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Town of North Hempstead

Board of Zoning Appeals

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CALENDAR FOR NOVEMBER 20, 2024

RESIDENTIAL CALENDAR

APPEAL #21628 – Jeong Bae; 33 Short Dr., Manhasset; Section 3, Block 63, Lot 231; Zoned: Residence-A
Variance § 70-30.C to legalize a one-story portico too close to the street.

APPEAL #21629 – Kara Becker; 85 Ivy Way, Port Washington; Section 5, Block 72, Lot 244; Zoned: Residence-A
Variance § 70-202.1.C to construct retaining walls that are too tall.

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

APPEAL #21630 - Nasir Iqbal; 191 Executive Drive, Manhasset Hills; Section 8, Block 280, Lot 18; Zoned: Residence-A
Variance from 70-30.B to construct a new dwelling that is too close to the street.

APPEAL #21631 - Leroy Barroca; 71 Percheron Lane, Roslyn Heights; Section 9, Block 538, Lot 15; Zoned: Residence-AA
Variances from §§70-22.3(A), 70-22.6 and 70-101.A to legalize a new dwelling that is within the sky plane, having too much front yard paving and a chimney that is too close to the side property line.

APPEAL #21632 - Cecil C. Southern III; 135 Atlantic Avenue, Garden City Park; Section 33, Block 143, Lot 526; Zoned: Residence-C
Variance from §70-51.A to construct additions that are too close to the side property line.

COMMERCIAL CALENDAR

APPEAL #21616 - 114 Main Street Owner, LLC (The Beacon); 114 Main Street, Port Washington; Section 5, Block 80, Lot 29; Zoned: Business B/Residence-C

Appeal for determination for consideration under §70-225.E to extend the business use of the property into the residential zone, or in the alternative, variance from §70-44, and conditional use §70-126.A and variance from §70-103.A(1) to construct interior alterations to convert a former movie theater to a dinner theater space (a conditional use in the Business-B District, and a use that is not permitted in the Residence-C District), with not enough parking on site.

PROPOSED NEW 2 STORY ONE FAMILY RESIDENCE

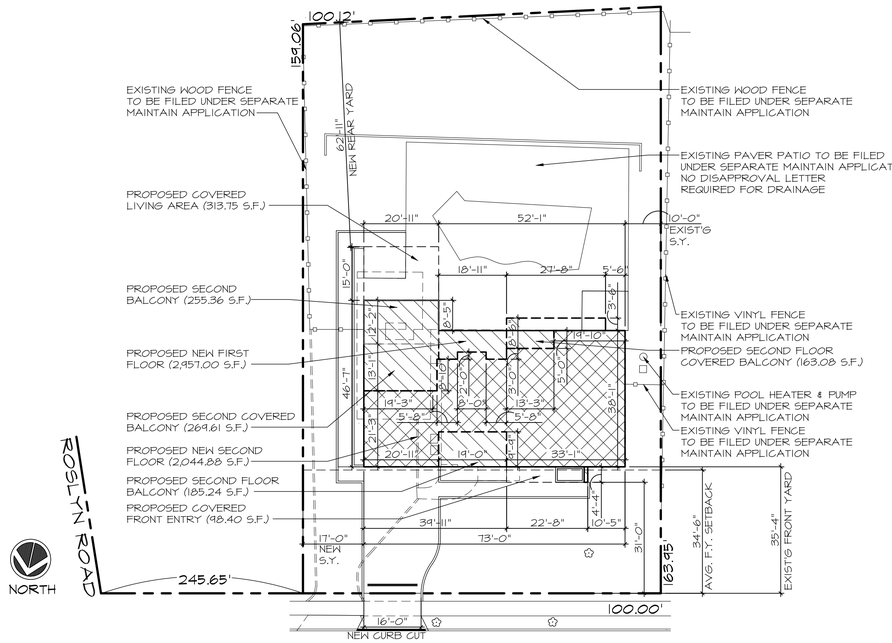
SHAMASH RESIDENCE

#21613

42 SNAPDRAGON LANE, ROSLYN HEIGHTS, NY

DRAWING INDEX

T-1	TITLE SHEET/GENERAL NOTES, & PLOT PLAN
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A-2	FIRST FLOOR PLAN, NOTES, AND DETAILS
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SITE DATA: SECTION: [7] BLOCK: [226] LOT: [9] ZONE: [R-AA]

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

1 / T-1 ARCHITECTURAL SITE PLAN

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

GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

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

DIVISION 3 - CONCRETE

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

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

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

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

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

DIVISION 6 - WOOD

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

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

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

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

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

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

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

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

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

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

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

DIVISION 8 - DOORS AND WINDOWS

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

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

DIVISION 15 - MECHANICAL

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

DIVISION 16 - ELECTRICAL

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

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

REGISTERED ARCHITECT EMILIO SUSA 025842 STATE OF NEW YORK

DRAWING TITLE :
TITLE SHEET

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

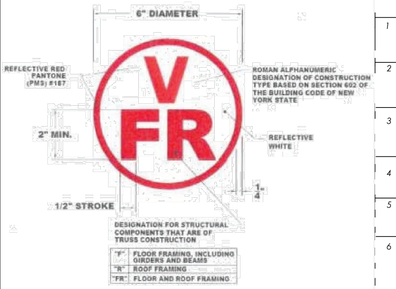
PROJECT NO. :

DRAWN BY : JB

SCALE : AS NOTED

DATE :

SHEET NO. :
T-1



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

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

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

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

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

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

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

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

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

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

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

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

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

"IT IS A VIOLATION OF THE N.Y.S. EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THIS ALTERATION."

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

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

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

TABLE R402.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

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

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

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

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

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

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

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

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

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

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

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

TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

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

NOTE: L = SPAN LENGTH, H = SPAN HEIGHT

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

PROVIDE WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 15/32"±1/32" (11.9mm) AND A MAXIMUM SPAN OF 8 FEET (2438 mm). PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDE. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R3012.12 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF
THE BUILDING CODE OF NEW YORK STATE.
PANELS ARE TO BE STORED ON SITE AND NUMERICALLY DESIGNATED TO
THEIR CORRESPONDING WINDOWS.

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

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

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

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

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

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

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

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

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

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

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

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

TABLES TAKEN FROM 2020 RESIDENTIAL CODE OF NEW YORK STATE

BUILDING PLAN REVIEW NOTE

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

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

SITE LOCATION :

SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT EMILIO SUSA 026042 STATE OF NEW YORK

DRAWING TITLE :

BUILDING CODE SCHEDULE

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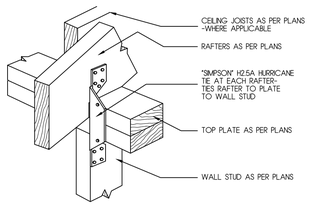
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SCALE : AS NOTED

DATE :

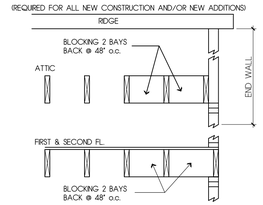
SHEET NO. :

N-1



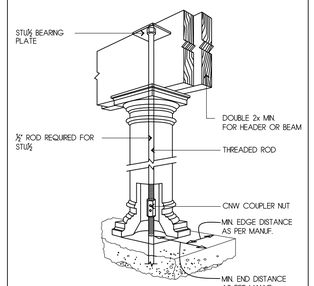
HURRICANE TIE DETAIL

RAFTER TO PLATE TO STUD



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

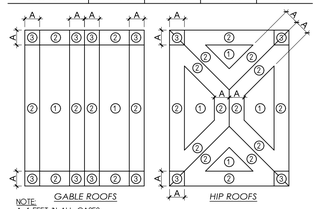
BLOCKING AT ENDWALL



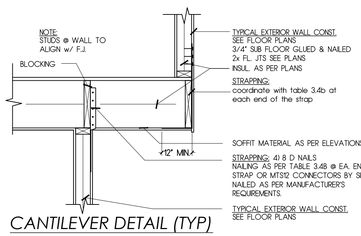
HOLLOW COLUMN DETAIL

NAIL SPACING FOR SHEATHING @ PRESSURE ZONES

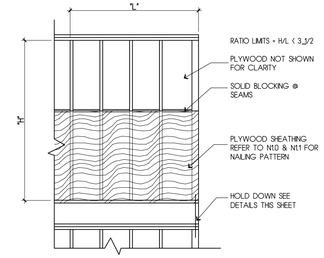
	ZONE 1	ZONE 2	ZONE 3	ZONE 4
FIELD	6" O.C.	6" O.C.	3" O.C.	4" O.C.
PANEL EDGES	4" O.C.	6" O.C.	3" O.C.	3" O.C.



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

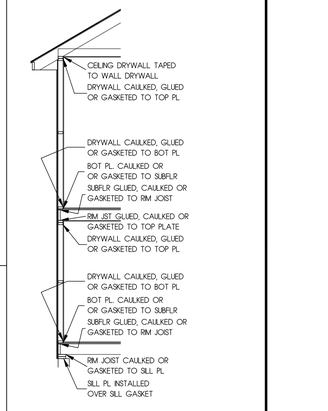


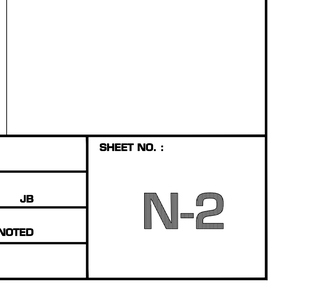
CANTILEVER DETAIL (TYP)



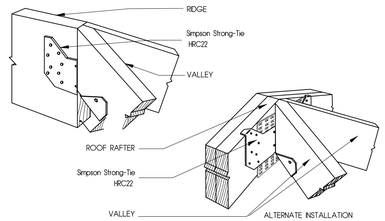
NOTE:
1. SHEATHING AS PART OF SHEARWALL SEGMENT WHERE NOTED ON FLOOR PLAN, SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT JOINTS.
2. HOLD DOWNS REQUIRED AT ALL CORNERS OF STRUCTURE SEE DETAILS THIS SHEET.
3. REFER TO NAILING AND STRAPPING DETAILS THIS SHEET TO FOR A CONTINUOUS LOAD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

SHEARWALL SEG. DETAIL (TYP)



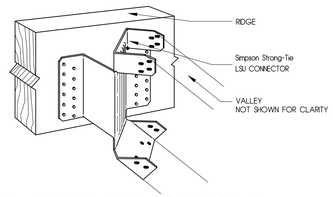


AIR SEALING DETAILS

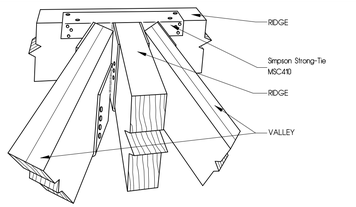


RIDGE TO VALLEY CONNECTOR

For Double Framing Use HRC44

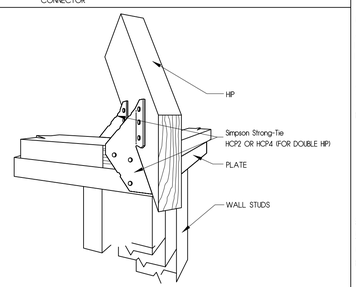


RIDGE TO VALLEY / HIP CONNECTOR



RIDGE AND VALLEY TO RIDGE CONNECTOR

MULTIPLE SEAT CONNECTOR



HIP CORNER PLATE CONNECTOR

NAILING AND STRAPPING

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

NOTE:

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

AT RAFTER TO RIDGE CONNECTION

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

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

NOTE:

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

AT RAFTER TO TOP PLATE TO STUD CONNECTION

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

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

NOTE:

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

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION

(ONLY APPLICABLE FOR TWO-STORY CONFIGURATIONS)

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

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

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

NOTE:

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

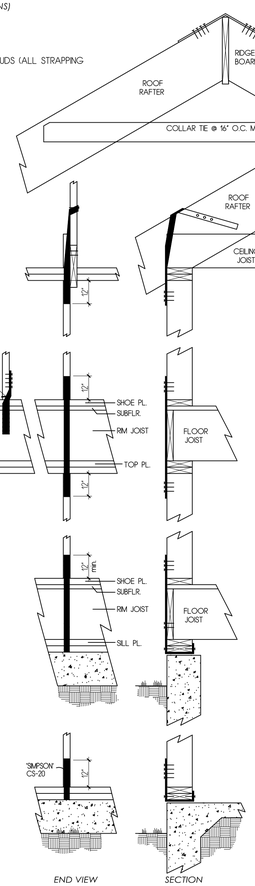
AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

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

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

(SLAB ON GRADE AND/OR GARAGE WALL APPLICATIONS)

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



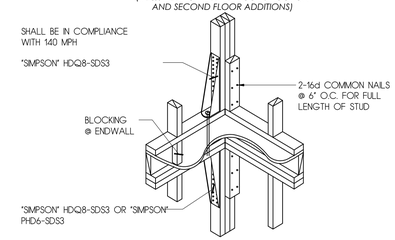
END VIEW SECTION

HOLD DOWN CONNECTIONS

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

SECOND FLOOR ATTACHMENT

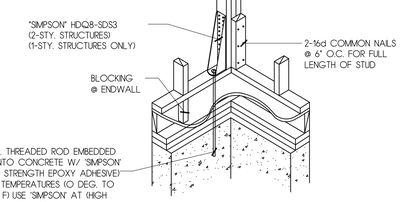
(REQUIRED FOR ALL NEW CONSTRUCTION AND SECOND FLOOR ADDITIONS)



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

FIRST FLOOR ATTACHMENT

(REQUIRED FOR ALL NEW CONSTRUCTION AND FIRST FLOOR ADDITIONS)



NAILING & STRAPPING AT EXTERIOR WINDOW / DOOR HEADERS

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

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

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

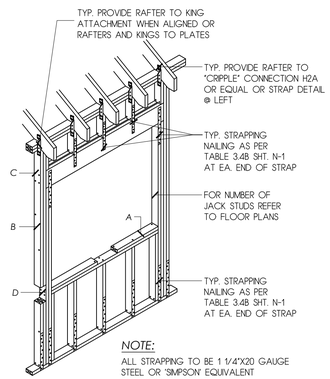
Notations :

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

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

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

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



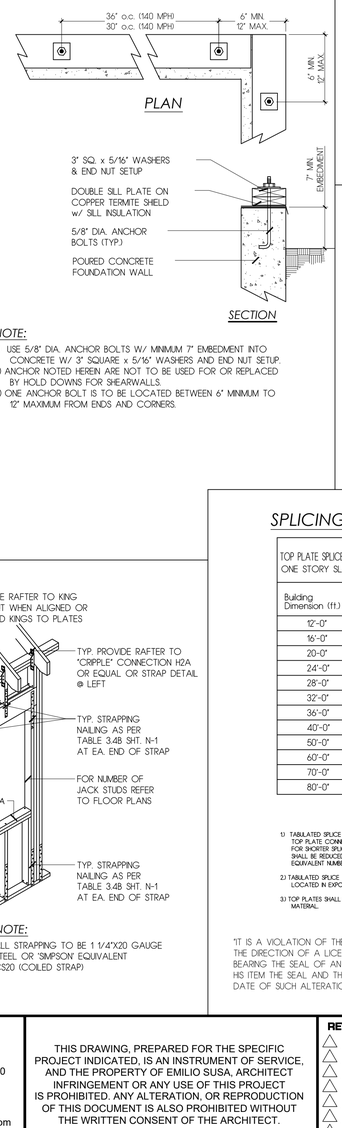
NOTE:

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

ANCHOR BOLT SPECIFICATION

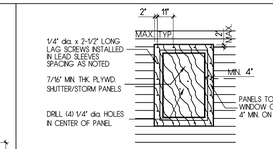
(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)
TABLES 3.2B, 3.2C, 3.3A

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



NOTE:

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



HURRICANE PANEL/ SHUTTER DETAIL

NOT TO SCALE

NOTES:

PROVIDE PRE-CUT PLYWOOD PANELS TO FIT ALL NEW WINDOW AND DOOR OPENINGS. PLYWOOD TO BE MIN. 7/16" THICK. USE MARINE GRADE PLYWOOD ONLY. ALL PANELS TO BE LABELED TO CORRESPOND TO APPROPRIATE LOCATIONS. MOUNTED HARDWARE TO BE PRE-SORTED AND STORED ON PREMISES. FOLLOW TABLE 301.2.1.2 OF THE RESIDENTIAL CODE OF NEW YORK STATE FOR WIND BORNE DEBRIS PROTECTION FASTENING. STORE ALL PANELS IN A WEATHERPROOFED, DRY LOCATION ON SITE. NO PANEL TO BE WIDER THAN 8'-0 IN ANY DIRECTION.

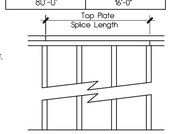
SPLICING OF TOP PLATE

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

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

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

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



"IT IS A VIOLATION OF THE N.Y.S. EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THIS ALTERATION."

SITE LOCATION :

SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT EMILIO SUSA 028642 STATE OF NEW YORK

DRAWING TITLE :

METAL STRAPPING DETAIL SHEET

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- RESUBMITTED TO BLDG. DEPT. (3-26-24)
- RESUBMITTED TO BLDG. DEPT. (7-22-24)

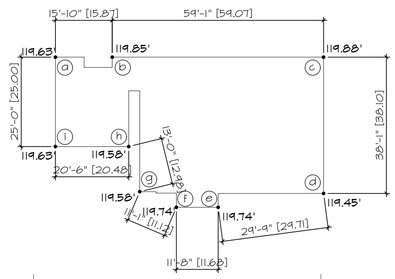
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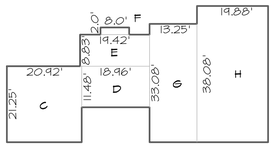
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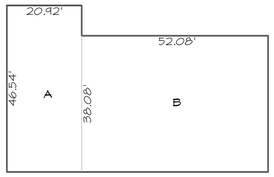
a:b	119.63 + 119.85 = 239.48 / 2 = 119.74 x	15.87	1,900.2738
b:c	119.85 + 119.88 = 239.73 / 2 = 119.865 x	59.07	7,080.42555
c:d	119.88 + 119.45 = 239.33 / 2 = 119.665 x	38.10	4554.2365
d:e	119.45 + 119.74 = 239.19 / 2 = 119.595 x	29.71	3553.16745
e:f	119.74 + 119.74 = 239.48 / 2 = 119.74 x	11.68	1398.5632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

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

1 SP-1 EXISTING AVERAGE GRADE CALCULATION



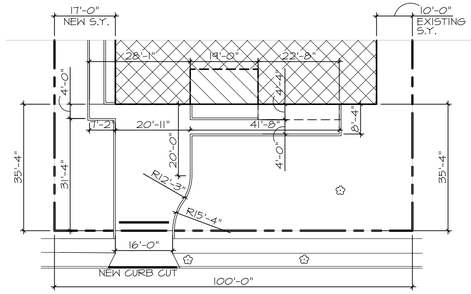
SECOND FLOOR PLAN



FIRST FLOOR PLAN

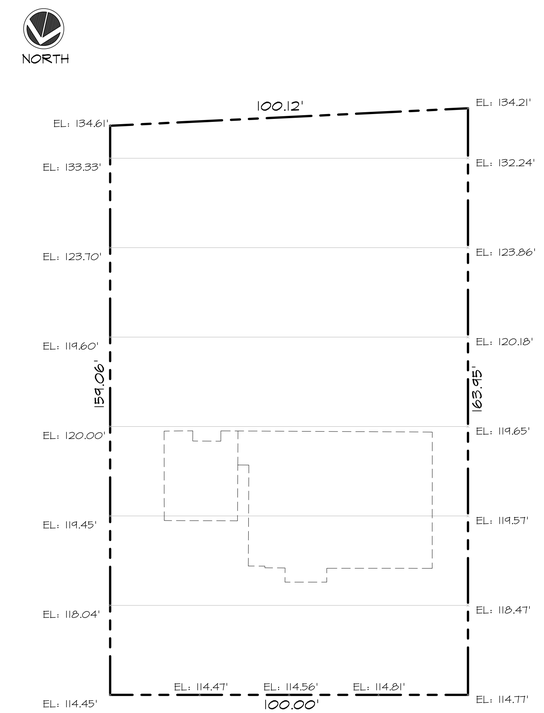
A	20.92' x 46.54' =	973.62
B	52.08' x 38.08' =	1,983.20
C	20.92' x 21.25' =	444.55
D	18.96' x 11.48' =	217.66
E	19.42' x 8.83' =	171.48
F	8.0' x 2.0' =	16.00
G	13.25' x 33.08' =	438.31
H	19.88' x 38.08' =	757.03
TOTAL GROSS FLOOR AREA =		5,001.84

2 SP-1 GROSS FLOOR AREA CALCULATION



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

3 SP-1 FRONT YARD PAVING DIAGRAM



SNAPDRAGON LANE

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

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

SITE LOCATION :

SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT EMILIO SUSA 028642 STATE OF NEW YORK

DRAWING TITLE :

SITE PLAN DIAGRAMS NOTES, AND LEGENDS

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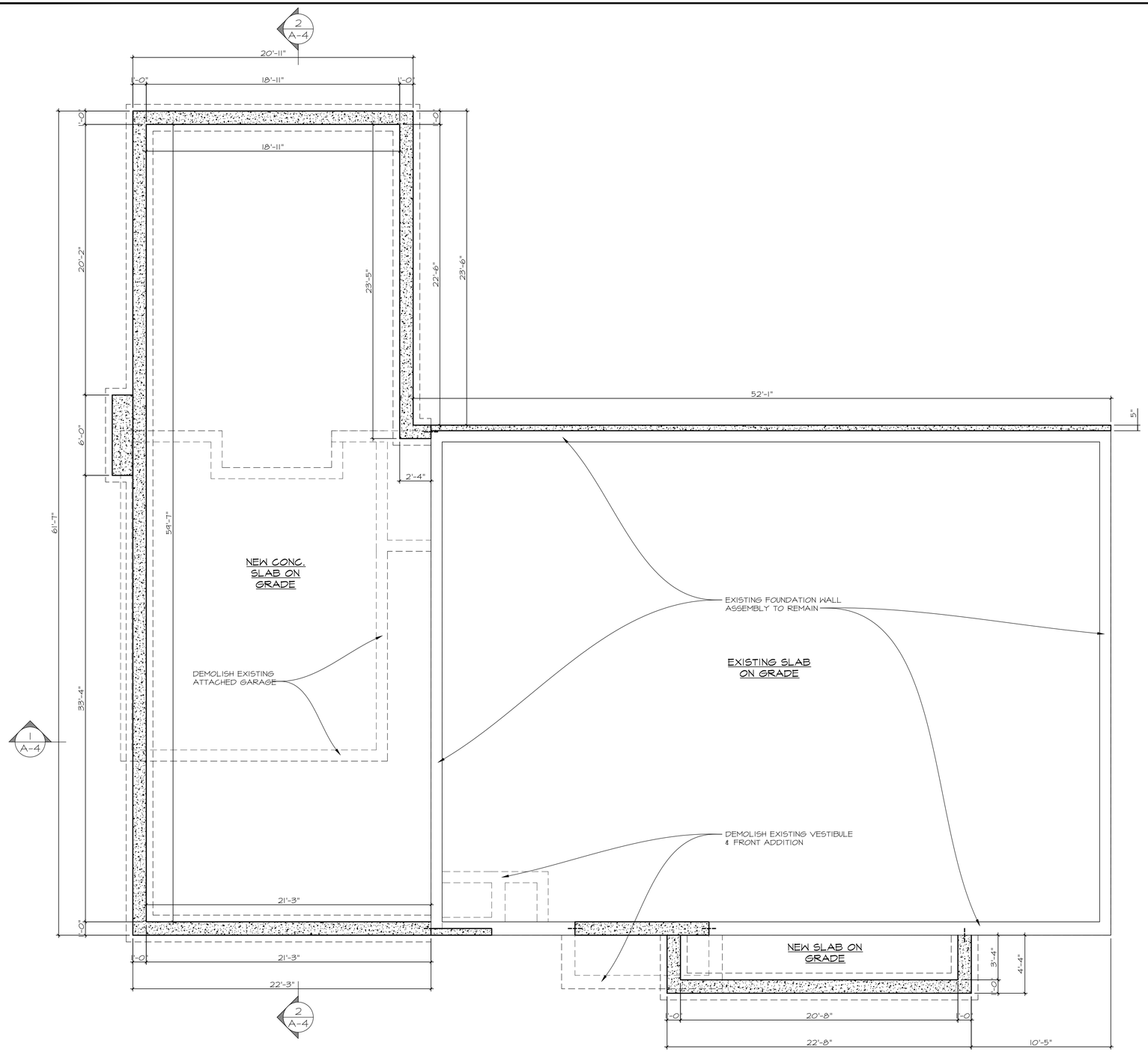
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WALL LEGEND

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

NOTE:
DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS

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

NOTE:
PROVIDE ARC FAULT CIRCUIT INTERRUPTER OUTLETS IN ALL BEDROOMS

ELECTRICAL LEGEND

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

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

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

GENERAL DEMOLITION NOTES

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

DEMOLITION PERFORMANCE DISCLAIMER:

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

NOTCHING:

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

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

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

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

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

§RR303

LIGHT, VENTILATION AND HEATING

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

FIRESTOPPING:

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

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

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

CELLAR PLAN

1 / A-1

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

SITE LOCATION :

SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT EMILIO SUSA 026042 STATE OF NEW YORK

DRAWING TITLE :

FOUNDATION PLAN, NOTES, AND LEGENDS

Emilio Susa Architect
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Jericho, N.Y. 11753
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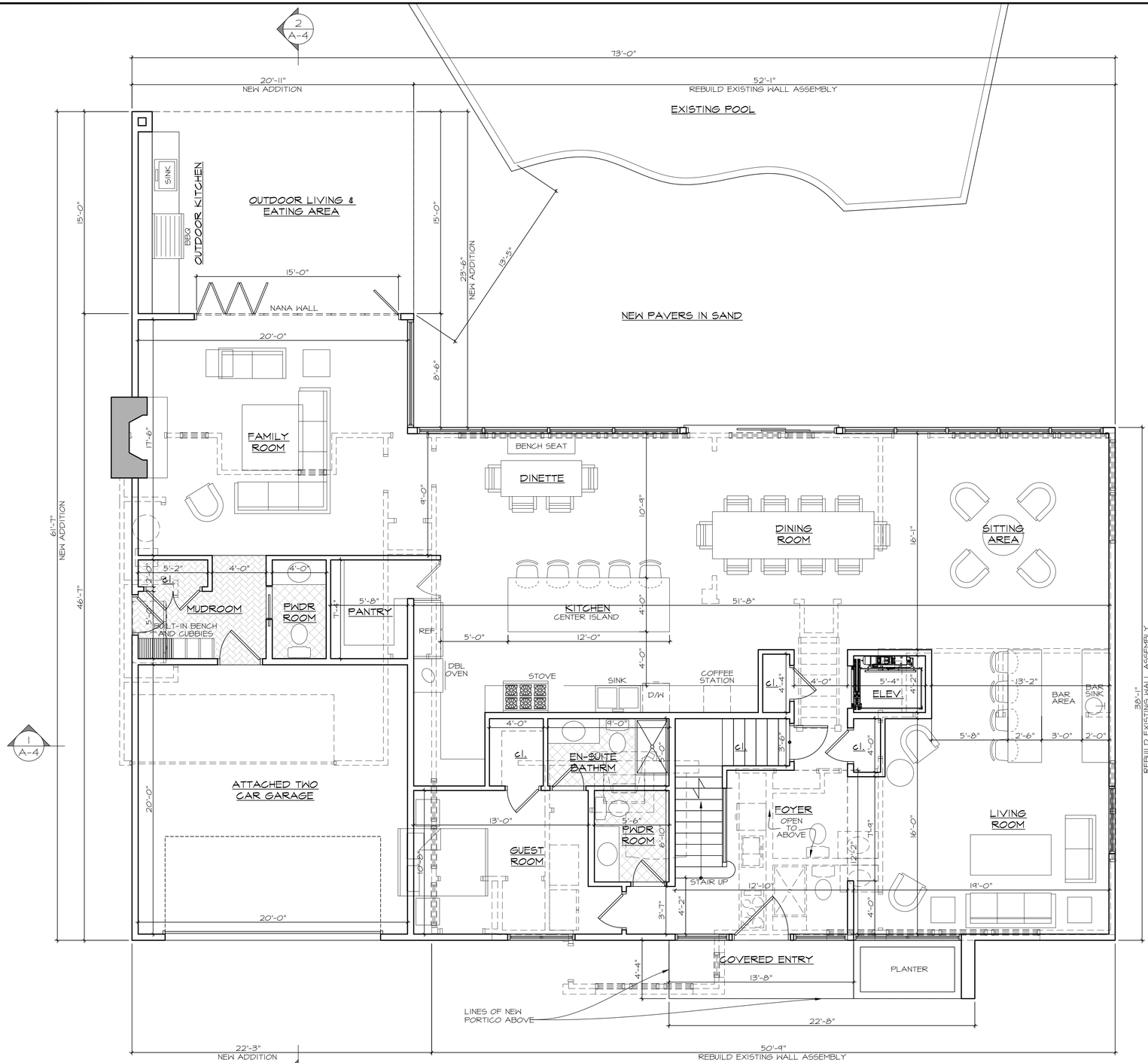
PROJECT NO. :

DRAWN BY : JB

SCALE : AS NOTED

DATE :

SHEET NO. : A-1



FIRST FLOOR PLAN

1 A-2

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

WALL LEGEND

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

NOTE:
DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS

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

NOTE:
PROVIDE ARC FAULT CIRCUIT INTERRUPTER OUTLETS IN ALL BEDROOMS

ELECTRICAL LEGEND

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

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NOTCHING:

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NOTE:
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NOTE:
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§RR303

LIGHT, VENTILATION AND HEATING

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EXCEPTIONS:
1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY §RR310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) (7.08 L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM. THIS EXCEPTION SHALL NOT BE ALLOWED IN OWNER-OCCUPIED, ONE-FAMILY DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH §RE330.1.5 [SIC].
2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (6.46 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL. THIS EXCEPTION SHALL NOT BE ALLOWED IN OWNER-OCCUPIED, ONE-FAMILY DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH §RE330.1.5 [SIC].

FIRESTOPPING:

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

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LOCATION:-
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WHEN COMBUSTIBLE MATERIALS FORM A PART OF THE CONCEALED SPACE BETWEEN SURFACE FINISH AND THE BASE TO WHICH THEY ARE APPLIED, THE CONCEALED SPACE SHALL BE FILLED W/ NONCOMBUSTIBLE MATERIAL, OR BE FIRESTOPPED SO THAT NO DIMENSION OF SUCH CONCEALED SPACE EXCEEDS 8 FT VERTICALLY OR 20 FEET HORIZONTALLY.

SITE LOCATION :

SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT EMILIO SUSA 026842 STATE OF NEW YORK

DRAWING TITLE :

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

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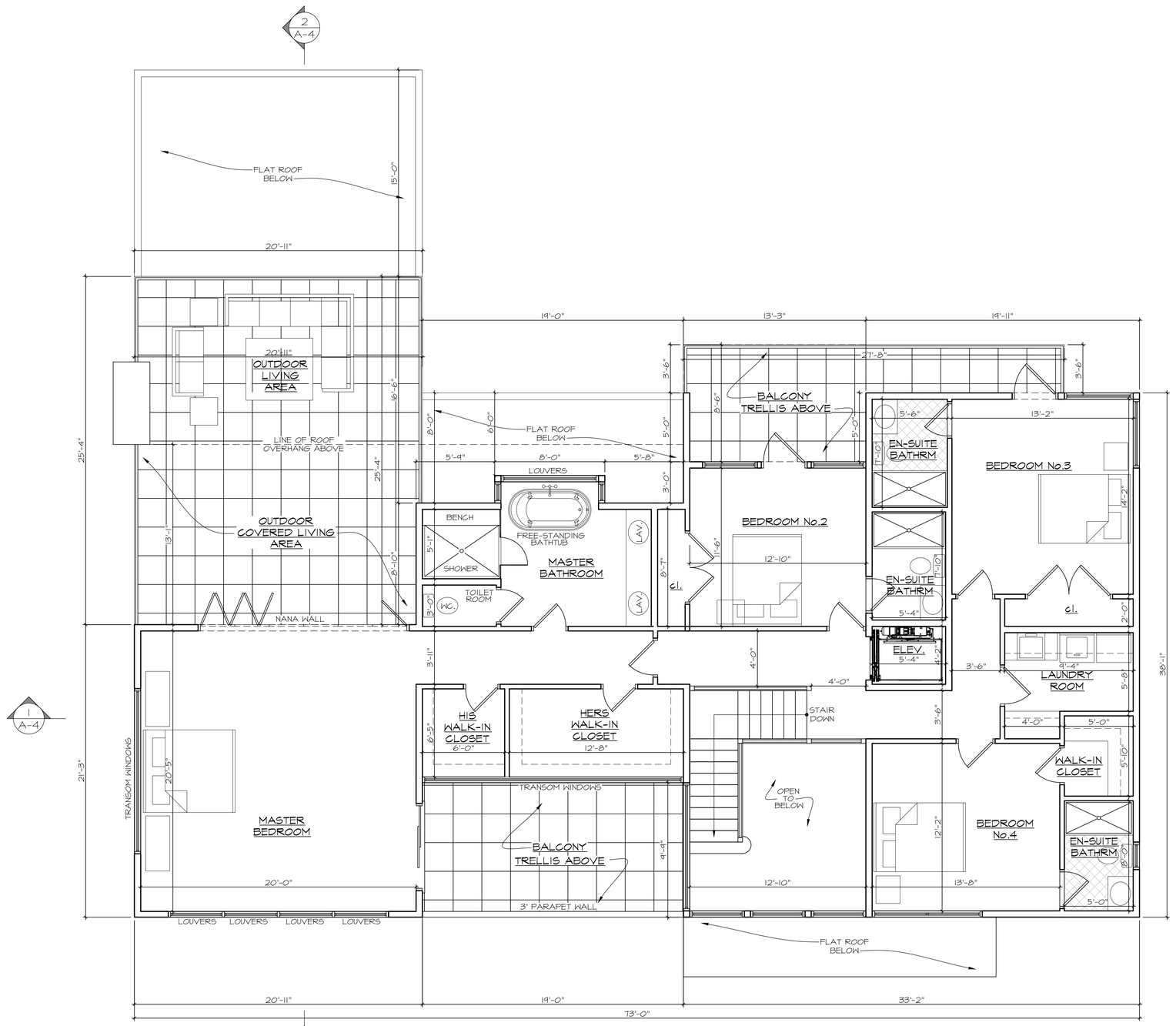
PROJECT NO. :

DRAWN BY : JB

SCALE : AS NOTED

DATE :

SHEET NO. : A-2



SECOND FLOOR PLAN

1 / A-3

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

WALL LEGEND

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

NOTE:
DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS

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

NOTE:
PROVIDE ARC FAULT CIRCUIT INTERRUPTER OUTLETS IN ALL BEDROOMS

ELECTRICAL LEGEND

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

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NOTE:
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NOTCHING:

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§RR303

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

SITE LOCATION :

SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT EMILIO SUSA 026842 STATE OF NEW YORK

DRAWING TITLE :

SECOND FLOOR PLAN

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

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- RESUBMITTED TO BLDG. DEPT. (3-26-24)
- RESUBMITTED TO BLDG. DEPT. (7-22-24)

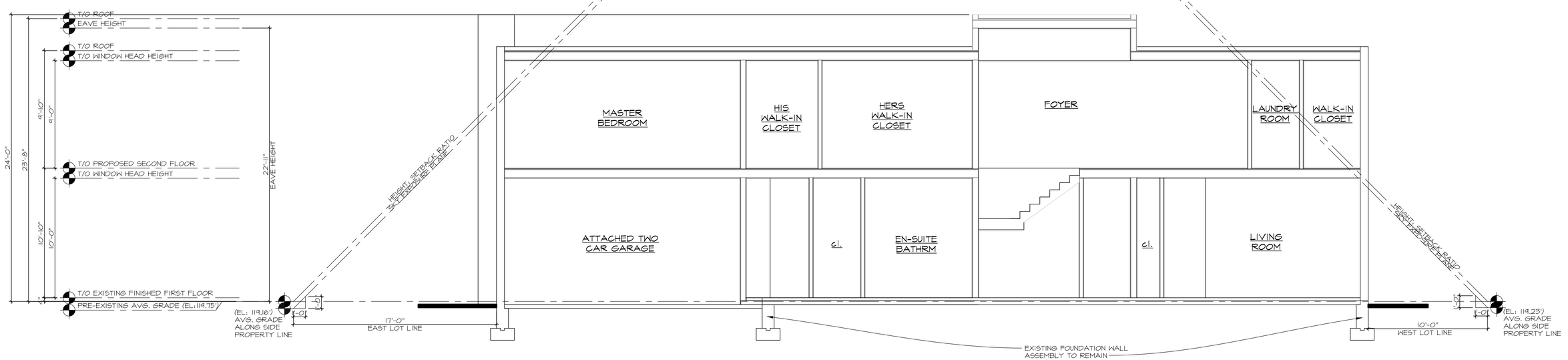
PROJECT NO. :

DRAWN BY : JB

SCALE : AS NOTED

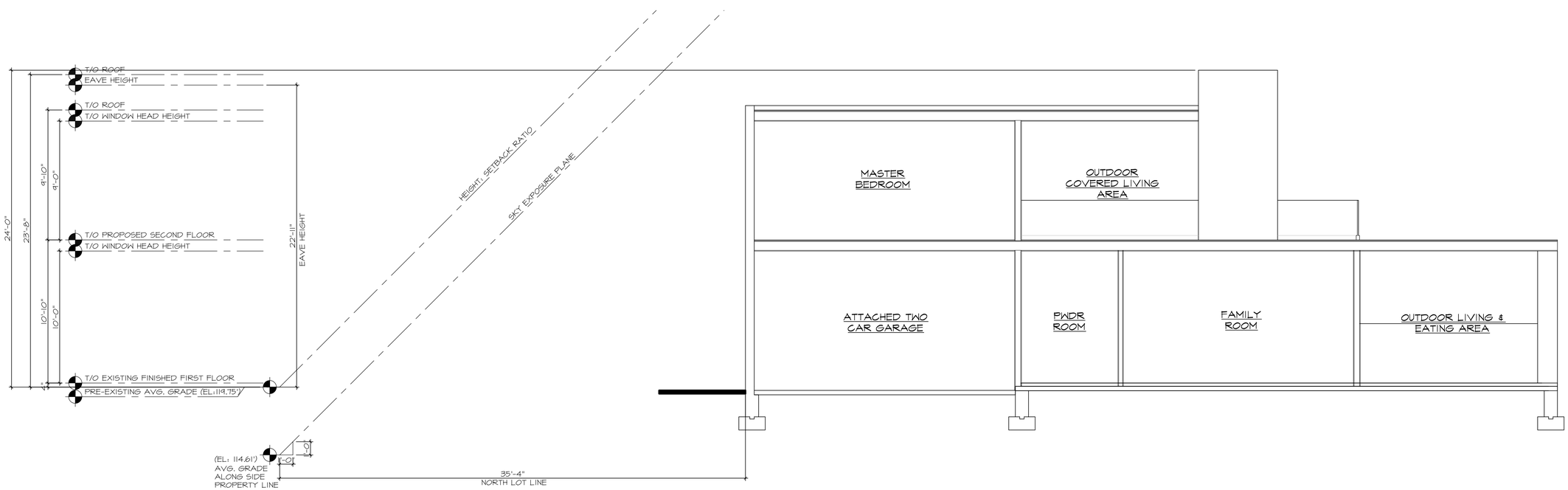
DATE :

SHEET NO. : A-3



1 / A-4 BUILDING SECTION

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



2 / A-4 BUILDING SECTION

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

SITE LOCATION :

SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT EMILIO SUSA 028042 STATE OF NEW YORK

DRAWING TITLE :

BUILDING SECTIONS

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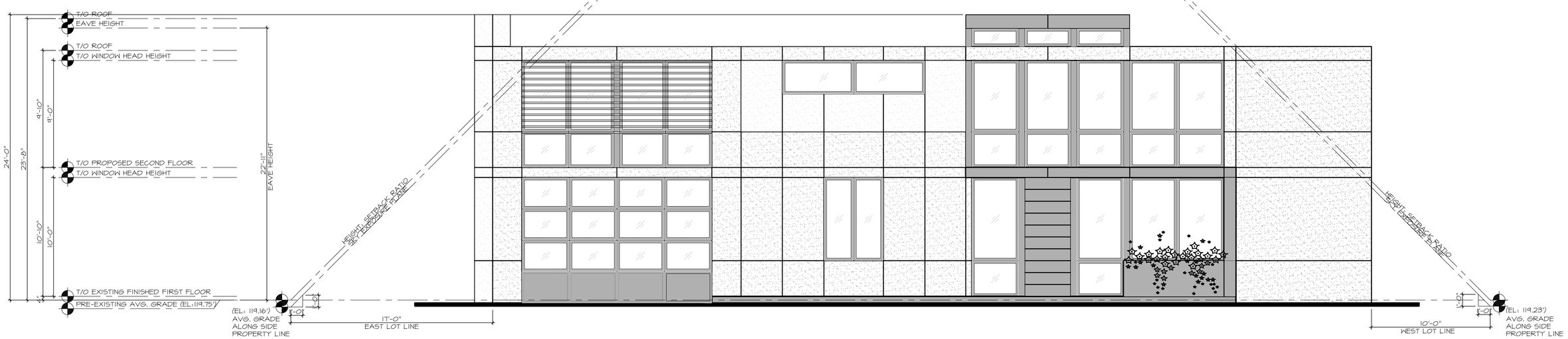
PROJECT NO. :

DRAWN BY : JB

SCALE : AS NOTED

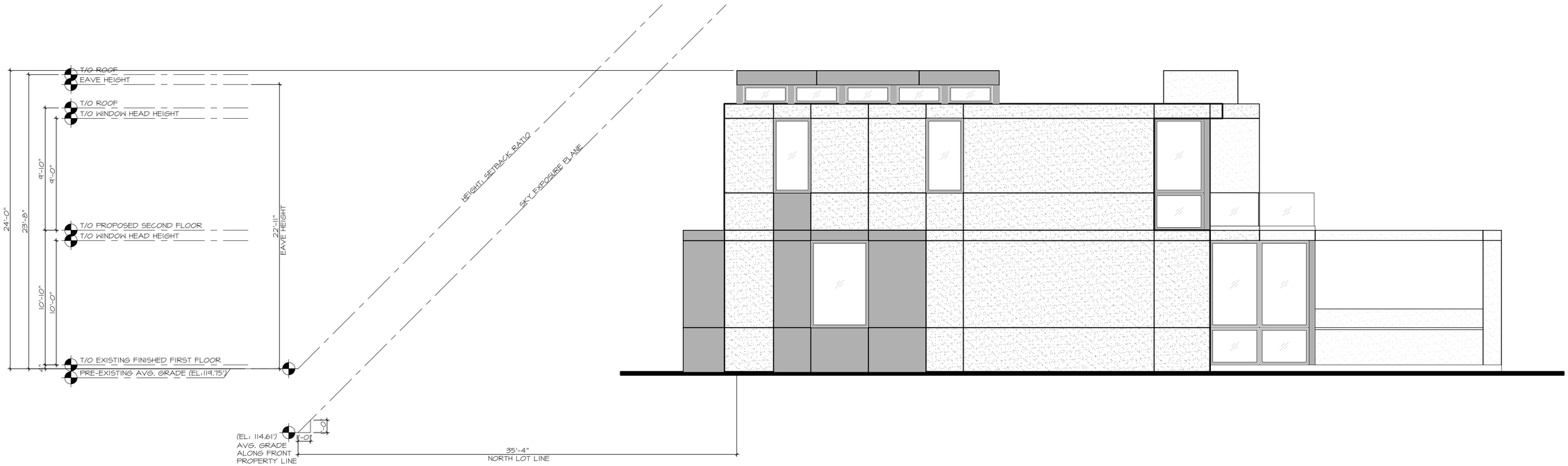
DATE :

SHEET NO. : A-4



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

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



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

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

SITE LOCATION :

SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT EMILIO SUSA 028542 STATE OF NEW YORK

DRAWING TITLE :

EXTERIOR ELEVATIONS

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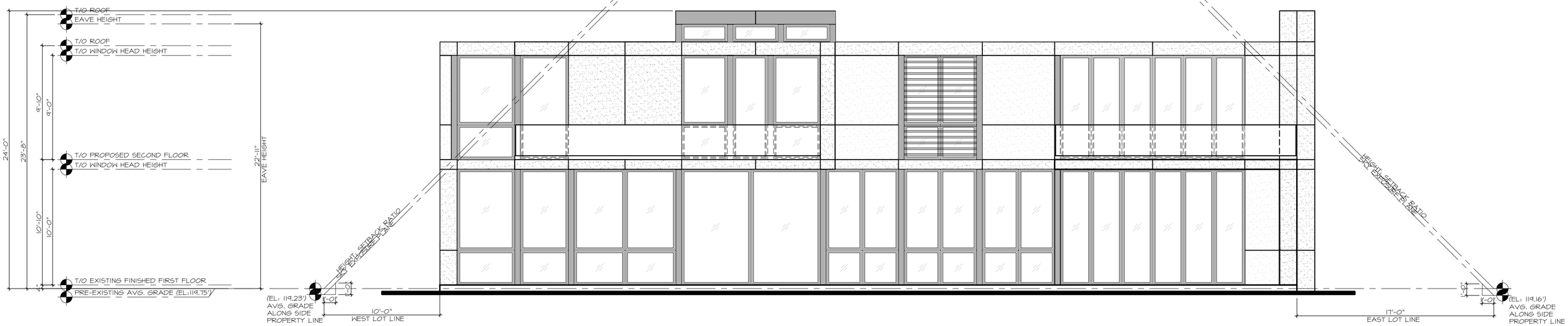
PROJECT NO. :

DRAWN BY : JB

SCALE : AS NOTED

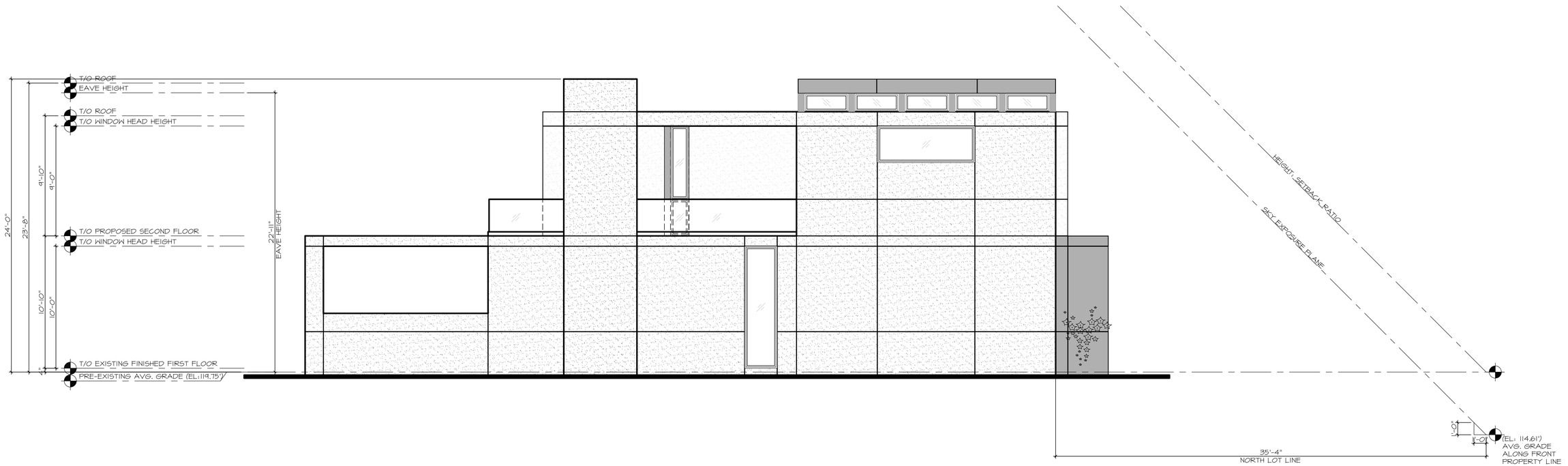
DATE :

SHEET NO. : A-5



1 / A-6 REAR ELEVATION (SOUTH)

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



2 / A-6 SIDE ELEVATION (EAST)

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

SITE LOCATION :

SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY

REGISTERED ARCHITECT
EMILIO SUSA
028642
STATE OF NEW YORK

DRAWING TITLE :

EXTERIOR ELEVATIONS

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FAX: 516_776_9591
E-MAIL: esusa@esarchitectpc.com
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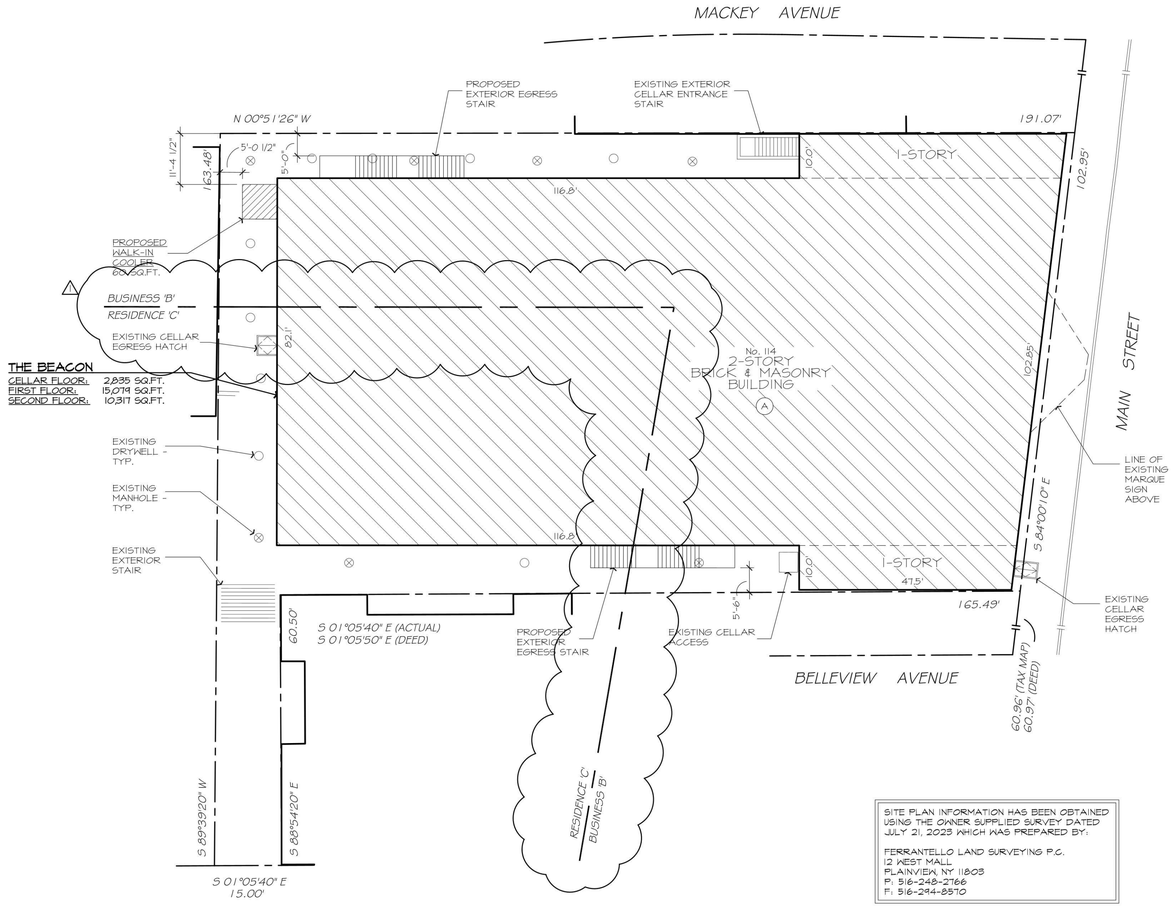
DRAWN BY : JB

SCALE : AS NOTED

DATE :

SHEET NO. : A-6

#21616



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

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

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

LIST OF DRAWINGS

ARCHITECTURAL

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

BUILDING CODE ANALYSIS

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

USE GROUP
A-2 ASSEMBLY

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

CONSTRUCTION CLASS
TYPE III B

FIRE PROTECTION
TO BE PROVIDED

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

FIRE ALARM
TO BE PROVIDED

BLDG. HEIGHT
2 STORY PLUS CELLAR

TENANT DATA & PARKING CALCULATIONS

TAG	TENANT	OCCUPANCY	GFA / BAR LINEAR FT.	PARKING REQUIREMENT	PARKING REQUIRED
A	THE BEACON	A-2	2,835 SQ.FT. CELLAR FLR.	1 PER 80 S.F.	35.44
			15,079 SQ.FT. FIRST FLR.	1 PER 80 S.F.	188.49
			10,311 SQ.FT. SECOND FLR.	1 PER 80 S.F.	128.96
			113'-6" TOTAL BAR L.F.	1 PER 3 L.F.	37.83
REQUIRED PARKING		N/A	N/A	N/A	390.72 391 SPACES
TOTAL PARKING SPACES TO BE PROVIDED		N/A	N/A	N/A	0 SPACES
DEFICIENT		N/A	N/A	N/A	391 SPACES

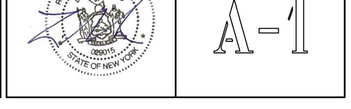
DISAPPROVED
Michael Maracic
05/13/2024

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NO.	DATE	ISSUED

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KEY PLAN



CONSULTANT

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P: 516 921 4447 • F: 516 921 5557
EMAIL: LGARCH@OPTONLINE.NET

PROJECT

PROPOSED INTERIOR ALTERATIONS

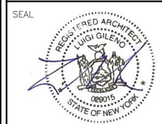
THE BEACON

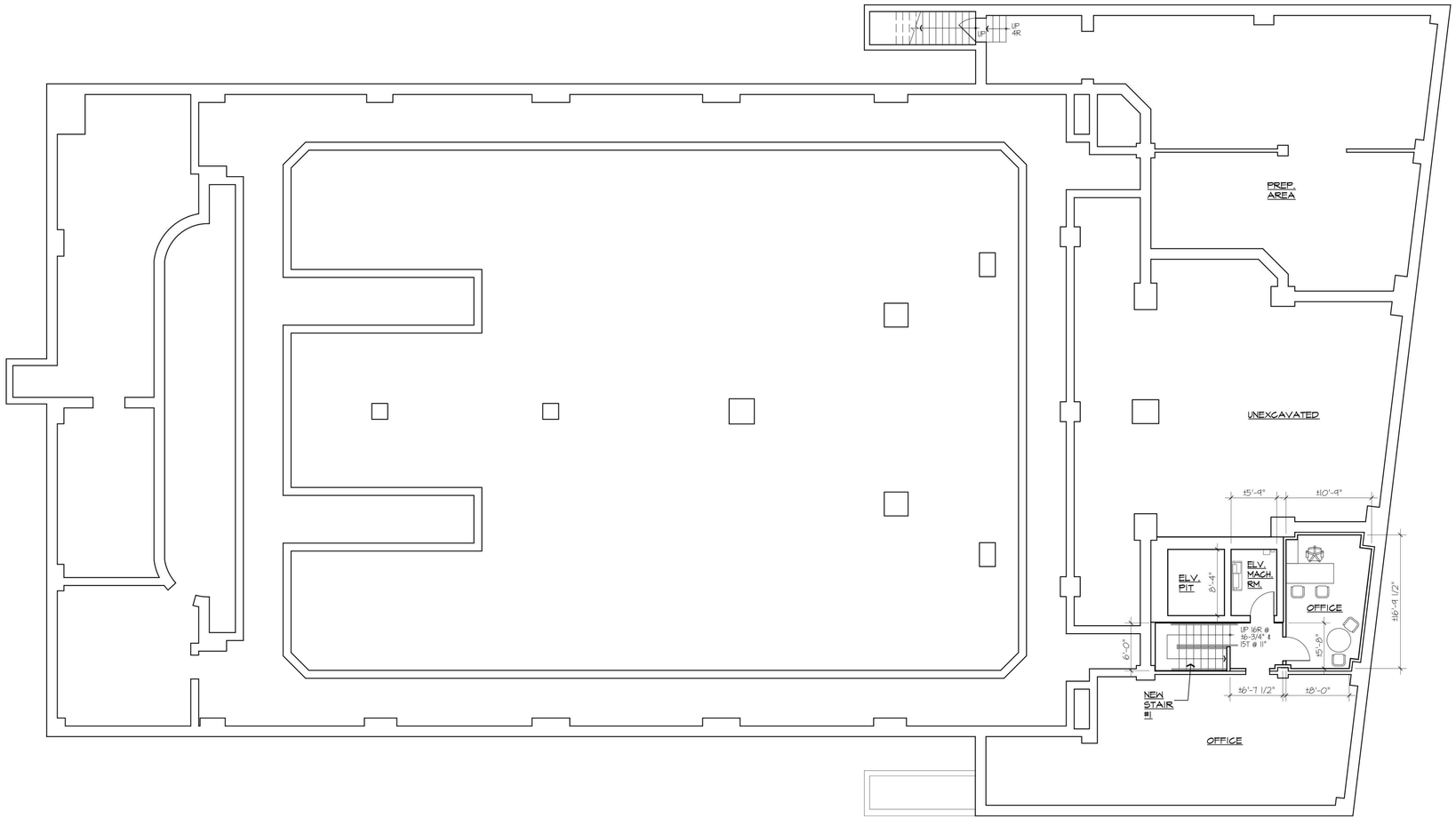
114 MAIN ST.
PORT WASHINGTON, NY 11050

DRAWING TITLE

SITE PLAN & BUILDING CODE ANALYSIS

DATE: AUG. 14, 2023	DWN. BY: LG
JOB NO.: 23079	SCALE: AS SHOWN
SEAL	DWG. No. A-1





1/A2 PROPOSED CELLAR FLOOR PLAN

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

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

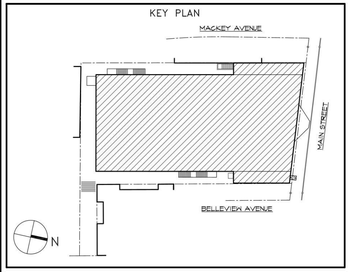
DISAPPROVED
Michael Maracic
05/13/2024

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KEY PLAN



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LUIGI GILENO
ARCHITECT PC

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EMAIL: LGARCH@OPTONLINE.NET

PROJECT

PROPOSED INTERIOR ALTERATIONS

THE BEACON

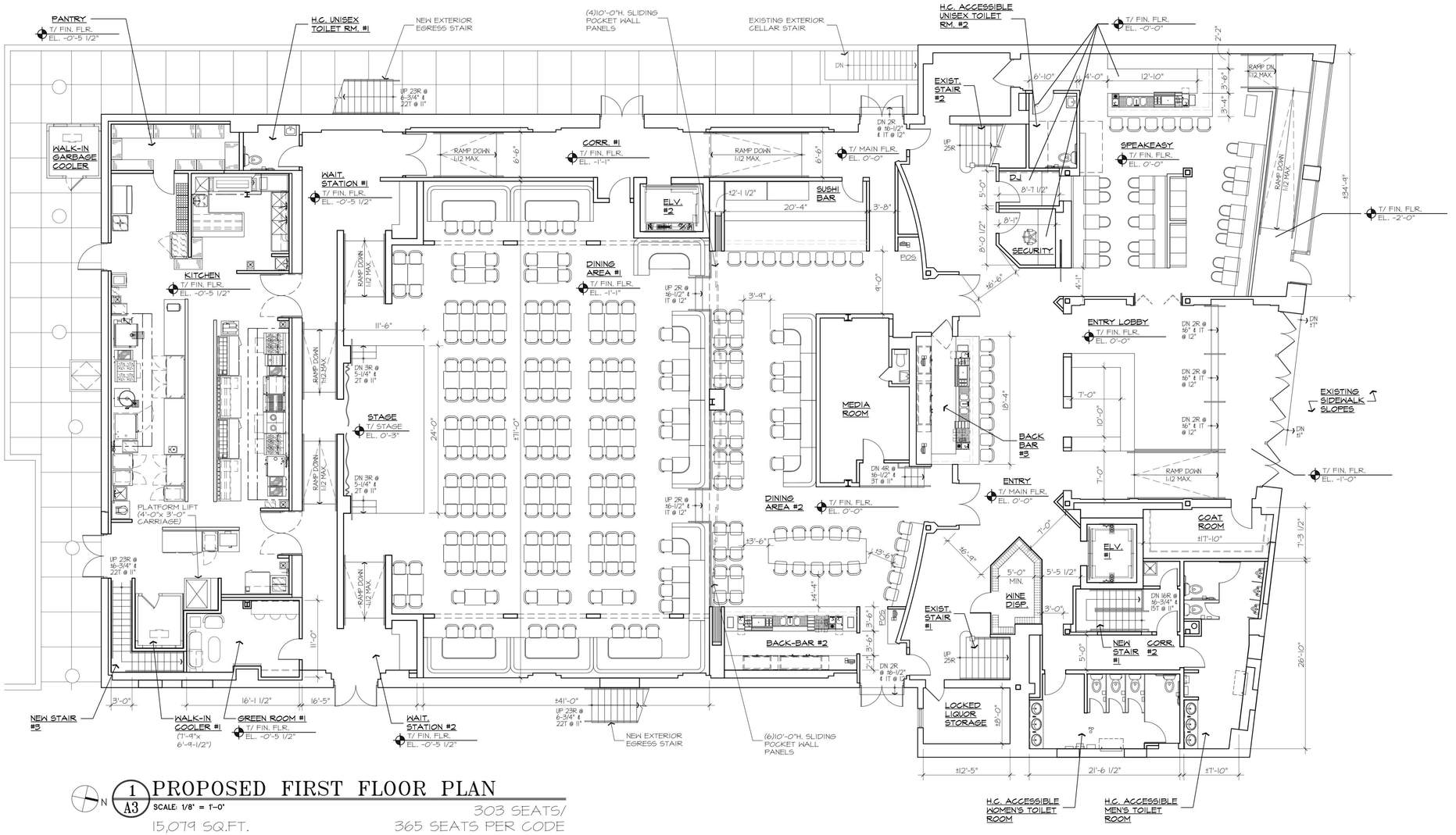
114 MAIN ST.
PORT WASHINGTON, NY 11050

DRAWING TITLE

PROPOSED CELLAR FLOOR PLAN

DATE: AUG. 14, 2023	DWN. BY: LG
JOB NO.: 23079	SCALE: AS SHOWN
SEAL	DWG. No. A-2

SEAL: REGISTERED ARCHITECT LUIGI GILENO 026075 STATE OF NEW YORK



1 A3 PROPOSED FIRST FLOOR PLAN

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

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

303 SEATS/
365 SEATS PER CODE

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

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

TOTAL SQUARE FOOTAGE:

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

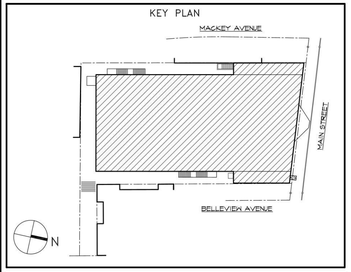
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PROPOSED INTERIOR ALTERATIONS

THE BEACON

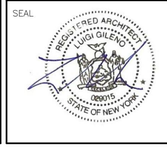
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PROPOSED FIRST FLOOR PLAN

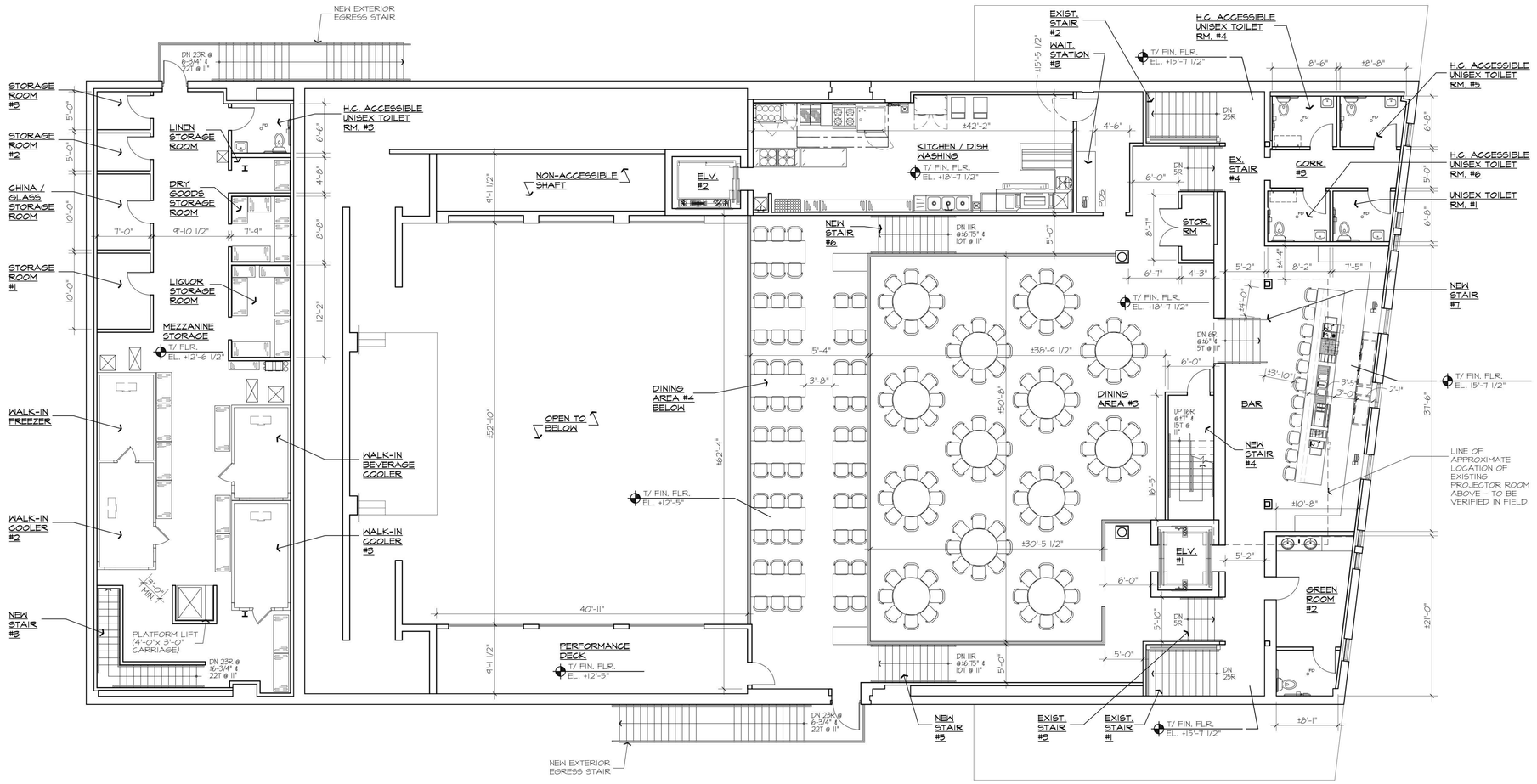
DATE: AUG. 14, 2023	DWN. BY: LG
JOB NO.: 23079	SCALE: AS SHOWN

SEAL



DWG. No.

A-3

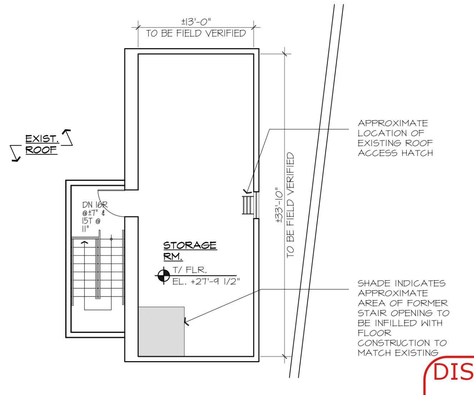


1/A4 PROPOSED SECOND FLOOR PLAN

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

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

171 SEATS/
171 SEATS PER CODE



2/A4 STORAGE ROOM ABOVE BAR

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

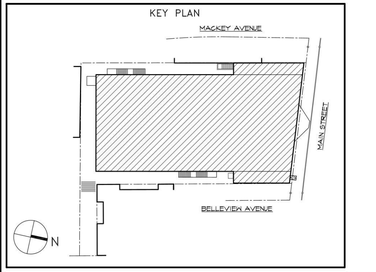
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Michael Maracic
05/13/2024

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KEY PLAN



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PROJECT

PROPOSED INTERIOR ALTERATIONS

THE BEACON

114 MAIN ST.
PORT WASHINGTON, NY 11050

DRAWING TITLE

PROPOSED SECOND FLOOR PLAN

DATE: AUG. 14, 2023	DWN. BY: LG
JOB NO.: 23079	SCALE: AS SHOWN
SEAL	DWG. No. A-4

REGISTERED ARCHITECT LUIGI GILENO 026015 STATE OF NEW YORK

#21628

LIGHT AND VENTILATION CALCULATIONS

FLOOR	SPACE	FLOOR AREA- SF	8% NATURAL LIGHT		4% VENTILATION	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED
1	STUDY	152	12.2	11.4	6.1	9.9

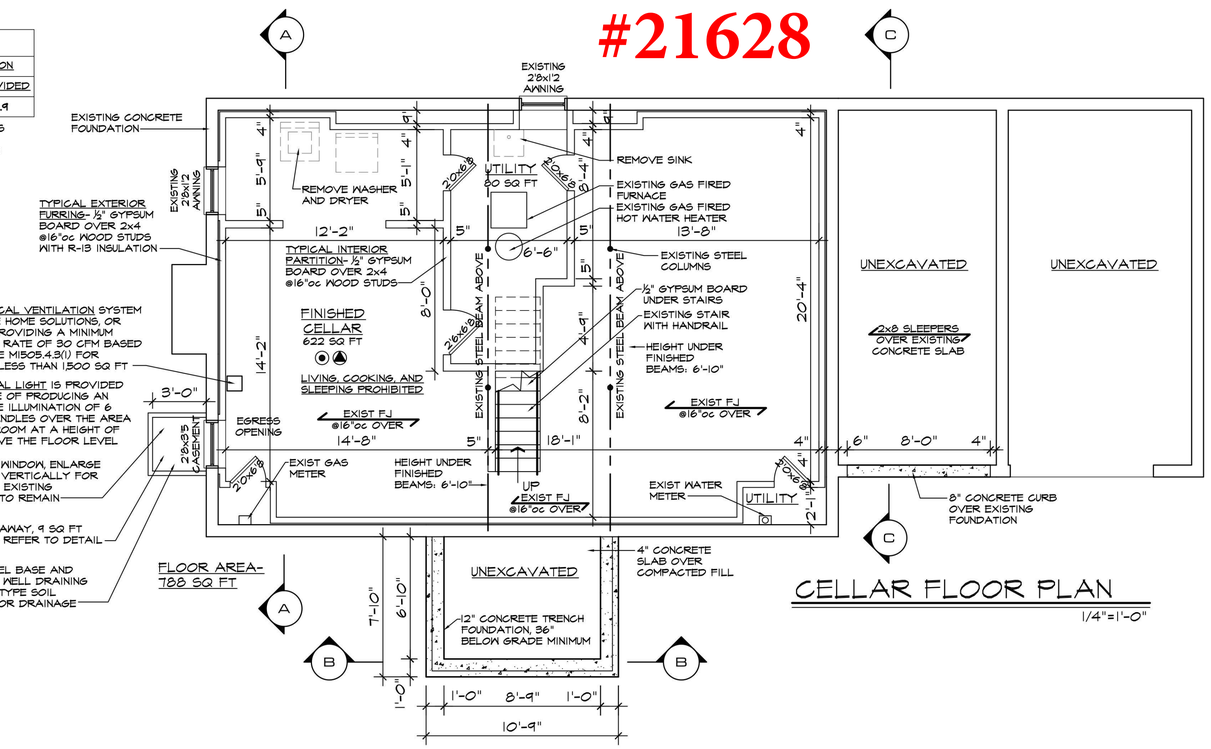
GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE VENTILATION IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL

ELECTRICAL LEGEND

- HARDWIRED SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR, WITHIN 10' FROM BEDROOMS
- HARDWIRED HEAT DETECTOR

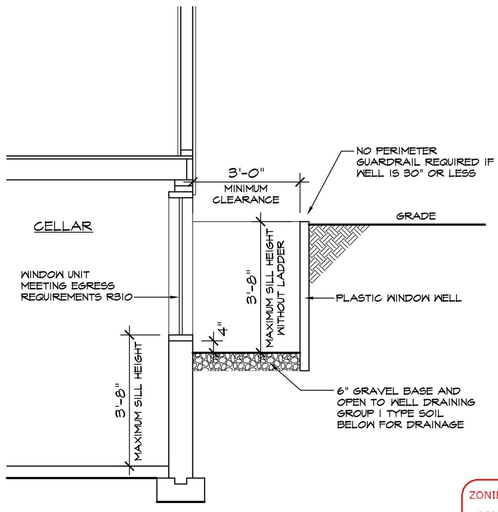
TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	20 PSF
WIND DESIGN	
SPEED	130 MPH
TOPOGRAPHIC EFFECTS	YES
SPECIAL WIND REGION	NO
WINDBORNE DEBRIS ZONE	NO
SEISMIC DESIGN CATEGORY	B ZONE
SUBJECT TO DAMAGE FROM:	
WEATHERING	SEVERE
FROST LINE DEPTH	3'
TERMITE	MODERATE TO HEAVY
WINTER DESIGN TEMP	11°
ICE SHIELD UNDERLAYMENT REQ'D	YES
FLOOD HAZARDS	NO
AIR FREEZING INDEX	452
MEAN ANNUAL TEMP	52.7



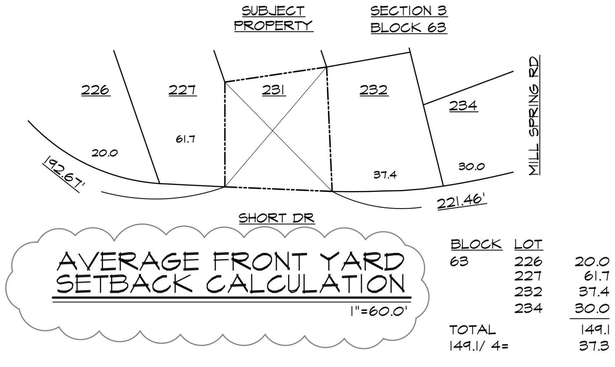
CELLAR FLOOR PLAN

1/4"=1'-0"



WINDOW WELL DETAIL

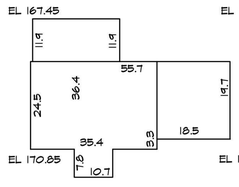
1/2"=1'-0"



BLOCK	LOT	
63	226	20.0
	227	61.7
	232	37.4
	234	30.0
TOTAL		149.1
149.1/ 4=		37.3

AVERAGE FRONT YARD SETBACK CALCULATION

1"=60.0'



PREEXISTING AVERAGE GRADE

167.45+	168.30=	335.75/ 2= 167.87x	55.7= 9350.3
168.30+	170.82=	339.12/ 2= 169.56x	36.4= 6171.9
170.82+	170.85=	341.67/ 2= 170.83x	55.7= 9515.2
170.85+	167.45=	338.3/ 2= 169.15x	36.4= 6157.0
			184.2 31194.4

31194.4/ 184.2= 169.3

PREEXISTING AVERAGE GRADE= 169.3

ZONING / TOWN CODE COMPLIANCE

DISAPPROVED - Make corrections as noted and resubmit

Nicholas Vissichelli
09/13/2024

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

RBP24-000695

TOWN OF NORTH HEMPSTEAD ZONING

SECTION	3
BLOCK	63
LOT	231
ZONE	R-A RESIDENCE A

PERMITTED USE

SINGLE FAMILY DETACHED DWELLING

BUILDING HEIGHT

OVERALL FROM AVERAGE PRE-EXISTING GRADE AT BUILDING PERIMETER
2 1/2 STORIES/ 30' MAXIMUM ALLOWABLE
13'-9" EXISTING

PLOT AREA/ LOT WIDTH

8,500 SQ FT MINIMUM
8,424 SQ FT EXISTING
65 FT MIN WIDTH AT FRONT YARD SETBACK
90 FT EXISTING
40 FT MIN WIDTH FROM AND ON STREET LINE
90 FT EXISTING
EXISTING LOT IS NONCONFORMING

LOT COVERAGE	25% MAX
ALL BUILDINGS EXCEPT 1 STORY OPEN PORCHES, BALCONIES, TERRACES	
EXISTING DWELLING	1,298 SQ FT
EXISTING PORTICO	0 SQ FT
TOTAL	1,298 SQ FT
PROPERTY AREA	8,424 SQ FT

EXISTING BUILDING COVERAGE= 15.4% < 25% MAXIMUM ALLOWABLE

FLOOR AREA	36% MAX
HABITABLE FLOORS, ATTACHED GARAGES, ENCLOSED PORCH, BASEMENTS WITH CEILING HEIGHT GREATER THAN 8', CEILINGS EXCEEDING 10'- 1.5 INCREASE FACTOR	
EXISTING FIRST FLOOR	1,298 SQ FT
EXISTING SECOND FLOOR	867 SQ FT
TOTAL	2,165 SQ FT
PROPERTY AREA	8,424 SQ FT

EXISTING FLOOR AREA= 25.7%< 36% ALLOWABLE

FRONT YARD 35' MINIMUM/ 50' MAXIMUM
AVERAGE FRONT YARD DEPTH WITHIN 200' ON EACH SIDE OF LOT OR 35', WHICHEVER IS GREATER
AVERAGE FRONT YARD SETBACK- 37.3'

SIDE YARD
ALTERATIONS TO EXISTING DWELLINGS-
10' MINIMUM/ 25% OF WIDTH OF LOT AGGREGATE
25% OF 90'= 22.5' MINIMUM AGGREGATE

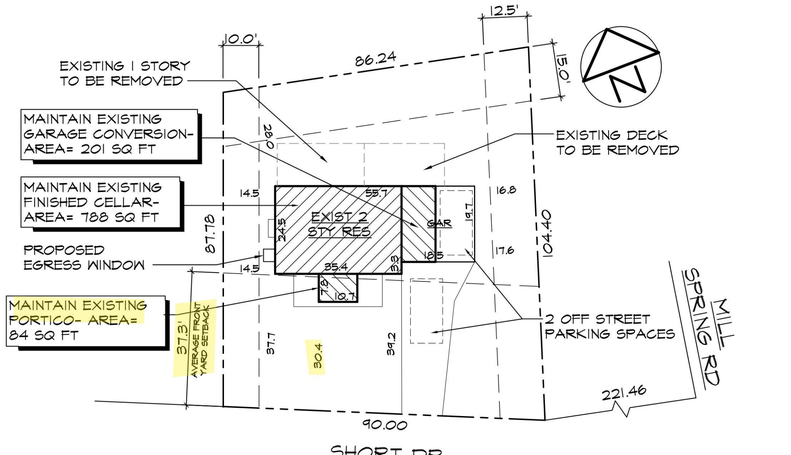
REAR YARD 15' MIN

PERMITTED ENCROACHMENTS
CORNICES & EAVES 18" MAXIMUM, GUTTERS 8" MAXIMUM, CHIMNEYS 18" MAXIMUM; BAY WINDOWS 8' IN WIDTH AND 24" MAXIMUM
1 STORY OPEN PORCHES AND TERRACES 5' MAXIMUM INTO REQUIRED FRONT YARD

OFF STREET PARKING
ONE FAMILY DWELLING 2 MINIMUM
PARKING WITHIN FRONT YARD PERMITTED
2 SPACES PROVIDED

EAVE HEIGHT
MAXIMUM HEIGHT TO THE UPPERMOST EAVE SHALL BE 22'

RESIDENTIAL CODE OF NYS
OCCUPANCY CLASSIFICATION
R3- ONE FAMILY DWELLING
CONSTRUCTION CLASSIFICATION
Vb- WOOD FRAME



PLOT PLAN

1"=20.0'

REVISED PLANS 9-10-24
APPLICATION NO. RBP24-000695

GENERAL NOTES/ 2020 RESIDENTIAL CODE OF NYS

1- TO THE BEST OF CHRIS GRAY'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, SUCH PLANS ARE IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, THE 2018 WOOD FRAME CONSTRUCTION MANUAL, NFPA 70 STANDARD, NATIONAL ELECTRIC CODE, AND LOCAL ZONING CODE

2- THESE CONSTRUCTION DOCUMENTS ARE PREPARED FOR THE PROJECT ADDRESS LISTED ON THE DRAWINGS AND ARE NOT TO BE USED AT A DIFFERENT LOCATION WITHOUT WRITTEN CONSENT OF THE ARCHITECT. UNAUTHORIZED USE WILL ALSO BE SUBJECT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990

3- NO WORK IS TO COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM THE BUILDING DEPARTMENT. ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR OWNER NOT OBTAINING BUILDING PERMIT OR ADDITIONAL WORK COMPLETED WITHOUT THE KNOWLEDGE OF THE BUILDING DEPARTMENT AFTER CERTIFICATE OF OCCUPANCY ISSUANCE

4- CONTRACTOR TO VERIFY EXISTING CONDITIONS AT JOB SITE BEFORE COMMENCING WITH THE WORK OR ORDERING MATERIALS AND TO REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT BEFORE PROCEEDING FORWARD.

5- DRAWINGS ARE NOT TO BE SCALED, USE DIMENSIONS ONLY. LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALED DRAWINGS. DIMENSIONS NOTED ARE MEASURED FROM FINISHED SURFACES. PROVIDE EXACT DIMENSION CLEAR SHOWN WHEN "HOLD" IS INDICATED.

6- THE CONTRACTOR SHALL NOT MAKE DEVIATIONS FROM DESIGN DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. ARCHITECT SHALL NOT BE REQUIRED TO APPROVE UNAUTHORIZED STRUCTURAL AND OR SPATIAL CHANGES DURING OR POST CONSTRUCTION.

7- IT IS THE RESPONSIBILITY OF THE LOCAL MUNICIPALITY TO PROVIDE BUILDING INSPECTIONS AT PROGRESSIVE STAGES OF CONSTRUCTION. IT SHALL BE CONSTRUED THAT ONCE THE FINAL INSPECTION IS COMPLETED, THE PROJECT IS IN COMPLETE CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT.

8- IF THE WORD CERTIFY IS USED IN ANY OF ITS FORMS HEREIN AND/OR ON ACCOMPANYING DOCUMENTS RELATING TO THIS PROJECT CREATED BY THE ARCHITECT, IT IS AN EXPRESSION OF PROFESSIONAL OPINION ONLY AND SHALL NOT BE CONSTRUED OR UNDERSTOOD TO BE A STATEMENT OF FACT, A WARRANTY, OR A GUARANTEE OF ANY KIND, EXPRESSED OR IMPLIED.

9- SHOP DRAWINGS MUST CONFORM TO THE ARCHITECTURAL DRAWINGS AND BE APPROVED BY ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT.

10- PROPOSED WORK IS BASED ON SURVEY PREPARED BY LICENSED SURVEYOR AND SUPPLIED BY OWNER. ARCHITECT IS NOT RESPONSIBLE FOR SURVEY ERRORS. OWNER OR CONTRACTOR IS TO HIRE SURVEYOR TO STAKE OUT WORK IF NECESSARY.

11- THE CONSTRUCTION OF BUILDINGS AND STRUCTURES SHALL RESULT IN A SYSTEM THAT PROVIDES A COMPLETE LOAD PATH CAPABLE OF TRANSFERRING ALL LOADS FROM THEIR POINT OF ORIGIN THROUGH THE LOAD-RESISTING ELEMENTS TO THE FOUNDATION. CONTRACTOR TO INSPECT THE EXISTING FRAMING FOR STRUCTURAL INTEGRITY.

12- R303.1 HABITABLE ROOM LIGHT AND VENTILATION- ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED

13- R305.1 MINIMUM CEILING HEIGHT- HABITABLE SPACE, HALLWAYS, AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". BATHROOMS, TOILET ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-8". FOR ROOMS WITH SLOPED CEILING, THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 5'-0" AND NOT LESS THAN 50% OF THE REQUIRED FOOR AREA SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". THE CEILING HEIGHT ABOVE BATHROOM AND TOILET FIXTURES SHALL HAVE A MINIMUM CEILING HEIGHT OF 6'-8" ABOVE AND AREA NOT LESS THAN 30"x 30" AT THE SHOWERHEAD. BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS IN BASEMENT CONTAINING HABITABLE SPACE SHALL BE PERMITTED TO PROJECT TO WITHIN 6'-4" OF THE FINISHED FLOOR.

14- R308.1 GLAZING IDENTIFICATION- EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AND THAT IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED, OR BE OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION.

15- R310.1 EMERGENCY ESCAPE AND RESCUE OPENINGS- BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
MINIMUM NET CLEAR OPENING AREA OF 5.7 SQ FT. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.

16- R311.7.5 STAIR TREADS AND RISERS- THE MAXIMUM RISER HEIGHT SHALL BE 8¼" AND THE MINIMUM TREAD DEPTH SHALL BE 9". 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.

17- R311.7.2 HEADROOM- THE HEADROOM IN STAIRWAYS SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF STAIRWAY.

18- R311.7.8 HANDRAILS- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH 4 OR MORE RISERS.
HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISHED SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38".
HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½" BETWEEN THE WALL AND HANDRAILS.

19- R311.7.8.5 HANDRAIL GRIP SIZE- TYPE 1. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1¼" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4" AND NOT GREATER THAN 6¼" AND A CROSS SECTION OF NOT MORE THAN 2¼".

20- R312.1 GUARDS REQUIRED- SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS, SHALL BE NOT LESS THAN 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR LINE CONNECTING THE NOSINGS.
GUARDS ON OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.

21- R312.1.3 GUARD OPENING LIMITATIONS- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW THE PASSAGE OF A SPHERE 6" IN DIAMETER.

22- R314.1 SMOKE ALARMS- SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN 1 FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.
SMOKE ALARMS AND HEAT DETECTION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

23- R315.1 CARBON MONOXIDE ALARMS- SHALL BE IN ACCORDANCE WITH SECTION 915 OF THE FIRE CODE OF NYS. CARBON MONOXIDE PROTECTION SHALL BE INSTALLED IN RESIDENTIAL BUILDINGS THAT CONTAIN A FUEL BURNING APPLIANCE. EXCEPTIONS, IN SLEEPING AREAS WHERE A FUEL BURNING IS LOCATED IN AN ATTACHED BATHROOM, UTILITY RM, CLOSET, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN A CENTRAL OR OTHERWISE APPROVED LOCATION IN THE SLEEPING AREA. IN DWELLING UNITS WHERE A FUEL BURNING APPLIANCE IS LOCATED IN A KITCHEN, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE THE SLEEPING AREAS AND WITHIN 10' OF THE ENTRANCE OF SLEEPING AREAS.
CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVED POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THAT REQUIRED FOR OVER CURRENT PROTECTION. EXCEPTIONS, CARBON MONOXIDE ALARMS POWERED BY A 10 YEAR BATTERY SHALL BE AN ACCEPTABLE ALTERATIVE IN RESIDENTIAL BUILDINGS.

24- R401.4 SOIL TESTS- IN AREAS LIKELY TO HAVE EXPANSIVE, COMPRESSIVE, SHIFTING OR OTHER UNKNOWN SOIL CHARACTERISTICS, A SOIL TEST SHALL BE PERFORMED TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST SHALL BE MADE BY AN APPROVED AGENCY USING AN APPROVED METHOD. HIRED BY OWNER OR GENERAL CONTRACTOR.

25- R402.2 CONCRETE- POURED CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3,000 PSI MINIMUM AT 28 DAYS. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO WEATHER, AND GARAGE FLOOR SLABS SHALL BE 3,500 PSI. CONTROLLED STONE OR GRAVEL CONCRETE AIR ENTRAINED WHERE EXPOSED. POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED VIRGIN SOIL WITH A MINIMUM OF 3,000 PSF BEARING CAPACITY AT A DEPTH BELOW THE FROST LINE WITHIN THE GROUND.

26- CONCRETE MASONRY UNITS SHALL BE OF NORMAL WEIGHT CONCRETE. ALL WALLS SHALL BE BONDED WITH HORIZONTAL GALVANIZED REINFORCEMENT AT EVERY OTHER COURSE VERTICALLY.

27- R405.1 FOUNDATION DRAINAGE- DRAINS SHALL BE PROVIDED AROUND ALL FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, OR PERFORATED PIPE SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM.

28- R406.1 FOUNDATION DAMPROOFING- FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE.

29- R602.8 FIREBLOCKING- SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE.

30- R703.4 FLASHING- APPROVED CORROSION RESISTIVE FLASHING SHALL BE APPLIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.

31- R1004.1 FACTORY BUILT FIREPLACES- SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127

32- R1005.1 FACTORY BUILT CHIMNEYS- SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS. CHIMNEYS FOR USE WITH FACTORY BUILT FIREPLACES SHALL COMPLY WITH THE REQUIREMENTS OF UL 127.

33- R1006.2 EXTERIOR AIR INTAKE- SHALL BE CAPABLE OF SUPPLYING ALL COMBUSTION AIR FROM THE EXTERIOR OF THE DWELLING OR FROM SPACES WITHIN THE DWELLING VENTILATED WITH OUTDOOR AIR SUCH AS CRAWL OR ATTIC SPACES. THE EXTERIOR AIR INTAKE SHALL NOT BE LOCATED WITHIN GARAGE OR BASEMENT OF THE DWELLING. THE EXTERIOR AIR INTAKE SHALL BE COVERED WITH A CORROSION- RESISTANT SCREEN OF ¼" MESH.

34- M1305.1.3 APPLIANCES IN ATTICS, ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES 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.

35- M1505.4.4 LOCAL EXHAUST RATES- TOILET ROOMS AND BATHROOMS, 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS TO EXTERIOR OPEN AIR. KITCHENS, 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS TO EXTERIOR OPEN AIR.

36- PLUMBING AND HEATING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE OF NEW YORK STATE BY A LICENSED PLUMBER

37- ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND NEW YORK STATE RESIDENTIAL CODE BY A LICENSED ELECTRICIAN

38- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED INTO THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST ADDITION OF THE 'AMERICAN SOCIETY FOR TESTING AND MATERIALS' (ASTM) SPECIFICATIONS WHERE APPLICABLE AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES. ALL MATERIALS USED IN CONNECTION WITH THIS PROJECT MUST BE NEW UNLESS SPECIFIED OTHERWISE.

39- STRUCTURAL LUMBER CALCULATIONS ARE BASED ON HEM FIR NO. 2 WITH A FIBER STRESS OF 850 PSI AND A MODULUS OF ELASTICITY OF 1,300 KSI. LUMBER TO BE CLEAN WITH NO SPLITS, CHECKS, AND SHAKES.

40- LAMINATED VENEER LUMBER CALCULATIONS ARE BASED ON A FIBER STRESS OF 2,600 PSI AND A MODULUS OF ELASTICITY OF 1,900 KSI. REFER TO MANUFACTURERS MANUALS FOR MULTIPLE MEMBER CONNECTIONS AND PROPER USE.

41- STRUCTURAL STEEL CALCULATIONS ARE BASED ON A36 STEEL WITH A FIBER STRESS OF 21.6 KSI AND A MODULUS OF ELASTICITY OF 29,000 KSI.

THE ARCHITECT WILL HAVE NEITHER CONTROL OVER, CHARGE OF, NOR BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES SEQUENCES, PROCEDURES, OR QUALITY OF WORK; NOR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK PERFORMED. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND CONTRACT DOCUMENTS. THE ARCHITECT WILL NOT HAVE CONTROL OVER, CHARGE OF, NOR RESPONSIBILITY FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS OR ENTITIES PERFORMING PORTIONS OF THE WORK. THIS PLAN IS APPROVED ONLY FOR THE WORK INDICATED ON THE CORRESPONDING BUILDING PERMIT APPLICATION. EXISTING CONDITIONS REFLECTED HEREIN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER EXISTING CONDITIONS APPROVED OR IN ACCORDANCE WITH ANY APPLICABLE CODES. THIS DRAWING IS THE SOLE PROPERTY OF CHRIS GRAY, ARCHITECT AND SHALL NOT BE USED BY ANY PERSON AT ANY TIME WITHOUT WRITTEN PERMISSION AT OR TO BE CONSIDERED AS SUCH. ANY UNAUTHORIZED USE OF THIS PLAN IS APPROVED ONLY FOR THE WORK INDICATED ON THE COPIES OF THESE PLANS NOT BEARING THE INKED SEAL SHALL NOT BE CONSIDERED TO BE LEGAL AND/ OR VALID COPIES.

GRAY ARCHITECTURAL SERVICES, P.C.
2401 CAPRI PL N. BELLMORE, N.Y. 11710
PHONE 516 679-4722 FAX 516 679-2698
grayarchserv@verizon.net grayarchserv.com
Chris Gray 27536 Registered through 8-31-2026

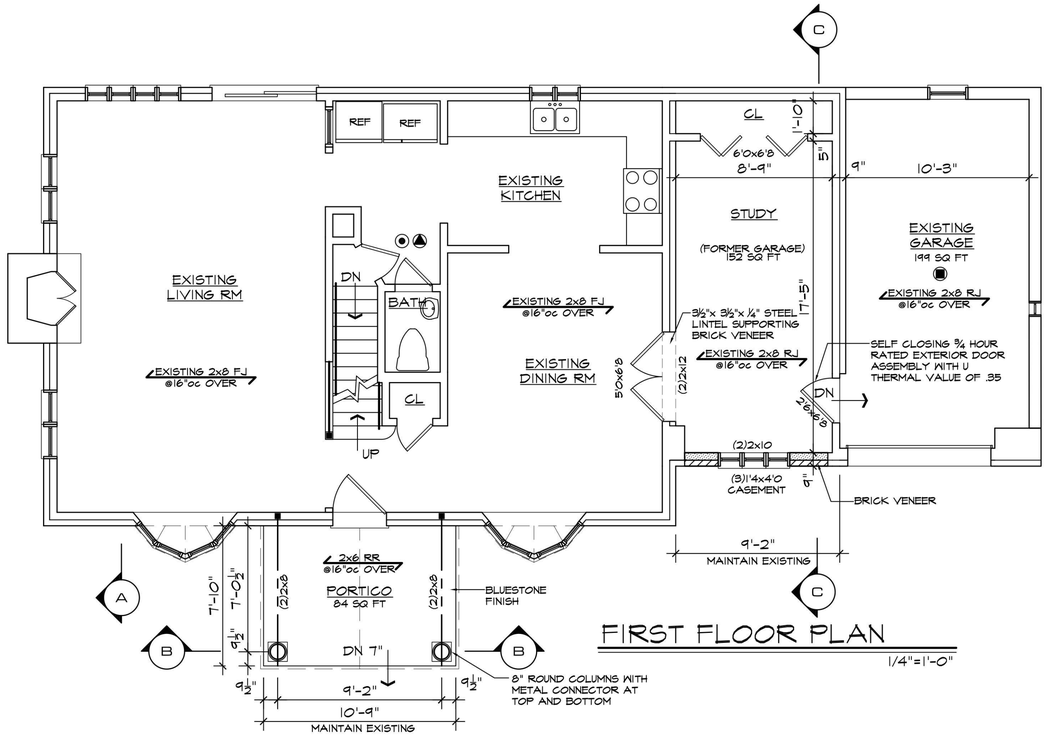
BAE RESIDENCE
33 SHORT DR
MANHASSET, NY 11030

TOWN OF NORTH HEMPSTEAD

MAINTAIN EXISTING FINISHED CELLAR, GARAGE CONVERSION AND PORTICO

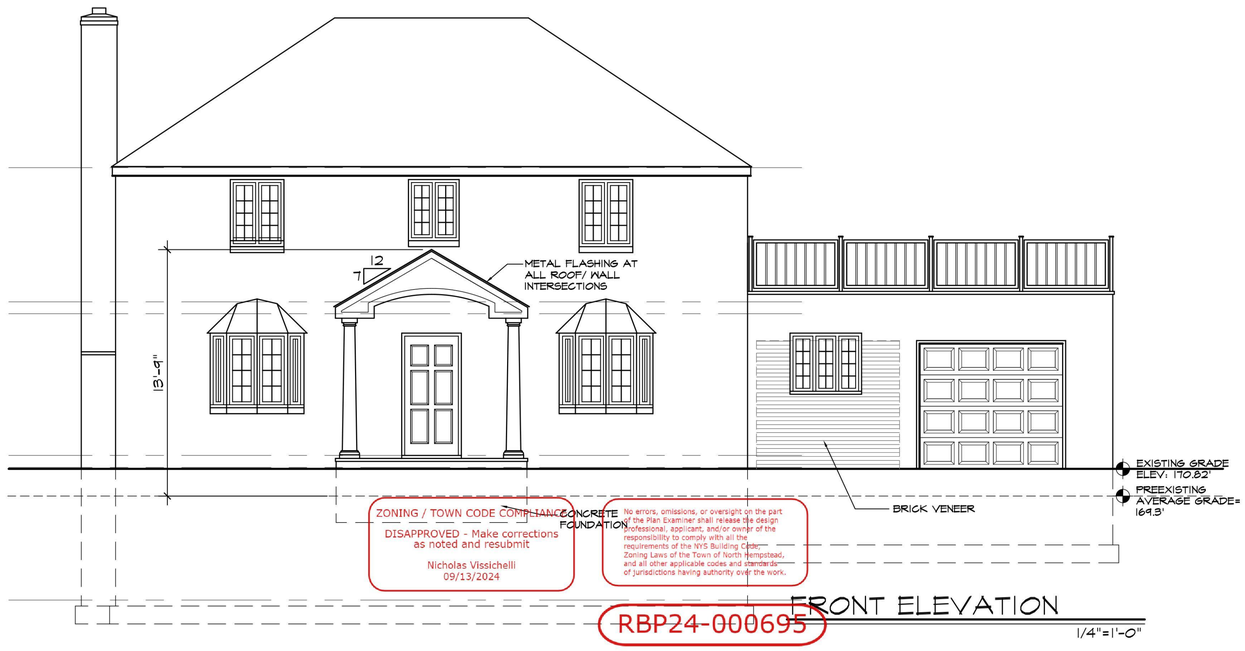
DATE	DRAW BY
7-18-24	VB
8-30-24	
9-10-24	

A1
OF 2



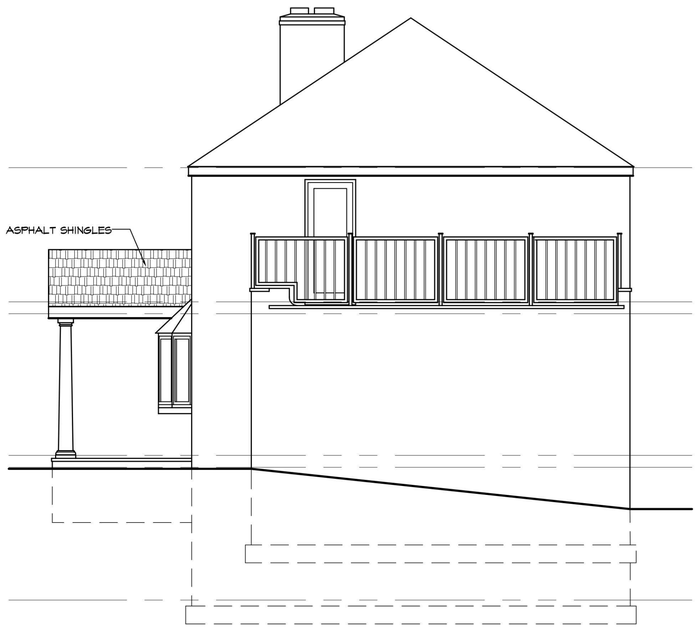
FIRST FLOOR PLAN

1/4"=1'-0"



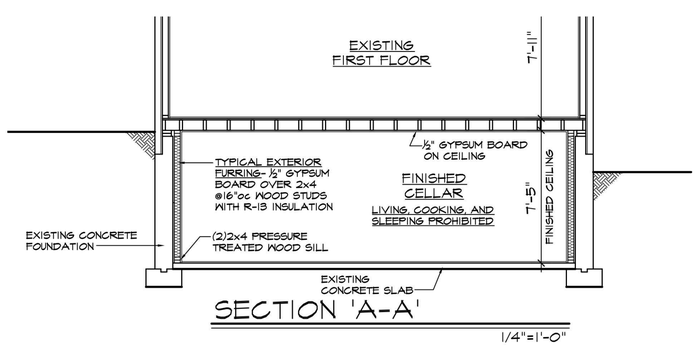
FRONT ELEVATION

1/4"=1'-0"



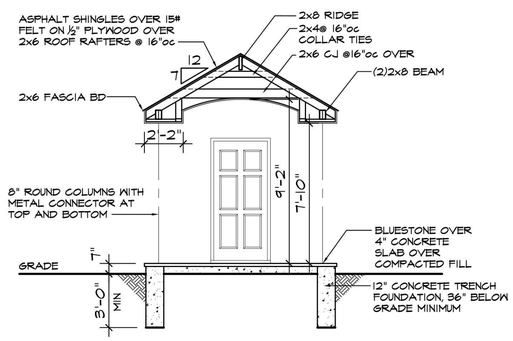
RIGHT SIDE ELEVATION

1/4"=1'-0"



SECTION 'A-A'

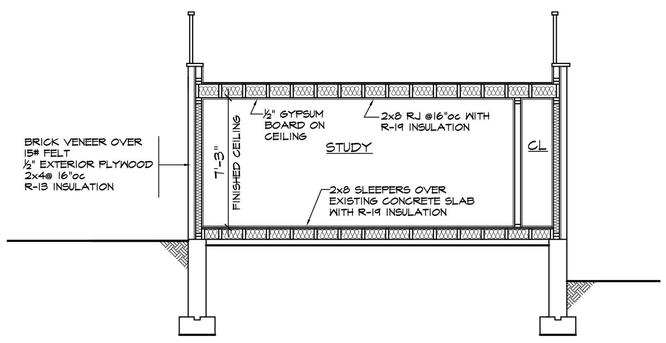
1/4"=1'-0"



SECTION 'B-B'

REFER TO FRAMING CONNECTION DETAILS FOR METAL CONNECTORS

1/4"=1'-0"



SECTION 'C-C'

REFER TO FRAMING CONNECTION DETAILS FOR METAL CONNECTORS

1/4"=1'-0"

GRAY ARCHITECTURAL SERVICES, P.C.
2401 CAPRI PL. N. BELLMORE, N.Y. 11710
PHONE 516 679-4722 FAX 516 679-2698
grayarchserv@verizon.net grayarchserv.com
Chris Gray 27536 Registered through 8-31-2026

REGISTERED ARCHITECT CHRISTOPHER L. GRAY STATE OF NEW YORK

BAE RESIDENCE
33 SHORT DR.
MANHASSET, NY 11030

TOWN OF NORTH HEMPSTEAD

MAINTAIN EXISTING FINISHED CELLAR, GARAGE CONVERSION AND PORTICO

DATE 7-18-24

DRAW BY VB

A1
OF 2

#21629

GENERAL NOTES :

1. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS WHICH HAVE JURISDICTION AND BEST STANDARDS OF CONSTRUCTION PRACTICE.
2. THE INSTALLATION OF ALL MATERIALS AND PRODUCTS SHALL MEET ALL LOCAL FIRE DEPARTMENT'S REQUIREMENTS AND REGULATIONS, PROOF OF WHICH SHALL BE FURNISHED TO THE FIRE MARSHALL PRIOR TO THE INSTALLATION OF SUCH MATERIALS AND PRODUCTS.
3. ALL WORK TO CONFORM TO THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE.
4. CONTRACTOR SHALL ARRANGE FOR ALL NECESSARY PERMITS AND INSPECTIONS INCLUDING THE OCCUPANCY CERTIFICATE AND ANY NECESSARY FEES ASSOCIATED WITH SUCH FILINGS.
5. CONTRACTOR TO TAKE PRECAUTIONARY MEASURES TO PROTECT PREMISES FROM DIRT OR DAMAGE, INCLUDING EXISTING PLANT LIFE WHERE POSSIBLE.
6. CONTRACTOR TO PROVIDE FOR REINSTATING ANY EXISTING ELEMENTS INTERRUPTED, COVERED OR REMOVED BY HIS WORK WHETHER INDICATED ON DRAWINGS OR NOT.
7. CONTRACTOR SHALL DISCONNECT, CAP AND REROUTE ANY EXISTING WATER, SANITARY OR UTILITY LINES IN AREA OF NEW FOUNDATION AND SHALL USE HAND EXCAVATION IN AREAS OF SUSPECTED UNDERGROUND UTILITIES AND SERVICES. IF ANY LINES ARE BROKEN OR DAMAGED, THE CONTRACTOR WILL REPAIR AND REPLACE SAME AT HIS OWN EXPENSE AND ARRANGE FOR PROPER INSPECTION OF HIS WORK.
8. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE. THESE DRAWINGS ARE NOT TO BE SCALED.
9. LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS. IT IS THE INTENTION OF THE DRAWINGS TO PROVIDE A COMPLETE JOB IN ALL RESPECTS AND NO EXTRAS SHALL BE ALLOWED FOR MATERIALS AND/OR LABOR REQUIRED TO COMPLETE THE WORK AS INDIATED NOR SHALL THE ENGINEER BE HELD RESPONSIBLE FOR ANY SUCH COSTS.
10. IF THERE ARE ANY QUESTIONS REGARDING DISCREPANCIES OR MATERIALS, PRACTICES, NOTES AND QUANTITIES OF MATERIALS CONTACT THE ENGINEER IMMEDIATELY.
11. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THESE PLANS WITH THOSE AT THE SITE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PROVIDED DIMENSIONS ARE SUBJECT TO ACTUAL FIELD CONDITIONS AND NO CREDITS OR EXTRAS WILL BE ALLOWED FOR DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTIONS NOT REPORTED ONCE HE HAS STARTED WORK, EXCEPT FOR HIDDEN JOB CONDITIONS WHERE APPLICABLE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGES, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD CONSTRUCTION PRACTICE.
13. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP ON THE JOB FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION.
14. ALL MATERIALS STORED OR BROUGHT TO THE SITE SHALL BE NEATLY PILED AND PROTECTED AGAINST ALL ELEMENTS, THE OWNER AND ENGINEER HAVE THE RIGHT TO REJECT ANY SUCH MATERIAL THEY DEEM DAMAGED, AND REPLACED AT THE CONTRACTORS COST WITHIN GOOD CONSTRUCTION PRACTICE.
15. SITE PLAN DATA IS AS INDICATED ON SURVEY PROVIDED BY OWNER AND SHALL PREVAIL. SITE PLAN BY ENGINEER IS MERELY SCHEMATIC.
16. NEW CONSTRUCTION IS TO BE STAKED OUT AND ALL REQUIRED SETBACKS ARE TO BE FIELD CHECKED AND APPROVED BY A LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
17. THE ENTIRE PREMISES, INSIDE AND OUT, SHALL BE CLEANED OF ALL DEBRIS AND EXCESS MATERIALS, TO THE SATISFACTION OF THE OWNER, INCLUDING LABELS AND PROTECTIVE COATINGS ON ALL MATERIALS.
18. DELIVER PROJECT FINISHED IN A CLEAN LIVABLE MANNER.
19. ALL WORK SHALL COMPLY WITH NYS REQUIREMENTS FOR LEAD PAINT TESTING AND DISCLOSURE.

VARIANCE REQUESTED

§ 70-202.1C RETAINING WALLS

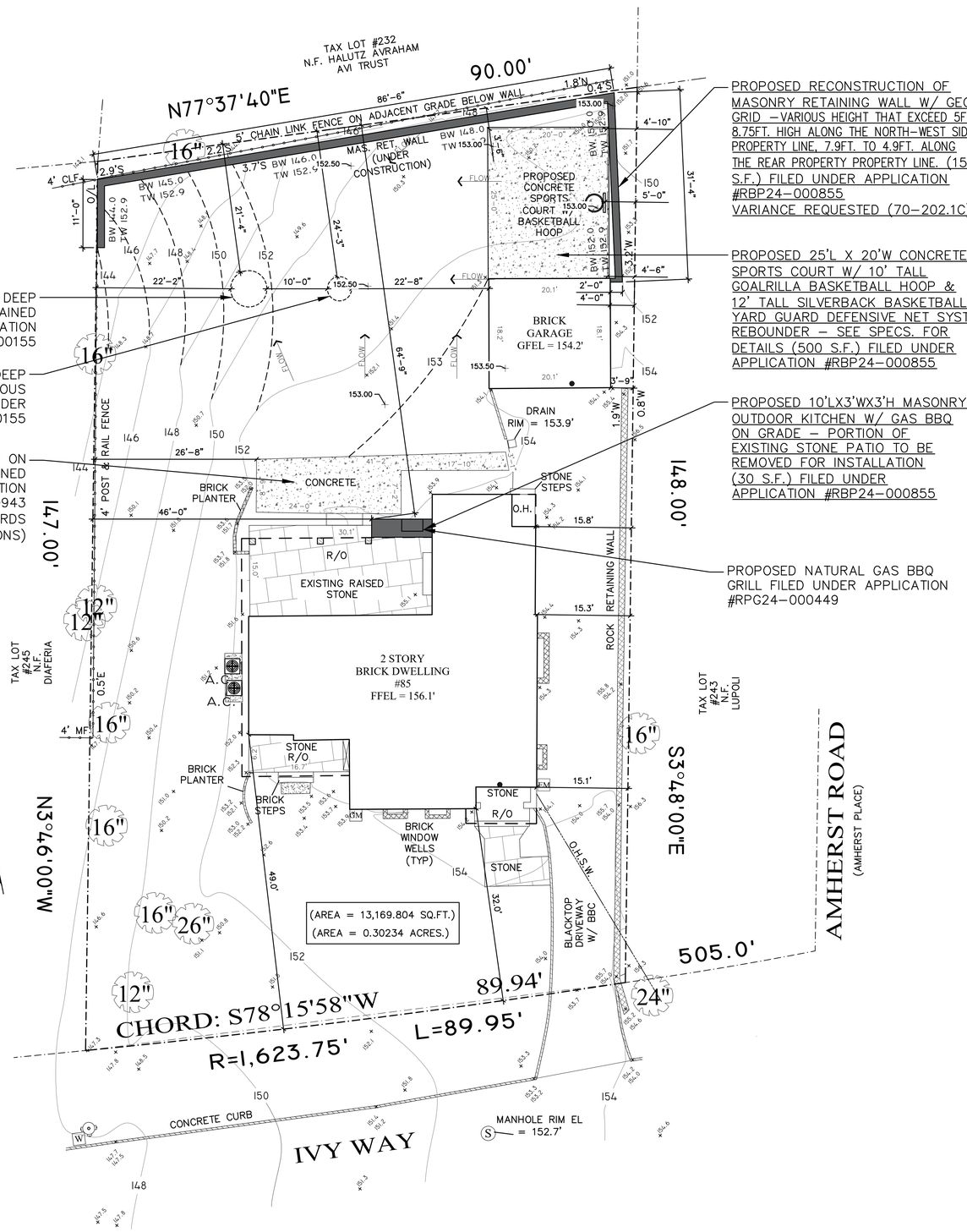
"IN A RESIDENTIAL ZONING DISTRICT, OR WITHIN 50 FEET OF A RESIDENTIAL ZONING DISTRICT, NO RETAINING WALL MAY EXCEED FIVE FEET IN HEIGHT. IN OTHER DISTRICTS, NO RETAINING WALL MAY EXCEED EIGHT FEET IN HEIGHT. HEIGHT SHALL BE MEASURED FROM THE LOWEST POINT ON THE ADJOINING GRADE. THIS SUBSECTION SHALL NOT PROHIBIT APPLICATIONS FOR A SERIES OF RETAINING WALLS IN PARALLEL STEP DESIGN."

REQUIRED: RETAINING WALLS WITHIN RESIDENTIAL DISTRICTS MAY EXCEED FIVE FEET IN HEIGHT.
PROPOSED: A RETAINING WALL OF VARIOUS HEIGHT THAT EXCEED 5FT.: 8.75FT. HIGH ALONG THE NORTH-WEST SIDE PROPERTY LINE, 7.9FT. TO 4.9FT. ALONG THE REAR PROPERTY PROPERTY LINE.

EXISTING 6' DIA. X 8' DEEP DRY WELL TO BE MAINTAINED FILED UNDER APPLICATION #RPD24-000155

PROPOSED 4' DIA. X 4' DEEP DRY WELL TO DRAIN IMPERVIOUS SURFACES FILED UNDER APPLICATION #RPD24-000155

EXISTING CONCRETE PATIO ON GRADE TO BE MAINTAINED FILED UNDER APPLICATION #RBP24-000943 (272 S.F. COUNTED TOWARDS DRY WELL CALCULATIONS)



PROPOSED RECONSTRUCTION OF MASONRY RETAINING WALL W/ GEO GRID -VARIOUS HEIGHT THAT EXCEED 5FT.: 8.75FT. HIGH ALONG THE NORTH-WEST SIDE PROPERTY LINE, 7.9FT. TO 4.9FT. ALONG THE REAR PROPERTY PROPERTY LINE. (158 S.F.) FILED UNDER APPLICATION #RBP24-000855 VARIANCE REQUESTED (70-202.1C)

PROPOSED 25'L X 20'W CONCRETE SPORTS COURT W/ 10' TALL GOALRILLA BASKETBALL HOOP & 12' TALL SILVERBACK BASKETBALL YARD GUARD DEFENSIVE NET SYSTEM REBOUNDER - SEE SPECS. FOR DETAILS (500 S.F.) FILED UNDER APPLICATION #RBP24-000855

PROPOSED 10'LX3'WX3'H MASONRY OUTDOOR KITCHEN W/ GAS BBQ ON GRADE - PORTION OF EXISTING STONE PATIO TO BE REMOVED FOR INSTALLATION (30 S.F.) FILED UNDER APPLICATION #RBP24-000855

PROPOSED NATURAL GAS BBQ GRILL FILED UNDER APPLICATION #RPG24-000449

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

LEGEND

FLOW	SLOPE & DIRECTION OF DRAINAGE FLOW
	EXISTING CONTOUR
82	PROPOSED CONTOUR
74.50	EXISTING SPOT ELEVATION
74.50	PROPOSED ELEVATION
TW	TOP OF WALL
BW	BOTTOM OF WALL
	DRY WELL / DRAINAGE PIPING
	ACCESSORY STRUCTURE
CONCRETE	CONCRETE
STONE	STONE

SCOPE OF WORK:

- PROPOSED MASONRY OUTDOOR KITCHEN W/ GAS BBQ
- PROPOSED SPORTS COURT W/ BASKETBALL HOOP
- (1) PROPOSED DRY WELL
- (1) MAINTAIN EXISTING DRY WELL
- REPLACEMENT OF REAR MAS. RETAINING WALL
- MAINTAIN EXISTING REAR CONCRETE PATIO

REAR YARD COVERAGE

REAR YARD AREA = 6,670 S.F. ITEM:	EXISTING	PROPOSED/ TO BE MAINTAINED
EXISTING RAISED STONE PATIO WITH R/O	442 S.F.	
EXISTING STONE STEPS WITH O.H.	25 S.F.	
EXISTING BRICK GARAGE	365 S.F.	
MAINTAIN CONCRETE PATIO		272 S.F.
PROPOSED RETAINING WALL		158 S.F.
PROPOSED OUTDOOR KITCHEN		30 S.F.
PROPOSED SPORTS COURT W/ HOOP & NET		500 S.F.
TOTAL IMPERVIOUS AREA (MAX. 40%)	TOTAL = 1,792 S.F. (26.86%)	

SHEET INDEX

OD-1	GENERAL NOTES & PLOT PLAN
OD-2	CONCRETE NOTES, GENERAL NOTES, DRY WELL DETAILS, OUTDOOR KITCHEN DETAILS, PAVER DETAIL, RETAINING WALL SPECIFICATIONS & DETAILS
OD-3	BASKETBALL HOOP SYSTEM SPECIFICATIONS, NET SYSTEM SPECIFICATIONS, & SPORTS COURT FOUNDATION PLAN & DETAILS

ALL FENCES SHALL BE SET 3" MINIMUM OFF ALL PROPERTY LINES

ALL SETBACKS ARE MEASURED FROM THE THE PROPERTY LINE

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

85 IVY WAY
PORT WASHINGTON, NY 11050

COUNTY OF NASSAU
STATE OF NEW YORK

BECKER RESIDENCE

SECTION 5
BLOCK 72
LOT 244

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ISSUED FOR:
- BUILDING DEPT.

2	10.7.24	CHANGES AS PER DOB
1	9.26.24	CHANGES AS PER DOB

PROJECT NO.	
DATE	8-20-24
SCALE	AS NOTED
DRAWN BY	CS

ASB ENGINEERING
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Bellmore, New York 11710
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SEAL:
STATE OF NEW YORK · ANDREW S. BRAUM · LICENSED PROFESSIONAL ENGINEER · 077439

LIC # 077439
ANDREW S. BRAUM, P.E.
1924 BELLMORE AVE. BELLMORE NY, 11710

DRAWING: GENERAL NOTES & PLOT PLAN

PROJECT: PROPOSED REAR YARD MASONRY RENOVATIONS

DRAWING No. OD-1

CONCRETE NOTES

1. ALL CONCRETE WORK SHALL CONFORM TO AC1318 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS AND AC1301 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

2. ALL CONCRETE SHALL BE 3500 PSI. CONTROLLED STONE OR GRAVEL CONCRETE, AIR ENTRAINED WHERE EXPOSED, UON.

3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UON.

4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WITH A MINIMUM ULTIMATE STRENGTH OF 70,000 PSI, UON.

5. MINIMUM CONCRETE COVERING OF REINFORCING STEEL SHALL BE AS FOLLOWS:

   A. 1" FOR INTERIOR WALLS
   B. 1 ½" FOR FORMED CONCRETE SURFACES EXPOSED TO WEATHER
   C. 2" FOR FORMED CONCRETE SURFACES EXPOSED TO EARTH
   D. 3" FOR FOOTINGS AND BEAMS POURED DIRECTLY AGAINST SOIL

6. NON-SHRINK GROUT SHALL BE NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI.

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

8. MAXIMUM DIMENSION OF ANY CONTINUOUS CONCRETE POUR SHALL NOT EXCEED 20 FEET IN ANY DIRECTION.

9. PROVIDE WATERSTOPS AT ALL CONSTRUCTION JOINTS BELOW GRADE LEVEL.

10. CALCIUM CHLORIDE SHALL NOT BE USED IN CONCRETE MIXES.

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

12. PROVIDE EXPANSION CONTROL AND CONSTRUCTION JOINTS AS REQUIRED BY APPLICABLE SECTIONS OF ACI 301-84.

GENERAL STRUCTURAL NOTES

1. ALL STUD FRAMING HAVING AN UNSUPPORTED HEIGHT OF MORE THAN 10 FEET IS TO HAVE STUD BRIDGING OR IS TO BE OTHERWISE BRACED IN AN APPROVED MANNER AT INTERVALS NOT EXCEEDING 8 FEET.

2. ALL JOISTS SHALL HAVE CROSS BRIDGING 8' – 0" ON CENTER MAXIMUM OR SOLID BRIDGING.

3. ALL STUD BEARING WALLS ARE TO HAVE STUD BRIDGING AT MID HEIGHT.

4. ALL STUD MEMBERS SHALL BE DOUGLAS-FIR SELECT, STRUCTURAL fb=1900 PSI, MODULUS OF ELASTICITY OF 1,760,000.

5. ALL SHEATHING SHALL BE SPECIES GROUP ONE, EXTERIOR GRADE, THICKNESS AS INDICATED ON DRAWINGS.

6. STRUCTURAL DESIGN IS DONE IN ACCORDANCE WITH AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) "WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS."

7. INSTALL DIAGONAL BRACING AT CORNERS OF EXTERIOR STUD WALLS OR PLYWOOD SHEATHING NAILED TO COMPLY WITH BUILDING CODE REQUIREMENTS.

8. FLASH. CAULK AND SEAL ALL JUNCTIONS OF NEW ROOFING, WALLS AND PENETRATIONS, TO FORM A WATERTIGHT ASSEMBLY, ALL FLASHING TO BE 16 OUNCE COPPER SHEETING AND EXTEND AT LEAST 8" ABOVE INTERSECTING SURFACES.

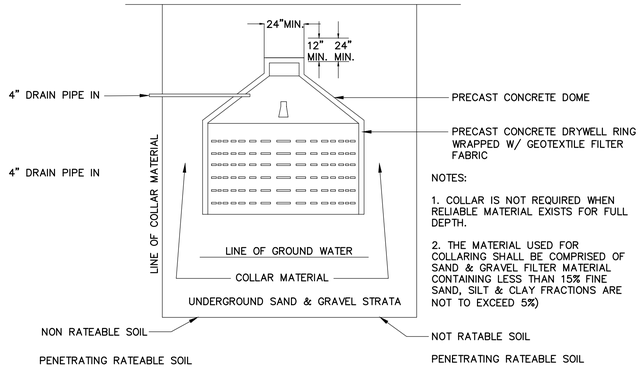
9. ALL WALL SHEATHING SHALL BE 1/2" CDX PLYWOOD UNLESS OTHERWISE NOTED.

10. GYPSUM BOARD ON WALLS TO BE U.S. GYPSUM 1 LAYER OF 5/8" WITH ALL JOINTS TAPED AND SPACKLED 3 COAT JOB.

NOTE TO CONTRACTOR

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL NEW CONSTRUCTION IS STAKED OUT BY A LICENSED LAND SURVEYOR AND ALL REQUIRED SETBACKS ARE FIELD CHECKED AND APPROVED BY A LICENSED LAND SURVEYOR PRIOR TO THE START OF ANY CONSTRUCTION. FOUNDATION SURVEY TO BE PROVIDED TO LOCAL BUILDING AUTHORITY PRIOR TO THE START OF CONSTRUCTION.

G.C. TO TEMP. SHORE/PROTECT EXISTING STRUCTURE DURING THE REMOVAL OF THE EXISTING STRUCTURE UNTIL NEW CONSTRUCTION IS ERECTED. PRIOR TO REMOVALS V.I.F. ALL EXISTING CONDITIONS



NOTES:

1. COLLAR IS NOT REQUIRED WHEN RELIABLE MATERIAL EXISTS FOR FULL DEPTH.
2. THE MATERIAL USED FOR COLLARING SHALL BE COMPRISED OF SAND & GRAVEL FILTER MATERIAL CONTAINING LESS THAN 15% FINE SAND, SILT & CLAY FRACTIONS ARE NOT TO EXCEED 5%)

DRY WELL CALCULATIONS

CALCULATIONS BASED ON 2.5" (.21) OF RAINFALL SQ. FT. x 2.5"(.21)

AREA x RAINFALL= C.F. REQ. CAPCITY

TOTAL S.F. OF NEW AREA TO BE DRAINED 960 S.F.

960 S.F. x .21 RAINFALL DEPTH = 201.6 C.F. REQUIRED

USE (1) EXISTING DRY WELL AT 8' DIA. X 6' DEEP RINGS AT 178.64 C.F. AND

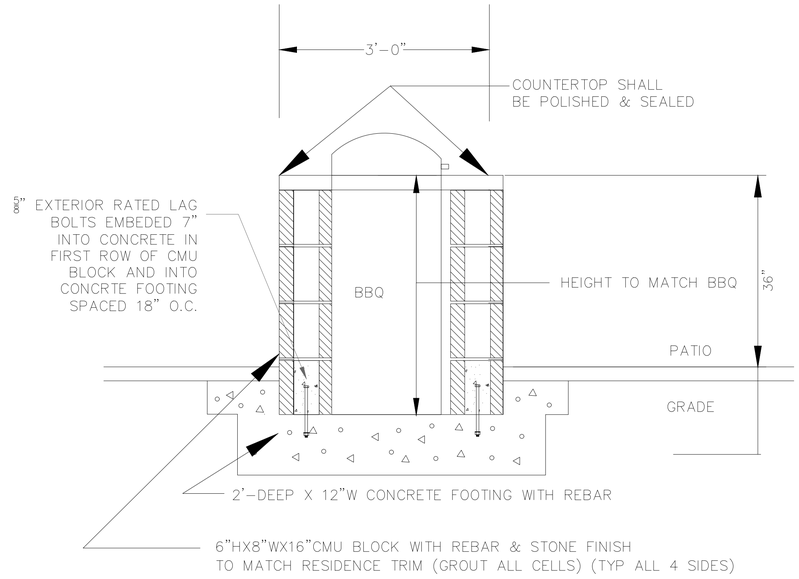
(1) PROPOSED DRY WELL AT 4' DIA. X 4' DEEP RINGS AT 34.84 C.F.

TOTALING 213.48 C.F.

213.48 C.F. > 201.6 C.F. OK

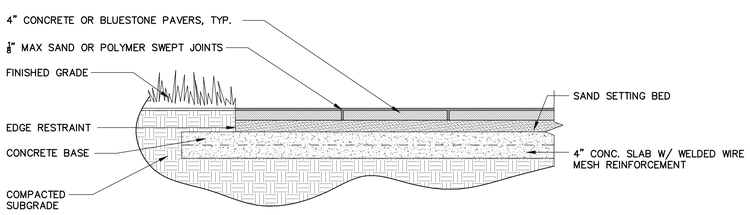
DRY WELL DETAILS & CALCULATIONS

SCALE: NOT TO SCALE



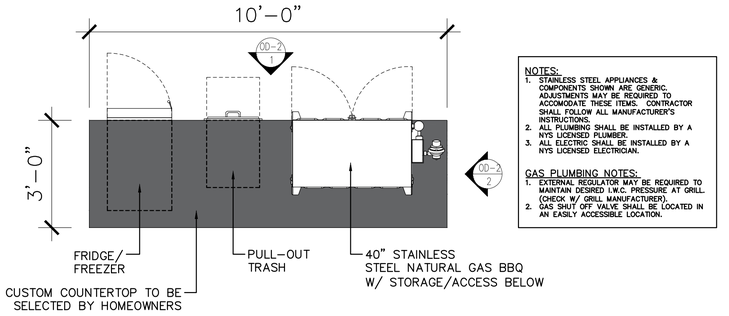
TYP. OUTDOOR KITCHEN SECTION DETAIL

SCALE: NOT TO SCALE



TYP. CONCRETE PAVER DETAIL

SCALE: NOT TO SCALE



NOTES:
1. STAINLESS STEEL APPLIANCES & COMPONENTS SHOWN ARE GENERIC, ADJUSTMENTS MAY BE REQUIRED TO ACCOMODATE THESE ITEMS. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S INSTRUCTIONS.
2. ALL PLUMBING SHALL BE INSTALLED BY A NYS LICENSED PLUMBER.
3. ALL ELECTRIC SHALL BE INSTALLED BY A NYS LICENSED ELECTRICIAN.

GAS PLUMBING NOTES:
1. EXTERNAL REGULATOR MAY BE REQUIRED TO MAINTAIN DESIRED I.W.C. PRESSURE AT GRILL. (CHECK W/ GRILL MANUFACTURER).
2. GAS SHUT OFF VALVE SHALL BE LOCATED IN AN EASILY ACCESSIBLE LOCATION.

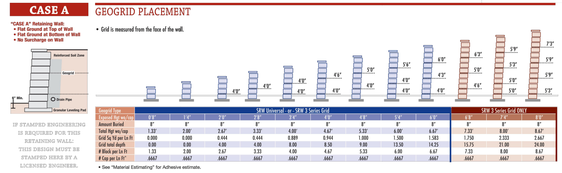
TYP. OUTDOOR KITCHEN PLAN

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



If used without the stamped engineering, the final determination of the suitability of the contemplated use, and its manner of use, are the sole responsibility of the user, and the user expressly releases HTS, SRW, and retaining wall unit supplier of any and all liability that might arise as a result. These designs have been performed with National Concrete Masonry Association (NCMA) software and have been analyzed for the appropriate factors of safety. © 2013 Hardscape Technical Services. Sigma 8" is a trademark of Cambridge Wall Systems.

Geogrid: SRW Universal 635 LTDS or SRW 3 Series 1099 LTDS • Block Dimensions: 8"(H) x 18" (W) x 12"(D)

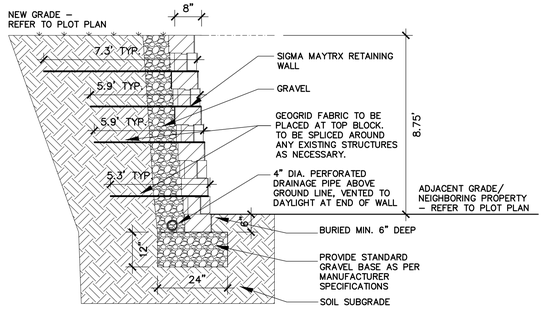


• See "Material Estimating" for Adhesive estimate.

GEO GRID SPECIFICATIONS & DETAILS

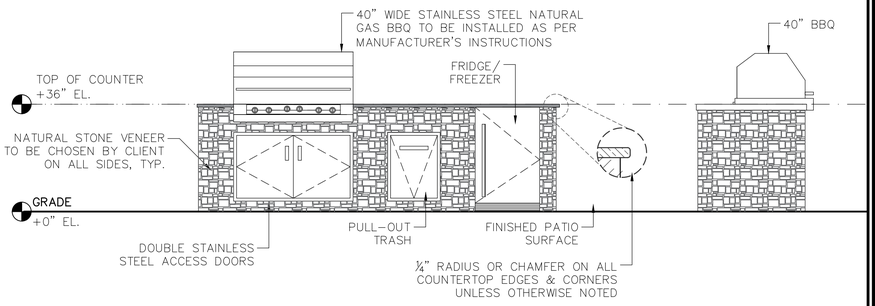
SCALE: NOT TO SCALE

ALONG N/W SIDE PROPERTY LINE



RETAINING WALL SECTION DETAIL

SCALE: NOT TO SCALE



TYP. OUTDOOR KITCHEN ELEVATIONS

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

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

85 IVY WAY
PORT WASHINGTON, NY 11050

COUNTY OF NASSAU
STATE OF NEW YORK

BECKER RESIDENCE

SECTION 5
BLOCK 72
LOT 244

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ISSUED FOR:
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2	10.7.24	CHANGES AS PER DOB
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DRAWN BY	CS

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

LIC # 077439
ANDREW S. BRAUM, P.E.
1924 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:
CONCRETE NOTES, GENERAL NOTES, DRY WELL DETAILS, OUTDOOR KITCHEN DETAILS, PAVER DETAIL, RETAINING WALL SPECIFICATIONS & DETAILS

PROJECT:
PROPOSED REAR YARD MASONRY RENOVATIONS

DRAWING No.
OD-2



GOALRILLA

All-Weather Nylon Basketball Net

SKU: B2602W

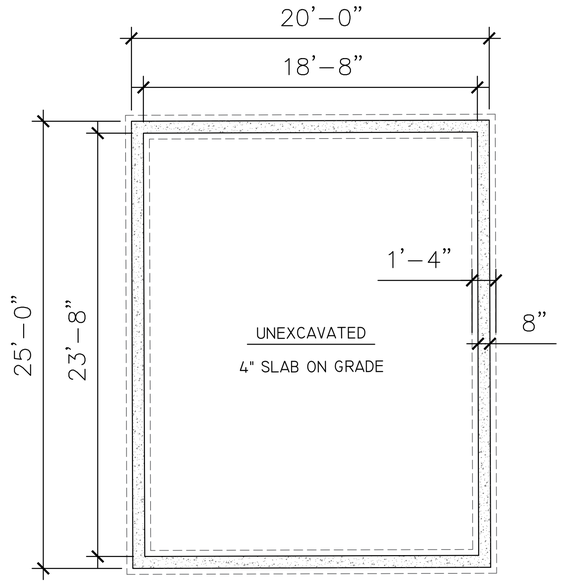
$12.95

★★★★★4.9 (10)

- HIGH-QUALITY WOVEN NYLON – Heavy-duty, UV-resistant nylon basketball rim net
- REPLACEMENT BASKETBALL NET – Replace your worn out or damaged basketball net
- WITHSTANDS ELEMENTS – Design is built to withstand the outdoor elements
- MULTIPLE USES – Use for competitive, residential, or playground play
- COMPATIBLE WITH – Replacement basketball net is compatible with all Goalrilla basketball hoop rims

GOALRILLA 'ALL–WEATHER NYLON BASKETBALL NET' SPECIFICATIONS

SCALE: NOT TO SCALE



PROPOSED SPORTS COURT FOUNDATION PLAN

SCALE: 1/4"=1'–0"

INSTALLATION TIMELINE

1. Prior to anchor system and goal assembly, call utility services for location of underground utility lines before you dig.
2. Vertical main post assembly is a two part process.

PART 1

Day 1. Complete Anchor System Installation Instructions. (Below)
Day 2-4. Allow concrete to cure.

PART 2

Day 5. Complete Goalrilla™ assembly instructions. (Requires four adults)

ANCHOR SYSTEM INSTALLATION INSTRUCTIONS (Day 1)

WARNING

Before digging hole for anchor system, check for buried power, gas, water, and telecommunication lines! Failure to do so could result in serious or fatal injury! Contact your local utility company if unsure.

Items needed for Anchor Installation (not included)

11 - 80 lb. bags of concrete
1 - post hole digger (optional)
1 - 15/16" open end wrench
1 - 15/16" socket and ratchet (optional)
1 - concrete form (see note after step 2)
1 - wheel barrow
1 - garden hose
1 - level
1 - tape measure

Note: For best results with less vibration, anchor system should be independent of court. If pouring concrete for both at same time, add an expansion joint in between.
Note: When digging hole, if you hit rock and cannot dig through contact a contractor.

1. Determine the location of the anchor system. The proper location is as **close to the court without making contact**, as shown in Figure 1. This, however,is a general rule. If you need to locate the anchor system in a location other than this, use the following dimensions as a guide.

Overhang when adjusted to 10 ft. = 48"

2. Assemble anchor system as follows: Thread nut (#35) to bottom of threads on anchor bolt (#39) insert threads of anchor bolt (#39) through hole on anchor plate (#38) and secure with nut (#35). Repeat this step for the remaining anchor bolts. See Figure 2. Note: Each leg of anchor bolts should face the anchor bolt to the right. See Detail A.

Figure 2

Figure 1

Top View

Court

Anchor Plate must be square to your court so backboard will line up properly.

16" Diameter
Court Level
Court
Concrete
Rebar #40
48"
20" Diameter

Note: Using a concrete form for the top 4" of the concrete is recommended. Cardboard forms can be purchased at some hardware and home stores or a wooden form can be constructed out of 2 x 4's.
Note: Failure to dig and fill hole as instructed will result in increased system vibration.

3. Mix and pour concrete into hole. Follow instructions on concrete bag. Stop about 18" below court level.
4. Insert four reinforcement bars (#40) into concrete 8" apart creating a square in center on hole.
5. Place form in desired location and finish pouring concrete up to court level.
6. Push anchor system into concrete and agitate to work out voids in concrete. Immediately use a level to level and square anchor plate to playing surface. Clean off any concrete that may be on exposed threads.

Note: The bottom four nuts will be forever embedded in concrete. The top four nuts remain on bolts and are used for leveling. (See Step 14 on page 10)

Let concrete stand for a MINIMUM of 72 hours.

5



7.5'–10.0' TALL GOALRILLA BASKETBALL HOOP SYSTEM SPECIFICATIONS & ANCHORED BASE DETAILS

SCALE: NOT TO SCALE



SOCKETED STOP THAT BALL™ - BALL STOP NET & POSTS [12FT HIGH] - 50FT

50ft semi-permanent Stop That Ball™ system with removable ground sockets. Used for a wide range of sports, the durable ball stop net is ideal for backyards & clubs.

SKU: NT45010

Net Length :

50ft

12' TALL 'SOCKETED STOP THAT BALL' BALL STOP NET & POSTS SYSTEM SPECIFICATIONS

SCALE: NOT TO SCALE

ALL DIMENSIONS
ARE TO BE FIELD VERIFIED

85 IVY WAY
PORT WASHINGTON, NY 11050

COUNTY OF NASSAU
STATE OF NEW YORK

BECKER RESIDENCE

SECTION 5
BLOCK 72
LOT 244

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ISSUED FOR:
- BUILDING DEPT.

2	10.7.24	CHANGES AS PER DOB
1	9.26.24	CHANGES AS PER DOB

PROJECT NO.	
DATE	8–20–24
SCALE	AS NOTED
DRAWN BY	CS

ASB ENGINEERING
1924 Bellmore Avenue
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SEAL:

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LIC # 077439
ANDREW S. BRAUM, P.E.
1924 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:

BASKETBALL HOOP SYSTEM SPECIFICATIONS, NET SYSTEM SPECIFICATIONS, & SPORTS COURT FOUNDATION PLAN & DETAILS

PROJECT:

PROPOSED
REAR YARD MASONRY
RENOVATIONS

DRAWING No.

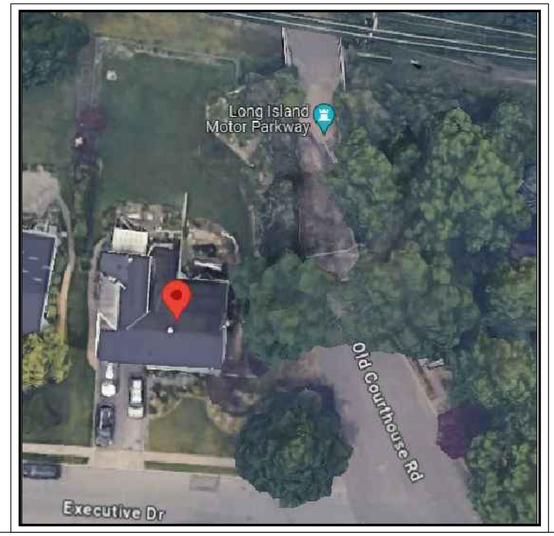
OD–3

PRIVATE RESIDENCE

#21630

TOWN OF NORTH HEMPSTEAD

191 EXECUTIVE DRIVE NEW HYDE PARK, NY 11040



PROPOSED 2-STORY SINGLE FAMILY RESIDENCE,
RAISED PATIO, CELLAR ENTRY

DRAWING INDEX

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GN-1	GENERAL CONSTRUCTION NOTES
Z-1	PLOT PLAN, ZONING, AREA DIAGRAMS
D-1	EXISTING FLOOR PLANS, DEMOLITION PLANS, NOTES
A-1	PROPOSED FOUNDATION PLANS, NOTES
A-2	PROPOSED FLOOR PLANS, NOTES
A-3	PROPOSED FLOOR PLANS, ROOF PLAN, NOTES
A-4	PROPOSED EXTERIOR ELEVATIONS
A-5	PROPOSED EXTERIOR ELEVATIONS
A-6	PROPOSED BUILDING SECTION, DETAILS, NOTES

CODE INFORMATION

THESE CONSTRUCTION DOCUMENTS WERE PREPARED USING THE RESIDENTIAL CODE OF NEW YORK (2020 EDITION) IN CONJUNCTION W/ THE PRESCRIPTIVE DESIGN OF THE WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS & ASCE 7

THESE ENERGY CONSERVATION CALCULATIONS WERE PREPARED USING THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (2020 EDITION)

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS : TABLE 3015

USE	LIVE LOAD	DEAD LOAD
EXTERIOR BALCONIES	60 psf	10 psf
DECKS	40 psf	10 psf
PASSENGER VEHICLE GARAGES	50 psf	PER PLAN
ATTICS WITHOUT STORAGE	10 psf	10 psf
ATTICS WITH STORAGE	20 psf	10 psf
RMS OTHER THAN SLEEPING RMS	40 psf	10 psf
SLEEPING ROOMS	30 psf	10 psf
STAIRS	40 psf	10 psf
GUARDRAILS AND HANDRAILS	200 psf	10 psf
ROOFS: LIVE = GROUND SNOW LOAD ADJUSTMENTS AS PER ASCE 7	20 psf 30 psf	10 psf

DIVISION 1 - GENERAL REQUIREMENTS

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
A. THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
B. BUILDING CODE AS SPECIFIED ON THE ARCHITECTURAL DRAWINGS.
C. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
D. IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODICALLY, THE CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS AND/OR RECOMMENDATIONS.
2. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS.
3. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. NEVER SCALE DIRECTLY FROM DRAWINGS. CONTRACTOR SHOULD CONSULT ARCHITECT IN CASE OF QUESTION.
4. THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.
5. DISCREPANCIES: THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS& WHEN IN THE OPINION OF THE CONTRACTOR, A DISCREPANCY EXISTS HE SHALL PROMPTLY NOTIFY THE ARCHITECT, IN WRITING, BEFORE PROCEEDING WITH THE WORK OR HE SHALL BE RESPONSIBLE FOR THE SAME AND ANY INDIRECT RESULTS OF HIS ACTION.
6. OMISSIONS: ARCHITECTURAL DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THE CONDITIONS FOR THE WORK. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, CURRENT NATIONAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS OR AGREEMENTS AS WELL AS CURRENT ACCEPTABLE BUILDING PRACTICES SHALL GOVERN, AND THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
7. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE FAILURE OF THE CLIENT OR HIS CONTRACTORS, SUBCONTRACTORS, OR ANYONE PERFORMING ANY OF THE WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE APPROVED CONTRACT DOCUMENTS.
8. ANY AND ALL DRAWINGS AND SPECIFICATIONS FOR SITEWORK, PLUMBING SUPPLY OR WASTE, ELECTRICAL CIRCUITRY, AND HEATING, VENTILATING, FABRICATED TRUSSES, AND AIR CONDITIONING SYSTEMS ARE NOT A PART OF THE PROFESSIONAL SERVICES PROVIDED TO THE CLIENT BY THE ARCHITECT UNLESS INCLUDED UNDER THEIR AGREEMENT. ANY DISCREPANCIES WITH THESE DOCUMENTS BY ANY OF THE ABOVE LISTED SUBCONTRACTORS OR ANYONE PERFORMING ANY OF THE WORK SHOULD BE INDICATED IN WRITING TO THE ARCHITECT IMMEDIATELY.
9. PRIOR TO APPLICATION FOR BUILDING PERMITS, THE CONTRACTOR WILL FURNISH THE ARCHITECT WITH TWO SETS OF SHOP DRAWINGS OF ALL PREFABRICATED COMPONENTS, ONE SET TO BE RETAINED BY ARCHITECT, THE OTHER SET TO BE RETURNED TO CONTRACTOR AFTER REVIEW. ITEMS REQUIRING SHOP DRAWINGS INCLUDE BUT ARE NOT LIMITED TO ROOF TRUSSES, FLOOR TRUSSES, STAIRS, CABINETS, VANITIES, ETC. SHOULD THE DESIGN OR CONFIGURATIONS OF ANY PREFABRICATED COMPONENT BE MODIFIED DURING CONSTRUCTION FROM PREVIOUSLY APPROVED SHOP DRAWINGS, THE ARCHITECT SHALL BE FURNISHED, PRIOR TO FABRICATION, WITH REVISED SHOP DRAWINGS INCORPORATING THE REVISION. IF THE ARCHITECT IS NOT PROVIDED WITH THE ABOVE INFORMATION, THE CLIENT SHALL INDEMNIFY, AND HOLD HARMLESS THE ARCHITECT FROM ANY CLAIM OR SUITE WHATSOEVER, INCLUDING BUT NOT LIMITED TO, ALL PAYMENTS, EXPENSES OR COSTS INCLUDED, ARISING OR ALLEGED TO HAVE ARISEN FROM PREFABRICATED ITEMS.
10. THE CONDITIONS AND ASSUMPTIONS STATED IN THESE SPECIFICATIONS SHALL BE VERIFIED BY THE CONTRACTOR FOR CONFORMANCE TO LOCAL CODES AND CONDITIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THESE SPECIFICATIONS AND LOCAL CODES OR CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF THE DISCREPANCY AND SPECIAL ENGINEERING REQUIREMENTS SHALL BE APPLIED TO INSURE THE BUILDING'S STRUCTURAL INTEGRITY.
11. THESE REQUIREMENTS MAY BE SUPERSEDED BY MORE STRINGENT INFORMATION CONTAINED WITHIN THE DRAWINGS. THE MORE STRINGENT SHALL BE FOLLOWED.
12. SOIL CONDITIONS SHALL CONFORM TO OR EXCEED THE FOLLOWING CONDITIONS: BEARING CAPACITY: MIN. 2000 PSF. FIELD VERIFIED UNDER ALL FOOTINGS AND REINFORCED SLABS. WATER TABLE: MIN. 2'-0" BELOW BOTTOM OF ALL CONCRETE SLABS AND FOOTINGS. FOOTINGS, FOUNDATIONS, WALLS, AND SLABS SHALL NOT BE PLACED ON OR IN MARINE CLAY, PEAT AND OTHER ORGANIC MATERIALS.
13. BOTTOM OF FOOTINGS SHALL EXTEND BELOW FROST LINE OF THE LOCALITY AND MINIMUM 3'-0" BELOW EXISTING GRADE TO UNDISTURBED SOIL OR SOIL COMPACTED TO 95% DRY DENSITY HAVING A LOAD CARRYING CAPACITY AS SPECIFIED IN NOTE 12, AS VERIFIED BY A SOILS ENGINEER LICENSED IN THE LOCALITY WHERE PROJECT IS BEING BUILT.
14. ALL FOUNDATION WALL BACKFILL UNDER SLABS WHERE DISTANCE FROM EDGE OF WALL TO EDGE OF UNDISTURBED SOIL EXCEEDS 18", BUT LESS THAN 4'-0", SHALL EXTEND TO THIS DISTANCE OR CLEAN, FIROUS, SOIL COMPACTED IN 6" LAYERS TO 95 % DRY DENSITY OR PROVIDE #4 REBAR AT 2'-0" O.C, 1'-0" BEYOND EDGE OF UNDISTURBED SOIL AND 1'-0" INTO FOUNDATION WALL. ½
15. FREE DRAINING GRANULAR BACKFILL (SM OR BETTER) SHALL BE USED AGAINST FOUNDATION WALLS CONSISTENT WITH THE ARCHITECTURAL PLANS AND RELATED DETAILS. EQUIVALENT FLUID PRESSURE OF BACKFILL NOT TO EXCEED 40PCF (POUNDS PER CUBIC FOOT). IF BACKFILL PRESSURES EXCEED 40PCF, THEN WALLS MUST BE DESIGNED FOR ACTUAL PRESSURES BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE LOCALITY WHERE PROJECT IS BEING BUILT.
17. UNBALANCED FILL NOT TO EXCEED 7'-0" UNLESS OTHERWISE NOTED AND SUBSTANTIATED BY ENGINEERING CALCULATIONS. BACKFILL SHALL NOT BE PLACED AGAINST WALLS UNTIL SLABS-ON-GRADE AND FRAMED FLOORS ARE IN PLACE AND HAVE REACHED THEIR DESIGN STRENGTH. PROPER PRECAUTIONS SHALL BE TAKEN TO BRACE FOUNDATION WALLS WHEN BACKFILLING. WHERE BACKFILL IS REQUIRED ON BOTH SIDES, BACKFILL BOTH SIDES SIMULTANEOUSLY.

DIVISION 3 - CONCRETE

A. GENERAL:
1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI-318 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
2. ALL REINFORCEMENT, ANCHOR BOLTS, PIPE SLEEVES AND OTHER INSERTS SHALL BE POSITIVELY SECURED IN PLACE AND LOCATED ACCORDING TO THE APPROPRIATE ARCHITECTURAL DRAWINGS AND DETAILS.

B. REINFORCING STEEL:
1. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE NEW BILLET DEFORMED BARS GRADE 60 CONFORMING TO ASTM A 615. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SEE ARCHITECTURAL DRAWINGS FOR SIZES AND LOCATIONS.
2. DETAILING, FABRICATING AND PLACING OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI-318-99
CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
3. ALL REINFORCING BARS WHICH INTERCEPT PERPENDICULAR ELEMENTS SHALL TERMINATE IN HOOKS, PLACED TWO (2) INCHES CLEAR FROM OUTER FACE OF ELEMENT.
4. THE CONTRACTOR SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO CONCRETE POUR. NO CONCRETE SHALL BE POURED INTO FOOTINGS CONTAINING STANDING WATER OR MUD. FOOTINGS SHALL BE DEWATERED PRIOR TO PLACEMENT OF CONCRETE. NO CONCRETE SHALL BE PLACED UNTIL ALL REINFORCING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE BUILDING OFFICIAL OR COUNTY APPROVED LICENSED INSPECTOR. 5. MINIMUM PROTECTIVE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
A. FOOTINGS: 3"
B. BEARING AND COLUMNS: 2"
C. SLABS: 3/4" (WIRE MESH TO BE PLACED AT MID-DEPTH OF SLAB)
D. WALLS - 1 1/4" AT INTERIOR FACE; 3" AT EXTERIOR FACE
C. FOUNDATION:
1. FOOTING DEPTHS ARE SHOWN ON THE ARCHITECTURAL DRAWINGS. FOOTINGS SHALL BEAR A MINIMUM OF 1'-0" INTO ORIGINAL UNDISTURBED SOIL AND A MINIMUM OF 3'-0" BELOW FINISHED GRADE. WHERE REQUIRED, STEP FOOTINGS TO RATIO OF 2 HORIZONTAL TO 1 VERTICAL.
2. WHERE CONDITIONS DEVELOP REQUIRING CHANGES IN EXCAVATIONS, SUCH CHANGES SHALL BE MADE AS DIRECTED BY THE ENGINEER.
3. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED BY THE BUILDING OFFICIAL OR COUNTY APPROVED INSPECTOR PRIOR TO THE PLACING OF ANY CONCRETE. SAME SHALL BE GIVEN FORTY-EIGHT (48) HOURS NOTICE FOR THIS OBSERVATION.
4. SOIL INVESTIGATION AND REPORT: ALL EARTH WORK, COMPACTION AND SUPERVISIONS SHALL BE DONE ACCORDING TO THE RECOMMENDATIONS OF THE SOIL INVESTIGATION REPORT PREPARED BY A LICENSED GEOTECHNICAL ENGINEER. CONCRETE SLAB AND FOOTING CALCULATIONS ARE BASED ON A 2,000 PSF VALUE. IF ON-SITE TEST BORING INDICATE LESSER VALUES, NOTIFY ENGINEER, IN WRITING, SO THAT NECESSARY STRUCTURAL MODIFICATIONS CAN BE MADE.
5. SLAB-ON-GRADE SHALL BE 4" THICK REINFORCED WITH 6 X 6 W.4 X W.4 WWF AND SHALL BE PLACED ON 6 MIL. VAPOR BARRIER ON 4" CRUSHED STONE.
6. SLAB-ON-GRADE AT PORCHES SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
7. INSTALL ANCHOR STRAPS AS PER MFG. RECOMMENDATIONS: 12" FROM CORNERS AND INTERVALS AS PER PLANS. MINIMUM EMBEDMENT FOR ANCHORS SHALL BE AS SPECIFIED BY MANUFACTURER.
8. BEAM POCKETS SHALL BE FORMED INTO CONCRETE WALLS TO PROVIDE A CONTINUOUS LEVEL FLAT SOLID BEARING SURFACE FOR ALL BEAMS.

DIVISION 6 - WOOD

A. LUMBER GRADE: AMERICAN SOFTWOOD LUMBER STANDARD
GRADING SHALL COMPLY WITH DOC PS 20-70 AND APPLICABLE WESTERN WOOD PRODUCTS ASSOCIATION STANDARDS.
1. ALL LUMBER SHALL BE, UNLESS OTHERWISE NOTED, NO. 2 GRADE. DOUGLAS FIR-LARCH WITH THE FOLLOWING MINIMUM STRUCTURAL VALUES.
A. EXTREME FIBER BENDING STRESS: 2 X 4 WIDER FB 875 PSI
B. HORIZONTAL SHEAR, FV = 95 PSI
C. COMPRESSION PERPENDICULAR TO GRAIN: FCL = 625 PSI
D. COMPRESSION PARALLEL TO GRAIN: FC = 1300 PSI
E. MODULUS OF ELASTICITY: E = 1,600,000 PSI
F. MOISTURE CONTENT: 19% MAXIMUM.
2. OTHER SPECIES MAY BE USED PROVIDED SUBSTITUTED SPECIES SHALL MEET OR EXCEED REQUIREMENTS NOTED ABOVE.
3. MOISTURE CONTENT: ALL LUMBER 4" AND DEEPER SHALL HAVE MOISTURE CONTENT NOT GREATER THAN 19%. AIR DRIED LUMBER IS DESIRED BUT NOT NECESSARY. LUMBER MAY BE KILN DRIED, HOWEVER DRYING PROCESS MUST BE SLOW AND REGULATED TO CAUSE A MINIMUM AMOUNT OF CHECKING, COMPARABLE WITH AIR DRIED STOCK.
4. ALL EXTERIOR LUMBER AND LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH AF&PA STANDARDS AND STAMPED "GROUND CONTACT 0.40 LBS/CUBIC FOOT".
5. GRADE STAMPS SHALL APPEAR ON ALL LUMBER.
6. STORE ALL LUMBER ABOVE GRADE AND PROTECT FROM EXPOSURE TO WEATHER.
B. FLITCH BEAMS:
1. FLITCH BEAMS SHALL HAVE A MINIMUM FB = 1500#, E=1.4 WITH 1/2" BOLTS LOCATED NOT CLOSER THAN 2" FROM THE TOP AND BOTTOM EDGE UNLESS OTHERWISE NOTED. THERE SHALL BE A BOLT TOP AND BOTTOM 2" FROM EACH END (SEE TYPICAL FLITCH PLATE BOLT PATTERN DETAIL).
C. JOIST HANGERS:
1. ALL FURLINS, JOISTS AND BEAMS NOT FRAMED OVER SUPPORTING MEMBERS SHALL BE SUPPORTED.
2. JOIST HANGERS SHALL BE PRIME QUALITY STEEL WHICH CONFORMS TO ASTM-A525, MIN. 22 GAUGE. PRODUCTS ACCEPTABLE SHALL BE SIMPSON, KANT-SAG, OR EQUIVALENT.
D. BOLTS IN WOOD FRAMING:
1. ALL BOLTS IN WOOD FRAMING SHALL BE STANDARD MACHINE BOLTS WITH STANDARD MALLEABLE IRON WASHERS OR STEEL PLATE WASHERS.
2. STEEL PLATE WASHER SIZES SHALL BE AS FOLLOWS:
A. 1/2" AND 5/8" DIAM. BOLTS - 2-1/4" SQ. X 5/16"
B. 3/4" DIA. BOLTS-2-5/8" SQ. X 5/16".
3. EACH BOLT HOLE IN WOOD SHALL BE DRILLED 1/16" LARGER THAN DIAMETER OF BOLT.
4. FOR SILL ANCHORS, SEE TYPICAL DETAILS ON ARCHITECTURAL DRAWINGS.
E. LAG BOLTS:
1. SHALL BE OF STRUCTURAL GRADE STEEL.
2. WASHERS SHALL BE PLACED UNDER THE HEAD OF LAG BOLTS BEARING ON WOOD. LENGTH OF LAG BOLTS SHALL BE MINIMUM 2/3 DEPTH OF MEMBERS BEING BOLTED TOGETHER.
F. ALTERING STRUCTURAL MEMBERS:
1. NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT OR RELOCATED WITHOUT PRIOR APPROVAL BY THE ENGINEER. DO NOT ALTER SIZES OF MEMBERS NOTED WITHOUT APPROVAL OF ENGINEER.
G. BUILT-UP BEAMS:
1. BUILT-UP BEAMS OR JOISTS FORMED BY A MULTIPLE OF 2 X MEMBERS SHALL BE INTERCONNECTED AS FOLLOWS:
A. MEMBERS 9-1/4" AND LESS IN DEPTH: GLUE AND INTERNAIL W/2 ROWS 16D NAILS AT 12" O.C. STAGGERED.
B. MEMBERS GREATER THAN 9-1/4" IN DEPTH OR MULTIPLE 3 X MEMBERS THROUGH BOLT WITH 1/2" DIAMETER MACHINE BOLTS AT 24" O.C. STAGGERED.
H. CUTTING OF BEAMS, JOIST AND RAFTERS:
1. CUTTING OF WOOD BEAMS, JOISTS AND RAFTERS SHALL BE LIMITED TO CUTS AND BORED HOLES NOT DEEPER THAN 1/6 THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE OF 1/3 OF THE SPAN. NOTCH DEPTH OF THE ENDS AT THE MEMBER SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER. HOLES BORED OR CUT INTO JOIST SHALL NOT BE CLOSER THAN 2 INCHES TO THE TIP OR BOTTOM OF THE JOISTS AND THE DIAMETER OF THE HOLE SHALL NOT EXCEED 1/3 THE DEPTH OF THE JOIST. THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF 4 INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
I. PIPES IN STUD BEARING NAILS OR SHEAR NAILS:
1. NOTCHES OR BORED HOLES TO STUDS OF BEARING WALLS OR PARTITIONS SHALL NOT BE MORE THAN 1/3 THE DEPTH OF THE STUD.
J. BRIDGING AND BLOCKING:
1. THERE SHALL BE NOT LESS THAN ONE LINE OF BRIDGING IN EVERY EIGHT FEET OF SPAN IN FLOOR, ATTIC AND ROOF FRAMING. THE BRIDGING SHALL CONSIST OF NOT LESS THAN ONE BY THREE INCH LUMBER DOUBLE NAILED AT EACH END OR OF EQUIVALENT METAL BRACING OF EQUAL RIGIDITY. MIDSPAN BRIDGING IS NOT REQUIRED FOR ATTIC OR ROOF FRAMING WHERE JOIST DEPTH DOES NOT EXCEED TWELVE INCHES NOMINAL. BLOCK SOLID AT ALL BEARING SUPPORTS WHERE ADEQUATE LATERAL SUPPORT IS NOT OTHERWISE PROVIDED. BLOCK ALL STUD WALLS AT MAXIMUM INTERVALS OF EIGHT FEET WITH MINIMUM OF 2 X SOLID MATERIAL WITH TIGHT JOINTS. PROVIDE 2 X FIRESTOPS AT MID-POINT VERTICALLY OF STUD WALL. BRIDGING AS REQUIRED BY FLOOR TRUSS MANUFACTURER'S PRINTED INSTRUCTIONS.
K. LINTEL SCHEDULE:
1. UNLESS OTHERWISE SHOWN, PROVIDE 1 LINTEL WITH 6" MINIMUM BEARING FOR EACH 4" OF WALL THICKNESS.
2. LINTEL SCHEDULE:

SPAN	SIZE OF MEMBER
UP TO 4'-0"	(3)2½"X9¼" OR (2)2X6
4'-1" TO 5'-0"	(4)2½"X9¼" OR (2)2X8
5'-1" TO 6'-0"	(5)2½"X9¼" OR (2)2X10
6'-1" TO 8'-0"	(6)2½"X9¼" OR (2)2X12

L. PLYWOOD:
1. ALL PLYWOOD SHALL BE DOUG FIR OR EQUAL. IT SHALL BE MANUFACTURED AND GRADED IN ACCORDANCE WITH GUIDE FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD
2. EACH PLYWOOD SHEET SHALL BEAR THE "APA" TRADEMARK.
3. ALL END JOINTS SHALL BE STAGGERED AND SHALL BUTT ALONG THE CENTER LINES OF FRAMING MEMBERS.
4. THE FACE GRAIN OF THE PLYWOOD SHALL BE LAID AT RIGHT ANGLES TO THE JOISTS AND TRUSSES AND PARALLEL TO THE STUDS.
5. NAILS SHALL BE PLACED 3/8" MINIMUM FROM THE EDGE OF THE SHEETS. THE MINIMUM NAIL PENETRATION INTO FRAMING MEMBERS SHALL BE 1 1/2" FOR 8D NAILS AND 1 3/8" FOR 10D NAILS.
6. ALL PLYWOOD SHALL BE NAILED AS PER NAILING SCHEDULE.
M. CORNER BRACING:
1. UNLESS OTHERWISE NOTED, BRACE EXTERIOR CORNERS OF BUILDING WITH 1 X 4 DIAGONALS, LET INTO STUDS, OR WITH 4 X 8 PLYWOOD SHEET OF THICKNESS TO MATCH THAT OF EXTERIOR SIDING, OR WITH METAL STRAP DEVICES INSTALLED IN ACCORDANCE NAILING SCHEDULE.
N. NAILING:
1. ALL NAILING SHALL COMPLY WITH NAILING SCHEDULES IN WFCM, (SEE ATTACHED SCHEDULE) AND ALL STATE AND LOCAL BUILDING CODES, OR MAUFACTURER'S RECOMMENDATIONS.
O. FIRE STOPPING:
1. FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) WITH 2" NOMINAL LUMBER OR 2 THICKNESSES OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR OTHER APPROVED MATERIAL.
P. ALIGNMENT:
1. ALL RAFTERS AND JOISTS FRAMING FROM OPPOSITE SIDES SHALL LAP AT LEAST SIX (3) INCHES AND BE NAILED TOGETHER WITH MIN. (3) 10D FACE NAILS. ((SEE ATTACHED NAILING SCHEDULE FOR SUPERCEDING REQUIREMENTS)
2. WHEN FRAMING END TO END JOISTS SHALL BE SECURED TOGETHER BY METAL STRAPS.
Q. PARTITIONS:
1. GENERAL:
A. PROVIDE SOLID BLOCKING AT 4'-0" O.C. BETWEEN THE JOIST AND FIRST INTERIOR PARALLEL JOIST.
B. SPLICES OF THE TOP AND BOTTOM PORTION OF DOUBLE TOP PLATES MUST BE STAGGERED A MINIMUM OF 4'-0".
C. SPLICES SHALL OCCUR ONLY DIRECTLY OVER STUDS.
D. STRUCTURAL VARIATIONS ARE ALLOWED IF SUBSTANTIATED BY ENGINEERING CALCULATIONS. STAMPED BY PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE JURISDICTION WHERE CONSTRUCTION IS TAKING PLACE. ONE SET OF CALCULATIONS TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
E. LAP TOP PLATES AT CORNERS AND INTERSECTIONS.
2. BEARING WALLS SUPPORTING ONE FLOOR OR MORE:
A. PARTITIONS MUST BE CONSTRUCTED OF MINIMUM 2 X 4 STUDS SPACED 16" O.C. OF TYPE LUMBER SPECIFIED.
B. IF A DOUBLE TOP PLATE OF LESS THAN 2-2 X 6'S OR 3-2 X 4'S IS USED, FLOOR JOISTS SHALL BE CENTERED DIRECTLY OVER AND BELOW BEARING WALL STUDS WITH A TOLERANCE OF NO MORE THAN 1" UNLESS SUBSTANTIATED BY ENGINEERING CALCULATIONS.
C. BEARING STUD WALLS MUST BE SHEATHED WITH A MINIMUM 1/2" GYPSUM BOARD FASTENED ACCORDING TO DRYWALL MANUFACTURER RECOMMENDATION.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

A. ROOFING:
1. FIBERGLASS SHINGLES: THIRTY (30) YEAR SELF SEALING SHINGLES OVER 1 LAYER OF 30# ASPHALT SATURATED FELT UNDERLAYMENT UNLESS OTHERWISE NOTED. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
2. CEDAR SHAKES: #2 GRADE RED-LABEL CEDAR SHAKES (18" I X .45"T) OVER ONE LAYER 30# ASF. UNDERLAYMENT. INSTALL WITH 4 1/2" WEATHER EXPOSURE. APPLY AN 18" WIDE STRIP OF 30# ASF. OVER EACH COURSE OF SHAKES, 9" FROM BOTTOM EDGE OF SHAKE EXTENDING OVER TOP OF SHAKE AND ONTO SHEATHING.
3. EAVE FLASHING: SEE NOTE B-4, BELOW.
B. FLASHING:
1. ALL FLASHING, COUNTER FLASHING, AND COPING WHEN OF METAL SHALL BE OF NOT LESS THAN NO. 26 U.S. GAUGE CORROSION-RESISTANT METAL.
2. FLASH ALL EXTERIOR OPENINGS AND ALL BUILDING CORNERS WITH APPROVED MATERIAL TO EXTEND AT LEAST 4" BEHIND WALL COVERING. COVER ALL EXPOSED PLYWOOD AT BUILDING CORNERS WITH WATERPROOF BUILDING PAPER.
3. STEP FLASH AT ALL ROOF TO WALL CONDITIONS. FLASH AND CAULK WOOD BEAMS AND OTHER PROJECTIONS THROUGH EXTERIOR WALLS OR ROOF SURFACES.
4. EAVE FLASHING SHALL CONSIST OF TWO LAYERS OF 15# ASF. CEMENTED TOGETHER IN ADDITION TO REQUIRED NAILING FROM THE EDGE OF THE EAVE UP THE ROOF TO OVERLAY A POINT 24 INCHES INSIDE THE INTERIOR WALL LINE OF THE BUILDING.
C. ATTIC VENTILATION:
1. ENCLOSED ATTIC TRUSS SPACES AND ENCLOSED ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR SEPARATE SPACE WITH SCREENED VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF MOISTURE AND RAIN IN ACCORDANCE WITH THE IRCM, AND NYS AND LOCAL CODES AND ORDINANCES. SEE DETAILS ON ARCHITECTURAL PLANS FOR LOCATIONS AND DETAILS.

DIVISION 8 - DOORS AND WINDOWS

A. GENERAL
1. WINDOWS IN BUILDINGS LOCATED IN WIND-BORNE DEBRIS REGIONS (WITH-IN DISTANCES OF THE OCEAN, BAY AND SOUND) SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND-BORNE DEBRIS OR THE BUILDING SHALL BE DESIGNED AS A PARTIALLY ENCLOSED BUILDING IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE. GLAZED OPENING PROTECTION FOR WIND-BORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTME 1996 AND OF ASTME 1886.
EXCEPTION:
WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH (11.1 MM) AND A MAXIMUM SPAN OF 8 FEET (2438 MM) SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO-STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R301.2.1.2 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE RESIDENTIAL CODE OF NEW YORK STATE.
2. ALL WINDOWS SHALL HAVE INSULATING GLASS, OR SINGLE GLASS WITH STORM WINDOWS OR EQUAL. SIZES INDICATED ON PLANS ARE NOMINAL ONLY. BUILDER TO CONSULT WITH WINDOW MANUFACTURER TO DETERMINE EXACT SIZES, ROUGH OPENING, ETC. AT LEAST ONE WINDOW FROM EACH BEDROOM AREA SHALL HAVE A NET CLEAR OPENING AREA OF 5.7 SQ. FT. (GRADE FLOOR 5.0 SQ. FT.) WITH A NET CLEAR HEIGHT OF 24", A NET CLEAR OPENING WIDTH OF 20", AND A SILL HEIGHT OF 44" OR LESS ABOVE THE FLOOR FOR EGRESS PURPOSES. GLAZING IN DOORS AND FIXED GLAZED PANELS IMMEDIATELY ADJACENT TO DOORS OR WITHIN 18" OF THE FLOOR WHICH MAY BE SUBJECT TO FREQUENT AND REQUIRENT ACCIDENTAL HUMAN IMPACT SHALL BE TEMPERED AS PER RESIDENTIAL CODE OF NEW YORK STATE AND LOCAL CODES AND ORDINANCES.

DIVISION 9 - FINISHES

A. GENERAL
1. ALL GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE RESIDENTIAL CODE OF NEW YORK STATE AND LOCAL CODES AND ORDINANCES (AS APPLICABLE.)
2. GYPSUM WALLBOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED. STORAGE SHOULD BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. ALL EDGES AND ENDS OF GYPSUM WALLBOARD SHALL OCCUR ON THE FRAMING MEMBERS EXCEPT THOSE EDGES WHICH ARE PERPENDICULAR TO THE FRAMING MEMBERS. ALL EDGES OF GYPSUM WALLBOARD SHALL BE IN MODERATE CONTACT EXCEPT IN CONCEALED SPACES WHERE FIRE RESISTIVE CONSTRUCTION IS NOT REQUIRED.
4. THE SIZES AND SPACING OF FASTENERS SHALL COMPLY WITH THE RESIDENTIAL CODE OF NYS AND LOCAL CODES AND ORDINANCES (AS APPLICABLE).
5. PROVIDE MOISTURE RESISTANT DRYWALL CEMENT BOARD AT TUBS AND SHOWERS AS SHOWN ON DETAILS IN ARCHITECTURAL DRAWINGS.
6. FIRE-RESISTIVE CONSTRUCTION: GARAGE CEILINGS AND WALLS WHEN ADJACENT TO A DWELLING UNIT SHALL BE OF FIRE RATED CONSTRUCTION ACCORDING TO THE UL DESIGN SPECIFIED ON THE DRAWINGS WHEN UNITS ARE DESIGNED UNDER NYS STANDARDS AS INDICATED ON THE DRAWINGS. (5/8" TYPE X WALLS AND CEILINGS)

DIVISION 15 - MECHANICAL

A. HEATING VENTILATION AND AIR CONDITIONING:
1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CURRENT CODES AND REGULATIONS OF THE GOVERNING AGENCIES.
2. MECHANICAL SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS INDICATING DUCT LAYOUTS, CONDENSER LOCATION, DUCT SIZES, ETC. TO ENGINEER PRIOR TO INSTALLATION. MECHANICAL SUBCONTRACTOR TO REVIEW STRUCTURAL SHOP DRAWINGS AND NOTIFY THE ENGINEER OF ANY MECHANICAL AND STRUCTURAL AND DESIGN INTENT CONFLICTS PRIOR TO CONSTRUCTION.
3. ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER AND SO AS TO NOT NEEDLESSLY HAMPER THAT PORTION OF THE WORK PERFORMED BY OTHERS.
B. PLUMBING:
1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CURRENT CODES AND REGULATIONS OF G

CONSTRUCTION NOTES

ALL REFERENCES STANDARDS AND CHAPTERS AS NOTED ARE PER THE 2020 NYSRC FOR ONE AND TWO FAMILY DWELLINGS.

1. ALL ARCHITECTURAL PLANS AND CONSTRUCTION MEANS AND METHODS MUST BE REVIEWED AND INSPECTED BY A NEW YORK CODE ENFORCEMENT OFFICIAL PURSUANT TO TITLE 19 NYSRR PARTS 434 & 1208.
2. EACH RESIDENTIAL APPLICATION FOR A NEW STRUCTURE AND EACH ADDITION TO OR REHABILITATION TO AN EXISTING RESIDENTIAL STRUCTURE THAT UTILIZES TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND/OR TIMBER CONSTRUCTION SHALL BE IDENTIFIED BY A SIGN IN ACCORDANCE WITH THE PROVISIONS OF TITLE 19 NYCRR (PART 1265). A SIGN MUST BE AFFIXED TO THE ELECTRONIC BOX, IF THERE IS ONE, ON THE EXTERIOR OF THE STRUCTURE. IF NO ELECTRONIC BOX EXISTS, THEN A CONSPICUOUS LOCATION ON THE STRUCTURE THAT IS APPROVED BY THE AUTHORITY HAVING JURISDICTION AND CAN BE SEEN BY FIRST RESPONDERS.
3. ALL EXISTING CONDITIONS ARE ASSUMED AND SHALL BE VERIFIED IN THE FILED BY THE CONTRACTOR. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY TO MODIFY THE STRUCTURAL PLANS. IF CONTRACTOR PROCEEDS WITHOUT NOTIFYING THE ARCHITECT, THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY ILLEGAL CONSTRUCTION. THE EXISTING FIRST FLOOR JOISTS ARE ASSUMED TO BE 2"X10" @ 16" O.C. AND ALL EXISTING EXTERIOR AND INTERIOR WALLS ARE ASSUMED TO BE 2"X4" @ 16" O.C. WITH INTERMEDIATE BLOCKING AT ALL BEARING PARTITIONS WITH (2) 2"X4" WOOD PLATES. THE FOUNDATION WALL AND FOOTINGS ARE ASSUMED TO BE CONCRETE (APPROXIMATELY 8" THICK WITH "T" SHAPED 16"Wx8" DEEP FOOTING (36" MINIMUM BELOW ADJACENT GRADE).
4. AJ6 ALTERATIONS - LEVEL 2:
   AJ6013 COMPLIANCE - ALL NEWLY CONSTRUCTED ELEMENTS, COMPONENTS, SYSTEMS AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THIS CODE.

   EXCEPTIONS:

1. SPACES CREATED IN BASEMENTS MAY HAVE A CEILING THAT PROJECTS TO WITHIN 6 FEET, 8 INCHES OF THE FINISH FLOOR. GIRDERS AND DUCTS IN SUCH SPACE OR OTHER OBSTRUCTIONS MAY PROJECT TO WITHIN 6 FEET, 4 INCHES OF THE FINISHED FLOOR. EXISTING FINISHED CEILING HEIGHTS IN SPACES SHALL NOT BE REDUCED.
2. EXISTING STAIRS NOT OTHERWISE BEING ALTERED SHALL BE PERMITTED TO REMAIN THEIR CURRENT CLEAR WIDTH AT, ABOVE, AND BELOW EXISTING HANDRAILS.
3. EXISTING STAIRS NOT OTHERWISE BEING ALTERED SHALL BE PERMITTED TO MAINTAIN THEIR CURRENT RISER HEIGHTS AND TREAD DEPTHS.
4. HEADROOM HEIGHT ON EXISTING STAIRS BEING ALTERED SHALL NOT BE REDUCED BELOW THE EXISTING STAIRWAY FINISHED HEADROOM. EXISTING STAIRS NOT OTHERWISE BEING ALTERED SHALL BE PERMITTED TO MAINTAIN THE CURRENT FINISHED HEADROOM.
5. LANDINGS FOR EXISTING STAIRS NOT OTHERWISE BEING ALTERED SHALL BE PERMITTED TO MAINTAIN THEIR CURRENT WIDTHS.

5. TOILET, BATH AND SHOWER SPACES - FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1 AND IN ACCORDANCE WITH REQUIREMENTS OF P2705.1. BATHTUB AND SHOWER FLOOR AND WALLS ABOVE TUBS AND INSTALLED SHOWER HEADS AND IN SHOWER COMPONENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE AND SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET, 8 INCHES ABOVE AN AREA OF NOT LESS THAN 30 INCHES IN DIAMETER AT THE SHOWER HEAD.
6. EXTERIOR STAIRS SHALL BE FIELD MEASURED TO VERIFY THE NUMBER OF RISERS AND TREADS AS PER R311.5.
   MAXIMUM RISER = 8 1/4" AND MINIMUM TREAD = 9" + 1 1/4" (MINIMUM) NOSING.
7. SMOKE/CARBON MONOXIDE DETECTOR ALARMS SHALL BE HARD WIRED W/ BATTERY BACKUP, INTERCONNECTED AND INSTALLED AS REQUIRED AS PER SECTION R314 AND CF BUILDING CODE OF NEW YORK STATE". SMOKE ALARMS/CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BATTERY OPERATED WHERE PERMITTED IN ACCORDANCE WITH APPENDIX J. (SEE CODE COMPLIANCE NOTES FOR ADDITIONAL INFORMATION).
8. LEVEL AND REINFORCE ANY EXISTING FLOOR JOISTS THAT IS SLOPED AND NOT LEVEL.
9. THE CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTIONS AND SERVICE LOCATIONS (I.E. DOMESTIC WATER, GAS, ELECTRIC, STORM AND SANITARY DRAIN AND/OR UNDERGROUND TANKS AND WELLS) LOCATIONS BEFORE EXCAVATION.
10. THE CONTRACTOR SHALL CAREFULLY INSPECT THE POINT OF CONTACT AT FOUNDATION SUPPORTING COLUMNS AND POINT TRANSFERRING LOADS FOR CRACKS OR OTHER DEFICIENCIES, AND ADVISE ARCHITECT IMMEDIATELY.
11. THE CONTRACTOR SHALL INSPECT THE EXISTING WOOD FRAMING FOR ANY INSECT OR WATER DAMAGE THAT WOULD EFFECT THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE. NOTIFY THE ARCHITECT AND OWNER IF DAMAGE IS ENCOUNTERED.
12. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING OF THE EXISTING STRUCTURE AS REQUIRED DURING THE OPERATION OF WORK. PROVIDE SUFFICIENT SHORING OF EXISTING WALL REMOVALS BEFORE ANY ENLARGEMENT OF OPENINGS AND/OR WALL REMOVALS. DO NOT MOVE SHORING FURTHER FROM WALL REMOVAL THAN THE ACTUAL DEPTH OF THE JOIST SUPPORT.
13. THE CONTRACTOR SHALL VERIFY IF ANY WALLS TO BE REMOVED ARE BEARING PARTITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY IF CONDITIONS VARY.
14. SISTER NEW FLOOR JOISTS WHERE SHOWN ON PLAN. EXTEND JOISTS TO OVERLAP UNDER BEARING PARTITION AND BOLT JOISTS WITH (2) 3/4" DIAMETER GALV. BOLTS OR WITH (2) SIMPSON TIMBERLOCK STRUCTURAL WOOD SCREWS @ 16" O.C. AND STAGGERED.
15. FIREBLOCKING INSTALLATION AND CONSTRUCTION SHALL COMPLY AS PER R602.8.
16. DRAFTSTOPPING SHALL BE REQUIRED AT CONCEALED SPACE OF A FLOOR CEILING ASSEMBLY AS PER R302.13. DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING MATERIALS SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS WITH MATERIALS TO COMPLY WITH R-502.12.1.
17. NEW MASONRY PATIO AND ALL WALKS SHALL BE SET ON SAND BASE.
18. PROVIDE METAL CONNECTORS TO THE EXISTING PORTION OF DWELLING TO REMAIN AS PER THE REQUIREMENTS OF THE NEW ADDITION.
19. ENGINEERED LUMBER SHALL BE AS FOLLOWS:
   A. LAMINATED WOOD BEAMS SHALL BE SIMILAR TO GEORGIA PACIFIC 'GP' - 20ELVL, BUILT UP MEMBERS SHALL BE BOLTED WITH 2-3/4" DIAM. STEEL BOLTS AT 16" O.C. AT TOP AND BOTTOM (STAGGER BOLTS).
   B. FLOOR JOISTS SHALL BE WI 80 SERIES 11 7/8" DEPTH WOOD I-BEAMS @ 16" O.C. WITH 3 1/2" FLANGE WIDTH BY 'GEORGIA PACIFIC' OR EQUAL - (MAX. SPAN = 22'-8"). JOISTS SHALL EXTEND WHERE POSSIBLE OVER BEARING WALL FOR MULTIPLE SPANS TO IMPROVE PERFORMANCE. ALL SPANS SHALL HAVE BLOCKING PANEL AND CROSS BRIDGING AT 8'-0" O.C.
   C. ALL JOISTS SHALL BEAR ON WOOD STUD OR BEARING PARTITIONS OR FLUSH TO BEAMS. PROVIDE TOP FLANGE JOIST HANGERS.
   D. PROVIDE BLOCKING PANELS FOR A MINIMUM 4'-0" AT EACH BUILDING CORNER, AT EXTERIOR END WALLS, AT CANTILEVER OVERHANGS AND AT BEARING WALLS. SEE MANUFACTURERS SPECIFICATIONS FOR ADDITIONAL LOCATIONS.
   E. PROVIDE FILLER BLOCK WHERE BUILT UP MEMBERS ARE SPECIFIED.
   F. WHERE JOISTS CANTILEVER INTERIOR BEARING WALLS, DOUBLE FLOOR JOISTS WITH LENGTH AS FOLLOWS (CANTILEVER + 2 x CANTILEVER.
   G. PROVIDE FILLER BLOCKING FOR FULL LENGTH, BEARING STIFFENERS AND BLOCKING PANELS.
   H. INSTALLATION AND CONSTRUCTION SHALL BE AS PER MANUFACTURERS SPECIFICATIONS AND DETAILS.
20. PROVIDE COPPER CRICKET, STEPPED FLASHING AND COUNTER FLASHING AS REQUIRED WHERE ROOF MEETS EXTERIOR WALLS.
21. ALL LEADERS AND DRAINS SHALL DRAINS TO 6" DIAMETER PLASTIC "SCHEDULE" - 40" PLASTIC PIPE TO DRYWELLS.
22. CONSULT WITH OWNER FOR ALL ELECTRICAL OUTLETS, SWITCHES, CEILING FANS AND EXTERIOR LIGHTING.
23. CONSULT WITH OWNER FOR TYPE OF ARCHITECTURAL STYLE ASPHALT ROOF SHINGLES.
24. ALL FLITCH BEAMS SHALL BE AS PER FLOOR PLANS. PROVIDE (2) 5/8" DIAM. STEEL BOLTS AT TOP AND BOTTOM, 16" O.C. AND STAGGERED OR 'BETTER HEADER' AS PER NUMBER SHOWN. PROVIDE APPROVED TYPE SIMPSON GALV. JOISTS HANGERS A EACH SUPPORTING JOISTS, RAFTERS AND GIRDER CONNECTION.
25. UNEXCAVATED AREAS UNDER MASONRY PORCHES AND STEPS SHALL HAVE 4" THICK (MIN.) CONCRETE SLAB WITH #4 REBARS AT 6" O.C. (EACH WAY) OVER COMPACTED SOIL. PROVIDE BRICK PAVERS OVER AT PORCH AND STEPS.
26. FURR-OUT CEILINGS AS REQUIRED FOR SHEETROCK TO BE FLUSH WITH STEEL BEAM.
27. THE EXISTING ACCESS TO ATTIC SHALL REMAIN - EX. STAIR TO ATTIC FROM SECOND FLOOR.
28. PROVIDE ACCESS TO ATTIC WITH PULL DOWN STAIR (30"x20"). CONSULT WITH OWNER FOR LOCATION. FRAME OPENING AS PER MANUFACTURERS SPECIFICATIONS. ACCESS SHALL COMPLY AS PER R807.1.
29. NEW STAIRS FROM FIRST FLOOR SHALL BE AS PER R311 AND AS FOLLOWS. ALL HANDRAILS AND GUARDS SHALL BE 36" HIGH AND CONFORM TO R311 & 312. MAINTAIN 6'-8" (MINIMUM) CLEAR HEADROOM AT ALL STAIRS AS PER R311.5.2. (VERIFY ALL DIMENSIONS IN THE FIELD)
30. ENCLOSED ACCESSIBLE SPACE UNDER STAIR STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH SHEETROCK FINISH.
31. ALL DOOR AND TRIMMED OPENINGS WITHIN BEARING WALLS SHALL HAVE DOUBLE WOOD HEADERS, 2-2"x10" MIN. UNLESS OTHERWISE NOTED.
32. ALL BEAMS AND BUILT-UP GIRDERS SHOULD BE FLUSH UNLESS OTHERWISE NOTED.
33. CONSULT WITH OWNER FOR EXACT SIZE AND LOCATION OF ATTIC FAN. PROVIDE ELECTRIC OUTLET.
34. INSULATE PERIMETER WALLS OF FIRST AND SECOND FLOOR CELLAR STAIRS AND UNDERSIDE OF STAIRS TO BE INSULATED WITH R-19 BATT INSULATION WHERE EXPOSED TO UNFINISHED CELLAR OR ATTIC SPACES.
35. PROVIDE WINDOW WELLS FOR ANY WINDOWS OR CRAWL SPACE VENT OPENINGS LOCATED AT GRADE. WELLS SHALL EXTEND BELOW GRADE WITH 12 INCH (MIN) GRAVEL AT BASE.
36. WHERE RAFTERS MEET FROM VARING ROOFS, INSTALL NEW WOOD SLEEPER (SEE ROOF PLAN FOR SIZE) AT VALLEY TO PROVIDE ADEQUATE SUPPORT , UNLESS NOTED OTHERWISE. SEE ROOF PLAN.
37. CONSULT WITH OWNER FOR TYPE OF FINISH FLOORING, ALL WOOD BASE, WINDOW, DOOR AND CROWN MOLDINGS.
38. WHERE EXISTING EXTERIOR WALLS ARE TO BE CONVERTED INTO INTERIOR WALLS, CAREFULLY REMOVE ALL EXISTING SIDING, BUILDING PAPER AND INSTALL N32 5/8" SHEETROCK FINISH.
39. ALL CRAWL SPACES SHALL HAVE A TWO-INCH THICK CONCRETE RAT SLAB OVER A 6 MIL VAPOR BARRIER. PROVIDE VENTILATION WITH WELL AS REQUIRED. CONSULT WITH OWNER FOR LOCATION OF ACCESS TO CRAWL SPACE. VENTILATION AND ACCESS OPENING SHALL COMPLY AS PER SECTION R408.
40. PRECAST COLUMNS SHALL BE "HB4G", 12" x 8" DIAMETER (LOAD BEARING), DORIC STYLE COLUMN WITH TUSCAN CAPITAL AND BASE. PROVIDE METAL CONNECTOR (1 1/4" WIDE x 20 GA. STEEL STRAP) NAILED TO WOOD HEADER AND RUN THROUGH INSIDE OF COLUMN TO WOOD GIRDER SUPPORT AT FLOOR W/ 6-8d COMMON NAILS OR ANCHORED INTO MASONRY FOUNDATION WITH 2 GALVANIZED EXPANSION BOLTS. WRAP OVER TOP OF BEAM AND NAIL W/ 6-8d COMMON NAILS IN EACH END.
41. FIREPLACE CONSTRUCTION, INSULATION AND INSPECTIONS SHALL COMPLY WITH THE PROVISIONS OF THE NEW YORK STATE CONSERVATION AND BUILDING CODES. GAS FIREPLACE UNITS SHALL BE UL RATED WITH DIRECT VENT EXHAUST OR ZERO CLEARANCE METAL FLUE WITH ANTI-DOWN DRAFT CAP AS PER MANUFACTURER SPECIFICATIONS. UNITS SHALL BE ANSI Z21.50 OR ANSI Z21.88 COMPLIANT IN ACCORDANCE WITH G2434.1/G2435.1/M1821.5 DIRECT VENT TERMINATIONS OF THE NYS RESIDENTIAL CODE. CONSULT OWNER FOR MODEL NUMBER AND EXACT SIZE AND LOCATION. FIREBLOCK AS REQUIRED.
42. CONSULT WITH OWNER INSTALLATION OF CENTRAL AIR CONDITIONING.
43. PROVIDE POCKET IN NEW FOUNDATION FOR STEEL BEAM, IF REQUIRED ALONG WITH STEEL PLATE, LEVELING NON-SHRINK GROUT AND 1" AIR SPACE.
44. ALL CONCRETE FOOTINGS AT UNEXCAVATED AREAS SHALL BE STEPPED DOWN AS PER R403.1 (10-PERCENT SLOPE) TO MATCH THE ELEVATION OF THE CELLAR FOUNDATION. ALL EXTERIOR FOOTINGS SHALL BE PLACE AT LEAST 12 INCHES BELOW UNDISTURBED GROUND SURFACES.
45. LAUNDRY CLOSET FLOOR SHALL HAVE RUBBEROID WATERPROOF MEMBRANE BASE WITH 3/4" TH. (MIN.) MORTAR, CERAMIC TILE FLOOR FINISH AND WATERPROOF GROUT PITCHED TO FLOOR DRAIN WITH TRAP PRIMER.
46. FIRE RETARD ALL CEILING AND ALL WALLS AT BOILER WITH 5/8" TYPE "X" SHEETROCK. PROVIDE 3/4 HOUR FIRERATED SELF-CLOSING METAL DOOR AND FRAME.
47. PROVIDE 5/8" TYPE "X" SHEETROCK AT ALL GARAGE WALL AND CEILING SURFACES & 5/8" TYPE "X" SHEETROCK FINISH AT OPPOSITE WALL SURFACE (AT LIVING AREA). CONSTRUCTION SHALL COMPLY WITH SECTIONS R302.5, TRU R302.5.3, R702.3 & R302.5.1. EXTEND SHEETROCK ALONG FIRERATED WALL ADJACENT TO DWELLING TO UNDERSIDE OF JOISTS IF REQUIRED FOR (1-HOUR RATED ENCLOSURE).
48. PROVIDE DAMPROOFING AT NEW FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR SPACES AND FLOORS BELOW GRADE FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE WITH TROWELED OR SPRAYED-ON POLYMER ENHANCE ASPHALT LIQUID-APPLIED MEMBRANE (OR APPROVED EQUAL) THAT SHALL COMPLY WITH THE REQUIREMENTS CUE R406.1. A RUBBEROID MEMBRANE SHALL BE REQUIRED WHERE SOIL CONDITIONS INDICATE A HIGH WATER TABLE OR OTHER SEVER SOIL-WATER CONDITIONS ARE KNOWN TO EXIST TO COMPLY WITH THE REQUIREMENTS OF R406.2 FOR FOUNDATION WATERPROOFING. NOTIFY ARCHITECT IMMEDIATELY SHOULD POOR SOIL CONDITIONS EXIST AND CONSULT WITH OWNER FOR ADDITIONAL EXISTING FOUNDATIONS TO BE DAMPROOFED.
49. EXTEND EXISTING MASONRY AND FIRE CLAY TILE TO BOILER OR FURNACE AS SHOWN ON DRAWINGS AND AS PER SECTION R1003. PROVIDE CEMENT WASH, COPPER CRICKET, FLASHING AND COUNTER FLASHING AS REQUIRED.
50. NEW GAS FIRED BOILER AND HOT WATER HEATER WITH INSTALLATION AS PER THE MANUFACTURER SPECIFICATIONS AND TO COMPLY WITH THE REQUIREMENTS FOR HEATING AS PER R303.10.
51. ALL EXTERIOR TRIM SHOWN AS "AZEK" AND/OR PVC/ PVC TRIM ARE GIVEN AS A GUIDE. ALL SHAPES SHALL MATCH THE EXISTING TRIM AND PROFILES. THE CONTRACTOR SHALL VERIFY ALL SIZES AND SHAPES AT LOCATIONS SHOWN ON DRAWINGS. CONSULT WITH OWNER AND ARCHITECT FOR ANY DISCREPANCIES.

FOUNDATION NOTES

1. COMPLIANCE TO R405 FOUNDATION DRAINAGE IS WITH REGARDS TO EXCEPTION: A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS AS DETAILED IN TABLE R405.1. THE SOIL CONDITIONS SHALL BE OF WELL DRAINED SAND-GRADULAR SOIL COMPOSITION CONSISTENT WITH GROUP 1 AS PER TABLE 405.1. PLEASE ADVISE ARCHITECT IMMEDIATELY SHOULD CONDITIONS VARY.
2. SANITARY WASTE , TRAP AND LINES FROM DWELLING TO THE SEWER DISPOSAL SYSTEM, WATER, GAS SERVICES AND ELECTRICAL PANELS ARE SHOWN FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHOULD VERIFY ALL UTILITY SERVICE CONNECTIONS.
3. SEE FOUNDATION PLAN FOR LOCATION OF SHEARWALL HOLDOWNS.
4. THE CONTRACTOR SHALL CAREFULLY INSPECT THE POINT OF CONTACT AT FOUNDATION SUPPORTING COLUMNS FOR CRACKS OR OTHER DEFICIENCIES, AND ADVISE ARCHITECT IMMEDIATELY.
5. THE BOTTOM SURFACE OF STEPPED FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING A 10% SLOPE AS PER THE REQUIREMENTS OF R403.1.5.
6. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12 INCHES BELOW THE UNDISTURBED GROUND SURFACE AS PER 403.1.4.
7. EXTEND THE TOP OF FOOTING TO AT LEAST 12 INCHES BELOW THE SANITARY WASTE LINE.
8. PROVIDE SHELF IN THE FOUNDATION WALLS FOR MASONRY SHELVES AND METAL DECKING AS PER PLANS.
9. THE CONTRACTOR SHALL VERIFY WITH THE DEPARTMENT OF PUBLIC WORKS FOR LOCATION OF GAS & WATER SERVICE AND SANITARY SEWER LOCATIONS.
10. WHERE TOP OF CELLAR WINDOWS ARE LOCATED BELOW THE TOP OF FOUNDATION WALL, PROVIDE (4) #5 HORIZONTAL REBARS ABOVE THE OPENING. BAR LENGTH SHALL BE 12 INCHES WIDER THAN OPENING.
11. UNEXCAVATED AREAS UNDER MASONRY PORCHES AND STEPS SHALL HAVE 4" THICK (MIN) CONCRETE SLAB WITH #4 REBARS AT 6" O.C. (EACH WAY) OVER COMPACTED SOIL. PROVIDE PAVERS OVER AT PORCH AND STEPS WHERE SHOWN ON DRAWINGS.
12. WHERE A SLAB ON GRADE IS SUPPORTED ON BACKFILL, THE FILL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING EIGHT INCHES TO AT LEAST NINETY FIVE PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FILL MATERIAL SHALL BE LIMITED TO WELL GRADED SAND OR SAND AND GRAVEL MIXTURE WITH LESS THAN TEN TO FIFTEEN PERCENT FINES PASSING THE No. 200 SIEVE AND A MAXIMUM GRAVEL SIZE OF THREE INCHES.
13. PROVIDE 1/2" THICK EXPANSION JOINT PREMOLDED FILLER WITH JOINT SEALER WHERE SLAB MEETS FOUNDATION WALL.
14. PROVIDE #4 HOOKED DOWELS 1'-6" LONG, EMBEDDED 6" INTO EXISTING FOUNDATION WALL AT 12" O.C. (VERT.), SECURE WITH HIGH STRENGTH, NON SHRINK EPOXY GROUT. TYPICAL WHERE NEW AND EXISTING FOUNDATIONS MEET.
15. ALL INTERIOR CONCRETE SLABS SITTING ON SOIL SHALL HAVE A 6 MIL VAPOR BARRIER BENEATH.

STAIR NOTES:
RISERS: THE RISER HEIGHT SHALL BE NOT MORE THAN 8¼" (196MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAT ⅜" (9.5MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD. ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDE THAT THE OPENINGS LOCATED MORE THAN 30 INCHES (762 MM). AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4" DIAMETER(102MM) SPHERE.

TREADS: THE TREAD DEPTH SHALL BE NOT LESS THAN 9" (254MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5MM)

WOOD TO BE PRESSURE TREATED WITHIN AREAS OF THE NEW WORK THAT IS:
-WOOD STRUCTURAL FLOOR CLOSER THAN 18 INCHES AND WOOD GIRDERS CLOSER THAN 12"
-ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY.
-ENDS OF WOOD ENTERING CONC.
-WALL FRAMING ON EXTERIOR OF THE BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND
-ALL DECKING MATERIAL/COLUMNS

AREAS FAVORABLE TO TERMITE DAMAGE SHALL BE PROTECTED BY CHEMICAL SOIL TREATMENT, NATURALLY TERMITE RESISTANT WOOD, PHYSICAL BARRIERS OR PRESSURE PRESERVATIVELY TREATED WOOD

ALL SMOKE/CARBON MONOXIDE DETECTORS TO MEET THE REGULATIONS STATED IN SECTION R314 OF THE RCNYS 2020

ALL BEAM AND POST SIZES TO BE VERIFIED W/ ARCHITECT UPON DEMOLITION

CONTRACTOR TO VERIFY DIRECTION OF JOISTS PRIOR TO REMOVAL OF WALLS. BRACE AS REQUIRED TO SUPPORT JOISTS BELOW. BEARING WALLS TO BE REMOVED PRIOR TO INSTITUTION OF BEAM SPECIFICATION.

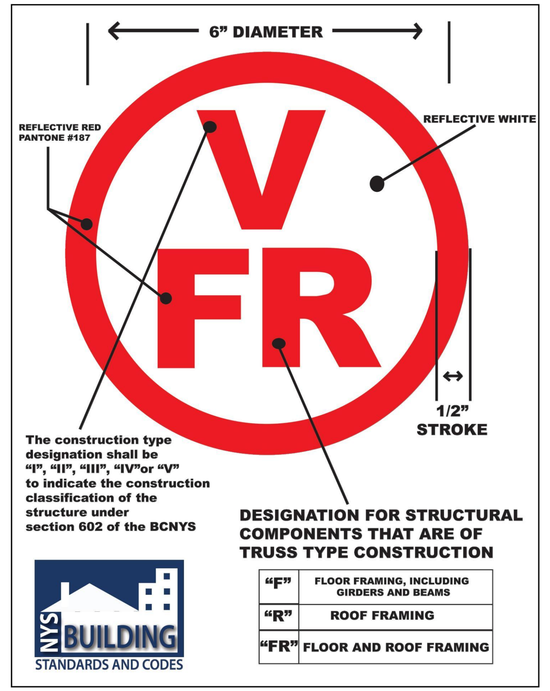
ALL WINDOW AND DOOR HEADER TO BE (2) 2X8 UNLESS OTHERWISE SPECIFIED ON PLANS.

PROVIDE AT LEAST ONE EXTERIOR LIGHTING OUTLET CONTROLLED BY THE INSIDE WALL SWITCH FOR ALL ENTRANCES. AS PER RCNYS 2020

SMOKE/CARBON MONOXIDE ALARMS TO BE INSTALLED:
- IN EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS.
- SMOKE ALARM TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL THE INTERVENING DOORS CLOSED.
-CO DETECTOR MUST PROVIDE DIFFERENT SOUND THAN SMOKE DETECTOR.

VERIFY THERE IS SUFFICIENT PROTECTION AGAINST DECAY AND TERMITES AS PER 2304.12 OF THE RCNYS 2020

-ALL EXTERIOR LIGHTING ON PREMISES SHALL BE DIRECTED AWAY FROM ADJOINING RESIDENCES OR PUBLIC RIGHTS OF WAY AND SHALL NOT EXCEED A HEIGHT OF 20 FT. ABOVE GRADE OF THE PREMISES. THE LOCATION, CANDLEPOWER AND TYPE OF FIXTURES TO BE INSTALLED SHALL BE FIRST APPROVED BY THE BUILDING OFFICIAL AS PER 110-52.7



"F"	FLOOR FRAMING, INCLUDING GIRDERS AND BEAMS
"R"	ROOF FRAMING
"FR"	FLOOR AND ROOF FRAMING

NYS BUILDING STANDARDS AND CODES

PLEASE TAKE NOTICE THAT THE SYMBOL ILLUSTRATED ABOVE MUST BE AFFIXED TO THE ELECTRIC METER BOX OF A RESIDENTIAL STRUCTURE THAT HAS BEEN CONSTRUCTED,ADDED TO OR REHABILITATED USING TRUSS TYPE, FIRE-ENGINEERED WOOD OR TIMBER CONSTRUCTION. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE SYMBOL AND SHALL REPLACE THE SYMBOL IF IT IS REMOVED, DAMAGED, FADED OR WORN.

NOTES

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07/29/2024

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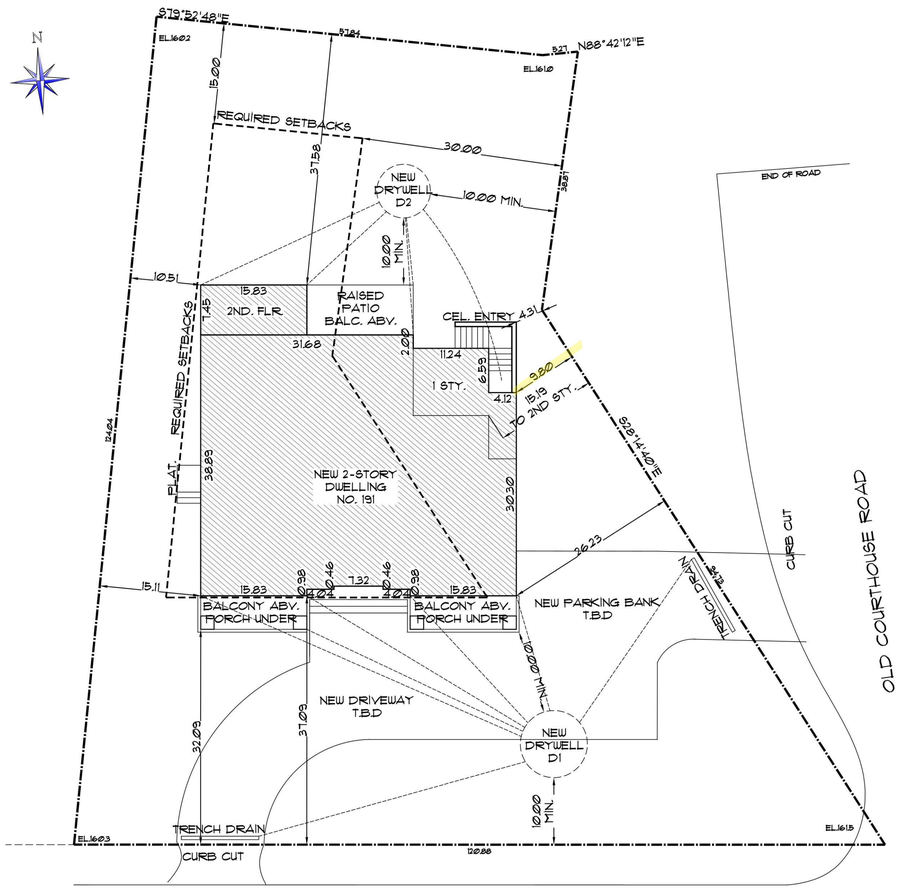
REGISTERED ARCHITECT JARED MANDEL 039491 STATE OF NEW YORK

PRIVATE RESIDENCE
191 EXECUTIVE DRIVE
NEW HYDE PARK, NY 11040

PAGE CONTENTS: GENERAL NOTES

APPLICATION #: _ _ _ _ _ _ _ _ _ _

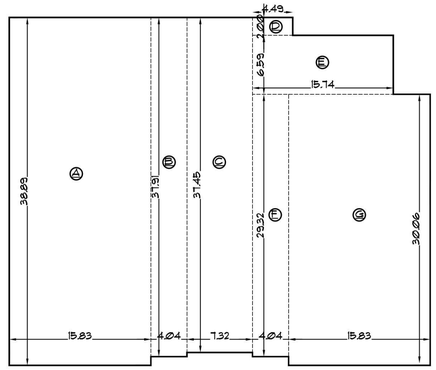
DRAWN BY:	R.H.	CHECKED BY:	J.M.
PROJECT #:	24006	SHEET NUMBER	GN-1
DATE:	06.14.2024		
SCALE:	AS NOTED		



1 / Z-1 PLOT PLAN

SCALE : 3/32" = 1'-0"

TABLE R301(1) CLIMATE AND GEOGRAPHIC DESIGN CRITERIA													NASSAU COUNTY
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAY-MENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMPERATURE
	SPEED (MPH)	TOPOGRAPHIC EFFECT	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20 psf	130	YES	NO	N/A	B	SEVERE	3 FEET	MODERATE TO HEAVY	15°	YES	NO	YES	45°



1ST FLOOR

FLOOR AREA BREAKDOWNS

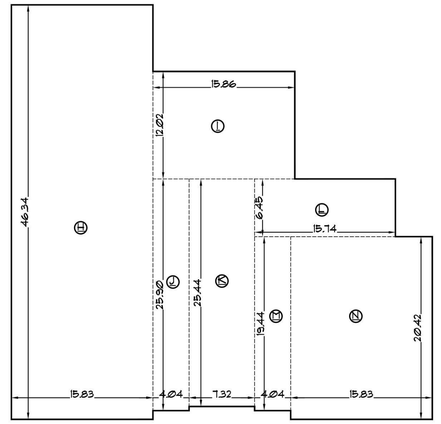
PROP. 1ST FLOOR
A = 15.83 FT. x 38.89 FT. = 615.63 S.F.
B = 4.04 FT. x 31.91 FT. = 128.16 S.F.
C = 7.32 FT. x 31.45 FT. = 274.13 S.F.
D = 4.49 FT. x 2.00 FT. = 8.98 FT.
E = 15.74 FT. x 6.59 FT. = 103.73 FT.
F = 4.04 FT. x 29.32 FT. = 118.45 S.F.
G = 15.83 FT. x 30.06 FT. = 475.85 S.F.

TOTAL = 1,749.93 S.F.

PROP. 2ND FLOOR
H = 15.83 FT. x 46.34 FT. = 733.56 S.F.
I = 15.86 FT. x 12.02 FT. = 190.64 S.F.
J = 4.04 FT. x 25.90 FT. = 104.64 S.F.
K = 7.32 FT. x 25.44 FT. = 186.22 S.F.
L = 15.74 FT. x 6.45 FT. = 101.52 S.F.
M = 4.04 FT. x 19.44 FT. = 78.54 S.F.
N = 15.83 FT. x 20.42 FT. = 323.25 S.F.

TOTAL = 1,718.37 S.F.

TOTAL FLOOR AREA
1,749.93 S.F. + 1,718.37 S.F. = 3,468.30 S.F.



2ND FLOOR

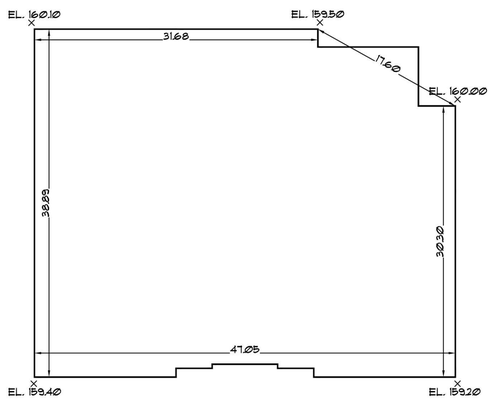
2 / Z-1 FLOOR AREA DIAGRAMS

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

ZONING ANALYSIS 191 EXECUTIVE DRIVE NEW HYDE PARK, NY 11040			TOWN OF NORTH HEMPSTEAD RESIDENCE: R-A SECTION: 8, BLOCK: 280, LOT: 18	
ISSUE	REQUIRED/ PERMITTED	EXISTING	PROPOSED	
LOT AREA	8,500 S.F.	9,825 S.F.	9,825 S.F. (NO CHANGE)	
LOT WIDTH	65.0 FT.	91.94 FT.	91.94 FT. (NO CHANGE)	
LOT COVERAGE	25% = 2,456.25 S.F.	N/A	19.05% = 1,871.36 S.F.	
FLOOR AREA	36% = 3,537 S.F.	N/A	35.30% = 3,468.30 S.F.	
FRONT YARD (EXECUTIVE DRIVE)	AFY'S = 36.85 FT.	N/A	37.09 FT./32.09 FT. TO ROOF OVR.	VARIANCE REQ'D
FRONT YARD SECONDARY (OLD COURTHOUSE)	30 FT.	9.80	9.80 FT. (NO CHANGE) 4.31 FT. TO CEL. ENTRY	VARIANCE REQ'D
MIN. SIDE YARD	10.0 FT.	N/A	10.51 FT. TO 2ND STY.	
MIN. REAR YARD	15.0 FT.	N/A	37.58 FT.	
MAX BUILDING HEIGHT	2 1/2 STY./ 30.0 FT.	N/A	29.25 FT.	

SITE NOTES:

1. SURVEYOR SHOULD STAKE-OUT ALL PROPOSED WORK AND PROVIDE A FOUNDATION SURVEY TO THE ARCHITECT AND BUILDING DEPARTMENT UPON COMPLETION OF THE FOUNDATION BEFORE PROCEEDING WITH FRAMING CONSTRUCTION. ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. REPAIR AND/OR REPLACE DAMAGED SIDEWALKS, CURBS, STREET PAVING AND CURB CUTS AS PER DEPT. OF PUBLIC WORKS REQUIREMENTS.
3. SEE PLANS FOR ALL DRYWELL CALCULATIONS/DETAILS AND SIZING.
4. SOIL EROSION & ADJACENT PROPERTY PROTECTION - CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM SOIL EROSION WHERE REQUIRED. PROVIDE HAY BALES RECESSED 4" (MINIMUM) BELOW GRADE AND STAKED ALONG WITH SILT FENCE. LOCATION AND EXTENT OF FENCE AND HAY BALES SHALL BE DETERMINED AND COORDINATED IN THE FIELD AND APPROVED BY THE BUILDING INSPECTOR. SEE DETAILS.



3 / Z-1 PRE-EXISTING AVERAGE GRADE CALCULATION

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

AVERAGE GRADE CALCULATION

160.10+159.40 = 319.50 /2 = 159.75 x 38.89' =		6,212.68
159.40+159.20 = 318.60 /2 = 159.30 x 47.05' =		7,495.07
159.20+160.00= 319.20 /2 = 159.60 x 30.30' =		4,835.88
160.00+159.50 = 319.50 /2 = 159.75 x 17.60' =		2,811.60
159.50+160.10 = 319.60 /2 = 159.80 x 31.68' =		5,062.46
TOTALS	165.52'	26,417.69

26,417.69 /165.52'
FREEXISTING AVG. GRADE = 159.60'

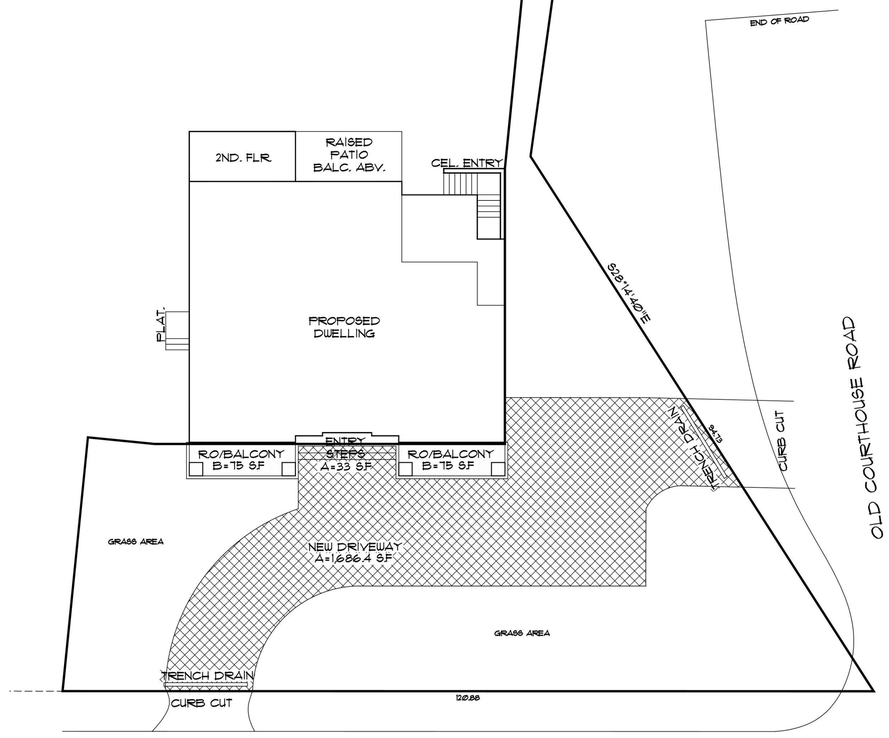
FRONT YARD PAVING CALCULATION

TOTAL FRONT YARD AREA: 4,877 S.F.

A = 1,719 S.F. DRIVEWAY/ENTRY STEPS (IMPERVIOUS SURFACE)
B = 150 S.F. RO/BALCONIES (IMPERVIOUS SURFACE)

TOTAL FRONT YARD PAVING SURFACE AREA = 1,869 S.F.

MAXIMUM ALLOWED = 1,950.8 S.F. (40%)
1,869/1,950 = 0.383 x 100 = 38.3%



EXECUTIVE DRIVE

4 / Z-1 FRONT YARD PAVING CALCULATIONS

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

NOTES

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PLOT PLAN, ZONING

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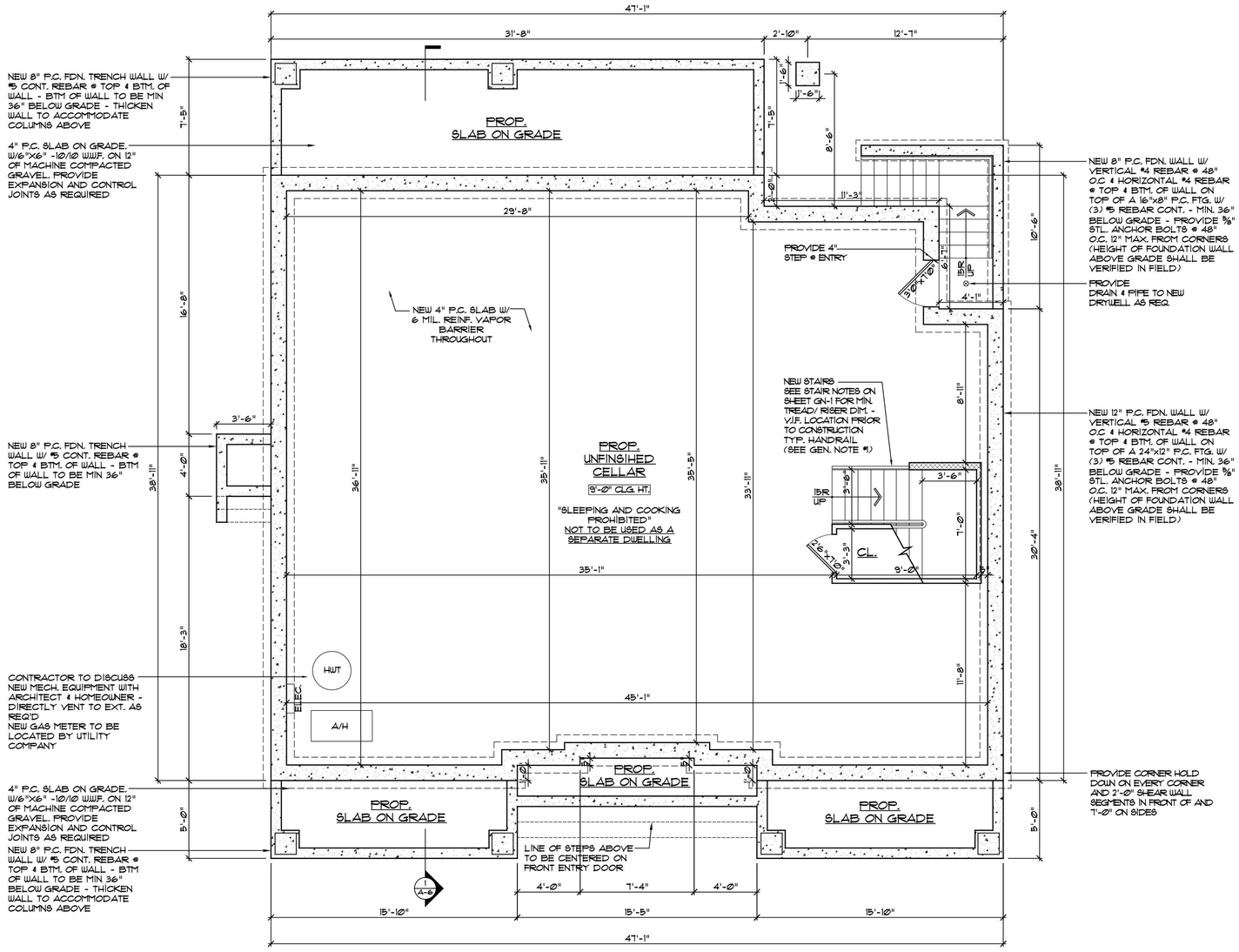
DRAWN BY: R.H. CHECKED BY: J.M.

PROJECT #: 24006

DATE: 06.14.2024

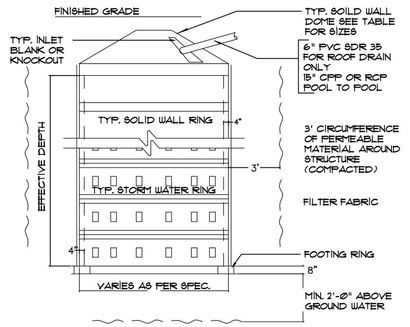
SCALE: AS NOTED

SHEET NUMBER
Z-1



1 / A-1 PROPOSED FOUNDATION PLAN

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



4 / A-1 TYPICAL DRYWELL DETAIL

SCALE : N.T.S.

STORM WATER DRAINAGE CALCULATIONS

REQUIRED LEACHING POOLS:	
D1	D2
RAINFALL: 23"=Ø.208 FT PROP. 2 STORY DWELLING PROP. BALCONIES, DRIVEWAY 2,920 S.F. X .208= 607.36 C.F.	RAINFALL: 23"=Ø.208 FT PROP. 2 STORY DWELLING PROP. BALCONY, CELLAR ENTRY 1,124.425 X .208= 233.88 C.F.
TOTAL REQUIRED = 607.36 C.F.	TOTAL REQUIRED = 233.88 C.F.
PROVIDED VOLUME (STORM WATER RINGS)	
(1) 12'-0" x 5'-0" & (1) 10'-0" X 4'-0" 1 x342.25 C.F. + 1 x273.64 C.F. =615.89 C.F.	(1) 8'-0" x 5'-0" & (1) 8'-0" X 1'-0" 1 x211.10 C.F. + 1 x42.22 C.F. =253.32 C.F.
TYP. PLAN SPECIFICATION	
10'-0" DIA. LEACHING POOL W/ (1) 5'-0" & (1) 4'-0" STORM RINGS	8'-0" DIA. LEACHING POOL W/ (1) 5'-0" & (1) 4'-0" STORM RINGS

GENERAL NOTE #1

MIN. 34"-38" HT. CONTINUOUS HANDRAIL FOR ALL BALCONIES & ENTIRE LENGTH OF STAIRS. GUARDS REQ'D ON OPEN SIDES OF STAIR WHICH DO NOT ALLOW THE PASSAGE OF A SPHERE OF 4" OR MORE IN DIAMETER, AS PER RCNYS 2020 (TYPICAL)

GENERAL NOTE #2

ALL NEW WINDOWS SPECIFIED ARE ANDERSEN 400 SERIES. ANY CHANGES IN SPECIFICATIONS OR MANUFACTURER, CONTRACTOR TO REVIEW AND SPECIFY COMPARABLE PRODUCT W/ OWNER

GENERAL NOTE #3

24" x 36" FULL DOUN ATTIC STAIR INSULATE AND SEAL ALL PENETRATIONS AS REQ.

GENERAL NOTE #4

ALL PROPOSED EXTERIOR WALLS TO BE 2x6 UNLESS OTHERWISE SPECIFIED.

GENERAL NOTE #5

EXTERIOR DIMENSIONS ARE PROVIDED TO FRAMING.

WALL LEGEND

	PORTION OF EXISTING WALL TO REMAIN
	NEW 2"x4" STUD WALL @ 16" O.C. W/ 5/8" GYP. BD. (UON)
	NEW 2"x6" INT. STUD WALL @ 16" O.C. W/ 5/8" GYP. BD.
	NEW 2"x6" EXT. STUD WALL 16" O.C. W/ 5/8" GYP. BD. (UON) W/ R-21 INSULATION
	2"x BEARING WALL
	NEW 12" P.C. FDN. WALL ON A 24"x12" DEEP FTG. (SIZES VARY AS PER PLAN

SD/CM SMOKE DETECTOR/CARBON MONOXIDE DETECTOR AS PER R314, R315

CALL 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

CONTRACTOR SHALL CONTACT 811 PRIOR TO ANY EXCAVATION IN ACCORDANCE W/ 16 NYCRR PART 753 - PROTECTION OF UNDERGROUND FACILITIES

NOTES

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PROPOSED FOUNDATION PLAN, NOTES

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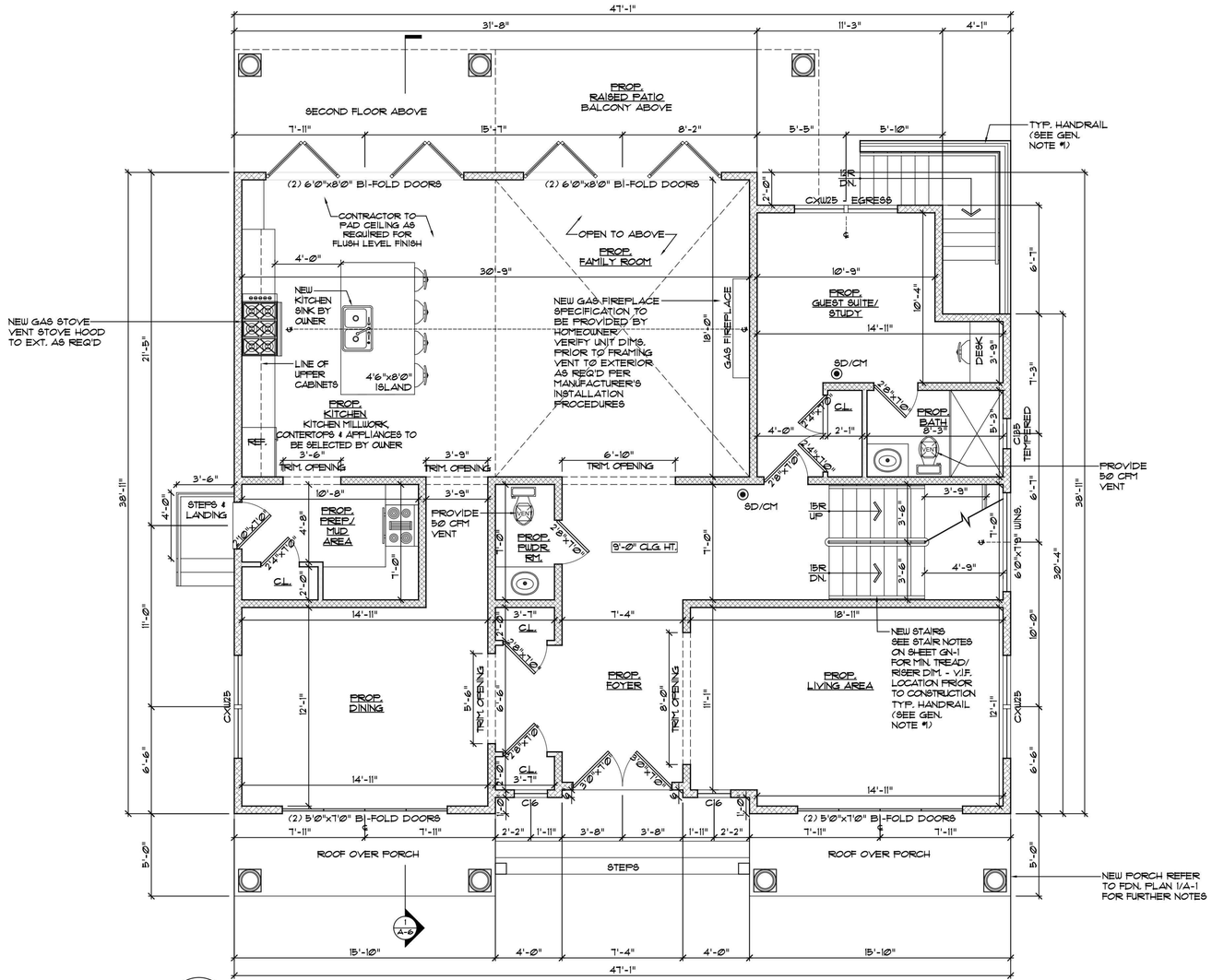
DRAWN BY: R.H. CHECKED BY: J.M.

PROJECT #: 24006

DATE: 06.14.2024

SCALE: AS NOTED

SHEET NUMBER
A-1



1 / A-2 PROPOSED FIRST FLOOR PLAN

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

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SD/CM — SMOKE DETECTOR/CARBON MONOXIDE DETECTOR AS PER R314, R315

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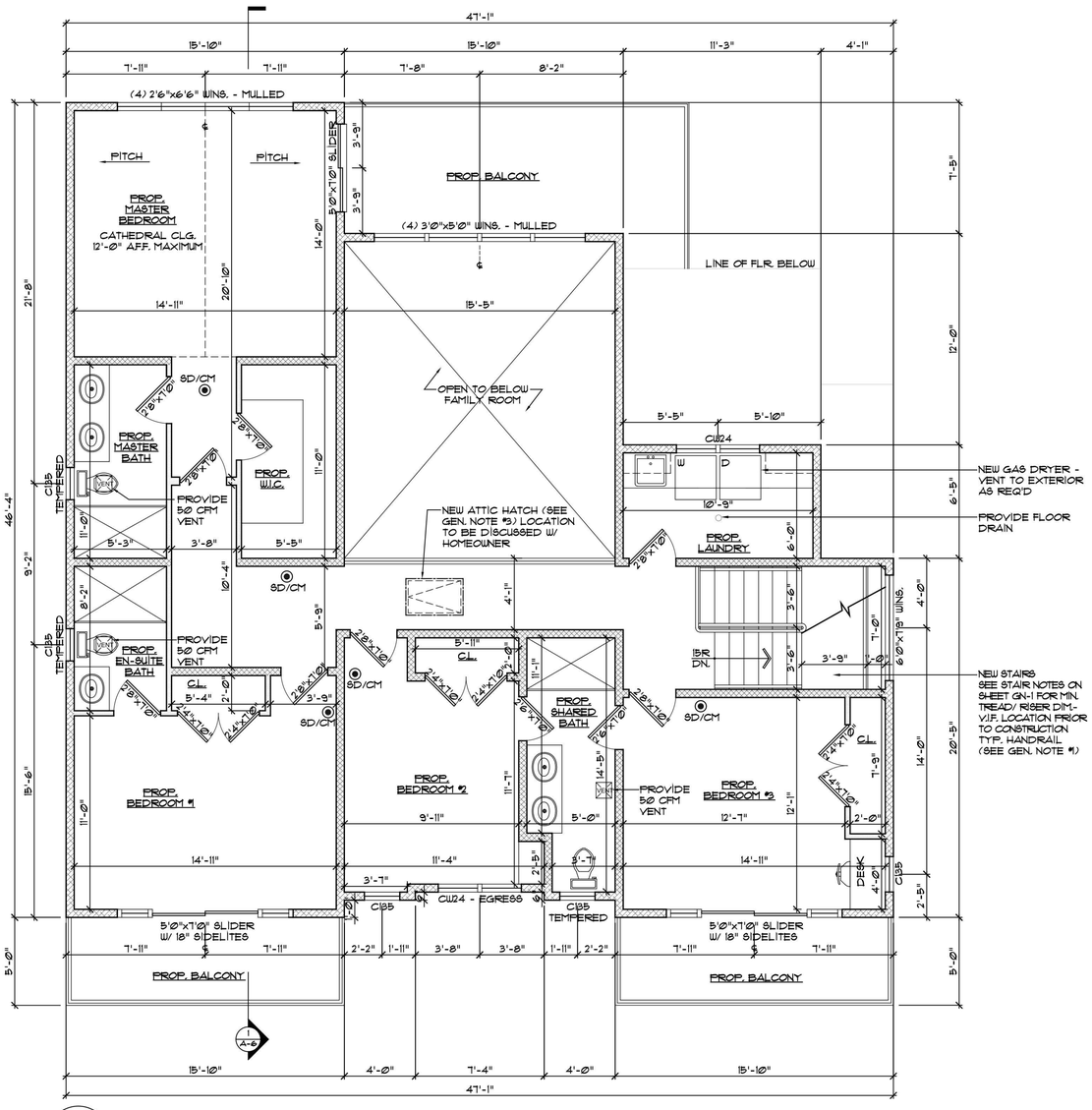
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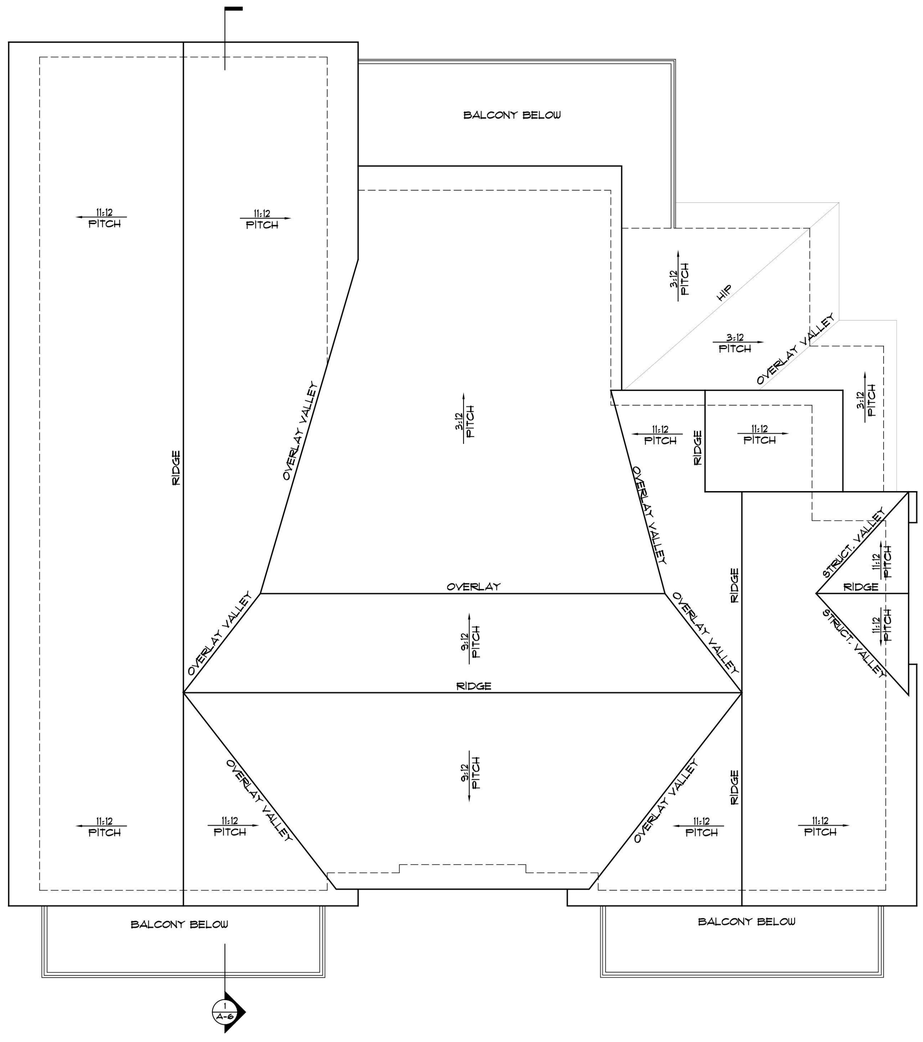
SCALE: AS NOTED

SHEET NUMBER: A-2



1 A-3 PROPOSED SECOND FLOOR PLAN

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



2 A-3 PROPOSED ROOF PLAN

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

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SCALE: AS NOTED

SHEET NUMBER
A-3



160.0+160.4 = 320.40'/2 =
160.2 (AVG. GRADE @ WEST SIDE)

162.4+160.8 = 323.2'/2 =
161.6 (AVG. GRADE @ EAST SIDE)

1 / A-4 PROPOSED FRONT ELEVATION

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



2 / A-4 PROPOSED RIGHT ELEVATION

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

NOTES

DISAPPROVED

Nicholas Vissichelli
07/29/2024

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RBP24-000607

SUBMISSIONS

#	DATE	DESCRIPTION
1	06.20.24	INITIAL SUBMISSION
2	07.17.24	RESUBMISSION
3	07.26.24	RESUBMISSION

EST. - 2009

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STATE OF NEW YORK

PRIVATE RESIDENCE
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NEW HYDE PARK, NY 11040

PAGE CONTENTS:
EXTERIOR ELEVATIONS

APPLICATION #: _ _ _ _ _ _ _ _ _ _

DRAWN BY: R.H. CHECKED BY: J.M.

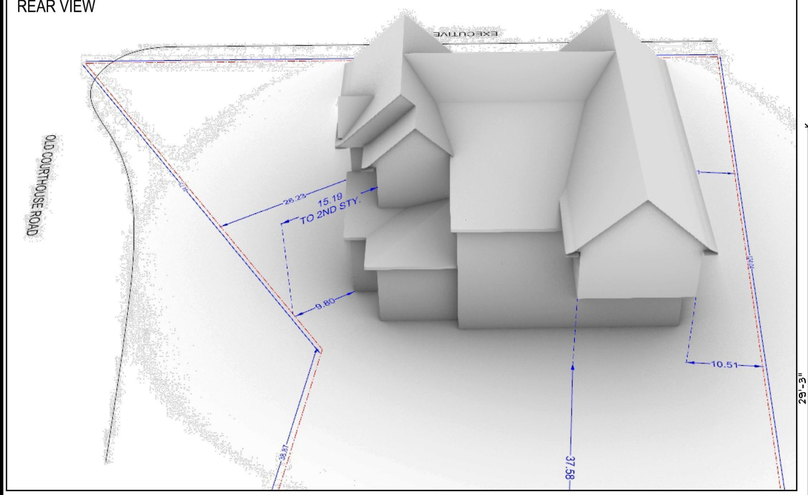
PROJECT #: 24006

DATE: 06.14.2024

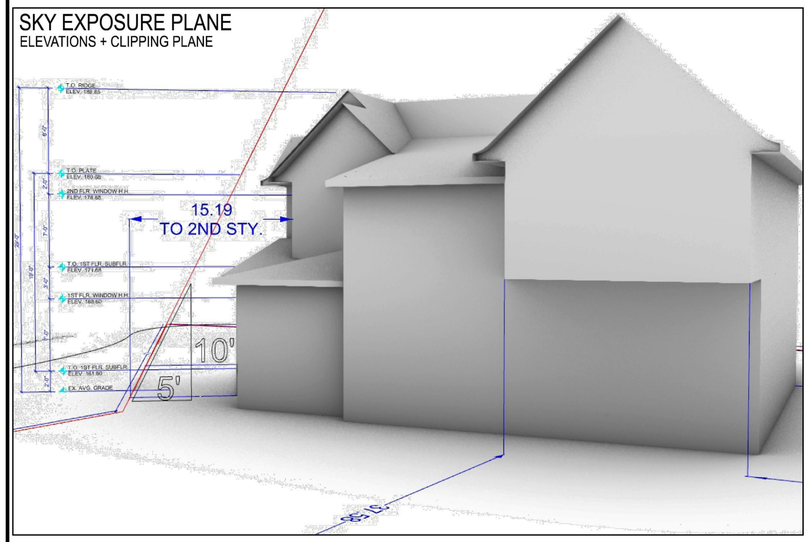
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SHEET NUMBER
A-4

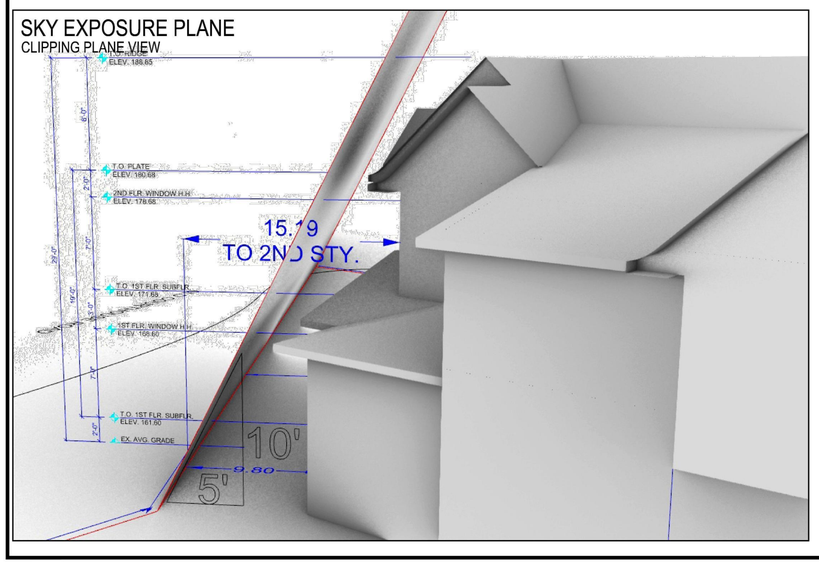
SITE AERIAL
REAR VIEW



SKY EXPOSURE PLANE
ELEVATIONS + CLIPPING PLANE



SKY EXPOSURE PLANE
CLIPPING PLANE VIEW

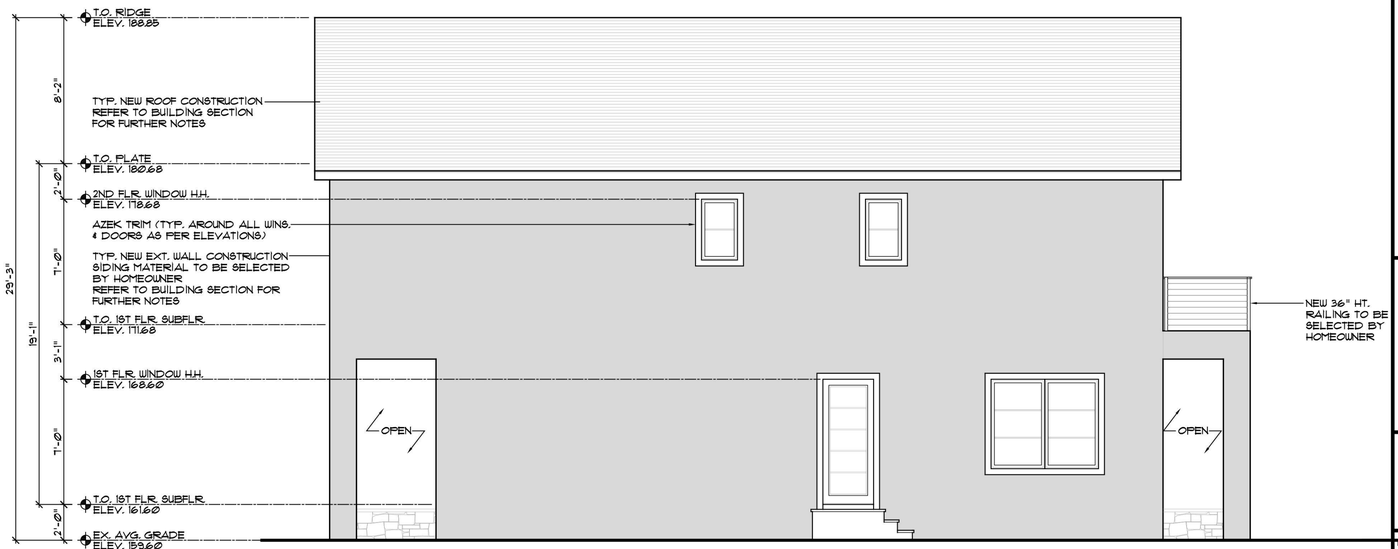




162.4+160.8 = 323.2'/2 =
161.6 (AVG. GRADE @ EAST SIDE)

160.2+160.4 = 320.40'/2 =
160.2 (AVG. GRADE @ WEST SIDE)

1 / A-5 PROPOSED REAR ELEVATION
SCALE : 1/4" = 1'-0"



2 / A-5 PROPOSED LEFT SIDE ELEVATION
SCALE : 1/4" = 1'-0"

NOTES

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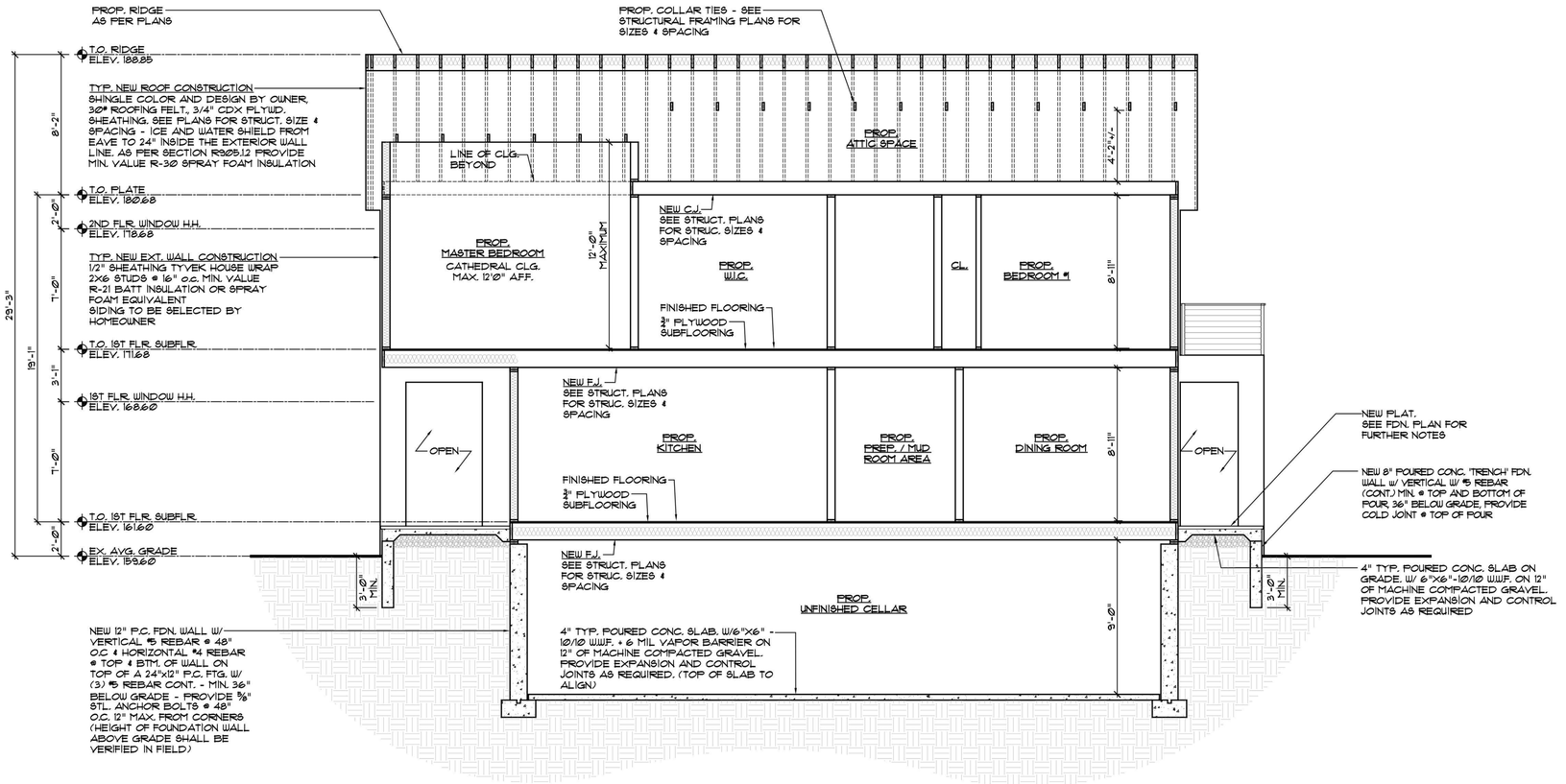
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PROJECT #: 24006

DATE: 06.14.2024

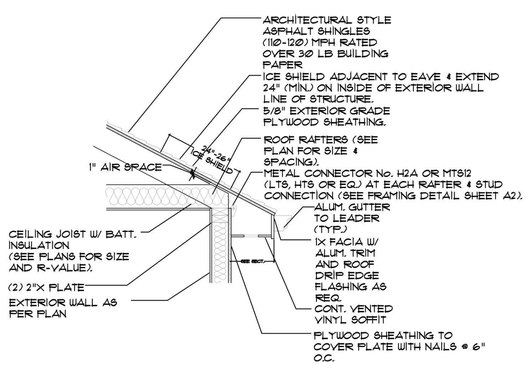
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SHEET NUMBER
A-5



1 / A-6 PROPOSED BUILDING SECTION

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



2 / A-6 TYP. ROOF EAVE DETAIL

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

BUILDING SECTION NOTES:

1. **REGARDLESS OF ROOF PITCH OR DIMENSIONS SHOWN, THE ACTUAL HEIGHT OF THE HIGHEST ROOF RIDGE AND OR ROOF SHALL NOT EXCEED THE MAXIMUM ALLOWABLE HEIGHT AS ESTABLISHED BY THE TOWN OF NORTH HEMPSTEAD, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES TO MAXIMUM HEIGHT EXISTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD MEASUREMENTS REGARDING THESE HEIGHTS.**
2. ALL EXTERIOR WOOD FRAME WALL AND INTERIOR BEARING WALLS SHALL HAVE (2"THICK) SOLID WOOD BLOCKING AT INTERMEDIATE WALL HEIGHT AS PER SHEARWALL DETAIL ON FRAMING DETAIL SHEET FOR SHEARWALL DIAGRAM.
3. THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS REGARDING NEW YORK STATE CODE COMPLIANCE, GENERAL NOTES & REQUIREMENTS, FRAMING DETAILS AND NAILING REQUIREMENTS AND SHALL BE RESPONSIBLE FOR ALL METAL CONNECTOR REQUIREMENTS.
4. ALL LUMBER SHALL BE 'DOUGLAS FIR' No . 2 GRADE OR BETTER WITH A MINIMUM FIBER BENDING STRESS Fb OF 1,100 PSI SINGULAR ABD 1,400 PSI REPETITIVE WITH MODULUS OF ELASTICITY E = 1600000.
5. ALL METAL CONNECTORS SHALL BE 'SIMPSON - STRONG TIE' AS PER NUMBERS SHOWN ON DRAWING AND DETAILS AND SHALL BE 'HDG - HOT DIPPED GALVANIZED'.
6. ALL CONNECTORS, FASTENERS, NAILS, BOLTS AND ANCHORS SHALL BE APPROVED BY THE MANUFACTURER FOR USE WITH THE 'ACQ' TREATED LUMBER. ' SIMPSON STRONG TIE', "Z-MAX" OR EQUAL.
7. NEW ROOF SHINGLES SHALL BE RATED TO WITHSTAND 120 MPH WIND LOADS.
8. PROVIDE METAL CONNECTOR AT WINDOW AD DOOR HEADER, NO HH6 OR EQUAL. SEE FRAMING DETAILS.
9. TOP PLATE MINIMUM SPLICE DIMENSION TO CONFORM AS PER SCHEDULE ON FRAMING DETAILS SHEET.
10. SEE PLANS FOR LOCATION OF ANY SHEAR WALL CORNER HOLD DOWNS.
11. SEE GENERAL NOTES FOR ALL OTHER CONSTRUCTION REQUIREMENTS.
12. PROVIDE EXTERIOR LIGHT FIXTURES AT EACH EXTERIOR ENTRANCE DOOR AS PER E3803.3.
13. PROVIDE MECHANICAL VENTILATION IN EACH BATHROOM & POWDER ROOM AS PER R303.3.
14. PROVIDE VALLEY FLASHING AT ALL ROOF VALLEYS AS PER R903.2.
15. DRYER SHALL BE VENTED TO THE EXTERIOR AS PER M1502.
16. GROUND FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER (GFI) RECEPTACLES SHALL BE REQUIRED IN A BATHROOM, TOILETS AND ALL OTHER WET LOCATIONS INCLUDING BUT NOT LIMITED TO THE GARAGE AND FRONT AND REAR OF DWELLING AS PER E3902.
17. SHEAR WALL DESIGN - TYPE 'B'
    - CORNER SHEAR WALL TIE DOWNS AT EACH CORNER (SEE FLOOR PLANS FOR LOCATIONS) HDU8-SDS2.5 (ALLOWABLE LOAD = 7,870 LBS. EACH. SEE PLANS FOR CATALOG No. AND ALLOWABLE LOAD CAPACITY.
    - SHEAR WALL BETWEEN DOOR & WINDOW AND WINDOW & CORNER (INTERIOR SEGMENTED SHEAR WALL).
    - FIELD BUILT SHEARWALL USING 8D COMMON NAILS, 16" O.C. STUDS

NOTES

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07/29/2024

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PAGE CONTENTS:
PROPOSED SECTIONS, DETAILS, NOTES

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DRAWN BY: R.H. CHECKED BY: J.M.

PROJECT #: 24006

DATE: 06.14.2024

SCALE: AS NOTED

SHEET NUMBER
A-6

BARROCA RESIDENCE

#21631

Erosion Control & Stormwater Management. Plans shall be in compliance with Sec. 70-202.2 of The Town Code

DRYWELL PERMIT REQUIRED

NEW HOUSE GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE RESIDENTIAL CODE OF NEW YORK STATE, THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, ANSI/AF&PA WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND 2 FAMILY DWELLINGS-1995 HIGH WIND EDITION THE LOCAL BUILDING CODE AND ALL AGENCIES HAVING JURISDICTION

1A. THE DESIGN LOAD CALCULATIONS ARE TAKEN FROM "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS" AND ARE AS FOLLOWS:

FIRST FLOOR	40 LBS. LL., + 10 LBS. DL. = 50 LBS / S.F. TOTAL LOAD
SECOND FLOOR	30 LBS. LL., + 10 LBS. DL. = 40 LBS / S.F. TOTAL LOAD
ATTIC (UNINHAB'E)	20 LBS. LL., + 10 LBS. DL. = 30 LBS / S.F. TOTAL LOAD
ROOF	45 LBS. LL. + 20 LBS. DL. = 65 LBS / S.F. TOTAL LOAD

2. CONFORM WITH RCNYS, CHAPTER 3, SECTION 3301, DESIGN CRITERIA AS FOLLOWS:

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

GROUND SNOW LOAD	WIND	SEISMIC DESIGN CATEGORY'S	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED
	SPEED (MPH)		WHEATHERING	FROST LINE DEPTH	TERMITE	DECAY		
45 PSI	110	C	SEVERE	3FT.	MOD./HVY.	SL/MOD.	11 DEG.	REQUIRED

3. CONFORM WITH RCNYS CHAPTER 3, SECTION R303, LIGHT, VENTILATION AND HEATING.
4. CONFORM WITH RCNYS CHAPTER 3, SECTION R310, EMERGENCY ESCAPE AND RESCUE OPENINGS.
5. CONFORM WITH RCNYS CHAPTER 3, SECTION R317, SMOKE ALARMS AND AUTOMATIC SPRINKLER SYSTEMS.
6. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND MEASUREMENTS IN THE FIELD AND LAYING OUT ALL WORK PRIOR TO COMMENCEMENT OF THE WORK. ANY DISCREPENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR HIS CONSIDERATION AND CLARIFICATION BEFORE PROCEEDING WITH THE WORK. IN NO CASE SHALL SUCH INSTANCES CONSTITUTE THE BASIS FOR EXTRA CHARGES OF COMPENSATION. DO NOT SCALE DRAWINGS. USE DIMENSIONAL NOTATIONS ONLY.
7. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK OF THE GENERAL CONTRACTORS NOR ANY OTHER SUBCONTRACTORS, NOR SHALL BE GUARANTEED THE PERFORMANCE OF THEIR CONTRACT.
8.THE ARCHITECT SHALL ASSIST THE OWNER IN OBTAINING ALLL APPROVALS AND PERMITS AND THE OWNER SHALL PAY ALL FEES TO GOVERNING AUTHORITIES HAVING JURISDICTION OVER THE WORK.
9. ALL WORK SPECIFIED HEREIN SHALL INCLUDE MATERIAL, LABOR, AND INSTALATION. ALL WORKMANSHIP SHALL BE FIRST QUALITY SUBJECT TO THE ARCHITECTS AND OWNERS APPROVAL. THE ARCHITECT RESERVES THE RIGHT TO CLARIFY THE WORK IF NECESSARY BY ADDITIONAL DETAILED DRAWINGS OR WRITTEN DESCRIPTION.
10. COOPERATION: THE GENERLA CONTRACTOR AND ALL OTHER CONTRACTORS SHALL COORDINATE WITH ALL ADJACANT WORK AND COOPERATE WITH ALL OTHER TRADES AS TO FACILITATE PROCESS OF THE WORK. EACH TRADE SHALL AFFORD ALL OTHER TRADES EVERY RESONABLE OPPORTUNITY FOR THE INSTALLATIONOF THEIR WORK AND STORAGE OF THEIR MATERIALS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER COORDINATION OF THE WORK.
11. TEMPORARY LIGHT, HEAT AND POWER: THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN AND PAY FOR ALL TEMPORARY UTILITIES THAT MAY BE NEEDED FOR HIS WORK. IF THE OWNER ALLOWS THE CONTRACTOR TO USE THE EXISTING FACILITIES, THE CONTRACTOR SHALL REIMBURSE THE OWNER FOR SUCH USE.
12. MEASUREMENTS: BEFORE ORDERING ANY MATERIALS, OR DOING ANY WORK, THE CONTACTOR SHALL VERIFY AT THE PROJECT AREA ALL MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED IN THE DRAWINGS. ANY DIFFRENCES FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS CONSIDERATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
13. SITE MAINTENANCE AND CLEANING: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE JOB SITE IN A CLEAN ORDERLY MANNER. ALL DEBRIS AND RUBBISH SHALL BE REMOVED FROM THE BUILDING AS RAPIDLY AS IT ACCUMULATES. CONTRACTOR SHALL PROVIDE PROPER TRASH RECEPTACLES FOR FOOD AND OTHER RUBISH. NO FOOD WASTE ON THE FLOORS OF THE JOB SITE WILL BE TOLERATED. THE WORK AREA SHALL BE KEPT TIDY AT ALL TIMES.
14. PROTECTION: THE CONTRACTOR SHALL PROTECT THE OWNER AND ADJACENT PROPERTIES FROM INJURIES AND DAMAGE, ANY DAMAGE DONE DURING CONSTRUCTION DUE TO NEGLIGENCE OF THE CONTRACTOR OR HIS SUBS SHALL BE CORRECTED WITHOUT DELAY OR EXPENSES TO THE OWNER. TEMPORARY SHORING/BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

A. FOUNDATIONS

1. ALL FOUNDATIONS TO CONFORM WITH RCNYS CHAPTER 4, FOUNDATIONS, U.O.N.
2. FOOTINGS SHALL BEAR ON ACCEPTABLE UNDISTURBEDSOIL WITH A MINIMUM BEARING CAPACITY OF TWO TONS PER SQUARE FOOT(VERIFY IN FIELD) AND SHALL EXTEND 3'-0" MIN. BELOW FINISHED GRADE.
3. FILL MATERIAL TO BE ACCEPTABLE SAND, GRAVEL ORCOMBINATION OF BOTH WHICH MAY CONTAIN SMALL AMOUNTS OF OF STONES OR PEBBLES OVER ONE INCH IN LARGEST DIMENSION, BUT NONE OVER TWO INCHES, BUT DOES NOT CONTAIN CLAY, LOAM, ORGANIC MATERIAL, DEBRIS AND FROZEN MATERIAL.
4. SOIL COMPACTION AND DENSITIES SHALL COMPLY WITH THE REQUIREMENTS OF ASTMD1557, METHOD C. COMPACT UNDER SLABS, FOUNDATIONS, AND FOOTINGS AT ONE HUNDRED PERCENT OF MAXIMUM DENSITY. COMPACT BACKFILL AT WALLS, EMBANKMENTS, AND UNDER PAVBED AREAS AT MIMETY PERCENT OF MAXIMUM DENSITY.
5.ANCHOR ALL SOLE PLATES AT EXTERIOR WALLS TO FOUNDATIONS WITH 5/8" DIAM. BOLTS, EMBEDDED A MINIMUM OF 1'-6" INTO FOUNDATION WALLS. LOCATE BOLTS WITHIN 1'-0" FROM ENDS AND 3'-0" ON CENTER.
6. SLOPE ALL FINAL GRADES AWAY FROM FOUNDATION WALLS IN ACCORDANCE WITH SECTION R401.3.
7.ALL FOOTINGS AND FOUNDATION TO BE REINFORCED CONCRETE DESIGNED IN ACCORDANCE WITH SECTION R403/FOOTINGS AND SECTION R404/FOUNDATION WALLS.
8. ALL FOUNDATION TO BE DAMPROOFED WITH ACRYLIC MODIFIED CEMENT, 3LBS. PER SQ YD, FROM T.O. FOOTING TO 8" MIN. ABOVE FINISHED GRADE - "THOROSEAL" OR EQUAL.

B. REINFORCED CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO RCNYS CHAPTER 4, SECTION R404 AND APPLICABLE RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE(ACI).
2. ALL CONCRETE SHALL BE STONE CONCRETE(3/4" COARSE AGGREGATE) HAVING A MINIMUM STRENGTH OF 3500 PSI AT TWENTY-EIGHT DAYS.
3. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM 615 FOR GARDE 60, BE CONTINUOS AND HAVE MINIMUM LAPS OF 40 DAIMETERS. PROVIDE VERTICAL REINFORCEMENT OF #5 RODS AT 40" OC.
4. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO THE REQUIREMENTS OF ASTM A185, FLAT SHEETS ONLY.
5. CONCRETE IN FOUNDATIONS AND SLABS EXPOSED TO WEATHER AFTER COMPLETION OF THE PROJECTSHALL CONTAIN 5% (+/- 1%) BY VOLUME OF ENTRAINED AIR AS PER ASTM C231.
6. SLUMP SHALL BE FOUR INCHES AND ALL CONCRETE SHALL BE CONSOLIDATED BY ADAQUATE VIBRATORS.
7.KEEP CONCRETE SURFACES NOT COVERED BY FORMS, PROTECTED FROM LOSS OF SURFACE MOISTURE FOR NOT LESS THAN SEVEN DAYS.
8. SLABS ON GRADE SHALL BE PLACED IN SECTIONS NOT EXCEEDING NINE HUNDRED SQUARE FEET WITH THIRTY FOOT MAXIMUM SIDE LENGTH. ALL CONCRETE SLABS SHALL AHEV STEEL TROWELLED FINISH UNLESS OTHERWISE NOTED, AND SHALL BE REINFORCED WITH 6X6 - 10/10 WWF.
9. NEW FORMS SHALL BE USED FOR ALL FOOTINGS.

C. TIMBER FRAMING

ALL STRUCTURAL LUMBER SHALL BE STRESS GRADED DOUGLAS FIR-LARCH NO. 1 HAVING MINIMUM FIBER BENDING STRESS OF 1200 PSI.
2. ALL STRUCTURAL LUMBER, PLYWOOD, SHEATHING, ENGINEERED LUMBER, ETC. SHALL BEAR VISIBLE GRADE STAMPING.
3. ENGINEERED LUMBER TO BE IN SIZES INDICATED AND INSTALLED AS PER TRUS-JOIST MACMILLAN, "TJI PRO SERIES". ENGINEERED BEAMS TO BE BY TRUS-JOIST MACMILLAN, "PARALLAM" OR "MICROLLAM 2.0E".
4. PROVIDE SOLID BLOCKING FROM TOP OF GIRDER/BEAM OR FOUNDATION WALL TO UNDERSIDE OF FLOOR ATR ALL LOAD BEARING COLUMNS. WOOD COLUMNS AT EXTERIOR LOCATIONS TO BE CCA PRESSURE TREATED.
5. ALL FLOOR CONSTRUCTSION TO CONFORM WITH ANSI/AF&PA WFCM-1995 CHAPTER 3.3 FLOOR SYSTEMS, U.O.N., AS FOLLOWS:
   A. FLOOR JOIST SPANS NOT TO EXCEED THOSE AS LISTED IN TABLES 3.18 A-B FOR SPECIES AND GRADE OF LUMBER INDICATED.
   B. ALL FLOORS TO BE DESIGNED FOR MINIMUM 40 PSF LIVE LOAD AND 20 PSF DEAD LOAD.
   C. PROVIDE MINIMUM BEARING OF 3", UON, AT ENDS OF ALL JOISTS. BEAMS AND GIRDERS; PROVIDE DOUBLE JOISTS UNDER ALL PARELLEL PARTITIONS; PROVIDE SOLID BRIDGING, STAGGERED AT 6'-0" OC, MAX.
   D. LAP JOISTS OVER A BEARING SUPPORT AN MINIMUM OF 3", NAILED TOGETHER WITH THREE 10d FACE NAILS MIN. JOIST FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY A SPECIFIED FRAMING ANCHOR. TOENAILING SHOULD NOT BE PERMITTED.
   E. NOTCHES IN THE TOP AND BOTTOM EDGESSHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE JOIST SPAN. OUTER THIRDS OF THE SPAN SHALL NOT EXCEED 1/6 OF JOIST DEPTH, NOR LONGER THAN 1/3 OF JOIST DEPTH. DO NOT EXCEED 1/4 JOIST DEPTH AT NOTCHESMADE AT SUPPORTS. LIMIT BORED HOLE DIAMETER. TO 1/3 JOIST DEPTH, NO CLOSER THAN 2" TO THE TOP OR BOTTOM EDGE, OR CLOSER THAN 2" TO ANY NOTCH.
   F. ALL SUBFLOOR SHEATHING TO BE 3/4" CDX T&G PLYWOOD. GLUED AND NAILED WITH 8d COMMON NAILS, OR 10d BOX NAILS, FROM EDGE AND 12" IN FIELD O.C. PARTICLE OR OSB BOARD SHALL NOT BE ALLOWED.
6. PROVIDE DRAFTSTOPPING AS PER RCNYS CHAPTER 5, SECTION R502.12.
7. PROVIDE FIRE STOPPING AS PER RCNYS CHAPTER 5, SECTION R502.13.
8. ALL WALL CONST4RUCTION TO CONFIRM WITH ANSI/AF&PA WFCM-1995 CHAPTER 3.4 WALL SYSTEMS, U.O.N., AS FOLLOWS:
   A. STUD SPACING TO BE 16" OC, U.O.N.
   B. ALL EXTERIOR WALL SHEATHING TO BE 5/8" CDX PLYWOOD PANE;S, NAILED WITH 8d COMMON NAILS OR 10d BOX NAILS 6" FROM EDGE AND 12" IN FIELD O.C. PARTICLE OR OSB BOARD SHALL NOT BE ALLOWED.
   C. NOTCHES IN EITHER EDGE OF STUD SHLL NOT BE LOCATED IN THE MIDDLE 1/3OF STUD LENGTH. NOTCHES IN OUTER THIRDS OF STUD LENGTH SHALL NOT EXCEED 25% OF STUD DEPTH. BORED HOLES SHALL NOT EXCEED 40% OF STUD DEPTH. EDGE OF HOLES SHALL NOT BE CLOSER THAN 5/8" TO STUD EDGE. NOTCHES/HOLES SHALL NOT OCCUR IN SAME CROSS SECTION.
   D. IF TOP PLATES ARE NOTCHED OR DRILLED B Y MORE THAN50% OF ITS WIDTH, PROVIDE A 16 GA., 1 1/2" WIDE GALV. METAL TIE, FASTENED TO EACH PLATE WITH NOT LESS THAN (8) 16d NAILS AT EA. SIDE.
   E. ALL PLATES IN CONTACT WITH CONCRETE TO BE CCA PRESSURE TREATED AND HAVE CONTINUOUS ALUM. TERMITE SHIELD.
   F.ALL EXTERIOR CORNERS SHALL BE MIN. 3 STUDS. ALL EXTERIOR CORNERS AND INTERSECTIONS SHOULD HAVE HOLDDOWN CONNECTIONS INSTALLED IN ACCORDANCE WITH SECTION 3.4.4.2.3 HOLDOWNS, AND AS DETAILED.
9. WALLS TO BE BRACED IN ACCORDANCE WITH RCNYS CHAPTER 6, SECTION R602.10 WALL BRACING.
10. PROVIDE FIRE STOPPING AS PER RCNYS CHAPTER 6, SECTION R602.8.
11. ALL ROOF CONSTRUCTION TO CONFORM WITH ANSI/AF&PA WFCM-1995 CHAPTER 3.5 ROOF SYSTEMS, U.O.N., AS FOLLOWS:
   A.RAFTER SPANS NOT TO EXCEED THOSE AS LISTED ION TABLES 3.26 A-H FOR SPECIES AND GRADE OF LUMBER INDICATED.
   B. ROOF CONSTRUCTIONTO BE DESIGNED FOR A MINIMUM OF 30 PSF LIVE LOAD AND 20 PSF DEAD LOAD.
   C. CEILING CONSTRUCTION TO BE DESIGNED FOR A MIN. 20 PSFLIVE LOAD AND 20 PSF DEAD LOAD.
   D. RAFTERS AND CEILING JOISTS SHALL BE PROVIDED FOR LATERAL SUPPORT AT BEARING POINTS TO PREVENT ROTATION, RAFTERS AND CEILING JOISTS SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING, DIAG. BRIDGING, OR CONTINUOS 2X4 WOOD STRIP NAILED ACROSS THE RAFTERS OR CEILING JOISTS AT 6'-0" MAX., AND AS PER TABLE 3.1.
   E. NOTCHES IN THE TOP AND BOTTOM EDGES SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE RAFTER SPAN. OUTER THIRDS OF THE SPAN SHALL NOT EXCEED 1/6 OF RAFTER DEPTH, DO NOT EXCEED 1/4 RAFTER DEPTH AT NOTCHES MADE AT SUPPORTS. LIMIT BORED HOLE DIAMETER. TO 1/3 RAFTER DEPTH, NO CLOSER THAN 2" TO THE TOP OR BOTTOM EDGE, OR CLOSER THAN 2" TO ANY NOTCH.
   F. CEILING RAFTERS SHALL BE PLACED DIRECTLY OPPOSITE EACH OTHER AT ALL RIDGE BOARDS. CEILING JOISTS/RAFTER TIES SHALL FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WITH CONNECTIONS IN ACCORDANCE WITH TABLES 3.9.
   G. ALL EXTERIOR ROOF SHEATHING TO BE 3/4" CDX PLYWOOD PANELS, NAILED WITH 8d COMMON NAILS OR 10d BOX NAILS AT 6" FROM THE EDGE AND 12" IN FIELD O.C. 4" O.C. AT RAKES AND OVERHANGS. PARTICLE BOARD OR OSB NOT PERMITTED.
   H. PROVIDE RAFTER TIES/HURRICANE CLIPS AS MANUFACTURED BY SIMPSON AT ALL RAFTER BEARING LOCATIONS IN SIZES INDICATED. INSTALL AS PER MANUFACTURERS INSTRUCTIONS.
12. ALL CONNECTIONS TO CONFORM WITH ANSI/AF&PA WFCM-1995 CHAPTER 3.2 - CONNECTIONS. ALL NAILS, SINKERS, SCREWS, STAPLES, ETC. USED IN EXTERIOR TO BE AS SCHEDULED FROM TABLE 3.1/NAILING SCHEDULE. SEE SHEET T-2 FOR SCHEDULE.

D. ROOFING

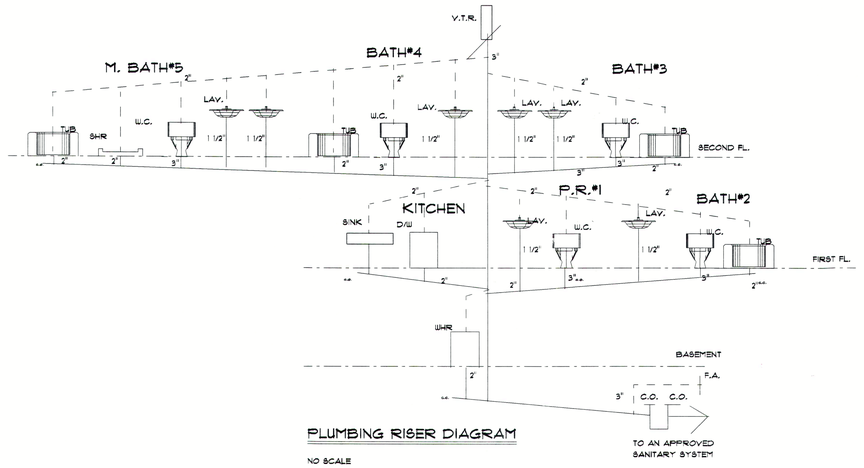
1. ALL ROOF ASSEMBLIES TO CONFORM WITH RCNYS CHAPTER 9/ROOF AND ANSI/AF&PA WFCM-1995 3.5 ROOF SYSTEMS AS FOLLOWS:
   A. PROVIDE CONCEALED ALUM. FLASHINGS AT ALL WALL AND ROOF INTERECTIONS, CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS-NO. 26 GALV SHEETS.
   B. ROOF DECK UNDERLAYMENT SHALL COMPLY WITH ASTM D 1970, AS MANUFACTURED BY GAF, "SHINGLE-MATE". ICE PROTECTION SHALL BE AS MANUFACTURED BY GAF, "WEATHERWATCH/STORM GUARD LEAK BARRIER", EXTEND MIN. 24" AT ALL RAKES, EAVES, VALLEYS, CHIMNEYS.
   C. ASPHALT SHINGLES TO BE ATTACHED WITH A MINIMUM OF SIX FASTENERS PER SHINGLE WITH GALVANIZED STEEL, STAINLESS STEEL, OR COPPER NAILS, THROUGH SHINGLE AND MIN. 3/4" INTO ROOF SHEATHING. MIN. 12 GUAGE SHANK WITH A MIN. 3/8" DIA. HEAD, ASTM F 1667, TO PENETRATE THROUGH SHINGLE AND MIN. 1/2" INTO ROOF SHEATHING.
   D. ASPHALT SHINGLES TO BE CLASS A, AND COMPLY WITH ASTM D 225 OR ASTM 3462 AS MANUFACTURED BY GAF, "TIMBERLINE ULTRA". COLOR AS SELECTED BY OWNER. INSTALL GAF "TIMBERTEX" RIDGE CAP SHINGLES AT ALL RIDGES.
   E.INSTALL NEW CONTINUOUS RIDGE VENT AT NEW AND EXISTING RIDGES AS MANUFACTURED BY MID-AMERICA, "RIDGEMASTER PLUS". INSTALL WITH CONTINUOSSCREENED SOFFIT VENT AT NEW AND EXISTING SOFFITS.
   F. INSTALL NEW GUTTERS AND LEADERS: ALUM. WITH BAKED ENAMEL FINISH. COLOR AS SELECTED BY OWNER. TIE INTO EXISTING DRYWALLS.

E. WINDOWS AND DOORS

1. ALL DOORS AND WINDOWS TO CONFORM WITH RCNYS CHAPTER 3- BUILDING PLANNING, SECTION R308 GLAZING, R310 EMERGENCY ESCAPES AND RESCUE OPENINGS AND R311 EXITS
2. ALL DOORS AND WINDOWS TO HAVE UPGRADE OPTION TO CONFORM WITH DESIGN PRESSURE OF DP-50.
3.ALL DOORS AND WINDOWS TO HAVE IMPACT GLAZING CONFORMING WITH ASTME 1996, "C" MISSILE TEST. VERIFY WITH ARCHITECT PRIOR TO ORDERING.
4. PROVIDE AND INSTALL ALL HARDWARE AS SELECTED BY OWNER.
ALL DOORS AND WINDOWS IN COLOR AS SELECTED BY OWNER.

F. ELECTRIC

1. ADDITIONS OR ALTERATION TO EXISTING ELECTRICAL SYSTEMS SHALL CONFORM WITH RCNYS PART VIII - ELECTRICAL, NFPA 70 AND N.E.C. AS WELL AS THE LOCAL UTILITY COMPANY.
2. ALL WIRING SHALL HE #12 AND #14 COPPER, AS REQUIRED. NO ALUMINUM WIRING WILL BE PERMITTED.
3. PROVIDE AND INSTALL ALL LIGHTING FIXTURES, FANS, APPLIANCES AS SELECTED BY OWNER.
4. CONVENIENCE DUPLEX RECEPTACLES SHALL BE 15 AMP, 125 VOLT, 2 POLE 3 WIRE GROUNDING TYPE. PROVIDE GROUND FAULT RECEPTACLES AT ALL WET LOCATIONS AND WHERE REQUIRED. PROVIDE DEDICATED 20 AMP CIRCUITS AT ALL APPLIANCES WHERE NECESSARY.



PLUMBING RISER DIAGRAM

NO SCALE

TABLE 3.1 NAILING SCHEDULE (1995 SBC HIGH WIND ED.)

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NAIL SPACING
ROOF FRAMING		
RAFTER TO TOP PLATE, TOE NAILED	3 - 8d	PER RAFTER
CEILING JOIST TO TOP PLATE, TOE NAILED	3 - 8d	PER JOIST
CEILING JOISTS TO PARALLEL RAFTER, FACE NAILED	6- 16d	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS, FACE NAILED	6- 16d	EACH LAP
COLLAR TIE TO RAFTER	5 - 10d	PER TIE
BLOCKING TO RAFTER, TOE NAILED	2 - 8d	EACH END
RIM BOARD TO RAFTER, END NAILED	2- 16d	EACH END
WALL FRAMING		
TOP PLATE TO TOP PLATE, FACE NAILED	2 - 16d	PER FOOT
TOP PLATES AT INTERSECTIONS, FACE NAILED	4 - 16d	JOINTS - EA. SIDE
STUD TO STUD, FACE NAILED	2 - 16d	24" OC
HEADER TO HEADER, FACE NAILED	16d	16" OC ALONG EDGES
TOP OR BOTTOM PLATE TO STUD, END NAILED	16d	1 PER STUD TO PLATE. 10' WALL HEIGHT MAX.
BOTTOM PLATE TO FLOOR JOIST, BAND RIM JOIST OR END JOIST, OR BLOCKING, FACE NAILED	2 - 16d (SEE NOTE 1.2)	PER FOOT
FLOOR FRAMING		
JOIST TO SILL, TOP PLATE OR GIRDER, TOE NAILED	4 - 8d	PER JOIST
BRIDGING AND/OR BLOCKING TO JOIST, TOE NAILED	2 - 8d	EACH END
BLOCKING TO SILL OR TOP PLATE, TOE NAILED	3 - 16d	EACH BLOCK
LEDGFER STRIP TO BEAM, FACE NAILED	3 - 16d	EACH JOIST
JOIST ON LEDGER TO BEAM, TOE NAILED	3 - 8d	PER JOIST
BAND/RIM JOIST TO JOIST, END NAILED	3 - 16d	PER JOIST
BAND/RIM JOIST TO SILL OR TOP PLATE, TOE NAILED	2 - 16d (SEE NOTE 1)	PER JOIST
ROOF SHEATHING		
STRUCTURAL PANELS - 1/2" CSX PLYWOOD	8d	6" OC EDGES, 12" OC FIELD 4" OC AT RAKES/OVERHANGS
DIAGONAL BOARD SHEATHING 1" X 6" OR 1" X 8" 1"X 10" OR WIDER	2 - 8d 3 - 8d	PER SUPPORT PER SUPPORT
CEILING SHEATHING		
GYPSUM WALL BOARD - SEE NOTE 3	5d COOLERS	7" EDGE/ 10" FIELD
WALL SHEATHING		
STRUCTURAL PANELS, 5/8" CDX PLYWOOD	8d	6" OC EDGE, 12" OC FIELD
GYPSUM WALLBOARD - SEE NOTE 3	5d COOLERS	7" EDGE/ 10" FIELD
DIAGONAL BOARD SHEATHING 1" X 6" OR 1" X 8" 1" X 10" OR WIDER	2 - 8d 3 - 8d	PER SUPPORT PER SUPPORT
FLOOR SHEATHING		
STRUCTURAL PANELS, 3/4" CDX. PLYWOOD 1" OR LESS GREATER THAN 1"	8d 10d	6" OC EDGE, 12" OC FIELD 6" OC EDGE, 10" OC FIELD
DIAGONAL BOARD SHEATHING 1" X 6" OR 1" X 8" 1" X 10" OR WIDER	2 - 8d 3 - 8d	PER SUPPORT PER SUPPORT

NOTES
1. NAILING REQUIREMENTS BASED ON WALL SHEATHING NAILED 6" OC AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 3" OC AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITYS, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORSSUCH AS SHEAR PLATES SHALL BE USED TO MAINTAIN LOAD PATH.
2. WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILSSHALL BE PERMITTED TO BE REDUCED TO 1 - 16d PER FOOT.
3. THE FOLLOWING CONNECTORS FOR INTERIOR GYPSUM BOARD SHEATHING SHALL BE ALLOWED AS PER RCNYS CHAPTER 5/WALL CONSTRUCTION TABLE R602.3(1) FASTENER SCHEDULE:
   A. 1/2" GYPSUM BOARD: 1 1/2" GALV. ROOFING NAIL; 6d COMMON NAIL; STAPLE GALVANIZED, 1 1/2" LONG; 1 1/4" SCREWS, TYPE W OR S 4" OC FROM EDGE, 8" OC. IN FIELD
   B. 5/8" GYPSUM BOARD: 1 3/4" GALV. ROOFING NAIL; 8d COMMON NAIL; STAPLE GALVANIZED, 1 5/8" LONG; 1 5/8" SCREWS, TYPE W OR S 4" OC FROM EDGE, 8" OC. IN FIELD
4. WHERE CONNECTIONS ARE DETAILED OR SPECIFIED WITH METAL CONNECTORS/TIES/STRAPS/HANGERS, ETC., TOE NAILING WILL NOT BE ALLOWED. CONNECTIONS TO BE MADE BY FOLLOWING FOLLOWING SPECIFIED CONNECTORS AND ANCHOR/NAIL IN ACCORDANCE WITH THE DETAILED DRAWING.
5. 4' X 8' DOOR 4' X 8' PANELS SHALL BE APPLIED VERTICALLY

TABLE R301.5
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

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

TABLE R301.4
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per square foot)

USE	LIVE LOAD
EXTERIOR BALCONIES	60
DECKS	40
PASSENGER VEHICLE GARAGES	50
ATTICS WITHOUT STORAGE	10
ATTICS WITH STORAGE	20
ROOMS OTHER THAN SLEEPING ROOM	40
SLEEPING ROOMS	30
STAIRS	40
GUARDRAILS AND HANDRAILS	200

FOOTING REQUIREMENT
...ded walls and floors shall ...rial capable of preventing ...ed ...passage of water and hot gasses when subjected to the requirements of the Test Standard specified ...fire Stops ASTM-E-814.

CHAIN LINK SAFTEY FENCE IS REQUIRED TO BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.

INSTALL SMOKE DETECTING ALARM DEVICES CONFORMING TO SEC. R317NYS

STARTING WORK WITHOUT CALLING INSPECTOR VOIDS PERMIT

TO BE USED ONLY AS A ONE FAMILY DWELLING

EMERGENCY ESCAPE AND RESCUE OPENINGS PROVIDED TO ALL BEDROOMS AS PER SEC. R310 OF THE RCNYS

ATTACHED GARAGES MUST BE PROTECTED WITH 5/8 HOUR RATING WHERE GARAGE ABUTS ALL HABITAL AREAS.

UPDATED SURVEY REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPATION / COMPLIANCE

NO TRENCH FOOTING SIDE FORMS MUST BE USED FOR ALL FOOTINGS. FORMS MUST BE INSPECTED BEFORE POURING CONC.

NO OVERSIGHT, ERROR OR OMISSION ON THE PART OF THE BUILDING INSPECTOR OR REPRESENTATIVE SHALL RELIEVE THE OWNER, CONTRACTOR, ALTERNATE, OR INSTALL ON BEHALF OF THE BUILDING OR CONTRACTOR THAT DOES NOT CONFORM TO THE PROVISIONS OF THE BUILDING CODE AND THE LOCAL ORDINANCE.

APPROVED
DEC 01 2005
Joseph Mistr
Deputy Commissioner

REGISTERED ARCHITECT CHRISTOPHER GARTEN No. 18488 STATE OF NEW YORK

CHRISTOPHER GARTEN
ARCHITECT
44 BROADWAY GREENLAWN
(631) 754-5809

LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

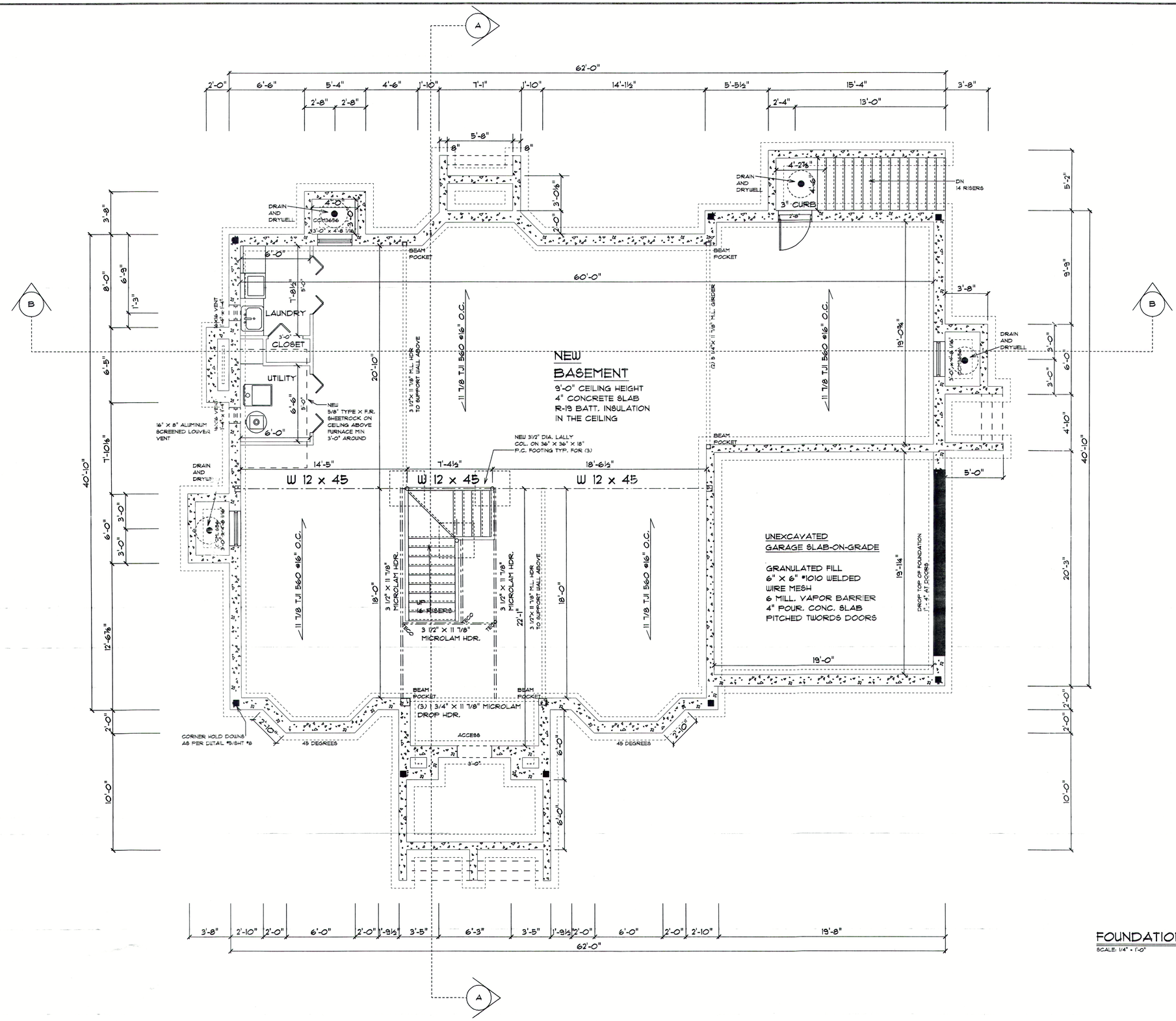
PROJECT:

PROJECT NUMBER:
05-105

DRAWING:
GENERAL NOTES
FASTENING SCHEDULE

11/10/05

SHEET #
1 OF 8



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

REGISTERED ARCHITECT CHRISTOPHER GARTEN No. 19489 STATE OF NEW YORK

CHRISTOPHER GARTEN
ARCHITECT
44 BROADWAY GREENLAWN
(631) 754-5809

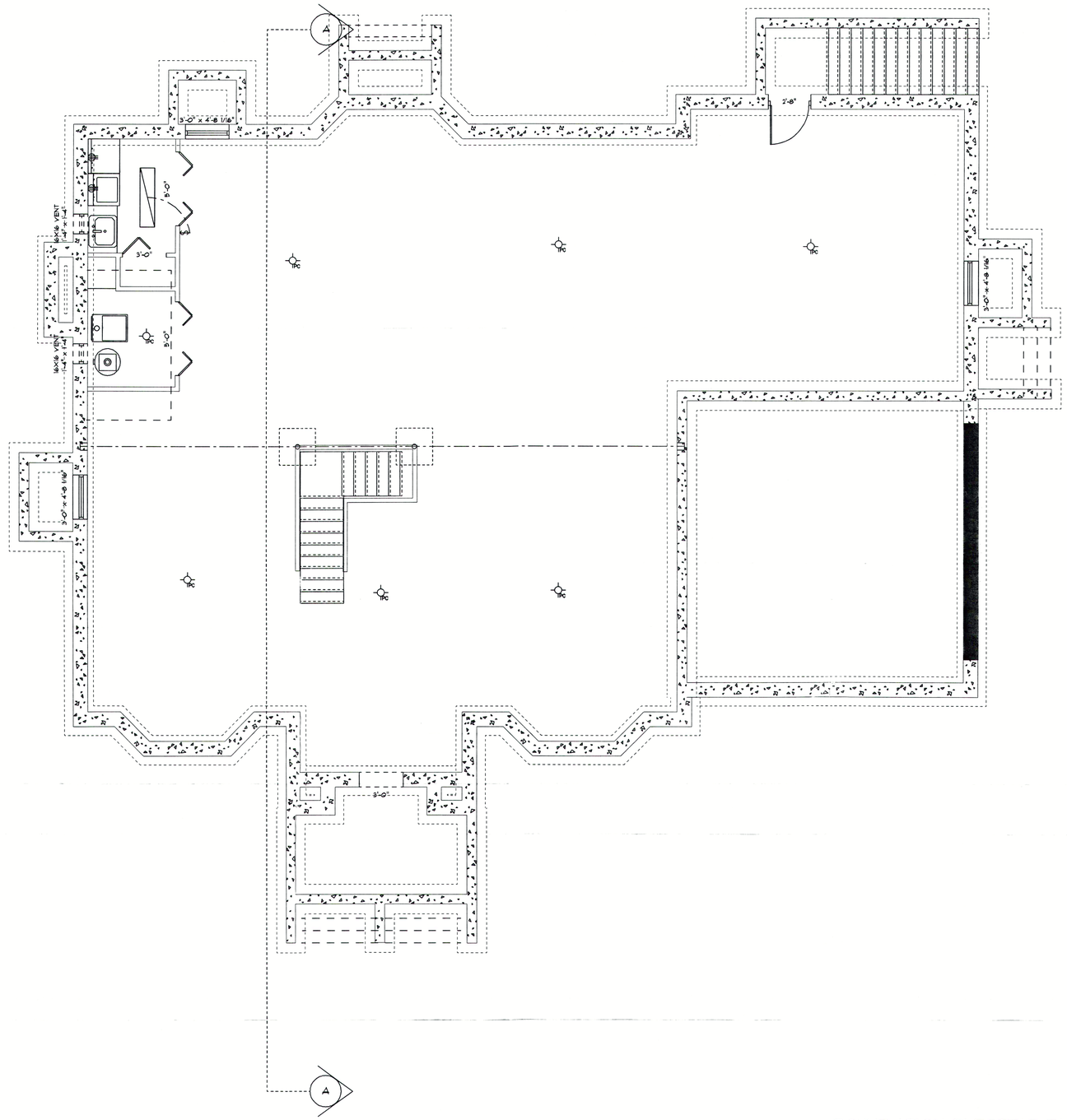
PROJECT:
LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

JOB NUMBER:
05-105

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

DATE:
11/10/05

SHEET # 2 OF 8



NAME	SYMBOL
RECESSED LIGHT (HIGH HAT)	
SM. RECESSED LIGHT (LOW VOLTAGE)	
LIGHT SWITCH	S
3 WAY LIGHT SWITCH	S_3
LIGHT SWITCH DIMMER	S_{DM}
LIGHT SWITCH TIMER	S_T
DUPLEX RECEPTACLE	
30A 220V RECEPTACLE	
GFI OUTLET	GFI
SMOKE DETECTOR	S
CARBON MONOXIDE DETECTOR	CO
EXHAUST FAN/LIGHT	
HEAT LIGHT	
WALL SCONCE	
MOTION SENSOR FLOODLIGHT ON A SWITCH	
WALL MOUNTED LIGHTS	
RECESSED SOFFIT LIGHT	
CABLE T.V.	C
PHONE JACK	P
PENDANT LIGHTS	
CHANDELIER	
PULL CHAIN LIGHT	IPC

FOUNDATION ELECTRIC PLAN

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

CHRISTOPHER GARTEN
ARCHITECT
44 BROADWAY GREENLAWN
(631) 754-5809

PROJECT:
LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

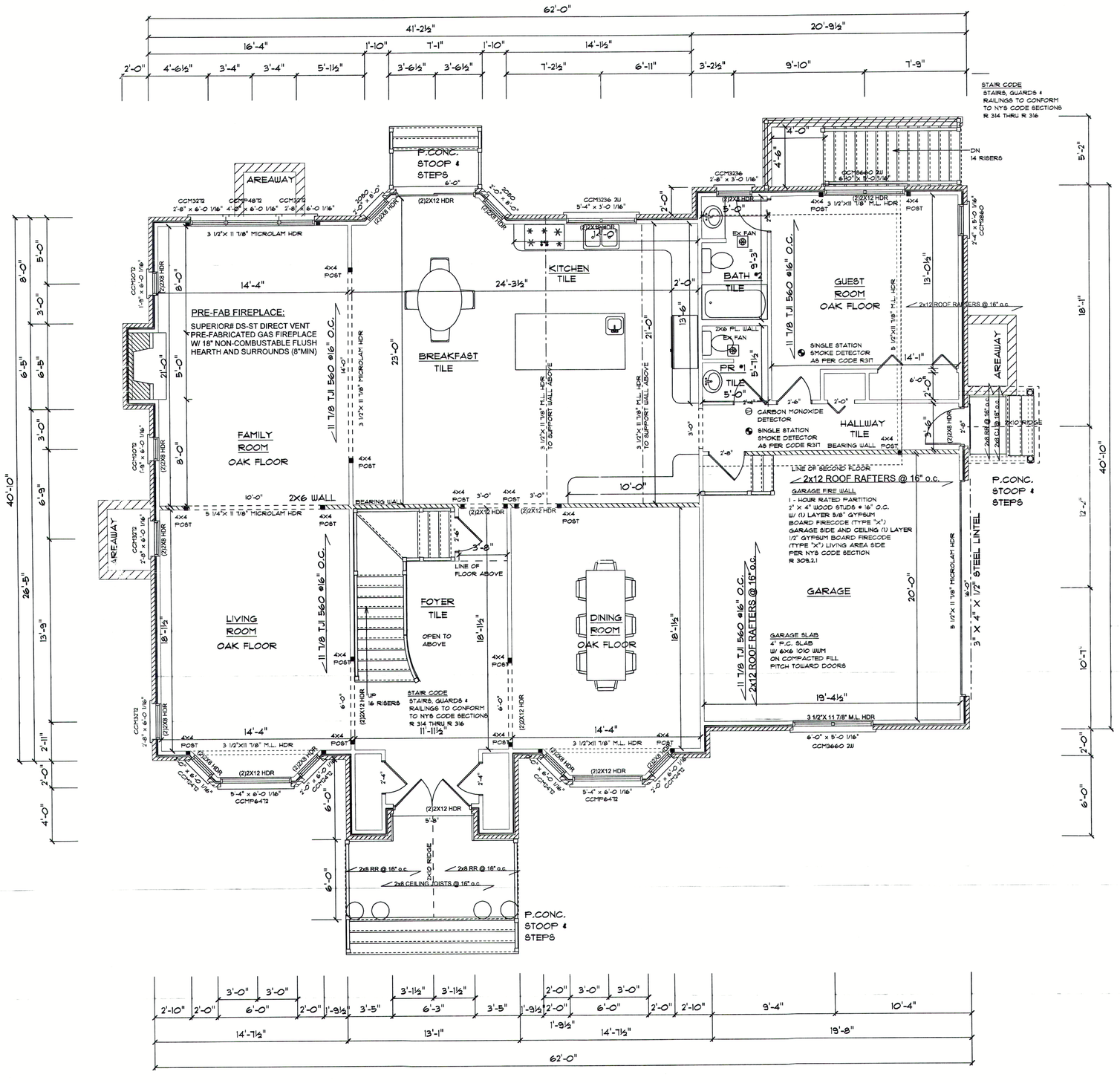
JOB NUMBER:

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

DATE:
11/10/05

SHEET #
2A OF 8

REGISTERED ARCHITECT
CHRISTOPHER GARTEN
No. 18488
STATE OF NEW YORK



1ST FLOOR PLAN

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

AREA:

1ST FLOOR	= 2205 SF
2ND FLOOR +1/2 UPPER FOYER	= 1735 SF
GARAGE	= 400
TOTAL AREA ACTUAL	= 4,340
TOTAL AREA PERMITTED	= 4,340

REGISTERED ARCHITECT CHRISTOPHER GARTEN No. 12489 STATE OF NEW YORK

CHRISTOPHER GARTEN
ARCHITECT
44 BROADWAY GREENLAWN
(631) 754-5809

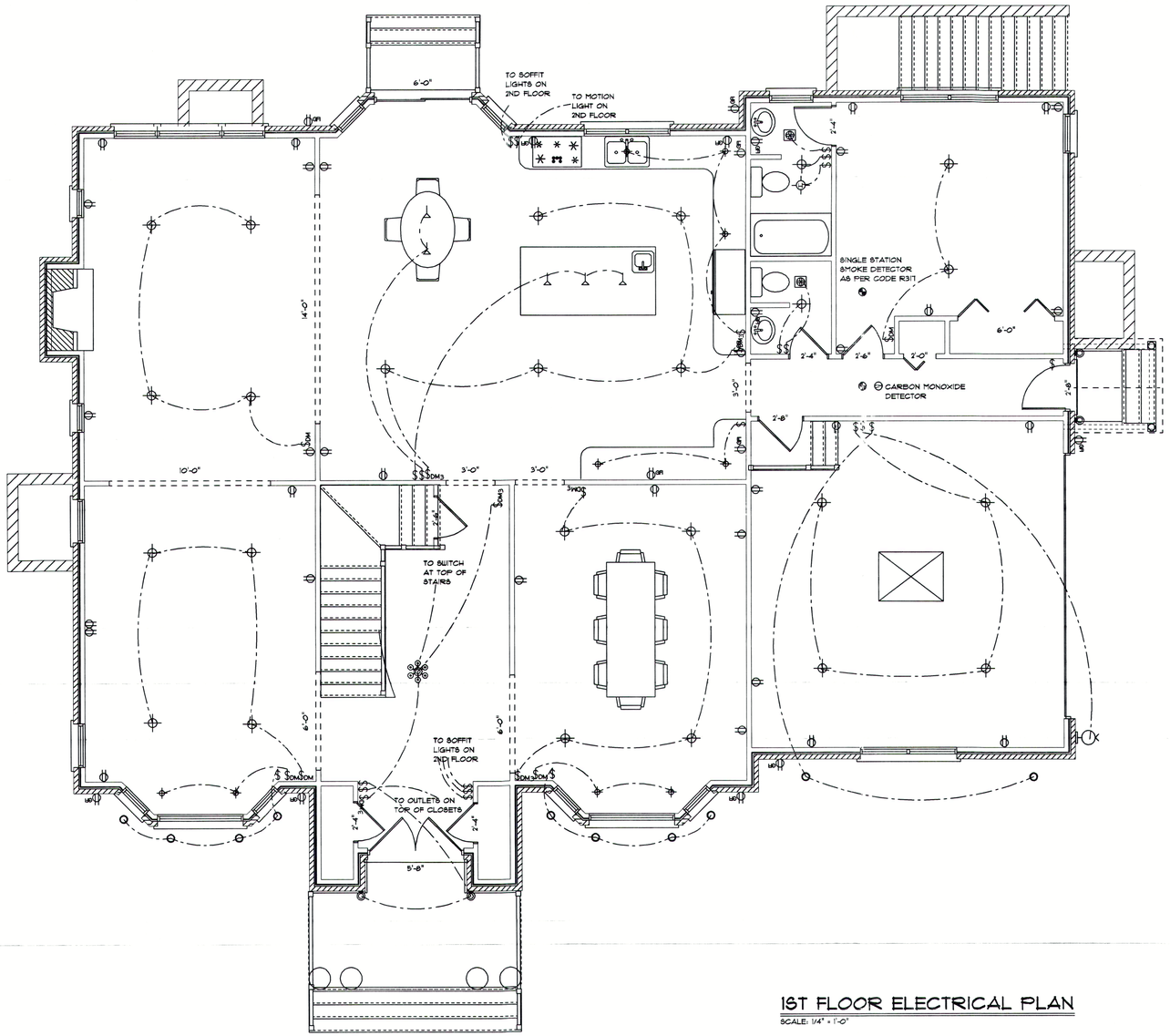
PROJECT:
LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

JOB NUMBER:
05-105

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

DATE:
11/10/05

SHEET # 3 OF 8



1ST FLOOR ELECTRICAL PLAN

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

NAME	SYMBOL
RECESSED LIGHT (HIGH HAT)	
SM. RECESSED LIGHT (LOW VOLTAGE)	
LIGHT SWITCH	S
3 WAY LIGHT SWITCH	S_3
LIGHT SWITCH DIMMER	S_{DM}
3-WAY LIGHT SWITCH DIMMER	S_{DM3}
LIGHT SWITCH TIMER	S_T
DUPLEX RECEPTACLE	
30A 220V RECEPTACLE	
GFI OUTLET	GFI
SMOKE DETECTOR	S
CARBON MONOXIDE DETECTOR	CO
EXHAUST FAN/LIGHT	
HEAT LIGHT	
WALL SCONCE	
MOTION SENSOR FLOODLIGHT ON A SWITCH	
WALL MOUNTED LIGHTS	
RECESSED SOFFIT LIGHT	
CABLE T.V.	C
PHONE JACK	P
PENDANT LIGHTS	
CHANDELIER	

REGISTERED ARCHITECT CHRISTOPHER GARTEN No. 18488 STATE OF NEW YORK

CHRISTOPHER GARTEN
ARCHITECT
44 BROADWAY GREENLAWN
(631) 754-5809

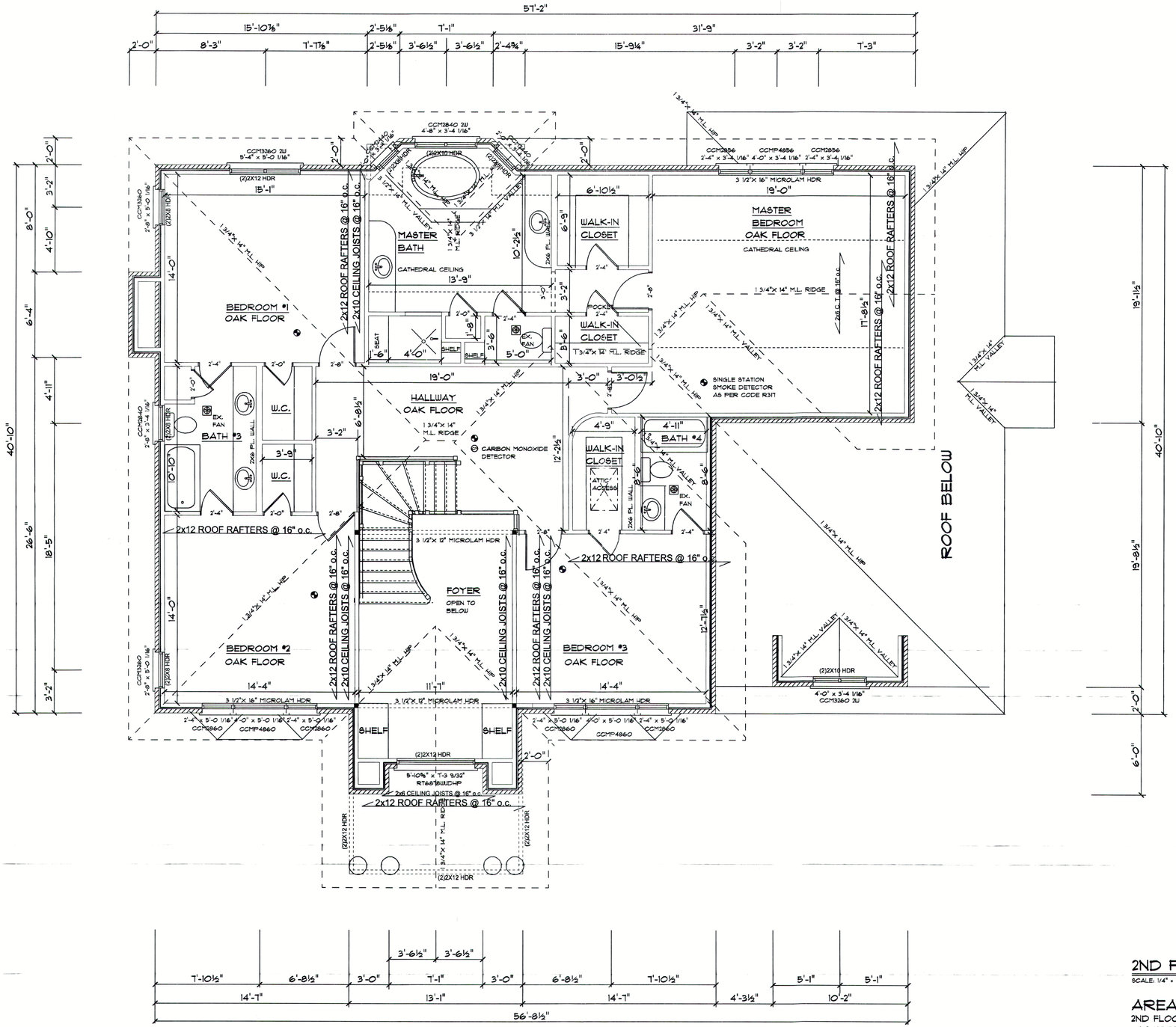
PROJECT:
LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

JOB NUMBER:
05-105

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

DATE:
11/10/05

SHEET # 3A OF 8



2ND FLOOR PLAN

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

AREA:
2ND FLOOR
+ 1/2 UPPER FOYER = 1735 SF

REGISTERED ARCHITECT CHRISTOPHER GARTEN No. 18468 STATE OF NEW YORK

CHRISTOPHER GARTEN
ARCHITECT
44 BROADWAY GREENLAWN
(631) 754-5809

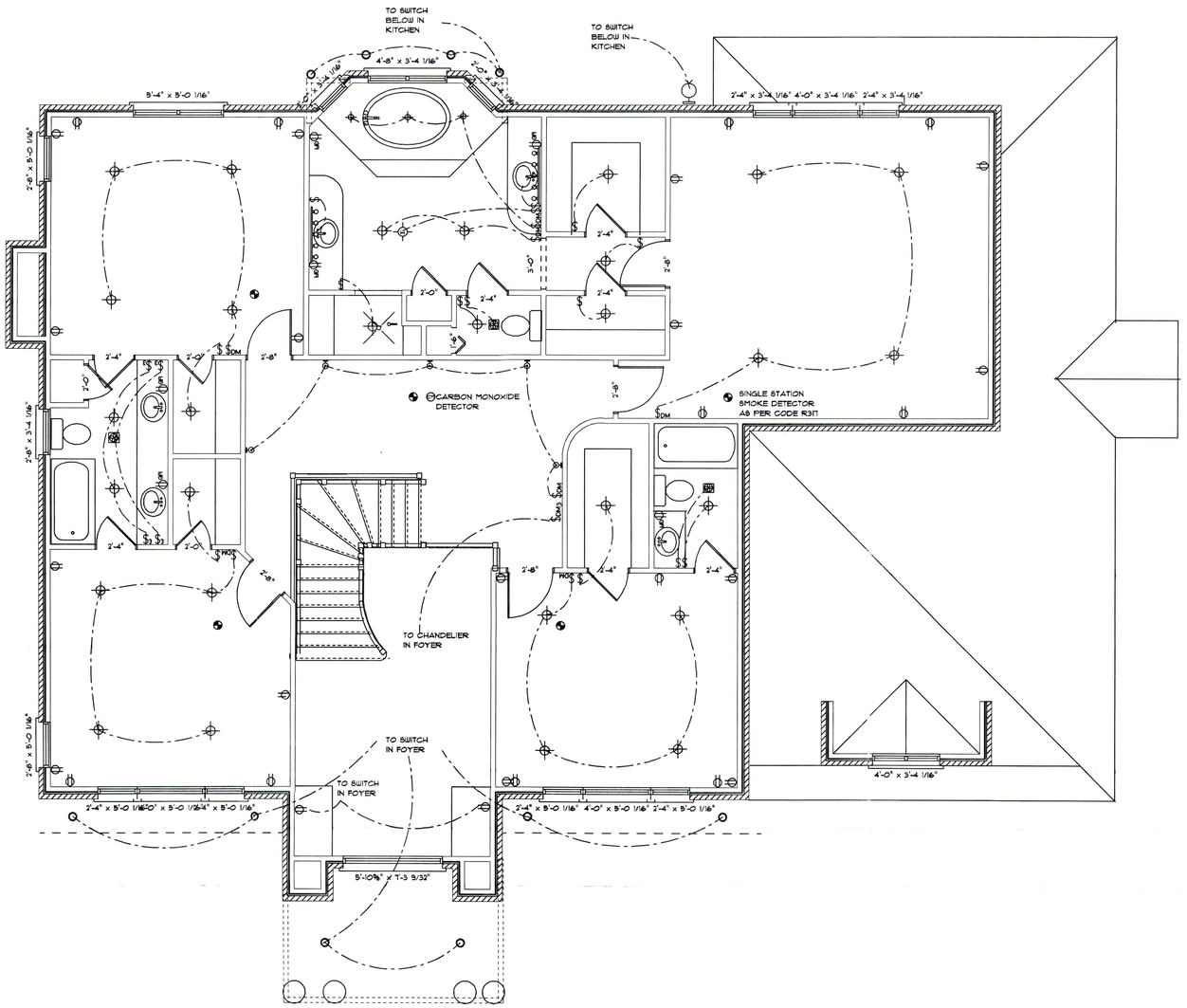
PROJECT:
LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

JOB NUMBER:
05-105

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

DATE:
11/10/05

SHEET # 4 OF 8



NAME	SYMBOL
RECESSED LIGHT (HIGH HAT)	
SM. RECESSED LIGHT (LOW VOLTAGE)	
LIGHT SWITCH	$
3 WAY LIGHT SWITCH	$3
LIGHT SWITCH DIMMER	$DM
LIGHT SWITCH TIMER	$T
DUPLEX RECEPTACLE	
30A 220V RECEPTACLE	
GFI OUTLET	GFCI
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	
EXHAUST FAN/LIGHT	
HEAT LIGHT	
WALL SCONCE	
MOTION SENSOR FLOODLIGHT ON A SWITCH	
WALL MOUNTED LIGHTS	
RECESSED SOFFIT LIGHT	
CABLE T.V.	C
PHONE JACK	P
PENDANT LIGHTS	
CHANDELIER	

2ND FLOOR ELECTRICAL PLAN

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

CHRISTOPHER GARTEN
ARCHITECT
44 BROADWAY GREENLAWN
(631) 754-5809

PROJECT:
LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

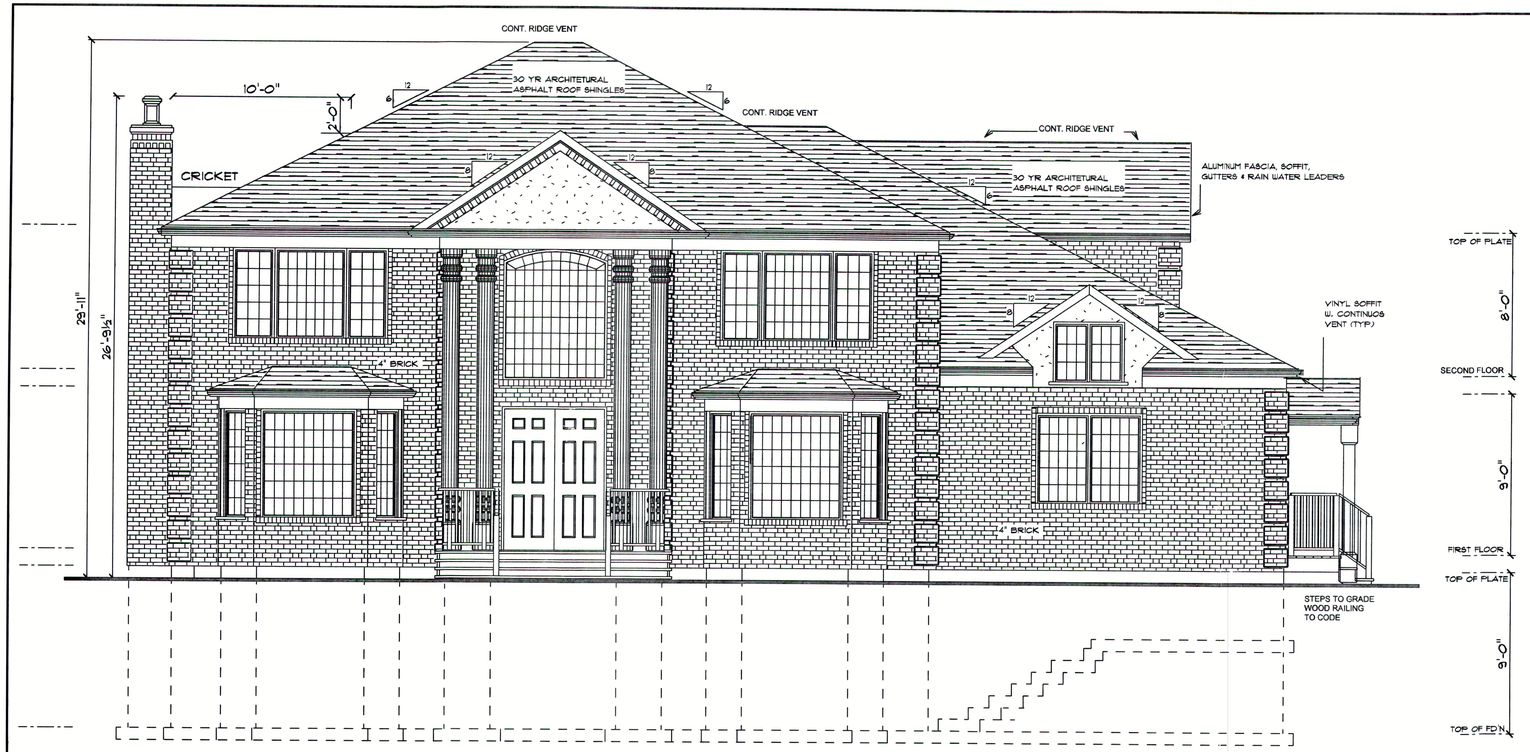
JOB NUMBER: 05-105

DRAWING:
2ND FLOOR
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

DATE: 11/10/05

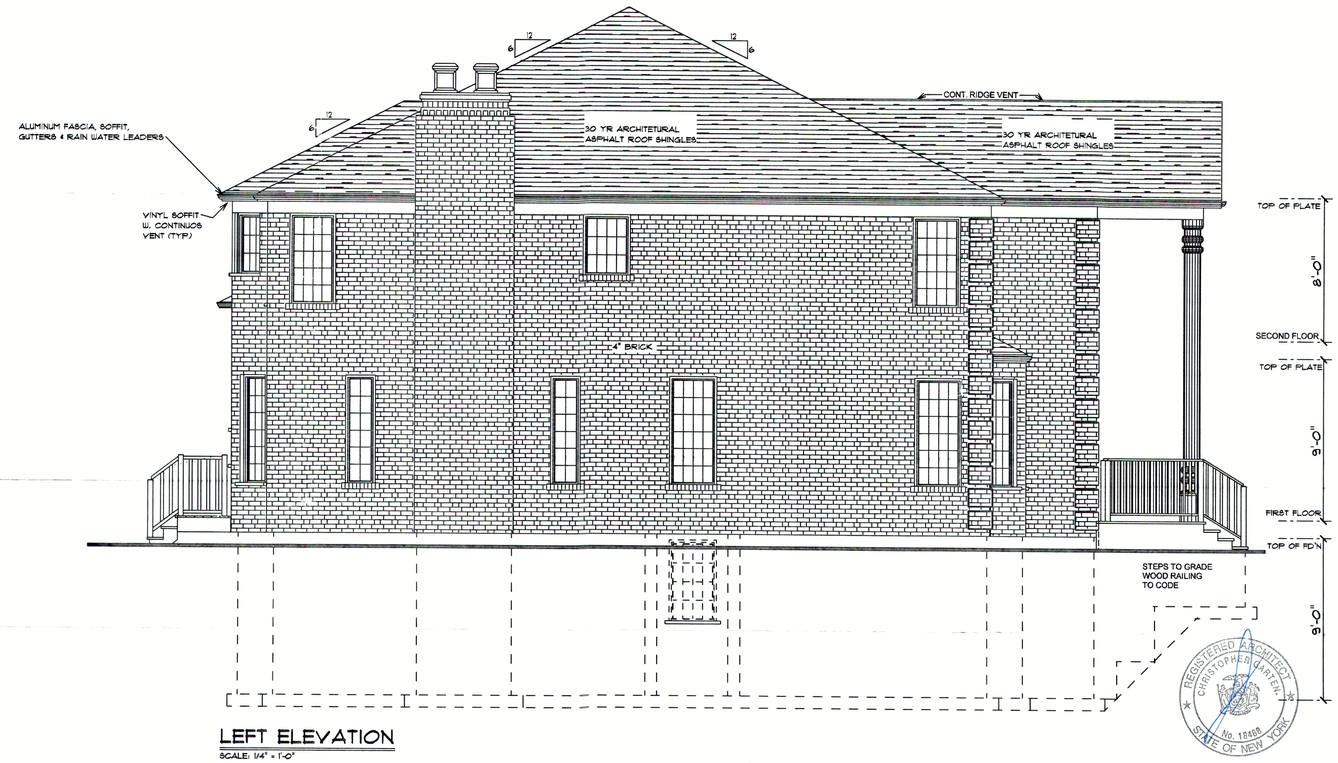
SHEET # 4A OF 8

REGISTERED ARCHITECT CHRISTOPHER GARTEN No. 18488 STATE OF NEW YORK



FRONT ELEVATION

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



LEFT ELEVATION

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

REGISTERED ARCHITECT CHRISTOPHER GARTEN No. 18488 STATE OF NEW YORK

CHRISTOPHER GARTEN
ARCHITECT
44 BROADWAY GREENLAWN
(631) 754-5809

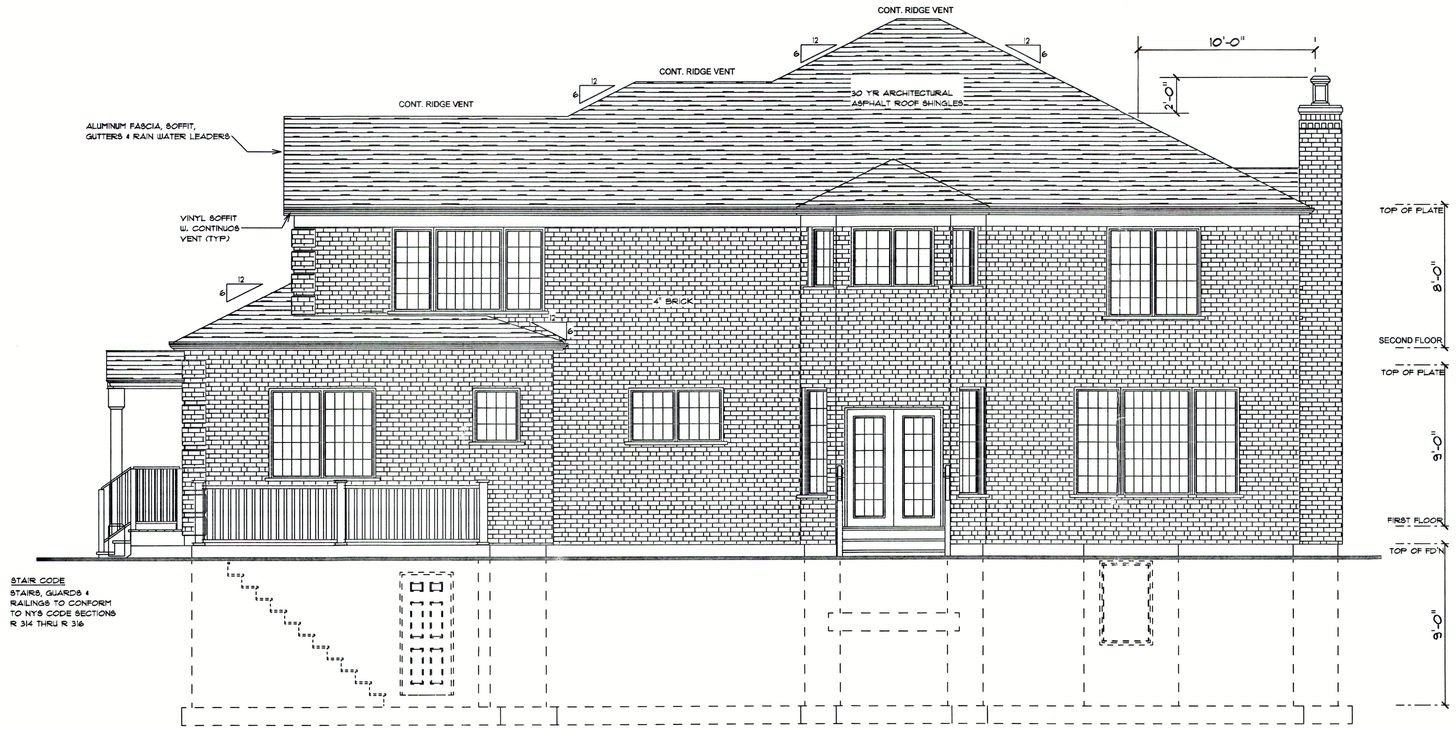
PROJECT:
LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

JOB NUMBER:
05-105

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

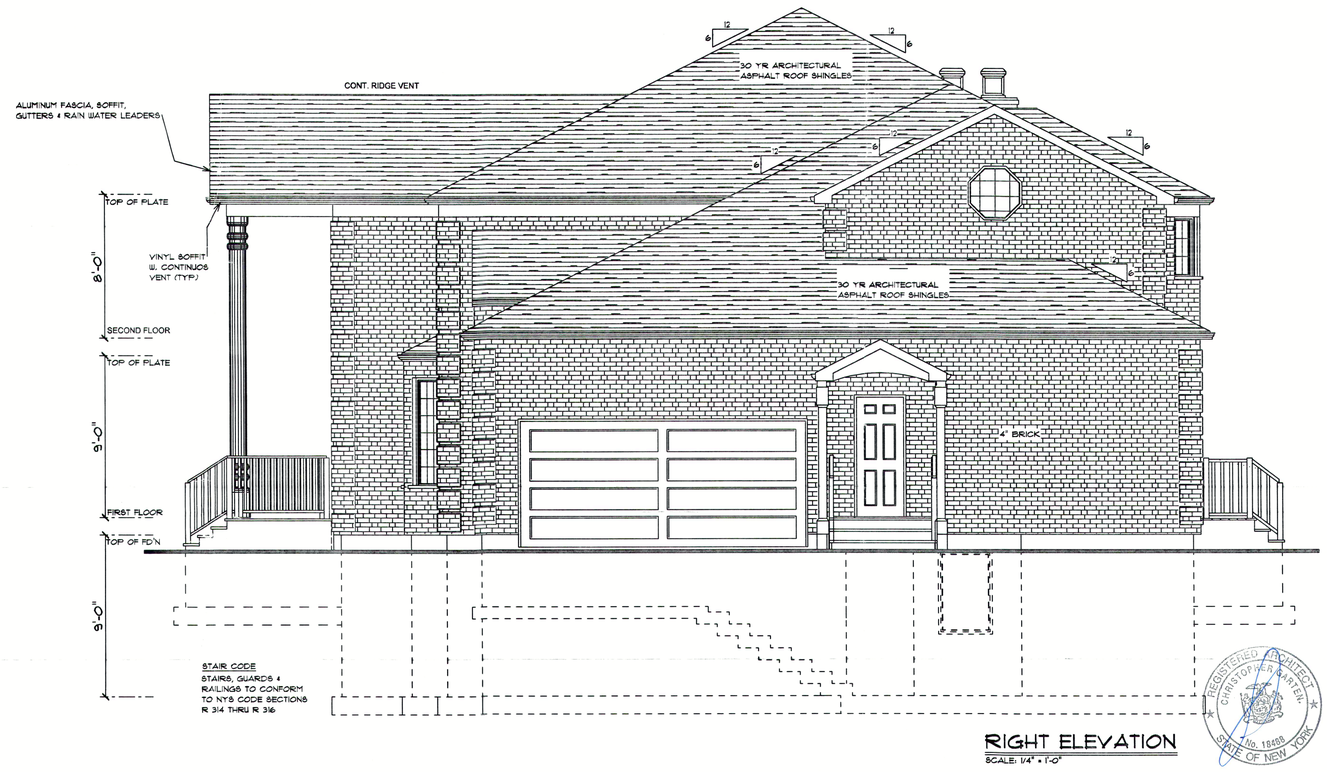
DATE:
11/10/05

SHEET #
5 OF 8



REAR ELEVATION

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



RIGHT ELEVATION

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

REGISTERED ARCHITECT CHRISTOPHER M. GARTEN No. 18409 STATE OF NEW YORK

CHRISTOPHER GARTEN
ARCHITECT
44 BROADWAY GREENLAWN
(631) 754-5809

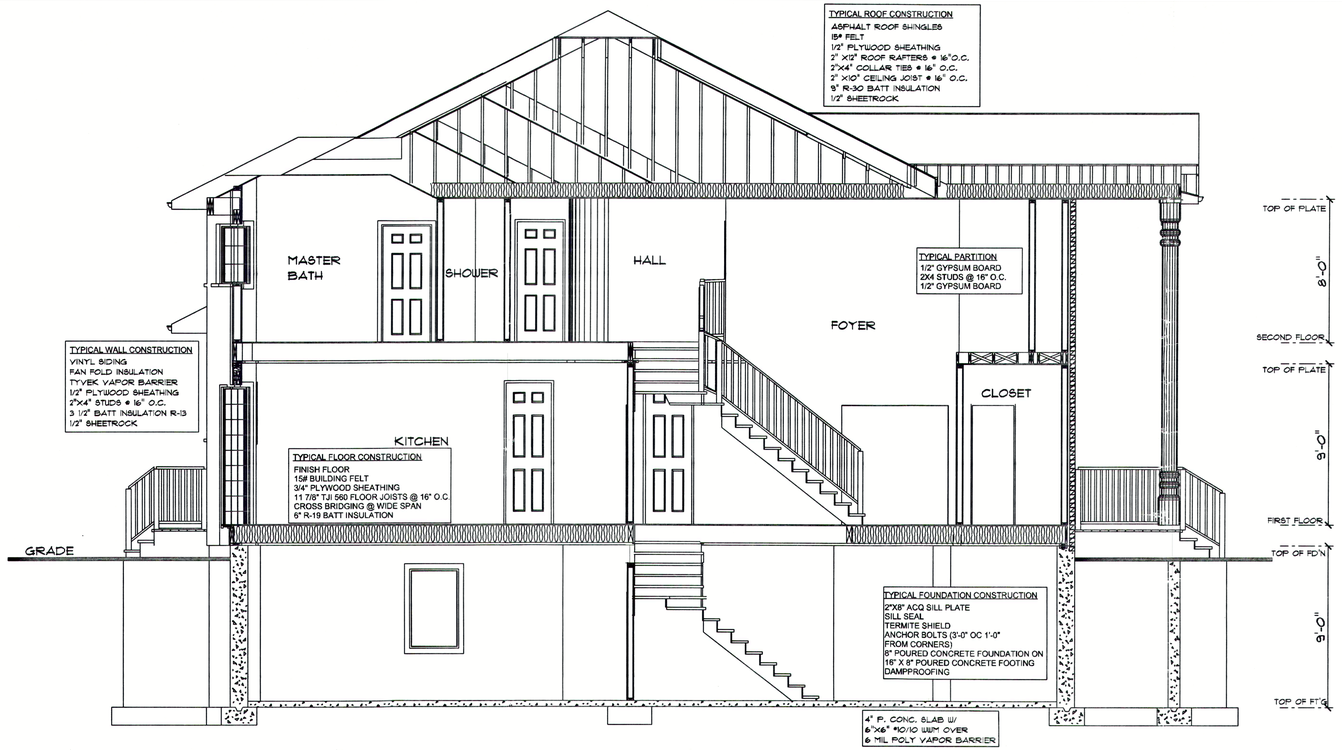
PROJECT:
LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

JOB NUMBER:
05-105

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

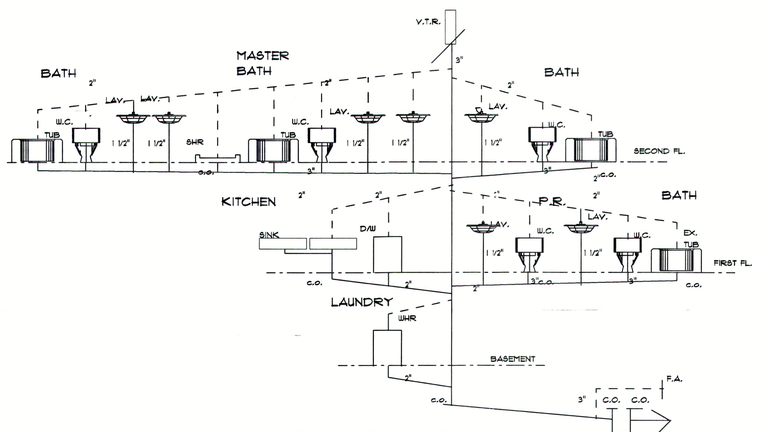
DATE:
11/10/05

SHEET # 6 OF 8



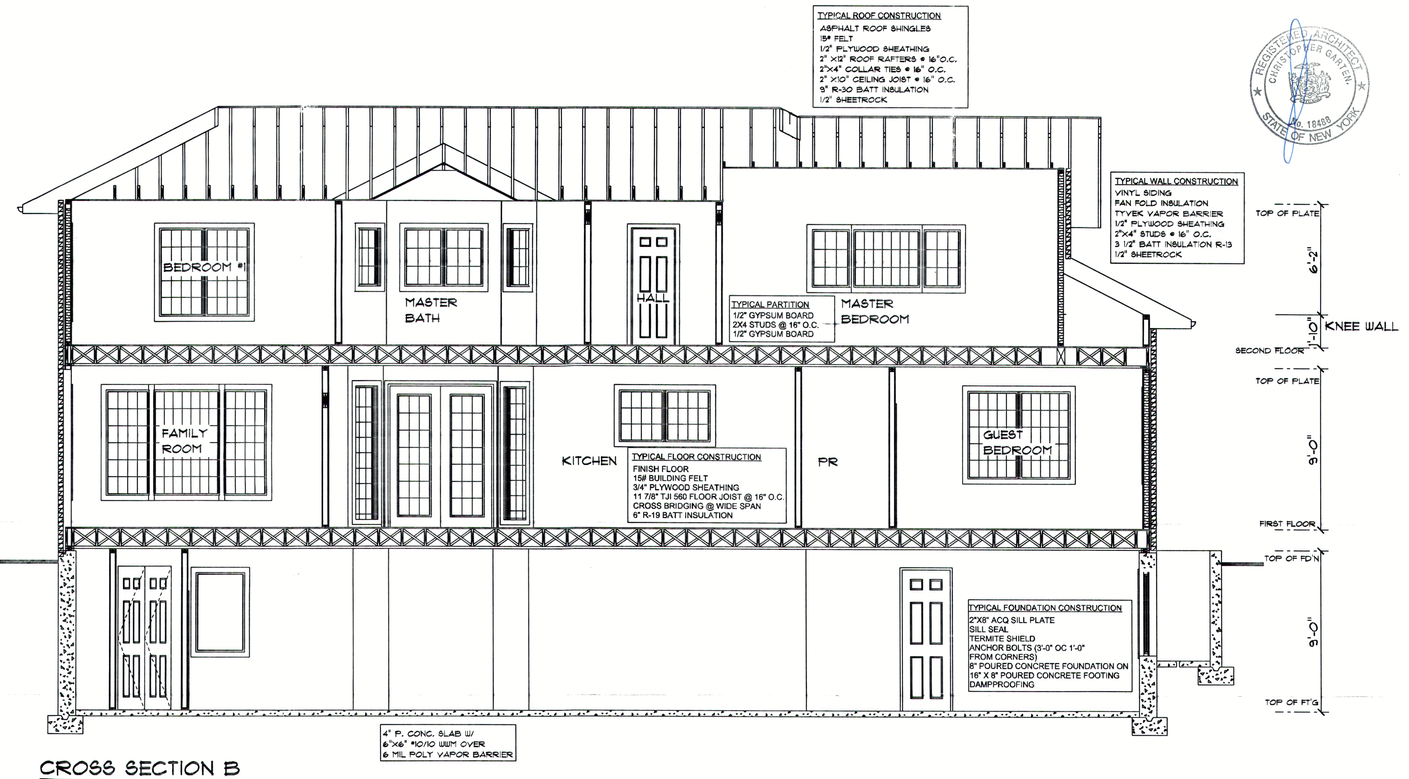
CROSS SECTION A

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



PLUMBING RISER DIAGRAM

NO SCALE



CROSS SECTION B

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

REGISTERED ARCHITECT CHRISTOPHER GARTEN No. 18408 STATE OF NEW YORK

CHRISTOPHER GARTEN
ARCHITECT
44 BROADWAY GREENLAWN
(631) 754-5809

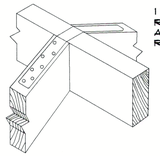
PROJECT:
LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

JOB NUMBER:
05-105

DRAWING:
CROSS SECTION A&B
SCALE: 1/4" = 1'-0"

DATE:
11/10/05

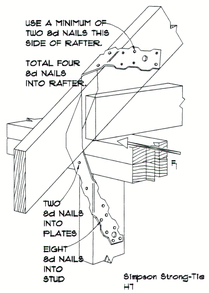
SHEET # 7 OF 8



1 1/4" 20 GA GLAVANIZED STEEL STRAPPING TO ATTACH ROOF RAFTER TO RIDGE (13) 8d NAILS AT EACH END OF STRAP 12" BEARING ON BOTH ROOF RAFTERS MIN.

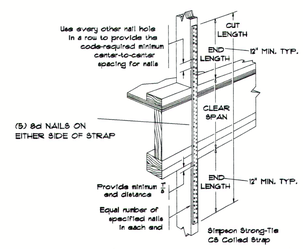
1 RAFTER TO RIDGE TIE

SIMPSON STRONG-TIE RR



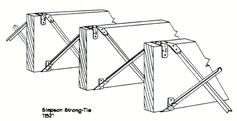
2 RAFTER TIE DETAIL

SIMPSON STRONG-TIE H7



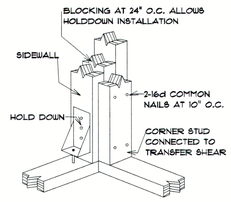
3 STUD TO STUD CONNECTION

SIMPSON STRONG-TIE CS



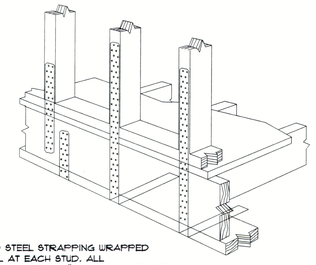
4 FLOOR JOISTS BRACING

SIMPSON STRONG-TIE TB27



5 CORNER HOLD DOWN ANCHORS

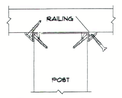
SIMPSON STRONG-TIE HPAHD



1 1/4" 20 GA GLAVANIZED STEEL STRAPPING WRAPPED UNDER MUD SILL TYPICAL AT EACH STUD. ALL STRAPPING TO BEAR A MINIMUM OF 12" ON STUD SURFACE FASTEN @ EACH END OF STUD W/ 4 8-D NAILS

6 FLOOR/WALL ASSEMBLY TO FOUNDATION

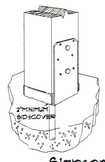
LPT4 & LSTAIIB (REPLACE LSTA W/ CS16 OR MTA 16 IF APPLICABLE)



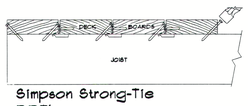
Simpson Strong-Tie DRTB



Simpson Strong-Tie PC



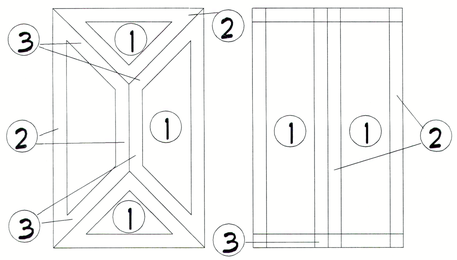
Simpson Strong-Tie ABU44



Simpson Strong-Tie DBTI

7 TYPICAL DECK DETAILS

SCALE: 1" = 1'-0"

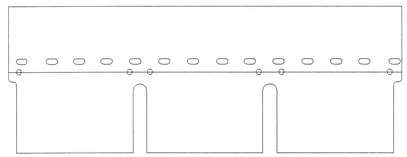


8 ROOF FASTENING ZONES FOR WIND UPLIFT

ROOF SHEATHING FASTENING SCHEDULE					
REGION	NAILS	PANEL LOCATION(a)	ROOF FASTENING ZONE 1	2	3
HIGH WIND UPLIFT	8d COMMON	PANEL EDGES	6	6	4(b)
		PANEL FIELD	6	6	6(b)

(a). EDGE SPACING ALSO APPLIES OVER ROOF FRAMING AT GABLE END WALLS

(b). USE 8d RING SHANK NAILS IN THIS ZONE IF MEAN AT GABLE END WALLS



9 ROOF SHINGLE NAILING PATTERN

FOR HIGH WIND

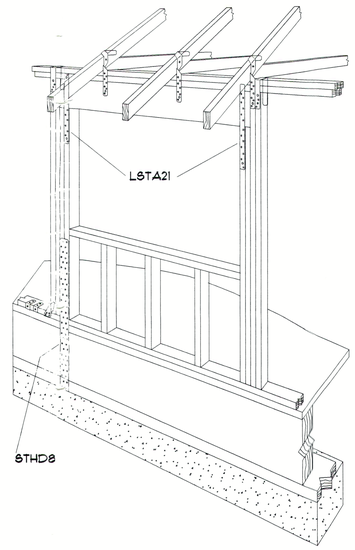
1. (6)NAILS PER SHINGLE
2. (1)NAIL ON EACH END 1" IN FROM THE EDGE & (1) ON EACH SIDE OF THE CUTOUT

N.Y.S. CODE TABLE R301.2.1.2 WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS			
FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN < 4 FOOT	4 FOOT <PANEL SPAN < 6 FOOT	6 FOOT <PANEL SPAN < 8 FOOT
2-1/2" #6 WOOD SCREWS	16"	12"	9"
2-1/2" #8 WOOD SCREWS	16"	16"	12"

10 WIND-BORNE DEBRIS STRUCTURAL PANELS

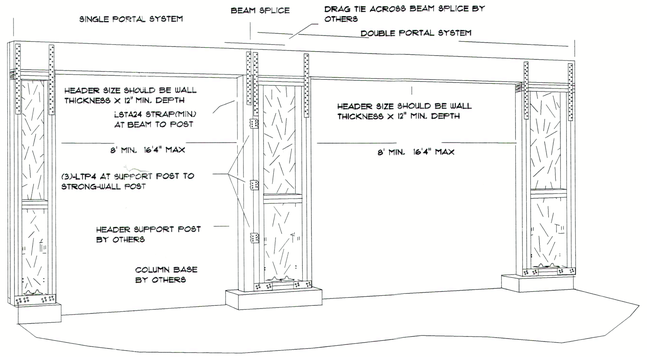
SCALE: 1" = 1'-0"

A. THIS TABLE IS BASED ON 110 MPH WIND SPEEDS AND A 33 FOOT MEAN ROOF HEIGHT
B. FASTENERS SHALL BE INSTALLED OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL
C. NAILS SHOULD BE 10d COMMON OR 12d BOX NAILS
D. WHERE SCREWS ARE ATTACHED TO MASONRY OR MASONRY/STUCCO, THEY SHALL BE ATTACHED UTILIZING VIBRATION-RESISTANT ANCHORS HAVING A MINIMUM ULTIMATE WITHDRAWAL CAPACITY OF 490 POUNDS



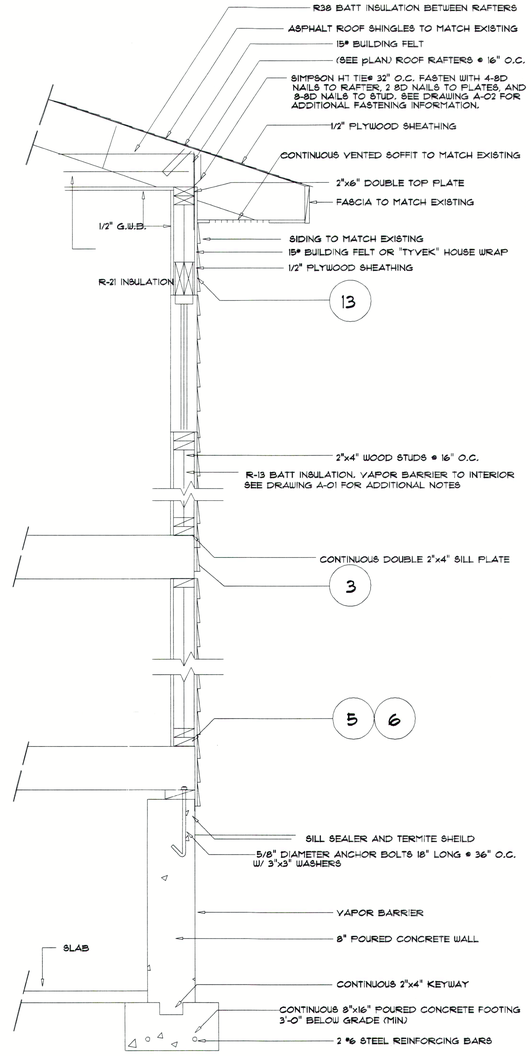
11 HEADER ANCHORAGE DETAIL

SIMPSON STRONG TIE HTT22 & LSTA 21



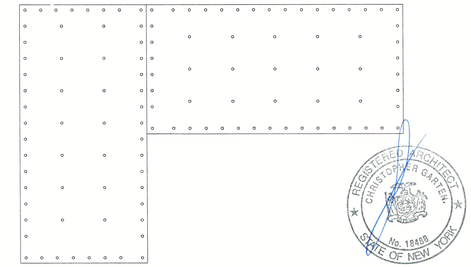
12 SINGLE AND DOUBLE PORTAL ASSEMBLY

SCALE: 1" = 1'-0"



13 TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



14 WALL SHEATHING NAILING PATTERN

SIMPSON STRONG TIE HTT22 & LSTA 21

1. SHEATHING TO BE INSTALLED WITH 6d NAILS
2. INSTALL PLYWOOD VERTICALLY AT ALL CORNERS
3. SPACE NAILS @ 6" O.C. AT PLYWOOD EDGES
4. SPACE NAILS @ 12" O.C. VERTICALLY IN PLYWOOD FIELD

CHRISTOPHER GARTEN
ARCHITECT
44 BROADWAY GREENLAWN,N.Y. 11740
(631) 754-5809

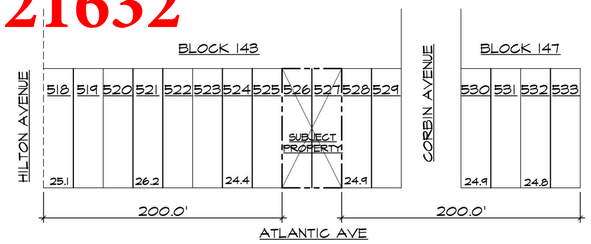
LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

DRAWING
DETAIL SHEET
SCALE: 1/4" = 1'-0"

DATE
11/10/05

SHEET#
8
8

#21632

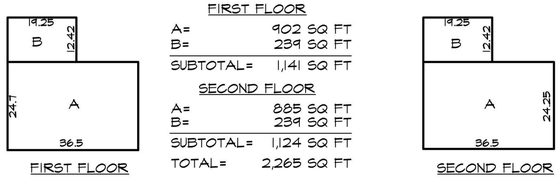


AVERAGE FRONT YARD SETBACK CALCULATION

1"=60.0'

ATLANTIC AVE

BLOCK	LOT	
143	518-519	25.1
	520-522	26.2
	523-525	24.4
	526-529	24.9
147	530-531	24.9
	532-533	24.8
TOTAL		150.3
150.3/ 14=		25.05



FIRST FLOOR

A=	902 SQ FT
B=	239 SQ FT
SUBTOTAL=	1,141 SQ FT

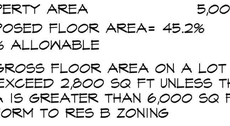
SECOND FLOOR

A=	885 SQ FT
B=	239 SQ FT
SUBTOTAL=	1,124 SQ FT
TOTAL=	2,265 SQ FT

SECOND FLOOR

AREA BREAKDOWN

1"=20.0'



PREEXISTING AVERAGE GRADE

97.27+	97.61=	194.88/ 2=	97.44x	36.5=	3556.6
97.61+	98.05=	195.66/ 2=	97.83x	24.7=	2416.4
98.05+	97.83=	195.88/ 2=	97.94x	36.5=	3574.8
97.83+	97.27=	195.10/ 2=	97.55x	24.7=	2409.5
				122.4	11957.3

11957.3/ 122.4= 97.69

PREEXISTING AVERAGE GRADE= 97.69

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

UNIHABITABLE ATTICS WITHOUT STORAGE- NOT MORE THAT 42"	10 PSF
UNIHABITABLE ATTICS WITH LIMITED STORAGE	20 PSF
HABITABLE ATTICS WITH FIXED STAIRS	30 PSF
EXTERIOR BALCONIES AND DECKS	40 PSF
GUARDS AND HANDRAILS	200 PSF
GUARDS INFILL COMPONETS	50 PSF
PASSENGER VEHICLE GARAGES	50 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 PSF

TABLE R301.6 MINIMUM ROOF LIVE LOADS OF HORIZONTAL PROJECTION

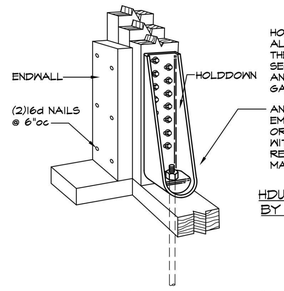
USE GROUND SNOW LOAD	20 PSF

TABLE R301.7 DEFLECTION

RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
CEILINGS WITH BRITTLE FINISHES (PLASTER AND STUCCO)	L/360
CEILINGS WITH FLEXIBLE FINISHES (GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS- WIND LOADS WITH PLASTER OR STUCCO FINISHES	H/360
EXTERIOR WALLS- WIND LOADS WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS- WIND LOADS WITH FLEXIBLE FINISHES	H/180
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

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

GROUND SNOW LOAD	20 PSF
WIND DESIGN	
SPEED	130 MPH
TOPOGRAPHIC EFFECTS	YES
SPECIAL WIND REGION	NO
WINDBORNE DEBRIS ZONE	NO
SEISMIC DESIGN CATEGORY	B ZONE
SUBJECT TO DAMAGE FROM:	
WEATHERING	SEVERE
FROST LINE DEPTH	3'
TERMITE	MODERATE TO HEAVY
WINTER DESIGN TEMP	11°
ICE SHIELD UNDERLAYMENT REQ'D	YES
FLOOD HAZARDS	NO
AIR FREEZING INDEX	452
MEAN ANNUAL TEMP	52.7

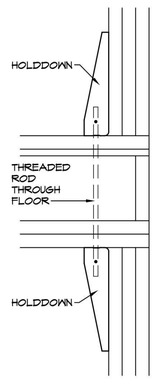


HOLDOWNS LOCATED AT ALL BUILDING CORNERS AT THE BASE OF FIRST AND SECOND FLOOR WALLS, AND AT THE BASE OF GARAGE DOOR PORTALS

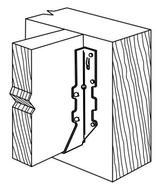
ANCHOR BOLTS CAN BE EMBEDDED IN CONCRETE OR DRILLED AND HELD WITH ACRYLIC GLUE RECOMMENDED BY MANUFACTURER

HDU5 HOLDDOWN BY SIMPSON OR EQUAL

CORNER STUD HOLDDOWN DETAIL- 4 STUD



FLOOR TO CEILING CONNECTION



JOIST HANGER

LUS28 BY SIMPSON OR EQUAL

CONNECTOR DETAILS

1 1/2"=1'-0"

DRAINAGE CALCULATIONS

DRYWELL 1 (REAR YARD)

2 STORY DWELLING	682 SQ FT
DETACHED GARAGE	299 SQ FT
DRIVEWAY	420 SQ FT
TOTAL	1,401 SQ FT

CAPACITY BASED ON RAINFALL OF 2.5"
TOTAL VOLUME REQUIRED 292 CU FT

1- 8' DIAMETER CONCRETE RING BY 4' DEEP = 169 CU FT

PROVIDE DRYWELL WITH (2) RINGS, WITH A TOTAL CAPACITY OF 338 CU FT

DRYWELL 2 (FRONT YARD)

2 STORY DWELLING	456 SQ FT
EXISTING PORTICO	35 SQ FT
TOTAL	491 SQ FT

CAPACITY BASED ON RAINFALL OF 2.5"
TOTAL VOLUME REQUIRED 102 CU FT

1- 6' DIAMETER CONCRETE RING BY 5' DEEP = 112 CU FT

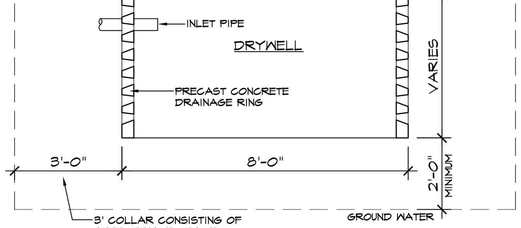
PROVIDE DRYWELL WITH (1) RING, WITH A TOTAL CAPACITY OF 112 CU FT

DRYWELLS TO HAVE CONCRETE COVER WITH ACCESS COVER

CONNECT LEADERS WITH 4" PLASTIC FLEXIBLE PIPE PITCHED TO DRYWELLS

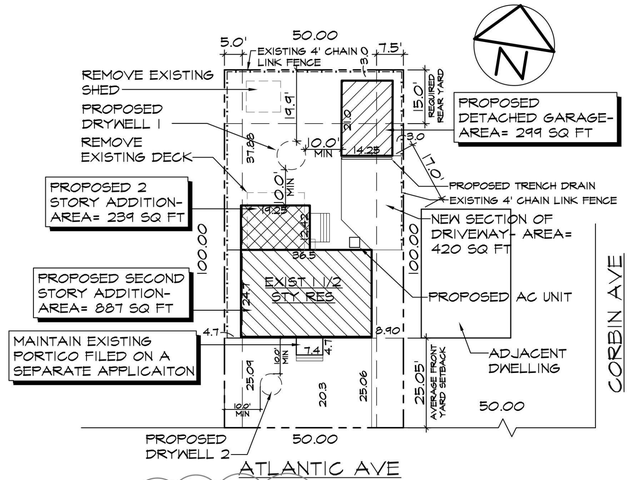
CHECK MANUFACTURES SPECIFICATIONS TO COMPLY WITH REQUIRED CAPACITY

10' SETBACK FROM STRUCTURES AND PROPERTY LINES



DRYWELL DETAIL

1/2"=1'-0"



PLOT PLAN

1"=20.0'

DISAPPROVED

Carlos Reyes
09/23/2024

APPLICATION NO. RBP24-000782
REVISED PLANS 9-12-24

TOWN OF NORTH HEMPSTEAD ZONING

SECTION	33
BLOCK	143
LOT	526
ZONE	R-C RESIDENCE C

PERMITTED USE
SINGLE FAMILY DETACHED DWELLING

BUILDING HEIGHT
OVERALL FROM AVERAGE PRE-EXISTING GRADE AT BUILDING PERIMETER
2 1/2 STORIES/ 30' MAXIMUM ALLOWABLE
28'-1" PROPOSED

PLOT AREA/ LOT WIDTH
5,000 SQ FT MINIMUM
5,000 SQ FT EXISTING
40 FT MIN WIDTH AT FRONT YARD SETBACK
50 FT EXISTING
35 FT MIN WIDTH FROM AND ON STREET LINE
50 FT EXISTING
EXISTING LOT IS CONFORMING

LOT COVERAGE 35% MAX
ALL BUILDINGS EXCEPT 1 STORY OPEN ROOFED PORCHES, BALCONIES, TERRACES

EXISTING DWELLING	899 SQ FT
PROPOSED DETACHED GARAGE	299 SQ FT
PROPOSED ADDITION	239 SQ FT
TOTAL	1,437 SQ FT
PROPERTY AREA	5,000 SQ FT

PROPOSED BUILDING COVERAGE= 28.7%
< 35% MAXIMUM ALLOWABLE

FLOOR AREA 50% MAX
ALL FLOORS, ATTACHED GARAGES, ENCLOSED PORCHES AND ROOFED PORCHES HAVING MORE THAN 50% OF THE PERIMETER ENCLOSED, ALL HABITABLE AND OCCUPIABLE ATTICS AND BASEMENT AREAS WITH CEILING HEIGHTS IN EXCESS OF SEVEN FEET OR GREATER. BASEMENT AREAS WITH A MAXIMUM CEILING HEIGHT OF EIGHT FEET SHALL NOT BE INCLUDED. CELLARS SHALL BE EXCLUDED. THE GROSS FLOOR AREA OF DETACHED GARAGES GREATER THAN 300 SQUARE FEET SHALL BE INCLUDED IN THEIR ENTIRETY. GROSS FLOOR AREA IN DWELLINGS FOR AREAS EXCEEDING 10 FEET IN HEIGHT SHALL BE COUNTED AT 1.5 TIMES THE ACTUAL FLOOR AREA EXCEPT IN GARAGES.

EXISTING FIRST FLOOR	899 SQ FT
EXISTING SECOND FLOOR	612 SQ FT
PROPOSED FIRST FLOOR	239 SQ FT
PROPOSED SECOND FLOOR	512 SQ FT
TOTAL	2,262 SQ FT
PROPERTY AREA	5,000 SQ FT

PROPOSED FLOOR AREA= 45.2%
< 50% ALLOWABLE

THE GROSS FLOOR AREA ON A LOT SHALL NOT EXCEED 2,800 SQ FT UNLESS THE LOT AREA IS GREATER THAN 6,000 SQ FT AND CONFORM TO RES B ZONING

FRONT YARD 25' MINIMUM/ 40' MAXIMUM
AVERAGE FRONT YARD DEPTH WITHIN 200' ON EACH SIDE OF LOT OR 25', WHICHEVER IS GREATER
AVERAGE FRONT YARD= 25.05'

SIDE YARD
5' MINIMUM/ 25% OF WIDTH OF LOT AGGREGATE
25% OF 50'= 12.5' MINIMUM AGGREGATE
4.6' SIDE YARD/ 13.5' AGGREGATE PROPOSED

REAR YARD 15' MIN

PERMITTED ENCROACHMENTS
CORNICES & EAVES 18" MAXIMUM, GUTTERS 8" MAXIMUM, CHIMNEYS 18" MAXIMUM; BAY WINDOWS 8' IN WIDTH AND 24" MAXIMUM
1 STORY OPEN PORCHES AND TERRACES 5' MAXIMUM INTO REQUIRED FRONT YARD
CONDENSING UNITS REQUIRE A MINIMUM OF 5' SETBACK TO PROPERTY LINE AND NOT PERMITTED IN FRONT YARD

OFF STREET PARKING
ONE FAMILY DWELLING 2 MINIMUM- 10'x20' PARKING WITHIN FRONT YARD PERMITTED
2 SPACES PROVIDED

EAVE HEIGHT
MAXIMUM HEIGHT TO THE UPPERMOST EAVE SHALL BE 22'
PROPOSED EAVE HEIGHT= 19'-7"

EROSION CONTROL/ STORM WATER MANAGEMENT
ALL CONSTRUCTION WITH IMPERVIOUS SURFACE AREA INCREASE OF 250 SQ FT REQUIRES UNDERGROUND RETENTION OF 2.5" OF RAINFALL
538 SQ FT INCREASE
DRAINAGE REQUIRED

ACCESSORY STRUCTURES- LOCATED IN REAR YARD
HEIGHT- OVERALL FROM AVERAGE PRE-EXISTING GRADE AT BUILDING PERIMETER
15' MAXIMUM ALLOWABLE
15' PROPOSED
BUILDINGS AREA
40% MAXIMUM OF REAR YARD
PROPOSED DETACHED GARAGE 170 SQ FT
REQUIRED REAR YARD AREA 750 SQ FT
BUILDING AREA= 22.7%
< 40% MAXIMUM ALLOWABLE
SIDE YARD 3'
REAR YARD 3'

RESIDENTIAL CODE OF NYS
OCCUPANCY CLASSIFICATION
R3- ONE FAMILY DWELLING
CONSTRUCTION CLASSIFICATION
Vb- WOOD FRAME

VARIANCES REQUIRED
SIDE YARD

GENERAL NOTES/ 2020 RESIDENTIAL CODE OF NYS

1- TO THE BEST OF CHRIS GRAY'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, SUCH PLANS ARE IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, THE 2018 WOOD FRAME CONSTRUCTION MANUAL, NFPA 70 STANDARD, NATIONAL ELECTRIC CODE, AND LOCAL ZONING CODE

2- THESE CONSTRUCTION DOCUMENTS ARE PREPARED FOR THE PROJECT ADDRESS LISTED ON THE DRAWINGS AND ARE NOT TO BE USED AT A DIFFERENT LOCATION WITHOUT WRITTEN CONSENT OF THE ARCHITECT. UNAUTHORIZED USE WILL ALSO BE SUBJECT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990

3- NO WORK IS TO COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM THE BUILDING DEPARTMENT. ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR OWNER NOT OBTAINING BUILDING PERMIT OR ADDITIONAL WORK COMPLETED WITHOUT THE KNOWLEDGE OF THE BUILDING DEPARTMENT AFTER CERTIFICATE OF OCCUPANCY ISSUANCE

4- CONTRACTOR TO VERIFY EXISTING CONDITIONS AT JOB SITE BEFORE COMMENCING WITH THE WORK OR ORDERING MATERIALS AND TO REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT BEFORE PROCEEDING FORWARD.

5- DRAWINGS ARE NOT TO BE SCALED, USE DIMENSIONS ONLY. LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALED DRAWINGS. DIMENSIONS NOTED ARE MEASURED FROM FINISHED SURFACES. PROVIDE EXACT DIMENSION CLEAR SHOWN WHEN "HOLD" IS INDICATED.

6- THE CONTRACTOR SHALL NOT MAKE DEVIATIONS FROM DESIGN DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. ARCHITECT SHALL NOT BE REQUIRED TO APPROVE UNAUTHORIZED STRUCTURAL AND OR SPATIAL CHANGES DURING OR POST CONSTRUCTION.

7- IT IS THE RESPONSIBILITY OF THE LOCAL MUNICIPALITY TO PROVIDE BUILDING INSPECTIONS AT PROGRESSIVE STAGES OF CONSTRUCTION. IT SHALL BE CONSTRUED THAT ONCE THE FINAL INSPECTION IS COMPLETED, THE PROJECT IS IN COMPLETE CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT.

8- IF THE WORD CERTIFY IS USED IN ANY OF ITS FORMS HEREIN AND/OR ON ACCOMPANYING DOCUMENTS RELATING TO THIS PROJECT CREATED BY THE ARCHITECT, IT IS AN EXPRESSION OF PROFESSIONAL OPINION ONLY AND SHALL NOT BE CONSTRUED OR UNDERSTOOD TO BE A STATEMENT OF FACT, A WARRANTY, OR A GUARANTEE OF ANY KIND, EXPRESSED OR IMPLIED.

9- SHOP DRAWINGS MUST CONFORM TO THE ARCHITECTURAL DRAWINGS AND BE APPROVED BY ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT.

10- PROPOSED WORK IS BASED ON SURVEY PREPARED BY LICENSED SURVEYOR AND SUPPLIED BY OWNER. ARCHITECT IS NOT RESPONSIBLE FOR SURVEY ERRORS. OWNER OR CONTRACTOR IS TO HIRE SURVEYOR TO STAKE OUT WORK IF NECESSARY.

11- THE CONSTRUCTION OF BUILDINGS AND STRUCTURES SHALL RESULT IN A SYSTEM THAT PROVIDES A COMPLETE LOAD PATH CAPABLE OF TRANSFERRING ALL LOADS FROM THEIR POINT OF ORIGIN THROUGH THE LOAD-RESISTING ELEMENTS TO THE FOUNDATION. CONTRACTOR TO INSPECT THE EXISTING FRAMING FOR STRUCTURAL INTEGRITY.

12- R303.1 HABITABLE ROOM LIGHT AND VENTILATION- ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED

13- R305.1 MINIMUM CEILING HEIGHT- HABITABLE SPACE, HALLWAYS, AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". BATHROOMS, TOILET ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-8". FOR ROOMS WITH SLOPED CEILING, THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 5'-0" AND NOT LESS THAN 50% OF THE REQUIRED FOOR AREA SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". THE CEILING HEIGHT ABOVE BATHROOM AND TOILET FIXTURES SHALL HAVE A MINIMUM CEILING HEIGHT OF 6'-8" ABOVE AND AREA NOT LESS THAN 30"x 30" AT THE SHOWERHEAD. BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS IN BASEMENT CONTAINING HABITABLE SPACE SHALL BE PERMITTED TO PROJECT TO WITHIN 6'-4" OF THE FINISHED FLOOR.

14- R308.1 GLAZING IDENTIFICATION- EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AND THAT IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED, OR BE OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION.

15- R310.1 EMERGENCY ESCAPE AND RESCUE OPENINGS- BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
MINIMUM NET CLEAR OPENING AREA OF 5.7 SQ FT. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.

16- R311.7.5 STAIR TREADS AND RISERS- THE MAXIMUM RISER HEIGHT SHALL BE 8¼" AND THE MINIMUM TREAD DEPTH SHALL BE 9". 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.

17- R311.7.2 HEADROOM- THE HEADROOM IN STAIRWAYS SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF STAIRWAY.

18- R311.7.8 HANDRAILS- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH 4 OR MORE RISERS.
HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISHED SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38".
HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½" BETWEEN THE WALL AND HANDRAILS.

19- R311.7.8.1 HANDRAIL GRIP SIZE- TYPE 1. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1¼" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4" AND NOT GREATER THAN 6¼" AND A CROSS SECTION OF NOT MORE THAN 2¼".

20- R312.1 GUARDS REQUIRED- SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS, SHALL BE NOT LESS THAN 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR LINE CONNECTING THE NOSINGS.
GUARDS ON OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.

21- R312.1.3 GUARD OPENING LIMITATIONS- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW THE PASSAGE OF A SPHERE 6" IN DIAMETER.

22- R314.1 SMOKE ALARMS- SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN 1 FULL STORY BELOW THE UPPER LEVEL.
WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.
SMOKE ALARMS AND HEAT DETECTION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

23- R315.1 CARBON MONOXIDE ALARMS- SHALL BE IN ACCORDANCE WITH SECTION 915 OF THE FIRE CODE OF NYS.
CARBON MONOXIDE PROTECTION SHALL BE INSTALLED IN RESIDENTIAL BUILDINGS THAT CONTAIN A FUEL BURNING APPLIANCE. EXCEPTIONS, IN SLEEPING AREAS WHERE A FUEL BURNING IS LOCATED IN AN ATTACHED BATHROOM, UTILITY RM, CLOSET, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN A CENTRAL OR OTHERWISE APPROVED LOCATION IN THE SLEEPING AREA. IN DWELLING UNITS WHERE A FUEL BURNING APPLIANCE IS LOCATED IN A KITCHEN, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE THE SLEEPING AREAS AND WITHIN 10' OF THE ENTRANCE OF SLEEPING AREAS.
CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVED POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THAT REQUIRED FOR OVER CURRENT PROTECTION. EXCEPTIONS, CARBON MONOXIDE ALARMS POWERED BY A 10 YEAR BATTERY SHALL BE AN ACCEPTABLE ALTERATIVE IN RESIDENTIAL BUILDINGS.

24- R401.4 SOIL TESTS- IN AREAS LIKELY TO HAVE EXPANSIVE, COMPRESSIVE SHIFTING OR OTHER UNKNOWN SOIL CHARACTERISTICS, A SOIL TEST SHALL BE PERFORMED TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST SHALL BE MADE BY AN APPROVED AGENCY USING AN APPROVED METHOD. HIRED BY OWNER OR GENERAL CONTRACTOR.

25- R402.2 CONCRETE- POURED CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3,000 PSI MINIMUM AT 28 DAYS. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO WEATHER, AND GARAGE FLOOR SLABS SHALL BE 3500 PSI. CONTROLLED STONE OR GRAVEL CONCRETE, AIR ENTRAINED WHERE EXPOSED. POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED VIRGIN SOIL WITH A MINIMUM OF 3,000 PSF BEARING CAPACITY AT A DEPTH BELOW THE FROST LINE WITHIN THE GROUND.

26- CONCRETE MASONRY UNITS SHALL BE OF NORMAL WEIGHT CONCRETE. ALL WALLS SHALL BE BONDED WITH HORIZONTAL GALVANIZED REINFORCEMENT AT EVERY OTHER COURSE VERTICALLY.

27- R405.1 FOUNDATION DRAINAGE- DRAINS SHALL BE PROVIDED AROUND ALL FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, OR PERFORATED PIPE SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM.

28- R406.1 FOUNDATION DAMPROOFING- FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE.

29- R602.8 FIREBLOCKING- SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE.

30- R703.4 FLASHING- APPROVED CORROSION RESISTIVE FLASHING SHALL BE APPLIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.

31- R1004.1 FACTORY BUILT FIREPLACES- SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127

32- R1005.1 FACTORY BUILT CHIMNEYS- SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS. CHIMNEYS FOR USE WITH FACTORY BUILT FIREPLACES SHALL COMPLY WITH THE REQUIREMENTS OF UL 127.

33- R1006.2 EXTERIOR AIR INTAKE- SHALL BE CAPABLE OF SUPPLYING ALL COMBUSTION AIR FROM THE EXTERIOR OF THE DWELLING OR FROM SPACES WITHIN THE DWELLING VENTILATED WITH OUTDOOR AIR SUCH AS CRAWL OR ATTIC SPACES. THE EXTERIOR AIR INTAKE SHALL NOT BE LOCATED WITHIN GARAGE OR BASEMENT OF THE DWELLING. THE EXTERIOR AIR INTAKE SHALL BE COVERED WITH A CORROSION- RESISTANT SCREEN OF ¼" MESH.

34- M1305.1.3 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES 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.

35- M1505.4.4 LOCAL EXHAUST RATES- TOILET ROOMS AND BATHROOMS, 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS TO EXTERIOR OPEN AIR. KITCHENS, 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS TO EXTERIOR OPEN AIR.

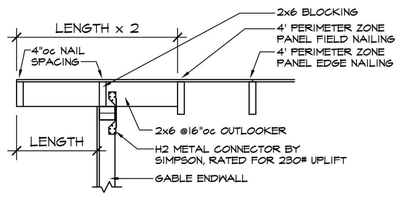
36- PLUMBING AND HEATING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE OF NEW YORK STATE BY A LICENSED PLUMBER

37- ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND NEW YORK STATE RESIDENTIAL CODE BY A LICENSED ELECTRICIAN

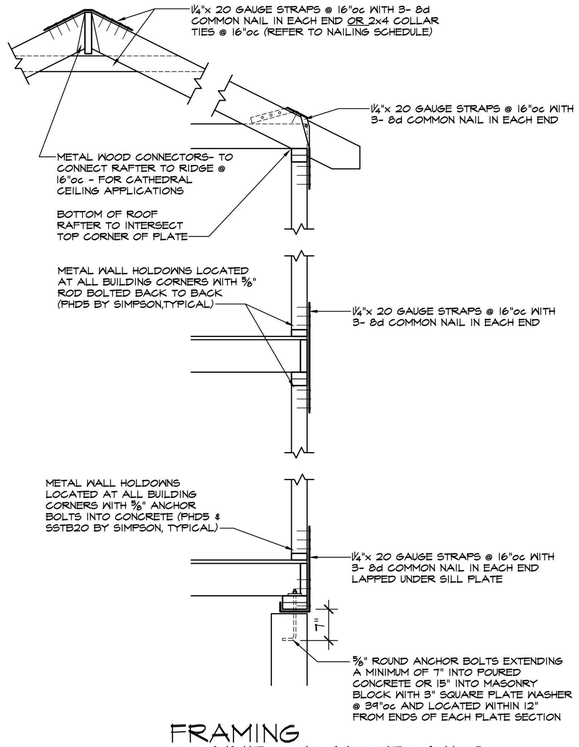
38- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED INTO THE WORK SH

NAILING SCHEDULE
TABLE 3.1 NFCM 2018

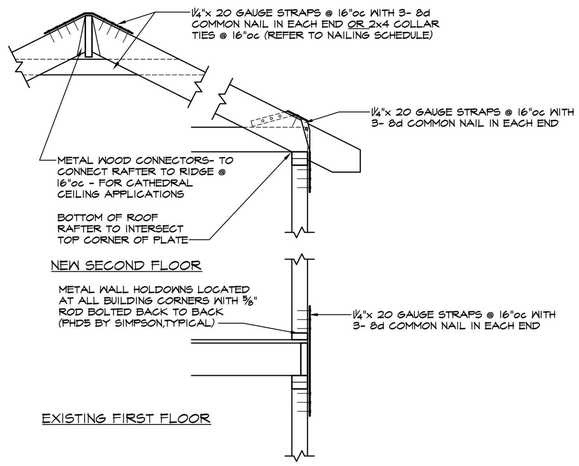
JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE NAILED)	3- 8d	3- 10d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE NAILED)	3- 8d	3- 10d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE NAILED)	3- 16d	3-40d	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE NAILED)	3- 16d	3-40d	EACH LAP
COLLAR TIE TO RAFTER (FACE NAILED)	76 PLF	76 PLF	PER TIE
BLOCKING TO RAFTER (TOE NAILED)	2- 8d	2- 10d	EACH END
RIM BOARD TO RAFTER (END NAILED)	2- 16d	2- 16d	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE NAILED)	2- 16d	2- 16d	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE NAILED)	4- 16d	5- 16d	JOINTS- EACH SIDE
STUD TO STUD (FACE NAILED)	2- 16d	2- 16d	24"oc
HEADER TO HEADER (FACE NAILED)	16d	16d	16"oc ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END NAILED)	2- 16d	2- 40d	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST, OR BLOCKING (FACE NAILED)	2- 16d	2- 16d	PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE NAILED)	4- 8d	4- 10d	PER JOIST
BRIDGING TO JOIST (TOE NAILED)	2- 8d	2- 10d	EACH END
BLOCKING TO JOIST (TOE NAILED)	2- 8d	2- 10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE NAILED)	3- 16d	4- 16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE NAILED)	3- 16d	4- 16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE NAILED)	3- 8d	3- 10d	PER JOIST
BAND JOIST TO JOIST (END NAILED)	3- 16d	4- 16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE NAILED)	2- 16d	3- 16d	PER FOOT
ROOF SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	@6"oc EDGE, @12"oc FIELD
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2- 8d	2- 10d	PER SUPPORT
1"x10" OR WIDER	3- 8d	3- 10d	PER SUPPORT
CEILING SHEATHING			
GYPSUM WALLBOARD	5D COOLERS	5d COOLERS	7" EDGE/ 10" FIELD
WALL SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	@6"oc EDGE, @12"oc FIELD
STRUCTURAL FIBERBOARD PANELS			
1/2"	11 ga. galv. ROOFING NAIL (0.120"x1-1/2" LONG x 7/16" HEAD)	-	3" EDGE/ 6" FIELD
25/32"	11 ga. galv. ROOFING NAIL (0.120"x1-3/4" LONG x 7/16" HEAD)	-	3" EDGE/ 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE/ 10" FIELD
HARDBOARD	8d	8d	@6"oc EDGE, @12"oc FIELD
PARTICLE BOARD PANELS	8d	8d	SEE MANUFACTURER
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2- 8d	2- 10d	PER SUPPORT
1"x10" OR WIDER	3- 8d	3- 10d	PER SUPPORT
FLOOR SHEATHING			
WOOD STRUCTURAL PANELS			
1" OR LESS	8d	10d	6" EDGE/ 12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE/ 12" FIELD
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2- 8d	2- 10d	PER SUPPORT
1"x10" OR WIDER	3- 8d	3- 10d	PER SUPPORT



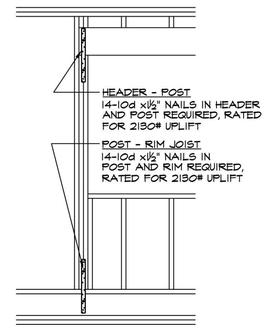
FLYING GABLE DETAIL
3/4"=1'-0"



FRAMING CONNECTION DETAILS
ALL METAL CONNECTORS TO BE GALVANIZED
3/4"=1'-0"



FRAMING CONNECTION DETAILS
ALL METAL CONNECTORS TO BE GALVANIZED
3/4"=1'-0"



MSTA18 BY SIMPSON OR EQUAL

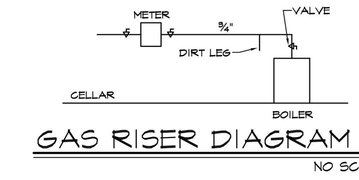
FRAMED OPENING DETAIL
ALSO USE STRAPPING AS SHOWN ON FRAMING CONNECTION DETAILS FOR JACK, KING, & CRIPPLE STUDS
1/2"=1'-0"

STRUCTURAL NOTES
1- DOUBLE FRAME ALL OPENINGS, STAIRS, CHIMNEYS, SKYLIGHTS, UNDER PARTITIONS, UNDER BATH TUBS
2- PROVIDE METAL CONNECTORS AND STRAPS TO SECURE ROOF TO WALL DOWN TO FOUNDATION- REFER TO FRAMING CONNECTION DETAILS
3- ALL EXPOSED WOOD OR WOOD COMING IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR NATURALLY TREATED, ALL FASTENERS AND CONNECTORS TO BE APPROVED FOR USE WITH ACQ LUMBER
4- PROVIDE FULL DEPTH SOLID WOOD BLOCKING UNDER ALL WOOD POSTS ENSURING TRANSFER OF LOADS TO FOUNDATION AND FOOTINGS
5- ALL BUILT UP POSTS AND JACK STUDS SHALL BE THOROUGHLY NAILED TO PREVENT BURSTING APART
6- PROVIDE FULL DEPTH SOLID OR CROSS BRIDGING BETWEEN JOISTS AT INTERVALS NOT EXCEEDING 8' (SAWN LUMBER ONLY)
7- 3 PLY BUILT UP BEAMS AND FLITCH BEAMS- PROVIDE ⅝" A325 BOLTS @ 24"oc TOP AND BOTTOM FULL LENGTH OF BEAM
8- ENGINEERED LUMBER- REFER TO MANUFACTURERS HANDBOOK REGARDING RECOMMENDED USES AND HANDLING OF PRODUCT
9- MASONRY CHIMNEYS AND BRICK/ STONE VENEERS TO WOOD FRAME STRUCTURES ARE NOT TO BE USED AS A MEANS OF STRUCTURAL SUPPORT
10- ALL STEEL COLUMNS TO BE CONTINUOUS FROM BEAM TO CONCRETE FOUNDATION/ FOOTING WITH WELDED STEEL BEARING PLATES- ADJUSTABLE SCREW COLUMNS ARE NOT ACCEPTABLE

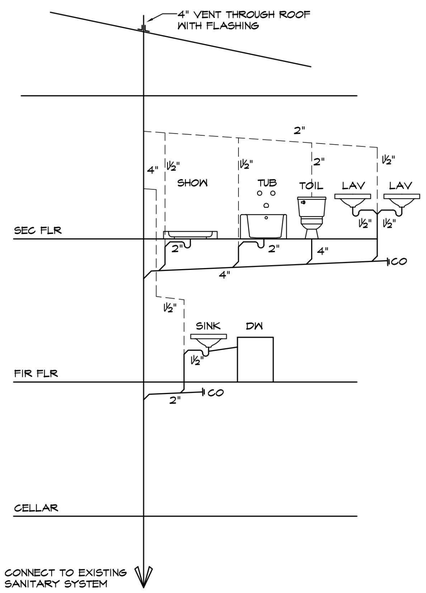
FINISH NOTES
1- CONTRACTOR TO COORDINATE FINISHES AND COLORS WITH OWNER
2- FINISH MATERIALS TO BE APPLIED AS PER THE MANUFACTURERS GUIDELINES

WINDOW NOTES
1- WINDOW DESIGNATIONS SHOWN ARE GENERIC UNIT DIMENSIONS- CROSS REFERENCE TO MANUFACTURES DESIGNATIONS
2- WINDOWS TO BE HIGH PERFORMANCE LOW-E TYPE, NFRC CERTIFIED WITH 'U' VALUE OF .32 OR LESS
3- SKYLIGHTS TO BE HIGH PERFORMANCE LOW-E TYPE, NFRC CERTIFIED WITH 'U' VALUE OF .55 OR LESS
4- EXTERIOR WINDOWS AND DOORS SHALL RESIST A WIND DESIGN PRESSURE- REFER TO CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA CHART
5- COMBINATION WINDOW MULLION JOINING MATERIAL SHALL BE CAPABLE OF RESISTING 1.5 TIMES THE DESIGN PRESSURE LOAD
6- WINDOWS IN BUILDINGS WITHIN 1 MILE OF COAST SHALL RESIST WIND BORNE DEBRIS IMPACT OR BE FITTED WITH WOOD PANELS
7- INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED AND WEATHER TIGHT SEAL
8- PROVIDE PROPER HARDWARE TO INSURE ADEQUATE EMERGENCY ESCAPE AND RESCUE OPENING CLEARANCES AS STATED IN GENERAL NOTE 15
9- MASONRY OPENINGS- VERIFY EXACT OPENING PRIOR TO POURING FOUNDATION

HVAC NOTES- HEATING, VENTING, AND AIR CONDITIONING
1- PLUMBER TO CALCULATE NEW HEATING LOADS, ANALYZE EXISTING EQUIPMENT FOR ADEQUACY, AND DETERMINE MODIFICATION OR REPLACEMENT OF UNIT.
2- AIR CONDITIONING INSTALLER TO CALCULATE NEW COOLING LOADS, ANALYZE EXISTING EQUIPMENT FOR ADEQUACY, AND DETERMINE MODIFICATION OR REPLACEMENT OF UNIT.
3- HEAT PRODUCING EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS IN RESPECT TO WALL AND SERVICING CLEARANCES
4- HVAC EQUIPMENT INSTALLED OUTSIDE OF BUILDING MAY BE SUBJECT TO MINIMUM CLEARANCES TO PROPERTY LINES, CHECK WITH LOCAL MUNICIPALITY FOR RULES AND REGULATIONS.

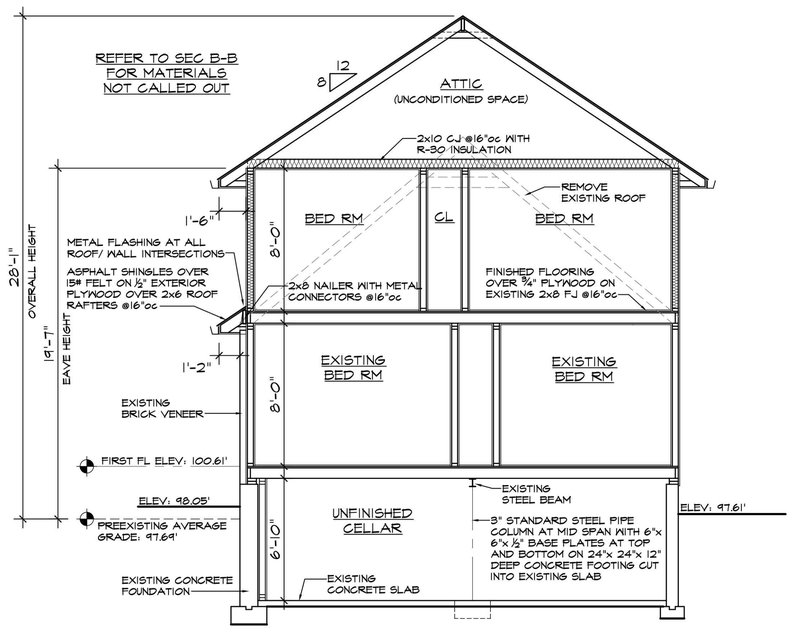


GAS RISER DIAGRAM
NO SCALE

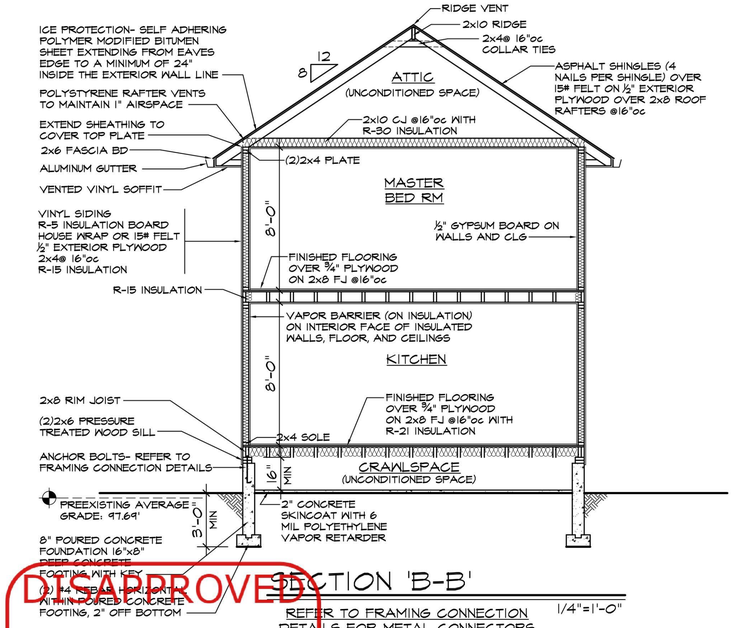


PLUMBING RISER DIAGRAM
NO SCALE

PLUMBING SYSTEMS AND EQUIPMENT SHALL BE CONSTRUCTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE PLUMBING CODE OF NEW YORK STATE



SECTION 'A-A'
REFER TO FRAMING CONNECTION DETAILS FOR METAL CONNECTORS
1/4"=1'-0"



SECTION 'B-B'
REFER TO FRAMING CONNECTION DETAILS FOR METAL CONNECTORS
1/4"=1'-0"

DISAPPROVED
Carlos Reyes
09/23/2024

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Chris Gray 27536 Registered through 8-31-2026

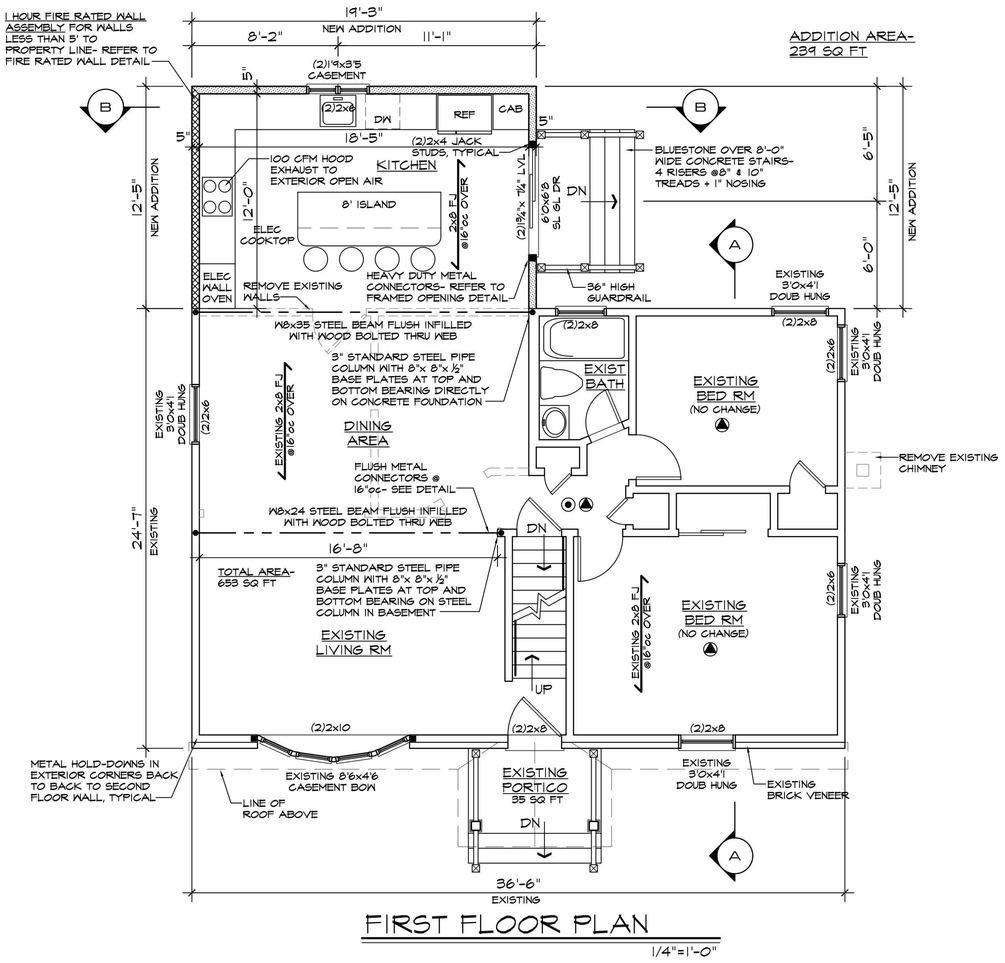
REGISTERED ARCHITECT CHRISTOPHER L GRAY STATE OF NEW YORK

SOUTHERN RESIDENCE
135 ATLANTIC AVE
NEW HYDE PARK, NY 11040

TOWN OF NORTH HEMPSTEAD
PROPOSED SECOND STORY AND 2 STORY ADDITION

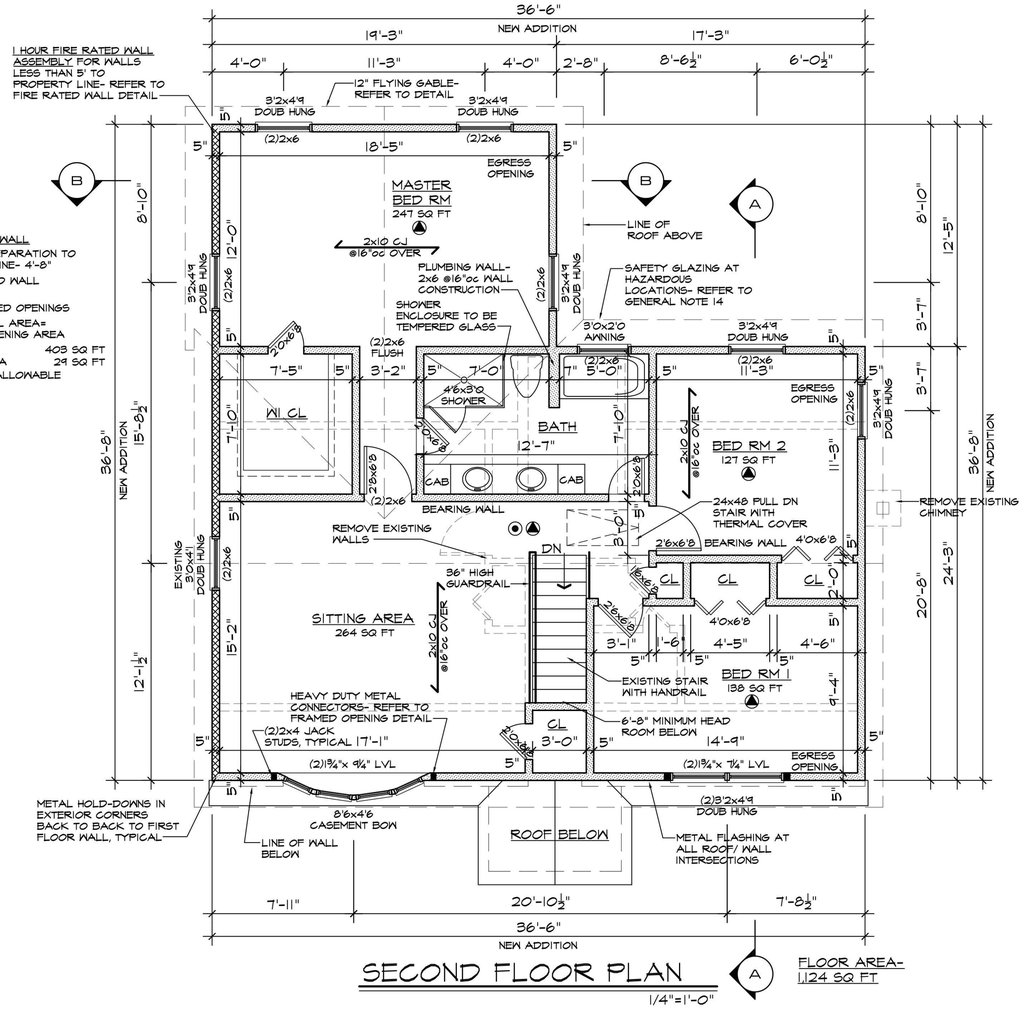
DATE 8-5-24
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A12
OF 5



FIRST FLOOR PLAN

1/4"=1'-0"



SECOND FLOOR PLAN

1/4"=1'-0"

FLOOR AREA- 1,124 SQ FT

8" POURED CONCRETE FOUNDATION ON 16"x8" DEEP CONCRETE FOOTING WITH KEY, 36" BELOW GRADE MINIMUM
METAL HOLDDOWNS AT EXTERIOR CORNERS- REFER TO CONNECTOR DETAILS
19'-3" NEW FOUNDATION
5'-6"
PROVIDE 16"x8" SCREENED VENTS
8" CONCRETE TRENCH FOUNDATION 3' BELOW GRADE MINIMUM
17'-11"
4'-10"
2" CONCRETE SKIMCOAT WITH 6 MIL POLYETHYLENE VAPOR RETARDER
CRAWLSPACE (UNCONDITIONED SPACE) 211 SQ FT
2x8 FJ @16"oc OVER
12'-5" NEW FOUNDATION
11'-4"
6'-8"
8'-0"
ANCHOR BOLTS- REFER TO FRAMING CONNECTION DETAILS
REMOVE EXISTING RIM JOIST AND INSERT NEW JOIST ON EXISTING FOUNDATION WALL
ANCHOR NEW FOUNDATION TO EXISTING- PROVIDE #5 DOWELS @ 12"oc VERTICALLY, SET INTO EXISTING FOUNDATION WITH EPOXY GROUT, TYPICAL
EXISTING CONCRETE FOUNDATION
PLUMBING STACK
WASHER / DRYER
CUT FOUNDATION AND INSTALL ACCESS DOOR- 24"x 16" MINIMUM
COMBO FRESH AIR INTAKE/ EXHAUST WITH 12" MINIMUM CLEARANCE TO GROUND AND ANY OPENING THROUGH WHICH FLUE GASES COULD ENTER THE BUILDING
NEW DIRECT VENT GAS BOILER
3" STANDARD STEEL PIPE COLUMN WITH 8"x 8"x ½" BASE PLATES AT TOP AND BOTTOM ON 30"x 30"x 15" DEEP CONCRETE FOOTING WITH #5 BARS @6"oc EACH WAY 3" OFF BOTTOM CUT INTO EXISTING SLAB
UNFINISHED CELLAR 17'-10"x22'-10" 383 SQ FT
⅝" TYPE 'X' FIRE RATED GYPSUM BOARD ON WOOD FRAME ABOVE
EXISTING STEEL BEAM
EXISTING STEEL COLUMNS
FINISHED CELLAR 324 SQ FT
LIVING, COOKING, AND/ SLEEPING PROHIBITED
3" STANDARD STEEL PIPE COLUMN AT MID SPAN WITH 6"x 6"x ½" BASE PLATES AT TOP AND BOTTOM ON 24"x 24"x 12" DEEP CONCRETE FOOTING CUT INTO EXISTING SLAB
6" POURED CONCRETE WINDOW WELL, 9 SQ FT MINIMUM- REFER TO DETAIL
3'-0"
3'-0"
EGRESS OPENING
REMOVE WINDOW, ENLARGE OPENING VERTICALLY FOR NEW UNIT, EXISTING HEADER TO REMAIN
2'8x3'5 IN-SWING CASEMENT
EXISTING STAIR WITH HANDRAIL
UP
AIR INTAKE
6" GRAVEL BASE AND OPEN TO WELL DRAINING GROUP 1 TYPE SOIL BELOW FOR DRAINAGE
EXIST ELEC PANEL
EXIST WATER METER
UNEXCAVATED

CELLAR FLOOR PLAN

1/4"=1'-0"

ELECTRICAL LEGEND

- HARDWIRED SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR, WITHIN 10' FROM BEDROOMS
- HARDWIRED HEAT DETECTOR

CONTRACTOR AND ELECTRICIAN TO REVIEW EXACT REQUIREMENTS WITH OWNER AND COMPLY WITH ELECTRICAL CODE

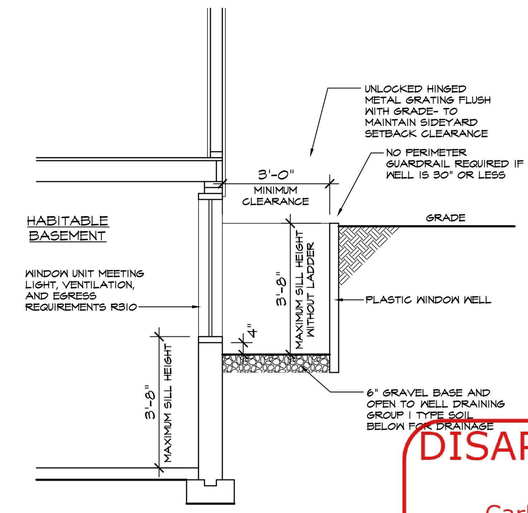
SMOKE ALARMS- MUST BE INSTALLED ON ALL JOBS AS REQUIRED FOR NEW DWELLINGS (REFER TO GENERAL NOTE 22 & 23)

WALL LEGEND

- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- NEW FRAME WALL
- NEW POURED CONCRETE
- NEW 1 HOUR FIRE RATED

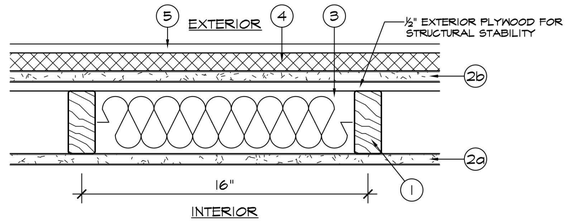
LIGHT AND VENTILATION CALCULATIONS

FLOOR	SPACE	FLOOR AREA- SF	8% NATURAL LIGHT		4% VENTILATION	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED
1	KIT/ DR/ LR	653	52.2	61.5	26.1	66.6
2	MAST BED RM	247	19.8	41.2	9.9	22.8
2	SITTING RM	264	21.1	31.6	10.6	26.1
2	BED RM 1	138	11.0	20.6	5.5	11.4
2	BED RM 2	127	10.2	20.6	5.1	11.4



WINDOW WELL DETAIL

1/2"=1'-0"



1 HOUR RATED BEARING WALL
UL DESIGN NO. U364

ALL BUILDING COMPONETS MUST BEAR THE UL CLASSIFICATION MARK

1. WOOD STUDS- 2x4 @16"oc
2a. GYPSUM BOARD- ⅝" TYPE 'X' 4' WIDE BEARING THE ULI CLASSIFICATION MARKING FOR FIRE RESISTANCE APPLIED VERTICALLY. ATTACHED TO STUDS WITH 6d CEMENT COATED NAILS OR 1-⅞" LONG NO. 6 BUGLEHEAD DRYWALL SCREWS SPACED 7"oc AT THE EDGES AND IN THE FIELDS. VERTICAL JOINTS LOCATED OVER STUDS. JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. NAILS COVERED WITH JOINT COMPOUND
2b. GYPSUM BOARD- ⅝" DENS-GLASS GOLD FIREGUARD SHEATHING BY GEORGIA- PACIFIC OR EQUAL. 4' WIDE BEARING THE ULI CLASSIFICATION MARKING FOR FIRE RESISTANCE APPLIED VERTICALLY. ATTACHED TO STUDS WITH 6d CEMENT COATED NAILS OR 1-⅞" LONG NO. 6 BUGLEHEAD DRYWALL SCREWS SPACED 7"oc AT THE EDGES AND IN THE FIELDS. VERTICAL JOINTS LOCATED OVER STUDS. JOINTS COVERED WITH GLASS MESH TAPE AND JOINT COMPOUND. NAILS COVERED WITH ACRYLIC LATEX CAULK.
3. BATT INSULATION- R-15, MINIMUM 3-½" GLASS FIBER PLACED TO FILL CAVITY OF WALL
4. FOAMED PLASTIC- 1" THICK RIGID POLYSTYRENE INSULATION ATTACHED TO STUDS WITH 2-½" LONG GALVANIZED ROOFING NAILS
5. EXTERIOR FACING- VINYL SIDING HAVING A FLAME SPREAD VALUE OF 20 OR LESS OR SYNTHETIC STUCCO SYSTEMS WITH SELF FURRING METAL LATH OR ADHESIVE BASE COAT, THICKNESS FROM ⅜" TO ¾"

WALL DETAIL

3"=1'-0"

DISAPPROVED
Carlos Reyes
09/23/2024

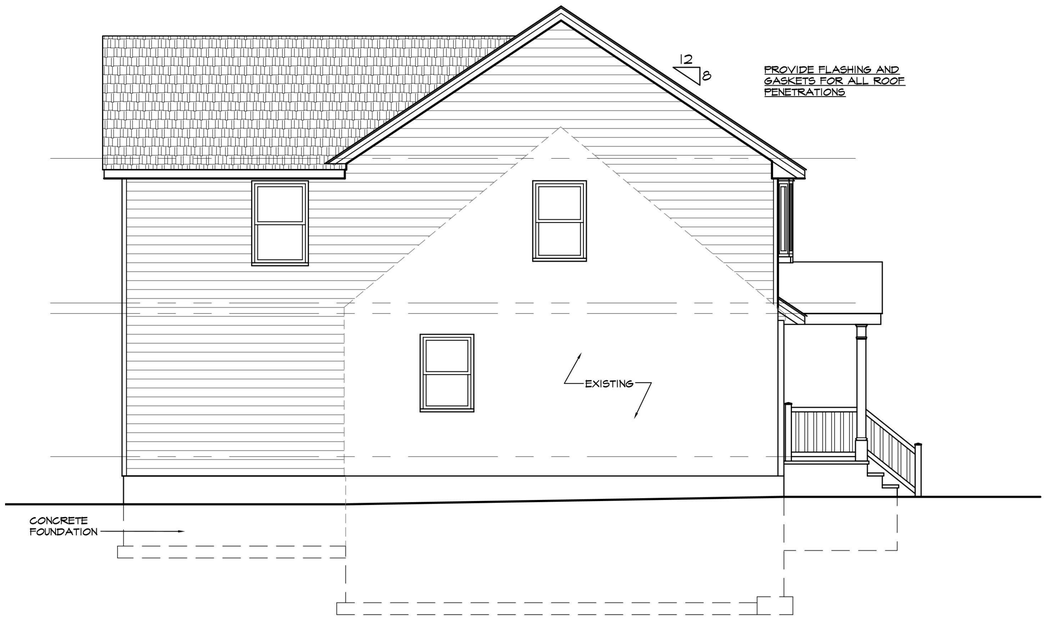
GRAY ARCHITECTURAL SERVICES, P.C.
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A3
OF 5



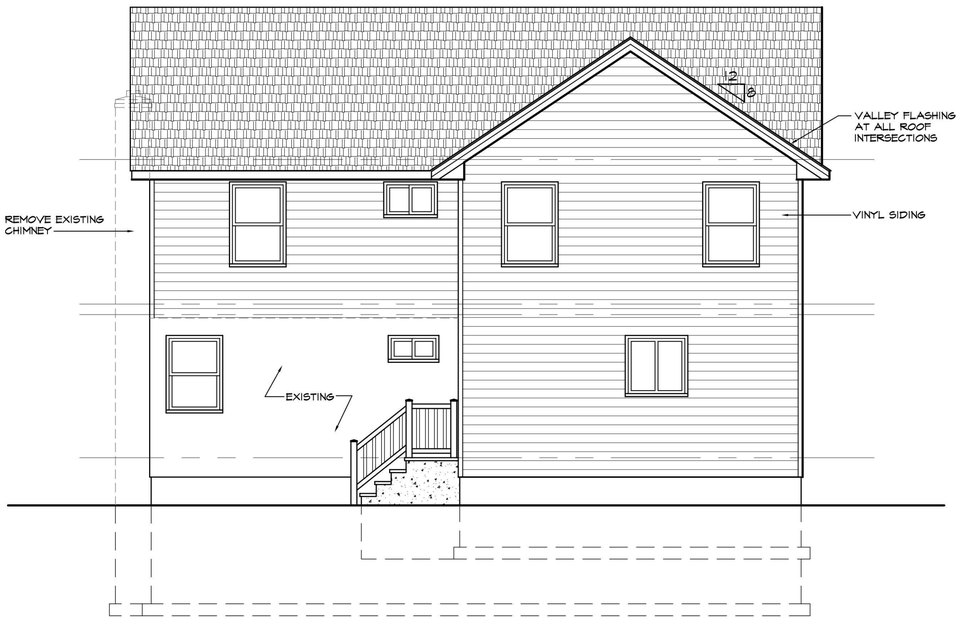
LEFT SIDE ELEVATION

1/4"=1'-0"



FRONT ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

DISAPPROVED

Carlos Reyes
09/23/2024

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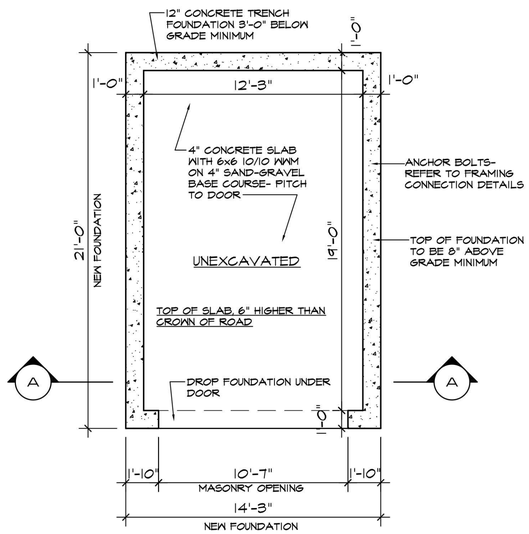
TOWN OF NORTH HEMPSTEAD
PROPOSED SECOND STORY
AND 2 STORY ADDITION

DATE 8-5-24

DRAW BY CA

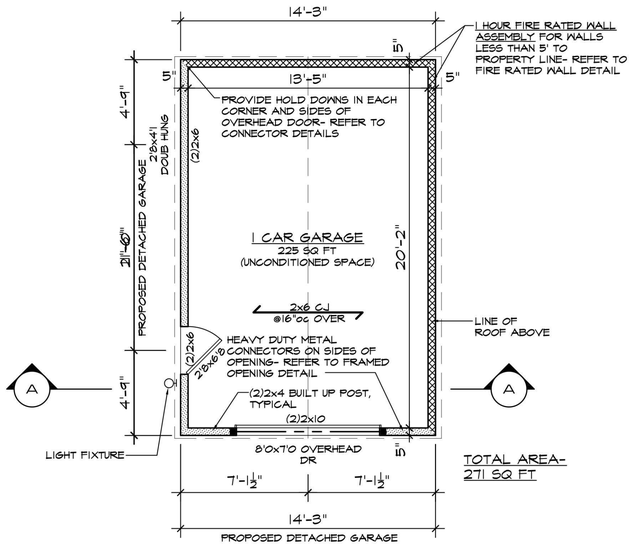
A4

OF 5



FOUNDATION PLAN

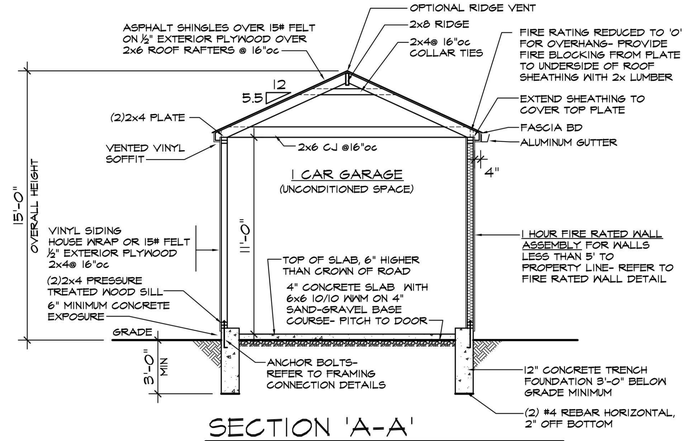
1/4"=1'-0"



TOTAL AREA- 271 SQ FT

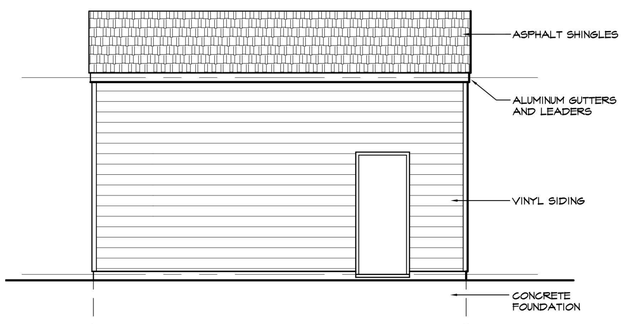
FLOOR PLAN

1/4"=1'-0"



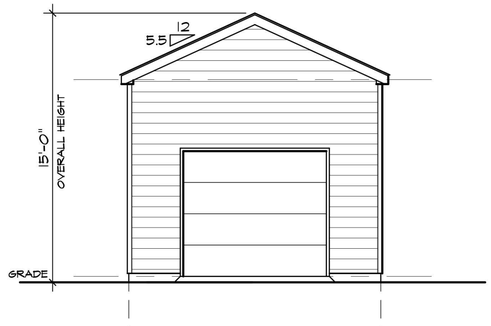
SECTION 'A-A'

REFER TO WIND CONNECTION DETAIL FOR METAL CONNECTORS 1/4"=1'-0"



LEFT SIDE ELEVATION

1/4"=1'-0"



FRONT ELEVATION

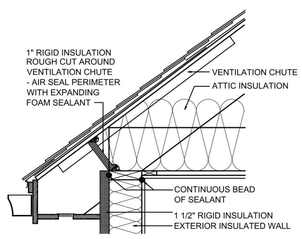
1/4"=1'-0"

AIR BARRIER & INSULATION INSTALLATION
TABLE R402.4.1.1

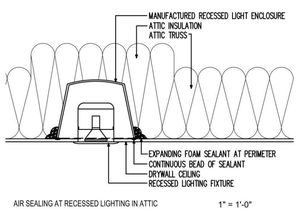
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHOULD BE INSTALLED IN THE BUILDING ENVELOPE THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEATED	AIR-PERMEABLE INSULATION SHALL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

AIR SEALING DETAILS

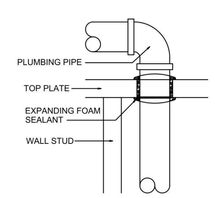
NOT TO SCALE



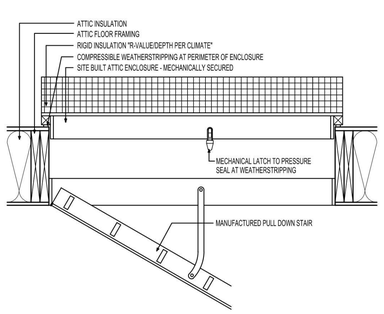
1" RIGID INSULATION AS ATTIC EAVE BAFFLE CUT AROUND MANUFACTURED VENT 1" = 1'-0"



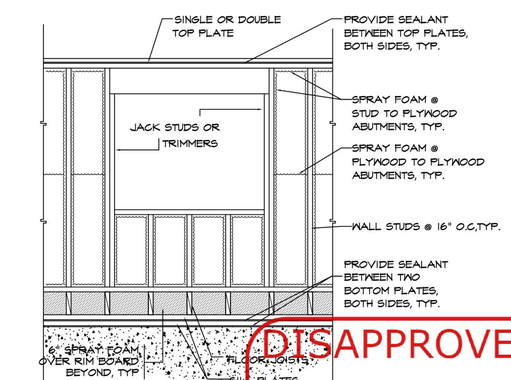
AIR SEALING AT RECESSED LIGHTING IN ATTIC 1" = 1'-0"



AIR SEAL AT TOP PLATE PIPE PENETRATION 1" = 1'-0"



AIR SEALING AT ATTIC PULL DOWN ATTIC STAIR 1" = 1'-0"



AIR SEAL DETAIL

NOT TO SCALE

DISAPPROVED
Carlos Reyes
09/23/2024

ENERGY CODE COMPLIANCE REQUIREMENTS:

1- APPLY ½" THICK HIGH DENSITY (HD) SPRAY FOAM INSULATION UNDER TOP PLATES IN-BETWEEN EXTERIOR WALL STUDS, INSPECTION WILL BE PERFORMED.

2- APPLY CAULK ADHESIVE OR SEALANT TO SEAL GAP BETWEEN 2 TOP PLATES AND BASE PLATE PRIOR TO INSTALLATION OF EXTERIOR PLYWOOD, GYP. BOARD, AND INSULATION, INSPECTION WILL BE PERFORMED.

3- ALL DUCT SEAMS TO BE SEALED VIA MASTIC COMPOUND, OR JOINT COMPOUND, INSPECTION WILL BE PERFORMED.

4- PROVIDE AUTOMATIC AIR DAMPERS AT ALL EXHAUST VENTS LEADING TO OUTSIDE. ALL A/C DUCTS TO BE INSPECTED FOR AIR LEAKAGE; AIR TIGHT SEAL REQUIRED THROUGHOUT DWELLING.

5- ALL DUCTS, INCLUDING RETURN AIR DUCTS TO BE INSULATED VIA R8 @ ATTIC LEVEL & R6 @ CELLAR LEVEL

6- ALL DUCT OPENINGS UNDER AC REGISTERS TO RECEIVE DUCT TAPE ALONG PERIMETER

7- ALL HOT WATER PIPES TO BE INSULATED WITH R3 INSULATION AT BASEMENT AND ATTIC LEVEL, WHEN OUTSIDE OF BUILDING ENVELOPE

8- AT LEAST ONE BATH FAN MUST BE ENERGY STAR RATED (HARD PIPED TO EXTERIOR) AND HOOKED-UP TO A PROGRAMMABLE TIME- OWNER TO DESIGNATE ONE BATHROOM (LOCAL EXHAUST) FAN TO SATISFY M1507.3 WHOLE HOUSE MECHANICAL VENTILATION

9- ALL EXTERIOR HOT AND COLD WATER PIPING TO BE INSULATED VIA ½" THICK CLOSED CELL FOAM PIPE INSULATION, TYP.

10- PROVIDE FLASH AND BATT INSULATION BETWEEN EXTERIOR STUD BAYS. SEE TYP. WALL SECTION FOR BATT INSULATION RATING

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NEW HYDE PARK, NY 11040

TOWN OF NORTH HEMPSTEAD
PROPOSED SECOND STORY AND 2 STORY ADDITION

DATE 8-5-24

DRAW BY CA

A5

OF 5

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 #21601 - Ursula and Teddy Bernal; 11 Aberdeen Road, New Hyde Park; Section 8, Block 296, Lot 42; Zoned: Residence-B
Variances from §§70-102.C(5)(a), 70-102.C(2)(a)[5], 70-100.2(C)(2), and 70-100.2(C)(4) to legalize a swimming pool that is too close to the rear and side property lines covering too much of the rear yard, pool equipment that is too close to the side property line, pool enclosure fencing
forward of the rear building line, in the side yards and facing the street, and a raised patio that is too close to the side property lines and covers too much of the rear yard.

Whereas, an application (RBP23-000617, RBP23-000848, RFP23-000295, BZA24-000111) 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 20, 2024,** the appeal in the above-entitled matter was decided as follows:

The variance sought under **§ 70-102.C(2)(a)[5]** to legalize pool enclosure fencing forward of the rear building line, in the side yards and facing the street is **DENIED,** the variance sought under **§ 70-100.2(C)(2)** to legalize a raised patio too close to the rear property lines is **GRANTED** ***as amended by the BZA,*** the variance sought under **§ 70-100.2(C)(4)** to legalize a raised patio and pool which cover too much of the rear yard is **GRANTED** ***as amended by the BZA,*** the variance sought under **§ 70-102.C(5)(a)** to legalize pool equipment which is located too close to the rear and side property lines is **DENIED,** the variance sought under **§ 70-102.C(5)(a)** to legalize a swimming pool which is located too close to the side and rear property lines is **GRANTED** of the dimension and in the location as shown on drawings prepared by Joseph M. Bello, R.A. dated February 28, 2023 ***as amended by the BZA*** **SUBJECT TO THE FOLLOWING CONDTION:**

> ***The raised patio shall be setback a minimum of 9.5' from the western side property line and 6.9' from the eastern side property line***

REC'D TNH TOWN CLERK
NOV 27 '24 AM11:36

THIS IS NOT A BUILDING PERMIT

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, Acting Chairman Francis

Nays: None

Absent: Chairman Mammina

VIRGINIA M. WAGNER
SECRETARY

REC'D TNH TOWN CLERK
NOV 27 '24 AM11:37

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
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Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

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Manhasset, NY 11030
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Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21602 - Arthur and Lisa Lewis; 143 Primrose Drive, New Hyde Park; Section 8, Block 308, Lot 7; Zoned: Residence-B
Variances from §§70-38 and 70-100.2.A(4)(a) to construct a sunroom that covers too much of the property and to legalize fencing that is too tall.

Whereas, an application (RBP24-000286, RFP24-000179, BZA24-000097) 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 20, 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 Joseph Michael Grazier, R.A. dated August 27, 2024 ***as amended by the BZA*** **SUBJECT TO THE FOLLOWING CONDITION:**

The sunroom shall be no larger than 12' x 14'

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, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

VIRGINIA M. WAGNER
SECRETARY

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Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21605 - Anthony Scaccia; 130 Magnolia Street, Westbury; Section 10, Block 278, Lot 5; Zoned: Residence-B
Variances from §§70-102.C(1), 70-102.C(2)(a)(5), and 70-102.C(5)(a) to construct a swimming pool too close to a rear property line and within a front yard, to install pool equipment too close to the rear property line and within a front yard and to install and legalize pool barrier fencing in the side yard and in the front yard.

Whereas, an application (RFP23-000248, RBP23-000706, BZA24-000107) 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 20, 2024,** the appeal in the above-entitled matter was decided as follows:

The variance sought under **§ 70-102.C(2)(a)(5)** to install and legalize pool barrier fencing in the side yard is **DENIED,** the variance sought under **§ 70-102.C(5)(a)** to construct a swimming pool too close to a rear property line is **DENIED,** the variance sought under **§ 70-102.C(5)(a)** to install pool equipment too close to the rear property line is **GRANTED,** the variance sought under **§ 70-102.C(2)(a)(5)** to install and legalize pool barrier fencing in the front yard is **GRANTED** ***as amended by the BZA*** and the variance sought under **§70-102.C(1)** to construct a swimming pool within a front yard is **GRANTED,** of the dimension and in the location as shown on drawings prepared by Todd O'Connell, R.A. dated November 15, 2022 and revised through November 26, 2023 ***as amended by the BZA.***

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 Donatelli Seconded by: Member Goodsell

Ayes: Member Goodsell, Member Hernandez, Member Donatelli, Acting 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 #21605 (Findings of Fact)

APPEAL #21605 - Anthony Scaccia; 130 Magnolia Street, Westbury; Section 10, Block 278, Lot 5; Zoned: Residence-B

Variances from §§70-102.C(1), 70-102.C(2)(a)(5), and 70-102.C(5)(a) to construct a swimming pool too close to a rear property line and within a front yard, to install pool equipment too close to the rear property line and within a front yard and to install and legalize pool barrier fencing in the side yard and in the front yard.

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:

§ 70-102.C(5)(a)

1. With respect to the variance requested under **§ 70-102.C(5)(a)** the Board finds that the construction of the swimming pool too close to the rear property line 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. Although the applicant provided examples of other variances the Board of Zoning Appeals has granted for pool setbacks, the Board does not find that these appeals set a precedent for granting the subject appeal. These appeals (Appeal #'s, 14463 for 329 Cherry Lane, Carle Place; #12475 for 6 12th Street, Carle Place and #10588 for 274 Rushmore Ave, Carle Place) were granted 30+years ago. The setback requirements for swimming pools were less restrictive at that time. It is also unclear what rationale was used in granting the variances sought under these appeals. The Board also notes that the variance granted under appeal #14463 was for an above ground pool not an inground swimming pool, which even under the current setback requirements is not as restrictive. Additionally, the other two variances cited by the applicant were granted for properties which are not in the immediate neighborhood of the subject property.

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2. The Board finds that the applicant has alternatives to the requested variances which would provide the same benefit. There is ample room in the backyard of the home for the swimming pool to be moved to a compliant location with respect to the rear yard setback. Other than the applicants desire to locate an outdoor dining table in the area between the pool and the home, no adequate reason was provided as to why the location of the swimming pool could not be made compliant with the rear yard setback. The Board finds that the requested variance is not the minimum variance necessary for the applicant to achieve the benefit of an inground pool.

3. The Board finds the requested variance (proposed 6' setback where a 10' setback is required), which represents a variance of 40%, is substantial given its potential negative impact to the neighborhood, as well as the option to relocate the pool.

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 construct a swimming pool in a location which requires variances. Although this fact is not determinative, the Board finds it weighs in favor of denial given the potential impact to the neighborhood and the alternative available to applicant.

§ 70-102.C(2)(a)(5)

1. With respect to the variance requested under **§ 70-102.C(2)(a)(5)** the Board finds that the installation of the pool fence forward of the rear building line 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 also notes that the placement of the fence in this manner could potentially be unsafe as it does not provide a complete enclosure of the swimming pool area which can be viewed from the residence out of the back door.

2. The Board finds that the applicant has alternatives to the requested variances which would provide the same benefit and the applicant has provided nothing to support why the pool fence needs to be located forward of the rear building line (other than the fact the fence already exists in this area).

3. The Board finds the requested variance to be substantial. The pool fence is located approximately, 38' (western side of home) and 27' (eastern side of home) feet from the rear building line which the Board finds to be substantial.

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.

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5. The difficulty is self-created in that the applicant seeks to legalize the pool barrier fence in a location which requires variances. Although this fact is not determinative, the Board finds it weighs in favor of denial.

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Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #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.

Whereas, an application BP18-104160, BP18-104161, BP19-101757, BP19-101758, AMDP19-108639, PAR24-000100, BZA24-000073) 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 20, 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 Robert F. Ferraro, R.A. dated September 16, 2019 **SUBJECT TO THE FOLLOWING CONDITION:**

> ***Applicant shall install a fence on the west side of the property (between the subject property and the property held in common ownership at 19 Beechwood Ave) to screen the outdoor storage area from view).***

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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, Acting Chairman Francis

Nays: None

Absent: Chairman Mammina

VIRGINIA M. WAGNER
SECRETARY

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Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

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

Whereas, an application (CBP24-000080, BZA24-000083) 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 20, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Luigi Gileno, R.A. dated August 14, 2023 and revised through May 9, 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 Donatelli Seconded by: Member Hernandez

Ayes: Member Goodsell, Member Hernandez, Member Donatelli, Acting 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 # 21616(Findings)

APPEAL #21616 - 114 Main Street Owner, LLC (The Beacon); 114 Main Street, Port Washington; Section 5, Block 80, Lot 29; Zoned: Business B/Residence-C

Appeal for determination for consideration under §70-225.E to extend the business use of the property into the residential zone, or in the alternative, variance from §70-44, and conditional use §70-126.A and variance from §70-103.A(1) to construct interior alterations to convert a former movie theater to a dinner theater space (a conditional use in the Business-B District, and a use that is not permitted in the Residence-C District), with not enough parking on site.

1. This appeal is in part an appeal for determination to consider the application under §70-225.E to extend the business use of the property into the residential zone.

   §70-225.E of the Town Code provides that the Zoning Board may:

   "Permit a use authorized on a portion of a lot in a lower restricted district to extend to the entire lot, but not more than 50 feet beyond the boundary line of the higher restricted district in a case where a use district boundary line divides a lot in a single ownership at the effective date of this chapter."

   The Board does not find that the subject application qualifies for consideration under this section of the code because the zoning district boundary line would need to extend more than 50 feet beyond the boundary line of the higher restricted district.

2. This appeal is in part a request for a use variance(s). Under Town Law § 267-B(2), this Board is empowered to grant use variances where the applicant demonstrates that; (1) the applicant cannot realize a reasonable return provided that lack of return is substantial as demonstrated by competent financial evidence; (2) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood; (3) that the requested use variance, if granted, will not alter the essential character of the neighborhood; and (4) that the alleged hardship has not been self-created.

   (1) Reasonable return

   In order to demonstrate that the applicant cannot realize a reasonable return they must provide "dollars and cents proof" that the return from each and every permitted use under the ordinance would not be reasonable. *Matter of Forrest v. Evershed, 7 N.Y. 2d 256 (1959); Matter of Westbury Laundromat, Inc. v. Mammina, 879 N.Y. 2d 188 (2009).*

   The applicant's expert Michael J. Lynch (Lynch Appraisal LTD) submitted a report dated

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September 3, 2024 and testified at the public hearing that the return from any other feasible use of the property would not be reasonable. On page 5 of the report he concludes, "Therefore, the rate of return on the Property for an alternative development use would be considered unreasonable versus the maintaining and renovation of a long-standing theater Building that will produce a reasonable rate of return and is a more suitable for the location and surrounding uses." The Board also acknowledges the fact that the existing building straddles the zoning district boundary line and therefore, developing the residential portion of the site with any permitted use would require demolition of at least part of the building. The site would also need to be subdivided in order to allow the rear residentially zoned portion to be developed with a residential use, which would result in the creation of a flag lot surrounded by incompatible commercial and multifamily uses.

(2) That the alleged hardship is unique

As stated above, the alleged hardship is unique in that the zoning district boundary line cuts through the building on the property. No other property in the area is developed with a former theater through which a zonimg district line crosses.

(3) That the requested use variance, if granted, will not alter the essential character of the neighborhood.

The property has historically (almost 100 years) been used as a theater. The former Beacon Theater, which presently, sits on the site, was opened in 1927, and since that time has been a part of the fabric of downtown Port Washington. The proposed use of the property is for a dinner theater which is similar to the historic use of the property, and the applicant has proposed to maintain many of the original architectural features of the original theater. Therefore, the Board finds that the character of the neighborhood will be preserved in granting the requested use variance.

(4) That the alleged hardship has been self-created.

The Board concurs with the applicant's assertion that the alleged hardship is not self-created. The zoning district boundary line cuts through the building which the applicant proposes to use entirely for commercial purposes. The building has historically been used for commercial purposes (a movie theater). Prior decisions by this Board and by the Building Department viewed the entire site as being located entirely within the Business B zoning District (Appeal #13964 and Notice of Disapproval dated March 31, 1989). Therefore, it is reasonable to assume that the owner was unaware of that the property/building was partially located within a residential zoning district when the property was purchased. Therefore, the Board does not find that the hardship has been self-created.

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September 3, 2024 and testified at the public hearing that the return from any other feasible use of the property would not be reasonable. On page 5 of the report he concludes, "Therefore, the rate of return on the Property for an alternative development use would be considered unreasonable versus the maintaining and renovation of a long-standing theater Building that will produce a reasonable rate of return and is a more suitable for the location and surrounding uses." The Board also acknowledges the fact that the existing building straddles the zoning district boundary line and therefore, developing the residential portion of the site with any permitted use would require demolition of at least part of the building. The site would also need to be subdivided in order to allow the rear residentially zoned portion to be developed with a residential use, which would result in the creation of a flag lot surrounded by incompatible commercial and multifamily uses.

(2) That the alleged hardship is unique

As stated above, the alleged hardship is unique in that the zoning district boundary line cuts through the building on the property. No other property in the area is developed with a former theater through which a zonimg district line crosses.

(3) That the requested use variance, if granted, will not alter the essential character of the neighborhood.

The property has historically (almost 100 years) been used as a theater. The former Beacon Theater, which presently, sits on the site, was opened in 1927, and since that time has been a part of the fabric of downtown Port Washington. The proposed use of the property is for a dinner theater which is similar to the historic use of the property, and the applicant has proposed to maintain many of the original architectural features of the original theater. Therefore, the Board finds that the character of the neighborhood will be preserved in granting the requested use variance.

(4) That the alleged hardship has been self-created.

The Board concurs with the applicant's assertion that the alleged hardship is not self-created. The zoning district boundary line cuts through the building which the applicant proposes to use entirely for commercial purposes. The building has historically been used for commercial purposes (a movie theater). Prior decisions by this Board and by the Building Department viewed the entire site as being located entirely within the Business B zoning District (Appeal #13964 and Notice of Disapproval dated March 31, 1989). Therefore, it is reasonable to assume that the owner was unaware that the property/building was partially located within a residential zoning district when the property was purchased. Therefore, the Board does not find that the hardship has been self-created.

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4. This appeal is in part an application for a Conditional Use under §70-126.A to convert a former movie theater into a dinner theater.

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.

The Board finds the following with respect to the criteria set forth under § 70-225.B(1):

(a) The property is located partially within the Business-B Zoning District which in accordance with Section § 70-126.A of the Town Code permits, inter alia, retail food uses as a conditional use requiring approval by the Board of Zoning Appeals.

(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 property is located along Main Street within the Port Washington business district. The existing building, which is currently vacant, was used in the past as a movie theater. The proposed project, which involves the renovation of a presently vacant former movie theater, is anticipated to have a positive impact on the other businesses in the area by revitalizing this portion of the downtown.

(c) As testified by the applicants at the hearing, the proposed use of the building as a dinner theater is anticipated to provide a unique dining experience for the residents of Port Washington and is also expected to attract patrons from throughout Long Island

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In addition, the theater's proximity to the Port Washington train station makes it accessible by train from points west all the way to New York City.

(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. This conclusion is supported by the applicant's traffic study prepared by Mulryan Engineering, P.C dated July 8, 2024. In an effort to facilitate safe access between the subject property and the public parking lot behind Main Street, the applicant's traffic expert stated that the applicant would seek to create a crosswalk on Main Street.

(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. It is anticipated that the conditions imposed as part of this decision will help to mitigate impacts to neighboring properties.

(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, based on the traffic study prepared by Mulryan Engineering, P.C dated July 8, 2024 the proposed action, when compared to other permitted uses of the property, is not anticipated to cause impacts as a result of increased traffic or as a result of traffic flow or movements.

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Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21616(Conditions)

APPEAL #21616 - 114 Main Street Owner, LLC (The Beacon); 114 Main Street, Port Washington; Section 5, Block 80, Lot 29; Zoned: Business B/Residence-C

Appeal for determination for consideration under §70-225.E to extend the business use of the property into the residential zone, or in the alternative, variance from §70-44, and conditional use §70-126.A and variance from §70-103.A(1) to construct interior alterations to convert a former movie theater to a dinner theater space (a conditional use in the Business-B District, and a use that is not permitted in the Residence-C District), with not enough parking on site.

1. That the applicant shall install and maintain a suitable refrigerated garbage locker within the building. There shall be no outdoor storage of putrescible waste generated by the proposed restaurant at any time. The applicant shall arrange for indoor carry-out pick-up with a licensed sanitation collector and shall forward a copy of the contract to the Building Official prior to the issuance of a Certificate of Occupancy or Certificate of Completion. All pick-up of sanitation shall be performed after 8:00 a.m.

2. That all exterior doors (with the exception of the primary customer entrance door) shall be of solid construction in a material permitted under the New York State Fire Prevention and Building Code, shall be equipped with self-closing hardware, and shall remain closed at all times except for ingress and egress.

3. At no time may the number of seats on the premises exceed **474** or the maximum occupancy of the building as permitted by the Place of Public Assembly license, whichever is less. For purposes of this condition, a seat is defined as any place on the premises where a patron may sit and be served, whether or not a person is seated there. A table set up with four chairs counts as four seats. The conditional use permit and/or variance set forth herein shall continue only for so long as there is compliance with this condition. If at any time the applicant is not in compliance with this condition, then the conditional use permit shall terminate, and the applicant must make a new application to the Board in order to continue the restaurant use.

4. That, if applicable, the applicant shall obtain a Place of Assembly or Place of Public Assembly License, as defined in the Town Code, from the Building Department prior to the issuance of a Certificate of Occupancy or Completion.

5. That the applicant shall comply with all laws, ordinances, rules and regulations of all public authorities having jurisdiction over the premises and that no Certificate of Occupancy or Completion shall be issued until absolute compliance has been proven to the Commissioner of the Buildings.

6. That the applicant and or its successor shall comply with Code §70-225B(7)(a). Any restaurant or retail food use must apply to the board of Zoning and Appeals if any of the following occurs:

    [1]. an increase in the size of an approved kitchen by 20% of floor area of said kitchen, or 250 square feet, whichever is less, inclusive of prep areas, is proposed.

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[2]. The addition or removal of counter/kiosk service for the placement of a food order.

7. That the conditional use permit set forth herein shall continue only for so long as there is compliance with these conditions. If at any time the applicant is not in compliance with these conditions, then the conditional use permit shall terminate, and applicant must make a new application to this Board in order to continue the premises as a restaurant/food use.

8. Applicant shall seek to obtain a parking agreement with the Port Washington Parking District to utilize a portion of the public parking lot (parking lot #5) for parking for the patrons of the dinner theater. A copy of said agreement, and any other parking agreements, shall be filed with the Town Attorney's office.

9. Applicant shall provide valet service for the patrons of the dinner theater.

10. Deliveries to the dinner theater shall be made on the side of the side of the building during the day and on Main Street at night.

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Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
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NOTICE OF DECISION

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 and to construct a portico that will be too close to the street.

Whereas, an application (RFP24-000460, BZA24-000132) 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 20, 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 Andrew S. Braum, PE. Dated December 14, 2023 and revised through October 17, 2024 ***as amended by the BZA*** **SUBJECT TO THE FOLLOWING CONDITION:**

The portico shall not exceed 3' in depth

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, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

VIRGINIA M. WAGNER
SECRETARY

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Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

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Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

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.

Whereas, an application (ACB24-000050, BZA24-0000126) 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 20, 2024,** the appeal in the above-entitled matter was decided as follows:

The appeal for determination to review the Notice of Disapproval is **GRANTED** (the application conforms substantially with the requirements of the Town Code and therefore, no variance is required) of the dimension and in the location as shown on drawings prepared by William Kegang Lou, P.E. dated December 5, 2023 and revised through July 11, 2024.

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, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

Virginia M Wagner

VIRGINIA M. WAGNER
SECRETARY

REC'D TNH TOWN CLERK
NOV 27 '24 AM11:39

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21628 – Jeong Bae; 33 Short Dr., Manhasset; Section 3, Block 63, Lot 231; Zoned: Residence-A
Variance § 70-30.C to legalize a one-story portico too close to the street.

Whereas, an application (RBP24-000695, BZA24-000138) 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 20, 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 Christoper L. Gray, R.A. dated July 18, 2024 and revised through August 30, 2024.

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, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

VIRGINIA M. WAGNER
SECRETARY

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NOTICE OF DECISION

APPEAL #21630 - Nasir Iqbal; 191 Executive Drive, Manhasset Hills; Section 8, Block 280, Lot 18; Zoned: Residence-A
Variance from 70-30.B to construct a new dwelling that is too close to the street.

Whereas, an application (RBP24-000607, BZA24-000135) 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 20, 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 Jared Mandel, R.A. dated June 14, 2024 and revised through July 26, 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, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

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SECRETARY

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NOTICE OF DECISION

APPEAL #21632 - Cecil C. Southern III; 135 Atlantic Avenue, Garden City Park; Section 33, Block 143, Lot 526; Zoned: Residence-C
Variance from §70-51.A to construct additions that are too close to the side property line.

Whereas, an application (RBP24-000782, BZA24-000139) 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 20 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 Christopher Gray, R.A. dated September 12, 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, Acting Chairman Francis	
Nays:	None	
Absent:	Chairman Mammina	

VIRGINIA M. WAGNER
SECRETARY

REC'D TNH TOWN CLERK
NOV 27 '24 AM11:38

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