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Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
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CALENDAR FOR NOVEMBER 6, 2024

RESIDENTIAL CALENDAR

APPEAL #21620 – Sun Deyu; 29 Centre Dr., Manhasset; Section 3, Block 85, Lot 141; Zoned: Residence-B
Variance § 70-40.A to construct a new house on an existing foundation that will be too close to the street.

APPEAL #21621 - Theodore Katsihtis; 78 Hill Top Drive, Manhasset; Section 3, Block 221, Lot 9; Zoned: Residence-A
Variance from 70-29.B to construct an addition that makes a home too big.

APPEAL #21622 - Scott Harford; 20 Pepperday Avenue, Port Washington; Section 4, Block 25, Lot 18; Zoned: Residence-B
Variance from §70-100.1(A) to relocate a shed in a side yard (not a permitted location).

APPEAL #21623 – Michael Licciardello; 25 Third Ave., Port Washington; Section 5, Block 45, Lot 204; Zoned: Residence-C
Variance § 70-51(E) to legalize a deck which is located too close to the side property line and with smaller than required total (aggregate) side yards.

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 #21624 – Helena Gomez; 65 Burnham Ave., Roslyn Heights; Section 7, Block E, Lot 864; Zoned: Residence-C
Variances § 70-50.C, 70-51.B, 70-52.5 & 70-202.2 to legalize a new dwelling located too close to the primary and secondary front property lines and located too close to the side property line, with a porch which is located too close to the primary and secondary front property lines, with paving which exceeds the permitted amount and with no means of storm water runoff retention on site.

COMMERCIAL CALENDAR

APPEAL #21608 – Giacobbe Realty Corporation; 17 Beechwood Avenue, Port Washington; Section 5, Block 94, Lot 589; Zoned: Industrial-B

Appeal for determination, or in the alternative, variances from §§70-202.A, 70-212.B, and variances from 70-50.A, and 70-208.F to legalize an addition to a non-conforming dwelling that will result in the expansion of a non-conforming dwelling that is located too close to the street, and to legalize an area of outdoor storage for vehicles, construction equipment and machinery that is too big and is located too close to a property line.

APPEAL #21625 – Dave's Hot Chicken (signs); 207 Glen Cove Rd., Carle Place; Section 10, Block N, Lot 239; Zoned: Industrial-B
Variances §§ 70-196(J)(1)(a), 70-196(J)(1)(b), and 70-196(J)(1)(f) to erect too many wall signs on a wall, wall signs that are too tall and too big, and wall signs that are too high off the ground.

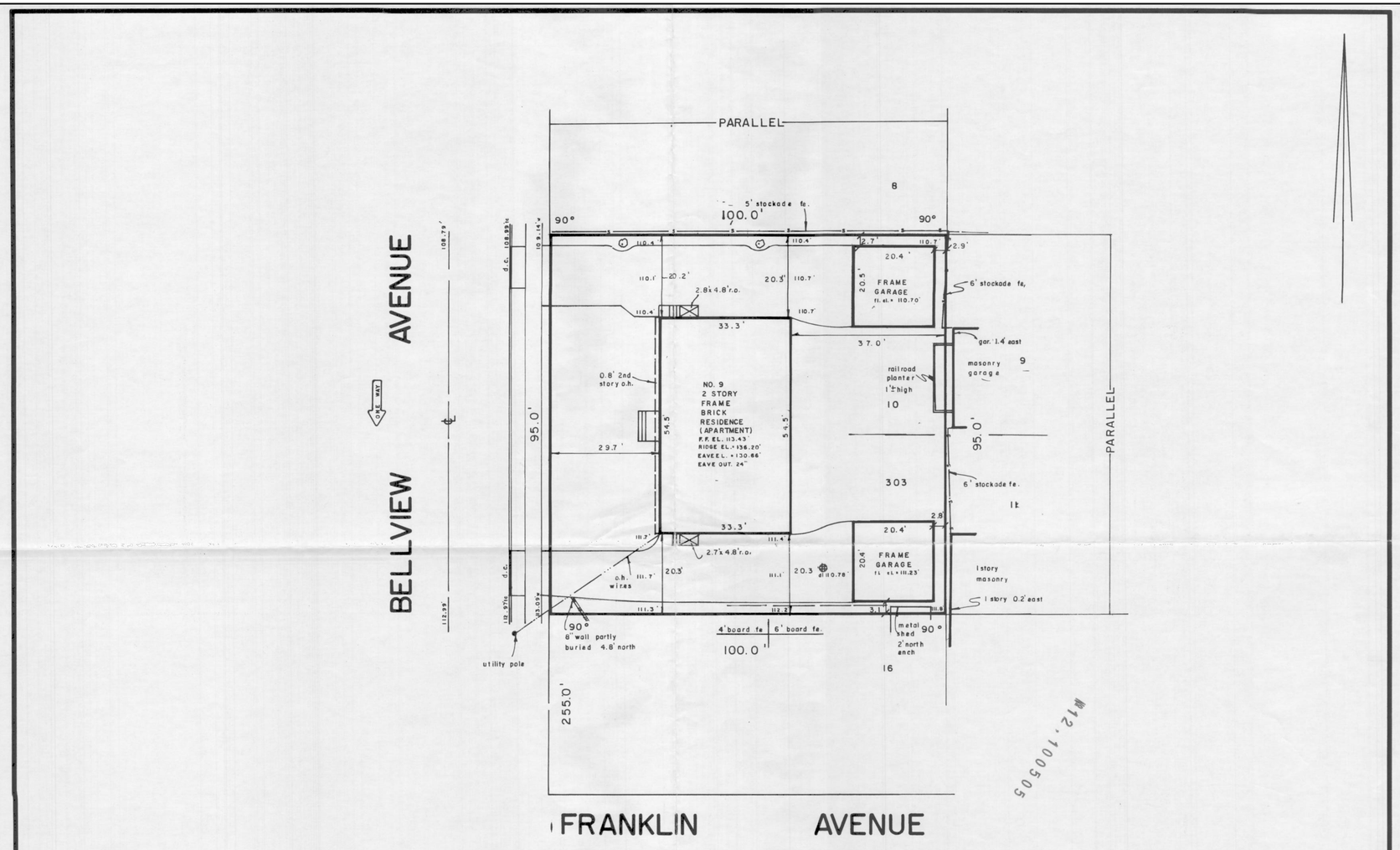
APPEAL #21626 – Brixmor SPE 6, LLC; 209 Glen Cove Rd., Carle Place; Section 10, Block N, Lot 239; Zoned: Industrial-B
Appeal for determination or in the alternative Variance § 70-203(X)(1)(a) to provide bollards which do not afford sufficient vehicle impact protection.

APPEAL #21627 - 1025 II LLC; 1025 Old Country Road, Westbury; Section 11, Block 80, Lot 92; Zoned: Industrial-B
Variances from §§70-103.A(1), 70-103.B and 70-103.O to construct parking lot alterations with not enough onsite parking, parking spaces that are too small, and drive aisles that are too small.

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 190
PLAINVIEW, NEW YORK 11803
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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:

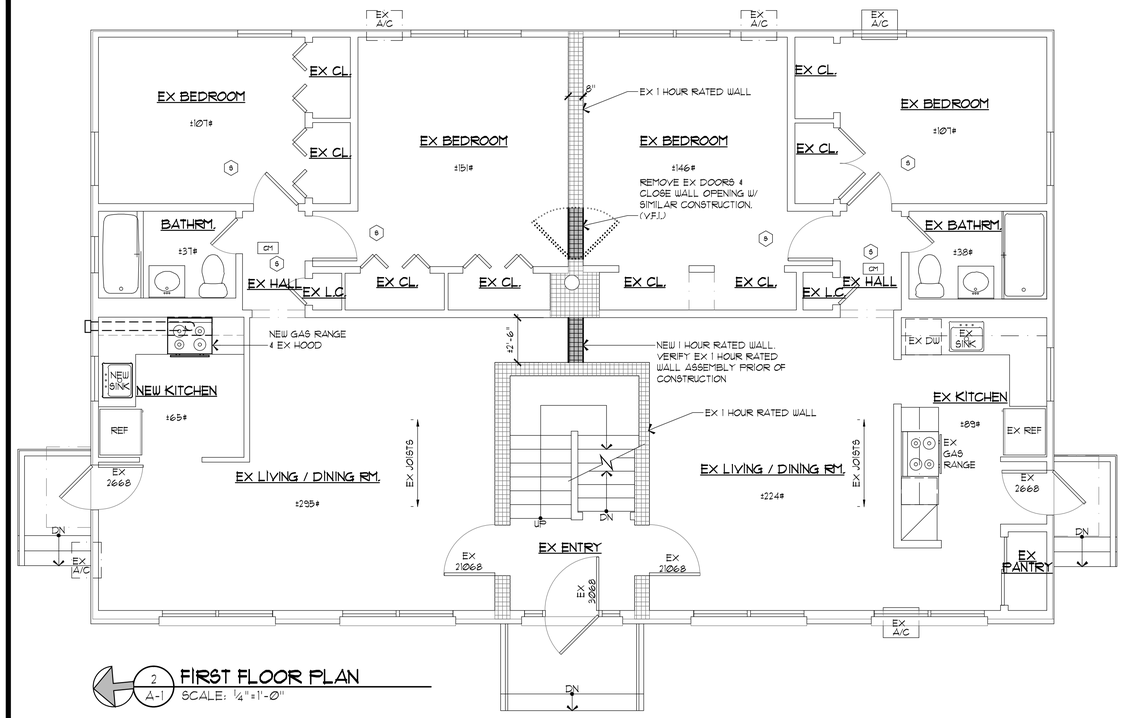
TITLE SHEET
& EXISTING SURVEY

REVISIONS

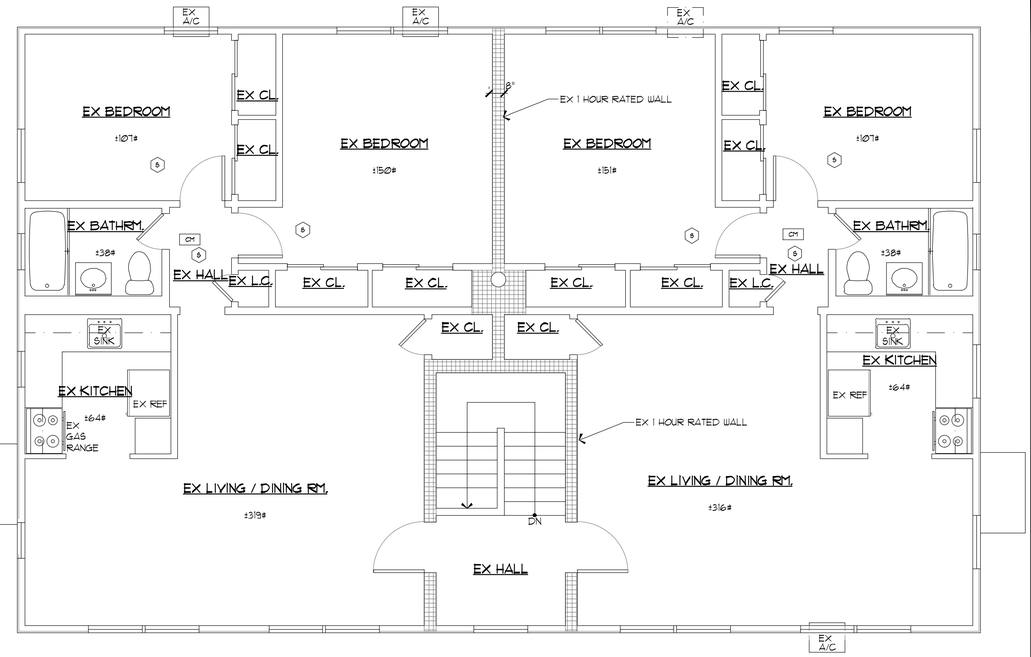
NO.	DATE	DESCRIPTION
	06-18-24	SUBMIT FOR BZA

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

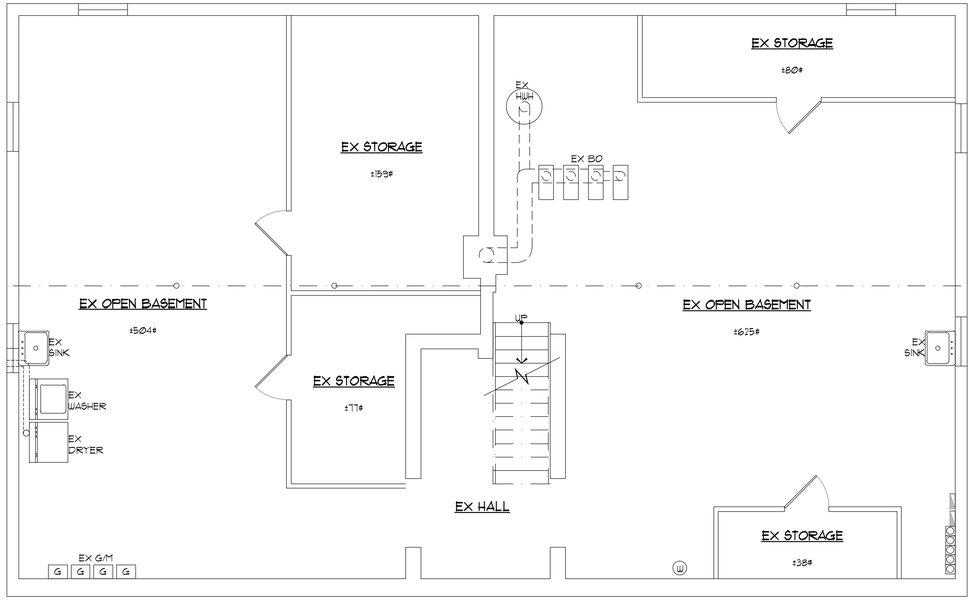
SHEET NO: **T-1**



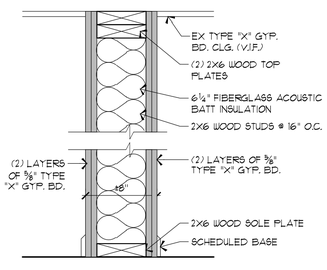
2 A-1 **FIRST FLOOR PLAN**
SCALE: ¼"=1'-Ø"



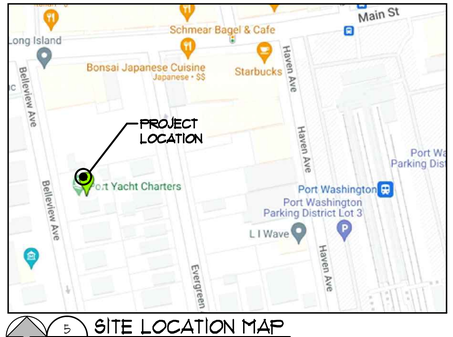
3 A-1 **SECOND FLOOR PLAN (NO WORK)**
SCALE: ¼"=1'-Ø"



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



4 A-1 **1 HOUR FIRE RATED INTERIOR WALL ASSEMBLY**
SCALE: 1½"=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				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE SHIELD 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					
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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PA LIC. No. RA4Ø2938
FL LIC. No. AR98141
CO LIC. No. ARC.Ø0Ø6364
NYS HERS RATER No. Ø31
NYC SPECIAL INSPECTION AGENCY LIC. No. Ø05Ø35

REGISTERED ARCHITECT JEAN-PIERRE LARDOUX 23983 STATE OF NEW YORK

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PROJECT:

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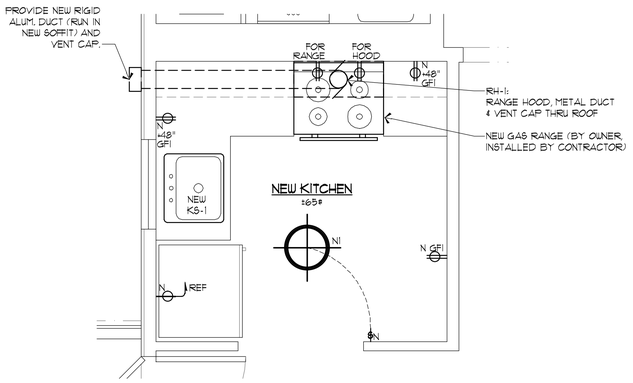
SHEET TITLE:

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	



PARTIAL FIRST FLOOR MECHANICAL/PLUMBING & ELECTRICAL PLAN

1 MPE-1 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)	1 1/2
Bidet	1 1/4
Clothes washer standpipe	2
Dishwasher (on separate trap)	1 1/2
Floor drain	2
Kitchen sink (one or two traps, with or without dishwasher and food waste disposer)	1 1/2
Laundry tub (one or more compartments)	1 1/2
Lavatory	1 1/4
Shower (based on the total flow rate through showerheads and bodysprays) Flow rate:	
5.7 gpm and less	1 1/2
More than 5.7 gpm up to 12.3 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 S/S, MIN. 27" BASE CABINET WIDTH, 3 FAUCET HOLES, 22⅛"LX18⅜"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.

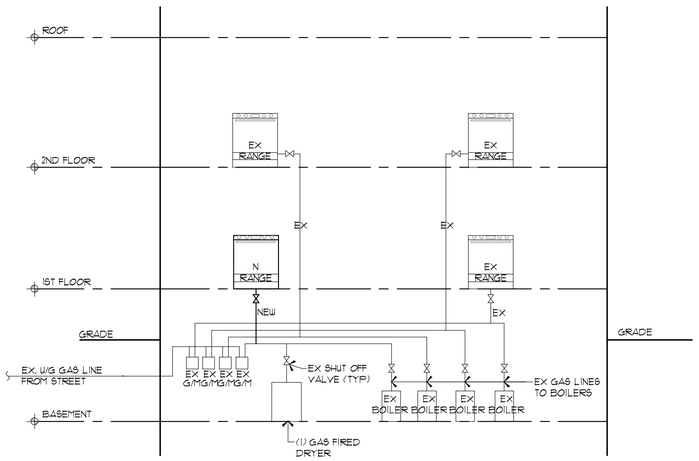
B. ARC FAULT PROTECTION IN THOSE SPACES WILL BE REQUIRED FOR ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMP RECEPTACLES, LIGHTING FIXTURES, SWITCHES, SMOKE ALARMS, DISHWASHERS, REFRIGERATORS, ETC..

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.

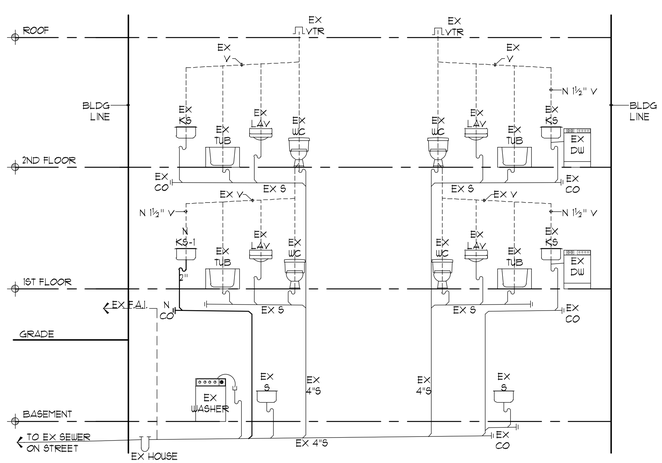
MECHANICAL/PLUMBING & ELECTRICAL DRAWING LEGEND

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



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.

FUSION ARCHITECTURE

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PA LIC. No. RA-021938
FL LIC. No. AR-15841
GD LIC. No. ARC.0040696-4
NYS HERS RATER No. 0031
NYC SPECIAL INSPECTION AGENCY LIC. No. 0105135

REGISTERED ARCHITECT JEAN-PIERRE LARDOUX 029803 STATE OF NEW YORK

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FORT WASHINGTON, NEW YORK 11050

SHEET TITLE:

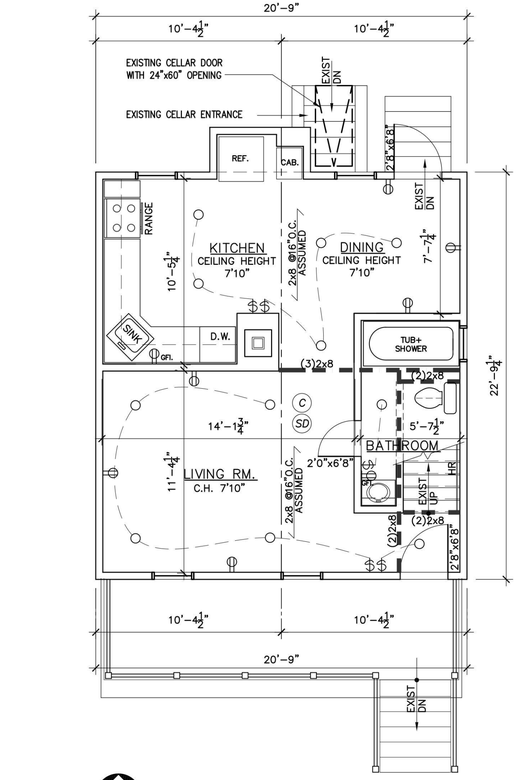
PARTIAL FIRST FLOOR
MECHANICAL/PLUMBING &
ELECTRICAL PLAN,
GAS RISER DIAGRAM,
PLUMBING RISER DIAGRAM
& SCHEDULES

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	

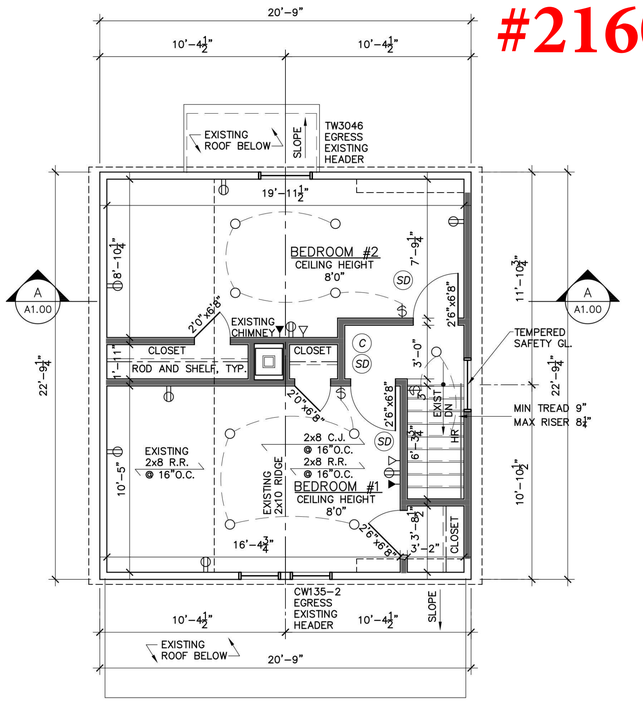
#21608



NORTH

FIRST FLOOR PLAN

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

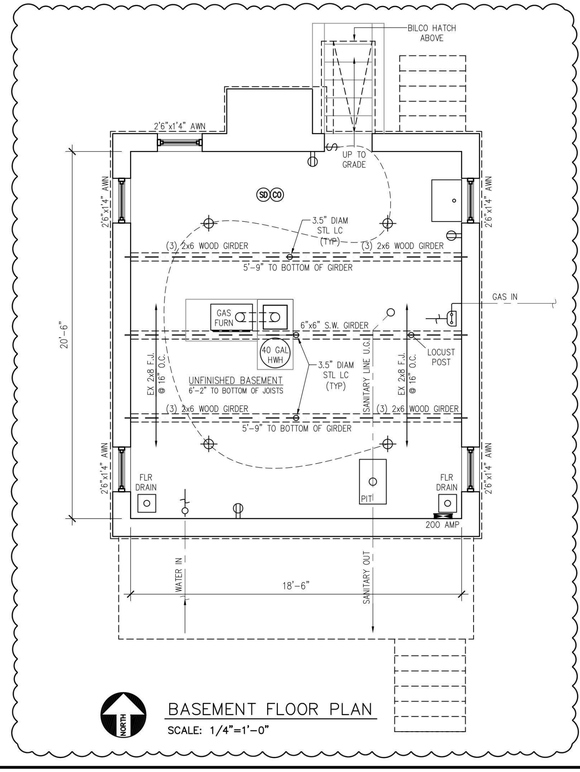


NOTE:
FIELD VERIFY EXISTING FRAMING SIZE AND DIRECTION AT LOCATION OF PROPOSED WORK, TYPICAL.

NORTH

SECOND FLOOR PLAN

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



4

NORTH

BASEMENT FLOOR PLAN

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

LEGEND

- WINDOWS
- EXISTING WALLS TO REMAIN
- ABOVE, BELOW OR REMOVED AS NOTED
- MAINTAINED CONSTRUCTION:
- INTERIOR PARTITION: 2x4 STUDS @ 16" O.C. W/ ⅝" GYP. BD EACH SIDE. UNLESS OTHERWISE NOTED CEMENT BD. AT WET LOCATIONS. SOUND INSULATION
- TYPICAL EXTERIOR PARTITION: 2x4 STUDS @ 16" O.C. W/ ⅜" GYP. BD INTERIOR AND ½" CDX PLYWD. SHEATHING EXTERIOR SIDE WITH VAPOR BARRIER, SIDING. SEE ELEVATIONS. R-15 MIN THERMAL INSULATION. UNLESS OTHERWISE NOTED
- ROOF: ASPHALT SHINGLES 30# FELT 5/8" PLYWOOD SHEATHING INSULATION
- SWITCH
- 3 WAY SWITCH
- RECESSED INCANDESCENT
- ELECTRICAL OUTLET
- TELEPHONE
- DATA
- CARBON MONOXIDE DETECTOR, HARD WIRED
- SMOKE DETECTOR, HARD WIRED
- WIRING

GENERAL MEP NOTES:
1. ALL ELECTRICAL WORK VERIFIED BY LICENSED CONTRACTORS IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK INCLUDING EXISTING IN PLACE ELECTRICAL TO BE DONE AND OR VERIFIED TO BE IN ACCORDANCE WITH THE N.Y.S.B.C. RULES AND REGULATIONS AND A ELECTRICAL CERTIFICATE IS TO BE PRESENTED TO THE OWNER.

LIGHT AND VENTILATION

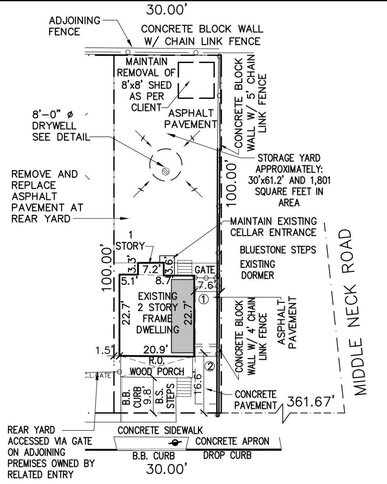
BEDROOM 1:

BEDROOM 1		=	140	SQ.FT.
REQUIRED LIGHT	8%	=	11.2	SQ.FT.
PROVIDED LIGHT	9.1%	=	12.0	SQ.FT.
REQUIRED VENTILATION	4%	=	5.6	SQ.FT.
PROVIDED VENTILATION	4.1%	=	11.4	SQ.FT.

BEDROOM 2:

BEDROOM 2		=	140	SQ.FT.
REQUIRED LIGHT	8%	=	11.2	SQ.FT.
PROVIDED LIGHT	7.4%	=	10.3	SQ.FT.
REQUIRED VENTILATION	4%	=	5.6	SQ.FT.
PROVIDED VENTILATION	4.1%	=	5.7	SQ.FT.

BEDROOM 2:
SPACE TO BE ARTIFICIALLY LIGHTED BY LIGHT FIXTURES WITH CAPABILITIES OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES OVER THE AREA OF THE ROOM AS PER NYSBC R303.1 EXCEPTIONS 2



BEECHWOOD AVENUE

NORTH

PLOT PLAN

SCALE: 1"=20'-0"

PLOT PLAN IS SCHEMATIC AND TAKEN FROM A SURVEY PREPARED BY AK ASSOCIATES PROFESSIONAL LAND SURVEYORS DATED: JANUARY 16, 2018

DRAINAGE DESIGN SITE AREA = 1,801 S.F.

1,801 x 2.5/12 = 375 C.F.
REQUIRED STORAGE = 375 C.F.
8 FT@ DRYWELL = 42.24 C.F.x 9 FT. CAPACITY

CAPACITY PROVIDED = 380 CU. FT.

296.28 x .55 = 162.95 S.F. PERMITTED OK

NORTH

FRONT YARD PAVING

SCALE: 1"=20'-0"

DESIGN CODE:

THE INTERNATIONAL RESIDENTIAL CODE 2015 AND THE 2017 NEW YORK STATE UNIFORM CODE SUPPLEMENT AND AWC WFCM-2015

THE INTERNATIONAL RESIDENTIAL CODE 2015 APPENDIX J EXISTING BUILDINGS AND STRUCTURES:

AJ401 REPAIRS
AJ501 ALTERATIONS LEVEL 1
AJ601 ALTERATIONS LEVEL 2
AJ801 ADDITIONS

DRAWINGS COMPLY W/ CHAPTER 3 AND TABLE R301.2(1) THE INTERNATIONAL RESIDENTIAL CODE 2015 AND APPLICABLE SECTIONS 2017 NEW YORK STATE UNIFORM CODE SUPPLEMENT

PROJECT NAME & DESCRIPTION:

TOWN OF NORTH HEMPSTEAD

ZONE I-B

SECTION 5
BLOCK 094
LOT(S) 589

PROJECT SUMMARY:
MAINTAIN EXISTING PRIOR NON-CONFORMING INDUSTRIAL STORAGE YARD FOR STORAGE OF VEHICLES AND EQUIPMENT IN REAR OF PREMISES

RPF
ROBERT PHILLIP FERRARO
ARCHITECT, P.C.
292 BROADWAY, SUITE 200
LYNBROOK, NEW YORK 11563
TELEPHONE: (516) 593-3787 FAX: (516) 593-3675
E-MAIL: info@rpfarchitect.com

OWNER:

DISAPPROVED
Michael Miano
08/27/2024

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REVISIONS

No	Date	Comments
1	9/16/19	DOB OBJECTIONS
2	11/12/20	DOB OBJECTIONS
3	12/31/21	DOB OBJECTIONS
4	6/29/24	ADDED BASEMENT

KEY PLAN



Project:

MAINTAIN SECOND FLOOR ADDITION 17 BEECHWOOD AVE PORT WASHINGTON, NY

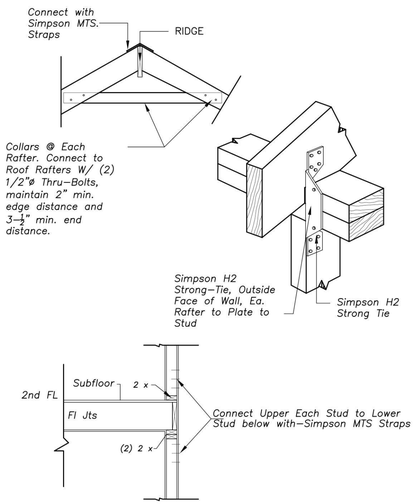
Drawing Title:

PLOT PLAN, ZONING INFORMATION, BASEMENT FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN

SEAL & SIGNATURE

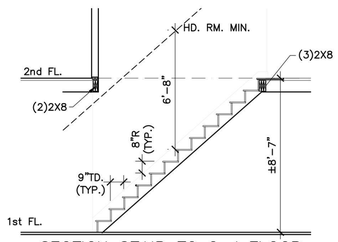
REGISTERED ARCHITECT ROBERT P. FERRARO 018331 STATE OF NEW YORK

DATE: AUG. 21, 2020
PROJ. NO: 2017-069
DRAWING BY: FD
CHKD BY: RTT
DWG NO: A1.00
FILE: A 1 of 2



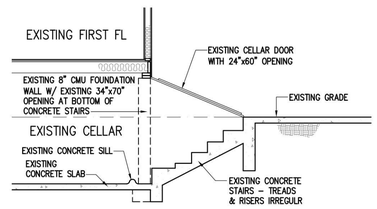
TYPICAL EXTERIOR WALL CONNECTIONS

NO SCALE



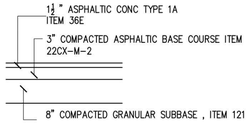
SECTION STAIR TO 2nd FLOOR

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



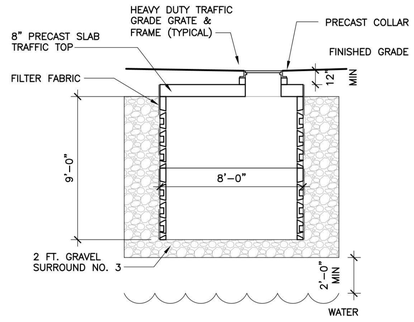
CELLAR STAIR SECTION

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



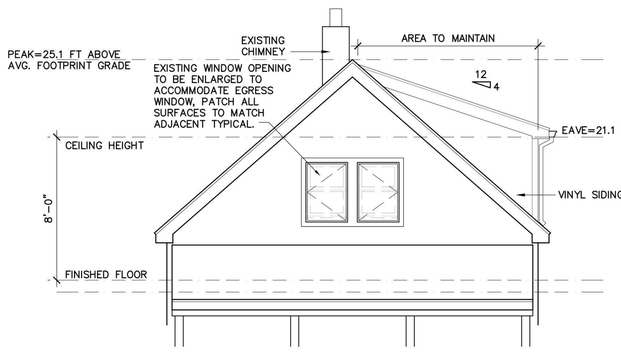
TYPICAL PAVEMENT DETAIL

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



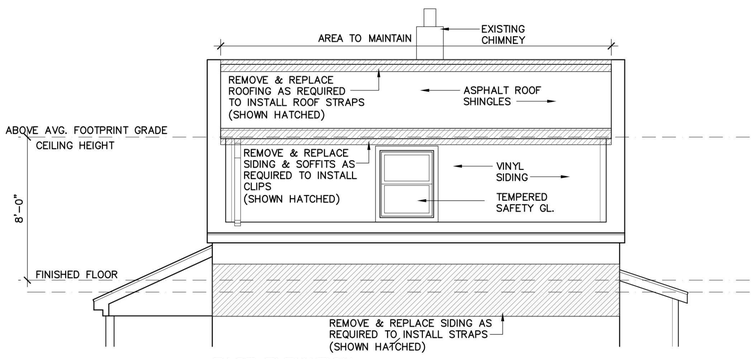
TYPICAL DRYWELL DETAIL

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



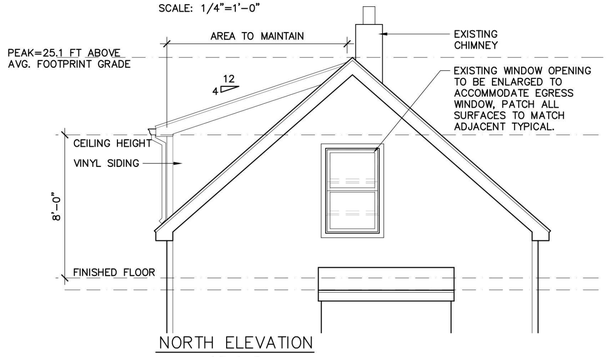
SOUTH ELEVATION

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



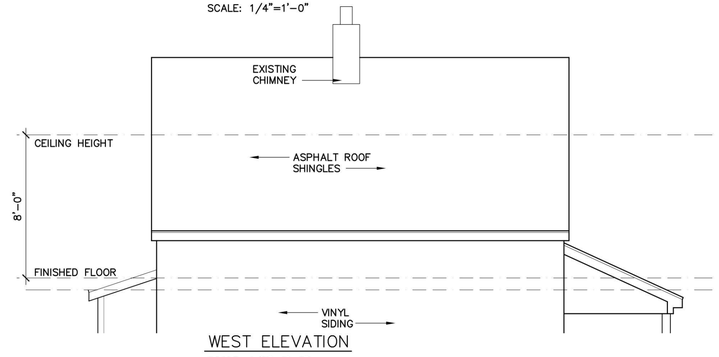
EAST ELEVATION

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



NORTH ELEVATION

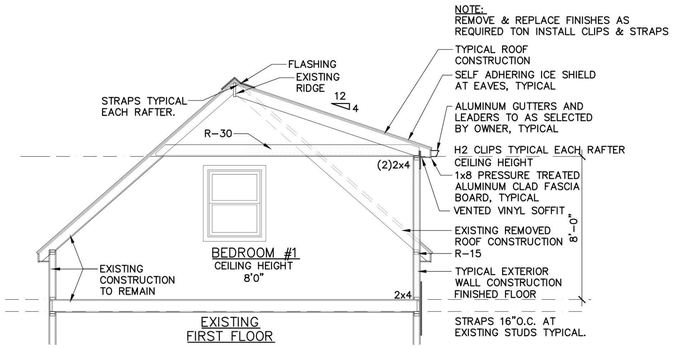
SCALE: 1/4"=1'-0"



WEST ELEVATION

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

NOTE:
REMOVE & REPLACE FINISHES AS REQUIRED TON INSTALL CLIPS & STRAPS



CROSS SECTION "A"

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

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E-MAIL: info@rpfarchitect.com

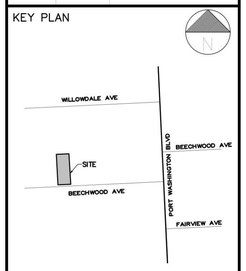
OWNER:

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REVISIONS

No	Date	Comments
1	9/16/19	DOB OBJECTIONS
2	11/12/20	DOB OBJECTIONS
3	12/31/21	DOB OBJECTIONS
4	6/29/24	ADDED BASEMENT

KEY PLAN



Project:

MAINTAIN
SECOND FLOOR ADDITION
17 BEECHWOOD AVE
PORT WASHINGTON, NY

Drawing Title:

ELEVATIONS, BUILDING SECTION, DETAILS AND GENERAL INFORMATION

SEAL & SIGNATURE



DATE: AUG. 21, 2020
PROJ. NO: 2017-069
DRAWING BY: FD
CHKD BY: RTT
DWG NO: A2.00
FILE: A 2 of 2

#21620

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL CODE APPENDIX J
2020 NYS ENERGY CONSERVATION CODE, ALL BUILDINGS WILL BE DESIGNED FOR THE 130 MPH WIND ZONE, ACCORDING TO THE REFERENCE (AF & PA) 2018 EDITION WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS.
2. ALL WORK TO CONFORM TO THE RULES AND REGULATIONS OF 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE. ALL WINDOW AREAS TO BE DOUBLE GLAZED, LOW E IF REQUIRED. SEE ENERGY SHEET FOR WINDOW U-VALUE SPECIFIED.
3. JOBS LOCATED WITHIN VILLAGE BOUNDARIES MAY BE SUBJECT TO THE ARCHITECTURAL REVIEW BOARD. COLOR OF ROOFING AND SIDING MUST BE APPROVED BY THE ARB BEFORE INSTALLING EXTERIOR OF BUILDING.
4. HOMEOWNER IS RESPONSIBLE FOR PROVIDING AN ACCURATE AND LEGIBLE SURVEY. ENGINEER WILL NOT BE RETAINED RESPONSIBLE FOR UNCLEAR DIMENSIONS.
5. GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FRAMING - NOTIFY OWNER & ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. VERIFY EXISTING FLOOR JOIST DIRECTIONS IN THE FIELD.
6. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES OR HIDDEN CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION. ENGINEER IS NOT RESPONSIBLE FOR ANY HIDDEN CONDITION IN THE FIELD. ENGINEER SHALL NOT BE RETAINED FOR ANY FIELD SUPERVISION.
7. CONTRACTOR IS REQUIRED TO DIG A TEST HOLE WHEN BUILDING 2nd STORY ADDITION OVER EXISTING GARAGES AND 1 STORY EXTENSIONS. ALL 2 STORY ADDITIONS MUST HAVE T-FOOTING BEFORE ANY CONSTRUCTION CAN START.
8. ALL PARTITIONS, EXTERIOR WALLS AND CEILINGS WILL BE COVERED WITH ½" GYPSUM WALL BOARD, ⅝" FIRE RATED TYPE 'X' GYPSUM WALL BOARD ON CEILINGS AND WALLS IN GARAGES AND BOILER ROOMS, 3'-0" BEYOND BOILERS. ½" MOISTURE RESISTANT GYPSUM WALL BOARD USED AT BATHROOMS AND CEMENT BOARD AT TUB AND SHOWER AREAS.
9. CONTRACTOR TO USE ANDERSON 400 SERIES OR MARVIN, PELLA WINDOWS AS PER PLANS AND VERIFY WINDOW SIZE BEFORE ORDERING ANY WINDOWS ON JOB SITE, VERIFY HEIGHTS OF GIRGLE TOPS AND ALL WINDOWS.
10. INSTALL FIRE BLOCKING AT ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL BETWEEN STORIES AND TOP STORY OPEN TO ATTIC SPACE. FIRESTOP MATERIAL TO BE WOOD BATTS OR BLANKETS SECURELY RETAINED IN PLACE AS PER R602.8(1-5).
11. FRAMING LUMBER SHALL BE CONSTRUCTION GRADE FIR, 850 PSI IN EXTREME FIBER STRESS FOR BENDING (fb) HEM FIR FIR NO. 2
12. PROVIDE SOLID BLOCKING BETWEEN POSTS AND THEIR SUPPORTS. IF STRUCTURAL RIDGE DOES NOT ALIGN WITH GIRDER IN THE CELLAR OR CRAWL SPACE, USE MICROLAM IN THE FLOOR SYSTEM TO DISTRIBUTE LOAD. SAME GOES FOR STRUCTURAL GIRDERS THAT CARRY LARGE LOADS.
13. THE CONTRACTOR SHALL VERIFY STAIRWELL LOCATIONS AND HEADROOM HEIGHT WITH STAIR MECHANIC BEFORE FRAMING STARTS. ALL STAIRS, HANDRAIL AND RAILING ARE TO CODE
14. JOIST BRIDGING IS REQUIRED TO BE SUPPORTED LATERALLY AT MID SPAN BY SOLID BLOCKING OR GRISS CROSS BRIDGING (WOOD OR METAL) AT INTERVALS NOT EXCEEDING 8'-0".
15. ALL STEEL COLUMNS, FLITCH PLATES AND LOOSE LINTELS TO BE MANUFACTURED IN ACCORDANCE WITH A.S.T.M. STANDARDS AND INSTALLED IN ACCORDANCE WITH A.I.S.C. STANDARDS.
16. THE ENGINEER HAS NOT BEEN RETAINED FOR THE DESIGN OF ELECTRICAL, HEATING AND VENTILATION SYSTEMS.
17. ALL ELECTRICAL WORK TO BE FIRE UNDERWRITER APPROVED. OUTLET AND FIXTURE TO RCNYS CHAPTER 34 THRU CHAPTER 40.
18. ALL GAS VENTS AND ELECTRICAL SERVICE WIRES 4'-0" MIN. FROM ALL WINDOW AND DOOR OPENINGS.
19. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH RCNYS CHAPTERS 20 THOUGH 32.
20. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH RCNYS CHAPTER 12 THROUGH 24.
21. STORM WATER FROM ROOF TO BE DISPOSED OF IN A PROPER MANNER AS REQUIRED BY THE HEALTH DEPARTMENT, LOCAL BUILDING DEPARTMENT AND ALL OTHER AGENCIES HAVING JURISDICTION.
22. ALL JOBS WITHIN DESIGNATED LAKES, RIVER BEDS, MARSH, STREAMS, OR COASTAL BEACH WILL REQUIRE A BORING TEST HOLE, BY SOIL MECHANIC BEFORE ANY FOUNDATION WORK CAN START. RESULTS MUST BE REPORTED BACK TO THE ENGINEER, TOWN AND LOCAL AUTHORITIES.
23. SMOKE DETECTOR AS PER R314 MUST BE IN ACCORDANCE WITH UL 217. ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY ON EACH ADDITIONAL STORY INCLUDING BASEMENTS & FINNISHED ATTICS / CELLARS/ ONE CARBON MONOXIDE MINIMUM PER LEVEL. ALSO 1 CARBON MONOXIDE DETECTOR WITHIN 15 FEET OF ALL SLEEPING AREAS. CARBON MONOXIDE AS PER R315 IN ACCORDANCE UL 2034.

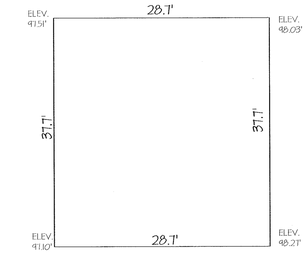
REFLECTIVE RED PANTONE #187 — REFLECTIVE WHITE

V F

PROVIDE DECAL AND ATTACH TO STRUCTURE PER VILLAGE REQUIREMENTS

DESIGN FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS TYPE OF CONSTRUCTION

F	FLOOR FRAMING INCLUDING GIRDERS & BEAMS
R	ROOF FRAMING
FR	FLOOR AND ROOF FRAMING



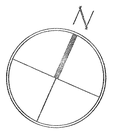
PRE- EXISTING GRADE CALC.

97.10 + 97.51 = 194.61/2 = 97.30 X 37.7 = 3668.34
97.51 + 98.03 = 195.54/2 = 97.77 X 28.7 = 2805.99
98.03 + 98.27 = 196.3/2 = 98.15 X 37.7 = 3700.25
98.27 + 97.10 = 195.37/2 = 97.68 X 28.7 = 2803.55

132.8 12,978.18

12,978.181 / 132.8= 97.72

PRE-EXISTING AVERAGE GRADE = 97.72



DRAINAGE CALC. A

TOTAL DRIVEWAY = 804 SQ. FT.
TOTAL PAVERS = 165 SQ. FT.
PORTICO = 5.0 X 4.5 = 41.5 SQ. FT.
804 SQ. FT. + 165 SQ. FT. + 41.5 SQ. FT. =1169 SQ. FT.
(1169 S.F.) X .25 CU. FT. = 292.25 CU. FT. REQUIRED

CONVERSION = 3in. = .25 CU. FT. RAINFALL / 12

42.24 CU. FT. PER LINEAR FT. DRYWELL
HEIGHT FOR 8'-0" DIA. CONC. DRYWELL

42.24 CU. FT. X 8'-0" HEIGHT = 253.4 CU. FT.
253.4 CU. FT. >292.25 CU. FT. ~OK

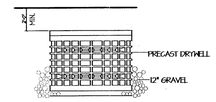
DRAINAGE CALC. B

NEW DWELLING ROOF 37.7' X 35.7'
= 1345 SQ. FT.
(1345 S.F.) X .25 CU. FT. = 336. CU. FT. REQUIRED

CONVERSION = 3in. = .25 CU. FT. RAINFALL / 12

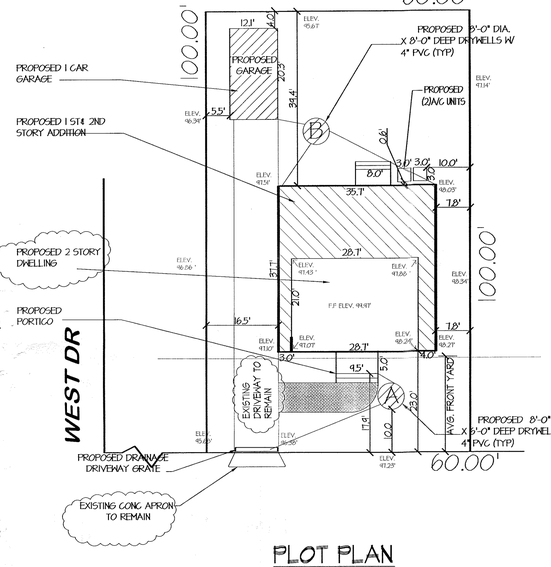
42.24 CU. FT. PER LINEAR FT. DRYWELL
HEIGHT FOR 8'-0" DIA. CONC. DRYWELL

42.24 CU. FT. X 8'-0" HEIGHT = 337.9 CU. FT.
337.9 CU. FT. > 336 CU. FT. ~OK



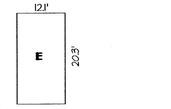
DRYWELL DETAIL

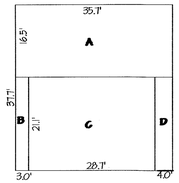
N.T.S.
NOTE: DRYWELLS TO BE MIN. 10'-0" FROM BUILDING

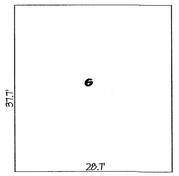


PLOT PLAN

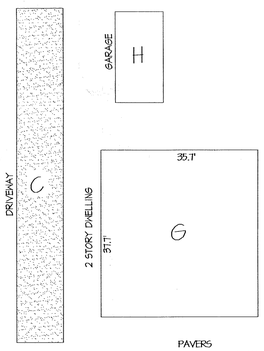
SCALE: 1/16" = 1'-0"

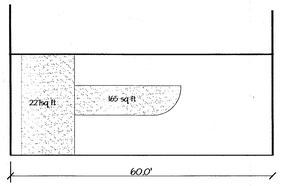












FRONT YARD PAVING CALC.

MAXIMUM ALLOWABLE 55 %
TOTAL FRONT YARD = 23.0' X 60.0 = 1,380SF
1,380 X .55 = 759 SF
ACTUAL PAVING (STONE PAVERS) =165+ 227= 345 sq ft
345 < 1,380 ~ OK

LEGEND

- EXISTING 2 X 4 STUDS @ 16" O.C. TO REMAIN
- EXISTING TO BE REMOVED
- NEW EXTERIOR PARTITION - 2 X 4 STUDS @ 16" O.C., VINYL SIDING, ⅜" RIGID INSUL., TYVEK, ⅜" EXT. GRADE SHEATHING, R-13 INSUL & ½" GYP. BD.
- NEW EXTERIOR PARTITION - 2 X 6 STUDS @ 16" O.C., VINYL SIDING, ⅜" RIGID INSUL., TYVEK, ⅜" EXT. GRADE SHEATHING, R-13 INSUL & ½" GYP. BD.
- NEW POURED CONCRETE FOUNDATION
- SD — SMOKE DETECTOR HARD WIRED & BATTERY BACK UP
- CO — CARBON MONOXIDE DETECTOR HARD WIRED & BATTERY BACK UP

ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH W/ DIMMER
- 3 — SINGLE POLE 3-WAY SWITCH W/ DIMMER
- GFCI — DUPLEX OUTLET GROUND FAULT CIRCUIT INTERRUPTER
- DUPLEX OUTLET
- 65 WATT RECESSED HIGH HAT FIXTURE
- 65 WATT LIGHT FIXTURE
- 50 CFM MIN. VENT FAN TO EXTERIOR CONNECTED TO LIGHT SWITCH
- EXTERIOR LIGHT FIXTURE SHALL BE SHIELDED SO DIRECT GLARE DOES NOT PROJECT BEYOND THE PROPERTY LINE.

SECTION 3 BLOCK 085 LOT 141

LOT 132	10.1'
LOT 34-35	25.8'
LOT 36-39	26.0'
LOT 141	23.0'
LOT 141	20.8'
LOT 46-48	17.4'
LOT 150 & 153	20.4'
TOTAL = 143.5	

143.5 / 7 = 20.5' = AVERAGE SETBACK

AREA TAKE OFF

F.A.R. FIRST FLOOR SQUARE FOOTAGES

FIRST FLOOR

A = 35.7 X 16.5 = 589.05 SQ. FT.
B = 3.0 X 21.1 = 63.3 SQ. FT.
C = 28.7 X 21.1 = 605.51 SQ. FT.
D = 4.0 X 21.1 = 84.4 SQ. FT.

TOTAL FIRST FLOOR AREA =1342.32 SQ. FT.

EX. GARAGE
E = 12.1 X 20.3 = 245.63 SQ. FT.
(ATTACHED GARAGES INCLUDED IN F.A.R.)

PORTICO (NOT COUNTED IN LAR)
H = 9.5 X 5.0 = 47.5 SQ. FT.

SECOND FLOOR

G = 37.7' X 28.7 = 1081.99 SQ. FT.

LOT AREA

LOT AREA = 60 X 100= 6000 SQ. FT.

LOT AREA = A + B + C + D + E = TOTAL LOT COVERAGE
(PORCHES, DECKS, PORTICOS NOT INCLUDED)

1342.32 + 245.63 = 1587.95 SQ. FT.

LOT AREA RATIO (L.A.R) = 1587.95= 26.4%
6000

FLOOR AREA

FLOOR AREA = A + B + C + D + G = GROSS FLOOR AREA
(DETACHED GAR. UNDER 300 SF & ATTICS NOT INCLUDED)

GROSS FLOOR AREA= 1342.32 + 1081.99
= 2424.31 SQ. FT. (3400 SF MAX.) (1.5 CATHEDRAL OVER 10'-0") -

FLOOR AREA RATIO (F.A.R) = 2424.31 = 40.4%
6000

ZONING INFORMATION

29 CENTRE DR, MANHASSET , N.Y.
SEC: 3 BLK: 085 LOT: 141 ZONE: RES-B

MAX FLOOR AREA =6000 X .45 = 2700 SQ. FT.
ACTUAL FLOOR AREA = 2424.31 SQ. FT. < 2700 ~ OK SQ. FT. ~ OK

MAX LOT COVERAGE = 6000 X .30 = 1800 SQ. FT.
ACTUAL LOT COVERAGE = 1587.95 SQ. FT. < 1800 SQ. FT. ~ OK

ITEM	REQUIRED	PROPOSED
FLOOR AREA	45% ~ 2700	40.4 % ~2424.31
LOT COVERAGE	30% ~ 1800	26.4 % ~ 1587.95 (UNCHANGED)
FRONT YARD AVG	(BY SURVEYOR)	(BY SURVEYOR)
SIDE YARD	30% 18'~7.0'&11.0"	24.3'~7.8'&16.5'
REAR YARD	15'	34.4'
HEIGHT	30'	27'-9" (PRE-EXISTING GRADE)
EAVE HEIGHT	22'	19'-6" (PRE-EXISTING GRADE)
SKY EXPOSURE	3V IH	SEE ELEVATION



SKY PLANE

DOOR SCHEDULE

DOOR NUMBER	WIDTH	DOOR SIZE HEIGHT	THICKNESS	DOOR MATERIAL	DOOR TYPE
INTERIOR DOORS					
①	1'-6"	6'-8"	1 3/4"	HC	WD
②	2'-0"	6'-8"	1 3/4"	HC	WD
③	2'-4"	6'-8"	1 3/4"	HC	WD
④	2'-6"	6'-8"	1 3/4"	HC	WD
⑤	2'-8"	6'-8"	1 3/4"	HC	WD
⑥	3'-0"	6'-8"	1 3/4"	HC	WD
SLIDING CLOSET DOORS					
⑦	4'-0"	6'-8"	1 3/4"	HC	SLDR WD
⑧	5'-0"	6'-8"	1 3/4"	HC	SLDR WD
⑨	6'-0"	6'-8"	1 3/4"	HC	SLDR WD
⑩	8'-0"	6'-8"	1 3/4"	HC	SLDR WD
BI FOLD DOORS					
⑪	(2) 1'-6"	6'-8"	1 3/4"	HC	BI-FOLD WD
⑫	(2) 2'-0"	6'-8"	1 3/4"	HC	BI-FOLD WD
⑬	(2) 2'-6"	6'-8"	1 3/4"	HC	BI-FOLD WD
⑭	(2) 3'-0"	6'-8"	1 3/4"	HC	BI-FOLD WD
TWIN INTERIOR FRENCH DOORS					
⑮	(2) 2'-0"	6'-8"	1 3/4"	WD	WD/GL
⑯	(2) 2'-6"	6'-8"	1 3/4"	WD	WD/GL
⑰	(2) 3'-0"	6'-8"	1 3/4"	WD	WD/GL
POCKET DOORS					
⑱	2'-0"	6'-8"	1 3/4"	HC	WD
⑲	2'-6"	6'-8"	1 3/4"	HC	WD
20	3'-0"	6'-8"	1 3/4"	HC	WD
EXTERIOR ENTRY DOORS					
21	2'-6"	6'-8"	1 3/4"	HC INSULATED	MC
22	2'-8"	6'-8"	1 3/4"	HC INSULATED	MC
23	3'-0"	6'-8"	1 3/4"	HC INSULATED	MC
EXTERIOR PATIO DOORS					
24	5'-0"	6'-8"	1 3/4"	VINYL	GL SLDR
25	6'-0"	6'-8"	1 3/4"	VINYL	GL SLDR
26	12'-0"	6'-8"	1 3/4"	VINYL	GL SLDR
EXTERIOR FRENCH WOOD DOORS					
27	2'-6"	6'-8"	1 3/4"	WD	SINGLE FR. WD
28	2'-8"	6'-8"	1 3/4"	WD	SINGLE FR. WD
29	3'-0"	6'-8"	1 3/4"	WD	SINGLE FR. WD
30	4'-0"	6'-8"	1 3/4"	WD	DOUBLE FR. WD
31	5'-0"	6'-8"	1 3/4"	WD	DOUBLE FR. WD
32	6'-0"	6'-8"	1 3/4"	WD	DOUBLE FR. WD
EXTERIOR FRENCH WOOD SLIDER					
33	5'-0"	6'-8"	1 3/4"	VINYL	FRENCH WD
34	6'-0"	6'-8"	1 3/4"	VINYL	FRENCH WD
35	12'-0"	6'-8"	1 3/4"	VINYL	FRENCH WD
EXTERIOR FIRE RATED DOORS					
36	2'-6"	6'-8"	1 3/4"	STL	3/4 HR RATED
37	2'-8"	6'-8"	1 3/4"	STL	3/4 HR RATED
38	3'-0"	6'-8"	1 3/4"	STL	3/4 HR RATED

STL = STEEL FR = FIRE RATED GL = GLASS SLDR = SLIDER
MC = METAL CLAD SC = SOLID CORE HC = HOLLOW CORE WD = WOOD
INTER = INTERIOR EXTER = EXTERIOR MATL = MATERIAL

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

GROUND SNOW LOAD	WIND DESIGN: WIND SPEED (MPH)	WIND DESIGN: TOPO 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 UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
25 PSF	120	NO	NO	YES	B	SEVERE	3'-0"	MOD/H	15	YES	VARIES	1500 or <	52.9

⚠	6.22.24	REVISED PLANS AS PER TOWN OBJECTION LETTER DATED 6.4.24
⚠	12.14.23	HOMEOWNER REVISED FLOOR PLANS DESIGN
revision:	date:	description:

PROJECT:
PROPOSED 2 STORY DWELLING
FOR
DEYU SUN
29 CENTRE DR , MANHASSET, NY

ASB ENGINEERING
1424 BELLMORE AVE. BELLMORE , NY 11710
516-785-4200

STATE OF NEW YORK — ANDREW S. BRAHA — LICENSED PROFESSIONAL ENGINEER — 077439

LIC.	077439
checked by:	AB
drawn by:	AD
date:	3-1-24
sheets in set:	A-1

R 303 LIGHT & VENTILATION:
- NATURAL LIGHT 8% FLOOR AREA TO WINDOW GLASS AREA
- NATURAL VENT 4% FLOOR AREA TO TOTAL WINDOW GLASS AREA

R 303.1 INTERIOR STAIRWAY ILLUMINATION:
- INTERIOR STAIRWAY SHALL BE ILLUMINATED WITH ARTIFICIALL LIGHTING TO ILLUMINATE STAIR LANDING AND RISERS WITH STAIRS WAYS HAVE 6 OR MORE RISERS WITH A WALL SWITCH.

R 305 CEILING HEIGHT:
- R 305.1 MIN. CEILING HEIGHT REQUIREMENTS, 7'-0" IN HABITABLE ROOMS
- 6'-8" MIN. CEILING HEIGHT BATHROOM & LAUNDRY ROOMS
- MIN. BASEMENT HEIGHT: 6'-8" MIN. 6'-4" UNDER GIRDERS, DUCTS, ETC.

R 308.1 GLAZING:
- EXCEPT AS INDICATED IN SECTION R 308.1.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R 308.4 SHALL BE PROVIDED WITH A MANUFACTURERS LABEL, DESIGNATING THE TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, EMBOSSED MARK, OR SHALL BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.

EXCEPTIONS:
1. FOR OTHER THAN TEMPERED GLASS, LABELS MAY BE OMITTED PROVIDED THE CODE ENFORCEMENT OFFICIAL APPROVES THE USE OF A CERTIFICATE AFFIDAVIT OR OTHER EVIDENCE CONFIRMING COMPLIANCE WITH THIS CODE.
2. TEMPERED SPANDREL GLASS MAY BE IDENTIFIED BY THE MANUFACTURER WITH A REMOVABLE PAPER LABEL.

-R 308.1.1 IDENTIFICATION OF MULTIPLE ASSEMBLIES: MULTI-PANE ASSEMBLIES HAVING INDIVIDUAL PANES NOT EXCEEDING 1 SQ. FT. IN EXPOSED AREA SHALL HAVE AT LEAST ONE PANE IN THE ASSEMBLY IDENTIFIED IN ACCORDANCE WITH SECTION R 308.1 ALL OTHER PANES IN THE ASSEMBLY SHALL BE LABELED 16 CFR 1201.

R 307.1 SPACE REQUIRED:
- FIXTURES SHALL BE SPACED AS PER FIGURE R 307.1 AND SECTION P2705.1
- BATHROOM FIXTURE SPACES FOR THE FOLLOWING TUB, TOILET, LAV. AND SHOWERS:
- 21" MIN. IN FRONT OF TOILET, LAV.
- 4" MIN. BETWEEN LAV. AND TOILET
- 2" MIN. BETWEEN TUB AND LAV. OR TOILET
- 15" MIN. BETWEEN CENTERS OF TOILET AND WALL OR TUBS
- 24" MIN. IN FRONT OF SHOWER OPENINGS

R 307.2 BATH AND SHOWER SPACE:
- BATHTUB AND SHOWER FLOOR AND WALLS ABOVE BATHTUB WITH INSTALLED SHOWER HEADS AND IN A SHOWER COMPARTMENT SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6'-0 ABOVE THE FLOOR.

R 311 MEANS OF EGRESS
- R311.2 EGRESS DOORS 32 INCHES IN WIDTH AND 78" IN HEIGHT
- R311.6 HALLWAYS WIDTH NOT BE LESS THAN 36"
- R 311.7 WIDTH STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5" ON EITHER SIDE OF THE STAIRWAY AND THE MIN. CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES
- R 311.7.2 HEADROOM: THE MIN. HEADROOM IN ALL PARTS OF THE STAIRWAYS SHALL NOT BE LESS THAN 6'-8"
- R 311.7.1 RISER HEIGHT: THE MAX. RISER HEIGHT SHALL BE 8 1/4"
- R 311.7.5.2 TRED LENGTH: MIN. TRED SHALL BE 9"
- R 311.7.5.2 WINDER TREADS: MIN. TREAD DEPTH NOT LESS THAN 10" MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDERS TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6" AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIRS.
- R 311.7.5.3 NOSINGS: THE RADIUS OF THE CURVATURE SHALL NOT BE GREATER THAN ½". ALSO A PROJECTIONS NOT GREATER THAN ½". THE BEVELING OF THE NOSING SHALL NOT EXCEED ½".
-R 311.7.6 LANDINGS AND STAIRWAYS : THERE SHALL BE A 36" CLEARANCE FOR A LANDING AT TOP AND BOTTOM OF EACH STAIR WELL.
-R 311.7.8 HANDRAILS: SHALL BE ON AT LEST ONE SIDE OF STAIRWAYS WITH AT LEAST 4 OR MORE RISERS. HEIGHT SHALL BE BETWEEN 30" MAX AND 34" MIN.

R 311.8 RAMPS:
- R 311.8.1 MAX. SLOPE: RAMPS SERVICEING EGRESS DOORS SHALL HAVE A MAX. SLOPE OF ONE UNIT VERTICAL IN THELVE UNITS HORIZONTAL (8.3% SLOPE).
- R 311.8.2 LANDINGS REQUIRED: A MIN. 3'-0 X 3'-0 LANDINGS SHALL BE PROVIDED 1. AT THE TOP AND BOTTOM OF RAMPS 2. WHERE DOORS OPEN ONTO RAMPS, 3. WHERE RAMPS CHANGE DIRECTION

R 311.8.3. HANDRAILS REQUIRED: HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF ALL RAMPS EXCEEDING A SLOPE OF ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33% SLOPE)

R 401.4.1 GEOTECHNICAL EVALUATION:
- IN LIEU OF A COMPLETE GEOTECHNICAL EVALUATION, THE LOAD BEARING VALUES IN TABLE R401.4.1 SHALL BE ASSUMED

TABLE R 401.4.1
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (LBS PER SQ. FT.)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY AND FOLIATED ROCK	4,000
SANDY GRAVEL AND/ OR GRAVEL (GW AND GP)	3,000
SAND, SILTY SAND, CLAY SAND, SILTY GRAVEL AND CLAY GRAVEL (SW, SP, SM, SC, GM & GC)	2,000
CLAY, SANDY CLAY, SILITY CLAY, CLAY SILT, SILT AND SANDY SILT (CL, ML, MH, & CH)	1,500

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 kN/M 2
a. WHEN SOIL TESTS ARE REQUIRED BY R401.4, THE ALLOWABLE BEARING CAPACITIES OF THE SOIL SHALL BE PART OF THE RECOMMENDATIONS.
b. WHERE IN PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1,500 PSF ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY THE SOILS INVESTIGATION.

R 402.2 CONCRETE:
- MATERIAL USED TO PRODUCE POUR CONC. SHALL COMPLY WITH ACI 318. CEMENT MUST ALSO COMPLY WITH ASTM C 1157 CONCRETE SHALL HAVE CONCRETE SUBJECT TO WEATHERING AS INDICATED IN TABLE 301.2(1) SHALL BE AIR ENTRAINED AS SPECIFIED IN TABLE R402.2

R 403.1.4 MINIMUM DEPTH:
- ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12" BELOW THE UNDISTURBED GROUND SURFACE. WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTIONS R403.1.4.1 THROUGH R403.1.4.2

R 403.1.4.1 FROST PROTECTION:
- EXCEPT WHERE OTHERWISE PROTECTED FROM FROST, FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND STRUCTURES SHALL BE PROTECTED FROM FROST BY ONE OR MORE OF THE FOLLOWING METHODS:
  1. EXTENDING BELOW THE FROST LINE SPECIFIED IN TABLE R301.2(1) - CONSTRUCTING IN ACCORDANCE WITH SECTION R403.3; CONSTRUCTING IN ACCORDANCE WITH ASCE 32; AND ERECTED ON SOLID ROCK

EXCEPTIONS:
1. FREESTANDING ACCESSORY STRUCTURES WITH AN AREA OF 400 SQ. FT. OR LESS AND AN EAVE HEIGHT OF 10'-0 OR LESS SHALL NOT BE REQUIRED TO BE PROTECTED.
2. DECKS ADJOINING BUT NOT SUPPORTED BY A DWELLING NEED NOT BE PROVIDED WITH FOOTINGS THAT EXTEND BELOW THE FROST LINE WHERE:
   1. A 1" HORIZONTAL SPACE IS PROVIDED BETWEEN THE DECK AND THE DWELLING; 2. THE DECK IS NOT LESS THAN 4" AND OT GREATER THAN 8¼" BELOW THE THRESHOLD OF ANY DOOR OPENING ONTO THE DECK.

FOOTINGS SHALL NOT BEAR ON FROZEN SOIL UNLESS SUCH FROZEN CONDITIONS IS OF A PERMANENT CHARACTER.

R 408 UNDER FLOOR SPACE:
- R 408.1 VENTILATION: THE MIN. NET AREA SHALL NOT BE LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. UNDER FLOOR SPACES
- R 408.3 FOUNDATION ACCESS: OPENING 18" X 24" SHALL BE PROVIDED FOR UNDER FLOOR SPACES.
- R 408.2 OPENING FOR UNDER FLOOR VENTILATION: THE MIN. NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDERFLOOR SPACE AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BUILDING. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH AND OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED¼"
  1. PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070" THICK
  2. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047" THICK
  3. CAST IRON GRILLS OR GRATING
  4. EXTRUDED LOAD-BEARING BRICK VENTS
  5. HARDWARE CLOTH OF 0.035" WIRE OR HEAVIER
  6. CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING ⅛"

EXCEPTIONS:
THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVED CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED.

R 502.8 DRILLING AND NOTCHING:
- STRUCTURAL FLOOR MEMBERS SHALL BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THE SECTION. SEE FIGURE R502.8
- 502.8.1 SAWN LUMBER: NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4" OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF THE HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP OF BOTTOM OF THE MEMBER, OR TO ANY OTHER LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2" TO THE NOTCH.

R 807.1 ATTIC ACCESS:
- ATTICS THAT HAVE HEIGHTS NOT LESS THAN 30" AND MIN 30" SF AREA PROVIDE 22" X 30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. LARGE EQUIPMENT REQUIRE PULLDOWN STAIRS TO SERVICE MECHANICAL EQUIPMENT IN ATTIC.

R 905.1.2 ICE SHIELD:
SHALL BE APPLIED TO ALL ROOF SURFACES TO A POINT NOT LESS THAN 24" FROM THE LINE THE INTERIOR WALL OF THE BUILDING.

R 1001.11 FIREPLACE CLEARANCE :
- WOOD BEAMS , JOISTS AND STUDS SHALL HAVE A CLEARANCE OF NOT LESS THAN 2" FRONT AND SIDES. MIN 4" FROM REAR OF FIRE PLACE.

R 1003.18 CHIMNEY CLEARANCES:
- EXTERIOR OF MASONRY WALL SHALL HAVE A MIN CLEARANCE OF 1 " AIR SPACE. ALL AROUND

R 1001.10 HEARTH EXTENSION DIMENSION:
- EXTENSION SHALL NOT BE LESS THAN 16" IN FRONT OF FIRE PLACE AND NOT LESS THAN 8" FROM SIDE OF FIREPLACE

R 1004.1 FACTORY BUILT FIRE PLACES:
- TESTED IN ACCORDANCE WITH UL 127 AND INSTALLED PER MANUFACTURERS SPECIFICATIONS. EXTERIOR AIR INTAKE FROM OUTSIDE OF BUILDING OR FROM SPACES WITHIN THE BUILDING VENTED FROM OUTSIDE AIR. CHASE SHALL BE FIRE STOPPED AT EACH FLOOR AND CEILING LEVELS.

TABLE R402.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

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

a. STRENGTH AT 28 DAYS PSI
b. SEE TABLE R301.2(1) FOR WEATHERING POTENTIAL
c. CONCRETE IN THESE LOCATIONS THAT MAY BE SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR ENTRAINED CONCRETE IN ACCORDANCE WITH FOONOTE d.
d. CONCRETE SHALL BE AIR ENTRAINED. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5 % OR MORE THAN 7 %.
e. SEE SECTION R402.2 FOR MAXIMUM CEMENTITIOUS MATERIALS CONTENT.
f. FOR GARAGE FLOORS WITH A STEEL TROWELED FINISH , REDUCTION OF THE TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) TO NOT LESS THAN 3 PERCENT IS PERMITTED IF THE SPECIFIED COMPRESSIVE STRENGTH OF THE CONCRETE IS INCREASED TO NOT LESS THAN 4000 PSI.

E 4207.2 GROUND FAULT AND ARC-FAULT CIRCUIT INTERRUPTER PROTECTION:
- GFCI BATHROOM RECEPTACLES ALL 15 AND 20 AMP RECEPTACLES SHALL BE GFCI

ENERGY CODE

CLIMATE ZONE = 4 (NASSAU / SUFFOLK COUNTIES)

INSULATION R-VALUES

ATTIC CEILING	= R-49
CATHEDRAL CEILING	= R-49
EXTERIOR 2 X 4 STUDS	= R-15 +3
EXTERIOR 2 X 6 STUDS	= R-21
MASS WALL	= R-8/13
BASEMENT WALL	= R-10/13
CRAWL SPACE WALL	= R-10/13
INSUL. OVER EXTERIOR WALL	= R-5 MIN.
RIM JOIST (BOX BEAM)	= R-30 MIN.
FLOOR CANTILEVER	= R-19 MIN.
FLOOR OVER UNCONDITIONED SPACE	= R-19 MIN.
SLAB ON GRADE FLOOR	= R-10 RIGID
WINDOW & DOOR GLAZING	= 0.32 MAX. U-FACTOR 0.4 SHGC
SKYLIGHT	= 0.55 MAX. U-FACTOR 0.4 SHGC

1. NEW ATTIC & CRAWL SPACE ACCESS HATCH / DOOR SHALL BE INSULATED TO THE R-VALUE OF THE ATTIC INSULATION & WEATHERSTRIPPED TO PREVENT AIR INFILTRATION.
2. CEILING JOISTS SHALL BE 2 X 12 W/ 2 X 4 PERPENDICULAR BUILT UP SO THAT THE INSULATION IS NOT COMPRESSED FROM THE SUBFLOORING.
3. CATHEDRAL CEILINGS SHALL BE 2 X 12 OR FURRED DOWN SO THE INSULATION IS NOT COMPRESSED FROM THE GYP. BD.
4. VENTED ATTIC SPACES SHALL HAVE A 1" AIR BAFFLE INSTALLED TIGHT TO THE UNDERSIDE OF THE ROOF SHEATHING FROM THE VENTED SOFFIT TO A DISTANCE ABOVE THE CEILING INSULATION.
5. FLOOR JOISTS SHALL MAINTAIN INSULATION TIGHT TO UNDERSIDE OF SUBFLOORING.
6. SLAB ON GRADE FLOOR SHALL HAVE R-10 MIN. RIGID INSULATION INSTALLED UNDER ENTIRE FLOOR & ENTIRE INTERIOR FOUNDATION WALL WITH 6 MIL CLASS 'I' VAPOR RETARDER. OVERLAPPED 6" MIN. AND TAPPED
7. DWELLING SEPARATION WALLS SHALL BE MIN. R-13 & SEALED AIR TIGHT - WHERE APPLICABLE INSULATION SHALL BE FIRE RATED AND ALL PENETRATIONS FIRE STOPPED.
8. SILL PLATE TO FOUNDATION CONNECTION SHALL HAVE SILL INSULATION OVER TERMITE SHIELD.
9. PROVIDE SOLID BLOCKING CAULKED OR SPRAY FOAMED AT CANTILEVERS.
10. WHEN INSTALLING A DOUBLE HEADER IN A 2 X 4 STUD WALL, INSTALL 1½" RIGID INSULATION - 2 X 6 STUD WALL. INSTALL 1" RIGID INSULATION OVER THE HEADER OR BETWEEN THE HEADERS. RIGID INSULATION SHALL HAVE FLAME SPREAD INDEX OF 25 OR LESS WITH A SMOKE DEVELOPMENT INDEX OF 450 OR LESS WHEN TESTED ASTM E 84.
11. CORNER STUDS WHEN NOT SOLID SHALL BE FILLED WITH SPRAY FOAM & HOUSE WRAP SHALL BE EXTENDED BEYOND THE CORNERS OF BUILDING.
12. RECESSED LIGHTING SHALL BE INSTALLED IN IC RATED CAN SEALED TO DRYWALL.
13. SUPPLY/RETURN DUCTS SHALL BE SEALED WITH MASTIC OR 3M HVAC TAPE. DUCTS IN UNCONDITIONED SPACE SHALL HAVE MIN. R-8 INSULATION. DUCTS SHALL BE SEALED TO GYP. BD. OR SHEATHING WITH CAULK OR SPRAY FOAM. AIR HANDLER & FILTER BOX TO BE SEALED.
14. WATER LINES SHALL HAVE MIN. R-3 INSULATION.
15. THE BUILDING ENVELOPE SHALL BE DURABLY SEALED TO LIMIT AIR INFILTRATION. SPRAY FOAM BY "DOW" OR APPROVED EQUAL; CAULKED BY "OSI QUAD" OR APPROVED EQUAL - EXTERIOR; # TYVEK HOUSE WRAP & TAPE OR APPROVED EQUAL.
   - ALL EXTERIOR WALL PLYWOOD SEAMS SHALL BE CAULKED OR SPRAY FOAMED
   - ALL TYVEK HOUSE WRAP SHALL BE OVERLAPPED 6" AND TAPED
   - HOUSE WRAP SHALL BE FOLDED AROUND WINDOW & DOOR ROUGH OPENINGS & SEALED
   - WINDOW & DOOR SILL FRAMING SHALL BE FLASHED WITH SELF-STICK FLASHING OVER TYVEK HOUSE WRAP & EXTEND A MIN. 6" UP STUDS ON BOTH SIDES.
   - ALL OPENINGS BETWEEN WINDOW/DOOR JAMBS & FRAMING SHALL BE SPRAY FOAMED
   - INSTALL SELF-STICK FLASHING OVER WINDOW FINS
   - SPRAY FOAM OR CAULK ALL WALL, CEILING & FLOOR PENETRATIONS
   - SPRAY FOAM OR CAULK RIM JOISTS
   - SPRAY FOAM OR CAULK WALLS & CEILINGS SEPARATING GARAGES & CONDITIONED SPACE
   - FIRE STOP PENETRATIONS
   - SPRAY FOAM OR CAULK STUDS BEHIND TUBS & SHOWERS
   - SPRAY FOAM OR CAULK KNEE WALLS
   - SPRAY FOAM OR CAULK BEHIND ELECTRICAL BOXES, DUCT WORK, PIPES IN EXTERIOR WALLS
16. FRAMED FIREPLACE CHASES SHALL HAVE R-15 ROXUL OR APPROVED EQUAL NON-COMBUSTIBLE INSULATION INSTALLED TIGHT BETWEEN THE STUDS WITH RODS OR SIMILAR TO PREVENT COLLAPSE.
17. THE BUILDING SHALL BE TESTED AND VERIFIED FOR AN AIR LEAKAGE RATE NOT EXCEEDING (3) THREE AIR CHANGES PER HOUR. TESTING SHALL BE IN ACCORDANCE WITH ASTM E 779 OR 1827.
18. BOILER / UTILITY ROOMS THAT HAVE FRESH AIR INTAKES TO THE EXTERIOR SHALL HAVE R-15 ROXUL INSULATION IN THE INTERIOR WALLS, R-30 BATT. IN THE CEILING, 6 MIL VAPOR BARRIER, CAULK ALL SEAMS & GASKET THE DOOR. INSULATE ALL WATER LINES AND DUCT WORK WITHIN ROOM AS REQUIRED. COMBUSTION AIR DUCT SHALL BE INSULATED TO R-8 WHERE IT PASSES THROUGH CONDITIONED SPACE. DIRECT VENT APPLIANCES WITH BOTH INTAKE & EXHAUST PIPES CONTINUOUS TO THE EXTERIOR ARE EXEMPT FROM THESE REQUIREMENTS.
19. HEATING AND COOLING EQUIPMENT SHALL BE DESIGNED AND SIZED IN ACCORDANCE WITH ACCA MANUAL 'S' BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL 'J'.
20. ALL NEW ELECTRICAL LIGHTING TO BE HIGH EFFICIENCY LAMPS; 'LED' OR HIGH COMPACT FLUORESCENT.
21. PREPARE & MOUNT A PERMANENT CERTIFICATE NEAR THE FURNACE OR UTILITY ROOM INDICATING:
   1. WINDOW U-FACTORS, SHGC
   2. R-VALUES OF EACH
   3. DUCT & AIR LEAKAGE TESTING RESULTS
   4. TYPE & EFFICIENCIES OF EQUIPMENT
22. INSTALL A PROGRAMMABLE THERMOSTAT.
23. DUCT LEAKAGE TESTING SHALL BE PERFORMED.

TABLE R507.9.1.3(1) DECK LEDGER CONNECTION TO BAND JOIST
(DECK LIVE LOAD = 40 PSF, DECK DEAD LOAD = 10 PSF, SNOW LOAD ≤ 40 PSF)

CONNECTIONS DETAILS	JOIST SPAN: 6FT AND LESS	6FT TO 8FT	8FT TO 10FT	10FT TO 12FT	12FT TO 14FT	14FT TO 16FT	16FT TO 18FT
½" DIA. LAG SCREW WITH ¾" MAX. SHEATHING	30	23	18	15	13	11	10
½" DIA. LAG BOLTS WITH ¾" MAX. SHEATHING	36	36	34	29	24	21	19
½" DIA. LAG BOLTS WITH 1" MAX. SHEATHING	36	36	29	24	21	18	16

TABLE N1102.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE INSULATION & ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACE SHALL BE SEALED	THE INSULATION IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER
WALLS	THE JUNCTION OF THE FOUNDATION & SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE & THE TOP OF THE EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS & HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT & CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS, & DOORS	THE SPACE BETWEEN WINDOW / DOOR JAMBS & FRAMING & SKYLIGHTS & FRAMING SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE GARAGE & CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING & EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	AS AN ALTERNATIVE TO INSULATING FLOORS OVER CRAWL SPACES, CRAWL SPACE WALLS SHALL BE PERMITTED TO BE INSULATED WHEN THE CRAWL SPACE IS NOT VENTED TO THE OUTSIDE. CRAWL SPACE WALL INSULATION SHALL BE PERMANENTLY FASTENED TO THE WALL AND EXTEND DOWNWARD FROM THE FLOOR TO THE FINISHED GRADE LEVEL AND THEN VERTICALLY AND/OR HORIZONTALLY FOR AT LEAST AN ADDITIONAL 24 INCHES. EXPOSED EARTH IN UNVENTED CRAWL SPACE FOUNDATIONS SHALL BE COVERED WITH A CONTINUOUS CLASS 1 VAPOR RETARDER. ALL JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6 INCHES AND BE SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND AT LEAST 6 INCHES UP THE STEM WALL AND SHALL BE ATTACHED TO THE STEM WALL.
SHAFT PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, & FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE & CONDITIONED SPACE.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE FINISHED SURFACE	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT & IC RATED.
PLUMBING & WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING & PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSULATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING & WIRING.
SHOWER / TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT THE EXTERIOR WALLS ADJACENT TO SHOWERS & TUBS SHALL SEPARATE THE WALL FROM THE SHOWERS & TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS & TUBS SHALL BE INSULATED.
ELECTRICAL / PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES & WALLS OR CEILINGS.	

WINDOW NOTES:

1. JOBS WITHIN 1 MILE FROM THE OCEAN ARE REQUIRED TO HAVE HURRICANE SHUTTERS. CONTRACTOR MAY CREATE ALTERNATE STRUCTURAL PANELS AS PER RCNYS R301.2.1.2
2. ALL WINDOWS MUST MEET THE 2020 RCNYS EGRESS CODE, MIN. 5.7 SQ. FT. CLEAR OPENING FOR ALL BEDROOM AND SLEEPING AREAS.
3. THE CONTRACTOR MUST VERIFY ALL DOOR AND WINDOW SIZES IN THE FIELD. ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR INCORRECT SIZES OF WINDOWS AND DOORS. ANY DISCREPANCY IN DOOR AND EGRESS WINDOW SIZES MUST BE REPORTED TO THE ARCHITECT.
4. ALL WINDOWS ARE BASED ON 350 SERIES PELLA WINDOWS, ROUGH OPENINGS MAY CHANGE DEPENDING ON WHICH PELLA WINDOW SERIES OR BRAND CONTRACTOR IS USING IN THE FIELD.

revision:	date:	description:
2	6.22.24	REVISED PLANS AS PER TOWN OBJECTION LETTER DATED 6.4.24
1	12.14.23	HOMEOWNER REVISED FLOOR PLANS DESIGN

PROJECT:
PROPOSED 2 STORY DWELLING
FOR
DEYU SUN
29 CENTRE DR , MANHASSET, NY

ASB ENGINEERING
1424 BELLMORE AVE. BELLMORE , NY 11710
516-785-4200

STATE OF NEW YORK · ANDREW S. BRAUN · 077439 · LICENSED PROFESSIONAL ENGINEER

LIC:	077439
checked by:	AB
drawn by:	AD
date:	3-1-24
sheets in set:	A-2

TABLE 3.1 NAILING SCHEDULE

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NAIL SPACING
ROOF FRAMING		
RAFTER TO TOP PLATE (TOE- NAILED)	(SEE TABLE 3.4A)	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	(SEE TABLE 3.4A)	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	(SEE TABLE 3.4A)	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE-NAILED)	(SEE TABLE 3.9A)	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	(SEE TABLE 3.6)	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2-8D	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-16D	EACH END
WALL FRAMING		
TOP PLATE TO TOP PLATE (FACE-NAILED)	2-16D [1]	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16D	JOISTS EACH SIDE
STUD TO STUD (FACE-NAILED)	2-16D	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16D	16" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2-16D	PER 2X4 STUD
	3-16D	PER 2X6 STUD
	4-16D	PER 2X8 STUD
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, END JOIST OR BLOCKING (FACE-NAILED)	2-16D [2]	PER FOOT
FLOOR FRAMING		
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8D	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2-8D	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2-8D	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16D	EACH BLOCK
LEDGER STRIP TO BEAM (FACED-NAILED)	3-16D	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8D	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-16D	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16D	PER FOOT
ROOF SHEATHING		
STRUCTURAL PANELS	8D	(SEE TABLE 3.10)
DIAGONAL BOARD SHEATHING		
1"X6" OR 1"X 8"	2-8D	PER SUPPORT
1"X10" OR WIDER	3-8D	PER SUPPORT
CEILING SHEATHING		
GYPSUM WALLBOARD	5D COOLERS	1" EDGE/ 10" FIELD
WALL SHEATHING		
WOOD STRUCTURAL PANELS	8D	(SEE TABLE 3.11)
FIBREBOARD PANELS		
1/2"	11 GA. GALV ROOFING NAIL	3" EDGE / 6" FIELD
25/32"	11 GA. GALV ROOFING NAIL	3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5D COOLERS	7" EDGE / 10" FIELD
HARDBOARD	8D	(SEE TABLE 3.11)
PARTICLEBOARD PANELS	8D	(SEE MANUFACTURER)
DIAGONAL BOARD SHEATHING		
1"X6" OR 1"X8"	2-8D	PER SUPPORT
1"X 10" OR WIDER	3-8D	PER SUPPORT
FLOOR SHEATHING		
STRUCTURAL PANELS		
1" OR LESS	8D	6" EDGE / 12" FIELD
GREATER THAN 1"	10D	6" EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING		
1"X6" OR 1"X8"	2-8D	PER SUPPORT
1"X10" OR WIDER	3-8D	PER SUPPORT

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

	THREE SECOND GUST WIND SPEED (MPH)	140 MPH
BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	FOUNDATION SUPPORTING	MAXIMUM ANCHOR BOLT SPACING (IN)
LATERAL AND SHEAR LOADS	1-3 STORIES 2 X 6 PLATE	½" ANCHOR BOLTS 31
		⅝" ANCHOR BOLTS 42

TABLE 2.2A UPLIFT CONNECTION LOAD FROM WIND

(ROOF TO WALL, WALL TO WALL, & WALL TO FOUNDATION)

EXPOSURE B

3 SEC WIND GUEST		120	130	140
DEAD LOAD	ROOF SPAN	CAPACITY OF CONNECTION (PLF)		
10 PSF	12'	127	160	196
	24'	201	254	313
	36'	276	351	433
	48'	351	447	552
	60'	426	544	672
15 PSF	12'	95	128	164
	24'	145	198	251
	36'	196	271	353
	48'	247	343	448
	60'	298	416	544
20 PSF	12'	63	96	132
	24'	84	143	201
	36'	116	192	273
	48'	144	240	345
	60'	171	289	417

all numbers above are multiplied x 1.33 for 16" o.c. spacing

TABLE 3.4A RAFTER/CEILING JOIST TO TOP PLATE LATERAL AND SHEAR CONNECTION REQUIREMENTS (PRESCRIPTIVE ALTERNATIVE TO TABLE 3.4)

RAFTER/CEILING JOIST SPACING (IN)	WALL HEIGHT (FT)	FASTEST MILE WIND SPEED (MPH) 110	120	130	140
		NUMBER OF 8D COMMON NAILS (TOE-NAILED) REQUIRED IN EACH RAFTER AND OR CEILING JOIST TO TOP PLATE CONNECTION			
12	8-10	2	2	2	3
16	8	2	2	3	3
	10	2	2	3	3
24	8	3	3	4	5
	10	3	3	4	5

TABLE 3.6 RIDGE CONNECTION FOR WIND LOADS

DEAD LOAD ROOF / CEILING = 10 PSF — EXPOSURE B

3 SEC WIND GUEST		120	130	140
ROOF PITCH	ROOF SPAN	CAPACITY OF CONNECTION (PLF)		
3:12	12'	105	136	169
	16'	141	182	226
	20'	176	227	282
	24'	211	272	339
	28'	246	318	395
	32'	281	363	452
	36'	316	409	508
4:12	12'	88	113	141
	16'	119	150	186
	20'	141	188	232
	24'	176	226	279
	28'	206	263	325
	32'	235	301	372
	36'	264	338	416
5:12	12'	69	88	109
	16'	92	118	146
	20'	115	147	182
	24'	138	177	219
	28'	161	206	255
	32'	184	236	292
	36'	207	265	328
6:12	12'	63	81	99
	16'	85	108	133
	20'	106	135	166
	24'	127	162	199
	28'	148	188	232
	32'	169	215	265
	36'	190	242	298
7:12 TO 12:12	12'	62	76	94
	16'	82	102	125
	20'	106	121	156
	24'	123	153	181
	28'	144	178	218
	32'	164	204	250
	36'	185	229	281

TABLE 3.4 RAFTER FRAMING TO WALL CONNECTION FOR WIND LOADS

DEAD LOAD ROOF / CEILING = 15 PSF — EXPOSURE B

3 SEC WIND GUEST		120		130		140	
RAFTER SPACING	ROOF SPAN	UPLIFT	LAT. SHEAR LOAD LOAD	UPLIFT	LAT. SHEAR LOAD LOAD	UPLIFT	LAT. SHEAR LOAD LOAD
12"	12'	71#	44# 50#	96#	111# 58#	123#	124# 68#
	16'	83#		115#		146#	
	20'	96#		131#		170#	
	24'	109#		149#		193#	
	28'	121#		167#		217#	
	32'	134#		186#		241#	
	36'	147#		204#		265#	
16"	12'	95#	126# 66#	128#	148# 78#	164#	171# 90#
	16'	111#		151#		195#	
	20'	128#		175#		226#	
	24'	145#		199#		258#	
	28'	162#		223#		290#	
	32'	178#		248#		322#	
	36'	196#		272#		354#	
24"	12'	142#	184# 99#	192#	222# 117#	242#	257# 135#
	16'	167#		227#		292#	
	20'	192#		263#		336#	
	24'	217#		299#		381#	
	28'	243#		334#		434#	
	32'	268#		371#		482#	
	36'	294#		408#		530#	

TABLE 3.9A RAFTER/CEILING JOIST HEEL JOINT CONECTION REQUIREMENTS

DEAD LOAD ASSUMPTIONS: ROOF ASSEMBLY DL = 10 PSF

		ROOF LIVE LOAD 20 PSF			GROUND SNOW LOAD 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	REQUIRED NUMBER OF 16D COMMON OR 40D BOX NAILS PER HEEL JOINT CONNECTION											
3:12	12	3	5	8	3	6	9	5	9	13	6	12	17
	16	4	7	10	4	8	12	6	12	17	8	15	23
	19.2	4	8	12	5	10	14	7	14	21	9	18	27
	24	5	10	15	6	12	18	9	17	26	12	23	34
4:12	12	3	4	6	3	5	7	4	7	10	5	9	13
	16	3	5	8	3	6	9	5	9	13	6	12	17
	19.2	3	6	9	4	7	11	6	11	16	7	14	21
	24	4	8	11	5	9	13	7	13	19	9	17	26
5:12	12	3	3	5	3	4	6	3	6	8	4	7	11
	16	3	4	6	3	5	7	4	7	11	5	9	14
	19.2	3	5	7	3	6	9	5	9	13	6	11	17
	24	3	6	9	4	7	11	6	11	16	7	14	21
7:12	12	3	3	4	3	3	4	3	4	6	3	5	8
	16	3	3	5	3	4	5	3	5	8	4	7	10
	19.2	3	4	5	3	4	6	3	6	9	4	8	12
	24	3	5	7	3	5	8	4	8	11	5	10	15
9:12	12	3	3	3	3	3	4	3	4	5	3	4	6
	16	3	3	4	3	3	5	3	5	6	3	5	8
	19.2	3	3	4	3	4	5	3	5	7	3	6	9
	24	3	4	5	3	4	6	3	6	9	4	8	12
12:12	12	3	3	3	3	3	3	3	4	5	3	5	6
	16	3	3	3	3	3	4	3	5	6	3	5	7
	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	12

TABLE 3.8 WALL SHEATHING ATTACHMENT REQUIREMENTS FOR WIND LOADS

		FASTEST MILE WIND SPEED (MPH)											
		110		120		130		140					
		STRUCTURE SHEATHING OR PANEL SIDING											
		E	F	E	F	E	F	E	F				
SHEATHING LOCATION [1]	STUD SPACING (IN. O.C.)	MAX. NAIL SPACING FOR 8D COMMON NAILS (IN. O.C.)											
4" EDGE ZONE	12	6	12	6	12	6	12	6	12				
	16	6	12	6	12	6	12	6	12				
	24	6	12	6	12	6	12	6	12				
INTERIOR ZONE	12	6	12	6	12	6	12	6	12				
	16	6	12	6	12	6	12	6	12				
	24	6	12	6	12	6	12	6	12				
SHEATHING SIZE	STUD SPACING (IN. O.C.)	BOARD SHEATHING OR LAP SIDING MIN. NUMBER OF 8D COMMON NAILS PER SUPPORT											
1X6 OR 1X8 SHEATHING	12-24	2		2		2		2					
1X10 OR LARGER SHEATHING	12-24	3		3		3		3					

E- NAIL SPACING AT PANEL EDGES (IN)
F- NAIL SPACING AT INTERMEDIATE SUPPORTS IN THE PANEL FIELDS (IN)

TABLE 3.10A ROOF SHEATHING ATTACHMENT REQUIREMENTS FOR WIND LOADS

		FASTEST MILE WIND SPEED (MPH)											
		110		120		130		140					
		STRUCTURE SHEATHING OR PANEL SIDING											
		E	F	E	F	E	F	E	F				
SHEATHING LOCATION 1	RAFTER/TRUSS SPACING IN O.C.	MAX. NAIL SPACING FOR 8D COMMON NAILS IN (IN. O.C.)											
4" PERIMETER EDGE ZONE	12	6	12	6	12	6	12	6	6				
	16	6	12	6	6	6	6	6	6				
	19.2	6	6	6	6	6	6	6	6				
	24	6	6	6	6	6	6	4	4				
INTERIOR ZONE	12	6	12	6	12	6	12	6	12				
	16	6	12	6	12	6	12	6	12				
	19.2	6	12	6	12	6	12	6	12				
	24	6	12	6	6	6	6	6	6				
GABLE ENDWALL RAKE AND TAPE TREATED	12-19.2	6	6	6	6	6	6	6	6				
SHEATHING SIZE	STUD SPACING (IN. O.C.)	BOARD SHEATHING MIN. NUMBER OF 8D COMMON NAILS PER SUPPORT											
1X6 OR 1X8 SHEATHING	12-19.2	2		2		2		2					
1X10 OR LARGER SHEATHING	12-19.2	3		3		3		3					

E- NAIL SPACING AT PANEL EDGES (IN)
F- NAIL SPACING AT INTERMEDIATE SUPPORTS IN THE PANEL FIELDS (IN)

ALL ITEMS ARE AS PER SIMPSON STRONG-TIE® COMPANY. ALL SPECIFIED FASTENERS MUST BE INSTALLED AS PER MANUFACTURER'S REQUIREMENTS AND GUIDELINES. THIS SCHEDULE TO BE COORDINATED WITH THE LOAD PATH DIAGRAM ON THIS DRAWING.

ALL NEW WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO SECTION R301 OF THE RESIDENTIAL CODE OF NEW YORK AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTIVE STRUCTURAL ELEMENTS.

GENERAL CONTRACTOR SHALL FOLLOW ALL THE REQUIREMENTS IN ACCORDANCE WITH THE FASTENER SCHEDULE FOR STRUCTURAL MEMBERS (TABLE R602.3(1)) OF THE RESIDENTIAL CODE OF NEW YORK STATE AND THESE DRAWINGS.

STRUCTURAL TABLE INFORMATION:

FOR PROPOSED WORK

ALL INFORMATION TAKEN FROM THE RESIDENTIAL CODE OF NEW YORK, LATEST EDITION

FLOOR JOISTS:

TABLE R502.3.1(2)
RESIDENTIAL LIVING AREAS,
LIVE LOAD 40 P.S.F., DEAD LOAD 20 P.S.F.

SPECIES & GRADE: DOUGLAS FIR LARCH #1 OR BETTER

CEILING JOISTS:

TABLE R802.4(2)
UNINHABITABLE ATTICS WITH LIMITED STORAGE,
LIVE LOAD 20 P.S.F., DEAD LOAD 10 P.S.F.

SPECIES & GRADE: DOUGLAS FIR LARCH #1 OR BETTER

RAFTERS:

TABLE R802.5.1(4)
CEILING NOT ATTACHED TO RAFTERS,
GROUND SNOW LOAD 50 P.S.F. OR LESS,
DEAD LOAD 10 P.S.F.

SPECIES & GRADE: DOUGLAS FIR LARCH #1 OR BETTER

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	L/360
CEILINGS WITH BRITTLE FINISHES (INCLUDING PLASTER AND STUCCO)	L/360
CEILINGS WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD)	L/240
ALL OTHERS STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS -WIND LOADS[a] WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS -WIND LOADS[a] WITH BRITTLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS[c]	L/600

TABLE R301.5 OF THE RESIDENTIAL CODE OF NEW YORK STATE MIN. UNIFORM DISTRIBUTED LIVE LOADS

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE[b]	10 PSF
UNINHABITABLE ATTICS WITH STORAGE[b]	20 PSF
HABITABLE ATTIC AND STAIRS SERVED WITH FIXED STAIRS	30 PSF
BALCONIES (EXTERIOR) DECKS[e]	40 PSF
FIRE ESCAPES	40 PSF
GUARDRAILS AND HANDRAILS[d]	200[a] PSF
GUARDRAILS IN FILL COMPONENTS[d]	50[a] PSF
PASSENGER VEHICLE GARAGES[a]	50[a] PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40[a] PSF

TABLE A-3.4 UPLIFT STRAP CONNECTION REQUIREMENTS

ROOF- TO- WALL, WALL- TO- WALL, WALL- TO- FOUNDATION
(PRESCRIPTIVE ALTERNATIVE TO TABLE 3.4) — EXPOSURE B

DEAD LOAD ASSUMPTIONS: ROOF ASSEMBLY DL = 15 PSF

700 YR. WIND SPEED 3 SECOND GUST (MPH)		120 MPH	130 MPH	140 MPH
FRAMING SPACES	ROOF SPAN (FT)	NUMBER OF 8D COMMON NAILS OR 10D BOX NAILS IN EACH END OF 1-1/4" STRAP		
12 INCHES	12	1	1	1
	16	1	1	2
	20	1	2	2
	24	1	2	2
	28	1	2	2
	32	2	2	2
	36	2	2	3
16 INCHES	12	1	2	2
	16	1	2	2
	20	2	2	3
	24	2	2	3
	28	2	3	3
	32	2	3	3
	36	2	3	3

TABLE A-3.6 RIDGE TENSION STRAP CONNECTION REQUIREMENTS

(PRESCRIPTIVE ALTERNATIVE TO TABLE 3.6) — EXPOSURE B

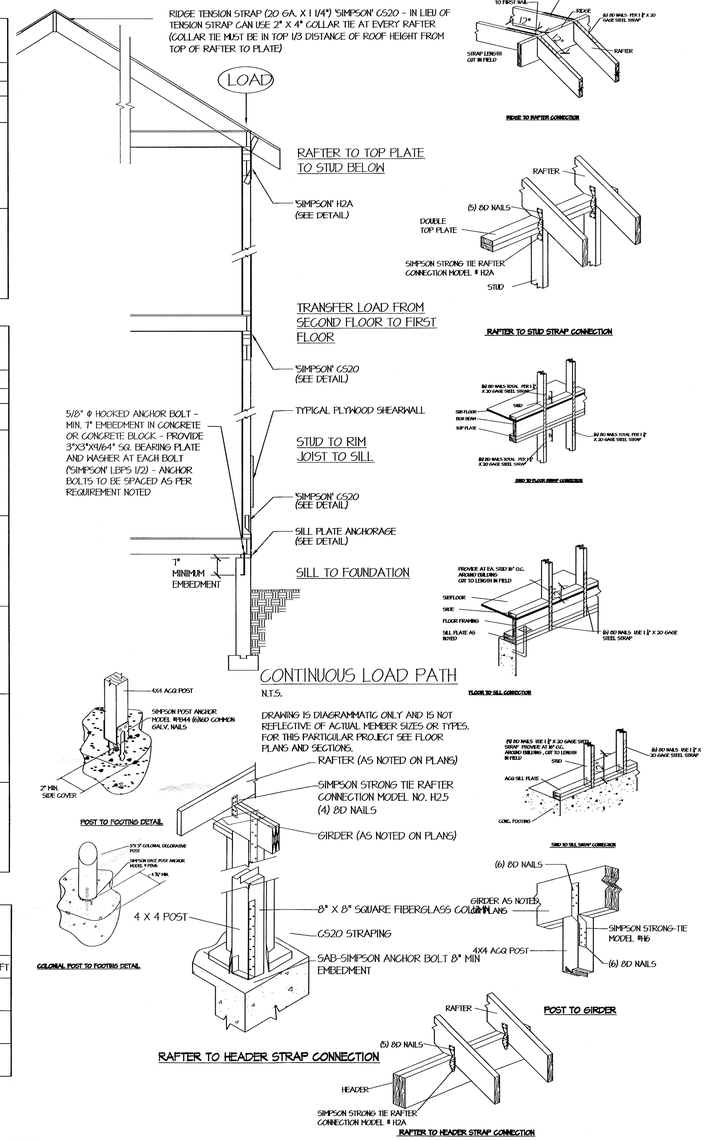
DEAD LOAD ASSUMPTIONS: ROOF ASSEMBLY DL = 15 PSF

700 YR. WIND SPEED 3 SECOND GUST (MPH)		120 MPH	130 MPH	140 MPH
ROOF PITCH	ROOF SPAN (FT)	NUMBER OF 8D COMMON NAILS OR 10D BOX NAILS IN EACH END OF 1-1/4" STRAP		
3:12	12	1	2	2
	16	2	2	3
	20	2	3	3
	24	2	3	3
	28	2	3	4
	32	3	3	4
	36	3	4	5
4:12	12	1	1	2
	16	1	2	2
	20	2	2	2
	24	2	2	3
	28	2	3	3
	32	2	3	4
	36	3	3	4
5:12	12	1	1	2
	16	1	2	2
	20	1	2	2
	24	2	2	3
	28	2	2	3
	32	2	2	3
	36	3	3	3
6:12	12	1	1	1
	16	1	1	2
	20	1	2	2
	24	2	2	3
	28	2	2	3
	32	2	2	3
	36	2	2	3
7:12-12:12	12	1	1	1
	16	1	1	2
	20	1	2	2
	24	2	2	2
	28	2	2	2
	32	2	2	3
	36	2	2	3

TABLE R501.2 DECK LEDGER CONNECTION TO BAND JOIST

(DECK LIVE LOAD = 40 PSF, DECK DEAD LOAD = 10 PSF, SNOW LOAD ≤ 40 PSF)

	JOIST SPAN						
CONNECTIONS DETAILS	6FT AND LESS	6FT TO 8FT	8FT TO 10FT	10FT TO 12FT	12FT TO 14FT	14FT TO 16FT	16FT TO 18FT
½" DIA. LAG SCREW WITH ½" MAX. SHEATHING	30	23	18	15	13	11	10
½" DIA. LAG BOLTS WITH ½" MAX. SHEATHING	36	36	34	29	24	21	19
½" DIA. LAG BOLTS WITH 1" MAX. SHEATHING	36	36	29	24	21	18	16



revision:	date:	description:
3	6.22.24	REVISED PLANS AS PER TOWN OBJECTION LETTER DATED 6.4.24
1	12.14.23	HOMEOWNER REVISED FLOOR PLANS DESIGN

PROJECT:

PROPOSED 2 STORY DWELLING

FOR

DEYU SUN

29 CENTRE DR , MANHASSET, NY

ASB ENGINEERING

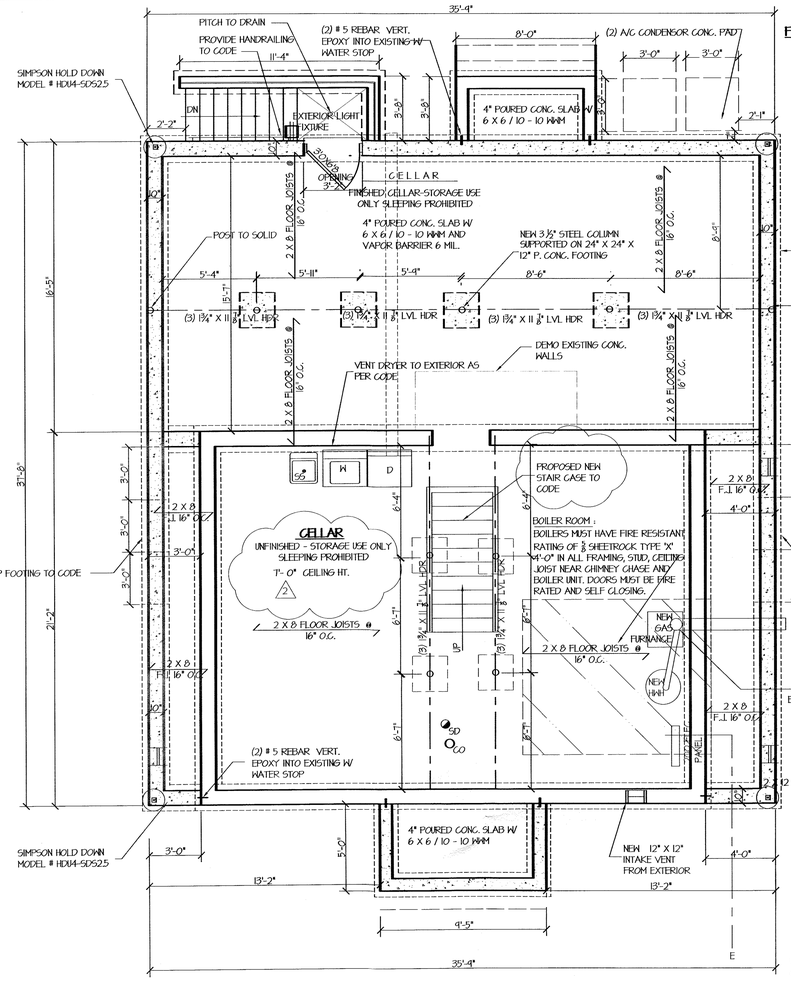
1924 BELLMORE AVE. BELLMORE , NY 11710

516-785-4200

ANDREW S. BRAUN — LICENSED PROFESSIONAL ENGINEER — 077439 — STATE OF NEW YORK

lic: 077439
checked by: AB
drawn by: AD
date: 3-1-24
sheets in set:

A-3

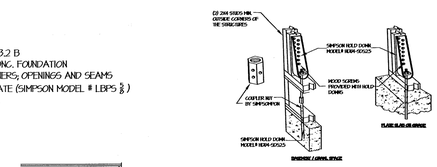


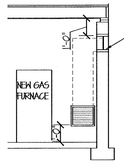
PROPOSED FOUNDATION PLAN

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

FOUNDATION WALL ASSEMBLY AS PER NFGM 2015 TABLE 3.2B

SILL: (2) 2 X 4 ACQ SILL
COPPER TERMITE SHIELD
SILL SEAL
ANCHOR BOLTS:
½" DIA. ANCHOR BOLTS
SPACING 3'-4" O/C AS PER TABLE 3.2 B
MIN 7" EMBEDMENT IN POURED CONC. FOUNDATION
LOCATED WITHIN 12" OF ALL CORNERS, OPENINGS AND SEAMS
PROVIDE 3" X 3" X ¼" STEEL PLATE (SIMPSON MODEL # LBP5 ⅝) BEARING AT ALL ANCHOR BOLTS.



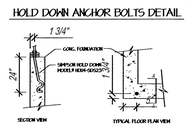


AIR INTAKE SCHEMATIC

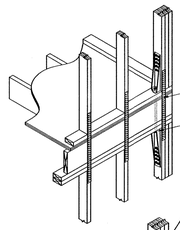
SCALE: 1/4" = 1'-0"

NOTE: SINGLE COMBUSTIBLE AIR OPENING, ALL AIR FROM OUTDOORS AS PER 624.07.6.2

HOLD DOWN ANCHOR BOLTS DETAIL



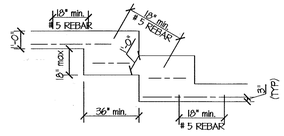
HOLD DOWN ANCHOR BOLTS DETAIL



HOLD DOWN CONNECTION DETAIL

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

PER NFGM 2015 TABLE 3.1.1G



STEPPED FOOTING DETAIL

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

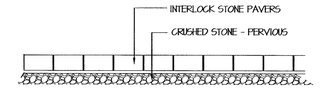
FOUNDATION NOTES:

1. DESIGN, MATERIALS & METHODS OF CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318 OF THE AMERICAN CONCRETE INSTITUTE. ULTIMATE CONCRETE DESIGN STRENGTH 28 DAYS FOR REINFORCED CONCRETE IS TO BE 3000 PSI. ASSUMED SOIL BEARING CAPACITY, 1 TON PER SQUARE FOOT AS PER R401.4.1 (SUBJECT TO INSPECTION AND VERIFICATION)
2. CONCRETE AND REINFORCING MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS: PORTLAND CEMENTS AS PER ASTM C150 & AIR ENTRAINING PORTLAND CEMENT AS PER ASTM C175.
3. ALL FOUNDATION AND FOOTING SHALL BE INSTALLED IN ACCORDANCE WITH R401 AND R403 OF IRRC.
4. FOOTINGS TO BE CARRIED DOWN TO UNDISTURBED SOIL, CONTRACTOR TO VARIFY SOIL BEARING CAPACITY AND CONFIRM WATER TABLE CONDITIONS, CONTRACTOR TO NOTIFY ENGINEER OF ANY SOIL VARIATION OR ADVERSE CONDITION AFFECTING BEARING CAPACITY PRIOR TO ANY POURING OF FOOTINGS OR FOUNDATION WALLS.
5. 16" X 8" CONCRETE WALL FOOTINGS, 3000 PSI TEST.
6. 4" CONCRETE FLOOR SLAB, 3000 PSI TEST WITH 6" X 6" # 10 MESH AND VAPOR BARRIER (NEW CONSTRUCTION).
7. DAMP PROOFING AND AT EXTERIOR FOUNDATION BELOW GRADE (NEW CONSTRUCTION) AS PER R406 2015 IRRC.
8. FOUNDATION WALL TO EXTEND A MINIMUM OF 6" FINISHED GRADE AS PER R404.1.6 (NEW CONSTRUCTION).
9. FOR FOUNDATION ANCHOR BOLTS SPACING SEE TABLE 3.2B NFGM 2015 EDITION.
10. POUR NO CONCRETE ON FROZEN GROUND OR IN FREEZING WEATHER.
11. JOB LOCATED WITHIN 1 MILE OF THE WETLANDS, RIVERBED, OCEAN OR STREAMS MAY REQUIRE PILINGS, DEPENDING ON BORE TEST RESULTS & SOIL ANALYSIS.
13. PROVIDE PROTECTION FROM TERMITE DAMAGE USING COPPER TERMITE SHIELDS AT ALL SILLS.

(IRC 2015 SECTION R406)
FOUNDATION WALLS KEEP EARTH AND ENCLOSED SPACES INTERIOR SPACES AND CONC. WALLS BELOW GRADE SHALL BE DAMP-PROOFED FROM THE HIGHER OF (a) THE TOP OF THE FOOTINGS OR (b) 6" INCHES BELOW THE TOP OF THE BASEMENT SLAB FLOOR, TO THE FINISHED GRADE, MASONRY WALLS HAVE NOT LESS THAN ¾" INCH PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. THE PARGING SHALL BE DAMP-PROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING.

1. BITUMINOUS COATING
2. THREE POUNDS PER SQUARE YARD OF ACRYLIC MODIFIED.
3. ⅛ INCH COAT OF SURFACE BONDING CEMENT COMPLYING WITH ASTM C 887
4. ANY MATERIAL PERMITTED FOR WATERPROOFING IN SECTION R406.2
5. OTHER APPROVED METHOD OR MATERIALS.
6. PARGING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION MASONRY.

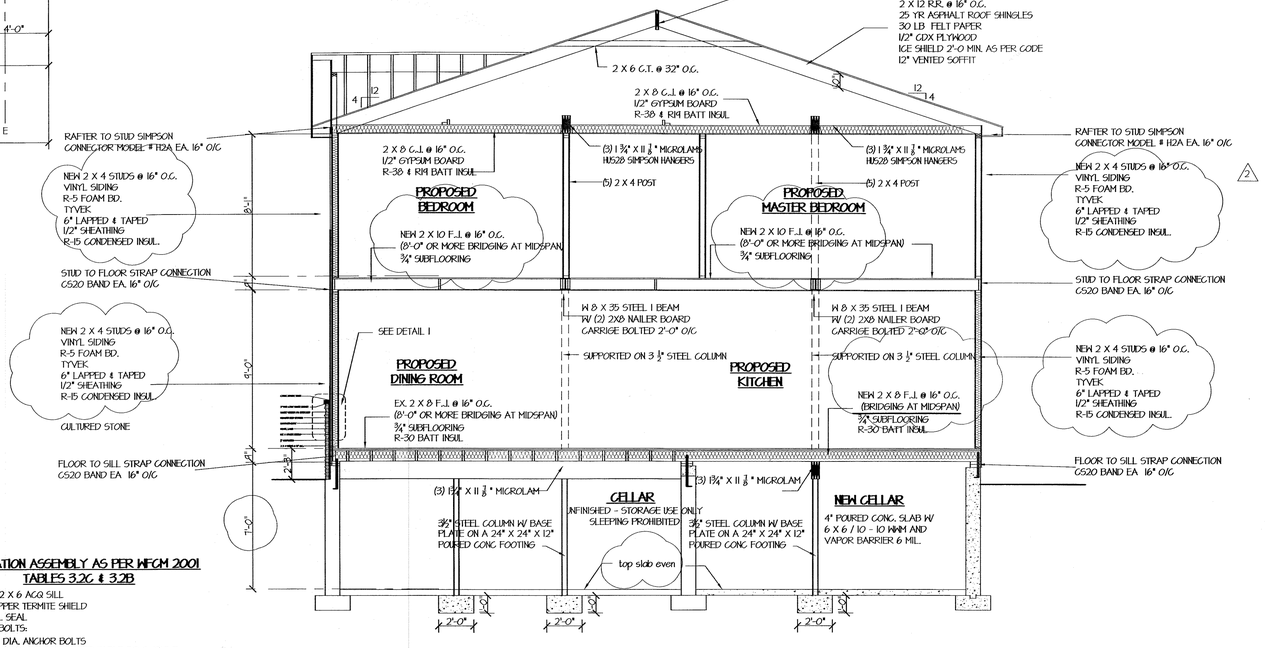
CONCRETE WALLS SHALL BE DAMP-PROOFED BY APPLYING ANY ONE OF THE LISTED DAMP-PROVING MATERIALS OR ANY ONE OF THE WATER- PROOFING MATERIALS LISTED IN R406.2 TO THE EXTERIOR OF CONC. WALL



PAVER DETAIL

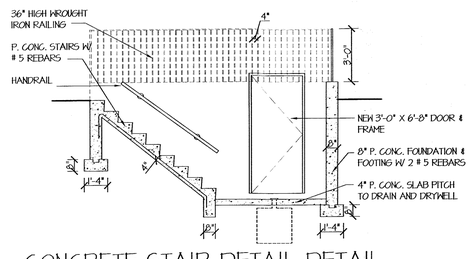
ROOF ASSEMBLY

1 3/4" X 14" LVL RIDGE
CONTINUOS RIDGE VENTING
RIDGE TO RAFTER G520 STRAPPING EA. 16 " O/C
2 X 12 R.R. @ 16" O.C.
25 YR ASPHALT ROOF SHINGLES
30 LB FELT PAPER
1/2" CDX PLYWOOD
ICE SHIELD 2'-0 MIN. AS PER CODE
12" VENTED SOFFIT



SECTION A-A

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



CONCRETE STAIR DETAIL DETAIL

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

FOUNDATION ASSEMBLY AS PER NFGM 2001 TABLES 3.2C & 3.2B

SILL: (2) 2 X 6 ACQ SILL
COPPER TERMITE SHIELD
SILL SEAL
ANCHOR BOLTS:
½" DIA. ANCHOR BOLTS
SPACING 3'-4" O/C AS PER TABLE 3.2 C & 3.2 B
MIN 7" EMBEDMENT IN POURED CONC. FOUNDATION
LOCATED WITHIN 12" OF ALL CORNERS, OPENINGS AND SEAMS
PROVIDE 3" X 3" X ¼" STEEL PLATE (SIMPSON MODEL # LBP5 ⅝) BEARING AT ALL ANCHOR BOLTS.

revision:	date:	description:
2	6.22.24	REVISED PLANS AS PER TOWN OBJECTION LETTER DATED 6.4.24
1	12.14.23	HOMEOWNER REVISED FLOOR PLANS DESIGN

PROJECT:

PROPOSED 2 STORY DWELLING

FOR

DEYU SUN

29 CENTRE DR , MANHASSET, NY

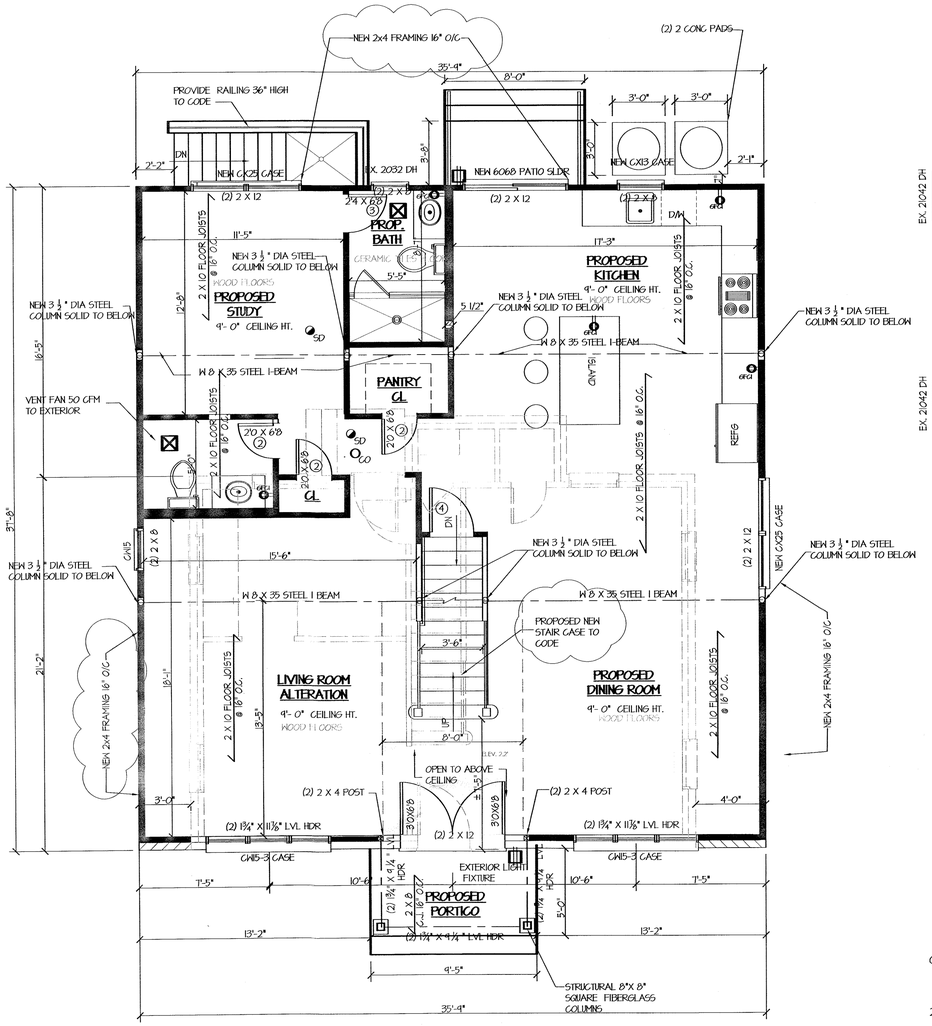
ASB ENGINEERING

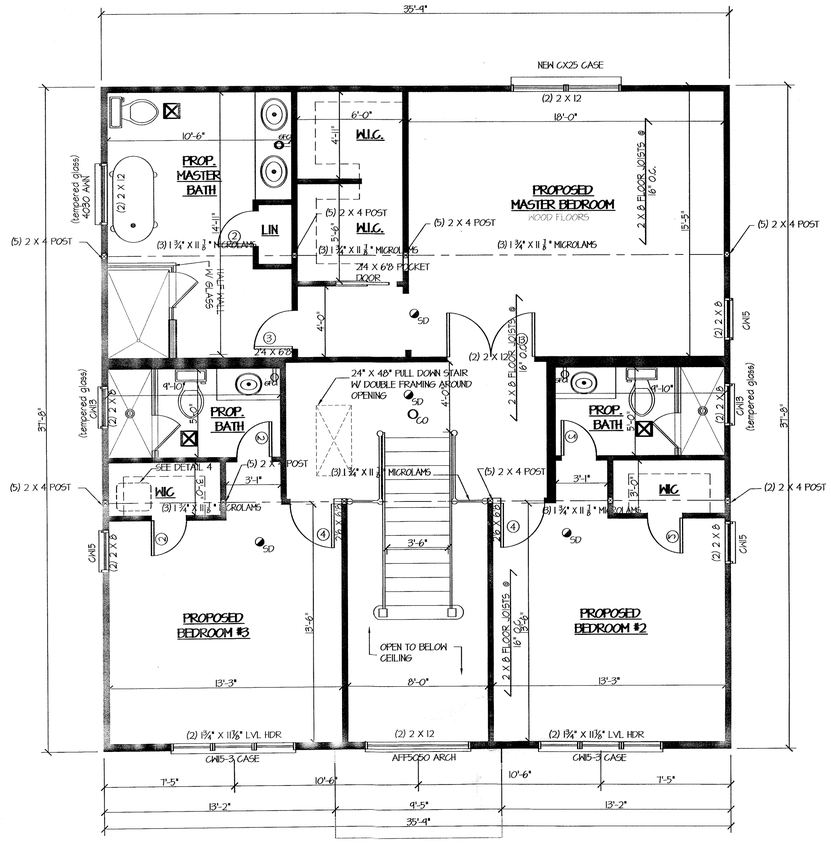
1424 BELLMORE AVE. BELLMORE , NY 11710

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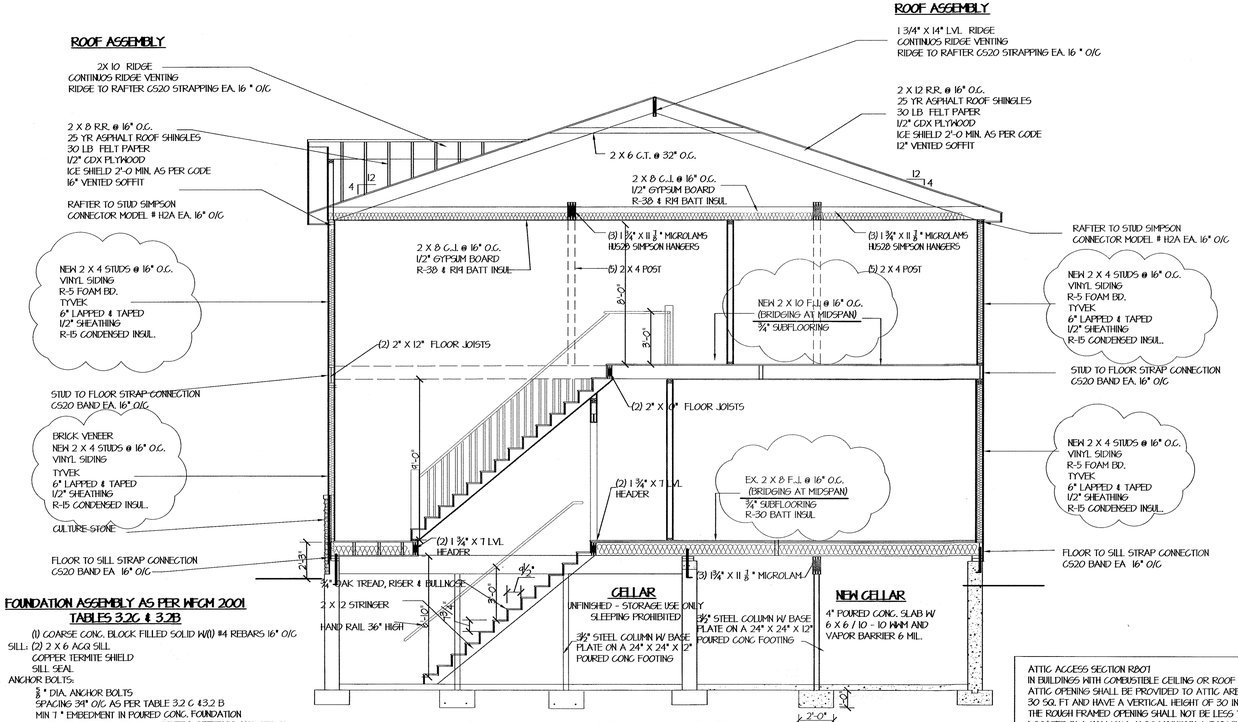
LIC: 077439	sheets in set:
checked by: AB	A-4
drawn by: AD	
date: 3-1-24	


NEW 2x4 FRAMING 16" O/C
(2) 2 CONC PADS
35'-4"
8'-0"
PROVIDE RAILING 36" HIGH TO CODE
3'-0"
3'-0"
2'-2"
DN
NEW GX25 CASE
EX. 2032 DH
NEW 6068 PATIO SLIDR
NEW GX13 CASE
2'-1"
3'-5"
3'-5"
(2) 2 X 12
(2) 2 X 12
(2) 2 X 12
2'-1"
2'-1"
2'-1"



PROPOSED SECOND FLOOR PLAN

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



SECTION B-B

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

FOUNDATION ASSEMBLY AS PER NYCM 2001 TABLES 3.2C & 3.2B

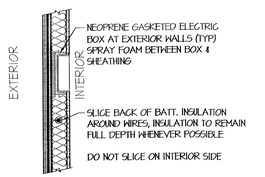
(1) COARSE CONC. BLOCK FILLED SOLID W/(1) #4 REBARS 16" O/C
SILL: (2) 2 X 6 AGQ SILL
COPPER TERMITE SHIELD
SILL SEAL
ANCHOR BOLTS
5/8" DIA. ANCHOR BOLTS
SPACING 3'-4" O/C AS PER TABLE 3.2 C & 3.2 B
MIN 7 " EMBEDMENT IN POURED CONC. FOUNDATION
LOCATED WITHIN 12" OF ALL CORNERS; OPENINGS AND SEAMS
PROVIDE 3" X 3" X 5/16" STEEL PLATE (SIMPSON MODEL # LBP5 5/8) BEARING AT ALL ANCHOR BOLTS.

ATTIC ACCESS SECTION R807
IN BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION, AN ATTIC OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQ. FT AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE ROUGH FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30" AND LOCATED IN A HALLWAY. ALSO MAINTAIN A 30" MINIMUM UNOBSTRUCTED HEADROOM.
SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED

R317.1 LOCATION REQUIRED. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATION BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE - TREATED IN ACCORDANCE WITH AWPA U1.

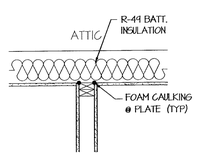
GENERAL NOTES 2020 NYSRC PLUMBING :

ALL PIPING SHALL BE IN ACCORDANCE WITH SECTION P2605
ALL PIPING FITTINGS FOR WATER SUPPLY WASTE AND VENTS MUST BE IN COMPLIANCE WITH CHAPTERS 25 THRU 31



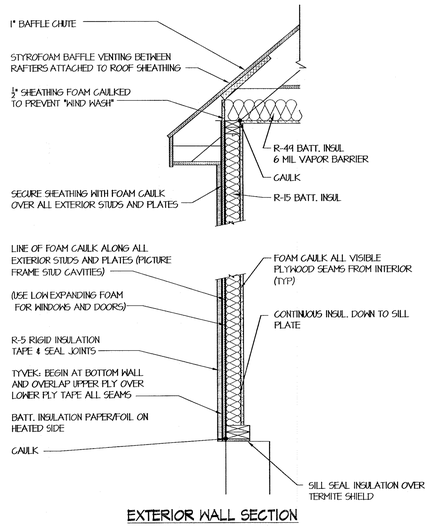
EXTERIOR WALL

INSULATION AT ELECTRICAL BOX & WIRES

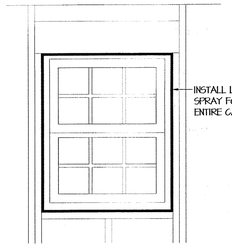


WALL PLATE

ATTIC LOCATION

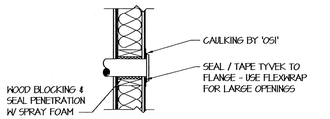


EXTERIOR WALL SECTION

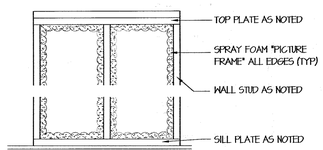


WINDOW AIR SEAL

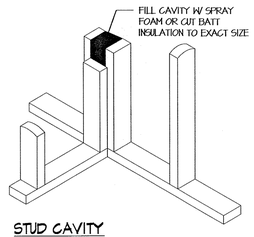
DOORS & WINDOWS



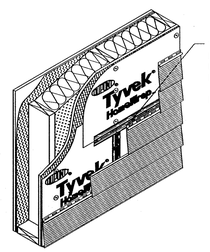
EXTERIOR WALL PENETRATION



EXTERIOR WALL ELEVATION



STUD CAVITY



TYVEK INSTALLATION

CONTINUOUS AIR BARRIER

ENERGY SEALING DETAILS

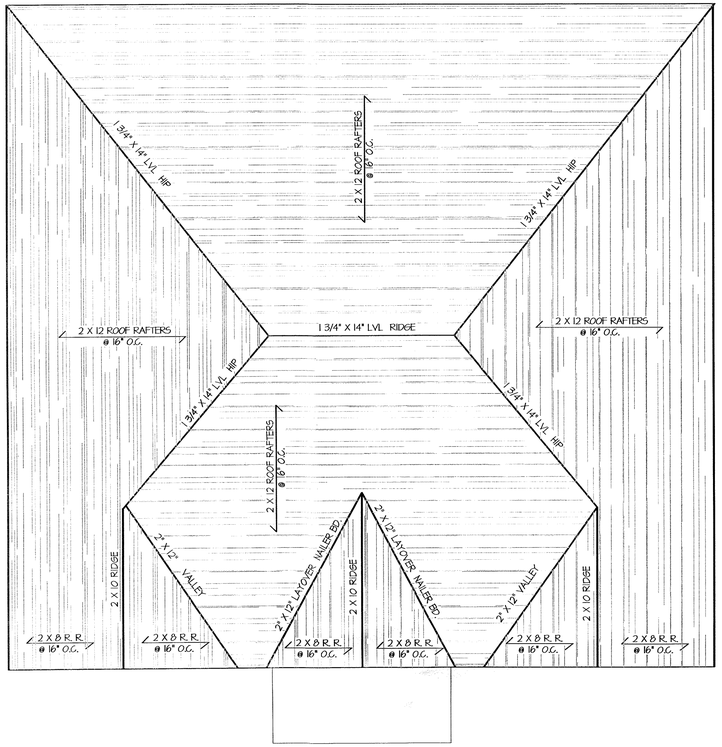
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2	6.22.24	REVISED PLANS AS PER TOWN OBJECTION LETTER DATED 6.4.24
1	2.14.23	HOMEOWNER REVISED FLOOR PLANS DESIGN

PROJECT:
PROPOSED 2 STORY DWELLING
FOR
DEYU SUN
29 CENTRE DR , MANHASSET, NY

ASB ENGINEERING
1924 BELLMORE AVE. BELLMORE , NY 11710
516-185-4200

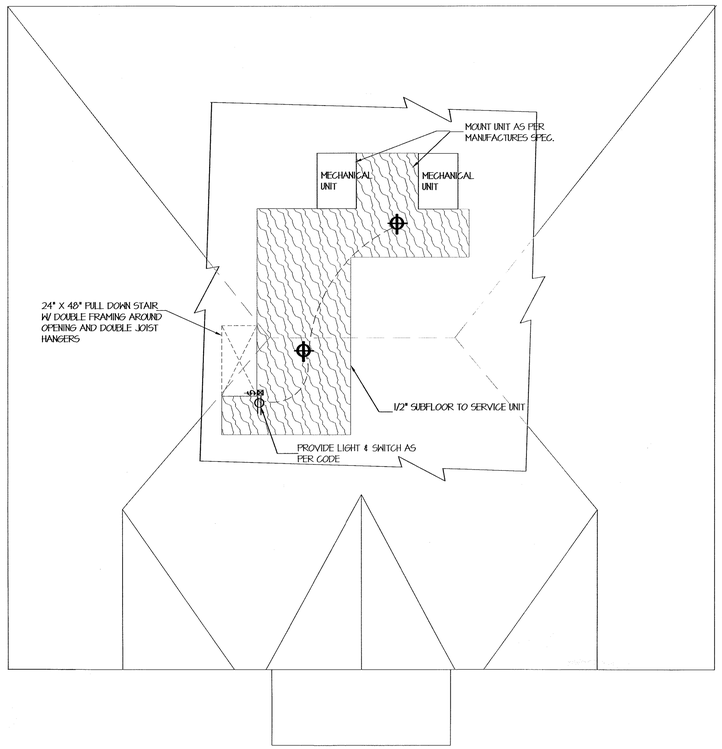
STATE OF NEW YORK · ANDREW S. BRAHIM · 077439 · LICENSED PROFESSIONAL ENGINEER

LIC: 077439	sheets in set:
checked by: AB	A-6
drawn by: AD	
date: 3-1-24	



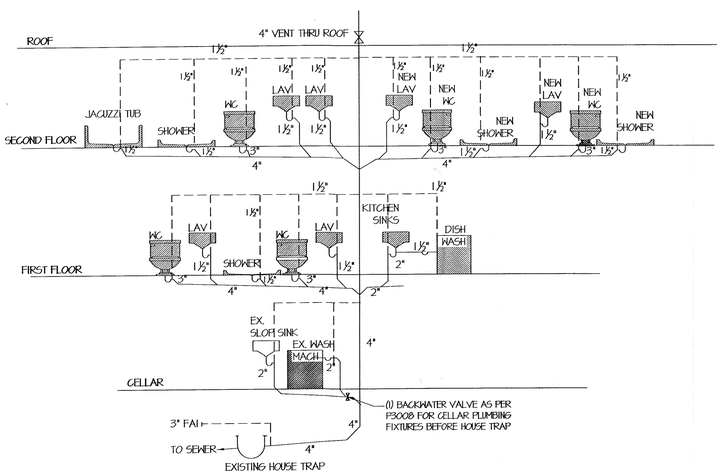
ROOF PLAN

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



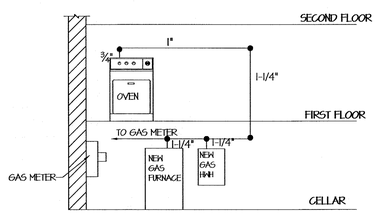
ATTIC ROOF PLAN

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



PLUMBING RISER DIAGRAM

SCALE: N.T.S.



GAS RISER DIAGRAM

SCALE: N.T.S.

revision:	date:	description:
2	6.22.24	REVISED PLANS AS PER TOWN OBJECTION LETTER DATED 6.4.24
1	2.14.23	HOMEOWNER REVISED FLOOR PLANS DESIGN

PROJECT:

PROPOSED 2 STORY DWELLING
FOR
DEYU SUN
29 CENTRE DR , MANHASSET, NY

ASB ENGINEERING
1924 BELLMORE AVE. BELLMORE , NY 11710
516-785-4200

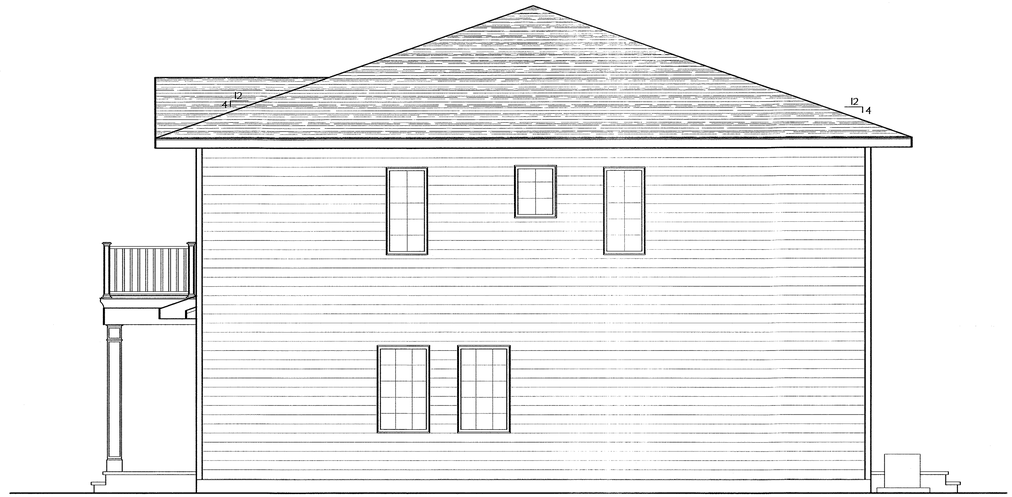
ANDREW S. BRAHA
STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER
077439

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drawn by: AD	
date: 3-1-24	



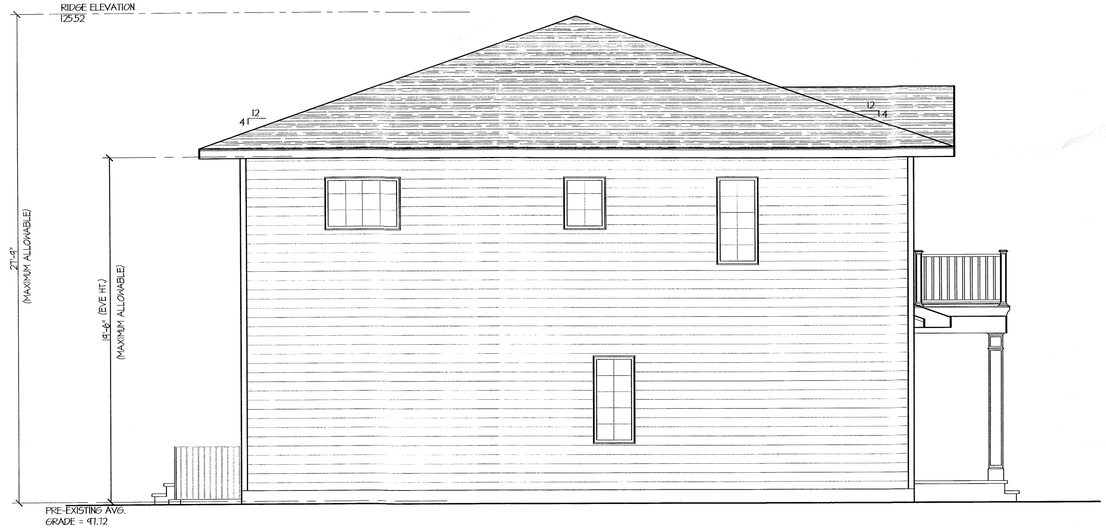
FRONT ELEVATION SCHEME A

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



SIDE ELEVATION

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



SIDE ELEVATION

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



REAR ELEVATION

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

revision:	date:	description:
2	6.22.24	REVISED PLANS AS PER TOWN OBJECTION LETTER DATED 6.4.24
1	12.14.23	HOMEOWNER REVISED FLOOR PLANS DESIGN

PROJECT:

PROPOSED 2 STORY DWELLING

FOR

DEYU SUN

29 CENTRE DR , MANHASSET, NY

ASB ENGINEERING

1924 BELLMORE AVE. BELLMORE , NY 11710

516-185-4200

STATE OF NEW YORK
ANDREW S. BRAUN
LICENSED PROFESSIONAL ENGINEER
077439

LIC: 077439	sheets in set:
checked by: AB	A-8
drawn by: AD	
date: 3-1-24	

FOUNDATION NOTES:

1. DESIGN, MATERIALS & METHODS OF CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318 OF THE AMERICAN CONCRETE INSTITUTE. ULTIMATE CONCRETE DESIGN STRENGTH 28 DAYS FOR REINFORCED CONCRETE IS TO BE 3000 PSI. ASSUMED SOIL BEARING CAPACITY, 1 TON PER SQUARE FOOT AS PER R401.4.1 (SUBJECT TO INSPECTION AND VERIFICATION)

2. CONCRETE AND REINFORCING MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS: PORTLAND CEMENTS AS PER ASTM C150 & AIR ENTRAINING PORTLAND CEMENT AS PER ASTM C175.

3. ALL FOUNDATION AND FOOTING SHALL BE INSTALLED IN ACCORDANCE WITH R401 AND R403 OF IRRC.

4. FOOTINGS TO BE CARRIED DOWN TO UNDISTURBED SOIL, CONTRACTOR TO VARIFY SOIL BEARING CAPACITY AND CONFIRM WATER TABLE CONDITIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY SOIL VARIATION OR ADVERSE CONDITION AFFECTING BEARING CAPACITY PRIOR TO ANY POURING OF FOOTINGS OR FOUNDATION WALLS.

5. 16" X 8" CONCRETE WALL FOOTINGS, 3000 PSI TEST.

6. 2" CONCRETE COVER FOR CRAWL SPACE, 3000 PSI AND VAPOR BARRIER (NEW CONSTRUCTION).

7. DAMP PROOFING AND AT EXTERIOR FOUNDATION BELOW GRADE (NEW CONSTRUCTION) AS PER R406 2015 IRRC.

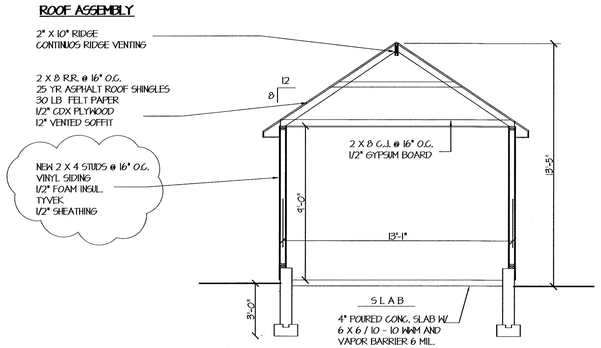
8. FOUNDATION WALL TO EXTEND A MINIMUM OF 6" FINISHED GRADE AS PER R404.1.6 (NEW CONSTRUCTION).

9. FOR FOUNDATION ANCHOR BOLTS SPACING SEE TABLE 3.2B WFCM 2015 EDITION.

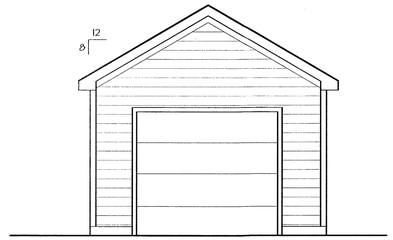
10. POUR NO CONCRETE ON FROZEN GROUND OR IN FREEZING WEATHER.

11. JOB LOCATED WITHIN 1 MILE OF THE WETLANDS, RIVERBED, OCEAN OR STREAMS MAY REQUIRE PILINGS, DEPENDING ON BORE TEST RESULTS & SOIL ANALYSIS.

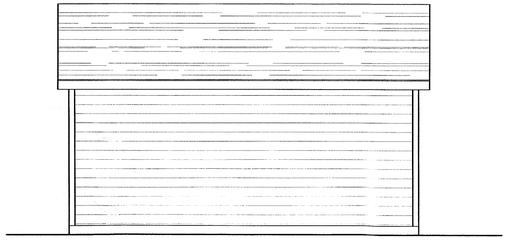
13. PROVIDE PROTECTION FROM TERMITE DAMAGE USING COPPER TERMITE SHIELDS AT ALL SILLS.



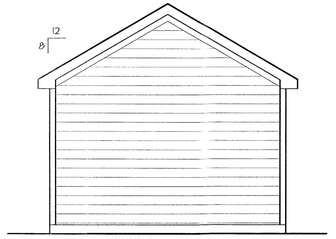
SECTION B-B
SCALE: 1/4" = 1'-0"



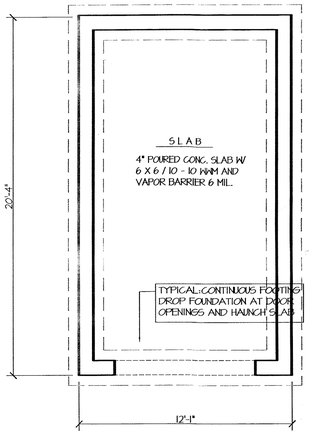
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



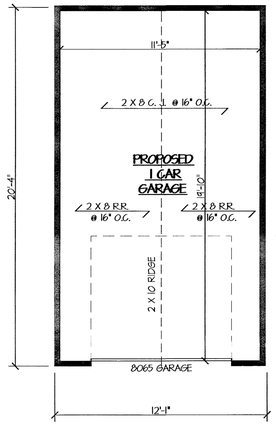
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



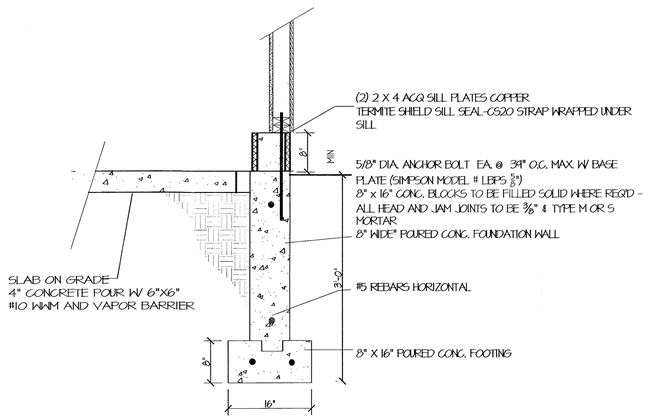
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

revision:	date:	description:
2	6.22.24	REVISED PLANS AS PER TOWN OBJECTION LETTER DATED 6.4.24
1	2.14.23	HOMEOWNER REVISED FLOOR PLANS DESIGN

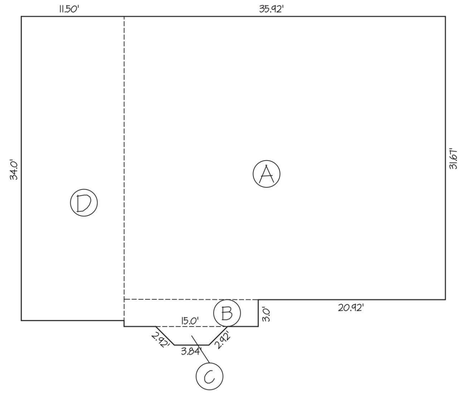
PROJECT:

PROPOSED 2 STORY
DWELLING
FOR
DEYU SUN
29 CENTRE DR , MANHASSET, NY

ASB ENGINEERING
1924 BELLMORE AVE. BELLMORE , NY 11710
516-785-4200

STATE OF NEW YORK · ANDREW S. BRAUN · LICENSED PROFESSIONAL ENGINEER · 077439

LIC:	077439
checked by:	AB
drawn by:	AD
date:	3-1-24
sheets in set:	A-9

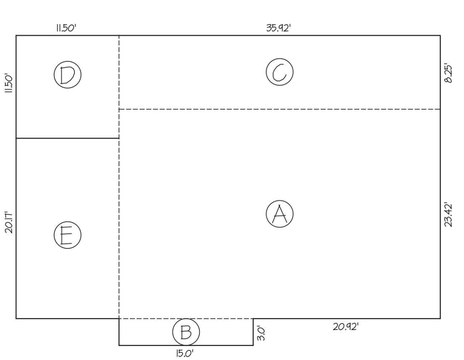


1st FLOOR AREA PLAN

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

AREA TAKE OFF:

A)	EXISTING 1st FLOOR:	31.67' x 35.92'	=	1,137.54 SQ. FT.
B)	EXISTING 1st FLOOR:	3.0' x 15.0'	=	45.00 SQ. FT.
C)	EXISTING 1st FLOOR:	IRR. BAY WINDOW	=	12.38 SQ. FT.
D)	EXISTING 1st FLOOR:	11.50' x 34.00'	=	391.00 SQ. FT.
	TOTAL 1st FLOOR:		=	1,583.42 SQ. FT.



2nd FLOOR AREA PLAN

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

FLOOR AREA TAKE OFF:

A)	EXISTING 2nd FLOOR:	23.42' x 35.92'	=	841.25 SQ. FT.
B)	EXISTING 2nd FLOOR:	3.0' x 15.0'	=	45.00 SQ. FT.
C)	EXISTING 2nd FLOOR:	8.25' x 35.92'	=	296.34 SQ. FT.
D)	EXISTING 2nd FLOOR:	11.50' x 11.50'	=	132.25 SQ. FT.
E)	NEW 2nd FLOOR:	11.50' x 20.17'	=	231.96 SQ. FT.
	TOTAL 2nd FLOOR:		=	1,543.35 SQ. FT

DOOR & WINDOW PROTECTION NOTE:

ALL NEW WINDOWS & DOORS TO BE IMPACT RESISTANT OR HAVE MIN. ¾" PLYWOOD PROTECTION PANELS TO PREVENT IMPACT. IF IMPACT PANELS ARE USED, PANELS TO BE NUMBERED TO WINDOW / DOOR AND AVAILABLE FOR INSPECTION WHEN REQUIRED.

SCOPE OF WORK

TO ADD A 2ND FLOOR ADDITION OVER THE EXISTING GARAGE FOR ANN ADDITIONAL BEDROOM. SINCE MAXIMUM FLOOR WAS USED DURING PREVIOUS ADDITION, THE NEW BEDROOM ADDITION WILL REQUIRE A VARIANCE FROM THE TOWN FOR IT.

BUILDING INFORMATION

78 HILLTOP DRIVE, MANHASSET, NY 11030

SEC: 3 BLK: 221 LOT: 9 ZONE: R-A

ZONING INFORMATION

LOT AREA.:	8,050.00 Sq. Ft.
MIN. LOT SIZE REQUIRED:	8,500.00 Sq. Ft.
EXISTING BUILDING AREA:	
EXISTING MAIN BUILDING:	1,583.42 Sq. Ft.
TOTAL EXISTING BUILDING AREA:	1,583.42 Sq. Ft.
TOTAL EXISTING BUILDING AREA PCT:	19.7%
MAXIMUM BUILDING AREA ALLOWED:	25%
EXISTING BUILDING AREA:	19.7% < 25% (OK)
PROPOSED FLOOR AREA:	
EXISTING 1st FLOOR:	1,583.42 Sq. Ft.
EXISTING 2nd FLOOR:	1,311.34 Sq. Ft.
NEW 2nd FLOOR ADDITION:	231.96 Sq. Ft.
TOTAL PROPOSED FLOOR AREA:	3,126.71 Sq. Ft.
TOTAL PROPOSED FLOOR AREA PCT:	38.9%
MAXIMUM FLOOR AREA ALLOWED:	36% - 2,898.00 Sq. Ft.
PROPOSED FLOOR AREA RATIO:	38.9% > 36% (VARIANCE REQUIRED) (228.71 Sq. Ft. - Overage)
FRONT YARD SETBACK:	MINIMUM: 35 FEET AVERAGE: 43.18 FEET EXISTING: 43.27 FEET (GARAGE) PROPOSED: 45.60 FEET (NEW BEDROOM)
SIDE YARD SETBACKS:	MINIMUM: 10 FEET AGGREGATE: 30% x WIDTH OF LOT .3 x 70 FEET = 21 FEET
SIDE YARD (1)	EXISTING: 11.10 FEET
SIDE YARD (2)	EXISTING: 11.48 FEET
SIDE YARD AGGREGATE	REQUIRED: 21 FEET EXISTING: 22.58 FEET
REAR YARD SETBACK:	MINIMUM: 15 FEET EXISTING: 31.13 FEET
BUILDING HEIGHT:	MAXIMUM: 30 FEET EXISTING: 24.75 FEET
BUILDING EAVE HEIGHT:	MAXIMUM: 22 FEET EXISTING: 21.00 FEET

ENERGY CODE COMPLIANCE

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2016 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

DRYWELL INFORMATION

BASED ON 3" RAINFALL

EXISTING ROOF AREA #1: (EXISTING MAIN ROOF): 1,730.25 Sq. Ft.
(EXISTING GARAGE ROOF): 304.14 Sq. Ft.
(EXISTING PORTICO ROOF): 39.83 Sq. Ft.

TOTAL EXISTING ROOF AREAS: 2,074.22 Sq. Ft.

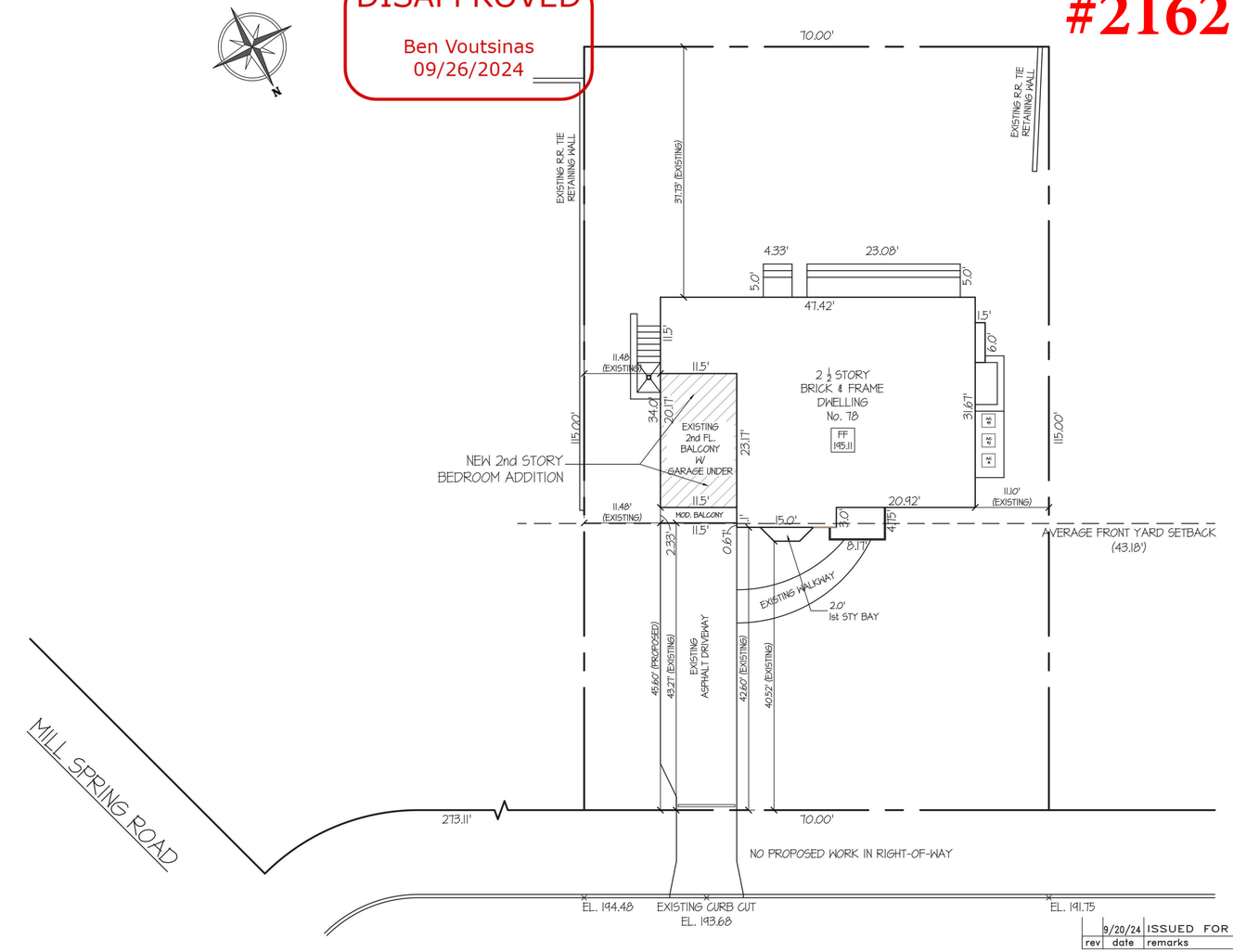
PROPOSED ROOF AREA #1: (EXISTING MAIN ROOF): 1,730.25 Sq. Ft.
(MODIFIED GARAGE ROOF): 72.18 Sq. Ft.
(EXISTING PORTICO ROOF): 39.83 Sq. Ft.
(NEW BEDROOM ROOF): 231.96 Sq. Ft.

TOTAL PROPOSED ROOF AREAS: 2,074.22 Sq. Ft.

NO CHANGE IN ROOF AREA FOR DRYWELL #1 SINCE NEW BEDROOM ADDITION IS OVER EXISTING GARAGE ROOF AND HAS ALREADY BEEN INCLUDED IN PREVIOUS ROOF AREA CALCULATION FOR DRYWELL SIZE. THEREFORE PREVIOUSLY APPROVED DRYWELL #1 IS STILL VALID FOR THIS NEW BEDROOM ADDITION

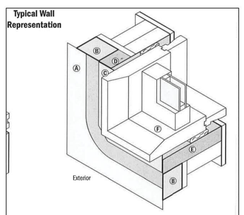
DISAPPROVED
Ben Voutsinas
09/26/2024

#21621



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



TYPICAL DOOR & WINDOW JAMB INSTALL DETAIL

SCALE: NOT TO SCALE

AVERAGE FRONT YARD SETBACK CALCULATIONS:

BLOCK	LOT	SETBACK
221	6	41.9 FPT.
	7	44.1 FT.
	8	41.9 FT.
	9	SUBJECT PROPERTY
	10	43.5 FT.
	11	44.8 FT.
	12	42.9 FT.
TOTAL		259.1 FT.

259.1 / 6 = 43.18 FT.

AVERAGE PRE-EXISTING GRADE CALCUALTION:

SEE DRAWING A-6 FOR EXISTING GRADE CALCULATIONS & SKETCH

rev	date	remarks
	9/20/24	ISSUED FOR FILING

PROPOSED ALTERATION FOR THE KATSIHTIS RESIDENCE
78 HILLTOP DRIVE, MANHASSET, NY 11030

DIPROPERZIO & MALLIA ARCHITECTS, LLP
499 JERICHO TURNPIKE
MINEOLA, NY 11501 (516) 877-7775

seal



SITE PLAN, BUILDING & ZONING INFORMATION

drawn by:	GK	file:	24-76
checked by:	MM	scale:	AS NOTED
date:	9/17/24	page:	1 of 8

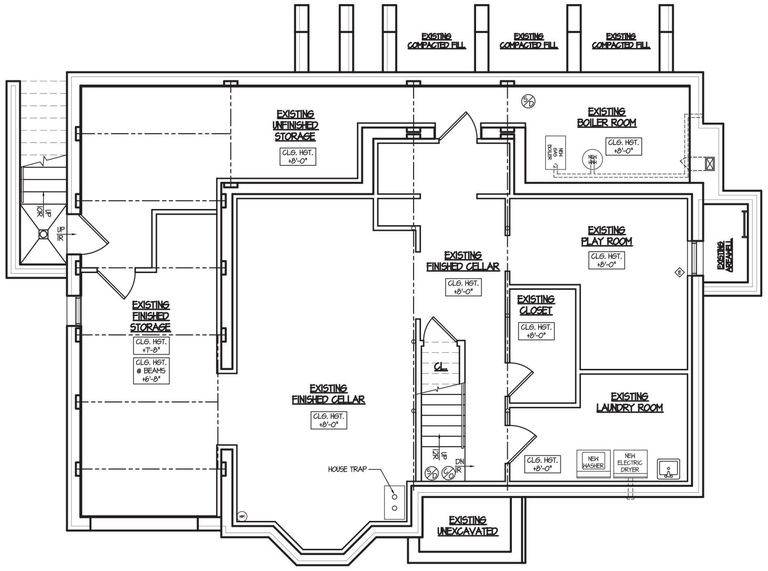
d.o.b. approval stamp

dwg no.

A-1

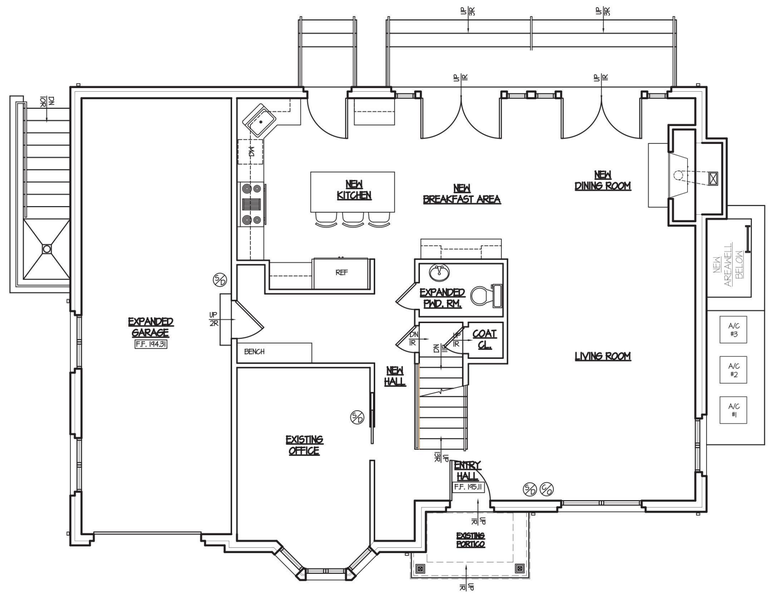
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EXISTING CELLAR FLOOR PLAN

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

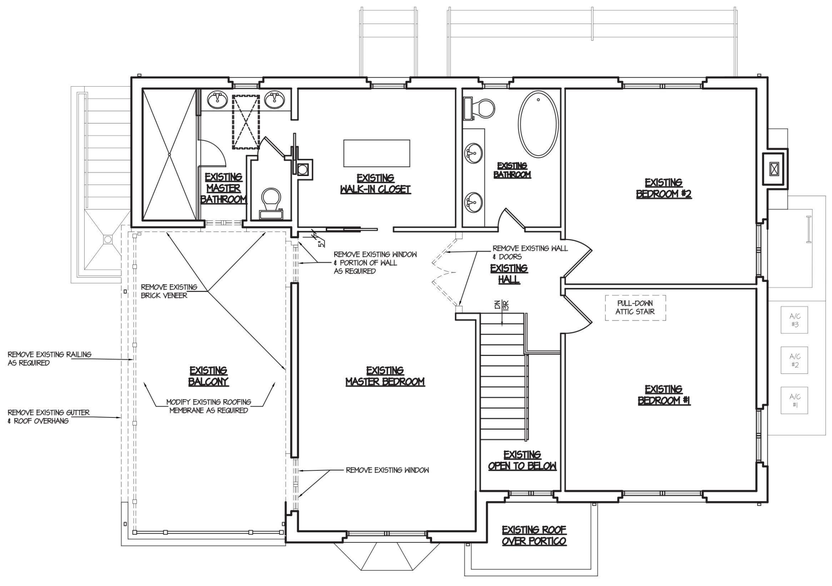


EXISTING 1st FLOOR DEMOLITION PLAN

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

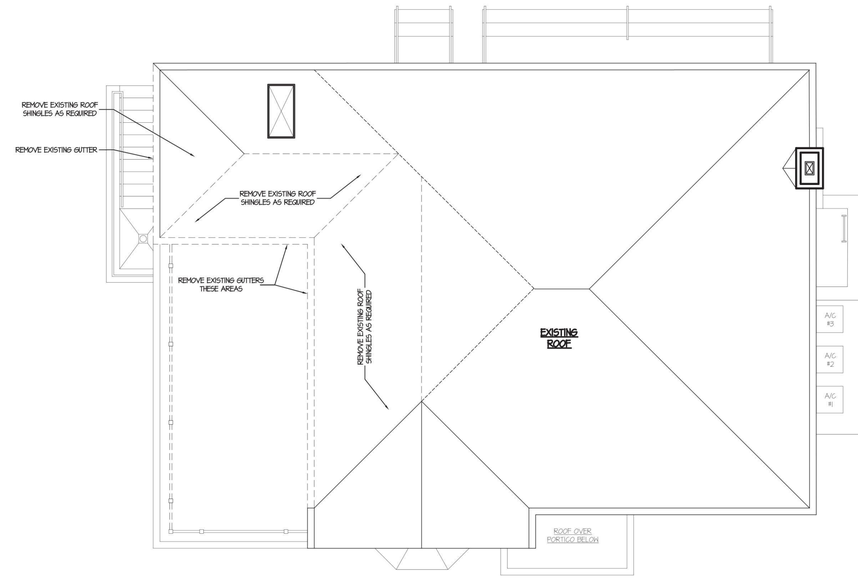
DEMOLITION LEGEND:

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED



2nd FLOOR DEMOLITION PLAN

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



ROOF DEMOLITION PLAN

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

rev	date	remarks
	9/20/24	ISSUED FOR FILING

PROPOSED ALTERATION
FOR
THE KATSIHTIS RESIDENCE
78 HILLTOP DRIVE, MANHASSET, NY 11030

DIPROPERZIO & MALLIA
ARCHITECTS, LLP
499 JERICHO TURNPIKE
MINEOLA, NY 11501 (516) 877-7775

REGISTERED ARCHITECT MICHAEL EDWARD MALLIA 040973 STATE OF NEW YORK

EXISTING & DEMOLITION PLANS & LEGEND

drawn by:	GK	file:	24-16
checked by:	MM	scale:	AS NOTED
date:	9/17/24	page:	2 of 8

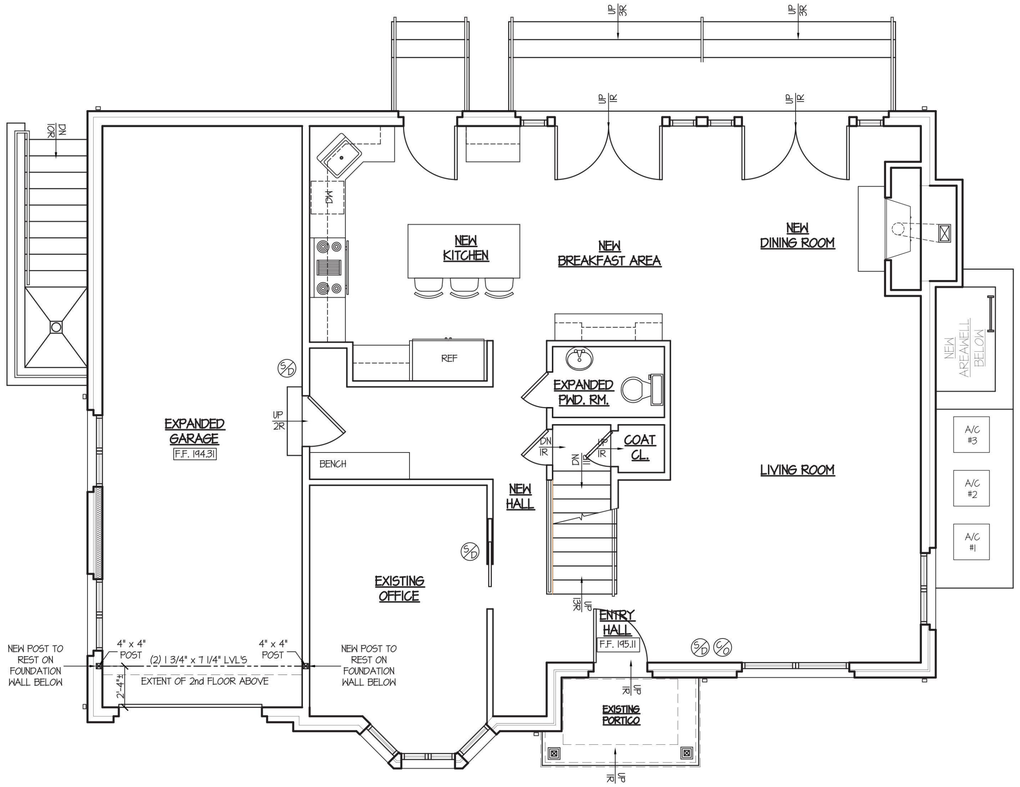
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A-2

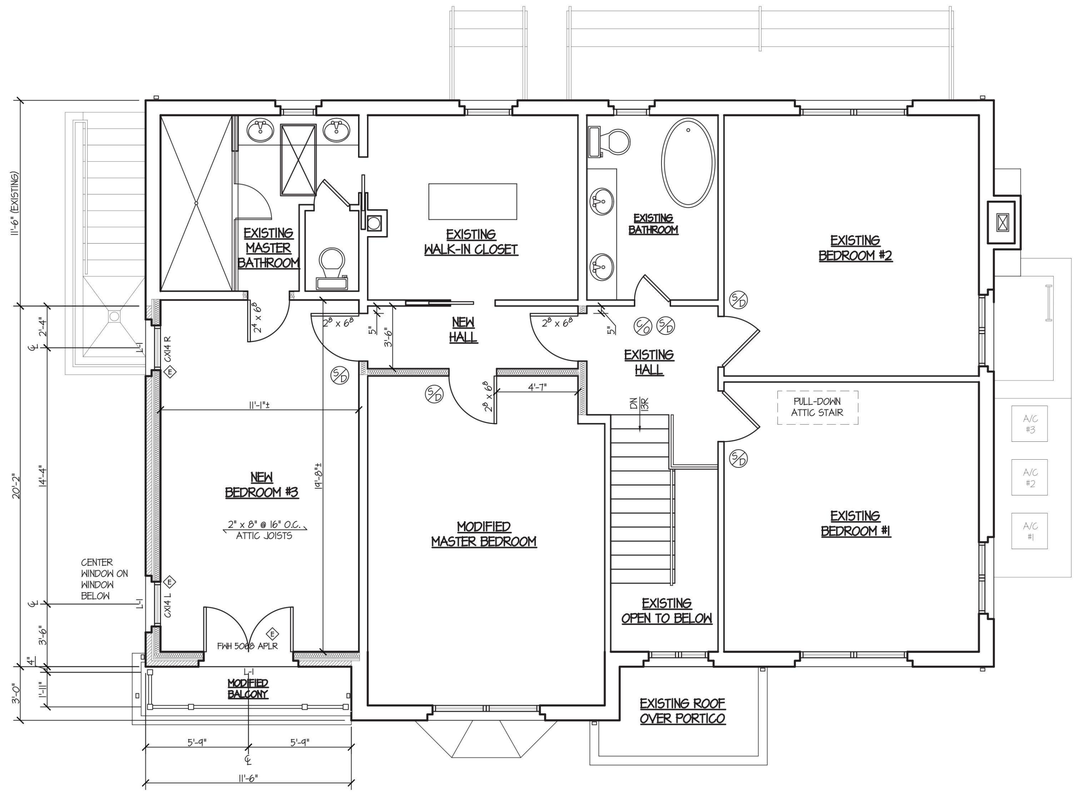
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EXISTING 1st FLOOR PLAN

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



PROPOSED 2nd FLOOR PLAN

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

CONSTRUCTION LEGEND:

- EXISTING TO REMAIN
- TYPICAL NEW EXTERIOR WALL: NEW BRICK VENEER, AIR SPACE, "TYVEK" HOUSEWRAP, 1" RIGID INSULATION, ⅜" PLYWOOD SHEATHING, 2" x 4" STUDS @ 16" O.C., R-13 BATT INSULATION, & ⅝" GYPSUM BOARD.
- INTERIOR WALL: (FORMER EXTERIOR WALL) REMOVE EXISTING BRICK VENEER & INSTALL NEW ⅝" GYPSUM BOARD OVER EXISTING WALL FRAMING AS REQUIRED
- INTERIOR WALL: SOUND INSULATED 2" x 4" STUDS @ 16" O.C., BATT SOUND INSULATION, & ⅝" GYPSUM BOARD (BOTH SIDES).
- 1 3/4" x 9 1/2" LVL — WOOD GIRDER AS NOTED
- W 8 x 30 — STEEL GIRDER AS NOTED
- WOOD POST AS NOTED
- STEEL POST AS NOTED
- DENOTES EGRESS WINDOW
- NEW INTERCONNECTED HARDWIRED SMOKE DETECTOR W/ BATTERY BACKUP
- NEW INTERCONNECTED HARDWIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP

DOOR & WINDOW HEADER NOTE:

EXTERIOR DOORS & WINDOWS:
HEADERS TO BE (2) 2" x 10" UNLESS OTHERWISE NOTED

INTERIOR DOORS:
BEARING WALLS: HEADERS TO BE (2) 2" x 8" UNLESS OTHERWISE NOTED
NON-BEARING PARTITIONS: HEADERS TO BE (2) 2" x 6" UNLESS OTHERWISE NOTED

LOOSE LINTEL SCHEDULE

MARK	SIZE			
	MASONRY THICKNESS	UNDER 4'-0" OPENING	4'-0" TO 8'-0" OPENING	8'-0" TO 12'-0" OPENING
LI	4"	L - 4 x 3-1/2 x 5/16	L - 4 x 3-1/2 x 3/8	L - 6 x 3-1/2 x 1/2

NOTES: 1 - PROVIDE 6" BEARING AT EACH END.

rev	date	remarks
	9/20/24	ISSUED FOR FILING

PROPOSED ALTERATION
FOR
THE KATSIHTIS RESIDENCE
78 HILLTOP DRIVE, MANHASSET, NY 11030

DIPROPERZIO & MALLIA
ARCHITECTS, LLP
499 JERICHO TURNPIKE
MINEOLA, NY 11501 (516) 877-7775

seal

REGISTERED ARCHITECT
MICHAEL EDWARD MALLIA
040973
STATE OF NEW YORK

CONSTRUCTION PLANS & LEGEND

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date:	9/17/24	page:	3 of 81

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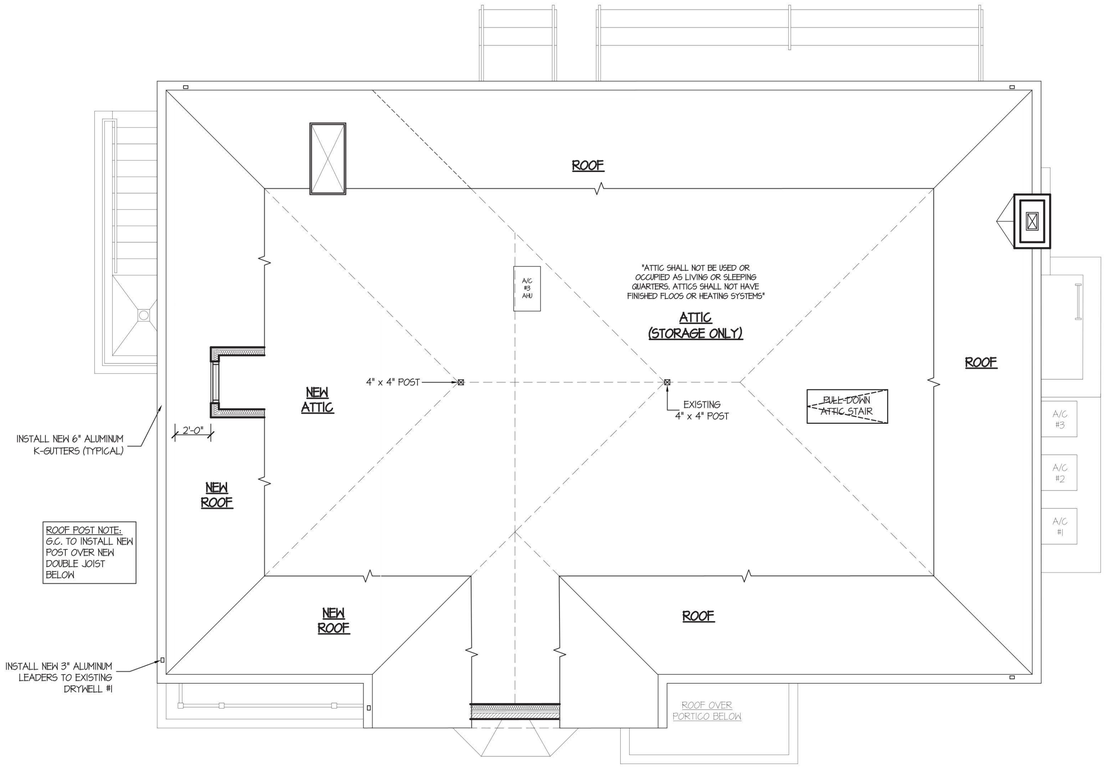
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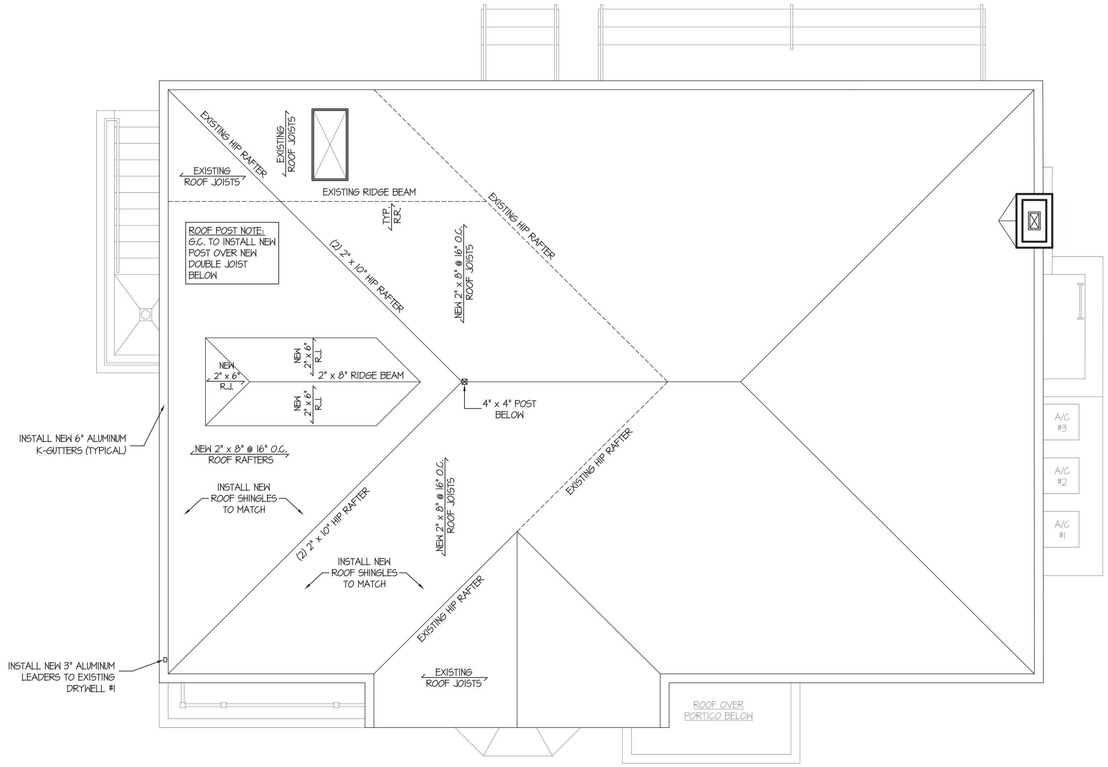
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PROPOSED ATTIC PLAN

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



PROPOSED ROOF PLAN

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

CONSTRUCTION LEGEND:

- EXISTING TO REMAIN
- TYPICAL NEW EXTERIOR WALL: NEW BRICK VENEER, AIR SPACE, "TYVEK" HOUSEWRAP, 1" RIGID INSULATION, ⅜" PLYWOOD SHEATHING, 2" x 4" STUDS @ 16" O.C., R-13 BATT INSULATION, & ⅝" GYPSUM BOARD.
- INTERIOR WALL: (FORMER EXTERIOR WALL) REMOVE EXISTING BRICK VENEER & INSTALL NEW ⅝" GYPSUM BOARD OVER EXISTING WALL FRAMING AS REQUIRED
- INTERIOR WALL: SOUND INSULATED 2" x 4" STUDS @ 16" O.C., BATT SOUND INSULATION, & ⅝" GYPSUM BOARD (BOTH SIDES).
- 1 3/4" x 9 1/2" LVL — WOOD GIRDER AS NOTED
- W 8 x 32 — STEEL GIRDER AS NOTED
- ⊠ — WOOD POST AS NOTED
- □ — STEEL POST AS NOTED
- ⟨E⟩ — DENOTES EGRESS WINDOW
- SD — NEW INTERCONNECTED HARDWIRED SMOKE DETECTOR W/ BATTERY BACKUP
- CO — NEW INTERCONNECTED HARDWIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP

DOOR & WINDOW HEADER NOTE:

EXTERIOR DOORS & WINDOWS:
HEADERS TO BE (2) 2" x 10" UNLESS OTHERWISE NOTED

INTERIOR DOORS:
BEARING WALLS: HEADERS TO BE (2) 2" x 8" UNLESS OTHERWISE NOTED
NON-BEARING PARTITIONS: HEADERS TO BE (2) 2" x 6" UNLESS OTHERWISE NOTED

LOOSE LINTEL SCHEDULE

MARK	SIZE			
	MASONRY THICKNESS	UNDER 4'-0" OPENING	4'-0" TO 8'-0" OPENING	8'-0" TO 12'-0" OPENING
LI	4"	IL - 4 x 3-1/2 x 5/16	IL - 4 x 3-1/2 x 3/8	IL - 6 x 3-1/2 x 1/2

NOTES: 1 - PROVIDE 6" BEARING AT EACH END.

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PROPOSED ALTERATION
FOR
THE KATSIHTIS RESIDENCE
78 HILLTOP DRIVE, MANHASSET, NY 11030

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REGISTERED ARCHITECT MICHAEL EDWARD MALLIA 040973 STATE OF NEW YORK

CONSTRUCTION PLANS & LEGEND

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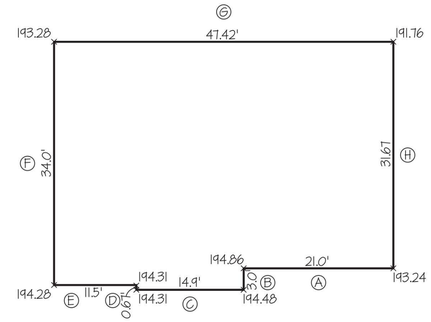
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PROPOSED FRONT (NORTH) ELEVATION

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



PREEXISTING AVERAGE GRADE PLAN

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

PREEXISTING AVERAGE GRADE CALCULATION

A = 193.24 + 194.86 = 388.10 / 2 = 194.05 x	21 =	4,075.05
B = 194.86 + 194.48 = 389.34 / 2 = 194.67 X	3 =	548.01
C = 194.48 + 194.31 = 388.79 / 2 = 194.40 x	14.9 =	2,896.56
D = 194.31 + 194.31 = 388.62 / 2 = 194.31 x	.67 =	130.19
E = 194.31 + 194.28 = 388.59 / 2 = 194.30 x	11.5 =	2,234.45
F = 194.28 + 193.28 = 387.56 / 2 = 193.78 x	34 =	6,588.52
G = 193.28 + 191.76 = 385.04 / 2 = 192.52 x	47.42 =	9,129.30
H = 191.76 + 193.24 = 385.00 / 2 = 192.50 x	31.6 =	6,083.00
	164.09 =	31,685.08

31,685.08 / 164.09 = 193.10

PREEXISTING AVERAGE GRADE = 193.10

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PROPOSED ALTERATION
FOR
THE KATSIHTIS RESIDENCE
78 HILLTOP DRIVE, MANHASSET, NY 11030

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MICHAEL EDWARD MALLIA
040973
STATE OF NEW YORK

ELEVATION & AVERAGE GRADE CALCULATION

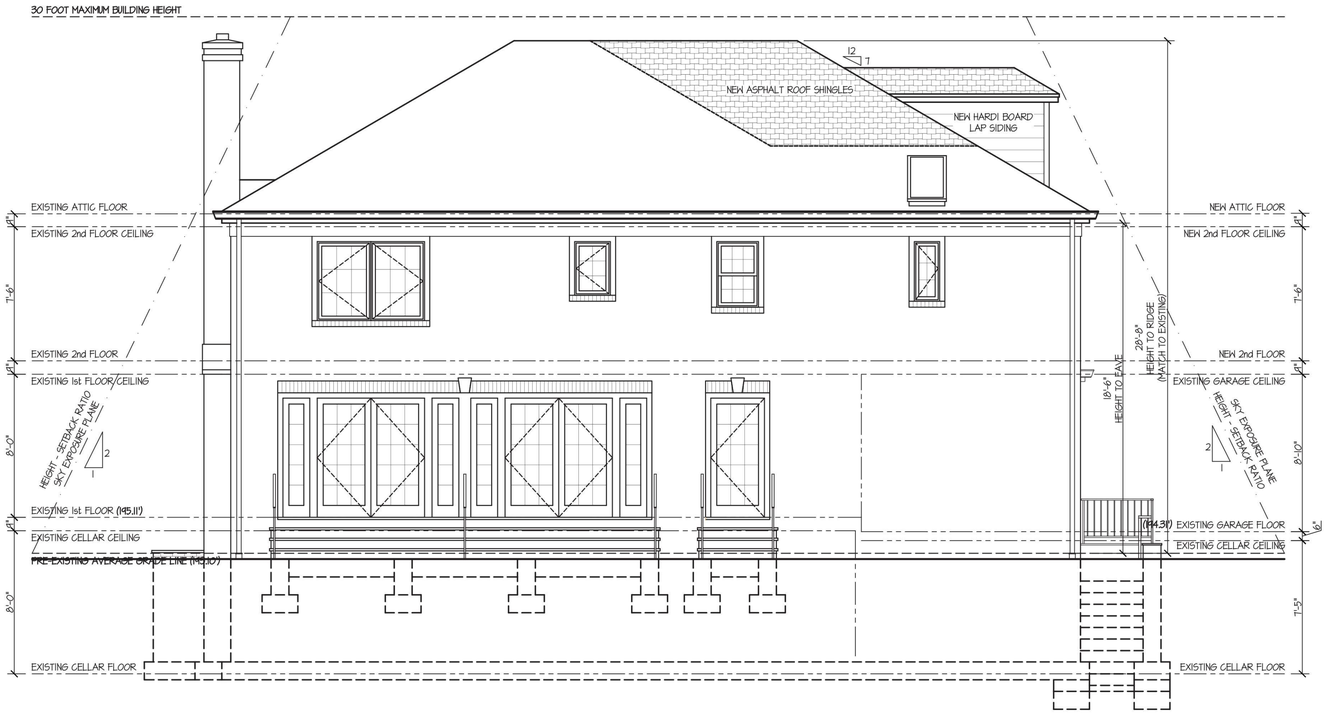
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A-5

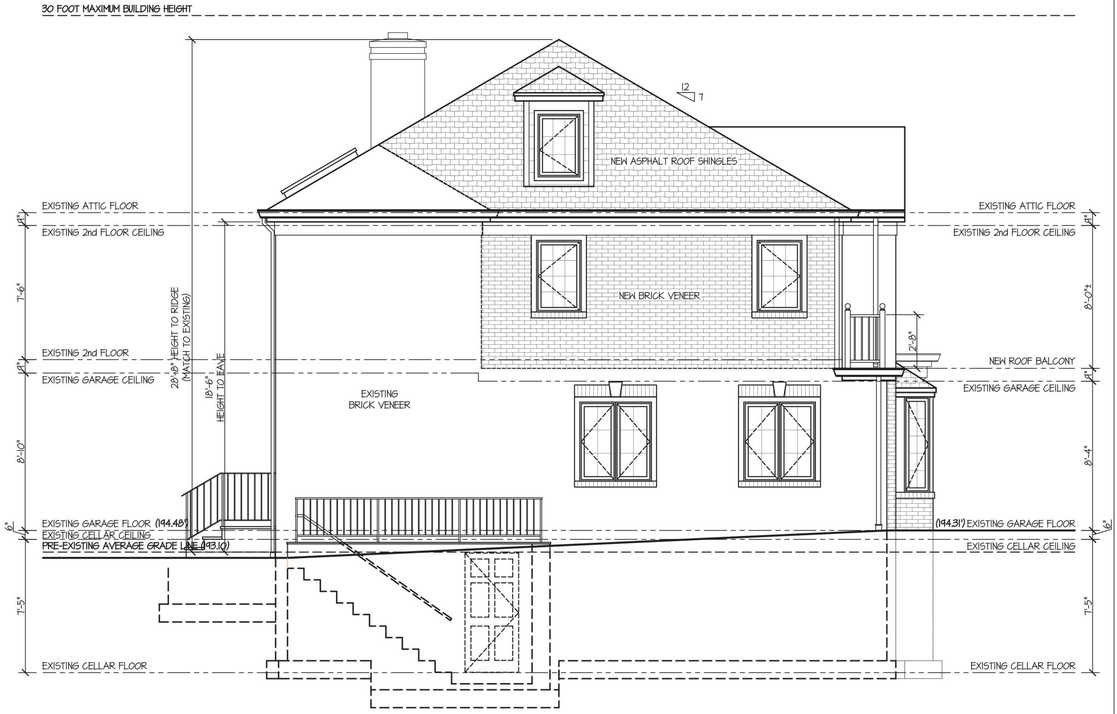
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PROPOSED REAR (SOUTH) ELEVATION

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



PROPOSED SIDE (WEST) ELEVATION

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

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	9/20/24	ISSUED FOR FILING

PROPOSED ALTERATION
FOR
THE KATSIHTIS RESIDENCE
78 HILLTOP DRIVE, MANHASSET, NY 11030

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seal

REGISTERED ARCHITECT
MICHAEL EDWARD MALLIA
040973
STATE OF NEW YORK

ELEVATIONS

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GENERAL NOTES:

1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE, FUEL GAS CODE OF NEW YORK STATE, MECHANICAL CODE OF NEW YORK STATE, PLUMBING CODE OF NEW YORK STATE, PROPERTY MAINTENANCE CODE OF NEW YORK STATE, ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE LATEST EDITIONS. ALL WORK SHALL COMPLY WITH THE FOLLOWING DESIGN CRITERIA:

BUILDING CODE NOTES
THE FOLLOWING ARE EXCERPTS OF THE RESIDENTIAL CODE OF THE STATE OF NEW YORK - TABLE R301.2(1)

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY (f)	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP (e)	ICE SHIELD UNDERLAYMENT REQUIRED (h)	FLOOD HAZARDS (g)	AIR FREEZING INDEX (i)	MEAN ANNUAL TEMP (j)
	SPEED (d) (MPH)	TOPOGRAPHIC EFFECTS (k)	SPECIAL WIND REGION (l)	WIND-BORNE DEBRIS ZONE (m)		WEATHERING (a)	FROST LINE DEPTH (b)	TERMITE (c)					
20 PSF	110 NASSAU	YES	YES	I	C	SEVERE	3'-0"	MODERATE TO HEAVY	15	YES	AS PER F.E.M.A.	1500	52.8° F

2. WHERE THE TERM "THE CODE" IS USED OR SECTIONS CITED IN THESE SPECIFICATIONS THE INTERNATIONAL RESIDENTIAL CODE (2015) WITH NEW YORK STATE 2016 UNIFORM CODE SUPPLEMENT 15 IMPLIED.

3. THE GENERAL CONTRACTOR SHALL BE HELD TO HAVE VISITED THE SITE AND PREMISES AND TO HAVE COMPARED SAME WITH THE DRAWINGS AND SPECIFICATIONS, AND TO HAVE SATISFIED THEMSELVES WITH THE EXISTING CONDITIONS, BEFORE SUBMITTING THEIR BID, AND SHALL ASSUME FULL RESPONSIBILITY THEREFORE. ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL CONDITIONS AND INFORMATION GIVEN ON THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND NO WORK, SO AFFECTED SHALL PROCEED WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.

4. PRIOR TO THE START OF THE WORK THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE IF ANY EXISTING ELECTRICAL POWER LINES ARE LOCATED WITHIN 10 FEET OF THE WORK, OR FURTHER IF JOB CONDITIONS WARRANT. IN THE EVENT THAT SUCH ELECTRICAL POWER LINES ARE LOCATED WHICH MAY CAUSE INJURY TO ANY OF THE WORKERS THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LOCAL POWER COMPANY TO DE-ENERGIZE THE SERVICE UNTIL ALL WORK IS COMPLETED.

4. THE CONTRACT DRAWINGS INDICATE THE EXTENT AND GENERAL ARRANGEMENT OF THE SYSTEMS. IF ANY DEPARTURES FROM THE CONTRACT DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DUE TO CONFLICT WITH APPLICABLE CODES AND THE BEST PRACTICES OF THE TRADE, THE DETAILS OF SUCH DEPARTURES AND THE REASON THEREFORE SHALL BE SUBMITTED AS SOON AS POSSIBLE TO THE ARCHITECT FOR APPROVAL. NO SUCH DEPARTURES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT.

5. ALL WORK SPECIFIED HEREIN MUST BE INSTALLED IN FULL ACCORDANCE WITH THE REQUIREMENTS OF ALL LOCAL AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION OVER THESE MATTERS AS WELL AS WITH ANY REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, NATIONAL ELECTRIC CODE, OR SIMILAR APPROVALS, PERMITS, INSPECTIONS, ETC., BEFORE COMMENCING ANY WORK AS TO AVOID ALL DELAYS DURING CONSTRUCTION AND HE SHALL TURN OVER THE OFFICIAL RECORDS OF THE GRANTING OF PERMITS TO THE OWNER. THE CONTRACTOR SHALL HAVE A FINAL SURVEY PREPARED UPON COMPLETION OF THE WORK. THIS SHALL BE DONE WITHOUT ADDITIONAL COST TO THE OWNER.

6. ANY ITEMS OF WORK SPECIFIED HEREIN AND/OR SHOWN ON THE DRAWINGS WHICH CONFLICT WITH AFOREMENTIONED RULES, REGULATIONS, AND REQUIREMENT, SHALL BE REFERRED TO THE ARCHITECT FOR DECISION.

7. THE WORK SHALL NOT BE DEEMED TO HAVE REACHED A STATE OF COMPLETION UNTIL ALL FINAL CERTIFICATES HAVE BEEN DELIVERED.

8. EACH CONTRACTOR SHALL BE HELD RESPONSIBLE FOR AND BE REQUIRED TO MAKE GOOD AT HIS OWN EXPENSE ANY AND ALL DAMAGES TO THE OWNER'S OR NEIGHBOR'S PROPERTY, AS WELL AS PUBLIC UTILITIES OR MUNICIPAL PROPERTY, AND/OR TO ANY WORK CONTRACT, WHICH IS CAUSED BY HIS WORK OR WORKMEN DURING THE EXECUTION OF HIS CONTRACT.

9. EACH CONTRACTOR SHALL, AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL OR RUBBISH CAUSED BY HIS WORK. ON COMPLETION OF HIS WORK, ALL RUBBISH AND UNUSED MATERIAL SHALL BE REMOVED AND THE PREMISES LEFT BROOM CLEAN.

10. UPON COMPLETION OF ALL WORK, THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS RESULTING FROM THE BUILDING OPERATION AND SHALL LEAVE THE ENTIRE SITE IN A NEAT, CLEAN AND ACCEPTABLE CONDITION. ALL WINDOWS, HARDWARE, APPLIANCES, PLUMBING FIXTURES, CERAMIC AND GRANITE TILE, SHALL BE CLEANED. ANY ITEMS SCRATCHED OR DAMAGED SHALL BE REPLACED.

11. THE CONTRACTORS SHALL GUARANTEE ALL WORK INSTALLED UNDER THE CONTRACTS FROM A PERIOD OF ONE (1) YEAR FROM DATE OF COMPLETION, AS EVIDENCED BY THE DATE OF THE FINAL CERTIFICATE, UNLESS A LONGER PERIOD IS CALLED FOR IN THE SECTIONS OF THE SPECIFICATIONS.

12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FILE ALL REQUIRED INSPECTION REPORTS, CONCRETE CYLINDERS REPORTS, STEEL AND MASONRY AFFIDAVITS, MATERIAL TICKETS, ETC. AS MAY BE REQUIRED FOR FINAL ACCEPTANCE BY THE LOCAL MUNICIPALITY.

13. WHERE A DISCREPANCY MAY EXIST BETWEEN THE DRAWINGS AND SPECIFICATIONS THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.

14. THE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND AS SUCH REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE WORK FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. ANY USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS SHALL BE PROHIBITED.

15. THE LATEST EDITION OF THE A.I.A. DOCUMENT A201 SHALL APPLY TO THIS PROJECT, WITH MODIFICATIONS IF LISTED UNDER THE SUPPLEMENTARY CONDITIONS, AND BECOME PART OF THE AGREEMENT.

16. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION INCLUDING JOB AND SITE SAFETY AND TO COMPLY WITH ALL APPLICABLE O.S.H.A. STANDARDS.

17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE REQUIRED BY THE MUNICIPALITY HAVING JURISDICTION, ARRANGE FOR ALL REQUIRED INSPECTIONS, OBTAIN ALL NECESSARY SIGN-OFFS AND FINAL LETTER OF COMPLETION AND/OR CERTIFICATE OF OCCUPANCY AS MAY BE REQUIRED.

18. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ARCHITECT A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO COMPLETION OF ANY WORK REQUIRING A CONTROLLED INSPECTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE WORK IS COMPLETE AND IN COMPLIANCE WITH THE APPLICABLE CODE REGULATIONS. IN THE EVENT THAT THE WORK IS NOT COMPLETE OR DOES NOT COMPLY WITH THE APPLICABLE REGULATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO REIMBURSE THE ARCHITECT FOR HIS/HER TIME AND EXPENSE TO RE-INSPECT THE PREMISES.

19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A LICENSED LAND SURVEYOR TO CHECK AND VERIFY ALL LINES AND SETBACKS TO INSURE THAT ALL DIMENSIONS AND DISTANCES ARE CORRECT PRIOR TO THE START OF FRAMING. REPORT ANY DISCREPANCIES TO THE ARCHITECT.

20. THE SERVICES OF THE ARCHITECTS DO NOT EXTEND TO OR INCLUDE THE REVIEW OR SITE OBSERVATION OF THE CONTRACTOR'S WORK OR PERFORMANCE AND AS SUCH THE GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE MEANS AND METHODS OF CONSTRUCTION, FOR JOB SAFETY ON THE JOBSITE, AND PROTECTION OF THE GENERAL PUBLIC AND ADJOINING PROPERTIES AND UTILITIES AND THAT THESE RESPONSIBILITIES ARE INTENDED TO BE AND TO REMAIN SOLELY THOSE OF THE GENERAL CONTRACTOR. IT IS FURTHER AGREED THAT THE GENERAL CONTRACTOR WILL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND OWNER FROM ANY CLAIM OR SUIT WHATSOEVER, INCLUDING THE ABOVE AND NOT LIMITED TO ALL PAYMENTS, EXPENSES OR COSTS INVOLVED, ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE CONTRACTOR'S PERFORMANCE OR FAILURE OF THE CONTRACTOR'S WORK TO CONFORM TO THE DESIGN INTENT AND THE CONTRACT DOCUMENTS.

DEMOLITION:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "BEFORE YOU DIG", 1-800-272-4480 OR 811, TO ARRANGE TO HAVE ALL EXISTING UNDERGROUND UTILITIES MARKED OUT AND IDENTIFIED. VERIFY ALL UTILITY LOCATIONS, INCLUDING EXISTING SEPTIC AND DRYWELLS, AND TAKE ALL NECESSARY PRECAUTIONS FOR DISCONNECTS PRIOR TO THE START OF THE WORK.

2. THE CONTRACTOR ACKNOWLEDGES THAT HE/SHE IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND SHALL SHALL TAKE ALL USUAL AND PROPER PRECAUTIONS TO PREVENT ACCIDENTS OR INJURY TO ALL PERSONS, AND ANY DANGER TO PROPERTY ABOUT OR ADJACENT TO PREMISES WHERE WORK IS BEING PERFORMED, AND ERECT AND KEEP IN PLACE AT ALL TIMES ALL USUAL, PROPER, NECESSARY, AND REQUIRED DANGER SIGNS, SAFEGUARDS, FENCING AND BARRICADES.

3. THE CONTRACTOR SHALL INDEMNIFY AND "HOLD HARMLESS" BOTH THE OWNER AND ARCHITECT AGAINST ALL CLAIMS, SUITS, DAMAGES, AND JUDGEMENTS, INCLUDING COUNSEL FEES AND DISBURSEMENTS INCURRED IN DEFENSE OF ANY ACTION, TO WHICH THE OWNER OR ARCHITECT MAY BE SUBJECTED OR WHICH THEY MAY SUFFER BY REASON OF ANY INJURY TO PERSON OR SUBCONTRACTORS, AGENTS, OR EMPLOYEES, IN PERFORMANCE OF THE WORK, OR ARISING OUT OF WORK PERFORMED HEREUNDER INCLUDING THE IDENTIFICATION AND REMOVAL OF ANY, AND ALL ASBESTOS OR ASBESTOS COMPOSITION MATERIALS, IN THE EVENT THAT ASBESTOS, OR ASBESTOS MATERIALS, ARE ENCOUNTERED, THE CONTRACTOR SHALL ARRANGE TO HAVE THE PREMISES INSPECTED BY A LICENSED INSPECTOR, TO PROPERLY IDENTIFY THE MATERIALS AND TO FILE A REMOVAL PLAN FOR APPROVAL BY THE MUNICIPALITY. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL LAWS AND ENVIRONMENTAL AGENCY CRITERIA.

4. THE CONTRACTOR SHALL CAREFULLY STUDY ALL DRAWINGS TO FULLY DETERMINE THE EXTENT OF THE DEMOLITION WORK REQUIRED IN THE EXISTING BUILDING AND THE EFFECT OF SUCH WORK ON THE EXISTING CONSTRUCTION ELEMENTS AND SERVICES.

5. THE CONTRACTOR SHALL REMOVE ALL EXISTING FINISHED WOOD FLOORING AS DIRECTED BY THE OWNER.

6. THE CONTRACTOR SHALL REMOVE ALL EXISTING BRICK VENEER.

7. THE CONTRACTOR SHALL PROVIDE ALL PROTECTION AND SAFEGUARD BY GOOD CONSTRUCTION PRACTICE FROM THE START OF WORK UNTIL ITS COMPLETION AND ACCEPTANCE BY THE OWNER AND ARCHITECT.

8. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR MATERIALS, STRUCTURAL ELEMENTS, METHODS, TIMING, SEQUENCE SAFETY OF LIFE AND PROPERTY.

9. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING AS NECESSARY AND AS REQUIRED BY THE LOCAL AUTHORITIES HAVING JURISDICTION. NO SHORING OR BRACING SHALL BE REMOVED UNTIL ALL NEW STRUCTURAL ELEMENTS ARE PROPERLY SET IN PLACE AND SECURED AND THE ACTUAL TRANSFER OF LOAD AS GRADUALLY OCCURRED.

10. THE CONTRACTOR SHALL PROVIDE ALL SCAFFOLDING, BARRICADES, ETC. AS REQUIRED BY THE JOB CONDITIONS AND THE LOCAL AUTHORITIES.

11. THE CONTRACTOR SHALL REMOVE AND RELOCATE ALL EQUIPMENT AND FURNISHINGS AS REQUIRED BY JOB CONDITIONS AND AS DIRECTED BY THE ARCHITECT AND RECONNECT TO INSURE PROPER OPERATION.

12. ALL PLUMBING, GAS AND ELECTRICAL CONNECTIONS TO BE REMOVED SHALL BE SAFELY CAPPED BELOW THE FLOOR LEVEL.

13. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL NECESSARY PERMITS AND APPROVALS AS MAY BE REQUIRED BY THE LOCAL MUNICIPALITY AND UTILITY COMPANIES.

STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL SHALL CONFORM TO THE A.I.S.C. SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS LATEST EDITION, ASTM A-36.

2. ALL BEAMS SHALL HAVE FULL BEARING ON PLATES.

3. ALL STEEL BEAMS RESTING ON MASONRY SHALL HAVE STANDARD GOVERNMENT ANCHORS AND BEARING PLATES OF SIZES AS SHOWN.

4. LINTELS SHALL HAVE FULL 5" OF BEARING EACH END. PROVIDE BEARING PLATES AS INDICATED ON PLAN.

5. ALL STRUCTURAL STEEL, BOLTED AND WELDED CONNECTIONS SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE AND THE LATEST EDITIONS AND REVISIONS OF THE A.I.S.C. CODE FOR A-36 STEEL, AMERICAN WELDING SOCIETY CODE AND A.S.T.M. SPECIFICATIONS. IN THE EVENT OF CONTRADICTION, THE MORE STRINGENT SHALL GOVERN.

6. ALL STEEL SHALL BE DELIVERED WITH A SHOP COAT OF PAINT. SHOP PAINT SHALL BE AN APPROVED IRON OXIDE CONTAINING NOT LESS THAN 65% OF SESQUI OXIDE OR IRON OR A RED LEAD PIGMENT, SUCH AS SECO #2314 OR RUST-OLEUM #168 OR EQUAL, APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS TO A MINIMUM OF 2 MILS THICKNESS.

7. FIELD TOUCH-UP PAINT SHALL BE THE SAME AS THE SHOP PAINT SPECIFIED ABOVE.

8. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS AND ANY WELD SHALL BE CAPABLE OF FULFILLING ALL TESTING REQUIREMENTS ORDERED AT THE DISCRETION OF THE ARCHITECT OR ENGINEER.

9. ALL NECESSARY BEARING PLATES FOR REACTIONS OF BEAMS, COLUMNS, CONNECTION STIFFENERS AND GASKETS WHETHER CALLED FOR ON THE DRAWINGS OR NOT, SHALL BE PROVIDED.

10. THE STEEL WORK SHALL BE THOROUGHLY PLUMBED THROUGHOUT BEFORE PERMANENT CONNECTIONS ARE MADE.

11. ALL STEEL CONSTRUCTION SHALL BE ADEQUATELY BRACED AT ALL TIMES TO MAINTAIN POSITION AND ALIGNMENT AGAINST ALL WIND STRESSES AND ALL OTHER VIBRATIONS.

12. HIGH STRENGTH BOLTS SHALL BE INSTALLED BY MEANS OF CALIBRATED WRENCHES OR TURN-OF-THE-NUT METHOD IN ACCORDANCE WITH THE PROVISIONS IN THE SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 BOLTS, LATEST EDITION.

13. ALL TRAP PITS SHALL HAVE CHECKERED STEEL PLATE COVER SET IN ANGLE IRON FRAMES FLUSH WITH FLOOR.

14. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND OBTAIN APPROVAL PRIOR TO FABRICATION AND ERECTION OF THE STEEL.

CARPENTRY:

1. ALL STRUCTURAL LUMBER SHALL BE WEST COAST DOUGLAS-FIR LARCH, NO. 1 OR BETTER GRADE FS=1400 PSI IN SIZES AS INDICATED ON PLANS. GRADE MARKED PRIOR TO DELIVERY TO SITE.

2. WOOD BEAMS SHALL BE BRIDGED WITH 1" X 3" DIAGONAL WOOD OR METAL MEMBERS OR SOLID WOOD BRIDGING SPACED 8'-0" O.C. MAXIMUM.

3. WOOD BEAMS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R502.8 AND FIGURE R502.8 OF THE RESIDENTIAL CODE.

4. BEAMS SHALL BE DOUBLED UNDER ALL PARTITIONS WHICH ARE RUNNING PARALLEL TO SUCH BEAMS.

5. JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS AND DEPTH EQUAL TO THE DEPTH OF THE JOISTS.

6. PRE-ENGINEERED WOOD MEMBERS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. CUTS, NOTCHES AND HOLES BORED IN THE TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH PENETRATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER.

7. A MINIMUM OF 2" SHALL BE MAINTAINED BETWEEN ALL WOOD JOISTS AND BEAMS ADJACENT TO CHIMNEYS, WOOD FLOORING SHALL BE KEPT ½" FROM CHIMNEY.

8. ALL SILL PLATES SHALL BE MINIMUM 2" X 6" PRESSURE TREATED WOOD. INSTALL CONTINUOS METAL TERMITE SHIELDS TURNED DOWN AT A 45 DEGREE ANGLE ON THE EXTERIOR AND INTERIOR SIDES OF THE FOUNDATION WALL.

9. SILL PLATES SHALL BE SECURED TO FOUNDATION WITH 5/8" DIAMETER ANCHOR BOLTS SPACED A MAXIMUM OF 34 INCHES O.C. FROM EACH CORNER AND 45° O.C. FOR INTERIOR BOLTS.

10. FASTENERS, HANGERS AND NAILING FOR TREATED LUMBER SHALL BE FABRICATED OF MATERIALS APPROVED FOR USE WITH THE SPECIFIC TYPE OF TREATED LUMBER INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH THE LUMBER MANUFACTURERS SPECIFICATIONS.

11. WHERE METAL CONNECTORS AND STRAPPING IS INDICATED ON THE PLANS THE DESIGN IS BASED UPON PRODUCTS MANUFACTURED BY SIMPSON STRONG-TIE SPECIFICALLY TO MEET THE STRUCTURAL CALCULATIONS. SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS COMPLETE DETAILS AND MANUFACTURER'S LOAD COMPUTATIONS ARE SUBMITTED AND APPROVED BY THE ARCHITECT.

12. ALL TAIL BEAMS SHALL REST ON APPROVED TYPE BRIDLE IRONS.

13. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT THE CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. STUDS SHALL HAVE FULL BEARING ON A BOTTOM (SOLE) PLATE NOMINAL 2 INCH THICK WITH WIDTH EQUAL TO THE WIDTH OF THE STUDS.

14. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING OR NOTCHING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF ITS WIDTH, A GALVANIZED METAL TIE OF NOT LESS THAN 0.054 INCH THICK (1.37MM) (16GA) AND 1 ½ INCHES WIDE SHALL BE FASTENED TO EACH PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN EIGHT 16d NAILS ON EACH SIDE OR EQUIVALENT.

15. WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10AND FIGURE R602.10.1 OF THE RESIDENTIAL CODE.

16. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF THE STUD WIDTH AS PER FIGURE 602.6(1).

17. EXTERIOR SHEATHING SHALL BE MINIMUM 5/8" EXTERIOR GRADE PLYWOOD SHEATHING.

18. BUILDING FELT SHALL BE "TYVEK" INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

19. "ICE SHIELD" UNDERLAYMENT SHALL BE INSTALLED WITHIN 2'-0" OF THE EXTERIOR WALL SURFACES FOR ALL ASPHALT, WOOD, SLATE AND METAL SINGLE/SHAKE MATERIALS AND BELOW ALL MINERAL SURFACED ROLLED ROOFING AREAS.

20. ALL PARTITIONS SHALL BE CONSTRUCTED OF 2" X 4" WOOD STUDS SPACED 16" O.C. WITH ONE LAYER OF 5/8 " GYPSUM WALLBOARD ONE EACH SIDE UNLESS NOTED OTHERWISE ON THE DRAWINGS.

21. THE CONTRACTOR SHALL PROVIDE ROOF VENTS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/8" MINIMUM TO 1/4" MAXIMUM OPENINGS. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1 INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

22. PROVIDE ALL BLOCKING AND CUT OUTS AS REQUIRED FOR MEDICINE CABINETS, ACCESS DOORS AS REQUIRED, PLUMBING FIXTURES, H.V.A.C., ETC. VERIFY WITH ARCHITECT AND OWNER PRIOR TO START OF CARPENTRY WORK.

23. THE CONTRACTOR SHALL INSTALL 4'-0" WOOD BEAD BOARD WAINSCOT WITH DECORATIVE CAP IN THE FIRST FLOOR POWER ROOM.

24. THE CARPENTRY CONTRACTOR SHALL BE RESPONSIBLE TO THE LEVEL OF ALL FLOORS, SILLS, ETC. AND PLUMBING OF ALL WALLS, JAMBS, ETC.

25. ALL CONCEALED SPACES, PIPE SPACES AND FURRED OUT SPACES SHALL BE FIRESTOPPED TO FORM AN EFFECTIVE DRAFT BARRIER IN ACCORDANCE WITH SECTION R602.8 OF THE CODE. FIREBLOCKING SHALL BE INSTALLED IN ALL CONCEALED SPACES OF STUD WALLS, PARTITIONS AND FURRED SPACES. IN CEILINGS, FLOORS AND HORIZONTAL FURRED SPACES THE FIREBLOCKING SHALL BE INSTALLED AT 10 FOOT INTERVALS.

26. ALL VANITIES AND TOPS SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.

27. ALL CLOSETS SHALL CONTAIN 1 ½" DIAMETER CLOTHES POLE, WITH INTERMEDIATE SUPPORTS AS NECESSARY, AND 1" X 12" PAINT GRADE PINE SHELF WITH INTERMEDIATE SUPPORTS AS REQUIRED.

28. ALL EXTERIOR DOORS SHALL BE 1 3/4" SOLID RAISED PANEL OAK WITH HOLLOW METAL FRAMES.

29. ALL INTERIOR DOORS SHALL BE RAISED SIX PANEL SOLID STAIN GRAIN OAK 1 3/8" THICK WITH WOOD JAMBS AND CASINGS AS SELECTED BY THE OWNER.

30. ALL FINISH HARDWARE SHALL BE SUPPLIED AND INSTALLED BY THE CARPENTRY CONTRACTOR. THE CARPENTRY CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TEMPLATES, ETC. AND INSURE THE PROPER INSTALLATION OF ALL FINISH HARDWARE. CARPENTRY CONTRACTOR SHALL PROVIDE BRASS BUTTS, 180 DEGREE SWING, MINIMUM THREE PER DOOR.

31. WHERE CERAMIC TILE IS NOT BEING INSTALLED THE CONTRACTOR SHALL INSTALL 3/4" OAK STRIP T&G FLOORING. CONTRACTOR SHALL SAND AND INSTALL STAIN AS SELECTED BY OWNER AND TWO COATS OF POLYURETHANE FINISH.

32. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY. THE HEIGHT OF RISER SHALL NOT EXCEED 8 1/4", AND TREADS EXCLUSIVE OF NOSING, SHALL NOT BE LESS THAN 9". NOSINGS SHALL NOT BE LESS THAN 3/4 INCH NOR MORE THAN 1 1/4 INCH. LANDING SHALL NOT BE LESS THAN THE REQUIRED WIDTH OF THE STAIR.

33. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 ½ INCHES BETWEEN THE WALL AND THE HANDRAIL.

MASONRY:

1. STANDARD MORTAR SPECIFICATIONS:
PROVIDE PORTLAND CEMENT/LIME MORTAR TYPE "N" MORTAR CONSISTING OF ONE PART PORTLAND CEMENT TO ONE PART LIME TO SIX PARTS SAND MEASURED DAMP AND LOOSE.

A. CEMENT (EITHER WHITE, OR GRAY NON-STAINING) SHALL CONFORM TO FEDERAL SPECIFICATIONS SS-CL81B, TYPE II OR TYPE I.

B. LIME SHALL BE HYDRATED AND CONFORM TO THE REQUIREMENTS OF ASTM C-6-44 AND/OR FEDERAL SPECIFICATIONS SS-L-351, TYPE F.

C. SAND SHALL BE OF AN ACCEPTABLE COLOR AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-144-44 AND SHALL GRADE EVENLY AND UNIFORMLY BETWEEN THE FOLLOWING LIMITS:
A. SIEVE NO. 4 - 0%
B. SIEVE NO. 8 - 0% -10%
C. SIEVE NO. 100 - 95%-98%

2. ALL MASONRY WALLS SHALL BE LATERALLY SUPPORTED IN EITHER THE HORIZONTAL OR THE VERTICAL DIRECTION UNTIL FLOOR FRAMING IS IN PLACE. THE MAXIMUM SPACING BETWEEN LATERAL SUPPORTS SHALL NOT EXCEED THE DISTANCES IN TABLE R606.8.

3. MASONRY WALLS SHALL BE ANCHORED TO FLOOR AND ROOF SYSTEMS IN ACCORDANCE WITH THE DETAILS SHOWN IN FIGURE R606.10(1), (2) AND (3).

4. MASONRY TIES. WHERE HEADERS DO NOT PROVIDE EQUIVALENT WALL BOND, METAL TIES AS MANUFACTURED BY HOHMANN & BARNARD, INC. SHALL BE FURNISHED AS FOLLOWS.
FOR BRICK AND CMU WALLS PROVIDE "LOX - ALL" TRUSS REINFORMCEMENT #155 PLACED MAXIMUM 16" O.C. HORIZONTALLY.
FOR SOLID CMU WALL PROVIDE "LOX-ALL" TRUSS-MESH #120 PLACED MAXIMUM 16" HORIZONTALLY.
FOR BRICK/CMU VENEER WALL PROVIDE #DW-10-X ANCHORS PLACED MINIMUM ONE TIE FOR EVERY 144 SQ. IN. OF WALL SURFACE MAXIMUM 12" O.C. HORIZONTALLY AND VERTICALLY. WALL TIES SHALL BE EMBEDDED AT LEAST 2 INCHES INTO THE MORTAR BED OF THE MASONRY UNITS.

5. FACE BRICK: ALL EXPOSED FACE BRICK, MORTAR AND BONDING SHALL BE AS SELECTED BY THE OWNER. UPON SELECTION OF A SPECIFIC STYLE, THE CONTRACTOR SHALL SUBMIT A SAMPLE PANEL CONTAINING THE FULL COLOR RANGE TO THE ARCHITECT FOR REVIEW. THE ARCHITECT MAY DIRECT THE CONTRACTOR TO CONSTRUCT A SIMPLE PANEL 4'-0" WIDE BY 4'-0" HIGH SO THAT THE FULL COLOR RANGE, BONDING AND MORTAR COLOR MAY BE REVIEWED.

6. JOINTS SHALL BE UNIFORM 3/8" THICK, UNLESS SPECIFIED OTHERWISE, WITH FLUSH SHOVED BED AND HEAD, NEATLY MADE WITH CLEAN, TIGHT STRUCK FLUSH JOINTS.

7. FRACTIONAL UNITS MAY BE USED ONLY WHERE WHOLE UNITS CANNOT BE FITTED. CHINKING WILL NOT BE PERMITTED. NO UNITS LESS THAN ½ SHALL BE PERMITTED.

8. BUILT IN WORK INCLUDES SETTING ALL ANCHORS, EXPANSION JOINTS, LOOSE BEARING PLATES, DOOR BUCKS AND ANCHORS, ACCESS DOORS AND FRAMES, LOUVERS OR GRILLES, FLASHING BASES UNDER EQUIPMENT, GURBING AND FITTING AROUND PIPES, DUCTS, AND IN GENERAL, WHERE ANY WORK IS TO BE INCORPORATED INTO THE MASONRY PART OF THE STRUCTURE.

9. COORDINATE WITH PLUMBING, HVAC AND ELECTRICAL TRADES AND ASCERTAIN ALL REQUIREMENTS THAT MIGHT AFFECT THE MASONRY WORK BEFORE PROCEEDING.

10. NO MASONRY SHALL BE LAID IN FREEZING WEATHER EXCEPT WHEN WORK IS FULLY PROTECTED FROM FREEZING FOR A MINIMUM OF FORTY-EIGHT CONTINUOUS HOURS AFTER PROCEEDING.

11. ALL EXPOSED RETURNS ARE TO BE MATCH AND CONTINUE FACE BOND.

12. THOROUGHLY CLEAN ALL MASONRY SURFACES. REPOINT VOIDS OR JOINT DEPRESSIONS. REGLEAN MASONRY SURFACES WITH MILD SOLUTION OF MURIATIC ACID (1) PART PER (7) SEVEN PARTS WATER. NEUTRALIZE WITH CLEAR CLEAN WATER.

INSULATION:

1. BATT-TYPE INSULATION SHALL BE INSTALLED WITH OVERLAPPING INSIDE FOIL BACKED VAPOR-BARRIER COVERINGS IN STRICT ACCORD WITH MANUFACTURER'S DIRECTIONS TO ACHIEVE MAXIMUM INSULATING AND VAPOR-BARRIER CONTINUITY. IN WALLS, BATTS SHALL BE SECURED TO STUDS. IN CEILINGS, BATTS SHALL BE LAID IN OVER CEILING

11. FOLLOW MANUFACTURERS INSTRUCTIONS FOR FIRST CLASS WORKMANSHIP IN ALL RESPECTS COVERING INSTALLATION OF ALL STEEL FRAMING, AND GYPSUM WALLBOARD MATERIALS AND COMPONENTS, INCLUDING PREPARATION, LAYOUT, ALIGNMENT, USE OF POWER TOOLS, SEQUENCE OF ERECTION, TYPES AND SPACINGS OF FASTENERS, APPLICATIONS OF TAPS, JOINT COMPOUND, TAPING COMPOUND, AND FITTING AROUND MATERIALS AND ELECTRICAL ITEMS. SEAL AND TAPE ALL JOINTS, SCREW HOLES, NAIL HOLES. SUCCESSIVE APPLICATIONS (3) OF SPACKLING COMPOUND, WITH SANDING TO ACHIEVE A SMOOTH, LEVEL TRUE SURFACE, WITHOUT WAVES, DIMPLES OR OTHER DEFECTS, READY FOR PAINTING.

12. GYPSUM WALLBOARD MATERIALS TO BE MOUNTED BY ADHESION TO FOAM BOARD INSULATION SHALL BE INSTALLED USING DOW GENERAL PURPOSE MASTIC NO. 11 IN STRICT ACCORD WITH MANUFACTURERS RECOMMENDATIONS FOR BEST RESULTS, INCLUDING THE USE OF MAXIMUM LENGTH GYPSUM PANELS.

PAINTING:

1. ALL SURFACES, EXCEPT WHERE WOOD PANELING, MASONRY, SIMULATED MASONRY CERAMIC TILE, ETC. ARE TO BE APPLIED, SHALL RECEIVE THREE (3) COATS OF BENJAMIN MOORE "REGAL" SEMI-GLOSS LATEX PAINT. COLORS AS SELECTED BY THE ARCHITECT.

2. ALL WOOD TRIM AND BEAM CASINGS SHALL RECEIVE WOOD STAIN AS MANUFACTURED BY CABOT IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. COLORS AS SELECTED.

3. PAINTING AND FINISHING TO BE APPLIED TO PROPERLY PREPARED SURFACES FREE OF DIRT, GREASE, FOREIGN SUBSTANCES, AND FREE OF SURFACE DEFECTS. ALL SURFACES FOR FINISH SHALL BE COMPLETELY DRY, WITH EACH SUCCEEDING COAT APPLIED AFTER THE PRECEEDING ONE HAS BEEN ALLOWED TO THOROUGHLY DRY AND CURE.

4. ALL ADJACENT WORK AND MATERIALS SHALL BE PROTECTED BY THE CONTRACTOR AGAINST SOILING AND DAMAGE DURING THE PAINTING OR FINISHING OPERATION AND HE SHALL THEREFORE BE SOLELY RESPONSIBLE FOR RESTORING ORIGINAL SURFACES IN ANY WAY ADVERSELY AFFECTED BY HIS WORK.

5. ALL MATERIALS SHALL BE DELIVERED TO THE PREMISES IN UNBROKEN ORIGINAL CONTAINERS BEARING MANUFACTURERS NAME AND SPECIFICATIONS. ALL MATERIALS SHALL BE STORED AND MIXED (AS REQUIRED) IN A "CONTROLLED" JOB SITE STORE ROOM DESIGNATED FOR SUCH PURPOSES. CONTRACTOR TO TAKE ALL NECESSARY PRECAUTIONS TO ENSURE FIRE SAFETY IN CONFORMITY WITH CONTROLLING ORDINANCES AND OWNERS INSURANCE AGENT.

6. START OF WORK BY APPLICATOR WILL CONSTITUTE HIS ACCEPTANCE OF THE RECEIVING SURFACES AND SINCE THIS CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR THE QUALITY AND END RESULT OF HIS WORK, HE SHALL ADVISE THE ARCHITECT IN WRITING OF ANY CONDITIONS THAT WOULD IN HIS JUDGEMENT ADVERSELY AFFECT HIS WORK. HE SHALL NOT PROCEED UNTIL CONDITIONS HAVE BEEN RECTIFIED OR HE HAS BEEN DIRECTED BY THE ARCHITECT IN WRITING TO PROCEED.

7. PAINT AND STAIN SHALL BE PREDETERMINED ON THE BASIS OF APPROVED SAMPLES. ALL FINISHING, PAINTING, OR COATING SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.

8. ALL RUBBISH, WASTE, OR SURPLUS MATERIAL SHALL BE REMOVED FROM TIME TO TIME, AND ALL WOODWORK, HARDWARE, FLOORS OR ADJACENT WORK SHALL BE CLEANED.

9. ALL GLASS, HARDWARE, CABINETRY, PLUMBING FIXTURES, TILE, ETC. THROUGHOUT THE BUILDING SHALL HAVE ALL PAINT OR VARNISH SPOTS AND BRUSH MARKS REMOVED, AND UPON COMPLETION OF THE PAINTING WORK, ALL GLASS, HARDWARE, CABINETRY, PLUMBING FIXTURES, TILE, ETC. THAT IS SCRATCHED OR DAMAGED BY THE PAINTERS WORK OR WHILE CLEANING OFF THE PAINT FROM THE GLASS SHALL BE REPLACED AT THE CONTRACTORS EXPENSE. HARDWARE AND OTHER UNPAINTED METAL SURFACES SHALL BE CLEANED.

EXTERIOR WINDOWS AND GLASS DOORS:

1. ALL EXTERIOR WINDOWS AND GLASS DOORS SHALL BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(4)B ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2.1.5.1. UNITS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/NWWDA 101/I.S.2.

2. WINDOW AND GLASS DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED.

3. ALL SLEEPING ROOMS AND HABITABLE SPACES LOCATED IN BASEMENTS SHALL HAVE A MINIMUM OF ONE EMERGENCY ESCAPE AND RESCUE OPENING WITH A MAXIMUM SILL HEIGHT OF 44 INCHES ABOVE THE FLOOR, MINIMUM 5.7 SQUARE FOOT NET AREA, MINIMUM 24 INCH CLEAR HEIGHT AND MINIMUM 20 INCH CLEAR WIDTH.

4. IN HIGH WIND BORNE DEBRIS AREAS WITHIN ONE MILE OF THE COASTAL MEAN HIGH WATER LINE, AS DETERMINED BY THE LOCAL MUNICIPALITY, THE CONTRACTOR SHALL FURNISH WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16" AND MAXIMUM SPAN OF 8'-0" FOR EACH WINDOW. PROVIDE STAINLESS STEEL CLIPS FOR WINDOWS FASTENED IN ACCORDANCE WITH TABLE R301.2.1.2 OF THE CODE. EACH PANEL SHALL BE CLEARLY IDENTIFIED AND STORED ON SITE.

5. ALL GLAZING WITHIN HAZARDOUS AREAS SUCH AS DOORS, GLAZING ADJACENT TO DOORS, WINDOWS, GUARDS AND RAILINGS, WET SURFACES, BATH TUBS, STAIRS AND RAMPS ETC. SHALL BE TEMPERED GLASS AS PER R308.4 OF THE RESIDENTIAL CODE.

H.V.A.C.:

1. ALL SYSTEMS AND WORK SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 12 THROUGH 23 OF THE RESIDENTIAL CODE OF NEW YORK STATE, ALL LOCAL RULES AND REGULATIONS AND AS SPECIFIED BY THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION.

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

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

4. ALL KITCHEN EXHAUST, DUCT SYSTEM SHALL BE INSTALLED AS PER THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION PUBLICATION "VAPOR REMOVAL FROM COOKING EQUIPMENT".

5. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, APPROVALS, AFFIDAVIT CERTIFICATES, ETC., AS REQUIRED BY THE LOCAL AUTHORITIES AND FIRE UNDERWRITERS AND PAY ALL FEES FOR SUCH.

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

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

8. DOMESTIC HOT WATER HEATING EQUIPMENT SHALL BE SUBJECT TO THE MINIMUM FEDERAL STANDARDS AS PER CHAPTER 28 AS APPLICABLE.

9. MAINTAIN CLEARANCES BETWEEN ALL EQUIPMENT AND COMBUSTIBLE CONSTRUCTION AS PER M1306 AND TABLE M1306.2.

ELECTRICAL:

1. PRIOR TO THE START OF THE WORK THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE IF ANY EXISTING ELECTRICAL POWER LINES ARE LOCATED WITHIN 10 FEET OF THE WORK, OR FURTHER IF JOB CONDITIONS WARRANT. IN THE EVENT THAT SUCH ELECTRICAL POWER LINES ARE LOCATED WHICH MAY CAUSE INJURY TO ANY OF THE WORKERS THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LOCAL POWER COMPANY TO DE-ENERGIZE THE SERVICE UNTIL ALL WORK IS COMPLETED.

2. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH PART VIII OF THE RESIDENTIAL CODE OF NEW YORK STATE.

3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, APPROVALS, AFFIDAVITS, CERTIFICATES, ETC. AND PAY ALL FEES AS REQUIRED BY THE LOCAL AUTHORITIES AND FIRE UNDERWRITERS OR AN ELECTRICAL INSPECTION AGENCY APPROVED BY THE LOCAL MUNICIPALITY.

4. THE MINIMUM LOAD FOR UNGROUNDED SERVICE CONDUCTORS AND SERVICE DEVICES THAT SERVE 100 PERCENT OF THE DWELLING UNIT LOAD SHALL BE COMPUTED IN ACCORDANCE WITH TABLE E3602.2.

5. WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3801.2, ALLOWABLE APPLICATIONS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE 3101.4, GENERAL INSTALLATION AND SUPPORT REQUIREMENTS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3801.2.

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

7. ALL NEW FIXTURES SHALL BE AS SELECTED BY THE OWNER, FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

8. ALL CEILING FIXTURES SHALL BE SWITCHED WITH DIMMER SWITCHES. WHERE MULTIPLE SWITCHES MAY BE REQUIRED CONTRACTOR IS TO INSTALL "GANG" TYPE UNITS.

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

10. THE CONTRACTOR SHALL OBTAIN FIRE UNDERWRITERS OR OTHER ELECTRICAL INSPECTION AGENCY APPROVED BY THE LOCAL MUNICIPALITY UPON COMPLETION OF HIS WORK.

SMOKE DETECTION:

1. SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 314 OF THE CODE. UNITS SHALL BE HARDWIRED WITH BATTERY BACKUP. WHERE WORK IS BEING PERFORMED IN AN EXISTING SPACE WHERE ACCESS FOR WIRING IS NOT PRACTICAL BATTERY OPERATED UNITS MAY BE INSTALLED WITHOUT WIRING.

2. A MINIMUM OF ONE SMOKE DETECTOR SHALL BE INSTALLED FOR EACH STORY AND A MINIMUM OF ONE UNIT INSIDE AND OUTSIDE OF EACH BEDROOM SHALL BE INSTALLED.

3. WHERE MORE THAN ONE SMOKE DETECTOR IS INSTALLED THE UNITS SHALL BE INTERCONNECTED.

CARBON MONOXIDE DETECTION:

1. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R315 OF THE RESIDENTIAL CODE ON ANY LEVEL WHERE THERE FUEL-FIRED APPLIANCES AND EQUIPMENT IS INSTALLED AND ON ANY STORY CONTAINING A SLEEPING AREA.

2. WHERE MORE THAN ONE DETECTOR IS BEING INSTALLED THE UNITS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS WITHIN THE DWELLING UNIT.

3. ALL ALARMS SHALL BE LISTED AND LABELED AS COMPLYING WITH UL 2034 OR CAN/CSA 6.19 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THIS CODE.

rev	date	remarks
	9/20/24	ISSUED FOR FILING

PROPOSED ALTERATION
FOR
THE KATSIHTIS RESIDENCE
78 HILLTOP DRIVE, MANHASSET, NY 11030

DIPROPERZIO & MALLIA
ARCHITECTS, LLP
499 JERICHO TURNPIKE
MINEOLA, NY 11501 (516) 877-7775

REGISTERED ARCHITECT
MICHAEL EDWARD MALLIA
040973
STATE OF NEW YORK

GENERAL NOTES

drawn by:	GK	file:	24-16
checked by:	MM	scale:	AS NOTED
date:	9/17/24	page:	8 of 8

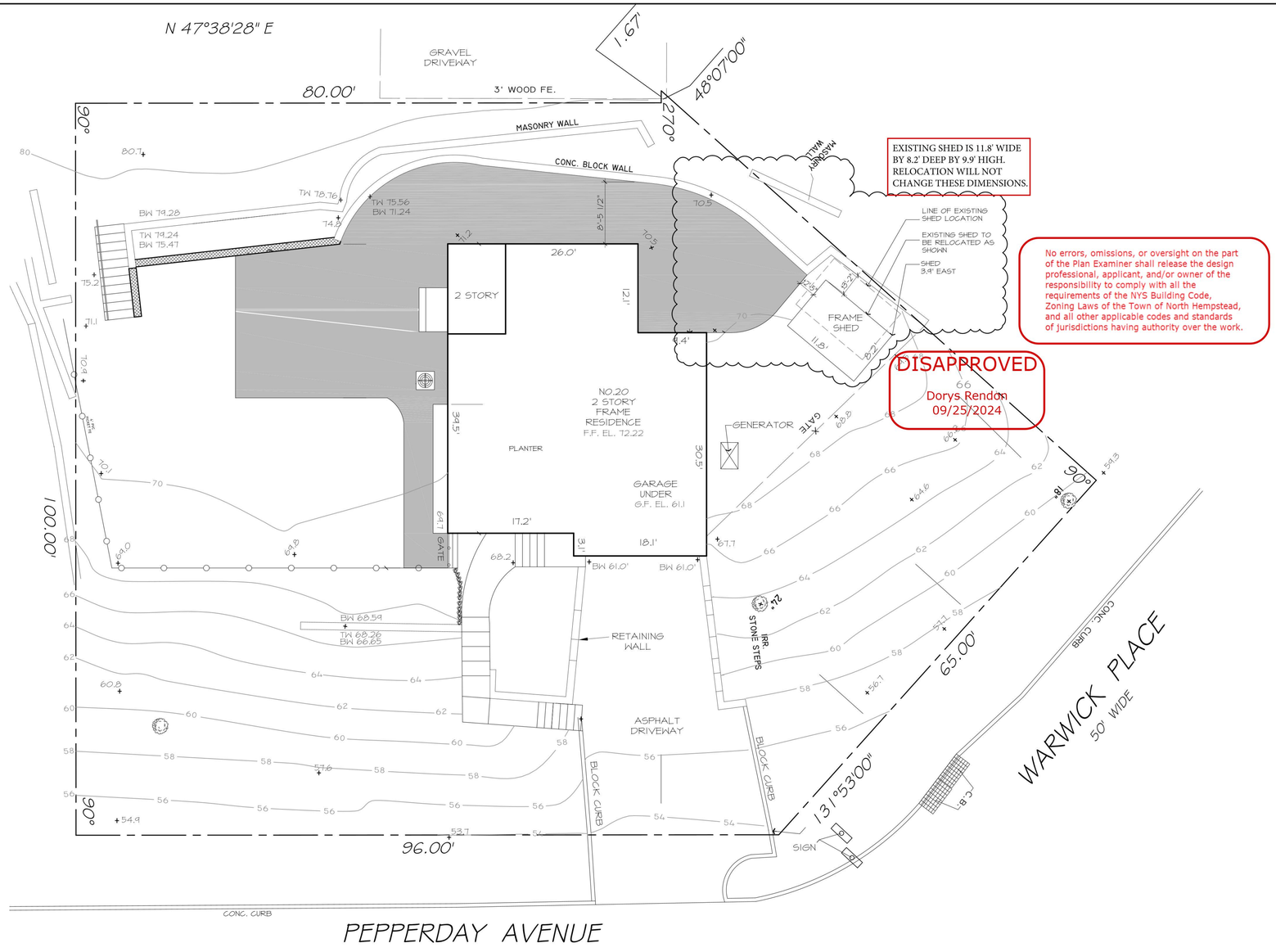
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dwg no.
A-8

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#21622



NO.	DATE	REVISION
1	9/23/2024	
NO.	DATE	

PROJECT

HARFORD RESIDENCE

20 PEPPERDAY AVE
PORT WASHINGTON, NY 11050

DRAWING TITLE

SHED RELOCATION

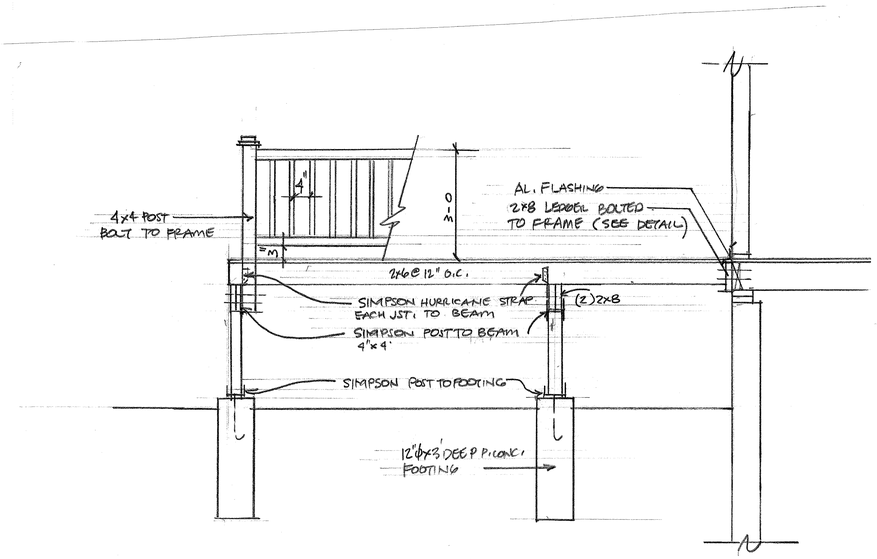
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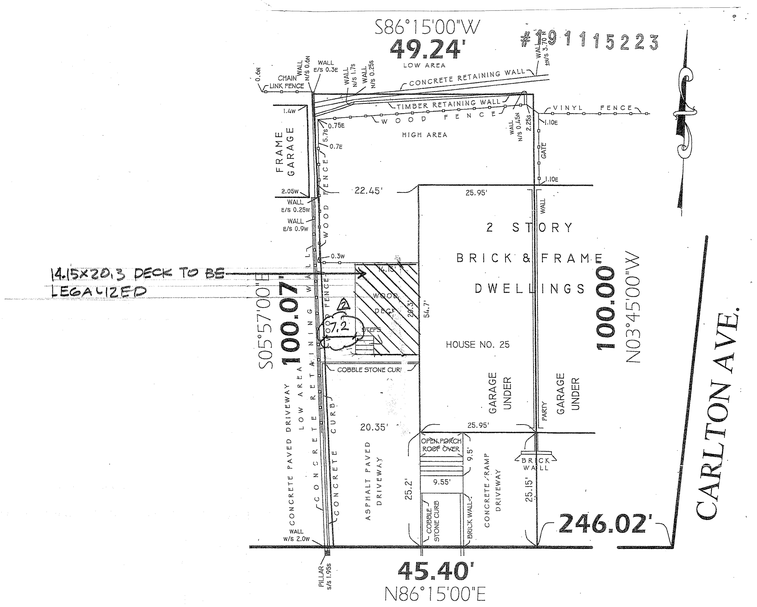
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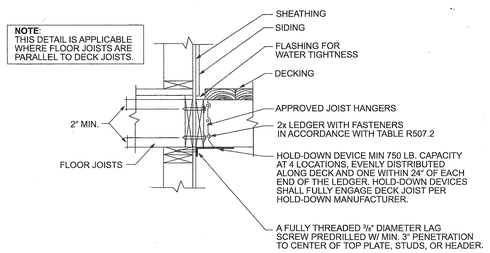


SECTION AT DECK 1/2"=1-0"



SITE PLAN 1/16"=1-0"

FROM SURVEY BY: A. AGUJO 1-8-14



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

FIGURE R507.2.3(2)
DECK ATTACHMENT FOR LATERAL LOADS

project: 25 THIRD AVE, PORT WASHINGTON

drawing: SITE PLAN, SECTION

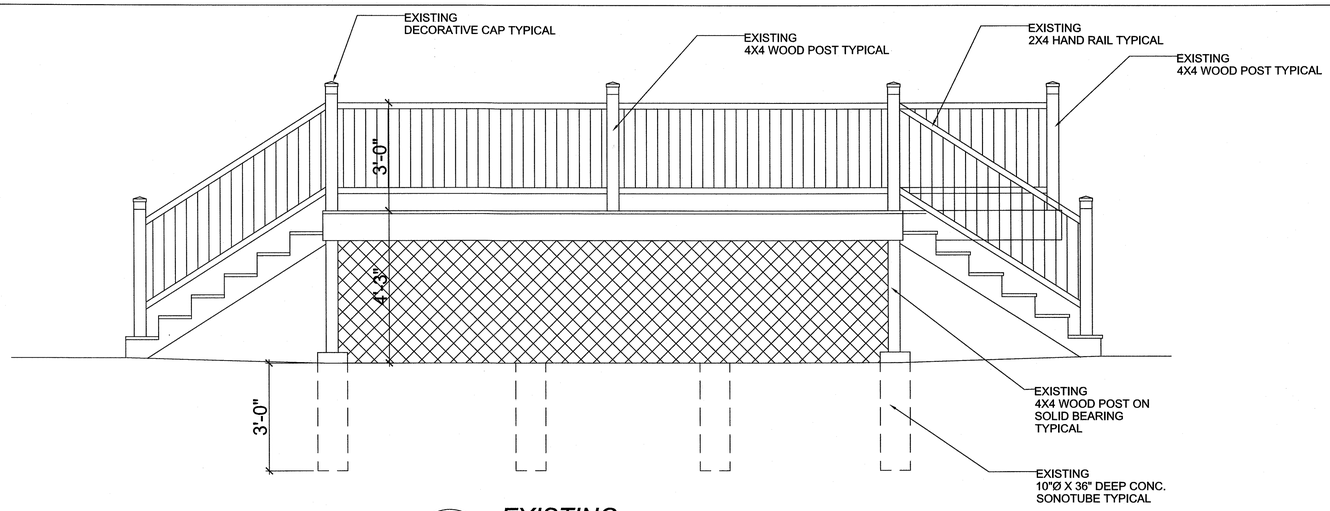
number: A-1 | dwn by: RA | scale: | job no: 22-14 | date: 5-15-22

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revisions
1 12-24-22
2 2-23-23

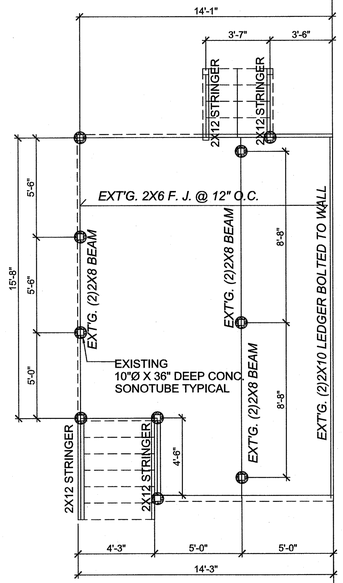
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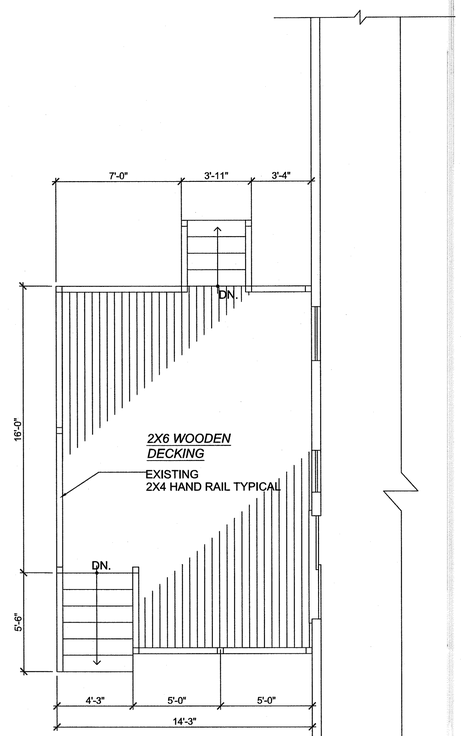
6 EXISTING LEFT SIDE ELEVATION

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



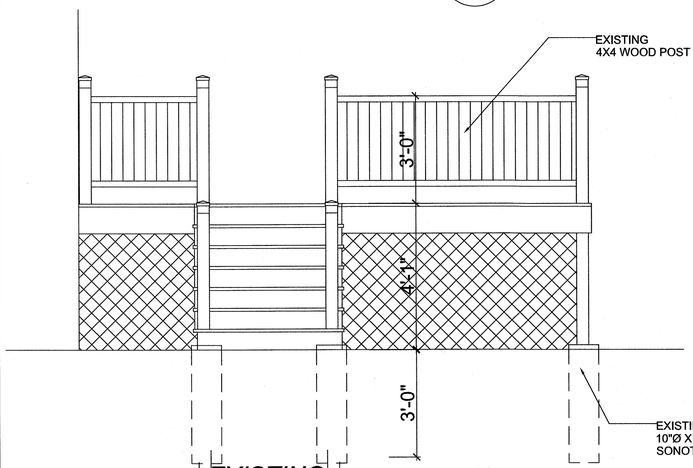
1 EXISTING STRUCTURE WOODEN DECK PLAN

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



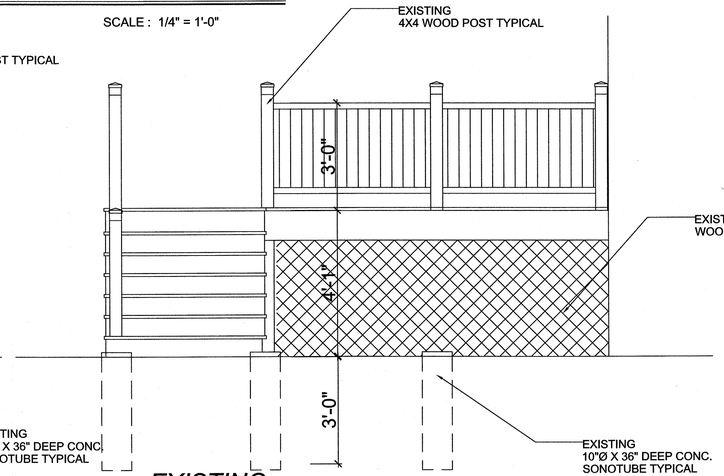
2 EXISTING WOODEN DECK PLAN

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



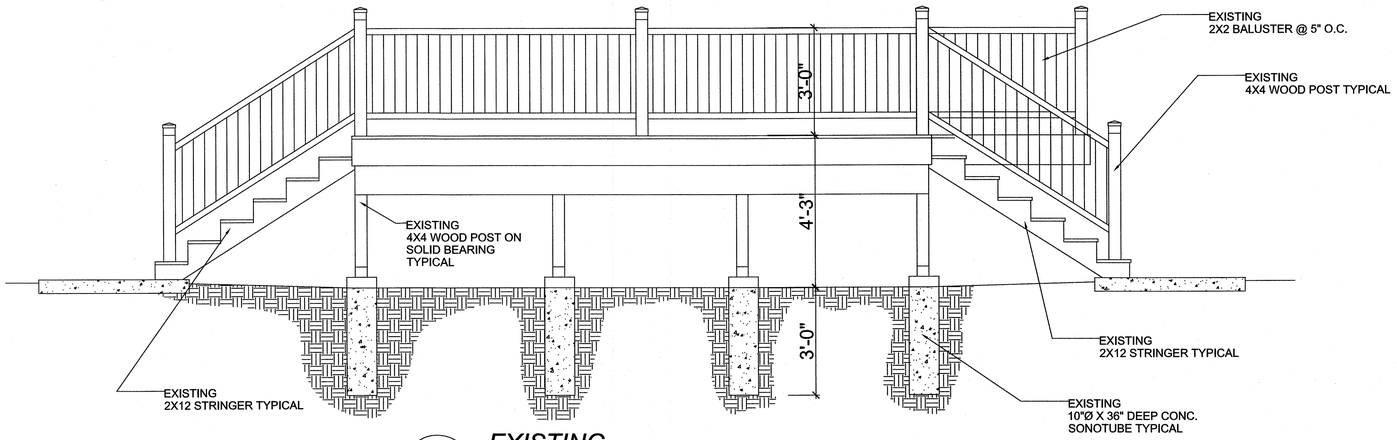
5 EXISTING REAR ELEVATION

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



4 EXISTING FRONT ELEVATION

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



3 EXISTING LONGITUDINAL SECTION

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

LEGALIZATION OF AN EXISTING WOODEN DECK

project: 25 3rd AVENUE, GLEN COVE, N.Y. 11542			
drawing: EXISTING WOODEN DECK			
number: A-2	dwn by: JB	scale: AS NOTED	
	job no.: #22-14	date: 5 - 15 - 2022	

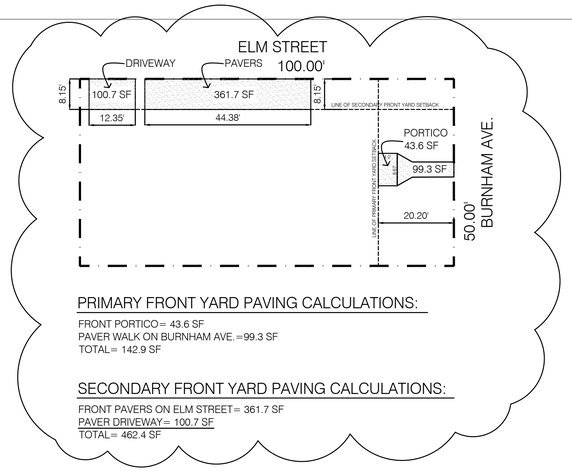
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revisions

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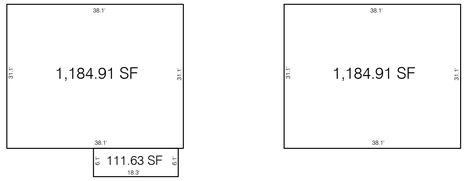
PRIMARY FRONT YARD PAVING CALCULATIONS:

FRONT PORTICO= 43.6 SF
PAVER WALK ON BURNHAM AVE.=99.3 SF
TOTAL= 142.9 SF

SECONDARY FRONT YARD PAVING CALCULATIONS:

FRONT PAVERS ON ELM STREET= 361.7 SF
PAVER DRIVEWAY= 100.7 SF
TOTAL= 462.4 SF

GROSS FLOOR AREA CALCULATIONS:



FIRST FLOOR

SECOND FLOOR

CODE INFORMATION

APPLICABLE CODES: ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS, * CONSTRUCTION CRITERIA OF THE OWNER, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE OWNER'S CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE OWNER'S CONTRACTOR(S). APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

2020 NEW YORK STATE RESIDENTIAL CODE

LOCAL TOWN OF NORTH HEMPSTEAD

INDEX

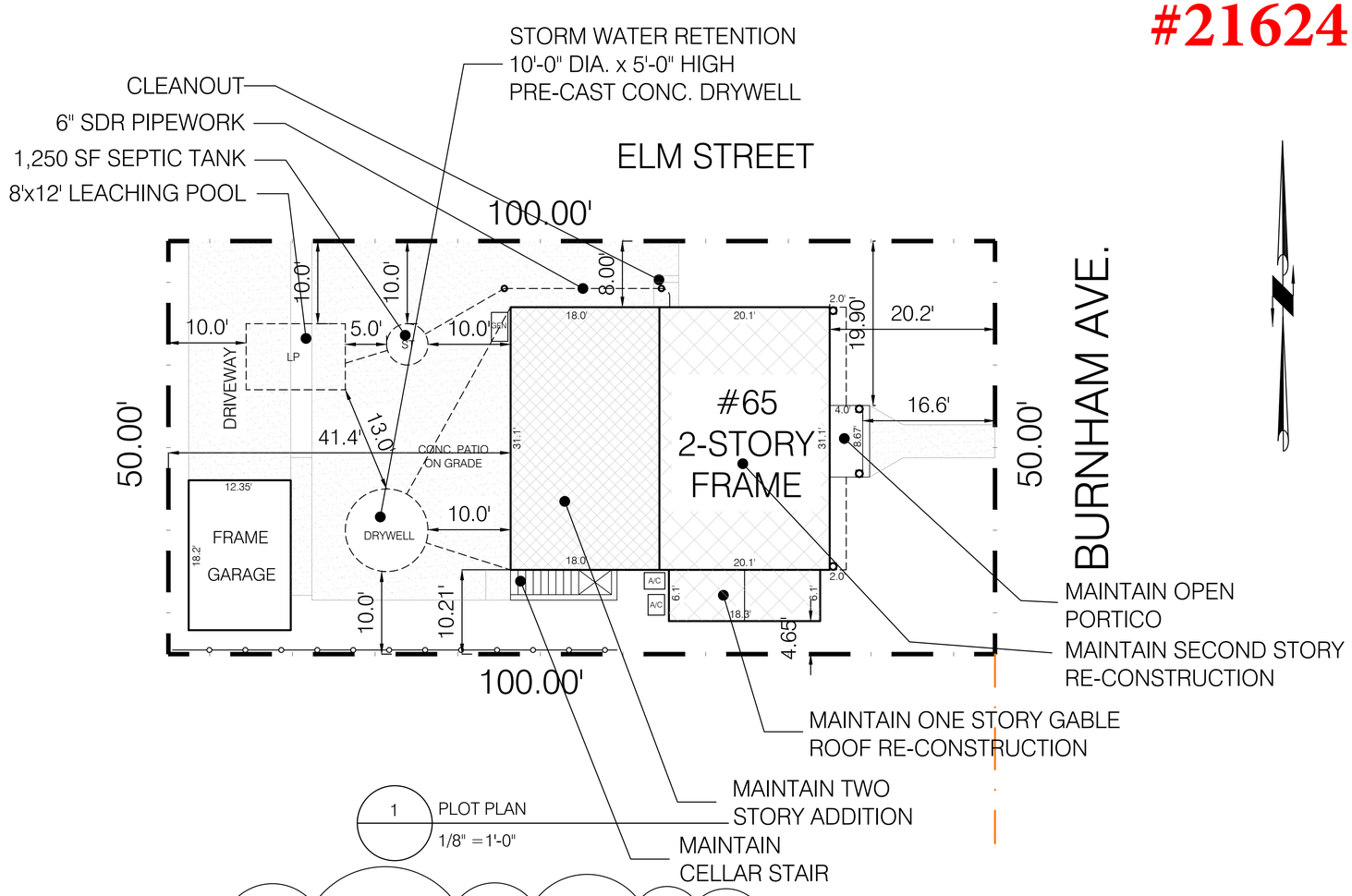
C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	AIR SEALANT DETAILS
C-4	HURRICANE DETAILS
A-1	FOUNDATION PLAN
	FIRST FLOOR PLAN
	SECOND FLOOR PLAN
A-2	ELEVATIONS
A-3	ROOF PLAN, SECTION, PLUMBING RISER, SKY EXPOSURE PLANE

ELECTRICAL LEGEND:

- 75 CFM EXHAUST FAN VENTED DIRECTLY TO EXTERIOR
- 75 CFM EXHAUST FAN VENTED DIRECTLY TO EXTERIOR WITH LIGHT
- PENDANT LIGHTING
- RECESSED LIGHTING FIXTURE
- 120 VOLT OUTLET
- 240 VOLT OUTLET
- DISTANCE ABOVE FINISHED FLOOR
- GROUND FAULT INTERRUPT OUTLET
- 120 VOLT OUTLET TO SWITCH
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- SMOKE DETECTOR HARD WIRED & INTERCONNECTED.
- CARBON MONOXIDE DETECTOR HARD WIRED & INTERCONNECTED.
- EXIT SIGN UNIVERSAL MOUNT
- EXIT SIGN CEILING MOUNT
- EXIT SIGN RECESS CEILING MOUNT
- SURFACE MOUNTED EMERGENCY LIGHT
- CEILING HEIGHT
- GAS METER
- WATER METER
- ELECTRIC METER
- WALL PENDANT
- 84' HIGH LAMP POST
- 18' HIGH PATH LIGHTS
- SPOT LIGHTS
- GARDEN SPOT LIGHTS
- 2'X4' FLUORESCENT LIGHT
- 2'X2' FLUORESCENT LIGHT
- JUNCTION BOX
- 60 AMP SERVICE WITH DIRECT DISCONNECT
- COAX
- TELEPHONE
- TELEPHONE / RJ45 (ETHERNET) COMBO
- RJ45 (ETHERNET)
- SHUTOFF VALVE
- HOSE BIB
- DOOR BELL
- SPEAKERS
- 48" SURFACE MOUNTED FLUORESCENT LIGHTING
- 96" SURFACE MOUNTED FLUORESCENT LIGHTING
- HVAC RETURN
- HVAC SUPPLY

ABBREVIATIONS

∠	ANGLE	COL.	COLUMN	FL.	FLOOR	MANUF.	MANUFACTURED	R.	RAFTER	TEL.	TELEPHONE
@	AT	CONC.	CONCRETE	FLR.	FLOOR	MAS.	MASONRY	R.	RADIUS OR RISER	T.O.B.	TOP OF BLOCK
⌊	CHANNEL	CONST.	CONSTRUCTION	FLUOR.	FLUORESCENT	MAX.	MAXIMUM	R.O.	ROOF DRAIN	T.O.P.	TOP OF PLATE
⊥	PERPENDICULAR	CONTR.	CONTRACTOR	F.P.	FIREPLACE	MECH.	MECHANICAL	REINF.	REINFORCING	T.O.S.	TOP OF STEEL
#	NUMBER OR POUND	CONT.	CONTINUOUS	FND.	FOUNDATION	MIN.	MINIMUM	REL.	RELOCATED	TOT.	TOTAL
A.B.	ANCHOR BOLT	CST.	CONSTRUCTION	FT.	FEET	ML.	MICRO LAM BEAM	REQ.	REQUIRED	T.O.W.	TOP OF WALL
ADJ.	ADJACENT	CTL. JT.	CONTROL JOINT	FTG.	FOOTING	MO.	MASONRY OPENING	REQ'D	REQUIRED	TYP.	TYPICAL
A.F.F.	ABOVE FINISHED FLOOR	C.T.	CERAMIC TILE	G.	GAS	MTD.	MOUNTED	REV.	REVISION	U.N.O.	UNLESS NOTED OTHERWISE
ALUM.	ALUMINUM	DEMO.	DEMOLITION	GA.	GAUGE	M.S.	MARBLE SADDLE	RM.	ROOM	V.B.	VAPOR BARRIER
ANCH.	ANCHOR	DBL.	DOUBLE	GALV.	GALVANIZED	MTL.	METAL	R.O.	ROUGH OPENING	VERT.	VERTICAL
ASBO	AS SELECTED BY OWNER	D.H.	DOUBLE HUNG	G.C.	GENERAL CONTRACTOR	N.I.C.	NOT IN CONTRACT	S.C.	SOLID CORE	V.I.F.	VERIFY IN FIELD
AVG.	AVERAGE	DIA.	DIAMETER	GL.	GLASS	NOM.	NOMINAL	SCH.	SCHEDULE	VT.	VINYL TILE
BD.	BOARD	DIM.	DIMENSION	GWB.	GYPSUM WALL BOARD	N.T.S.	NOT TO SCALE	SCH.	SCHEMATIC	V.T.R.	VENT THROUGH ROOF
BLDG.	BUILDING	DN	DOWN	GYP. BD.	GYPSUM WALL BOARD	OA.	OVERALL	S.D.	SMOKE DETECTOR	W.	WIDTH
BLK.	CONCRETE BLOCK	DWG.	DRAWING	H.B.	HOSE BIBB	O.A.E.	OR APPROVED EQUAL	S.F.	SQUARE FEET	W/	WITH
BRG.	BEARING	EA.	EACH	H.C.	HOLLOW CORE	O.C.	ON CENTER	SHT.	SHEET	W/O.	WITHOUT
B.V.	BLOCK VENT	ELEC.	ELECTRIC	HDR.	HEADER	OD	OUTSIDE DIAMETER DIMENSION	SIM.	SIMILAR	W.C.	WATER CLOSET
CAB.	CABINET	EL.	ELEVATION	H.M.	HOLLOW METAL	O.H.	OVERHEAD	S.P.	SUMP PUMP	WD.	WOOD
CATH.	CATHEDRAL	ELEV.	ELEVATION	H.M.U.	HOLLOW MASONRY UNIT	OPG.	OPENING	SPECS.	SPECIFICATIONS	W.I.C.	WALK-IN CLOSET
C.F.	CUBIC FEET	EQ.	EQUAL	HORIZ.	HORIZONTAL	PL.	PLATE	SQ. FT.	SQUARE FEET	WP.	WATERPROOF
C.I.	CAST IRON	EQUIP.	EQUIPMENT	HR.	HOUR	PL. LAM.	PLASTIC LAMINATE	S.S.	SANITARY SEWER	WT.	WEIGHT
C.J.	CEILING JOIST	EX.	EXISTING	HT.	HEIGHT	PLY.	PLYWOOD	SSPCOL.	STANDARD STEEL PIPE COLUMN		
CL.	CENTER LINE	EXIST.	EXISTING	HW.	HOT WATER	POLY.ETH.	POLYETHYLENE	S.S.T.	SQUARE STRUCTURAL TUBING		
CLG.	CEILING	EXP.	EXPANSION	IN.	INCH	P.T.	PRESSURE TREATED	STD.	STANDARD		
CLOS.	CLOSET	EXP. JT.	EXPANSION JOINT	INSUL.	INSULATION	PR.	PAIR	STL.	STEEL		
CLR.	CLEAR	EXT.	EXTERIOR	J.B.	JUNCTION BOX	PVC	POLYVINYL CHLORIDE	SUSP.	SUSPENDED		
C.M.U.	CONC. MASONRY UNIT	F.D.	FLOOR DRAIN	LAV.	LAVATORY	Q.T.	QUARRY TILE	T.	TREAD		
C.O.	CLEAN OUT	FIN.	FINISH	LIN.	LINEN	Q.T.Y.	QUANTITY	T. & G.	TONGUE AND GROOVE		
		F.J.	FLOOR JOIST	LVL	LAMINATED VENEER LUMBER			T.B.R.	TO BE REMOVED		



1 PLOT PLAN

1/8" =1'-0"

DRAINAGE CALCULATIONS: (FOR ALL IMPERVIOUS SURFACES)

(DESIGN FOR 2.5" RAINFALL)

ROOF AREA=3,216.5 SF (SEE CALCULATIONS BELOW)
3,216.5 x 2.5/12= 670.1 CU. FT. REQUIRED

(1)10'-0" W x 5'-0" H DRY WELL PROVIDED = 342.05 CU. FT < 670.1CU. FT. *VARIANCE REQUIRED*

IMPERVIOUS AREA CALCULATIONS:

MAIN 2 STORY HOUSE=38.1' x 31.1'= 1,184.91 SF
ONE STORY SIDE ADDITION=6.1' x 18.3'=111.63 SF
PORTICO=8.67' x 4'= 34.68 SF
GARAGE= 18.2' x 12.35'= 224.8 SF
PAVER PATIO= 1,136.2 SF + 65 SF= 1,201.2 SF
PAVER WALK= 99.3 SF
PAVER DRIVEWAY= 360 SF

TOTAL= 3,216.5 SF

HEADER SCHEDULE
UNLESS OTHERWISE NOTED:

1. WALL OPENINGS UP TO 36"= 2- 2 x 8
2. WALL OPENINGS UP TO 36" TO 48"= 2- 2 x 10
3. WALL OPENINGS UP TO 48" TO 72"= 2- 2 x 12
4. WALL OPENINGS UP TO 72" TO 96"= 3 1/2" x 9 1/4" MICROLAM

CONSTRUCTION LEGEND:

- EXISTING TO BE DEMOLISHED
- EXISTING WALL PARTITION
- NEW INTERIOR PARTITION. 2"x4" WOOD STUDS (KD DOUG. FIR #2 MIN-SIZE AS NOTED ON PLANS.) @ 16" O.C. ENCLOSED BY 5/8" GYPSUM BOARD EACH SIDE
- NEW EXTERIOR WALL. 2"x4" STUDS (KD DOUG. FIR #2 MIN-SIZE AS NOTED ON PLANS.) @ 16" O.C. WITH BATT INSULATION. ENCLOSED BY 5/8" GYPSUM BOARD INTERIOR, AND 3/4" D.F. PLYWOOD SHEATHING AND 1" RIGID INSULATION AND SIDING EXTERIOR
- 12" P.C CONCRETE FOUNDATION WALL ON 12" X 24" P.C. CONCRETE FOOTING. (MIN 3 FT. BELOW GRADE) 3,500 P.S.I. MIN. 28 DAY CURING PERIOD PRIOR TO SUPEREMPOSED DEAD LOADS ARE INSTALLED.

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BY	REVISIONS	DATE
1	OBJECTIONS	8/6/24

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GOMEZ RESIDENCE

MAINTAIN 2 STY. ONE FAMILY RES. ON NEW & EXIST FOUND.
65 BURNHAM PLACE
ROSLYN HEIGHTS, NY

SEAL



TITLE

PLOT PLAN

DATE	7-20-24	SCALE	AS NOTED
DRAWN BY		CHECKED BY	
JOB #		DRAWING #	C-1 OF

NEW YORK STATE BUILDING CODE NOTES

1. LIVE LOADS OF ONE AND TWO FAMILY HOMES TO COMPLY WITH SECTION R301.4 AND TABLE R301.4 OF NYSBC. ROOF LOADS TO COMPLY WITH TABLE R301.5 AND R301.6
2. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOM. THE MINIMUM OPERABLE AREA SHALL BE 4% OF THE FLOOR AREA.
3. ALL ROOMS TO COMPLY WITH SECTION R304 OF NYSBC. EVERY DWELLING UNIT SHALL HAVE A MINIMUM OF 7'-6" AND HALLWAYS, CORRIDORS, TOILET ROOMS, AND LAUNDRY ROOMS SHALL BE 7'-0" HIGH.
4. TOILET, BATH AND SHOWER SPACES TO COMPLY WITH FIGURE R307.2 FOR MINIMUM FIXTURE CLEAR.
5. ALL GLAZING IN WINDOWS, DOORS, SKYLIGHTS, ETC., SHALL COMPLY WITH SECTION R308 OF THE NYSBC. SEE TABLE R308.3 FOR MINIMUM CATEGORY OF CLASSIFICATION AND NOTE SECTION R308.4 FOR HAZARDOUS LOCATIONS WHERE GLASS MUST BE USED. ALL GLASS MUST MEET CPSC16CFR STANDARDS.
6. MINIMUM EMERGENCY ESCAPE AND RESCUE OPENINGS FOR EVERY SLEEPING ROOM SHALL BE A MAX OF 44' ABOVE THE FLOOR WITH A MINIMUM NET CLEAR OPENING OF 5.7 S.F. THE MINIMUM OPENING WIDTH OF 20" AND A MINIMUM HEIGHT MUST BE 24". ALL WINDOW LOCKS TO COMPLY WITH SECTION R310.1.4. SEE SECTION R310 OF NYSBC FOR STANDARDS.
7. HALLWAYS AND CORRIDORS TO BE A MINIMUM OF 3'-0" WIDE(SEE SECTION R311.4 AND EXTERIOR DOORS A MINIMUM OF 3'-0" X 6'-8" WITH APPROVED TYPE OF LOCKING(R311.2).
8. STAIRWAYS SHALL BE A MINIMUM OF 3'-0" WIDE WITH A MAXIMUM RISER OF 8$\frac{1}{4}$" AND TREAD DEPTH OF 9"(R314.2). HANDRAILS TO COMPLY WITH SECTION R315.1 AND R315.2 OF NYSBC.
9. SMOKE ALARMS SHALL BE PROVIDED IN EACH SLEEPING ROOM AND OUTSIDE IN HALLWAYS AND ON ALL FLOORS AS PER SECTION R317.1. THE POWER SOURCE SHALL COMPLY WITH SECTION R317.2 AND BE HARD-WIRED.
10. ALL BUILDINGS THREE STORIES HIGH MUST BE SPRINKLERED IN COMPLIANCE WITH SECTION R317.3 OF NYSBC.
11. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200. INDEX NOT TO EXCEED 450. SEE R320.1 NYSBC.
12. ALL INSULATION SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450. SEE R320.1 NYSBC.
13. MOISTURE AND VAPOR RETARDS TO BE INSTALLED IN COMPLIANCE WITH SECTION R322.1 NYSBC.
14. ALL LUMBER USED IN BUILDINGS SHALL COMPLY WITH SECTION R323 REGARDING ANY DECAY RESISTANCE. SEE REFERENCES TO LOCATION, GROUND CONTACT, GEOGRAPHICAL AREAS, POSTS, POLES, COLUMNS, QUALITY MARKINGS AND FASTENERS.
15. PROVIDE A TERMITE SHIELD IN COMPLIANCE WITH SECTION R324 OF NYSBC.
16. IF THE SUBJECT DWELLING IS IN A FLOOD ZONE, SEE SECTION R327 NYSBC FOR CONSTRUCTION COMPLIANCE AND DETAIL REQUIREMENTS.
17. SOIL LOAD BEARING VALUES SHALL COMPLY WITH TABLE R401.1.1 OF THE NYSBC.
18. COMPRESSIVE STRENGTH OF CONCRETE SHALL COMPLY WITH TABLE R403.1 OF NYSBC.
19. MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS SHALL COMPLY WITH TABLE R403.1 OF NYSBC.
20. ANCHOR BOLTS SHALL BE INSTALLED IN COMPLIANCE WITH SEISMIC DESIGN CATEGORY FOR THE LOCATION OF THE SUBJECT PROPERTY AS REQUIRED IN SECTION R403.1.6, WITH A 4'-0" MAXIMUM SPACING AND WITHIN 12" OF CORNERS.
21. MINIMUM INSULATION REQUIREMENTS FOR FROST-PROTECTED FOOTINGS IN HEATED BUILDINGS TO COMPLY WITH TABLE R403.3 OF THE NYSBC.
22. ALL FOUNDATION WALLS TO COMPLY WITH SECTION R404 OF THE NYSBC. ALL FOUNDATIONS WILL CONFORM TO SECTION R404.1.4. CONCRETE AND MASONRY FOUNDATION WALL IN SEISMIC DESIGN SHALL COMPLY WITH THE FOLLOWING :
    1. MINIMUM REINFORCEMENT SHALL CONSIST OF ONE NUMBER 4 HORIZONTAL BAR LOCATED IN THE UPPER 12" OF THE WALL.
    2. WALL HEIGHT SHALL NOT EXCEED 8'-0".
    3. HEIGHT OF UNBALANCED BACK FILL SHALL NOT EXCEED 4'-0" AND A MINIMUM THICKNESS OF 7$\frac{5}{8}$ IS REQUIRED FOR PLAIN CONCRETE OR PLAIN MASONRY FOUNDATIONS WALLS SHALL BE A MINIMUM OF 8" THICK.
23. ALL FOUNDATION REINFORCEMENT TO COMPLY WITH NYSBC SECTION R404.13. SEE TABLES R404.1.1(1) TO R404.1.1(4) FOR MINIMUM STANDARDS.
24. ALL FOUNDATION REINFORCEMENT TO COMPLY WITH NYSBC SECTION R404.13. SEE TABLES R404.1.1(1) TO R404.1.1(4) FOR MINIMUM STANDARDS.
25. ALL WOOD FRAMING SHALL COMPLY WITH SECTION R501 OF NYSBC. FLOOR CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS ACCORDING TO SECTION R301 AND TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS.
26. SLEEPING ROOMS TO HAVE A MAXIMUM LIVE LOAD OF 30 PSF AND DEAD LOAD OF 10 PSF MAXIMUM. SEE SECTION R502.3.1. OTHER AREAS TO HAVE A LIVE LOAD OF 40 PSF.
27. PROVIDE LATERAL RESTRAINT BLOCKING AT SUPPORT IN COMPLIANCE WITH SECTION R502.7
28. PROVIDE BRIDGING EVERY 8'-0" MAXIMUM IN COMPLIANCE WITH SECTION 502.7.1
29. ALL DRILLING AND NOTCHING SHALL COMPLY WITH SECTION R507.8 OF NYSBC AND FIGURE R502.8.
30. PROVIDE DRAFT STOPPING IN CONCEALED SPACES OVER 1000S.F.
31. ALL FLOOR SHEATHING SHALL COMPLY WITH TABLE R503.1 FOR THE MINIMUM THICKNESS BASED UPON FLOOR SPACING AND TABLE R503.2(1) FOR ALLOWABLE SPANS AND LOADS FOR WOOD STRUCTURAL PANELS, SUB FLOOR SHEATHING, AND COMBINATION SUB FLOOR UNDERLAY AS WELL AS TABLE R503.2.1(2) - ALLOWABLE SPANS FOR PLYWOOD COMBINATION SUB FLOOR UNDERLAY.
32. WOOD BEARING WALLS TO COMPLY WITH SECTION R602.3.3, AND INTERIOR NONBEARING WALLS TO COMPLY WITH R602.4. ALL FASTENERS TO COMPLY WITH TABLE R602.3(1) TO R602.3(5)
33. THE CONTRACTOR SHALL COMPLY WITH STANDARDS OF THE NYSBC CONCERNING DRILLING AND NOTCHING OF WOOD STUDS AS PER SECTION R602.6, HEADERS -R602.7, FIRE BLOCKING -R602.8.
34. FRAMING AND CONNECTIONS FOR SEISMIC DESIGN CATEGORIES D1 AND D2 SHALL COMPLY WITH SECTIONS R602.11.1 THROUGH R602.11.3. ALL BRACING TO COMPLY WITH SECTION 602.10.11 WALL ANCHORS AND BOLTS TO COMPLY WITH SECTION R602.11.1 BOLT WASHERS TO BE MINIMUM OF $\frac{2}{3}$"X2"X2". CONTRACTOR TO OBTAIN ALL STANDARDS REQUIRED. INTERIOR BRACED WALL PANEL CONNECTIONS SHALL BE FASTENED TO THE FLOOR AND ROOF FRAMING IN ACCORDANCE WITH TABLE R602.3.1 TO REQUIRED FOUNDATION IN ACCORDANCE WITH SECTION R602.11.1 AND TO THE FOLLOWING.
    1. FLOOR JOISTS PARALLEL TO THE TOE-NAILED TOP PLATE WITH AT LEAST 8D NAIL SPACED A MAXIMUM OF 6" O.C.
    2. TOP PLATE LAPS SHALL BE FACE-NAILED WITH AT LEAST EIGHT 16D NAILS ON EACH SIDE.

    SEE FIGURE R 602.11.3 FOR STEPPED FOOTINGS IN THE NYSBC.
35. ALL EXTERIOR WINDOWS AND DOORS TO BE INSTALLED IN COMPLIANCE WITH SECTION R613.5 CONCERNING ANCHORAGE METHODS. NOTE THAT NASSAU COUNTY IS A HURRICANE ZONE OF 110 TO 120 MPH. SECTION R613.2 PERFORMANCE. SECTION R613.3. TESTING AND LABELING, SPECIFICATION, AAMA/NWWDA 101/I.S.1 SECTION R613.6 -MULLIONS
36. GYPSUM WALLBOARD INSTALLATION AND MATERIALS TO COMPLY WITH SECTION R702.3 AND CERAMIC TILE TO SECTION R702.4.
37. ALL EXTERIOR SIDING TO COMPLY WITH SECTION R703 AND WEATHER-RESISTANT SHEATHING PAPER TO COMPLY WITH SECTION R703.2. WOOD SHADES AND SHINGLES TO SECTION R703.5 SEE TABLE R703.4, R703.5.2 AND R703.7.3.
38. ALL EXTERIOR PLASTER INSTALLATION TO COMPLY WITH SECTION R703.7. SEE FIGURE R703.7-R70.
39. CEILING JOISTS AND RAFTER CONNECTION SHALL BE NAILED TO EACH OTHER IN ACCORDANCE WITH TABLE R602.3(1) AND R602.5.1 (9) OF NYSBC.
40. ROOF SHEATHING TO COMPLY WITH SECTION R803.1 OF NYSBC. SEE TABLE R803.1.
41. BUILT-UP ROOFING TO COMPLY WITH SECTION R901, R902, R903, R904 AND R905 OF NYSBC. MINIMUM PITCH TO BE 2:12. PROVIDE UNDERLAY TO COMPLY WITH R905.27. FLASHING TO COMPLY WITH R905.2.8.
42. ALL CHIMNEY AND FIREPLACES TO COMPLY WITH AND BE INSTALLED IN COMPLIANCE WITH CHAPTER 10 OF NYSBC. PROVIDE CLEARANCE TO COMPLY WITH SECTION R1001.15. ALSO SEE FIGURE R1003.1 FOR STANDARDS OF NYSBC. ALL FIREPLACES TO BE PROVIDED WITH EXTERIOR AIR SUPPLY R1005.
43. ALL MECHANICAL EQUIPMENT TO BE INSTALLED IN COMPLIANCE WITH CHAPTER 12 OF THE NYSBC. PROVIDE ACCESS TO COMPLY WITH M1305.1. PROVIDE CLEARANCE FROM COMBUSTIBLE CONSTRUCTION(M1306). INSTALLATION(M1307 AND M1308)
44. ALL HEATING AND COOLING EQUIPMENT TO COMPLY WITH CHAPTER 14 OF NYSBC.
45. KITCHEN AND DRYER EXHAUST SYSTEM TO COMPLY WITH SECTION M1501, M1502, M1503, AND M1504 OF THE NYSBC.
46. ALL DUCT SYSTEMS TO COMPLY WITH CHAPTER 16 OF THE NYSBC.
47. PROVIDE COMBUSTION AIR FOR ALL HEATING SYSTEMS IN COMPLIANCE WITH CHAPTER 17 OF THE NYSBC -CHIMNEY AND VENTS(CHAPTER 18)-BOILER/WATER HEATER(CHAPTER 20), HYDRAULIC PIPING(CHAPTER 21), SPECIAL PIPING AND STORAGE SYSTEM
48. ALL GAS PIPING TO COMPLY WITH CHAPTER 24 OF THE NYSBC.
49. ALL PUMPING ROUGHING SANITARY, WATER SUPPLY, SEWAGE DISPOSAL, PROTECTION, TRENCHING AND BACK FILLING, VENTS AND PLUMBING FIXTURES TO COMPLY WITH CHAPTERS 26,27, 28, 29, 30, 31 AND 32.
50. ALL ELECTRICAL SERVICES, PANELS, WIRING, CONDUCTORS, TO COMPLY WITH CHAPTERS 33-37 OF NYSBC.
51. ALL GAS PIPING TO COMPLY WITH APPENDIX A OF THE NYSBC.
52. ALL VENTING SYSTEMS SERVING APPLIANCES TO COMPLY WITH APPENDIX B OF THE NYSBC.
53. THE CONTRACTOR SHALL FOLLOW PROCEDURE FOR INSPECTING EXISTING APPLIANCE INSTALLATION IN ACCORDANCE WITH APPENDIX D OF THE NYSBC.
54. MINIMUM SOUND TRANSMISSION FACTORS (STC) TO COMPLY WITH APPENDIX K OF THE NYSBC.

DESIGN CODE TAKEN FROM 2010 NEW YORK STATE RESIDENTIAL CONSTRUCTION CODE

AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS (WFCM) AS PER NEW YORK STATE RESIDENTIAL CONSTRUCTION CODE : R301.2.1.1

RESIDENTIAL CODE OF NEW YORK REFERENCE SECTION R613

1. SECTION R613
   EXTERIOR WINDOWS AND GLASS DOORS.
2. R613.1 GENERAL SECTION PRESCRIBES PERFORMANCE AND CONSTRUCTION REQUIREMENTS FOR EXTERIOR WINDOW SYSTEMS INSTALLED IN WALL SYSTEMS. WATERPROOFING, SEALING AND FLASHING SYSTEMS ARE NOT INCLUDED IN THE SCOPE OF THIS SECTION.
3. R613.2 PERFORMANCE. EXTERIOR WINDOWS AND DOORS SHALL BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2(3).
4. R613.3 TESTING AND LABELING. EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION:
5. AAMA/NWWDA 101/I.S.2
   EXCEPTIONS:
   1. DECORATIVE GLAZED OPENINGS.
   2. EXTERIOR WINDOW AND DOOR ASSEMBLIES NOT INCLUDED WITHIN THE SCOPE OF AAMA/NWWDA 101/I.S.2 SHALL BE TESTED IN ACCORDANCE WITH ASTM E 330. ASSEMBLIES COVERED BY THIS EXCEPTION CONTAINING GLASS SHALL COMPLY WITH SECTION R308.5.
   3. STRUCTURAL WIND LOADS DESIGN PRESSURES FOR WINDOW UNITS SMALLER THAN THE SIZE TESTED IN ACCORDANCE WITH THIS SECTION SHALL BE PERMITTED TO BE HIGHER THAN THE DESIGN VALUE OF THE TESTED UNIT PROVIDED SUCH HIGHER PRESSURES ARE DETERMINED BY ACCEPTED ENGINEERING ANALYSIS. ALL COMPONENTS OF THE SMALL UNIT SHALL BE THE SAME AS THE TESTED UNIT. WHERE SUCH CALCULATED DESIGN PRESSURES ARE USED THEY SHALL BE VALIDATED BY AN ADDITIONAL TEST OF THE WINDOW UNIT HAVING THE HIGHEST ALLOWABLE DESIGN PRESSURE.
6. R613.4 WIND-BORNE DEBRIS PROTECTION. PROTECTION OF EXTERIOR WINDOWS AND GLASS DOORS IN BUILDINGS LOCATED IN HURRICANE PRONE REGIONS FROM WIN-BORNE DEBRIS SHALL BE IN ACCORDANCE WITH SECTION R301.2.1.2.
7. R613.5 ANCHORAGE METHODS. THE METHODS CITED IN THIS SECTION APPLY ONLY TO ANCHORAGE OF WINDOW AND GLASS DOOR ASSEMBLIES TO THE MAIN FORCE-RESISTING SYSTEM.
8. R613.5.1 ANCHORING REQUIREMENTS. WINDOWS AND GLASS DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURERS RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED. SUBSTITUTE ANCHORING SYSTEMS USED FOR SUBSTRATES NOT SPECIFIED BY THE FENESTRATION MANUFACTURER SHALL PROVIDE EQUAL OR GREATER ANCHORING PERFORMANCE AS DEMONSTRATED BY ACCEPTED ENGINEERING PRACTICE.
9. R613.5.2 ANCHORAGE DETAILS. PRODUCTS SHALL BE ANCHORED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS ILLUSTRATED IN FIGURES R613.5(1), R613.5(2), R613.5(3), R613.5(4), R613.5(5), R613.5(7), AND R613.5(8).
10. R613.5.2.1 MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE. WHERE THE WOOD SHIM OR BUCK THICKNESS IS LESS THAN 1½" (38MM), WINDOWS AND GLASS DOOR ASSEMBLIES SHALL BE ANCHORED THROUGH THE JAMB OR BY JAMB CLIP AND ANCHORS SHALL BE EMBEDDED DIRECTLY INTO THE MASONRY, CONCRETE OR OTHER SUBSTANTIAL SUBSTRATE MATERIAL. ANCHORS SHALL ADEQUATELY TRANSFER LOAD FROM THE WINDOW OR DOOR FRAME INTO THE ROUGH OPENING SUBSTRATE. [SEE FIGURES R613.5(1) AND R613.5(2).]
    WHERE THE WOOD SHIM OR BUCK THICKNESS IS 1.5 INCHES OR GREATER, THE BUCK IS SECURELY FASTENED TO THE MASONRY, CONCRETE OR OTHER SUBSTANTIAL SUBSTRATE AND THE BUCK EXTENDS BEYOND THE INTERIOR FACE OF THE WINDOW OR DOOR FRAME, WINDOW AND GLASS DOOR ASSEMBLIES SHALL ANCHORED THROUGH THE JAMB, OR THROUGH THE FLANGE TO THE SECURED WOOD BUCK. ANCHORS SHALL BE EMBEDDED INTO THE SECURED WOOD BUCK TO ADEQUATELY TRANSFER LOAD FROM THE WINDOW OR DOOR FRAME ASSEMBLY. [FIGURES R613.5(6), R613.5(7) ABD R613.5(8)].
11. R613.5.2.2 WOOD OR OTHER FRAMING MATERIAL. WHERE THE FRAMING MATERIAL IS WOOD OR OTHER FRAMING MATERIAL, WINDOW AND GLASS DOOR ASSEMBLIES SHALL BE ANCHORED THROUGH THE FRAME, OR BY FRAME CLIP, OR THROUGH THE FLANGE. ANCHORS SHALL BE EMBEDDED INTO THE FRAME CONSTRUCTION TO ADEQUATELY TRANSFER LOAD [FIGURES R613.5(6), R613.5(7) ABD R613.5(8)].
12. R613.6 MULLIONS OCCURRING BETWEEN INDIVIDUAL WINDOW AND GLASS DOOR ASSEMBLIES.
13. R613.6.1 MULLIONS. MULLIONS SHALL BE TESTED BY AN APPROVED TESTING LABORATORY OR BE ENGINEERED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. BOTH METHODS SHALL USE PERFORMANCE CRITERIA CITED IN SECTIONS, R613.6.2 AND R613.6.4.
14. R613.6.2 LOAD TRANSFER. MULLIONS SHALL BE DESIGNED TO TRANSFER THE DESIGN PRESSURE LOADS APPLIED BY THE WINDOW AND DOOR ASSEMBLIES TO THE ROUGH OPENING SUBSTRATE.
15. R613.6.3 DEFLECTION. MULLIONS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURE LOADS APPLIED BY THE WINDOW AND DOOR ASSEMBLIES TO BE SUPPORTED WITHOUT DEFLECTING MORE THAN L/175, WHERE L= THE SPAN OF MULLION IN INCHES.
16. R613.6.4 STRUCTURAL SAFETY FACTOR. MULLIONS SHALL BE CAPABLE OF RESISTING A LOAD OF 1.5 TIMES THE DESIGN PRESSURE LOADS APPLIED BY THE WINDOW AND DOOR ASSEMBLIES TO BE SUPPORTED WITHOUT EXCEEDING THE APPROPRIATE MATERIAL STRESS LEVELS. IF TESTED BY AN APPROVED LABORATORY, THE 1.5 TIMES THE DESIGN PRESSURE LOAD SHALL BE SUSTAINED FOR 10 SECONDS, AND THE PERMANENT DEFORMATION SHALL NOT EXCEED 0.4% OF THE MULLION SPAN AFTER 1.5 TIMES THE DESIGN PRESSURE LOAD IS REMOVED.

NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION NOTES

1. INSULATION SHALL BE INSTALLED IN A MANNER THAT PROVIDES CONTINUITY OF INSULATION AT PLATE LINES. SILL LINES AND CORNERS.
2. ALL INSULATION WHICH IS CAPABLE OF ABSORBING WATER SHALL BE PROTECTED BY A VAPOR BARRIER LOCATED ON THE WINTER WARM SIDE OF THE INSULATION.
3. EXTERIOR JOINTS AROUND WINDOWS AND EXTERIOR DOOR FRAMES, OPENINGS BETWEEN WALLS AND ROOF/CEILINGS AND BETWEEN WALL PANELS, OPENINGS AT PENETRATION OF UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOFS AND ALL OTHER SUCH OPENINGS IN BUILDINGS PERIMETER. SHALL BE CAULKED GASKET WEATHER-STRIPPED OR OTHERWISE SEALED.
4. ALL EXTERIOR DOORS AND WINDOWS SHALL BE DESIGNED TO LIMIT AIR LEAKAGE INTO OR OUT OF THE BUILDING. FOR DOORS, THERMAL TRANSMITTANCE MAY NOT EXCEED U OF .40, INFILTRATION LOSS FOR ENTRANCE DOORS SHALL NOT EXCEED. (A) FOR SWINGING DOORS 10 CFM/SQ.FT. OF DOOR AREA. (B) FOR SLIDING GLASS DOOR 0.5 CFM/SQ.FT. OF DOOR AREA AS PER NYSBC. WINDOW THERMAL TRANSMITTANCE MAY NOT EXCEED U OF 0.58; INFILTRATION LOSS FOR WINDOW UNITS SHALL NOT EXCEED 0.5 CFM/LINEAR FOOT OF OPERABLE SASH CRACK.
5. HEATING SYSTEMS SHALL BE EQUIPPED WITH ADJUSTABLE THERMOSTATS FOR THE REGULATION OF TEMPERATURE FOR EACH ZONE. THE THERMOSTAT RANGE SHALL BE LIMITED TO MINIMUM SETTINGS OF 45 DEGREES F., A MAXIMUM SETTING OF 75 DEGREES F., AND SHALL BE EQUIPPED WITH A READILY ACCESSIBLE MANUAL OR AUTOMATIC MEANS TO PARTIALLY RESTRICT OR SHUT DOWN THAT ZONE DURING PERIODS OF NON-USE OR REDUCED NEEDS.
6. EACH MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE EQUIPPED WITH A TIGHT SHUTOFF DAMPER AT THE BUILDING ENVELOPE TO PREVENT INFILTRATION OF OUTSIDE AIR WHEN THE SYSTEM IS NOT IN OPERATION. DAMPERS, SHALL HAVE A MAXIMUM LEAKAGE RATE OF 20 CFM/SQ.FT. OF FACE AREA.
7. ALL WATER DISTRIBUTION AND SANITARY DRAINAGE PIPING INSTALLED IN UNHEATED SPACES WITHIN THE BUILDING SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH THE NYSBC. DECAY, REFERENCES TO LOCATION, GROUND CONTACT, GEOGRAPHICAL AREAS, POSTS AND POLES.
8. HEATING SYSTEMS TO COMPLY WITH NYSBC. AND MEET MINIMUM EFFICIENCY STANDARDS. SERVICE WATER HEATING SYSTEMS SHALL BE LIMITED TO A MAXIMUM TEMPERATURE SETTING OF 140 DEGREES F. AND SHALL BE EQUIPPED WITH A SEPARATE SWITCH OR VALVE TO SHUT DOWN THE ENERGY SUPPLIED. HOT WATER SYSTEMS CIRCULATING PUMPS SHALL BE ARRANGED AS TO BE AUTOMATICALLY OR MANUALLY TURNED OFF WHEN THE SYSTEM IS NOT IN OPERATION.
9. ELECTRICAL SUPPLY AND LIGHTING SYSTEM SHALL BE INSTALLED AS TO PROVIDE EFFICIENT DISTRIBUTION AND USE OF ELECTRICAL ENERGY IN ACCORDANCE WITH NYSECCC STANDARDS AND SPECIFICATIONS. THE MAXIMUM TOTAL VOLTAGE DROP SHALL NOT EXCEED 3% TO THE FINAL DISTRIBUTION PANEL. WHEREVER PRACTICAL SWITCHING EFFECTIVE COMPLEMENTARY USE WITH NATURAL LIGHTING. ALL UTILIZATION EQUIPMENT SHALL HAVE A POWER FACTOR OF NOT LESS THAN 85% UNDER RATED LOAD CONDITIONS. CORRECTIVE DEVICES INSTALLED FOR COMPLIANCE WITH CODE SHALL BE SWITCHED WITH UTILIZATION.

NOTE:
ALL FRAMING DESIGNS BASED ON AMERICAN FOREST AND PAPER ASSOC. (AF&PA) WOOD FRAME CONSTRUCTION AMNUAL FOR ONE AND TWO FAMILY DWELLING (WFCM) CONTRACTOR TO FOLLOW THE GUIDELINES SET FORTH IN THIS MANUAL AND REFER TO CHAPTER 9 OF THE MANUAL.

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

3. CONTRACTOR OR OWNER SHALL OBTAIN A BUILDING PERMIT FROM THE 'LOCAL BUILDING DEPARTMENT' PRIOR TO STARTING WORK.
4. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, APPROVALS, CERTIFICATE OF OCCUPANCY, INSPECTIONS, ETC., FOR WORK PERFORMED FROM AGENCIES JURISDICTION THEREOF.
5. CONTRACTOR SHALL FURNISH PROOF OF COVERAGE FOR ALL INSURANCES, BONDS, WORKERS' COMPENSATION, ETC., AS REQUIRED BY LAW AND/OR OWNER.
6. CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS AS REQUIRED TO PRECLUDE INJURY TO OWNER'S AND CONTRACTOR'S PERSONNEL.
7. CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AT THE SITE PRIOR TO STARTING OF THE WORK AND HE SHALL FAMILIARIZE HIMSELF WITH THE INTENT OF THE DRAWINGS AND MAKE THE WORK AGREE WITH SAME.
8. IF IN THE COURSE OF CONSTRUCTION A CONDITION EXISTS WITH DISAGREES WITH THAT AS INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL STOP THE WORK AND NOTIFY THE ARCHITECT. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.
9. ALL WORK SHALL CONFORM TO THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AND ALL RULES AND REGULATIONS OF THE LOCAL BUILDING DEPARTMENT.
10. CONTRACTOR SHALL EXERCISE GOOD JUDGMENT TO MINIMIZE DAMAGE TO EXISTING AREAS (INCLUDING LAWN AND SHRUBS). AREAS DAMAGED DUE TO NEW CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
11. ALL MATERIALS TO BE USED IN THE WORK SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURES SPECIFICATIONS.
12. SHOP DRAWINGS (IF CALLED FOR ON DRAWINGS) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION OF SAID ITEM.
13. ALL ITEMS N.I.C. (NOT IN CONTRACT) SHALL BE FURNISHED BY OTHERS.
14. CONNECT DOWNSPOUTS TO DRYWELLS IF REQUIRED BY BUILDING DEPARTMENT.
15. GRADING AROUND NEW CONSTRUCTION SHALL SLOPE AWAY FROM THE HOUSE AND BLEND INTO EXISTING GRADE.
16. CONTRACTOR SHALL REROUTE AS REQUIRED ALL EXISTING PLUMBING, ELECTRICAL AND HEATING LINES OR DUCTS WHICH INTERFERE WITH NEW CONSTRUCTION.
17. ALL ITEMS REMOVED IN THE WORK SHALL REMAIN THE OWNER'S PROPERTY WITH THE EXCEPTION OF DEBRIS WHICH SHALL BE CARTED OFF SITE AND LEGALLY DISPOSED OF.

STAIRWAYS

R314.1 WIDTH. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5 INCHES (787 MM) WHERE A HANDRAIL IN INSTALLED ON THE SIDE AND 27 INCHES (698 MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
EXCEPTION: THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R314.5.

R314.2 TREADS AND RISERS. THE MAXIMUM RISER HEIGHT SHALL BE 8$\frac{1}{4}$ INCHES (209 MM) AND THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES (229 MM). THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE WALKING SURFACE OF TREADS AND LANDING OF A STAIRWAY SHALL BE SLOPED NO STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2-PERCENT SLOPE). THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN $\frac{3}{8}$ INCH (9.5 MM) WITHIN ANY FLIGHT OF STAIRS SHALL NO EXCEED THE SMALLEST BY MORE THAN $\frac{3}{8}$ INCH (9.5 MM)

CIRCULAR STAIRWAYS
(RESIDENTIAL CODE OF NY STATE R314.6)
CIRCULAR STAIRWAYS SHALL HAVE A TREAD DEPTH AT A POINT NOT MORE THAN 12 INCHES FROM THE SIDE WHERE THE TREADS ARE NARROWER OF NOT LESS THAN 11 INCHES AND TEH MINIMUM DEPTH OF ANY TREAD SHALL NOT BE LESS THAN 6 INCHES. TREAD DEPTH AT ANY WALKING LINE, MEASURED A CONSISTENT DISTANCE FROM A SIDE OF THE STAIRWAY, SHALL BE UNIFORM AS SPECIFIED IN SECTION 314.2

RAILINGS

R316.1 GUARDS REQUIRED. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAT 34 INCHES (864 MM) IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

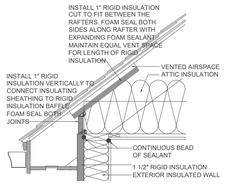
R316.2 GUARD OPENING LIMITATIONS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) OR MORE IN DIAMETER.

TENANT SAFETY NOTES

1. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS FOR CONSTRUCTIONS WITHIN OCCUPIED PREMISES:
2. WORK SHALL BE PERFORMED BETWEEN 9AM AND 4:30PM MONDAY THROUGH FRIDAY, LEGAL HOLIDAYS EXCLUDED. ALL NOISY WORK TO OCCUR ONLY BETWEEN THE HOURS OF 10AM AND 4PM
3. CONSTRUCTION SHALL BE CONFINED TO THE TENANT SPACE INTERIOR AND SHALL NOT CREATE DUST DIRT OR OTHER SUCH INCONVENIENCES TO OTHER TENANTS OF THE BUILDING.
4. CONSTRUCTION SHALL NOT BLOCK EGRESS HALLWAYS, OR MEANS OF EGRESS FOR TENANTS OF THE BUILDING.
5. CONSTRUCTION OPERATIONS SHALL NOT INVOLVE INTERRUPTION OF HEATING WATER OR ELECTRICAL SERVICES TO OTHER TEENANTS OF THE BUILDING.
6. THERE WILL BE NO ONE OCCUPYING THE APARTMENT DURING THE COURSE OF CONSTRUCTION.
7. ASBESTOS OR MATERIALS, PROCESSES OR PROCEDURES WHICH CONTAIN OR EMPLOY ASBESTOS ARE PROHIBITED.

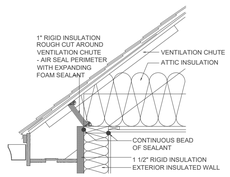
BUILDING RULES

1. THE CONTRACTOR ACKNOWLEDGES RECEIPT OF A COPY OF THE ALTERATION AGREEMENT AND AGREES TO ABIDE BY THE RULES AND REGULATIONS OF THE CORPORATION
2. NO LOAD BEARING WALLS CAN BE REMOVED.
3. NO CUTTING OR CHANNELING OF BUILDING STRUCTURES IN PERMITTED
4. NO UTILITY PIPING OR CONDUIT SERVING ANOTHER APARTMENT, E.G. ELECTRICAL AND PLUMBING RISERS CAN BE RELOCATED. THE RELOCATIONS OF AN INTERCOM MAY BE PERMITTED BUT MUST BE DONE BY THE BUILDINGS INTERCOM COMPANY
5. WHERE NEW PL



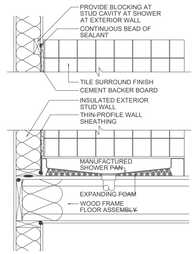
1" EXTERIOR INSULATION SHEATHING AS ATTIC EAVE BAFFLE AND VENT

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



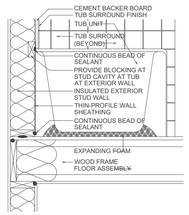
1" RIGID INSULATION AS ATTIC EAVE BAFFLE CUT

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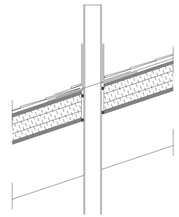
AIR SEALING BEHIND SHOWER WITH THIN-PROFILE SHEATHING

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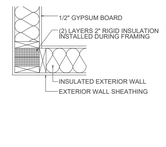
AIR SEALING BEHIND TUB WITH THIN-PROFILE SHEATHING // SECTION

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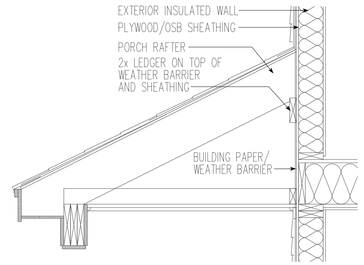
PIPE PENETRATION THROUGH ROOF

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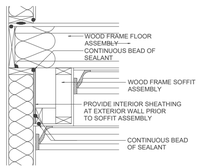
3-STUD CORNER WITH RIGID INSULATION

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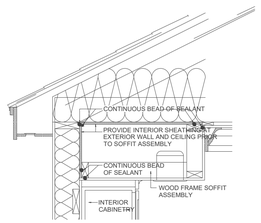
AIR SEALING AT PORCH ROOF AT 1/2" PLYWOOD EXTERIOR SHEATHING | IRC_D-14

GreenBuildingAdvisor.com | Scale: 3/4" = 1'-0" | 5-02045



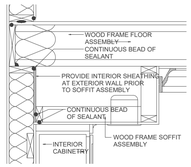
AIR SEAL AT BUILT-OUT SOFFIT

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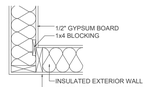
AIR SEAL AT CABINET SOFFIT // SINGLE-STORY

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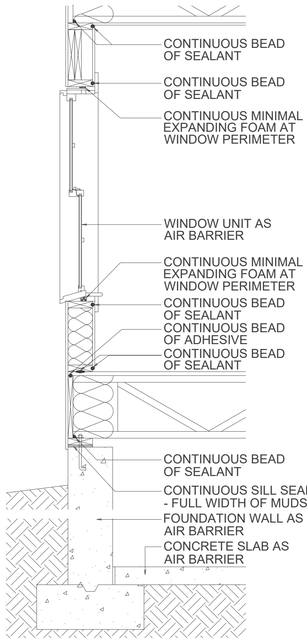
AIR SEAL AT CABINET SOFFIT // TWO-STORY

GreenBuildingAdvisor.com | Scale: 3/4" = 1'-0" | 5-01032



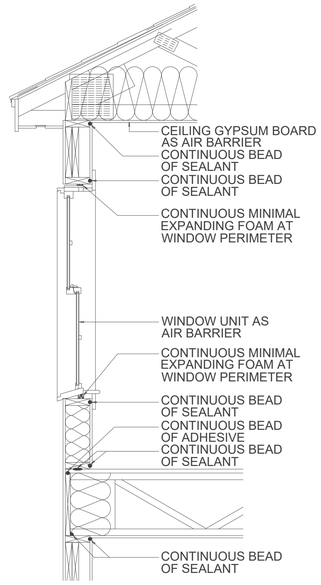
2-STUD CORNER WITH 1x4 BACKER

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



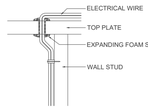
CONCEPTUAL AIR SEALING STRATEGY // LOWER WALL SECTION

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



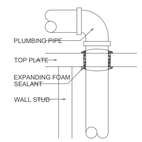
CONCEPTUAL AIR SEALING STRATEGY // UPPER WALL SECTION

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



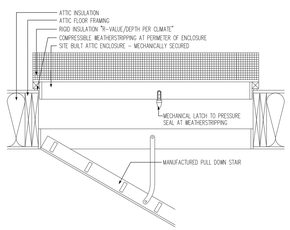
AIR SEAL AT TOP PLATE ELECTRICAL PENETRATION

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



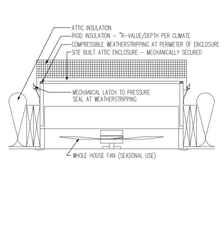
AIR SEAL AT TOP PLATE PIPE PENETRATION

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



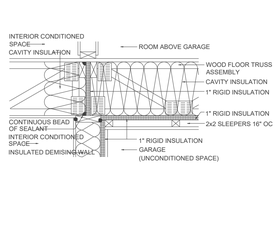
AIR SEALING AT ATTIC PULL DOWN ATTIC STAIR | IRC_D-5

GreenBuildingAdvisor.com | Scale: 3/4" = 1'-0" | 5-02048



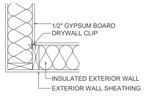
AIR SEALING AT WHOLE HOUSE FAN ENCLOSURE | IRC_D-15

GreenBuildingAdvisor.com | Scale: 3/4" = 1'-0" | 5-02047



AIR BARRIER AT GARAGE BAND JOIST // 1" RIGID INSULATION WITH 2x2 WOOD FURRING

GreenBuildingAdvisor.com | Scale: 3/4" = 1'-0" | 5-01003



2-STUD CORNER WITH DRYWALL CLIPS

GreenBuildingAdvisor.com | Scale: 3/4" = 1'-0" | 5-00005

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BY	REVISIONS	DATE

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GOMEZ RESIDENCE

MAINTAIN 2 STY. ONE FAMILY RES. ON NEW & EXIST FOUND.
65 BURNHAM PLACE
ROSLYN HEIGHTS, NY

SEAL



TITLE

AIR SEALANT DETAILS

DATE	7-20-24	SCALE	AS NOTED
DRAWN BY		CHECKED BY	
JOB #		DRAWING #	C-3 OF

REFERENCE STANDARDS
BUILDING CODE OF NEW YORK STATE 2015
RESIDENTIAL CODE OF NEW YORK STATE 2015
FIRE CODE OF NEW YORK STATE 2015
AMERICAN FOREST AND PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS
ENERGY CONSERVATION CONSTRUCTION CODE 2015

FRAMING NOTES

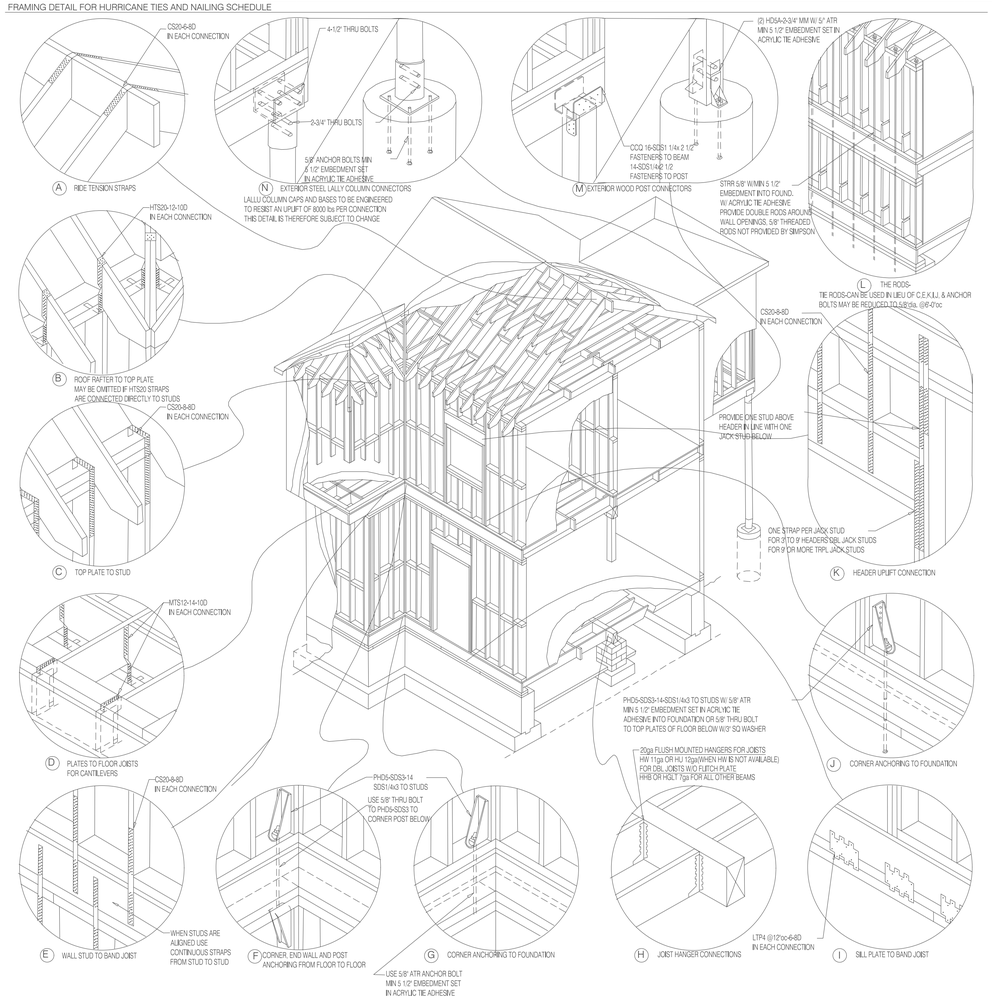
1. AS SPECIFIED WITHIN THESE DOCUMENTS, ALL EXTERIOR WALLS WILL BE CONSTRUCTED AS TYPE I SHEAR WALLS A DEFINED BY THE AMERICAN FOREST AND PAPER ASSOC. WOOD FRAME CONSTRUCTION MANUAL SECTION 3.4.4.2..
2. ALL LOAD BEATING LUMBER SHALL BE OF DESIGN TIMBER STRESS- FB + 850, E=1,600,000 P.S.I DOUGLAS FIR LARCH NO.2.
3. ALL SHEATHING AND SUB-FLOORING TO BE STRUCTURAL GRADE PLYWOOD, THICKNESS OF EXTERIOR SHEATHING TO BE 1/2" MIN AND 3/4" MIN FOR SUB-FLOORING, UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR NAILING, IN EXPOSED EXTERIOR WOOD, SHALL BE ALUMINUM OR GALVANIZED.
5. PROVIDE CROSS- BRIDGING OR SOLID BLOCKING @ 8'-0" O.C. MAXIMUM FLOORS, CEILINGS, AND ROOFING.
6. JOISTS SUPPORTING PARALLEL PARTITIONS, SPACED APART TO THE PERMIT THE PASSAGE OF PIPING OR DUCT WORK, ARE TO BE BLOCKED AT MAXIMUM 16" INTERVALS ON BEARING PARTITIONS AND 32" INTERVALS ON NON BEARING PARTITIONS.
7. PROVIDE FIRE STOPPING AS REQUIRED IN COMPLIANCE WITH THE FIRE CODE OF NEW YORK STATE.
8. PROVIDE DOUBLE JOIST OR FULL WIDTH SOLID BLOCKING UNDER ALL POSTS, PARTITIONS, AROUND ALL OPENINGS, SKYLIGHTS, BATHTUBS AND HEAVY APPLIANCES OR FIXTURES.
9. MICROLAM BEAMS, DESIGNATED WITH AN "ML" OR "LVL" NOTATION, SHALL HAVE A MINIMUM WIDTH OF 1 3/4" PER MEMBER, WITH A MINIMUM FLEXURAL STRESS OF 2800 PSI.
10. DOUBLE BEAMS, OF STANDARD LUMBER, SHALL BE NAILED TOGETHER WITH 16D NAILS @16"OC AROUND PERIMETER OF BEAM, PROVIDE MIN OF 2" CLEARANCE TO EDGES, TRIPLE BEAMS TO BE NAILED TOGETHER FROM BOTH SIDES. ALL OTHER BEAMS TO BE THRU BOLTED WITH THE SAME PATTERN.
11. WHERE JOIST HANGERS AND OTHER STEEL FRAME CARRIERS ARE INDICATED, CONTRACTOR TO PROVIDE AND UTILIZE THE PROPER SMOOTH SHANK AND/OR ANNULAR RING NAILS AS RECOMMEND BY THE HANGER MANUFACTURER, TO BE INSURE THE APPROPRIATE SHEAR AND WITHDRAWAL CAPACITY OF THE FASTENERS.
12. PROVIDE A MIN OR 2" CLEARANCE AROUND FIRE PLACES FOR COMBUSTIBLE FRAMING.
13. DOUBLE PLATES AND SILLS SHALL BE LAPPED AT A MIN OF 1/4 OF THE TOTAL LENGTH OF THE WALL. NOT PROVIDE A CONTINUOUS CONNECTION BETWEEN RAFTERS.
14. PROVIDE "CATS" AT ALL EXTERIOR AND BEARING WALLS AND ALL WALLS OVER 8 FEET HIGH. ALL STUD FRAMING HAVING AN UNSUPPORTED HEIGHT OF MORE THAN 10'-0" IS TO HAVE STUD BRIDGING OR OTHERWISE BE BRACED IN AN APPROVED MANNER AT INTERVALS NOT EXCEEDING 8'-0". NO WALLS STUDS MAY BE LONGER THAN 11'-2".
15. DOUBLE FULL STUDS TO BE SISTERED TO JACK STUDS AROUND OPENINGS IN EXTERIOR WALLS AND BEARING PARTITIONS. ALL HEADERS UNDER 3'-0" TO HAVE SINGLE JACK STUDS, UNDER 6 FEET DOUBLE JACK STUDS, 8 FEET AND OVER TO HAVE TRIPLE JACK STUDS.
16. ALL INTERIOR DOORS TO BE 1-3/8" HOLLOW CORE LUAN VENEERED WITH APPROPRIATE HARDWARE. CONSTRUCTOR SHALL STIPULATE AN ALLOWANCE FOR ALL LOCKSET.
17. ALL HEADERS NOT SHOWN ON PLANS TO BE A MIN OF (2) 2X8 FOR SPANS UP TO 3'-0". (2) 2X10 FOR SPANS UP TO 6'0" , AND (2) 2X12 FOR SPANS UP TO 8'-0" . HEADERS OVER 8'-0" IN LENGTH AS WELL AS ANY HEADERS WITH BEAMS, GIRDERS, OR POSTS BEARING ON THEM, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT TO DETERMINE THE APPROPRIATE SIZE AND STRENGTH.
18. STUDS TO ALIGN WITH ROOF RAFTERS WHEREVER POSSIBLE.
19. 2X6 COLLAR TIES TO BE PROVIDED AT EVERY ROOF RAFTER WHEN CEILING JOISTS DO.
20. PROVIDE (3) 110 VENT HOLES AROUND SKYLIGHTS.
21. INSTALL SHIMS TO PROVIDE ROOF PITCH UNDER SHEATHING AND PERPENDICULAR TO THE ROOFS JOISTS TO PROVIDE FOR ROOFING VENTING IN FLAT ROOF AREAS.
22. BEFORE FRAMING STAIRS OPENINGS VERIFY MINIMUM HEAD HEIGHT CLEARANCES OF 7'-0".
23. ALL RISERS TO BE MAXIMUM OF 8 1/4" AND ALL TREADS TO BE A MAXIMUM OF 9" IN DEPTH WITH A NOSING BETWEEN 3/4" AND 1 1/4" PROJECTION. RISERS AND TREADS SHALL NOT DEVIATE MORE THAN 3/8" THROUGHOUT THE ENTIRE RUN. MINIMUM WIDTH OF STAIRS TO BE 36".
24. ALL WINDERS AND SPIRALS STAIRS TO COMPLY WITH THE NEW YORK STATE RESIDENTIAL BUILDING CODE.
25. ALL HANDRAILS AND GUARDRAILS SHALL BE 36" HIGH AND MUST BE PROVIDE AROUND ALL SURFACES WHICH ARE 18" OR HIGHER TAN ADJACENT SURFACES, AND FOR ALL STEPS OF 2 RISERS OR GREATER.
26. TERMITE SHIELDS AND SILL SEALER TO BE PROVIDED FOR ALL NEW FOUNDATION WORK.
27. NEW WORK SHALL TIE IN AND LAP INTO EXISTING SO AS TO PREVENT LEAKAGE.
28. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED.
29. USE WATERPROOF MEMBRANE FLASHING ALL OUTSIDE DOORS AND WINDOWS.
30. FLASHING TO BE PROVIDED AT ALL ROOF PENETRATIONS, PIPES, VENTS, SKYLIGHTS, CHIMNEYS, AND ROOF VENTILATORS. FLASHING TO BE PROVIDED AT SHIPS, RIDGES, VALLEYS, CHANGES OF ROOF SLOPE. GABLE ENDS AND TOP OF FOUNDATION WALLS. ALL ROOF INTERSECTIONS TO HAVE FLASHING TO EXTEND 8" IN EACH DIRECTION. ALL FLASHING TO BE ALUMINUM UNLESS OTHERWISE NOTED.
31. ALL INTERIOR LEADERS ARE TO HAVE 1/2" FOAM SOUND INSULATION.
32. INSULATION SHALL BE FIBERGLASS BATTS -- FOIL ONE SIDE, UNLESS OTHERWISE NOTED, THICKNESS AS SHOWN ON DRAWING. STAPLE PADS ON FOIL OVER FRAMING.

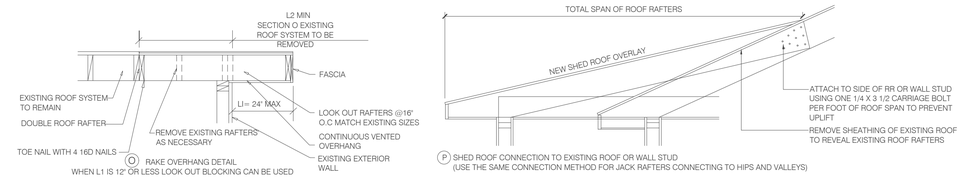
LOAD TABLES 2		
	LIVE LOAD	DEAD LOAD
ROOFS	45 LBS PER SQFT	20 LBS PER SQFT
UNCOVERED DECKS/ BALCONIES	60 LBS PER SQFT	20 LBS PER SQFT
CEILINGS W/O ATTIC	10 LBS PER SQFT	15 LBS PER SQFT
CEILINGS WITH ATTIC	35 LBS PER SQFT	15 LBS PER SQFT
FLOORS	40 LBS PER SQFT	20 LBS PER SQFT
STAIRS	40 LBS PER SQFT	20 LBS PER SQFT
RAILINGS	200 LAT AND VERT	

NAILING SCHEDULE	
LOCATION	NAIL TYPE AND SPACING
ASPHALT ROOFING SHINGLES	(3) 12ga x 3/4" GALV ROOFING PER SINGLE (6) 12ga x 3/4" GALV ROOFING PER STRIP
SIDING ALUMINUM OR VINYL	8D PER STUD
ROOF RAFTER TO RIDGE	3-16 D
ROOF RAFTER TO RIDGE BEAM OR LEDGER	(2) SIMPSON H8 STAGGERED W/5-100x1 1/2
ROOF RAFTER TO SIDE OF STUD OR ROOF RAFTER	(1) 1/4x3 1/2 WOOD SCREWS PER FOOT OF ROOF SPAN
ROOF RAFTER OR CEILING JOIST TO TOP PLATE	3-16 D
CT AT EVERY RR W/O CJ AT EVERY RR	12-1/4x3 WOOD SCREWS
CJ TO RR W/O CT @ EVERY RR	6-1/4x3 WOOD SCREWS
CJ TO CJ W/O CT @ EVERY RR	6-1/4x3 WOOD SCREWS
TOP PLATE TO TOP PLATE	2-16 D @12"oc /6"oc FOR LAPS
TOP PLATE TO TOP PLATE @ CORNERS	4-16 D
TOP OR BOTTOM PLATE TO STUD	2-16 D
BOTTOM PLATE TO JOIST	2-16 D
STUD TO STUD	2-16 D @24"oc
DOUBLE RR. BEAMS, & HEADERS	16D @16"oc AROUND PERIMETER
JOIST TO SILL, TOP PLATE, OR GIRDER	4-16 D
LEDGER TO BEAM OR STUDS	3-16 D
BAND JOIST TO JOIST	3-16 D
BAND JOIST TO TOP PLATE	2-16 D
SHEATHING/ SUB-FLOORING	8 D @12"oc EDGE @12"oc FIELD
HEADER TO STUDS	4-16 D
BLOCKING	2-16 D
SHEETROCK	5 D COOLERS @7"oc EDGE @10" FIELD
ANCHOR BOLTS (CRAWLSPACE OR BASEMENT)	5/8" dia @72" oc(1 STORY) @36"oc(2 STORY) 5/8" dia @23"oc (3 STORY)
ANCHOR BOLTS (SLAB ON GRADE)	5/8" dia 40" oc (110 MPH ZONES) 5/8" dia 33"oc (120 MPH ZONES)

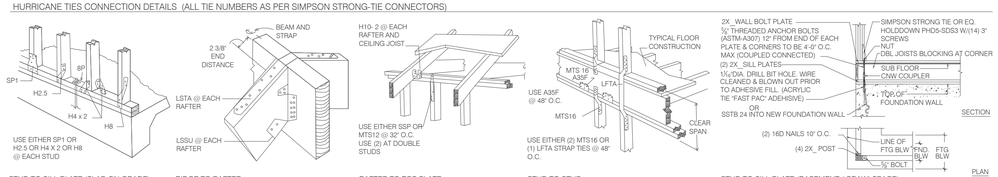
FRAMING DETAIL FOR HURRICANE TIES AND NAILING SCHEDULE

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 AS PER TABLE R301.2(2) & (3) DP RATINGS	WINDOW IMPACT RESISTANCE	SKYLIGHT IMPACT RESISTANCE
NASSAU / SUFFOLK	13 DEG	89 DEG	73 DEG	4910	11B	110MPH	90MPH	C	45 LBS/SF	3'-0" TO 4'-0"	SEVERE	MODERATE TO HEAVY	SLIGHT TO MODERATE	VARIES, SEE AMERICAN FOREST AND PAPER WOOD FRAME MANUAL						
EASTERN SUFFOLK	11 DEG	83 DEG	74 DEG	5750	11B	120MPH	100MPH	C	45 LBS/SF	3'-0" TO 4'-0"	SEVERE									





HURRICANE TIES CONNECTION DETAILS (ALL TIE NUMBERS AS PER SIMPSON STRONG-TIE CONNECTORS)



ENERGY CONSERVATION CONSTRUCTION CODE

THE FOLLOWING SHOWS COMPLIANCE WITH ECCC OF NYS REQUIREMENTS ON A COMPONENT PERFORMANCE (ECCC OF NYS SECT. 402.1 & SECT 502.1)

EACH OF THE FOLLOWING CONSTRUCTION METHODS ARE ACCEPTABLE AS PER THESE REQUIREMENTS AND ALL OF THE BUILDING COMPONENTS PRESCRIBED ON THE PLANS COINCIDE WITH EACH OF THESE METHODS

COMPONENT	VALUE REQ'D	VALUE PROVIDED	COMMENTS
DOORS	U=.35 MAX	U=.35	AS PER OWNER/GC
WINDOWS/PATIO DOOR	U=.35 MAX	U=.35	AS PER OWNER/GC
WALLS	U=.14 MAX	U=.14	PASSES
ROOF / CEILING	U=.031 MAX	U=.030	PASSES
FLOORS	U=.05 MAX	U=.05	WHERE APPLICABLE
HEATED SLAB	U=6.5 MAX	U=6.5	WHERE APPLICABLE
UNHEATED SLAB	U=4.5 MAX	U=4.5	WHERE APPLICABLE
CELLAR/BASEMENT WALLS	U=.10 MAX	U=.08	WHERE APPLICABLE
CRAWLSPACE WALLS	U=.06 MAX	U=.05	WHERE APPLICABLE

DOORS:
THE CONTRACTOR / OWNER SHALL INSTALL EXTERIOR DOORS WITH A MAXIMUM U VALUE OF .35, ONE DOOR MAY BE EXEMPT FROM THIS REQUIREMENT

WINDOWS:
THE CONTRACTOR / OWNER SHALL INSTALL NEW WINDOWS AND GLAZED PATIO DOORS WITH A MAX. U VALUE OF .35 AS PER ECC OF NYS SECTION 502.2.4.6

WALLS: (WITH 25% GLAZING OR LESS)
ALLS WALLS TO BE CONSTRUCTED AS FOLLOWS (INSIDE TO OUTSIDE)
1/2" GWB, VAPOR BARRIER, MIN 2"x4" WOOD STUDS @ 16" O.C., R-15 BATT INSULATION, 1/2" PLYWOOD SHEATHING, 15# BUILDING FELT OR TYVEK BUILDING WRAP, EXTERIOR FINISH AS PER DRAWINGS
TOTAL U VALUE OF 0.070 AS PER TABLE 502.2.3.1(1)
Uo = (Uw X Aw) + (Ug x Ag) / Ao Uo = (0.070 x 75%) + (.35 x 25%) / 100% Uo = .14= .14 OK

1/2" GWB, VAPOR BARRIER, MIN 2"x6" WD STUDS @ 16" O.C., R-19 BATT INSULATION, 1/2" PLYWOOD SHEATHING, 15# BUILDING FELT OR TYVEK BUILDING WRAP, EXTERIOR FINISH AS PER DRAWINGS
TOTAL U VALUE OF 0.070 AS PER TABLE 502.2.3.1(1)
Uo = (Uw X Aw) + (Ug x Ag) / Ao Uo = (0.055 x 75%) + (.35 x 25%) / 100% Uo = .129=<.14 OK

1/2" GWB, VAPOR BARRIER, MIN 2"x4" WD STUDS @ 16" O.C., R-13 BATT INSULATION, 8" CMU
TOTAL U VALUE OF .030 AS PER TABLE 502.2.3.1 (2) Uo = .06 < .14 OK

SKYLIGHTS:
THE CONTRACTOR / OWNER SHALL INSTALL SKYLIGHTS WITH A MAX. U VALUE OF .45
ALL SKYLIGHT SHAFTS SHALL BE INSULATED WITH R-19 BATT INSULATION AS PER ECCC OF NYS SECTION 502.2.1.2.1

REPLACEMENTS FOR EXISTING SKYLIGHTS SHALL HAVE A MAX. U VALUE OF .50 AS PER ECCC OF NYS SECTION 502.2.5

FLOORS OVER UNHEATED SPACES AND UNFINISHED BASEMENTS
ALL INSULATED FLOORS TO BE CONSTRUCTED AS FOLLOWS: (INSIDE TO OUTSIDE)
FINISHED FLOR AS PER OWNER, 3/4" PLYWOOD SUBFLOORING, MIN 2"x8" FJ, R-19 BATT INSUL.
TOTAL U VALUE OF .05 PER TABLE 502.2.3.3 Uo=.05=<.05 OK

FOR FLOORS OVER CRAWLSPACES USE, R-30 BATT INSUL. AS PER SECTION 502.2.1.3
TOTAL U VALUE OF .03 AS PER TABLE 502.2.3.3 Uo=.03=<.031 OK

PERIMMETER INSULATION FOR HEATED SLABS
SHALL BE A PLYSTYRENE RIGID INSULATION BOARD, THE THICKNESS SHALL ALLOW A MIN. R VALUE OF 6.5 TO BE INSTALLED 24" HORIZONTALLY AND VERTICALLY AS PER ECCC OF NYS SECT. 502.2.1.4

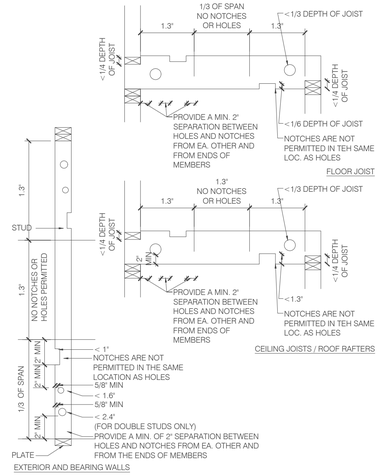
PERIMETER INSULATION FOR UNHEATED SLABS
SHALL BE A PLYSTYRENE RIGISD INSULATION BOARD, THE THICKNESS SHALL ALLOW A MIN. R VALUE OF 4.5 TO BE INSTALLED 24" HORIZONTALLY AND VERTICALLY AS PER ECCC OF NYS SECTION 502.2.1.4

BASEMENT WALLS (WHEN THE FLOOR IS NOT INSULATED)
FOR FINISHED CELLARS / BASEMENTS ALL FURRING SHALL HAVE R-11 BATT INSULATION
TOTAL U VALUE OF .08 AS PER TABLE 502.2.3.6 Uo=.08=<.05 OK

UNVENTED CRAWLSPACE (WHEN THE FLOOR IS NOT INSULATED
FOR ALL CRAWLSPACES A PLYSTYRENE RIGID INSULATION BOARD WITH A MIN. R VALUE OF 19
TOTAL U VALUE OF .05 AS PER TABLE 502.2.3.5 Uo=.05=<.06 OK

NOTE: THE CONTRACTOR SHALL ORDER AND INSTALL ALL RIGID INSULATION AS PER MANUFACTURER'S SPECIFICATIONS.

NOTCHING AND DRILLING FOR WOOD FRAME MEMBERS



INSULATED CEILINGS WITHOUT ATTIC
(ALL CEILINGS TO BE CONSTRUCTED AS FOLLOWS (INSIDE TO OUTSIDE)

WITH SKYLIGHTS COMPRISING 1% OR LESS OF THE TOTAL ROOF AREA
(ALL ROOFS TO BE CONSTRUCTED AS FOLLOWS (INSIDE TO OUTSIDE)
½" GWB, CJ AS PER PLANS, R-30 BATT INSUL.
(ATTIC HATCH TO BE INSULATED TO MATCH ADJACENT CEILING FRAMING)
TOTAL U VALUE OF 0.030 AS PER TABLE 502.2.3.2 Uo=0.030=<.031 OK

WITH SKYLIGHTS COMPRISING 18% OR LESS OF TOTAL ROOF AREA
(ALL ROOFS TO BE CONSTRUCTED AS FOLLOWS (INSIDE TO OUTSIDE)
½" GWB, CJ AS PER DRAWINGS, R-38 BATT INSULATION
(ATTIC HATCH TO BE INSULATED TO MATCH ADJACENT CEILING FRAMING)

Uo= (Ur x Ar) + (Us x As) / Ao Uo = (1/0.25 x 82%) + (1/.45 x 18%) / 100%
Ua = 1/33.20 = .0309 < .031 OK

CATHEDRAWL CEILINGS:
ALL CATHEDRAL CEILINGS TO BE CONSTRUCTED AS FOLLOWS (INSIDE TO OUTSIDE)

WITH SKYLIGHTS COMPRISING 1% OR LESS OF THE TOTAL ROOF AREA
½" GWB, INTERIOR AND OR EXTERIOR RIGID INSULATION BOARD(S) WITH A MIN. R VALUE OF 5, VAPOR BARRIER, MIN 2"X8" WOOD RAFTERS, R-25 BATT INSULATION, ½" PLYWOOD SHEATHING, 15# BUILDING FELT, EXTERIOR FINISH AS PER DRAWINGS

OR

½" GWB, VAPOR BARRIER, MIN 2"X10" WOOD RAFTERS, R-30C BATT INSULATION, ½" PLYWOOD SHEATHING, 15# BUILDING FELT, ROOFING AS PER DRAWINGS

OR

½" GWB, VAPOR BARRIER, MIN 2"X12" WOOD RAFTERS, R-30 BATT INSULATION, ½" PLYWOOD SHEATHING, 15# BUILDING FELT, ROOFING AS PER DRAWINGS

TOTAL U VALUE OF 0.030 AS PER TABLE 502.2.3.2 Uo=0.030=<.031 OK

WITH SKYLIGHTS COMPRISING 18% OR LESS OF THE TOTAL ROOF AREA
½" GWB, INTERIOR AND OR EXTERIOR RIGID INSULATION BOARD(S) WITH A MIN. R VALUE OF 13, VAPOR BARRIER, MIN 2"X8" WOOD RAFTERS, R-25 BATT INSULATION, ½" PLYWOOD SHEATHING, 15# BUILDING FELT, EXTERIOR FINISH AS PER DRAWINGS

OR

½" GWB, INTERIOR AND OR EXTERIOR RIGID INSULATION BOARD(S) WITH A MIN. R VALUE OF 8, VAPOR BARRIER, MIN 2"X10" WOOD RAFTERS, R-30C BATT INSULATION, ½" PLYWOOD SHEATHING, 15# BUILDING FELT, EXTERIOR FINISH AS PER DRAWINGS

OR

½" GWB, VAPOR BARRIER, MIN 2"X12" WOOD RAFTERS, R-38C BATT INSULATION, ½" PLYWOOD SHEATHING, 15# BUILDING FELT, EXTERIOR FINISH AS PER DRAWINGS

Uo= (Ur x Ar) + (Us x As) / Ao Uo = (1/0.25 x 82%) + (1/.45 x 18%) / 100%
Ua = 1/33.20 = .0309 < .031 OK

INSULATED CEILINGS WITH ATTIC
(ALL CEILINGS TO BE CONSTRUCTED AS FOLLOWS (INSIDE TO OUTSIDE)

WITH SKYLIGHTS COMPRISING 1% OR LESS OF THE TOTAL ROOF AREA
(ALL ROOFS TO BE CONSTRUCTED AS FOLLOWS (INSIDE TO OUTSIDE)
½" GWB, INTERIOR AND OR EXTERIOR RIGID INSULATION BOARD(S) WITH A MIN. R VALUE OF 5, VAPOR BARRIER, MIN 2"X8" WOOD CJ, R-30C BATT INSULATION, ½" PLYWOOD SUBFLOORING (ATTIC HATCH TO BE INSULATED TO MATCH ADJACENT CEILING FRAMING)

OR

½" GWB, VAPOR BARRIER, MIN 2"X10" WOOD CJ, R-30C BATT INSULATION, ½" PLYWOOD SUBFLOORING (ATTIC HATCH TO BE INSULATED TO MATCH ADJACENT CEILING FRAMING)

OR

½" GWB, VAPOR BARRIER, MIN 2"X12" WOOD CJ, R-30 BATT INSULATION, ½" PLYWOOD SUBFLOORING (ATTIC HATCH TO BE INSULATED TO MATCH ADJACENT CEILING FRAMING)

TOTAL U VALUE OF 0.030 AS PER TABLE 502.2.3.2 Uo=0.030=<.031 OK

WITH SKYLIGHTS COMPRISING 18% OR LESS OF THE TOTAL ROOF AREA
½" GWB, INTERIOR AND OR EXTERIOR RIGID INSULATION BOARD(S) WITH A MIN. R VALUE OF 13, VAPOR BARRIER, MIN 2"X8" WOOD CJ, R-25 BATT INSULATION, ½" PLYWOOD SUBFLOORING (ATTIC HATCH TO BE INSULATED TO MATCH ADJACENT CEILING FRAMING)

OR

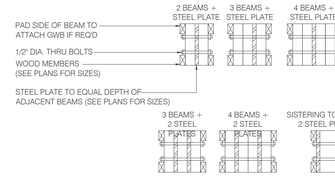
½" GWB, INTERIOR AND OR EXTERIOR RIGID INSULATION BOARD(S) WITH A MIN. R VALUE OF 8, VAPOR BARRIER, MIN 2"X10" WOOD CJ, R-30C BATT INSULATION, ½" PLYWOOD SUBFLOORING (ATTIC HATCH TO BE INSULATED TO MATCH ADJACENT CEILING FRAMING)

OR

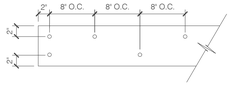
½" GWB, VAPOR BARRIER, MIN 2"X12" WOOD CJ, R-38C BATT INSULATION, ½" PLYWOOD SUBFLOORING (ATTIC HATCH TO BE INSULATED TO MATCH ADJACENT CEILING FRAMING)

Uo= (Ur x Ar) + (Us x As) / Ao Uo = (1/0.25 x 82%) + (1/.45 x 18%) / 100%
Ua = 1/33.20 = .0309 < .031 OK

FLITCH PLATE DETAIL



SECTIONS (VARIOUS CONDITIONS SHOWN)
NOT TO SCALE



ELEVATION
NOT TO SCALE

John F. Capobianco
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(516) 239-0075 Fax: (516) 239-0449

BY	REVISIONS	DATE

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GOMEZ RESIDENCE

MAINTAIN 2 STY. ONE FAMILY RES. ON NEW & EXIST. FOUND.
65 BURNHAM PLACE
ROSLYN HEIGHTS, NY

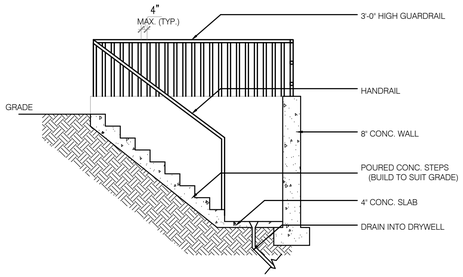
SEAL



TITLE
HURRICANE DETAILS

DATE	1-2024	SCALE	AS NOTED
DRAWN BY		CHECKED BY	

JOB #
DRAWING # C-4 OF



EXTERIOR STAIR DETAIL

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

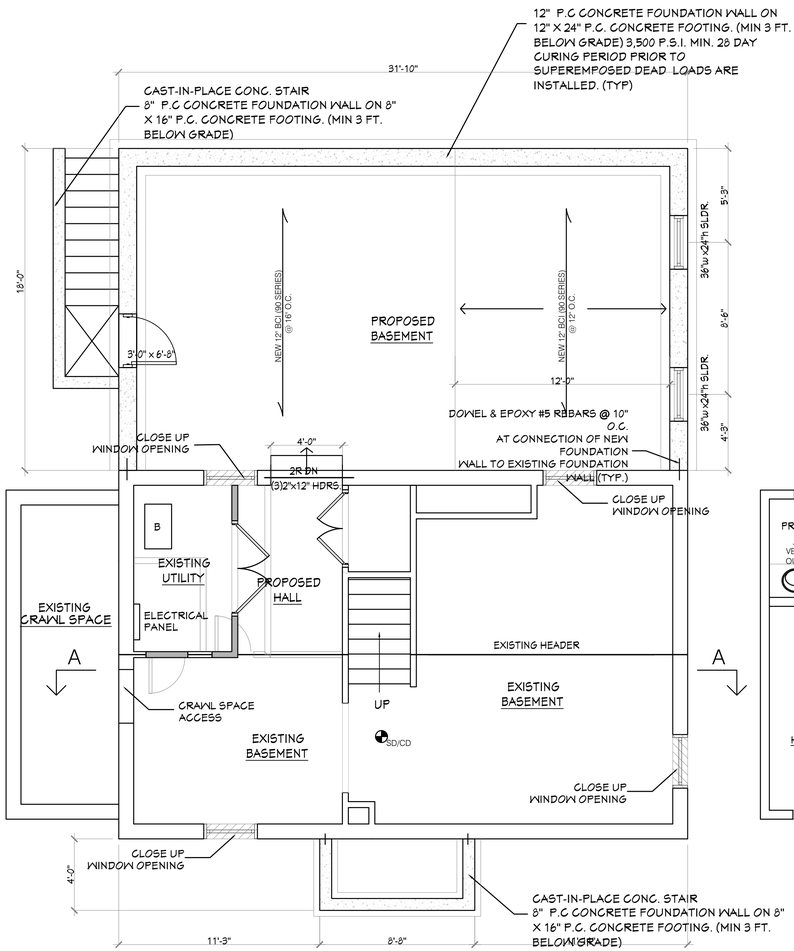
CONSTRUCTION LEGEND:

- EXISTING TO BE DEMOLISHED
- EXISTING WALL PARTITION
- NEW INTERIOR PARTITION. 2"x4" WOOD STUDS (KD DOUG. FIR #2 MIN-SIZE AS NOTED ON PLANS.) @ 16" O.C. ENCLOSED BY 5/8" GYPSUM BOARD EACH SIDE
- NEW EXTERIOR WALL. 2"x4" STUDS (KD DOUG. FIR #2 MIN-SIZE AS NOTED ON PLANS.) @ 16" O.C. WITH BATT INSULATION. ENCLOSED BY 5/8" GYPSUM BOARD INTERIOR, AND 3/4" D.F. PLYWOOD SHEATHING AND 1" RIGID INSULATION AND SIDING EXTERIOR
- 12" P.C CONCRETE FOUNDATION WALL ON 12" X 24" P.C. CONCRETE FOOTING. (MIN 3 FT. BELOW GRADE) 3,500 P.S.I. MIN. 28 DAY CURING PERIOD PRIOR TO SUPEREMPOSED DEAD LOADS ARE INSTALLED.

HEADER SCHEDULE
UNLESS OTHERWISE NOTED:

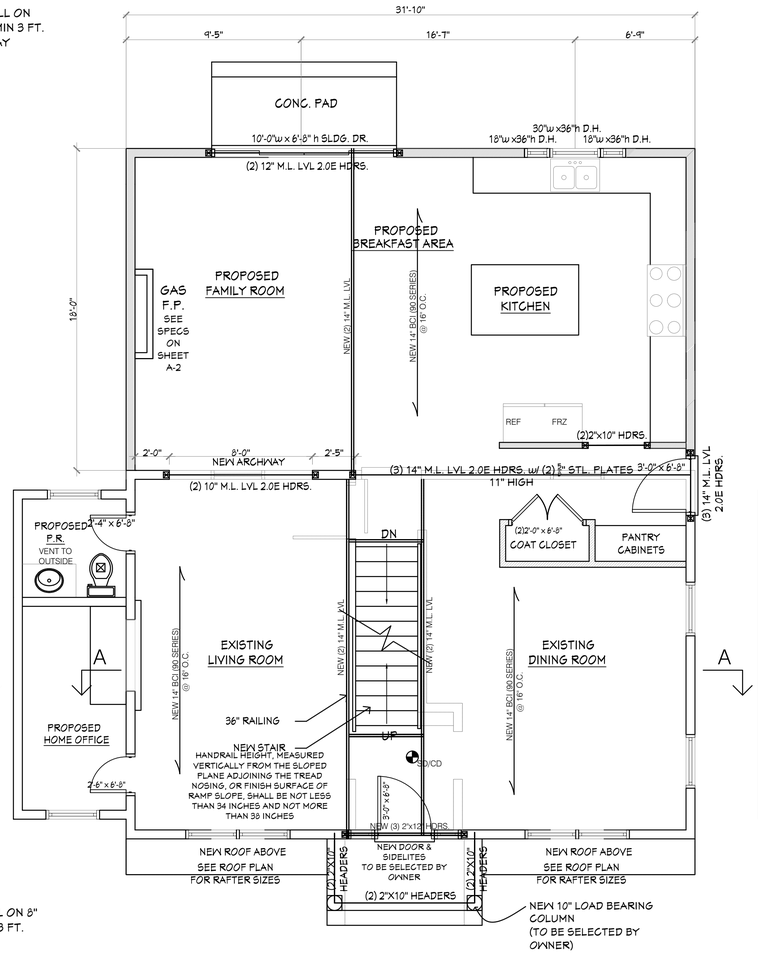
1. WALL OPENINGS UP TO 36"= 2- 2 x 8
2. WALL OPENINGS UP TO 36" TO 48"= 2- 2 x 10
3. WALL OPENINGS UP TO 48" TO 72"= 2- 2 x 12
4. WALL OPENINGS UP TO 72" TO 96"= 3 1/2" x 9 1/4" MICROLAM

NOTE:
ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE NOT LESS THAN 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE NOT LESS THAN OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
A LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE LOCATION IN ACCORDANCE WITH CHAPTER 39. EXPOSED LAMPS SHALL BE PROTECTED FROM DAMAGE BY LOCATION OR LAMP GUARDS.



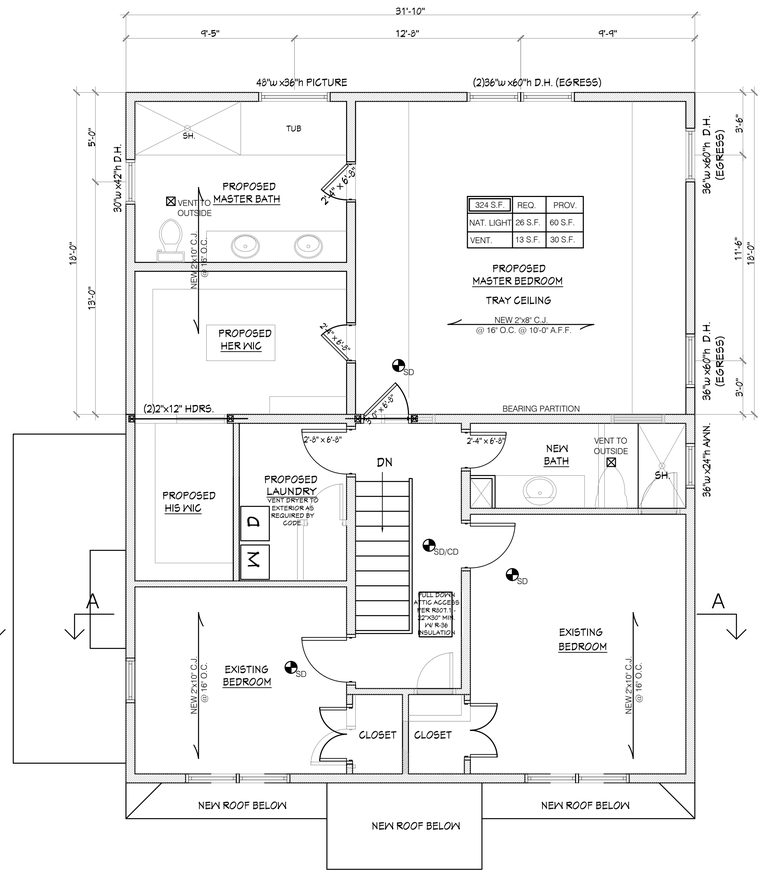
BASEMENT FLOOR PLAN

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



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

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(516) 239-8775

BY	REVISIONS	DATE
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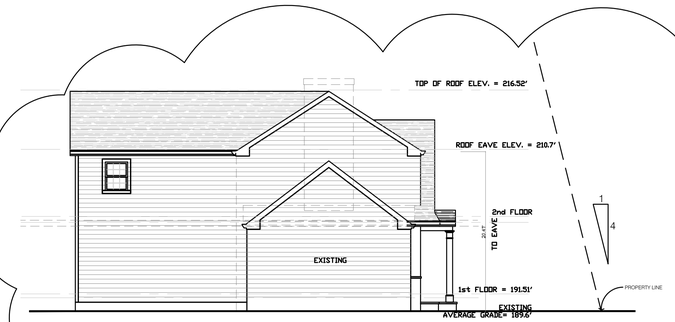
SEAL



TITLE

FLOOR PLANS

DATE	7-20-24	SCALE	AS NOTED
DRAWN BY		CHECKED BY	
JOB #		DRAWING #	A-1 OF



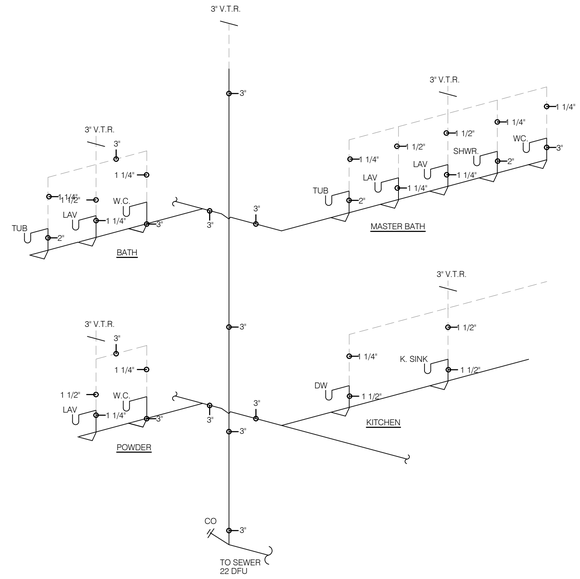
FRONT YARD SKY EXPOSURE PLANE - BURNHAM AVENUE



FRONT YARD SKY EXPOSURE PLANE - ELM STREET

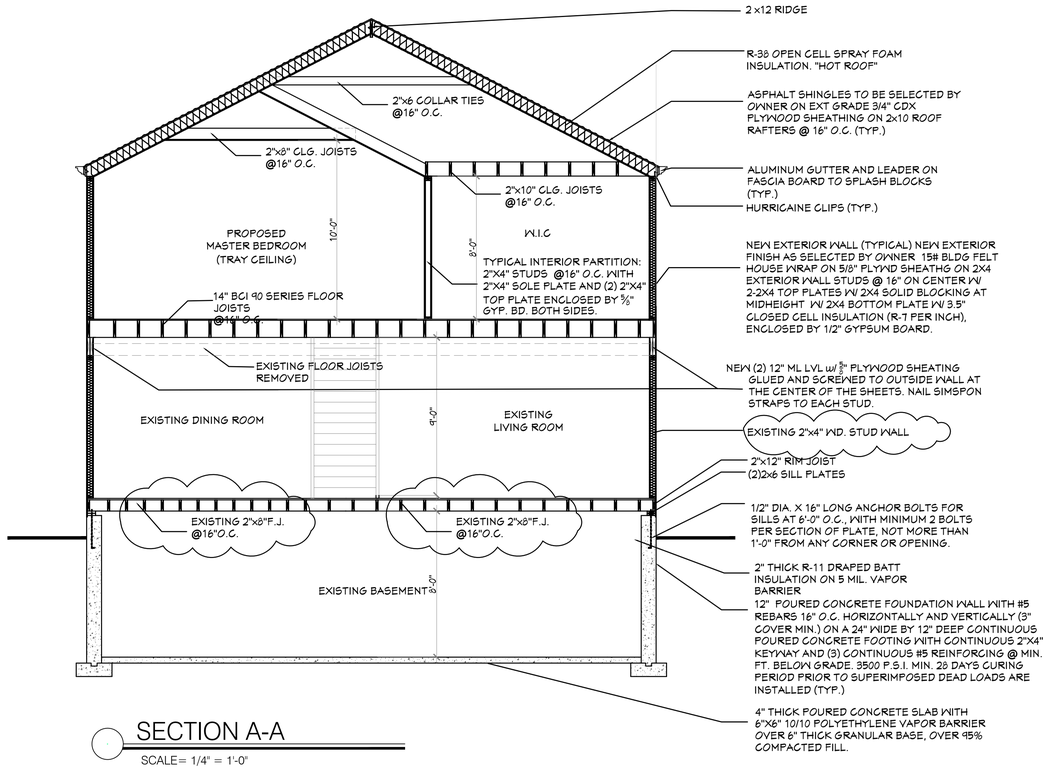


SIDE YARD SKY EXPOSURE PLANE



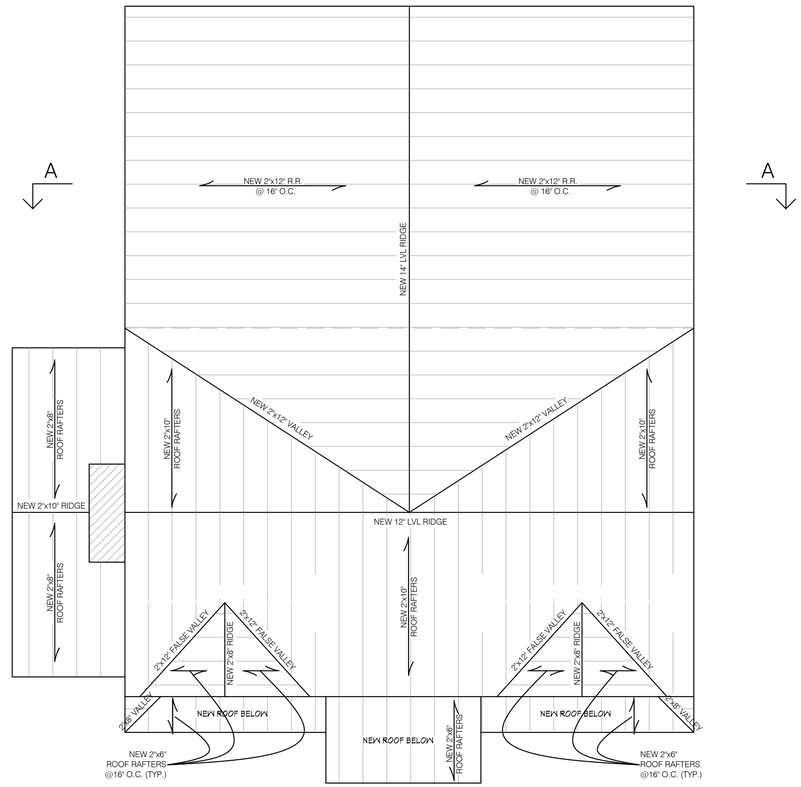
PLUMBING RISER DIAGRAM

SCALE=NTS



SECTION A-A

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



ROOF PLAN

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

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Fax: (516) 239-8775

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ROSLYN HEIGHTS, NY

SEAL

REGISTERED ARCHITECT JOHN F. CAPOBIANCO 13984 STATE OF NEW YORK

TITLE

ROOF PLAN
SECTION

DATE 7-20-24	SCALE AS NOTED
DRAWN BY	CHECKED BY
JOB #	DRAWING # A-2 OF



RIGHT SIDE ELEVATION

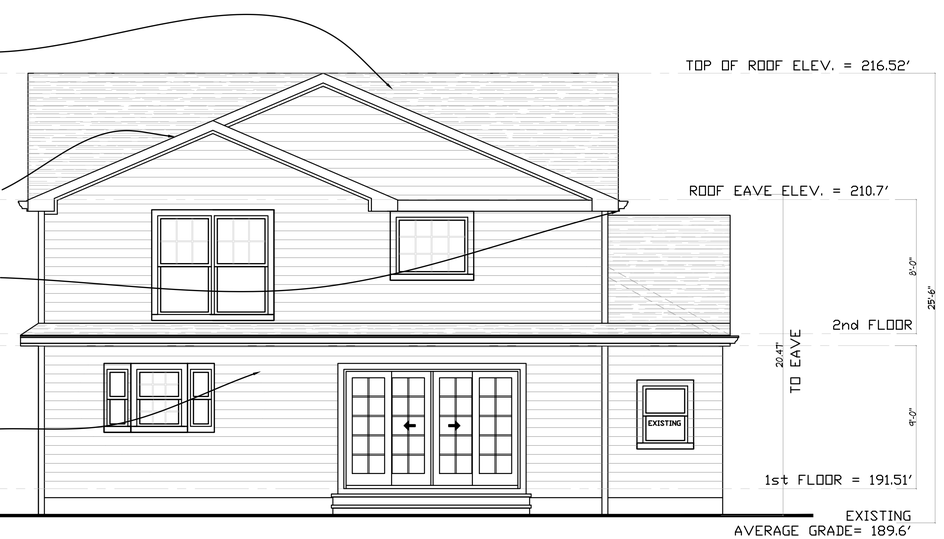
SCALE= 1/4" = 1'-0"

NEW ROOF AS SELECTED BY OWNER TO MATCH EXISTING 500# ARCHITECTURAL ROOF SHINGLE ON 15# BUILDING FELT HOUSE WRAP ON 5/8" PLYWOOD SHEATHING ON 2X10 ROOF RAFTERS @16"OC W/ SOLID BLOCKING AT MIDSPAN PROVIDE R-38 OPEN CELL SPRAY FOAM INSULATION. PROVIDE REQD HURRICANE CLIPS ON ALL FRAMING CS16 MTL STRAPS FASTEN MIN 8" ON TO STUD WRAP AND FASTEN TO BOTH EXPOSED SIDES OF ALL RAFTERS, END JOISTS @ EXT WALL TYPICAL

PROVIDE ICE BARRIER CONSISTING OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MOD BITUMEN SHEET THAT EXTENDS FROM EAVES EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF BUILDING

PROVIDE REQUIRED CONTINUOUS ROOF RIDGE VENTS, SOFFIT VENTS AND, ATTIC VENTS, ACCORDINGLY PROVIDE REQUIRED CONTINUOUS (TYP) GUTTERS & LEADERS (TYP) PROVIDE REQD PTD 1/2" PLYWD SOFFIT & VENT

EXTERIOR WALL (TYPICAL) NEW EXTERIOR FINISH TO MATCH EXISTING AS SELECTED BY OWNER 15# BLDG FELT HOUSE WRAP ON 5/8" PLYWD SHEATHG ON 2X4 EXTERIOR WALL STUDS @ 16" ON CENTER W/ 2-2X4 TOP PLATES W/ 2X4 SOLID BLOCKING AT MIDHEIGHT W/ 2X4 BOTTTOM PLATE W/ 3.5" CLOSED CELL INSULATION (R-7 PER INCH), ENCLOSED BY 1/2" GYPSUM BOARD.



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

NEW ROOF AS SELECTED BY OWNER TO MATCH EXISTING 500# ARCHITECTURAL ROOF SHINGLE ON 15# BUILDING FELT HOUSE WRAP ON 5/8" PLYWOOD SHEATHING ON 2X10 ROOF RAFTERS @16"OC W/ SOLID BLOCKING AT MIDSPAN PROVIDE R-38 OPEN CELL SPRAY FOAM INSULATION. PROVIDE REQD HURRICANE CLIPS ON ALL FRAMING CS16 MTL STRAPS FASTEN MIN 8" ON TO STUD WRAP AND FASTEN TO BOTH EXPOSED SIDES OF ALL RAFTERS, END JOISTS @ EXT WALL TYPICAL

PROVIDE ICE BARRIER CONSISTING OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MOD BITUMEN SHEET THAT EXTENDS FROM EAVES EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF BUILDING

PROVIDE REQUIRED CONTINUOUS ROOF RIDGE VENTS, SOFFIT VENTS AND, ATTIC VENTS, ACCORDINGLY (TYP) PROVIDE REQUIRED CONTINUOUS GUTTERS & LEADERS (TYP) PROVIDE REQD PTD.1/2" PLYWD SOFFIT & VENT

EXTERIOR WALL (TYPICAL) NEW EXTERIOR FINISH TO MATCH EXISTING AS SELECTED BY OWNER 15# BLDG FELT HOUSE WRAP ON 5/8" PLYWD SHEATHG ON 2X4 EXTERIOR WALL STUDS @ 16" ON CENTER W/ 2-2X4 TOP PLATES W/ 2X4 SOLID BLOCKING AT MIDHEIGHT W/ 2X4 BOTTTOM PLATE W/ 3.5" CLOSED CELL INSULATION (R-7 PER INCH), ENCLOSED BY 1/2" GYPSUM BOARD.

CULTURED STONE VENEER (TO BE SELECTED BY OWNER)



FRONT ELEVATION

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

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BY	REVISIONS	DATE
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SEAL



TITLE

ELEVATIONS

DATE 7-20-24	SCALE AS NOTED
DRAWN BY	CHECKED BY
JOB #	DRAWING # A-3 OF

NORTH ELEVATION

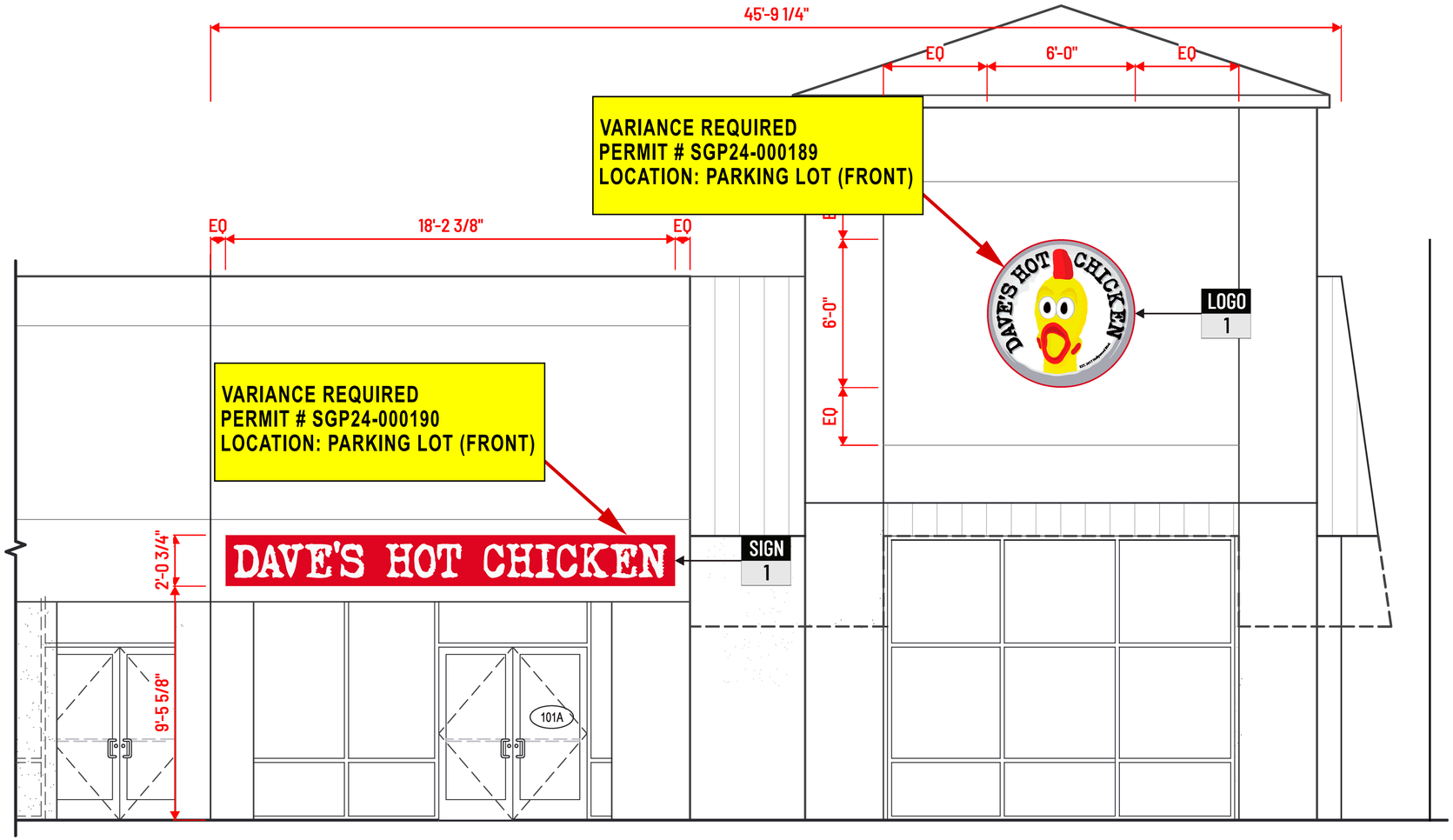
BUILD OUT PLAN

#21625

SIGN SCOPE

SIGN 1 — FACE & HALO LIT CHANNEL LETTERS ON BACKER PANEL

LOGO 1 — FACE & HALO LIT CHANNEL LOGO



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

TOTAL FRONTAGE:	45'-9 1/4"
PROPOSED SIGN SQ.FT:	SIGN 1: 26.02 SQ. FT
	LOGO 1: 28.27 SQ. FT

9736 ETON AVENUE
CHATSWORTH, CA 91311
t 818.787.0477
f 818.477.5123
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Carle Place, NY
PROJECT ADDRESS
207 Glen Cove Road,
Carle Place, NY 11514

DATE:	05.23.2024
PAGE SIZE:	17 X 11
SR ACCT MNGR:	DAVE MAHN
COORDINATOR:	MARY DEL RIO
DESIGNER:	JT

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File Name: ****

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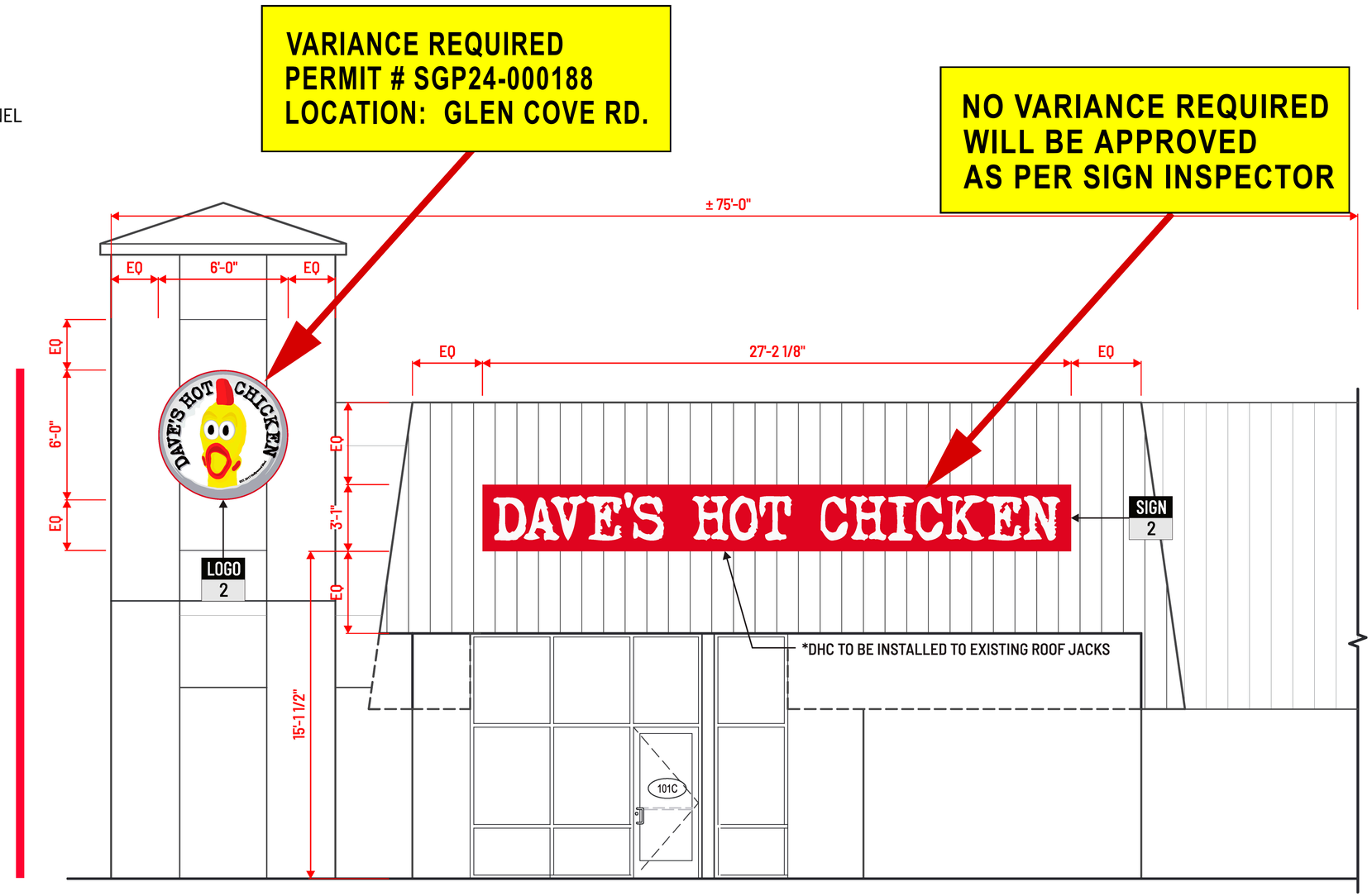
WEST ELEVATION

BUILD OUT PLAN

SIGN SCOPE

SIGN 2 FACE & HALO LIT CHANNEL LETTERS ON BACKER PANEL

LOGO 2 FACE & HALO LIT CHANNEL LOGO



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

TOTAL FRONTAGE:	± 75'-0"
PROPOSED SIGN SQ.FT:	28.27 SQ. FT.

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DAVE'S HOT CHICKEN

JOB INFO

Dave's Hot Chicken
Carle Place, NY

207 Glen Cove Road,
Carle Place, NY 11514

JOB#: 13671R

DATE SUBMITTED: 05.23.2024

DATE REVISED: 00.00.2024

CONTACT INFO

Dave Mahn, Senior Project Manager
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Mary Del Rio, Project Coordinator
Phone: 818.787.0477 Ext 1089
Email: Mary@visiblegraphics.com

Jeannette Diaz, Project Coordinator
Phone: 818.787.0477 Ext 1090
Email: Jeannette@visiblegraphics.com

SITE PLAN (NTS)

SIGN SCOPE

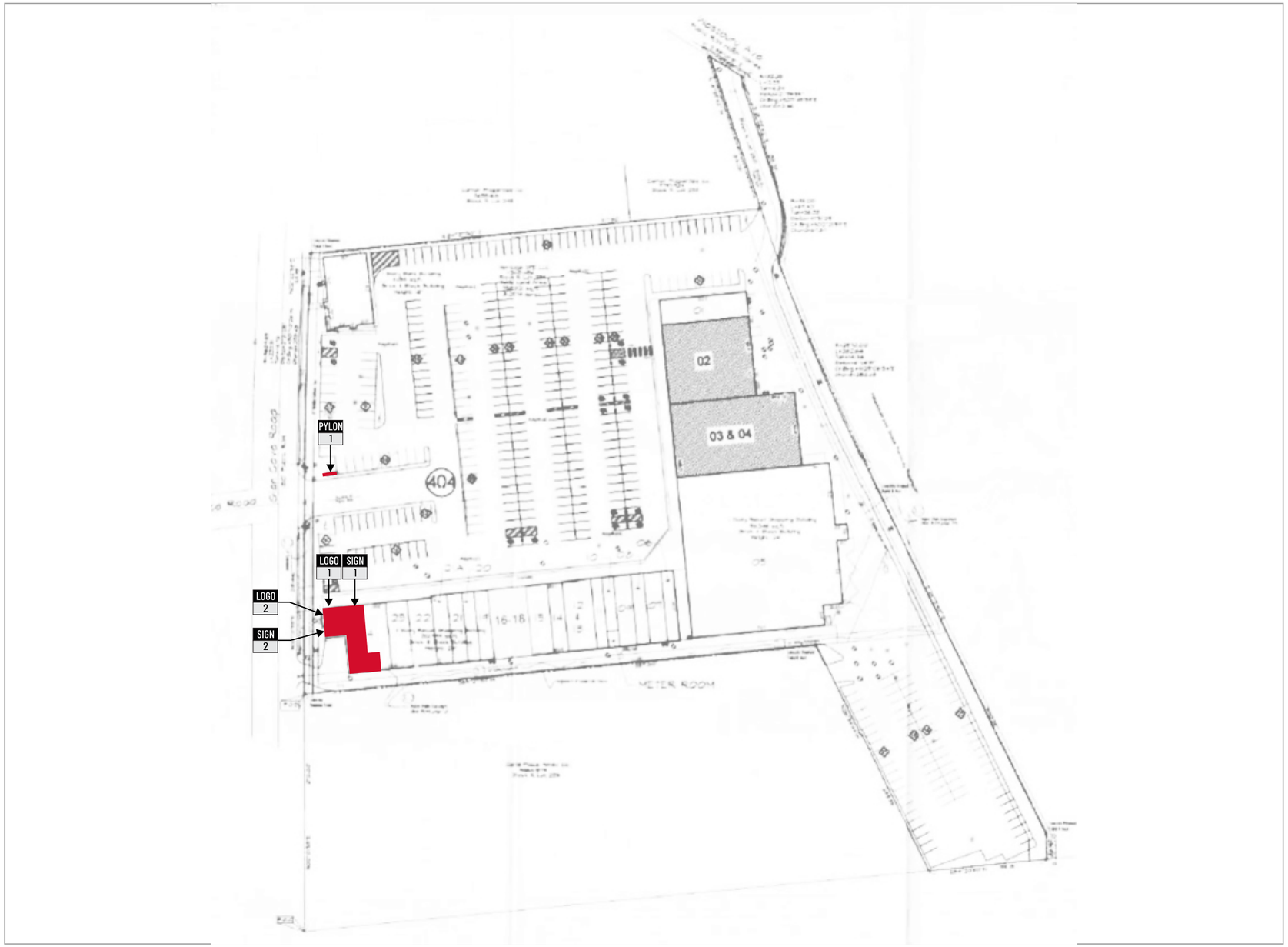
SIGN 1 FACE & HALO LIT CHANNEL LETTERS ON BACKER PANEL

SIGN 2 FACE & HALO LIT CHANNEL LETTERS ON BACKER PANEL

LOGO 1 **LOGO 2** FACE & HALO LIT CHANNEL LOGO

PYLON 1 D/F PYLON REPLACEMENT FACES

LED 1 CORNICE RED LED ILLUMINATION BY OTHERS (NOT SHOWN ON SITE PLAN)



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File Name: ****

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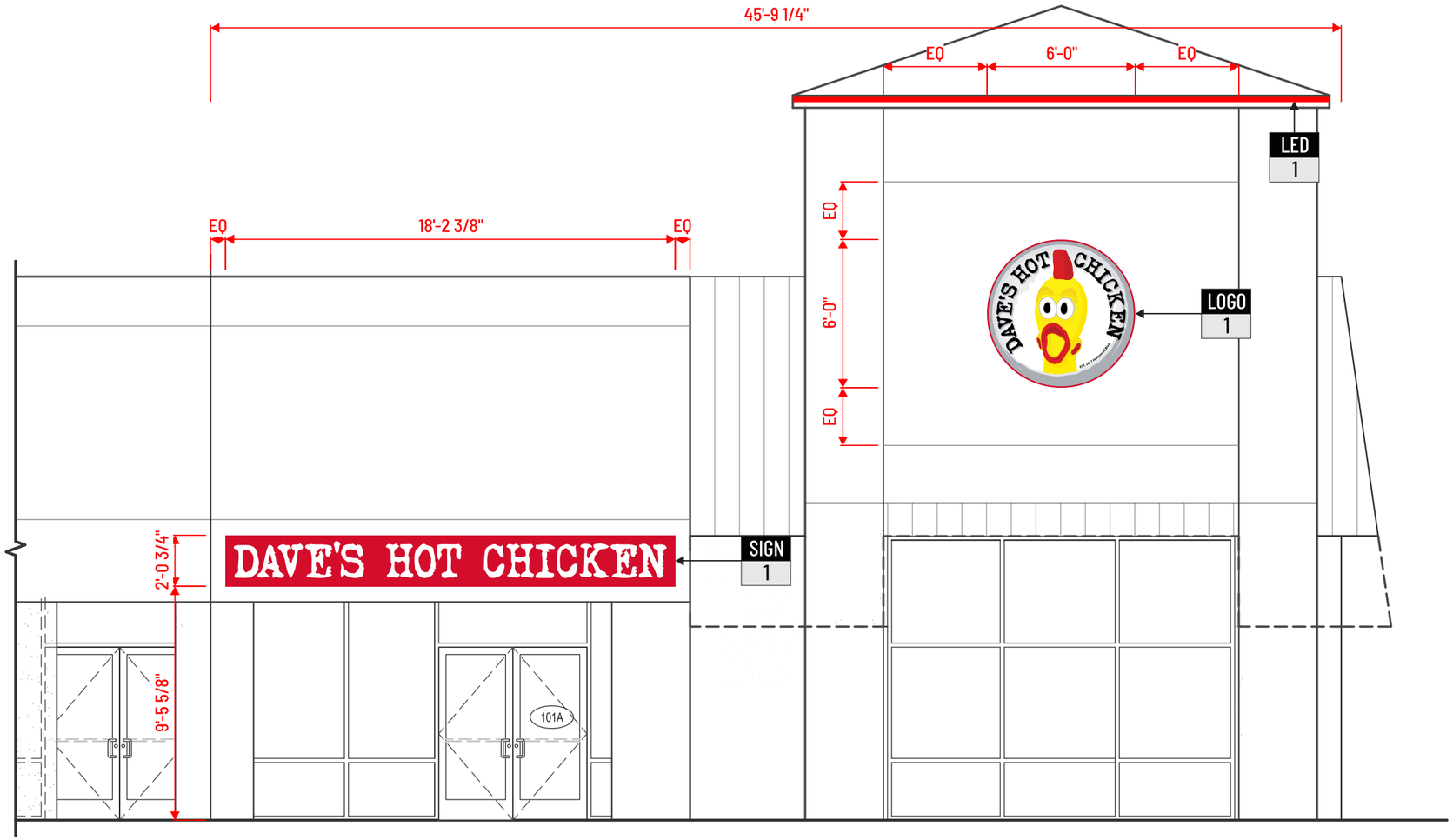
NORTH ELEVATION

SIGN SCOPE

SIGN 1 — FACE & HALO LIT CHANNEL LETTERS ON BACKER PANEL

LOGO 1 — FACE & HALO LIT CHANNEL LOGO

LED 1 — CORNICE RED LED ILLUMINATION BY OTHERS



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

TOTAL FRONTAGE:	45'-9 1/4"
PROPOSED SIGN SQ.FT:	SIGN 1: 26.02 SQ. FT
	LOGO 1: 28.27 SQ. FT

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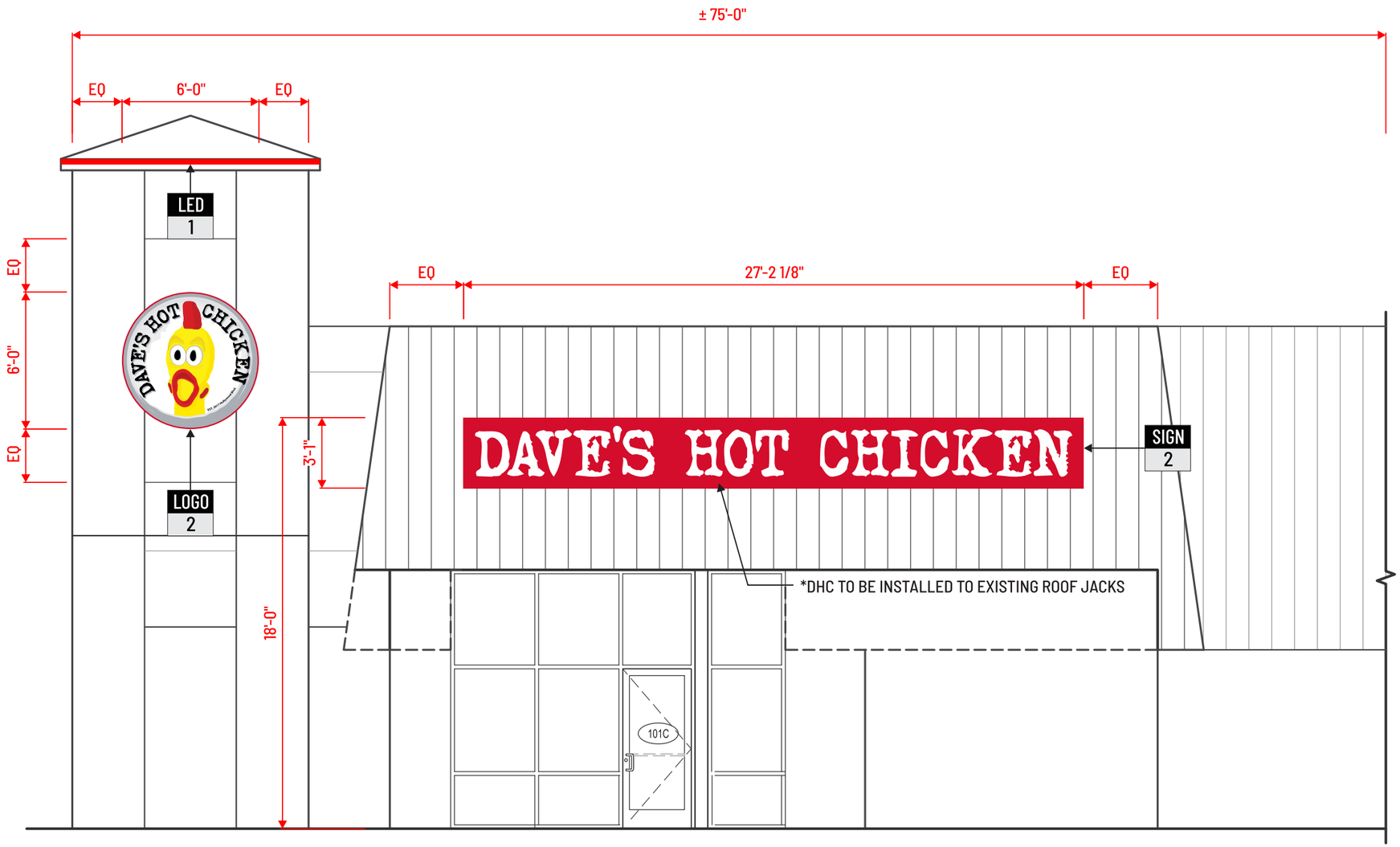
SHEET
3

File Name: ****

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SIGN SCOPE

SIGN 2	FACE & HALO LIT CHANNEL LETTERS ON BACKER PANEL
LOGO 2	FACE & HALO LIT CHANNEL LOGO
LED 1	CORNICE RED LED ILLUMINATION BY OTHERS



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

TOTAL FRONTAGE:	± 75'-0"
PROPOSED SIGN SQ.FT:	28.27 SQ. FT.

VISIBLE GRAPHICS Est. 1998 SIGN COMPANY

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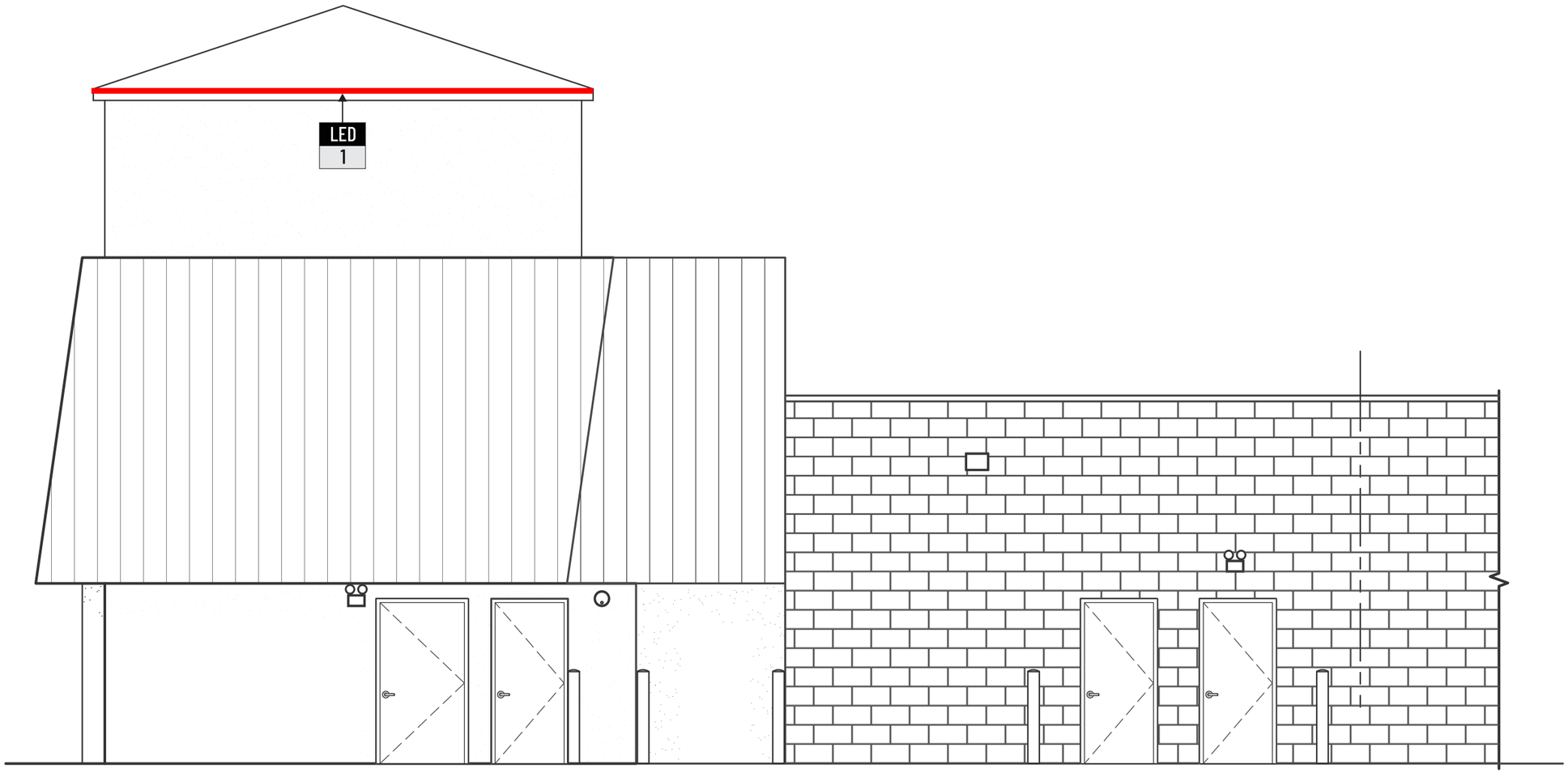
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SIGN SCOPE

LED 1 CORNICE RED LED ILLUMINATION BY OTHERS



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

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9736 ETON AVENUE
CHATSWORTH, CA 91311
t 818.787.0477
f 818.477.5123
www.visiblegraphics.com

PROJECT NAME:
DAVE'S HOT CHICKEN
Carle Place, NY
PROJECT ADDRESS
207 Glen Cove Road,
Carle Place, NY 11514

DATE:	05.23.2024
PAGE SIZE:	17 X 11
SR ACCT MNGR:	DAVE MAHN
COORDINATOR:	MARY DEL RIO
DESIGNER:	JT

DAVE'S HOT CHICKEN

CLIENT APPROVAL
COPY · COLORS · SIZES
VISIBLE GRAPHICS does NOT provide primary electrical power to sign locations - responsibility of others.

Client Signature Date

LANDLORD APPROVAL

Landlord Signature Date

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JOB NUMBER
13671R

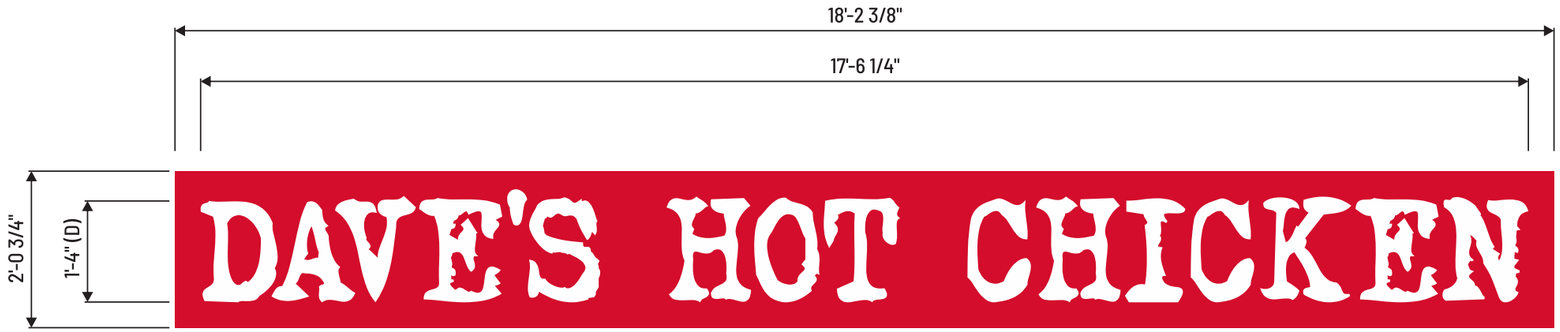
SHEET
5

File Name: ****

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SIGN 1

FRONT & HALO LIT CHANNEL LETTERS ON BACKER PANEL



FRONT VIEW

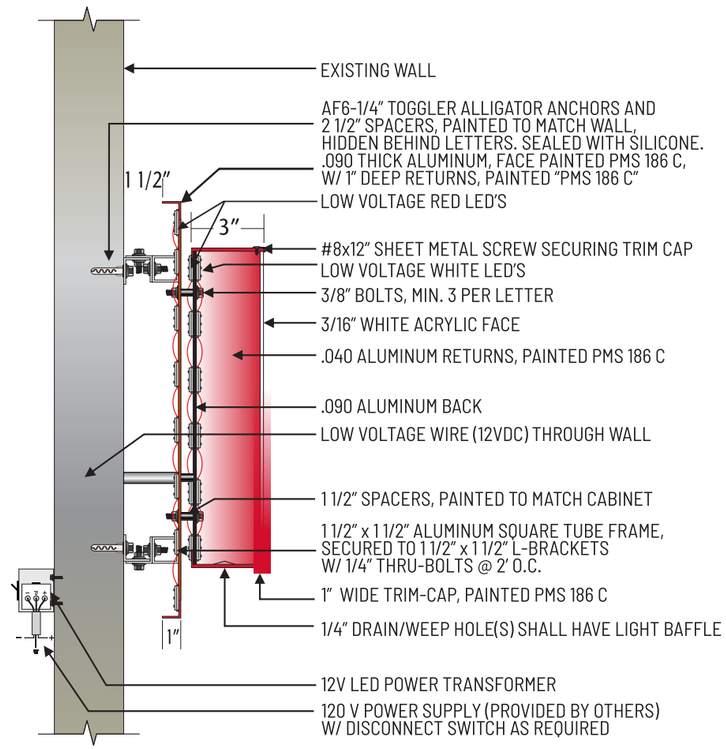
SCALE: 1/2" = 1'-0"

COLOR KEY

- WHITE
- PMS 186 C

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

SECTION DETAILS



SIGN SPECS

BODY	3" DEEP ALUMINUM FABRICATED CHANNEL LETTERS CONSTRUCTED OF .040 ALUMINUM RETURNS, 1 1/2" PINNED OFF
BACKER	.090 THICK ALUMINUM, FACE PAINTED PMS 186 C, W/ 1" DEEP RETURNS, PAINTED "PMS 186 C"
FACES	3/16" WHITE ACRYLIC FACES W/ VINYL OVERLAY
ILLUMINATION	WHITE LEDs, RED LEDs FOR HALO
SQ.FT.	26.02 SQ. FT.

*ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS

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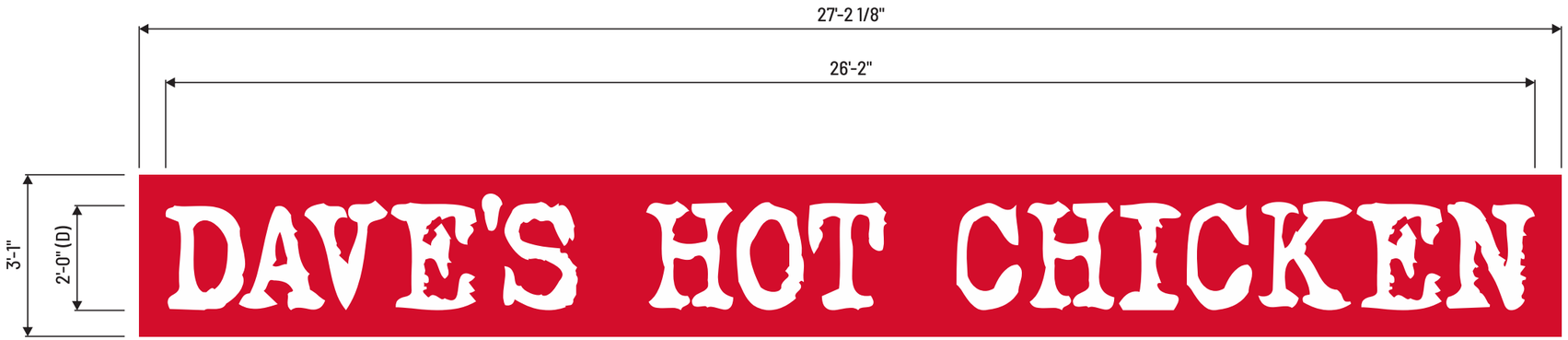
SHEET
6

File Name: ****

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SIGN 2

FRONT & HALO LIT CHANNEL LETTERS ON BACKER PANEL



FRONT VIEW

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

COLOR KEY

WHITE

PMS 186 C

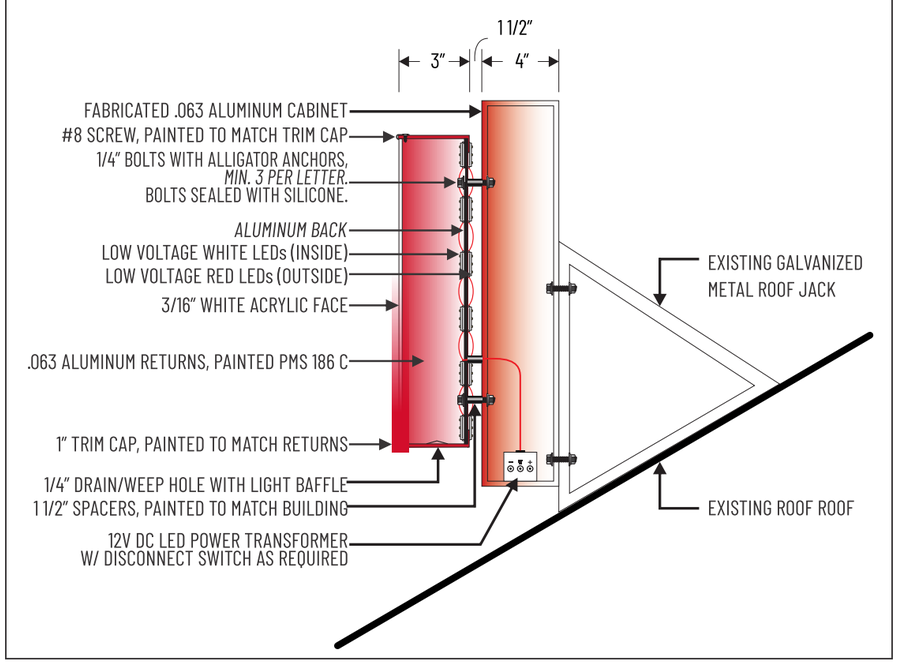
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SIGN SPECS

BODY	3" DEEP ALUMINUM FABRICATED CHANNEL LETTERS CONSTRUCTED OF .040 ALUMINUM RETURNS, 1 1/2" PINNED OFF
BACKER	CUSTOM FABRICATED BACKER PANEL WIREWAY HOUSING POWER SUPPLY PAINTED PMS 186C
FACES	3/16" WHITE ACRYLIC FACES W/ VINYL OVERLAY
ILLUMINATION	WHITE LEDs, RED LEDs FOR HALO
SQ.FT.	58.45 SQ. FT.

*ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS

SECTION DETAILS



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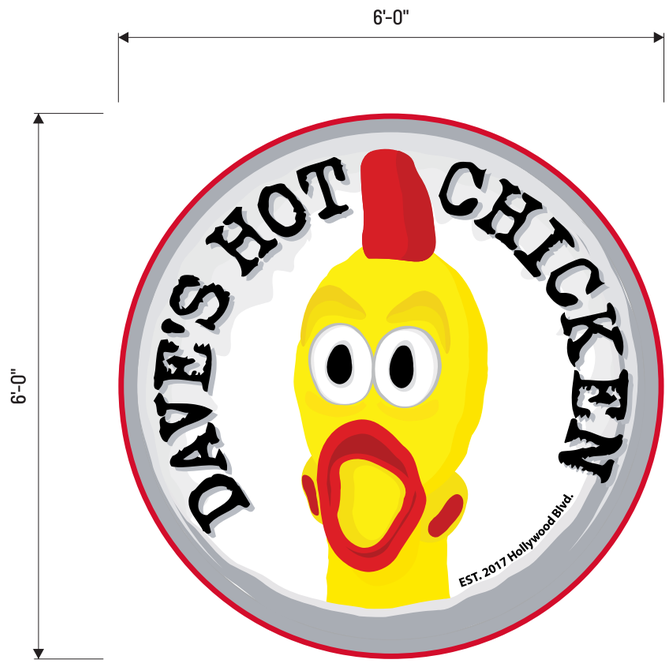
JOB NUMBER
13671R

SHEET
7

File Name: ****

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FACE & HALO LIT CHANNEL LOGO



FRONT VIEW

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

SIGN SPECS

BODY	3" DEEP ALUMINUM FABRICATED CHANNEL LOGO CONSTRUCTED OF .063 ALUMINUM RETURNS, 1 1/2" PINNED OFF
FACES	3/16" WHITE ACRYLIC FACES W/ VINYL OVERLAY
ILLUMINATION	6500K DAYLIGHT WHITE LEDs, RED LEDs FOR HALO
SQ.FT.	28.27 SQ. FT.

*ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS

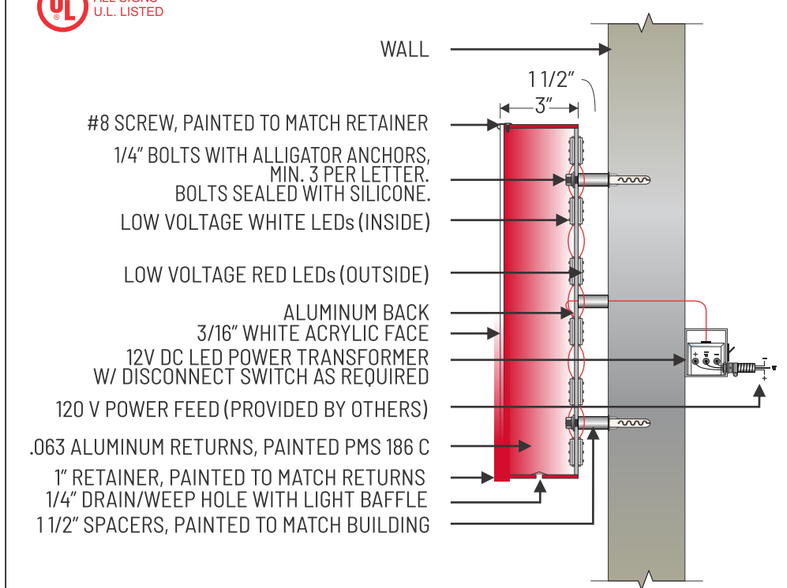
COLOR KEY

- WHITE
- PMS 186 C
- DIGITALLY PRINTED VINYL

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SECTION DETAILS

ALL SIGNS U.L. LISTED



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NIGHT ILLUMINATION

SIGN 1

SIGN 2



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SHEET
9

File Name: ****

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PYLON 1

D/F PYLON REPLACEMENT FACES



FRONT VIEW

SCALE: 1:10

COLOR KEY

WHITE

PMS 186 C

DIGITALLY PRINTED VINYL

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EXISTING



PROPOSED

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SHEET
10

File Name: ****

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TESLA SUPERCHARGER CARLE PLACE, NY - 209 GLEN COVE RD #21626

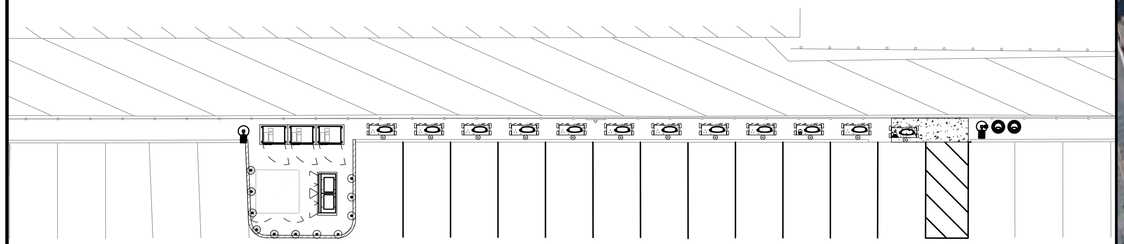
12 SUPERCHARGERS

APN: 2289-10-N-00-0238-0

TRT: 405103

C
TOWN OF NORTH HEMPSTEAD
PERMITS
CBP23-000286
CEP23-000007

SITE LAYOUT



N
W E
S

AERIAL MAP



ABBREVIATIONS

AC	ALTERNATING CURRENT
ADA	AMERICANS WITH DISABILITIES ACT
BLDG	BUILDING
CLR	CLEAR
COMM	COMMUNICATION
CONC	CONCRETE
DC	DIRECT CURRENT
DIA	DIAMETER
DIST	DISTANCE
(E)	EXISTING
EA.	EACH
EGC	EQUIPMENT GROUNDING CONDUCTOR
EMT	ELECTRICAL METALLIC TUBING
EQ	EQUAL
ERMS	ENERGY REDUCTION MAINTENANCE SETTINGS
ESS	ENERGY STORAGE SYSTEM
EV	ELECTRIC VEHICLE
GAB	GRADED AGGREGATE BASE
GALV	GALVANIZED
GEC	GROUNDING ELECTRODE CONDUCTOR
GFP	GROUND FAULT PROTECTOR
GND	GROUND
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
I	CURRENT
IMP	CURRENT AT MAX POWER
INV	INVERTER
ISC	SHORT CIRCUIT CURRENT
KVA	KILOVOLT AMPERE
KW	KILOWATT
KWH	KILOWATT-HOUR
LOS	LINE OF SIGHT
LSIG	LONG TIME, SHORT TIME, INSTANTANEOUS GROUND
LV	LOW-VOLTAGE
LVDC	LOW VOLTAGE DIRECT CURRENT
MAX	MAXIMUM
MIN	MINIMUM
MV	MEDIUM-VOLTAGE
(N)	NEW
NEC	NATIONAL ELECTRIC CODE
NIC	NOT IN CONTRACT
NRTL	NATIONALLY-RECOGNIZED TESTING LABORATORY
NTS	NOT TO SCALE
OC	ON CENTER
PCC	POINT OF COMMON COUPLING
PL	PROPERTY LINES
PLC	POWER LINE COMMUNICATION
PP	POWERPACK
PSU	PRE-ASSEMBLED SUPERCHARGER UNIT
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE
RSD	RAPID SHUTDOWN
SCCR	SHORT CIRCUIT CURRENT RATING
SCH	SCHEDULE
SQ. IN.	SQUARE INCHES
SS	STAINLESS STEEL
SSBJ	SUPPLY SIDE BONDING JUMPER
SSD	SEE STRUCTURAL DRAWINGS
STC	STANDARD TESTING CONDITIONS
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
W	WATT

PROJECT TEAM

STRUCTURAL ENGINEER OF RECORD:
PZSE STRUCTURAL ENGINEERS
1478 STONE POINT DR. SUITE 190,
ROSEVILLE, CA 95661
P:(916)961-3960

ELECTRICAL ENGINEER OF RECORD:
BILL LOU, PE, PH. D
PAULICON CORPORATION
3463 ASHTON COURT
PALO ALTO, CA 94306
(650) 269-6888
PAULICONEE@GMAIL.COM

C
PROJECT DESIGNER:
RODRIGO PINEDA
TESLA, INC.
3500 DEER CREEK RD.
PALO ALTO, CA 94304
(650) 681-5000
RODPINEDA@TESLA.COM

DESIGN CRITERIA

1. WIND DESIGN
   - DESIGN WIND SPEED = 119 MPH (ULTIMATE)
   - RISK CATEGORY = II
   - WIND EXPOSURE = C
2. SEISMIC DESIGN
   - RISK CATEGORY = II
   - SEISMIC IMPORTANCE FACTOR = 1.0
   - SITE CLASS = D
   - Ss = 0.261 / S1 = 0.057
   - Sds = 0.277 / Sd1 = 0.91
   - SEISMIC DESIGN CATEGORY = B
   - BASIC SEISMIC-FORCE-RESISTING SYSTEM = NON-STRUCTURAL COMPONENT
   - R = 2.5 / a_p = 1.0
3. GROUND SNOW LOAD = 25 PSF

APPLICABLE CODES

2017 NATIONAL ELECTRICAL CODE

2020 NY STATE BUILDING CODE

REFERENCED DOCUMENTS

SUPERCHARGER INSTALLATION MANUAL

SUPERCHARGER POST INSTALLATION MANUAL

TOPOGRAPHIC SURVEY

UTILITY DESIGN

PROJECT SCOPE

INSTALLATION OF SUPERCHARGERS AND ASSOCIATED AC AND DC EQUIPMENT.

INSTALLATION OF PRECAST EQUIPMENT PADS.

INSTALLATION OF NEW PARKING STRIPING, SIGNAGE AND ADA ACCESS FEATURES.

ASPHALT OVERLAY FOR PROPOSED EV ADA STALLS.

INSTALLATION OF NEW LED LIGHTING.

SYSTEM SUMMARY

SUPERCHARGER SYSTEM SUMMARY

EQUIPMENT	QTY
V3 SUPERCHARGER CABINETS	3
V3/V4 SUPERCHARGER POSTS	12
UTILITY TRANSFORMER	1
SWITCHBOARD	1
LIGHT POLES	2

SHEET INDEX

SHEET #	SHEET TITLE
G-001	COVER PAGE
G-002	NOTES
G-101	DEMO PLAN
E-101	SITE PLAN
E-201	SINGLE LINE DIAGRAM
E-501	ELECTRICAL DETAILS
E-502	ELECTRICAL DETAILS (2) C
S-300	OVERALL SITE PLAN
S-301	ENLARGED SITE PLAN
S-501	STRUCTURAL DETAILS
S-502	STRUCTURAL DETAILS (2) C
S-601	CUTSHEETS

TESLA
3500 DEER CREEK RD.
PALO ALTO, CA 94304
(650) 681-5000

ORIGINAL SIZE 24"X36"
SHEET SIZE ARCH "D"

0 1/2" 1"

STATE OF NEW YORK
WILLIAM, KEGANG, LOU
LICENSED PROFESSIONAL ENGINEER
095002
EXP 1/31/27

William K Lou
Digitally signed by William K Lou
Date: 2024.07.24 16:40:52 -07'00'

NO.	REVISION	DATE
A	PER AHJ COMMENTS	12/5/23
B	POST FOUNDATION AND BOLLARDS	02/13/24
C	POST FOUNDATION AND BOLLARDS	07/11/24

TESLA SUPERCHARGER_CARLE PLACE, NY
12 SUPERCHARGERS
209 GLEN CLOVE RD
CARLE PLACE, NY 11514

COVER PAGE

G-001

JB-1156153-00

REV: C | IFP

PROPRIETARY AND CONFIDENTIAL

PLOT DATE: 7/23/2024 12:07 p. m. RODPINEDA

GENERAL NOTES

ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ANY OTHER REGULATING AUTHORITIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.

PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FROM TESLA OF ANY DISCREPANCIES. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED AT THE SUBCONTRACTORS SOLE EXPENSE.

SUBCONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO TESLA FOR APPROVAL BEFORE MAKING ANY CHANGES. DEVIATION FROM PLANS BEFORE WRITTEN APPROVAL FROM TESLA PLACES LIABILITY ON THE SUBCONTRACTOR.

ALL EQUIPMENT SHALL BE MOUNTED AS SHOWN. WHERE DETAILS ARE NOT PROVIDED, CONTRACTOR SHALL USE STANDARD CONSTRUCTION PRACTICES.

ALL SURFACES SHALL BE PATCHED AND PAINTED AROUND NEW DEVICES AND EQUIPMENT TO MATCH EXISTING FINISHES.

ANY METAL SHAVINGS FROM SITE WORK SHALL BE CLEANED FROM ALL SURFACES WHERE OXIDIZED OR CONDUCTIVE METAL SHAVINGS MAY CAUSE RUST, ELECTRICAL SHORT CIRCUITS, OR OTHER DAMAGE.

APPROVALS FROM BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS.

NEW PAVEMENT INSTALLED AS PART OF THIS PROJECT SHALL MATCH EXISTING PAVEMENT SECTION. ASPHALT AND GAB DEPTHS SHALL BE MAINTAINED.

ELECTRICAL NOTES

GENERAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AS AMENDED BY APPLICABLE STATE AND LOCAL CODES.
2. ALL WIRING SHALL BE MANAGED IN A PROFESSIONAL, WORKMAN-LIKE MANNER AND MUST BE SUPPORTED, SECURED, AND PROTECTED TO PREVENT DAMAGE.
3. AC CIRCUIT CONDUCTORS SHALL BE IDENTIFIED BY PHASE AND SYSTEM PER ART 210.5 OR 215.12. UNLESS OTHERWISE REQUIRED BY ART 210.5(1) OR AHJ, COLOR-CODING OF POWER CONDUCTORS SHALL BE AS FOLLOWS:

CONDUCTOR	277/480V	120/208V
PHASE A	BROWN	BLACK
PHASE B	ORANGE	RED
PHASE C	YELLOW	BLUE
NEUTRAL	GRAY	WHITE

4. DC CIRCUIT CONDUCTORS SHALL BE IDENTIFIED PER ART 210.5 OR 215.12:

CONDUCTOR	STD COLOR	ALT COLOR
DC+	RED	RED-STRIPED
DC-	BLACK	BLACK-STRIPED

5. TERMINATIONS OF AC, DC, AND COMMUNICATIONS CONDUCTORS SHALL BE PROFESSIONALLY AND LEGIBLY LABELED WITH CIRCUIT SCHEDULE IDENTIFIER, CONDUCTOR SIZE (AS APPLICABLE) AND TERMINATION TORQUE.
6. ALL EQUIPMENT SHALL BE LISTED BY A NRTL IN COMPLIANCE WITH ART 110.3. WHERE EXISTING NRTL LISTING CANNOT BE MAINTAINED, ENGINEERING APPROVAL SHALL BE OBTAINED PRIOR TO EQUIPMENT MODIFICATION, AND THE EQUIPMENT SHALL BE RELISTED BY A SUITABLE NRTL.
7. UNDERGROUND CONDUCTORS & CABLES TO BE INSTALLED IN CONDUIT UON.
8. ALL WIRES SHALL BE PROVIDED WITH STRAIN RELIEF AT ALL ENTRY INTO BOXES AS REQUIRED BY NRTL LISTING.
9. REFER TO MANUFACTURER'S CURRENT PLANNING AND INSTALLATION MANUAL FOR TORQUE SPECS FOR ALL BOLTS AND TERMINAL CONNECTIONS.
10. ALL CONDUCTOR TERMINATIONS ON BUSSING OR TRANSFORMER SPADES SHALL BE MADE WITH HIGH-PRESS CRIMP LUGS UON.
11. ALL TERMINATIONS OF ALUMINUM CONDUCTORS SHALL BE PROPERLY INSTALLED WITH BEST PRACTICES INCLUDING BUT NOT LIMITED TO:
    - USE OF TERMINATION EQUIPMENT RATED FOR ALUMINUM AT THE CONDUCTOR TEMPERATURE, CURRENT, AND VOLTAGE
    - ALLOWANCE FOR MOVEMENT DUE TO THERMAL EXPANSION/CONTRACTION
    - PROPER COATING OF EXPOSED ALUMINUM WITH ANTI-OXIDIZATION COMPOUND
    - USE OF CALIBRATED DEVICES TO TORQUE AND MARK TERMINALS TO REQUIRED SETTINGS
12. DUCT SEAL COMPOUND SHALL BE APPLIED WHEREVER CONDUITS TRANSITION INDOOR/OUTDOOR OR UNDERGROUND/ABOVEGROUND. REFER TO EQUIPMENT NOTES FOR ADDITIONAL DUCT SEAL REQUIREMENTS.
13. BELL ENDS SHALL BE INSTALLED WHEREVER CONDUIT ENTERS EQUIPMENT FROM UNDERGROUND AND WHEREVER POTENTIAL FOR DAMAGE TO CONDUCTORS IS PRESENT AT ANY POINT. BELL ENDS SHALL NOT PREVENT THE USE OF GROUNDING FITTINGS OR COUPLERS WHEN REQUIRED.
14. ALL STUB-UPS WITHIN FLOOR-MOUNTED EQUIPMENT SHALL BE 3-5" ABOVE FINISHED GRADE.
15. ALL CONDUITS EXPOSED TO VEHICULAR OR EQUIVALENT PHYSICAL DAMAGE SHALL BE RIGID GALVANIZED STEEL.
16. GROUND LUGS SHALL BE RATED FOR THEIR ENVIRONMENT AND CONDITION OF USE.

SUPERCHARGER NOTES

1. NEUTRAL MUST BE INCLUDED FOR PROPER OPERATION OF TESLA SUPERCHARGERS.
2. ALL CONDUIT FURNISHED AND INSTALLED BY CONTRACTOR. ALL WIRING FURNISHED BY TESLA AND INSTALLED BY CONTRACTOR.
3. ALL BUSHINGS AND WIRING INTERNAL OF PROPOSED SERVICE EQUIPMENT PROVIDED BY MANUFACTURER. ANY MODIFICATIONS SHALL REQUIRE ENGINEERING APPROVAL PRIOR TO ANY CHANGES BEING MADE.
4. ALL ALUMINUM(AI) CONDUCTORS TO RECEIVE ANTI-OXIDATION COATING DURING INSTALLATION. ALL OTHER CONDUCTORS ARE COPPER UNLESS OTHERWISE NOTED.
5. THE FOLLOWING CHARGING CABINETS AND THE CHARGING POSTS USED ON THIS PROJECT COMPLY WITH THE FOLLOWING STANDARDS:
    - IEC 61851-23: 2014 / EN 61851-23: 2014
    - UL 2202: 2009(R2012)
    - CAN CSA C22.2 NO. 107.1-01(R2011)
6. THE AFOREMENTIONED STANDARDS IDENTIFY THE REQUIREMENTS MET BY THE EQUIPMENT, INCLUDING BUT NOT LIMITED TO:
    - PROTECTION AGAINST ELECTRIC SHOCK
    - OVERLOAD AND SHORT CIRCUIT PROTECTION
    - FAULT PROTECTION
    - DEGREES OF PROTECTION AGAINST ACCESS TO HAZARDOUS LIVE PARTS
    - THE INTERNAL COMPONENTS OF THE SYSTEM ARE PROPRIETARY. ANY QUESTIONS CONCERNING ACTUAL INTERNAL PROTECTIVE DEVICES MUST BE COORDINATED DIRECTLY WITH TESLA.
7. TESLA SUPERCHARGER SIGNAL WIRING RATED 1000V AND USED FOR POWER LIMITED CLASS 1 CIRCUITS SHALL BE PERMITTED TO RUN IN CONDUITS, CABLE TRAYS, WIRE WAYS, OR RACEWAYS ALONG WITH ASSOCIATED DC CONDUCTORS AS ALLOWED PER NEC 725.48(B)(1) AND 620.36.
8. SUPERCHARGER CABINET AC CONDUCTORS SIZED UNDER ENGINEERING SUPERVISION USING THERMAL MODELING SOFTWARE. SPECIFICATIONS ABOUT THE TRENCHING REQUIREMENTS ARE SHOWN IN E-501
9. FOR DC RUNS IN EXCESS OF 330 FEET, CONTACT TESLA.
10. UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC OR UL LISTED HDPE. THE ABOVEGROUND PORTION OF AN UNDERGROUND/ABOVEGROUND TRANSITION SHALL BE SCHEDULE 80 PVC OR UL LISTED HDPE.
11. ABOVEGROUND CONDUITS EXPOSED TO VEHICULAR OR EQUIVALENT PHYSICAL DAMAGE SHALL BE RMC. ABOVEGROUND CONDUITS NOT EXPOSED TO VEHICULAR OR EQUIVALENT DAMAGE SHALL BE PERMITTED TO BE EMT.
12. IF APPROVED BY TESLA CONSTRUCTION MANAGER, ALTERNATIVE CONDUIT MATERIALS SUCH AS FLEXIBLE OR FIBERGLASS ARE PERMISSIBLE IF INSTALLED PER MANUFACTURER INSTALLATION GUIDELINES AND LOCAL CODES.
13. WIRE SPLICES ARE NOT PERMITTED TO EXTEND WIRE RUN LENGTH. CONTRACTOR IS RESPONSIBLE FOR RERUNNING FULL LENGTH OF WIRE IF RUN LENGTH IS MISCALCULATED.
14. SPECIAL INSPECTION IS REQUIRED FOR ALL POST-INSTALLED CONCRETE ANCHORS.
15. PLANT GUARANTEE: CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT ACCEPTANCE BY THE OWNER. CONTRACTOR IS RESPONSIBLE FOR PLANT MAINTENANCE FOR THE FIRST GROWING SEASON.
16. IF EXISTING GRASS IS DAMAGED/REMOVED DURING CONSTRUCTION, CONTRACTOR SHALL APPLY SEED PER HYDROSEED METHOD. RATING OF SEED SHALL BE PER DISTRIBUTOR BASED ON SPECIES TYPE.
17. CONTRACTOR SHALL MATCH EXISTING LANDSCAPE; USE GRASS, RIVER ROCK, MULCH ETC. TO MATCH EXISTING LANDSCAPE AROUND EQUIPMENT, UNLESS OTHERWISE NOTED.
18. CONTRACTOR TO INSTALL WEED BARRIER IN FRONT OF SUPERCHARGER CABINETS AND SWITCHBOARD. BARRIER TO EXTEND FULL WIDTH AND DEPTH OF NEC REQUIRED WORKING CLEARANCES.

SCOPE OF WORK

UTILITY	PSE&G-LONG ISLAND		
CATEGORY	**ITEMS**	**TESLA**	**UTILITY**
PRIMARY	PRIMARY TRENCHING	X	
	INSTALL PRIMARY CONDUIT	X	
	INSTALL PULL ROPE	X	
	INSTALL PRIMARY FEEDERS	X	
	PROVIDE PRIMARY FEEDERS	X	
	PAVEMENT REPLACEMENT	X	
TRANSFORMER	INSTALL TRANSFORMER PAD	X	
	PROVIDE TRANSFORMER		X
	INSTALL TRANSFORMER		X
	INSTALL CONNECTIONS - PRIMARY		X
	INSTALL CONNECTIONS - SECD	X	
	PROVIDE METER		X
SWITCHBOARD	INSTALL METER		X
	LAND SECONDARY FEEDERS	X	
	SECONDARY TRENCHING	X	
SECONDARY	INSTALL SECONDARY CONDUIT	X	
	INSTALL PULL ROPE	X	
	INSTALL SECONDARY FEEDERS	X	
	PROVIDE SECONDARY FEEDERS	X	
	PROVIDE ROAD CUTS / ROAD BORES	X	
	PAVEMENT REPLACEMENT	X	

SITE LEGEND (EXISTING OBJECTS)

MH	STORMWATER MANHOLE
RD	RAINWATER DRAIN
	STORMWATER DRAIN

TESLA

3500 DEER CREEK RD.
PALO ALTO, CA 94304
(650) 681-5000

ORIGINAL SIZE 24"X36"
SHEET SIZE ARCH "D"

0 ½" 1"

STATE OF NEW YORK
WILLIAM KEGANG LOU
LICENSED PROFESSIONAL ENGINEER
EXP 1/31/27
095002

NO.	REVISION	DATE
A	PER AHJ COMMENTS	12/5/23
B	POST FOUNDATION AND BOLLARDS	02/13/24
C	POST FOUNDATION AND BOLLARDS	07/11/24

TESLA SUPERCHARGER_CARLE PLACE, NY
12 SUPERCHARGERS
209 GLEN CLOVE RD
CARLE PLACE, NY 11514

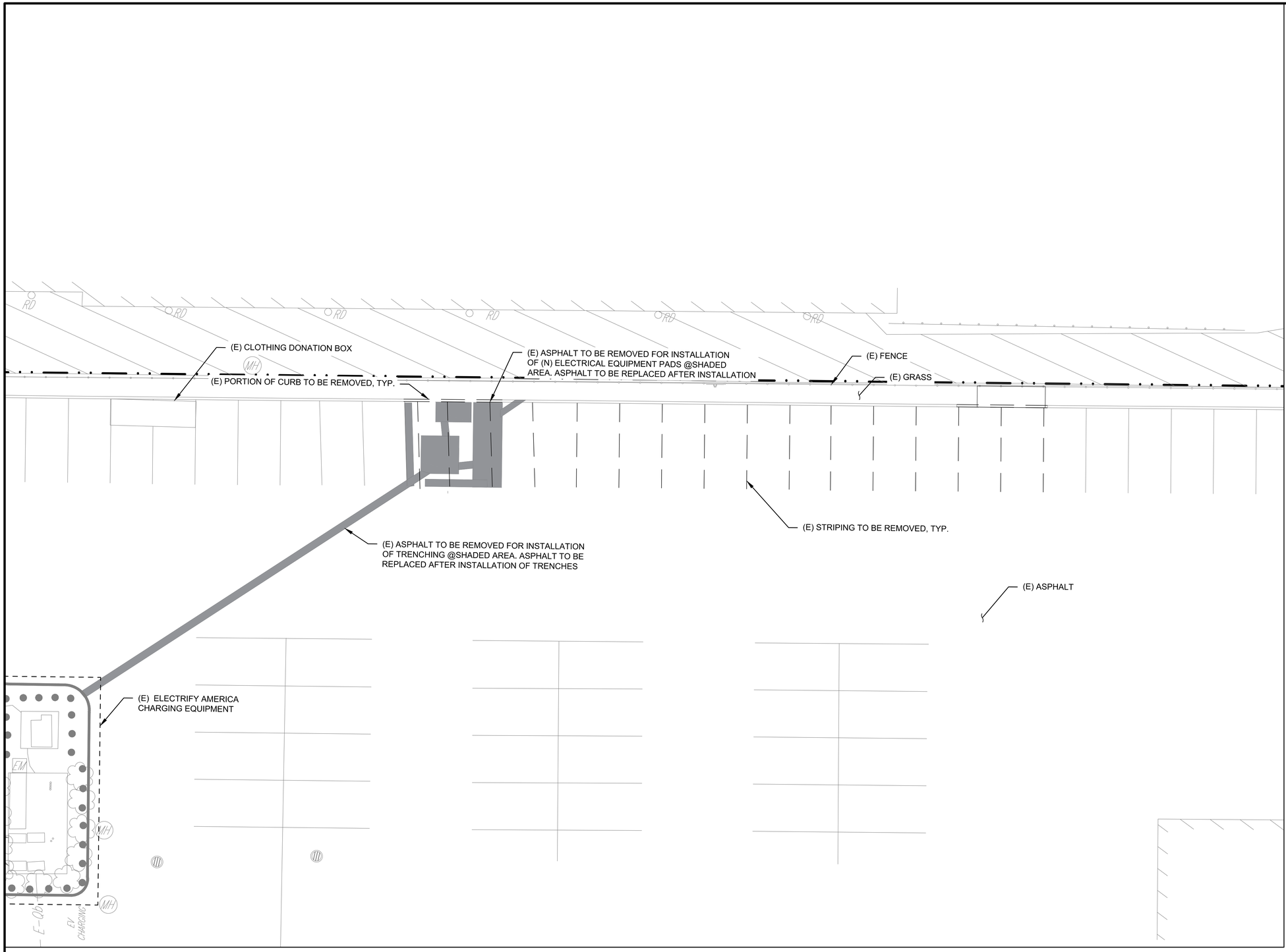
NOTES

G-002

JB-1156153-00

REV: C | IFP

PROPRIETARY AND CONFIDENTIAL



DEMOLITION PLAN

1" = 10'-0"

0 1' 5' 10' 20'

N W E S

NOTES

THE CONTRACTOR SHALL REFER TO THE TRENCHING DETAILS ON THE ELECTRICAL DETAILS SHEET.

THE LIMITS OF HARDSCAPE REMOVAL ARE SHOWN AS FOR INFORMATION ONLY AND IT SHALL BE UP TO THE CONTRACTOR TO DETERMINE THE EXACT LIMITS.

SITE LEGEND

- ANY (E) OBJECT TO BE DEMOLISHED
- ANY (E) ELEMENT TO BE REMOVED
- HARDSCAPED AREA TO BE MODIFIED

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DEMO PLAN

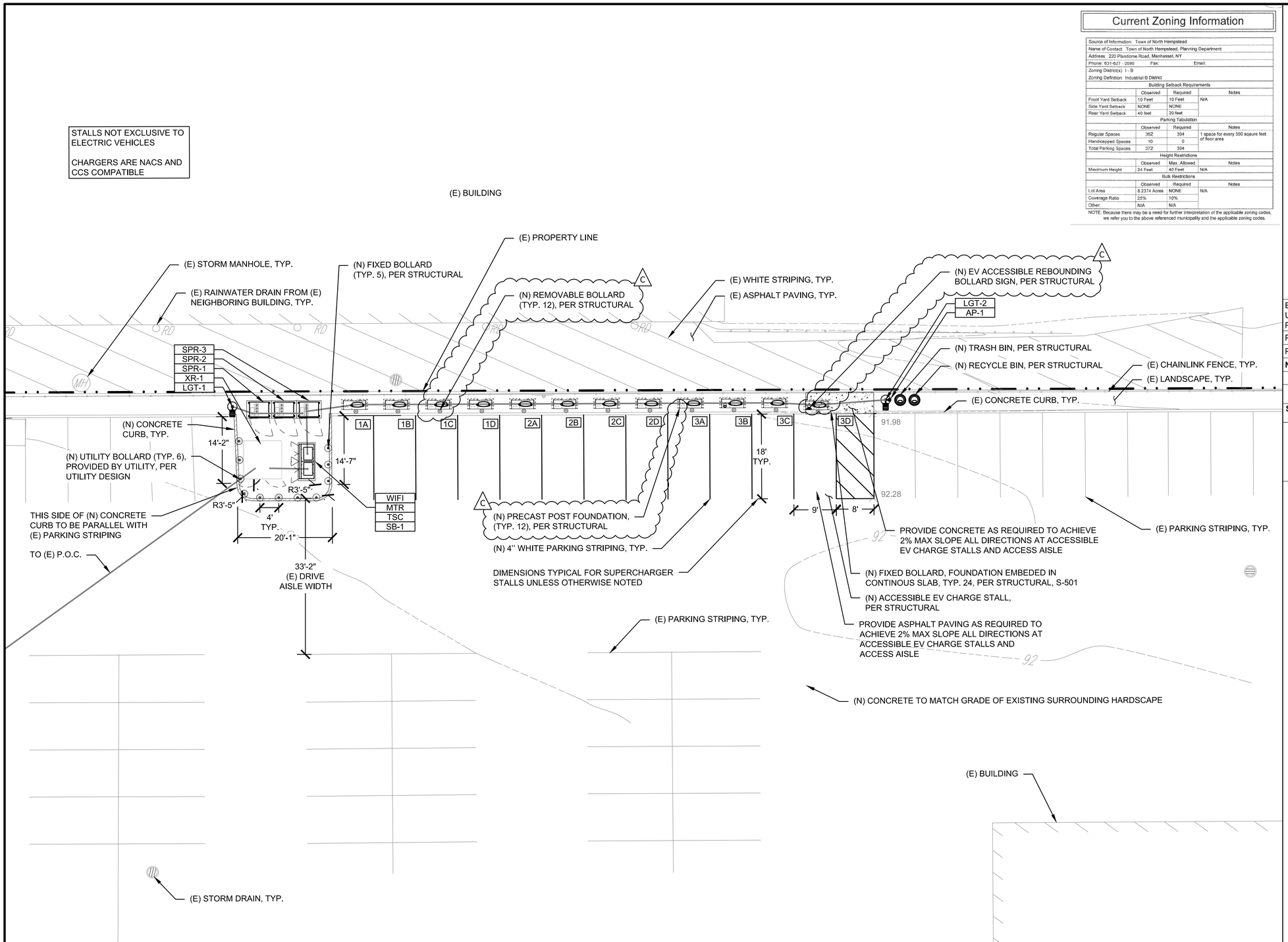
G-101

JB-1156153-00

REV: C | IFP

PLOT DATE: 7/23/2024 12:07 p. m. RODPINEDA

PROPRIETARY AND CONFIDENTIAL



Current Zoning Information

Source of Information:	Town of North Hempstead		
Name of Contact:	Town of North Hempstead, Planning Department		
Address:	220 Plandome Road, Manhasset, NY		
Phone: 631-627 - 0590	Fax:	Email:	
Zoning District(s):	I - B		
Zoning Definition:	Industrial B District		

Building Setback Requirements

	Observed	Required	Notes
Front Yard Setback	10 Feet	10 Feet	N/A
Side Yard Setback	NONE	NONE	
Rear Yard Setback	40 feet	20 feet	

Parking Tabulation

	Observed	Required	Notes
Regular Spaces	362	304	1 space for every 300 sqaure feet of floor area
Handicapped Spaces	10	0	
Total Parking Spaces	372	304	

Height Restrictions

	Observed	Max. Allowed	Notes
Maximum Height	24 Feet	40 Feet	N/A

Bulk Restrictions

	Observed	Required	Notes
Lot Area	8.2374 Acres	NONE	N/A
Coverage Ratio	25%	10%	
Other:	N/A	N/A	

NOTE: Because there may be a need for further interpretation of the applicable zoning codes, we refer you to the above referenced municipality and the applicable zoning codes.

SITE LEGEND

- (N) CONDUIT ROUTE, SHOWN FOR DIAGRAMMATIC PURPOSES ONLY.
- (N) UTILITY BOLLARD
- (N) FIXED BOLLARD
- (N) FIXED BOLLARD NO FOUNDATION
- (N) SIGN
- (N) CONCRETE PAVING
- SPOT ELEVATION
- (E) XX.XX EXISTING ELEVATION
- (N) REMOVABLE BOLLARD
- (N) REBOUNDING BOLLARD SIGN

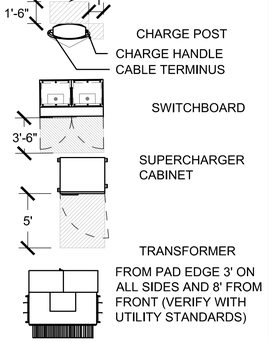
PARKING STALL SCHEDULE

EXISTING STANDARD STALLS UTILIZED AS A RESULT OF THIS PROJECT	16
PROPOSED TESLA STALLS	12
PROPOSED STANDARD STALLS	0
NET STALL COUNT	**-4**

CHARGING STALLS SCHEDULE

SUPERCHARGER CABINET	POST TAG	SIGN TYPE
3	3A	-
	3B	-
	3C	-
	3D	ACCESSIBLE

MINIMUM SERVICE CLEARANCES



NOTES:

1. UTILITY EQUIPMENT/FOUNDATION DIMENSIONS AND LOCATIONS PER UTILITY. CONTRACTOR TO VERIFY AGAINST EXECUTED UTILITY DESIGN.
2. UTILITY BOLLARDS PER UTILITY REQUIREMENTS. CONTRACTOR TO VERIFY AND COORDINATE WITH UTILITY ON LOCATION, QUANTITY, AND SPECS.
3. CONTRACTOR TO REFER TO EXECUTED UTILITY DESIGN FOR PRIMARY AND POINT OF CONNECTION DETAILS.
4. FOR (N) ACCESSIBLE EV CHARGING AREA(S), CONTRACTOR TO FIELD VERIFY SLOPES ARE COMPLIANT PER ACCESSIBLE STALL DETAIL (REF. ARCHITECTURAL OR STRUCTURAL SHEETS). REGRADE AND ADD ASPHALT OVERLAY, NEW FULL DEPTH ASPHALT, AND/OR ASPHALT MILLING IF REQUIRED. EXISTING SPOT ELEVATIONS ARE APPROXIMATE PER SURVEY DATA AND ARE TO BE FIELD VERIFIED BY CONTRACTOR.

ELECTRICAL SITE PLAN

1" = 10'-0"

0 1' 5' 10' 20'

EQUIPMENT TAGS

WIFI	WIFI BROADCAST UNIT	XR-#	TRANSFORMER (PROVIDED BY UTILITY PER UTILITY DESIGN)
AP-#	SUPPLEMENTARY ACCESS POINT	SB-#	SWITCHBOARD
		SPR-#	SUPERCHARGER CABINET
		TSC	TESLA SYSTEM CONTROLLER
		MTR	UTILITY METER (PROVIDED BY UTILITY PER UTILITY DESIGN)
		#X	SUPERCHARGER POST
		LGT-#	LIGHT

PARKING SIGNS

VAN ACCESSIBLE

ACCESSIBLE

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SITE PLAN

E-101

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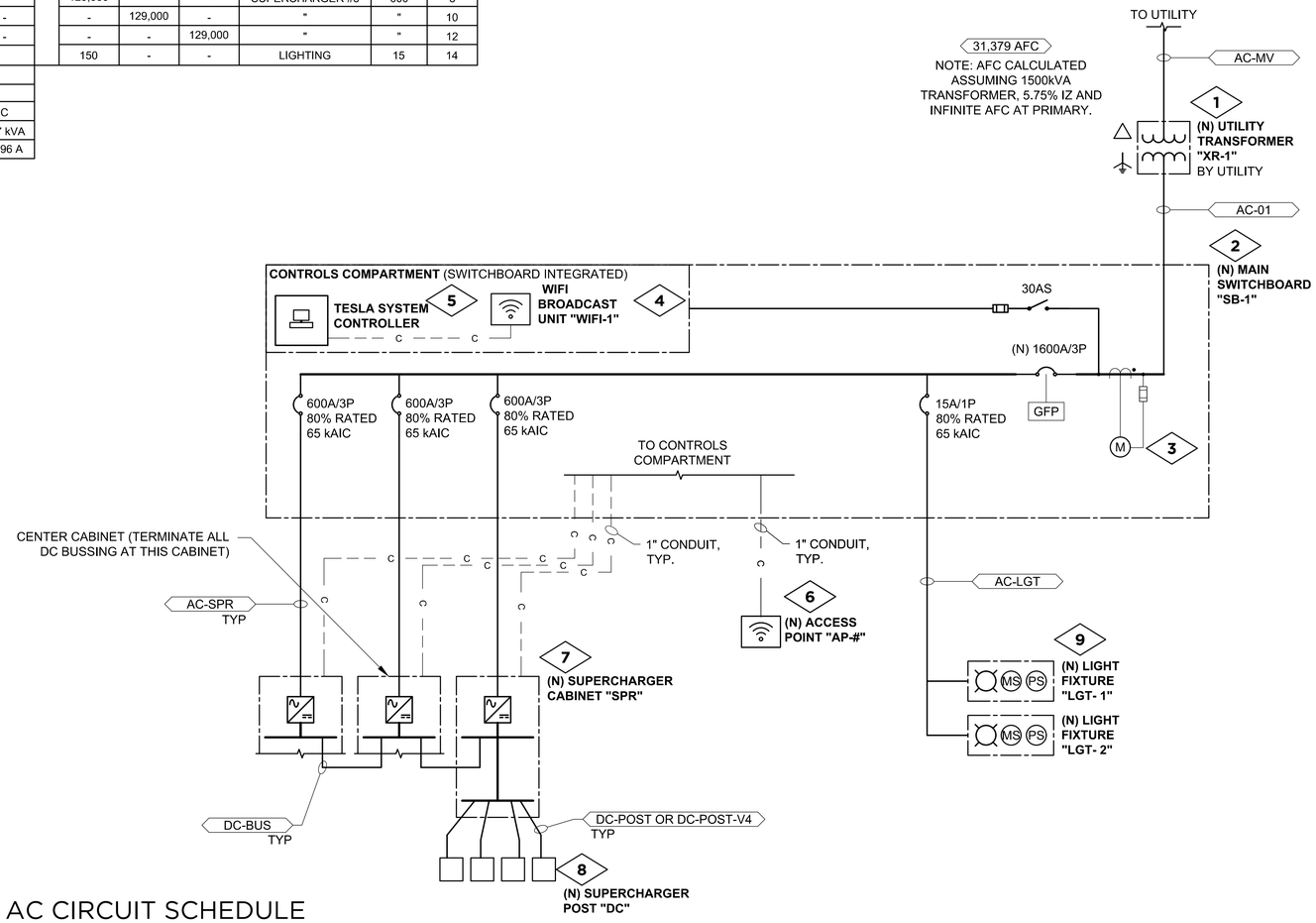
PROPRIETARY AND CONFIDENTIAL

PLOT DATE: 7/23/2024 12:07 p. m. RODPINEDA

LOAD SCHEDULE

SWITCHBOARD "SB-1" LOAD SCHEDULE

CKT NO	TRIP AMPS	DESCRIPTION	VOLT-AMPS A	VOLT-AMPS B	VOLT-AMPS C	VOLT-AMPS A	VOLT-AMPS B	VOLT-AMPS C	DESCRIPTION	TRIP AMPS	CKT NO
1	600	SUPERCHARGER #1	129,000	-	-	129,000	-	-	SUPERCHARGER #2	600	2
3	"	"	-	129,000	-	-	129,000	-	"	"	4
5	"	"	-	-	129,000	-	-	129,000	"	"	6
7	15	MONITORING + WIFI	200	-	-	129,000	-	-	SUPERCHARGER #3	600	8
9	"	"	-	200	-	-	129,000	-	"	"	10
11	15	SPARE	-	-	-	-	-	129,000	"	"	12
13						150	-	-	LIGHTING	15	14
15											
17											
		PHASE	A	B	C						
	TOTALS	APPARENT POWER	387 kVA	387 kVA	387 kVA						
		CURRENT	1,396 A	1,396 A	1,396 A						



SYSTEM PLACARDS

TESLA SUPERCHARGER
209 GLEN COVE RD

ATTACH ON FRONT OF SWITCHBOARD

TESLA EV SYSTEM DISCONNECT

ATTACH ON SWITCHBOARD MAIN DISCONNECT

PLACARD NOTES:

PLACARDS TO BE MADE OF RED PHENOLIC PLASTIC W/ 1" WHITE LETTERING. ATTACH PLACARDS WITH RIVETS OR SELF-TAPPING SCREWS

ADDITIONAL PLACARDS REQUIRED FOR ARC FLASH LABELS

AC CIRCUIT SCHEDULE

CIRCUIT #	CONDUCTOR METAL UON	# OF CONDUITS	# PHASE CONDUCTORS PER CONDUIT	PHASE CONDUCTOR SIZE	NEUTRAL CONDUCTOR SIZE	EGC	SSBJ	MAX CIRCUIT LENGTH	WIRE TYPE	CONDUIT TYPES	MIN CONDUIT SIZE (IN)
AC-SPR	AL	2	3	500 KCMIL	500 KCMIL	AWG 2/0 (AL) OR AWG 1 (CU)	-	600'	XHHW-2	PVC, RMC, EMT	4
AC-LGT	CU	1	1	12 AWG	12 AWG	12 AWG	-	150'	THWN-2	PVC, RMC, EMT	1
AC-MV	AL	1	3	1/0 AWG	1/0 AWG	-	-	150'	133% - MV105	PVC	5
AC-01	AL	6	3	500 KCMIL	500 KCMIL	AWG 2/0 (AL) OR AWG 1 (CU)		150'	THWN-2	PVC	4

DC CIRCUIT SCHEDULE

CIRCUIT #	CONDUCTOR METAL UON	# OF CONDUITS	# POWER CONDUCTORS PER CONDUIT	POWER CONDUCTOR SIZE	EGC	LVDC	SIGNAL WIRE	DC MID	MAX CIRCUIT LENGTH	WIRE TYPE	CONDUIT TYPES	MIN CONDUIT SIZE (IN)
DC-POST*	AL	1	4	350 KCMIL	AWG 2/0 (AL) OR AWG 1 (CU)	-	TESLA PROVIDED	-	330'	XHHW-2 (1000V)	PVC, RMC, EMT, HDPE	4
DC-POST-V4*	AL	1	4	600 KCMIL	AWG 2/0 (CU)	-	TESLA PROVIDED	-	330'	XHHW-2 (1000V)	PVC, RMC, EMT, HDPE	4
DC-BUS	AL	2	2	600 KCMIL	AWG 1/0 (CU)	-	-	AWG 3/0	900'	XHHW-2 (1000V)	PVC, RMC, EMT	3

*CONFIRM WITH TESLA CONSTRUCTION MANAGER WHICH CIRCUITING WILL BE USED FOR FINAL INSTALLATION. "DC-POST" CIRCUIT APPLIES TO "V3" TYPE CHARGING POSTS AND "DC-POST-V4" APPLIES TO "V4" TYPE CHARGING POST. PROVIDE ONE CIRCUIT TYPE PER POST.

EQUIPMENT NOTES

1. **(N) UTILITY TRANSFORMER "XR-1"**
   • SIZE & PRIMARY VOLTAGE PER UTILITY (3) 2/C #2 AL JACKETED CONCENTRIC NEUTRAL 15 kV, SHIELDED, CROSS-LINKED POLYETHYLENE INSULATED CABLES
   • SECONDARY 480Y/277V
2. **(N) MAIN SWITCHBOARD "SB-1"**
   • 480/277 VAC, 1600A
   • 1600A MAIN BREAKER, 100%-RATED, LSIG AND ERMS
   • 65 kAIC
   • NEMA 3R
3. **(N) UTILITY METER**
   • METER # TBD
4. **(N) WIFI BROADCAST UNIT "WIFI-1" IN SWITCHBOARD**
   • INTERNALLY FUSED IN CONTROLS COMPARTMENT
   • UNIT PRE-INSTALLED IN SWITCHBOARD
   • CRADLEPOINT # R1900 BROADCAST UNIT
   • CRADLEPOINT # RX30 POE SWITCH TO SUPPLY ACCESS POINT UNIT(S)
5. **(N) TESLA SYSTEM CONTROLLER**
   • INTERNALLY FUSED
6. **(N) ACCESS POINT "AP-#"**
   • ARUBA # AP-565 SUPPLEMENTARY ACCESS POINT FED FROM BROADCAST UNIT
   • COMES WITH ACCESSORY MOUNTING BRACKET
   • POWER OVER ETHERNET
   • REF STRUCTURAL DRAWINGS FOR GROUNDING
   • IP66/67
   • (#) TOTAL REPEATERS
7. **(N) SUPERCHARGER CABINET "SPR"**
   • (3) SUPERCHARGER CABINETS
   • 480VAC, 3PH, 4W
   • 465A MAX AC INPUT
   • DC OUTPUT TO 4 CHARGE POSTS MAX EACH SUPERCHARGER CABINET
   • 85 kA SCCR
8. **(N) SUPERCHARGER POST "DC"**
   • 250KW
   • (12) SUPERCHARGER POSTS
   • 0 VDC - 500 VDC
9. **(N) LIGHT FIXTURE "LGT"**
   • LINMORE LL-SL1-SM-75-40K-T3-UNV-SA-SN
   • 75W, 120-277VAC
   • INTEGRATED PHOTO AND MOTION SENSOR
   • POLE MOUNTED
   • (1) LED MODULE WITH 4000K LIGHTING COLOR TEMPERATURE CAST PER FIXTURE
   • CAST ALUMINUM BODY, IP65 RATED
   • -40°C MIN REQUIRED AMBIENT TEMPERATURE

   (2) TOTAL FIXTURES

LEGEND

- BUSSING
- CONDUCTORS
- SHIELDED CAT6 CABLE
- CIRCUIT BREAKER
- SWITCH
- FUSE
- CURRENT TRANSFORMER
- POWER TRANSFORMER
- DELTA TRANSFORMER WINDING
- DELTA HIGH-LEG TRANSFORMER WINDING
- WYE TRANSFORMER WINDING
- GROUNDED WYE TRANSFORMER WINDING
- EQPT. ENCLOSURES
- METER
- AC-DC OR DC-AC CONVERTER
- LIGHT WITH MOTION AND PHOTO SENSOR
- WIFI CONNECTION

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0 1/2" 1"

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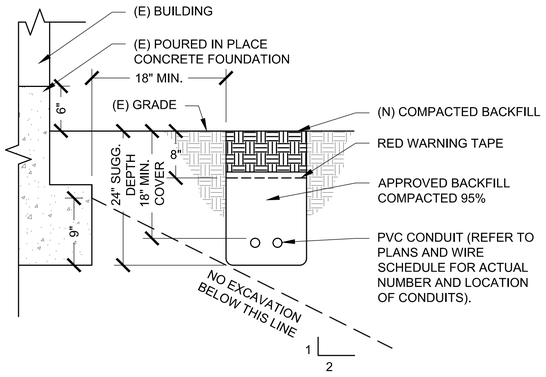
SINGLE LINE DIAGRAM

E-201

JB-1156153-00

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PROPRIETARY AND CONFIDENTIAL



F **TRENCH THROUGH SOIL NON-TRAFFIC**
E511,120 TRENCH - SOIL NON-TRAFFIC DETAIL RB
NTS

BREAKER SETTINGS

MAIN SWITCHBOARD SB-1, MCB 1600A ZPOWER			
		PHASE	GROUND
DESIGNATION	FRAME AMPS	1,600	1,600
	AIC kA	65	65
FRAME	MFR	EATON	EATON
	TYPE MODEL	MPN-616	MPN-616
TRIP UNIT	SENSOR AMPS	1,600	1,600
	PLUG AMPS	1,600	1,600
	DESCRIPTION	LSI, 1600AF, 200-1600AP	GF, 800-6000AF
	TYPE/MODEL	MAGNUM PXR20	MAGNUM PXR20
TRIP UNIT SETTINGS (1600A TRIP)	LONG DELAY PICKUP (I_r)	1 (1600A)	
	LONG DELAY TIME (t_r)	24s	
	SHORT DELAY PICKUP (I_{sd})	2.5 (4000A)	
	SHORT DELAY TIME (I^2t)	0.1s	
	INSTANTANEOUS PICKUP (I_i)	6 (9600A)	
	GROUND FAULT PICKUP (I_g)		0.75 (1200A)
	GROUND FAULT DELAY TIME (t_g)		0.5s

SUPERCHARGER CABINET BREAKERS
PD-3 THERMAL-MAG TRIP UNIT (600A TRIP)
INSTANTANEOUS (I_i): 5 (3000A)

TRENCHING NOTES

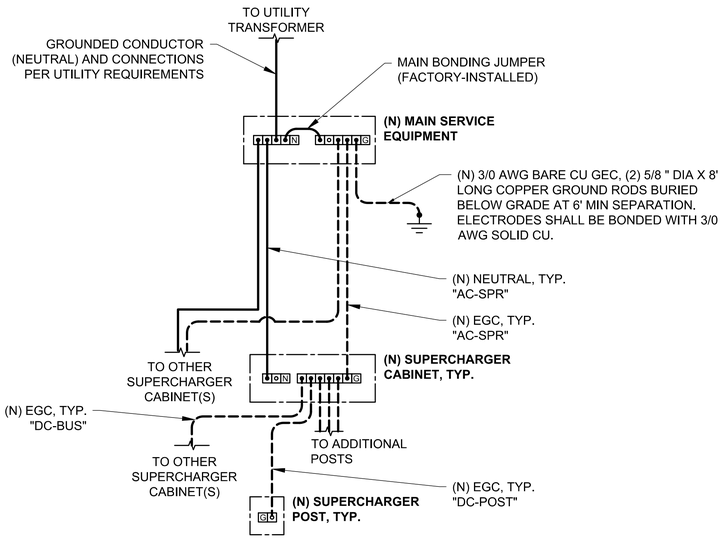
- THE TRENCH DESIGNS FOR ALL VEHICLE CHARGING CIRCUITS REQUIRING RHO VALUES ARE THE RESULT OF A THERMAL ANALYSIS OF THE CONDUCTORS UNDER LOAD. FOR PROPER PROTECTION THEY MUST BE FOLLOWED.
- APPROVED BACKFILL REQUIRES DOCUMENTATION THAT SPECIFIES TESTED RHO VALUE. USE THE SPECIFIED BACKFILL LISTED BELOW OR TEST NATIVE SOIL CONDITIONS TO CONFIRM MAX DEFINED RHO VALUES. MINIMUM 2" OF APPROVED BACKFILL COVERAGE AROUND CONDUITS REQUIRED.
- **RHO 90 BACKFILL** - LOW STRENGTH FLUIDIZED THERMAL (SLURRY) BACKFILL WITH MIN 28 DAY COMPRESSIVE STRENGTH OF 150 PSI MUST BE USED TO ACHIEVE MAX RHO 90.
- FOR TRENCHES WITH MIXED CIRCUIT TYPES, APPLY THE CONDUIT SPACING FOR THE CIRCUIT TYPE WITH THE LARGER SPACING REQUIREMENT.
- CONDUIT TO BE INSTALLED TO A MAX COVER OF 24". ADDITIONAL REDUCED COVERS MAY BE FOUND IN NEC TABLE 300.5.
- CONDUIT ARE PERMITTED TO HAVE GREATER THAN 24" COVER FOR SHORT DISTANCES WHERE REQUIRED TO CROSS UNDER (E) UTILITY LINES, TO ALLOW FOR NEC REQUIRED MIN RADIUS FOR CONDUIT TURN-UPS INTO PAD-MOUNTED EQUIPMENT, TO AVOID (E) OBSTRUCTIONS, ETC.

NOTES

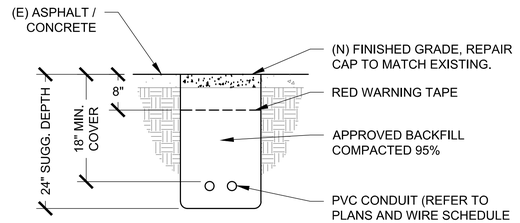
- REFER TO ONE-LINE DIAGRAM FOR SPECIFIC CIRCUIT IDENTIFIERS BETWEEN EQUIPMENT.
- REFER TO AC & DC CIRCUIT SCHEDULES FOR NEUTRAL/GROUND SIZING PER CIRCUIT.

LEGEND

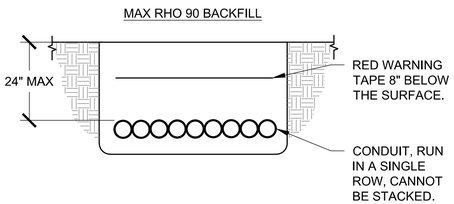
- N — NEUTRAL BUSBAR
- G — GROUND BUSBAR
- G — PRIMARY OR SECONDARY COMMON TERMINAL, AS APPLICABLE
- TERMINAL ON NEUTRAL OR GROUND BUSBAR
- IRREVERSIBLE SPLICE OR CRIMP PER NEC 250.64(C)
- NEC 250.52(A)-COMPLIANT GROUNDING ELECTRODE



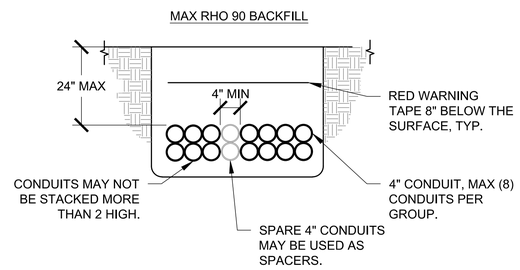
E **GROUNDING DIAGRAM**
E501.1208 GROUNDING DIAGRAM RA



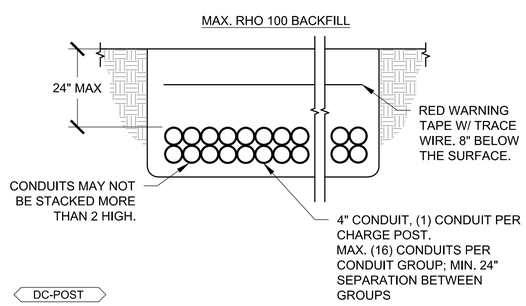
D **TRENCH THROUGH PAVEMENT NON-TRAFFIC**
E511,122 TRENCH - PAVEMENT NON-TRAFFIC DETAIL RB
NTS



B **"DC-BUS" CIRCUITS TRENCH - MAX RHO 90**
E501,1221 DC-BUS CIRCUITS TRENCH - MAX RHO 90 RA
NTS



C **"AC-SPR" CIRCUIT TRENCH - MAX RHO 90**
E501,1223 SPR-# CIRCUIT TRENCH - MAX RHO 90 RA
NTS



A **"DC-POST" OR "DC-POST-V4" CIRCUIT TRENCH - MAX. RHO 100**
NTS

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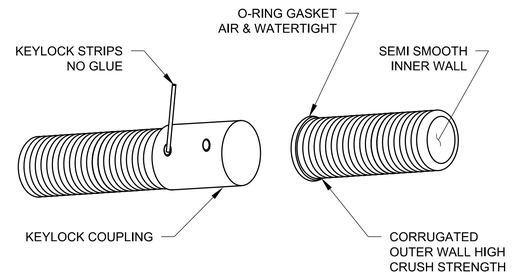
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ELECTRICAL DETAILS
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REV: C | IFP

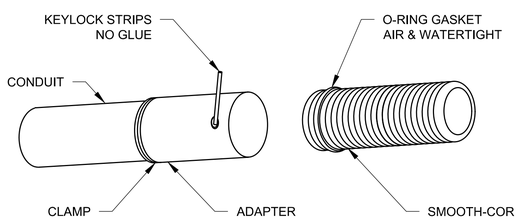
PROPRIETARY AND CONFIDENTIAL

NOTES:
1. DURALINE SMOOTH-COR FLEX CONDUIT HAS BEEN CERTIFIED AS PART OF TESLA'S SUPERCHARGER SYSTEM.
2. RELEVANT TESTING REPORTS ARE AVAILABLE UPON REQUEST.
3. DURALINE SMOOTH-COR FLEX TO BE UTILIZED AS DC-POST CONDUIT ONLY.
4. PVC TO BE UTILIZED FOR ALL 90-DEGREE TRANSITIONS.

DURALINE SMOOTH-COR FLEX TO SMOOTH-COR FLEX COUPLER

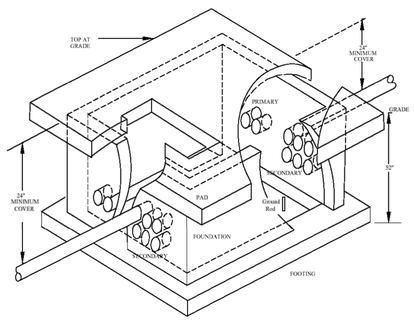


DURALINE SMOOTH-COR FLEX TO HDPE, PVC, THREADED GALVANIZED STEEL



A **DURALINE SMOOTH-COR FLEX CONDUIT**
ES01107 SMOOTH-COR FLEX CONDUIT DETAIL
NTS

THREE PHASE PADMOUNTED TRANSFORMER SPECIFICATIONS

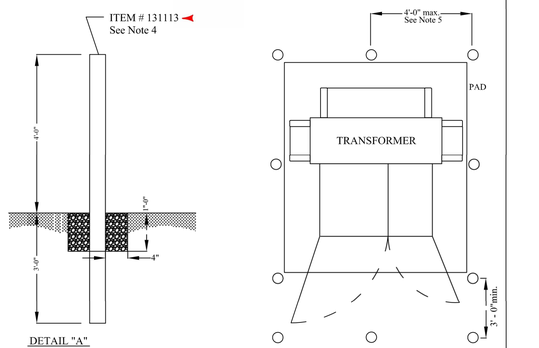


NOT TO SCALE

Illustration #1
Isometric View of Footing, Foundation and Pad Top

Preparation of sub-grade for footing and foundation.

1. Remove 52" of soil to reach undisturbed earth.
2. Install precast footing and foundation.
3. Install conduits and grout entrances.
4. Install plugs or caps on all unused duct entrances.
5. Backfill outside foundation with clean fill, mechanically compacted every 12". **DO NOT** backfill inside the foundation.



DETAIL "A"

Reference Drawings
CS-5362 Dead Front Transformers

NOTES:

1. This standard provides recommended barrier protection for pad mounted equipment subject to vehicular traffic.
2. Posts may be omitted on side (s) not subject to vehicular traffic.
3. Barriers must not interfere with the operation of pad mount equipment by PSEG Long Island personnel.
4. A 3-1/2" heavy wall steel, concrete filled lally column purchased from local lumber yards is acceptable. Bearing plates must be removed. Set posts in concrete (see detail "A").
5. Install additional posts on sides or back as required to maintain maximum 48" spacing.

PSEG LONG ISLAND	REVISION	TRANSFORMER INSTALLATION AND HOUSING CONSTRUCTION PAD AND ENCLOSURE HOUSED	CONSTRUCTION STANDARD DRAWN BY AH
APPROVED BY / DATE	9.05/19: CHG ITEM ID #	PROTECTION FOR PAD MOUNT TRANSFORMER SUBJECT TO VEHICULAR TRAFFIC	NUMBER 5369 · SHEET No 1 of 1 · REV 9
06/13/19.	DO NOT REVISE PRINT BY ANY OTHER METHOD THAN AUTOCAD	PREPARED BY: PSEG LONG ISLAND T&D ENGINEERING	

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TESLA
3500 DEER CREEK RD.
PALO ALTO, CA 94304
(650) 681-5000

ORIGINAL SIZE 24"X36"
SHEET SIZE ARCH "D"

0 ½" 1"



TESLA SUPERCHARGER_CARLE PLACE, NY
12 SUPERCHARGERS
209 GLEN CLOVE RD
CARLE PLACE, NY 11514

NO.	REVISION	DATE
A	PER AHJ COMMENTS	12/5/23
B	POST FOUNDATION AND BOLLARDS	02/13/24
C	POST FOUNDATION AND BOLLARDS	07/11/24

ELECTRICAL DETAILS (2)

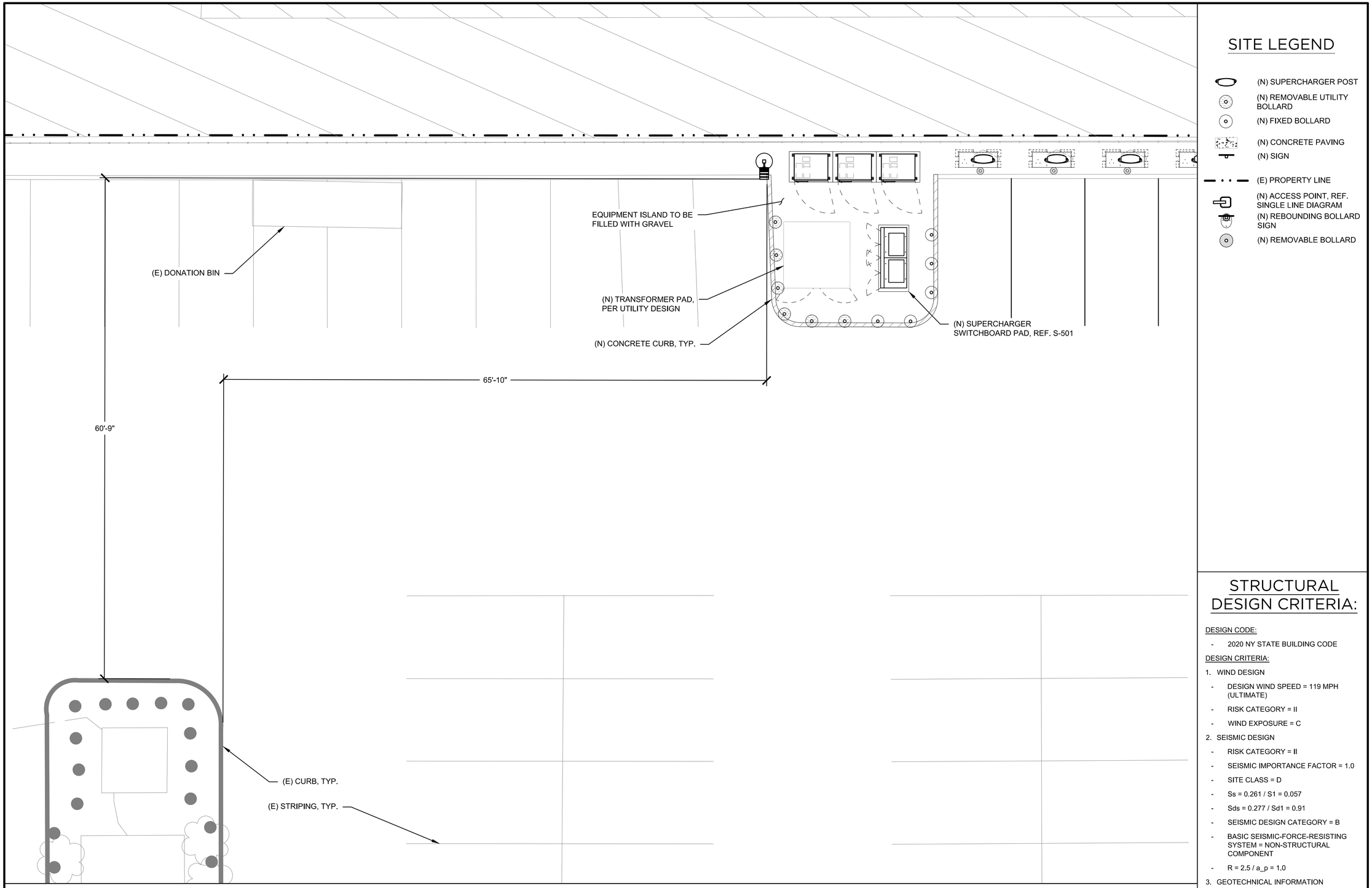
E-502

JB-1156153-00

REV: C | IFP

PROPRIETARY AND CONFIDENTIAL

PLOT DATE: 7/23/2024 12:07 p. m. RODPINEDA



SITE LEGEND

- (N) SUPERCHARGER POST
- (N) REMOVABLE UTILITY BOLLARD
- (N) FIXED BOLLARD
- (N) CONCRETE PAVING
- (N) SIGN
- (E) PROPERTY LINE
- (N) ACCESS POINT, REF. SINGLE LINE DIAGRAM
- (N) REBOUNDING BOLLARD SIGN
- (N) REMOVABLE BOLLARD

STRUCTURAL DESIGN CRITERIA:

DESIGN CODE:

- 2020 NY STATE BUILDING CODE

DESIGN CRITERIA:

1. WIND DESIGN
   - DESIGN WIND SPEED = 119 MPH (ULTIMATE)
   - RISK CATEGORY = II
   - WIND EXPOSURE = C
2. SEISMIC DESIGN
   - RISK CATEGORY = II
   - SEISMIC IMPORTANCE FACTOR = 1.0
   - SITE CLASS = D
   - Ss = 0.261 / S1 = 0.057
   - Sds = 0.277 / Sd1 = 0.91
   - SEISMIC DESIGN CATEGORY = B
   - BASIC SEISMIC-FORCE-RESISTING SYSTEM = NON-STRUCTURAL COMPONENT
   - R = 2.5 / a_p = 1.0
3. GEOTECHNICAL INFORMATION
   - ALLOWABLE BEARING PRESSURE = 1,500 PSF USED FOR EQUIPMENT FOUNDATION
4. SNOW LOAD
   - GROUND SNOW LOAD = 25 PSF

OVERALL STRUCTURAL SITE PLAN

3/16" = 1'-0"

0 1' 4' 8' 12'

N E S W

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(650) 681-5000

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SHEET SIZE ARCH "D"

0 ½" 1"

DIGITALLY SEALED

STATE OF NEW YORK · PAUL K. ZACHER · 091365 · LICENSED PROFESSIONAL ENGINEER

08/01/2024

Paul Zacher

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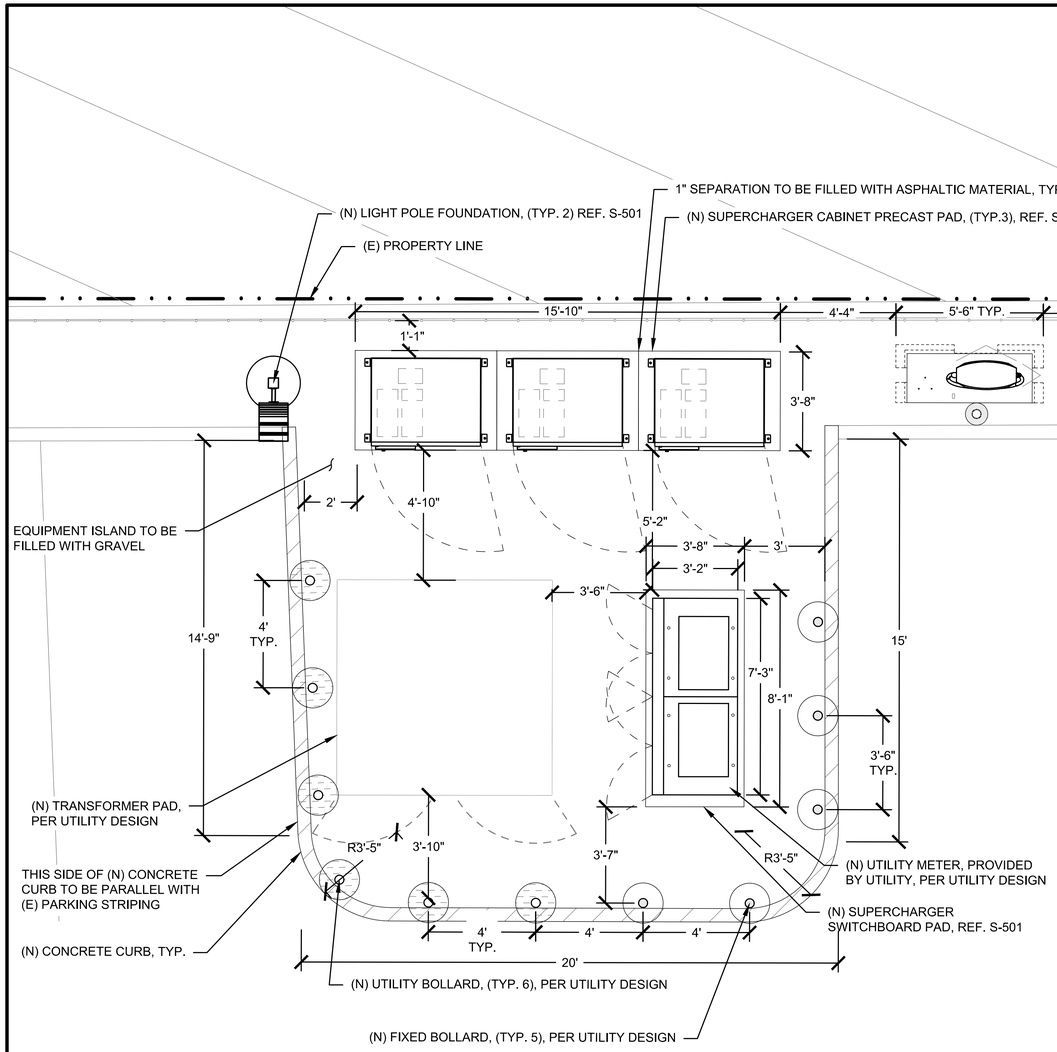
C

OVERALL SITE PLAN

S-300

JB-1156153-00

REV: C | IFP

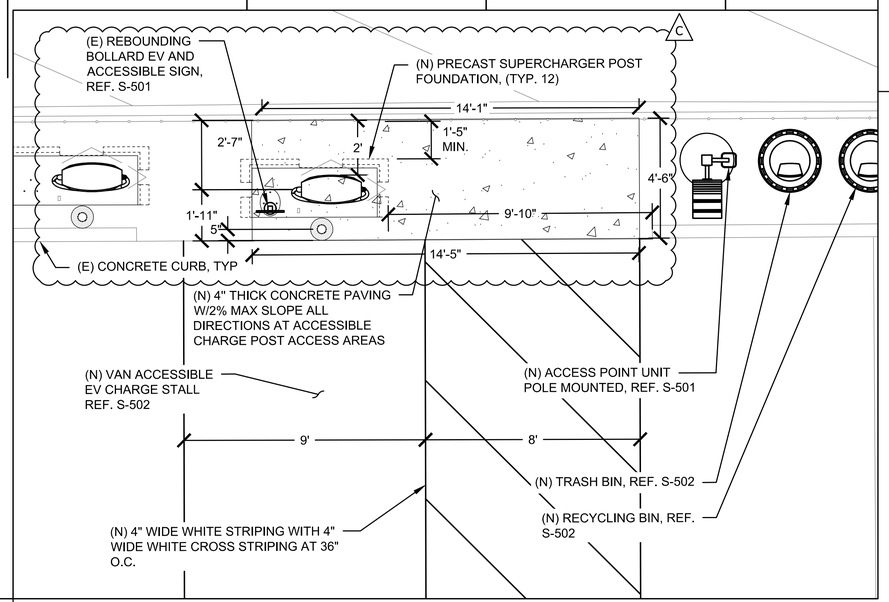


BOLLARDS TO BE A MINIMUM OF 3' AWAY FROM ELECTRICAL EQUIPMENT
CONTRACTOR TO CONFIRM IN FIELD

STRUCTURAL SITE PLAN

3/8" = 1'-0"

0 1' 2' 4' 5'



STRUCTURAL SITE PLAN

3/8" = 1'-0"

0 1' 2' 4' 5'

SITE LEGEND

- (N) SUPERCHARGER POST
- (N) REMOVABLE UTILITY BOLLARD
- (N) FIXED BOLLARD
- (N) CONCRETE PAVING
- (N) SIGN
- (E) PROPERTY LINE
- (N) ACCESS POINT, REF. SINGLE LINE DIAGRAM
- (N) REBOUNDING BOLLARD SIGN
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   - Sds = 0.277 / Sd1 = 0.91
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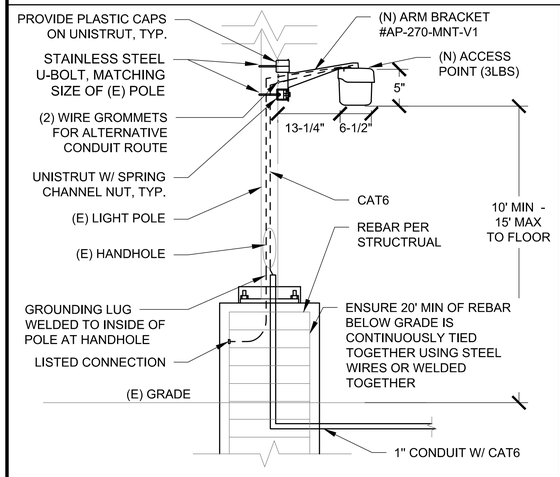
ENLARGED SITE PLAN

S-301

JB-1156153-00

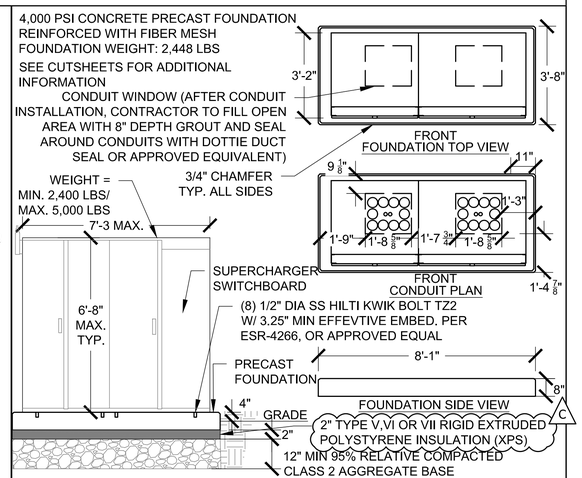
REV: C | IFP

PROPRIETARY AND CONFIDENTIAL



F **ACCESS POINT - (N) POLE MOUNTING DETAIL**

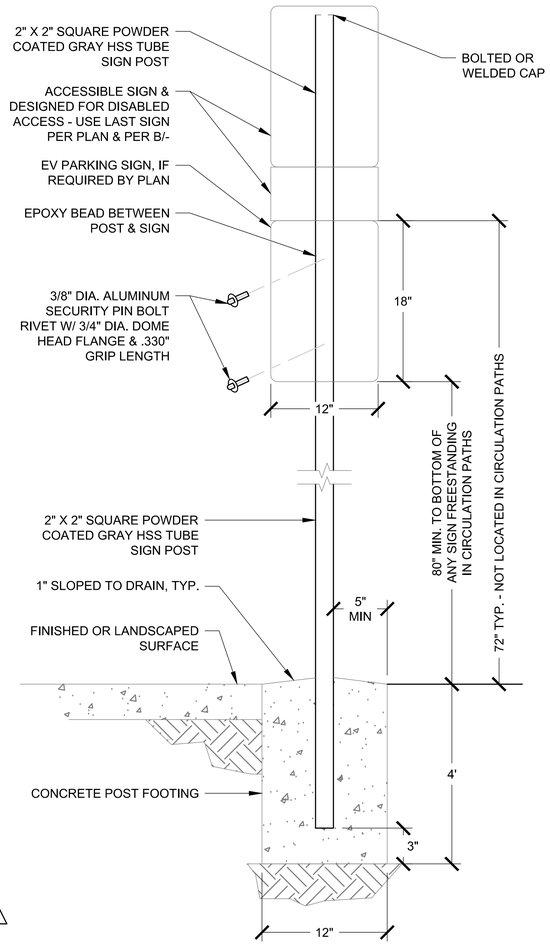
NTS



D **EV2 2-BAY SB AND PRECAST FOUNDATION DETAIL**

S501.1399 LINCOLN EV2 SWITCHBOARD AND PRECAST FOUNDATION DETAIL RA

3/8" = 1'-0"



B **POST MOUNTED EV SIGN**

A501.1100 POLE MOUNTED ACCESSIBLE EV SIGN DETAIL RB

NTS

CONCRETE DESIGN

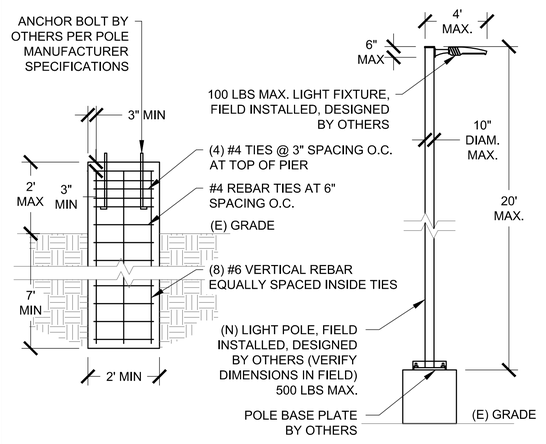
1. ALL CONCRETE SHALL CONFORM TO THE LATEST EDITION OF THE ACI.
2. CONCRETE SHALL BE NORMAL WEIGHT AND SHALL HAVE 4,500 PSI STRENGTH AT 28 DAYS.
3. REINFORCED CONCRETE IN THE FOUNDATION SHALL BE OF NATURAL AGGREGATE CONFORMING TO ASTM C-33.
4. TYPE I/II CEMENT TO MEET ASTM C150.
5. REINFORCING STEEL - ASTM A615 WITH THE FOLLOWING STRENGTHS:

SIZE	STRENGTH:
#4 AND SMALLER	GRADE 60 (fy = 60000 PSI)
#5 AND LARGER	GRADE 60 (fy = 60000 PSI)

6. FABRICATE AND PLACE REINFORCEMENT IN ACCORDANCE WITH ACI PUBLICATION SP-66, ACI DETAILING MANUAL - LATEST EDITION.
7. PLACE CONCRETE IN COMPLIANCE WITH ACI 304. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.
8. CONFORM TO ASTM C-94 FOR CONCRETE MIXING OPERATIONS.
9. CONCRETE COVER FOR REINFORCEMENT FOR NON-PRESTRESSED, CAST IN PLACE CONCRETE SHALL BE AS FOLLOWS:

CONDITION	COVER
CAST AGAINST EARTH	3"
EXPOSED TO WEATHER	
#5 AND SMALLER	1-1/2"
#6 AND LARGER	2"
SLAB-ON-GRADE	2"

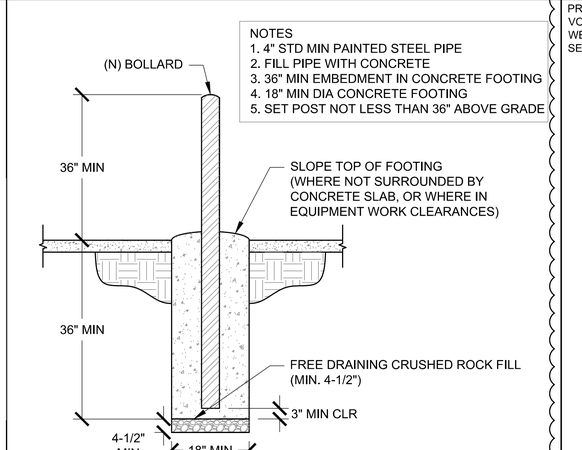
10. EMBEDS -ALL ITEMS TO BE CAST INTO CONCRETE SUCH AS REINFORCING DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC., SHALL BE SECURELY AND ACCURATELY POSITIONED INTO THE FORMS PRIOR TO PLACING THE CONCRETE.
11. ALL CONCRETE EXPOSED TO THE WEATHER TO BE AIR ENTRAINED AND SHALL CONFORM TO ASTM C-260.
12. PROVIDE CONTINUOUS REINFORCING BARS UNLESS WHERE SPLICES ARE SPECIFICALLY SHOWN ON THE DRAWINGS.
13. CALCIUM CHLORIDE ADMIXTURES OR ADMIXTURES CONTAINING CHLORIDE SALTS SHALL NOT BE ADDED TO THE CONCRETE.



E **LIGHT POLE FOUNDATION WITH BOLLARD**

S501.130 24 INCH DIAMETER 6 FOOT POURED PIER DETAIL RB

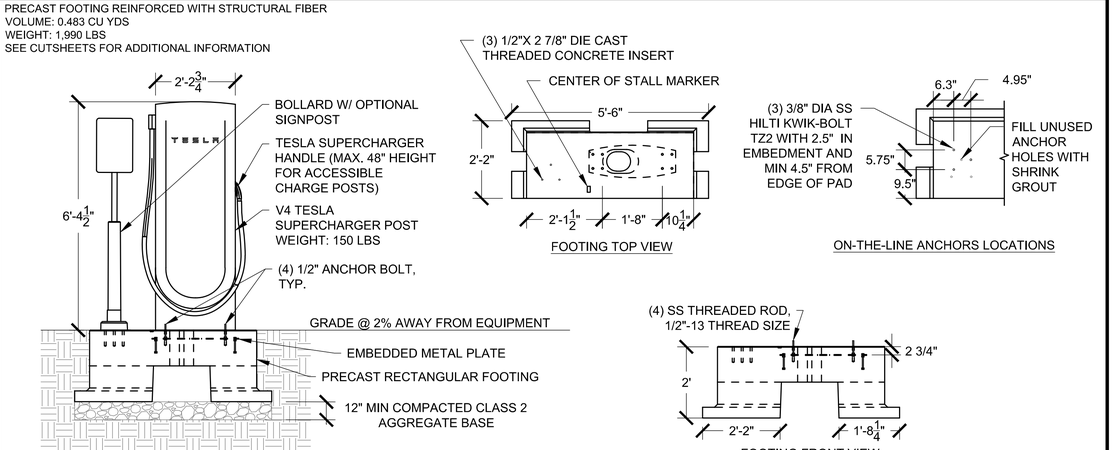
NTS



C **FIXED BOLLARD DETAIL**

S501.1315 PIPE BOLLARD DETAIL INSTALLATION DETAIL MASTER RA

NTS



A **TESLA SUPERCHARGER POST DETAIL**

S501.1333 SUPERCHARGER POST CENTER ON CENTER PRECAST FOOTING DETAIL RA
WIND RATING (WITHOUT SIGN) = 134 MPH
WIND RATING (WITH SIGN) = 103 MPH

1/2" = 1'-0"

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TESLA SUPERCHARGER_CARLE PLACE, NY
12 SUPERCHARGERS

209 GLEN COVE RD
CARLE PLACE, NY 11514

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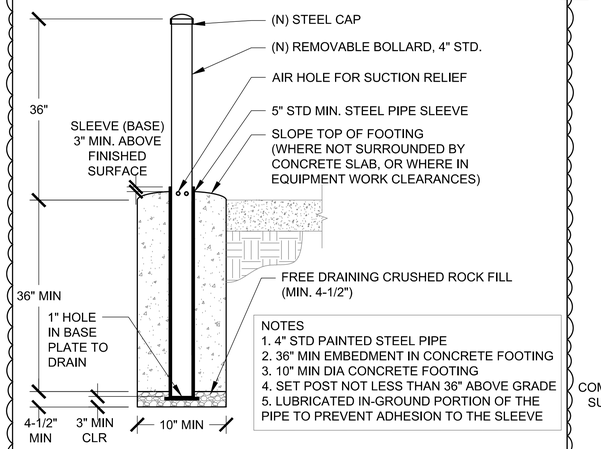
STRUCTURAL DETAILS

S-501

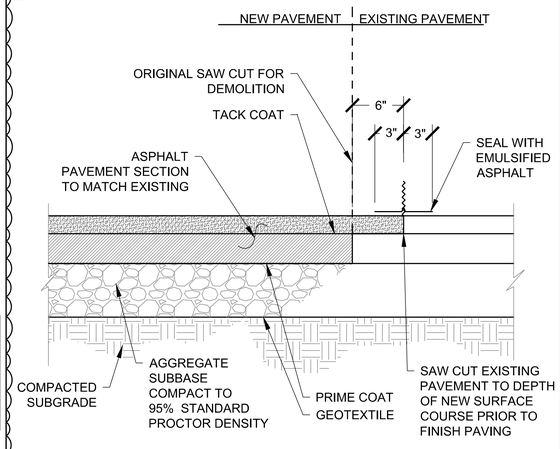
JB-1156153-00

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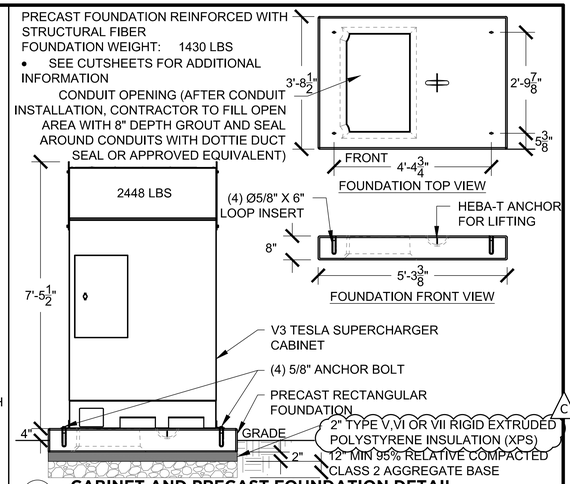
PROPRIETARY AND CONFIDENTIAL



C **REMOVABLE BOLLARD DETAIL**
S501.1315 PIPE BOLLARD DETAIL INSTALLATION DETAIL MASTER RA
NTS



F **NEW/EXISTING ASPHALT PAVEMENT JOINT DETAIL**
AS01.200 NEW AND EXISTING ASPHALT PAVEMENT JOINT DETAIL RA
NTS



C **CABINET AND PRECAST FOUNDATION DETAIL**
S501.1361 SUPERCARGER CABINET ON PRECAST FOUNDATION DETAIL RA
1/2" = 1'-0"

H **WALKWAY PAVEMENT DETAIL**
AS01.209 WALKWAY PAVEMENT DETAIL RB
NTS

E **EV CHARGE ACCESSIBLE STALL - TESLA STANDARD**
AS01.1123 ACCESSIBLE PARKING STALL - TESLA STANDARD RA
NTS

STEEL TROWEL FINISH CONC. CURB W/ 1/2" ROUNDED EDGES (PROVIDE EXPANSION JOINT AT 45'-0" O.C. MAX. - TOOLED JOINTS AT 15'-0" O.C. MAX.)

FOR CONCRETE PAVING ALIGN JOINTS WITH CONCRETE PAVING JOINTS.

B **CONCRETE CURB**
AS01.1109 CONCRETE CURB DETAIL RA
NTS

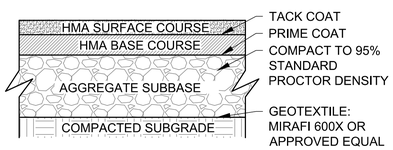
NOTE:
1. ASPHALT PAVEMENT SECTION DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE INFORMATION PRESENTED IN THE AVAILABLE GEOTECHNICAL EVALUATION REPORT, OR MATCH EXISTING PAVEMENT SECTION.

2. MATERIALS AND INSTALLATIONS SHALL COMPLY WITH THE CALTRANS STANDARD SPECIFICATIONS, LATEST VERSION; SECTION 39, HOT MIX ASPHALT(HMA).

3. PRIME COAT SHALL BE APPLIED TO ALL SUBBASE SURFACES PRIOR TO PLACING ASPHALT PAVEMENT.

4. TACK COAT SHALL BE APPLIED TO ALL ABUTTING ASPHALT PAVEMENT AND CONC. PAVEMENT SURFACES, PRIOR TO PLACING ASPHALT PAVEMENT.

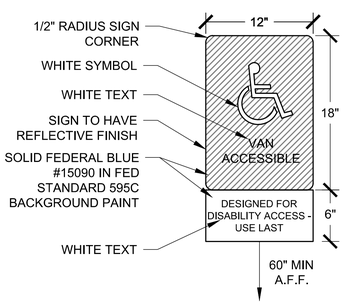
5. ALL AREAS DEVOTED TO OFF-STREET PARKING AND ACCESS DRIVEWAYS SHALL BE SURFACED IN ACCORDANCE WITH SPECIFICATIONS NOT LESS THAN THOSE OF THE TOWN OF NORTH HEMPSTEAD REQUIRING 4 1/2 INCHES OF BROKEN STONE (AFTER COMPACTION) AND 1 1/2 INCHES OF PREMIXED BITUMINOUS MATERIAL (AFTER COMPACTION) OR A MINIMUM OF FOUR INCHES OF PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH NASSAU COUNTY SPECIFICATIONS, CLASS B CONCRETE.



G **ASPHALT PAVEMENT SECTION DETAIL**
AS01.202 ASPHALT PAVEMENT SECTION RA
NTS

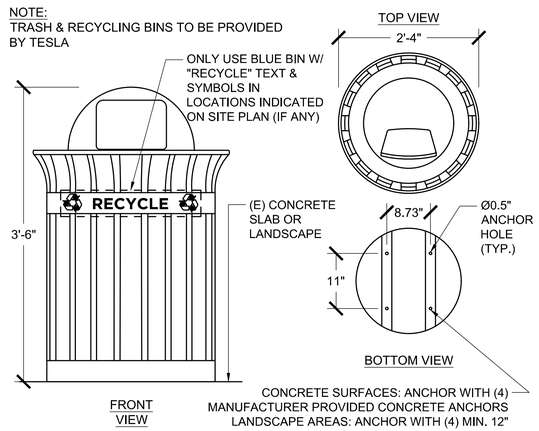
MOUNTING OPTIONS:
1. SIGN CAN BE INSTALLED ON WALL USING ANCHOR SYSTEM MATCHING WALL TYPE.
2. SIGN CAN BE POLE MOUNTED PER SPECIFICATIONS IN POLE MOUNTED SIGN DETAILS.

SIGN MATERIAL: ALUMINUM



D **TESLA EV STALL PARKING SIGN - VAN ACCESSIBLE**
AS01.1110 TESLA EV STALL PARKING SIGN - VAN ACCESSIBLE RA
NTS

NOTE:
TRASH & RECYCLING BINS TO BE PROVIDED BY TESLA



A **TRASH & RECYCLING BIN DETAIL**
S501.1364 TRASH BIN DETAIL RA
NTS

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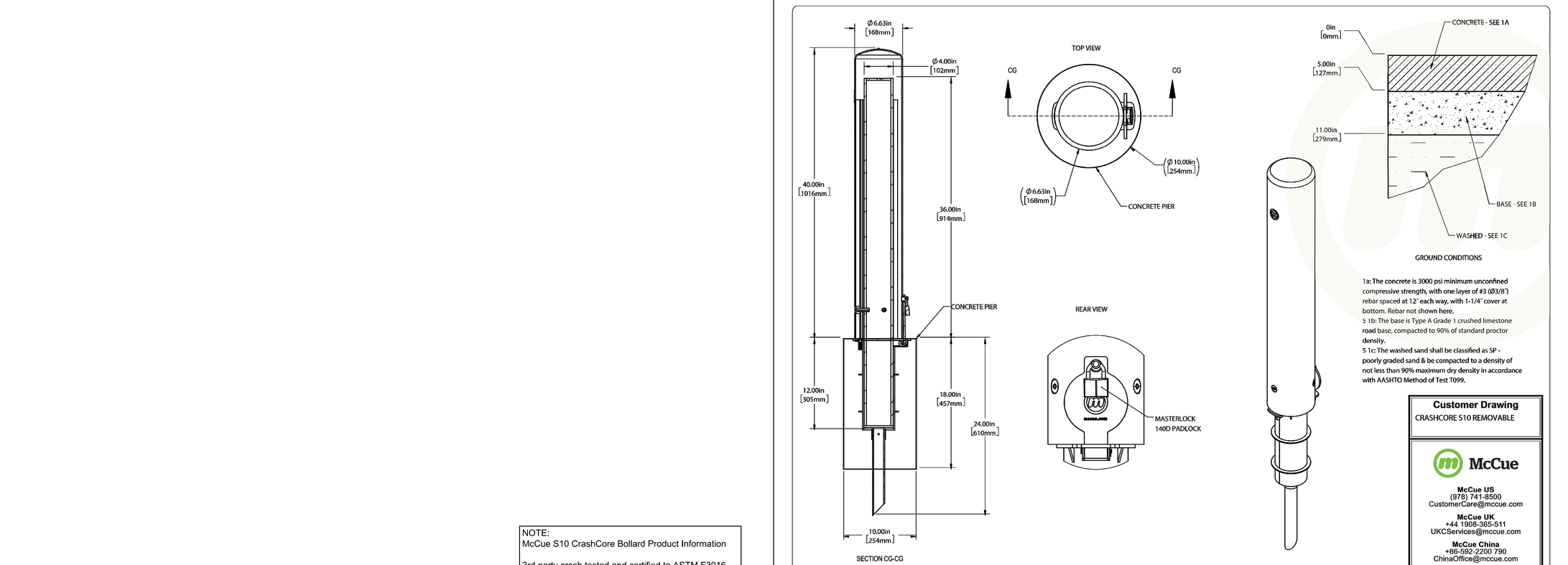
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STATE OF NEW YORK · PAUL K. ZACHER · 091365 · LICENSED PROFESSIONAL ENGINEER
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STRUCTURAL DETAILS (2)
S-502
JB-1156153-00
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PROPRIETARY AND CONFIDENTIAL



1a: The concrete is 3000 psi minimum unconfined compressive strength, with one layer of #3 (Ø3/8") rebar spaced at 12" each way, with 1-1/4" cover at bottom. Rebar not shown here.
1b: The base is Type A Grade 1 crushed limestone road base, compacted to 90% of standard proctor density.
1c: The washed sand shall be classified as SP - poorly graded sand & be compacted to a density of not less than 90% maximum dry density in accordance with AASHTO Method of Test T099.

NOTE:
McCue S10 CrashCore Bollard Product Information

3rd party crash tested and certified to ASTM F3016 standard, McCue's S10 CrashCore Bollard is certified to stop a 5,000 lb. vehicle traveling 10 mph.

Customer Drawing
CRASHCORE S10 REMOVABLE

McCue
McCue US
(978) 741-8500
CustomerCare@mccue.com
McCue UK
+44 1908-365-511
UKCServices@mccue.com
McCue China
+86-592-2200 790
ChinaOffice@mccue.com
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CUTSHEETS

S-601

JB-1156153-00

REV: C | IFP

PARKING PLANS

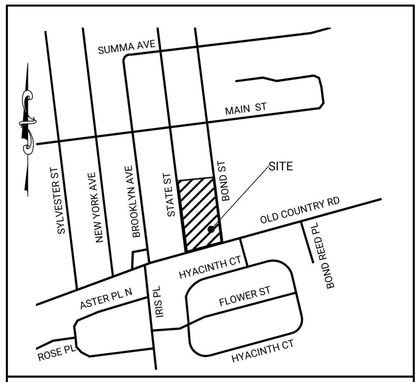
#21627

FOR

1025 OLD COUNTRY ROAD

SITUATED IN

WESTBURY



KEY MAP

1" = 500'

TOWN OF NORTH HEMPSTEAD

NASSAU COUNTY, NEW YORK

GENERAL NOTES

1. R&M ENGINEERING SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, OR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. ALL EXISTING STRUCTURES SPECIFIED TO BE REMOVED, SHALL BE REMOVED AND BACKFILLED. BACKFILL TO BE SELECT GRANULAR FILL, COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST.
3. ALL FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% OF THE MAXIMUM DENSITY AT THE OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE MODIFIED PROCTOR TEST.
4. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION.
5. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN, COUNTY, STATE OR AS SPECIFIED HEREIN, LATEST EDITIONS.
6. PROPOSED ELECTRIC AND TELEPHONE SERVICE LOCATIONS SUBJECT TO PSEG LONG ISLAND AND VERIZON DESIGN AND APPROVAL.
7. INSTALLATION OF ELECTRIC AND GAS SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR, BY WHICH ALL WORK SHALL CONFORM, AS A MINIMUM TO THE REQUIREMENTS OF PSEG LONG ISLAND AND NATIONAL GRID
8. INSTALLATION OF TELEPHONE SERVICE IS THE RESPONSIBILITY OF THE CONTRACTOR, BY WHICH ALL WORK SHALL CONFORM, AS A MINIMUM, TO THE REQUIREMENTS OF VERIZON.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR INSTALLATION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS FOR THE PRECONSTRUCTION OF ANY SANITARY SYSTEM FROM ALL GOVERNING AGENCIES.
10. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL THE UTILITY OR MUNICIPAL AGENCY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE THE REQUIRED UTILITY AND MUNICIPAL INSPECTIONS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY AND FOR THE INSTALLATION OF SIGNS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY TO REMOVE ANY EXCAVATED MATERIALS.
13. UNSUITABLE MATERIAL, AS DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS EDITION, UNDER PAVEMENT, WALKS AND CONCRETE SLABS SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL.
14. SELECT GRANULAR MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
15. COMPACTION SHALL CONFORM TO N.Y.S.D.O.T. SECTION 203.
16. ALL CONCRETE CURBING, SIDEWALK, AND DRAINAGE STRUCTURES SHALL CONFORM TO THE DETAILS AND SPECIFICATIONS PROVIDED WITHIN THE LATEST APPROVED PLANS AS APPROVED BY THE TOWN.
17. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
18. ELEVATIONS REFER TO NASSAU COUNTY DATUM.
19. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, WITH PRECAST OPENINGS FOR DRAINAGE PIPE(S) AND SHALL CONFORM TO THE TOWN STANDARD DETAILS AND SPECIFICATIONS.
20. THE BUILDING(S) SHALL BE CONNECTED TO THE SANITARY SEWER UNDER THE REQUIRED TOWN AND COUNTY SEWER PERMITS. CONSTRUCTION OF APPLICABLE WATER AND SEWAGE FACILITIES IN THE SITE SHALL CONFORM TO PART 74, TITLE 10 AND PART 653, TITLE 6 OF THE OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK.
21. ALL EXISTING SANITARY STRUCTURES, SPECIFIED TO BE ABANDONED, SHALL BE PUMPED EMPTY AND FILLED WITH CLEAN, COMPACTED SAND, EXCEPT WHERE NOTED.
22. THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING TO BECOME FAMILIAR WITH PRESENT CONDITIONS AND TO JUDGE FOR THEMSELVES THE EXTENT AND NATURE OF WORK TO BE DONE.
23. ALL PARKING LOT LIGHTING POLES, LIGHTING FIXTURE CONFIGURATIONS, AND COLOR SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
24. THE CONTRACTOR IS RESPONSIBLE FOR THE NECESSARY TRAFFIC CONTROLS WITHIN THE SITE AND SHALL HAVE A NEW YORK STATE PROFESSIONAL ENGINEER DESIGN AND SUPERVISE THE INSTALLATION OF ALL TRAFFIC CONTROLS CONFORMING TO NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE PROFESSIONAL ENGINEER SHALL SUBMIT A SIGNED AND SEALED CERTIFICATION THAT ALL TRAFFIC CONTROL DEVICES ON TOWN, COUNTY AND NEW YORK STATE HIGHWAYS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE MANUAL OF TRAFFIC CONTROL DEVICES.
25. THE CONTRACTOR, AT HIS EXPENSE, SHALL ALSO BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES WITHIN THE SITE AND SHALL NOT AMEND THE SIGNAGE AND/OR PAVEMENT MARKINGS WITHOUT HAVING A NEW YORK STATE PROFESSIONAL ENGINEER PREPARE AND SUBMIT A TRAFFIC PLAN TO THE BUILDING DEPARTMENT.
26. THE CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY SHEETING, SHORING AND BRACING OF EXCAVATIONS AS REQUIRED TO CONSTRUCT THE ON-SITE IMPROVEMENTS AND TO PREVENT DISTURBANCE TO ADJOINING PROPERTIES. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER AND/OR TOWN WITH DESIGN AND SPECIFICATIONS PRIOR TO CONSTRUCTING IMPROVEMENTS.
27. CONTRACTOR SHALL NOTIFY THE TOWN AND THE ENGINEER 48 HOURS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR THE REQUIRED SITE OBSERVATIONS. ANY PORTION OF THE SITE IMPROVEMENTS BACKFILLED PRIOR TO OBSERVATION BY ENGINEER AND TOWN SHALL BE UNCOVERED AT THE CONTRACTOR'S EXPENSE.

MUNICIPALITY CONTACTS

TELEPHONE:	VERIZON	GAS:	NATIONAL GRID
	2020 JONES AVENUE		175 EAST OLD COUNTRY ROAD
	WANTAGH, NY 11793		HICKSVILLE, NY 11801
	PHONE: (516) 783-2315		PHONE: 1-800-GAS-2001
WATER:	ROSLYN WATER DISTRICT	SITE PLAN:	TOWN OF NORTH HEMPSTEAD
	24 WEST SHORE ROAD		BUILDING DEPARTMENT
	OAKDALE, NY 11769		220 PLANDOME ROAD
	ROSLYN, NY 11576-1422		MANHASSET, NY 11030
	PHONE: (516) 521-7770		PHONE: (516) 869-6311
ROADS:	TOWN OF NORTH HEMPSTEAD	SANITARY:	NASSAU COUNTRY DPW
	DEPARTMENT OF PUBLIC WORKS - HIGHWAY DEPT.		SEWER DISTRICT #3
	285 DENTON AVENUE		1194 PROSPECT AVE
	NEW HYDE PARK, NY 11040		WESTBURY, NY 11590
	PHONE: (516) 869-6311		PHONE: (516) 227-9697
ELECTRIC:	PSEG LONG ISLAND		
	250 WILLIS AVENUE		
	ROSLYN HEIGHTS, NY 11577		
	PHONE: (631) 765-6000		

BUILDING CODE ANALYSIS

BUILDING CODE OF NEW YORK STATE 2020		SECTION
I. CONSTRUCTION CLASSIFICATION	I - B	602
II. OCCUPANCY CLASSIFICATION	BUSINESS GROUP "B" MERCANTILE GROUP "M" STORAGE GROUP'S "S" PARKING GARAGE GROUP "U"	304.1 309.1 311.1 312.1
III. OCCUPANT LOAD CALCULATION BUSINESS AREAS MERCANTILE PARKING GARAGE WAREHOUSE	(AREAS OF WORK ONLY) 100 SF / PERSON 60 SF / PERSON 200 SF / PERSON 500 SF / PERSON	1004 TABLE 1004.5 TABLE 1004.5 TABLE 1004.5 TABLE 1004.5
LEVEL 0 PARKING GARAGE 11,153 SF / 200 SF = 56 PERSONS LEVEL 0 TOTAL = 56 PERSONS		
LEVEL 1 BUSINESS AREAS 18,997 SF / 100 SF = 190 PERSONS MERCANTILE 1,811 SF / 60 SF = 31 PERSONS PARKING GARAGE 42,027 SF / 200 SF = 211 PERSONS LEVEL 1 TOTAL = 432 PERSONS		
LEVEL 2 BUSINESS AREAS 20,181 SF / 100 SF = 202 PERSONS PARKING GARAGE 19,000 SF / 200 SF = 95 PERSONS WAREHOUSE 8,868 SF / 500 SF = 18 PERSONS LEVEL 2 TOTAL = 315 PERSONS		
LEVEL 3 BUSINESS AREAS 38,992 SF / 100 SF = 390 PERSONS PARKING GARAGE 11,426 SF / 200 SF = 58 PERSONS WAREHOUSE 261 SF / 500 SF = 1 PERSONS LEVEL 3 TOTAL = 449 PERSONS		
LEVEL 4 BUSINESS AREAS 43,010 SF / 100 SF = 431 PERSONS PARKING GARAGE 10,329 SF / 200 SF = 52 PERSONS LEVEL 4 TOTAL = 483 PERSONS		
BUILDING TOTAL = 1,735 PERSONS		
IV. ALL AREAS TO BE SPRINKLERED AS PER: AS APPROVED BY THE NASSAU COUNTY FIRE MARSHAL		903
FIRE EXTINGUISHERS TO BE PROVIDED AS PER:		906
ALL AREAS TO BE PROVIDED WITH FIRE ALARM AND FIRE DETECTION SYSTEMS AS PER:		907

LEGEND

104	DEMOLITION CONTOURS	X (100.00)	PROP SPOT ELEVATION
104	EXISTING CONTOURS		PROP FENCE
(104)	PROPOSED CONTOURS		PROP SIGN
	PROPOSED CURB		PROP LEACHING POOL W/OPEN GRATE
	EXIST CURB		PROP. LEACHING POOL W/SOLID COVER
	EXIST CURB (TO BE REMOVED)		PROP. DRAINAGE MANHOLE
S	EXIST SANITARY SEWER	TC	TOP OF CURB
W	EXIST WATER MAIN	BC	BOTTOM OF CURB
E	EXIST UNDERGROUND ELECTRIC	LP	DRAINAGE LEACHING POOL
T	EXIST TELEPHONE LINE	P	PAVEMENT/CONCRETE
G	EXIST GAS MAIN		DRAIN FLOW ARROW
	EXIST DRAIN MANHOLE (SOLID COVER)		PROP DOUBLE YELLOW STRIPING
	EXIST DRAIN MANHOLE (OPEN GRATE)		EXIST R.O.W.
x 101.2	EXIST SPOT ELEVATION		EXIST DOUBLE YELLOW STRIPING
	EXIST HYDRANT		
	EXIST FENCE		PROP CONCRETE SIDEWALK
	EXIST GUIDE RAIL		
	EXIST CATCH BASIN		PROP STANDARD DUTY ASPHALT
	EXIST UTILITY POLE		PROP UNDERGROUND ELECTRIC
	EXIST UTILITY POLE W/LIGHT	(E)	PROP COMMUNICATIONS SERVICE
	EXIST GUY	(C)	PROP GAS SERVICE
(S)	PROP SANITARY SEWER	(G)	EXISTING OFF-SITE STREET LIGHT
(D)	PROP DRAIN LINE		PROP TRANSFORMER
(W)	PROP WATER SERVICE	T	PROP CATCH BASIN
(RD)	PROP ROOF DRAIN		

CIVIL ENGINEERING DRAWINGS

SHEET No.	TITLE	SHEET No.	TITLE
SP-1	COVER	SP-11	MEASURE UP FLOOR PLANS
SP-2	EXISTING CONDITIONS	SP-12	BUILDING USE FLOOR PLANS
SP-3	ALIGNMENT PLAN	SP-13	BUILDING USE FLOOR PLANS
SP-4	LEVEL 0 FLOOR PLAN	SP-14	CIRCULATION FLOOR PLANS
SP-5	LEVEL 1 FLOOR PLAN	SP-15	CONSTRUCTION NOTES
SP-6	LEVEL 2 FLOOR PLAN	SP-16	CONSTRUCTION DETAILS
SP-7	LEVEL 3 FLOOR PLAN	SP-17	CONSTRUCTION DETAILS
SP-8	LEVEL 4 FLOOR PLAN	SP-18	CONSTRUCTION DETAILS
SP-9	LEVEL 5 FLOOR PLAN (ROOF)	SP-19	CONSTRUCTION DETAILS
SP-10	ELEVATION PLAN	SP-20	ADA ACCESSIBLE PATHWAY PLAN

DISAPPROVED
Michael Maracic
07/12/2024

No.	REVISION DESCRIPTION	DATE	BY
4.	NO CHANGE THIS SHEET	5/30/24	PVA
3.	NO CHANGE THIS SHEET	4/11/24	PVA
2.	NO CHANGE THIS SHEET	2/06/24	PVA
1.	TONH COMMENTS	8/30/23	PVA

OWNER:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

APPLICANT:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

STATE OF NEW YORK
WAYNE A. MULLER
071597
LICENSED PROFESSIONAL ENGINEER

Wayne A. Muller, P.E.
NY State License No. 071597

COVER

1025 OLD COUNTRY ROAD
SITUATED IN
WESTBURY
TOWN OF NORTH HEMPSTEAD,
NASSAU COUNTY, NEW YORK

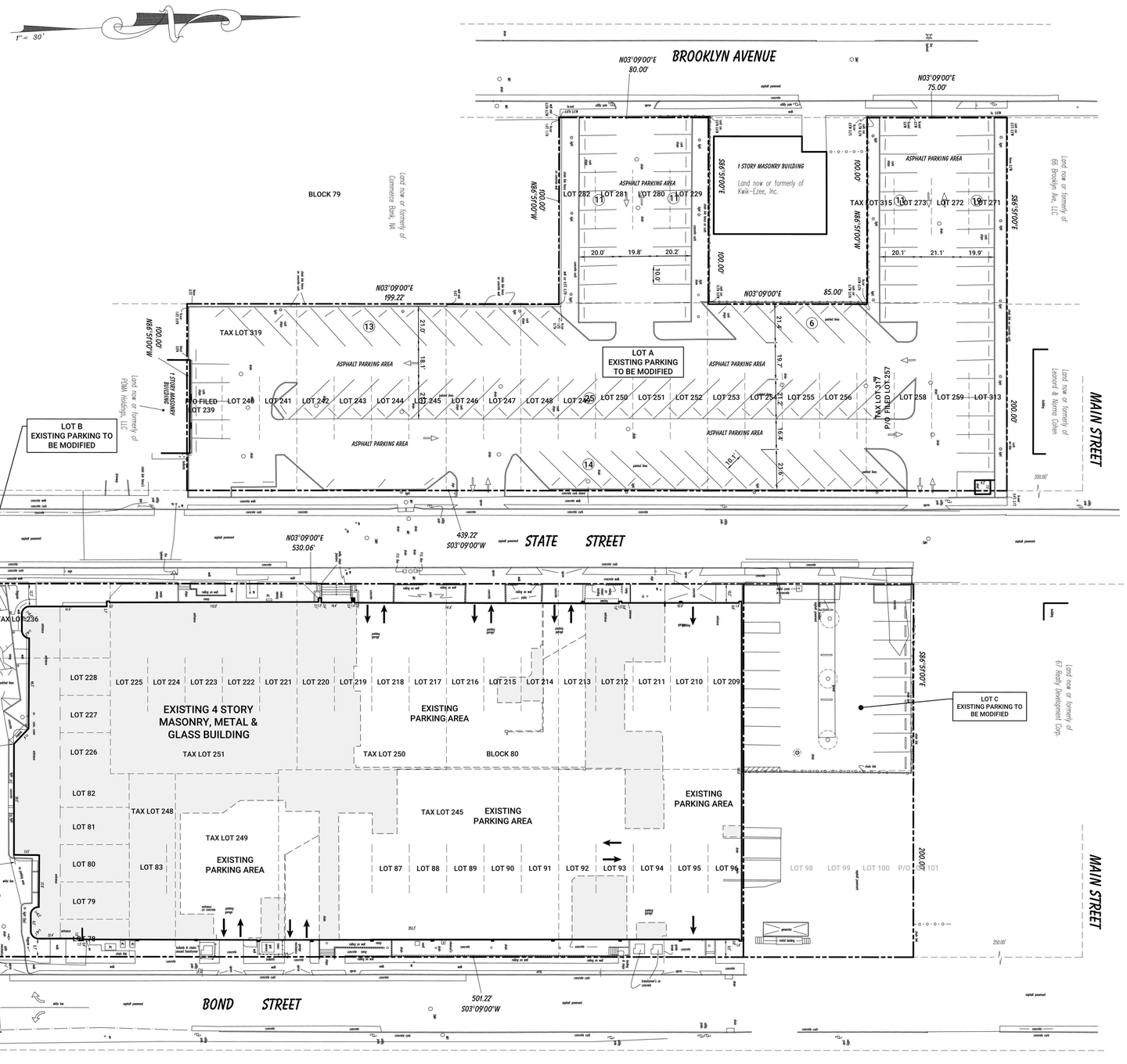
NCTM: SECTION 11, BLOCKS 79 & 80, LOTS SEE TABLE

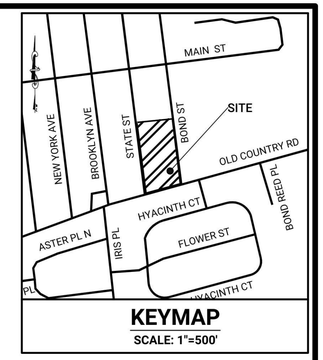
R&M ENGINEERING
Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	N.T.S
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124

SHEET: **SP-1**

Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Building Floor Plans (Rev 4).dwg Last Modified: May 30, 2024 - 2:15pm Plotted on: May 30, 2024 - 2:15pm by pangarkis





KEYMAP
SCALE: 1"=500'

SITE DATA

EXISTING SITE AREA:	BLK 79 - 59,422 SF (1.36 Ac.), BLK 80 - 103,129 SF (2.37 Ac.)
N.C.T.M.:	SECT. 011, BLK 79, LOTS 242 THROUGH 256 INCLUSIVE LOTS 258, 259, 271- 273, 279 - 282, 313, 315 - 317, 319, SECT. 011, BLK 80, LOTS 92 - 96, 209 - 213, 236, 241, 243, 245, 248 - 251
EXISTING ZONE:	INDUSTRIAL B (I-B)
EXISTING USE:	COMMERCIAL
POST OFFICE:	WESTBURY, 11590
SCHOOL DISTRICT:	WESTBURY UFSD
FIRE DISTRICT:	WESTBURY
WATER DISTRICT:	WESTBURY WD

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THIS SITE PLAN IS BASED UPON A SURVEY PREPARED BY JM LAND SURVEYING, DATED AUGUST, 2023.

DISAPPROVED
Michael Maracic
07/12/2024

No.	REVISION DESCRIPTION	DATE	BY
4.	NO CHANGE THIS SHEET	5/30/24	PVA
3.	NO CHANGE THIS SHEET	4/11/24	PVA
2.	NO CHANGE THIS SHEET	2/06/24	PVA
1.	TONH COMMENTS	8/30/23	PVA

OWNER:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

APPLICANT:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

EXISTING CONDITIONS

1025 OLD COUNTRY ROAD
SITUATED IN
WESTBURY
TOWN OF NORTH HEMPSTEAD,
NASSAU COUNTY, NEW YORK

NCTM: SECTION 11, BLOCK 79 & 80, LOTS SEE TABLE

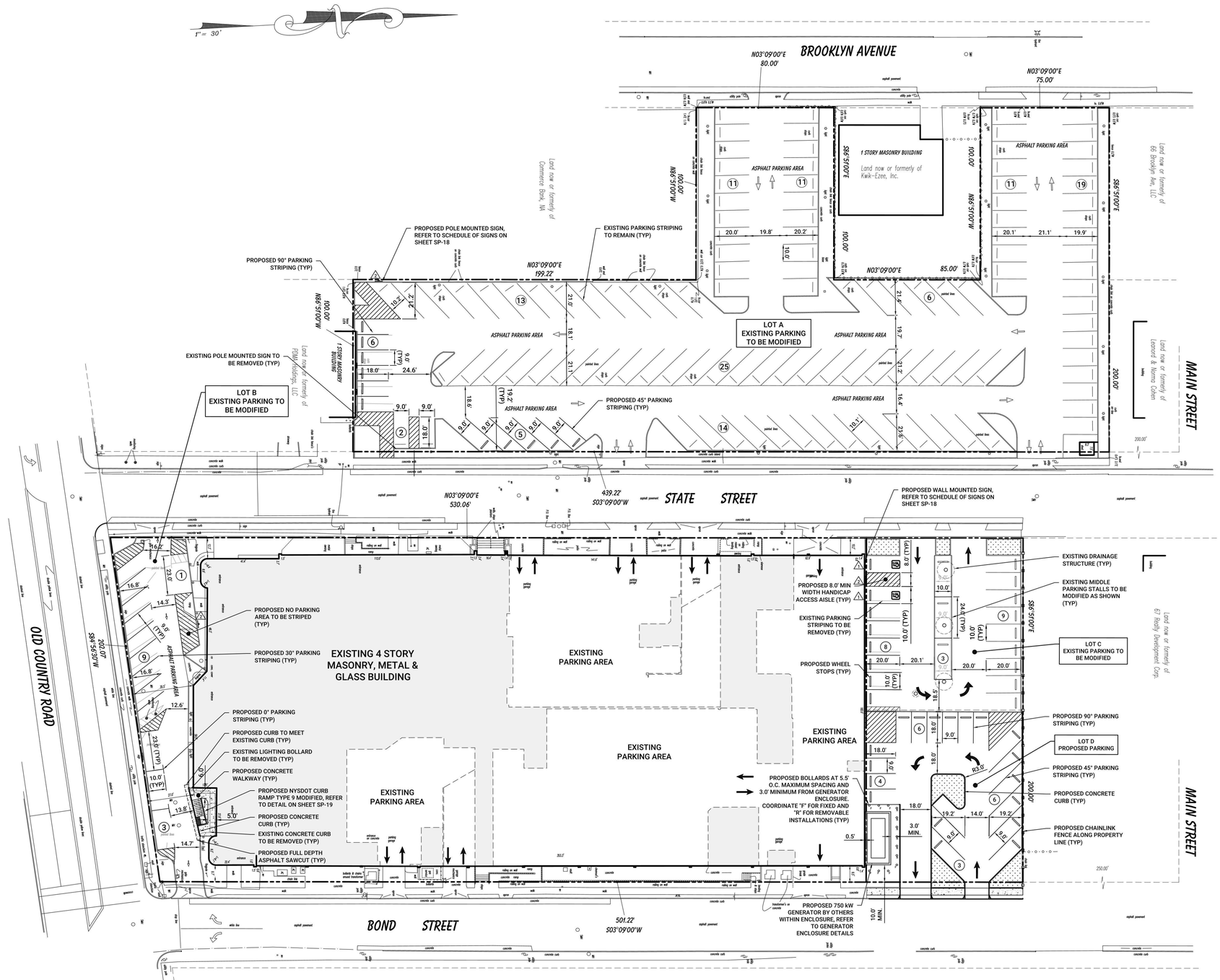
STATE OF NEW YORK · WAYNE A. MULLER · P.E. · 071597 · LICENSED PROFESSIONAL ENGINEER

Wayne A. Muller, P.E.
NY State License No. 071597

R&M ENGINEERING
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50 Elm Street
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DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	1"=30'	SHEET:	SP-2
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124		

Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Site Plan (Rev 4).dwg Last Modified: May 30, 2024 - 12:14pm Plotted on: May 30, 2024 - 2:13pm by pangeloslis



CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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EXISTING ZONE:	INDUSTRIAL B (I-B)
EXISTING USE:	COMMERCIAL
POST OFFICE:	WESTBURY, 11590
SCHOOL DISTRICT:	WESTBURY UFSD
FIRE DISTRICT:	WESTBURY
WATER DISTRICT:	WESTBURY WD

PARKING TABULATION TABLE

EXISTING PARKING STALLS

LEVEL 0	=	29	STALLS
LEVEL 1	=	79	STALLS
LEVEL 2	=	16	STALLS
LEVEL 3	=	11	STALLS
LEVEL 4	=	0	STALLS
LEVEL 5	=	0	STALLS
LOT A - EXISTING PARKING TO BE MODIFIED	=	121	STALLS
LOT B - EXISTING PARKING TO BE MODIFIED	=	13	STALLS
LOT C - EXISTING PARKING TO BE MODIFIED	=	20	STALLS
TOTAL EXISTING STRIPED PARKING STALLS	=	289	STALLS

PROPOSED PARKING STALLS

LEVEL 0	=	17	STALLS	*
LEVEL 1	=	65	STALLS	*
LEVEL 2	=	17	STALLS	*
LEVEL 3	=	10	STALLS	*
LEVEL 4	=	4	STALLS	*
LEVEL 5	=	0	STALLS	
LOT A - EXISTING PARKING TO BE MODIFIED	=	123	STALLS	
LOT B - EXISTING PARKING TO BE MODIFIED	=	13	STALLS	
LOT C - EXISTING PARKING TO BE MODIFIED	=	20	STALLS	
LOT D - PROPOSED PARKING	=	19	STALLS	
TOTAL PROPOSED PARKING STALLS WITH VARIANCE (WITH 10 HANDICAP STALLS)	=	288	STALLS	
DIFFERENCE	=	- 1	STALLS	

* VARIANCE REQUIRED

PARKING REQUIREMENT TABLE

TOWN OF NORTH HEMPSTEAD (§70-103)

LEVEL 0:	=	0	STALLS	
LEVEL 1:	=	129	STALLS	
LEVEL 2:	=	152	STALLS	
LEVEL 3:	=	251	STALLS	
LEVEL 4:	=	246	STALLS	
LEVEL 5:	=	0	STALLS	
TOTAL STALLS REQUIRED	=	778	STALLS	**

** 2018 BZA APPROVED SITE PLAN PROVIDED 576 STALLS OF THE 702 STALLS REQUIRED. ALLOWING FOR AN 82% COMPLIANCE.

ZONING COMPLIANCE TABLE

TOWN OF NORTH HEMPSTEAD (§70-190 - §70-195)

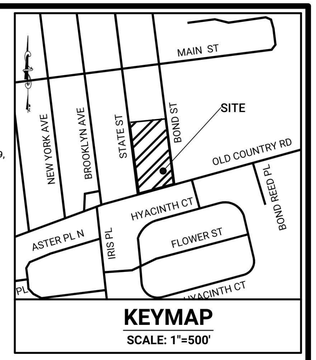
ITEM	REQUIRED	PROVIDED	
LOT AREA (MIN)	10,000 SF	59,422 + 103,129 SF (1.36 + 2.37 Ac.)	
PERMITTED COVERAGE (MAX)	80% (75,303.2 SF)	72% (68,252.6 SF)	***
HEIGHT PERMITTED (MAX)	40'	EXISTING	***
FRONT YARD (MIN)	10'	27.0'	***
SIDE YARD (MIN)	N/A	10.0'	***
REAR YARD (MIN)	20'	92.0'	***
PARKING SPACES	778 STALLS	288 STALLS	*
GENERATOR SETBACK (MIN)	10'	10.0'	

* VARIANCE REQUIRED
*** EXISTING CONDITION

BZA GRANTS

(1) 2008/09/10 APPROVAL OBTAINED #18420.A THROUGH E
751 PARKING SPACES REQUIRED AND 600 PROVIDED GRANTING AN 80% COMPLIANCE.

(2) 2018/06/20 APPROVAL OBTAINED #20524
TO EXPAND EXISTING PARKING LOTS WITHIN A REQUIRED FRONT YARD SETBACK.



KEYMAP
SCALE: 1"=500'

DISAPPROVED
Michael Maracic
07/12/2024

No.	REVISION DESCRIPTION	DATE	BY
4.	TONH COMMENTS	5/30/24	PVA
3.	TONH COMMENTS	4/11/24	PVA
2.	TONH COMMENTS	2/06/24	PVA
1.	TONH COMMENTS	8/30/23	PVA

OWNER:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

APPLICANT:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

ALIGNMENT PLAN

1025 OLD COUNTRY ROAD

SITUATED IN
WESTBURY
TOWN OF NORTH HEMPSTEAD,
NASSAU COUNTY, NEW YORK

NCTM: SECTION 11, BLOCK 79 & 80, LOTS SEE TABLE

STATE OF NEW YORK · WAYNE A. MULLER · LICENSED PROFESSIONAL ENGINEER · 071597

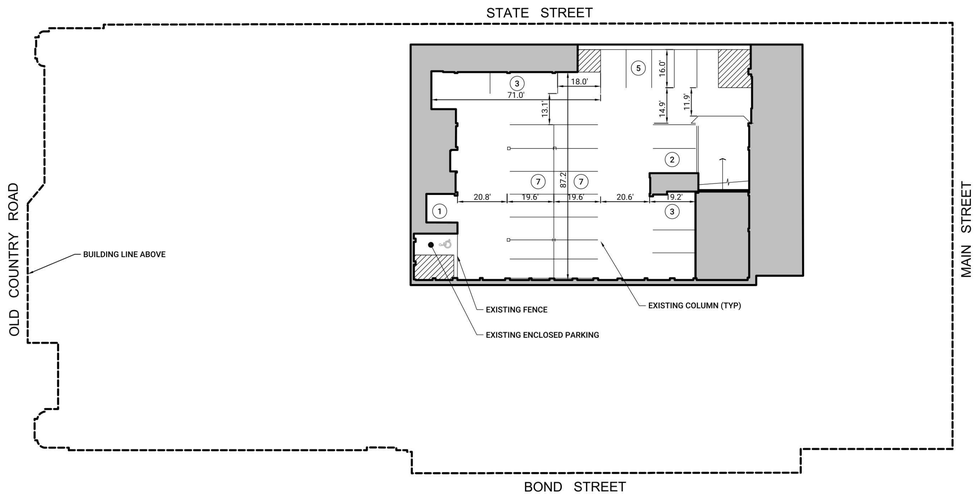
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DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	1"=30'
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124

SHEET: **SP-3**

Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Site Plan (Rev 4).dwg Last Modified: May 30, 2024 - 12:14pm Plotted on: May 30, 2024 - 2:24pm by jpnpersits



EXISTING LEVEL 0 PARKING PLAN
(CELLAR)
SCALE: 1"=30'

PARKING SIZE COMPLIANCE TABLE

TOWN OF NORTH HEMPSTEAD §70-103

9 FOOT X 18 FOOT PARKING STALLS

PARKING ANGLE (DEGREES)	STALL TO CURB (FEET)	ACCESS ISLE WIDTH (FEET)
0	9 (BY 23 LONG)	12
30	16 5/6	12
45	19 1/6	13
60	20 1/6	18
90	18	24

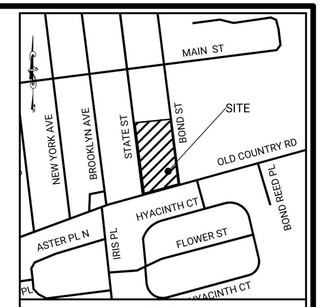
10 FOOT X 20 FOOT PARKING STALLS

PARKING ANGLE (DEGREES)	STALL TO CURB (FEET)	ACCESS ISLE WIDTH (FEET)
0	10 (BY 23 LONG)	12
30	18 2/3	12
45	21 1/4	13
60	22 1/3	18
90	20	20

PARKING TABULATION

EXISTING PARKING

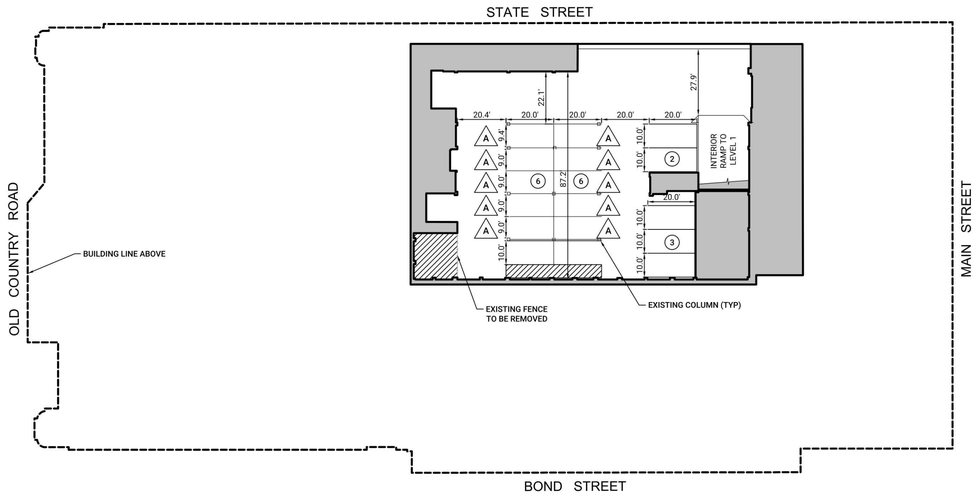
NON-CONFORMING STALLS	=	25 STALLS
CONFORMING STALLS	=	4 STALLS
TOTAL PARKING STALLS	=	29 STALLS



KEYMAP
SCALE: 1"=500'

LEGEND

NON-DRIVEABLE AREA



PROPOSED LEVEL 0 PARKING PLAN
(CELLAR)
SCALE: 1"=30'

RELIEF REQUIRED

TOWN OF NORTH HEMPSTEAD §70-103

- A — PARKING STALL WIDTH
- B — PARKING STALL DEPTH
- C — ACCESS ISLE WIDTH

PARKING TABULATION

PROPOSED PARKING

NON-CONFORMING STALLS	=	10 STALLS	*
CONFORMING STALLS	=	7 STALLS	
TOTAL PARKING STALLS	=	17 STALLS	

* VARIANCE REQUIRED

20' 0' 20' 40' 60'

THIS FLOOR PLAN IS BASED UPON A FLOOR PLAN PREPARED BY MEASURE UP CORP, BUILDING MEASUREMENT SERVICES ON MAY 4, 2023, AND BY SITE INVESTIGATION BY R&M ENGINEERING ON MARCH 15, 2023.

DISAPPROVED
Michael Maracic
07/12/2024

No.	REVISION DESCRIPTION	DATE	BY
4.	NO CHANGE THIS SHEET	5/30/24	PVA
3.	NO CHANGE THIS SHEET	4/11/24	PVA
2.	NO CHANGE THIS SHEET	2/06/24	PVA
1.	TONH COMMENTS	8/30/23	PVA

OWNER:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

APPLICANT:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

STATE OF NEW YORK — WAYNE A. MULLER — 071597 — LICENSED PROFESSIONAL ENGINEER

Wayne A. Muller, P.E.
NY State License No. 071597

LEVEL 0 FLOOR PLAN

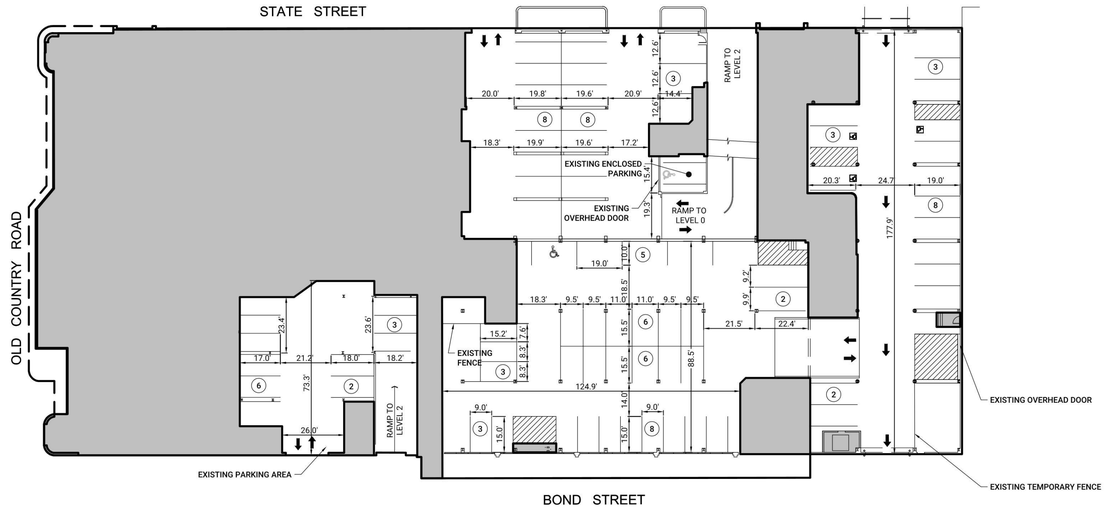
1025 OLD COUNTRY ROAD
SITUATED IN
WESTBURY
TOWN OF NORTH HEMPSTEAD,
NASSAU COUNTY, NEW YORK

NCTM: SECTION 11, BLOCKS 79 & 80, LOTS SEE TABLE

R&M ENGINEERING
Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	1"=20'	SHEET:	SP-4
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124		

Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Building Floor Plans (Rev 4).dwg Last Modified: May 30, 2024 - 2:15pm Plotted on: May 30, 2024 - 2:15pm by pangeralis



EXISTING LEVEL 1 PARKING PLAN
(FIRST FLOOR)
SCALE: 1"=30'

PARKING SIZE COMPLIANCE TABLE

TOWN OF NORTH HEMPSTEAD §70-103

9 FOOT X 18 FOOT PARKING STALLS

PARKING ANGLE (DEGREES)	STALL TO CURB (FEET)	ACCESS ISLE WIDTH (FEET)
0	9 (BY 23 LONG)	12
30	16 5/6	12
45	19 1/6	13
60	20 1/6	18
90	18	24

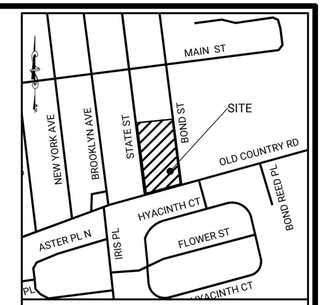
10 FOOT X 20 FOOT PARKING STALLS

PARKING ANGLE (DEGREES)	STALL TO CURB (FEET)	ACCESS ISLE WIDTH (FEET)
0	10 (BY 23 LONG)	12
30	18 2/3	12
45	21 1/4	13
60	22 1/3	18
90	20	20

PARKING TABULATION

EXISTING PARKING

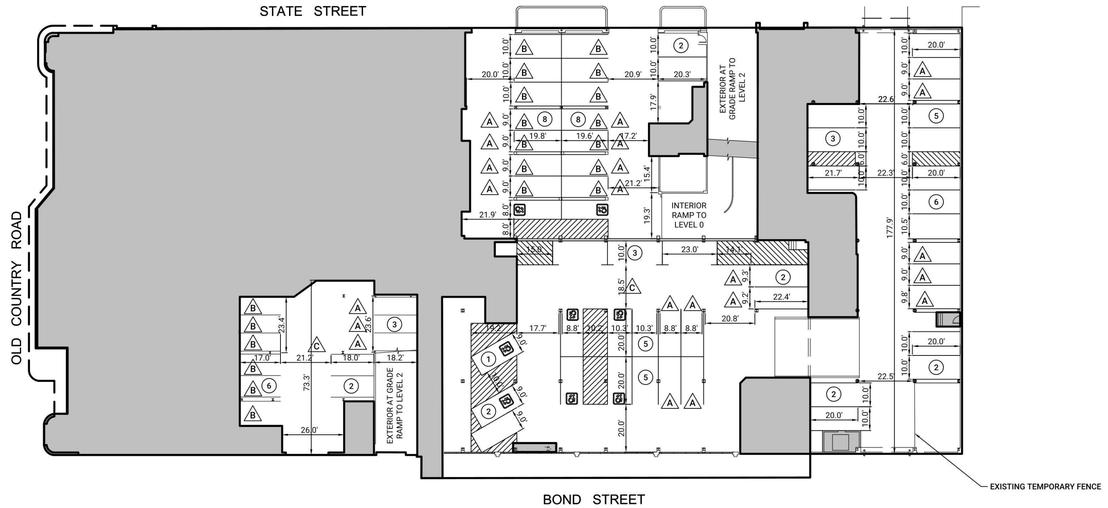
NON-CONFORMING STALLS	=	51 STALLS
CONFORMING STALLS	=	28 STALLS
TOTAL PARKING STALLS	=	79 STALLS



KEYMAP
SCALE: 1"=500'

LEGEND

NON-DRIVEABLE AREA



PROPOSED LEVEL 1 PARKING PLAN
(FIRST FLOOR)
SCALE: 1"=30'

RELIEF REQUIRED

TOWN OF NORTH HEMPSTEAD §70-103

- A — PARKING STALL WIDTH
- B — PARKING STALL DEPTH
- C — ACCESS ISLE WIDTH

PARKING TABULATION

PROPOSED PARKING

NON-CONFORMING STALLS	=	39 STALLS	*
CONFORMING STALLS	=	26 STALLS	
TOTAL PARKING STALLS (WITH 8 HANDICAP STALLS)	=	65 STALLS	

* VARIANCE REQUIRED

30' 0' 30' 60' 90'

THIS FLOOR PLAN IS BASED UPON A FLOOR PLAN PREPARED BY MEASURE UP CORP, BUILDING MEASUREMENT SERVICES ON MAY 4, 2023, AND BY SITE INVESTIGATION BY R&M ENGINEERING ON MARCH 15, 2023.

DISAPPROVED
Michael Maracic
07/12/2024

No.	REVISION DESCRIPTION	DATE	BY
4.	TONH COMMENTS	5/30/24	PVA
3.	NO CHANGE THIS SHEET	4/11/24	PVA
2.	NO CHANGE THIS SHEET	2/06/24	PVA
1.	TONH COMMENTS	8/30/23	PVA

OWNER:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

APPLICANT:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

STATE OF NEW YORK — WAYNE A. MULLER — 071597 — LICENSED PROFESSIONAL ENGINEER

Wayne A. Muller, P.E.
NY State License No. 071597

LEVEL 1 FLOOR PLAN

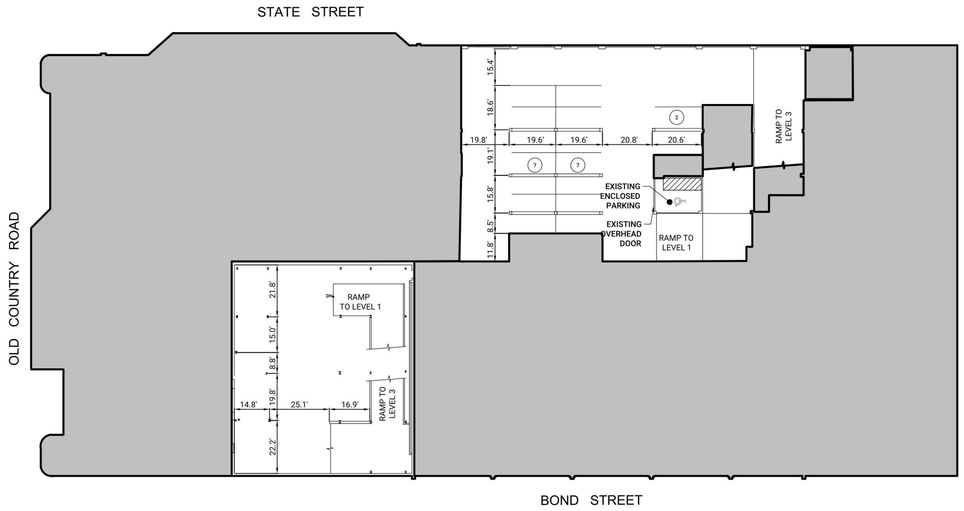
1025 OLD COUNTRY ROAD
SITUATED IN
WESTBURY
TOWN OF NORTH HEMPSTEAD,
NASSAU COUNTY, NEW YORK

NCTM: SECTION 11, BLOCKS 79 & 80, LOTS SEE TABLE

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Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	1"=30'	SHEET:	SP-5
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124		

Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Building Floor Plans (Rev 4).dwg Last Modified: May 30, 2024 - 3:29pm Plotted on: May 30, 2024 - 4:12pm by pongerakis



EXISTING LEVEL 2 PARKING PLAN
(SECOND FLOOR)
SCALE: 1"=30'

PARKING SIZE COMPLIANCE TABLE

TOWN OF NORTH HEMPSTEAD §70-103
9 FOOT X 18 FOOT PARKING STALLS

PARKING ANGLE (DEGREES)	STALL TO CURB (FEET)	ACCESS ISLE WIDTH (FEET)
0	9 (BY 23 LONG)	12
30	16 5/6	12
45	19 1/6	13
60	20 1/6	18
90	18	24

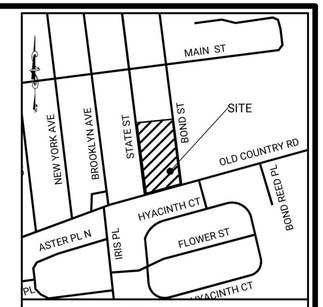
10 FOOT X 20 FOOT PARKING STALLS

PARKING ANGLE (DEGREES)	STALL TO CURB (FEET)	ACCESS ISLE WIDTH (FEET)
0	10 (BY 23 LONG)	12
30	18 2/3	12
45	21 1/4	13
60	22 1/3	18
90	20	20

PARKING TABULATION

EXISTING PARKING

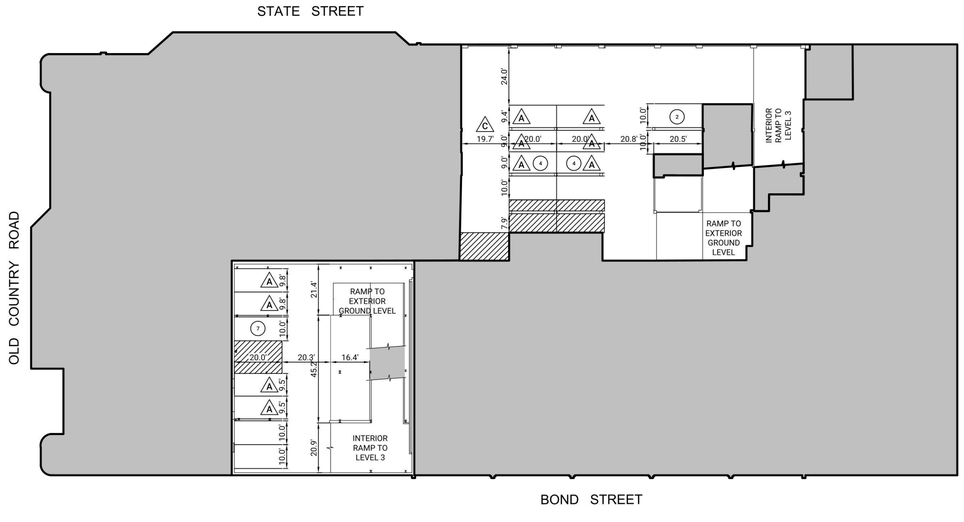
NON-CONFORMING STALLS	=	14 STALLS
CONFORMING STALLS	=	2 STALLS
TOTAL PARKING STALLS	=	16 STALLS



KEYMAP
SCALE: 1"=500'

LEGEND

NON-DRIVEABLE AREA



PROPOSED LEVEL 2 PARKING PLAN
(SECOND FLOOR)
SCALE: 1"=30'

RELIEF REQUIRED

TOWN OF NORTH HEMPSTEAD §70-103

- A — PARKING STALL WIDTH
- B — PARKING STALL DEPTH
- C — ACCESS ISLE WIDTH

PARKING TABULATION

PROPOSED PARKING

NON-CONFORMING STALLS	=	11 STALLS *
CONFORMING STALLS	=	6 STALLS
TOTAL PARKING STALLS	=	17 STALLS

* VARIANCE REQUIRED

30' 0' 30' 60' 90'

DISAPPROVED
Michael Maracic
07/12/2024

No.	REVISION DESCRIPTION	DATE	BY
4.	NO CHANGE THIS SHEET	5/30/24	PVA
3.	NO CHANGE THIS SHEET	4/11/24	PVA
2.	NO CHANGE THIS SHEET	2/06/24	PVA
1.	TONH COMMENTS	8/30/23	PVA

OWNER:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

APPLICANT:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

STATE OF NEW YORK — WAYNE A. MULLER — 071597 — LICENSED PROFESSIONAL ENGINEER

Wayne A. Muller, P.E.
NY State License No. 071597

LEVEL 2 FLOOR PLAN

1025 OLD COUNTRY ROAD
SITUATED IN
WESTBURY
TOWN OF NORTH HEMPSTEAD,
NASSAU COUNTY, NEW YORK

NCTM: SECTION 11, BLOCKS 79 & 80, LOTS SEE TABLE

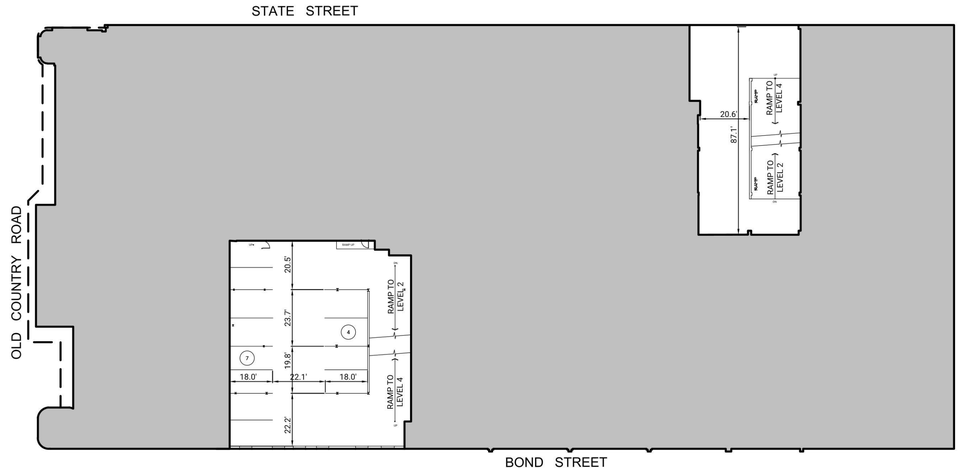
R&M ENGINEERING
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Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	1"=30'	SHEET:	SP-6
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124		

THIS FLOOR PLAN IS BASED UPON A FLOOR PLAN PREPARED BY MEASURE UP CORP, BUILDING MEASUREMENT SERVICES ON MAY 4, 2023, AND BY SITE INVESTIGATION BY R&M ENGINEERING ON MARCH 15, 2023.

Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Building Floor Plans (Rev 4).dwg Last Modified: May 30, 2024 - 2:15pm Plotted on: May 30, 2024 - 2:16pm by pongerakis





EXISTING LEVEL 3 PARKING PLAN
(THIRD FLOOR)
SCALE: 1"=30'

PARKING SIZE COMPLIANCE TABLE

TOWN OF NORTH HEMPSTEAD §70-103
9 FOOT X 18 FOOT PARKING STALLS

PARKING ANGLE (DEGREES)	STALL TO CURB (FEET)	ACCESS ISLE WIDTH (FEET)
0	9 (BY 23 LONG)	12
30	16 5/6	12
45	19 1/6	13
60	20 1/6	18
90	18	24

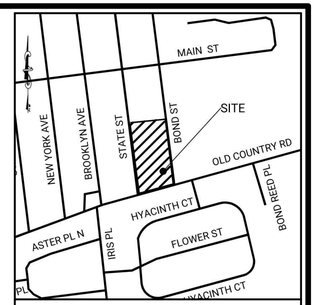
10 FOOT X 20 FOOT PARKING STALLS

PARKING ANGLE (DEGREES)	STALL TO CURB (FEET)	ACCESS ISLE WIDTH (FEET)
0	10 (BY 23 LONG)	12
30	18 2/3	12
45	21 1/4	13
60	22 1/3	18
90	20	20

PARKING TABULATION

EXISTING PARKING

NON-CONFORMING STALLS	=	11 STALLS
CONFORMING STALLS	=	0 STALLS
TOTAL PARKING STALLS	=	11 STALLS

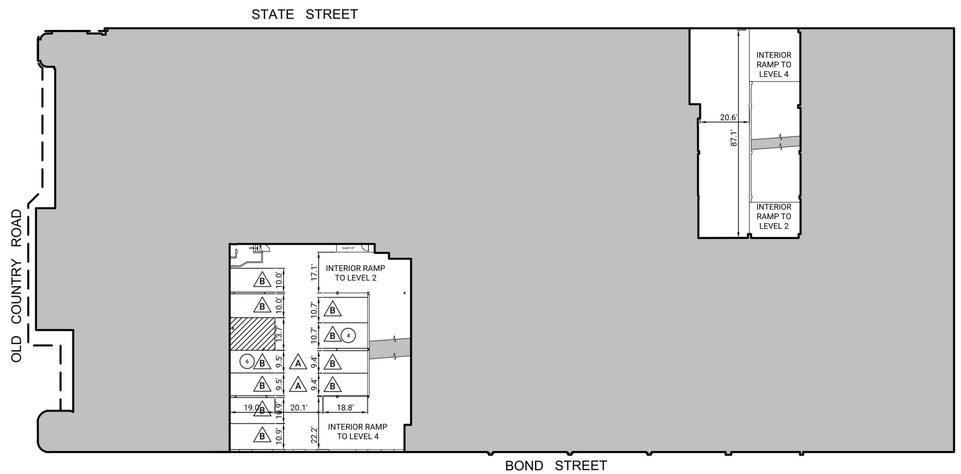


KEYMAP
SCALE: 1"=500'

LEGEND

NON-DRIVEABLE AREA





PROPOSED LEVEL 3 PARKING PLAN
(THIRD FLOOR)
SCALE: 1"=30'

RELIEF REQUIRED

TOWN OF NORTH HEMPSTEAD §70-103

- A — PARKING STALL WIDTH
- B — PARKING STALL DEPTH
- C — ACCESS ISLE WIDTH

PARKING TABULATION

PROPOSED PARKING

NON-CONFORMING STALLS	=	10 STALLS *
CONFORMING STALLS	=	0 STALLS
TOTAL PARKING STALLS	=	10 STALLS

30' 0' 30' 60' 90'

THIS FLOOR PLAN IS BASED UPON A FLOOR PLAN PREPARED BY MEASURE UP CORP, BUILDING MEASUREMENT SERVICES ON MAY 4, 2023, AND BY SITE INVESTIGATION BY R&M ENGINEERING ON MARCH 15, 2023.

DISAPPROVED
Michael Maracic
07/12/2024

No.	REVISION DESCRIPTION	DATE	BY
4.	NO CHANGE THIS SHEET	5/30/24	PVA
3.	NO CHANGE THIS SHEET	4/11/24	PVA
2.	NO CHANGE THIS SHEET	2/06/24	PVA
1.	TONH COMMENTS	8/30/23	PVA

OWNER:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

APPLICANT:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590



Wayne A. Muller, P.E.
NY State License No. 071597

LEVEL 3 FLOOR PLAN

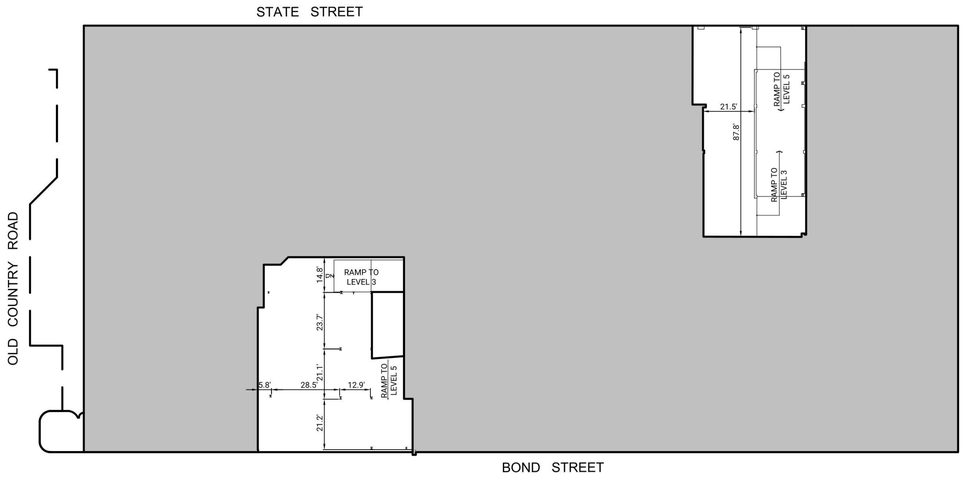
1025 OLD COUNTRY ROAD
SITUATED IN
WESTBURY
TOWN OF NORTH HEMPSTEAD,
NASSAU COUNTY, NEW YORK

NCTM: SECTION 11, BLOCKS 79 & 80, LOTS SEE TABLE

R&M ENGINEERING
Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	1"=30'	SHEET:	SP-7
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124		

Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Building Floor Plans (Rev 4).dwg Last Modified: May 30, 2024 - 2:15pm Plotted on: May 30, 2024 - 2:16pm by pongerakis



EXISTING LEVEL 4 PARKING PLAN
(FOURTH FLOOR)
SCALE: 1"=30'

PARKING SIZE COMPLIANCE TABLE

TOWN OF NORTH HEMPSTEAD §70-103
9 FOOT X 18 FOOT PARKING STALLS

PARKING ANGLE (DEGREES)	STALL TO CURB (FEET)	ACCESS ISLE WIDTH (FEET)
0	9 (BY 23 LONG)	12
30	16 5/6	12
45	19 1/6	13
60	20 1/6	18
90	18	24

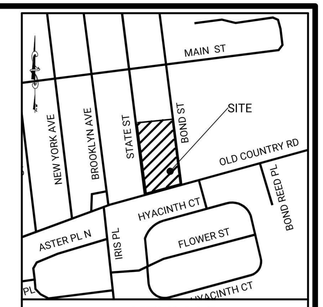
10 FOOT X 20 FOOT PARKING STALLS

PARKING ANGLE (DEGREES)	STALL TO CURB (FEET)	ACCESS ISLE WIDTH (FEET)
0	10 (BY 23 LONG)	12
30	18 2/3	12
45	21 1/4	13
60	22 1/3	18
90	20	20

PARKING TABULATION

EXISTING PARKING

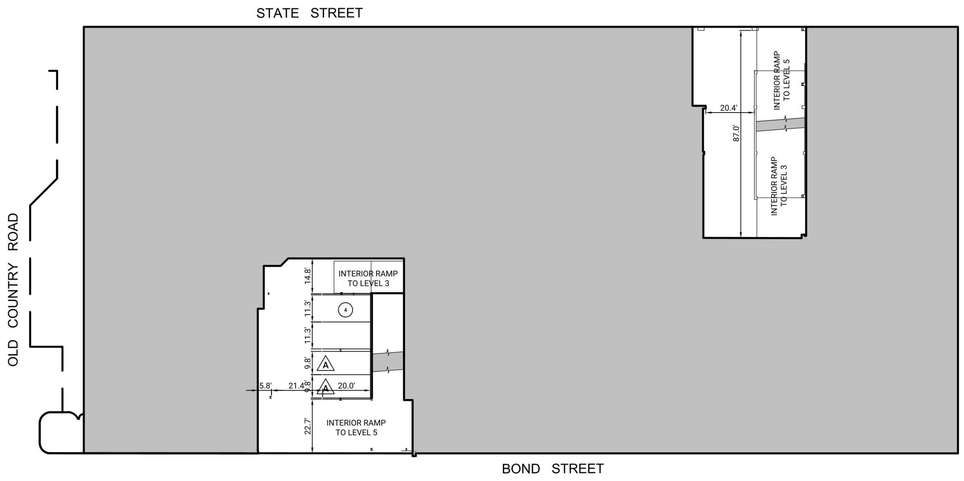
NON-CONFORMING STALLS	=	0 STALLS
CONFORMING STALLS	=	0 STALLS
TOTAL PARKING STALLS	=	0 STALLS



KEYMAP
SCALE: 1"=500'

LEGEND

NON-DRIVEABLE AREA



PROPOSED LEVEL 4 PARKING PLAN
(FOURTH FLOOR)
SCALE: 1"=30'

RELIEF REQUIRED

TOWN OF NORTH HEMPSTEAD §70-103

- A — PARKING STALL WIDTH
- B — PARKING STALL DEPTH
- C — ACCESS ISLE WIDTH

PARKING TABULATION

PROPOSED PARKING

NON-CONFORMING STALLS	=	2 STALLS	*
CONFORMING STALLS	=	2 STALLS	
TOTAL PARKING STALLS	=	4 STALLS	

* VARIANCE REQUIRED

30' 0' 30' 60' 90'

THIS FLOOR PLAN IS BASED UPON A FLOOR PLAN PREPARED BY MEASURE UP CORP, BUILDING MEASUREMENT SERVICES ON MAY 4, 2023, AND BY SITE INVESTIGATION BY R&M ENGINEERING ON MARCH 15, 2023.

DISAPPROVED
Michael Maracic
07/12/2024

No.	REVISION DESCRIPTION	DATE	BY
4.	NO CHANGE THIS SHEET	5/30/24	PVA
3.	NO CHANGE THIS SHEET	4/11/24	PVA
2.	NO CHANGE THIS SHEET	2/06/24	PVA
1.	TONH COMMENTS	8/30/23	PVA

OWNER:
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WESTBURY, NY 11590

APPLICANT:
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1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

STATE OF NEW YORK — WAYNE A. MULLER — 071597 — LICENSED PROFESSIONAL ENGINEER

Wayne A. Muller, P.E.
NY State License No. 071597

LEVEL 4 FLOOR PLAN

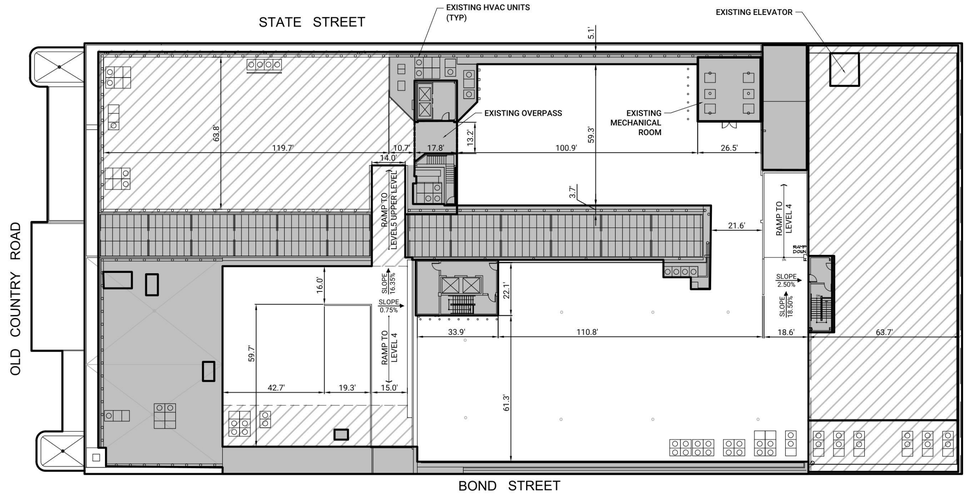
1025 OLD COUNTRY ROAD
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TOWN OF NORTH HEMPSTEAD,
NASSAU COUNTY, NEW YORK

NCTM: SECTION 11, BLOCKS 79 & 80, LOTS SEE TABLE

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DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	1"=30'	SHEET:
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124	SP-8

Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Building Floor Plans (Rev 4).dwg Last Modified: May 30, 2024 - 2:15pm Plotted on: May 30, 2024 - 2:16pm by pangerakis



EXISTING LEVEL 5 PARKING PLAN
(ROOF)

SCALE: 1"=30'

PARKING SIZE COMPLIANCE TABLE

TOWN OF NORTH HEMPSTEAD §70-103

9 FOOT X 18 FOOT PARKING STALLS

PARKING ANGLE (DEGREES)	STALL TO CURB (FEET)	ACCESS ISLE WIDTH (FEET)
0	9 (BY 23 LONG)	12
30	16 5/6	12
45	19 1/6	13
60	20 1/6	18
90	18	24

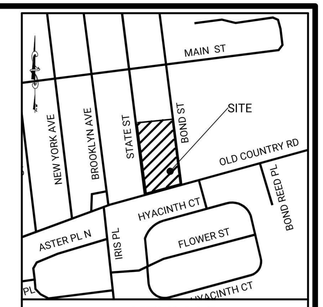
10 FOOT X 20 FOOT PARKING STALLS

PARKING ANGLE (DEGREES)	STALL TO CURB (FEET)	ACCESS ISLE WIDTH (FEET)
0	10 (BY 23 LONG)	12
30	18 2/3	12
45	21 1/4	13
60	22 1/3	18
90	20	20

PARKING TABULATION

EXISTING PARKING

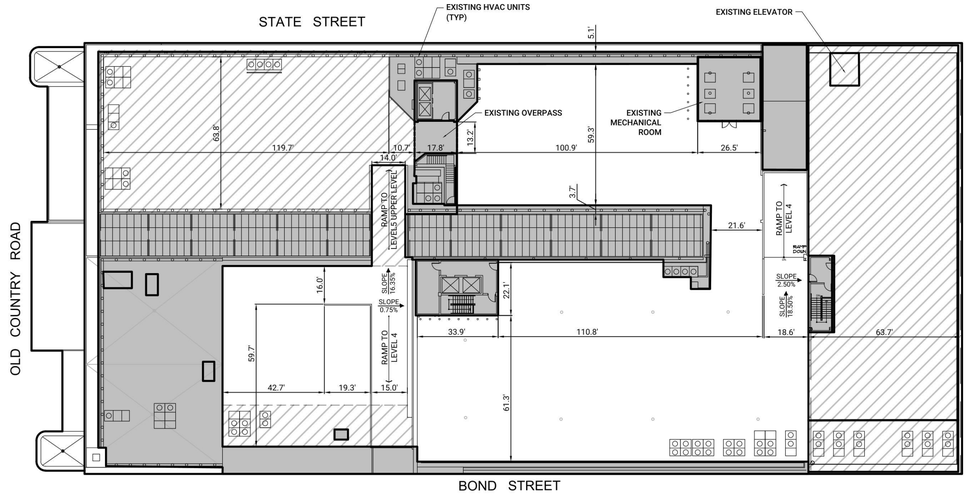
NON-CONFORMING STALLS	=	0 STALLS
CONFORMING STALLS	=	0 STALLS
TOTAL PARKING STALLS	=	0 STALLS



KEYMAP
SCALE: 1"=500'

LEGEND

- NON-DRIVEABLE AREA
- VINYL ROOFING MEMBRANE AREA (NON-DRIVEABLE)



PROPOSED LEVEL 5 PARKING PLAN
(ROOF)

SCALE: 1"=30'

PARKING TABULATION

PROPOSED PARKING

NON-CONFORMING STALLS	=	0 STALLS
CONFORMING STALLS	=	0 STALLS
TOTAL PARKING STALLS	=	0 STALLS

30' 0' 30' 60' 90'

THIS FLOOR PLAN IS BASED UPON A FLOOR PLAN PREPARED BY MEASURE UP CORP, BUILDING MEASUREMENT SERVICES ON MAY 4, 2023, AND BY SITE INVESTIGATION BY R&M ENGINEERING ON JANUARY 12, 2024.

DISAPPROVED
Michael Maracic
07/12/2024

No.	REVISION DESCRIPTION	DATE	BY
4.	NO CHANGE THIS SHEET	5/30/24	PVA
3.	NO CHANGE THIS SHEET	4/11/24	PVA
2.	TONH COMMENTS	2/06/24	PVA
1.	TONH COMMENTS	8/30/23	PVA

OWNER:
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1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

APPLICANT:
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1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

STATE OF NEW YORK · WAYNE A. MULLER · 071597 · LICENSED PROFESSIONAL ENGINEER

Wayne A. Muller, P.E.
NY State License No. 071597

LEVEL 5 FLOOR PLAN (ROOF)

1025 OLD COUNTRY ROAD
SITUATED IN
WESTBURY
TOWN OF NORTH HEMPSTEAD,
NASSAU COUNTY, NEW YORK

NCTM: SECTION 11, BLOCKS 79 & 80, LOTS SEE TABLE

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DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	1"=30'	SHEET:	SP-9
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124		

Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Building Floor Plans (Rev 4).dwg Last Modified: May 30, 2024 - 2:15pm Plotted on: May 30, 2024 - 2:16pm by pangeraldis



FRONT ELEVATION
(LOOKING NORTH FROM OLD COUNTRY ROAD)
SCALE: NTS



RIGHT SIDE ELEVATION
(LOOKING WEST FROM BOND STREET)
SCALE: NTS



REAR ELEVATION
(LOOKING SOUTH FROM MAIN STREET)
SCALE: NTS



LEFT SIDE ELEVATION
(LOOKING EAST FROM STATE STREET)
SCALE: NTS

THIS ELEVATION PLAN IS BASED UPON SITE INVESTIGATION BY R&M ENGINEERING ON MARCH 15, 2023.

DISAPPROVED
Michael Maracic
07/12/2024

No.	REVISION DESCRIPTION	DATE	BY
4.	NO CHANGE THIS SHEET	5/30/24	PVA
3.	NO CHANGE THIS SHEET	4/11/24	PVA
2.	NO CHANGE THIS SHEET	2/06/24	PVA
1.	TONH COMMENTS	8/30/23	PVA

OWNER:
1025 II LLC
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

APPLICANT:
1025 II LLC
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

STATE OF NEW YORK
WAYNE A. MULLER
071597
LICENSED PROFESSIONAL ENGINEER

Wayne A. Muller, P.E.
NY State License No. 071597

ELEVATION PLAN

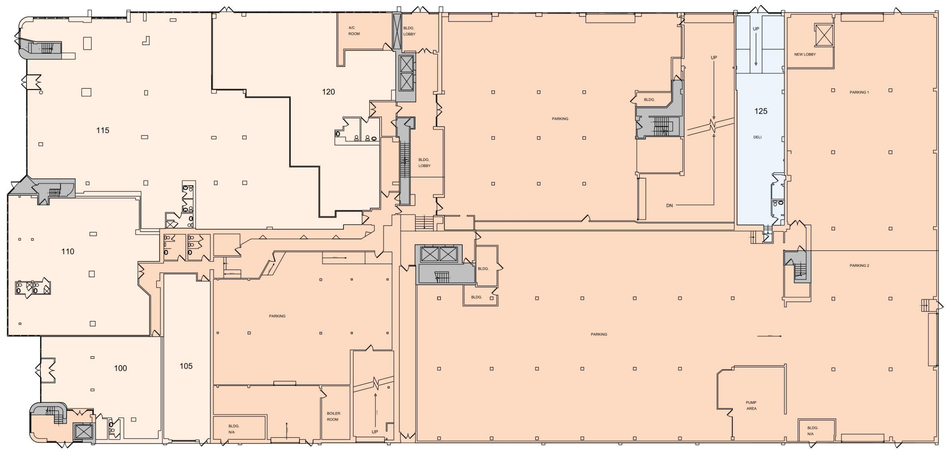
1025 OLD COUNTRY ROAD
SITUATED IN
WESTBURY
TOWN OF NORTH HEMPSTEAD,
NASSAU COUNTY, NEW YORK

NCTM: SECTION 11, BLOCKS 79 & 80, LOTS SEE TABLE

R&M ENGINEERING
Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

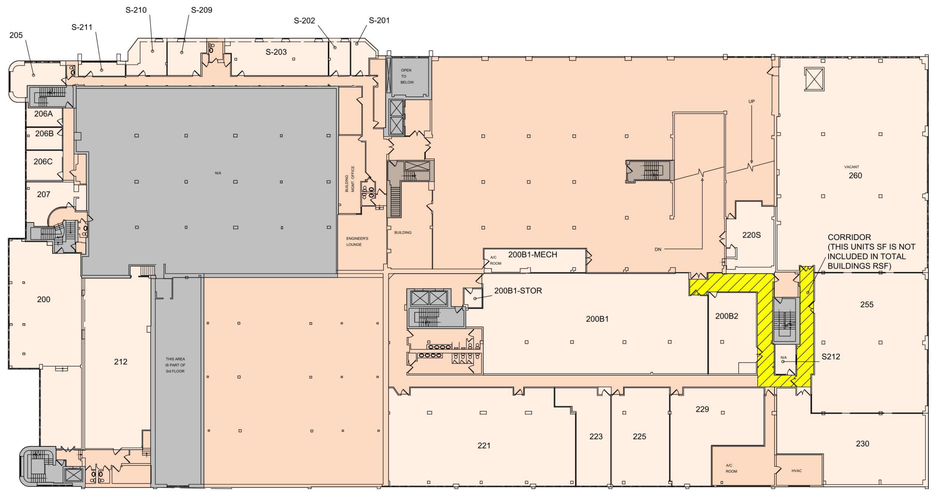
DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	Not to Scale	SHEET:	SP-10
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124		

Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Building Floor Plans (Rev 4).dwg Last Modified: May 30, 2024 - 2:15pm Plotted on: May 30, 2024 - 2:17pm by pangeraka



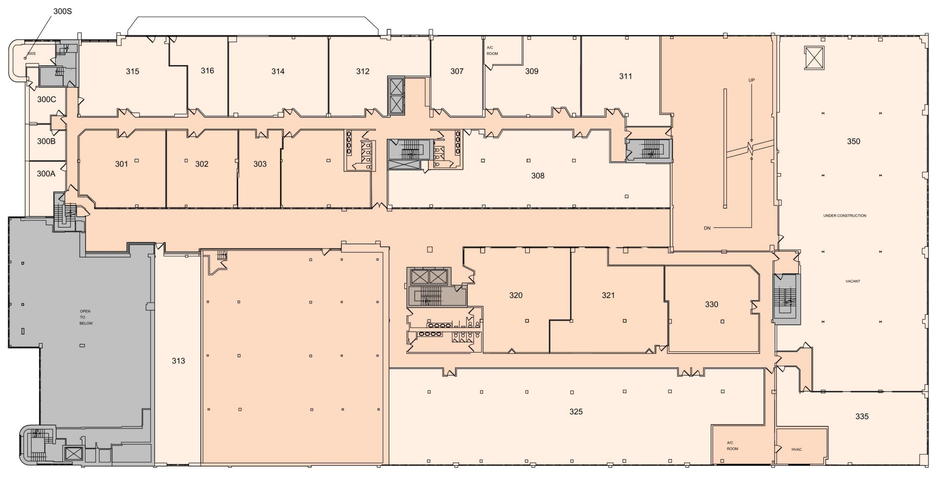
MEASURE UP CORP. - LEVEL 1 FLOOR PLAN

SCALE: 1"=30'



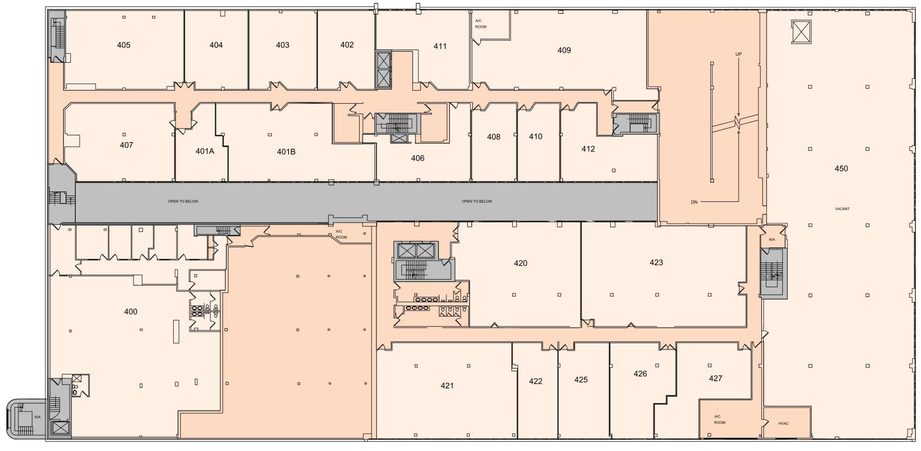
MEASURE UP CORP. - LEVEL 2 FLOOR PLAN

SCALE: 1"=30'



MEASURE UP CORP. - LEVEL 3 FLOOR PLAN

SCALE: 1"=30'



MEASURE UP CORP. - LEVEL 4 FLOOR PLAN

SCALE: 1"=30'

THIS FLOOR PLAN IS BASED UPON A FLOOR PLAN PREPARED BY MEASURE UP CORP, BUILDING MEASUREMENT SERVICES, DATED MAY 4, 2023.

DISAPPROVED
Michael Maracic
07/12/2024

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2.	NO CHANGE THIS SHEET	2/06/24	PVA
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1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

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WESTBURY, NY 11590

MEASURE UP FLOOR PLANS

1025 OLD COUNTRY ROAD
SITUATED IN
WESTBURY
TOWN OF NORTH HEMPSTEAD,
NASSAU COUNTY, NEW YORK

NCTM: SECTION 11, BLOCKS 79 & 80, LOTS SEE TABLE

STATE OF NEW YORK
WAYNE A. MULLER
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LICENSED PROFESSIONAL ENGINEER

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DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	Not to Scale	SHEET:	SP-11
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124		

Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Building Floor Plans (Rev 4).dwg Last Modified: May 30, 2024 - 2:15pm Plotted on: May 30, 2024 - 2:17pm by pangeraldi



MEASURE UP CORP. - LEVEL 1 FLOOR PLAN

SCALE: 1"=30'

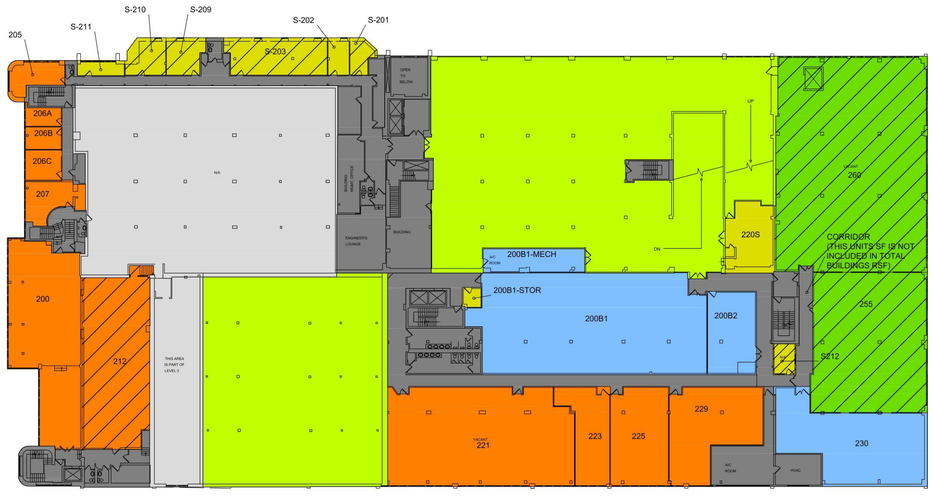
LEVEL 1 - RENT ROLL			
Suite	Type	Tenant	GFA
100	OFFICE	E TAGS INC.	1,943.00
105	OFFICE	HEAVENLY HANDS, INC	1,396.00
110	OFFICE	VACANT	3,415.00
115	OFFICE	LI ALZHEIMER'S FOUNDATION, INC	8,399.00
120	OFFICE	CONTINENTAL MORTGAGE BANKERS	3,844.00
125	RETAIL	VACANT	1,811.00
LEVEL 1 - TOTAL RENTABLE SPACE			
		TOTAL OFFICE SPACE	18,997.00
		TOTAL STORAGE SPACE	-
		TOTAL RETAIL SPACE	1,811.00
		TOTAL RENTABLE SPACE	20,808.00
LEVEL 1 - TOTAL NON-RENTABLE SPACE			
		VOID FLOOR SPACE	-
		PARKING AREA	42,027.00
		COMMON SPACE	6,570.00
		TOTAL NON-RENTABLE SPACE	48,597.00
LEVEL 1 - GROSS FLOOR AREA			
		TOTAL RENTABLE SPACE	20,808.00
		TOTAL NON-RENTABLE SPACE	48,597.00
		GROSS FLOOR AREA	69,405.00
		GROSS FLOOR AREA	69,405.00

PARKING REQUIREMENT

TOWN OF NORTH HEMPSTEAD (§70-103)

LEVEL 1

DATA CENTER:	WAREHOUSE	0.0 SF @ 1 STALL / 600 SF	= 0.0	STALLS
STORAGE SPACE:	WAREHOUSE	0.0 SF @ 1 STALL / 600 SF	= 0.0	STALLS
OFFICE SPACE:	NON-MEDICAL OFFICE	15,582 SF @ 1 STALL / 200 SF	= 77.9	STALLS
EXISTING VACANT OFFICE SPACE:	NON-MEDICAL OFFICE	3,415 SF @ 1 STALL / 200 SF	= 17.1	STALLS
COMMON SPACE:	NON-MEDICAL OFFICE	6,570 SF @ 1 STALL / 200 SF	= 32.9	STALLS
FUTURE OFFICE SPACE:	NON-MEDICAL OFFICE	0.0 SF @ 1 STALL / 200 SF	= 0.0	STALLS
EXISTING VACANT RETAIL SPACE:	RETAIL STORE	1,811 SF @ 1 STALL / 300 SF	= 6.1	STALLS
PARKING RELAXATION:	NON-MEDICAL OFFICE	1,000 SF @ 1 STALL / 200 SF	= - 5	STALLS
			= 129.0	STALLS
		TOTAL STALLS REQUIRED	= 129	STALLS



MEASURE UP CORP. - LEVEL 2 FLOOR PLAN

SCALE: 1"=30'

LEVEL 2 - RENT ROLL			
Suite	Type	Tenant	GFA
200	OFFICE	PROTO FINANCIAL CORP.	2,227.00
200B1	DATA CENTER	ANCOTEL USA	4,026.00
200B2	DATA CENTER	ANCOTEL USA	723.00
205	OFFICE	GOLD STAR	293.00
206A	OFFICE	LI HISPANIC CHAMBERS	129.00
206B	OFFICE	MOXIE SALES LLC	153.00
206C	OFFICE	GOLI REALTY	207.00
207	OFFICE	NM BEAUTY BAR, INC.	356.00
212	OFFICE	BUILDING MANAGEMENT OFFICE	2,067.00
220S	STORAGE	BRISCOE	585.00
221	OFFICE	LI COUNCIL ON ALCOHOL & DR	3,179.00
223	OFFICE	M2 NGAGE TELECOMMUNICATIONS	694.00
225	OFFICE	TAP DISTRIBUTION LLC	1,024.00
229	OFFICE	BRISCOE PROTECTIVE LLC	1,255.00
230	DATA CENTER	ANCOTEL USA	1,857.00
255	FUTURE OFFICE	VACANT	2,857.00
260	FUTURE OFFICE	VACANT	5,740.00
S-201	STORAGE	CONTINENTAL MORTGAGE BANKERS	138.00
S-202	STORAGE	CONTINENTAL MORTGAGE BANKERS	145.00
S-203	STORAGE	VACANT	657.00
S-209	STORAGE	CONTINENTAL MORTGAGE BANKERS	237.00
S-210	STORAGE	BENCHMARK REALTY	251.00
S-211	STORAGE	HAROLD SOMER - STORAGE	126.00
S-212	STORAGE	VACANT	123.00
LEVEL 2 - TOTAL RENTABLE SPACE			
		TOTAL OFFICE SPACE	11,584.00
		TOTAL STORAGE SPACE	2,262.00
		TOTAL DATA CENTER SPACE	6,606.00
		TOTAL FUTURE OFFICE SPACE	8,597.00
		TOTAL RENTABLE SPACE	29,049.00
LEVEL 2 - TOTAL NON-RENTABLE SPACE			
		VOID FLOOR SPACE	14,184.00
		PARKING AREA	19,000.00
		COMMON SPACE	7,154.00
		TOTAL NON-RENTABLE SPACE	40,338.00
LEVEL 2 - GROSS FLOOR AREA			
		TOTAL RENTABLE SPACE	29,049.00
		TOTAL NON-RENTABLE SPACE	40,338.00
		GROSS FLOOR AREA	69,387.00

PARKING REQUIREMENT

TOWN OF NORTH HEMPSTEAD (§70-103)

LEVEL 2

DATA CENTER:	WAREHOUSE	6,606 SF @ 1 STALL / 600 SF	= 11.0	STALLS
STORAGE SPACE:	WAREHOUSE	1,482 SF @ 1 STALL / 600 SF	= 2.5	STALLS
EXISTING VACANT STORAGE SPACE:	WAREHOUSE	780 SF @ 1 STALL / 600 SF	= 1.3	STALLS
OFFICE SPACE:	NON-MEDICAL OFFICE	11,584 SF @ 1 STALL / 200 SF	= 57.9	STALLS
EXISTING VACANT OFFICE SPACE:	NON-MEDICAL OFFICE	0.0 SF @ 1 STALL / 200 SF	= 0.0	STALLS
COMMON SPACE:	NON-MEDICAL OFFICE	7,154 SF @ 1 STALL / 200 SF	= 35.8	STALLS
FUTURE OFFICE SPACE:	NON-MEDICAL OFFICE	8,597 SF @ 1 STALL / 200 SF	= 43.0	STALLS
RETAIL SPACE:	RETAIL STORE	0.0 SF @ 1 STALL / 300 SF	= 0.0	STALLS
			= 151.5	STALLS
		TOTAL STALLS REQUIRED	= 152	STALLS

TENANT USE LEGEND

COMMON AREA

VOID FLOOR SPACE

PARKING AREA

DATA CENTER

STORAGE SPACE

RETAIL SPACE

OFFICE SPACE

EXISTING VACANT SPACE

FUTURE OFFICE SPACE

THIS FLOOR PLAN IS BASED UPON A FLOOR PLAN PREPARED BY MEASURE UP CORP, BUILDING MEASUREMENT SERVICES, DATED MAY 4, 2023.

DISAPPROVED

Michael Maracic
07/12/2024

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1.	TONH COMMENTS	8/30/23	PVA

OWNER:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

APPLICANT:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

BUILDING USE FLOOR PLANS

1025 OLD COUNTRY ROAD

SITUATED IN

WESTBURY

TOWN OF NORTH HEMPSTEAD,
NASSAU COUNTY, NEW YORK

NCTM: SECTION 11, BLOCKS 79 & 80, LOTS SEE TABLE

STATE OF NEW YORK — WAYNE A. MULLER — 071597 — LICENSED PROFESSIONAL ENGINEER

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DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	Not to Scale	SHEET:	SP-12
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124		

Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Building Floor Plans (Rev. 4).dwg Last Modified: May 30, 2024 - 2:15pm Plotted on: May 30, 2024 - 2:17pm by jorgeralis



MEASURE UP CORP. - LEVEL 3 FLOOR PLAN

SCALE: 1"=30'

LEVEL 3 - RENT ROLL			
Suite	Type	Tenant	GFA
300A	OFFICE	ELITE CONSULTING ASSOC., INC.	348.00
300B	OFFICE	JASON COHEN	254.00
300C	OFFICE	KATHY J. POLANCO	292.00
300S	STORAGE	DSS MANAGEMENT, INC.	261.00
301	OFFICE	EMQUE SYSTEMS SERVICES INC.	1,180.00
302	OFFICE	NATIONAL STANDARD ABSTRACT LLC	989.00
303	OFFICE	BLUEFIBER	594.00
304	OFFICE	DSS MANAGEMENT, INC.	1,042.00
307	OFFICE	DEPENDABLE PICTURES LLC	747.00
308	OFFICE	HIOSSEN, INC	3,048.00
309	OFFICE	PAYLOGIX	1,363.00
311	OFFICE	THE CAMPAGNA AGENCY	1,199.00
312	OFFICE	FLORIO FINANCIAL, INC.	1,147.00
313	OFFICE	FRANKLIN MERCHANT CAPITAL LLC	1,757.00
314	OFFICE	KAS PETS LLC	1,425.00
315	OFFICE	GASSLER & O'ROURKE, PC	1,422.00
316	OFFICE	MCHADE PHARMACEUTICAL	666.00
320	OFFICE	CARDINAL CLAIMS SERVICE, INC.	1,687.00
321	OFFICE	MCS CLAIM SERVICES INC	1,720.00
325	OFFICE	COMMUNITY MAINSTREAM ASSOC., I	6,021.00
330	OFFICE	COMMUNITY MAINSTREAM ASSOC., I	1,425.00
335	OFFICE	COMMUNITY MAINSTREAM ASSOC., I	1,726.00
350	FUTURE OFFICE	VACANT	8,940.00
LEVEL 3 - TOTAL RENTABLE SPACE			
		TOTAL OFFICE SPACE	30,052.00
		TOTAL STORAGE SPACE	261.00
		TOTAL FUTURE OFFICE SPACE	8,940.00
		TOTAL RENTABLE SPACE	39,253.00
LEVEL 3 - TOTAL NON-RENTABLE SPACE			
		VOID FLOOR SPACE	7,030.00
		PARKING AREA	11,426.00
		COMMON SPACE	10,961.00
		TOTAL NON-RENTABLE SPACE	29,417.00
LEVEL 3 - GROSS FLOOR AREA			
		TOTAL RENTABLE SPACE	39,253.00
		TOTAL NON-RENTABLE SPACE	29,417.00
		GROSS FLOOR AREA	68,670.00

PARKING REQUIREMENT

TOWN OF NORTH HEMPSTEAD (§70-103)

LEVEL 3

DATA CENTER:	WAREHOUSE	0.0 SF @ 1 STALL / 600 SF	= 0.0	STALLS
STORAGE SPACE:	WAREHOUSE	261 SF @ 1 STALL / 600 SF	= 0.5	STALLS
OFFICE SPACE:	NON-MEDICAL OFFICE	30,052 SF @ 1 STALL / 200 SF	= 150.3	STALLS
EXISTING VACANT OFFICE SPACE:	NON-MEDICAL OFFICE	0.0 SF @ 1 STALL / 200 SF	= 0.0	STALLS
COMMON SPACE:	NON-MEDICAL OFFICE	10,961 SF @ 1 STALL / 200 SF	= 54.8	STALLS
FUTURE OFFICE SPACE:	NON-MEDICAL OFFICE	8,940 SF @ 1 STALL / 200 SF	= 44.7	STALLS
RETAIL SPACE:	RETAIL STORE	0.0 SF @ 1 STALL / 300 SF	= 0.0	STALLS
			= 250.3	STALLS
		TOTAL STALLS REQUIRED	= 251	STALLS



MEASURE UP CORP. - LEVEL 4 FLOOR PLAN

SCALE: 1"=30'

LEVEL 4 - RENT ROLL			
Suite	Type	Tenant	GFA
400	OFFICE	Family and Children Assoc	6,046.00
401A	OFFICE	DETERMINED FREIGHT SOLUTIONS	576.00
401B	OFFICE	PARTNERS ABSTRACT	1,815.00
402	OFFICE	EZP LLC	807.00
403	OFFICE	PROSFKY & RSENFEILD LLP	961.00
404	OFFICE	HAROLD SOMER, ESQ.	900.00
405	OFFICE	CAMPOLO MIDDLETON & MCCORMICK	1,686.00
406	OFFICE	COURTNEY INTERNATIONAL	855.00
407	OFFICE	VAN HORN & FRIEDMAN PC	1,522.00
408	OFFICE	RLM NY INC	622.00
409	OFFICE	SEI INC.	2,584.00
410	OFFICE	BRUCE E. MARX, STEVEN BOROFSKY	583.00
411	OFFICE	TUCH & COHEN LLP	1,073.00
412	OFFICE	LOVE YOUR BEARD, INC.	992.00
420	OFFICE	VACANT	2,224.00
421	OFFICE	FAVOCAPITAL INC.	2,376.00
422	OFFICE	ANTHONY MATTURRO, ESQ.,PC	701.00
423	OFFICE	VACANT	2,992.00
425	OFFICE	TILDEN INTERNATIONAL, INC.	865.00
426	OFFICE	MAP ESTATE REALTY	969.00
427	OFFICE	INNOVATIVE ACCOUNTING & TAX	1,049.00
450	FUTURE OFFICE	VACANT	10,812.00
LEVEL 4 - TOTAL RENTABLE SPACE			
		TOTAL OFFICE SPACE	32,198.00
		TOTAL STORAGE SPACE	-
		TOTAL FUTURE OFFICE SPACE	10,812.00
		TOTAL RENTABLE SPACE	43,010.00
LEVEL 4 - TOTAL NON-RENTABLE SPACE			
		VOID FLOOR SPACE	6,468.00
		PARKING AREA	10,329.00
		COMMON SPACE	6,183.00
		TOTAL NON-RENTABLE SPACE	22,980.00
LEVEL 4 - GROSS FLOOR AREA			
		TOTAL RENTABLE SPACE	43,010.00
		TOTAL NON-RENTABLE SPACE	22,980.00
		GROSS FLOOR AREA	65,990.00

PARKING REQUIREMENT

TOWN OF NORTH HEMPSTEAD (§70-103)

LEVEL 4

DATA CENTER:	WAREHOUSE	0.0 SF @ 1 STALL / 600 SF	= 0.0	STALLS
STORAGE SPACE:	WAREHOUSE	0.0 SF @ 1 STALL / 600 SF	= 0.0	STALLS
OFFICE SPACE:	NON-MEDICAL OFFICE	26,982 SF @ 1 STALL / 200 SF	= 134.9	STALLS
EXISTING VACANT OFFICE SPACE:	NON-MEDICAL OFFICE	5,216 SF @ 1 STALL / 200 SF	= 26.1	STALLS
COMMON SPACE:	NON-MEDICAL OFFICE	6,183 SF @ 1 STALL / 200 SF	= 30.9	STALLS
FUTURE OFFICE SPACE:	NON-MEDICAL OFFICE	10,812 SF @ 1 STALL / 200 SF	= 54.1	STALLS
RETAIL SPACE:	RETAIL STORE	0.0 SF @ 1 STALL / 300 SF	= 0.0	STALLS
			= 246.0	STALLS
		TOTAL STALLS REQUIRED	= 246	STALLS

TENANT USE LEGEND

COMMON AREA
VOID FLOOR SPACE
PARKING AREA
DATA CENTER
STORAGE SPACE
RETAIL SPACE
OFFICE SPACE
EXISTING VACANT SPACE
FUTURE OFFICE SPACE

THIS FLOOR PLAN IS BASED UPON A FLOOR PLAN PREPARED BY MEASURE UP CORP, BUILDING MEASUREMENT SERVICES, DATED MAY 4, 2023.

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STATE OF NEW YORK · WAYNE A. MULLER · P.E. · 071597 · LICENSED PROFESSIONAL ENGINEER

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NY State License No. 071597

BUILDING USE FLOOR PLANS

1025 OLD COUNTRY ROAD

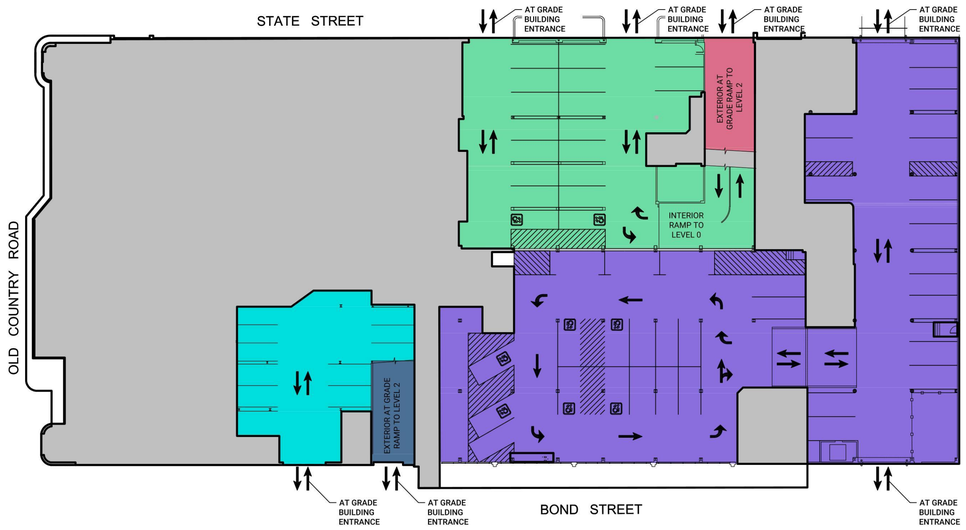
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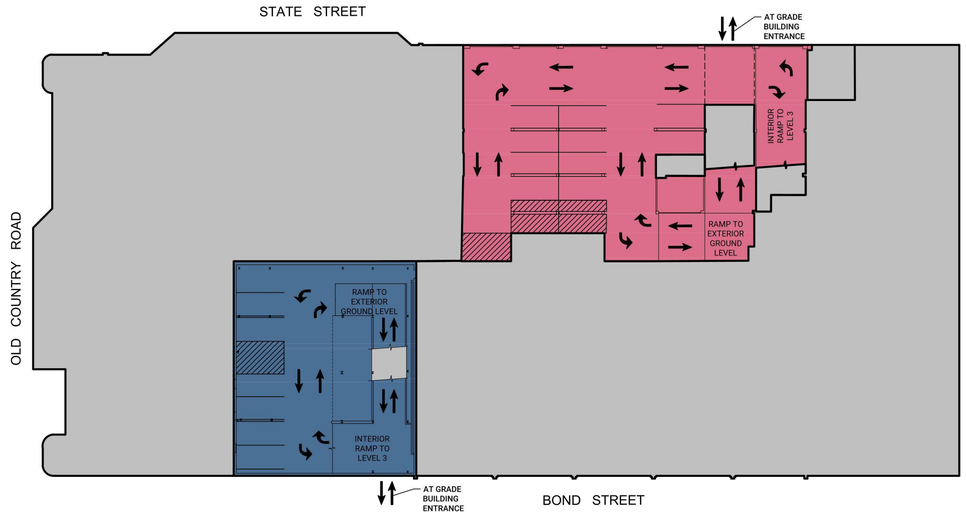
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DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124		

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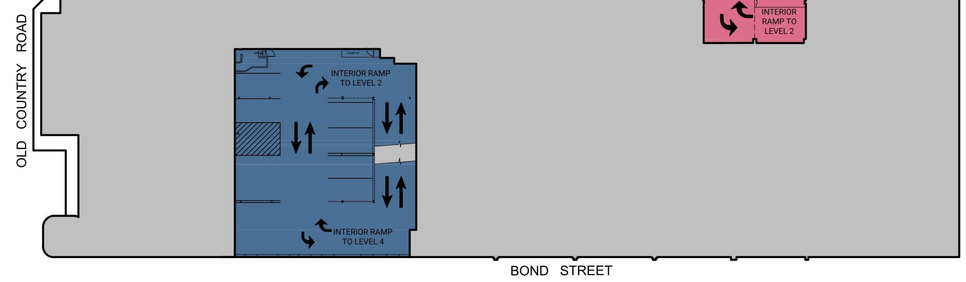
LEVEL 1 - CIRCULATION FLOOR PLAN

SCALE: 1"=30'



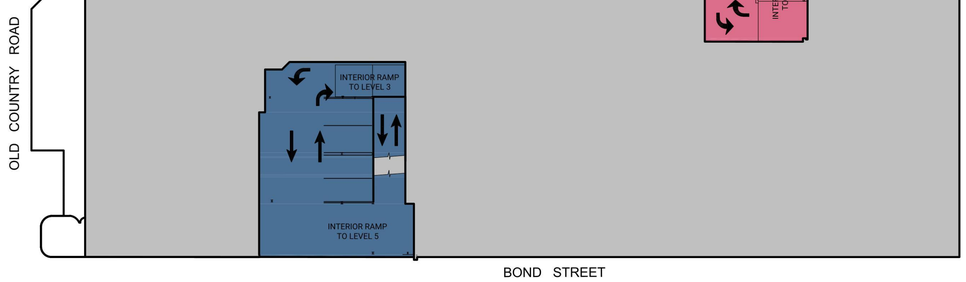
LEVEL 2 - CIRCULATION FLOOR PLAN

SCALE: 1"=30'



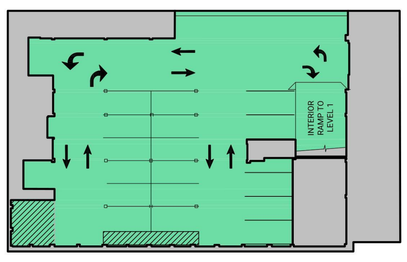
LEVEL 3 - CIRCULATION FLOOR PLAN

SCALE: 1"=30'



LEVEL 4 - CIRCULATION FLOOR PLAN

SCALE: 1"=30'



LEVEL 0 - CIRCULATION FLOOR PLAN

SCALE: 1"=30'

PARKING FLOW SECTION 1
(FROM EXTERIOR GRADE TO LEVEL 1)

PARKING FLOW SECTION 2
(FROM EXTERIOR GRADE TO LEVEL 2 THROUGH LEVEL 5)

PARKING FLOW SECTION 3
(FROM EXTERIOR GRADE TO LEVEL 1 DOWN TO LEVEL 0)

PARKING FLOW SECTION 4
(FROM EXTERIOR GRADE TO LEVEL 2 THROUGH LEVEL 5)

PARKING FLOW SECTION 5
(FROM EXTERIOR GRADE TO LEVEL 1 EXCLUSIVELY)

THIS FLOOR PLAN IS BASED UPON A FLOOR PLAN PREPARED BY MEASURE UP CORP, BUILDING MEASUREMENT SERVICES, DATED MAY 4, 2023.

DISAPPROVED
Michael Maracic
07/12/2024

No.	REVISION DESCRIPTION	DATE	BY
4.	NO CHANGE THIS SHEET	5/30/24	PVA
3.	NO CHANGE THIS SHEET	4/11/24	PVA
2.	NO CHANGE THIS SHEET	2/06/24	PVA
1.	TONH COMMENTS	8/30/23	PVA

OWNER:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

APPLICANT:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

CIRCULATION FLOOR PLANS

1025 OLD COUNTRY ROAD

SITUATED IN
WESTBURY
TOWN OF NORTH HEMPSTEAD,
NASSAU COUNTY, NEW YORK

NCTM: SECTION 11, BLOCKS 79 & 80, LOTS SEE TABLE

STATE OF NEW YORK
WAYNE A. MULLER
071597
LICENSED PROFESSIONAL ENGINEER

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DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	Not to Scale	SHEET:	SP-14
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124		

Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Building Floor Plans (Rev 4).dwg Last Modified: May 30, 2024 - 2:15pm Plotted on: May 30, 2024 - 2:18pm by pangeraldis

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE AND WITH THE RULES AND REGULATIONS OF ALL LOCAL AGENCIES, DEPARTMENTS, OR LAWS HAVING JURISDICTION OVER ANY PORTION OR SPECIFIC PHASE OF THE WORK. THE CONTRACTOR SHALL COORDINATE THE WORK WITH PUBLIC UTILITY COMPANIES HAVING JURISDICTION
2. THE CONTRACTOR SHALL OBTAIN AND AND ALL PERMITS REQUIRED FOR THE PERFORMANCE OF THE WORK AND PAY ALL FEES IN CONNECTION THEREOF.
3. CONTRACTOR SHALL COORDINATE THESE CONSTRUCTION DRAWINGS WITH MECHANICAL DRAWINGS.
4. SIZE AND LOCATION OF ALL EQUIPMENTS PADS AND PENETRATIONS THROUGH THE STRUCTURE SHALL BE VERIFIED BY ALL CONTRACTORS. ALL PENETRATIONS SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.
5. CONTRACTORS SHALL NOT MAKE DEVIATIONS FROM DESIGN DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
6. IF THERE IS A DISCREPANCY ON ANY OF THE CONSTRUCTION DRAWINGS, THE ENGINEERING SHALL BE NOTIFIED IMMEDIATELY SO THAT THE DISCREPANCY CAN BE RESOLVED.
7. WRITTEN DIMENSIONS CONFIRMED BY FIELD CONDITIONS TAKE PRECEDENCE. IF DISCREPANCY ARISES BASED ON FIELD CONDITIONS, CONSULT WITH ENGINEER BEFORE PROCEEDING WITH WORK OR ORDERING MATERIALS.
8. ALL SECTIONS AND DETAILS SHALL BE CONSIDERED TYPICAL AND APPLY FOR THE SAME AND SIMILAR CONDITIONS, UNLESS OTHERWISE SPECIFICALLY NOTED.
9. ANY ITEM OF WORK NECESSARY FOR PROPER COMPLETION OF CONSTRUCTION, WHICH IS NOT SPECIFICALLY COVERED ON THE DRAWINGS OR IN THE SPECIFICATIONS, SHALL BE CONSIDERED INCLUDED IN THIS WORK AND SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.
10. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND PROPERTY DURING CONSTRUCTION OPERATIONS AND UNTIL COMPLETION OF ALL WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION, AND MISALIGNMENT.
12. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR "MEANS & METHODS" OF CONSTRUCTION.
13. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OR THE WORK OF THE CONTRACTOR, OWNER, OR ANY OTHER SUBCONTRACTORS NOR SHALL THEY GUARANTEE THEIR PERFORMANCE.
14. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF SHE OR SHE CANNOT COMPLY WITH ALL REQUIREMENTS.
15. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THIS PROJECT MADE BY THE OWNER, CONTRACTOR, OR ANY SUBCONTRACTOR OR MATERIAL SUPPLIER UNLESS PROPERLY AUTHORIZED, IN WRITING, BY THE ENGINEER.
16. CONTRACTOR TO CHECK FOR ANY PROJECT BULLETIN UPDATED ON A DAILY BASIS.
17. CONTRACTOR SHALL CONFIRM THAT ALL SUBCONTRACTORS ARE USING THE LATEST DRAWINGS.
18. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS RELATED TO NEW WORK AND PROVIDE FIELD DIMENSIONS AS REQUIRED.
19. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO MATERIAL ORDERING AND FABRICATION.

EXISTING CONDITIONS:

1. ALL EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BEFORE WORK IS BEGUN. ANY OBSTRUCTION ENCOUNTERED DURING EXCAVATION, DEMOLITION, OR CONSTRUCTION, SUCH AS CESSPOOL, DRY-WELLS, OTHER UTILITIES, ETC., SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY SO THAT CORRECTIVE MEASURES OR ADJUSTMENTS CAN BE MADE BEFORE CONTINUING WITH WORK.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS MEASUREMENTS AT THE JOB SITE AND SHALL TAKE ANY AND ALL MEASUREMENTS NECESSARY TO VERIFY THE DRAWINGS AND TO PERFORM THEIR WORK PROPERLY. ANY VARIATIONS BETWEEN THE CONSTRUCTION DRAWINGS AND THE EXISTING CONDITIONS SHALL BE BROUGHT TO THE ENGINEERS ATTENTIONS.
3. ALL EXISTING FILL MATERIAL BELOW SLAB ON GRADE, WHICH IS SUITABLE FOR BEARING, SHALL BE EXCAVATED. CONTRACTOR SHALL REFER TO SUBSURFACE INVESTIGATION INCLUDED WITH CONTRACT DOCUMENTS.

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL CONFORM TO ACI-318 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS AND ACI-301 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
2. ALL CONCRETE SHALL BE 5,000 PSI CONTROLLED STONE OR GRAVEL CONCRETE, AIR ENTRAINED WHERE EXPOSED.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60, EXCEPT STIRRUPS AND TIES WHICH MAY BE GRADE 40.
4. PROVIDE PROPER HIGH CHAIRS, SPACERS AND SUPPORTS TO HOLD REINFORCING SECURELY IN PLACE WHILE PLACING CONCRETE.
5. CALCIUM CHLORIDE SHALL NOT BE USED IN CONCRETE MIXES.
6. COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI-306.
7. THROUGHOUT CONSTRUCTION, THE CONCRETE WORK SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE DUE TO EXCESSIVE LOADING, CONSTRUCTION EQUIPMENT, MATERIALS OR METHODS, ICE, RAIN, SNOW, EXCESSIVE HEAT, AND FREEZING TEMPERATURES.
8. EARLY DRYING OUT OF CONCRETE, ESPECIALLY DURING THE FIRST 24 HOURS, SHALL BE CAREFULLY GUARDED AGAINST. ALL SURFACE SHALL BE MOIST CURED OR PROTECTED USING A MEMBRANE CURING AGENT APPLIED AS SOON AS FORMED ARE REMOVED.

STRUCTURAL STEEL NOTES:

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS INCLUDING THE CODE OF STANDARD PRACTICE AND SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR 1490 BOLTS.
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING MINIMUM YIELD STRENGTHS AND SPECIFICATION, UNLESS OTHERWISE NOTED.

		YIELD	ASTM SPEC.
2.A.	STRUCTURAL STEEL SHAPES:	50 KSI	A-992
2.B.	PLATES & CONNECTION MATERIAL:	36 KSI	A-36
2.C.	STRUCTURAL STEEL PIPE:	36 KSI	A-53 GR B
2.D.	STRUCTURAL STEEL TUBING:	46 KSI	A-500
2.E.	ANCHOR RODS	36 KSI	F-1554

3. ALL BOLTED STEEL BEAM AND COLUMN CONNECTIONS SHALL BE ERECTED WITH 3/4" DIAMETER ASTM A-325 HIGH STRENGTH SLIP CRITICAL (FRICTION) BOLTS, UNLESS OTHERWISE NOTED.
4. ALL WELDING SHALL CONFORM TO AWS D1.1 STRUCTURAL WELDING CODE, LATEST REVISION. ELECTRODES SHALL BE E70 SERIES.
5. THE FABRICATOR SHALL BE RESPONSIBLE FOR THE DESIGN AND ADEQUACY OF ALL CONNECTIONS THAT ARE NOT FULLY DETAILED ON THE CONTRACT DRAWINGS. ALL CONNECTIONS NOT FULLY DETAILED ON THE DRAWING SHALL BE DESIGNED BY THE FABRICATOR'S PROFESSIONAL ENGINEER, LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED. SUBMIT CONNECTIONS NOT SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS TO THE STRUCTURAL ENGINEER OF RECORD (SER) FOR REVIEW PRIOR TO THE SUBMITTAL OF ERECTION AND PIECE DRAWINGS.
6. SHEAR CONNECTIONS SHALL BE DESIGNED TO SUPPORT THE REACTION OF THE BEAM FOR THE MAXIMUM SAFE UNIFORM LOAD UNLESS A GREATER REACTION IS SHOWN ON THE DRAWINGS.
7. ALL STEEL SHALL RECEIVED A SHOP COAT OF APPROVED PAINT EXCEPT SURFACES TO BE WELDED, HIGH STRENGTH BOLTED OR SPRAY FIREPROOFED FOR FIELD COAT, SEE SPECS.
8. ALL CONTACT SURFACES WITHIN HIGH-STRENGTH BOLT CONNECTIONS AND WELDING AREAS SHALL BE FREE OF OIL, PAINT, LACQUER OR GALVANIZING.
9. ENDS OF BEAMS & WEBS SHALL BE REINFORCED WHERE CUTS OR COPES REDUCE STRENGTH BELOW REQUIRED VALUES.
10. COLUMNS AND BEAMS SHALL BE REINFORCED AS REQUIRED TO ACHIEVE THE FULL CAPACITY OF CONNECTING HANGARS, POSTS, AND MOMENT CONNECTIONS.
11. ALL BEAMS, EXCEPT CANTILEVER BEAMS, SHALL BE FABRICATED & ERECTED WITH NATURAL CAMBER UP. ALL CANTILEVER BEAMS SHALL BE FABRICATED SO THAT THE NATURAL CAMBER RAISES THE CANTILEVER END.
12. DETAILED FABRICATION SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL. FABRICATION SHALL NOT PROCEED UNTIL SHOP DRAWINGS ARE APPROVED.
13. ALL EXTERIOR EXPOSED STEEL SHALL BE PAINTED WITH ZINC RICH PAINT APPROVED BY ARCHITECT)OR GALVANIZING TO BE APPROVED BY ARCHITECT)/
14. PROVIDE HOLES AS REQUIRED TO RECEIVE MISCELLANEOUS DETAILS INDICATED ON ARCHITECTURAL AND MECHANICAL DRAWINGS.
15. WHERE DIMENSIONS ARE NOT INDICATED, BEAMS SHALL BE EQUALLY SPACED.
16. OXYGEN CUTTING OF STRUCTURAL STEEL IS NOT ALLOWED IN THE FIELD EXCEPT WITH WRITTEN CONSENT AND APPROVAL OF THE ENGINEER.

SUBMITTALS:

1. PRIOR TO PROCEEDING WITH WORK, THE CONTRACTOR SHALL SUBMIT THE FOLLOWING TO THE ENGINEER FOR REVIEW:
   - 1.A. MIX DESIGNS FOR ALL GRADES OF CONCRETE INCLUDING CERTIFIED TEST DATA ON STRENGTH OF SAMPLE BATCHES.
   - 1.B. ERECTIONS AND SHOP DRAWINGS FOR ALL REINFORCING STEEL AND CONCRETE.
   - 1.C. MANUFACTURER'S CATALOG DATA, TOGETHER WITH CERTIFIED TEST DATA, FOR ANY PROPRIETARY PRODUCT PROPOSED AS A SUBSTITUTE FOR SPECIFIED MATERIALS.
   - 1.D. STEEL MATERIAL DATA SHEETS.
2. REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH DESIGN INTENT. REVIEW OF THE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF COMPLETING THE WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM THE SHOP DRAWING SUBMITTAL SCHEDULE
4. SUBMIT THE FOLLOWING TO THE ENGINEER FOR RECORD PURPOSES:
   - 4.A. MILL CERTIFICATES AND TEST REPORTS FOR REINFORCING STEEL.
   - 4.B. MILL CERTIFICATES AND TEST REPORTS FOR STRUCTURAL STEEL.
   - 4.C. RESULTS OF 7-DAY & 28 DAY CONCRETE COMPRESSIVE STRENGTH TESTS, SUBMIT WITHIN 48 HOURS OF TESTING.
   - 4.D. WELDING CERTIFICATES.
5. THE DETAILER SHALL NOT EXPECT TO RECEIVE OR HAVE ACCESS TO CAD FILES AND THE CAD FILES ARE NOT CONSIDERED PART OF THE DETAILERS CONTRACT DOCUMENTS.

SPECIAL INSPECTIONS:

1. THE OWNER SHALL PROVIDE FOR SPECIAL INSPECTIONS OF THE FOLLOWING WORK AND ANY OTHER WORK AS MAY BE REQUIRED BY THE DEPARTMENT OF BUILDINGS.
2. SPECIAL INSPECTION OF MATERIALS, ASSEMBLIES AND METHODS OF CONSTRUCTION SHALL BE AS PER 1704 AND 1705 OF THE NEW YORK STATE BUILDING CODE AND SHALL INCLUDE THE FOLLOWING, UNLESS SPECIFICALLY NOTED OTHERWISE.

2.A.	STRUCTURAL STEEL-WELDING	BC 1704.3.1
2.B.	STRUCTURAL STEEL DETAILS	BC 1704.3.2
2.C.	STRUCTURAL STEEL HIGH STRENGTH BOLTING	BC 1704.3.3
2.D.	CONCRETE CONSTRUCTION	BC 1705.3 & TABLE 1705.3
2.E.	SOILS	BC 1705.6 & TABLE 1705.6

3. ALL REQUIRED INSPECTIONS AND TESTS SHALL BE PERFORMED BY AN APPROVED TESTING AND INSPECTION SERVICE.
4. COPIES OF ALL INSPECTION AND TEST REPORTS SHALL BE FURNISHED TO THE ENGINEER UPON COMPLETION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL WORK WHICH IS DETERMINED BY TESTING AND INSPECTION NOT TO COMPLY WITH SPECIFIED STANDARDS.
6. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM SPECIAL INSPECTION OR GENERAL FIELD SUPERVISION.

NOTE:
THESE GENERATOR ENCLOSURE CONSTRUCTION NOTES AND SPECIFICATIONS ARE BASED UPON AN APPROVED SET OF CONSTRUCTION DRAWINGS BY PLANNING AND DESIGN, INC. ON 1/26/2022 AND APPROVED UNDER PERMIT #ACB22-00006 ON 7/22/2022.

DISAPPROVED
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07/12/2024

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CONSTRUCTION NOTES

1025 OLD COUNTRY ROAD

SITUATED IN
WESTBURY
TOWN OF NORTH HEMPSTEAD,
NASSAU COUNTY, NEW YORK

NCTM: SECTION 11, BLOCK 79 & 80, LOTS SEE TABLE

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DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	Not to Scale	SHEET:	SP-15
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124		

Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Construction Details (Rev. 4).dwg Last Modified: May 30, 2024 - 2:14pm Plotted on: May 30, 2024 - 2:19pm by pangarakis

SPECIAL INSPECTIONS NOTE:

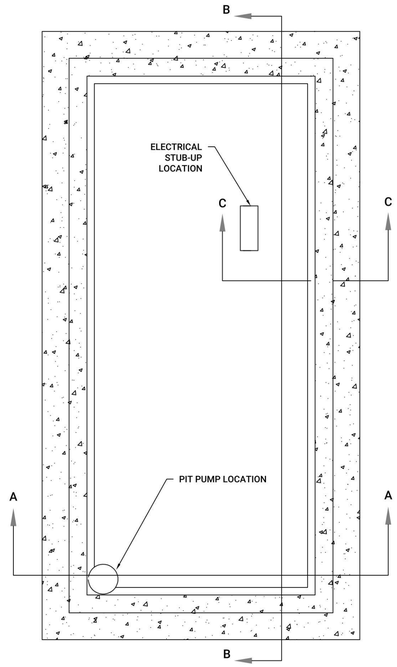
CONTRACTOR SHALL ABIDE AND FOLLOW ALL SPECIAL INSPECTION ON SOIL, STEEL AND CONCRETE IN ACCORDANCE FOR ALL WORK INVOLVED. REFER TO SHELL SP-17 FOR SPECS:

CONCRETE	IBC 1705.3
STRUCTURAL STEEL WELDING	BC 1704.3.1
STRUCTURAL STEEL DETAILS	BC 1704.3.2
STRUCTURAL STEEL HIGH STRENGTH BOLTING	BC 1704.3.3
SOIL	BC 1705.6

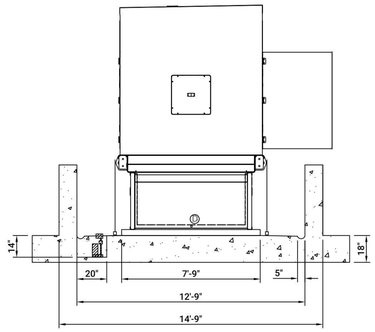
PIT WATER ROUTING AND PREVENTION:

TO PREVENT POOLING AND EXCESS OF WATER FROM RUNOFF, AT THE BOTTOM OF THE PIT THE CONTRACTOR SHALL:

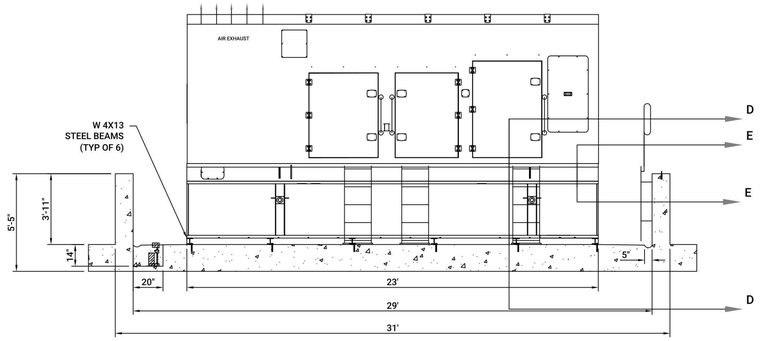
1. FROM THE FOOT-PRINT OF THE GENERATOR TO EACH OF THE PIT WALLS PROVIDE ON THE SLAB A 1/8" PITCH PER FOOT.
2. PORTION OF HE CEMENT SLAB DIRECTLY UNDER THE GENERATOR SHALL REMAIN LEVEL AND TRUE AND HAVE NO PITCH.
3. WHERE THE SLAB AND THE WALLS MEET: THE CONTRACTOR SHALL PROVIDE A 5" GROOVE FULLY IN THE SLAB WHICH SHALL BE PITCHED AND LEAD TO (1) 20" ROUND BY 14" DEEP WELL TO FIT (1) SUMP PUMP (REFER TO SUMP PUMP SCHEDULE ON DRAWING M-203 BY OTHERS).
4. ALSO REFER TO C-302 DRAWING DETAILS #1, 3, 4, 5 AND 6 BY OTHERS.
5. UPON COMPLETION OF CONCRETE CURING THE CONTRACTIOR SHALL CLEAN AND THEN PRIME THE WLLS AND SLAB WITH ARM015X BY ARMORPOXT. ONCE THE PRIMER HAS CURED APPLY A TOP COAT OF GRAY TINTED ARM321X FROM ARMORPOXY.



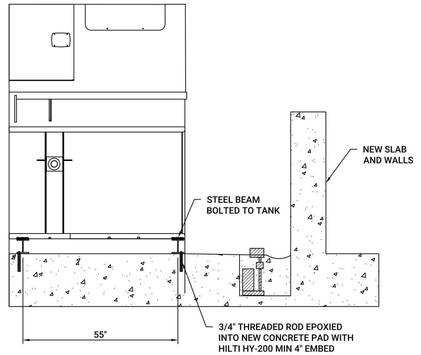
1PIT ONLY PLAN VIEW
SCALE: 1/4" = 1'-0"



PIT, FUEL TANK AND GENERATOR
SECTION A-A' VIEW
SCALE: 1/4" = 1'-0"



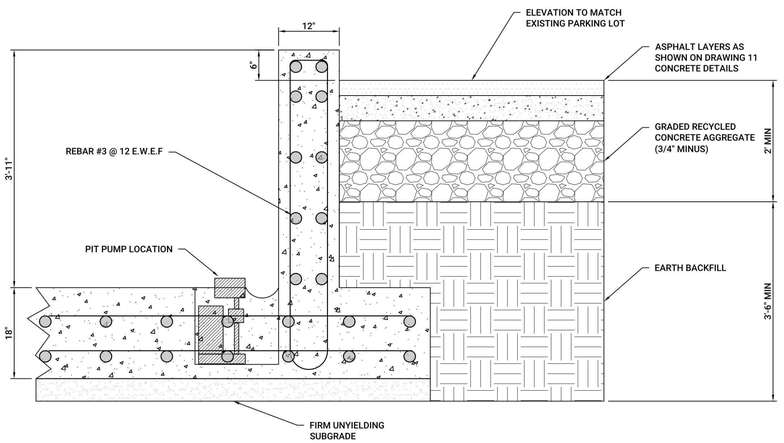
PIT, FUEL TANK AND GENERATOR
SECTION B-B' VIEW
SCALE: 1/4" = 1'-0"



FUEL TANK MOUNTING DETAIL
SECTION D-D' VIEW
SCALE: DIMS AS SHOWN

INSTALLATION NOTE:

THE FUEL TANK SHALL HAVE (6) 7'-9" W 4X13 STEEL BEAMS FIELD WELDED TO THE BOTTOM OF THE FUEL TANK THEN PRIMED AND PAINTED AS A RUST INHIBITOR. THE PLACEMENT OF THESE BEAMS SHALL BE SPACED EQUALLY AT 55" SUCH TO CREATE A STABLE MOUNTING ENVIRONMENT. AFTER THE TANK AND GENERATOR HAVE BEEN RIGGED TO PLACE THE (6) STEEL BEAMS SHALL THEN BE ANCHOR BOLTED TO THE CONCRETE SLAB.



PIT CONSTRUCTION DETAIL
SECTION C-C' VIEW
SCALE: DIMS AS SHOWN

NOTE:
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CONSTRUCTION DETAILS

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NCTM: SECTION 11, BLOCK 79 & 80, LOTS SEE TABLE

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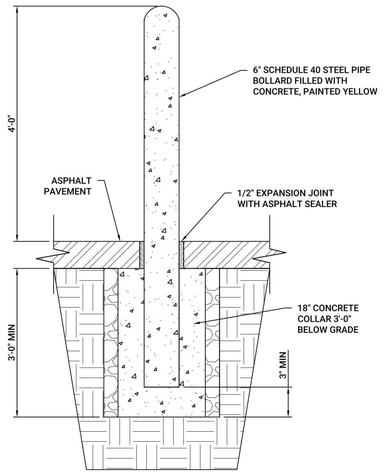
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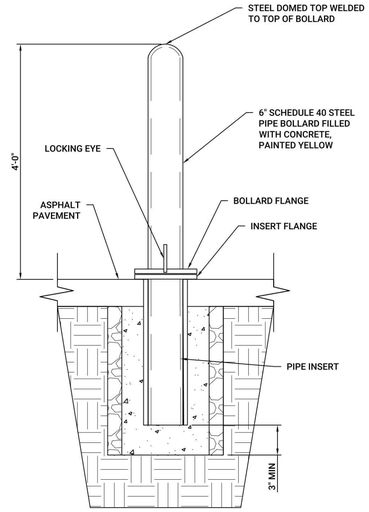
1/4"=1' 4' 3' 2' 1' 0' 4' 8'

DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	As Shown	SHEET:	SP-16
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124		

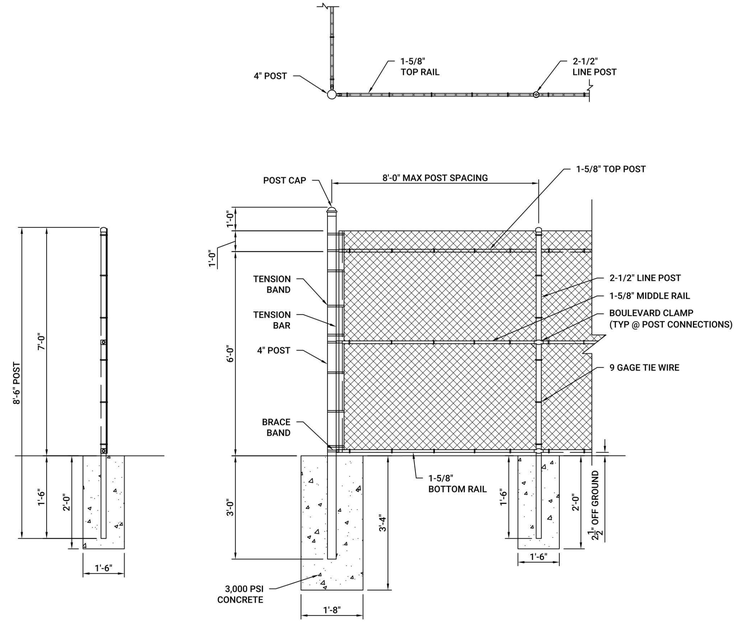
Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Construction Details (Rev 4).dwg Last Modified: May 30, 2024 - 2:14pm Plotted on: May 30, 2024 - 2:19pm by pongeaks



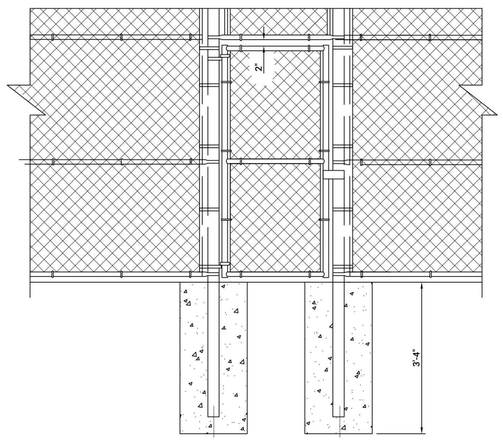
FIXED BOLLARD DETAIL
SCALE: DIMS AS SHOWN

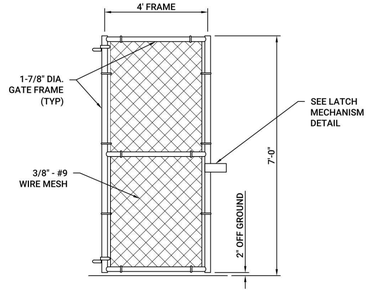


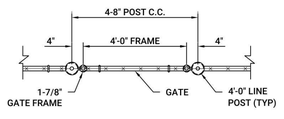
REMOVABLE BOLLARD DETAIL
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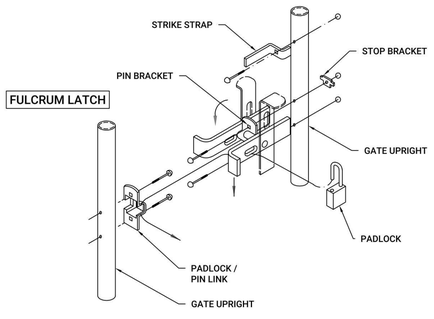


FENCE ENCLOSURE
SCALE: DIMS AS SHOWN

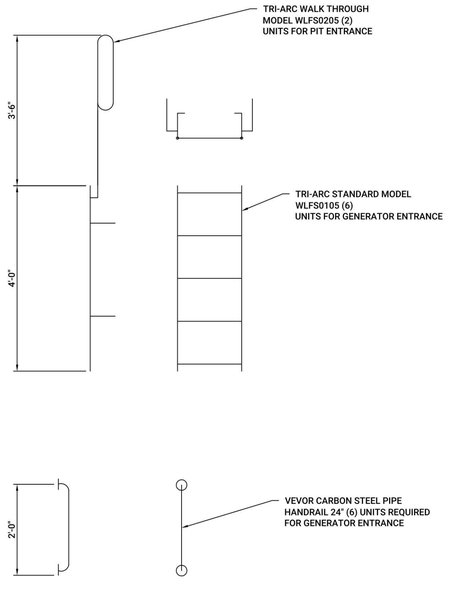








TYPICAL MAIN GATE ELEVATION, PLAN AND LATCH
SCALE: DIMS AS SHOWN



TYPICAL MAIN GATE ELEVATION, PLAN AND LATCH
SCALE: DIMS AS SHOWN

NOTE:

CONTRACTOR TO PROVIDE AND INSTALL (2) TRI-ARC WALK-THRU SHIPS LADDER MODEL #WLFS0205 TO THE PIT WALL AS SHOWN. ALSO INSTALL (6) TRI-ARC STANDARD SHIPS LADDER MODEL #WLFS0105 TO THE GENERATOR. CONTRACTOR SHALL ALSO PROVIDE AND INSTALL (6) 24" VEVOR CARBON STEEL PIPE STAIR HANDRAILS TO EACH GENERATOR DOOR ENTRANCE FOR ACCESS.

NOTE:
THESE GENERATOR ENCLOSURE CONSTRUCTION DETAILS ARE BASED UPON AN APPROVED SET OF CONSTRUCTION DRAWINGS BY PLANNING AND DESIGN, INC. ON 1/26/2022 AND APPROVED UNDER PERMIT #ACB22-00006 ON 7/22/2022.

DISAPPROVED
Michael Maracic
07/12/2024

No.	REVISION DESCRIPTION	DATE	BY
4.	NO CHANGE THIS SHEET	5/30/24	PVA
3.	TONH COMMENTS	4/11/24	PVA
2.	SHEET NOT PROVIDED	2/06/24	PVA
1.	SHEET NOT PROVIDED	8/30/23	PVA

OWNER:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

APPLICANT:
1025 II LLC.
1025 OLD COUNTRY ROAD
WESTBURY, NY 11590

STATE OF NEW YORK · WAYNE A. MULLER · 071597 · LICENSED PROFESSIONAL ENGINEER

Wayne A. Muller, P.E.
NY State License No. 071597

CONSTRUCTION DETAILS

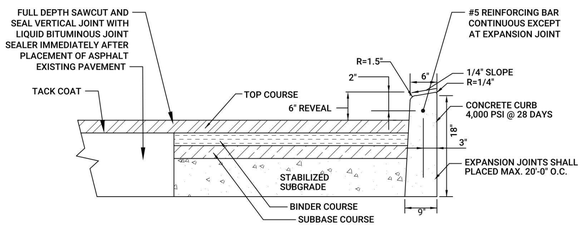
1025 OLD COUNTRY ROAD
SITUATED IN
WESTBURY
TOWN OF NORTH HEMPSTEAD,
NASSAU COUNTY, NEW YORK

NCTM: SECTION 11, BLOCK 79 & 80, LOTS SEE TABLE

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Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	As Shown	SHEET:	SP-17
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124		

Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Construction Details (Rev 4).dwg Last Modified: May 30, 2024 - 2:14pm Plotted on: May 30, 2024 - 2:19pm by pongerakis



PAVEMENT SECTION:

TOP COURSE:
1-1/2" COMPACTED ASPHALT TOP COURSE, NYSDOT TYPE 6F

BINDER COURSE:
2" COMPACTED ASPHALT BINDER COURSE, NYSDOT TYPE 3

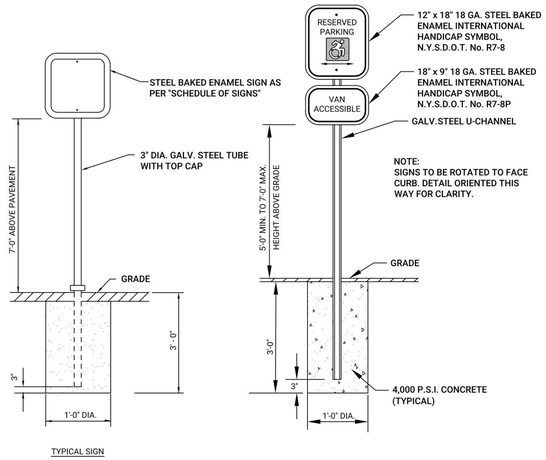
BASE COURSE:
6" COMPACTED RECYCLED CONCRETE AGGREGATE OVER A MINIMUM 12" COMPACTED SUBGRADE

ON-SITE CURB AND PAVEMENT DETAIL

N.T.S.

NOTES:

1. ALL WORK SHALL CONFORM TO TOWN OF OYSTER BAY SPECIFICATIONS.
2. DAMAGED BASE OR BINDER COURSE SHALL BE REMOVED AND REPLACED PRIOR TO PLACEMENT OF TOP COURSE.
3. TOP COURSE SHALL BE PLACED AFTER CONSTRUCTION HAS BEEN SUBSTANTIALLY COMPLETED AS DETERMINED BY THE OWNER OR OWNERS REPRESENTATIVE.
4. SUBBASE MATERIAL SHALL BE PLACED AND SPREAD FROM AN APPROVED STOCKPILE. MATERIAL SHALL BE TESTED FROM THE STOCKPILE BY AN APPROVED SOIL TESTING LABORATORY PRIOR TO PLACEMENT.
5. USE OF RECYCLED CONCRETE AS A SUBSTITUTE FOR STONE BLEND IS SUBJECT TO THE APPROVAL OF THE TOWN OF OYSTER BAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE APPROVAL SHOULD THE CONTRACTOR WANT TO USE RECYCLED CONCRETE. RECYCLED CONCRETE SHALL BE THE EQUIVALENT OF N.Y.S.D.O.T. TYPE 1011 MATERIAL 'A'. RECYCLED CONSTRUCTION DEBRIS, WHICH CONTAINS ASPHALT, CONCRETE, ETC. IS NOT TO BE CONSIDERED AS AN ACCEPTABLE ALTERNATE TO STONE BLEND.
6. AT THE WRITTEN REQUEST OF THE CONTRACTOR, THE SPECIFICATION FOR THE SUBBASE MATERIAL CAN BE MODIFIED TO INCLUDE THE USE OF RECYCLED ASPHALT MILLINGS AS AN ACCEPTABLE AGGREGATE. THE ADDITION OF THE ASPHALT MILLINGS TO THE SUBBASE MATERIAL SHALL NOT CAUSE A DEVIATION IN THE MECHANICAL GRADATION OF THE SUBBASE. PRIOR TO USING THE RECYCLED ASPHALT MILLINGS, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE OWNER, ENGINEER, AND MUNICIPALITY HAVING JURISDICTION. THE CONTRACTOR SHALL ALSO SUBMIT SIEVE ANALYSIS REPORTS TO THE ENGINEER FOR APPROVAL PRIOR TO USING AND PLACING THE RECYCLED ASPHALT MILLINGS.
7. CURB EXPANSION JOINTS SHALL BE PLACED MAX. 20'-0" O.C. MIN AND AT ALL P.T.'S, P.C.'S AND AT BOTH ENDS OF CURB CUTS.
8. LANDSCAPING MATERIALS, GRASS, SOD, MULCH, ETC SHALL BE FLUSH TO 1" BELOW TOP OF CURB/PAVING/DRAINAGE OPENINGS. ALL CONCRETE FOR CURB SHALL BE NASSAU COUNTY CLASS 'A'.
9. ALL CONCRETE FOR SIDEWALKS SHALL BE NASSAU COUNTY CLASS 'B'.



TYPICAL SIGN

HANDICAPPED PARKING SIGN

SIGN DETAIL

N.T.S.

NOTES:

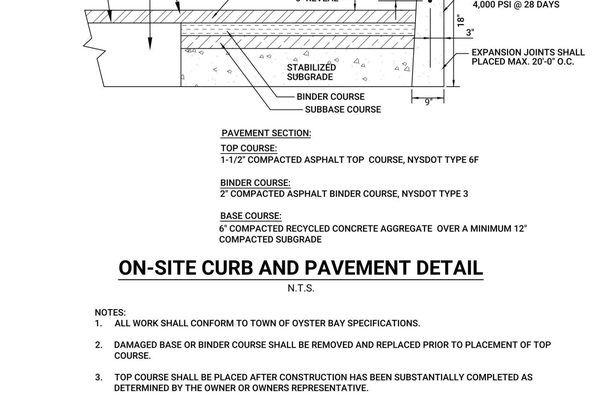
1. CONCRETE SHALL HAVE AN UNCONFINED COMPRESSIVE STRENGTH OF 3,500 PSI MIN. @ 28 DAYS.
2. REFER TO ALIGNMENT PLAN FOR ADDITIONAL NOTES, SIGN LOCATIONS, AND THE SCHEDULE OF SIGNS.
3. PAINT SHALL BE APPLIED IN TWO (2) COATS.
4. ALL SIGNS SHALL BE LOCATED A MINIMUM 2'-6" BEHIND THE FACE OF CURB.

SCHEDULE OF SIGNS

SYMBOL	TEXT	SIGN TYPE	M.U.T.C.D.	SIZE
1	RESERVED PARKING	HANDICAP PARKING WITH VAN ACCEPTABLE SUPPLEMENTAL PLAQUE	R7-8 R7-8P	12" x 18" 12" x 6"
2	NO PARKING ANYTIME	NO PARKING ANYTIME	R7-1	12" x 18"

NOTES:

1. SIGN POST "MINUTE MAN" BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
2. ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0", AS MEASURED FROM BOTTOM OF SIGN TO FINISHED GRADE.
3. ALL SIGNS ARE TO BE REFLECTORIZED.
4. A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING A DIMENSION GREATER THAN 24 INCHES.



SLATTED FABRIC DETAIL

(REFUSE/COMPACTOR)

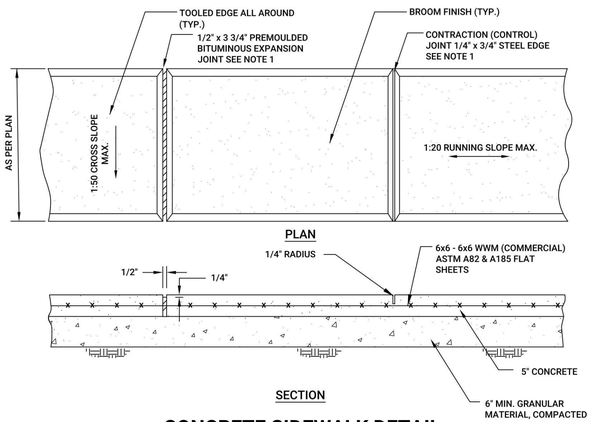
NOTE:

1. CONCRETE SHALL BE CLASS "A" AND CONFORM TO NASSAU COUNTY REQUIREMENTS (4000 PSI MIN. @ 28 DAYS).

LINE POSTS: 2" O.D., 2.72 LB/LF (HOT DIPPED GALVANIZED)
CORNER POSTS: 2 1/2" O.D., 3.65 LB/LF (HOT DIPPED GALVANIZED/ BLACK VINYL COATED)
GATE POSTS: 4" O.D., 9.10 LB/LF (HOT DIPPED GALVANIZED / BLACK VINYL COATED)

CHAIN LINK FENCE DETAIL

N.T.S.



PLAN

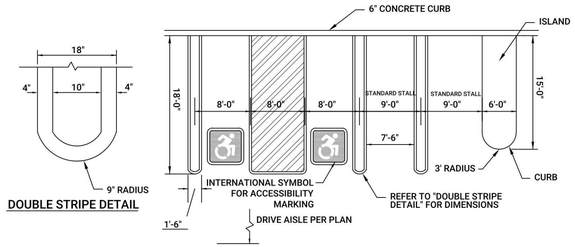
SECTION

CONCRETE SIDEWALK DETAIL

N.T.S.

NOTES:

1. CONTROL JOINTS ARE TO BE PLACED EVERY 5'-0" AND EXPANSION JOINTS SHALL BE LOCATED A MINIMUM 20'-0" O.C.
2. SIDEWALK SHALL HAVE A COARSE BROOM FINISH.
3. ALL CONCRETE SHALL BE 4,000 PSI @ 28 DAYS.



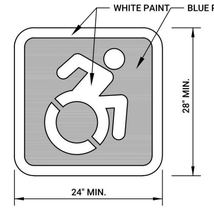
DOUBLE STRIPE DETAIL

PARKING AREA STRIPING AND ALIGNMENT DETAIL

N.T.S.

NOTES:

1. ALL PROPOSED PARKING DENOTED ON THE SITE PLAN SHALL BE IN ACCORDANCE WITH THIS DETAIL UNLESS OTHERWISE SPECIFIED.
2. HANDICAP PARKING STALLS AND ALL HANDICAP RAMPS SHALL BE IN CONFORMANCE WITH THE LATEST BUILDING CODE OF NEW YORK (2010 STANDARDS) AND ICC/ANSI A117.1-(2009 STANDARDS).
3. ALL STRIPING SHALL HAVE A MINIMUM OF TWO - (2) COATS OF PAINT.
4. ALL PARKING LOT STRIPING TO BE SHERWIN-WILLIAMS "SETFAST" ACRYLIC ALKYD TRAFFIC MARKING PAINT, #TM5612 - WHITE OR #TM5613 - YELLOW.
5. REFLECTIVE FILM MAY BE UTILIZED IN LIEU OF PAINT: IF PROVIDED FILM SHALL BE PLIANT POLYMER RETROREFLECTIVE FILM, STAMARK, MANUFACTURED BY 3M COMPANY, ST PAUL, MINNESOTA, OR APPROVED EQUAL.
6. REFLECTIVE FILM PARKING STALL LINES: SERIES 5730, WHITE, 60-MIL, IN ROLLS, PRECOATED WITH PRESSURE SENSITIVE ADHESIVE WITHOUT LINER. YELLOW TRAFFIC LINES SHALL BE: SERIES 5731, YELLOW.



HANDICAP SYMBOL DETAIL

N.T.S.

PARKING SIZE COMPLIANCE TABLE

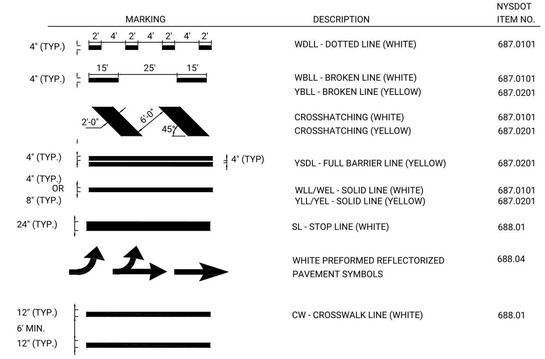
TOWN OF NORTH HEMPSTEAD §70-103

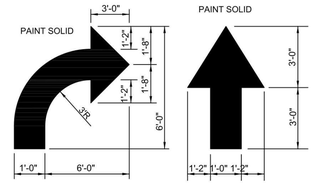
9 FOOT X 18 FOOT PARKING STALLS

PARKING ANGLE (DEGREES)	STALL TO CURB (FEET)	ACCESS ISLE WIDTH (FEET)
0	9 (BY 23 LONG)	12
30	16 5/6	12
45	19 1/6	13
60	20 1/6	18
90	18	24

10 FOOT X 20 FOOT PARKING STALLS

PARKING ANGLE (DEGREES)	STALL TO CURB (FEET)	ACCESS ISLE WIDTH (FEET)
0	10 (BY 23 LONG)	12
30	18 2/3	12
45	21 1/4	13
60	22 1/3	18
90	20	20





PAVEMENT MARKING LEGEND

N.T.S.

NOTES:

1. PAINT: SHERWIN-WILLIAMS "SETFAST" ACRYLIC ALKYD TRAFFIC MARKING PAINT, #TM5612 - WHITE OR #TM5613 - YELLOW, SEE CRITERIA DRAWINGS FOR LOCATIONS OF COLORS.
2. APPLICATION: IMMEDIATELY BEFOR APPLYING THE PAINT, CLEAN THE PAVEMENT SURFACE. APPLY 2 COATS OF TRAFFIC TYPE PAINT. APPLY THE FIRST COAT NOT LESS THAN FIVE (5) DAYS AFTER THE PLACING OF BITUMINOUS PAVEMENT AND AT APPLICATION RATE AS INDICATED IN THE STATE DOT CONSTRUCTION SPECIFICATION. APPLY SECOND COAT JUST PRIOR TO STORE OPENING AT SAMS APPLICATION RATE AS INITIAL INSTALLATION.
3. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES & THE NEW YORK STATE SUPPLEMENT TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITIONS.

DISAPPROVED
Michael Maracic
07/12/2024

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WESTBURY, NY 11590

APPLICANT:
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CONSTRUCTION DETAILS

1025 OLD COUNTRY ROAD

SITUATED IN
WESTBURY
TOWN OF NORTH HEMPSTEAD,
NASSAU COUNTY, NEW YORK

NCTM: SECTION 11, BLOCK 79 & 80, LOTS SEE TABLE

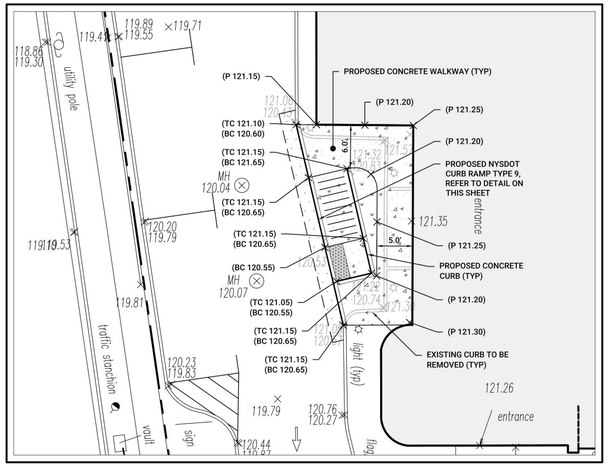
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DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	Not to Scale	SHEET:	SP-18
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124		

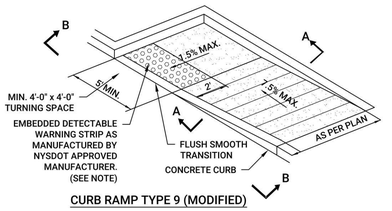
Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Construction Details (Rev 4).dwg Last Modified: May 30, 2024 - 2:14pm Plotted on: May 30, 2024 - 2:19pm by pongeraks



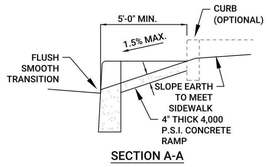
LOT B - ADA ACCESSIBLE CURB RAMP

(PLAN VIEW)

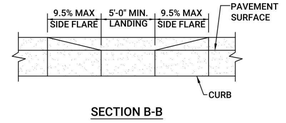
SCALE: 1' = 10'



CURB RAMP TYPE 9 (MODIFIED)



SECTION A-A



SECTION B-B

CURB RAMP DETAIL

N.T.S.

NOTES:

1. THE MAXIMUM SLOPE OF A SIDEWALK CURB RAMP IN NEW CONSTRUCTION SHALL BE 1:14. IF SPACE LIMITATIONS ON EXISTING SITES PROHIBIT THE USE OF 1:14 THE FOLLOWING SLOPES AND RISES MAY BE USED:
   - A. STEEPER THAN 1:14 (7.14%) BUT NO STEEPER THAN 1:10 (10%) 6" MAX. RISE, 5' MAX RUN.
   - B. STEEPER THAN 1:10 (10%) BUT NO STEEPER THAN 1:8 (12.5%) 3" MAX. RISE, 2' MAX. RUN.
   - C. A SLOPE STEEPER THAN 1:8 (12.5%) IS NOT ALLOWED
2. THE MIN. WIDTH OF A SIDEWALK CURB RAMP SHALL BE FIVE (5') FEET, EXCLUSIVE OF FLARED SIDES.
3. ALL SIDEWALK CURB RAMPS SHALL HAVE FLUSH, SMOOTH TRANSITIONS TO THE ADJACENT STREET OR HIGHWAY SURFACE.
4. THE SURFACE OF ALL SIDEWALK CURB RAMPS SHALL BE STABLE, FIRM, AND SLIP RESISTANT. (E.G. A COARSE BROOM FINISH PERPENDICULAR TO THE RAMP SLOPE IS ACCEPTABLE ON CEMENT CONCRETE CURB RAMPS).
5. EXISTING CONCRETE SHALL BE SAWCUT FULL DEPTH.
6. ALL HANDICAP RAMPS AND ACCESS WAYS SHALL BE IN CONPLIANCE WITH THE BUILDING CODE OF N.Y.S. AND ICC/ANSI A117.1-1998
7. CURB RAMP TO BE INSTALLED AS PER NYSDOT 608-01. REFER TO NYSDOT STANDARD SHEETS 608-01 FOR FURTHER INFORMATION.
8. THE DETECTABLE WARNINGS SHALL BE OBTAINED FROM THE NYSDOT APPROVED MATERIALS LIST. THEY SHALL BE DARK GREY IN COLOR WHEN INSTALLED IN LIGHT CONCRETE CURB RAMPS AND BLENDED TRANSITIONS. NATURAL CAST IRON DETECTABLE WARNINGS MAY BE USED. MANUFACTURERS OF THESE PRODUCTS CAN BE FOUND AT THE NYSDOT APPROVED MATERIALS LISTS WEBSITE.

DISAPPROVED
Michael Maracic
07/12/2024

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CONSTRUCTION DETAILS

1025 OLD COUNTRY ROAD

SITUATED IN

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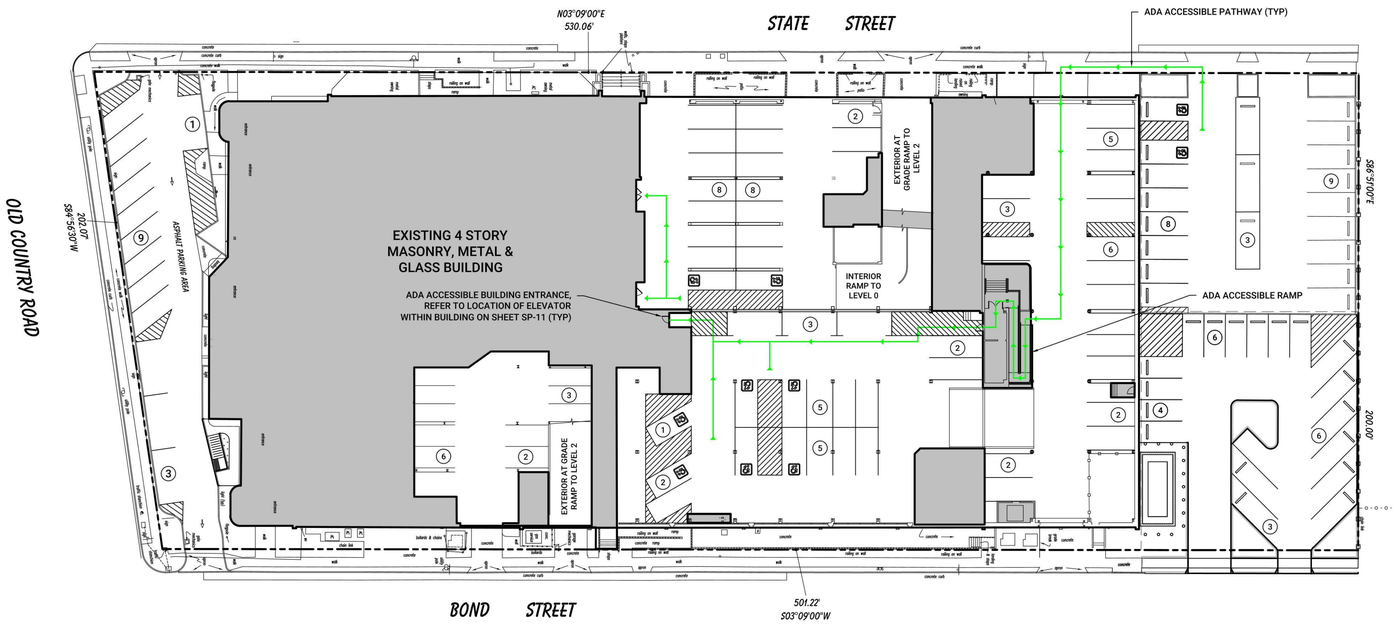
NCTM: SECTION 11, BLOCK 79 & 80, LOTS SEE TABLE

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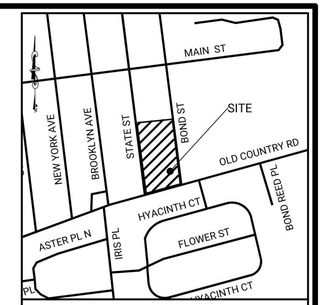
DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	1"=10'	SHEET:	SP-19
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124		

10' 0' 10' 20' 30'

Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Site Plan (Rev 4).dwg Last Modified: May 30, 2024 - 12:14pm Plotted on: May 30, 2024 - 2:21pm by pargenakis



ADA ACCESSIBLE PATHWAY PLAN
(EXTERIOR TO FIRST FLOOR)
SCALE: 1" = 30'



KEYMAP
SCALE: 1"=500'

LEGEND

ADA ACCESSIBLE PATHWAY

DISAPPROVED
Michael Maracic
07/12/2024

No.	REVISION DESCRIPTION	DATE	BY
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Wayne A. Muller, P.E.
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ADA ACCESSIBLE PATHWAY PLAN

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SITUATED IN
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DWN. BY:	PVA	CHK'D. BY:	WAM	SCALE:	1"=30'	SHEET:	SP-20
DATE:	8/30/2023	DATE:	8/30/2023	JOB No.:	2022-124		

30' 0' 30' 60' 90'

Drawing Name: P:\2022 Projects\2022-124\DWG\2024-05-09 (2022-124) 1025 OCR - Construction Details (Rev 4).dwg Last Modified: May 30, 2024 - 3:51pm Plotted on: May 30, 2024 - 4:03pm by pargeraldi

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

Whereas, an application (RBP24-000355, BZA24-000066) 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 **November 6, 2024,** the appeal in the above-entitled matter was decided as follows:

The variance sought under **§ 70-29.C** to construct additions that would make the house too big is **DENIED** and the variance sought under **§ 70-30.C** to construct additions that are located too close to the street is **GRANTED** of the dimension and in the location as shown on drawings prepared by Edward P. Butt, R.A. dated August 31, 2023, and revised through May 2, 2024.

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

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

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

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal #21564 (Findings of Fact)

APPEAL #21564 – Julian & Brenda Bailey; 111 Village Rd., Manhasset; Section 3, Block 183, Lot 2; Zoned: Residence-A

Variances from §§ 70-29.C & 70-30.C to construct additions that would make the house too big and are located too close to a street.

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, a review of documents submitted by the applicant and the applicant's architect subsequent to the hearing, a review of Building Department files, and a review of the Town Code as it pertains to development of this property, the Board finds the following with respect to these criteria:

§ 70-29C

1. With respect to the variance requested under 70-29C the Board finds that the home as constructed would exceed the size permitted by the Zoning Code (by 312.46 s.f.) and as such would affect neighboring properties and the overall character of the neighborhood. The neighborhood is characterized by a mixture of smaller and larger homes on lots similar in size to the subject property (12,000 s.f. lot). The property to the immediate east of the subject property at 121 Village Road is 12,000 s.f. (the same as the subject property) and is developed with a home which is 3,998 s.f. and is therefore compliant with the maximum 4,000 s.f. gross floor area limitation. The property to the immediate west of the subject property at 99 Village Rd. is 16,134 s.f. and therefore, development on this property is allowed to comply with the restrictions of the R-AA zoning district. The home on this property is 4,978.25 s.f. which complies with the 31% maximum allowable GFA for this site. The home directly across the street from the subject property is 12,000 s.f. (the same as the subject property) and is developed with a home which is 1,906 s.f. (well under the 4,000 s.f. permitted maximum). Throughout the immediate neighborhood the Board has found no evidence of homes built which exceed the gross floor area permitted by Code. In addition, the applicant provided no evidence of any homes in this neighborhood which exceed the gross floor area permitted by code or which received variances from this Board.

The Board finds that granting the requested variances would not only be out of character with the surrounding neighborhood but would set a precedent for granting similar variances which would, over time, result in a change in the character of the neighborhood. The Board finds this factor to be especially compelling given the fact that alternatives to the variance exist where the applicant could achieve the same benefit without the necessity of the variance (see below).

2. The Board has taken into consideration the applicant's explanation as to why the variances from GFA are needed (including the lack of a basement and attic area for storage). However, the applicants are including a 440 s.f. cellar under the new garage which could be used for storage. In addition, the plans submitted by the applicant show the relocation of the home's mechanical equipment to the new basement area effectively opening up space for storage in the upstairs level. The Board also finds that the proposed design of the home does not make an efficient use of space and could be reconsidered to eliminate some of the excess GFA. At the conclusion of the hearing the record was closed. However, at the applicant's request the Board re-opened the record to allow the submission of additional information in support of their appeal. The Board also allowed the applicant an opportunity to revise their plans to reduce the total amount of GFA being proposed. The applicant submitted a letter further explaining their need for the variances and their intentions for redeveloping the property. The applicant's architect also submitted a plan depicting the existing floor area of the home along with a breakdown of the areas to be removed and the areas to be added. The applicants chose not to revise their plans. In summary, the Board finds that the requested GFA variance is NOT the minimum variance necessary and adequate for the applicants to meet their needs while preserving the character of the neighborhood.

3. The Board finds the requested variance of 312.46 s.f., which represents a variance of 7.81% is substantial both numerically and in magnitude given its potential negative impact to the neighborhood.

4. The Board finds that granting the requested variance would not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

5. The difficulty is self-created in that the applicant seeks to renovate and expand their home in a way that will require variances. Although this fact is not determinative, the Board finds it weighs in favor of denial.

§ 70-30.C

1. The front yard variance is required in order to fill in a corner of the home to square off the area of the proposed kitchen. Given the width of this area is only 4.6 feet facing the street, the Board does not find that granting the variance sought under § 70-30.C of the Code would produce an

undesirable change in the character of the neighborhood or that a detriment to nearby properties would occur.

2. The applicant would not be able to square off the new kitchen without this variance and therefore, there is no alternative that would achieve the same benefit for the applicant.

3. The variance represents a variance of approximately 9% which could be considered substantial. However, for the reasons stated in #1 above, the Board does not find this fact to weigh in favor of denial.

4. The Board does not find that granting this variance would have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

5. The difficulty is self-created since the applicants choose to reconstruct their home in a way which requires variances. However, this fact alone is not determinative.

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
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NOTICE OF DECISION

APPEAL #21600 – Srikanth Nukala; 25 Kalda Ave., New Hyde Park; Section 8, Block K09, Lot 4; Zoned: Residence-C
Variances §§ 70-51.A & 70-101.B to legalize a roof/overhang that is too close to the side property line and too close to the front property line and to legalize a roofed over porch that is too close to the front property line.

Whereas, an application (RBP22-000134, RBP24-000465, BZA24-000112) 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 **November 6, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Hooshang Nejathaim, P.E. dated May 10, 2024.

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

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

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #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).

Whereas, an application (CBP24-000166, BZA24-000096) 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 **November 6, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Frank Genese, R.A. dated June 5, 2024 and revised through July 23, 2024 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

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

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

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

VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal #21607 (Conditions)

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).

1. There shall be no separate boarding service provided.

2. Overnight boarding of animals shall be restricted to those animals who require monitoring due to medical procedures.

3. No animals shall be left overnight unattended.

4. No lighting shall be directed towards residential areas.

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Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal #21607 (Findings of Fact)

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).

This is an appeal for a Conditional Use under §70-139(C) to convert a vacant commercial space to an animal hospital.

Pursuant to Section 70-225.B of the Code, this Board is empowered to grant conditional use permits to applicants. In so doing, the Board shall consider the following general standards under 70-225.B(1): (a) the purposes of zoning as set forth in the Town Law of the State of New York and uses permitted in the district in which the property is located; (b) whether the proposed use is of such character, size, location, design and site layout as to be appropriate to and in harmony with the surrounding properties; (c) whether the proposed use will provide a desirable service, facility or convenience to the area or otherwise contribute to the proper growth and development of the community and to its general welfare; (d) whether the proposed use will be hazardous, conflicting or incongruous to the immediate neighborhood by reason of excessive traffic, assembly of person or vehicles, proximity to travel routes or congregations of children or pedestrians; (e) whether the proposed use will be of such nature as to be objectionable to nearby residential dwellings by reason of noise, lights, vibration or other factors of impact; (f) whether the proposed use will be a harmonious use in the district in which it is to be situated and not hinder or discourage the appropriate use and development of adjacent uses or impair the value thereof; (g) in addition to the foregoing, the location and size of a proposed use in an business or industrial district, the nature and intensity of the operations proposed, the site layout and its relation to access streets shall be considered by the board having jurisdiction of the application to determine whether the vehicular traffic resulting from such use will be more hazardous than the normal traffic of the district, taking into account such factors as street intersection, traffic flow, sight distances and pedestrian traffic. After careful consideration of the facts presented during the hearing, personal observations of the site and surrounding area, a review of Building Department files, consideration of the letter of opposition submitted by Doctor Robert Henrickson of the Manhasset Animal Hospital and a review of the Town Code as it pertains to development of this property, the Board finds the following with respect to these criteria:

The Board finds the following with respect to the criteria set forth under § 70-225.B(1):

(a) The property is located within the Business-B Zoning District which in accordance with Section § 70-139(C) of the Town Code permits, inter alia, an animal hospital as a conditional use requiring approval by the Board of Zoning Appeals. Given its location entirely within the Business B zoning district, the Board finds that the proposed use of the

site for an animal hospital is consistent with the purposes of zoning as set forth in the Town Law of the State of New York and is consistent with the other permitted uses and uses permitted by conditional use approval within this zoning district.

(b) The Board finds that the proposed use is of such character, size, location, design and site layout as to be appropriate to and in harmony with the surrounding properties. The Board notes that no variances are required for the proposed use.

(c) The Board finds that the proposed animal hospital will provide a desirable service and will contribute to the proper growth and development of the community. The Board notes that an existing animal hospital located down the road from the subject site provides boarding services and emergency care which will be not offered by the new proposed animal hospital.

(d) The Board does not find that the proposed use will be hazardous, conflicting or incongruous to the immediate neighborhood by reason of excessive traffic, assembly of person or vehicles, proximity to travel routes or congregations of children or pedestrians. As compared to other permitted uses within the Business B zoning district, the proposed animal hospital will not generate a significant amount of traffic (approximately 9.57 to 10.2 trips during the peak hour according to the ITE Manual 9th Edition for Land Use Code 640 (Animal Hospital/Veterinary Clinic). The proposed animal hospital is compliant with the parking requirements as set forth in 70-103 of the Town Code. Given the Plandome Road address of the site, it is anticipated that most traffic will enter via Plandome Road.

(e) The Board finds that the proposed use will not be of such nature as to be objectionable to nearby residential dwellings due to noise, lights, vibration or other factors of impact. Due to the natural constraints of the site, which does not have a basement, the applicant is only proposing to maintain 5 cages for animals recovering from treatment if necessary. Because there will be a limited number of animals on the premises at any one time, and no boarding, it is anticipated that any barking heard outside the building will be kept to a minimum. The Board also notes that the building is bordered by commercial properties to the north and south and Plandome Road and the Manhasset train station parking lot across the street to the west. The residential neighborhood to the east is buffered by a parking lot and street.

(f) For the reasons stated above, the proposed use is considered to be harmonious within the district and will not hinder or discourage the appropriate use and development of adjacent uses or impair the value thereof.

(g) As stated above, no impacts are anticipated as a result of increased traffic or as a result of traffic flow or movements.

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Vice Chairman
Leslie Francis, Esq.

Members
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NOTICE OF DECISION

APPEAL #21622 - Scott Harford; 20 Pepperday Avenue, Port Washington; Section 4, Block 25, Lot 18; Zoned: Residence-B
Variance from §70-100.1(A) to relocate a shed in a side yard (not a permitted location).

Whereas, an application (RBP24-000708, BZA24-000131) 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 **November 6, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings submitted with the application.

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

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

VIRGINIA M. WAGNER
SECRETARY

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NOTICE OF DECISION

APPEAL #21627 - 1025 II LLC; 1025 Old Country Road, Westbury; Section 11, Block 80, Lot 92; Zoned: Industrial-B
Variances from §§70-103.A(1), 70-103.B and 70-103.O to construct parking lot alterations with not enough onsite parking, parking spaces that are too small, and drive aisles that are too small.

Whereas, an application (CBP23-000208, BZA24-000115) 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 **November 6, 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 Wayne A. Muller, P.E. dated August 30, 2023, and revised through May 30, 2024.

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

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

VIRGINIA M. WAGNER
SECRETARY

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