GOVERNING AUTHORITIES HAVING JURISDICTION OVER THE WORK.
J. DO NOT SCALE DRAWINGS. USE DIMENSIONAL NOTATIONS ONLY.
K. ALL DIMENSIONS TO THE EXTERIOR WALLS SHALL BE TO THE OUTSIDE FACE OF BRICK VENEER UNLESS OTHERWISE NOTED.
L. NOTATIONS ON ANY PLAN, ELEVATION, SECTION OR DETAIL ARE APPLICABLE TO ALL PLANS, ELEVATIONS, SECTIONS AND DETAILS.
M. CARPENTRY
1. PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED.
2. WINDOWS - TO BE CHOSEN BY OWNER & ARCHITECT - TO BE SUPPLIED & INSTALLED BY CONTRACTOR
3. INTERIOR DOORS - TO BE CHOSEN BY OWNER & ARCHITECT - TO BE SUPPLIED & INSTALLED BY CONTRACTOR
4. STUDS TO BE METAL STUDS AT 16" O.C. UNLESS OTHERWISE NOTED
5. GYPSUM BOARD WALLS SHALL HAVE CORNERS REINFORCED WITH METAL BEADS. ALL JOINTS SHALL BE TAPED AND SPACKLED RECEIVING THREE COATS OF SPACKLING COMPOUND SANDED TO SMOOTH FINISH.
6. PROVIDE DOUBLE HEADERS AND TRIMMERS AT ALL OPENINGS.
7. ALL EXTERIOR WOOD TRIM SHALL BE 1" X PINE, CLAD WITH BAKED ALUMINUM COLORS TO BE WHITE

N. CAULKING
1. INTERIOR - TREMCO "CAULKING COMPOUND"

O. PLUMBING
1. ALL PLUMBING FIXTURES SHALL BE CHOSEN BY THE ARCHITECT - TO BE SUPPLIED AND INSTALLED BY CONTRACTOR
2. ALL PLUMBING WORK SHALL CONFORM TO APPLICABLE LOCAL, STATE AND FEDERAL CODES.
3. NEW WATER PIPING SHALL BE TYPE "L" COPPER, HARD TEMPERED WITH DIELECTRIC UNIONS.

P. ELECTRICAL
1. THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY FOR COMPLETE INSTALLATION OR WORK SHOWN ON THE DRAWINGS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE (N.E.C.) AND THE RULES AND REGULATIONS OF THE LOCAL UTILITY COMPANY.
3. ALL WIRING SHALL BE MINIMUM #12 AND #14 (AS REQUIRED) COPPER. NO ALUMINUM WIRE WILL BE PERMITTED.
4. CONVENIENCE DUPLEX RECEPTACLES SHALL BE 15 AMP, 125 VOLT, 2 POLE, 3 WIRE, GROUNDING TYPE AS SHOWN ON DRAWINGS. PROVIDE GROUND FAULT RECEPTACLES WHERE REQUIRED BY N.E.C.

Q. MECHANICAL
1. PROVIDE MECHANICAL VENTILATION FOR BATHROOM IN CONFORMANCE WITH ALL APPLICABLE LOCAL AND STATE ENERGY CODES.

LIST OF SHEETS

T-100	ZONING INFORMATION; LIST OF SHEETS; PLOT PLAN; N.Y.S. FIRE PREVENTION CODE; N.Y.S. ENERGY CONSERVATION CODE; SCOPE OF WORK; GENERAL NOTES; H.C. CLEARANCES & DETAILS
T-200	GENERAL NOTES; ABBREVIATIONS
T-300	SITE PLAN; PARKING REQUIREMENTS
A-100	FIRST FLOOR PROPOSED PLAN; LEGEND AND NOTES
A-101	OCCUPANCY AND EGRESS PLAN; LEGEND AND NOTES; CODE CALCULATIONS
A-400	PROPOSED EXTERIOR ELEVATIONS

ENERGY CONSERVATION CODE NYS:

BUILDING ENVELOPE: PROPOSED STOREFRONT
INTERIOR LIGHTING: PROPOSED LIGHTING TO BE FILED AFTER ZONING REVIEW
MECHANICAL SYSTEMS: PROPOSED ALTERATIONS TO BE FILED AFTER ZONING REVIEW

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE OF NEW YORK STATE.

SCOPE OF WORK

-PROPOSED ANIMAL HOSPITAL TENANT FIT-OUT IN EXISTING VACANT TENANT SPACE.
-PROPOSED ACCESSIBLE RESTROOMS.
-CHANGE OF OCCUPANCY.

CODE COMPLIANCE NOTES

EXISTING BUILDING USE:
STORAGE 'S-1' — STORAGE
MODERATE-HAZARD
MOTOR VEHICLE REPAIR GARAGE

PROPOSED BUILDING USE:
BUSINESS 'B' — BUSINESS
ANIMAL HOSPITAL

PROPOSED ALTERATION LEVEL: — ALTERATION
TYPE LEVEL 3

CONSTRUCTION CLASSIFICATION TYPE: — IIB

TOTAL OCCUPANT LOAD: — 15 OCCUPANTS
(SEE CALCULATIONS ON SHEET A-101)

AUTOMATIC SPRINKLER SYSTEM
REQUIRED - NO
PROVIDED - NO

FIRE ALARM SYSTEM
REQUIRED - YES
PROVIDED - YES

DRINKING FOUNTAINS
REQUIRED - YES
PROVIDED - YES

HANDICAP ACCESSIBLE - YES

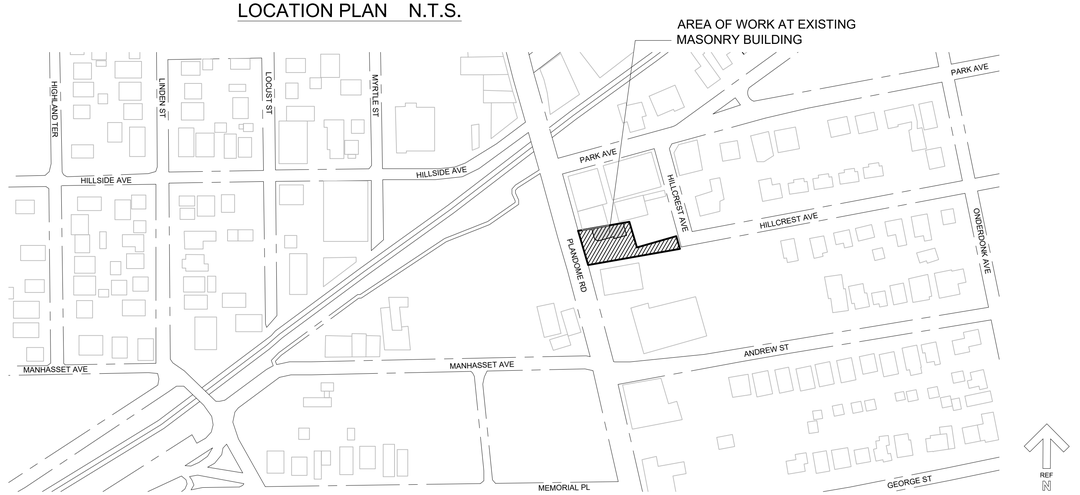
PARKING CALCULATIONS
PREVIOUSLY REQUIRED PARKING CALCULATIONS
AUTO BODY SHOP (300 SQ. FT. OF FLOOR AREA)
FIRST FLOOR GROSS FLOOR AREA = 2,082.37 SQ. FT.
= 2,082.37 / 300 = 6.94
TOTAL **= 7 PARKING SPACES PREVIOUSLY REQUIRED**

MEDICAL OFFICES (150 SQ. FT. OF FLOOR AREA IN EXCESS OF 1,000 SQ. FT.)
FIRST FLOOR GROSS FLOOR AREA = 2,082.37 - 1,000
= 1,082.37
= 1,082.37 / 150 = 7.22
= 8 SPACES REQUIRED

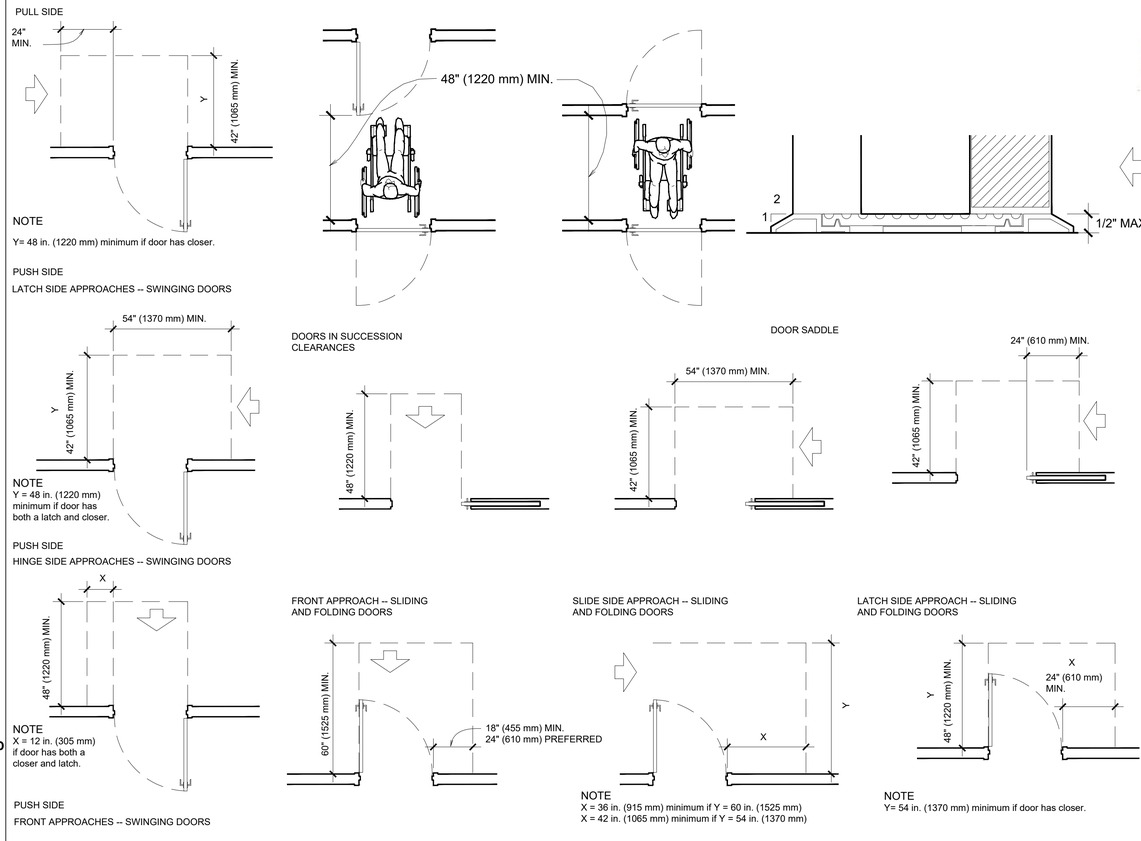
TOTAL PARKING SPACES REQUIRED = 8 PARKING SPACES
TOTAL ACCESSIBLE SPACES REQUIRED = 1 ACCESSIBLE PARKING SPACE
(AS PER I.B.C. TABLE 1106.1)
TOTAL PARKING SPACES PROVIDED = **14 SPACES PROVIDED**

LOADING AREA (ALL OTHER BUSINESSES) 1/40,000 SQ. FT.
(10' WIDE x25' DEEP x 15' HIGH) = 1 LOADING AREA REQUIRED
= 1 LOADING AREA PROVIDED

LOCATION PLAN N.T.S.



H.C. CLEARANCES AND DETAILS :



Architects seal:

N2 DESIGN+ARCHITECTURE, P.C.

315 Main Street 2nd Floor
Port Washington, NY 11050
Office:516 883-4907 Fax:516 883-4909

Project Title:
TOWN ANIMAL HOSPITAL OF MANHASSET

260 PLANDOME ROAD
MANHASSET, NY 11030

SECTION 3 BLOCK 79 LOT 1

Drawing Title:
ZONING INFORMATION; LIST OF SHEETS; PLOT PLAN; N.Y.S. FIRE PREVENTION CODE; N.Y.S. ENERGY CONSERVATION CODE; SCOPE OF WORK; GENERAL NOTES; H.C. CLEARANCES & DETAILS

Job No.: 821.00
Scale: AS NOTED
By: DG
Date: JULY 23, 2024

Drawing Number: T-100

These plans are an instrument of service and are the property of the Architect. Any infringements will be prosecuted.

GENERAL NOTES :

A. GENERAL NOTES

1. APPLICABLE CODES, ORDINANCES, AND REGULATIONS

a. All work shall comply with the rules, local laws, and regulations of the city, state and federal government agencies having jurisdiction.

b. All work shall comply with all ADA accessibility requirements as directed by federal laws and New York State Building Codes.

2. FILING

a. All Architectural and Engineering plans shall be Filed with the City of Long Beach Building Department (CoLB) by the Owner or the OWNERs Expediter. The General Contractor shall obtain all applicable Alteration Type I, II, or III Permits from the CoLB Building Dept. The General Contractor shall also obtain all inspections and sign-offs as required by the CoLB Building Dept. to include, but not limited to:

1) Inspections and sign-offs required for all work, including structural, mechanical, equipment use permits, etc.

2) Electrical and Mechanical Certificates issued as req'd by local and state agencies
a. Department of Environmental Protection.
b. Any other agencies having jurisdiction.

b. Copies of all Certificates of Approval and all Permits must be submitted to the Building Management Office prior to the commencement of work.

c. General Contractor shall be responsible for all inspection costs and fees, including any controlled inspections required for project.

3. CONTRACTOR'S INSURANCE

a. General Contractor and/or sub-contractors shall furnish to the owner Certificate of Workmen's Compensation Insurance, Certificate of Compliance with N.Y.S. Disability Benefits Law, and Certificate of Comprehensive Liability and Property Damage Insurance on an occurrence basis, issued by an insurance carrier approved by owner; covering all labor employed in the execution of the alteration, including those employed by all sub-contractors, in the following minimum limits:

4. SCHEDULING OF WORK

a. Not used.

b. The General Contractor shall indicate to the landlord the proposed dates and hours during which the alteration shall be performed.

c. General Contractor shall comply with rules of the building and the permitted methods of handling materials, equipment and debris.

d. The General Contractor shall provide on-site field supervision as required to coordinate all trades, insure the professional completion of all work, and to maintain the construction schedule. General Contractor shall keep complete, current field sets of all N2 Design+Architecture and Mechanical Engineer's drawings on site for reference. General Contractor shall schedule site meetings with all trades on a weekly basis, or as required to maintain project coordination and progress.

5. PROTECTION

a. The General Contractor shall provide protection for all access areas to reduce possibility of damage. Contractor shall be responsible for public corridors, elevators, lobbies, etc. that are used by him, and shall repair any damage which occurs as a result of his work.

b. The General Contractor shall protect all existing A/C vents and convectors to prevent dust and debris from entering building mechanical system.

6. CLEANING UP

The General Contractor shall keep the premises free from the accumulation of waste materials and rubbish and shall regularly remove debris. Premises are to be left broom clean at the end of each day. General Contractor shall remove any debris resulting from carpet or flooring installation by others.

7. EXISTING CONDITIONS

a. The Contractor shall inform himself of the conditions under which the work is to be performed, the obstacles which may be encountered, and all other related matters concerning the contracted work. Where existing conditions conflict with the drawings or specifications, Contractor shall advise N2 Design+Architecture and review condition before starting construction.

b. N2 Design+Architecture and the Mechanical Engineer reserve the right to adjust plans and specifications to meet structural, mechanical and architectural field conditions that may emerge during partition layout and construction phases.

8. MECHANICAL CAPACITIES

Verification of existing capacities in relationship to the OWNER needs is the responsibility of the Mechanical Engineer. In the absence of engineering drawings, this responsibility shall become General Contractor's. The submission of the General Contractor's proposal shall be deemed to indicate positive confirmation of the adequacy and availability of the building mechanical and electrical services required for the project.

9. SUPPLY & INSTALLATION OF EQUIPMENT

Except where specifically noted 'By Others' or 'Not in Contract', the General Contractor shall be responsible for the supply and installation of all equipment, fixtures, and devices as indicated.

10. OWNER'S VERIFICATION OF AS-BUILT CONDITIONS

All dimensions and room sizes for furniture, equipment, carpet fitting and layout must be verified against final as-built conditions and not scaled from plans or taken from plan dimensions.

11. CLIENT CONTACT

Company: TOWN AH MANAGEMENT, LLC

Address: 4 WOODFIELD LANE
GLEN HEAD, NY 11545

Attention: MELISSA EISBRUCK

Email: MELISSAEISBRUCK@GMAIL.COM

12. CONTRACTOR'S PROPOSAL OF COST

a. The General Contractor's proposal shall indicate a total project cost and a cost breakdown for all applicable trades as follows:

1) Supervision, Cleaning & Protection	13) Mill & Cabinetwork
2) Demolition	14) Paint & Wallcovering
3) Drywall	15) Ceramic & Marble Tile
4) Hardware	16) VCT & Base
5) Hollow Metal	17) Carpet
6) Glass	18) New Stairs
7) Rough Carpentry	19) Structural Work
8) Electric	20) Asbestos Abatement
9) HVAC	21) Equipment & Fixtures
10) Plumbing	22) Filing & Permits
11) Plaster Work	23) Other
12) Lath & Acoustic Ceiling	24) Overhead & Profit

b. General Contractor shall advise N2 Design+Architecture of any requested exclusions prior to submission of project costs, and shall clearly indicate any such exclusions in final proposal. Contractor shall also clearly indicate any proposed substitutions to the project, describe the change and itemize any additional cost or credit.

c. General Contractor's proposal must be reviewed by N2 Design+Architecture and approved by OWNER prior to commencement of work.

13. CHANGE ORDERS

General Contractor shall promptly submit separate Change Orders for any addition to or reduction of contracted work. All Change Orders must be reviewed by N2 Design+Architecture and approved by OWNER before Contractor proceeds with work.

B. DRAWINGS & PROCEDURES

1. OWNERSHIP OF DRAWINGS

All drawings and specifications are the property of N2 Design +Architecture and the use of thereof is authorized only for the project specified. No plan, design or idea indicated on these drawings may be issued for any other purpose without the written consent of N2 Design+Architecture.

2. DRAWINGS & INSTRUCTIONS

All work is to be performed by the General Contractor unless otherwise noted. Should the General Contractor find any discrepancies, omissions, ambiguities or conflicts in any of the construction drawings, or be in any doubt as to their meaning, he must bring such questions to the attention of N2 Design+Architecture before the start of construction.

3. DIMENSIONS & LAYOUT

a. All dimensions are to the finished face of partitions and door openings, unless otherwise noted. Written dimensions take precedence over scaled dimensions.

b. Contractor shall advise N2 Design+Architecture when floor channels for drywall partitions have been set, and layout shall be approved for conformance to design before Contractor shall proceed with partiton construction.

4. SHOP DRAWINGS

a. The Contractor shall field check all conditions and submit (3) copies of all shop drawings and schedules required for work of various trades. All shop drawings shall be reviewed and approved by General Contractor prior to their issue, and all such reviews shall be performed with reasonable promptness. All shop drawing and schedule reviews by N2 Design+Architecture are for conformance to the contract documents only.

b. The Contractor shall make any corrections indicated by N2 Design+Architecture; resubmit (3) corrected copies of each drawing, and distribute approved field copies as required. N2 Design +Architecture's approval of such drawings or schedules shall not relieve the Contractor from responsibility for deviation from drawings or specifications unless written approval for such deviation has been made by N2 Design+Architecture. Contractor shall have final responsibility for any errors or omissions in shop drawings, schedules, and actual construction.

5. MECHANICAL FABRICATION DRAWINGS

All fabrication drawings prepared by Mechanical Contractor are to be submitted to Mechanical Engineer and N2 Design +Architecture for approval before proceeding with work. N2 Design +Architecture approval is for conformance to design layout only. All HVAC work shall be in accordance with the N.Y.S. Building Code and the National Association of Fire Underwriters requirements.

C. GENERAL SPECIFICATIONS

1. DEMOLITION

The General Contractor shall obtain and adhere to all Building Owner's requirements for demolition and construction methods and materials.

a. All demolition shall be done with reasonable care so as to prevent damage to adjacent areas and any construction to remain. Contractor shall provide all protective materials required by his work.

b. All items designated on plans to remain or to be removed and saved for reuse, but lost or damaged during any phase of the project, shall be replaced by items of equal quality and appearance by the General Contractor at no cost to the Owner or N2 Design+Architecture. Any such replacement work must be approved by N2 Design+Architecture prior to fabrication and installation.

c. Scope of work to include the removal of existing interior partitions, ceilings, lighting fixtures, flooring materials, etc., and all related and obsolete telephone and electrical work, wiring conduits, pipes, ducts, etc. unless otherwise indicated on drawings.

d. Contractor shall remove all existing carpet, padding, and tack strips. Contractor shall remove all existing resilient flooring where loose, damaged, or otherwise required to obtain satisfactory sub-surface for new flooring.

2. EXISTING CONSTRUCTION

a. The General Contractor shall patch and repair all existing plaster and drywall surfaces as required. Plaster patching is to be plumb with existing and new partitions and construction. Surface patching and repair shall include existing partitions, columns, and building core and perimeter walls as required.

b. Where existing partition outside corners are damaged, G.C. shall apply new corner beads; tape, spackle and polish smooth.

c. All existing partitions, perimeter walls, columns or other existing surfaces not repairable to a smooth finish shall be reconstructed and/or laminated with gypsum board as required.

3. DRYWALL PARTITIONS

a. General Contractor shall tape and spackle all drywall partitions with a minimum of (2) coats of spackling compound and polish smooth. Taping work shall be a minimum of three steps:
1) Filler coat to be embed tape or corner bead.
2) Second coat to cover tape, level out to final elevation and feather to surface of drywall.
3) Polish coat to fill all small holes and ridges and to bring surface of taped joint to a hard, smooth finish.

b. General Contractor shall be responsible for supplying and installing all access doors in walls and ceiling as required throughout the space. Access doors shall be steel, flush type with spackle flange, painted to match wall or ceiling finish. Access doors shall be fire-rated type where required.

c. Walls shown to 'Align' shall be finished flush with existing and/or new construction. Where existing construction does not permit smooth alignment with new partition, Contractor shall laminate existing surfaces as required to achieve alignment.

4. PERIPHERAL CONDITIONS & SOUND BAFFLES

Where partitions overlap peripheral A/C enclosures and abut window mullions or exterior construction, the General Contractor shall install sound insulation baffles in the A/C enclosures. Partitions over convectors to window mullions must not prevent window and convector operations or access.

5. DOORS & HARDWARE

a. Contractor shall submit (3) sets of door shop drawings and hardware schedules to N2 Design+Architecture, showing each type of door, buck and hardware for approval before fabrication.

b. All hollow metal doors shall be 1-3/4" thick and shall be constructed of 18 gauge cold rolled steel with baked shop prime finish. Hollow metal bucks shall be constructed of 16 gauge cold rolled steel with baked shop prime finish, and punched for silencers. Rated bucks shall be welded type; rated doors and bucks shall be labeled accordingly.

c. All new wood doors and trim to be finished to match existing wood veneer doors with OWNER'S APPROVED finishes. Contractor shall supply two (2) samples of each

d. Doors to be located typically 6" from nearest corner of room to daylight of buck, unless otherwise noted.

e. All doors to receive steel ball-bearing butt hinges. Paint grade doors to receive paint grade hinges; hinges for finish grade doors to match specified hardware. Full height doors to receive (2) pair hinges; 7'-0" doors to receive (1-1/2) pair. Unless otherwise noted, all doors to have floor mounted dome stops and frame mounted silencers. Floor mounted stops shall be appropriate height for slab conditions and flooring materials.

f. All door hardware to be keyed to OWNER's key schedule and building master requirements.

g. Existing wood doors and trim that are being reused shall be refinished, as required, for acceptable finish.

h. All new glass doors and some existing doors hardware to be "Polish chrome pulls, pivots, hinges, levers, etc.

6. PLUMBING

a. Unless otherwise noted, Contractor shall supply and install all plumbing items, including roughing and hook-up.

b. Contractor shall submit (3) sets of piping fabrication drawings to N2 Design+Architecture and Mechanical Engineer for approval.

c. All existing plumbing fixtures are to be cleaned and put in good working order. Contractor shall replace or repair all defective plumbing fixtures and piping as required.

d. New FIXTURES to be picked by owner. Hardware to T.B.D. if applicable.

7. CEILINGS

a. Unless otherwise noted, Contractor shall provide and install new suspended type acoustical ceilings where indicated on Reflected Ceiling Plan. Contractor shall be responsible for repairs to all existing ceilings that must be accessed during construction.

b. Contractor shall preserve and protect all existing ceilings where noted to remain. Contractor shall replace or repair any ceiling which is damaged or altered during construction and shall paint all existing ceilings as specified on the Finish Plan.

c. Locations of any ceiling field breaks not indicated on Reflected Ceiling Plan must be approved by N2 Design+Architecture.

8. ELECTRIC & TELEPHONE

a. Unless otherwise specified, all outlet plates to be Leviton Decora white. All convenience receptacles shall be white; separate circuit receptacles shall be gray. All convenience plates shall br Lutron Claro white, separate circuit plates shall be Lutron Claro gray.

b. All outlets to be 15" above finished floor to center line or as noted. Outlets to be oriented vertically unless otherwise noted. Cutouts in drywall shall be clean; any overcuts shall be filled and smooth. Outlets above 24" AFF shall be mounted horizontally unless otherwise noted.

c. Contractor shall check all existing and reused electrical outlets and put in good working order.

d. General Contractor shall install fire-rated plywood plywood backboards as required for OWNER's telephone equipment installation. Coordinate with owner.

9. LIGHTING

a. Unless otherwise specified, all switch plates to be Lutron Claro white; all switches to be Lutron Diva white.

b. All switches to be 48" above finished floor to center line or as noted, and typically 6" from adjacent door buck. All switches shall be quiet type and vertically oriented.

c. Grouped switches must be ganged in single junction box behind single switch plate.

d. All switches and plates must be set flush and exactly plumb. Cutouts in drywall must be clean; any overcuts shall be filled and smooth.

e. Contractor is responsible for providing electrical power to all light fixtures specified. Contractor shall provide adequate temporary power and lighting as required throughout construction.

f. Unless otherwise specified, all dimmers to be Lutron Diva white; all dimmer plates to be Lutron Diva white.

10. EXIT & EMERGENCY DEVICES

a. The General Contractor shall supply and install all exit and emergency lights and devices as required by all New York State Building Codes.

b. The General Contractor shall supply and install all fire detection and emergency devices as required by construction layout, owner's specifications, and NEW YORK STATE Building Code. Contractor shall preserve all existing fire alarm devices and reinstall any devices as required.

c. General Contractor shall include and contract for the final connections and programming of all emergency devices. Final connections shall be made by building approved installer or under their supervision.

11. HVAC

a. The General Contractor shall install the HVAC system in accordance with Mechanical Engineer's drawings and specifications. This system as designed shall be capable of maintaining, within tolerances normal in first class office building density factors, interior space conditions of 78 degrees F. dry bulb and 50% relative humidity with outside conditions of 95 degrees F. dry bulb and 75% wet bulb. Heating to be provided during normal heating period, maintaining an inside temperature of 70 degrees F. All rooms shall be ventilated per applicable code requirements. Contractor shall install all fire dampers as required.

b. In the absence of Mechanical Engineering drawings, Contractor shall re-engineer the existing HVAC system to conform to the partition and functional layout as indicated on N2 Design+Architecture construction plans. System shall provide adequate heating, ventilation, and cooling for all rooms and areas, and perform within tolerances specified above. Contractor shall provide all ductwork, diffusers, returns, controls, electrical service, fire dampers, piping, equipment, etc. as required by the alteration.

c. The General Contractor shall coordinate the HVAC work and the installation of the ductwork system with N2 Design +Architecture Reflected Ceiling Plan. As directed by the Mechanical Engineer, the General Contractor shall make all adjustments to the existing and new ductwork as required to conform with Reflected Ceiling Plan. Demolition plan to be approved prior to commencement of work.

d. All diffusers and return air grilles to be white baked enamel, and installed centered on the acoustical ceiling tiles.

e. HVAC engineering and ductwork shop drawings shall be submitted to N2 Design+Architecture and Mechanical Engineer for review and approval. N2 Design+Architecture review is for conformance to architectural layout only.

f. Upon completion of the HVAC installation, General Contractor shall balance the entire mechanical system, including both new and existing work. General Contractor shall provide an independent Balancing Contractor to inspect and balance system, and all additional labor and materials required. Contractor shall submit Balancing Report on standard forms no more than (10) days after completion of HVAC installation.

12. SPRINKLERS (NOT APPLICABLE)

13. FIRE-RETARDANT WOOD

All wood shall be approved fire-retardant types as permitted and/of required by NEW YORK STATE Building Code and installed only in non-rated and non-structural construction.

14. WOODWORK

Millwork shop drawings are to be provided in triplicate to the architect for approval prior to fabrication

15. FLOORING

Scope of work to include the preparation of existing sub-floor to receive either carpeting or hard flooring. This includes removal of existing flooring, flash-patching and leveling, and wet mopping for final clean up before new flooring is installed. Contractor to install resilient flooring and base as specified.

16. PAINTING

a. Unless otherwise noted, scope of work to include the painting of all OWNER areas within the demised premises, including closets, convectors and service areas. All new partitions shall receive a minimum of three coats: U.O.N one coat primer / sealer and two coats finish paint. All existing construction shall be painted with a minimum of two coats, with additional coats if required for proper coverage.

b. Painting to be colors and finishes selected by N2 Design +Architecture and as shown on Finish Plan. Before starting finish work, Contractor shall provide paint samples of all colors specified on the prepared partitions within the project space. Each color sample shall be a minimum of (9) sq. ft., and must be viewed and approved after the permanent lighting fixtures and lamps are installed.

c. Contractor shall provide OWNER with two sealed, labeled gallons of each paint color specified for their future use.

17. WALLCOVERING (NOT APPLICABLE)

18. FINISHING INFORMATION

Additional finishing schedules and specifications for painting, flooring, base, etc. are detailed on a separate Finish Plan

19. WINDOW TREATMENTS

Unless otherwise noted, General Contractor shall remove, store, clean and reinstall all existing window treatments and related hardware. Existing drapery pockets shall remain; Contractor shall repair pockets as req'd. General Contractor shall replace any damaged or defective units.

20. SUBSTITUTIONS & CHANGES

General Contractor shall submit (3) sets of specifications for any requested alternate items to N2 Design+Architecture for review and approval before proceeding with change. No Contractor shall make any substitutions or changes to project without the prior approval of N2 Design+Architecture in writing.

ABBREVIATIONS :

ACT	ACOUSTICAL CEILING TILE	MFG	MANIFACTURER(ED)
AC	AIR CONDITIONING	MAS	MASONRY
ADJ	ADJACENT	MO	MASONRY OPENING
AFF	ABOVE FINISHED FLOOR	MAX	MAXIMUM
AHU	AIR HANDLING UNIT	MECH	MECHANIC(AL)
ALT	ALTERNATE	MTL	METAL
AL	ALUMINUM	MT	METAL THRESHOLD
APPROX	APPROXIMATE	MIN	MINIMUM
		MIR	MIRROR
B.O.C.	BOTTOM OF CURB	MISC	MISCELLANEOUS
BSMT	BASEMENT		
BLDG	BUILDING	NOM	NOMINAL
BW	BOTH WAYS	NIC	NOT IN CONTRACT
BOT	BOTTOM	NTS	NOT TO SCALE
B.O.F.	BOTTOM OF FOOTING		
BUR	BUILT UP ROOFING	OC	ON CENTER(S)
		OPG	OPENING
CPT	CARPET(ED)	OPP	OPPOSITE
CB	CATCH BASIN	OD	OUTER DIAMETER
CO	CLEAN OUT	OA	OVERALL
CT	CERAMIC TILE	OH	OVERHEAD
CONC	CONCRETE		
CMU	CONCRETE MASONRY UNIT	PTD	PAINT(ED)
CONST	CONSTRUCTION	PLAS	PLASTER
CONT	CONTINUOUS/CONTINUE	P.LAM	PLASTIC LAMINATE
CONTR	CONTRACTOR	PL	PLATE
CRS	COURSE(S)	PLY	PLYWOOD
		PSF	POUNDS PER SQUARE FOOT
DEMO	DEMOLISH/DEMOLITION	PSI	POUNDS PER SQUARE INCH
DTL	DETAIL	PCC	PRE-CAST CONCRETE
DIM	DIMENSION		
DWG	DRAWING	QT	QUARRY TILE
		QTY	QUANTITY
ELEC	ELECTRIC(AL)		
E	ELECTRICAL LINE	RAD	RADIUS
EWC	ELECTRIC WATER COOLER	REV	REVISION(S)/REVISED
EL	ELEVATION(HEIGHT)	ROW	RIGHT OF WAY
ELEV	ELEVATOR	R	RISER
EQ	EQUAL	RO	ROUGH OPENING
EXIST	EXISTING	RD	ROOF DRAIN
EXP	EXPOSED		
EXT	EXTERIOR	SIM	SIMILAR
		SPEC	SPECIFICATION(S)
FIN	FINISH(ED)	SQ	SQUARE
FE	FIRE EXTINGUISHER	SS	STAINLESS STEEL
FEC	FIRE EXTINGUISHER CABINET	STD	STANDARD
FD	FLOOR DRAIN	STL	STEEL
FTG	FOOTING	STOR	STORAGE
FND	FOUNDATION	STRUC	STRUCTURAL
FL	FLOOR(ING)	SUSP	SUSPENDED
GA	GAGE/GAUGE	TEL	TELEPHONE
GALV	GALVANIZED	THK	THICK(NESS)
GC	GENERAL CONTRACTOR	TPD	TOILET PAPER DISPENSER
GL	GLASS/GLAZING	T	TREAD
GPDW	GYPSUM DRYWALL	TYP	TYPICAL
		T.O.B.	TOP OF BEARING
HDCP	HANDICAP(ED)	T.O.CONC.	TOP OF CONCRETE
HWD	HARDWOOD	T.O.F.	TOP OF FOOTING
HDWR	HARDWARE (DOOR)	T.O.	TOP OF
HVAC	HEATING, VENTILATING, AIR CONDITIONING	T.O.P.	TOP OF PIER
		T.O.S.	TOP OF STEEL
HGT	HEIGHT	T.O.STUD	TOP OF STUD
HM	HOLLOW METAL		
HORZ	HORIZONTAL	U.O.N.	UNLESS OTHERWISE NOTED
HP	HIGHPOINT		
		VBR	VAPOR BARRIER
ID	INSIDE DIAMETER	VERT	VERTICAL
INS	INSULATE(ED) (ION)	VAT	VINYL ASBESTOS TILE
INT	INTERIOR	VB	VINYL BASE
INV	INVERT	VCT	VINYL COMPOSITE TILE
JT	JOINT	WC	WATER CLOSET
		WP	WATERPROOFING
KIT	KITCHEN	WWF	WELDED WIRE FABRIC
		W/	WITH
LL	LIVE LOAD	W/O	WITHOUT
		WD	WOOD
		WP	WORK POINT

Date	Issue
06/05/2024	- ISSUED FOR REVIEW

Architects seal:

N2 DESIGN+ARCHITECTURE, P.C.

315 Main Street 2nd Floor
Port Washington, NY 11050
Office:516 883-4907 Fax:516 883-4909

Project Title:
TOWN ANIMAL HOSPITAL OF MANHASSET

260 PLANDOME ROAD
MANHASSET, NY 11030

SECTION 3 BLOCK 79 LOT 1

Drawing Title:
GENERAL NOTES & ABBREVIATIONS

Job No.: 821.00
Scale: AS_NOTED
By: DG
Date: JULY 23, 2024

Drawing Number:
T-200

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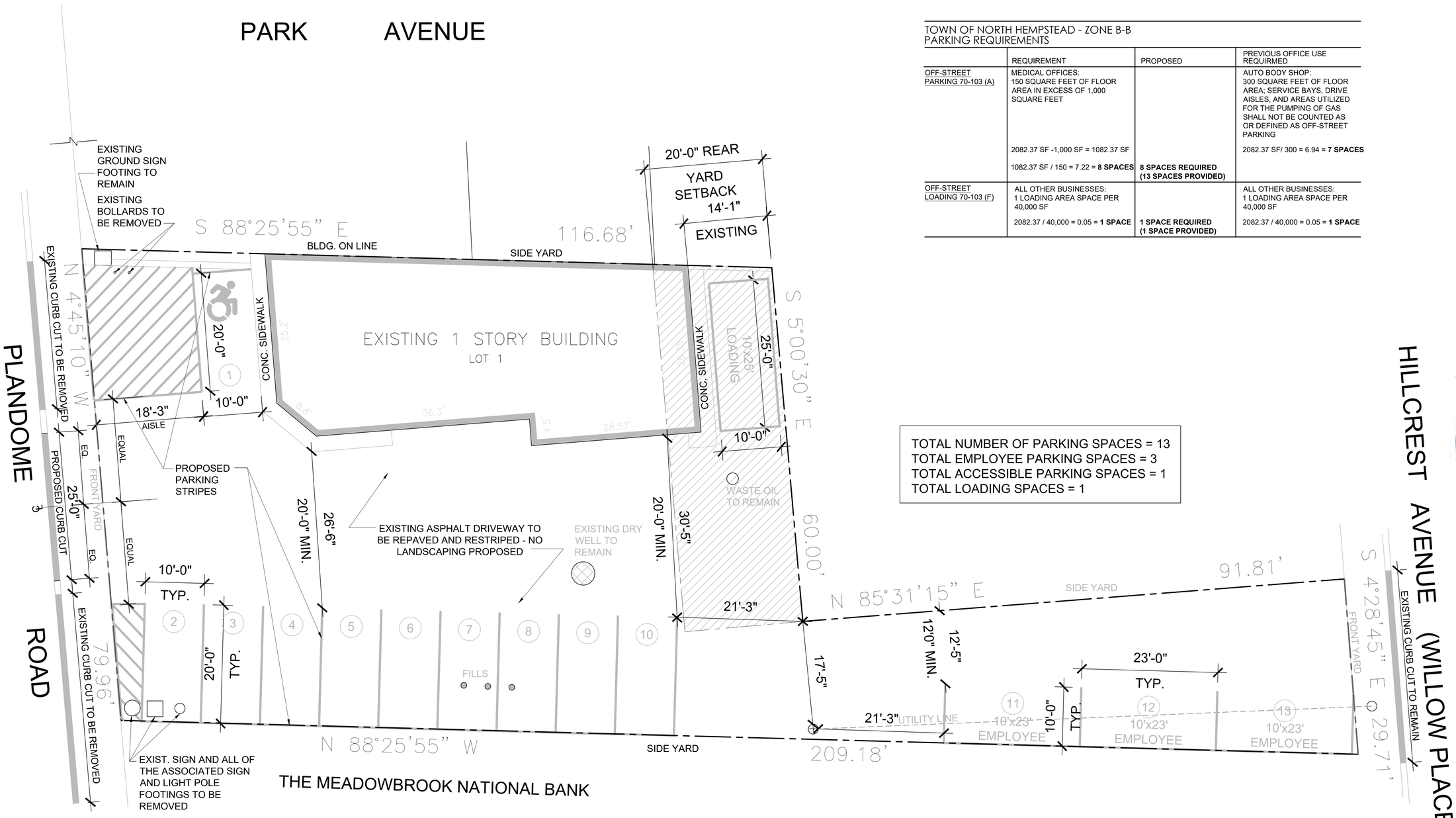

TOWN OF NORTH HEMPSTEAD - ZONE B-B
PARKING REQUIREMENTS

	REQUIREMENT	PROPOSED	PREVIOUS OFFICE USE REQUIRMED
OFF-STREET PARKING 70-103 (A)	MEDICAL OFFICES: 150 SQUARE FEET OF FLOOR AREA IN EXCESS OF 1,000 SQUARE FEET		AUTO BODY SHOP: 300 SQUARE FEET OF FLOOR AREA; SERVICE BAYS, DRIVE AISLES, AND AREAS UTILIZED FOR THE PUMPING OF GAS SHALL NOT BE COUNTED AS OR DEFINED AS OFF-STREET PARKING
	2082.37 SF -1,000 SF = 1082.37 SF		2082.37 SF/ 300 = 6.94 = **7 SPACES**
	1082.37 SF / 150 = 7.22 = **8 SPACES**	**8 SPACES REQUIRED (13 SPACES PROVIDED)**	
OFF-STREET LOADING 70-103 (F)	ALL OTHER BUSINESSES: 1 LOADING AREA SPACE PER 40,000 SF		ALL OTHER BUSINESSES: 1 LOADING AREA SPACE PER 40,000 SF
	2082.37 / 40,000 = 0.05 = **1 SPACE**	**1 SPACE REQUIRED (1 SPACE PROVIDED)**	2082.37 / 40,000 = 0.05 = **1 SPACE**

TOTAL NUMBER OF PARKING SPACES = 13
TOTAL EMPLOYEE PARKING SPACES = 3
TOTAL ACCESSIBLE PARKING SPACES = 1
TOTAL LOADING SPACES = 1

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

REF N

Date	Issue
06/05/2024	- ISSUED FOR REVIEW

Architects seal:

REGISTERED ARCHITECT FRANK GENESE 024100 STATE OF NEW YORK

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Project Title:
TOWN ANIMAL HOSPITAL OF MANHASSET

260 PLANDOME ROAD
MANHASSET, NY 11030

SECTION 3 BLOCK 79 LOT 1

Drawing Title:
SITE PLAN; PARKING REQUIREMENTS

Job No.: 821.00
Scale: AS NOTED
By: DG
Date: JULY 23, 2024

Drawing Number:
T-300

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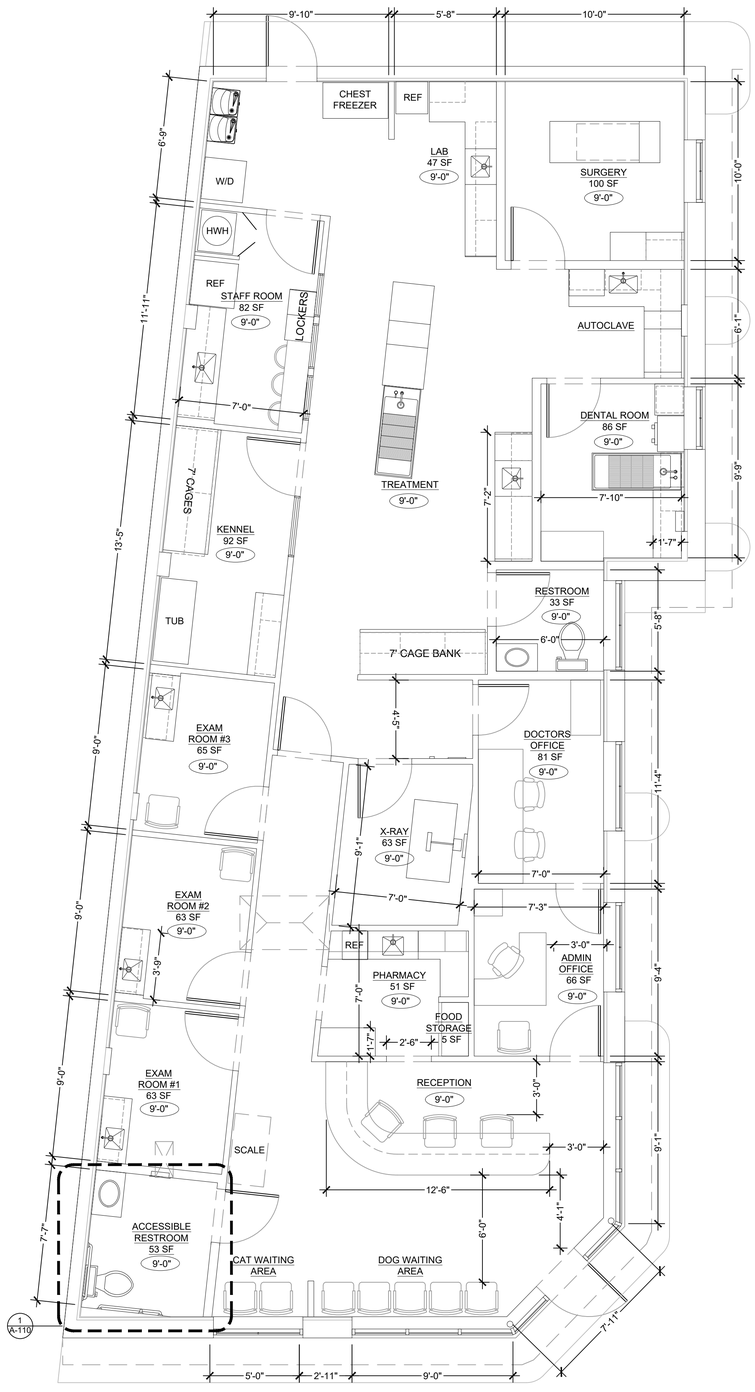

1 PROPOSED PLAN
FIRST FLOOR SCALE: 1/4"=1'-0"

CONSTRUCTION LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- LEAD LINED WALL
- NEW DOOR
- X'-X" — CEILING HEIGHT TO UNDERSIDE OF FINISHED CEILING U.O.N.

NOTES:
- CONTRACTOR TO VERIFY IN FIELD ALL DIMENSIONS
- CONTRACTOR TO REPAIR ANY DAMAGED SURFACES AND FINISHES AS RESULTING FROM DEMOLITION
- CONTRACTOR TO NOTIFY ARCHITECT FOR ANY AND ALL DISCREPANCIES
- ALL EXISTING WINDOWS TO REMAIN UNLESS OTHERWISE NOTED
- 5/8" TYPE 'X' GYPSUM BOARD THROUGHOUT UNLESS OTHERWISE NOTED
- FINISHES TO HAVE A FLAME SPREAD INDEX OF CLASS A
- CONTRACTOR TO REFERENCE REFLECTED CEILING PLAN FOR NEW ELECTRICAL FIXTURE, OUTLET AND SWITCH LOCATIONS

Date	Issue
06/05/2024	- ISSUED FOR REVIEW

Architects seal:

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Drawing Title:
FIRST FLOOR PROPOSED PLAN; LEGEND AND NOTES

Job No.: 821.00
Scale: AS NOTED
By: DG
Date: JULY 23, 2024

Drawing Number: A-100

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1 OCCUPANCY AND EGRESS PLAN
FIRST FLOOR SCALE: 1/4"=1'-0"

2020 NYS CODE
CODE COMPLIANCE CALCULATION

	REQUIREMENT	PROPOSED
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT 1004		
GROUND FLOOR:		
BUSINESS	150 SQ. FT GROSS	1538.3 SQ. FT. / 150 SQ. FT. = 10.25 = 11 OCCUPANTS
ASSEMBLY - CONCENTRATED SEATING	7 SQ. FT. NET	26.4 SQ. FT. / 7 SQ. FT. = 3.77 = 4 OCCUPANTS
		TOTAL OCCUPANCY = 15 OCCUPANTS
MINIMUM EGRESS WIDTH AND NUMBER 1005 & 1006	1 MEANS OF EGRESS REQUIRED FOR BUSINESS USE WITH MAX. OCCUPANT LOAD OF 49	
	DOORS: 0.2" PER OCCUPANT *STAIRS: 0.3" PER OCCUPANT*	
	MAIN ENTRY: 36" DOOR / 0.2 = 180 OCC. LOAD	A TOTAL BUILDING OCCUPANTS PROPOSED LOAD 15 < 180 (THEREFORE OK)
	BACK ENTRY: 34" DOOR / 0.2 = 170 OCC. LOAD	B FIRST FLOOR OCCUPANTS PROPOSED LOAD 15 < 170 (THEREFORE OK)
TRAVEL DISTANCE GROUP B	100' MAX. WITHOUT SPRINKLER IF OCC LOAD < 30	LONGEST PATH OF EGRESS TRAVEL = 76'-11" (OK)

2020 NYS PLUMBING CODE
CODE COMPLIANCE CALCULATION

	REQUIREMENT	PROPOSED
MINIMUM PLUMBING FACILITIES 403.1 BUSINESS "GROUP B"	TOTAL OCCUPANT LOAD = 15 OCCUPANTS	
WATER CLOSETS: 1 PER 25 FOR FIRST 50 OCC. (BY GENDER)	1 MALE 1 FEMALE	2 TOTAL[2]
LAVATORIES: 1 PER 40 FOR FIRST 80 OCC. (BY GENDER)	1 MALE 1 FEMALE	2 TOTAL[2]
BATHTUBS/SHOWERS: NOT REQUIRED	N/A	0
DRINKING FOUNTAIN: 1 PER 100 OCC.	1	1[3]
OTHER:	N/A	0[4]

1. PROPOSED FACILITY OR FIXTURE MEETS THE ACCESSIBILITY REQUIREMENTS OUTLINED IN CHAPTER 305-306 AND CHAPTER 6 OF THE NYS ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES CODE
2. SINGLE-USER TOILET AND BATHING ROOMS PROVIDED IN ACCORDANCE WITH SECTION 403.1.2 SHALL BE DESIGNATED AS GENDER NEUTRAL (SECTION 403.2 - EXCEPTION 5)
3. WHERE DRINKING FOUNTAINS ARE REQUIRED, NOT FEWER THAN TWO DRINKING FOUNTAINS SHALL BE PROVIDED.
ONE DRINKING FOUNTAIN SHALL COMPLY WITH THE REQUIREMENTS FOR PEOPLE WHO USE A WHEELCHAIR AND
ONE DRINKING FOUNTAIN SHALL COMPLY WITH THE REQUIREMENTS FOR STANDING PERSONS (SECTION 410.3)
4.FOR BUSINESS AND MERCANTILE OCCUPANCIES WITH AN OCCUPANT LOAD OF 15 OR FEWER, SERVICE SINKS SHALL NOT BE REQUIRED. (SECTION PC 403, TABLE 403.1)

EGRESS LEGEND

- PATH OF EGRESS
- BUSINESS AREA (150 SQ. FT. GROSS)
- CONCENTRATED CHAIRS (7 SQ. FT. NET)
- PATH OF EGRESS
- COMMON PATH OF EGRESS 100'-0" MAX. (WITHOUT SPIRNKLERS)
- CLEAR FLOOR AREA 48" X 30" CLEAR
- 5'-0" TURNING RADIUS
- EDGE LIT LED EXIT SIGN -SHADED QUADRANT INDICATES ILLUMINATION -ARROW INDICATES DIRECTION OF TRAVEL
- WALL MOUNTED EMERGENCY LIGHTING -90 MINUTES OF UNINTERRUPTED CONTINOUS POWER

Date	Issue
06/05/2024	- ISSUED FOR REVIEW

Architects seal:

REGISTERED ARCHITECT FRANK GENESE 024100 STATE OF NEW YORK

N2 DESIGN+ARCHITECTURE, P.C.

315 Main Street 2nd Floor
Port Washington, NY 11050
Office:516 883-4907 Fax:516 883-4909

Project Title:
TOWN ANIMAL HOSPITAL OF MANHASSET

260 PLANDOME ROAD
MANHASSET, NY 11030

SECTION 3 BLOCK 79 LOT 1

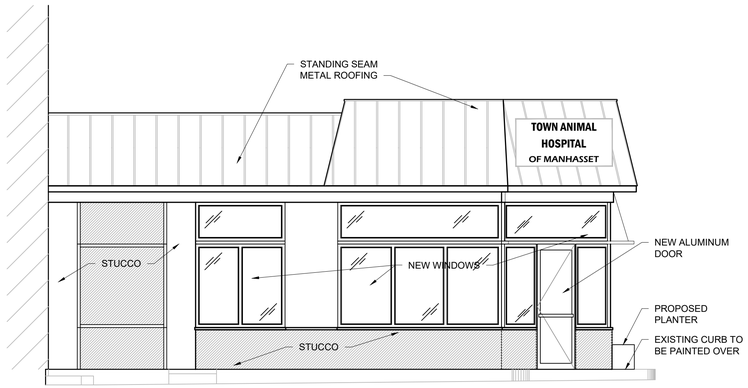
Drawing Title:

OCCUPANCY AND EGRESS PLAN;
LEGEND AND NOTES;
CODE CALCULATIONS;

Job No.: 821.00
Scale: AS NOTED
By: DG
Date: JULY 23, 2024

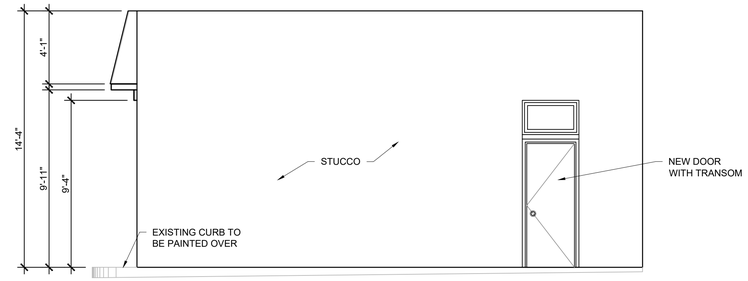
Drawing Number:
A-101

These plans are an instrument of service and are the property of the Architect. Any infringements will be prosecuted.



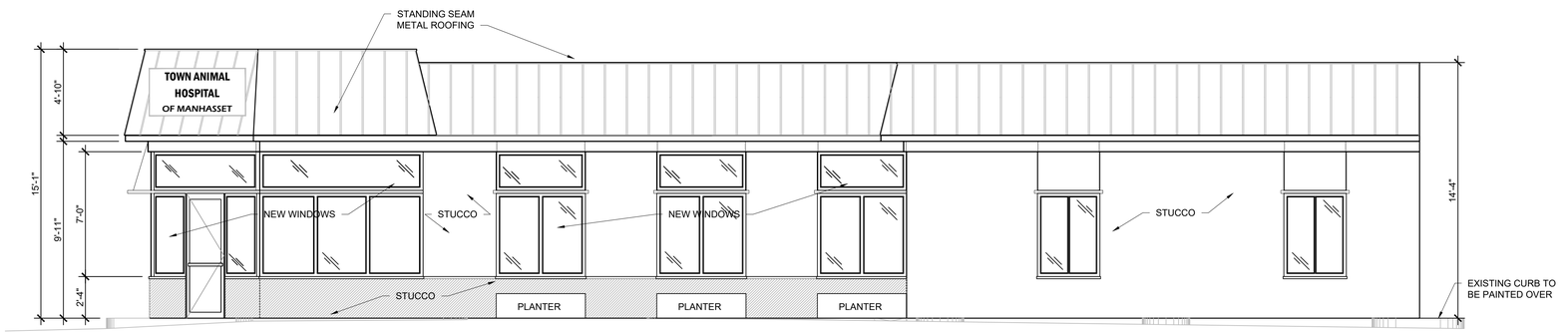
1 PROPOSED WEST ELEVATION

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



2 PROPOSED EAST ELEVATION

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



3 PROPOSED SOUTH ELEVATION

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

Date	Issue
06/05/2024	- ISSUED FOR REVIEW

Architects seal:

N2 DESIGN+ARCHITECTURE, P.C.

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Project Title:

TOWN ANIMAL HOSPITAL OF MANHASSET

260 PLANDOME ROAD
MANHASSET, NY 11030

SECTION 3 BLOCK 79 LOT 1

Drawing Title:

FIRST FLOOR PROPOSED PLAN; LEGEND AND NOTES; DETAILS

Job No.: 821.00

Scale: AS NOTED

By: DG

Date: JULY 23, 2024

Drawing Number:

A-400

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DISAPPROVED

Nicholas Visichelli
07/26/2024

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#21610

FRONT ELEVATION

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

REAR ELEVATION

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

NOTE: UL APPROVED DIRECT WIRE, BATTERY BACK UP SMOKE DETECTORS (SD) TO BE INSTALLED AS PER R314. UL APPROVED DIRECT WIRE BATTERY BACK UP CARBON DIOXIDE DETECTORS (CO) TO BE INSTALLED AS PER R315.

NOTE: THE PLANS ARE IN COMPLIANCE WITH THE 2018 IRC, 2ND PRINTING, AS ADOPTED AND AMENDED BY N.Y.S. AND THE 2020 RESIDENTIAL CODE OF N.Y.S.

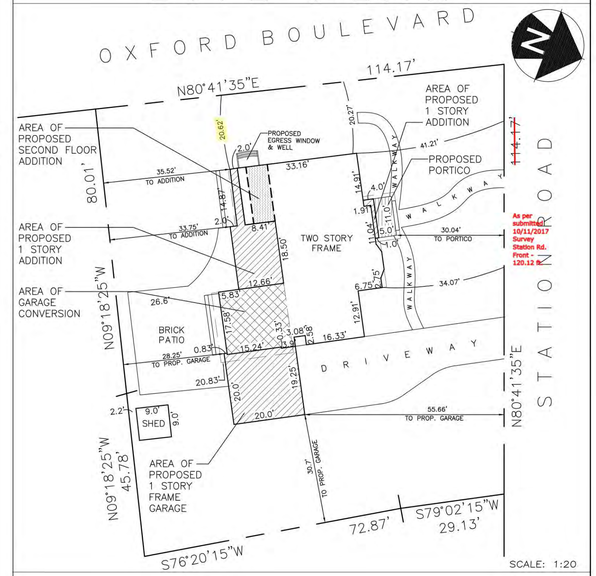
NOTE: ALL WINDOW AND SLIDING DOOR DESIGNATION NUMBERS REPRESENT "ANDERSEN WINDOW" 400 SERIES UNIT CALL OUT NUMBERS. ANY DEVIATION OF THESE SPECIFICATIONS MUST BE APPROVED BY THE ARCHITECT.

ALL FRAMING LUMBER SHALL BE DOUGLAS FIR # 1 OR BETTER

NOTE: EGRESS WINDOWS TO BE INSTALLED IN ACCORDANCE WITH SECTION R310.1.1, R310.1.2, R310.1.3 AND R310.2.

THESE DRAWING HAVE BEEN DESIGNED IN ACCORDANCE WITH THE (AF & PA) WOOD FRAME CONST. MANUAL FOR ONE AND TWO FAMILY DWELLINGS.

SITE PLAN



SCALE: 1:20

ZONING ANALYSIS:

STREET ADDRESS: 56 STATION ROAD, GREAT NECK, N.Y.
SECTION: 2 BLOCK : 353 LOT (S): 17
ZONE: RESIDENCE (R-A) DISTRICT

RBP24-000651

LOT SIZE (IRREGULAR)	= 13,212.00 SQ.FT.
EX. LOT COV. OF:	
• HOUSE WITH EX. ATTACHED GARAGE	= 1,718.44 SQ.FT.
• 2ND FLOOR OVERHANGS	= 95.08 SQ.FT.
• SHED	= 81.00 SQ.FT.
TOTAL EX. LOT COVERAGE	= 1,894.52 SQ.FT.
• PROPOSED REAR ADDITION	= 239.29 SQ.FT.
• PROPOSED ATTACHED GARAGE	= 391.46 SQ.FT.
• PROPOSED FRONT ADDITION	= 17.13 SQ.FT.
• PROPOSED PORTICO	= 55.00 SQ.FT.
TOTAL PROPOSED LOT COVERAGE	= 2,597.40 SQ.FT.
PERCENTAGE OF LOT COVERAGE	= 19.66 % (25% ALLOWABLE)
EX. AREA OF:	
• FIRST FLOOR	= 1,709.45 SQ.FT.
• SECOND FLOOR	= 1,569.72 SQ.FT.
TOTAL EX. GROSS FLOOR AREA	= 3,279.17 SQ.FT.
• PROPOSED FIRST FLOOR ADDITION	= 256.42 SQ.FT.
• PROPOSED SECOND FLOOR ADDITION	= 96.19 SQ.FT.
• PROPOSED ATTACHED GARAGE	= 391.46 SQ.FT.
TOTAL PROPOSED GROSS FLOOR AREA	= 4,023.24 SQ.FT. (4,000 SQ.FT. MAX)
PERCENTAGE OF TOTAL GROSS FLOOR AREA	= 30.45 % (36% ALLOWABLE)

CALCULATIONS:

	REQ'D / ALLOWED	EXISTING	PROPOSED	OVERAGE
LOT SIZE	8,500.0 SQ.FT.	13,212.0 SQ.FT.	NO CHANGE	
LOT COVERAGE	25.0%	14.34% 1,894.52 SQ.FT.	19.66% 2,597.40 SQ.FT.	
GROSS FLOOR AREA	36.0% 4,000.0 SQ.FT. MAX.	24.82% 3,279.17 SQ.FT.	30.45% 4,023.24 SQ.FT.	23.24 SQ.FT.
FRONT YARD	35.0 FT.	20.62 FT. TO HOUSE	20.62 FT. TO HOUSE	14.38 SQ.FT.
REAR YARD	15.0 FT.	48.94 FT. TO HOUSE	30.7 FT. TO GARAGE	
SIDE YARD	10.0 FT. / AGG. 34.3 FT.	26.6 FT. TO OVERHANG	28.25 FT. TO GARAGE	
HEIGHT	30.0 FT.	NO CHANGE	14.04 FT. TO GARAGE 12.0 FT. TO PORTICO	

TABLE R301.2(1)
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA – (2018 IRC)

GROUND[1] SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY[k]	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP[e]	Ice barrier underlay-ment required	FLOOD HAZARDS[h]	AIR FREEZING INDEX	MEAN ANNUAL TEMP[i]
	Speed[d] (mph)	Topographic effects[k]	Special wind region[l]	Wind-borne debris zone[m]		Weathering[a]	Frost line depth[b]	Termite[c]					
20 lbs.	130 mph	No	No	ZONE 1	B	SEVERE	36"	Yes	15°	Yes	–	1500 or less	51°

JAMES J. STOUT ARCHITECT

2 GREG LANE EAST NORTHPORT, NEW YORK (631) 858 9388

WOOD CONST. | BRICK CONST. | CONCRETE | CONC. BLOCK | STONE CONST. | EXISTING | TO BE REMOVED

REGISTERED ARCHITECT JAMES J. STOUT No. 021634 STATE OF NEW YORK

DRAWN BY: J.J.S./K.B. DATE: 6/10/24

REVISION NO.

PROPOSED ADDITIONS
For: MR. & MRS ELGADEH
Of; 56 STATION ROAD
GREAT NECK, N.Y.

SITE PLAN, ZONING ANALYSIS
ELEVATIONS

PAGE NO. A–1 OF 8

JOB NO. 2022–420

DISAPPROVED

Nicholas Vissichelli
07/26/2024

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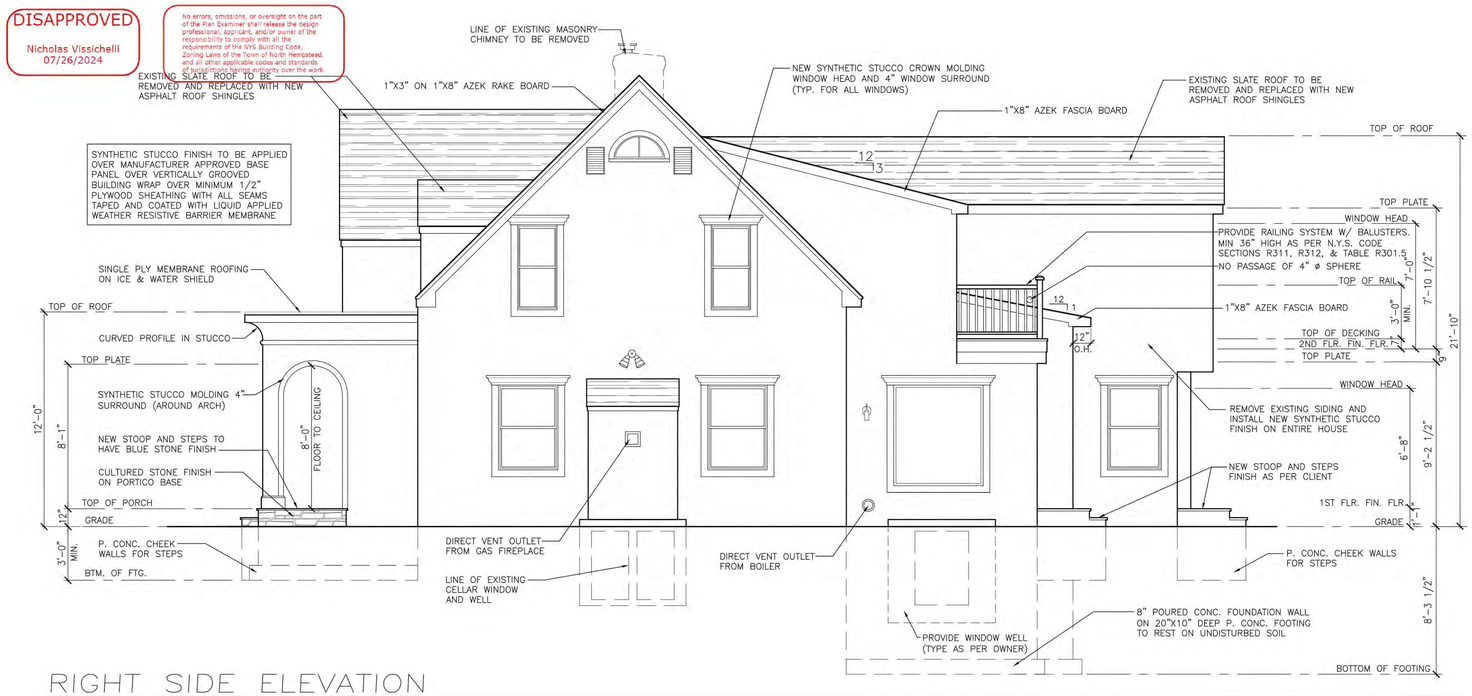

RIGHT SIDE ELEVATION

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

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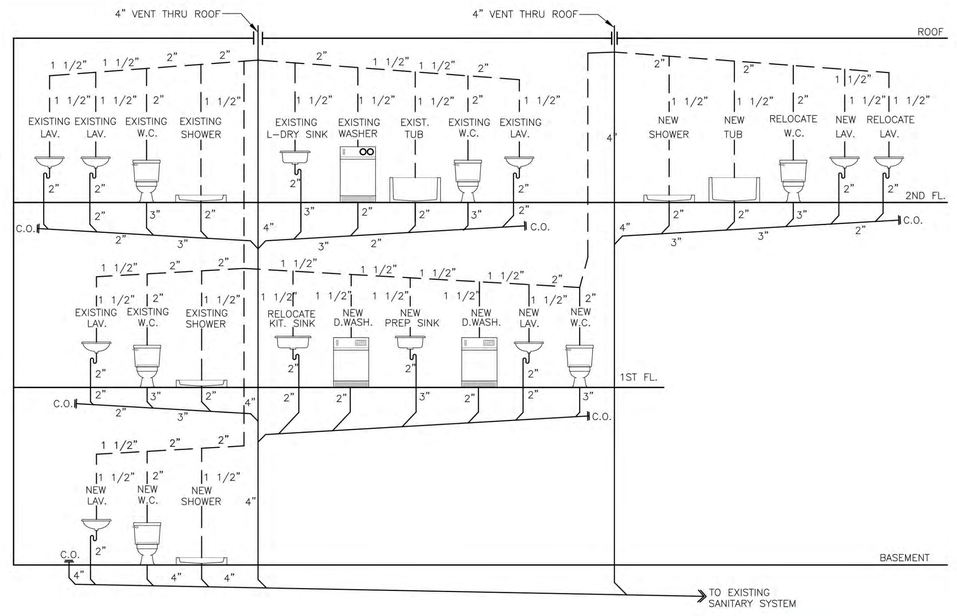
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR # 1 OR BETTER

LEFT SIDE ELEVATION

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



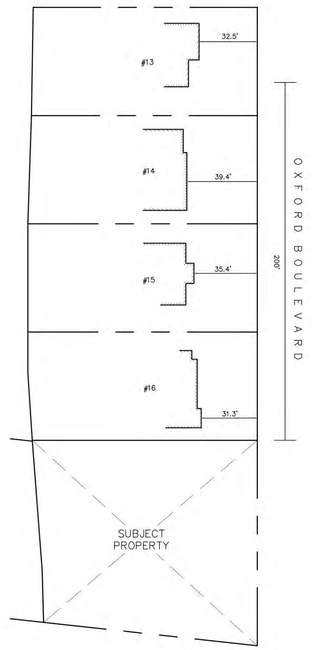
PLUMBING NOTES:

1. ALL C.O.'S LOCATED AS PER NEW YORK STATE PLUMBING CODE.
2. MINIMUM 1/2" COPPER SUPPLY LINES FROM 3/4" MAINS.
3. P.3103.1 ROOF EXTENSION. OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED NOT LESS THAN 6" ABOVE THE ROOF OR 6" ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER. WHERE A ROOF IS TO BE USED FOR ASSEMBLY, AS A PROMENADE, OBSERVATION DECK OR SUNBATHING DECK OR FOR SIMILAR PURPOSES, OPEN VENT PIPES SHALL TERMINATE NOT LESS THAN 7' ABOVE THE ROOF.
4. P.3103.2 FROST CLOSURE. WHERE THE 97.5-PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0 DEGREES F (-18 DEGREES C) OR LESS, VENT EXTENSIONS THROUGH A ROOF OR WALL SHALL NOT BE LESS THAN 3" IN DIAMETER.ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1' INSIDE THE THERMAL ENVELOPE OF THE BUILDING. PLEASE SEE TABLE 3201.7 FOR TRAP SIZES.

RBP24-000651

PLUMBING SCHEMATIC

N.T.S.



200' AVERAGE FRONT YARD SETBACK DIAGRAM

CALCULATION

OXFORD BLVD.

BLOCK	LOT	
353	13	32.5
	14	39.4
	15	35.4
	16	31.3
		138.6

138.6 / 4 = 34.6

AVARAGE FRONT YARD SETBACK

JAMES J. STOUT ARCHITECT
2 GREG LANE EAST NORTHPORT, NEW YORK (631) 858 9388

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REGISTERED ARCHITECT JAMES J. STOUT NO. 021633 STATE OF NEW YORK

DRAWN BY : J.J.S./K.B. | DATE : 6/10/24 | REVISION NO.

PROPOSED ADDITIONS
For: MR. & MRS ELGADEH
Of; 56 STATION ROAD
GREAT NECK, N.Y.

SIDE ELEVATIONS AND PLUMBING SCHEMATIC

PAGE NO. A-2 OF 8

JOB NO. 2022-420

DISAPPROVED

Nicholas Visichelli
07/26/2024

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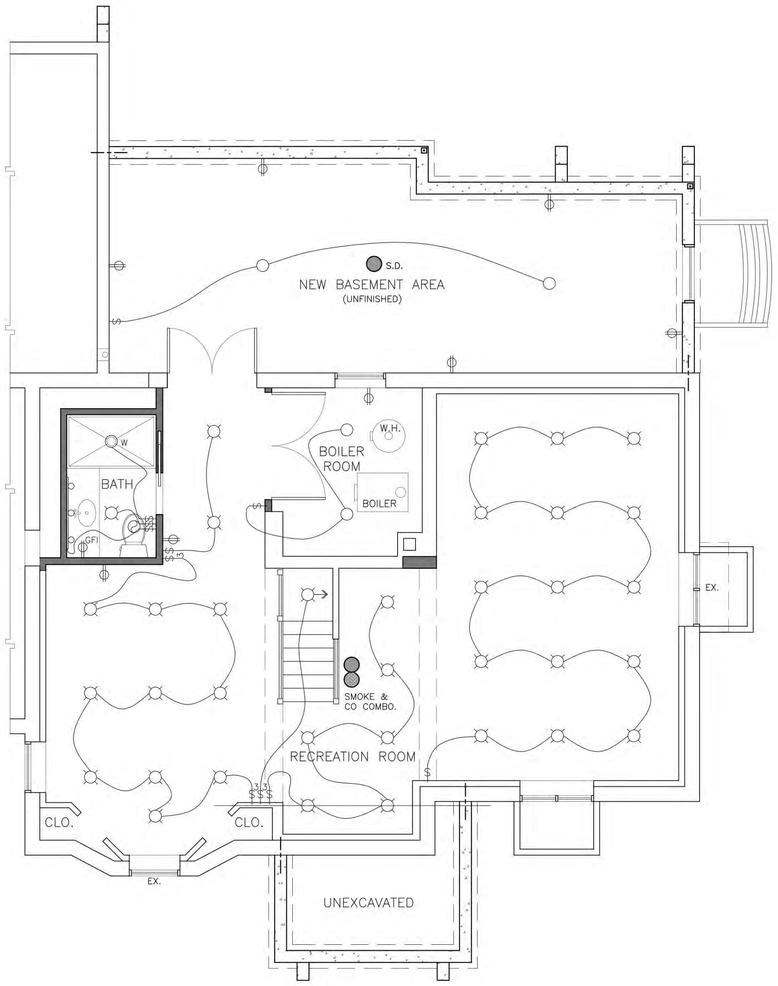

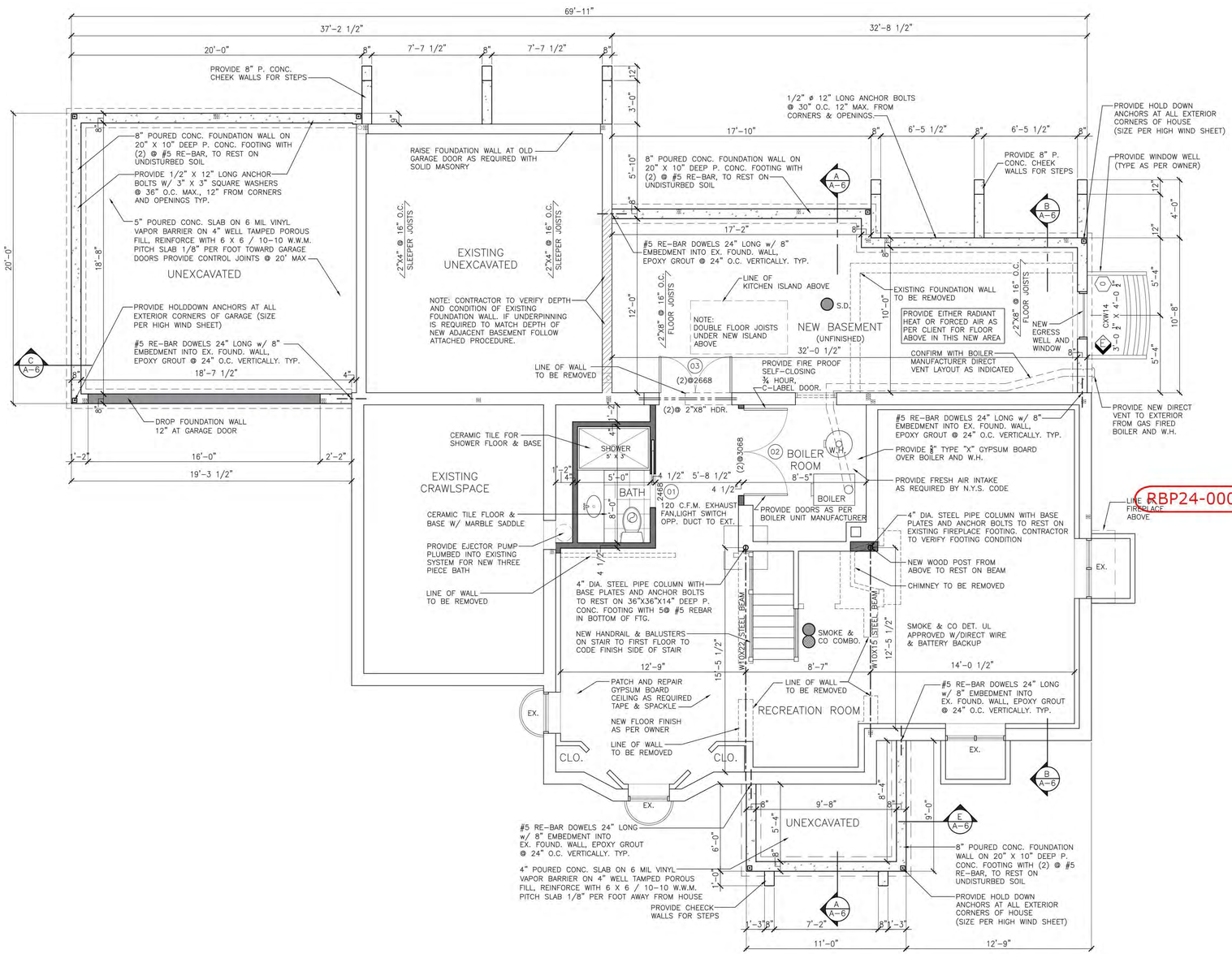

CELLAR LIGHTING LAYOUT

SCALE = N.T.S.

CELLAR/FOUNDATION PLAN

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

DOOR SCHEDULE

#	OVERALL DIMENSIONS	DOOR	FRAME	CALL OUT	SADDLE	TYPE	REMARKS
1	2'-4" X 6'-8"	WOOD	WOOD	2468	MARBLE	POCKET	BATHROOM, BASEMENT
2	(2)@ 3'-0" X 6'-8"	METAL	METAL	3068	ALUMINUM	SWING	FIRE PROOF SELF-CLOSING 3/4 HOUR, C-LABEL DOOR, BOILER ROOM, BASEMENT
3	(2)@ 3'-0" X 6'-8"	WOOD	WOOD	3068	ALUMINUM	SWING	ENTRY TO NEW UNFINISHED BASEMENT AREA, BASEMENT

WINDOW SCHEDULE

#	UNIT CALLOUT	ROUGH OPENING	TYPE	REMARKS
0	CXW14	3'-0 ½" x 4'-0 ½"	CASEMENT	EGRESS WINDOW, BASEMENT

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For: MR. & MRS ELGADEH
Of; 56 STATION ROAD
GREAT NECK, N.Y.

CELLAR/FOUNDATION PLAN & LIGHTING LAYOUT

PAGE NO. A-3 OF 8

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07/26/2024

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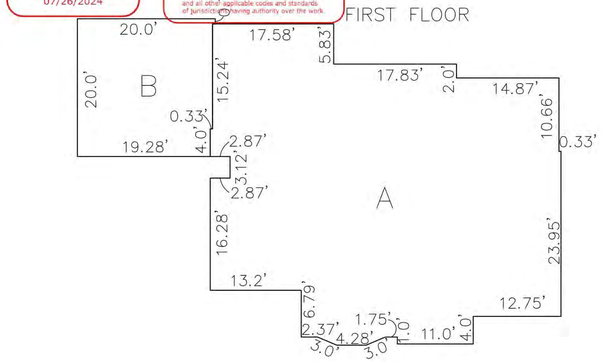
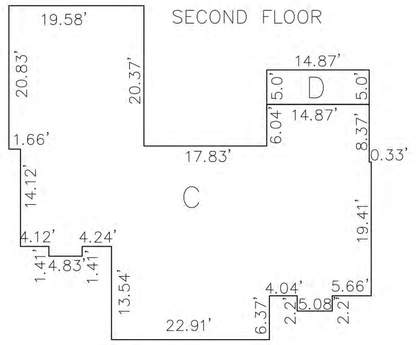




LOT AREA = 13,212.00 SQ.FT.

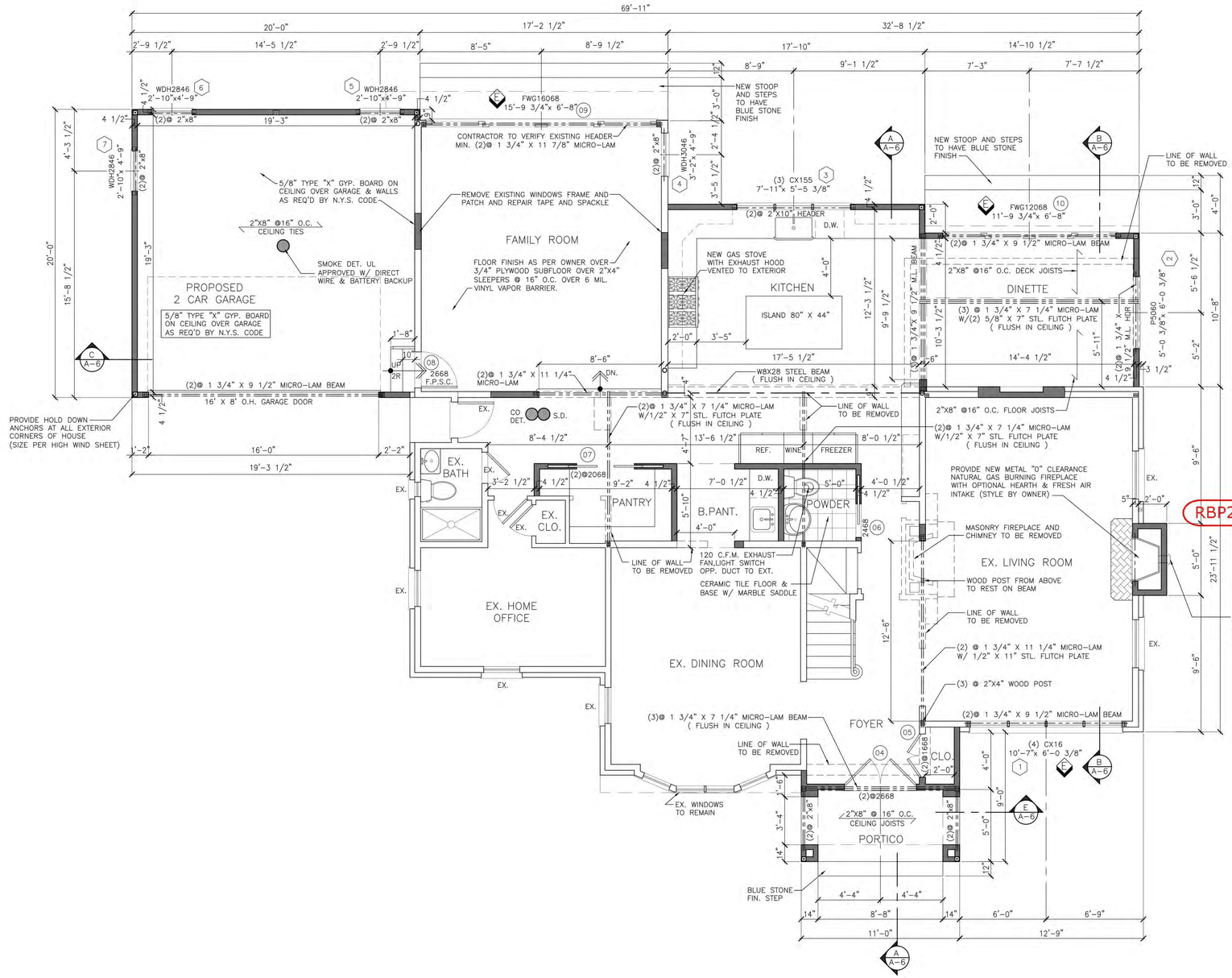
LOT COVERAGE = 2,597.40 SQ.FT.

GFA (ALLOWABLE 36%) = 4,023.24 SQ.FT. (30.45%)
(MAX. 4,000 SQ FT.)
NOT COUNTING BALCONY

A (1ST FLOOR)	IRREGULAR AREA =	1,965.87
B (ATTACHED GARAGE)	19.28 X 20.0 =	391.46
	FIRST FLOOR TOTAL =	2,357.33
C (2ND FLOOR)	IRREGULAR AREA =	1,665.91
	TOTAL GROSS FLOOR AREA =	4,023.24
D (BALCONY)	14.83 X 5.0 =	74.15

GROSS FLOOR AREA CALCULATION

SCALE = N.T.S.



FIRST FLOOR PLAN

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

DOOR SCHEDULE

#	OVERALL DIMENSIONS	DOOR	FRAME	CALL OUT	SADDLE	TYPE	REMARKS
4	(2)@ 2'-6" X 6'-8"	WOOD	WOOD	(2)@2668	ALUMINUM	SWING	FRONT DOUBLE DOOR ENTRY, FIRST FLOOR
5	(2)@ 1'-6" X 6'-8"	WOOD	WOOD	(2)@1668	NONE	SWING	DOUBLE CLOSET DOOR, FIRST FLOOR
6	2'-4" X 6'-8"	WOOD	WOOD	2468	MARBLE	POCKET DOOR	POWDER ROOM, FIRST FLOOR
7	(2)@ 2'-0" X 6'-8"	WOOD	WOOD	(2)@2068	NONE	POCKET DOOR	DOUBLE DOOR, PANTRY, FIRST FLOOR
8	2'-6" X 6'-8"	METAL	METAL	2668 F.P.S.C.	ALUMINUM	SWING	ENTRY / EXIT DOOR @ FAMILY ROOM, (F.P.S.C.) 3/4 HOUR "C" LABEL, FIRST FLOOR
9	15'-9 3/4" X 6'-8"	WOOD	WOOD	FWG16068	ALUMINUM	GLIDER	ENTRY / EXIT DOOR PATIO DOOR @ FAMILY ROOM, FIRST FLOOR
10	11'-9 3/4" X 6'-8"	WOOD	WOOD	FWG12068	ALUMINUM	GLIDER	ENTRY / EXIT DOOR PATIO DOOR @ DINETTE, FIRST FLOOR

WINDOW SCHEDULE

#	UNIT CALLOUT	ROUGH OPENING	TYPE	REMARKS
1	(4) CX16	11' – 0 1/4" X 6' – 0 3/8"	CASEMENT	EXISTING LIVING ROOM, FIRST FLOOR
2	P5060	5' – 0 3/8" x 6' – 0 3/8"	PICTURE	DINETTE, FIRST FLOOR
3	(3) CX155	8' – 5 5/8" x 5' – 5 3/8"	CASEMENT	KITCHEN, FIRST FLOOR
4	WDH3046	3' – 2 1/8" x 4' – 8 7/8"	DOUBLE HUNG	FAMILY, FIRST FLOOR
5	WDH2846	2' – 10 1/8" x 4' – 8 7/8"	DOUBLE HUNG	GARAGE, FIRST FLOOR
6	WDH2846	2' – 10 1/8" x 4' – 8 7/8"	DOUBLE HUNG	GARAGE, FIRST FLOOR
7	WDH2846	2' – 10 1/8" x 4' – 8 7/8"	DOUBLE HUNG	GARAGE, FIRST FLOOR

JAMES J. STOUT ARCHITECT
2 GREG LANE EAST NORTHPORT, NEW YORK (631) 858 9388

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DRAWN BY : J.J.S./K.B. | DATE : 6/10/24 | REVISION NO.

PROPOSED ADDITIONS
For: MR. & MRS ELGADEH
Of; 56 STATION ROAD
GREAT NECK, N.Y.

FIRST FLOOR PLAN
GROSS FLOOR AREA CALCULATIONS

PAGE NO. A–4 OF 8

JOB NO. 2022–420

DISAPPROVED

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07/26/2024

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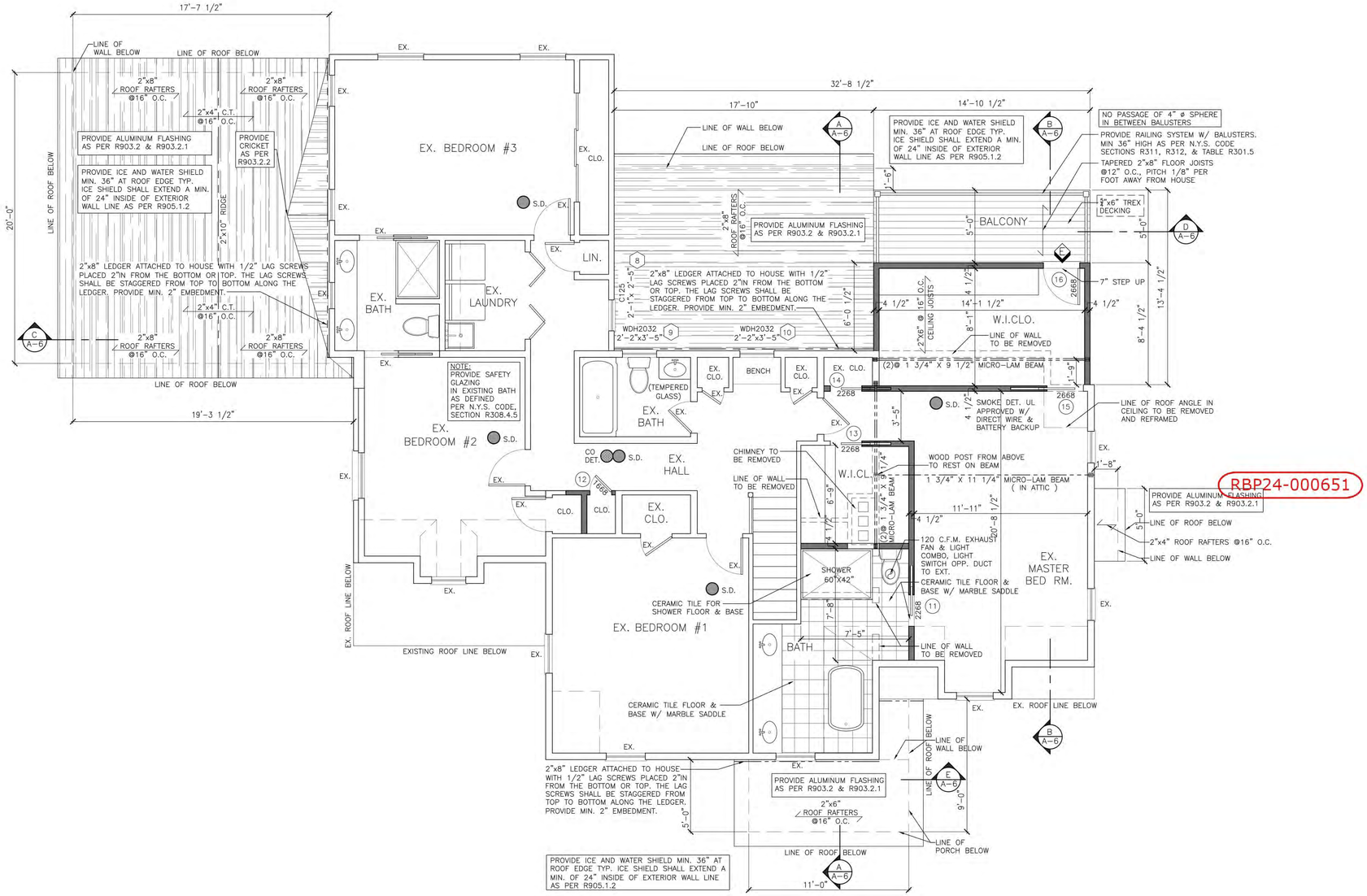


RBP24-000651

LIGHT AND VENTILATION CALCULATIONS:					
# ROOM DESCRIPTION	ROOM AREA SQ.FT.	LIGHT REQUIRED (8%) SQ.FT.	VENTILATION REQUIRED (4%) SQ.FT.	LIGHT PROVIDED SQ.FT.	VENTIILATION PROVIDED SQ.FT.
1. FAMILY ROOM	306.25	24.50	12.25	78.90	47.68
2. KITCHEN	241.54	19.32	9.66	33.90	32.10
3. DINETTE	153.09	12.25	6.12	73.25	29.39
4. LIVING ROOM	322.84	25.83	12.91	73.68	60.82
5. MASTER BEDROOM	250.87	20.07	10.03	20.93	12.11

NOTE: LIGHT AND VENTILATION DEFICIT TO BE PROVIDED THROUGH MECHANICAL MEANS IN COMPLIANCE WITH R303.1

LIGHT AND VENT CHART

SCALE = N.T.S.

SECOND FLOOR PLAN

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

DOOR SCHEDULE

#	OVERALL DIMENSIONS	DOOR	FRAME	CALL OUT	SADDLE	TYPE	REMARKS
(11)	2'-2" X 6'-8"	WOOD	WOOD	2268	MARBLE	POCKET DOOR	MASTER BATH, EXISTING MASTER BEDROOM, SECOND FLOOR
(12)	1'-6" X 6'-8"	WOOD	WOOD	1668	NONE	SWING	CLOSET, HALL, SECOND FLOOR
(13)	2'-2" X 6'-8"	WOOD	WOOD	2268	NONE	POCKET DOOR	EXISTING CLOSET, EXSITING MASTER BEDROOM, SECOND FLOOR
(14)	2'-2" X 6'-8"	WOOD	WOOD	2268	NONE	POCKET DOOR	WALK-IN CLOSET, EXISTING MASTER BEDROOM, SECOND FLOOR
(15)	2'-6" X 6'-8"	WOOD	WOOD	2668	NONE	POCKET DOOR	WALK-IN CLOSET, EXISTING MASTER BEDROOM, SECOND FLOOR
(16)	2'-6" X 6'-8"	WOOD	WOOD	2668	RAISED, ALUMINUM	SWING	ENTRY / EXIT @ WALK-IN CLOSET TO BALCONY, EX. MASTER BEDROOM, SECOND FLOOR

WINDOW SCHEDULE

#	UNIT CALLOUT	ROUGH OPENING	TYPE	REMARKS
(8)	C125	2' - 0 $\frac{5}{8}$" X 2' - 4 $\frac{7}{8}$"	CASEMENT	EXISTING HALL, SECOND FLOOR (REPLACE EXISTING)
(9)	WDH2032	2' - 2 $\frac{1}{8}$" X 3' - 4 $\frac{7}{8}$"	DOUBLE HUNG	TEMPERED GLASS, EXISTING BATHROOM, SECOND FLOOR (REPLACE EXISTING)
(10)	WDH2032	2' - 2 $\frac{1}{8}$" X 3' - 4 $\frac{7}{8}$"	DOUBLE HUNG	EXISTING HALL, SECOND FLOOR (REPLACE EXISTING)

JAMES J. STOUT ARCHITECT
2 GREG LANE EAST NORTHPORT, NEW YORK (631) 858 9388

WOOD CONST. | BRICK CONST. | CONCRETE | CONC. BLOCK | STONE CONST. | EXISTING | TO BE REMOVED

REGISTERED ARCHITECT JAMES J. STOUT No. 021635 STATE OF NEW YORK

DRAWN BY : J.J.S./K.B. | DATE : 6/10/24 | REVISION NO.

PROPOSED ADDITIONS
For: MR. & MRS ELGADEH
Of; 56 STATION ROAD
GREAT NECK, N.Y.

SECOND FLOOR PLAN
WITH 1ST STORY ROOF PLANS

PAGE NO. A-5 OF 8

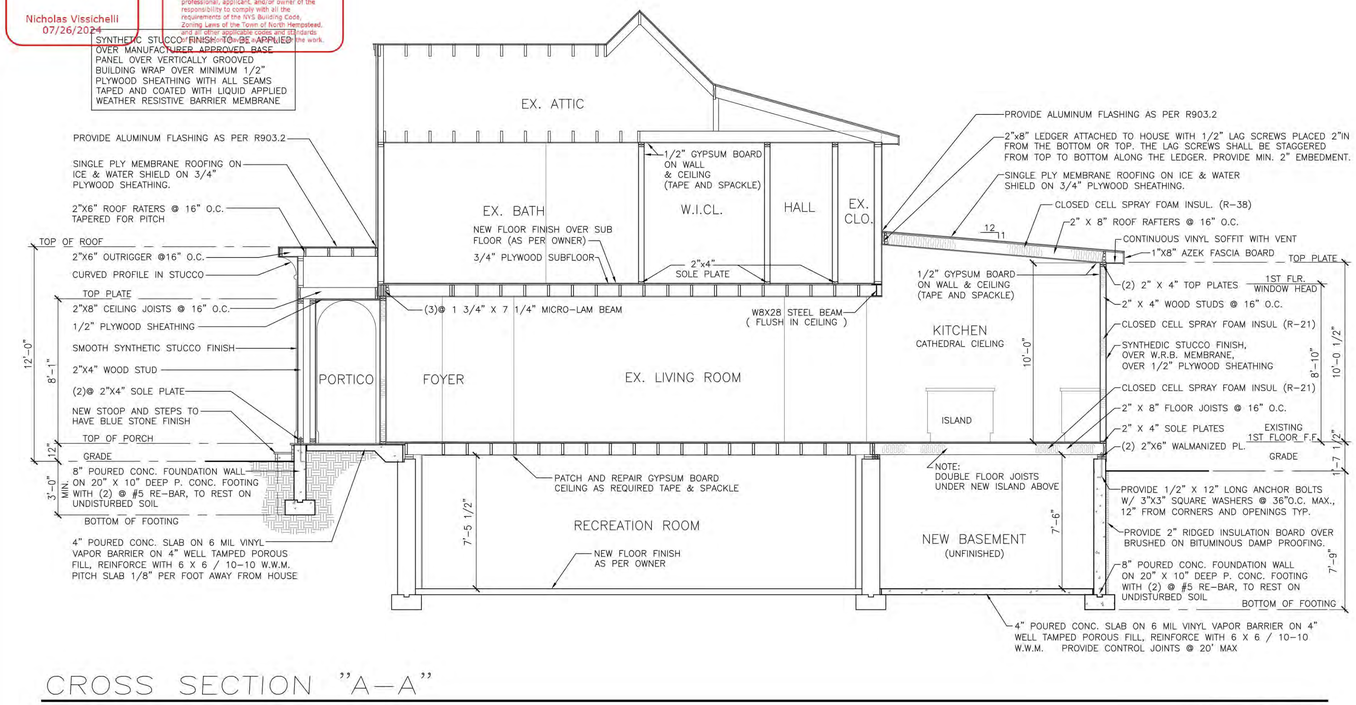
JOB NO. 2022-420

DISAPPROVED

Nicholas Visichelli
07/26/2024

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 governing the work.

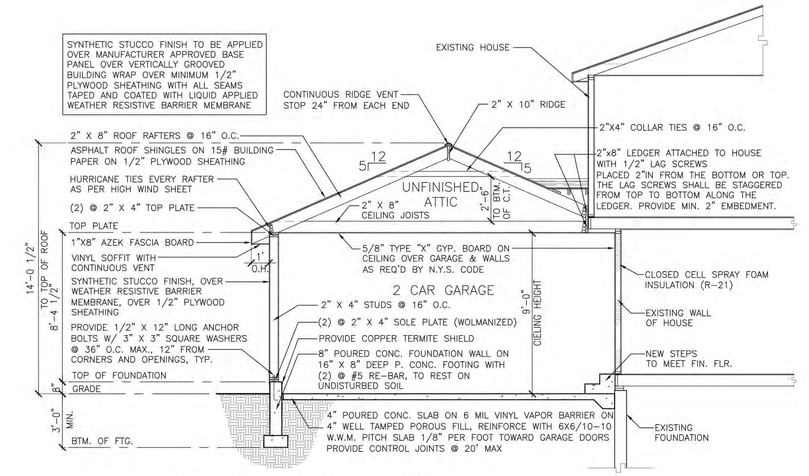
SYNTHETIC STUCCO FINISH TO BE APPLIED OVER MANUFACTURER APPROVED BASE PANEL OVER VERTICALLY GROOVED BUILDING WRAP OVER MINIMUM 1/2" PLYWOOD SHEATHING WITH ALL SEAMS TAPED AND COATED WITH LIQUID APPLIED WEATHER RESISTIVE BARRIER MEMBRANE



CROSS SECTION "A-A"

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

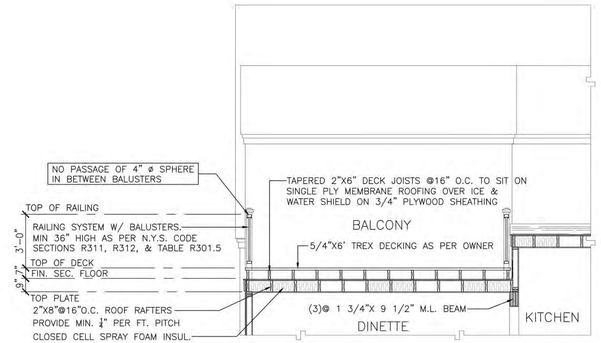
SYNTHETIC STUCCO FINISH TO BE APPLIED OVER MANUFACTURER APPROVED BASE PANEL OVER VERTICALLY GROOVED BUILDING WRAP OVER MINIMUM 1/2" PLYWOOD SHEATHING WITH ALL SEAMS TAPED AND COATED WITH LIQUID APPLIED WEATHER RESISTIVE BARRIER MEMBRANE



CROSS SECTION "C-C"

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

RBP24-000651



CROSS SECTION "D-D"

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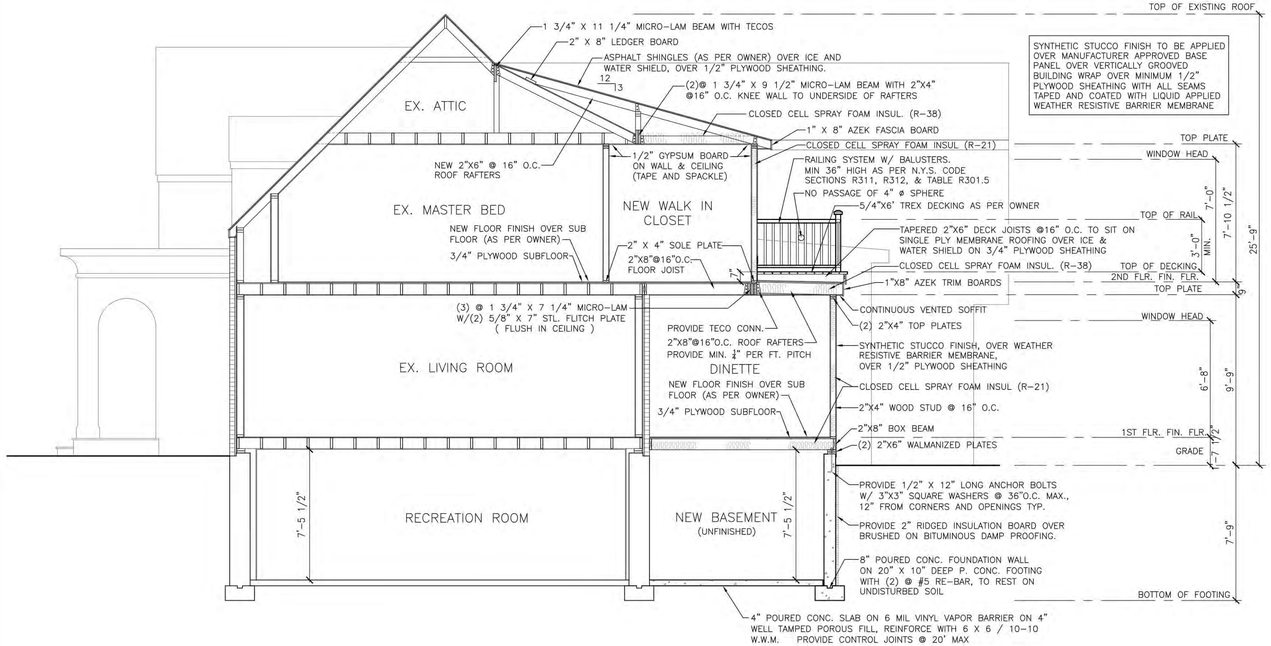
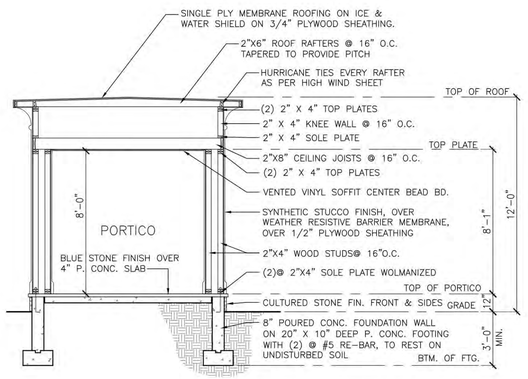


SYNTHETIC STUCCO FINISH TO BE APPLIED OVER MANUFACTURER APPROVED BASE PANEL OVER VERTICALLY GROOVED BUILDING WRAP OVER MINIMUM 1/2" PLYWOOD SHEATHING WITH ALL SEAMS TAPED AND COATED WITH LIQUID APPLIED WEATHER RESISTIVE BARRIER MEMBRANE

CROSS SECTION "B-B"

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



CROSS SECTION "E-E"

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

JAMES J. STOUT ARCHITECT

2 GREG LANE EAST NORTHPORT, NEW YORK (631) 858 9388

WOOD CONST. | BRICK CONST. | CONCRETTE | CONC. BLOCK | STONE CONST. | EXISTING | TO BE REMOVED

REGISTERED ARCHITECT JAMES J. STOUT LIC. NO. 021613 STATE OF NEW YORK

DRAWN BY : J.J.S./K.B. | DATE : 6/10/24 | REVISION NO.

PROPOSED ADDITIONS
For: MR. & MRS ELGADEH
Of; 56 STATION ROAD
GREAT NECK, N.Y.

SECTIONS A-A, B-B, C-C, D-D, AND E-E

PAGE NO. A-6 OF 8

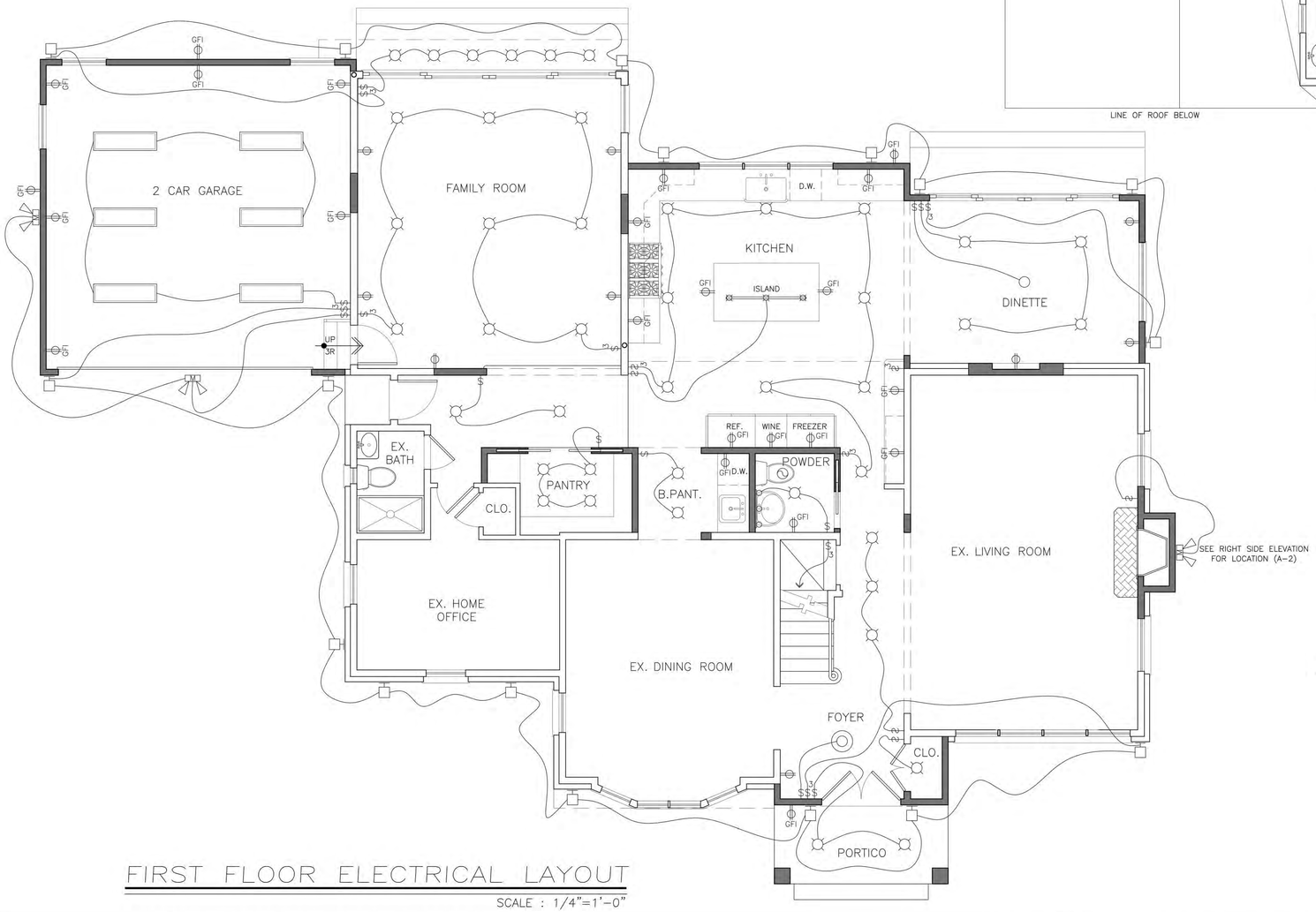
JOB NO. 2022-420

DISAPPROVED

Nicholas Vissichelli
07/26/2024

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.

VERIFY WITH OWNER FINAL LOCATION OF OUTLETS, LIGHT FIXTURES, TV CONNECTIONS ETC



FIRST FLOOR ELECTRICAL LAYOUT

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

RBP24-000651

SECOND FLOOR ELECTRICAL LAYOUT

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

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	REMARKS
○	(LED) CEILING MOUNTED LIGHT FIXTURE	FIXTURE AS PER OWNER
⌑	(LED) RECESSED CEILING FIXTURE	FIXTURE AS PER OWNER
○W	(LED) CEILING MOUNTED LIGHT FIXTURE (WATER PROOF)	FIXTURE AS PER OWNER
⊘	CEILING MOUNTED EXHAUST FAN (MIN 100 C.F.M.)	SEE FLOOR PLAN FOR SWITCH AND C.F.M. REQUIREMENTS
●	U.L. APPROVED SMOKE DETECTOR, DIRECT WIRE, BATTERY BACKUP	SEE FLOOR PLAN FOR APPROXIMATE LOCATION (S)
S	SINGLE POLE SWITCH	
S3 S4	DOUBLE POLE SWITCH – TRIPLE POLE SWITCH	
⇒	DUPLEX CONVENIENCE OUTLET	
GFI	DUPLEX CONVENIENCE OUTLET (G.F.I.)	
W	DUPLEX CONVENIENCE OUTLET (WATER PROOF)	

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	REMARKS
	VARIABLE SPEED CEILING FAN WITH LIGHT WALL SWITCH OPPERATE	FIXTURE AS PER OWNER
	NEW CHANDELIER	FIXTURE AS PER OWNER
	1X4 LED WRAPAROUND HANGING FIXTURE, 3500K BY LITHONIA OR EQUAL	FIXTURE AS PER OWNER
	NEW PENDANT	FIXTURE AS PER OWNER
	(2 HEAD) OUTDOOR SPOT LIGHT	FIXTURE AS PER OWNER
	(2 HEAD) OUTDOOR SPOT LIGHT W/ MOTION DETECTOR	FIXTURE AS PER OWNER
	LED WALL MOUNTED LANTERN FIXTURE (EXTERIOR)	FIXTURE AS PER OWNER
	TELEPHONE OUTLET (WALL MOUNTED)	VERIFY LOCATIONS WITH OWNER
C	CABLE T.V. OUTLET (WALL MOUNTED)	VERIFY LOCATIONS WITH OWNER

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REGISTERED ARCHITECT JAMES J. STOUT NO. 021632 STATE OF NEW YORK

DRAWN BY : J.J.S./K.B. | DATE : 6/10/24 | REVISION NO.

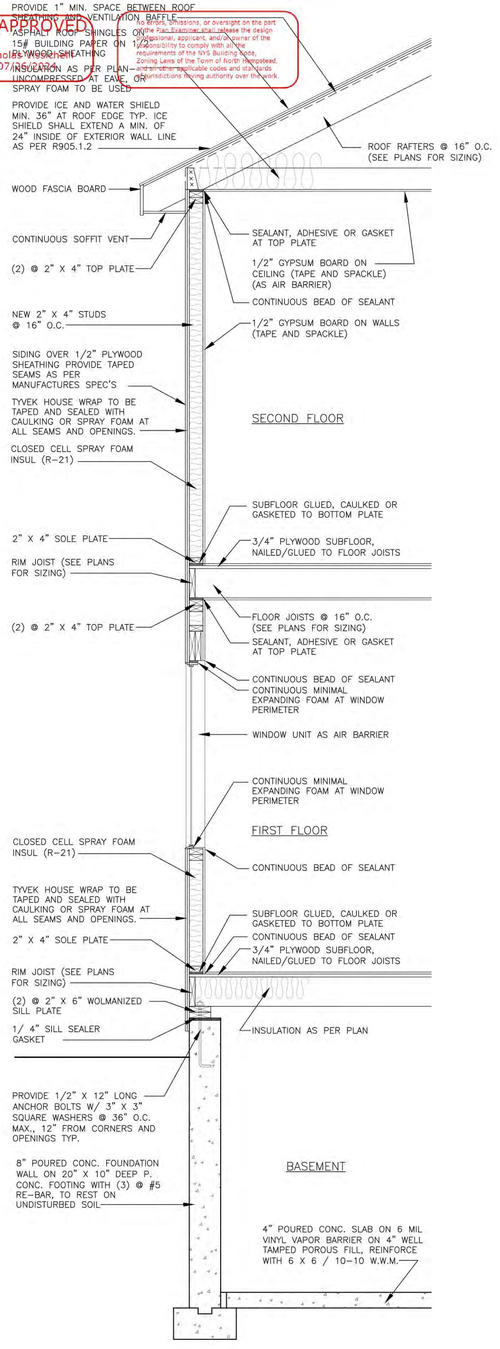
PROPOSED ADDITIONS
For: MR. & MRS ELGADEH
Of; 56 STATION ROAD
GREAT NECK, N.Y.

FIRST AND SECOND FLOOR ELECTRICAL

PAGE NO. A-7 OF 8

JOB NO. 2022-420

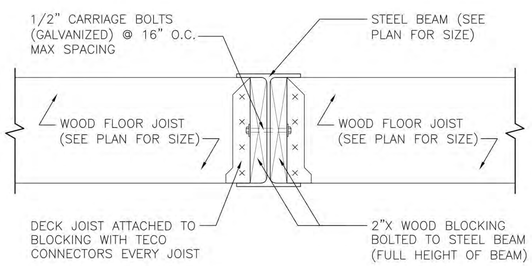
DISAPPROVED
Nicholas Woodworth
07/11/24
This Approval, Omissions, or oversight on the part of the Fire Examiner shall release the design professional, applicant, and owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards. Jurisdictional zoning authority over the work.



AIR BARRIER NOTES:
1. A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE.
2. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOS AIR BARRIER.
3. ALL BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.
4. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.
5. DUCT SHAFTS, UTILITY PENETRATIONS AND FLUE SHAFT OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
6. AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
7. RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.
8. SEAL ALL PENETRATIONS INCLUDING BUILDING ENVELOPE, FLOORS, WALLS, CEILINGS AND ROOF.
9. WINDOWS TO BE SEALED TO FRAMING WITH LOW EXPANDING FOAM FOR AIR BARRIER COMPLIANCE.
10. TYVEK HOUSE WRAP TO BE TAPED AND SEALED WITH CAULKING OR SPRAY FOAM AT SEAMS AND OPENINGS.
11. ALL DUCTS AND AIR HANDLERS SHALL BE LOCATED WITHIN THE BUILDING THERMAL ENVELOPE.

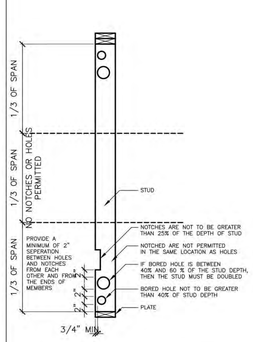
AIR BARRIER DETAIL

SCALE 3/4"=1'-0"

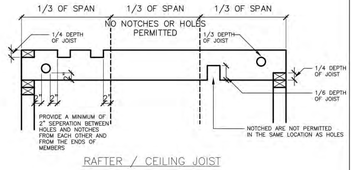


I BEAM DETAIL

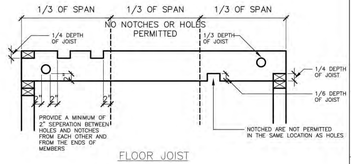
SCALE = N.T.S.



EXTERIOR AND BEARING WALL



RAFTER / CEILING JOIST

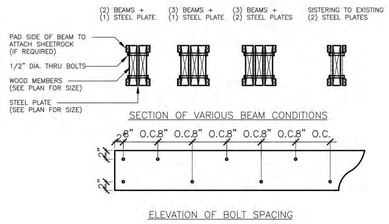


FLOOR JOIST

NOTCHING DETAIL

SCALE = N.T.S.

FLITCH PLATE DETAIL



FLITCH PLATE DETAIL

SCALE = N.T.S.

V
FR

TYPE OF CONSTRUCTION

SCALE = N.T.S.

GENERAL NOTES:

1. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. LARGE SCALE DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS AT THE JOB AND THE ARCHITECTS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.
4. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING AND PROTECTING ALL WORK DURING CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS & GOOD PRACTICE.
6. THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2018 IRC, 2020 RESIDENTIAL CODE OF N.Y.S. AND 2018 IECC.
7. APPLICABLE NATIONAL STANDARDS WHEN APPLIED TO THIS WORK SHALL BE VERIFIED TO BE INCORPORATED BY REFERENCE IN THIS STATES BUILDING CODE.
8. OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR TIMELY NOTIFICATION OF THE ARCHITECT RELATED TO CHANGES, JOB CONDITIONS OR ANY CONFLICT WHICH EFFECTS THE SERVICE OF THIS ARCHITECT.
9. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR WORK OPERATIONS AND SAFETY FEATURES RELATED TO CONTINUITY OF SURFACES, RAILINGS, PLACEMENT AND SWING OF DOORS, MATERIAL, SIZE, QUANTITIES ORDERED AND INCORPORATED IN CONSTRUCTION.
10. THE CONTRACTOR SHALL PREPARE, SUBMIT, ADHERE TO AND COORDINATE AN APPROVED WORK PROGRAM.
11. SUBSTITUTIONS MAY ONLY BE MADE WITH THE APPROVAL OF THE OWNER OR HIS AGENT AND WITH NOTIFICATION OF THE ARCHITECT
12. EACH CONTRACTOR SHALL COOPERATE, COORDINATE, SCHEDULE AND CONTROL HIS WORK WITH ALL TRADES WHO'S WORK ADJOINS, CONNECTS OR INTERFACES WITH HIS OWN AND WORK TOWARD THE HIGHEST STANDARDS OF EXCELLENCE AND WORKMANSHIP.
13. ALL EXISTING SPACES SHALL BE KEPT CLEAN, CLEAR, ACCESSIBLE AND USABLE DURING CONSTRUCTION AND PREMISE SHALL BE BROOM CLEANED AT THE END OF EACH WORK DAY.
14. MATERIAL STORAGE OR PLACEMENT SHALL NOT EXCEED LOADING CONDITIONS FOR ANY SPECIFIC LOCATION. VERIFY CONDITIONS WHEN IN DOUBT.
15. GLASS WHICH IS WITHIN 18" OF A FINISHED FLOOR OR PLATFORM, OR WHEN LOCATED IN A SHOWER STALL OR OVER A TUB OR PLATFORM TUB OR WHEN LOCATED OVERHEAD, SHALL BE TEMPERED OR SAFETY.
16. ALL EQUIPMENT SPECIFICATIONS, INFORMATION, WARRANTIES AND GUARANTEES, ARE TO BE PRESENTED TO THE OWNER IN A CLEAN, USABLE MANNER UPON COMPLETION OF THE WORK.
17. SMOKE DETECTOR SYSTEMS TO BE HARDWIRED AND INTER ALARMED.
18. CONTRACTOR SHALL ARRANGE FOR ALL NECESSARY PERMITS AND INSPECTIONS INCLUDING THE CERTIFICATE OF COMPLETION, AND ANY NECESSARY ASSOCIATED FEES.
19. SITE PLAN DATA IS AS INDICATED ON SURVEY PROVIDED BY OWNER AND SHALL PREVAIL. SITE PLAN BY ARCHITECT IS PURELY SCHEMATIC.

DEMOLITION NOTES:

1. ALL DEBRIS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR
2. DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL AND ROOFING SYSTEMS, EXCEPT WHERE NOTED. VERIFY ALL CONSTRUCTION TO BE REMOVED IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.
3. THESE PLANS HAVE BEEN PREPARED TO THE BEST OF OUT ABILITY WITH THE INFORMATION AVAILABLE. DUE TO THE NATURE OF A RENOVATION TO AN EXISTING STRUCTURE, THE ARCHITECT IS NOT RESPONSIBLE FOR ANY REVISIONS, STRUCTURAL MODIFICATIONS OR SUPPORT REQUIREMENTS RESULTING FROM UNFORESEEN CONDITIONS SUCH AS EXISTING COLUMNS, DUCTS, PIPING, ETC. ENCLOSED IN EXISTING WALLS, FLOORS AND CEILINGS.

FOUNDATION/CONC. NOTES:

1. UTILITY MARK-OUT TO BE COMPLETED BEFORE EXCAVATION BEGINS.
2. EXACT LOCATION OF EXCAVATIONS SHALL BE MARKED-OUT ACCORDING TO THE APPROVED DRAWINGS, BY A LICENSED LAND SURVEYOR.
3. ALL FOOTINGS TO BEAR ON VIRGIN OR UNDISTURBED SOIL OF MINIMUM TWO TONS PER SQUARE FOOT BEARING CAPACITY, MINIMUM 3'-0" BELOW GRADE.
4. CONCRETE TO BE MINIMUM 3000 P.S.I. AT 28 DAYS
5. CRAWL SPACES AND ATTICS TO BE VENTED AS PER 2018 IRC (R408)
6. FOUNDATION NOT TO BE BACKFILLED UNTIL; THE CONCRETE HAS CURED, THE WALLS HAVE BEEN PROPERLY BRACED OR THE FLOOR STRUCTURE HAS BEEN COMPLETED.
7. STEP FOOTING WHERE THERE ARE CHANGES IN FOUNDATION DEPTH, 1 VERTICAL / 2 HORIZONTAL
8. CONCRETE IS NOT TO BE POURED IN WET WEATHER OR IN TEMPERATURES LESS THAN 40°F OR WHERE FREEZING CONDITIONS ARE EXPECTED LESS THAN 24 HOURS AFTER COMPLETION OF POUR.
9. FOUNDATION WALLS TO BE WATER PROOFED FROM BOTTOM OF FOOTING TO FINAL GRADE.
10. CONTROL AND EXPANSION JOINTS ARE REQUIRED IN CONCRETE, MASONRY, AND MANY FINISH MATERIALS AND MUST BE COORDINATED BY THE CONTRACTOR.
11. ALL FOOTINGS TO BE REINFORCED WITH (2) @ #5 BARS UNLESS OTHERWISE NOTED ON PLAN.

H.V.A.C. NOTES:

1. CONTRACTOR OF HVAC TO PROVIDE MECHANICAL DRAWINGS FOR THE NEW HVAC. INCLUDE MANUALS J, S & D IF APPLICABLE. PROVIDE WHOLE HOUSE AIR & HEAT RECOVERY VENTILATOR FOR AIR EXCHANGE.
2. ALL DUCTS MUST BE SEALED AS PER CODE. DUCT SHAFTS, UTILITY PENETRATION AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
3. HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWELL.
4. ALL DUCTS AND/OR AIR HANDLERS SHALL BE LOCATED WITHIN THE BUILDING THERMAL ENVELOPE.
5. PROVIDE PROMAGRAMMABLE THERMOSTAT PER R403.1.1

FRAMING/FINISH NOTES:

1. STRUCTURAL LUMBER TO BE MINIMUM 1500 P.S.I. DOUGLAS FIR #1 OR EQUAL.
2. ALL HEADERS TO BE SUPPORTED BY MINIMUM (2) @ 2" X 4" WOOD POSTS, TYPICAL UNLESS OTHERWISE NOTED.
3. MINIMUM (2) @ 2" X 8" HEADER OVER ALL OPENINGS UNLESS OTHERWISE NOTED.
4. DOUBLE JOISTS UNDER ALL BEARING PARTITIONS AND POSTS.
5. PROVIDE CONTINUOUS COPPER TERMITE SHIELD BETWEEN FOUNDATION WALL AND (2) @ 2" X 6" PRESSURE TREATED SILL ASSEMBLY.
6. ALL WOOD CONNECTORS TO BE BY SIMPSON-STRONGTIE OR APPROVED EQUAL.
7. ALL EXTERIOR LUMBER AND THAT WHICH IS IN CONTACT WITH CONCRETE OR MASONRY TO BE "ACQ" OR "WOLMANIZED" AS PER AWPA STANDARDS.
8. NO STRUCTURAL ELEMENT SHALL BE OMITTED, NOTCHED, CUT, RELOCATED OR SIZE ALTERED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
9. ALL LUMBER SHALL BE FLAT, STRAIGHT, WELL SEASONED, THOROUGHLY DRY AND FREE FROM DEFECTS. LUMBER STORED ON SITE SHALL BE PROTECTED FROM THE ELEMENTS.
10. ALL NEW BEAMS AND HEADERS TO BE INSTALLED FLUSH WITH THE CEILING ASSEMBLY UNLESS OTHERWISE NOTED ON PLAN.
11. ICE & WATER SHIELD TO BE INSTALLED ON ALL SLOPED ROOFS, FROM EAVE EDGE TO 2'-0" INSIDE THE EXTERIOR WALL, REMAINDER OF ROOF TO RECEIVE 15# BUILDING FELT.
12. PROVIDE 2" MINIMUM SPACING BETWEEN ALL WOOD FRAMING AND MASONRY CHIMNEYS AND FIREPLACES.

ELECTRICAL NOTES:

1. ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH THE 2015 IRC (PART VIII-ELECTRICAL) AND THE 2017 NYS UNIFORM CODE SUPPLEMENT.
2. ALL ELECTRICAL WORK SHALL BE TO A MINIMUM CODE REQUIREMENTS AND SHALL BE CERTIFIED BY THE NEW YORK BOARD OF UNDERWRITERS, BUREAU OF ELECTRICITY.
3. U.L. APPROVED DIRECT WIRE BATTERY BACKUP SMOKE, AND CO DETECTORS TO BE INSTALLED AS PER 2018 IRC (R314).
4. GFI CIRCUITS ARE REQUIRED ON COUNTERS, IN BATHROOMS, OUTSIDE AND NEAR ALL WET CONDITIONS.
5. ALL LIGHTING SHALL BE HIGH EFFICACY LED LIGHTING, MINIMUM EFFICICAY REQUIREMENTS PER SECTION R202.
6. RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.

RBP24-000651

PLUMBING NOTES:

1. PLUMBING WORK TO BE DONE IN ACCORDANCE WITH THE 2018 IRC (CHAPTERS 25-33), THE 2020 RESIDENTIAL CODE OF AND THE 2015 INTERNATIONAL PLUMBING CODE.
2. MINIMUM 1/2" COPPER SUPPLY LINES AND 3/4" MAINS.
3. CLEANOUTS TO BE INSTALLED IN ACCORDANCE WITH 2018 IRC, SECTIONS P3005.2.1-P3005.2.11

ENERGY NOTES:

1. ALL INSULATION MATERIALS, FENESTRATION AND AIR SEALING DETAILS SHALL CONFORM TO THE STANDARDS SET IN THE 2018 IECC AND 2020 RESIDENTIAL CODE OF N.Y.S.
2. INSULATION TO BE INSTALLED IN A MANNER THAT PROVIDES CONTINUITY AT PLATE LINES, SILL LINES, AND CORNERS.
3. WINDOWS SHALL BE INSULATED GLAZING WITH LOW E ENHANCEMENT. SEAL TO FRAMING WITH LOW EXPANDING SPRAY FOAM FOR AIR BARRIER COMPLIANCE.
4. SEAL ALL PENETRATIONS INCLUDING BUILDING ENVELOPE, FLOORS, WALLS, CEILING AND ROOF. LOW EXPANDING SPRAY FOAM FOR AIR BARRIER COMPLIANCE.
5. AIR BARRIER, WEATHER RESISITIVE BARRIER AND THERMALK BARRIER SHALL BE CONTINUOUS. ALL TRANSITIONS, PENETRATIONS AND BREACHES MUST BE GASKETED, TAPED OR SEALED AS REQUIRED TO MAINTAIN BARRIER'S CONTINUITY.

JAMES J. STOUT ARCHITECT
2 GREG LANE EAST NORTHPORT, NEW YORK (631) 858 9388

WOOD CONST. | BRICK CONST. | CONCRETE | CONC. BLOCK | STONE CONST. | EXISTING | TO BE REMOVED

REGISTERED ARCHITECT JAMES J. STOUT NO. 021633 STATE OF NEW YORK

DRAWN BY: J.J.S./K.B. | DATE: 6/10/24 | REVISION NO.

PROPOSED ADDITIONS
For: MR. & MRS ELGADEH
Of; 56 STATION ROAD
GREAT NECK, N.Y.

NOTES AND DETAILS

PAGE NO. A-8 OF 8

JOB NO. 2022-420

THIS WOOD FRAME RESIDENCE TO BE BUILT IN ACCORDANCE WITH THE REQUIREMENTS OF THE (2015 IRC 2ND EDITION) WOOD FRAME CONSTRUCTION MANUAL

DISAPPROVED

No. BP-2024-0000 Building Permit Number
Date 07/25/2024
Signature
Name
Title

No permit issued by the Village of North Hempstead or any of the Fire Examiner shall release the design professional, architect, 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/or any other applicable laws.

3.2 CONNECTIONS

3.2.1 LATERAL FRAMING AND SHEAR CONNECTIONS

3.2.1.1. ROOF ASSEMBLY

ROOF FRAMING CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.1

3.2.1.2. ROOF ASSEMBLY TO WALL ASSEMBLY

LATERAL FRANING AND SHEAR CONNECTIONS FOR RAFTERS, CEILING JOIST, OR TRUSS TO TOP PLATE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.4 PRECRIPTIVE SOLUTIONS ARE PROVIDED FOR LATERAL FRAMING AND SHEAR CONNECTIONS IN TABLE 3.4A (PROVIDE SIMPSON STRONG–TIE CONNECTOR "H10")

3.2.1.3. WALL ASSEMBLY

LATERAL FRAMING CONNECTIONS FOR TOP AND BOTTOM PLATE TO WALL STUD SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.5 PRESCRIPTIVE SOLUTIONS ARE PROVIDED FOR LATERAL FRAMING CONNECTIONS IN 3.5A OTHER WALL ASSEMBLY LATERAL FRAMING AND SHEAR CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.1

3.2.1.4. WALL ASSEMBLY TO FLOOR ASSEMBLY

LATERAL FRAMING AND SHEAR CONNECTIONS FOR BOTTOM PLATE TO FLOOR ASSEMBLY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.1

3.2.1.5. FLOOR ASSEMBLY

FLOOR FRAMING CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.1

3.2.1.6. FLOOR ASSEMBLY TO WALL ASSEMBLY OR SILL PLATE

LATERAL FRAMING AND SHEAR CONNECTIONS FOR FLOOR ASSEMBLY TO SILL, TOP PLATE OR GIRDER SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.1

3.2.1.7. WALL ASSEMBLY OR SILL PLATE TO FOUNDATION

SILL PLATES OR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION SYSTEM TO RESIST LATERAL AND SHEAR LOADS FROM WIND IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.2. PRESCRIPTIVE SOLUTIONS ARE PROVIDED FOR SILL PLATE TO FOUNDATION IN TABLE 3.2A, AND FOR BOTTOM PLATE TO FOUNDATION IN TABLE 3.2B. SILL PLATES OR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION SYSTEM TO RESIST SHEAR LOADS FROM SEISMIC IN ACCORDANCE WITH THE REQUIRENENTS OF TABLE 3.3. PRECRIPTIVE SOLUTIONS ARE PROVIDED FOR SILL OR BOTTOM PLATE TO FOUNDATION IN TABLE 3.3A. A MINIMUM OF ONE ANCHOR BOLT SHALL BE PROVIDED WITHIN 6" TO 12" OF EACH END OF EACH PLATE. ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7" IN CONCRETE FOUNDATIONS AND SLAB ON GRADE, OR 7" IN MASONRY BLOCK FOUNDATIONS WHEN RESISTING LATERAL AND SHEAR LOADS ONLY (SEE FIGURES3.2A–C). ANCHOR BOLT SHALL BE LOCATED WITHIN 12" OF CORNERS AND AT SPACINGS SPECIFIED IN TABLE 3.2A–B OR TABLE 3.3A, BUT NOT TO EXCEED 6 FEET ON CENTER. SILL PLATES OR BOTTOM PLATES SHALL HAVE FULL BEARING ON THE FOUNDATION SYSTEM.

3.2.2 UPLIFT CONNECTIONS

3.2.2.1 ROOF ASSEMBLY TO WALL ASSEMBLY

RAFTER OR TRUSS TO WALL STUD UPLIFT CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.4. PRESCRIPTIVE SOLUTIONS ARE PROVIDED IN TABLE 3.4B. WHEN RAFTERS OR TRUSSES ARE NOT LOCATED DIRECTLY ABOVE STUDS, RAFTERS OR TRUSSES SHALL BE ATTACHED TO THE WALL TOP PLATE AND WALL TOP PLATE SHALL BE ATTACHED TO THE WALL STUD WITH UPLIFT CONNECTIONS IN ACCORDANCE WITH TABLE 3.4. (PROVIDE SIMPSON STRONG–TIE CONNECTOR "H8")

3.2.2.2 WALL ASSEMBLY TO WALL ASSEMBLY

STORY TO STORY UPLIFT CONNECTIONS FROM UPPER STORY WALL STUD TO LOWER STORY WALL STUD SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.4. PRESCRIPTIVE SOLUTIONS ARE PROVIDED IN TABLE 3.4B. WHEN UPPER STORY WALL STUDS ARE NOT LOCATED DIRECTLY ABOVE LOWER STORY WALL STUDS, THE STUDS SHALL BE ATTACHED TO A COMMON MEMBER IN THE FLOOR ASSEMBLY WITH UPLIFT CONNECTIONS IN ACCORDANCE WITH TABLE 3.4 (PROVIDE SIMPSON STRONG–TIE CONNECTOR "CS18")

3.2.2.3 WALL ASSEMBLY TO FOUNDATION

FIRST FLOOR WALL STUDS SHALL BE CONNECTED TO THE FOUNDATION, SILL PLATE, OR BOTTOM PLATE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.2 PRESCRIPTIVE SOLUTIONS FOR STUD TO FOUNDATION, SILL PLATE, OR BOTTOM PLATE ARE PROVIDED IN TABLE 3.4B (SEE FIGURES 3.2A–C). A MINIMUM OF A 1 1/4" X 20 GAGE ASTM A653 GRADE 33 STEEL STRAP SHALL BE NAILED TO THE STUDS IN ACCORDANCE WITH TABLE 3.4B AND HAVE A MINIMUM EMBEDMENT OF 7" IN CONCRETE FOUNDATIONS AND SLAB ON GRADE, 15" IN MASONRY BLOCK FOUNDATIONS,OR BE LAPPED UNDER THE PLATE AND NAILED IN ACCORDANCED WITH TABLE 3.4B (SEE FIGURES 3.2A–C). WHEN THE STEEL STRAP IS LAPPED UNDER THE BOTTOM PLATE, 3" SQUARE WASHERS SHALL BE USED ON THE ANCHOR BOLTS AND ANCHOR BOLTS SPACING SHALL NOT EXCEED THE REQUIREMENTS SPECIFIED IN TABLE 3.2C. STEEL STRAPS EMBEDDED IN OR IN CONTACT WITH SLAB ON GRADE OR MASONRY BLOCK FOUNDATIONS SHALL BE HOT–DIPPED GALVANIZEDAFTER FABRICATION, OR MANUFACTURED FROM G185 OR Z450 GALVANIZED STEEL.

3.2.3 OVERTURNING RESISTANCE

3.2.3.1 HOLDDOWNS

HOLDDOWNS SHALL BE INSTALLED IN THE SHEARWALL IN ACCORDANCE WITH 3.4.2.3 (SEE FIGURES 3.8A–B). A CONTINUOUS LOAD PATH FROM THE HOLDDOWN TO THE FOUNDATION SHALL BE MAINTAINED. WHERE A HOLDDOWN RESISTS THE OVERTURNING LOAD FROM THE STORY OR STORIES ABOVE, THE HOLDDOWN SHALL BE SIZED FOR THE REQUIRED HOLDDOWN TENSION CAPACITY AT ITS LEVEL, PLUS THE REQUIRED HOLDDOWN TENSION CAPACITY OF THE STORY OR STORIES ABOVE. FOR WALLS SHEATHED WITH MATERIALS OTHER THAN THOSE SPECIFIED IN 3.4.4.2, HOLDDOWN TENSION CAPACITY AT TABLE 3.17D TIMES THE WALL HEIGHT. (PROVIDE SIMPSON STRONG–TIE CONNECTOR "PHD2" @ SECOND FLOOR, AND "HD10A" @ FIRST FLOOR)

3.2.4 SHEATHING AND CLADDING ATTACHMENT

3.2.4.1 ROOF SHEATHING

ROOF SHEATHING ATTACHMENT SHALL BE IN ACCORDANCE WITH THE MINIMUM NAILING REQUIREMENTS SPECIFIED IN TABLE 3.10

3.2.4.2 WALL SHEATHING

WALL SHEATHING ATTACHMENT SHALL BE IN ACCORDANCE WITH THE MINIMUM NAILING REQUIREMENTS SPECIFIED IN TABLE 3.11

3.2.4.3 FLOOR SHEATHING

FLOOR SHEATHING SHALL BE ATTACHED WITH A MINIMUM OF 8D COMMON NAILS SPACED AT A MAXIMUM OF 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER IN THE PANEL FIELD.

3.2.4.4 ROOF CLADDING

ROOF CLADDING SHALL BE ATTACHED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

3.2.4.5 WALL CLADDING

WALL CLADDING SHALL BE ATTACHED IN ACCORDANCE WITH THE MINIMUM NAILING REQUIREMENTS IN TABLE 3.11 OR COMPLY WITH THE MANUFACTURER'S RECOMMENDATIONS.

3.2.5 SPECIAL CONNECTIONS

3.2.5.1 RIDGE STRAPS

RIDGE STRAPS SHALL ATTACH TO OPPOSING RAFTERS IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN TABLE 3.6. PRESCRIPTIVE SOLUTIONS ARE PROVIDED IN TABLE 3.6A.

EXCEPTION: RIDGE STRAPS ARE NOT REQUIRED WHEN COLLAR TIES (COLLAR BEAMS) OF NOMINAL 1" X 6" OR 2" X 4" LUMBER ARE LOCATED IN THE UPPER THIRD OF THE ATTIC SPACE AND ATTACHED TO RAFTERS IN ACCORDANCE WITH TABLE 3.6.

3.2.5.2 JACK RAFTERS

JACK RAFTERS SHALL BE ATTACHED TO THE WALL ASSEMBLY IN ACCORDANCE WITH 3.2.2.1 AND ATTACHED TO HIP BEAMS IN ACCORDANCE WITH TABLE 3.6.

3.2.5.3 NON–LOADBEARING WALL ASSEMBLIES

RAKE OVERHANG TO WALL, WALL TO WALL, AND WALL–TO–FOUNDATION CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN TABLE 3.4C (SEE FIGURES 2.1G–H). WALLS WHICH DO NOT SUPPORT THE ROOF ASSEMBLY AND ARE ATTACHED IN ACCORDANCE WITH 3.2.1 NEED NO ADDITIONAL UP LIFT CONNECTIONS.

3.2.5.4 CONNECTIONS AROUND WALL OPENINGS

3.2.5.4.1 HEADER AND/ OR GIRDER TO STUD CONNECTIONS

HEADER AND/OR GIRDER TO STUD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN TABLE 3.7. WINDOW SILL PLATE TO STUD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN TABLE 3.8

3.2.5.4.1 TOP AND BOTTOM PLATE TO FULL HEIGHT STUDS

WHEN THE NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF A HEADER ARE SELECTED FROM TABLE 3.23C, EACH STUD SHALL BE CONNECTED IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN TABLES 3.5. PRESCRIPTIVE SOLUTIONS FOR TOP AND BOTTOM PLATE TO STUD CONNECTIONS ARE PROVIDED IN TABLE 3.5A.

EXCEPTION: WHEN THE NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF A HEADER ARE SELECTED FROM TABLE 3.23D, THE CAPACITY OF THE CONNECTION OF THE TOP OR BOTTOM PLATE TO EACH FULL HEIGHT STUD SHALL BE EQUAL TO THE UNIT LATERAL LOAD, W (PLF), GIVEN IN TABLE 3.5 TIMES HALF OF THE HEADER SPAN, L/2 (FT), DIVIDED BY THE REQUIRED NUMBER OF FULL HEIGHT STUDS, NFH, SELECTED FROM TABLE 3.23D. TOP OR BOTTOM PLATE TO EACH FULL HEIGHT STUD CONNECTION=W*(L/2)/NFH

TABLE 3.5A RIDGE TENSION STRAP CONNECTION REQUIREMENTS FOR WIND EXPOSURE B

DEAD LOAD ASSUMPTIONS: ROOF ASSEMBLY DL = 10 PSF		THREE SECOND GUST WIND SPEED (MPH)							
		85	90	100	110	120	130	140	150
ROOF PITCH	ROOF SPAN (FT)	NUMBER OF 8D COMMON NAILS OR 100 NAILS IN EACH END OF 1–1/4" STRAP 1,2,3,4,5,6,7							
3:12	12	1	2	2	2	3	3	3	4
	16	1	2	2	2	3	4	4	5
	20	2	2	2	3	4	4	5	6
	24	2	2	3	3	4	5	6	7
	28	2	2	3	4	5	6	7	8
	32	2	3	3	4	5	7	8	9
	36	2	3	4	5	6	7	9	–
4:12	12	1	1	1	2	2	2	3	3
	16	1	1	2	2	2	3	3	4
	20	1	2	2	2	3	4	4	5
	24	2	2	2	3	3	4	5	6
	28	2	2	3	3	4	5	6	7
	32	2	2	3	4	5	6	7	8
	36	2	2	3	4	5	6	8	–
5:12	12	1	1	1	1	2	2	2	3
	16	1	1	1	2	2	2	3	3
	20	1	1	2	2	2	3	3	4
	24	1	2	2	2	3	3	4	5
	28	1	2	2	3	3	4	5	5
	32	2	2	2	3	4	5	5	6
	36	2	2	3	3	4	5	6	7
6:12	12	1	1	1	1	2	2	2	2
	16	1	1	1	2	2	2	3	3
	20	1	1	2	2	2	3	3	4
	24	1	1	2	2	3	3	4	4
	28	1	2	2	3	3	4	4	5
	32	2	2	2	3	4	4	5	6
	36	2	2	2	3	4	5	6	6
7:12	12	1	1	1	1	2	2	2	2
	16	1	1	1	2	2	2	3	3
	19.2	1	1	2	2	2	3	3	4
	24	1	1	2	2	3	3	4	4
	28	1	2	2	2	3	4	4	5
	32	2	2	2	3	3	4	5	5
	36	2	2	2	3	4	4	5	6
8:12	12	1	1	1	1	2	2	2	2
	16	1	1	1	2	2	2	3	3
	19.2	1	1	2	2	2	3	3	4
	24	1	1	2	2	3	3	4	4
	28	1	2	2	2	3	4	4	5
	32	2	2	2	3	3	4	5	5
	36	2	2	2	3	4	4	5	6
9:12	12	1	1	1	1	2	2	2	2
	16	1	1	1	2	2	2	3	3
	19.2	1	1	2	2	2	3	3	4
	24	1	1	2	2	3	3	4	4
	28	1	2	2	2	3	4	4	5
	32	2	2	2	3	3	4	5	5
	36	2	2	2	3	4	4	5	6
10:12	12	1	1	1	1	2	2	2	2
	16	1	1	1	2	2	2	3	3
	19.2	1	1	2	2	2	3	3	4
	24	1	1	2	2	3	3	4	4
	28	1	2	2	2	3	4	4	5
	32	2	2	2	3	3	4	5	5
	36	2	2	2	3	4	4	5	6
11:12	12	1	1	1	1	2	2	2	2
	16	1	1	1	2	2	2	3	3
	19.2	1	1	2	2	2	3	3	4
	24	1	1	2	2	3	3	4	4
	28	1	2	2	2	3	4	4	5
	32	2	2	2	3	3	4	5	5
	36	2	2	2	3	4	4	5	6
12:12	12	1	1	1	1	2	2	2	2
	16	1	1	1	2	2	2	3	3
	19.2	1	1	2	2	2	3	3	4
	24	1	1	2	2	3	3	4	4
	28	1	2	2	2	3	4	4	5
	32	2	2	2	3	3	4	5	5
	36	2	2	2	3	4	4	5	6

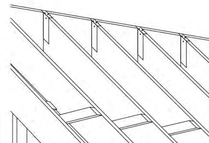
1–TABULATED CONNECTION REQUIREMENTS SHALL BE PERMITTED TO BE MULTIPLIED BY 0.70 FOR FRAMING NOT LOCATED WITHIN 8 FEET OF BUILDING CORNERS.
2–TABULATED RIDGE CONNECTION LOADS ASSUME A BUILDING LOCATED IN EXPOSURE B.
3–TABULATED CONNECTION REQUIREMENTS ARE BASED ON TOTAL UPLIFT MINUS 0.6 OF THE ROOF ASSEMBLY DEAD LOAD (0.6 X 10 PSF)
4–TABULATED CONNECTION REQUIREMENTS ARE BASED ON A 12" RIDGE STRAP SPACING, FOR DIFFERENT RIDGE STRAP SPACINGS, MULTIPLY THE TABULATED VALUES BY THE APPROPRIATE MULTIPLIER BELOW:

RIDGE STRAP SPACING (IN.)	12	16	19.2	24	48	72
MULTIPLIER	1.00	1.33	1.60	2.00	4.00	6.00

5–WHEN THE TABULATED NUMBER OF NAILS REQUIRED IN EACH END OF THE STRAP IS EQUAL TO 1 AND THE FRAMING IS ATTACHED IN ACCORDANCE WITH TABLE 3.1, THE RIDGE STRAP AND ADDITIONAL NAILING IS NOT REQUIRED
6–WHEN A COLLAR TIE IS USED IN LIEU OF A RIDGE STRAP, THE NUMBER OF 100 COMMON NAILS REQUIRED IN EACH END OF THE COLLAR TIE NEED NOT EXCEED THE TABULATED NUMBER OF 80 COMMON NAILS IN A STEEL STRAP, OR THE NUMBER OF 120 BOX NAILS IN EACH END OF THE COLLOR TIE NEED NOT EXCEED THE TABULATED NUMBER OF 100 BOX NAILS IN A STEEL STRAP
7– 1–1/4" 20 GAGE RIDGE STRAP SHALL BE OF ASTM A653 GRADE 33 STEEL OR EQUIVALENT.

TABLE 3.9A RAFTER/ CEILING JOIST HEEL JOINT CONNECTION REQUIREMENTS (Prescriptive Alternative to Table 3.9)

DEAD LOAD ASSUMPTION: ROOF ASSEMBLY DL = 10 PSF		ROOF LIVE LOAD			GROUND SNOW LOAD								
		20 PSF			30 PSF			50 PSF			70 PSF		
		ROOF SPAN (FT.)											
		12	24	36	12	24	36	12	24	36	12	24	36
RAFTER SLOPE	RAFTER SPACING (IN.)	REQUIRED NUMBER OF 16D COMMON OR 40D BOX NAILS PER HEEL JOINT CONNECTION 1,2,3,4,5,6											
3:12	12	4	7	10	4	8	12	6	11	17	8	15	22
	16	5	9	13	5	10	15	8	15	22	10	20	29
	19.2	6	11	16	6	12	18	9	18	27	12	24	35
	24	7	13	19	8	15	23	11	22	33	15	29	44
4:12	12	3	5	8	3	6	9	5	9	13	6	11	17
	16	4	7	10	4	8	12	6	11	17	8	15	22
	19.2	4	8	12	5	9	14	7	14	20	9	18	27
	24	5	10	15	6	12	17	9	17	25	11	22	33
5:12	12	3	4	6	3	5	7	4	7	10	5	9	14
	16	3	6	8	3	6	9	5	9	14	6	12	18
	19.2	4	7	10	4	6	11	6	11	16	7	14	21
	24	4	8	12	5	9	14	7	14	20	9	18	27
7:12	12	3	3	5	3	4	5	3	5	8	4	7	10
	16	3	4	6	3	5	7	4	7	10	5	9	13
	19.2	3	5	7	3	6	8	4	8	12	5	10	15
	24	3	6	9	4	7	10	5	10	15	7	13	19
9:12	12	3	3	4	3	3	4	3	4	6	3	5	8
	16	3	3	5	3	4	5	3	5	8	4	6	10
	19.2	3	4	6	3	4	6	3	6	9	4	8	12
	24	3	5	7	3	5	8	4	8	11	5	10	15
12:12	12	3	3	3	3	3	3	3	3	5	3	4	6
	16	3	3	4	3	3	4	3	4	6	3	5	8
	19.2	3	3	4	3	3	5	3	5	7	3	6	9
	24	3	4	5	3	4	6	3	6	9	4	8	11



CEILING HEIGHT/ ROOF RIDGE HEIGHT (HC/HR)	HEEL JOINT CONNECTION ADJUSTMENT FACTORS
1/2	2
1/3	1.5
1/4	1.33
1/5	1.25
1/6	1.2
1/10	1.11

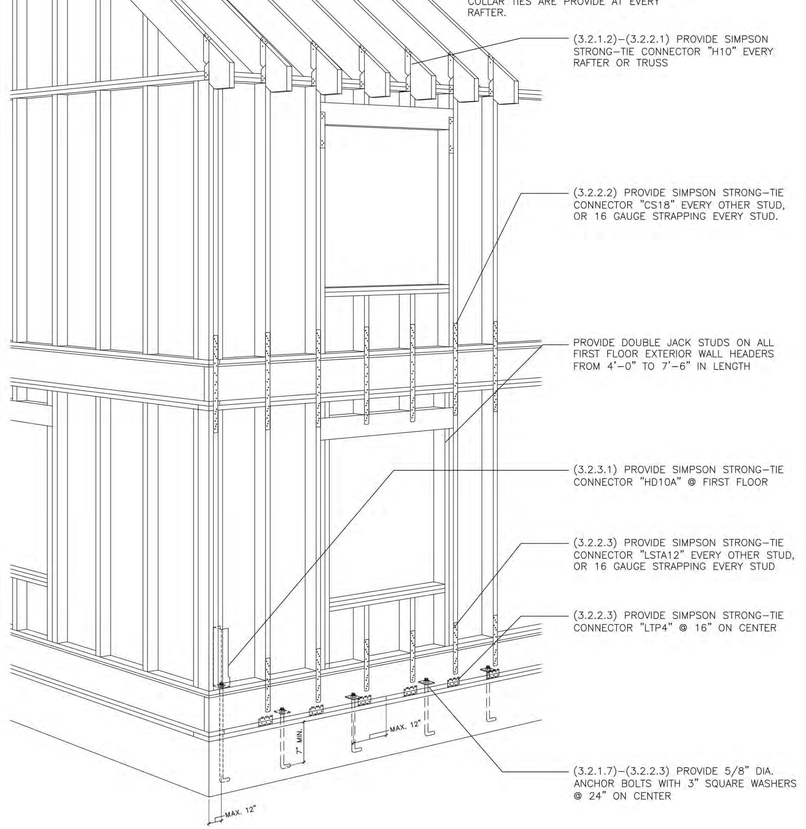
NOTE: LATERAL DEFLECTION OF THE RAFTERS BELOWTHE RAFTER TIES MAY EXCEED 3/4 INCH WHEN RAFTERS TIES ARE LOCATED ABOVE ONE–THIRD OF THE RIDGE HEIGHT, HR OR WHEN HC IS GREATER THEN 2 FEET AND MAY REQUIRE ADDITIONAL CONSIDERATION.

1–NAILING REQUIREMENTS SHALL BE PERMITTED TO BE REDUCED 25% IF NAILS ARE CLINCHED
2–HEEL JOINT CONNECTIONS ARE NOT REQUIRED WHEN THE RIDGE IS SUPPORTED BY A LOADBEARING WALL, HEADER OR RIDGE BEAM DESIGNED TO RESIST THE APPLIED LOADS.
3–WHEN INTERMEDIATE SUPPORT OF THE RAFTER IS PROVIDED BY VERTICAL STRUTS OR PURLINS TO A LOADBEARING WALL, THE TABULATED HEEL JOINT CONNECTION REQUIREMENTS SHALL BE PERMITTED TO BE REDUCED PROPORTIONALLY TO THE REDUCTION IN SPAN
4–EQUIVALENT NAILING PATTERNS ARE REQUIRED FOR CEILING JOIST TO CEILING JOIST LAP SPLICES
5–TABULATED HEEL JOIST CONNECTION REQUIREMENTS DO NOT INCLUDE THE ADDITIONAL WEIGHT OF THE CEILING ASSEMBLY
6–TABULATED HEEL JOIST CONNECTION REQUIREMENTS ASSUME CEILING JOISTS OR RAFTER TIES ARE LOCATED AT THE BOTTOM OF THE ATTIC SPACE. WHEN CEILING JOISTS OR RAFTER TIES ARE LOCATED HIGHER IN THE ATTIC SPACE, THE TABULATED HEEL JOINT CONNECTION REQUIREMENTS SHALL BE INCREASED BY THE FOLLOWING FACTORS:

TABLE 3.4A RAFTER/CEILING JOIST TO TOP PLATE LATERAL AND SHEAR CONNCETION REQUIREMENTS–EXPOSURE B (PRESCRIPTIVE ALTERNATIVE TO TABLE 3.4)

THREE SECOND GUST WIND SPEED (MPH)		85	90	100	110	120	130	140	150
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
	10	2	3	3	3	3	3	3	3
16	8	2	2	3	3	3	4	4	4
	10	2	2	3	3	3	4	4	4
24	8	3	3	4	4	5	5	5	5
	10	3	3	4	4	5	5	5	6

1–PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTIONS IN TABLE 3.4
2–TABULATED CONNECTION REQUIREMENTS ASSUME A BUILDING LOCATED IN EXPOSURE B.
3–WHEN CEILING JOISTS ARE INSTALLED PARALLEL TO RAFTERS, THE SUM OF THE TOE–NAILS IN THE RAFTER AND CEILING JOIST SHALL EQUAL OR EXCEED THE TABULATED NUMBER OF NAILS REQUIRED
4–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



LATERAL AND SHEAR CONNECTIONS

SCALE N.T.S.

TABLE 3.1 NAILING SCHEDULE

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE–NAILED)	(SEE TABLE 3.4A)	(SEE TABLE 3.4A)	
CEILING JOIST TO TOP PLATE (TOE –NAILED)	(SEE TABLE 3.4A)	(SEE TABLE 3.4A)	
CEILING JOIST TO PARALLEL RAFTER (FACE–NAILED)	(SEE TABLE 3.9A)	(SEE TABLE 3.9A)	
CEILING JOIST LAPS OVER PARTITIONS (FACE–NAILED)	(SEE TABLE 3.9A)	(SEE TABLE 3.9A)	
COLLAR TIE TO RAFTER (FACE–NAILED)	(SEE TABLE 3.6A)	(SEE TABLE 3.6A)	
BLOCKING TO RAFTER (TOE–NAILED)	2–8d	2–8d	
RIM BOARD TO RAFTER (END NAILED)	2–16d	3–16d	
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE–NAILED)	2–16d [1]	2–16d [1]	
TOP PLATES AT INTERSECTIONS (FACE–NAILED)	4–16d	5–16d	
STUD TO STUD (FACE–NAILED)	2–16d	2–16d	
HEADER TO HEADER (FACE–NAILED)	16d	16d	
TOP OR BOTTOM PLATE TO STUD (END–NAILED)	(SEE TABLE 3.5A)	(SEE TABLE 3.5A)	
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, END JOIST OR BLOCKING (FACE–NAILED)	2–16d [2 3]	2–16d [2 3]	
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE–NAILED)	4–8d	4–10d	
BRIDGING TO JOIST (TOE–NAILED)	2–8d	2–10d	
BLOCKING TO JOIST (TOE–NAILED)	2–8d	2–10d	
BLOCKING TO SILL OR TOP PLATE (TOE–NAILED)	3–16d	4–16d	
LEDGER STRIP TO BEAM (FACE–NAILED)	3–16d	4–16d	
JOIST ON LEDGER TO BEAM (TOE–NAILED)	3–8d	3–10d	
BAND JOIST TO JOIST (END–NAILED)	3–16d	4–16d	
BAND JOIST TO SILL OR TOP PLATE (TOE–NAILED)	2–16d [4]	3–16d	
ROOF SHEATHING			
STRUCTURAL PANELS	8d	10d	
DIAGONAL BOARD SHEATHING			
1"x6" OR 1"x8"	2–8d	2–10d	
1"x10" OR WIDER	3–8d	3–10d	
CEILING FRAMING			
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	
WALL SHEATHING			
STRUCTURAL PANELS	8d	10d	
FIBERBOARD PANELS			
7/16"	6d [5]	–	
25/32"	8d [5]	–	
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	
HARDBOARD	8d	8d	
PARTICLEBOARD PANELS	8d	8d	
DIAGONAL BOARD SHEATHING			
1"x6" OR 1"x8"	2–8d	2–10d	
1"x10" OR WIDER	3–8d	3–10d	
FLOOR SHEATHING			
STRUCTURAL PANELS			
1" OR LESS	8d	10d	
GREATER THAN 1"	10d	16d	
DIAGONAL BOARD SHEATHING			
1"x6" OR 1"x8"	2–8d	2–10d	
1"x10" OR WIDER	3–8d	3–10d	

1– NAILING REQUIREMENTS ARE BASED ON WALL

DISAPPROVED

Ben Voutsinas
09/09/2024

MAINTAIN EXISTING CONDITIONS
39 MEADOW LANE
ROSLYN HEIGHTS, NY 11577

#21611

GENERAL NOTES:

1. All work shall conform to the rules and regulations of the New York State Building code, Energy Conservation code, and the National Electric Code.
2. Contractor to verify all dimensions, conditions, etc. (assumed, existing, and proposed) herein shown and report any discrepancies to the Architect prior to commencing any work.
3. All framing lumber shall be Hemlock Fir, minimum fiber stress=575 psi. Unless noted all headers, joists, girders, etc. to be Douglas Fir, minimum fiber stress=850 psi.
4. All glass shall be double glazed with a minimum 'U' value of .33. All doors and windows to be vinyl clad frames.
5. All exterior walls shall be 2"x4"s @ 16" on center with fire-stopping unless otherwise noted on section or wall type.
6. All interior partitions shall be 2"x4"s @ 16" on center.
7. All floor framing shall match provided sections.
8. Roof framing rafters shall be as shown.
9. All door and window lintels shall be 2-2"x12"s for spans to 6'-0", larger spans shall be noted.
10. All exterior sheathing shall be 1/2" thick exterior grade plywood.
11. All subfloors shall be 3/4" thick exterior grade plywood.
12. All exterior walls shall be insulated as per section & wall types
13. New roof shall be insulated as per section.
14. All piping to be insulated against freezing as per New York State Energy Conservation Code and the National Plumbing code.
15. Roofs with 3\12 slope or greater to be covered with one layer of 15# building paper with a minimum 6" overlap and staggered joints and finished with asphalt shingles.
16. Roofs with less than 3\12 slope to be covered with built-up roof membrane system specifically designed for a minimum slope of 1/8" per foot.
17. All interior construction shall be covered with 1/2" thick gypsum board, unless noted on plans.
18. All new gypsum board to be screw attached with 1 1/4"-2" self-drilling, self tapping Phillips "drywall screws"
19. All bathrooms shall be finished with 1/2" thick waterproof gypsum board, with concrete "wonder board" or equal around bathtubs and shower walls.
20. Tape and spackle all gypsum board joints with minimum three coats joint compound.
21. All new gypsum board and existing plaster surfaces to be primed and painted minimum two coats flat alkyd throughout except semi-gloss alkalyd in baths, utility, kitchen and breakfast rooms.
22. All steel columns to have 1/4" thick steel plates welded to top and bottom. Size of steel plate shall match width of supported beam to provide full bearing.
23. All new vinyl siding to have 1/2" polystyrene rigid insulation backerboard, installed to manufacturer's specifications.
24. Contractor shall provide new rain gutters and down spouts as required to provide drainage from roof to grade without washout of areas around the house or staining of facias or wall surfaces.
25. Railings and handrails, both interior and exterior, shall be designed to resist a lateral impact at the top equivalent to a minimum linear load of 50 pounds per foot.
26. Stairs, doors and exits shall comply with New York State Building Code section R310, R311, and R314.
27. Contractor to verify the existence and structural stability of existing foundation and masonry walls prior to start of work. Any foundation or masonry walls found to be in a condition non-suitable for the imposition of new loading shall be repaired or replaced as required. All footings are designed based upon an assumed soil bearing capacity of two tons per square foot. (Contractor shall field verify and assume responsibility). All concrete Shall be a minimum compressive strength of 3000 psi at 28 days. All footings shall bear on virgin sand and gravel and extend to a minimum depth of 4'-0" to bottom of footing below finished grade.
28. The Architect shall not be responsible for, nor have control or charge of construction means, methods, sequences or procedures or of safety precautions and programs.
29. Contractor to notify Long Island Power Authority, AT&T and telephone provider at (516) 661-6000 two to ten days prior to excavation in Nassau or Suffolk Counties. In the far Rockaway and Rockaway Peninsula areas of Queens County, also call (516) 661 6000 to reach Long Island Power Authority.
30. All products and materials to be installed as per manufacturer's specifications and recommendations. Architect shall not be responsible for defects or damage to or caused by materials, systems or installation.
31. Foundation walls with adjoining floor slabs on grade shall have 2" thick polystyrene applied to exterior of foundation wall down to a depth of 2'-0" below grade.

All work shall comply with State and local codes and ordinances and the New York State Energy Conservation Code. All work shall be done to the highest standards of craftsmanship by all trades.

Samples shall be supplied to the Architect of all materials and of workmanship representing artistic techniques specified below. Shop drawings shall be provided for fabricated items where specified.

Temporary facilities for protection of tools and equipment shall conform to local regulations and shall be the Contractor's responsibility.

The Contractor shall present the building to the Owner for acceptance clean and ready for occupancy. All glass shall be cleaned and polished, floor swept broom clean, carpets vacuumed, fixtures washed, with all labels removed, and exterior hand-raked free of trash and debris.

During construction, premises shall be kept clean and free of waste from construction where possible and all biodegradable shall be removed from site prior to substantial completion and prior to final acceptance.

Contractor shall make all necessary arrangements for service deliveries, access to the job space and rubbish removal.

Contractor shall familiarize himself with and conform to all building requirements in the performance of his work.

The Contractor and his subcontractors shall be held to have fully examined the premises and building requirements affecting the areas of the work and that the bid cost for such work shall include all such considerations as can be reasonably ascertained prior to commencing the work.

The Contractor shall verify all dimensions and job conditions prior to submitting bids and shall report all discrepancies or omissions to the Architect which would interfere with the satisfactory completion of the work.

The drawings shall be supplanted by all State laws and the Administrative Building Code of New York. All applicable requirements specified in these regulations shall be followed the same as if specifically noted in the drawings.

If the Contractor claims that any revisions to drawings involve extra cost under this contract, he shall give the Client written notice thereof within reasonable time after the receipt of such instructions, and in any event before proceeding to execute the work. No claims shall be valid unless so made. All claims for extra work will be submitted through Monte Leeper Architects for approval by Client.

The Contractor shall maintain the premises clean and free of debris in a manner that will not unreasonably limit the owners daily business activity. Upon completion of areas of work, the Contractor shall leave the premises broom clean and free of all construction stains and adhesive spots.

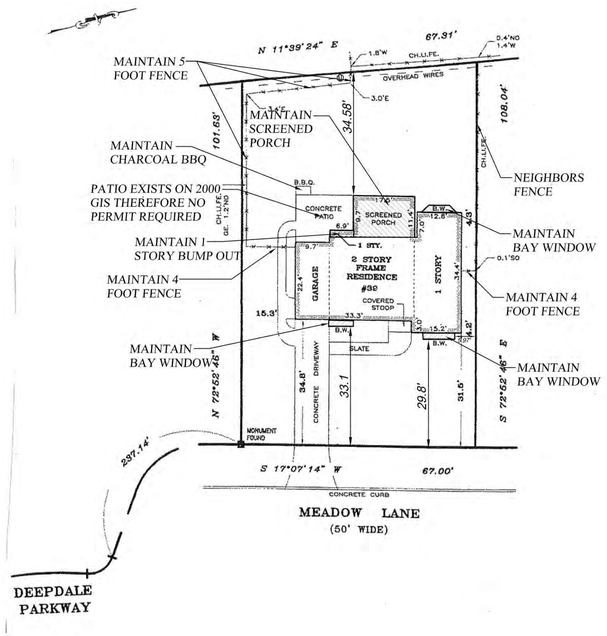
The Contractor shall confine the storage of materials to spaces allotted and shall store all materials neatly and compactly. All inflammable material shall be stored in a manner approved by local fire regulations and shall be properly protected. Oil rags and waste shall be disposed of daily. All paint and other inflammable material shall be stored in sealed containers.

Winter protection, heat, and snow removal shall be the Contractor's responsibility. All space heating shall be done in a safe, sensible manner, with periodic checks on the system, and shall comply with state industrial commission and O.S.H.A. regulations.

Contractor, at his option may erect a 2'x4' sign lettered by a professional sign painter, identifying the Architect, the Contractor, the Engineers, and Landscape Architect, where applicable.

Rental charges, safety, protection and maintenance of rented equipment shall be the Contractor's responsibility.

These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations regarding safety shall be the Contractor's responsibility.



1 / T-1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

ROOF FRAMING

RAFTER TO TOP PLATE (TOE-NAILED)	3 - 8d	3 - 10d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3 - 8d	3 - 10d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER, FACE-NAILED) (HEEL JOINT) RAFTER SLOPE: 3:12 4:12 5:12 7:12 9:12 AND GREATER	 22 - 16d 17 - 16d 14 - 16d 10 - 16d 8 - 16d	 22 - 40d 17 - 40d 14 - 40d 10 - 40d 8 - 40d	EACH LAP
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED) RAFTER SLOPE: 3:12 4:12 5:12 7:12 9:12 AND GREATER	 22 - 16d 17 - 16d 14 - 16d 10 - 16d 8 - 16d	 22 - 40d 17 - 40d 14 - 40d 10 - 40d 8 - 40d	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED) RAFTER SLOPE: 3:12 4:12 5:12 6:12 AND GREATER	 7 - 10d 6 - 10d 4 - 10d 4 - 10d	 7 - 12d 6 - 12d 4 - 12d 4 - 12d	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2 - 8d	2 - 10d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2 - 16d	3 - 16d	EACH END

WALL FRAMING

TOP PLATE TO TOP PLATE (FACE-NAILED)	2 -16d [1]	2 - 16d [1]	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4 - 16d	5 - 16d	JOINTS -EACH SIDE
STUD TO STUD (FACE-NAILED)	2 -16d	2 -16d	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" OC ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2 - 16d	2 - 40d	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST OR BLOCKING, (FACE-NAILED)	2 - 16d 1,2	2 - 16d 1,2	PER FOOT

ROOF SHEATHING

STRUCTURAL PANELS:			PANEL EDGES	INTERMEDIATE SUPPORTS
INTERIOR ZONE 5	8d	10d	4"	6"
PERIMETER EDGE ZONE 5	8d	10d	4"	4"
GABLE ENDWALL RAKE WITH LOOKOUT BLOCK	8d	10d	4"	4"

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	2 - 16d	PER FOOT

CEILING SHEATHING

GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7"EDGE/10"FIELD

WALL SHEATHING

		PANEL EDGES		INTERMEDIATE SUPPORTS
STRUCTURAL PANELS/HARDBOARD				
INTERIOR ZONE 6	8d	10d	6"	6"
4' EDGE ZONE 6	8d	10d	6"	6"
FIBERBOARD PANELS: 7/16"	6d [3]	–		3" EDGE / 6" FIELD
25/32"	8d [3]	–		3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS		7" EDGE / 10" FIELD
PARTICLE BOARD PANELS	8d	8d		SEE MANUFACTURER

FLOOR SHEATHING

STRUCTURAL PANELS: 1" OR LESS	8d	10d	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE / 6" FIELD

OCCUPANCY:

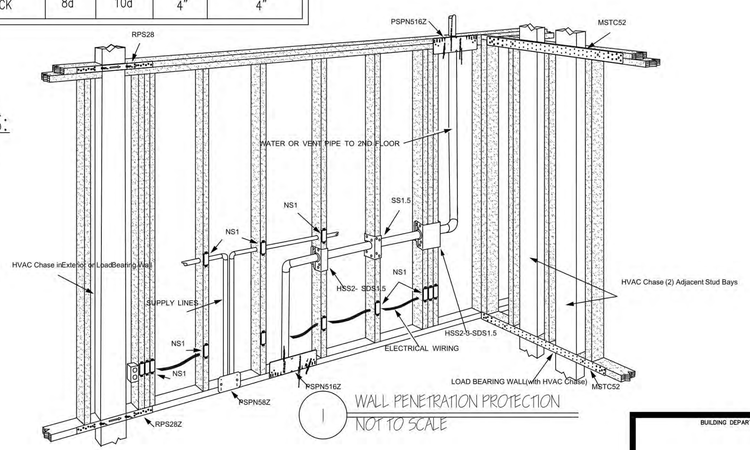
SINGLE FAMILY RESIDENCE

REFERENCE STANDARDS:

2020 NYS Building Code
Wood Frame Construction Manual AF & PA
Climate Zone: 11B
Degree Days: 5750

DESIGN LOADS:

Decks: 40 psf
Attics: 20 psf
Rooms other than Sleeping Rooms: 40 psf
SLeeping Rooms: 30 psf
Stairs: 40 psf
Handrails: 200#
Roof: 50 psf ground snow load
Basic Wind Speed: 130 mph
Uplift: 18.1#
Dead Loads: 10 psf



1 / T-1 WALL PENETRATION PROTECTION

NOT TO SCALE

BUILDING DEPARTMENT USE

DESIGN CRITERIA

THE FOLLOWING SPECIFICATIONS ARE THE STANDARD VALUES OF THIS OFFICE, EACH OF THESE VALUES MEETS OR EXCEEDS THE REQUIREMENTS OF THE NYS RESIDENTIAL BUILDING CODE, PRESCRIBED FOR THE PROJECT HEREIN.

LOCATION	WINTER DESIGN DRY BULB TEMP	SUMMER DESIGN DRY BULB TEMP	COINCIDENT WET BULB TEMP	HEATING DEG. DAYS	ZONE	WIND SPEED 3 SECOND GUST	WIND SPEED FASTEST MILE	SEISMIC DESIGN CAT.	GROUND SNOW LOAD	FROST LINE	WEATHERING DAMAGE	TERMITE DAMAGE	DECAY DAMAGE	EXPOSURE CATEGORY	UPLIFT LOADS	WINDBORNE DEBRIS ZONE	FLOOD ZONE	DOOR AND WINDOW LOADS DP RATINGS	DOOR AND WINDOW LOADS WINDOW IMPACT RESISTANCE	DOOR AND WINDOW LOADS SKYLIGHT IMPACT RESISTANCE	ICE SHIELD UNDERLAYMENT REQ'D	AIR FREEZING INDEX
NASSAU / SUFFOLK	20°	89°	73°	4910	4	130 mph	90 mph	B	20 lbs/sqft	3'-0"	SEVERE	MODERATE TO HEAVY	SLIGHT TO MODERATE	B	VARIES, SEE AMERICAN FOREST AND PAPER WOOD FRAME MANUAL	NO	NO	MINIMUM PROVIDED 22 /-30	YES	YES	YES	1500

* ALL LOAD PATHS FROM FOUNDATION TO ROOF ARE CONTINUOUS AND AT EVERY WALL STUD *

JOB # 2024 | DATE: 08/19/2024 | DRAWN BY: RT

SCALE: AS NOTED | REVISIONS: 09/05/2024

SITE PLAN, NOTES

REGISTERED ARCHITECT KURT A. JACOBS 017831 STATE OF NEW YORK

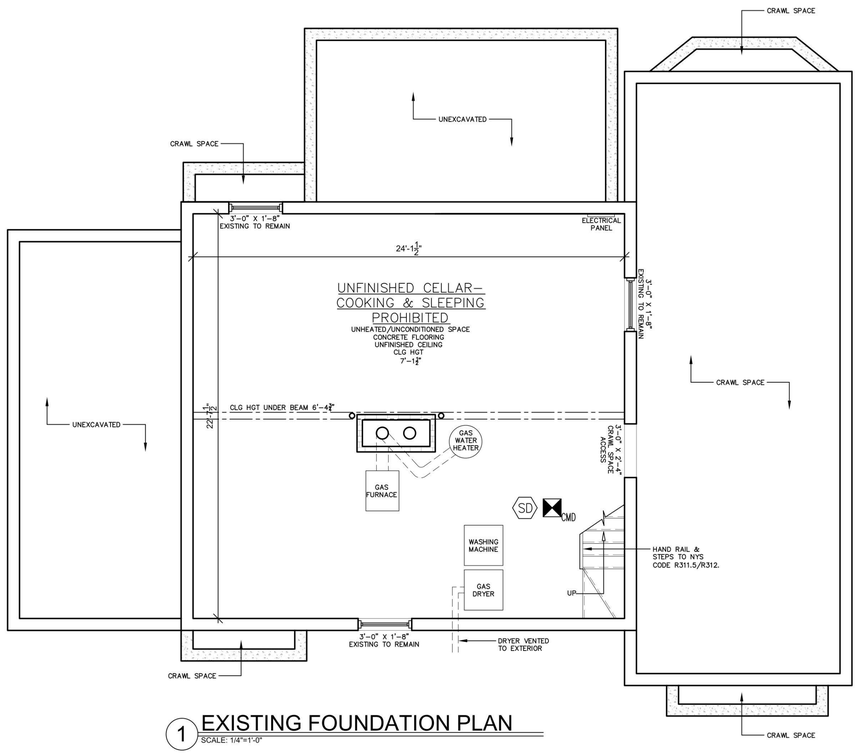
PERMITECH

KURT A. JACOBS R.A.
201 NORTHWEST DRIVE
FARMINGDALE, NY 11735
(516) 663-0750

THIS CERTIFIES THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT COMPLY WITH THE 2020 NEW YORK STATE BUILDING CODE

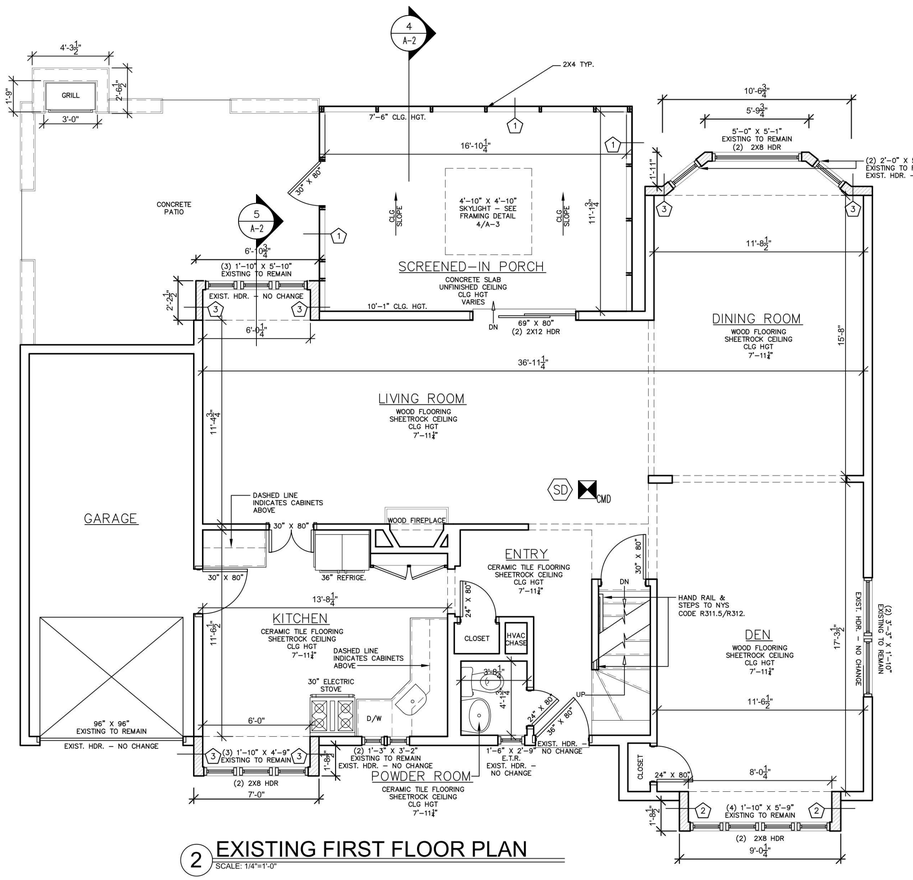
PROJECT:
ROSEN & MILLMAN RESIDENCE
39 MEADOW LANE, ROSLYN HEIGHTS, NY 11577

T-1



1 EXISTING FOUNDATION PLAN

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



2 EXISTING FIRST FLOOR PLAN

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

FIRST FLOOR WALL TYPES

1. EXISTING 2"X4" STUDS VARIED SPACING WITH SCREENS – SEE PLAN
2. EXISTING 2"X4" STUDS @ 16" O.C. W/: ½" PLYWOOD SHEETHING EXIST (1) LAYER OF ½" WOOD PANELING W/R–15 BATT. INSUL.
3. EXISTING 2"X4" STUDS @ 16" O.C. W/: ½" PLYWOOD SHEETHING EXIST (1) LAYER OF ½" GWB W/R–15 BATT. INSUL.

BAY WINDOW NOTES:

1. THESE DRAWINGS REPRESENT THE AS–BUILT CONDITIONS OF THE FIRST FLOOR SQUARE BAY WINDOWS.
2. SEE PARTIAL CROSS SECTION, 5/A–2, FOR MORE DETAILS ON THE STRUCTURE OF THE SQUARE BAY WINDOWS.
3. BAY WINDOW ADDITIONS HAVE P.C. FOUNDATIONS UNDERNEATH.
4. SEE PLAN FOR WINDOW SIZES AND QUANTITIES.
5. ANY WALLS DAMAGED DURING CONSTRUCTION HAVE BEEN PATCHED AND FILLED AS NEEDED WITH ½" GWB.
6. ANY FLOORING DAMAGED DURING CONSTRUCTION HAS BEEN PATCHED TO MATCH THROUGHOUT.

BUILDING DEPARTMENT USE

JOB # 2024
DATE: 08/19/2024
DRAWN BY: RT
SCALE: AS NOTED
REVISIONS:
09/05/2024

EXISTING CELLAR PLAN, EXISTING FIRST FLOOR PLAN, FIRST FLOOR WALL TYPES, AND BAY WINDOW NOTES.

REGISTERED ARCHITECT KURT A. JACOBS 017831 STATE OF NEW YORK

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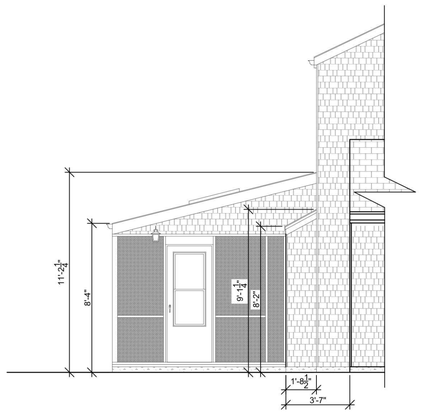
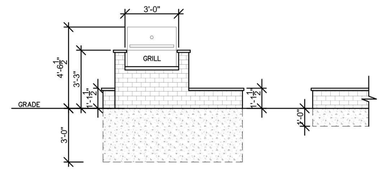
PROJECT:
ROSEN & MILLMAN RESIDENCE
39 MEADOW LANE, ROSLYN HEIGHTS, NY 11577

A–1

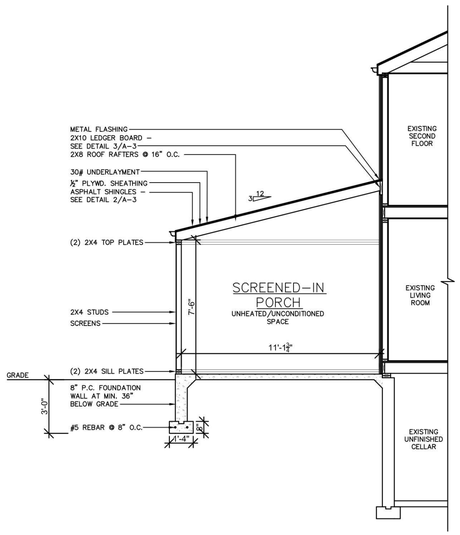
1 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



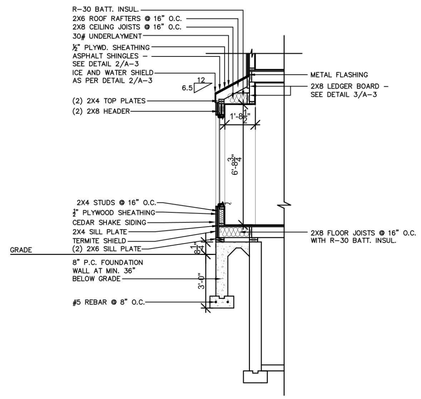
2 EXISTING PARTIAL LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



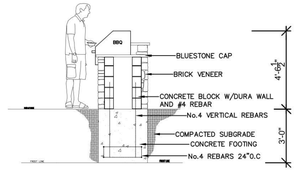
3 EXISTING OUTDOOR GRILL ELEVATION
SCALE: 1/4"=1'-0"



4 EXISTING PARTIAL CROSS SECTION
SCALE: 1/4"=1'-0"



5 EXISTING SQUARED BAY WINDOW SECTION (TYP.)
SCALE: 1/4"=1'-0"



6 EXISTING OUTDOOR GRILL SECTION
SCALE: 1/4"=1'-0"

BUILDING DEPARTMENT USE

JOB # 2024
DATE: 08/19/2024
DRAWN BY: RT
SCALE: AS NOTED
REVISIONS:
09/05/2024

EXISTING REAR ELEVATION,
EXISTING PARTIAL LEFT SIDE
ELEVATION, EXISTING OUTDOOR
GRILL ELEVATION, EXISTING CROSS
SECTION, GRILL CROSS SECTION
AND TYPICAL SQUARED BAY
WINDOW DETAIL.

REGISTERED ARCHITECT
KURT A. JACOBS
017831
STATE OF NEW YORK

PERMITECH
KURT A. JACOBS R.A.
201 NORTHWEST DRIVE
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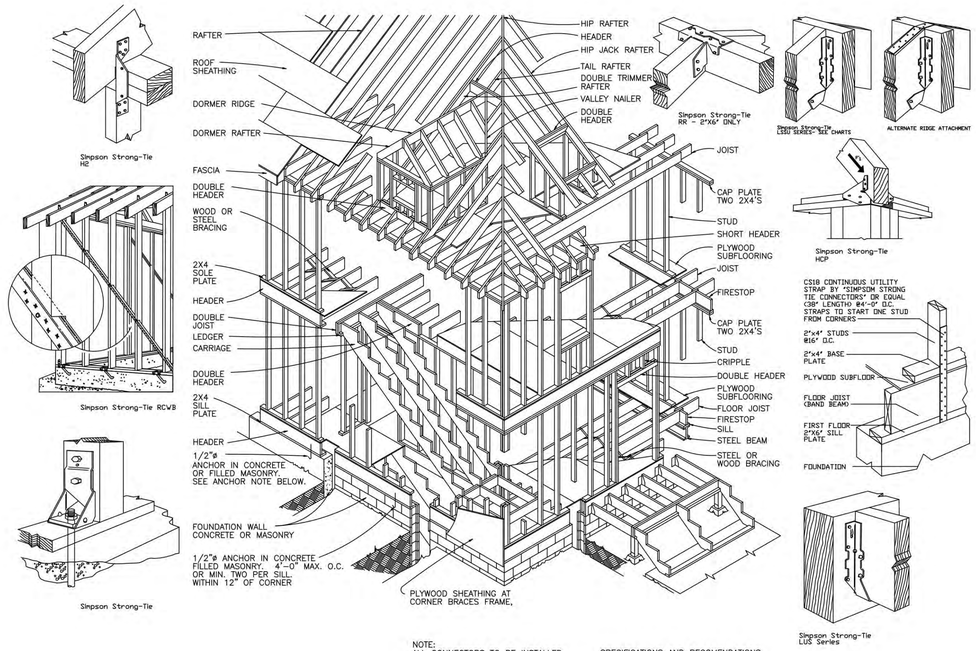
PROJECT:
ROSEN & MILLMAN RESIDENCE
39 MEADOW LANE, ROSLYN HEIGHTS, NY 11577

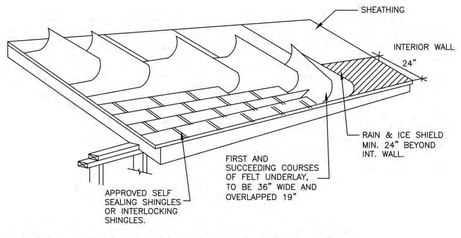
A–2



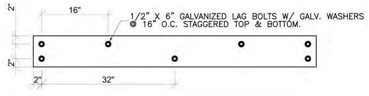
NOTE:
ALL CONNECTORS TO BE INSTALLED AND NAILED AS PER MANUFACTURER'S

SPECIFICATIONS AND RECOMENDATIONS
* PLYWOOD SHEATHING MUST CROSS OVER THE BAND BEAM

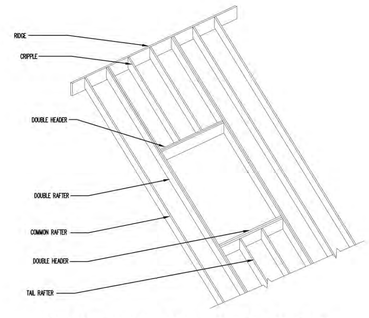
1 FRAMING CONNECTOR DETAILS
SCALE: NT.S.



2 ASPHALT SHINGLE ROOF DETAIL
SCALE: NT.S.



3 LEDGER FASTENING DIAGRAM
SCALE: N.T.S.



4 SKYLIGHT FRAMING DETAIL
SCALE: N.T.S.

Generated by RESCheck-Web Software

Compliance Certificate

Project Meadow Ln.

Energy Code:	**2020 NYStretch - 2018 IECC**
Location:	**Roslyn Heights, New York**
Construction Type:	**Single-family**
Project Type:	**Addition**
Climate Zone:	**4 (5316 HDD)**
Permit Date:	
Permit Number:	
All Electric	**false**
Is Renewable	**false**
Has Charger	**false**
Has Battery:	**false**
Has Heat Pump:	**false**

Construction Site:
39 Meadow Lane
Roslyn Heights, New York 11577

Owner/Agent:
Rise Rosen
39 Meadow Lane
Roslyn Heights, New York 11577

Designer/Contractor:
Kurt Jacobs
Permitech
201 Northwest Drive
Suite B
Farmingdale, New York 11735

Compliance: Passes using UA trade-off

Compliance: **0.0% Better Than Code** Maximum UA: **53** Your UA: **53** Maximum SHGC: **0.40** Your SHGC: **0.27**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	59	30.0	0.0	0.026	0.026	2	2
Wall: Wood Frame, 16" o.c.	336	15.0	3.3	0.048	0.045	9	9
Window: Vinyl Frame SHGC: 0.27	25			0.270	0.270	7	7
Window 1: Vinyl Frame SHGC: 0.27	10			0.270	0.270	3	3
Window 2: Vinyl Frame SHGC: 0.27	10			0.270	0.270	3	3
Window 3: Vinyl Frame SHGC: 0.27	10			0.270	0.270	3	3
Window 4: Vinyl Frame SHGC: 0.27	10			0.270	0.270	3	3
Window 5: Vinyl Frame SHGC: 0.27	10			0.270	0.270	3	3

Project Title: Meadow Ln.
Data filename:

Report date: 08/23/24
Page 1 of 2

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Window 6: Vinyl Frame SHGC: 0.27	10			0.270	0.270	3	3
Window 7: Vinyl Frame SHGC: 0.27	8			0.270	0.270	2	2
Window 8: Vinyl Frame SHGC: 0.27	8			0.270	0.270	2	2
Window 9: Vinyl Frame SHGC: 0.27	8			0.270	0.270	2	2
Window 10: Vinyl Frame SHGC: 0.27	11			0.270	0.270	3	3
Window 11: Vinyl Frame SHGC: 0.27	11			0.270	0.270	3	3
Window 12: Vinyl Frame SHGC: 0.27	11			0.270	0.270	3	3
Crawl Wall: Solid Concrete or Masonry Wall height: 3.3' Depth below grade: 2.3' Insulation depth: 3.0'	42	30.0	0.0	0.052	0.042	2	2

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2020 NYStretch - 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Kurt Jacobs — Name - Title
Signature
8/23/2024 — Date

Project Title: Meadow Ln.
Data filename:

Report date: 08/23/24
Page 2 of 2

BUILDING DEPARTMENT USE

JOB # 2024
DATE: 08/19/2024
DRAWN BY: RT
SCALE: AS NOTED
REVISIONS:
09/05/2024

FRAMING CONNECTION DETAILS, ASPHALT SHINGLE ROOF DETAIL, LEDGER BOARD DETAIL, SKYLIGHT FRAMING DETAIL AND REScheck

REGISTERED ARCHITECT KURT A. JACOBS 017531 STATE OF NEW YORK

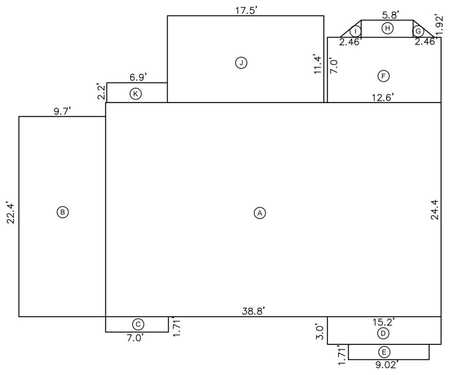
PERMITECH

KURT A. JACOBS R.A.
201 NORTHWEST DRIVE
FARMINGDALE, NY 11735
(516) 663-0750

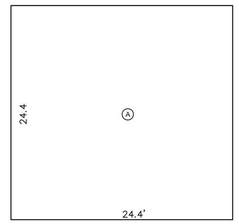
THIS CERTIFIES THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT COMPLY WITH THE 2020 NEW YORK STATE BUILDING CODE

PROJECT:
ROSEN & MILLMAN RESIDENCE
39 MEADOW LANE, ROSLYN HEIGHTS, NY 11577

A-3



1 FIRST FLOOR



2 SECOND FLOOR

GROSS FLOOR AREA

FIRST FLOOR:

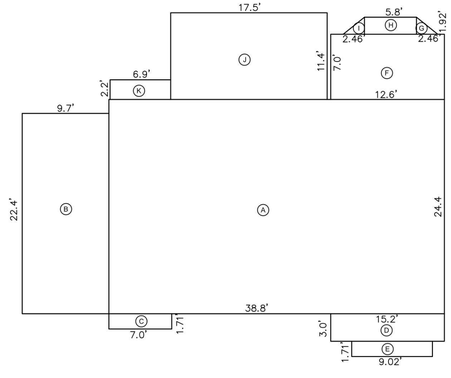
A: 38.8 X 24.4 =	946.72
B: 9.7 X 22.4 =	217.28
C: 1.71 X 7 =	11.97
D: 3 X 15.2	45.6
E: 1.71 X 9.02	15.42
F: 7 X 12.6	88.2
G: 1.92 X 2.46 /2 =	2.36
H: 1.92 X 5.8 =	11.14
I: 1.92 X 2.46 /2 =	2.36
J: 11.4 X 17.5 =	199.5
K: 2.2 X 6.9	15.18
TOTAL FIRST FLOOR:	1,555.73 SF

SECOND FLOOR:

A: 24.4 X 24.4 =	595.36
TOTAL SECOND FLOOR:	595.36 SF

TOTAL GROSS FLOOR AREA: 2,151.06 SF

2,151.06/7,023.94 = 30.62%



LOT COVERAGE

FIRST FLOOR:

A: 38.8 X 24.4 =	946.72
B: 9.7 X 22.4 =	217.28
C: 1.71 X 7 =	11.97
D: 3 X 15.2	45.6
E: 1.71 X 9.02	15.42
F: 7 X 12.6	88.2
G: 1.92 X 2.46 /2 =	2.36
H: 1.92 X 5.8 =	11.14
I: 1.92 X 2.46 /2 =	2.36
J: 11.4 X 17.5 =	199.5
K: 2.2 X 6.9	15.18
TOTAL FIRST FLOOR:	1,555.73 SF

TOTAL LOT COVERAGE: 1,555.73 SF

1555.73 SF/7,023.94 SF = 22.15%

BUILDING DEPARTMENT USE

JOB # 2024

DATE: 08/19/2024

DRAWN BY: RT

SCALE: AS NOTED

REVISIONS:
09/05/2024

GROSS FLOOR AREA DIAGRAM AND
LOT COVERAGE DIAGRAM

REGISTERED ARCHITECT
KURT A. JACOBS
017531
STATE OF NEW YORK

PERMITECH
KURT A. JACOBS R.A.
201 NORTHWEST DRIVE
FARMINGDALE, NY 11735
(516) 663-0750

THIS CERTIFIES THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT COMPLY WITH THE 2020 NEW YORK STATE BUILDING CODE

PROJECT:
ROSEN & MILLMAN RESIDENCE
39 MEADOW LANE, ROSLYN HEIGHTS, NY 11577

A-4

RESIDENCE
165 ELM STREET
ROSLYN HEIGHTS, NY 11577

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

SECTION: 7	BLOCK: 29		LOT: 37		ZONE: RES-B
AREAS (S.F.)	EXISTING	TO BE REMOVED	TO BE MAINTAINED	PROPOSED	TOTAL
TOTAL LOT:	5,000 S.F.	------	------	------	5,000 S.F.
FIRST FLOOR:	1,279 S.F.	------	------	------	1,279 S.F.
SECOND FLOOR:	1,081 S.F.	------	------	------	1,081 S.F.
FINISHED STORAGE ATTIC:	666 S.F.	------	------	------	666 S.F.
DETACHED GARAGE:	329 S.F.	------	------	------	329 S.F.
DECK:	113 S.F.	------	113 S.F.	------	113 S.F.

BUILDING FOOTPRINT	G.F.A.
1,279 S.F.	1,279 S.F.
------	1,081 S.F.
------	666 S.F.
329 S.F.	329 S.F.
113 S.F.	------
TOTAL:	TOTAL:
1,721 S.F.	3,355 S.F.

ZONING — TOWN OF NORTH HEMPSTEAD

ZONING DISTRICT: R-B (SINGLE FAMILY)

ZONING ITEM	REQUIRED		EXISTING	MAINTAIN	
LOT SIZE	6,000 S.F.	MIN.	5,000 S.F.	NO CHANGE	- - -
LOT COVERAGE (BUILDING)	30%	MAX	32.16%	34.42%	✗
HEIGHT (2.5 STORIES)	30'	MAX	EXISTING	1.17'	✓
EAVE HEIGHT	22'	MAX	EXISTING	NO CHANGE	- - -
FRONT YARD SETBACK	30'	MIN.	25.10'	NO CHANGE	- - -
SIDE YARD	7'	MIN.	2.70'	3.00'	✗
COMBINED SIDE YARDS	15'	MIN.	12.50'	36.59'	✓
REAR YARD	15'	MIN.	36.00'	24.90'	✓
F.A.R.	3,400 S.F.	MAX	3,355 S.F.	NO CHANGE	- - -

PLOT PLAN INFORMATION AS PER:

SURVEY DRAWN : AUGUST 22, 2022

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

NO CHANGE ON THERMAL ENVELOPE

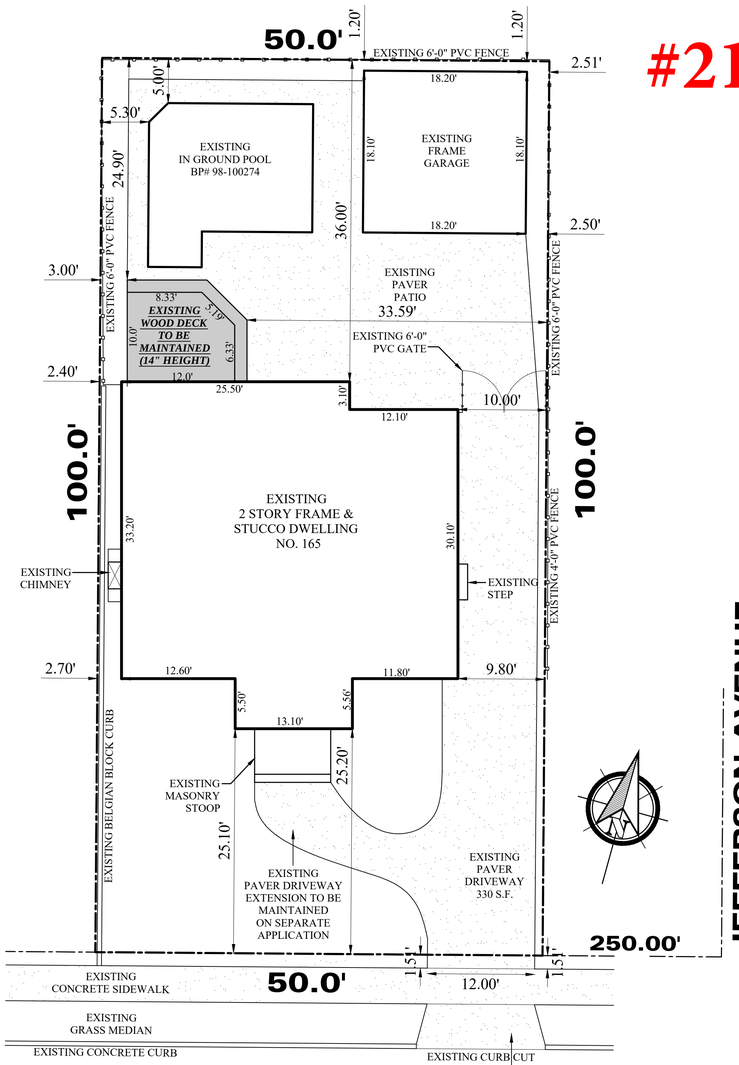
THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE (2020)

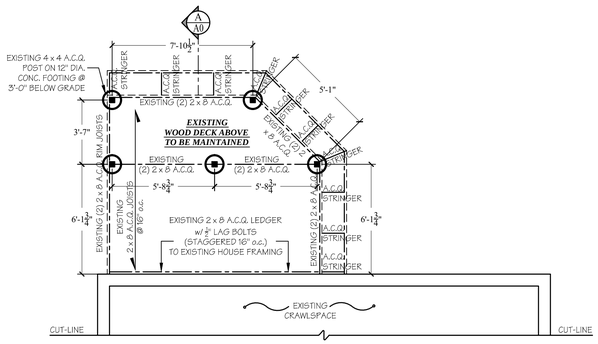
"TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE "ENERGY CONSERVATION CONSTRUCTION CODE (2020)" (N1102.1.2 (R402.1.2)) AND CHAPTER 11 RESIDENTIAL CODE OF NEW YORK STATE (2020)

ANY NON-PERMITTED ITEMS ARE THE CLIENTS RESPONSIBILITY UNLESS MARK ANTHONY ARCHITECTS HAS BEEN RETAINED TO RESOLVE OUTSTANDING ITEMS	*CLIENT RESPONSIBILITY*
EXISTING ZONING ITEM / PERMIT #	- 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)
TO BE DETERMINED BY D.O.B.	

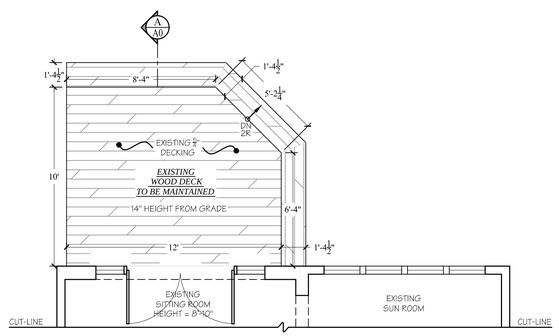
TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

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

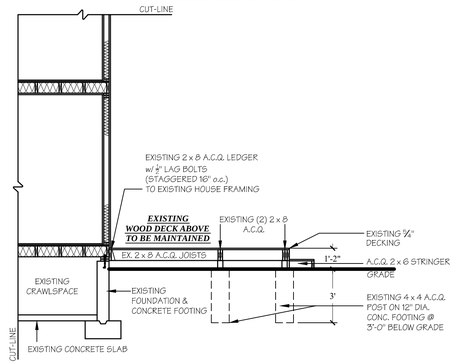




PARTIAL FOUNDATION PLAN



PARTIAL FIRST FLOOR PLAN



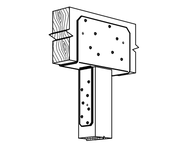
PARTIAL CROSS SECTION

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

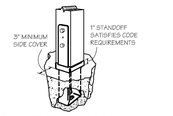
SCOPE OF WORK

APPLICATION FOR:
-MAINTAIN EXISTING DECK

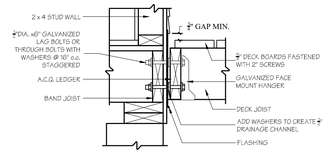
#21612



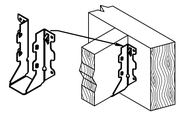
POST TO GIRDER
SIMPSON STRONG - TIE CCQ3



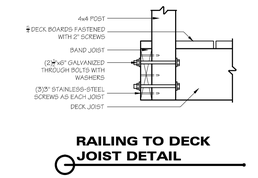
POST TO CONC. FOOTING
SIMPSON STRONG - TIE CBS44
TYPICAL INSTALLATION



DECK LEDGER DETAIL



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



RAILING TO DECK JOIST 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

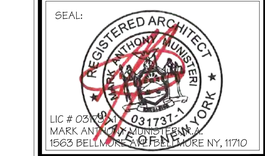
REVISIONS PLOTTED: 2/16/2023

NO.	DATE	DESCRIPTION

PROJECT NO.	2022136
DATE	02/16/2013
SCALE	AS NOTED
DRAWN BY	S.V.

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

SEAL:



LIC # 031737-1
MARK ANTHONY MUNSTER
1563 BELLMORE AVE. N.BELLMORE NY, 11710

DRAWING:

ZONING & PLOT PLAN
MAINTAIN DECK

PROJECT:

RESIDENCE
165 ELM STREET
ROSLYN HEIGHTS, NY 11577

D.O.B. I.D.#

DRAWING No.

A0.0

PROPOSED NEW 2 STORY ONE FAMILY RESIDENCE

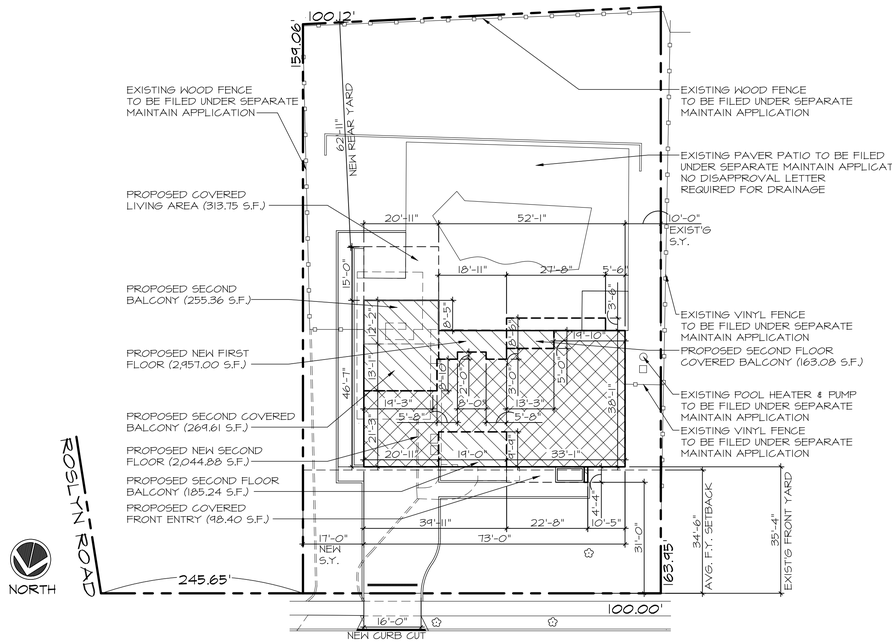
SHAMASH RESIDENCE

#21613

42 SNAPDRAGON LANE, ROSLYN HEIGHTS, NY

DRAWING INDEX

T-1	TITLE SHEET/GENERAL NOTES, & PLOT PLAN
SP-1	SITE PLAN DIAGRAMS
N-1	ADDITIONAL GENERAL NOTES
N-2	ADDITIONAL GENERAL NOTES
A-1	FOUNDATION PLAN, NOTES, AND DETAILS
A-2	FIRST FLOOR PLAN, NOTES, AND DETAILS
A-3	SECOND FLOOR PLAN, NOTES AND DETAILS
A-4	BUILDING SECTIONS
A-5	BUILDING ELEVATIONS
A-6	BUILDING ELEVATIONS



SNAPDRAGON LANE

SITE DATA: SECTION: [7] BLOCK: [226] LOT: [9] ZONE: [R-AA]

	ACTUAL	REQUIRED
LOT AREA	16,150.8 S.F.	14,000 S.F. MIN.
LOT WIDTH	100 FT.	100 FT. MIN.
BUILDING AREA	3,001.43 S.F.	3,230.18 S.F. MAX.
% OF LOT COVERAGE	18.58%	20% MAX.
GROSS FLOOR AREA (FAR)	5,001.84 S.F. (30.97%)	5,007 S.F. (31%) MAX. / 5,200 S.F. MAX.
FRONT YARD PAVING	28.13% / 994.77 S.F.	30% MAX. (SEE DIAGRAM)
FRONT YARD	35'-4" EXISTING	35'-0" MIN. (AVG F.Y. 34'-6")
REAR YARD	62'-11"	20'-0" MIN.
SIDE YARD	10'-0" MIN, 27'-0" AGG. NEW (VARIANCE REQ.)	15'-0" MIN, 35'-0" AGGREGATE
EAVE HEIGHT	22'-11" (VARIANCE REQ.)	22 FT. MAX.
BUILDING HEIGHT	24'-0"	30'-0" MAX. / 2-1/2 STORY

1 / T-1 ARCHITECTURAL SITE PLAN

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

GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

1. Work performed shall comply with the following:
a. These general notes unless otherwise noted on plans or specifications.
b. Building Code as specified on the architectural drawings.
c. All applicable local and state codes, ordinances and regulations.
d. In areas where the drawings do not address methodically, the contractor shall be bound to perform in strict compliance with manufacturer's specifications and/or recommendations.
2. On-site verification of all dimensions and conditions shall be the responsibility of the general contractor and his subcontractors
3. Noted dimensions take precedence over scale. Never scale directly from drawings. Contractor should consult Architect in case of question.
4. The general notes and typical details apply throughout the job unless otherwise noted or shown.
5. Discrepancies: The contractor shall compare and coordinate all drawings; when in the opinion of the contractor, a discrepancy exists he shall promptly notify the Architect, in writing, before proceeding with the work or he shall be responsible for the same and any indirect results of his action.
6. Omissions: Architectural drawings and specifications shall be considered as part of the conditions for the work. In the event that certain features of the construction are not fully shown on the drawings, current national, state and local codes, ordinances, regulations or agreements as well as current acceptable building practices shall govern, and their construction shall be of the same character as for similar conditions that are shown or noted.
7. The Architect will not be responsible for and will not have control over construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, and will not be responsible for the failure of the Client or his contractors, subcontractors, or anyone performing any of the work, to carry out the work in accordance with the approved contract documents.
8. Any and all drawings and specifications for sitework, plumbing supply or waste, electrical circuitry, and heating, ventilating, fabricated trusses, and air conditioning systems are not a part of the professional services provided to the Client by the Architect unless included under their agreement. Any discrepancies with these documents by any of the above listed services as shown in documents prepared by others should be indicated in writing to the Architect immediately.
9. Prior to application for building permits, the Contractor will furnish the Architect with two sets of shop drawings of all prefabricated components, one set to be retained by Architect, the other set to be returned to contractor after review. Items requiring shop drawings include but are not limited to roof trusses, floor trusses, stairs, cabinets, vanities, etc. Should the design or configurations of any prefabricated component be modified during construction from previously approved shop drawings, the Architect shall be furnished, prior to fabrication, with revised shop drawings incorporating the revision. If the Architect is not provided with the above information, the client shall defend, indemnify, and hold harmless the Architect from any claim or suite whatsoever, including but not limited to, all payments, expenses or costs included, arising or alleged to have arisen from prefabricated items.
10. The conditions and assumptions stated in these specifications shall be verified by the contractor for conformance to local codes and conditions. In the event of a discrepancy between these specifications and local codes or conditions, the contractor shall notify the Architect in writing of the discrepancy and special Architecting requirements shall be applied to insure the building's structural integrity.
11. These requirements may be superseded by more stringent information contained within the drawings. The more stringent shall be followed.
12. Soil conditions shall conform to or exceed the following conditions:
Bearing Capacity: Min. 2000 psf, field verified under all footings and reinforced slabs.
Water Table: Min. 2'-0" below bottom of all concrete slabs and footings. Footings, foundations, walls, and slabs shall not be placed on or in Marine Clay, Peat and other organic materials.
13. Live Loads: Roof: 30psf. Floor: 40psf (except sleeping rooms: 30psf), Exterior Balconies: 60psf. Stair Landings: 40psf. Wind Load: 15psf. Garage: 50psf. Maximum foundation lateral pressure: 40psf. Dead Loads: 10psf. Decks: 40psf. Attics without storage 10psf. Attics with storage 20psf. Guardrails & Handrails 200psf.
14. Bottom of footings shall extend below frost line of the locality and minimum 3'-0" below existing grade to undisturbed soil or soil compacted to 95 % dry density having a load carrying capacity as specified in Note 12, as verified by a soils Architect licensed in the locality where project is being built.
15. All foundation wall backfill under slabs where distance from edge of wall to edge of undisturbed soil exceeds 16", but less than 4'-0", shall consist of clean, porous, soil compacted in 6" layers to 95 % dry density or provide #4 rebar at 2'-0" o.c., 1'-0" beyond edge of undisturbed soil and 1'-0" into foundation wall.
16. Free draining granular backfill (SM or better) shall be used against foundation walls consistent with the architectural plans and related details. Equivalent fluid pressure of backfill not to exceed 40pcf (pounds per cubic foot). If backfill pressures exceed 40pcf, then walls must be designed for actual pressures by a registered Professional Architect licensed in the locality where project is being built
17. Unbalanced fill not to exceed 7'-0" unless otherwise noted and substantiated by Architecting calculations. Backfill shall not be placed against walls until slabs-on-grade and framed floors are in place and have reached their design strength. Proper precautions shall be taken to brace foundation walls when backfilling. Where backfill is required on both sides, backfill both sides simultaneously.

DIVISION 3 - CONCRETE

A. General:
1. The concrete properties shall be as follows:

Item	Min. Comp. Strength @ 28 Days (PSI)	Min. Aggregate size	Slump
Footings	3,500	1/2"-1"	4"±1"
Slab-on-Grade	2,500	1/2"-1"	4"±1/2"
Walls	3,500	1/2"-1"	4"±1/2"
Garage Slabs & exterior slabs	3,500	1/2"-1"	4"±1" w/ 5% air entrainment

2. Concrete work shall conform to all requirements of ACI-318 specifications for structural concrete for buildings.

3. All reinforcement, anchor bolts, pipe sleeves and other inserts shall be positively secured in place and located according to the appropriate architectural drawings and details
B. Reinforcing Steel:
1. Reinforcing steel shall be intermediate grade new billet deformed bars grade 60 conforming to ASTM & 615. Welded wire fabric shall conform to ASTM A-185. See architectural drawings for sizes and locations.
2. Detailing, fabricating and placing of reinforcement shall be in accordance with ACI-315 Standard Practice for Detailing Reinforced Concrete Structures Manual of

3. All reinforcing bars which intercept perpendicular elements shall terminate in hooks, placed two (2) inches clear from outer face of element.
4. The contractor shall notify the building official at least forty-eight (48) hours prior to each concrete pour. No concrete shall be poured into footings containing standing water or mud. Footings shall be dewatered prior to placement of concrete. No concrete shall be placed until all reinforcing has been installed by the contractor and inspected by the building official or county approved licensed inspector.
5. Minimum protective cover for reinforcing steel shall be as follows:
a. Footings: 3"
b. Beams and columns: 2"
c. Slab: 3/4" (Wire mesh to be placed at mid-depth of slab)
d. Walls - 1 1/4" at interior face: 3" at exterior face.
C. Foundation:
1. Footing depths are shown on the architectural drawings. Footings shall bear a minimum of 1'-0" into original undisturbed soil and a minimum of 3'-0" below finished grade. Where required, step footings to ratio of 2 horizontal to 1 vertical.
2. Where conditions develop requiring changes in excavations, such changes shall be made as directed by the Architect.
3. All footing excavations shall be inspected by the building official or county approved inspector prior to the placing of any concrete. Same shall be given forty-eight (48) hours notice for this observation.
4. Soil investigation and report: All earth work, compaction and supervisions shall be done according to the recommendations of the soil investigation report prepared by a licensed geotechnical Architect. Concrete slab and footing calculations are based on a 2,000 psf value. If on-site test boring indicate lesser values, notify Architect, in writing, so that necessary structural modifications can be made.
5. Slab-on-grade shall be 4" thick reinforced with 6 x 6 W1.4 x W1.4 WWF and shall be placed on 6 mil. vapor barrier on 4" crushed stone.
6. Slab-on-grade at porches shall be 4" thick unless otherwise noted.
7. Install anchor straps as per mfg. recommendations: 12" from corners and intervals of not more that 4'-0". Minimum embedment for anchors shall be as specified by manufacturer.
8. Beam pockets shall be formed into concrete walls to provide a continuous level flat solid bearing surface for all beams.

DIVISION 6 - WOOD

A. Lumber Grade:
1. All lumber shall be, unless otherwise noted, No. 2 grade. Hem Fir with the following minimum structural values. Grading shall comply with PS 20-70 " American Softwood Lumber Standard " and applicable Western Wood Products Association standards.
a. Extreme fiber bending stress:

Size	Repetitive Member
2 x 12	1005 PSI
2 x 10	1105 PSI
2 x 8	1210 PSI
2 x 6	1310 PSI

b. Horizontal Shear: Fv = 75 PSI
c. Compression perpendicular to grain: FcL = 405 PSI
d. Compression parallel to grain: Fc = 875 PSI
e. Modulus of elasticity: E = 1,600,000 PSI
f. Moisture content: 19 % maximum.
2. Other species may be used provided substituted species shall meet or exceed requirements noted above.
3. Moisture content: All lumber 4" and deeper shall have moisture content not greater than 19 %, air dried lumber is desired but not necessary. Lumber may be kiln dried, however drying process must be slow and regulated to cause a minimum amount of checking, comparable with air dried stock.
4. All exterior lumber and lumber in contact with masonry or concrete shall be pressure preservative treated in accordance with AF&PA standards and stamped "Ground Contact 0.40 lbs/cubic foot".
5. Grade stamps shall appear on all lumber.
6. Store all lumber above grade and protect from exposure to weather.
B. Flitch Beams:
1. Flitch beams shall have a minimum fb = 15000, E=11.4 with 1/2" bolts located not closer than 2" from the top and bottom edge unless otherwise noted. There shall be a bolt top and bottom 2" from each end (see typical flitch plate bolt pattern detail).
C. Joist Hangers:
1. All purlins, joists and beams not framed over supporting members shall be supported
2. Joist hangers shall be prime quality steel which conforms to ASTM-A525, min. 22 gauge. Products acceptable shall be Simpson, Kant-Sag, or equivalent.
D. Bolts in Wood Framing:
1. All bolts in wood framing shall be standard machine bolts with standard malleable iron washers or steel plate washers.
2. Steel plate washer sizes shall be as follows:
a. 1/2" and 5/8" Diam. bolts - 2-1/4" sq. x 5/16"
b. 3/4" Dia. bolts-2-5/8" sq. x 5/16".
3. Each bolt hole in wood shall be drilled 1/16" larger than diameter of bolt.
4. For sill anchors, see typical details on architectural drawings.
E. Lag Bolts:
1. Shall be of structural grade steel.
2. Washers shall be placed under the head of lag bolts bearing on wood. Length of lag bolts shall be minimum 2/3 depth of members being bolted together.
F. Altering Structural Members:
1. No structural member shall be omitted, notched, cut, blocked out or relocated without prior approval by the Architect. Do not alter sizes of members noted without approval of Architect.
G. Built-up Beams:
1. Built-up beams or joists formed by a multiple of 2 x members shall be interconnected as follows:
a. Members 9-1/4" and less in depth: glue and internail w/2 rows 16D nails at 12" o.c. staggered.
b. Members greater than 9-1/4" in depth or multiple 3 x members through bolt with 1/2" diameter machine bolts at 24" o.c. staggered.

H. Cutting of Beams, Joist and Rafters:
1. Cutting of wood beams, joists and rafters shall be limited to cuts and bored holes not deeper than 1/6 the depth of the member and shall not be located in the middle of 1/3 of the span. Notch depth of the ends at the member shall not exceed 1/4 the depth of the member. Holes bored or out into joist shall not be closer than 2 inches to the tip or bottom of the joists and the diameter of the hole shall not exceed 1/3 the depth of the joist. The tension side of beams, joists and rafters of 4 inches or greater nominal thickness shall not be notched, except at ends of members.
I. Pipes in Stud bearing Nails or Shear Nails:
1. Notches or bored holes to studs of bearing walls or partitions shall not be more than 1/3 the depth of the stud.
J. Bridging and Blocking:
1. There shall be not less than one line of bridging in every eight feet of span in floor, attic and roof framing. The bridging shall consist of not less than one by three inch lumber double nailed at each end or of equivalent metal bracing of equal rigidity. Midspan bridging is not required for attic or roof framing where joist depth does not exceed twelve inches nominal. Block solid at all bearing supports where adequate lateral support is not otherwise provided. Block all stud walls at maximum intervals of eight feet with minimum of 2 x solid material with tight joints. Provide 2 x firestops at mid-point vertically of stud wall. Bridging as required by floor truss manufacturer's printed instructions.

K. Lintel Schedule:
1. Unless otherwise shown, provide 1 lintel with 6" minimum bearing for each 4" of wall thickness.
2. Lintel Schedule:

Span:	Size of Member
Up to 4'-0"	3 1/2 x 3 1/2 x 1/2 or 2-2x6
4'-1" to 5'-0"	4 x 3 1/2 x 5/16 or 2-2x8
5'-1" to 6'-0"	5 x 3 1/2 x 5/16 or 2-2x10
6'-1" to 8'-0"	6 x 3 1/2 x 3/8 or 2-2x12

L. Plywood:
1. All plywood shall be Doug fir or equal. It shall be manufactured and graded in accordance with U.S. Product Standard PS 1-83 for Construction and Industrial Plywood
2. Each plywood sheet shall bear the "APA" trademark.
3. All end joints shall be staggered and shall butt along the center lines of framing members.
4, The face grain of the plywood shall be laid at right angles to the joists and trusses and parallel to the studs.
5. Nails shall be placed 3/8" minimum from the edge of the sheets. The minimum nail penetration into framing members shall be 1 1/2" for 8d nails and 1 3/8" for 10d nails.
6, All floors shall be nailed as per nailing schedule.

M. Corner Bracing:
1. Unless otherwise noted, brace exterior corners of building with 1 x 4 diagonals, let into studs, or with 4 x 8 plywood sheet of thickness to match that of sheathing, or with metal strap devices installed in accordance with manufacturer's instructions (16 Ga. compression tension), or w/structural grade thermo-ply.
2. Lap plates at all corners.
N. Nailing:
1. All nailing shall comply with nailing schedules in WFCM, IBC, BOCA and CABO (as applicable), latest edition and all state and local building codes, or maufacturer's recommendations.
O. Fire Stopping:
1. Fire stopping shall be provided to cut off all concealed draft openings (both vertical and horizontal) with 2" nominal lumber or 2 thicknesses of 1" nominal lumber with broken lap joints or other approved material.
P. Alignment:
1. All rafters and joists framing from opposite sides shall lap at least six (3) inches and be nailed together with min. (3) 10d face nails.
2. When framing end to end joists shall be secured together by metal straps.

Q. Partitions:
1. General:
a. Provide solid blocking at 4'-0" o.c. between the joist and first interior parallel joist.
b. Splices of the top and bottom portion of double top plates must be staggered a minimum of 4'-0".
c. Splices shall occur only directly over studs.
d. Structural variations are allowed if substantiated by Architecting calculations. Stamped by professional Architect licensed to practice in the jurisdiction where construction is taking place. One set of calculations to be provided to Architect for approval prior to construction.
e. Lap top plates at corners and intersections.
2. Bearing Walls supporting one floor or more:
a. Partitions must be constructed of minimum 2 x 4 studs spaced 16" o.c. of type lumber specified.
b. If a double top plate of less than 2-2 x 6's or 3-2 x 4's is used, floor joists shall be centered directly over and below bearing wall studs with a tolerance of no more than 1" unless substantiated by Architecting calculations.
c. Bearing stud walls must be sheathed with a minimum 1/2" gypsum board fastened according to drywall manufacturer recommendation.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

A. Roofing:
1. Fiberglass Shingles: THIRTY (30) year self sealing shingles over 1 layer of 30# asphalt saturated felt underlayment unless otherwise noted. Install according to manufacturer's instructions.
2. Cedar Shakes: #2 grade red-label cedar shakes (18" 1 x .45°T) over one layer 30# a.s.f. underlayment. Install with 4 1/2" weather exposure. Apply an 18" wide strip of 30# a.s.f. over each course of shakes, 9" from bottom edge of shake extending over top of shake and onto sheathing.
3. Eave Flashing: See note B-4, below.
B. Flashing:
1. All flashing, counter flashing, and coping when of metal shall be of not less than no. 26 U.S. gauge corrosion-resistant metal.
2. Flash all exterior openings and all building corners with approved material to extend at least 4" behind wall covering. Cover all exposed plywood at building corners with waterproof building paper.
3. Step flash at all roof to wall conditions. Flash and caulk wood beams and other projections through exterior walls or roof surfaces.
4, Eave flashing shall consist of two layers of 15# a.s.f. cemented together in addition to required nailing from the edge of the eave up the roof to overlay a point 24 inches inside the interior wall line of the building.
C. Attic Ventilation:
1. Enclosed attic truss spaces and enclosed roof rafters shall have cross ventilation for separate space with screened ventilating openings protected against the entrance of moisture and rain in accordance with the WFCM, BCNYS BOCA and CABO code, latest (as applicable) edition and all state and local codes and ordinances. See details on architectural plans for locations and details.

DIVISION 8 - DOORS AND WINDOWS

A. General
1. Windows in buildings located in wind-borne debris regions (120 mph wind zone or with-in one mile of the ocean, bay and sound) shall have glazed openings protected from wind-borne debris or the building shall be designed as a partially enclosed building in accordance with the Building Code of New York State. Glazed opening protection for wind-borne debris shall meet the requirements of the Large Missile Test ofASTM E 1996 and of ASTM E 1886
Exception:
Wood structural panels with a minimum thickness of 7/16 inch (11.1 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one- and two-story buildings. Panels shall be precut to cover the glazed openings with attachment hardware provided. Attachments shall be provided in accordance with Table R302.2.1.2 or shall be designed to resist the components and cladding loads determined in accordance with the provisions of the Building Code of New York State.

2. All windows shall have insulating glass, or single glass with storm windows or equal. Sizes indicated on plans are nominal only. Builder to consult with window manufacturer to determine exact sizes, rough opening, etc. At least one window from each bedroom area shall have a net clear opening area of 5.7 Sq. Ft. (grade floor 5.0 Sq. Ft.) with a net clear height of 24", a net clear opening width of 20", and a sill height of 44" or less above the floor for egress purposes. Glazing in doors and fixed glazed panels immediately adjacent to doors or within 18" of the floor, which may be subject to frequent and recurrent accidental human impact shall be tempered as per IBC, BOCA and CABO and state and local codes and ordinances.
DIVISION 9 - FINISHES
A. General
1. All gypsum wallboard shall be installed in accordance with the provisions of the BOCA, CABO and state and local codes and ordinances (as applicable).
2. Gypsum wallboard shall not be installed until weather protection for the installation is provided. Storage should be in accordance with manufacturer's instructions.
3. All edges and ends of gypsum wallboard shall occur on the framing members except those edges which are perpendicular to the framing members. All edges of gypsum wallboard shall be in moderate contact except in concealed spaces where fire resistive construction is not required.
4. The sizes and spacing of fasteners shall comply with BOCA, CABO and state and local codes and ordinances (as applicable).
5. Provide moisture resistant drywall cement board at tubs and showers as shown on details in architectural drawings.
6. Fire-resistive construction: Garage ceilings and walls when adjacent to a dwelling unit shall be of rated construction according to the UL Design specified on the drawings when units are designed under BOCA standards as indicated on the drawings.

DIVISION 15 - MECHANICAL

A. Heating Ventilation and Air Conditioning:
1. All work shall be in full accordance with all current codes and regulations of the governing agencies.
2. Mechanical subcontractor to submit shop drawings indicating duct layouts, condenser location, duct sizes, etc. to Architect prior to installation. Mechanical subcontractor to review structural sop drawings and notify the Architect of any mechanical and structural and design intent conflicts prior to construction.
3. All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.
B. Plumbing:
1. All work shall be in full accordance with all current codes and regulations of governing agencies.
2. All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.
3. Plumbing subcontractor to review structural and mechanical drawings and notify the Architect of any plumbing, HVAC, structural and design intent conflicts prior to construction.

DIVISION 16 - ELECTRICAL

1. All work shall be in full accordance with all current codes and shall comply with the requirements of the serving power and telephone companies.
2. All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.
3. Installation:
a. All equipment installed outdoor and exposed to weather shall be weatherproof.
b. Bottom of receptacles and switches shall be located 5" above counter top unless otherwise noted on drawings.
c. Receptacles shall be installed vertically at 12" above finish floor and 12'-0" o.c. horizontally. All receptacles within 6'-0" horizontally of a sink lavatory or tub shall be wired to a ground fault interrupted circuit.
d. Wall switches to be 48" above floor.
e. All smoke detectors to be wired in a manner such that the activation of one by means of metal hangers.will activate all.

SITE LOCATION :
SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT EMILIO SUSA 028842 STATE OF NEW YORK

DRAWING TITLE :
TITLE SHEET

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REVISIONS :
- SUBMITTED TO BLDG. DEPT. FOR DENIAL (2-6-24)
- RESUBMITTED TO BLDG. DEPT. (3-26-24)
- RESUBMITTED TO BLDG. DEPT. (7-22-24)

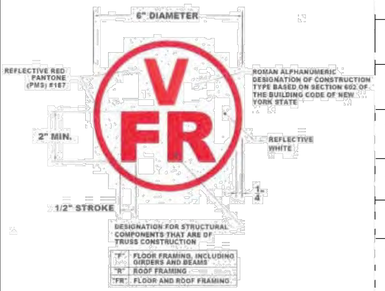
PROJECT NO. :

DRAWN BY : JB

SCALE : AS NOTED

DATE :

SHEET NO. :
T-1



Sign Location	Sign Location
Exterior building entrance doors, exterior exit discharge doors, and exterior roof access doors to a stairway	Attached to the door, or attached to a sidelight or the face of the building, not more than 12 inches (305 mm) horizontally from the latch side of the door jamb, and not less than 42 inches (1067 mm) nor more than 60 inches (1524 mm) above the adjoining walking surface.
Exterior building entrance doors, exterior exit discharge doors, and exterior roof access doors to a stairway	Attached at each end of the row of doors and at a maximum horizontal distance of 12 feet (3.65M) between signs, and not less than 42 inches (1067 mm) nor more than 60 inches (1524 mm) above the adjoining walking surface.
Fire department hose connections	Attached to the face of the building, not more than 12 inches (305 mm) horizontally from the center line of the fire department hose connection, and not less than 42 inches (1067 mm) nor more than 60 inches (1524 mm) above the adjoining walking surface.

TABLE R602.3 (1)
FASTENING SCHEDULE (COORDINATE WITH STRUCTURAL SHEETS S-100 AND S-200)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING & LOCATION
	ROOF FRAMING		
1	*BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE*	*4-8D BOX (21/2" × 0.113") OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128");OR 3-3" × 0.131" NAILS*	*TOE NAIL*
2	*CEILING JOISTS TO TOP PLATE*	*4-8D BOX (21/2" × 0.113"); OR3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128");OR 3-3" × 0.131" NAILS*	*PER JOIST, TOE NAIL*
3	*CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTIONS R802.3.1, R802.3.2 AND TABLE R802.5.1(9))*	*4-10D BOX (3" × 0.128"); OR 3-16D COMMON (31/2" × 0.162"); OR 4-3" × 0.131" NAILS*	*FACE NAIL*
4	*CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTIONS R802.3.1 AND R802.3.2 AND TABLE R802.5.1(9))*	*TABLE R802.5.1(9)*	*FACE NAIL*
5	*COLLAR TIE TO RAFTER, FACE NAIL OR 11/4" × 20 GA. RIDGE STRAP TO RAFTER*	*4-10D BOX (3" × 0.128"); OR 3-10D COMMON (3" × 0.148"); OR 4-3" × 0.131" NAILS*	*FACE NAIL EACH RAFTER*
6	*RAFTER OR ROOF TRUSS TO PLATE*	*3-16D BOX NAILS (31/2" × 0.135"); OR 3-10D COMMON NAILS (3" × 0.148"); OR 4-10D BOX (3" × 0.128"); OR4-3" × 0.131" NAILS OPPOSITE SIDE OF*	*2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON EACH RAFTER OR TRUSS[I]*
7	*ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM*	*4-16D (31/2" × 0.135"); OR 3-10D COMMON (31/2" × 0.148"); OR 4-10D BOX (3" × 0.128"); OR4-3" × 0.131" NAILS*	*TOE NAIL*
		3-16D BOX 31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-10D BOX (3" × 0.128"); OR3-3" × 0.131" NAILS	*END NAIL*
	WALL		
8	*STUD TO STUD (NOT AT BRACED WALL PANELS)*	*16D COMMON (31/2" × 0.162")*	*24" O.C. FACE NAIL*
		10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	*16" O.C. FACE NAIL*
9	*STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)*	*16D BOX (31/2" × 0.135"); OR 3" × 0.131" NAILS*	*12" O.C. FACE NAIL*
		16D COMMON (31/2" × 0.162")	*16" O.C. FACE NAIL*
10	*BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)*	*16D COMMON (31/2" × 0.162")*	*16" O.C. EACH EDGE FACE NAIL*
		16D BOX (31/2" × 0.135")	*12" O.C. EACH EDGE FACE NAIL*
11	*CONTINUOUS HEADER TO STUD*	*5-8D BOX (21/2" × 0.113"); OR4-8D COMMON (21/2" × 0.131"); OR 4-10D BOX (3" × 0.128")*	*TOE NAIL*
12	*TOP PLATE TO TOP PLATE*	*16D COMMON (31/2" × 0.162")*	*16" O.C. FACE NAIL*
		10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	*12" O.C. FACE NAIL*
13	*DOUBLE TOP PLATE SPLICE FOR SDC'S A-D2 WITH SEISMIC BRACED WALL LINE SPACING < 25'*	*8-16D COMMON (31/2" × 0.162"); OR 12-16D BOX (31/2" × 0.135"); OR 12-10D BOX (3" × 0.128"); OR 12-3" × 0.131" NAILS*	*FACE NAIL ON EACH (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)*
	DOUBLE TOP PLATE SPLICE SDC'S D0, D1, OR D2; AND BRACED WALL LINE SPACING > 25'	*12-16D (31/2" × 0.135")*	
14	*BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)*	*16D COMMON (31/2" × 0.162")*	*16" O.C. FACE NAIL*
		16D BOX (31/2" × 0.135"); OR 3" × 0.131" NAILS	*12" O.C. FACE NAIL*
15	*BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)*	*3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 4-3" × 0.131" NAILS*	*3 EA/ 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL*
16	*TOP OR BOTTOM PLATE TO STUD*	*4-8D BOX (21/2" × 0.113"); OR 3-16D BOX (31/2" × 0.135"); OR 4-8D COMMON (21/2" × 0.131"); OR 4-10D BOX(3" × 0.128"); OR4-3" × 0.131" NAILS*	*TOE NAIL*
		3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS	*END NAIL*
17	*TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS*	*3-10D BOX (3" × 0.128"); OR 2-16D COMMON (31/2" × 0.162"); OR 3-3" × 0.131" NAILS*	*FACE NAIL*
18	*1" BRACE TO EACH STUD AND PLATE*	*3-8D BOX (21/2" × 0.113"); OR 2-8D COMMON (21/2" × 0.131"); OR 2-10D BOX (3" × 0.128"); OR 2 STAPLES 13/4"*	*FACE NAIL*
19	*1" × 6" SHEATHING TO EACH BEARING*	*3-8D BOX (21/2" × 0.113"); OR 2-8D COMMON (21/2" × 0.131"); OR 2-10D BOX (3" × 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 13/4" LONG*	*FACE NAIL*
20	*1" × 8" AND WIDER SHEATHING TO EACH BEARING*	*3-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3 STAPLES, 1" CROWN, 16 GA., 13/4"LONG*	*FACE NAIL*
		WIDER THAN 1" × 8" 4-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 4 STAPLES, 1" CROWN, 16 GA., 13/4" LONG	

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

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING & LOCATION
	FLOOR		
21	*JOIST TO SILL, TOP PLATE OR GIRDER*	*4-8D BOX (21/2" × 0.113"); OR 3-8D COMMON (21/2" × 0.131"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS*	*TOE NAIL*
22	*RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)*	*8D BOX (21/2" × 0.113")*	*4" O.C. TOE NAIL*
		8D COMMON (21/2" × 0.131"); OR 10D BOX (3" × 0.128"); OR 3" × 0.131" NAILS	*6" O.C. TOE NAIL*
23	*1" × 6" SUBFLOOR OR LESS TO EACH JOIST*	*3-8D BOX (21/2" × 0.113"); OR 2-8D COMMON (21/2" × 0.131"); OR 3-10D BOX(3" × 0.128");OR 2 STAPLES, 1" CROWN, 16 GA., 13/4" LONG*	*FACE NAIL*
	FLOOR		
24	*2" SUBFLOOR TO JOIST OR GIRDER*	*3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162")*	*BLIND AND FACE NAIL*
25	*2" PLANKS (PLANK & BEAM—FLOOR & ROOF)*	*3-16D BOX (31/2" × 0.135"); OR 2-16D COMMON (31/2" × 0.162")*	*AT EACH BEARING, FACE NAIL*
26	*B AND OR RIM JOIST TO JOIST*	*3-16D COMMON (31/2" × 0.162") 4-10 BOX (3" × 0.128"), OR 4-3" × 0.131" NAILS; OR 4-3" × 14 GA. STAPLES, 7/16" CROWN*	*END NAIL*
27	*BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS*	*20D COMMON (4" × 0.192"); OR*	*NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED*
		10D BOX (3" × 0.128"); OR3" × 0.131" NAILS	*24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES*
	AT	*AND-2-20D COMMON (4" × 0.192"); OR 3-10D BOX (3" × 0.128"); OR 3-3" × 0.131" NAILS*	*FACE NAIL AT ENDS AND EACH SPLICE*
28	*LEDGER STRIP SUPPORTING JOISTS OR RAFTERS*	*4-16D BOX (31/2" × 0.135"); OR 3-16D COMMON (31/2" × 0.162"); OR 4-10D BOX (3" × 0.128"); OR 4-3" × 0.131" NAILS*	*AT EACH JOIST OR RAFTER, FACE NAIL*
29	*BRIDGING TO JOIST*	*2-10D (3" × 0.128")*	*EACH END, TOE NAIL*

ITEM	DESCRIPTION OF BUILDING ELEMENTS [A,B,C]	NUMBER & TYPE OF FASTENER	SPACING & LOCATION: EDGES (INCHES)[H]	SPACING & LOCATION: INTERMEDIATE SUPPORTS[C, H] (INCHES)
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING]			
30	*3/8" – 1/2"*	*6D COMMON (2" × 0.113") NAIL (SUBFLOOR, WALL)[J] 8D COMMON (21/2" × 0.131") NAIL (ROOF)*	6	12[F]
31	*19/32" – 1"*	*8D COMMON NAIL (21/2" × 0.131")*	6	12[F]
32	*11/8" – 11/4"*	*10D COMMON (3" × 0.148") NAIL; OR 8D (21/2" × 0.131") DEFORMED NAIL*	6	12
	OTHER WALL SHEATHING[G]			
33	*1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING*	*11/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA., 11/4" LONG*	3	6
34	*25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING*	*13/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA., 11/4" LONG*	3	6
35	*1/2" GYPSUM SHEATHING[D]*	*11/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED,11/2" LONG; 11/4" SCREWS, TYPE W OR S*	7	7
36	*5/8" GYPSUM SHEATHING[D]*	*13/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED,15/8" LONG; 15/8" SCREWS, TYPE W OR S*	7	7
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	*3/4" AND LESS*	*6D DEFORMED (2" × 0.120") NAIL; OR 8D COMMON (21/2" × 0.131") NAIL*	6	12
38	*7/8" – 1"*	*8D COMMON (21/2" × 0.131") NAIL; OR 8D DEFORMED (21/2" × 0.120") NAIL*	6	12
39	*11/8" – 11/4"*	*10D COMMON (3" × 0.148") NAIL; OR 8D DEFORMED (21/2" × 0.120") NAIL*	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 kilo = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. Where the ultimate design wind speed is 130 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

"IT IS A VIOLATION OF THE N.Y.S. EDUCATION 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 THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THIS ALTERATION."

TABLE R602.3 (1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN: SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE SHIELD UNDERLAY-MENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
20	140	NO	NO	NO	C (EXEMPT, SEER3012.2)	SEVERE	3'-0"	MODERATE TO HEAVY	15	YES	NO	1500	40

TABLE R301.2.1.2
WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS[A,B,C,D]

FASTENER TYPE	FASTENER SPACING: PANEL SPAN ≤ 4 FOOT	4 FOOT < PANEL SPAN ≤ 6 FOOT	6 FOOT < PANEL SPAN ≤ 8 FOOT
NO.8 WD SCREW W/ 2" EMBED LENGTH	16"	10"	8"
NO.10 WD SCREW W/ 2" EMBED LENGTH	16"	12"	9"
1/4" LAG-SCREW W/ 2" EMBED LENGTH	16"	16"	16"

FOR SI: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 POUND = 4.448 N, 1 MILE PER HOUR = 0.447 m/s.

A. THIS TABLE IS BASED ON 180 MPH WIND SPEEDS AND A 33-FOOT MEAN ROOF HEIGHT.
B. FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL. FASTENERS SHALL BE LOCATED NOT LESS THAN 1" FROM EDGE OF THE PANEL.
C. ANCHORS SHALL PENETRATE THROUGH THE EXTERIOR WALL COVERING WITH ANEMBEDMENT LENGTH OF NOT LESS THAN 2"INTO THE BUILDING FRAME. FASTENERS SHALL BE LOCATED NOT LESS THAN 2-1/2" FROM THE EDGE OF CONCRETE BLOCK OF CONCRETE.
D. PANELS ATTACHED TO MASONRY OR MASONRY/STUCCOSHALL BE ATTACHED USING VIBRATION-RESISTANT ANCHORS HAVING AN ULTIMATE WITHDRAWAL CAPACITY OF NOT LESS THAN 1500 POUNDS.

TABLE R301.5
MINIMUM UNIFORMLY DISTUBUTED LIVE LOADS
(IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD
ATTICS WITHOUT STORAGE	10
ATTICS WITH LIMITED STORAGE	20
HABIT. ATTICS/ATTICS SERVED W/ FIXED STAIRS	30
EXTERIOR BALCONIES & DECKS	40
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200
GUARDRAILS IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
CEILINGS WITH FLEXIBLE FINISHES	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS WITH BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOADS WITH FLEXIBLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

NOTE: L = SPAN LENGTH, H = SPAN HEIGHT

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.

PROVIDE WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16" (11.1mm) AND A MAXIMUM SPAN OF 8 FEET (2438 mm). PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDE. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R3012.12 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF
THE BUILDING CODE OF NEW YORK STATE.
PANELS ARE TO BE STORED ON SITE AND NUMERICALLY DESIGNATED TO
THEIR CORRESPONDING WINDOWS.

PART.TABLE R802.11 RAFTER OR TRUSS UPLIFT CONNECTION FORCES FROM WIND (ASD) (POUNDS PER CONNECTION) [A,B,C,E,G,F,G,H]

TABLE TAKEN FROM 2020 NEW YORK STATE RESIDENTIAL CODE OF NEW YORK STATE

RAFTER OR TRUSS SPACING	ROOF SPAN (FEET)	EXPOSURE B ULTIMATE DESIGN WIND SPEED V_{ULT} (MPH) 140: ROOF PITCH ≤5:12	ROOF PITCH ≥ 5:12
12" O.C.	12	122	113
	18	157	146
	24	192	178
	28	216	200
	32	240	222
	36	264	244
	42	300	278
	48	336	311
16" O.C.	12	162	150
	18	209	194
	24	255	237
	28	287	266
	32	319	295
	36	351	325
	42	399	370
	48	447	414
24" O.C.	12	244	226
	18	314	292
	24	384	356
	28	432	400
	32	480	444
	36	528	488
	42	600	556
	48	672	622
12" O.C.	12	198	186
	18	257	242
	24	317	298
	28	358	335
	32	398	373
	36	438	411
	42	499	468
	48	560	524
16" O.C.	12	263	247
	18	342	322
	24	422	396
	28	476	446
	32	529	496
	36	583	547
	42	664	622
	48	745	697
24" O.C.	12	396	372
	18	514	484
	24	634	596
	28	716	670
	32	796	746
	36	876	822
	42	998	936
	48	1120	1048

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 pound = 0.454 kg, 1 pound per square foot = 47.9 N/m2, 1 plf = 14.6 N/m.

a. The uplift connection forces are based on a maximum 33-foot mean roof height and Wind Exposure Category B.

b. The uplift connection forces include an allowance for roof and ceiling assembly dead load of 15 psf.

c. The tabulated uplift connection forces are limited to a maximum roof overhang of 24 inches.

d. The tabulated uplift connection forces shall be permitted to be multiplied by 0.75 for connections not located within 8 feet of building corners.

e. For buildings with hip roofs with 5:12 and greater pitch, the tabulated uplift connection forces shall be permitted to be multiplied by 0.70. This reduction shall not be combined with any other reduction in tabulated forces.

f. For wall-to-wall and wall-to-foundation connections, the uplift connection force shall be permitted to be reduced by 60 plf for each full wall above.

g. Linear interpolation between tabulated roof spans and wind speeds shall be permitted.

h. The tabulated forces for a 12-inch on-center spacing shall be permitted to be used to determine the uplift load in pounds per linear foot.

TABLE R402.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH[A] (F'c) — WEATHERING POTENTIAL[B]: NEGLIGIBLE	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2,500	2,500	2,500 [C]
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2,500	2,500	2,500 [C]
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER	2,500	3,000 [D]	3,000 [D]
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS	2,500	3,000 [D,E]	3,500 [D,E]

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

A. *At 28 days psi.*
B. *See table (301.2(1) for weathering potential.*
C. *Concrete in these locations that may be subject to freezing and thawing during construction shall be air-entrained concrete in accordance with footnote d.*
D. *Concrete shall be air entrained. total air content (percent by volume of concrete) shall not be less than 5 percent or more than 7 percent.*
E. *See section r402.2 for minimum cement content.*
F. *For garage floors with steel-troweled finish, reduction of the total air content (percent by volume of concrete) to not less than 3% is permitted if the specified compressive strength of the concrete is increased to not less than 4,000 psi.*

BUILDING PLAN REVIEW NOTE

BUILDING PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE LOCAL TOWN AS SPECIFIED IN THE BUILDING AND / OR RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENTS IS:

- *ACCURATE,*
- *CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION,*
- *CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE.*

SITE LOCATION :

SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT EMILIO SUSA 026042 STATE OF NEW YORK

DRAWING TITLE :

BUILDING CODE SCHEDULE

Emilio Susa Architect
25 South Service Road, Suite 200
Jericho, N.Y. 11753
PHONE: 516_354_5609
FAX: 516_776_9591
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THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF EMILIO SUSA, ARCHITECT INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

REVISIONS :
- SUBMITTED TO BLDG. DEPT. FOR DENIAL (2-6-24)
- RESUBMITTED TO BLDG. DEPT. (3-28-24)
- RESUBMITTED TO BLDG. DEPT. (7-22-24)

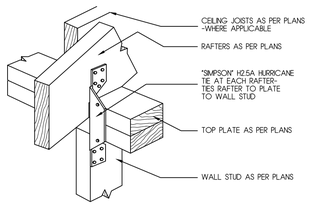
PROJECT NO. :

DRAWN BY : JB

SCALE : AS NOTED

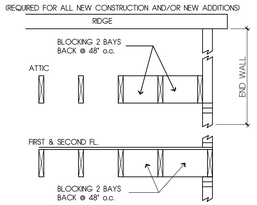
DATE :

SHEET NO. : N-1



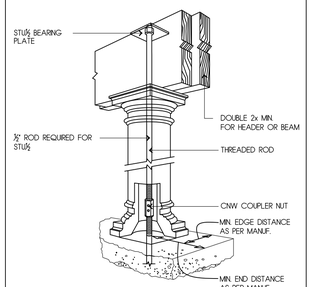
HURRICANE TIE DETAIL

RAFTER TO PLATE TO STUD



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

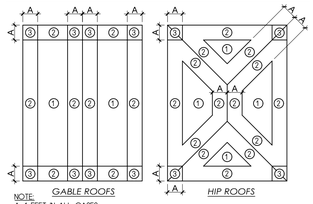
BLOCKING AT ENDWALL



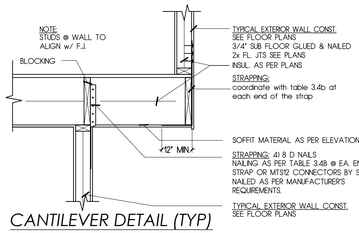
HOLLOW COLUMN DETAIL

NAIL SPACING FOR SHEATHING @ PRESSURE ZONES

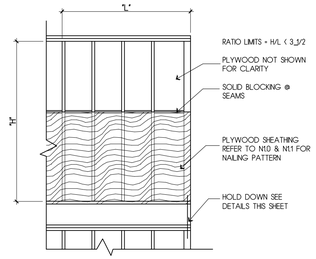
	ZONE 1	ZONE 2	ZONE 3	ZONE 4
FIELD	6" O.C.	6" O.C.	3" O.C.	4" O.C.
PANEL EDGES	4" O.C.	6" O.C.	3" O.C.	3" O.C.



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

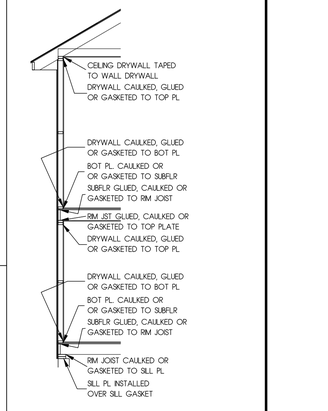


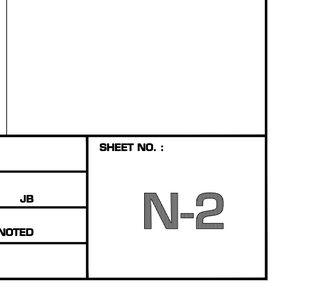
CANTILEVER DETAIL (TYP)



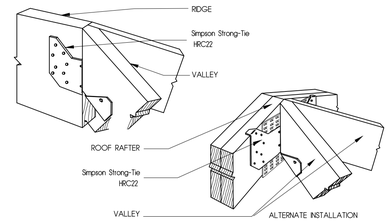
NOTE:
1. SHEATHING AS PART OF SHEARWALL SEGMENT WHERE NOTED ON FLOOR PLAN, SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT JOINTS.
2. HOLD DOWNS REQUIRED AT ALL CORNERS OF STRUCTURE SEE DETAILS THIS SHEET.
3. REFER TO NAILING AND STRAPPING DETAILS THIS SHEET TO FOR A CONTINUOUS LOAD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

SHEARWALL SEG. DETAIL (TYP)



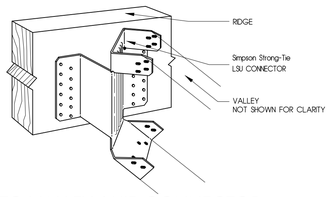


AIR SEALING DETAILS

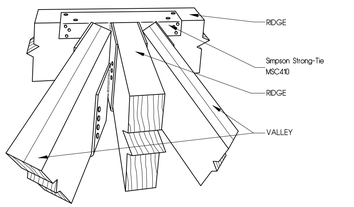


RIDGE TO VALLEY CONNECTOR

For Double Framing Use HRC44

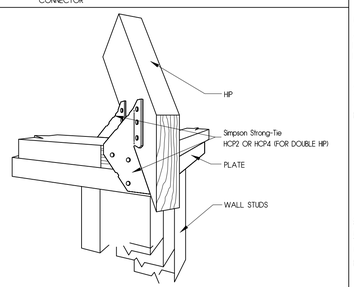


RIDGE TO VALLEY / HIP CONNECTOR



RIDGE AND VALLEY TO RIDGE CONNECTOR

MULTIPLE SEAT CONNECTOR



HIP CORNER PLATE CONNECTOR

NAILING AND STRAPPING

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

NOTE:

ALL STRAPPING TO BE 1 1/4"X20 GAUGE STEEL OR "SIMPSON" EQUIVALENT - CS20 (COILED STRAP)
ALL COIL STRAPPING TO HAVE MINIMUM 12" BEARING ON WALL STUDS (ALL STRAPPING SHALL BE INSTALLED AS PER MANUF. SPECIFICATIONS)
ALL STRAPPING TO BE SPACED AT 16" O.C.
ALL TABLES REFER TO 2015 W.F.C.M.

AT RAFTER TO RIDGE CONNECTION

FOR RIDGE STRAP - 3-8d COMMON NAILS OR 3-10d BOX NAILS IN EA. END OF STRAP. - TABLE 3.6A

FOR ALT. COLLAR TIE - 3-10d COMMON NAILS OR 3-12d BOX NAILS IN EA. END. - TABLE 3.6A

NOTE:

COORDINATE w/ TABLE 3.4B SHT. N-1 FOR ALL STRAP CONNECTION REQUIREMENTS

AT RAFTER TO TOP PLATE TO STUD CONNECTION

FOR STRAP - (SEE TABLE 3.4B SHT. N-1) AT EACH END OF STRAP

FOR ALTERNATE - "SIMPSON" MTS 12 - 14-10d NAILS AT EA. STRAP, AS PER MANUFRS REQ'TS. (TWO STRAPS TOTAL) (MEETS OR EXCEEDS UPLIFT REQ'TS OF TABLE 3.4)

NOTE:

FOR CATHEDRAL CEILING AT SLOPING RAFTERS OR JOIST TO HEADER CONNECTIONS PROVIDE "SIMPSON" "LSSU210" ADJUSTABLE HANGER.

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION

(ONLY APPLICABLE FOR TWO-STORY CONFIGURATIONS)

FOR STRAP - (SEE TABLE 3.4B SHT. N-1) AT EACH END OF STRAP

FOR ALTERNATE - "SIMPSON" MTS 16 - 14-10d NAILS AT EA. STRAP, AS PER MANUFRS REQ'TS. (TWO STRAPS TOTAL) (MEETS OR EXCEEDS UPLIFT REQ'TS OF TABLE 3.4)

FOR SECOND FLR. ADDITIONS - STRAPPING TO OVERLAP FIRST & SECOND FLOOR STUDS BY MIN. 12"

NOTE:

ALL CLIPS & STRAPS CAN BE MOUNTED FROM EITHER ALL EXTERIOR OR ALL INTERIOR, BUT NOT A COMBINATION OF BOTH.

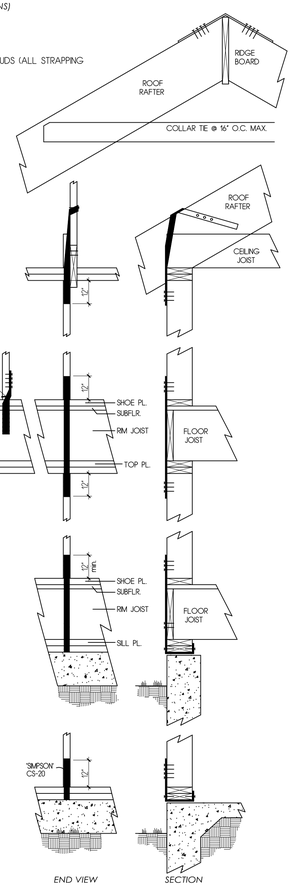
AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

FOR STRAP - (SEE TABLE 3.4B SHT. N-1) AT EACH END OF STRAP

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

(SLAB ON GRADE AND/OR GARAGE WALL APPLICATIONS)

FOR STRAP - (SEE TABLE 3.4B SHT. N-1) AT EACH END OF STRAP



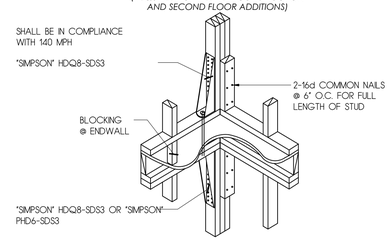
HOLD DOWN CONNECTIONS

(REQUIRED AT EACH BUILDING CORNER & O.H. GARAGE DOOR JAMBS)
(SEE FLOOR PLANS FOR LOCATIONS)
TABLE 3.17F

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

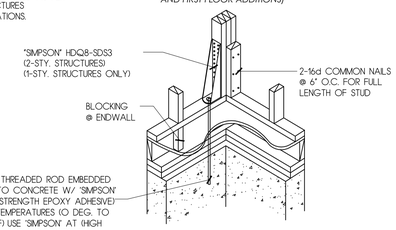
SECOND FLOOR ATTACHMENT

(REQUIRED FOR ALL NEW CONSTRUCTION AND SECOND FLOOR ADDITIONS)



FIRST FLOOR ATTACHMENT

(REQUIRED FOR ALL NEW CONSTRUCTION AND FIRST FLOOR ADDITIONS)



NAILING & STRAPPING AT EXTERIOR WINDOW / DOOR HEADERS

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

NAILING SCHEDULE 'B' : (2015 W.F.C.M.)
ROUGH OPENING REQUIREMENTS FOR WINDOW OPENINGS

Rough Opening \ Notation	A	B	C	D
2'-0"	(1) 2x4	1	1	1
4'-0"	(1) 2x4	2	2	2
6'-0"	(2) 2x4 OR (1) 2x6	3	3	3
8'-0"	(2) 2x4 OR (1) 2x6	3	4	4
10'-0"	(2) 2x6	4	5	5
12'-0"	(2) 2x6	5	6	6

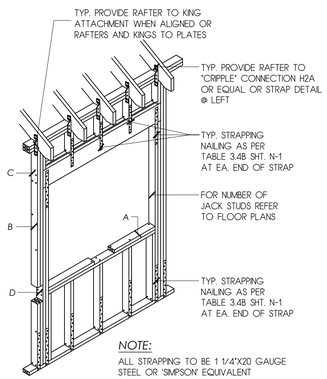
Notations :

A. NUMBER OF SILL STUDS ON THE FLAT (DOES NOT APPLY TO DOORS)

B. NUMBER OF FULL HEIGHT KING STUDS AT EACH SIDE OF HEADER

C. NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT KING STUD TO END OF HEADER AT EACH SIDE

D. NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT JACK STUDS TO END OF SILL(S) AT EACH SIDE (DOES NOT APPLY TO DOORS)



NOTE:

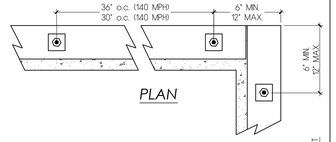
ALL STRAPPING TO BE 1 1/4"X20 GAUGE STEEL OR "SIMPSON EQUIVALENT CS20 (COILED STRAP)

ANCHOR BOLT SPECIFICATION

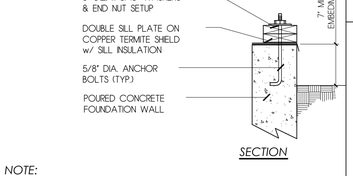
(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)
TABLES 3.2B, 3.2C, 3.3A

NOTE:
SEE TABLE R3012(1) SHT. N-1, FOR WIND SPEED

TYPICAL SPACING
TYPICAL CORNERS



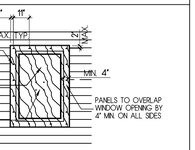
PLAN



SECTION

NOTE:

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



HURRICANE PANEL/ SHUTTER DETAIL

NOT TO SCALE

NOTES:

PROVIDE PRE-CUT PLYWOOD PANELS TO FIT ALL NEW WINDOW AND DOOR OPENINGS. PLYWOOD TO BE MIN. 7/16" THICK. USE MARINE GRADE PLYWOOD ONLY. ALL PANELS TO BE LABELED TO CORRESPOND TO APPROPRIATE LOCATIONS. MOUNTED HARDWARE TO BE PRE-SORTED AND STORED ON PREMISES. FOLLOW TABLE 302.12 OF THE RESIDENTIAL CODE OF NEW YORK STATE FOR WIND BORNE DEBRIS PROTECTION FASTENING. STORE ALL PANELS IN A WEATHERPROOFED, DRY LOCATION ON SITE. NO PANEL TO BE WIDER THAN 8'-0 IN ANY DIRECTION.

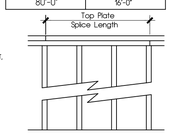
SPLICING OF TOP PLATE

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

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

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

1) TABULATED SPLICE LENGTHS ASSUME TOP PLATE-TO-TOP PLATE CONNECTION USING 2-16d NAILS PER FOOT, FOR SHORTER SPLICE LENGTHS, THE NAIL SPACING SHALL BE REDUCED IN ORDER TO PROVIDE AN EQUIVALENT NUMBER OF NAILS.
2) TABULATED SPLICE LENGTHS ASSUME A BUILDING LOCATED IN EXPOSURE B OR C.
3) TOP PLATES SHALL BE A MINIMUM OF STUD GRADE MATERIAL.



"IT IS A VIOLATION OF THE N.Y.S. EDUCATION 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 THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THIS ALTERATION."

SITE LOCATION :

SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT EMILIO SUSA 028642 STATE OF NEW YORK

DRAWING TITLE :

METAL STRAPPING DETAIL SHEET

Emilio Susa Architect
25 South Service Road, Suite 200
Jericho, N.Y. 11753
PHONE: 516_354_5609
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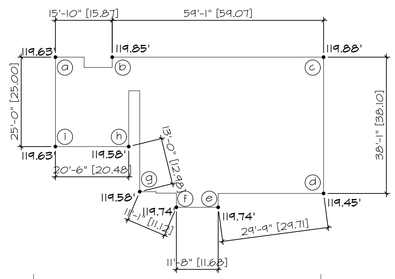
PROJECT NO. :

DRAWN BY : JB

SCALE : AS NOTED

DATE :

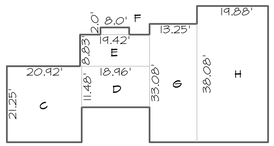
SHEET NO. : N-2



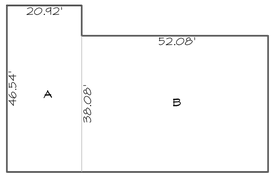
a:b	119.63 + 119.85 = 239.48 / 2 = 119.74 x	15.87	1,900.2738
b:c	119.85 + 119.88 = 239.73 / 2 = 119.865 x	59.07	7,080.42555
c:d	119.88 + 119.45 = 239.33 / 2 = 119.665 x	38.10	4554.2365
d:e	119.45 + 119.74 = 239.19 / 2 = 119.595 x	29.71	3553.16745
e:f	119.74 + 119.74 = 239.48 / 2 = 119.74 x	11.68	1398.5632
f:g	119.74 + 119.58 = 239.32 / 2 = 119.66 x	11.12	1340.192
g:h	119.58 + 119.58 = 239.16 / 2 = 119.58 x	12.98	1552.1484
h:i	119.58 + 119.63 = 239.21 / 2 = 119.605 x	20.48	2449.5104
i:a	119.63 + 119.63 = 239.26 / 2 = 119.63 x	25.0	2990.75
	SUBTOTALS:	224.01	26,824.2673

26,824.2673 / 224.01 = 119.75 = EXISTING AVERAGE GRADE @ EXISTING HOUSE

1 / SP-1 EXISTING AVERAGE GRADE CALCULATION



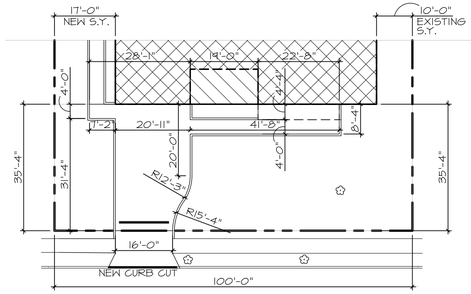
SECOND FLOOR PLAN



FIRST FLOOR PLAN

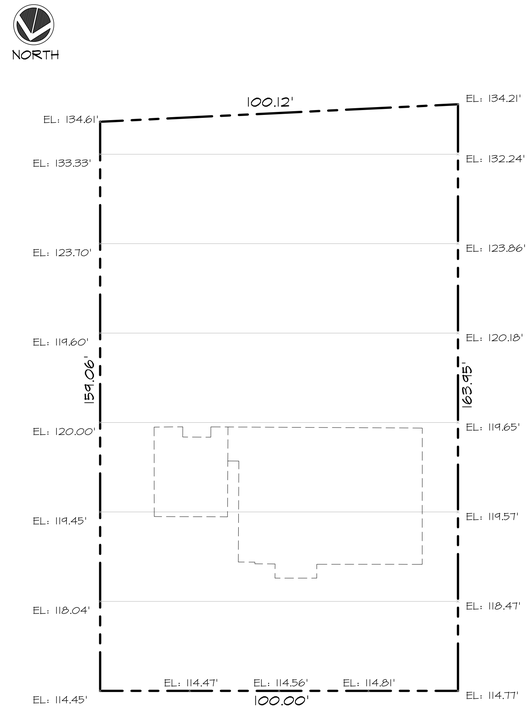
A	20.92' x 46.54' =	973.62
B	52.08' x 38.08' =	1,983.20
C	20.92' x 21.25' =	444.55
D	18.96' x 11.48' =	217.66
E	19.42' x 8.83' =	171.48
F	8.0' x 2.0' =	16.00
G	13.25' x 33.08' =	438.31
H	19.88' x 38.08' =	757.03
TOTAL GROSS FLOOR AREA =		5,001.84

2 / SP-1 GROSS FLOOR AREA CALCULATION



	ACTUAL	REQUIRED
FRONT YARD LOT AREA	3,536.64 S.F.	N.A.
FRONT YARD PAVING	28.13% / 994.77 S.F.	30% MAX. / 1,060.99 S.F.

3 / SP-1 FRONT YARD PAVING DIAGRAM



SNAPDRAGON LANE

GRADE @ 25' ALONG LOT LINE		AVG. GRADE
FRONT YARD LOT LINE	(114.45 + 114.47 + 114.56 + 114.81 + 114.77) / 5 =	114.61' @ FRONT LOT LINE
(EAST) SIDE YARD LOT LINE	(118.04 + 119.45 + 120.00) / 3 =	119.16' @ EAST LOT LINE
(WEST) SIDE YARD LOT LINE	(118.47 + 119.57 + 119.65) / 3 =	119.23' @ WEST LOT LINE

4 / SP-1 AVG. GRADE ALONG FRONT & SIDE LOT LINES DIAGRAM

SITE LOCATION :

SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT EMILIO SUSA 028642 STATE OF NEW YORK

DRAWING TITLE :

SITE PLAN DIAGRAMS NOTES, AND LEGENDS

Emilio Susa Architect
25 South Service Road, Suite 200
Jericho, N.Y. 11753
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DRAWN BY : JB

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DATE :

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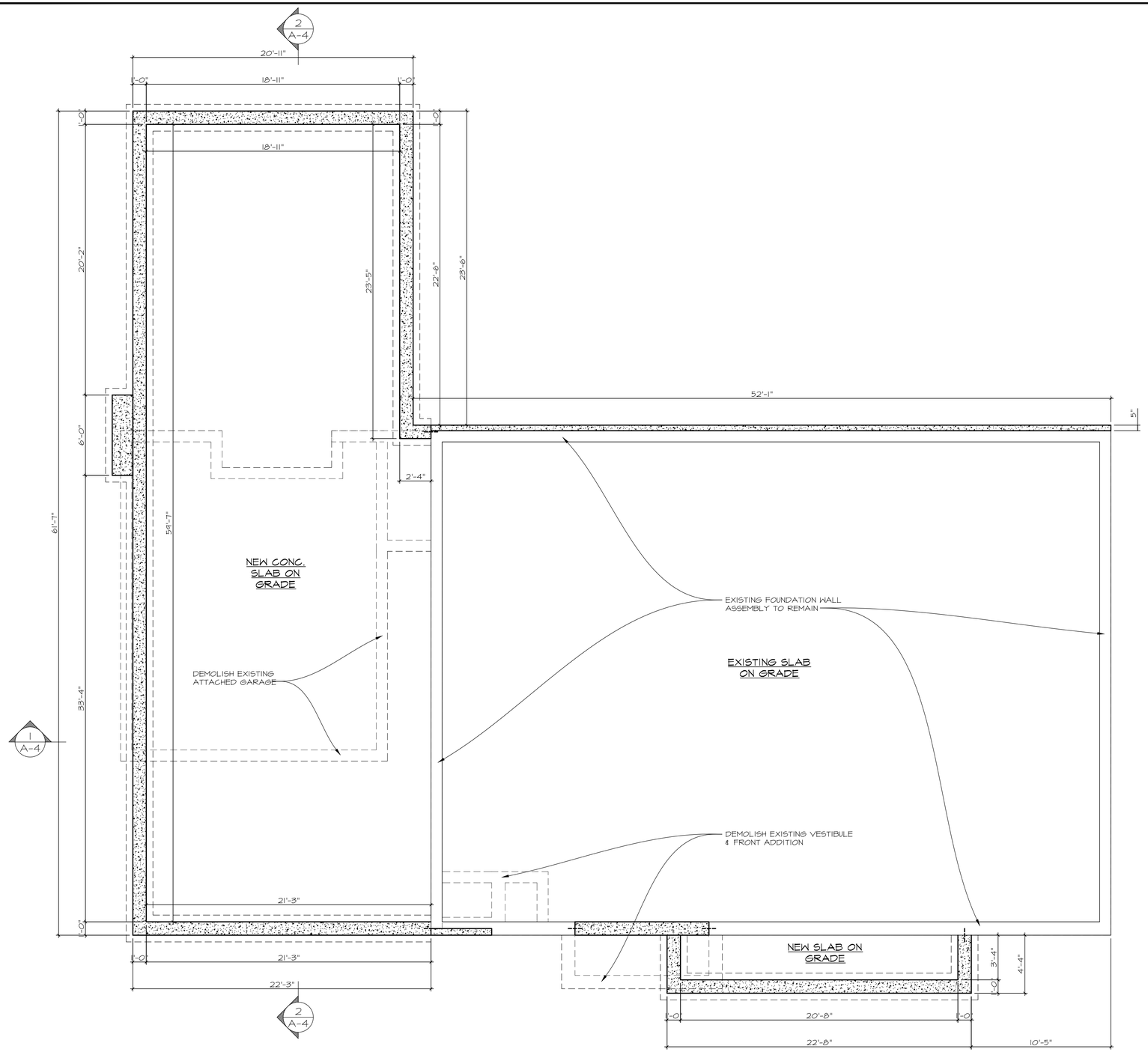

WALL LEGEND

———	EXISTING WALL TO REMAIN
———	2x4 WOOD STUDS @ 16" o.c. (COORDINATE FINISHES W/ SECTIONS)
———	2x6 WOOD STUDS @ 16" o.c. (TYPICAL OF PLUMBING WALLS)
	10" THICK POURED CONCRETE FOUNDATION WALL W/ #5 REINFORCING BARS @ 30" o.c. VERTICALLY W/ (1) #5 REINFORCING BARS @ TOP OF WALL, ON 22" WIDE x 10" DEEP CONTINUOUS POURED CONCRETE FOOTING WITH CONTINUOUS 2"x4" KEYWAY AND (3) CONTINUOUS #5 REINFORCING BARS IN FOOTING (3" COVER MIN.)

NOTE:
DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS

NOTE:
PROVIDE SOLID WOOD BLOCKING DOWN TO THE FOUNDATION WALL FOR ALL BEAM AND HEADER POSTS

NOTE:
PROVIDE ARC FAULT CIRCUIT INTERRUPTER OUTLETS IN ALL BEDROOMS

ELECTRICAL LEGEND

	100 CFM EXHAUST FAN. VENT TO EXTERIOR
S.D./CM	SMOKE/CARBON MONOXIDE DETECTOR w/ BATTERY-BACKUP CONNECT TO HOUSE WIRING (TYPICAL)
S.D.	SMOKE DETECTOR w/ BATTERY-BACKUP CONNECT TO HOUSE WIRING (TYPICAL)

R314.4 RCNYS -- WHERE MORE THAN ONE SMOKE DETECTOR IS INSTALLED, THE UNITS SHALL BE INTERCONNECTED.
EXCEPTION: WHERE WORK IS BEING PERFORMED IN AN EXISTING SPACE WHERE ACCESS FOR WIRING IS NOT PRACTICAL, BATTERY OPERATED UNITS MAY BE INSTALLED WITHOUT WIRING.

NOTE:
CONTRACTOR TO INSURE ALL HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1-1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102 MM) AND NOT GREATER THAN 6-1/4 INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2-1/4 INCHES (57 MM). HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4 INCHES (160 MM) SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1-1/4 INCHES (32 MM) TO A MAXIMUM OF 23/4 INCHES (70 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCHES (0.25 MM).

GENERAL DEMOLITION NOTES

1. G.C. SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCY WHICH IS FOUND BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY
2. G.C. TO BE FAMILIAR WITH COMPLETE PROJECT AND SET OF DRAWINGS AND THEIR INTENT BEFORE PROCEEDING WITH THE WORK.
3. WHERE ELECTRICAL OR PLUMBING LINES ARE TO BE ABANDONED, REMOVE ALL SUCH WORK, CAP OFF LINES LEGALLY AT FINAL INACCESSIBLE PENETRATIONS. ALL NEW PLUMBING AND ELECTRICAL WORK TO BE RECESSED BEHIND FINISHED SURFACES.
4. THE CONTRACTOR IS REQUIRED TO PROVIDE ALL SHORING AND BRACING REQUIRED DURING THE REMOVAL OF EXISTING STRUCTURAL MEMBERS AND INSTALLATION OF NEW STRUCTURAL FRAMING.

DEMOLITION PERFORMANCE DISCLAIMER:

THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH ON THIS SHEET IN A PROFESSIONAL MANNER IN ACCORDANCE WITH "GOOD GENERAL PRACTICES". IN THE EVENT ANY STRUCTURAL DAMAGES OCCUR WHILE INSTITUTING DEMOLITION PROCEDURES, THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A "SAFE" CONDITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER IMMEDIATELY FOR RECTIFICATION.

NOTCHING:

(AS PER THE RESIDENTIAL CODE OF N.Y.S.)

STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R502.8 OF THE RESIDENTIAL CODE OF N.Y.S.

ANY STRUCTURAL WALL OR STUD MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R602.6 OF THE RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
ALL STRUCTURAL CALCULATIONS ARE BASED ON THE USE OF DOUGLAS FIR LARCH WOOD GRADE #2. ANY DECREASE IN THE GRADE OF THIS MATERIAL SHOULD BE REPORTED TO THE ARCHITECT FIRST BEFORE ORDERING AND INSTALLING.

NOTE:
ALL FLOOR JOIST CONNECTIONS TO HAVE GALV. METAL "TECO" TYPE JOIST HANGERS, TYPICAL AT EACH JOIST.

§RR303

LIGHT, VENTILATION AND HEATING

§RR303.1 HABITABLE ROOMS. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
EXCEPTIONS:
1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY §RR310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) (7.08 L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM. THIS EXCEPTION SHALL NOT BE ALLOWED IN OWNER-OCCUPIED, ONE-FAMILY DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH §RE3301.5 [SIC].
2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (6.46 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL. THIS EXCEPTION SHALL NOT BE ALLOWED IN OWNER-OCCUPIED, ONE-FAMILY DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH §RE3301.5 [SIC].

FIRESTOPPING:

(AS PER THE RESIDENTIAL CODE OF N.Y.S.)

GENERAL REQUIREMENTS-
CONCEALED SPACES WITHIN WALL, PARTITION, FLOOR, STAIR, ATTIC, OR CORNICE CONSTRUCTION, AND AROUND CHIMNEY, PIPE AND DUCT OPENINGS IN SUCH CONSTRUCTION, SHALL BE FIRE-STOPPED TO PREVENT THE PASSAGE OF FLAME, SMOKE, FUMES, AND HOT GASES.

LOCATION:-
CONCEALED VERTICAL SPACES IN WALLS AND PARTITIONS SHALL BE FIRE-STOPPED AT EACH FLOOR LEVEL AND AT THE CEILING OF THE UPPERMOST STORY, SO THAT SUCH SPACES WILL NOT BE CONTINUOUS FOR MORE THAN ONE STORY OR COMMUNICATE W/ CONCEALED HORIZONTAL SPACES IN THE FLOOR OR ROOF CONSTRUCTION.
WHEN COMBUSTIBLE MATERIALS FORM A PART OF THE CONCEALED SPACE BETWEEN SURFACE FINISH AND THE BASE TO WHICH THEY ARE APPLIED, THE CONCEALED SPACE SHALL BE FILLED W/ NONCOMBUSTIBLE MATERIAL, OR BE FIRESTOPPED SO THAT NO DIMENSION OF SUCH CONCEALED SPACE EXCEEDS 8 FT VERTICALLY OR 20 FEET HORIZONTALLY.

CELLAR PLAN

1 / A-1

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

SITE LOCATION :

SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT EMILIO SUSA 026042 STATE OF NEW YORK

DRAWING TITLE :

FOUNDATION PLAN, NOTES, AND LEGENDS

Emilio Susa Architect
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Jericho, N.Y. 11753
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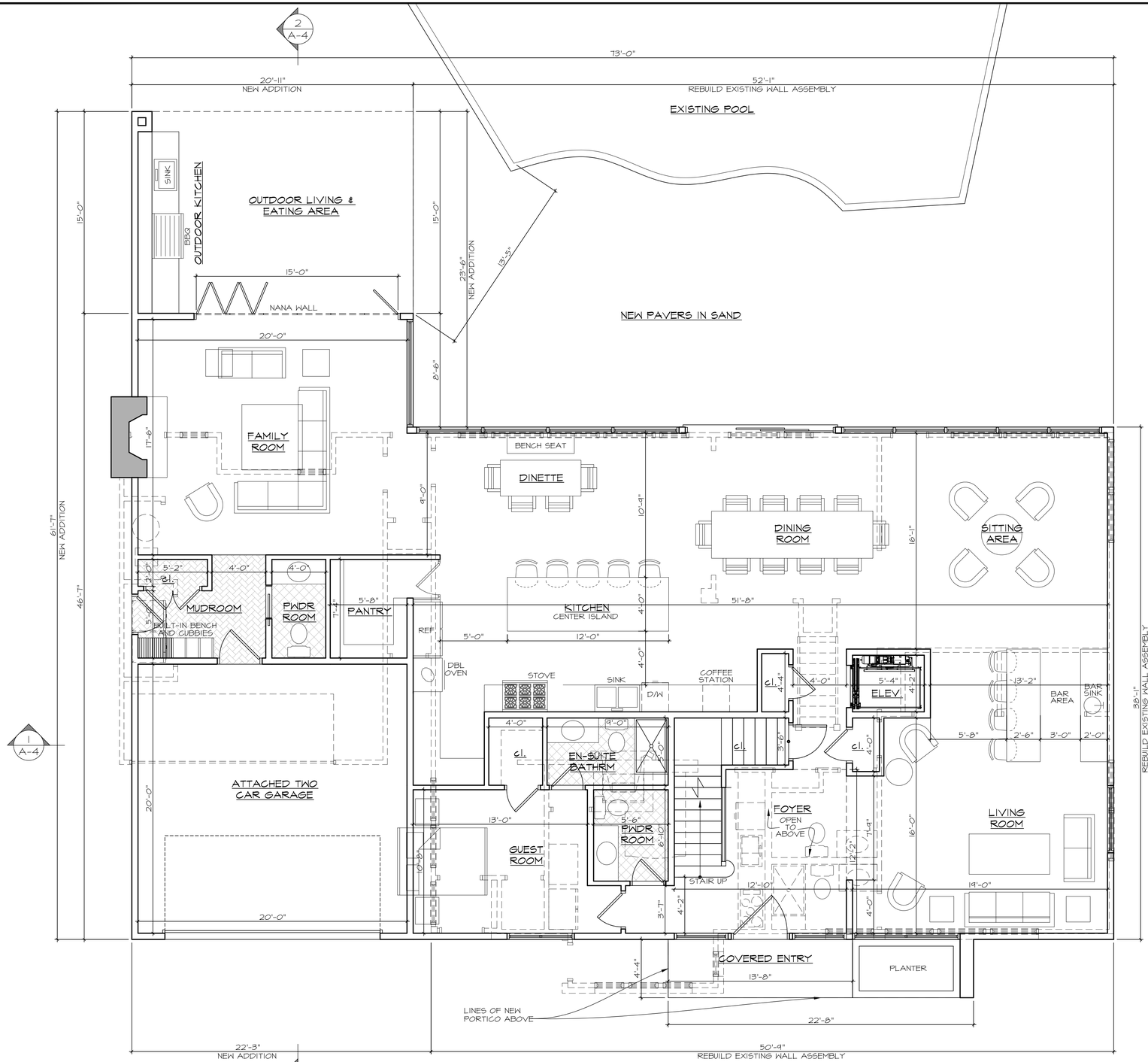

FIRST FLOOR PLAN

1 A-2

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

WALL LEGEND

	EXISTING WALL TO REMAIN
	2x4 WOOD STUDS @ 16" o.c. (COORDINATE FINISHES W/ SECTIONS)
	2x6 WOOD STUDS @ 16" o.c. (TYPICAL OF PLUMBING WALLS)
	10" THICK POURED CONCRETE FOUNDATION WALL W/ #5 REINFORCING BARS @ 30" o.c. VERTICALLY W/ (1) #5 REINFORCING BARS @ TOP OF WALL, ON 22" WIDE x 10" DEEP CONTINUOUS POURED CONCRETE FOOTING WITH CONTINUOUS 2"x4" KEYWAY AND (3) CONTINUOUS #5 REINFORCING BARS IN FOOTING (3" COVER MIN.)

NOTE:
DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS

NOTE:
PROVIDE SOLID WOOD BLOCKING DOWN TO THE FOUNDATION WALL FOR ALL BEAM AND HEADER POSTS

NOTE:
PROVIDE ARC FAULT CIRCUIT INTERRUPTER OUTLETS IN ALL BEDROOMS

ELECTRICAL LEGEND

	100 CFM EXHAUST FAN. VENT TO EXTERIOR
S.D./CM	SMOKE/CARBON MONOXIDE DETECTOR w/ BATTERY-BACKUP CONNECT TO HOUSE WIRING (TYPICAL)
S.D.	SMOKE DETECTOR w/ BATTERY-BACKUP CONNECT TO HOUSE WIRING (TYPICAL)

R314.4 RCNYS -- WHERE MORE THAN ONE SMOKE DETECTOR IS INSTALLED, THE UNITS SHALL BE INTERCONNECTED.
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NOTE:
CONTRACTOR TO INSURE ALL HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1-1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102 MM) AND NOT GREATER THAN 6-1/4 INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2-1/4 INCHES (57 MM). HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4 INCHES (160 MM) SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1-1/4 INCHES (32 MM) TO A MAXIMUM OF 23/4 INCHES (70 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCHES (0.25 MM).

GENERAL DEMOLITION NOTES

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4. THE CONTRACTOR IS REQUIRED TO PROVIDE ALL SHORING AND BRACING REQUIRED DURING THE REMOVAL OF EXISTING STRUCTURAL MEMBERS AND INSTALLATION OF NEW STRUCTURAL FRAMING.

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NOTCHING:

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ANY STRUCTURAL WALL OR STUD MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R602.6 OF THE RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
ALL STRUCTURAL CALCULATIONS ARE BASED ON THE USE OF DOUGLAS FIR LARCH WOOD GRADE #2. ANY DECREASE IN THE GRADE OF THIS MATERIAL SHOULD BE REPORTED TO THE ARCHITECT FIRST BEFORE ORDERING AND INSTALLING.

NOTE:
ALL FLOOR JOIST CONNECTIONS TO HAVE GALV. METAL 'TECO' TYPE JOIST HANGERS. TYPICAL AT EACH JOIST.

§RR303

LIGHT, VENTILATION AND HEATING

§RR303.1 HABITABLE ROOMS. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
EXCEPTIONS:
1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY §RR310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) (7.08 L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM. THIS EXCEPTION SHALL NOT BE ALLOWED IN OWNER-OCCUPIED, ONE-FAMILY DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH §RE330.1.5 [SIC].
2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (6.46 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL. THIS EXCEPTION SHALL NOT BE ALLOWED IN OWNER-OCCUPIED, ONE-FAMILY DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH §RE330.1.5 [SIC].

FIRESTOPPING:

(AS PER THE RESIDENTIAL CODE OF N.Y.S.)

GENERAL REQUIREMENTS-
CONCEALED SPACES WITHIN WALL, PARTITION, FLOOR, STAIR, ATTIC, OR CORNICE CONSTRUCTION, AND AROUND CHIMNEY, PIPE AND DUCT OPENINGS IN SUCH CONSTRUCTION, SHALL BE FIRE-STOPPED TO PREVENT THE PASSAGE OF FLAME, SMOKE, FUMES, AND HOT GASES.

LOCATION:-
CONCEALED VERTICAL SPACES IN WALLS AND PARTITIONS SHALL BE FIRE-STOPPED AT EACH FLOOR LEVEL AND AT THE CEILING OF THE UPPERMOST STORY, SO THAT SUCH SPACES WILL NOT BE CONTINUOUS FOR MORE THAN ONE STORY OR COMMUNICATE W/ CONCEALED HORIZONTAL SPACES IN THE FLOOR OR ROOF CONSTRUCTION.
WHEN COMBUSTIBLE MATERIALS FORM A PART OF THE CONCEALED SPACE BETWEEN SURFACE FINISH AND THE BASE TO WHICH THEY ARE APPLIED, THE CONCEALED SPACE SHALL BE FILLED W/ NONCOMBUSTIBLE MATERIAL, OR BE FIRESTOPPED SO THAT NO DIMENSION OF SUCH CONCEALED SPACE EXCEEDS 8 FT VERTICALLY OR 20 FEET HORIZONTALLY.

SITE LOCATION :

SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT EMILIO SUSA 026042 STATE OF NEW YORK

DRAWING TITLE :

FIRST FLOOR PLAN, PLUMBING RISER DETAILS, NOTES, AND LEGEND

Emilio Susa Architect
25 South Service Road, Suite 200
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FAX: 516_776_9591
E-MAIL: esusa@esarchitectpc.com
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REVISIONS :
- SUBMITTED TO BLDG. DEPT. FOR DENIAL (2-6-24)
- RESUBMITTED TO BLDG. DEPT. (3-28-24)
- RESUBMITTED TO BLDG. DEPT. (7-22-24)

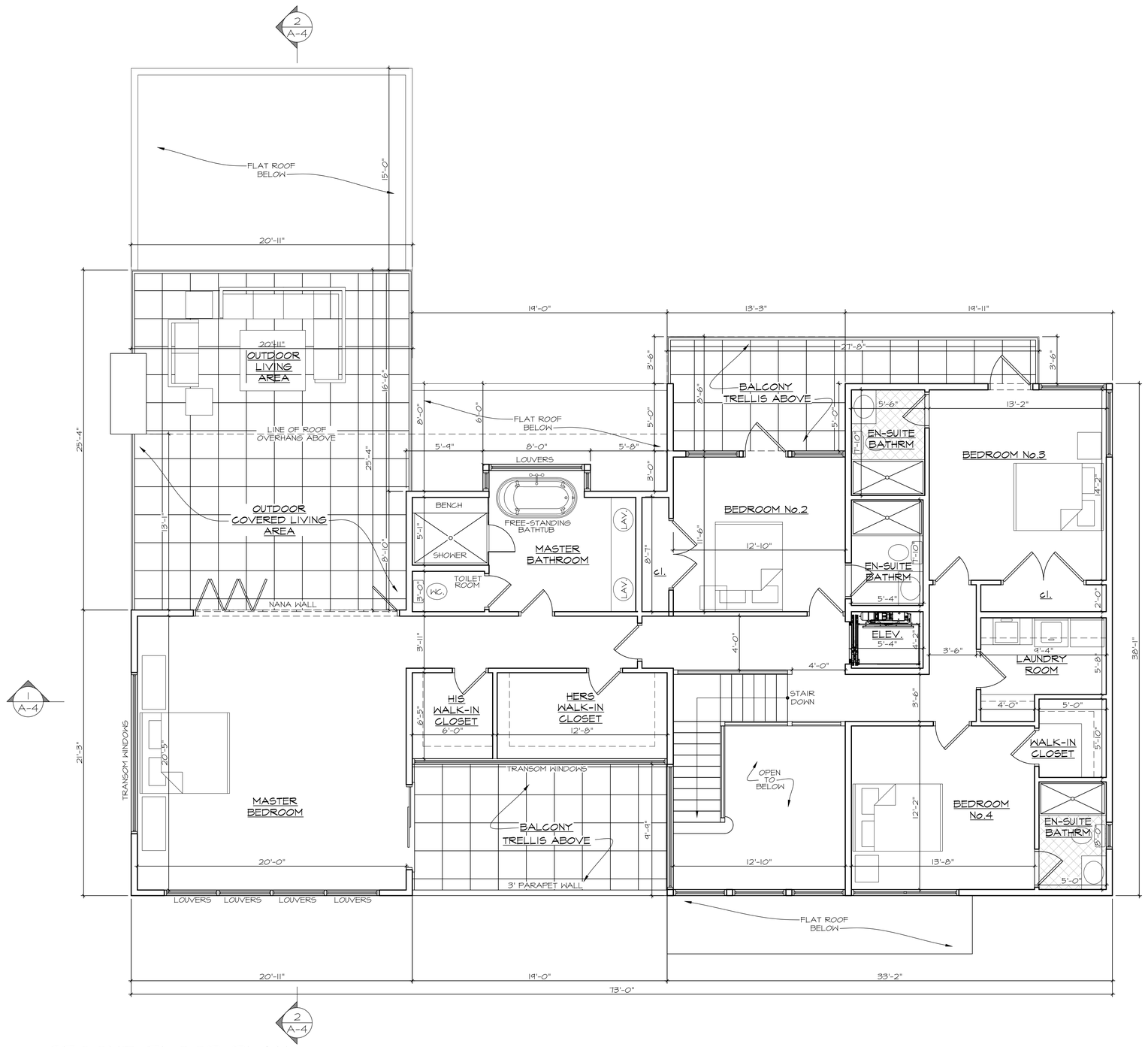
PROJECT NO. :

DRAWN BY : JB

SCALE : AS NOTED

DATE :

SHEET NO. : A-2



SECOND FLOOR PLAN

1 A-3

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

WALL LEGEND

	EXISTING WALL TO REMAIN
	2x4 WOOD STUDS @ 16" o.c. (COORDINATE FINISHES W/ SECTIONS)
	2x6 WOOD STUDS @ 16" o.c. (TYPICAL OF PLUMBING WALLS)
	10" THICK POURED CONCRETE FOUNDATION WALL W/ #5 REINFORCING BARS @ 30" o.c. VERTICALLY W/ (1) #5 REINFORCING BARS @ TOP OF WALL, ON 22" WIDE x 10" DEEP CONTINUOUS POURED CONCRETE FOOTING WITH CONTINUOUS 2"x4" KEYWAY AND (3) CONTINUOUS #5 REINFORCING BARS IN FOOTING (3" COVER MIN.)

NOTE:
DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS

NOTE:
PROVIDE SOLID WOOD BLOCKING DOWN TO THE FOUNDATION WALL FOR ALL BEAM AND HEADER POSTS

NOTE:
PROVIDE ARC FAULT CIRCUIT INTERRUPTER OUTLETS IN ALL BEDROOMS

ELECTRICAL LEGEND

	100 CFM EXHAUST FAN. VENT TO EXTERIOR
S.D./CM	SMOKE/CARBON MONOXIDE DETECTOR w/ BATTERY-BACKUP CONNECT TO HOUSE WIRING (TYPICAL)
S.D.	SMOKE DETECTOR w/ BATTERY-BACKUP CONNECT TO HOUSE WIRING (TYPICAL)

R314.4 RCNYS -- WHERE MORE THAN ONE SMOKE DETECTOR IS INSTALLED, THE UNITS SHALL BE INTERCONNECTED.
EXCEPTION: WHERE WORK IS BEING PERFORMED IN AN EXISTING SPACE WHERE ACCESS FOR WIRING IS NOT PRACTICAL, BATTERY OPERATED UNITS MAY BE INSTALLED WITHOUT WIRING.

NOTE:
CONTRACTOR TO INSURE ALL HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1-1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102 MM) AND NOT GREATER THAN 6-1/4 INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2-1/4 INCHES (57 MM). HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4 INCHES (160 MM) SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1-1/4 INCHES (32 MM) TO A MAXIMUM OF 23/4 INCHES (70 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCHES (0.25 MM).

GENERAL DEMOLITION NOTES

1. G.C. SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCY WHICH IS FOUND BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY
2. G.C. TO BE FAMILIAR WITH COMPLETE PROJECT AND SET OF DRAWINGS AND THEIR INTENT BEFORE PROCEEDING WITH THE WORK.
3. WHERE ELECTRICAL OR PLUMBING LINES ARE TO BE ABANDONED, REMOVE ALL SUCH WORK, CAP OFF LINES LEGALLY AT FINAL INACCESSIBLE PENETRATIONS. ALL NEW PLUMBING AND ELECTRICAL WORK TO BE RECESSED BEHIND FINISHED SURFACES.
4. THE CONTRACTOR IS REQUIRED TO PROVIDE ALL SHORING AND BRACING REQUIRED DURING THE REMOVAL OF EXISTING STRUCTURAL MEMBERS AND INSTALLATION OF NEW STRUCTURAL FRAMING.

DEMOLITION PERFORMANCE DISCLAIMER:

THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH ON THIS SHEET IN A PROFESSIONAL MANNER IN ACCORDANCE WITH "GOOD GENERAL PRACTICES". IN THE EVENT ANY STRUCTURAL DAMAGES OCCUR WHILE INSTITUTING DEMOLITION PROCEDURES, THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A "SAFE" CONDITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER IMMEDIATELY FOR RECTIFICATION.

NOTCHING:

(AS PER THE RESIDENTIAL CODE OF N.Y.S.)

STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R502.8 OF THE RESIDENTIAL CODE OF N.Y.S.

ANY STRUCTURAL WALL OR STUD MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R602.6 OF THE RESIDENTIAL CODE OF NEW YORK STATE.

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§RR303

LIGHT, VENTILATION AND HEATING

§RR303.1 HABITABLE ROOMS. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
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GENERAL REQUIREMENTS-
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LOCATION:-
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SITE LOCATION :

SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT EMILIO SUSA 026842 STATE OF NEW YORK

DRAWING TITLE :

SECOND FLOOR PLAN

Emilio Susa Architect
25 South Service Road, Suite 200
Jericho, N.Y. 11753
PHONE: 516_354_5609
FAX: 516_776_9591
E-MAIL: esusa@esarchitectpc.com
website: esarchitectpc.com

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- RESUBMITTED TO BLDG. DEPT. (7-22-24)

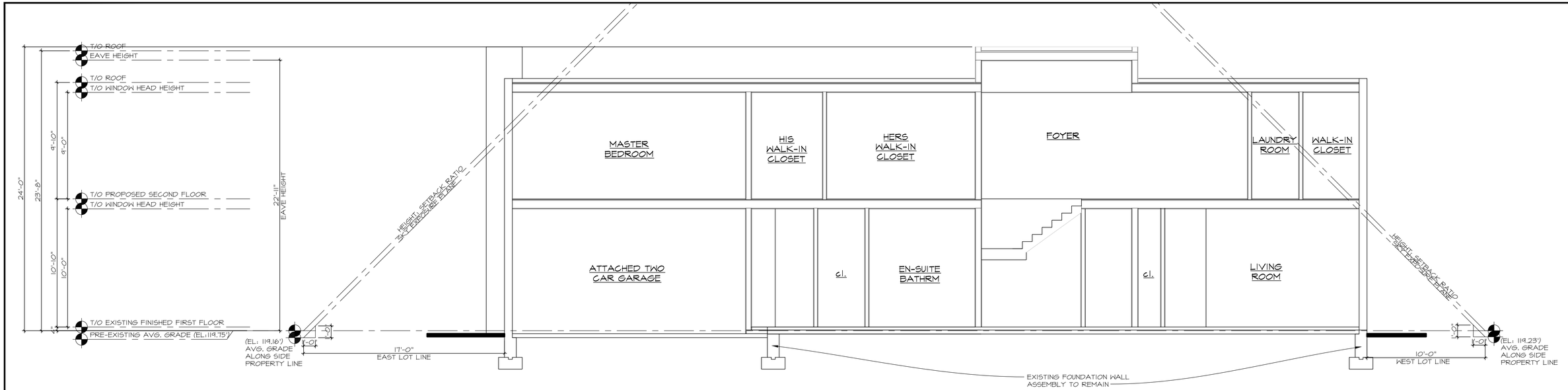
PROJECT NO. :

DRAWN BY : JB

SCALE : AS NOTED

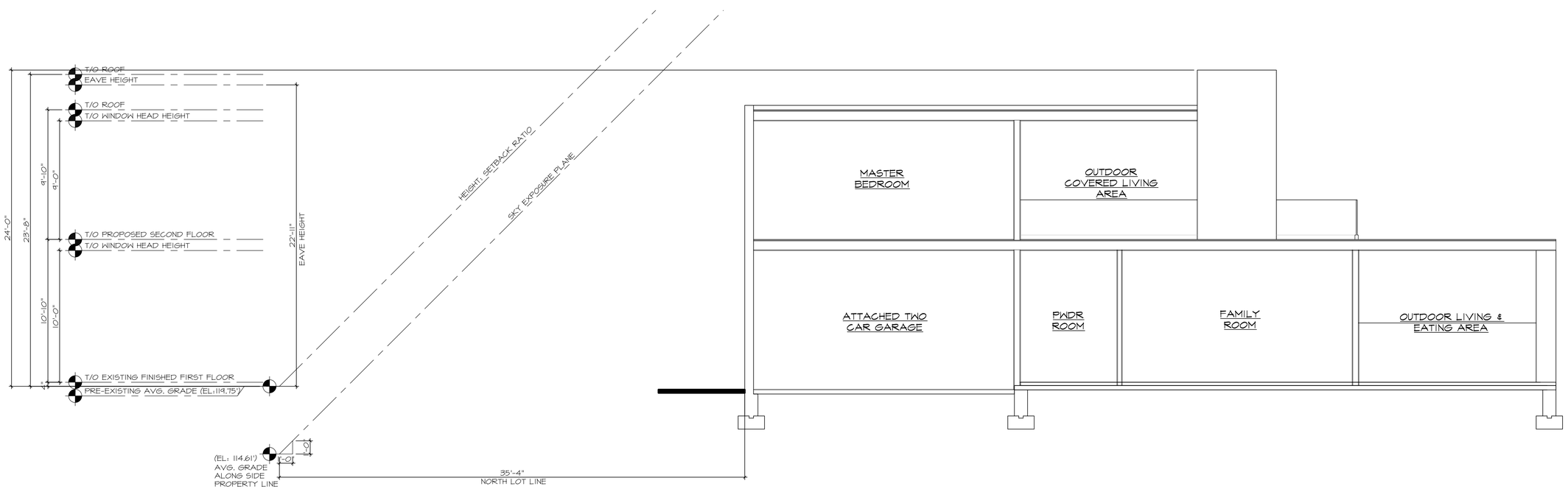
DATE :

SHEET NO. : A-3



1 / A-4 BUILDING SECTION

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



2 / A-4 BUILDING SECTION

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

SITE LOCATION :

SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT
EMILIO SUSA
028042
STATE OF NEW YORK

DRAWING TITLE :

BUILDING SECTIONS

Emilio Susa Architect
25 South Service Road, Suite 200
Jericho, N.Y. 11753
PHONE: 516_354_5609
FAX: 516_776_9591
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- RESUBMITTED TO BLDG. DEPT. (7-22-24)

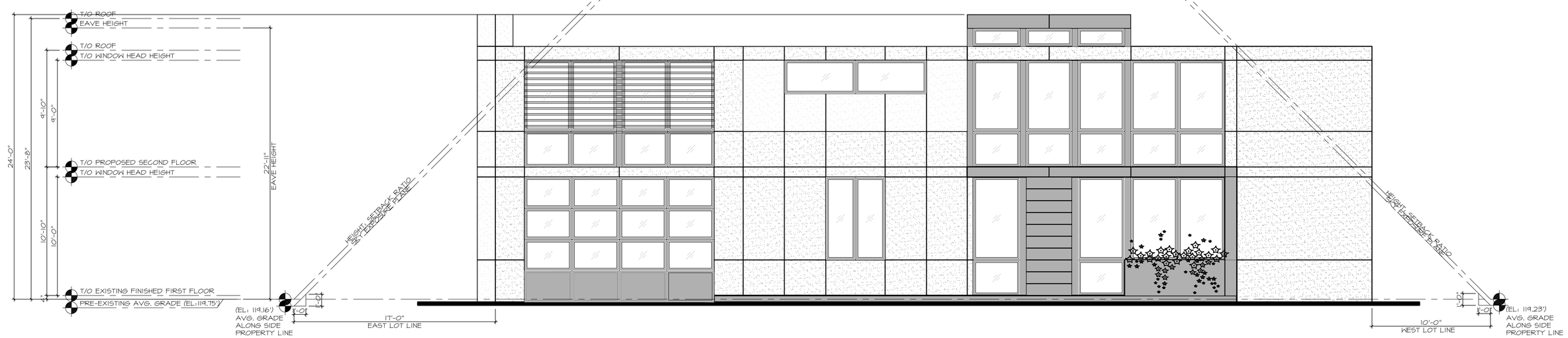
PROJECT NO. :

DRAWN BY : JB

SCALE : AS NOTED

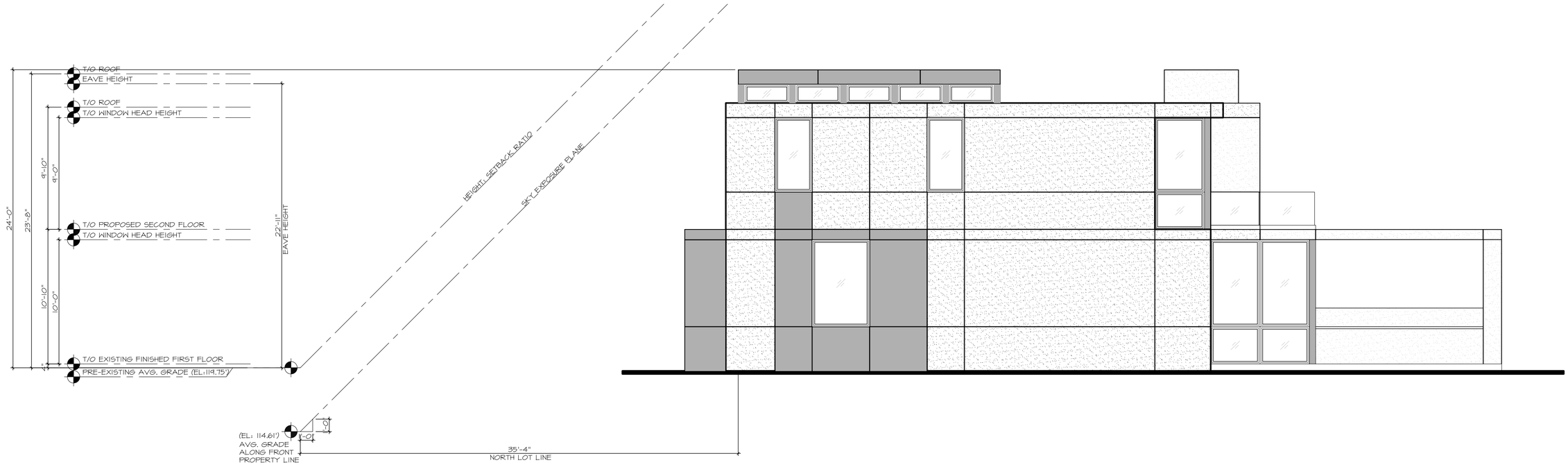
DATE :

SHEET NO. : A-4



1 A-5 **FRONT ELEVATION (NORTH)**

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



2 A-5 **SIDE ELEVATION (WEST)**

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

SITE LOCATION :

SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT EMILIO SUSA 028542 STATE OF NEW YORK

DRAWING TITLE :

EXTERIOR ELEVATIONS

Emilio Susa Architect
25 South Service Road, Suite 200
Jericho, N.Y. 11753
PHONE: 516_354_5609
FAX: 516_776_9591
E-MAIL: esusa@esarchitectpc.com
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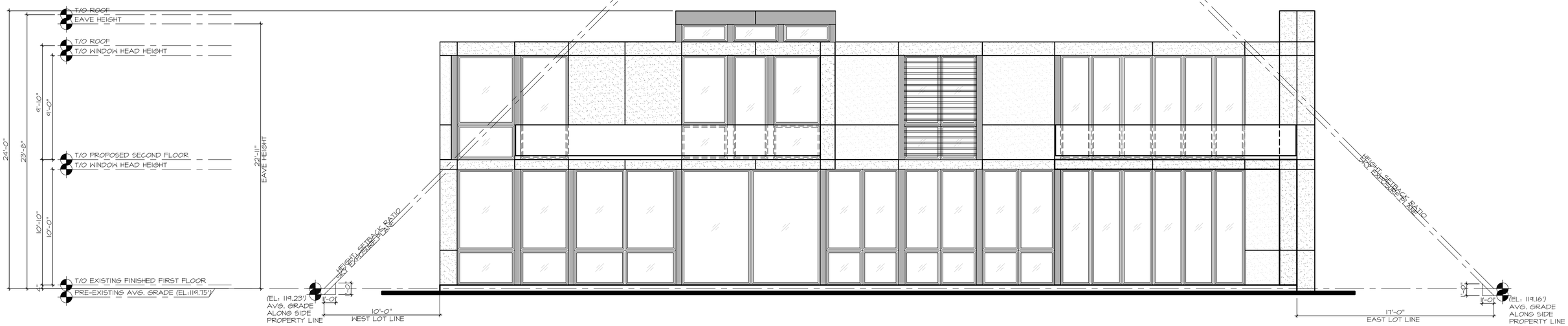
PROJECT NO. :

DRAWN BY : JB

SCALE : AS NOTED

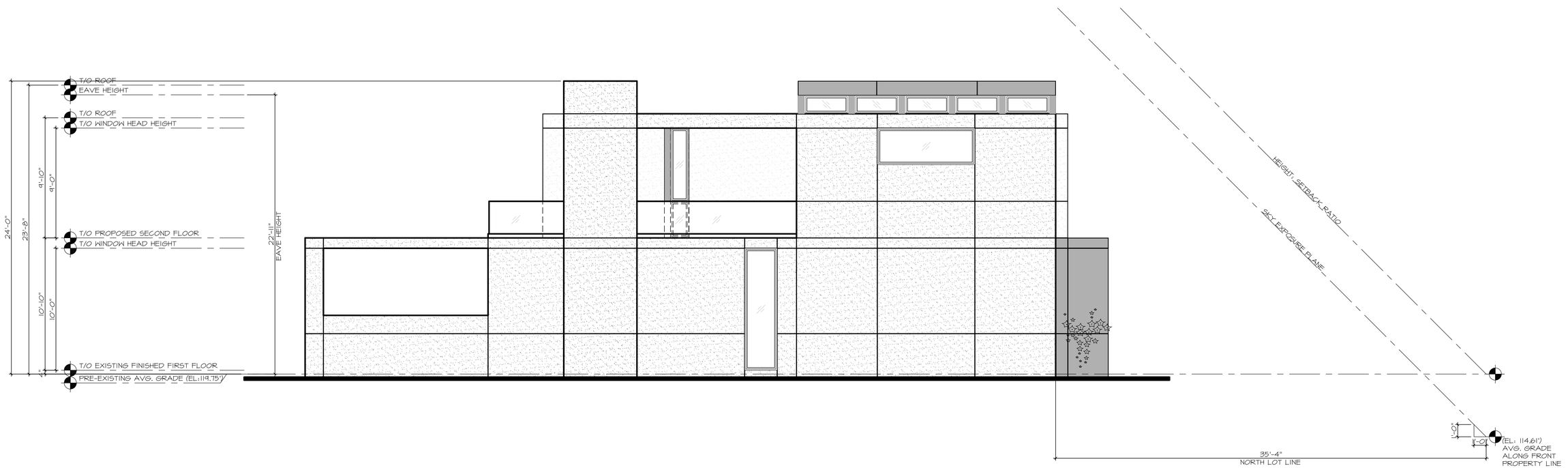
DATE :

SHEET NO. : A-5



1 A-6 **REAR ELEVATION (SOUTH)**

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



2 A-6 **SIDE ELEVATION (EAST)**

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

SITE LOCATION :

SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT EMILIO SUSA 028642 STATE OF NEW YORK

DRAWING TITLE :

EXTERIOR ELEVATIONS

Emilio Susa Architect
25 South Service Road, Suite 200
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PHONE: 516_354_5609
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PROJECT NO. :

DRAWN BY : JB

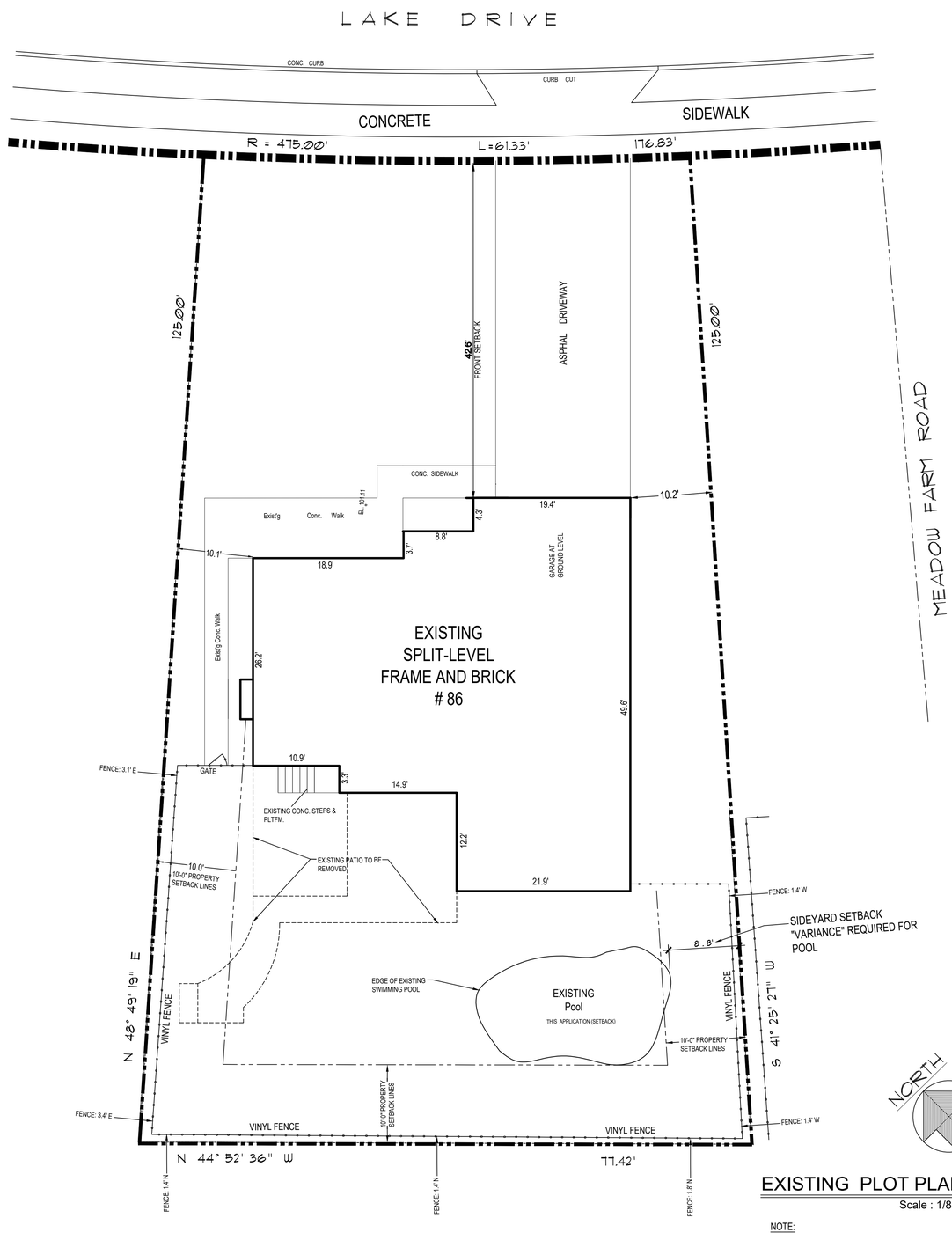
SCALE : AS NOTED

DATE :

SHEET NO. : A-6

PLOT PLAN

#21614



EXISTING PLOT PLAN

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

NOTE:
INFORMATION TAKEN FROM SURVEY AS PREPARED BY:

AUTAR LAND SURVEYING, P.C.
214-43 JAMAICA AVENUE
QUEENS VILLAGE, N.Y. 11428
SURVEYED: MARCH 9, 2024

TAX MAP DESIGNATION NUMBER

SECTION	BLOCK	LOT
8	263	6

RESIDENCE ZONING ANALYSIS

TOWN OF NORTH HEMPSTEAD - ZONE R-A

LOT COVERAGE

LOT AREA 8610.98 SF

VARIANCE REQUEST: REQUEST VARIANCE FOR:
"SWIMMING POOL" - PER 70-31 (A1) SIDE YARDS IN TO N HEMPSTEAD.

ARCHITECT IS NOT RETAINED FOR CONSTRUCTION ADMINISTRATION.

NOTE: THIS PROJECT COMPLIES WITH THE 2020 NEW YORK STATE ENERGY CONSERVATION AND CONSTRUCTION CODE (REVISED 2020)

PROJECT INFORMATION

OWNER: BENCY MATHEW & STEVEN MASSINELLO

BUILDING USER / TENANT: BENCY MATHEW & STEVEN MASSINELLO

PROJECT DESCRIPTION: EXISTINGSWIMMING POOL SIDEYARD VARIANCE

PROJECT SQUARE FOOTAGE: 0

CONSTRUCTION CLASSIFICATION: 5B

OCCUPANCY: RESIDENTIAL

PROJECT INFORMATION

P1	PLOT PLAN

1 4 - 10 - 24 AMENDED PLOT PLAN TO INCLUDE VARIANCE FOR SWIMMING POOL.

PAUL A. LOMBARDO ARCHITECT
3939 New York Avenue
Seaford, N.Y. 11783
(516) 783 - 5430 Fax (516) 783 - 0085

ALTERATION AND ADDITION TO RESIDENCE LOCATED AT
86 LAKE DRIVE MANHASSET HILLS, N.Y.

DATE:

Drawing: PLOT PLAN

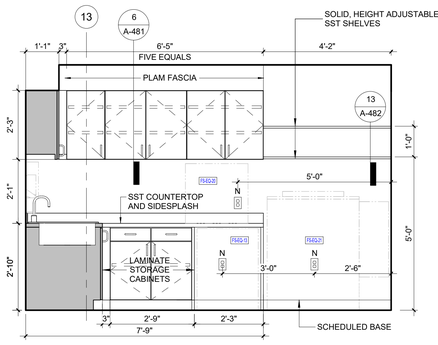
Drawn By

Scale

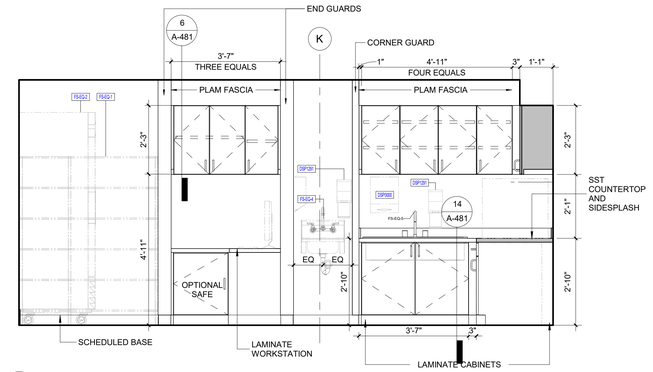
Sheet No. p1

1 of 1

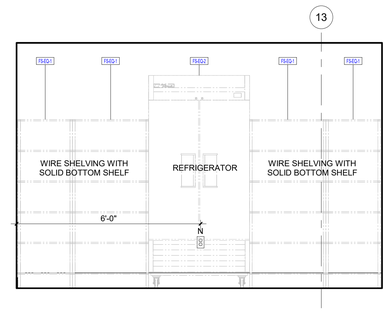
#21615



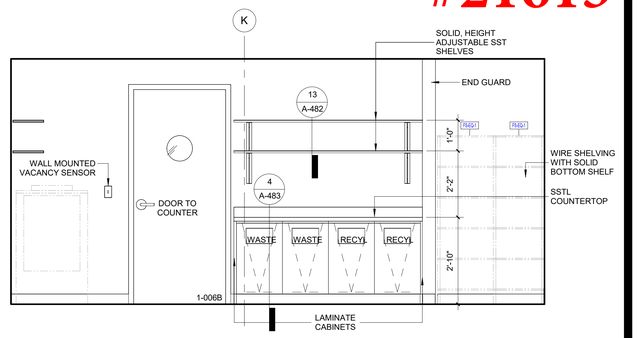
5 ELEVATION - CAFE SUPPORT - SOUTH -
SCALE: 1/2" = 1'-0"



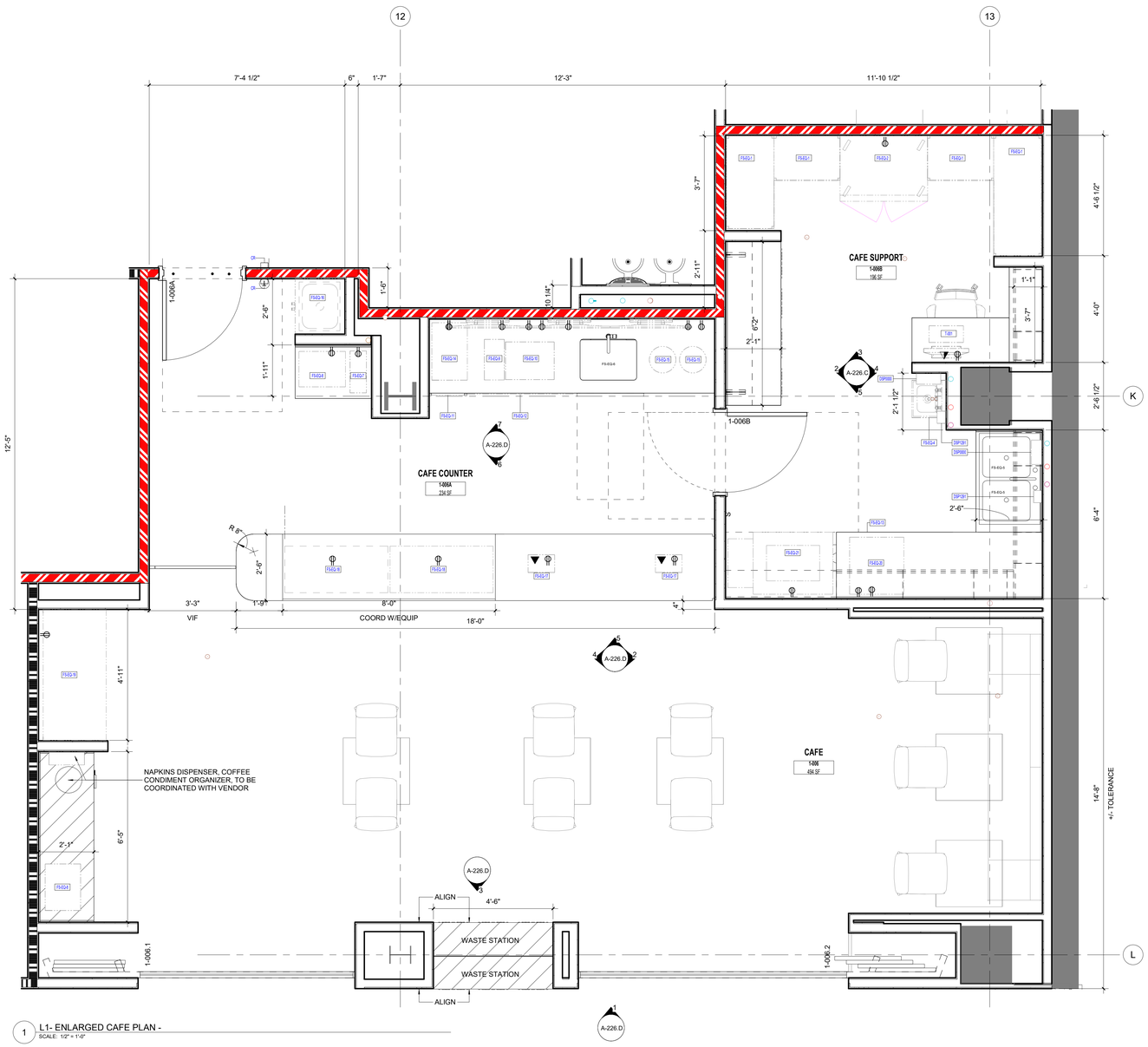
4 ELEVATION - CAFE SUPPORT - EAST -
SCALE: 1/2" = 1'-0"



3 ELEVATION - CAFE SUPPORT - NORTH -
SCALE: 1/2" = 1'-0"



2 ELEVATION - CAFE SUPPORT -
SCALE: 1/2" = 1'-0"



1 L1- ENLARGED CAFE PLAN -
SCALE: 1/2" = 1'-0"

CAFE EQUIPMENT LEGEND

FS-EQ-1	MOBILE WIRE SHELVING WITH SOLID BOTTOM SHELF (DIFFERENT SIZES)
FS-EQ-2	SST FRIDGE WITH DOUBLE SWING DOORS
FS-EQ-4	WALL MOUNTED HAND SINK
FS-EQ-5	TWO-COMPARTMENT SINK
FS-EQ-6	DROP-IN SINK
FS-EQ-7	HOT WATER DISPENSER
FS-EQ-8	COFFEE BREWER
FS-EQ-9	COFFEE GRINDER
FS-EQ-10	ESPRESSO MACHINE
FS-EQ-11	ICE MAKER
FS-EQ-12	UNDER COUNTER FRIDGE
FS-EQ-13	UNDER COUNTER DISHWASHER
FS-EQ-14	RAPID COOK OVEN
FS-EQ-15	HOT FOOD WELL, DROP-IN, ELECTRIC
FS-EQ-16	SST MOP SINK CABINET (INCL MOP SINK, DRAIN AND FIXED SHELVES)
FS-EQ-17	POINT OF SALE REGISTERS
FS-EQ-18	ALL GLASS REFRIGERATED DISPLAY CASES
FS-EQ-19	VERTICAL OPEN DISPLAY CASE
FS-EQ-20	COMBI OVEN, ELECTRIC
FS-EQ-21	REFRIGERATED GARBAGE LOCKER

NOTE: ALL EQUIPMENT TO BE VENDOR FURNISHED. ALL DIMENSIONS, CLEARANCES, AND ELECTRICAL REQUIREMENTS TO BE FURTHER COORDINATED AND CONFIRMED WITH VENDOR.

DRAWING LIST - TOWN OF NORTH HEMPSTEAD BUILDING PERMIT OMMISSIONS RESPONSE

Sheet Number	Sheet Name	ISSUE No. 21 - TOWN OF NORTH HEMPSTEAD BUILDING PERMIT OMMISSIONS RESPONSE
04 - Architectural		
A-226.C	ENLARGED - CAFE PLAN, ELEVATIONS	X
A-226.D	ENLARGED - CAFE PLAN, ELEVATIONS	X

WJ Architecture & Engineering D.P.C. Doing Business As EWING COLE

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KEY PLAN

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X.CHEN / A.RODRIGUEZ

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SIGNATURE / SEAL

REVISIONS

NO.	BY	DESCRIPTION	DATE
		ISSUE 21 - TOWN OF NORTH HEMPSTEAD BUILDING PERMIT OMMISSIONS RESPONSE	08/23/2024

NYU LANGONE HEALTH

NYULH - MANHASSET AMBULATORY CARE CENTER 1440 Northern Blvd. Manhasset, NY 11030

1440 NORTHERN BOULEVARD, MANHASSET, NEW YORK 11030

DRAWN BY	BK	DATE	08/23/2024
PROJECT NO.	20220443	SCALE	As indicated

DRAWING NAME

ENLARGED - CAFE PLAN, ELEVATIONS

FLOOR/SECTION PHASE: CD

DRAWING NO.: A-226.C

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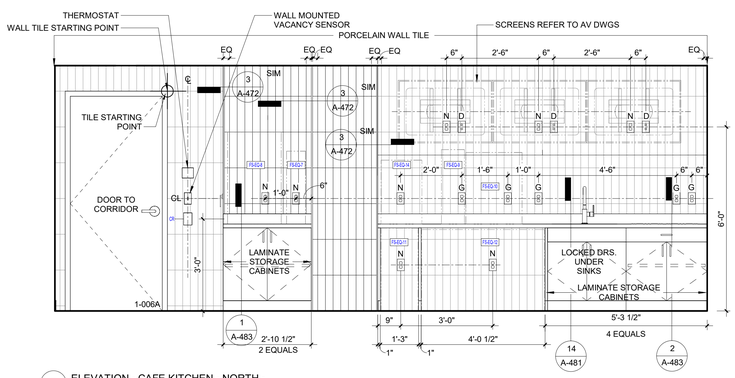
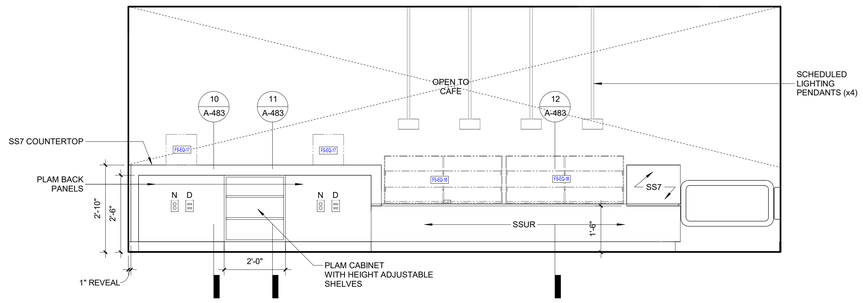
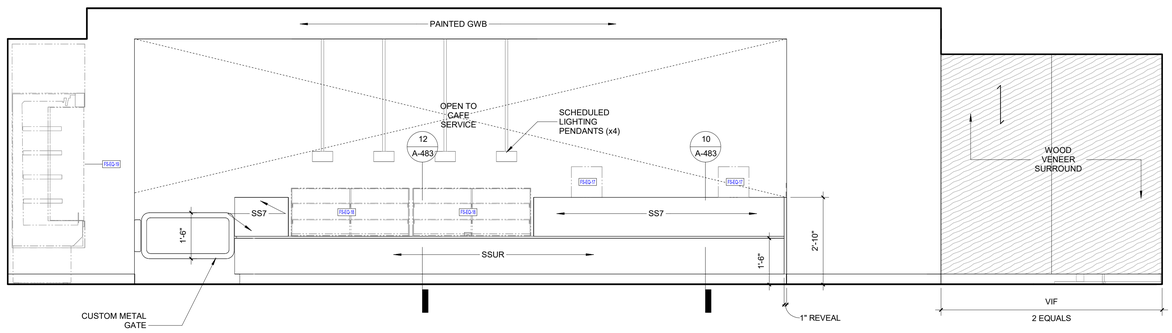


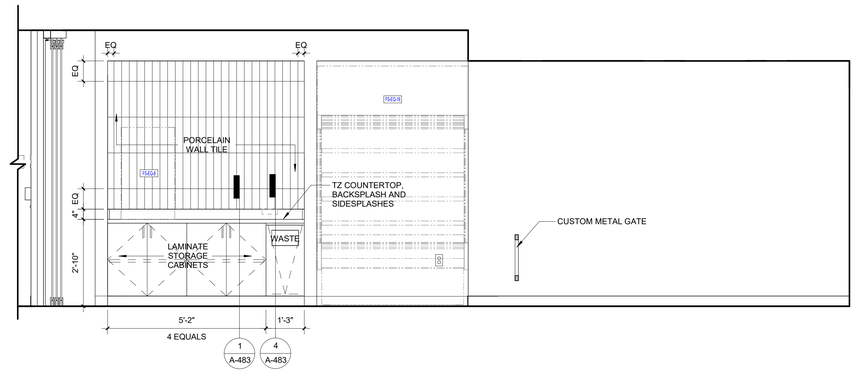
7 ELEVATION - CAFE KITCHEN - NORTH -
SCALE: 1/2" = 1'-0"



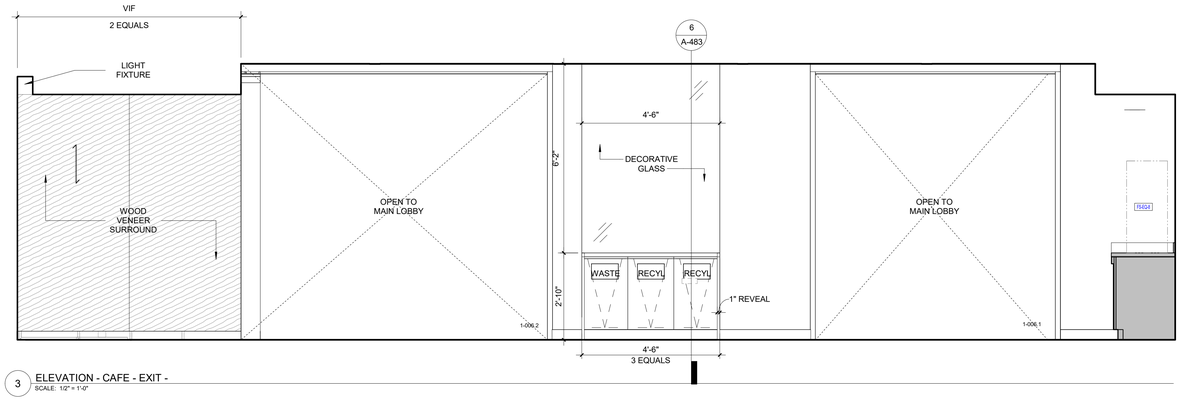
6 ELEVATION - CAFE COUNTER - SOUTH -
SCALE: 1/2" = 1'-0"



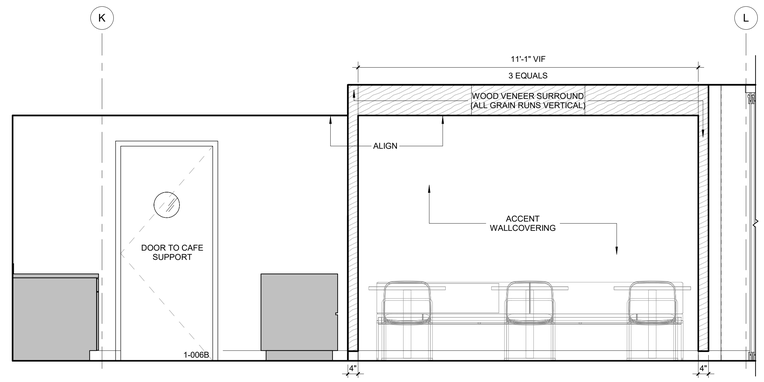
5 ELEVATION - CAFE - NORTH -
SCALE: 1/2" = 1'-0"



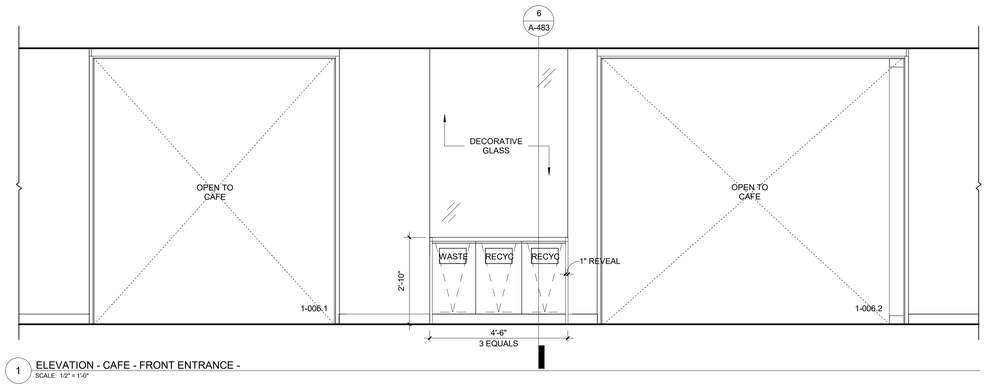
4 ELEVATION - CAFE - WEST -
SCALE: 1/2" = 1'-0"



3 ELEVATION - CAFE - EXIT -
SCALE: 1/2" = 1'-0"



2 ELEVATION - CAFE - EAST -
SCALE: 1/2" = 1'-0"



1 ELEVATION - CAFE - FRONT ENTRANCE -
SCALE: 1/2" = 1'-0"

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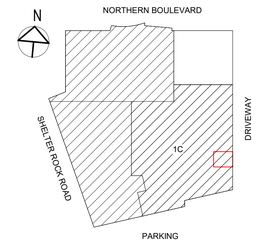

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DRAWN BY	BK	DATE	08/23/2024
PROJECT NO.	20220443	SCALE	1/2" = 1'-0"

DRAWING NAME

ENLARGED - CAFE PLAN, ELEVATIONS

FLOOR/SECTION PHASE	DRAWING NO.
CD	A-226.D

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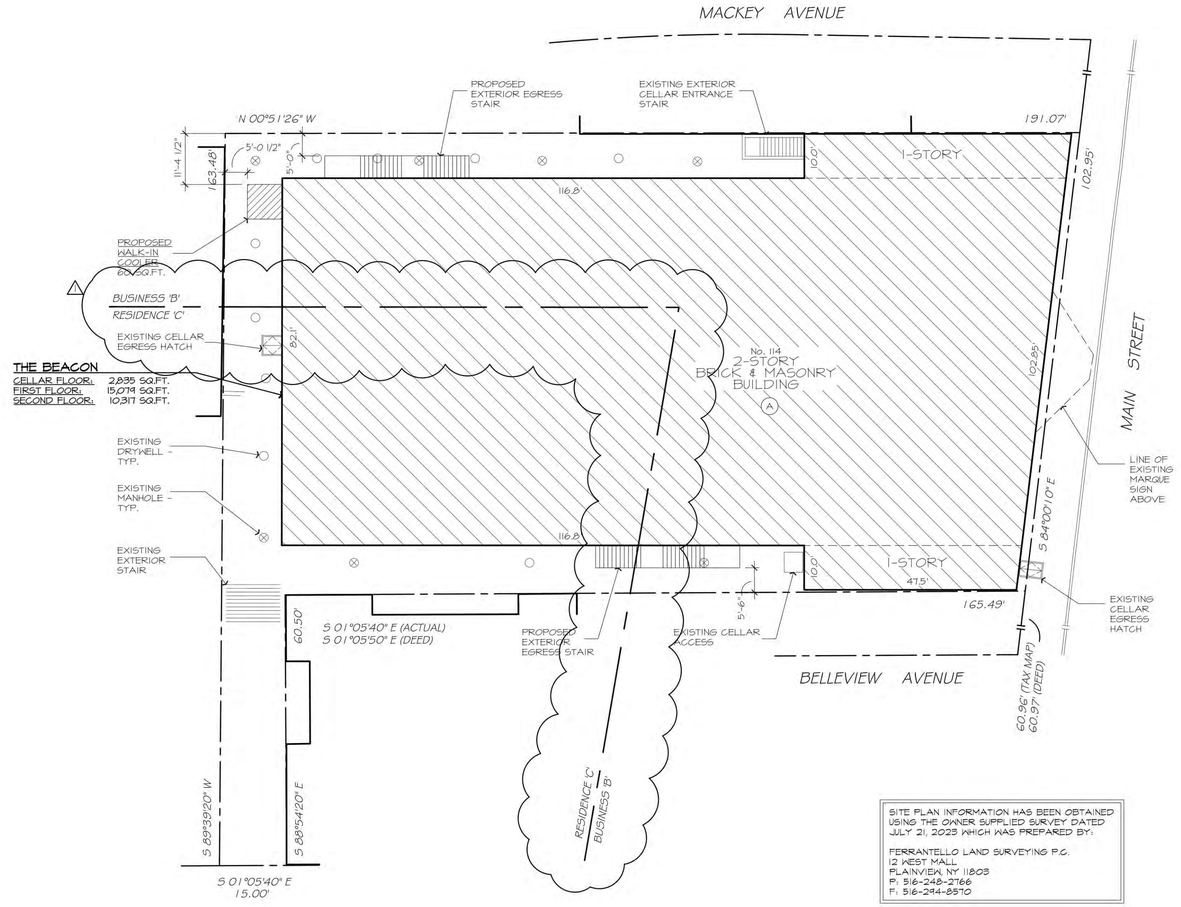

SITE PLAN INFORMATION HAS BEEN OBTAINED USING THE OWNER SUPPLIED SURVEY DATED JULY 21, 2023 WHICH WAS PREPARED BY:

FERRANTELLO LAND SURVEYING P.C.
12 WEST MALL
PLAINVIEW, NY 11803
P: 516-248-2766
F: 516-294-8570

N 1/A1 SITE PLAN
SCALE: 1/16" = 1'-0"

LIST OF DRAWINGS

ARCHITECTURAL

A-1 SITE PLAN & BLDG. CODE ANALYSIS
A-2 PROPOSED CELLAR FLOOR PLAN
A-3 PROPOSED FIRST FLOOR PLAN
A-4 PROPOSED SECOND FLOOR PLAN

BUILDING CODE ANALYSIS

ADDRESS
114 MAIN STREET
PORT WASHINGTON, NY 11050
S: 5
B: 80
L: 29

USE GROUP
A-2 ASSEMBLY

ZONING
BUSINESS B ('B-B') / RESIDENCE C ('R-C')

CONSTRUCTION CLASS
TYPE III B

FIRE PROTECTION
TO BE PROVIDED

CLASSIFICATION OF WORK
'ALTERATION LEVEL 3' WITH CHANGE IN USE & CHANGE IN OCCUPANCY
PREVIOUS USE:
MOVIE THEATER
'A-1' ASSEMBLY
PROPOSED USE:
RESTAURANT
'A-2' ASSEMBLY

FIRE ALARM
TO BE PROVIDED

BLDG. HEIGHT
2 STORY PLUS CELLAR

TENANT DATA & PARKING CALCULATIONS

TAG	TENANT	OCCUPANCY	GFA / BAR LINEAR FT.	PARKING REQUIREMENT	PARKING REQUIRED
A	THE BEACON	A-2	2,835 SQ.FT. CELLAR FLR.	1 PER 80 S.F.	35.44
			15,079 SQ.FT. FIRST FLR.	1 PER 80 S.F.	188.49
			10,311 SQ.FT. SECOND FLR.	1 PER 80 S.F.	128.86
			113'-6" TOTAL BAR L.F.	1 PER 3 L.F.	37.83
REQUIRED PARKING		N/A	N/A	N/A	390.72 391 SPACES
TOTAL PARKING SPACES TO BE PROVIDED		N/A	N/A	N/A	0 SPACES
DEFICIENT		N/A	N/A	N/A	391 SPACES

DISAPPROVED
Michael Maracic
05/13/2024

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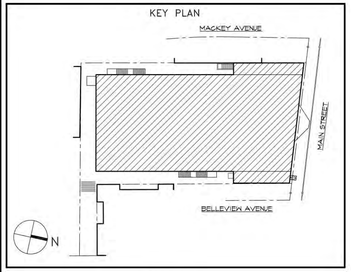
KEY PLAN



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PROJECT

PROPOSED INTERIOR ALTERATIONS

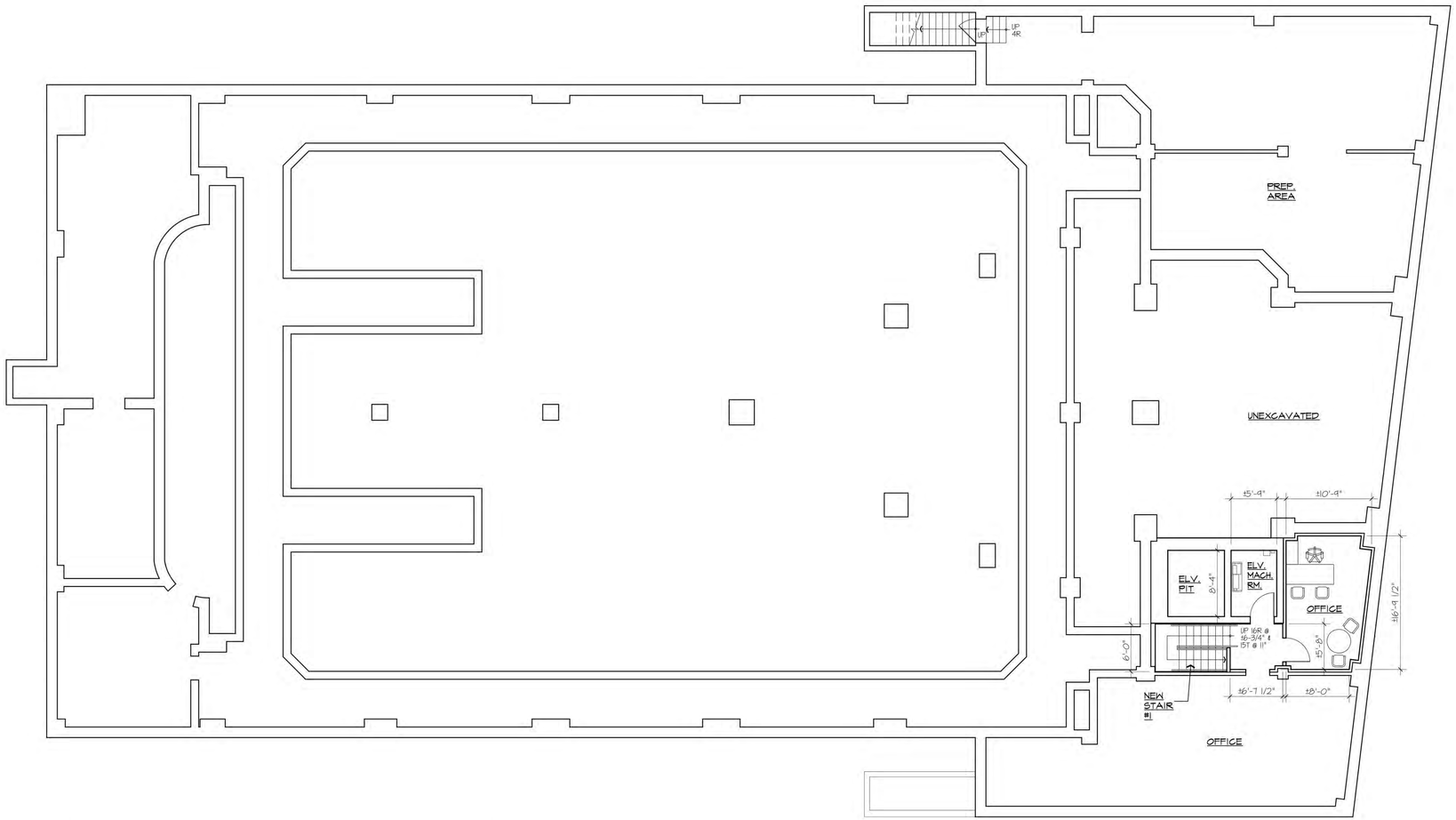
THE BEACON

114 MAIN ST.
PORT WASHINGTON, NY 11050

DRAWING TITLE

SITE PLAN & BUILDING CODE ANALYSIS

DATE: AUG. 14, 2023	DWN. BY: LG
JOB NO.: 23079	SCALE: AS SHOWN
SEAL: REGISTERED ARCHITECT LUIGI GILENO 026015 STATE OF NEW YORK	DWG. No. A-1



N 1/A2 PROPOSED CELLAR FLOOR PLAN

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

2,835 SQ.FT.
(OFFICE & PREP. AREA)

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Michael Maracic
05/13/2024

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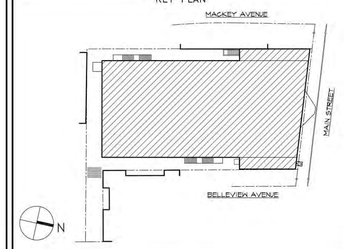

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PROJECT

PROPOSED INTERIOR ALTERATIONS

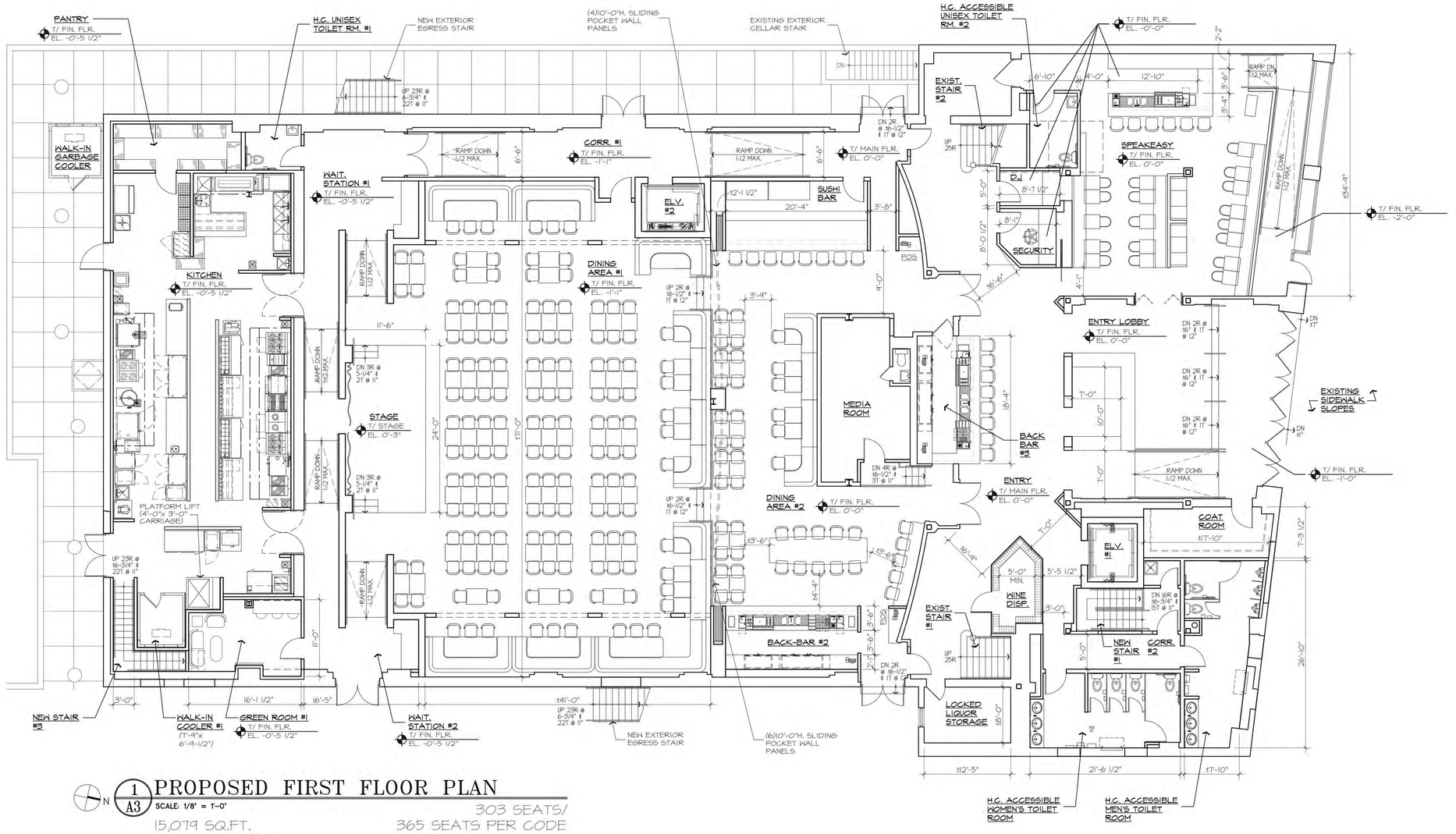
THE BEACON

114 MAIN ST.
PORT WASHINGTON, NY 11050

DRAWING TITLE

PROPOSED CELLAR FLOOR PLAN

DATE: AUG. 14, 2023	DWN. BY: LG
JOB NO.: 23079	SCALE: AS SHOWN
SEAL: REGISTERED ARCHITECT LUIGI GILENO 026015 STATE OF NEW YORK	DWG. No. A-2



N

1 / A3 PROPOSED FIRST FLOOR PLAN

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

15,079 SQ.FT.
87'-10" L.F. OF BAR

303 SEATS/
365 SEATS PER CODE

PROPOSED 1ST & 2ND FLR. TOTAL PATRONS:
474 - IF BENCH SEATING IS CALCULATED TO MATCH THE SEAT DIRECTLY ACROSS

PROPOSED 1ST & 2ND FLR. TOTAL PATRONS:
536 - PER CODE CALCULATING BENCH SEATING AT 1 PERSON PER 2 L.F. AT BACKREST

TOTAL SQUARE FOOTAGE:

CELLAR FLOOR =	2,835 SQ.FT.
FIRST FLOOR =	15,079 SQ.FT.
SECOND FLOOR =	10,317 SQ.FT.
TOTAL =	28,231 SQ.FT.

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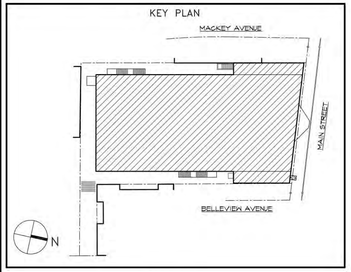

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DRAWING TITLE

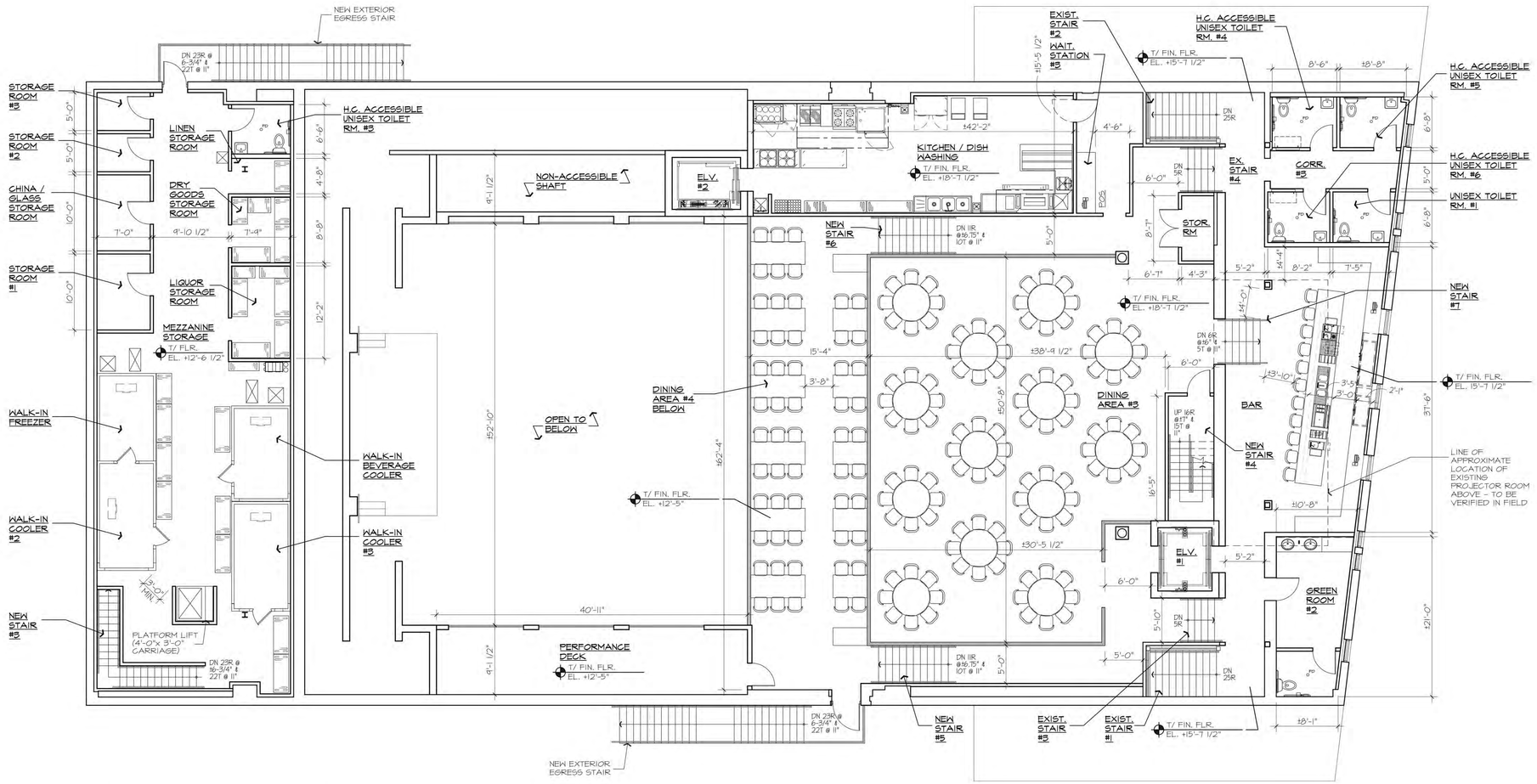
PROPOSED FIRST FLOOR PLAN

DATE: AUG. 14, 2023	DWN. BY: LG
JOB NO.: 23079	SCALE: AS SHOWN

SEAL

DWG. No.

A-3

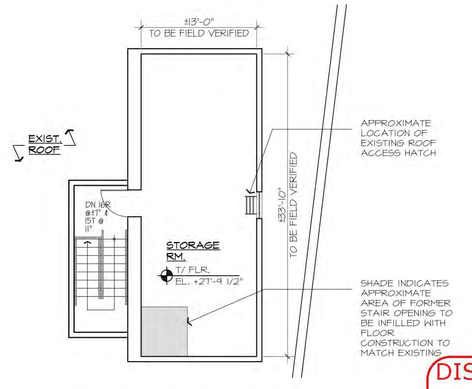


PROPOSED SECOND FLOOR PLAN

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

171 SEATS/
171 SEATS PER CODE

10,317 SQ.FT.
(INCLUDING STOR. RM.
ABOVE BAR)
25'-8" L.F. OF BAR



STORAGE ROOM ABOVE BAR

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

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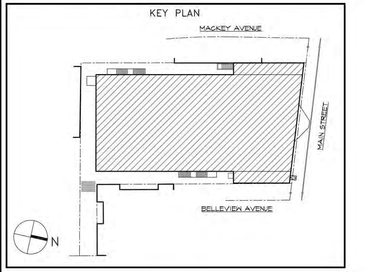

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ARCHITECTURE PLANNING INTERIORS
URBAN & REGIONAL DESIGN
PROJECT MANAGEMENT
485 UNDERHILL BLVD. • SUITE 304 • SYOSSET, NY 11791
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PROJECT

PROPOSED INTERIOR ALTERATIONS

THE BEACON

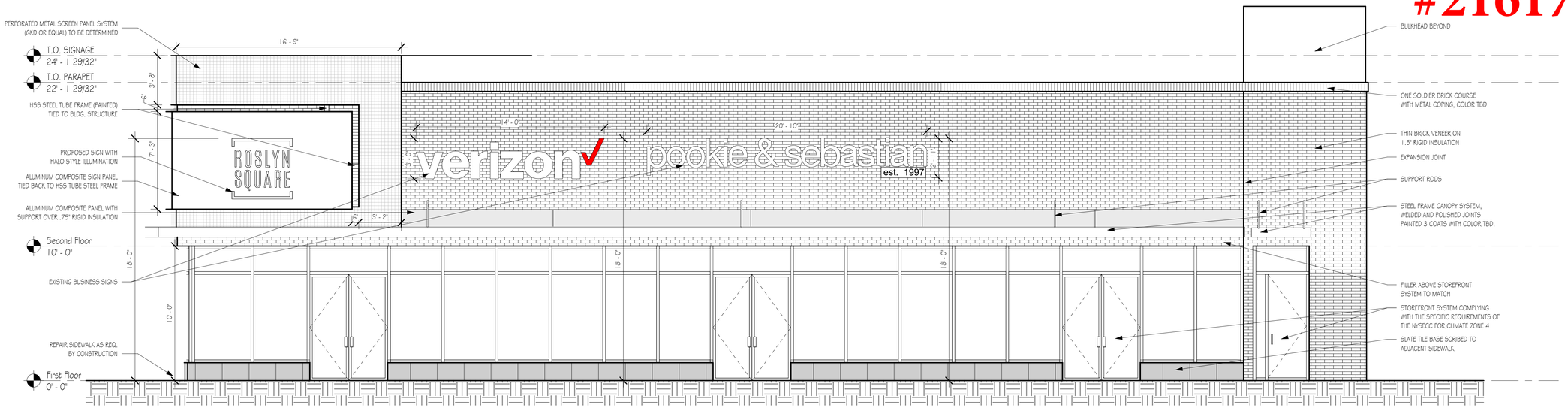
114 MAIN ST.
PORT WASHINGTON, NY 11050

DRAWING TITLE

PROPOSED SECOND FLOOR PLAN

DATE: AUG. 14, 2023	DWN. BY: LG
JOB NO.: 23079	SCALE: AS SHOWN
SEAL: REGISTERED ARCHITECT LUIGI GILENO 026015 STATE OF NEW YORK	DWG. No. A-4

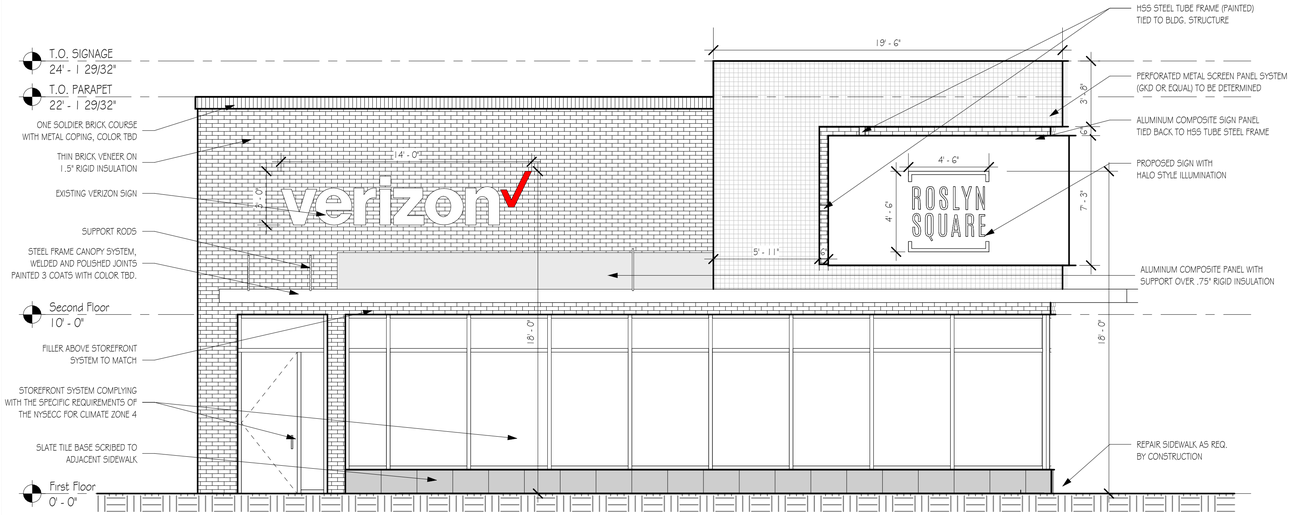
#21617



South

1/4" = 1'-0"

1 / A-100



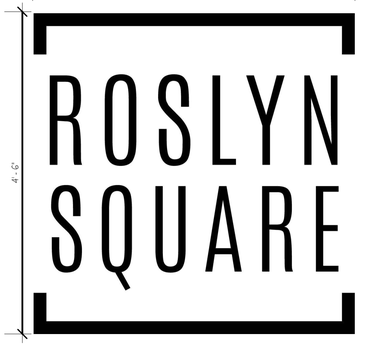
West

1/4" = 1'-0"

2 / A-100

SCALED SIGN IMAGE

4' - 6"

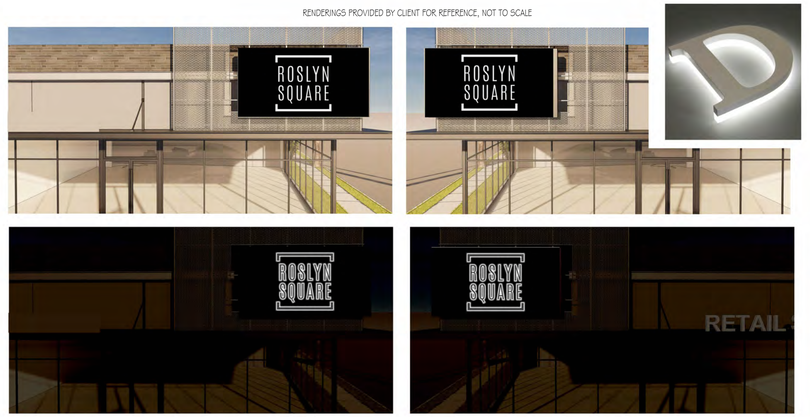


4' - 6"

B-B SIGN REQUIREMENTS

CODE SECTION	DESCRIPTION	REQUIRED	PROPOSED
§70-196(J)(1)(A)	NUMBER OF WALL SIGNS PERMITTED	ONE PERMITTED PER WALL	ONE PER WALL, TWO TOTAL
§70-196(J)(1)(B)	WALL SIGN AREA	24 SF PER FACE MAX,	20.25 SF PROPOSED PER FACE
§70-196(J)(1)(B)	WALL SIGN MAXIMUM HEIGHT	NOT TO EXCEED 4' 6" VERTICAL	4' 6" SQUARE
§70-196(J)(1)(D)	WALL SIGN PROJECTION	1'-0" MAX	0'-4" MAX

RENDERINGS PROVIDED BY CLIENT FOR REFERENCE, NOT TO SCALE



Architect of Record:

JM2 ARCHITECTURE PC

JM2 ARCHITECTURE, PC
2410 NORTH OCEAN AVENUE
SUITE 300
FARMINGVILLE, NY, 11738
T | 631.320.3305 F| 631.320.3307

Applicant:

Architect of Record:
JM2 Architecture, PC
2410 North Ocean Ave. Suite 300
Farmingville, NY 11738
631-320-3305

Structural Engineer:

MEP Engineer:

Surveyor:

Project Name

Roslyn Heights Signage

Project Address

154 Mineola Ave, Roslyn Heights, NY 11577

Project Type

Revisions

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Drawing Title

Elevations

NCTM# 7_G_970	BUILDING No:
NCDHS No.:	JM2 No: 2024-1420
PLANNING No:	DATE: 09/12/2024
SEAL & SIGNATURE:	DESIGNED BY: AS
	CHECKED BY: JM
	SCALE: As indicated
	DWG No: A-100

REGISTERED ARCHITECT JOHN LEE MAHLER 023945 STATE OF NEW YORK

9/14/2024 3:29:39 PM Z:\2024\1420 154 Mineola Ave Roslyn Heights\02-Drawings\REVIT\1420- 154 Mineola Ave Roslyn Heights.rvt

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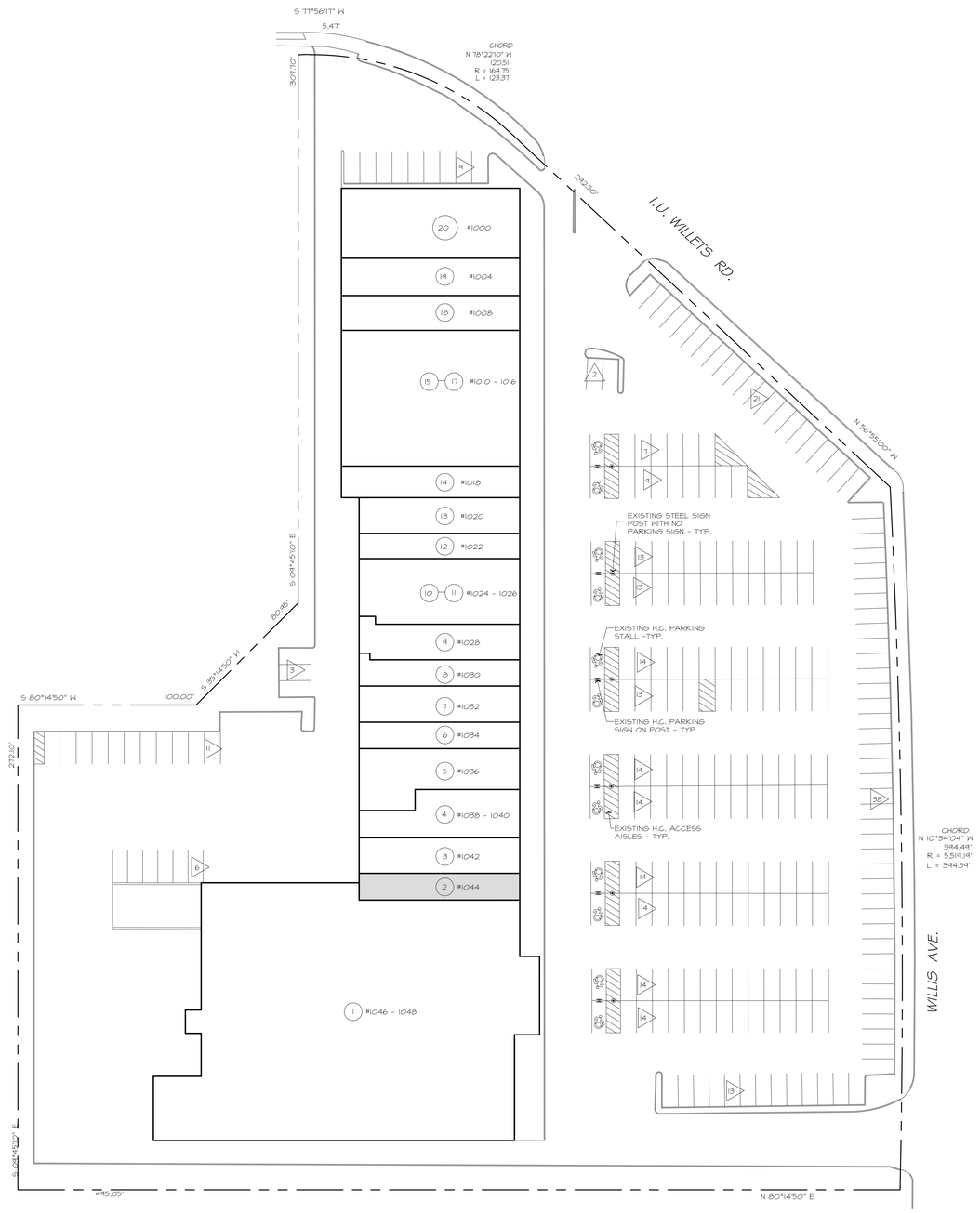

1 / A1 SITE PLAN
SCALE: 1/32" = 1'-0"

ALBERTSON SHOPPING CENTER
1008-1048 WILLIS AVENUE
ALBERTSON, NY 11507

TENANT DATA & PARKING CALCULATIONS

TAG	TENANT	OCCUPANCY	GROSS FLOOR AREA	PARKING REQUIREMENT	PARKING REQUIRED
1	FOOD EMPORIUM	M	28,403 SF	1 PER 300 S.F.	88.01
2	PROPOSED SCHMACKARY'S	B	1,370 SF	1 PER 300 S.F.	4.57
3	STAGE CARDS	M	1,800 SF	1 PER 300 S.F.	6.00
4	LA VITA BELLA SALON	B	2,070 SF	1 PER 300 S.F.	6.90
5	CLOTHES HORSE	M	2,430 SF	1 PER 300 S.F.	8.10
6	JERSEY MIKE'S	B	1,350 SF	1 PER 300 S.F.	4.50
7	FISH MARKET	M	1,800 SF	1 PER 300 S.F.	6.00
8	SOLOMON JEWELERS	M	1,350 SF	1 PER 300 S.F.	4.50
9	VISUAL EYES	M	1,800 SF	1 PER 300 S.F.	6.00
10&11	VACANT RETAIL	M	2,860 SF	1 PER 300 S.F.	9.87
12	NAIL SALON	B	1,350 SF	1 PER 300 S.F.	4.50
13	HARVEST WINE & LIQUOR	M	1,800 SF	1 PER 300 S.F.	6.00
14	ICHIDO RAMEN NOODLE RESTAURANT	A2	1,750 SF LIN. FT. OF BAR= 9'-10"	1 PER 80 S.F. 1 PER (3) LIN. FT.	21.88 3.28
15-17	LESTER'S	M	8,260 SF	1 PER 300 S.F.	27.53
18	GRILL MARK	A2	2,000 SF	1 PER 80 S.F.	25.00
19	VINCENT'S PIZZERIA	A2	2,000 SF	1 PER 80 S.F.	25.00
20	CITI BANK	B	4,000 SF	1 PER 200 S.F.	20.00
PARKING CREDIT FOR OFFICE			1,000 SF	1 PER 200 S.F.	(-5.0)
**PARKING VARIANCE PREVIOUSLY GRANTED			N/A	N/A	(-16.0)
REQUIRED PARKING			N/A	N/A	255.64 = 256 SPACES
TOTAL EXISTING PARKING SPACES			N/A	N/A	256 SPACES

** BOARD OF ZONING & APPEAL PARKING VARIANCE GRANTED - APPEAL #21178

PREVIOUS TENANTS:

#1044 - ROSLYN KOSHER MEATS - 1,370 SF
1,370 SF / 300 SF PER SPACE = 4.57 PARKING SPACES REQUIRED

PREVIOUS PARKING SPACES REQUIRED = 4.57 PARKING SPACES

PROPOSED TENANT:

#1044 - SCHMACKARY'S - 1,370 SF
1,370 SF / 300 SF PER SPACE = 4.57 PARKING SPACES REQUIRED

PROPOSED TOTAL PARKING SPACES REQUIRED = 4.57 PARKING SPACES

* NO CHANGE IN TENANT SPACE PARKING REQUIREMENTS *

BUILDING CODE ANALYSIS

ADDRESS:
1044 WILLIS AVENUE
ALBERTSON, NY 11507
SECTION- 7
BLOCK- 230
LOT- 45

ZONING DISTRICT:
ZONE 'B-A'

BLDG HEIGHT:
1 STORY

USE GROUP:
'B' BUSINESS

CONSTRUCTION CLASS:
TYPE II B

FIRE PROTECTION:
NON-SPRINKLERED

FIRE ALARM:
TO BE PROVIDED

CLASSIFICATION OF WORK:
ALTERATION LEVEL '2' WITH A CHANGE OF OCCUPANCY & USE

PREVIOUS TENANT:
ROSLYN KOSHER MEATS
'M' MERCANTILE

PROPOSED TENANT:
SCHMACKARY'S
'B' BUSINESS

COMPLIANCE METHOD:
WORK AREA

MUNICIPALITY:
TOWN OF NORTH HEMPSTEAD

NO.	DATE	REVISION
1	7-31-24	ISSUED FOR OWNER'S REVIEW

NO. DATE ISSUED

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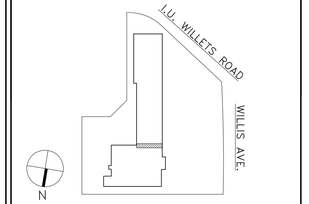
KEY PLAN



DOB STAMP

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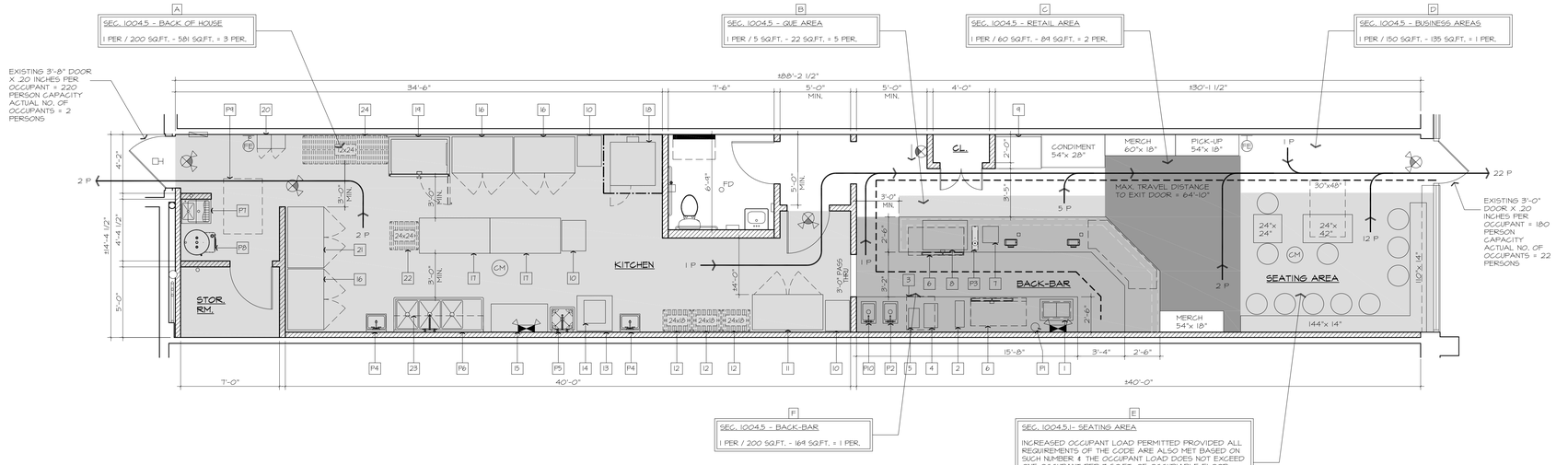
PROJECT
PROPOSED INTERIOR ALTERATIONS

1044 WILLIS AVENUE • ALBERTSON, NY 11507

DRAWING TITLE
SITE PLAN & PARKING CALCULATIONS

DATE: JULY 31, 2024	DWN. BY: LG
JOB NO.: 24073	SCALE: AS SHOWN
SEAL	DWG. No. A-1



N

1/A2 FLOOR PLAN

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

EQUIPMENT SCHEDULE

EQUIP.#	DESCRIPTION	MANUFACTURER	MODEL
1	ICE CREAM DIPPING CAB.	GLASTENDER	DI-FR36
2	SWIRL FREEZE	SWIRL FREEZE	SWIRL FREEZE
3	ICE MAKER W/ BIN	SCOTSMAN	IC2025SA-1
4	COFFEE MACHINE	FETCO	CBS-2240
5	COFFEE GRINDER	FETCO	GRS-1201
6	UNDERCOUNTER REFRIG.	TURBO AIR	JUR-48S-N6
7	ESPRESSO GRINDER	LA MARZOCCO	SWIFT
8	ESPRESSO CAPP. MACH.	LA MARZOCCO	GB5 X
9	OPEN DISPLAY MERCH.	TURBO AIR	TOM-40B-SP-A-N
10	BUN / SHEET PAN RACK	CHANNEL	409A
11	REFRIGERATED WORK TOP	TURBO AIR	TWR-60SD-N
12	WIRE SHELVING	OLYMPIC	J1824K
13	EQUIPMENT STAND	NSR EQUIPMENT	MSS-3030UR
14	PLANETARY MIXER	GLOBE	SP20
15	S.S. SHELVING	T.B.D.	48"x 24"
16	REACH-IN FREEZER	TURBO AIR	M3F41-2-N
17	WORK TABLE	T.B.D.	60"x 30"
18	CONVECTION OVEN, GAS	BLODGETT	ZEPH-100-G-ES DBL
19	REACH-IN REFRIGERATOR	TURBO AIR	PRO-50R-G-N
20	EMPLOYEE LOCKERS	SALSBURY INDUSTRIES	62000 SERIES D2 TIER
21	REACH-IN GARBAGE COOLER	TURBO AIR	M3R41-2-N
22	WIRE SHELVING	OLYMPIC	J2424K
23	WALL MTD. DRYING RACK	T.B.D.	T.B.D.
24	WIRE SHELVING	OLYMPIC	J2412K
P1	DIPPER WELL	T45 BRASS	B-2282-01
P2	DROP-IN HAND SINK	NSR EQUIPMENT	DI-1014IOLR
P3	DRIP TRAY	MICRO MATIC	DP-1202-20SR
P4	HAND SINK	NSR EQUIPMENT	HS2-W2-LR
P5	1-COMP. SINK	NSR EQUIPMENT	1DS6-1818
P6	3-COMP. SINK	NSR EQUIPMENT	3SS-1824141LIB
P7	MOP SINK	IMG TEDDY	CMS
P8	HOT WATER HEATER	A.O. SMITH	DVE-52-24
P9	RECESSED GREASE TRAP	SCHIER	GB-15
P10	DROP-IN DUMP SINK	NSR EQUIPMENT	DI-1014IOLR

LEGEND

- NEW EMERGENCY EXIT SIGN W/ EMERGENCY EXIT LIGHTS W/ BATTERY BACK-UP FOR MEANS OF EGRESS
- NEW EMERGENCY EXIT SIGN W/ BATTERY BACK-UP FOR MEANS OF EGRESS
- NEW WALL MOUNTED EMERGENCY EXIT LIGHTS WITH BATTERY BACK-UP FOR MEANS OF EGRESS ILLUMINATION
- APPROXIMATE LOCATION OF EXISTING EXTERIOR EMERGENCY EGRESS LIGHT W/ EMERGENCY BATTERY BACK-UP - PROVIDE NEW IF NONE EXISTS
- FE NEW FIRE EXTINGUISHER LARSEN MANUF. CO. MODEL #MP10 (10 LBS, ABC TYPE)
- CM NEW CARBON MONOXIDE DETECTOR & ALARM TIED INTO NEW FIRE ALARM SYSTEM

'B' BUSINESS OCCUPANCY	
B- QUE AREA	5
C- RETAIL AREA	2
E- SEATING AREA	12
TOTAL PATRONS:	19
A- BACK OF HOUSE	3
D- BUSINESS AREAS	1
F- BACK-BAR	1
TOTAL OCCUPANT LOAD:	24

NOTE:
ALL DOORS ARE EXISTING 3'-0" WIDE X 20 INCHES PER OCCUPANT = 180 PERSON CAPACITY PER DOOR UNLESS OTHERWISE NOTED

NO.	DATE	REVISION
1	7-31-24	ISSUED FOR OWNER'S REVIEW

NO. DATE ISSUED

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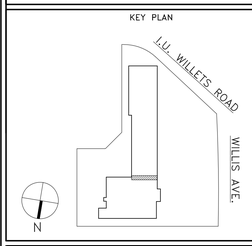
KEY PLAN



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PROJECT
PROPOSED INTERIOR ALTERATIONS

1044 WILLIS AVENUE • ALBERTSON, NY 11507

DRAWING TITLE
FLOOR PLAN, EGRESS CALCULATIONS & NOTES

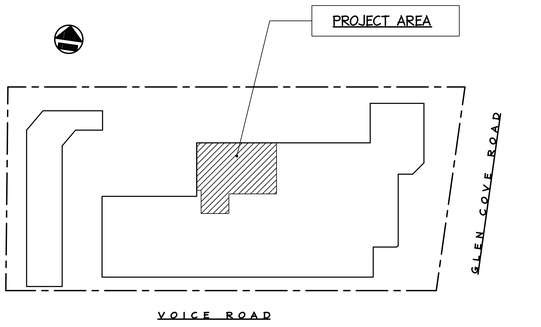
DATE: JULY 31, 2024	DWN. BY: LG
JOB NO.: 24073	SCALE: AS SHOWN
SEAL	DWG. No. A-2

PLAZA 200:

CHAMPIONS MARTIAL ARTS: INTERIOR RENOVATION FOR NEW "CAFE"

200 GLEN COVE ROAD
CARLE PLACE, NEW YORK
PROJECT NO. 2420

#21619



1 / C-001 KEY PLAN
N.T.S.

GENERAL NOTES:

MUNICIPALITY AND LANDLORD COORDINATION

1. ALL WORK SHALL CONFORM WITH THE LATEST REQUIREMENTS OF THE BUILDING CODE OF NEW YORK STATE, THE FIRE CODE OF NEW YORK STATE, AND ALL AGENCIES HAVING JURISDICTION.
2. ALL NEW CONSTRUCTION SHALL MEET WITH THE NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS.
3. CONTRACTOR MUST COMPLY WITH ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCY'S CODES AND REQUIREMENTS, AND LANDLORD REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND APPROVAL FOR ALL TRADES.
4. THE CONTRACTOR IS TO SCHEDULE AND BE PRESENT FOR ALL INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT AND ALL OTHER GOVERNING AGENCIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED INSPECTIONS AND SIGN-OFFS AS REQUIRED TO OBTAIN A NEW OR UPDATED CERTIFICATE OF OCCUPANCY, LETTER OF COMPLETION, ETC.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT FOR ELEVATORS OR OTHER HOISTING FACILITIES FOR HANDLING MATERIALS AND REMOVALS OF DEMOLITION DEBRIS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT FOR ACCESS TO OTHER TENANT SPACES AS REQUIRED FOR THE PROPER COMPLETION OF THE WORK.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SLAB OPENINGS AS REQUIRED BY THE MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING SLAB CUTTING / DRILLING WITH BUILDING MANAGEMENT.
9. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE EXISTING STRUCTURE AND ITS OCCUPANTS IN ACCORDANCE WITH LANDLORD REGULATIONS.

DRAWING COORDINATION

1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTORS. THE OWNER/TENANT AND CONTRACTOR ARE SUBJECT TO CONTRACTS NOT INCLUSIVE.
2. ALL CONTRACTORS ARE TO CHECK AND VERIFY ALL CONDITIONS AT THE CONSTRUCTION SITE BEFORE BEGINNING ANY PHYSICAL WORK AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
3. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER SITE LOCATION OTHER THAN THE INTENDED PARTY NAMED ON THESE DRAWINGS.
4. ALL WORK IS TO CONFORM WITH THE DRAWINGS AND SPECIFICATIONS.
5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS.
6. LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO ARCHITECT ANY CONDITIONS WHICH WOULD INTERFERE WITH COMPLETION OF THE WORK.
8. WHERE "EQUAL TO", "ACCEPTED EQUAL" OR WHERE OTHER GENERAL QUALIFYING TERMS ARE USED, SUBSTITUTES SHALL BE BASED UPON THE REVIEW AND ACCEPTANCE BY THE ARCHITECT.
9. A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT ON SITE FOR THE CLIENT'S AND ARCHITECT'S USE.
10. IF DURING CONSTRUCTION A CONDITION EXISTS WHICH CONFLICTS WITH THAT WHICH IS INDICATED ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO FOLLOW THIS PROCEDURE SAID CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREOF.

CONTRACTOR RESPONSIBILITIES

1. CONTRACTOR TO PROVIDE THE NECESSARY JOB SITE PROTECTION FOR THEIR WORK.
2. CONTRACTOR SHALL PERIODICALLY REMOVE ALL RUBBISH AND WASTE FROM THE PROJECT SITE AND BROOM CLEAN DAILY. AT THE COMPLETION OF THE WORK CONTRACTOR SHALL LEAVE THE PROJECT SITE BROOM CLEAN AND FREE OF MATERIALS.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXTERIOR WALL PENETRATIONS IN FIELD AND PROVIDE PROPER FLASHING AND SEALANTS FOR WEATHER-TIGHT SEAL (CONCERNING HVAC TIE-INS).
4. CONTRACTOR SHALL PROVIDE ALL BLOCKING AND SUPPORTS AS REQUIRED FOR FRAMING OF NEW AND EXISTING AREAS. INSTALL AND REMOVE (AFTER COMPLETION) ALL TEMPORARY SUPPORTS, HEADERS AND DUST SCREENS TO ADEQUATELY SUSTAIN ALL LOADS AND PROTECT EXISTING WORK FROM DAMAGES OF ANY KIND, INCLUDING DUST.
5. GENERAL CONTRACTOR TO INCLUDE ALL PATCHING OF EXISTING PLASTER SURFACES AS REQUIRED BY DEMOLITION AND NEW CONSTRUCTION.
6. ALL OUTSIDE CORNERS AT MASONRY AND DRYWALL PARTITIONS SHALL HAVE METAL CORNER BEADS. TAPE AND SPACKLE SMOOTH AS REQUIRED.
7. ALL DEFECTIVE PLASTER AND/OR DRYWALL ON COLUMNS AND EXISTING WALLS SHALL BE CHOPPED OUT AND/OR PATCHED FREE OF ALL IRREGULARITIES AND SHALL MATCH ALL ADJACENT WALLS IN FINISH AND THICKNESS.
8. ALIGNMENT OF NEW DRYWALL CONSTRUCTION TO EXISTING WALLS AND COLUMNS SHALL BE DONE IN A MANNER AS TO VISIBLY ELIMINATE THE POINT OF CONTACT OR JOINT OF NEW AND EXISTING MATERIALS (RUN OUTSIDE LAYER OF GYPSUM BOARD PAST COLUMN WHERE POSSIBLE TO AVOID THIS CONDITION).
9. ALL DEFECTIVE PLASTER OR DRYWALL CORNER BEADS SHALL BE REMOVED AND REPLACED WITH NEW.
10. CONTRACTOR TO PATCH ALL WALLS, FLOORS AND CEILINGS WHERE WALLS ARE REMOVED TO MATCH THE FINISH, TEXTURE AND COLOR OF THE ADJACENT AREAS.
11. CONTRACTOR IS TO PROVIDE AND INSTALL WALL AND CEILING ACCESS PANELS AS REQUIRED BY THE MECHANICAL, PLUMBING AND ELECTRICAL SUBCONTRACTORS AND AS ACCEPTED BY THE ARCHITECT.
12. CONTRACTOR IS TO REPAIR, CLEAN AND REPLACE AS REQUIRED EXISTING ACCESS PANELS THAT ARE TO REMAIN IN THE PROJECT AREA, IN A MANNER ACCEPTABLE TO THE ARCHITECT.
13. CONTRACTOR TO PROVIDE LANDLORD / CLIENT / ARCHITECT ACCEPTED ACCESS PANELS.
14. CONTRACTOR SHALL SUBMIT CUTS, SAMPLES AND FINISHES FOR THE ARCHITECT'S REVIEW PRIOR TO ORDERING, FABRICATION OR COMMENCEMENT OF WORK.
15. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS FOR REVIEW AND ACCEPTANCE BY THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THAT PHASE OF WORK.
16. WHERE MECHANICAL, ELECTRICAL AND/OR PLUMBING FIXTURES AND DEVICES ARE REMOVED OR INSTALLED IN EXISTING PARTITIONS, CONTRACTOR SHALL FRAME AND PATCH WALL TO MATCH EXISTING ADJACENT MATERIALS, FINISHES AND FIRE-RATING.
17. WHERE MECHANICAL, ELECTRICAL AND/OR PLUMBING ITEMS PASS THROUGH FLOOR, WALL, CEILING OR ROOF, ANY AND ALL GAPS AND/OR SPACES IN PENETRATION TO BE SEALED WITH NON-COMBUSTIBLE FIRE-RATED INSULATION OR FIRE-STOPPING CAULKING TO PROVIDE AN EFFECTIVE DRAFT BARRIER.
18. IF USED FOR ANY PURPOSE IN THIS PROJECT, ALL WOOD SHALL BE FIREPROOFED IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE.
19. ALL MATERIALS INCORPORATED INTO THE PROJECT SHALL BE NEW AND CONFORM TO ALL CURRENT STANDARDS AND SPECIFICATIONS.
20. RESTROOMS ARE TO HAVE NON-PERVIOUS FLOORING WITH A MINIMUM 6" HEIGHT SANITARY BASE.
21. PROVIDE DOOR HARDWARE SETS (ADA COMPLIANT) FOR ALL NEW AND EXISTING DOORS, STYLE AS SELECTED BY OWNER/TENANT.
22. A FIRE ALARM AND SECURITY SYSTEM, IF EXISTING IN THE PROJECT AREA, IS TO BE MAINTAINED DURING AND AT THE COMPLETION OF CONSTRUCTION.
23. THERE IS NO STRUCTURAL WORK BEING PERFORMED BASED ON THE INFORMATION FILED WITH THESE DRAWINGS.
24. ALL ELECTRICAL RECEPTACLES, SWITCHES AND ASSOCIATED PLATES ARE TO BE BUILDING STANDARD, UNLESS OTHERWISE NOTED ON THE DRAWINGS. CONTRACTOR TO VERIFY WITH LANDLORD / CLIENT / ARCHITECT PRIOR TO ORDERING.

SCOPE OF WORK:

1. INTERIOR RENOVATION OF 403 SF SPACE TO CONVERT A PORTION OF THE EXISTING REGISTRATION ROOM TO A "CAFE" (FOOD PREPARATION) SPACE. THIS USE WILL REQUIRE A CONDITIONAL USE PERMIT FOR RETAIL FOOD USE.
2. THE EXISTING USE AND BUILD-OUT OF THIS SPACE TENANT WAS PERMITTED UNDER THE BELOW APPLICATIONS:
   - CBP23-000235
   - CPP23-000144
   - CPG23-000088
   - CPM23-000096
   - CPF23-000045
   - PAA23-000038
   - ACB-000002
   - CPH24-00002
   - CPG24-000004
3. THE CLASSIFICATION OF WORK FOR THIS APPLICATION IS IN ACCORDANCE WITH EBC-NYS SECTION 301.3.2 "WORK AREA COMPLIANCE METHOD". THE CLASSIFICATION OF WORK IS FURTHER DEFINED IN COMPLIANCE WITH EBC-NYS SECTION 602 ALTERATION - LEVEL 2, INCLUDING CHAPTER 8. THE PROPOSED RETAIL FOOD USE IS AN ACCESSORY USE TO THE EXISTING ASSEMBLY USE. THERE IS NO CHANGE IN OCCUPANT COUNT PROPOSED.
4. CONSTRUCTION INCLUDED WITH THIS SCOPE OF WORK INCLUDES THE INSTALLATION OF A 3-COMPARTMENT SINK, A HAND WASH SINK, ICE MAKER, AND KITCHEN EQUIPMENT.
5. NO CHANGE IN WALL CONFIGURATIONS, CEILING, LIGHTING, HVAC SPRINKLER, NOR CHANGE IN EGRESS.

BUILDING CODE REFERENCES

- 2020 BUILDING CODE OF NEW YORK STATE (BC-NYS).
- 2020 EXISTING BUILDING CODE OF NEW YORK STATE (EBC-NYS).
- 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCC-NYS).
- 2020 MECHANICAL CODE OF NEW YORK STATE (MC-NYS).
- 2020 PLUMBING CODE OF NEW YORK STATE (PC-NYS).
- 2020 FUEL GAS CODE OF NEW YORK STATE (FG-NYS).
- 2020 FIRE CODE OF NEW YORK STATE (FC-NYS).

ENERGY CODE NOTE:

THE SCOPE OF WORK PROPOSED WITH THIS APPLICATION DOES NOT AFFECT THE EXISTING BUILDING ENVELOP, HVAC NOR LIGHTING.

"BUILDING CODE" NOTES:

USE:

USE CLASSIFICATION (SECTION 303.)	ASSEMBLY GROUP A-3 (GYM W/ ACCESSORY RETAIL FOOD USE)

CONSTRUCTION CLASSIFICATION:

TYPE OF CONSTRUCTION (TABLE 601)	TYPE IIB
PRIMARY STRUCTURAL FRAME	0-HOUR
BEARING WALL (EXTERIOR)	0-HOUR
BEARING WALL (INTERIOR)	0-HOUR
NON-BEARING WALLS AND PARTITIONS (EXTERIOR)	0-HOUR
NON-BEARING WALLS AND PARTITIONS (INTERIOR)	0-HOUR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0-HOUR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0-HOUR

CONSTRUCTION TYPE:

MAX ALLOWABLE BUILDING HEIGHT (TABLE 504.3.):	75' (SPRINKLERED)
EXISTING BUILDING HEIGHT:	22' (±) (NO CHANGE PROPOSED)
MAX ALLOWABLE NUMBER OF STORIES (TABLE 504.4):	3 STORIES MAX (SPRINKLERED)
EXISTING NUMBER OF STORIES	1 STORY (NO CHANGE PROPOSED)
ALLOWABLE AREA FACTOR (TABLE 506.2):	38,000 SF (ONE-STORY, SPRINKLERED)
EXISTING BUILDING AREA:	7,429 SF (NO CHANGE PROPOSED)

AUTOMATIC SPRINKLER SYSTEM: EXISTING SYSTEM TO REMAIN.
COMPLIANCE WITH BC NYS SECTION 903 — PROPOSED WORK UNDER THIS APPLICATION DOES NOT AFFECT THE EXISTING SYSTEM.

FIRE ALARM DETECTION SYSTEMS: EXISTING SYSTEM TO REMAIN.
COMPLIANCE WITH BC NYS SECTION 907 — PROPOSED WORK UNDER THIS APPLICATION DOES NOT AFFECT THE EXISTING SYSTEM.

LIST OF DRAWINGS:

C-001	KEY PLAN AND GENERAL NOTES
C-002	SITE PLAN AND PARKING CALCULATIONS
A-001	EXISTING FLOOR PLAN & NOTES
A-002	EQUIPMENT PLAN, CEILING PLAN, AND ADA DETAILS
P-001	FIRST FLOOR PLUMBING PLAN
P-002	PLUMBING RISERS, DETAILS AND SCHEDULES
P-003	PLUMBING SPECIFICATIONS

ABBREVIATIONS AND DEFINITIONS

A.C.T.	ACOUSTICAL CEILING TILE	NO.	NUMBER
A.F.F.	ABOVE FINISHED FLOOR	N.T.S.	NOT TO SCALE
ALUM.	ALUMINUM	N.Y.S.	NEW YORK STATE
B.C.	BUILDING CODE	O.C.	ON CENTER
B.O.	BOTTOM OF	PROVIDE	FURNISH & INSTALL
CLG.	CEILING	R.U.G.	ROLL UP GRILLE
CONSTR.	CONSTRUCT,CONSTRUCTION	SCH.	SOLID CORE METAL
C.T.	CERAMIC TILE	S.F.	SQUARE FOOT, SQUARE FEET
DWG.	DRAWING(S)	SPEC.	SPECIFICATION(S)
EA.	EACH	STD.	STANDARD
ELEC.	ELECTRIC, ELECTRICAL	STRUCT	STRUCTURE, STRUCTURAL
ENG.	ENGINEER, ENGINEERING	T.O.	TOP OF
EX./EXIST.	EXISTING	U.O.N.	UNLESS OTHERWISE NOTED
FIN.	FINISH OR FINISHED	V.C.T.	VINYL COMPOSITION TILE
FL.	FLOOR	V.I.F.	VERIFY IN FIELD
F.P.S.C.	FIREPROOF SELF-CLOSING	W/	WITH
F.R.	FIRE RATED OR RETARDANT		
G.C.	GENERAL CONTRACTOR		
GYP. BD.	GYPSUM WALLBOARD		
GWB.	GYPSUM WALLBOARD		
HM.	HOLLOW METAL		
HT.	HEIGHT		
HVAC	HEATING, VENTILATION & AIR-CONDITIONING		
MATL.	MATERIAL		
MAX.	MAXIMUM		
MIN.	MINIMUM		
MFR.	MANUFACTURER		
N.I.C.	NOT IN CONTRACT		

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No.	Issue Date	Description
	06/10/24	REVISED PER BD COMMENTS: NO REVISIONS THIS DRAWING
	05/06/24	ISSUED FOR BD FILING

REVISIONS

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SITE:

PLAZA 200

CHAMPIONS MARTIAL ARTS

INTERIOR RENOVATIONS FOR NEW "CAFE"

200 GLEN COVE ROAD
CARLE PLACE, NEW YORK

DRAWING TITLE:

KEY PLAN AND GENERAL NOTES

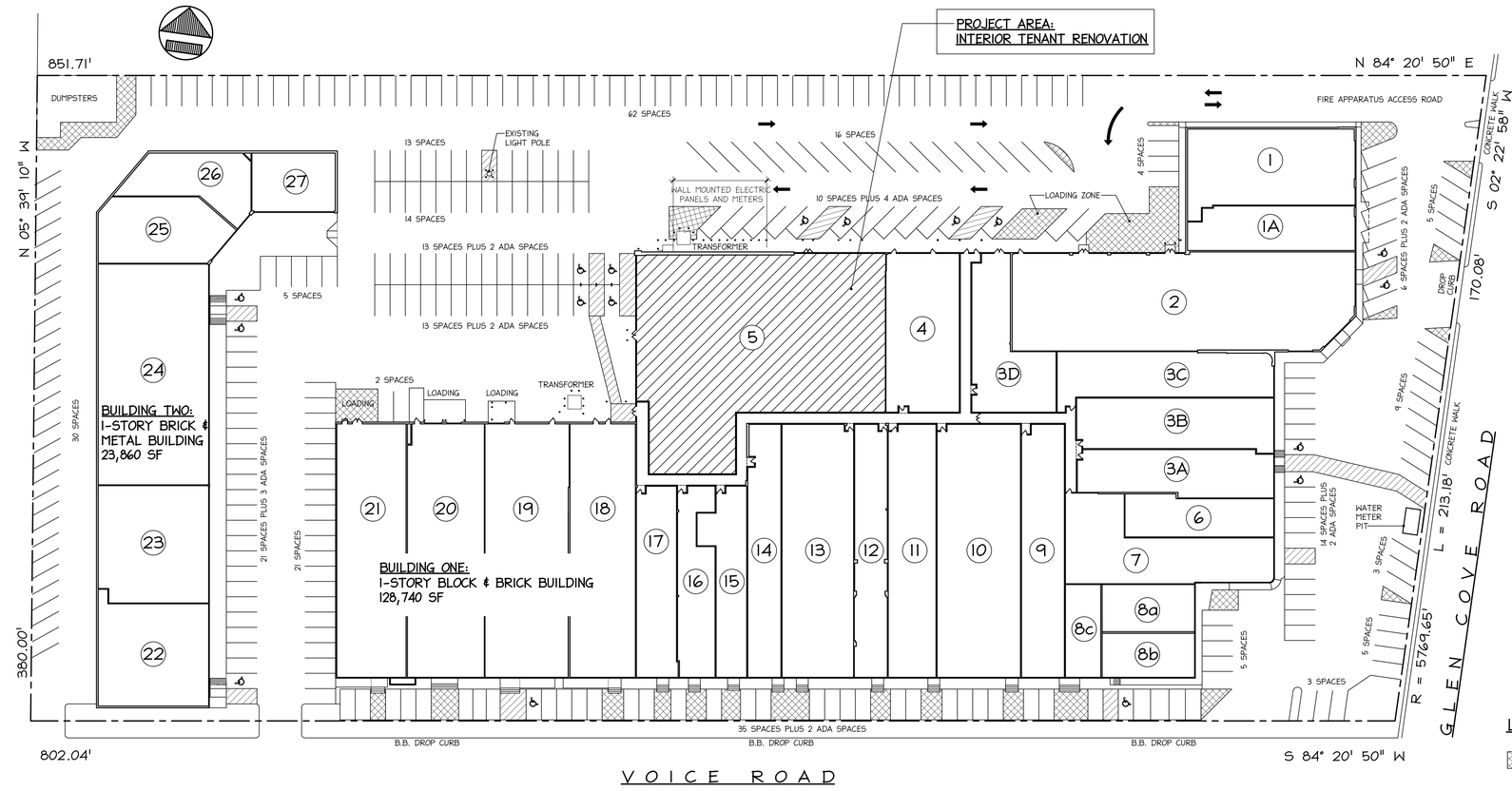
SEAL & SIGNATURE

REGISTERED ARCHITECT — DOUGLAS R. VOLKMAN — 026809 — STATE OF NEW YORK

DATE:
PROJECT No.: 2420
DRAWN BY: DRV/AJH
SCALE: AS NOTED
DWG. No.:

C-001.00

01 OF 02



LEGEND:

HATCH PATTERN INDICATES NO PARKING AREAS AND LOADING ZONES

HATCH PATTERN INDICATES ADA COMPLIANT ACCESS AISLES.

ZONING REQUIREMENTS			
ITEM	ALLOWABLE	EXISTING	PROPOSED WORK
MAXIMUM PERMITTED LOT COVERAGE	250,996 SF	152,968.6 SF	NO CHANGE
MAXIMUM PERMITTED LOT COVERAGE	80%	48.76%	NO CHANGE
MIN. FRONT YARD SETBACK	10.00'	42.30'	NO CHANGE
MIN. FRONT YARD (CORNER)	10.00'	24.14'	NO CHANGE
MIN. SIDE YARD (1) SETBACK	N/A	28.54'	NO CHANGE
MIN. SIDE YARD (2) SETBACK	N/A	N/A	NO CHANGE
MIN. REAR YARD SETBACK	20.00'	43.57'	NO CHANGE
LANDSCAPED BUFFER	N/A	N/A	NO CHANGE
MAXIMUM HEIGHT	40.00'	20.00' (±)	NO CHANGE

SITE INFORMATION

SITE PLAN INFORMATION TAKEN FROM SURVEY PREPARED BY PRECISION SURVEY, DATED 02/28/18.

SECTION: 9
BLOCK: 663
LOT: 16
ZONE: I-B (INDUSTRIAL B) - TOWN OF NORTH HEMPSTEAD
LOT AREA: 313,745 SF

SITE PLAN FILED UNDER APPLICATION NUMBER 2015 108014 BP ON SEPTEMBER 22, 2015.

1 SITE PLAN
A-002 SCALE: 1" = 30'-0"

PROJECT SPACE →

PARKING CALCULATIONS
BUILDING ONE

SPACE	TENANT	FLOOR AREA	USE	PARKING REQ'D	REMARKS
1	FRANK & CAMILLE'S	4589 SQ.FT.	RETAIL	1 PER 300 SF	PIANO STORE
1A	HAND & STONE	2686 SQ.FT.	SPA (OTHER BUSINESS)	1 PER 300 SF	SPA
2	CAMILLE	11553 SQ.FT.	RETAIL	1 PER 300 SF	CLOTHING STORE
3A	SCUBA NETWORK	2978 SQ.FT.	RETAIL	1 PER 300 SF	SCUBA EQUIPMENT
3B	VEG	3453 SQ.FT.	MEDICAL OFFICE	1 PER 150 SF	VETERINARY OFFICE
3C	VACANT	3928 SQ.FT.	RETAIL	1 PER 300 SF	FORMER WEIGHTLOSS CENTER
3D	ZN LABS	3332 SQ.FT.	LAB (OTHER BUSINESS)	1 PER 300 SF	ANALYZING SAMPLES FOR VETERINARIANS
4	KICK BOXING	4235 SQ.FT.	GYM (PUBLIC ASSEMBLY)	1 PER 200 SF	P/A APPEAL #18413 2008, 85 OCC'TS - BOUNCE, PARTY, PLAY 2007 #18055A (AFTER OFFICE)
5	CHAMPION MARTIAL ARTS	15759 SQ.FT.	GYM (PUBLIC ASSEMBLY)	1 PER 200 SF	P/A - APPEAL #18055 & 18055A - 2006 & 2007 FORMER PLANET FITNESS PROPOSED 211 OCCUPANTS + 13 EMPLOYEES
6	JERSEY MIKES	2234 SQ.FT.	FAST FOOD	1 PER 80 SF	FAST FOOD
7	EMPRESS CARPET	4377 SQ.FT.	RETAIL	1 PER 300 SF	CARPET STORE
8a	KUMON	1300 SQ.FT.	TUTOR (OTHER BUSINESS)	1 PER 300 SF	TUTORING CENTER
8b	SOBOL	1279 SQ.FT.	BUSINESS	1 PER 300 SF	BZA APPROVED PER 12/15/2021 HEARING.
8c	BUBBLY PAWS	1016 SQ.FT.	DOG GROOMING (OTHER BUSINESS)	1 PER 300 SF	PET GROOMING
9	COMPLETE SPORTS	3785 SQ.FT.	GYM (PUBLIC ASSEMBLY)	1 PER 4 OCC'TS	FORMER CROSSFIT (58 OCCUPANTS)
10	COMPLETE SPORTS	7429 SQ.FT.	GYM (PUBLIC ASSEMBLY)	1 PER 4 OCC'TS	SPORTS TRAINING 69 OCCUPANTS + 5 EMPLOYEES
11	MARTIAL ARFS	4345 SQ.FT.	PETS (OTHER BUSINESS)	1 PER 300 SF	DOG TRAINING
12	ART CLEANERS	2928 SQ.FT.	DRYCLEANERS (OTHER BUSINESS)	1 PER 300 SF	DRYCLEANERS
13	KARAKO	6366 SQ.FT.	RETAIL	1 PER 300 SF	CLOTHING STORE
14	H & M FINE ART	2923 SQ.FT.	RETAIL	1 PER 300 SF	FRAME STORE
15	KEY BRIDGE SMILES	2430 SQ.FT.	(OTHER BUSINESS)	1 PER 300 SF	AMAZON
16	FREESTYLE SWIM	2426 SQ.FT.	GYM (OTHER BUSINESS)	1 PER 300 SF	MAXIMUM 49 OCCUPANTS
17	PERFUME OUTLET	2665 SQ.FT.	RETAIL	1 PER 300 SF	COSMETICS STORE
18	VANITY FAIR	6170 SQ.FT.	RETAIL	1 PER 300 SF	KITCHEN & BATH STORE
19	99 CENT MALL	7813 SQ.FT.	RETAIL	1 PER 300 SF	99 CENT STORE
20	ALL STAR FENCING	6153 SQ.FT.	GYM (PUBLIC ASSEMBLY)	1 PER 4 OCC'TS	PROPOSED 59 OCCUPANTS + 4 EMPLOYEES
21	JEMBRO	6747 SQ.FT.	RETAIL	1 PER 300 SF	CURTAIN STORE
	COMMON CORRIDOR	4210 SQ.FT.	CORRIDOR		
TOTAL BUILDING ONE:		129,109 SQ.FT.			

PARKING CALCULATIONS
BUILDING TWO

SPACE	TENANT	FLOOR AREA	USE	PARKING REQ'D	REMARKS
22	KID STRONG	3990 SQ.FT.	CHILD DEVELOPMENT (CHILD CARE)	1 PER STAFF + 1 PER 15 CHILDREN	CHILD TRAINING CENTER FOCUSED ON BRAIN, PHYSICAL & CHARACTER DEVELOPMENT UP TO 11 YEARS OLD.
23	HOT YOGA	4485 SQ.FT.	GYM (PUBLIC ASSEMBLY)	1 PER 200 SF	FORMER COMEDY CLUB WITH 77 PARKING SPACES (217 PATRONS) PER APPEAL #17261 225 PARKING SPACES REQUIRED BASED ON PRESENT USE
24	QZAR	8469 SQ.FT.	LAZERTAG (PUBLIC ASSEMBLY)	1 PER 200 SF	LAZERTAG USE - 45.7 PARKING SPACES
25	THE BEAUTY TAILOR	3101 SQ.FT.	RETAIL	1 PER 300 SF	PRIOR COSMETICS STORE PROPOSED COSMETICS STORE
26	GYRO JIMMY'S	2015 SQ.FT.	RESTAURANT	1 SPACE / 4 SEATS 1 EMPLOYEE / 10 SEATS	#13846/1989 - NO PARKING VARIANCE REQUIRED FOR CONVERSION OF RETAIL TO RESTAURANT USE: 6.7 SPACES GRAND-FATHERED
27	SCHWARTZ CANDY	1800 SQ.FT.	RETAIL	1 PER 300 SF	CANDY STORE
TOTAL BUILDING TWO:		23,860 SQ.FT.			

TOTAL BUILDING ONE:	129,109 SQ.FT.
TOTAL BUILDING TWO:	23,860 SQ.FT.
TOTAL BUILDING AREA:	152,969 SQ.FT.

PARKING CALCULATIONS - ALL BUILDINGS

USE	REQUIREMENTS	SQUARE FOOTAGE	REQUIRED SPACES	REMARKS / PROPOSED SPACES
RETAIL (DEDUCT 1,000 SF)	1 SPACE PER 300 SF	65,010 SF - 1,000 SF = 64,010 SF	213.37 SPACES	
BUSINESS / OTHER BUSINESS	1 SPACE PER 300 SF	21,742 SF	72.47 SPACES	
RESTAURANT - 66 SEATS	1 SPACE PER 80 SF	2,015 SF	25.10 SPACES	GYRO JIMMY'S
FAST FOOD - 18 SEATS	1 SPACE PER 80 SF	2,234 SF	27.90 SPACES	JERSEY MIKES
PUBLIC ASSEMBLY TENANTS:				
KICKBOXING (TENANT SPACE 4) HOT YOGA (TENANT SPACE 23)	1 SPACE PER 200 SF *1	8,720 SF	43.60 SPACES	
CHAMPION MARTIAL ARTS (TENANT SPACE 5)	1 SPACE PER 4 OCC'TS PLUS 1 SPACE PER EMPLOYEE	15,759 SF	65.75 SPACES	211 OCCTS + 13 EMPLOYEES
COMPLETE SPORTS (TENANT SPACE 9)	1 SPACE PER 200 SF *2	3,785 SF	14.50 SPACES	FORMER CROSSFIT (58 OCCUPANTS)
COMPLETE SPORTS (TENANT SPACE 10)	1 SPACE PER 4 OCC'TS PLUS 1 SPACE PER EMPLOYEE	7,429 SF	21.50 SPACES	70 OCCTS + 4 EMPLOYEES
QZAR (TENANT SPACE 24)	**1 SPACE PER 4 OCC'TS PLUS 1 SPACE PER EMPLOYEE**	**8,469 SF**	**91.50 SPACES**	**334 OCCTS + 8 EMPLOYEES. SEPARATE BD FILING IN PROGRESS. VARIANCE REQUIRED**
ALL STAR FENCING (TENANT SPACE 20)	1 SPACE PER 4 OCC'TS PLUS 1 SPACE PER EMPLOYEE	6,153 SF	19.00 SPACES	59 OCCTS + 4 EMPLOYEES
MEDICAL OFFICE *3	1 SPACE PER 150 SF	3,453 SF	23.00 SPACES	VEG (TENANT SPACE 3B)
CHILD CARE	1 PER STAFF + 1 PER 15 CHILDREN	3,990 SF	7.00 SPACES	KIDSTRONG (TENANT SPACE 22) 5 STAFF PLUS 30 CHILDREN =
COMMON CORRIDOR		4,210 SF	0 SPACES	
TOTAL SPACES REQ'D (PURSUANT TO CURRENT ZONING ORDINANCE)			**624.69 SPACES = SAY 625 SPACES**	324 SPACES PROPOSED. PURSUANT TO PREVIOUS GRANTED BUILDING PERMITS AND VARIANCES (237 SPACE AGGREGATE VARIANCE) (INCLUDING 17 ADA SPACES). NOTE: FOR 301 TO 400 PROPOSED SPACES MIN 8 ADA SPACES REQ'D.
OFF STREET LOADING ZONES:				TOTAL AVAILABLE LOADING AREA = 7,902 SF. THIS EQUATES TO 31 LOADING AREA ALLOCATED SPACES
RETAIL	1 (250 SF) PER 10,000 SF	84,887 SF	8.5	
OFFICE / OTHER BUSINESS	1 (250 SF) PER 40,000 SF	68,082 SF	1.7	
TOTAL REQ'D LOADING ZONES:			10.2	

*1 NOTE: PUBLIC ASSEMBLY PARKING CALCULATIONS BASED ON 1 SPACE PER 4 OCCUPANTS X 50 SF/ OCCUPANT = 1 SPACE PER 200 SF - PREVIOUSLY APPROVED.

*2 PUBLIC ASSEMBLY BASED ON 1 SPACE/4 OCC'TS

VARIANCES RECEIVED:
#13026 - 1985
#17261 - 2003
#18055 - 2006
#18055A - 2007
#20409 - 2017
#20652 - 2018 *3

CONDITIONAL USE PERMITS:
#13846 - 1989
#17810 - 2005

BUILDING DEPARTMENT NOTE:
THERE IS NO CHANGE IN OCCUPANT COUNT PROPOSED WITH THIS RETAIL FOOD USE (CONDITIONAL USE PERMIT REQUIRED).

PROJECT TENANT SPACE #5 →

BUILDING DEPARTMENT NOTE:
THE QZAR TENANT SPACE IS PRESENTLY UNDER BUILDING DEPARTMENT REVIEW UNDER SEPARATE APPLICATION, WITH POSSIBLE OFF-STREET PARKING VARIANCE, BY OTHERS.

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SITE:

PLAZA 200

CHAMPIONS MARTIAL ARTS

INTERIOR RENOVATIONS FOR NEW "CAFE"

200 GLEN COVE ROAD
CARLE PLACE, NEW YORK

DRAWING TITLE:

SITE PLAN AND PARKING CALCULATIONS

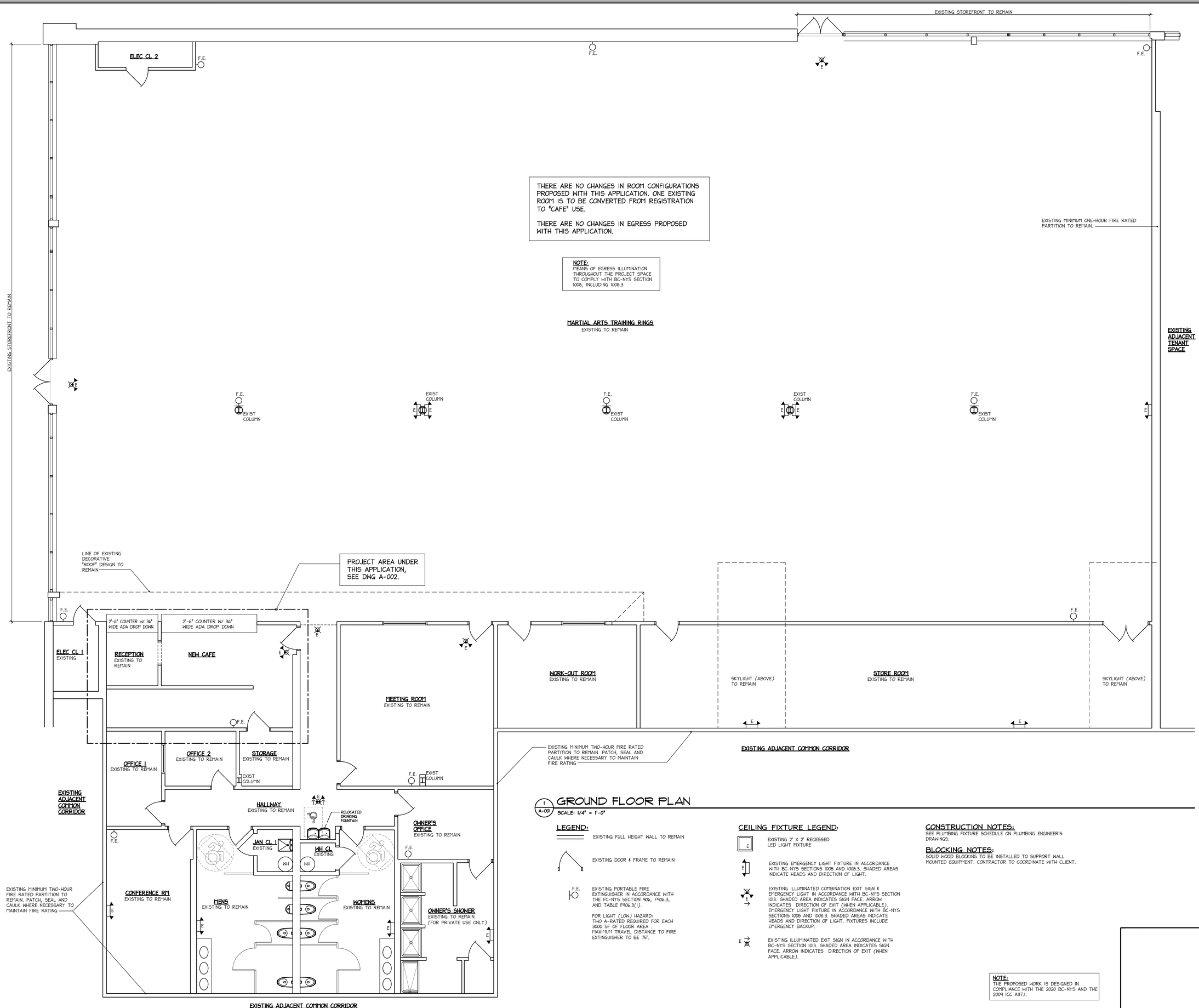
SEAL & SIGNATURE

REGISTERED ARCHITECT DOUGLAS R. VOSE 026855 STATE OF NEW YORK

DATE:
PROJECT No.: 2420
DRAWN BY: DRV/AJH
SCALE: AS NOTED
DWG. No.:

C-002.00

02 OF 02



1 A-001 GROUND FLOOR PLAN

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

LEGEND:

- EXISTING FULL HEIGHT WALL TO REMAIN
- EXISTING DOOR & FRAME TO REMAIN
- F.E. EXISTING PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH THE FC-NYS SECTION 906, F906.3, AND TABLE F906.3(1).
  FOR LIGHT (LOW) HAZARD: TWO A-RATED REQUIRED FOR EACH 3000 SF OF FLOOR AREA . MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER TO BE 75'.

CEILING FIXTURE LEGEND:

- E EXISTING 2' X 2' RECESSED LED LIGHT FIXTURE
- E EXISTING EMERGENCY LIGHT FIXTURE IN ACCORDANCE WITH BC-NYS SECTIONS 1008 AND 1008.3. SHADED AREAS INDICATE HEADS AND DIRECTION OF LIGHT.
- E EXISTING ILLUMINATED COMBINATION EXIT SIGN & EMERGENCY LIGHT IN ACCORDANCE WITH BC-NYS SECTION 1013. SHADED AREA INDICATES SIGN FACE. ARROW INDICATES DIRECTION OF EXIT (WHEN APPLICABLE). EMERGENCY LIGHT FIXTURE IN ACCORDANCE WITH BC-NYS SECTIONS 1008 AND 1008.3. SHADED AREAS INDICATE HEADS AND DIRECTION OF LIGHT. FIXTURES INCLUDE EMERGENCY BACKUP.
- E EXISTING ILLUMINATED EXIT SIGN IN ACCORDANCE WITH BC-NYS SECTION 1013. SHADED AREA INDICATES SIGN FACE. ARROW INDICATES DIRECTION OF EXIT (WHEN APPLICABLE).

CONSTRUCTION NOTES:

SEE PLUMBING FIXTURE SCHEDULE ON PLUMBING ENGINEER'S DRAWINGS.

BLOCKING NOTES:

SOLID WOOD BLOCKING TO BE INSTALLED TO SUPPORT WALL MOUNTED EQUIPMENT. CONTRACTOR TO COORDINATE WITH CLIENT.

NOTE:
THE PROPOSED WORK IS DESIGNED IN COMPLIANCE WITH THE 2020 BC-NYS AND THE 2009 ICC A117.1.

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SITE:

PLAZA 200

CHAMPIONS MARTIAL ARTS

INTERIOR RENOVATIONS FOR NEW "CAFE"

200 GLEN COVE ROAD
CARLE PLACE, NEW YORK

DRAWING TITLE:

EXISTING FLOOR PLAN AND NOTES

SEAL & SIGNATURE

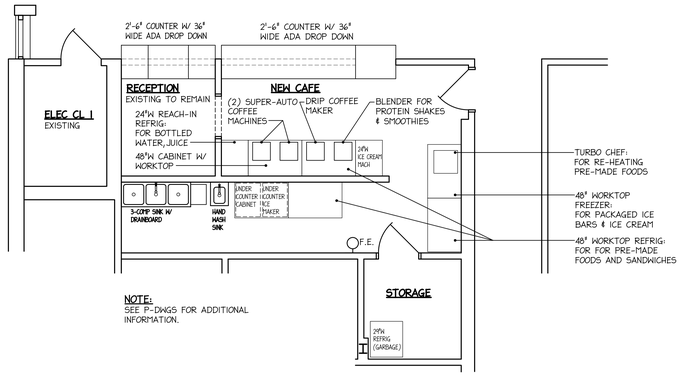
REGISTERED ARCHITECT DOUGLAS R. VANDERHOOF 026905 STATE OF NEW YORK

DATE:
PROJECT No.: 2420
DRAWN BY: DRV
SCALE: AS NOTED
DWG. No.:
A-001.00

01 OF 02

NOTE:
PER OUR CLIENT'S MEETING WITH THE NASSAU COUNTY HEALTH DEPARTMENT, A DISHWASHER IS NOT REQUIRED, AND THE SINK ARE PROPERLY LOCATED.

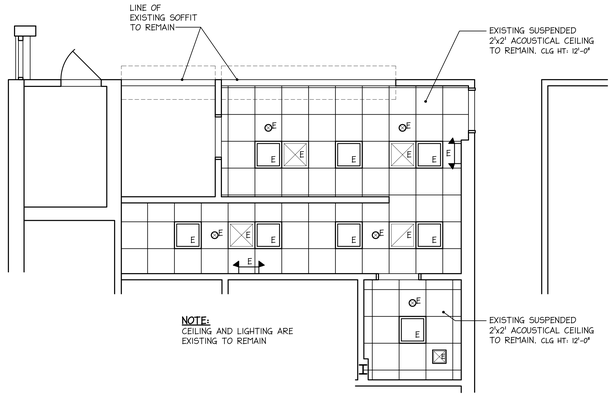
NOTE:
PRE-MADE FOODS FROM A DISTRIBUTOR, INCLUDING SANDWICHES, PRETZELS, AND PASTRIES. NO COOKING IS PROPOSED ON SITE, RE-HEATING ONLY.



NOTE:
SEE P-DWGS FOR ADDITIONAL INFORMATION.

1 A-002 NEW CAFE EQUIPMENT FLOOR PLAN

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



NOTE:
THERE ARE NO CHANGES PROPOSED TO THE EXISTING CEILING, LIGHTING, HVAC, FIRE SPRINKLER DEVICES.

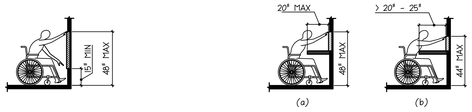
NOTE:
MEANS OF EGRESS ILLUMINATION THROUGHOUT THE PROJECT SPACE TO COMPLY WITH BC-NYS SECTION 1008, INCLUDING 1008.3

CEILING FIXTURE LEGEND:

- EXISTING 2' X 2' RECESSED LED LIGHT FIXTURE
- EXISTING EMERGENCY LIGHT FIXTURE IN ACCORDANCE WITH BC-NYS SECTIONS 1008 AND 1008.3. SHADED AREAS INDICATE HEADS AND DIRECTION OF LIGHT.
- EXISTING SUPPLY AIR LOUVER TO REMAIN
- EXISTING RETURN AIR GRILLE TO REMAIN
- EXISTING SPRINKLER HEAD TO REMAIN

2 A-002 EXISTING CEILING AND LIGHTING PLAN

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



308.2.1 UNOBSTRUCTED FORWARD REACH
NOT TO SCALE

308.2.2 OBSTRUCTED HIGH FORWARD REACH
NOT TO SCALE

308.3.1 UNOBSTRUCTED SIDE REACH
NOT TO SCALE

308.3.2 OBSTRUCTED HIGH SIDE REACH
NOT TO SCALE

3 A-002 ADA COMPLIANCE DETAILS FOR REACH AT SERVICE COUNTERS

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

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KEY PLAN
N.T.S.

No.	Issue Date	Description
	06/10/24	REVISED PER BD COMMENTS: CLARIFIED TYPE OF FOODS AND PROCESSING PROPOSED ON SITE.
	05/06/24	ISSUED FOR BD FILING

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CHAMPIONS MARTIAL ARTS

INTERIOR RENOVATIONS FOR NEW "CAFE"

200 GLEN COVE ROAD
CARLE PLACE, NEW YORK

DRAWING TITLE:

EQUIPMENT PLAN, CEILING PLAN, AND ADA DETAILS

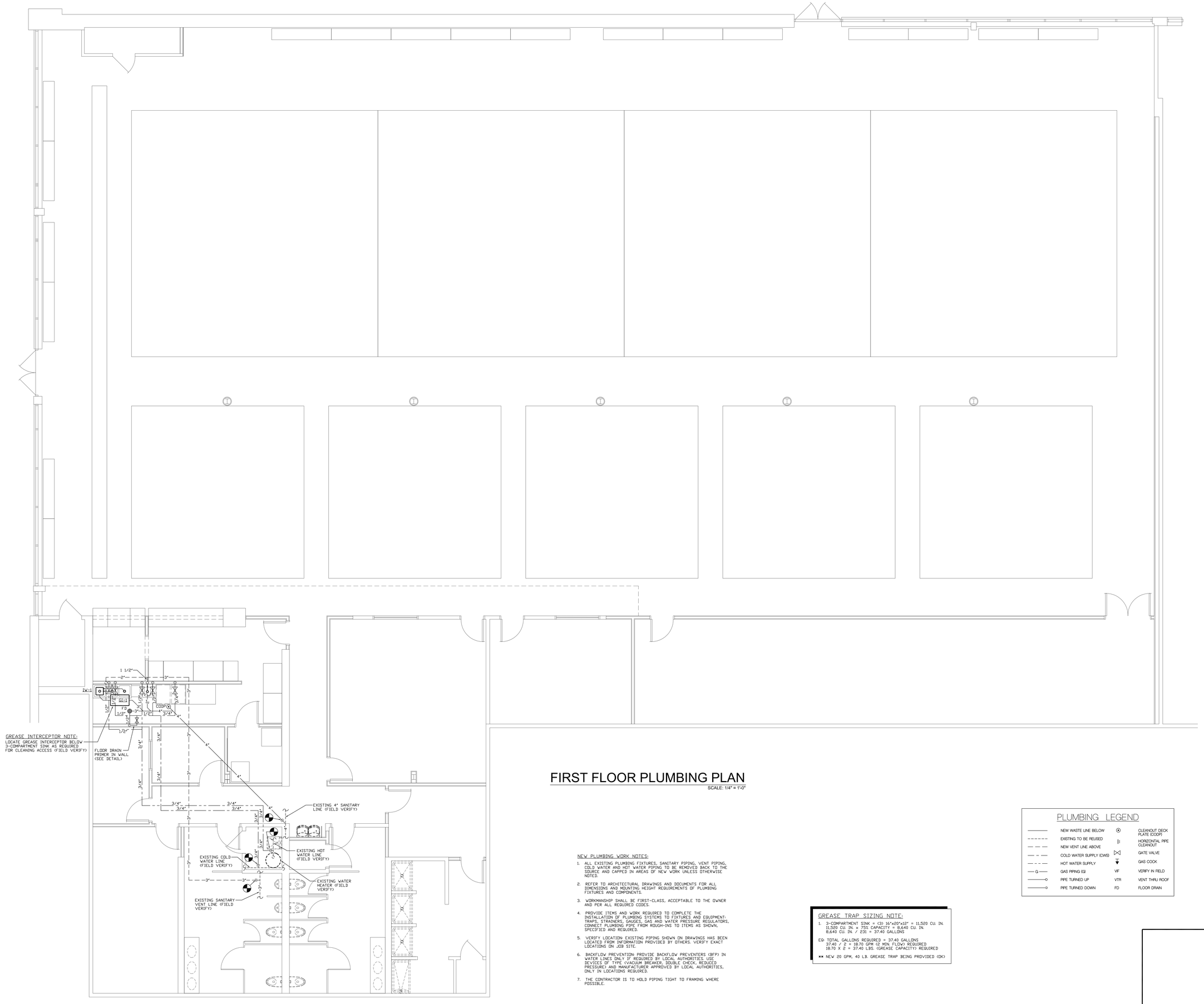
SEAL & SIGNATURE

REGISTERED ARCHITECT DOUGLAS R. VANDER WOUDE 029855 STATE OF NEW YORK

DATE:
PROJECT No.: 2420
DRAWN BY: DRV
SCALE: AS NOTED
DWG. No.:

A-002.00

02 OF 02



FIRST FLOOR PLUMBING PLAN

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

NEW PLUMBING WORK NOTES:

1. ALL EXISTING PLUMBING FIXTURES, SANITARY PIPING, VENT PIPING, COLD WATER AND HOT WATER PIPING TO BE REMOVED BACK TO THE SOURCE AND CAPPED IN AREAS OF NEW WORK UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL DRAWINGS AND DOCUMENTS FOR ALL DIMENSIONS AND MOUNTING HEIGHT REQUIREMENTS OF PLUMBING FIXTURES AND COMPONENTS.
3. WORKMANSHIP SHALL BE FIRST-CLASS, ACCEPTABLE TO THE OWNER AND PER ALL REQUIRED CODES.
4. PROVIDE ITEMS AND WORK REQUIRED TO COMPLETE THE INSTALLATION OF PLUMBING SYSTEMS TO FIXTURES AND EQUIPMENT: TRAPS, STRAINERS, GAUGES, GAS AND WATER PRESSURE REGULATORS, CONNECT PLUMBING PIPE FROM ROUGH-INS TO ITEMS AS SHOWN, SPECIFIED AND REQUIRED.
5. VERIFY LOCATION EXISTING PIPING SHOWN ON DRAWINGS HAS BEEN LOCATED FROM INFORMATION PROVIDED BY OTHERS. VERIFY EXACT LOCATIONS ON JOB SITE.
6. BACKFLOW PREVENTION: PROVIDE BACKFLOW PREVENTERS (BFP) IN WATER LINES ONLY IF REQUIRED BY LOCAL AUTHORITIES. USE DEVICES OF TYPE (VACUUM BREAKER, DOUBLE CHECK, REDUCED PRESSURE) AND MANUFACTURER APPROVED BY LOCAL AUTHORITIES, ONLY IN LOCATIONS REQUIRED.
7. THE CONTRACTOR IS TO HOLD PIPING TIGHT TO FRAMING WHERE POSSIBLE.

GREASE TRAP SIZING NOTE:

1. 3-COMPARTMENT SINK = (3) 16"x20"x12" = 11,520 CU. IN.
   11,520 CU. IN. x 75% CAPACITY = 8,640 CU. IN.
   8,640 CU. IN. / 231 = 37.40 GALLONS

EQ: TOTAL GALLONS REQUIRED = 37.40 GALLONS
37.40 / 2 = 18.70 GPM (2 MIN. FLOW) REQUIRED
18.70 X 2 = 37.40 LBS. (GREASE CAPACITY) REQUIRED

** NEW 20 GPM, 40 LB. GREASE TRAP BEING PROVIDED (DK)

PLUMBING LEGEND

———	NEW WASTE LINE BELOW	⊙	CLEANOUT DECK PLATE (COOP)
- - - - - -	EXISTING TO BE REUSED	⊢	HORIZONTAL PIPE CLEANOUT
— — —	NEW VENT LINE ABOVE	⋈	GATE VALVE
— — —	COLD WATER SUPPLY (CWS)	▼	GAS COCK
— - — - —	HOT WATER SUPPLY	VF	VERIFY IN FIELD
— G —	GAS PIPING (G)	VTR	VENT THRU ROOF
———o	PIPE TURNED UP	FD	FLOOR DRAIN
———o	PIPE TURNED DOWN		

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KEY PLAN
N.T.S.

No.	Issue Date	Description
	5/6/24	ISSUED FOR BD FILING

REVISIONS

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SITE:

PLAZA 200

CHAMPIONS MARTIAL ARTS

INTERIOR RENOVATIONS FOR NEW "CAFE"

200 GLEN COVE ROAD
CARLE PLACE, NEW YORK

DRAWING TITLE:
FIRST FLOOR PLUMBING PLAN

SEAL & SIGNATURE

STATE OF NEW YORK · PHILIP JOSEPH RUSSO · 093165 · LICENSED PROFESSIONAL ENGINEER

DATE:
PROJECT No.: 2333
DRAWN BY: PJS
SCALE: AS NOTED
DWG. No.:
P-001.00

01 OF 03

FLOOR DRAIN SCHEDULE

MARK	MAKE	MODEL	SIZE (DIA.)	DUTY RATING	GRATE	CONN. SIZE
FD	ZURN	Z-550-G	9"	MEDIUM	CAST IRON BAR	3"

NOTES:
1. COORDINATE ACTUAL DRAIN TYPE, QUANTITIES AND LOCATIONS WITH ARCHITECT PRIOR TO PURCHASE OR ROUGH-IN.
2. FURNISH WITH SEEPAGE PAN AND SLOTTED GRATE.
3. FURNISH ZURN MODEL NO. Z-1000 DEEP SEAL P-TRAP WITH PRIMER CONNECTION ATTACHED TO DOMESTIC COLD WATER SUPPLY.

INDIRECT WASTE RECEPTACLE SCHEDULE

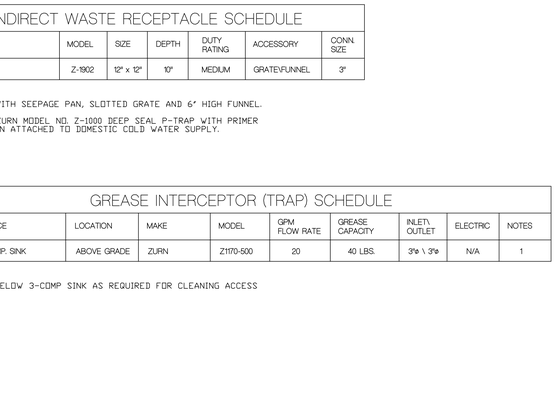
MARK	MAKE	MODEL	SIZE	DEPTH	DUTY RATING	ACCESSORY	CONN. SIZE
IW-1	ZURN	Z-1902	12" x 12"	10"	MEDIUM	GRATE\FUNNEL	3"

NOTES:
1. FURNISH WITH SEEPAGE PAN, SLOTTED GRATE AND 6" HIGH FUNNEL.
2. FURNISH ZURN MODEL NO. Z-1000 DEEP SEAL P-TRAP WITH PRIMER CONNECTION ATTACHED TO DOMESTIC COLD WATER SUPPLY.

GREASE INTERCEPTOR (TRAP) SCHEDULE

MARK	SERVICE	LOCATION	MAKE	MODEL	GPM FLOW RATE	GREASE CAPACITY	INLET\ OUTLET	ELECTRIC	NOTES
GI-1	3-COMP. SINK	ABOVE GRADE	ZURN	Z1170-500	20	40 LBS.	3"ø \ 3"ø	N/A	1

NOTES:
1. INSTALL BELOW 3-COMP SINK AS REQUIRED FOR CLEANING ACCESS

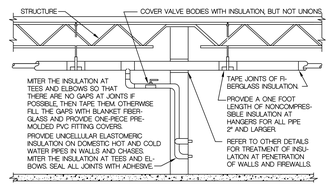


SANITARY RISER DIAGRAM

NOT TO SCALE

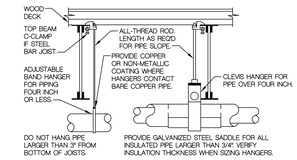
RISER DIAGRAM LEGEND

- NEW SANITARY WASTE LINE
- NEW SANITARY VENT LINE
- NEW IN-DIRECT WASTE LINE
- EXISTING SANITARY/VENT LINE



PROVIDE 1/2" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET WITH VAPOR BARRIER ON ALL COLD WATER AND CONDENSATE PIPES LESS THAN 1 1/2" DIAMETER AND 1" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET WITH VAPOR BARRIER ON ALL COLD WATER AND CONDENSATE PIPES 1 1/2" DIAMETER AND LARGER PROVIDE 1" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET ON DOMESTIC HOT WATER PIPES LESS THAN 1 1/2" DIAMETER AND 1 1/2" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET ON DOMESTIC HOT WATER PIPES 1 1/2" DIAMETER AND LARGER INSULATION BASED ON A CONDUCTIVITY (k) RANGE OF 0.21 AND 0.27 BTU/in/HR x SQ. FEET x F FOR COLD WATER AND CONDENSATE PIPES AND A CONDUCTIVITY (k) RANGE OF 0.22 AND 0.28 BTU/in/HR x SQ. FEET x F FOR DOMESTIC HOT WATER PIPES. REFER TO SPECIFICATIONS AND MANUFACTURERS INSTRUCTIONS. MAINTAIN VAPOR BARRIER ON COLD PIPING BY MEANS OF SEALANT AND TAPE. FLAME-SPREAD AND SMOKE-DEVELOPED INDEXES SHALL NOT EXCEED 25/50. SEAL EXPOSED ENDS OF FIBERGLASS INSULATION WITH ADHESIVE MASTIC.

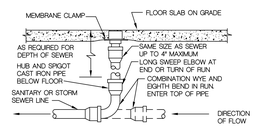
PIPE INSULATION



PROVIDE UPPER ATTACHMENT AS REQUIRED FOR CASES NOT SHOWN HERE. DO NOT INSTALL HANGER INSIDE INSULATION OR OTHERWISE PENETRATE VAPOR BARRIER. DO NOT HANG ONE PIPE FROM ANOTHER EXCEPT IN CHASES. TRAPEZE HANGERS MAY BE USED FOR MULTIPLE PARALLEL PIPES. HANGER SPACING SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE PLUMBING CODE (SECTION 308 - PIPING SUPPORT, TABLE 308.5) BASED ON PIPING MATERIAL AND SIZES AS APPLICABLE TO THE INSTALLATION.

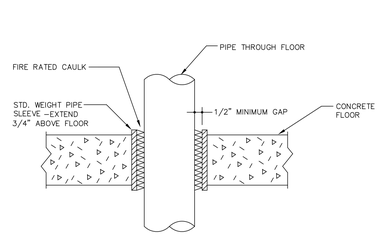
LOCATE HANGERS AS CLOSE AS POSSIBLE TO TURNS & TEES OF PIPE. PROVIDE SUPPLEMENT STEEL STRUNTS BETWEEN JOISTS IF REQD. LOCATE HANGERS TO TAKE LOAD OFF EQUIPMENT/CONNECTIONS. ANCHOR WATER PIPE AGAINST SWAYING DUE TO CHANGES IN WATER VELOCITY. PROVIDE SEISMIC BRACING IF/AS REQUIRED BY LOCAL AUTHORITIES. CHAINS OR PERFORATED STRAP IRON OR STEEL IS NOT ACCEPTABLE. REFER TO CODES FOR FURTHER INFORMATION.

PIPE HANGERS

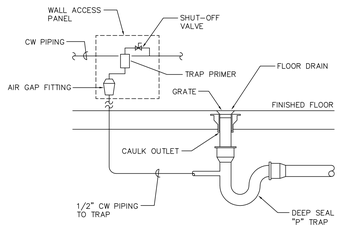


LOCATE AT BUILDING EXIT, AT ENDS OF RUNS, AT TURNS OF PIPE GREATER THAN 45 DEGREES, AT 50' INTERVALS ON STRAIGHT RUNS, AND WHERE SHOWN ON PLANS. PROVIDE BACKFILL PER ARCHITECTURAL SPECIFICATIONS. LOCATE CLEANOUTS WHERE THERE IS 18" CLEAR AROUND. CONSULT LOCAL CODES FOR OTHER FCO REQUIREMENTS.

CLEANOUT DECK PLATE



PIPE SLEEVE THROUGH FLOOR DETAIL



FLOOR DRAIN PRIMER DETAIL

NOTE:
PLUMBING CONTRACTOR SHALL PROVIDE 1/2" TRAP PRIMER FOR FLOOR DRAINS
ZURN MODEL ZX022-XL WITH MODEL Z1000 DEEP SEAL TRAP

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CHAMPIONS MARTIAL ARTS

INTERIOR RENOVATIONS FOR NEW "CAFE"

200 GLEN COVE ROAD
CARLE PLACE, NEW YORK

DRAWING TITLE:
PLUMBING RISERS, DETAILS AND SCHEDULES

SEAL & SIGNATURE

STATE OF NEW YORK · PHILIP JOSEPH SMALLEY · 093165 · LICENSED PROFESSIONAL ENGINEER

DATE:
PROJECT No.: 2333
DRAWN BY: PJS
SCALE: AS NOTED
DWG. No.:

P-002.00

02 OF 03

PLUMBING SPECIFICATIONS

1. GENERAL

A. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE NEW YORK STATE PLUMBING CODE, BUILDING CODE AND LOCAL BUILDING MANAGEMENT.

B. PRIOR TO SUBMISSION OF HIS BID, THIS CONTRACTOR SHALL VISIT THE JOB SITE TO ASCERTAIN THE ACTUAL FIELD CONDITIONS AS THEY RELATE TO THE WORK AS INDICATED ON THE DRAWINGS AND DESCRIBED HEREIN. DISCREPANCIES, IF ANY, SHALL BE BROUGHT TO THE ARCHITECTS AND ENGINEERS ATTENTION PRIOR TO SUBMISSION OF HIS BID, AND IF NOT RESOLVED TO HIS SATISFACTION , SHALL BE A WRITTEN QUALIFICATION OF HIS BID.

C. PRIOR TO HIS SUBMISSION OF HIS FORMAL BID, THIS CONTRACTOR SHALL REVIEW ALL DRAWINGS OF THE ENTIRE PROJECT INCLUDING GENERAL CONSTRUCTION, DEMOLITION, ELECTRICAL, MECHANICAL, PLUMBING, AND SPRINKLER AND HE SHALL NOTIFY THE GENERAL CONTRACTOR OF WORK REQUIRED IN HIS BID WHICH IS INDICATED OR IMPLIED IN OTHER SECTIONS OF THE WORK.

D. INSTALL WORK IN A NEAT WORKMANLIKE MANNER READILY ACCESSIBLE FOR OPERATION, MAINTENANCE, AND REPAIR.

E. DRAWINGS ARE DIAGRAMMATIC AND INDICATES GENERAL ARRANGEMENT OF WORK AND APPROXIMATE LOCATION OF EQUIPMENT. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND COORDINATE FINAL LOCATIONS WITH WALLS AND REFLECTED CEILING PLANS. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID CONFLICT.

F. THE ARCHITECTS SPECIFICATIONS, AS APPLICABLE, ARE PART OF THIS CONTRACT.

G. THE PLUMBING CONTRACTOR SHALL BE A LICENSED INSTALLER OF PLUMBING SYSTEMS IN THE JURISDICTION WHERE THE PLUMBING WORK IS TO PERFORMED.

2. SCOPE OF WORK

THE FOLLOWING IS A GENERAL LISTING, NOT NECESSARILY COMPLETE, OF THE WORK TO BE PROVIDED AND INSTALLED BY THE PLUMBING CONTRACTOR.

A. HOT, COLD WATER PIPING
B. DRAINAGE AND VENT PIPING
C. GREASE WASTE SYSTEMS AND PIPING
D. ALL WORK SHOWN ON DRAWINGS

3. SHOP DRAWINGS, SAMPLES AND APPROVALS

A. SUBMIT A SEPIA AND TWO PRINTS OF SHEET METAL AND/OR PIPING SHOP DRAWINGS, CERTIFIED BY ALL TRADES THAT COORDINATION HAS BEEN ESTABLISHED. SUBMIT CERTIFIED EQUIPMENT CUTS WITH CONSTRUCTION WIRING DIAGRAMS FOR AUTOMATIC TEMPERATURE CONTROL SHOP DRAWINGS. SUBMIT FOUR (4) BOOKBOUND OPERATING AND SERVICE MANUALS WHICH SHALL INCLUDE COPIES OF ALL SHOP DRAWINGS. SUBMITTALS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING

- PLUMBING FIXTURES AND EQUIPMENT
- VALVES
- PIPE AND FITTINGS
- HANGERS
- INSULATION
- VACUUM BREAKERS
- PIPING LAYOUTS

4. AS-BUILT DRAWINGS

A. PREPARE AND SUBMIT "AS-BUILT" DRAWINGS AT THE COMPLETION OF THE PROJECT.

5. TESTS

A. THE PLUMBING SYSTEMS SHALL BE INSPECTED AND TESTED IN ACCORDANCE WITH REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, HEALTH DEPARTMENT AND LOCAL AUTHORITIES HAVING JURISDICTION.

6. VERMIN CONTROL

A. ALL PIPING , ETC, PASSING THROUGH WALLS, FLOORS, CEILING AND/OR SOLID CONSTRUCTION , SHALL BE SEALED TO PREVENT THE PASSAGE OF VERMIN.

B. SEALS SHALL BE MADE BY MEANS OF ROCK WOOL OR OTHER APPROVED INERT MATERIAL, PACKED SLEEVES OR OTHER APPROVED CONSTRUCTION.

7. EXCAVATION, BACKFILLING AND CONSTRUCTION

A. ALL EXCAVATION, BACKFILLING, CUTTING, PATCHING AND CONCRETE AND MASONRY CONSTRUCTION BOTH INTERIOR AND EXTERIOR, REQUIRED FOR THE PURPOSE OF COMPLETING ALL WORK CALLED FOR UNDER THIS SPECIFICATION SHALL BE INCLUDED AS PART OF EACH CONTRACT.

8. FIRESTOPPING

A. ALL PIPING PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS, CEILINGS, ETC. MUST BE SEALED AROUND THE PERIMETER WITH FIRE RATED CAULKING TO MEET OR EXCEED THE RATING OF THE ASSEMBLY OR SHALL BE FURNISHED WITH FIRE RATED COLLARS PER APPROVAL OF AND IN ACCORDANCE WITH THE LOCAL AUTHORITIES HAVING JURISDICTION.

9. PIPING MATERIALS

A. CONTRACTOR IS RESPONSIBLE FOR CONFORMITY TO ANY LOCAL CODES AND FOR APPROVAL OF MATERIAL USE FROM THE AUTHORITY HAVING JURISDICTION.

B. ABOVE-GROUND SOIL, WASTE AND VENT PIPING SHALL CONFORM TO ONE OF THE STANDARDS LISTED BELOW (SECTION PC702 - TABLE 702.1) AND THE APPLICABLE BASE BUILDING STANDARD:

1. ACRYLONITRILE BUTADINE STYRENE (ABS) PLASTIC PIPE IN IPS DIAMTERES, INCLUDING SCHEDULE 40, DR 22 (PS 200) AND DR 24 (PS 140); WITH SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2661; ASTM F628; ASTM F1488; CSA B1811
2. CAST-IRON PIPE - STANDARD ASTM A74; ASTM A888; CISPI 301
3. COPPER OR COPPER-ALLOY PIPE - STANDARD ASTM B42; ASTM B43; ASTM B302
4. COPPER OR COPPER-ALLOY TUBING (TYPE K, L, M OR DWV) - STANDARD ASTM B75; ASTM B88; ASTM B251; ASTM B306
5. GALVANIZED STEEL PIPE - STANDARD ASTM A53
6. GLASS PIPE - STANDARD ASTM C1053
7. POLYOLEFIN PIPE - STANDARD ASTM F1412; CSA B1813
8. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE IN IPS DIAMETERS, INCLUDING SCHEDULE 40, DR 22 (PS 200) AND DR 24 (PS 140); WITH A SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2665; ASTM F891; ASTM F1488; CSA B1812
9. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE WITH A 325-INCH O.D. AND A SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2949; ASTM F1488
10. POLYVINYL FLUORIDE (PVDF) PLASTIC PIPE - STANDARD ASTM F1673; CSA B1813
11. STAINLESS STEEL DRAINAGE SYSTEMS, TYPES 304 AND 316L, - STANDARD ASME A112.3.1

C. UNDERGROUND BUILDING SANITARY DRAINAGE AND VENT PIPING SHALL CONFORM TO ONE OF THE STANDARDS LISTED BELOW (SECTION PC702 - TABLE 702.2) AND THE APPLICABLE BASE BUILDING STANDARD:

1. ACRYLONITRILE BUTADINE STYRENE (ABS) PLASTIC PIPE IN IPS DIAMTERES, INCLUDING SCHEDULE 40, DR 22 (PS 200) AND DR 24 (PS 140); WITH SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2661; ASTM F628; ASTM F1488; CSA B1811
2. CAST-IRON PIPE - STANDARD ASTM A74; ASTM A888; CISPI 301
3. COPPER OR COPPER-ALLOY TUBING (TYPE K, L, M OR DWV) - STANDARD ASTM B75; ASTM B88; ASTM B251; ASTM B306
4. POLYETHYLENE (PE) PLASTIC PIPE - STANDARD ASTM F714
5. POLYOLEFIN PIPE - STANDARD ASTM F1412; ASTM F714; CSA B1813
6. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE IN IPS DIAMETERS, INCLUDING SCHEDULE 40, DR 22 (PS 200) AND DR 24 (PS 140); WITH A SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2665; ASTM F891; ASTM F1488; CSA B1812
7. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE WITH A 325-INCH O.D. AND A SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2949; ASTM F1488
8. POLYVINYL FLUORIDE (PVDF) PLASTIC PIPE - STANDARD ASTM F1673; CSA B1813
9. STAINLESS STEEL DRAINAGE SYSTEMS, TYPE 316L, - STANDARD ASME A112.3.1

D. PIPE FITTINGS SHALL BE APPROVED FOR INSTALLATION WITH THE PIPING MATERIAL INSTALLED AND SHALL CONFORM TO THE RESPECTIVE PIPE STANDARDS OR ONE OF THE STANDARDS LISTED BELOW (SECTION PC702 - TABLE 702.4):

1. ACRYLONITRILE BUTADINE STYRENE (ABS) PLASTIC PIPE IN IPS DIAMETERS - STANDARD ASTM D2661; ASTM F628; CSA B1811
2. ACRYLONITRILE BUTADINE STYRENE (ABS) PLASTIC PIPE IN SEWER AND DRAIN DIAMETERS - STANDARD ASTM D2751
3. CAST-IRON PIPE - STANDARD ASME B16.4; ASME B16.12; ASTM A74; ASTM A888; CISPI 301
4. COPPER OR COPPER-ALLOY PIPE - STANDARD ASME B16.15; ASME B16.18; ASME B16.22; ASME B16.23; ASME B16.26; ASME B16.29
5. GLASS - STANDARD ASTM C1053
6. GRAY IRON AND DUCTILE IRON - STANDARD AWWA C110/A21.10
7. POLYETHYLENE - STANDARD ASTM D2683
8. POLYOLEFIN - STANDARD ASTM F1412; CSA B1813
9. POLYVINYL CHLORIDE (PVC) PLASTIC IN IPS DIAMETERS - STANDARD ASTM D2665; ASTM F1866
10. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE IN SEWER AND DRAIN DIAMETERS - STANDARD ASTM D3034
11. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE WITH A 325-INCH O.D. - STANDARD ASTM D2949
12. POLYVINYL FLUORIDE (PVDF) PLASTIC PIPE - STANDARD ASTM F1673; CSA B1813
13. STAINLESS STEEL DRAINAGE SYSTEMS, TYPES 304 AND 316L - STANDARD ASME A112.3.1
14. STEEL - STANDARD ASME B16.9; ASME B16.11; ASME B16.28
15. VITRIFIED CLAY PIPE - ASTM C700

E. WATER DISTRIBUTION PIPING AND TUBING SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO ONE OF THE STANDARDS LISTED BELOW (SECTION PC605 - TABLE 605.4) AND THE APPLICABLE BASE BUILDING STANDARD:

1. CHLORINATED POLYVINYL CHLORIDE (CPVC) PLASTIC PIPE AND TUBING - STANDARD ASTM D2846; ASTM F441; ASTM F442; CSA B1976
2. CHLORINATED POLYVINYL CHLORIDE/ALUMINUM/CHLORINATED POLYVINYL CHLORIDE (CPVC/AL/CPVC) - STANDARD ASTM F2855
3. COPPER OR COPPER-ALLOY PIPE - STANDARD ASTM B42; ASTM B302; ASTM B43
4. COPPER OR COPPER-ALLOY TUBING (TYPE K, WK, L, WL, M OR WM) - STANDARD ASTM B75; ASTM B88; ASTM B251; ASTM B306
5. CROSS-LINKED POLYETHYLENE (PEX) PLASTIC TUBING - STANDARD ASTM F876; CSA B137.5
6. CROSS-LINKED POLYETHYLENE/ALUMINUM/CROSS-LINKED POLYETHYLENE (PEX-AL-PEX) PIPE - STANDARD ASTM F1281; ASTM F2262; CSA B137.10
7. CROSS-LINKED POLYETHYLENE/ALUMINUM/HIGH-DENSITY POLYETHYLENE (PEX-AL-HDPE) PIPE - STANDARD ASTM F1986
8. DUCTILE IRON WATER PIPE - STANDARD AWWA C151/A21.51; AWWA C115/A21.15
9. GALVANIZED STEEL PIPE - STANDARD ASTM A53
10. POLYETHYLENE/ALUMINUM/POLYETHYLENE (PE-AL-PE) COMPOSITE PIPE - STANDARD ASTM F1282
11. POLYETHYLENE OF RAISED TEMPERATURE (PE-RT) PLASTIC TUBING - STANDARD ASTM F2769; CSA B137.18
12. POLYPROPYLENE (PP) PLASTIC PIPE OR TUBING - STANDARD ASTM F2389; CSA B137.11
13. STAINLESS STEEL PIPE (TYPE 304/304L) - STANDARD ASTM A312; ASTM A778
14. STAINLESS STEEL PIPE (TYPE 316/316L) - STANDARD ASTM A312; ASTM A778

F. PIPE FITTINGS UTILIZED IN WATER SUPPLY SYSTEMS SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO THE RESPECTIVE PIPE STANDARDS OR ONE OF THE STANDARDS LISTED BELOW (SECTION PC605 - TABLE 605.5):

1. ACRYLONITRILE BUTADIENE STYRENE (ABS) PLASTIC - STANDARD ASTM D2468
2. CAST-IRON - STANDARD ASTM B16.4
3. CHLORINATED POLYVINYL CHLORIDE (CPVC) PLASTIC - STANDARD ASSE 1061; ASTM D2846; ASTM F437; ASTM F438; ASTM F439; CSA B1976
4. COPPER OR COPPER-ALLOY - STANDARD ASME B16.15; ASME B16.18; ASME B16.22; ASTM B16.26; ASME B16.51; ASSE 1061; ASTM F1476; ASTM F1548
5. CROSS-LINKED POLYETHYLENE/ALUMINUM/HIGH-DENSITY POLYETHYLENE (PEX-AL-HDPE) ASTM F1986
6. FITTINGS FOR CROSS-LINKED POLYETHYLENE (PEX) PLASTIC TUBING - STANDARD ASSE 1061; ASTM F877; ASTM F1960; ASTM F2080; ASTM F2098; ASTM F2434; ASTM F2735; CSA B137.5
7. FITTINGS FOR POLYETHYLENE OF RAISED TEMPERATURE (PE-RT) PLASTIC TUBING STANDARD - ASSE 1061; ASTM D3261; ASTM F1807; ASTM F2098; ASTM F2735; ASTM F2769; CSA B137.18
8. GRAY IRON AND DUCTILE IRON - STANDARD ASTM F1476; ASTM F1548; AWWA C110/A21.10; AWWA C153/A21.53
9. INSERT FITTINGS FOR POLYETHYLENE/ALUMINUM/POLYETHYLENE (PE-AL-PE) AND CROSS-LINKED POLYETHYLENE/ALUMINUM/CROSS-LINKED POLYETHYLENE (PEX-AL-PEX) - STANDARD - ASTM F1974; ASTM F1281; ASTM F2262; CSA B137.9; CSA B137.10
10. MALLEABLE IRON - STANDARD ASME B16.3
11. METAL (BRASS) INSERT FITTINGS FOR INSERT FITTINGS FOR POLYETHYLENE/ALUMINUM/POLYETHYLENE (PE-AL-PE) AND CROSS-LINKED POLYETHYLENE/ALUMINUM/CROSS-LINKED POLYETHYLENE (PEX-AL-PEX) -STANDARD - ASTM F1974
12. POLYETHYLENE (PE) PLASTIC PIPE - STANDARD ASTM D2609; ASTM D2683; ASTM D3261; ASTM F1055; CSA B137.1
13. POLYPROPYLENE (PP) PLASTIC PIPE OR TUBING - STANDARD ASTM F2389; CSA B137.11
14. POLYVINYL CHLORIDE (PVC) PLASTIC - STANDARD ASTM D2466; ASTM D2467; ASTM D2467; CSA B137.2; CSA B137.3
15. STAINLESS STEEL PIPE (TYPE 304/304L) - STANDARD ASTM A312; ASTM A778; ASTM F1476; ASTM 1548
16. STAINLESS STEEL PIPE (TYPE 316/316L) - STANDARD ASTM A312; ASTM A778; ASTM F1476; ASTM 1548
17. STEEL - STANDARD ASME B16.9; ASME B16.11; ASME B16.28; ASTM F1476; ASTM F1548

10. WATER PIPING JOINTS AND CONNECTIONS

A. FLEXIBLE WATER CONNECTORS EXPOSED TO CONTINUOUS PRESSURE SHALL CONFORM TO ASME A112.18.6/CSA B125.6. ACCESS SHALL BE PROVIDED TO ALL FLEXIBLE WATER CONNECTORS.

B. PROHIBITED JOINTS AND CONNECTIONS INCLUDE: CEMENT OR CONCRETE JOINTS, JOINTS MADE WITH FITTINGS NOT APPROVED FOR THE SPECIFIC INSTALLATION, SOLVENT-CEMENT JOINTS BETWEEN DIFFERENT TYPES OF PLASTIC PIPE AND SADDLE-TYPE FITTINGS.

C. JOINTS BETWEEN ABS PLASTIC PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. MECHANICAL JOINTS: MECHANICAL JOINTS ON WATER PIPES SHALL BE MADE WITH AN ELASTOMERIC SEAL CONFORMING TO ASTM D3139. MECHANICAL JOINTS SHALL ONLY BE INSTALLED IN UNDERGROUND SYSTEMS, UNLESS OTHERWISE APPROVED. JOINTS SHALL BE INSTALLED ONLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
2. SOLVENT CEMENTING: JOINT SURFACES SHALL BE CLEAN AND FREE FROM MOISTURE. SOLVENT CEMENT THAT CONFORMS TO ASTM D2235 SHALL BE APPLIED TO ALL JOINT SURFACES. THE JOINT SHALL BE MADE WHILE THE CEMENT IS WET. JOINTS TO BE MADE IN ACCORDANCE WITH ASTM D2235. SOLVENT-CEMENT JOINTS SHALL BE PERMITTED ABOVE OR BELOW GROUND.
3. THREADED JOINTS: THREADS SHALL CONFORM TO ASME B1.20.1. PIPE-JOINT COMPOUND OR TAPE SHALL BE APPLIED ONLY ON THE MALE THREADS ONLY. THE PIPE SHALL HAVE A WALL THICKNESS OF NOT LESS THAN SCHEDULE 80. PIPE THREADS SHALL BE MADE WITH DIES SPECIFICALLY DESIGNED FOR PLASTIC PIPE. APPROVED THREAD LUBRICANT OR TAPE SHALL BE APPLIED ON THE MALE THREADS ONLY.

D. JOINTS FOR GRAY IRON AND DUCTILE IRON PIPE AND FITTINGS SHALL COMPLY WITH AWWA C111/A21.11 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

E. JOINTS BETWEEN COPPER OR COPPER-ALLOY PIPE AND FITTINGS SHALL COMPLY TO THE FOLLOWING:
1. BRAZED JOINTS: JOINT SURFACES SHALL BE CLEANED. AN APPROVED FLUX SHALL BE APPLIED WHERE REQUIRED. THE JOINT SHALL BE BRAZED WITH A FILLER METAL CONFORMING TO AWS A5.8.
2. MECHANICAL JOINTS: MECHANICAL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
3. SOLDERED JOINTS: SOLDER JOINTS SHALL BE MADE IN ACCORDANCE WITH ASTM B828. CUT TUBE ENDS SHALL BE REAMED TO THE FULL INSIDE DIAMETER OF THE TUBE END. JOINT SURFACES SHALL BE CLEANED. A FLUX CONFORMING TO ASTM B813 SHALL BE APPLIED. THE JOINT SHALL BE SOLDERED WITH SOLDER CONFORMING TO ASTM B32. THE JOINING OF WATER SUPPLY PIPING SHALL BE MADE WITH LEAD-FREE SOLDER AND FLUXES. "LEAD FREE" SHALL MEAN A CHEMICAL COMPOSITION EQUAL TO OR LESS THAN 0.2-PERCENT LEAD.
4. THREADED JOINTS: THREADS SHALL CONFORM TO ASME B 1.20.1. PIPE-JOINT COMPOUND OR TAPE SHALL BE APPLIED ON THE MALE THREADS ONLY.
5. WELDED JOINTS: JOINT SURFACES SHALL BE CLEANED. THE JOINT SHALL BE WELDED WITH AN APPROVED FILLER MATERIAL.

F. JOINTS BETWEEN COPPER OR COPPER-ALLOY TUBING AND FITTINGS SHALL COMPLY TO THE FOLLOWING
1. BRAZED JOINTS: JOINT SURFACES SHALL BE CLEANED. AN APPROVED FLUX SHALL BE APPLIED WHERE REQUIRED. THE JOINT SHALL BE BRAZED WITH A FILLER MATERIAL CONFORMING TO AWS A5.8.
2. FLARED JOINTS: FLARED JOINTS FOR WATER PIPES SHALL BE MADE BY A TOOL DESIGNED FOR THAT OPERATION.
3. GROOVED AND SHOULDERED MECHANICAL JOINTS: GROOVE AND SHOULDERED MECHANICAL JOINTS SHALL COMPLY WITH ASTM F1476, SHALL BE MADE WITH AN APPROVED ELASTOMERIC SEAL AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. SUCH JOINTS SHALL BE EXPOSED OR CONCEALED.
4. MECHANICAL JOINTS: MECHANICAL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
5. PRESS-CONNECT JOINTS: PRESS-CONNECT JOINTS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 605.5 OF THE NEW YORK STATE PLUMBING CODE, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. CUT TUBE ENDS SHALL BE REAMED TO THE FULL INSIDE DIAMETER OF THE TUBE END. JOINT SURFACES SHALL BE CLEANED, THE TUBE SHALL BE FULLY INSERTED INTO THE PRESSCONNECT FITTING. PRESS-CONNECT JOINTS SHALL BE PRESSED WITH A TOOL CERTIFIED BY THE MANUFACTURER.
6. SOLDERED JOINTS: SOLDER JOINTS SHALL BE MADE IN ACCORDANCE WITH ASTM B828. CUT TUBE ENDS SHALL BE REAMED TO THE FULL INSIDE DIAMETER OF THE TUBE END. JOINT SURFACES SHALL BE CLEANED. A FLUX CONFORMING TO ASTM B813 SHALL BE APPLIED. THE JOINT SHALL BE SOLDERED WITH SOLDER CONFORMING TO ASTM B32. THE JOINING OF WATER SUPPLY PIPING SHALL BE MADE WITH LEAD-FREE SOLDER AND FLUXES. "LEAD FREE" SHALL MEAN A CHEMICAL COMPOSITION EQUAL TO OR LESS THAN 0.2-PERCENT LEAD.
7. PUSH-FIT JOINTS: PUSH-FIT JOINTS SHALL CONFORM TO ASSE 1061 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

10. WATER PIPING JOINTS AND CONNECTIONS (CON)

G. JOINTS BETWEEN CPVC PLASTIC PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. MECHANICAL JOINTS: MECHANICAL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
2. SOLVENT CEMENTING: JOINT SURFACES SHALL BE CLEAN AND FREE FROM MOISTURE. JOINTS SHALL BE MADE IN ACCORDANCE WITH THE PIPE MANUFACTURERS INSTALLATION INSTRUCTIONS. WHERE SUCH INSTRUCTIONS REQUIRE THAT A PRIMER BE USED, THE PRIMER SHALL BE APPLIED TO THE JOINT SURFACES AND A SOLVENT CEMENT ORANGE IN COLOR AND CONFORMING TO ASTM F493 SHALL BE APPLIED TO THE JOINT SURFACES. WHERE SUCH INSTRUCTIONS ALLOW FOR A ONE-STEP SOLVENT CEMENT, YELLOW IN COLOR AND CONFORMING TO ASTM F493, TO BE USED, THE JOINT SURFACES SHALL NOT REQUIRE APPLICATION OF A PRIMER BEFORE THE SOLVENT CEMENT IS APPLIED. THE JOINT SHALL BE MADE WHILE THE CEMENT IS WET AND IN ACCORDANCE WITH ASTM D2846 OR ASTM F493. SOLVENT CEMENTED JOINTS SHALL BE PERMITTED ABOVE OR BELOW GROUND.
3. THREADED JOINTS: THREADS SHALL CONFORM TO ASME B1.20.1. WHERE PIPE IS TO BE THREADED, THE PIPE SHALL HAVE A WALL THICKNESS OF NOT LESS THAN SCHEDULE 80. PIPE THREADS SHALL BE MADE WITH DIES SPECIFICALLY DESIGNED FOR PLASTIC PIPE. THE PRESSURE RATING OF THE THREADED PIPE SHALL BE REDUCED BY 50 PERCENT. THREAD-BY-SOCKET MOLDED FITTINGS SHALL BE PERMITTED. APPROVED THREAD LUBRICANT OR TAPE SHALL BE APPLIED ON THE MALE THREADS ONLY.
4. PUSH-FIT JOINTS: PUSH-FIT JOINTS SHALL CONFORM TO ASSE 1061 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

H. JOINTS BETWEEN CHLORINATED POLYVINYL CHLORIDE/ALUMINUM/CHLORINATED POLYVINYL CHLORIDE (CPVC/AL/CPVC) PLASTIC PIPE OR CPVC FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. MECHANICAL JOINTS: MECHANICAL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
2. SOLVENT CEMENTING: JOINT SURFACES SHALL BE CLEAN AND FREE FROM MOISTURE, AND AN APPROVED PRIMER SHALL BE APPLIED. SOLVENT CEMENT, ORANGE IN COLOR, AND CONFORMING TO ASTM F493 SHALL BE APPLIED TO THE JOINT SURFACES. THE JOINT SHALL BE MADE WHILE THE CEMENT IS WET, AND IN ACCORDANCE WITH ASTM D2846 OR ASTM F493. SOLVENT CEMENT JOINTS SHALL BE PERMITTED ABOVE OR BELOW GROUND. EXCEPTION: A PRIMER IS NOT REQUIRED WHERE ALL OF THE FOLLOWING CONDITIONS APPLY:
   A. THE SOLVENT CEMENT USED IS THIRD-PARTY CERTIFIED AS CONFORMING TO ASTM F493.
   B. THE SOLVENT CEMENT IS YELLOW IN COLOR.
   C. THE SOLVENT CEMENT IS USED ONLY FOR JOINING 1/2-INCH THROUGH 2-INCH DIAMETER CPVC/AL/CPVC PIPE AND CPVC FITTINGS.
   D. THE CPVC FITTINGS ARE MANUFACTURED IN ACCORDANCE WITH ASTM D2846.

I. JOINTS BETWEEN CROSS-LINKED POLYETHYLENE (PEX) PLASTIC TUBING AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. FLARED JOINTS: FLARED PIPE ENDS SHALL BE MADE BY A TOOL DESIGNED FOR THAT OPERATION.
2. MECHANICAL JOINTS: MECHANICAL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. FITTINGS FOR CROSS-LINKED POLYETHYLENE (PEX) PLASTIC TUBING SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN TABLE 605.5 OF THE NEW YORK STATE PLUMBING CODE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. PEX TUBING SHALL BE FACTORY MARKED WITH THE APPROPRIATE STANDARDS FOR THE FITTINGS THAT THE PEX MANUFACTURER SPECIFIES FOR USE WITH THE TUBING.
3. PUSH-FIT JOINTS: PUSH-FIT JOINTS SHALL CONFORM TO ASSE 1061 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

J. JOINTS BETWEEN GALVANIZED STEEL PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. THREADED JOINTS: THREADS SHALL CONFORM TO ASME B1.20.1. PIPE-JOINT COMPOUND OR TAPE SHALL BE APPLIED ON THE MALE THREADS ONLY.
2. MECHANICAL JOINTS: JOINTS SHALL BE MADE WITH AN APPROVED ELASTOMERIC SEAL. MECHANICAL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
3. GROOVED AND SHOULDERED MECHANICAL JOINTS: GROOVE AND SHOULDERED MECHANICAL JOINTS SHALL COMPLY WITH ASTM F1476, SHALL BE MADE WITH AN APPROVED ELASTOMERIC SEAL AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. SUCH JOINTS SHALL BE EXPOSED OR CONCEALED.

K. JOINTS BETWEEN POLYETHYLENE (PE) PLASTIC TUBING AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. FLARED JOINTS: FLARED JOINTS SHALL BE PERMITTED WHERE SO INDICATED BY THE PIPE MANUFACTURER. FLARED JOINTS SHALL BE MADE BY A TOOL DESIGNED FOR THAT OPERATION.
2. HEAT-FUSION JOINTS: JOINT SURFACES SHALL BE CLEAN AND FREE FROM MOISTURE. JOINT SURFACES SHALL BE HEATED TO MELT TEMPERATURE AND JOINED. THE JOINT SHALL BE UNDISTURBED UNTIL COOL. JOINTS SHALL BE MADE IN ACCORDANCE WITH ASTM D2657.
3. MECHANICAL JOINTS: MECHANICAL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
4. INSTALLATION: POLYETHYLENE PIPE SHALL BE CUT SQUARE, WITH A CUTTER DESIGNED FOR PLASTIC PIPE EXCEPT WHERE JOINED BY HEAT FUSION, PIPE ENDS SHALL BE CHAMFERED TO REMOVE SHARP EDGES. KINKED PIPE SHALL NOT BE INSTALLED. THE MINIMUM PIPE BENDING RADIUS SHALL BE NOT LESS THAN 30 PIPE DIAMETERS, OR THE MINIMUM COIL RADIUS, WHICHEVER IS GREATER. PIPING SHALL NOT BE BENT BEYOND STRAIGHTENING OF THE CURVATURE OF THE COIL BEND SHALL BE PROHIBITED WITHIN 10 PIPE DIAMETERS OF ANY FITTING OR VALVE. STIFFNER INSERTS INSTALLED WITH COMPRESSION-TYPE COUPLINGS AND FITTINGS SHALL NOT EXTEND BEYOND THE CLAMP OR NUT OF THE COUPLING FITTING.

L. JOINTS BETWEEN POLYPROPYLENE (PP) PLASTIC PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. HEAT-FUSION JOINTS: HEAT-FUSION JOINTS FOR POLYPROPYLENE PIPE AND TUBING JOINTS SHALL BE INSTALLED WITH SOCKET-TYPE HEAT-FUSED POLYPROPYLENE FITTINGS, BUTT-FUSION POLYPROPYLENE FITTINGS OR ELECTROFUSION POLYPROPYLENE FITTINGS. JOINT SURFACES SHALL BE CLEAN AND FREE FROM MOISTURE. THE JOINT SHALL BE UNDISTURBED UNTIL COOL. JOINTS SHALL BE MADE IN ACCORDANCE WITH ASTM F2389.
2. MECHANICAL AND COMPRESSION SLEEVE JOINTS: MECHANICAL AND COMPRESSION SLEEVE JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
3. INSTALLATION: POLYETHYLENE PIPE SHALL BE CUT SQUARE, WITH A CUTTER DESIGNED

M. JOINTS BETWEEN POLYETHYLENE/ALUMINUM/POLYETHYLENE (PE-AL-PE) AND CROSS-LINKED POLYETHYLENE/ALUMINUM/CROSS-LINKED POLYETHYLENE (PEX-AL-PEX) PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. MECHANICAL JOINTS: MECHANICAL JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. FITTINGS FOR PE-AL-PE AND PEX-AL-PEX AS DESCRIBED IN ASTM F1974, ASTM F1281, ASTM F2262, CSA B137.9 AND CSA B137.10 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

N. JOINTS BETWEEN PVC PLASTIC PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. MECHANICAL JOINTS: MECHANICAL JOINTS ON WATER PIPE SHALL BE MADE WITH AN ELASTOMERIC SEAL CONFORMING TO ASTM D3139. MECHANICAL JOINTS SHALL NOT BE INSTALLED IN ABOVE-GROUND SYSTEMS UNLESS OTHERWISE APPROVED. JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
2. GROOVED AND SHOULDERED MECHANICAL JOINTS: GROOVE AND SHOULDERED MECHANICAL JOINTS SHALL COMPLY WITH ASTM F1476, SHALL BE MADE WITH AN APPROVED ELASTOMERIC SEAL AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. SUCH JOINTS SHALL BE EXPOSED OR CONCEALED.
3. SOLVENT CEMENTING: JOINT SURFACES SHALL BE CLEAN AND FREE FROM MOISTURE. SOLVENT CEMENT THAT CONFORMS TO ASTM D2564 OR CSA B137.3 SHALL BE APPLIED TO ALL JOINT SURFACES. THE JOINT SHALL BE MADE WHILE THE CEMENT IS WET AND IN ACCORDANCE WITH ASTM D2855. SOLVENT-CEMENT JOINTS SHALL BE PERMITTED ABOVE OR BELOW GROUND.
4. THREADED JOINTS: THREADS SHALL CONFORM TO ASME B1.20.1. WHERE PIPE IS TO BE THREADED, THE PIPE SHALL HAVE A WALL THICKNESS OF NOT LESS THAN SCHEDULE 80. PIPE THREADS SHALL BE MADE WITH DIES SPECIFICALLY DESIGNED FOR PLASTIC PIPE. THE PRESSURE RATING OF THE THREADED PIPE SHALL BE REDUCED BY 50 PERCENT. THREAD-BY-SOCKET MOLDED FITTINGS SHALL BE PERMITTED. APPROVED THREAD LUBRICANT OR TAPE SHALL BE APPLIED ON THE MALE THREADS ONLY.

O. JOINTS BETWEEN STAINLESS STEEL PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. MECHANICAL JOINTS: MECHANICAL JOINTS SHALL

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

Whereas, an application (RBP23-000826, BZA24-000062) 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 **October 23, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Nicholas J. Pfluger, R.A. dated August 9, 2024 and revised through September 4, 2024 ***as amended.***

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

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

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

VIRGINIA M. WAGNER
SECRETARY

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OCT 30 '24 PM3:49

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Board of Zoning Appeals
Town of North Hempstead

Rider (Findings of Fact for Appeal # 21568)

APPEAL #21568 – Vaibhav Kolekar; 31 Jeffrey Pl., New Hyde Park; Section 8, Block 256, Lot 16; Zoned: Residence-A

Variance from § 70-29.B to construct a second-story addition that would make the house too big.

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance necessary. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created. After careful consideration of the facts presented during the hearing, personal observations of the site and surrounding area, and a review of Building Department files, in weighing the above criteria the Board finds the following:

1. The Board finds that granting the requested variances will not produce an undesirable change in the character of the neighborhood or community. Per the revised plans, the variance sought under 70-29.B for gross floor area has been reduced approximately 97 s.f. to 3,297. This change in conjunction with the factors stated below, mitigate any negative impact to the neighborhood as a result of the proposed addition. The Board also notes that there are several other homes in the neighborhood (15 Jeffrey Place, 10 Jeffrey Place and 40 Jeffrey Place) with additions to split level homes similar to the one proposed as part of this application.

2. The Board finds that the benefit sought by the applicant could not be achieved by any other method which would not require a variance. The applicants wish to add a master bedroom suite to the residence. The configuration of the existing home is not conducive to adding a bedroom in any location other than the proposed additional floor. The total permitted lot coverage at the property is already at a maximum (in large part due to the existence of a large family room at the rear of the home), therefore, expanding the footprint of the home in order to add a bedroom to one of the existing floors would require a variance for excessive lot coverage even if it would result in the reduction in a variance for GFA.

3. Although the variance could be considered substantial, in this instance the Board does not find the substantiality of the variance to weigh in favor of denial. In making this

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OCT 30 '24 PM3:49

determination the Board notes that the applicant revised the plans in an effort to reduce the substantiality of the GFA variance being requested.

4. The Board does not find that granting the requested variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood as the proposed addition is located within the footprint of the existing home and complies with all other dimensional requirements (height, setback, lot coverage etc.) of the code.

5. Although the alleged difficulty is self-created, this fact is not determinative.

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OCT 30 '24 PM3:49

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NOTICE OF DECISION

APPEAL #21597 - Feng Ren; 38 South Bayles Avenue; Port Washington; Section 5, Block 98, Lot 25; Zoned: Business-A/Industrial-B(reviewed as Residence-C)
Variances from §§70-49.B, 70-46.A, 70-208.F, 70-50.A and 70-231 to construct additions to a non-conforming dwelling that make the home too big and too tall, and will result in the expansion of a non-conforming dwelling, to construct a portico that is located too close to the street, and to legalize an attic with finished flooring and heat (not permitted).

Whereas, an application (RBP24-000709, RBP24-000775, BZA24-000105) 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 **October 23, 2024,** the appeal in the above-entitled matter was decided as follows:

The variances sought under **§§70-49.B, 70-46.A, 70-208.F and 70-231** to construct additions to a non-conforming dwelling that make the home too big and too tall and that will result in the expansion of a non-conforming dwelling and to legalize an attic with finished flooring and heat (not permitted), are withdrawn per the submission of revised plans and the variance sought under § 70-50.A to construct a portico that is located too close to the street is **GRANTED** of the dimension and in the location as shown on drawings prepared by Christopher Albert Eng, R.A. dated March 2024 and revised through October 10, 2024 ***as amended.***

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

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

VIRGINIA M. WAGNER
SECRETARY

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Chairman
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Vice Chairman
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Members
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Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21604 - Benedetta Vallone; 14 Shrub Hollow Road, Roslyn; Section 9, Block 623, Lot 11; Zoned: Residence-A
Variance from §70-102.C(5)(a) to legalize a swimming pool that is too close to the side and rear property lines and to legalize a swimming pool slide too close to the rear property line.

Whereas, an application (BP19-112414, BP19112416, BP19-112418, ARB24-000221, BZA24-000093) 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 **October 23, 2024,** the appeal in the above-entitled matter was decided as follows:

DENIED with respect to the variance sought under **§70-102.C(5)(a)** to legalize a swimming pool slide too close to the rear property line and **GRANTED** with respect to the variance sought under **§70-102.C(5)(a)** to legalize a swimming pool that is too close to the side and rear property lines of the dimension and in the location as shown on drawings prepared by Andrew S. Braum, P.E. dated July 9. 2024.

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

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

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SECRETARY

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Board of Zoning Appeals
Town of North Hempstead

Rider (Findings of Fact for Appeal # 21604)

APPEAL #21604 - Benedetta Vallone; 14 Shrub Hollow Road, Roslyn; Section 9, Block 623, Lot 11; Zoned: Residence-A

Variance from §70-102.C(5)(a) to legalize a swimming pool that is too close to the side and rear property lines and to legalize a swimming pool slide too close to the rear property line.

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance necessary. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created. After careful consideration of the facts presented during the hearing, personal observations of the site and surrounding area, and a review of Building Department files, in weighing the above criteria the Board finds the following:

1. The Board finds that granting the variance to allow the swimming pool to be located 8' 2" from the side property line could cause an undesirable change in the character of the neighborhood or community, where the applicant did not provide evidence of any other pools in the neighborhood that were nonconforming with respect to setback. However, the Board further finds that the fence surrounding the pool together with a row of evergreens located on the east side of the pool serve to screen the pool from view of the neighboring property and mitigates any dangerous conditions which may could be caused by the pool's location too close to the property line.

2. The Board finds that the benefit sought by the applicant could not be achieved by any other method which would not require a variance. The applicants engineer testified at the hearing that it would cost approximately $75,000 to move the pool to a conforming location. Given this financial hardship, the Board finds that in this case, the benefit to the applicant to keep the pool in its current location outweighs the detriment to the health, safety and welfare of the neighborhood or community.

3. Although the variance could be considered substantial (18.4%,), in this instance the Board does not find the substantiality of the variance to weigh in favor of denial. In making this determination the Board takes into consideration the facts stated in #1 and #2 above.

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4. In consideration of the facts stated in #1 and #2 above, the Board does not find that granting the requested variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood.

5. The applicant hired the pool contractor who installed the pool in the wrong location. Therefore, the difficulty could be considered self-created. However, the Board takes note of the fact that the applicant obtained the proper permits for the location of the pool and inspections were made of the pool before it was completed. It was not until the final survey was done that it was noticed that the pool was installed in the wrong location. The applicants did their best to comply with the requirements of the code and if it wasn't for the contractor's error, no variance would be required.

6. The Board finds that the requested variance to maintain a pool slide 7'1" from the rear property line could have a negative impact on the character of the neighborhood due to its height so close to the property line. Noise, privacy concerns and sight line impact could foreseeably result from having a slide within the rear yard setback. Additionally, the applicant did not provide any examples of other pool slides in the neighborhood that were within any setback required for inground pools. Additionally, the applicant has the alternative option of moving the slide to a conforming area or removing the slide altogether, which would still allow the applicant to enjoy the benefits of having a pool. In light of the foregoing, the Board finds the 29% variance to be substantial in magnitude, and the variance is clearly self-created.

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Vice Chairman
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Members
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Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
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NOTICE OF DECISION

APPEAL #21610 - Meny & Valerie Elgadeh; 56 Station Road, Great Neck; Section 2, Block 353, Lot 17; Zoned: Residence-A
Variances from 70-29.C and 70-30.B to construct additions and a garage conversion that make a home too big and are located too close to the street (primary front yard).

Whereas, an application (RBP24-000651, BZA24-000121) 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 **October 23, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by James J. Stout, R.A. dated June 10, 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, Acting Chairman Donatelli	
Nays:	None	
Absent:	Vice Chairman Francis, Chairman Mammina	

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NOTICE OF DECISION

APPEAL #21611 - Sheldon & Marlene Millman; 39 Meadow Lane, Roslyn Heights; Section 7, Block M6, Lot 62; Zoned: Residence-B
Variances from §§70-40.C and 70-41.A to legalize a bay window that is located too close to the side property line and too close to the street.

Whereas, an application (RBP24-000833, BZA24-000119) 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 **October 23, 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 Kurt A. Jacobs R.A. dated August 19, 2024 and revised through September 5, 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, Acting Chairman Donatelli	
Nays:	None	
Absent:	Vice Chairman Francis, Chairman Mammina	

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NOTICE OF DECISION

APPEAL #21612 – Perdita Permaul; 165 Elm St., Roslyn Heights (Historic District); Section 7, Block 29, Lot 37; Zoned: Residence-B
Variances § 70-100.2.C(1) & 70-41.A to legalize a deck located to close to the side property line.

Whereas, an application (RBP23-000137, BZA24-000124) 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 **October 23, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Mark Anthony Munisteri, R.A. dated February 16, 2023.

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

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

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NOTICE OF DECISION

APPEAL #21615 – NYU Langone; 1440 Northern Blvd., Manhasset; Section 3, Block 145, Lot 16; Zoned: Business-A
Conditional Use § 70-126(F) to construct interior alterations to a medical facility to add a café for staff, patients, and visitors.

Whereas, an application (CBP24-000238, BZA24-000120) was filed with the Board of Zoning Appeals and a public hearing was held following due notice; and
Whereas, a review was undertaken pursuant to the State Environmental Quality Review Act, and the Board of Zoning Appeals hereby establishes itself as "lead agency" and hereby determines that this Unlisted Action will not result in any significant adverse environmental impacts, therefore, at a meeting of the Board held on **October 23, 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 Sophie E. Buttiens, R.A. dated August 23, 2024 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

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

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

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Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21615(Conditions)

APPEAL #21615 – NYU Langone; 1440 Northern Blvd., Manhasset; Section 3, Block 145, Lot 16; Zoned: Business-A

Conditional Use § 70-126(F) to construct interior alterations to a medical facility to add a café for staff, patients, and visitors.

1. That the applicant shall install and maintain a suitable refrigerated garbage locker within the building. There shall be no outdoor storage of putrescible waste generated by the proposed restaurant at any time. The applicant shall arrange for indoor carry-out pick-up with a licensed sanitation collector and shall forward a copy of the contract to the Building Official prior to the issuance of a Certificate of Occupancy or Certificate of Completion. All pick-up of sanitation shall be performed after 8:00 a.m.

2. That all exterior doors (with the exception of the primary customer entrance door) shall be of solid construction in a material permitted under the New York State Fire Prevention and Building Code, shall be equipped with self-closing hardware, and shall remain closed at all times except for ingress and egress.

3. At no time may the number of seats on the premises exceed 12 or the maximum occupancy of the building as permitted by the Place of Public Assembly license, whichever is less. For purposes of this condition, a seat is defined as any place on the premises where a patron may sit and be served, whether or not a person is seated there. A table set up with four chairs counts as four seats. The conditional use permit and/or variance set forth herein shall continue only for so long as there is compliance with this condition. If at any time the applicant is not in compliance with this condition, then the conditional use permit shall terminate, and the applicant must make a new application to the Board in order to continue the restaurant use.

4. That, if applicable, the applicant shall obtain a Place of Assembly or Place of Public Assembly License, as defined in the Town Code, from the Building Department prior to the issuance of a Certificate of Occupancy or Completion.

5. That the applicant shall comply with all laws, ordinances, rules and regulations of all public authorities having jurisdiction over the premises and that no Certificate of Occupancy or Completion shall be issued until absolute compliance has been proven to the Commissioner of the Buildings.

6. That the applicant and or its successor shall comply with Code §70-225B(7)(a). Any restaurant or retail food use must apply to the board of Zoning and Appeals if any of the following occurs:

   [1]. an increase in the size of an approved kitchen by 20% of floor area of said kitchen, or 250 square feet, whichever is less, inclusive of prep areas, is proposed.

   [2]. The addition or removal of counter/kiosk service for the placement of a food order.

7. That the conditional use permit set forth herein shall continue only for so long as there is compliance with these conditions. If at any time the applicant is not in compliance with these conditions, then the

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OCT 30 '24 PM3:50

conditional use permit shall terminate, and applicant must make a new application to this Board in order to continue the premises as a restaurant/food use.

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NOTICE OF DECISION

APPEAL #21618- Jeffrey Wilks (Schmackary's); 1044 Willis Avenue, Albertson; Section 7, Block 230, Lot 45; Zoned: Business-A
Conditional use §70-126.F to construct interior alterations to convert a vacant retail space to a food use.

Whereas, an application (CBP24-000215, BZA24-000117) was filed with the Board of Zoning Appeals and a public hearing was held following due notice; and
Whereas, a review was undertaken pursuant to the State Environmental Quality Review Act, and the Board of Zoning Appeals hereby establishes itself as "lead agency" and hereby determines that this Unlisted Action will not result in any significant adverse environmental impacts, therefore, at a meeting of the Board held on **October 23, 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 Luigi Gileno, R.A. dated July 31, 2024 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

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

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

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Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21618(Conditions)

APPEAL #21618- Jeffrey Wilks (Schmackary's); 1044 Willis Avenue, Albertson; Section 7, Block 230, Lot 45; Zoned: Business-A

Conditional use §70-126.F to construct interior alterations to convert a vacant retail space to a food use.

1. That the applicant shall install and maintain a suitable refrigerated garbage locker within the building. There shall be no outdoor storage of putrescible waste generated by the proposed restaurant at any time. The applicant shall arrange for indoor carry-out pick-up with a licensed sanitation collector and shall forward a copy of the contract to the Building Official prior to the issuance of a Certificate of Occupancy or Certificate of Completion. All pick-up of sanitation shall be performed after 8:00 a.m.

2. That all exterior doors (with the exception of the primary customer entrance door) shall be of solid construction in a material permitted under the New York State Fire Prevention and Building Code, shall be equipped with self-closing hardware, and shall remain closed at all times except for ingress and egress.

3. At no time may the number of seats on the premises exceed <u>12</u> or the maximum occupancy of the building as permitted by the Place of Public Assembly license, whichever is less. For purposes of this condition, a seat is defined as any place on the premises where a patron may sit and be served, whether or not a person is seated there. A table set up with four chairs counts as four seats. The conditional use permit and/or variance set forth herein shall continue only for so long as there is compliance with this condition. If at any time the applicant is not in compliance with this condition, then the conditional use permit shall terminate, and the applicant must make a new application to the Board in order to continue the restaurant use.

4. That, if applicable, the applicant shall obtain a Place of Assembly or Place of Public Assembly License, as defined in the Town Code, from the Building Department prior to the issuance of a Certificate of Occupancy or Completion.

5. That the applicant shall comply with all laws, ordinances, rules and regulations of all public authorities having jurisdiction over the premises and that no Certificate of Occupancy or Completion shall be issued until absolute compliance has been proven to the Commissioner of the Buildings.

6. That the applicant and or its successor shall comply with Code §70-225B(7)(a). Any restaurant or retail food use must apply to the board of Zoning and Appeals if any of the following occurs:

   [3]. <u>an increase in the size of an approved kitchen by 20% of floor area of said kitchen, or 250 square feet, whichever is less, inclusive of prep areas, is proposed</u>.

   [4]. <u>The addition or removal of counter/kiosk service for the placement of a food order.</u>

7. That the conditional use permit set forth herein shall continue only for so long as there is compliance with these conditions. If at any time the applicant is not in compliance with these conditions, then the

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OCT 30 '24 PM3:51

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conditional use permit shall terminate, and applicant must make a new application to this Board in order to continue the premises as a restaurant/food use.

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NOTICE OF DECISION

APPEAL #21619 – Plaza 200 Associates, LLC (Champion Martial Arts); 200A Glen Cove Rd., Carle Place; Section 9, Block 663, Lot 16; Zoned: Industrial-B
Conditional Use § 70-187(P) for interior alterations to an existing commercial building to add a café to a martial arts studio.

Whereas, an application (CBP24-000129, BZA24-000116) was filed with the Board of Zoning Appeals and a public hearing was held following due notice; and
Whereas, a review was undertaken pursuant to the State Environmental Quality Review Act, and the Board of Zoning Appeals hereby establishes itself as "lead agency" and hereby determines that this Unlisted Action will not result in any significant adverse environmental impacts, therefore, at a meeting of the Board held on **October 23, 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 Douglas R. Vaggi, R.A. dated May 6, 2024 and revised through June 10, 2024 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER**

SEE ATTACHED RIDER

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

Motioned by: Member Goodsell Seconded by: Member Hernandez

Ayes: Member Goodsell, Member Hernandez, Acting Chairman Donatelli

Nays: None

Absent: Vice-Chairman Francis, Chairman Mammina

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Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21619(Conditions)

APPEAL #21619 – Plaza 200 Associates, LLC (Champion Martial Arts); 200A Glen Cove Rd., Carle Place; Section 9, Block 663, Lot 16; Zoned: Industrial-B
Conditional Use § 70-187(P) for interior alterations to an existing commercial building to add a café to a martial arts studio.

1. That the applicant shall install and maintain a suitable refrigerated garbage locker within the building. There shall be no outdoor storage of putrescible waste generated by the proposed restaurant at any time. The applicant shall arrange for indoor carry-out pick-up with a licensed sanitation collector and shall forward a copy of the contract to the Building Official prior to the issuance of a Certificate of Occupancy or Certificate of Completion. All pick-up of sanitation shall be performed after 8:00 a.m.

2. That all exterior doors (with the exception of the primary customer entrance door) shall be of solid construction in a material permitted under the New York State Fire Prevention and Building Code, shall be equipped with self-closing hardware, and shall remain closed at all times except for ingress and egress.

3. At no time may the number of seats on the premises exceed <u>0</u> or the maximum occupancy of the building as permitted by the Place of Public Assembly license, whichever is less. For purposes of this condition, a seat is defined as any place on the premises where a patron may sit and be served, whether or not a person is seated there. A table set up with four chairs counts as four seats. The conditional use permit and/or variance set forth herein shall continue only for so long as there is compliance with this condition. If at any time the applicant is not in compliance with this condition, then the conditional use permit shall terminate, and the applicant must make a new application to the Board in order to continue the restaurant use.

4. That, if applicable, the applicant shall obtain a Place of Assembly or Place of Public Assembly License, as defined in the Town Code, from the Building Department prior to the issuance of a Certificate of Occupancy or Completion.

5. That the applicant shall comply with all laws, ordinances, rules and regulations of all public authorities having jurisdiction over the premises and that no Certificate of Occupancy or Completion shall be issued until absolute compliance has been proven to the Commissioner of the Buildings.

6. That the applicant and or its successor shall comply with Code §70-225B(7)(a). Any restaurant or retail food use must apply to the board of Zoning and Appeals if any of the following occurs:

   [5]. <u>an increase in the size of an approved kitchen by 20% of floor area of said kitchen, or 250 square feet, whichever is less, inclusive of prep areas, is proposed</u>.

   [6]. <u>The addition or removal of counter/kiosk service for the placement of a food order.</u>

7. That the conditional use permit set forth herein shall continue only for so long as there is compliance with these conditions. If at any time the applicant is not in compliance with these conditions, then the

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conditional use permit shall terminate, and applicant must make a new application to this Board in order to continue the premises as a restaurant/food use.

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