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Town of North Hempstead

Board of Zoning Appeals

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

CALENDAR FOR DECEMBER 18, 2024

RESIDENTIAL CALENDAR

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

APPEAL #21633 - Germano Marrone; 103 Oakland Avenue, Port Washington; Section 4, Block 6, Lot 22; Zoned: Residence-B
Variance from §70-40.C to construct additions that are too close to the street.

APPEAL #21634 – Peter & Donna Rowlinson; 15 Lincoln Pl., Port Washington; Section 5, Block 41, Lot 7; Zoned: Residence-C
Variances §§ 70-50(B), 70-51(B), 70-52, 70-52.3(A), 70-101(B), & 70-209(A) to construct additions to a dwelling, and to rebuild a dwelling that would be considered a new home that would be located too close to the street, too close to a side property line, too close to a rear property line, and would pierce the sky exposure plane, with a one-story porch located too close to a street, and to rebuild a home that would not be in compliance with the zoning code.

APPEAL #21635 – Jacqueline Pietrantonio; 14 Reid Ave., Port Washington; Section 5, Block 60, Lot 209; Zoned: Residence-A
Variances § 70-101(B) to construct a portico too close to the street.

APPEAL #21636 - Lisa & Jonathan Jacobson; 24 Revere Road, Port Washington; Section 6, Block 10, Lot 4; Zoned: Residence-B
Variance from §70-40.B to construct a porch that is too close to the street.

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

APPEAL #21637 – Rachel Chen Chen; 180 Warner Ave., Roslyn Heights; Section 7, Block 25, Lot 61; Zoned: Residence-B
Variance § 70-42 to legalize a deck too close to the rear property line.

APPEAL #21638 – Meryl Katz; 23 Woodville Ln., Albertson; Section 7, Block 111, Lot 39; Zoned: Residence-A
Variances § 70-202.1(C) to legalize a retaining wall that is too tall.

APPEAL #21639 - Nicholas, Thea & Annemarie Cusumano; 28 Orchid Lane, New Hyde Park; Section 8, Block B9, Lot 247; Zoned: Residence-C
Variances from §§70-50.C and 70-100.2.H to construct additions and a portico that are located too close to the street and to install A/C units that are too close to the side property line.

APPEAL #21640 - Khalilur Mufti; 549 Beech Street, New Hyde Park; Section 8, Block 347, Lot 1; Zoned: Residence-C
Variances from §§70-50.C and 70-50.B to legalize a raised terrace located too close to the street (primary front yard) and to construct additions that are located too close to the street (secondary front yard).

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 pierces the sky exposure plane, having too much front yard paving and a chimney that is too close to the side property line.

COMMERCIAL CALENDAR

APPEAL #21088 - PK 800 Northern, LLC (DermWalk) 800 Northern Boulevard, Suite 6, Great Neck; Section 2, Block 116, Lot 1; Zoned: Business-A
Variances from §§70-103.A(1), 70-103.B, and 70-103.F and 70-103.O to convert a retail space to a doctor's office with not enough parking on site, parking stalls that are too small, parking interfering with loading areas, and access aisles that are too narrow.

APPEAL #21594 – Michael Park (B Square Realty); 800 Northern Boulevard, Suite #2, Great Neck; Section 2, Block 116, Lot 1; Zoned: Business-A
Variances from §§70-103.A(1), 70-103.B, and 70-103.F and 70-103.O to convert a retail space to an office with not enough parking on site, parking stalls that are too small, parking interfering with loading areas, and access aisles that are too narrow.

APPEAL #21646 – RH 361, LLC; 1575-1595 Northern Blvd., Manhasset; Section 3, Block 181, Lot 402; Zoned: Business-A & Residence-B
Variances §§ 70-103(B), 70-103(O) & 70-132(A) to redevelop a commercial property with parking spaces that are too small, parking access aisles that are not wide enough, and a masonry wall within a required front yard too close to the street.

APPEAL #21642 - SFR Realty Associates, LLC (Sign); 697-A Hillside Avenue, New Hyde Park; Section 8, Block K9, Lot 44; Zoned: Business-A & Business-AA
Variance from §§70-196.J(2)(b) and 70-196.J(2)(d) to construct a sign that is too large and with not enough clearance between the sign and the ground.

APPEAL #21643 – Gordon Jericho Corp.; 801 Willis Ave., Albertson; Section 9, Block 657, Lot 23; Zoned: Business-A & Residence-C
Conditional Use § 70-208 to permit the continued use of the premises for the storage and sale of materials at retail and wholesale.

APPEAL #21645 – LDC Consulting and Development, LTD; 51 Kinkle St., Westbury; Section 11, Block 75, Lot 69; Zoned: Industrial-B
Variance § 70-103(A)(1) to construct interior alterations to an existing industrial building for use as a wastewater receiving and pre-treatment facility with not enough parking.

GENERAL NOTES:

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

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

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

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

NO CHANGES TO HVAC UNDER THIS RENOVATION.

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

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

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

PROVIDE SMOKE AND HEAT DETECTORS AS REQUIRED BY CODE.

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

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

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

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

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

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

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

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

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

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

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

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

THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SINCE THESE ARE SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE GENERAL CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, SUBCONTRACTORS OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

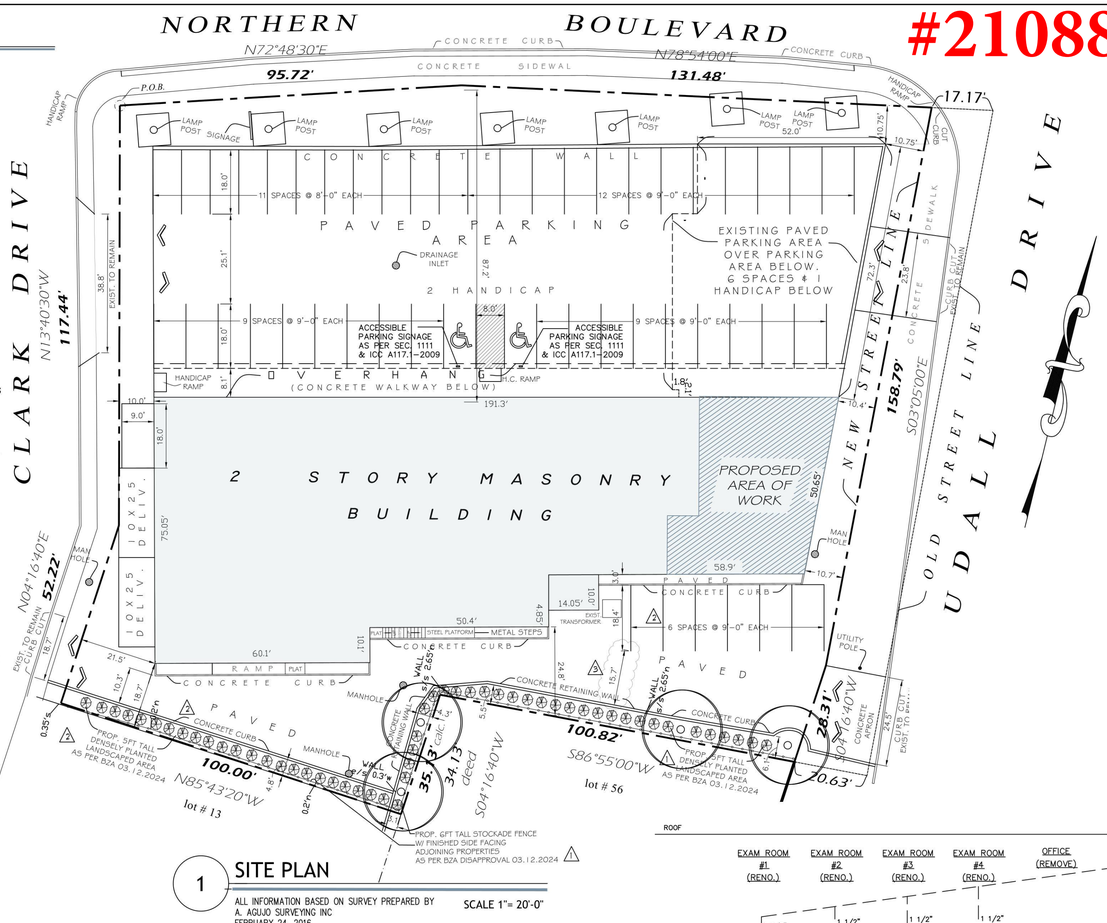
CONTRACTOR TO RESTORE ANY PORTION OF HOUSE DAMAGED DURING ALTERATION.

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

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

BUILDING DEPARTMENT NOTES:

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



1 SITE PLAN

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

SCALE 1"= 20'-0"

TABLE A

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

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

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

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

② CHAPTER 3 – USE AND OCCUPANCY AS PER SECTION 302

'B'–BUSINESS– MEDICAL SPA

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

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

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

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

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

AREA	FLAME SPREAD
ROOMS & ENCLOSED SPACES	"C"

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

⑥ CHAPTER 10 – MEANS OF EGRESS

TABLE 1004.1.2 – MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

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

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

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

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

TABLE 1017.2 – EXIT ACCESS TRAVEL DISTANCE

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

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

⑦ CHAPTER 29 – PLUMBING SYSTEMS

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

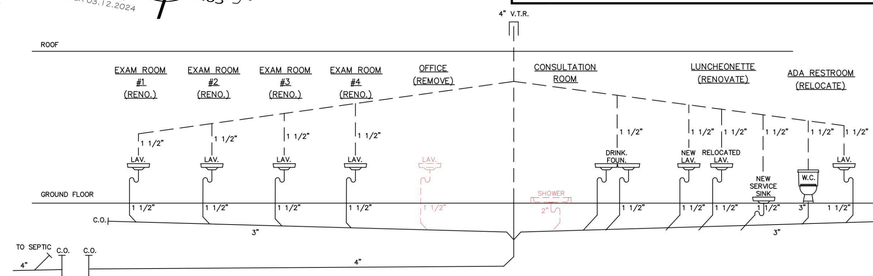
AS PER 2902.1, ONE WATER CLOSET AND ONE LAVATORY REQUIRED FOR LESS THAN 500 AND 750 OCCUPANTS.

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

* SEE DETAILED PARKING CALCULATIONS ON A2.0

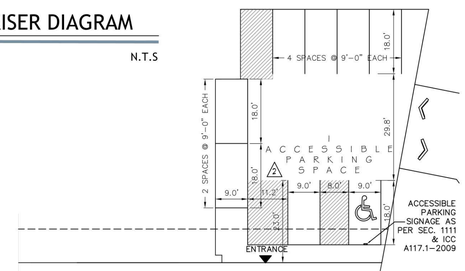
AS PER SECTION 1106 AND CHART 1106.1 OF 2020 B.C OF N.Y.S STATES THE PREMISE REQUIRES 3 ACCESSIBLE PARKING SPOTS PER 51 TO 75 PARKING SPACES

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



2 PLUMBING RISER DIAGRAM

N.T.S



ACAD DRAWINGS/800 NORTHERN BLVD/800 NORTHERN BLVD

DISAPPROVED
Joseph Canzoneri, Jr.
10/31/2024

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.

BP20-109438

#21088

PROJECT INFO

DERMWALK

800 NORTHERN BLVD SUITE #6
GREAT NECK NY 11021

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

SCOPE OF WORK NOTES

PROPOSED:

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

AERIAL VIEW

DRAWINGS LIST

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

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

NO.	DATE:	
1	02.20.24	DOB SUBMITTAL
2	05.03.24	ADD FENCE & LANDSCAPE
3	08.28.24	REVISED SITE & PARKING
4	10.22.24	DIMENSION ADDED

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

SHEET NO.
A1.0

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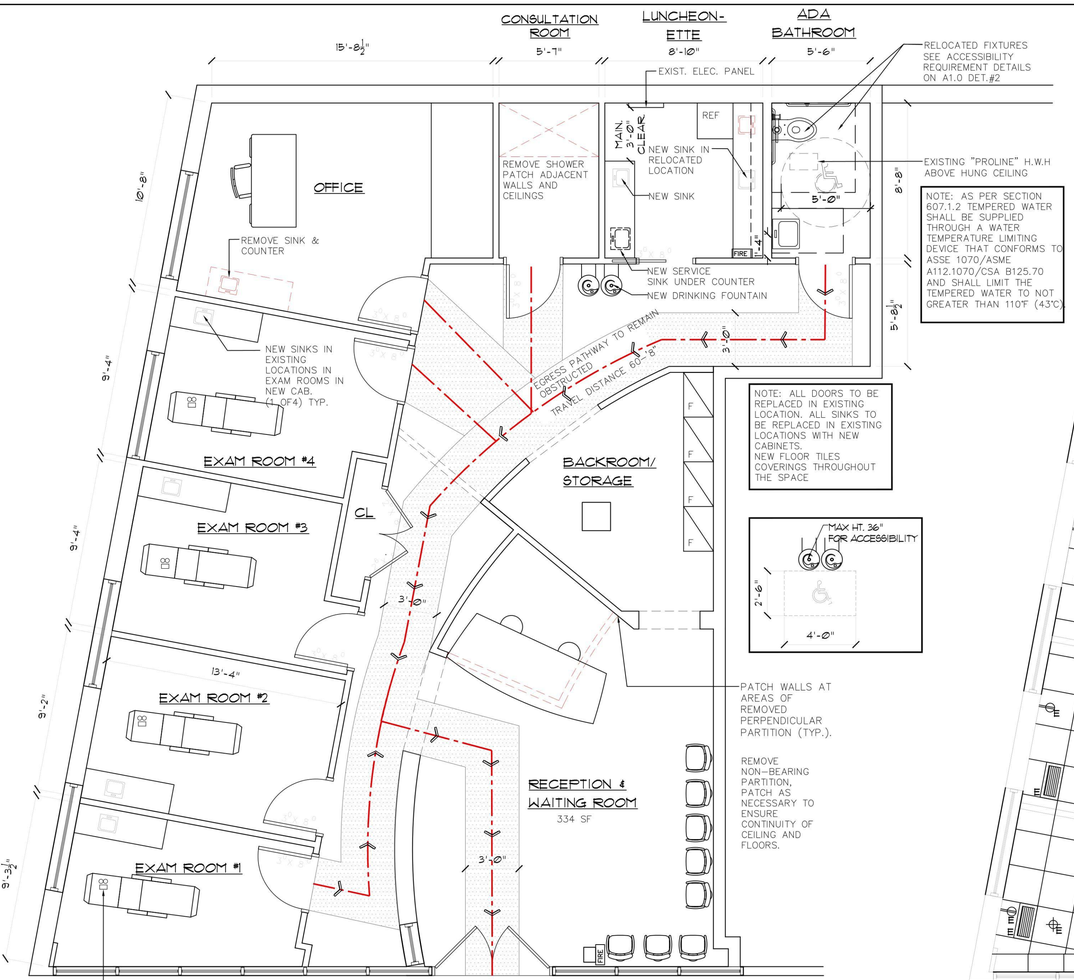
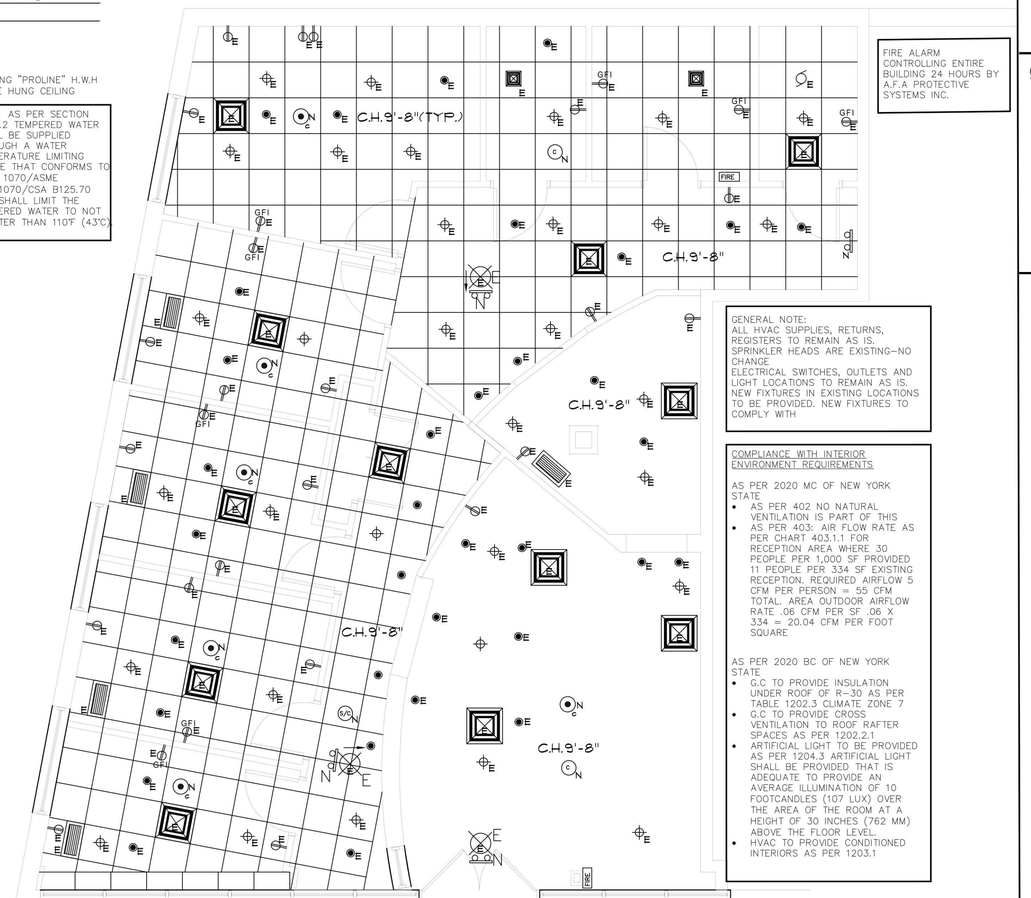


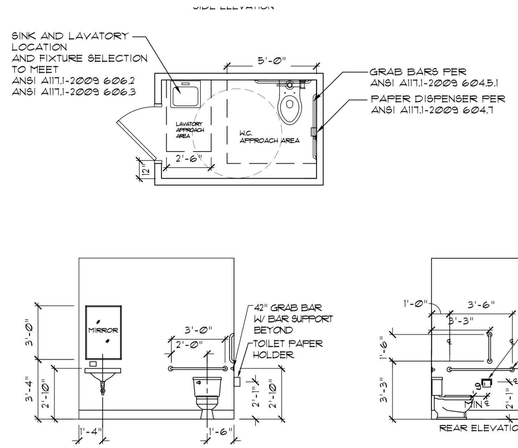
1 GROUND FLOOR PLAN

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



2 GROUND FLOOR REFLECTIVE CEILING/ELEC. PLAN

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



NOTE:

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

ANSI A117.1-2009 CODE SECTIONS:

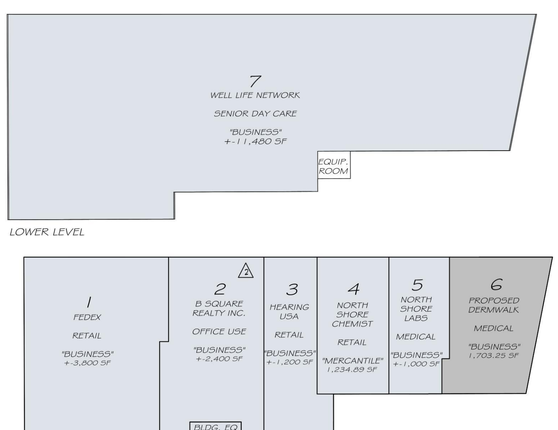
602.2.2 DOOR SWING EXCEPTION #2:
WHERE THE ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.

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

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

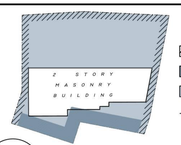
3 ACCESIBLE BATHROOM DETAILS

SCALE 1/4" = 1'-0"



4 OCCUPANCY DIAGRAM FOR PARKING CALC.

N.T.S



REQUIRED FRONT SETBACK
REQUIRED REAR SETBACK
EXISTING SETBACK
PROPERTY BOUNDARY

5 SETBACK DIAGRAM

N.T.S

PARKING CALCULATIONS AS PER 70-103:

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

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

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

7: WELL LIFE NETWORK: 11,480 SF
PARKING REQUIRED = 11,480 SF / 300 SF PER PERSON = 22.96 PARKING SPACES [2]

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

[2] 64> 58 THEREFORE, REQUIRES BZA

WALL TYPE LEGEND
EXISTING WALL
REMOVE WALL
EXISTING SOFFIT
EGRESS PATHWAY

GENERAL CONSTRUCTION

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

ELECTRICAL NOTES

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

EMERGENCY LIGHTING. SEE NOTE BELOW

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

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

S/C SMOKE/CARBON MONOXIDE DETECTOR IN ACCORDANCE WITH S915 I.F.C
FIRE FIRE EXTINGUISHER— TYPE 10—B MAX 30'—0" TRAVEL DISTANCE TO COMPLY WITH SECTION 906 OF THE F.C OF N
DUPLEX OUTLETS GFI—DENOTES GROUND FAULT INTERRUPTER
EXISTING HVAC SUPPLY CEILING DIFFUSER
EXISTING HVAC RETURN
EXISTING SPRINKLER HEAD
EXISTING 4" LED DOWNLIGHT
CHANDELIER
E— EXISTING
N— NEW
R— RELOCATE
FAN—50 CFM

DISAPPROVED
Joseph Canzoneri, Jr.
10/31/2024

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.

BP20-109438

ACAD DRAWINGS/800 NORTHERN BLVD/800 NORTHERN BLVD

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

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

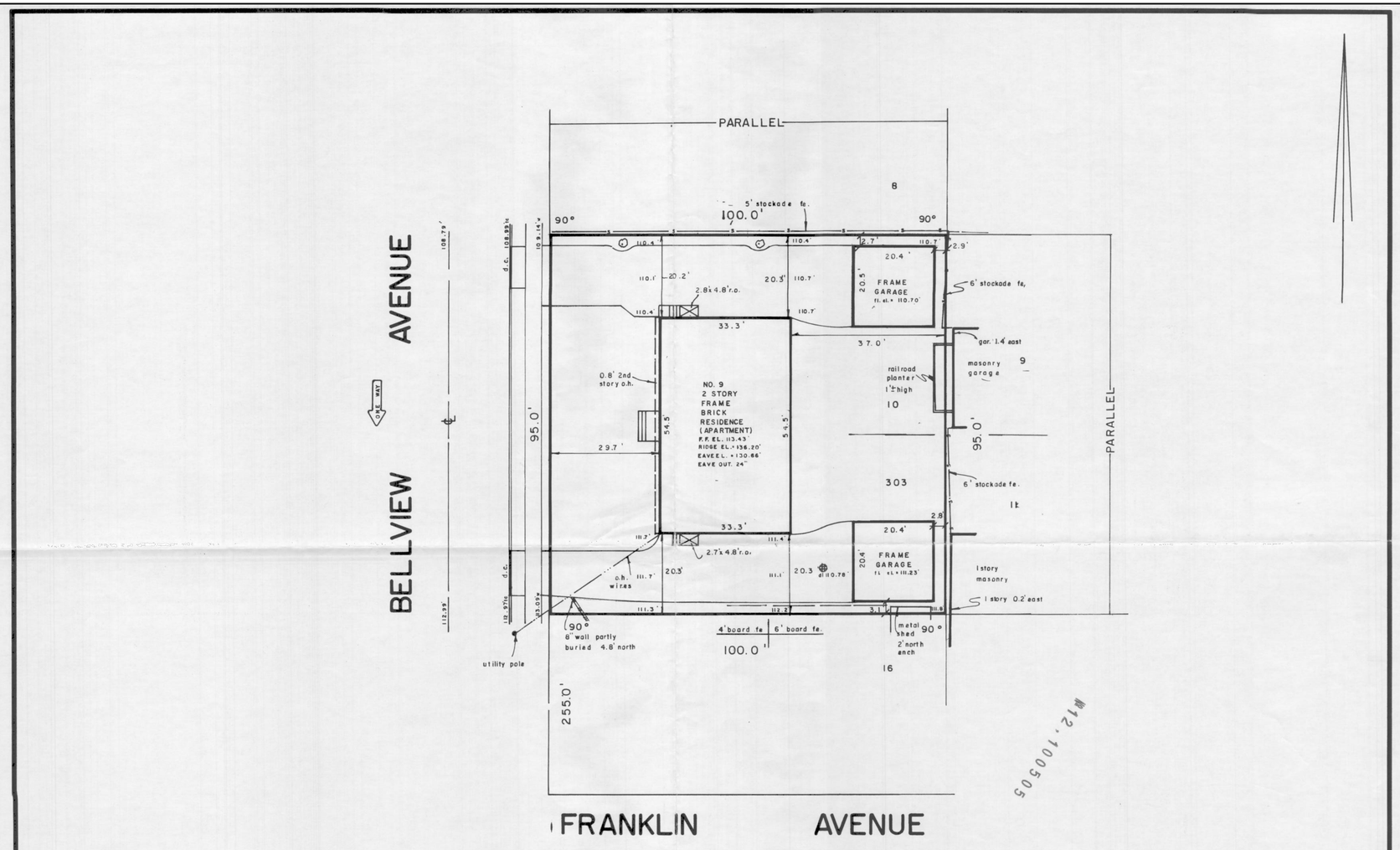
PROJECT TITLE: DERMWALK
LOCATION: 800 NORTHERN BLVD, GREAT NECK NY 11021
SHEET TITLE: GROUND FLOOR PLAN/RCP

SHEET NO.
A2.0
2 OF 2

CEREBRAL PALSY ASSOCIATION OF NASSAU COUNTY, INC

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

#21583



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

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

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

LEGEND:

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

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

No.	REVISION DESCRIPTION	DATE	BY
5			
4			
3			
2			
1			

SITE DATA:
AREA OF PLOT = 9,500. ±

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

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

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

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

JEAN-PIERRE LARDOUX, AIA NCARB
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NH LIC. No. 2970
PA LIC. No. RA-012938
FL LIC. No. AR58141
CO LIC. No. ARC.00406164
NYS HERS RATER No. 013
NYC SPECIAL INSPECTION AGENCY LIC. No. 005035

REGISTERED ARCHITECT JEAN-PIERRE LARDOUX 23803 STATE OF NEW YORK

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CONSULTANTS:

CLIENT:

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

PROJECT:

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

SHEET TITLE:

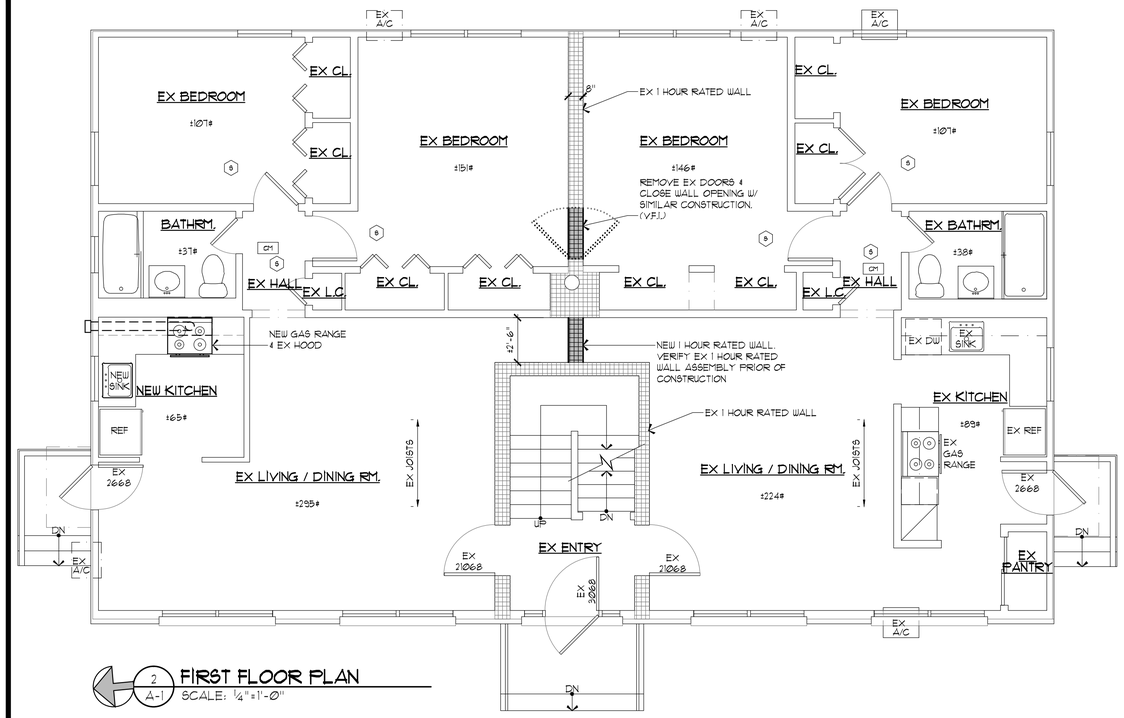
TITLE SHEET
& EXISTING SURVEY

REVISIONS

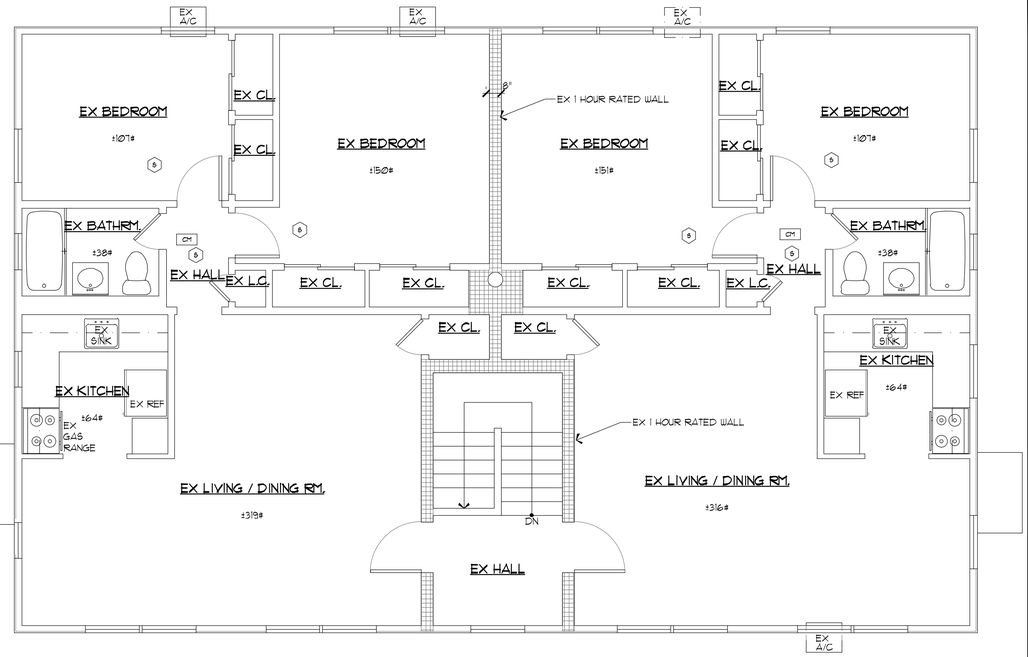
NO.	DATE	DESCRIPTION
	06-18-24	SUBMIT FOR BZA

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

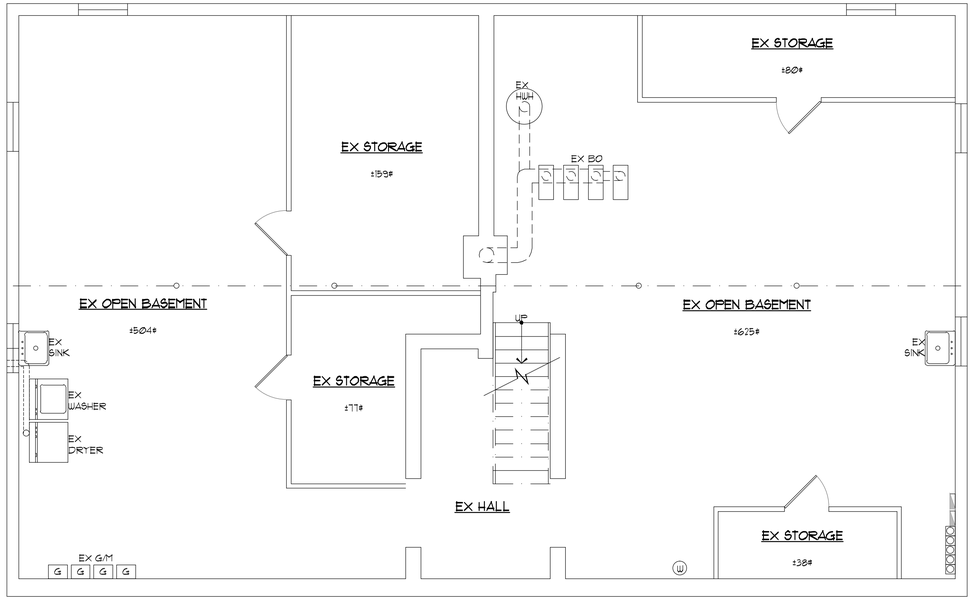
SHEET NO: **T-1**



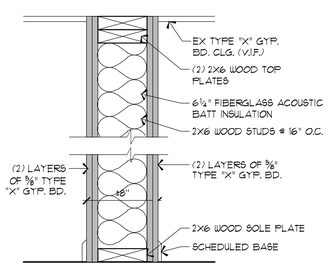
2 A-1 **FIRST FLOOR PLAN**
SCALE: ¼"=1'-Ø"



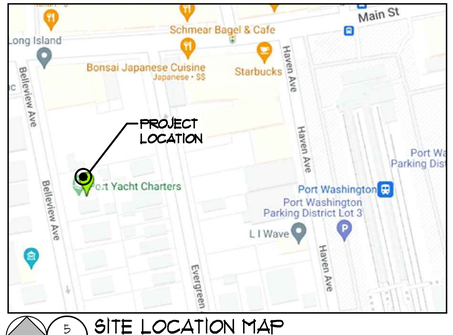
3 A-1 **SECOND FLOOR PLAN (NO WORK)**
SCALE: ¼"=1'-Ø"



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



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



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

TABLE R3Ø12(1) CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

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

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

ZONING INFORMATION

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

SCOPE OF WORK

CONVERSION OF 3 FAMILY BACK TO A 4 FAMILY RESIDENCE

BUILDING CODE INFORMATION

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

LIST OF DRAWINGS

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

GENERAL NOTES

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

LEGEND OF SYMBOLS

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

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

S	SMOKE DETECTOR W/ BATTERY BACKUP
CM	CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP

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A NYS CERTIFIED MBE FIRM

JEAN-PIERRE LARDOUX, AIA NCARB
NY LIC. No. Ø23983
NJ LIC. No. 2Ø28
CT LIC. No. 8Ø8Ø
NH LIC. No. 2976Ø
PA LIC. No. RAØ12938
FL LIC. No. AR98141
CO LIC. No. ARC.Ø0Ø6164
NYS HERS RATER No. Ø31
NYC SPECIAL INSPECTION AGENCY LIC. No. Ø05Ø35

REGISTERED ARCHITECT JEAN-PIERRE LARDOUX 23983 STATE OF NEW YORK

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CONSULTANTS:

CLIENT:

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380 WASHINGTON AVENUE
ROOSEVELT, NEW YORK 11575
(516) 378-2000

PROJECT:

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

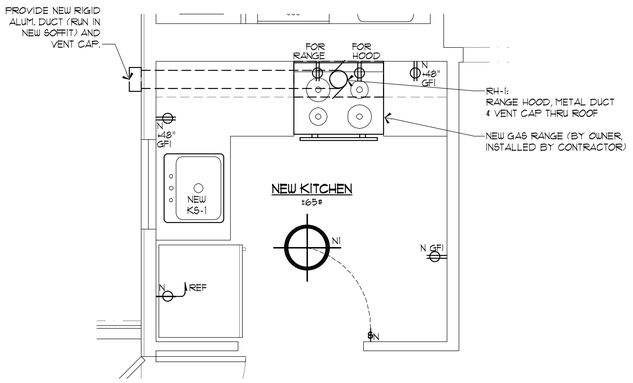
SHEET TITLE:

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

REVISIONS

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

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



1 MPE-1 PARTIAL FIRST FLOOR MECHANICAL/PLUMBING & ELECTRICAL PLAN
SCALE: ½"=1'-0"

TABLE P3201.7 SIZE OF TRAPS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (inches)
Bathtub (with or without shower head and/or whirlpool attachments)	1 1/2
Bidet	1 1/4
Clothes washer standpipe	2
Dishwasher (on separate trap)	1 1/2
Floor drain	2
Kitchen sink (one or two traps, with or without dishwasher and food waste disposer)	1 1/2
Laundry tub (one or more compartments)	1 1/2
Lavatory	1 1/4
Shower (based on the total flow rate through showerheads and bodysprays) Flow rate:	
5.7 gpm and less	1 1/2
More than 5.7 gpm up to 12.3 gpm	2
More than 12.3 gpm up to 25.8 gpm	3
More than 25.8 gpm up to 55.6 gpm	4

MECHANICAL EQUIPMENT SCHEDULE

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

PLUMBING FIXTURE SCHEDULE

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

MECHANICAL AND PLUMBING NOTES

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

LIGHTING FIXTURE SCHEDULE

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

ELECTRICAL NOTES

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

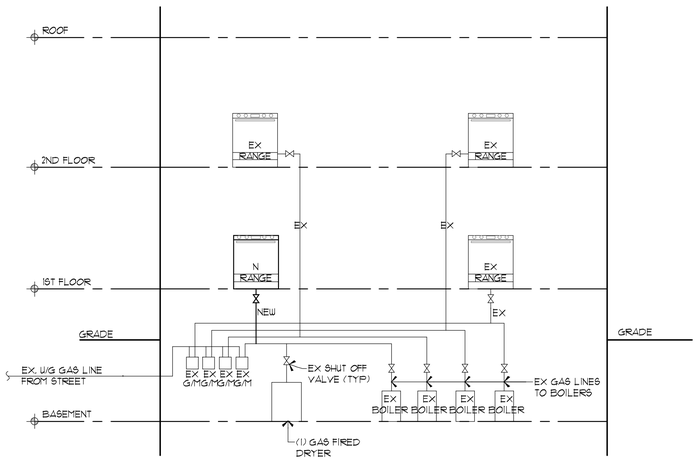
ARC FAULT PROTECTION NOTES

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

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

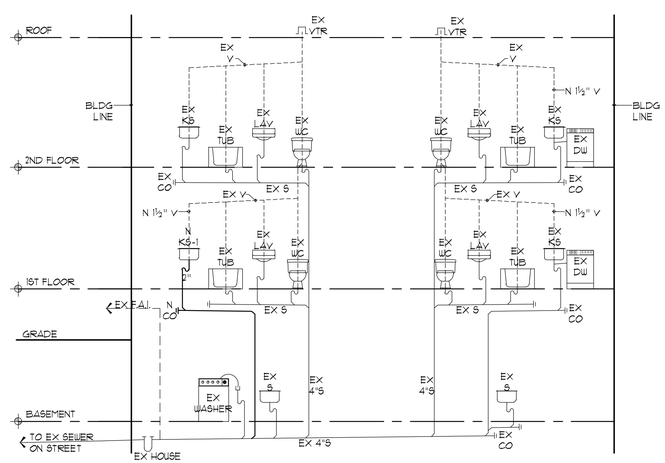
C. ARC FAULT PROTECTION MAY BE ACCOMPLISHED VIA ARC FAULT CIRCUIT INTERRUPTER (AFCI) CIRCUIT BREAKERS, OR AS ALLOWED BY CODE.

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



2 MPE-1 GAS RISER DIAGRAM (SCHEMATIC)
SCALE: N.T.S.

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



3 MPE-1 PLUMBING RISER DIAGRAM
SCALE: N.T.S.

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

MECHANICAL/PLUMBING & ELECTRICAL DRAWING LEGEND

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

FUSION ARCHITECTURE
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A NYS CERTIFIED MBE FIRM

JEAN-PIERRE LARDOUX, AIA NCARB
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NJ LIC. No. 21328
CT LIC. No. 8380
NH LIC. No. 7570
PA LIC. No. RA-021938
FL LIC. No. AR-15141
CO LIC. No. ARC.00406164
NYS HERS RATER No. 0131
NYC SPECIAL INSPECTION AGENCY LIC. No. 0105135

REGISTERED ARCHITECT JEAN-PIERRE LARDOUX 29803 STATE OF NEW YORK

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CONSULTANTS:

CLIENT:

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

PROJECT:

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

SHEET TITLE:

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

REVISIONS

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

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

#21592

BUILDING LOCATION

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

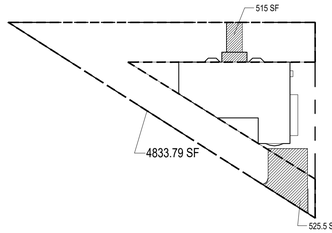
BLOCK : 109 LOT : 1–4, 5 A&B
ZONING : R–B SECTION : 2

DESCRIPTION OF WORK

LOT SUBDIVISION AND NEW TWO–STORY DETACHED SINGLE FAMILY RESIDENCE

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

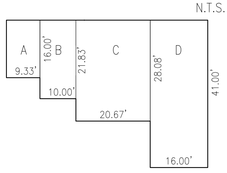
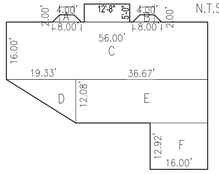
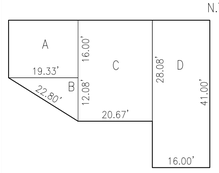
FRONT YARD COVERAGE CALCULATION

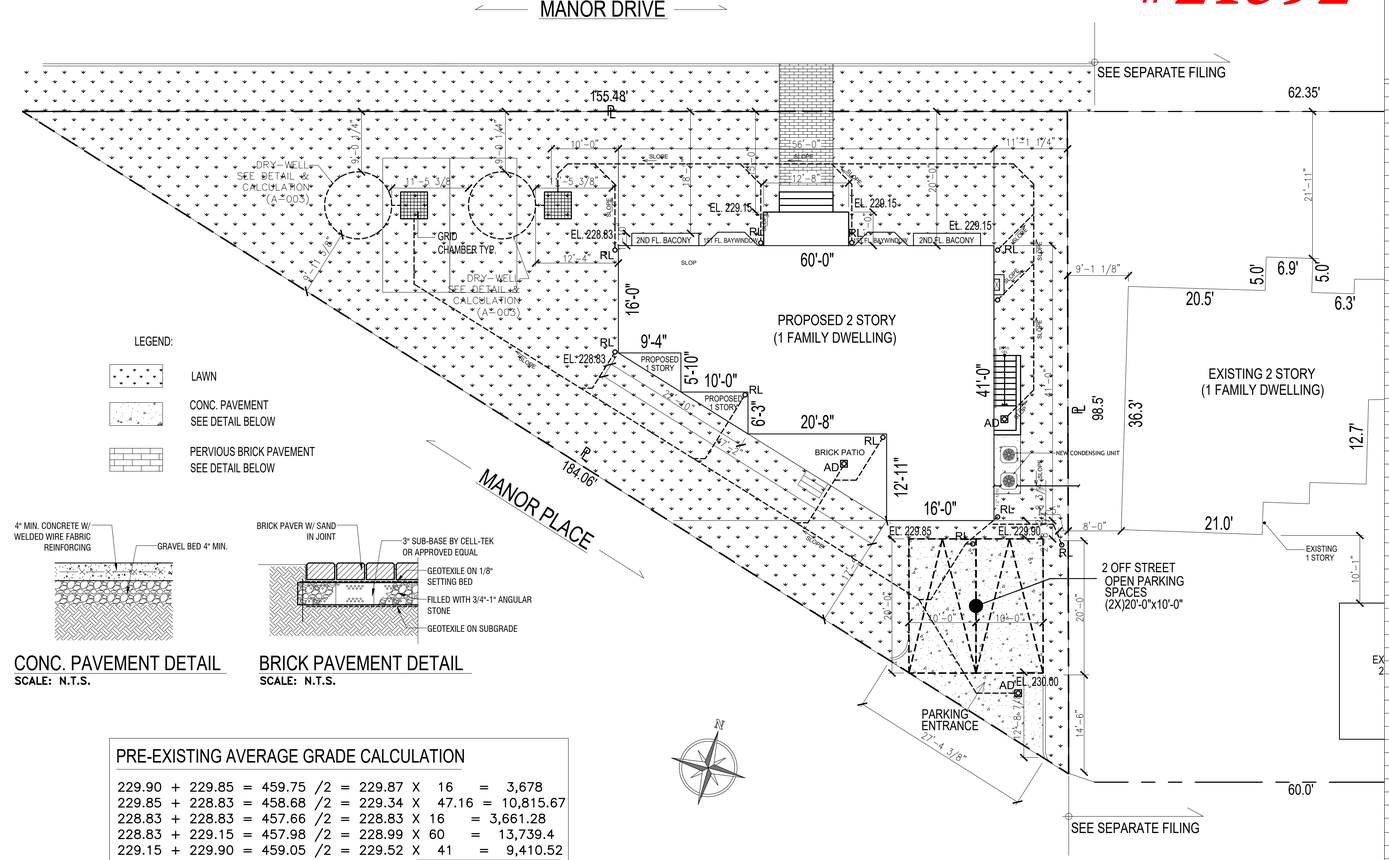


TOTAL AREA 4833.79 SF X 45(%) = 2175.20 SF
COVERAGE AREA 515 + 525.5 = 1040.5 SF

2175.20 SF > 1040.5 SF OK

FLOOR AREA CACULATION

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



SITE PLAN
SCALE: 3/32" = 1'–0"

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

BRICK PAVEMENT DETAIL
SCALE: N.T.S.

PRE-EXISTING AVERAGE GRADE CALCULATION

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

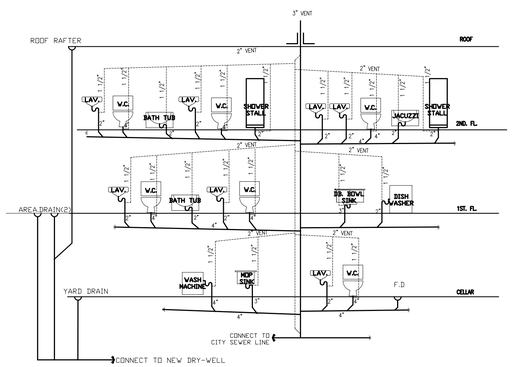
41,304.87 / 180.16 = 229.26

THE PREEXISTING AVERAGE GRADE = 229.26'

ZONING ANALYSIS

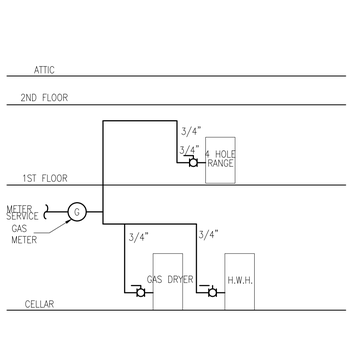
	TOTAL		REMARK
LOT AREA	7,658.32 SQ. FT.	98.51' x 155.48' x 1/2 = 7658.32 SQ. FT.	
70-38 LOT COVERAGE 30% OF LOT AREA	1686.44 SQ. FT. < 2,297.5 SQ. FT. OK	MAX. ALLOWED LOT COVERAGE AREA = 7,658.32 (LOT AREA) x 30 (%) = 2,297.5 SQ. FT. PRPOSED LOT COVERAGE AREA = FIRST FLOOR AREA = 1686.44	
70-39 FLOOR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

PLUMBING RISER DIAGRAM N.T.S.

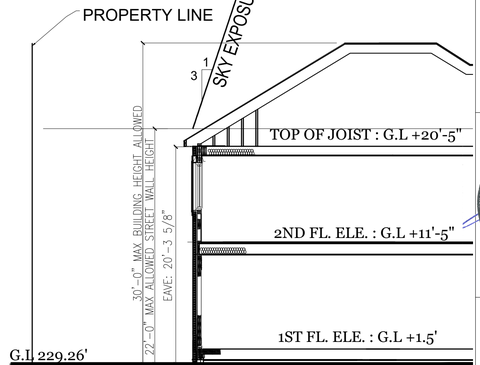


VERIFY ALL EXISTING SEWER SYSTEM AND DRAINAGE IN FIELD(LL 103/89)

GAS RISER DIAGRAM N.T.S.



SKY EXPOSURE N.T.S.



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

No.	Issue Description

No.	Revision Description

Project:

DETACHED SINGLE FAMILY RESIDENCE

61 MANOR DR.
GREAT NECK, NY

Drawing title:

PLOT PLAN, ZONNING ANALYSIS RISER DIAGRAM AND SKY EXPOSURE

Seal & Signature

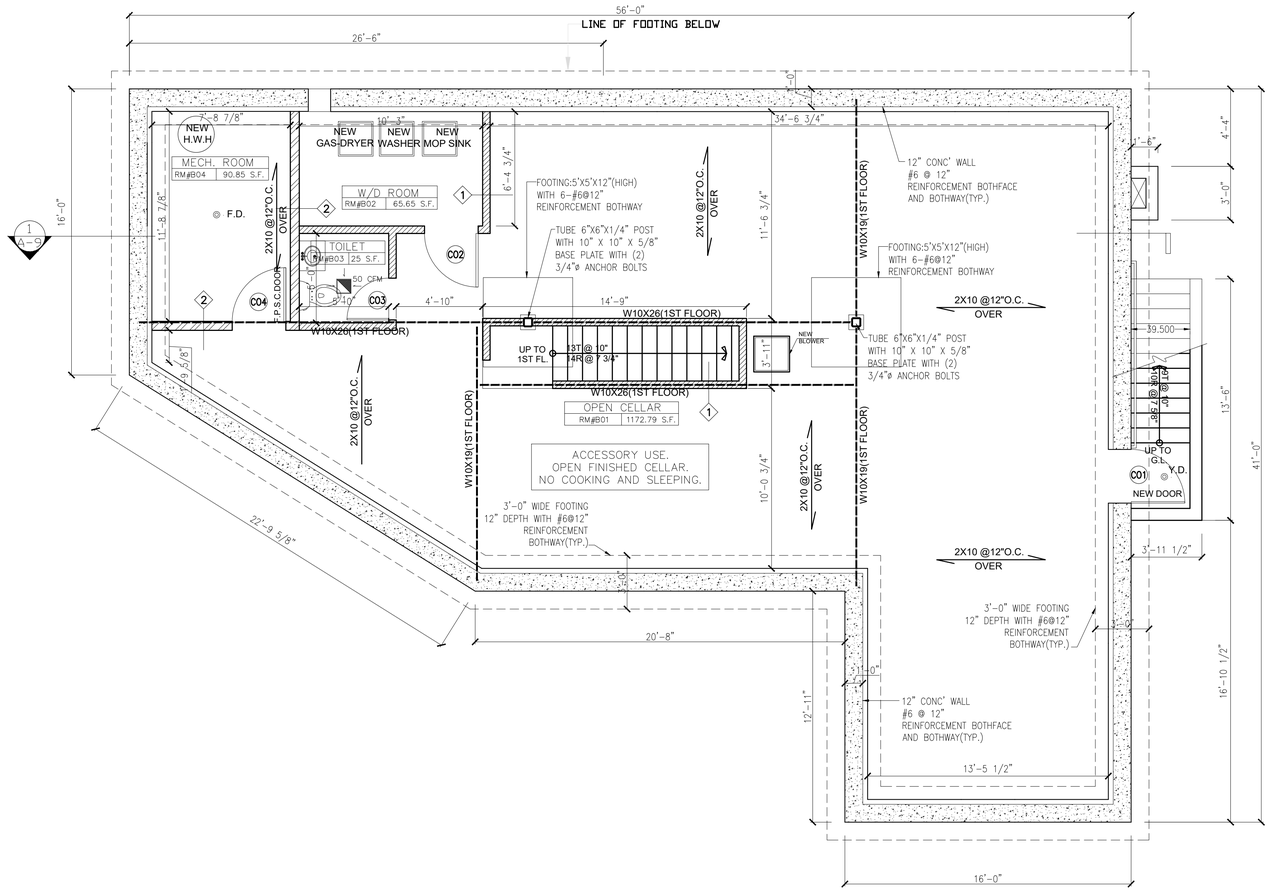
REGISTERED ARCHITECT SUNG-HO SHIN 026848 STATE OF NEW YORK

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

A-001.00

CADD FILE No: 1 of 10

Application Number:

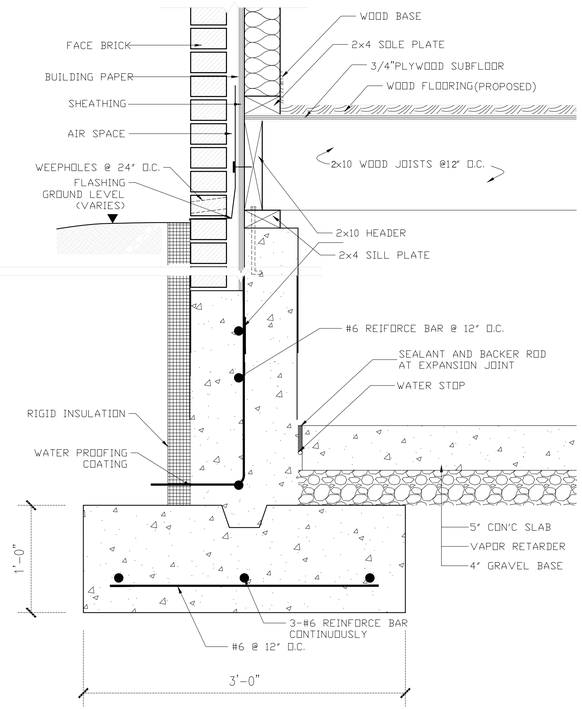


1 CONSTRUCTION PLAN @ CELLAR
SCALE : 1/4" = 1'-0"

LINTEL SCHEDULE

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

4 LINTEL SCHEDULE
SCALE : N. T. S.



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

DRY WELL CALCULATION

GENERAL NOTES :

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

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

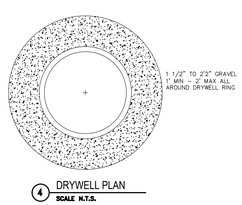
DRY WELL CALCULATION

A. DRYWELL CALCULATION FOR PROPOSED EXTENSION :

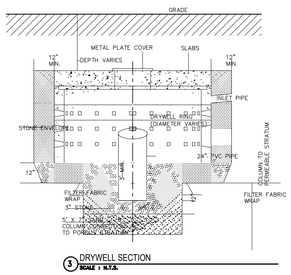
AREA : 2,470 SF
VOLUME : AREA x (2.5/12)' = 2,470 x (2.5/12)' = 514.58 CU.FT.

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

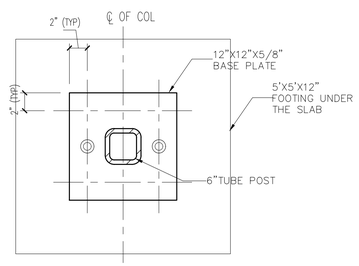
ALL ELEVATIONS SHOWN HEREON REFER TO QUEENS TOPOGRAPHICAL BUREAU DATUM WHICH IS 2.725 FEET ABOVE MEAN SEA LEVEL AT SANDY HOOK AS ESTABLISHED BY ME U.S.C. & G.S.



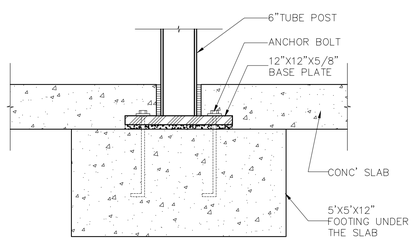
4 DRYWELL PLAN
SCALE N.T.S.



3 DRYWELL SECTION
SCALE : N.T.S.



2 FOOTING DETAIL
SCALE : N. T. S.



3 FOOTING DETAIL
SCALE : N. T. S.

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

No.	Issue Description

No.	Revision Description

Project:

DETACHED SINGLE FAMILY RESIDENCE

61 MANOR DR.
GREAT NECK, NY

Drawing title:

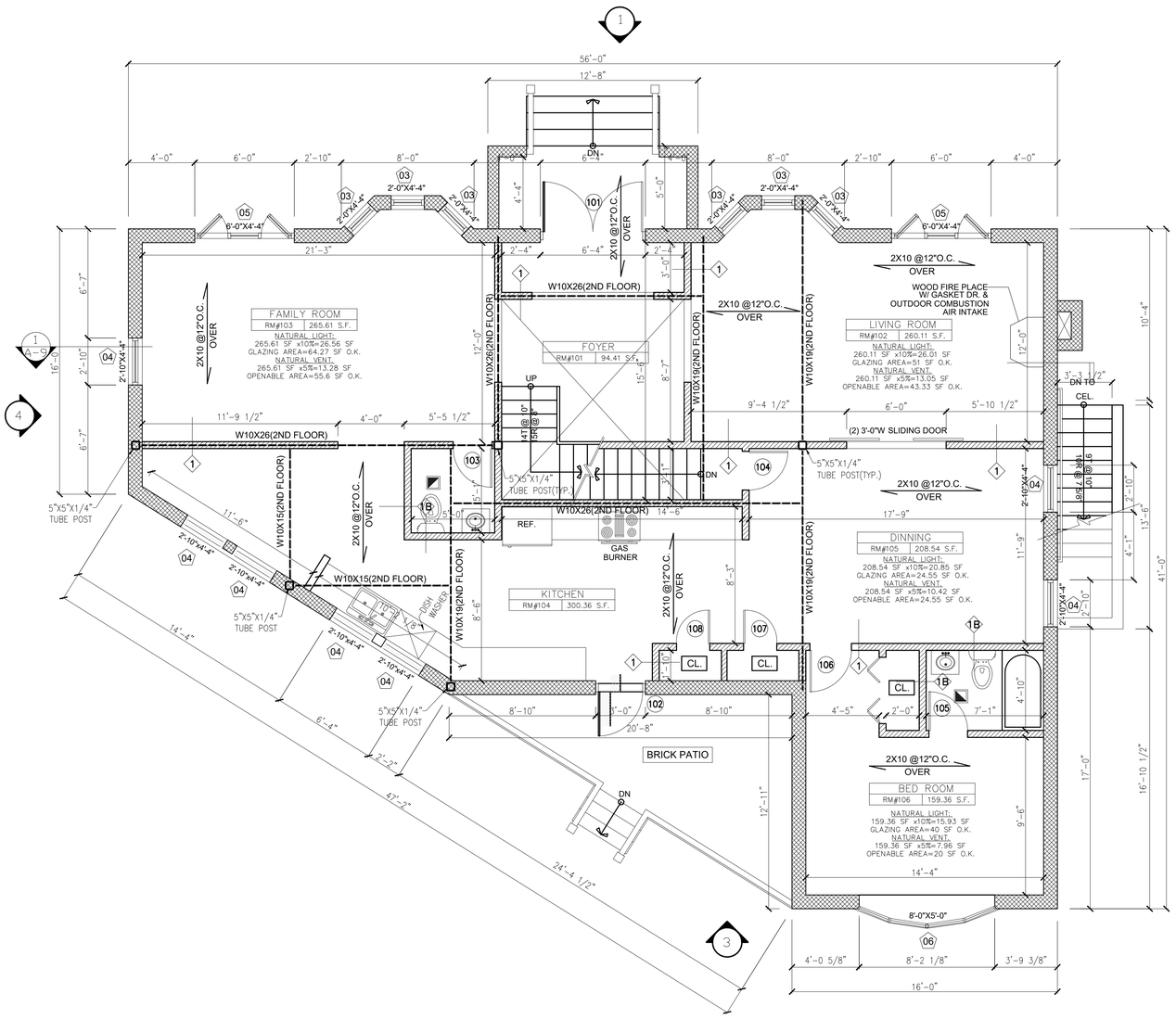
CELLAR PLAN, LINTEL LIST AND SECTIONAL DETAIL

Seal & Signature

REGISTERED ARCHITECT SUNG-HO SHIN 026848 STATE OF NEW YORK

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

Application Number:



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

DOOR SCHEDULE

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

NOTES

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

WINDOW SCHEDULE

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

NOTES

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

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

No,	Issue Description	

No.	Revision Description	

Project:

NEW DETACHED SINGLE FAMILY RESIDENCE

61 MANOR DR.
GREAT NECK, NY

Drawing title:

1ST. FLOOR CONSTRUCTION PLAN AND DOOR & WINDOW SCHEDULE

Seal & Signature

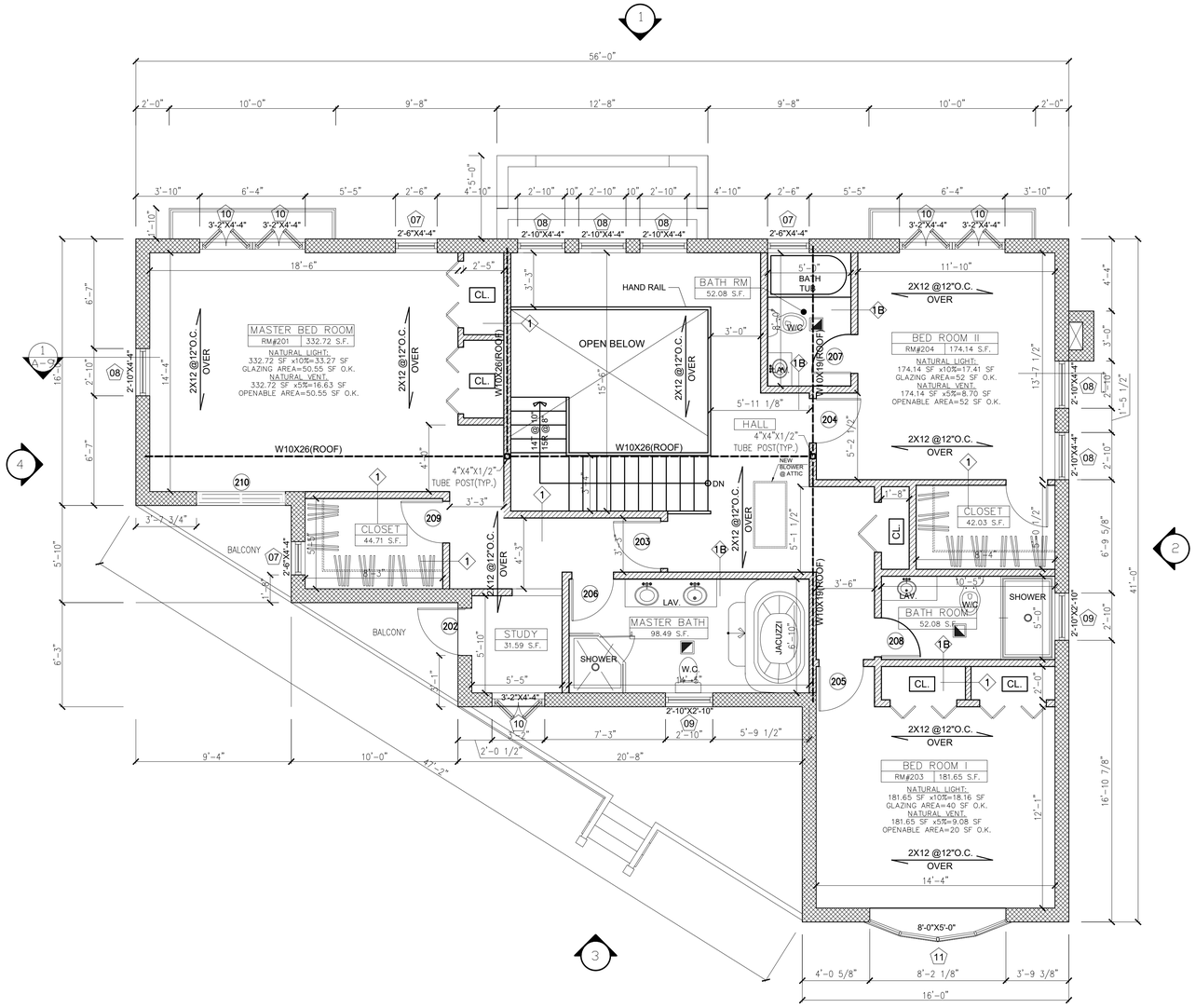
REGISTERED ARCHITECT SUNG-HO SHIN 026848 STATE OF NEW YORK

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

A - 004.00

CADD FILE No: 4 of 10

Application Number:



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

FINISH SCHEDULE

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

Architect:

Sung-Ho Shin Architect, P.C.

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Tel: 718.428.2882
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No,	Issue Description

No.	Revision Description

Project:

NEW DETACHED SINGLE FAMILY RESIDENCE

61 MANOR DR.
GREAT NECK, NY

Drawing title:

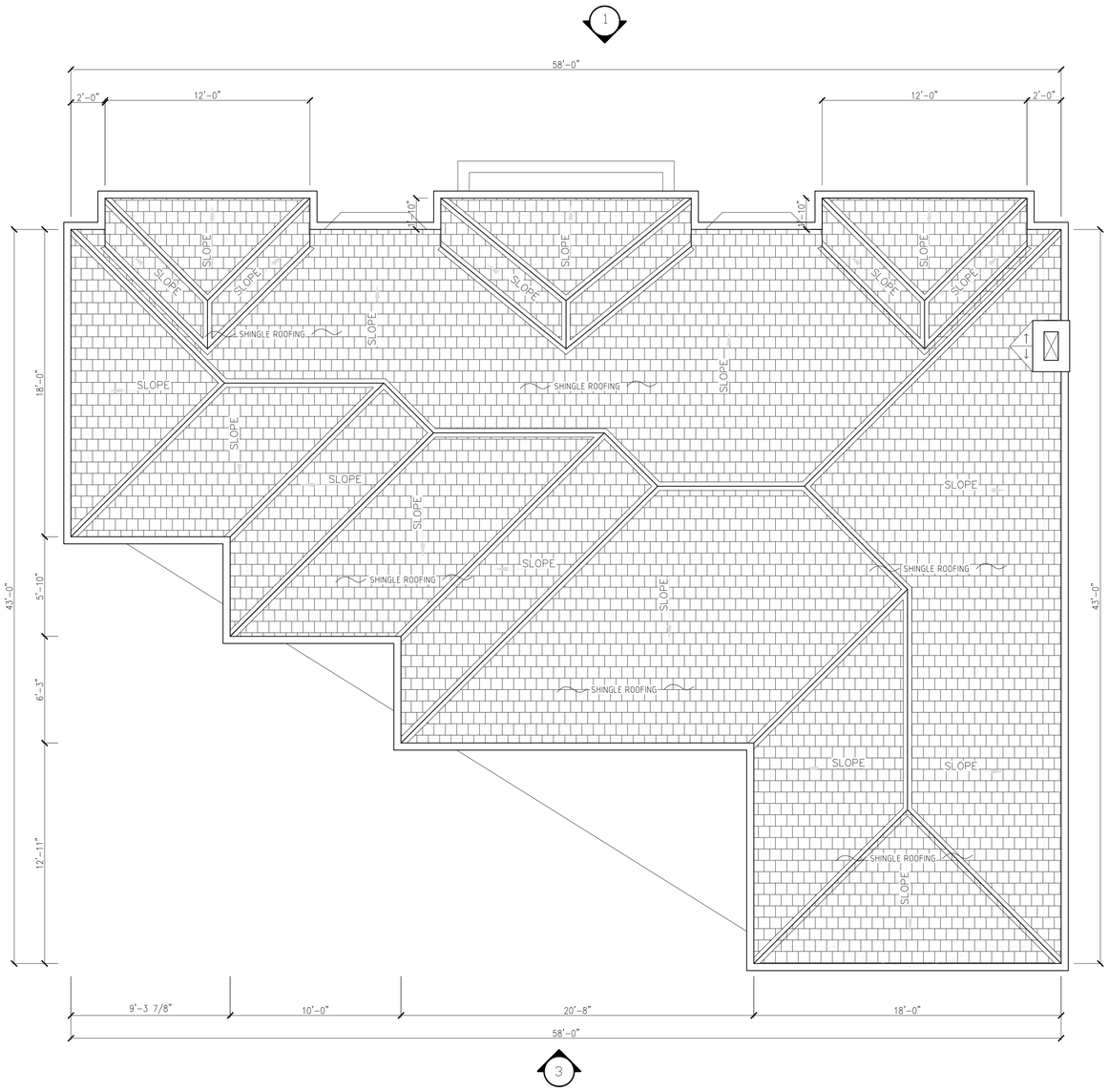
2ND FLOOR CONSTRUCTION PLAN AND FINSH SCHEDULE

Seal & Signature

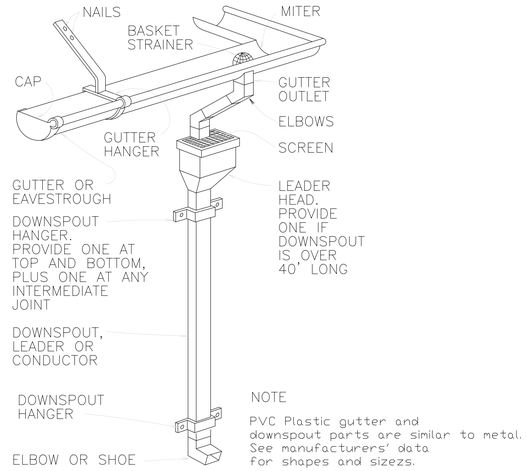
REGISTERED ARCHITECT SUNG-HO SHIN 028848 STATE OF NEW YORK

Date:	12/11/2012
Project No.:	
Drawn By:	JSH
Checked by:	S.S.
	A - 005.00
CADD FILE No:	5 of 10

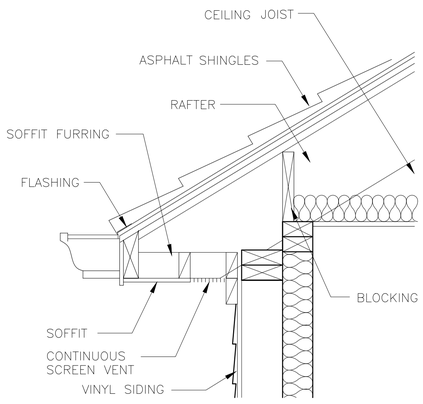
Application Number:



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



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



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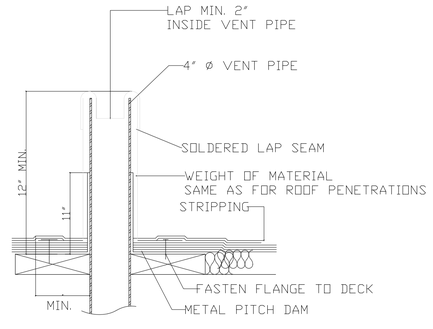

4 GENERAL DETAIL (ROOF VENT)
SCALE : N. T. S.

Architect:
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No,	Issue Description	

No.	Revision Description	

Project:

NEW DETACHED SINGLE FAMILY RESIDENCE

61 MANOR DR.
GREAT NECK, NY

Drawing title:

ROOF
CONSTRUCTION PLAN
AND GENERAL DETAIL

Seal & Signature

REGISTERED ARCHITECT SUNG-HO SHIN 028848 STATE OF NEW YORK

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

A - 006.00

CADD FILE No: 6 of 10

Application Number:

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

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

Architect:
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No.	Issue Description

No.	Revision Description

Project:

NEW DETACHED SINGLE FAMILY RESIDENCE

61 MANOR DR.
GREAT NECK, NY

Drawing title:

FRONT & LEFT-SIDE ELEVATION

Seal & Signature

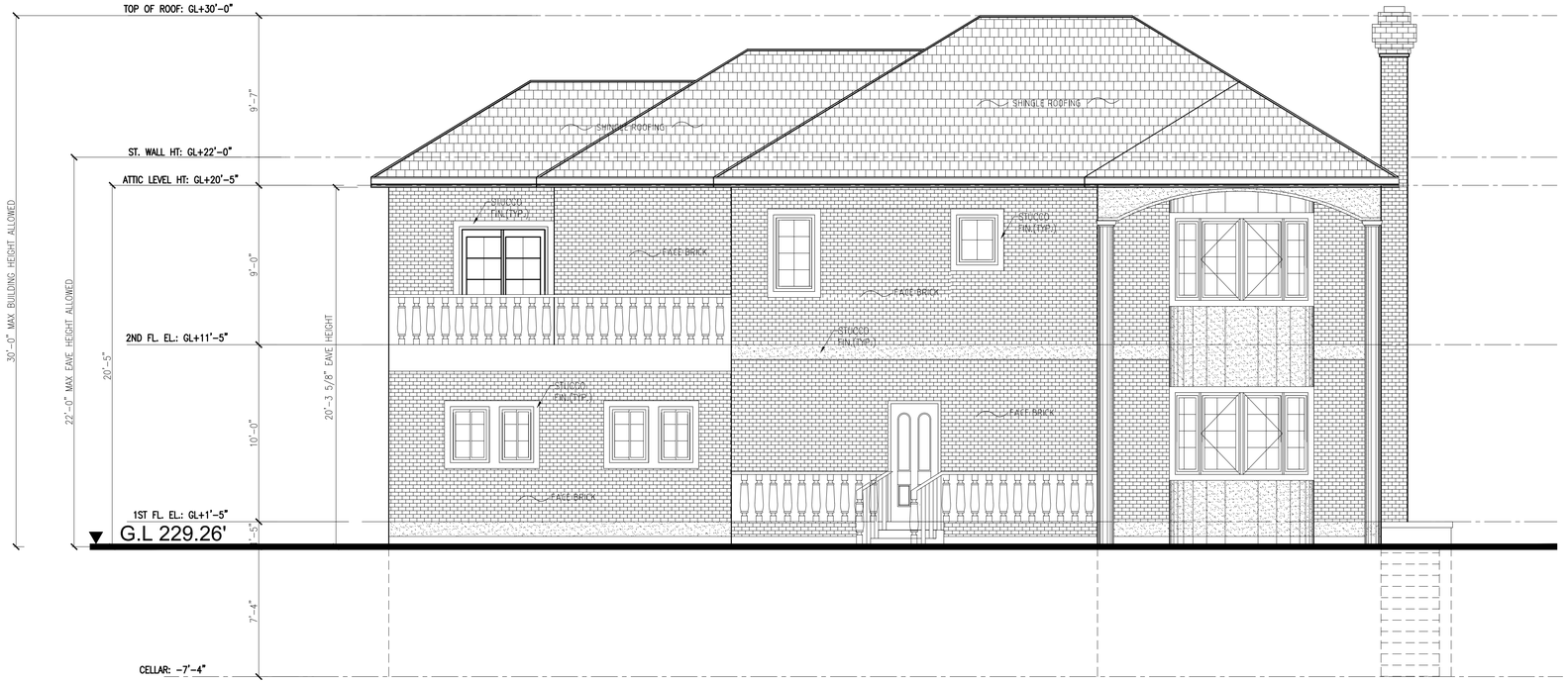
REGISTERED ARCHITECT SUNG-HO SHIN STATE OF NEW YORK 026848

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

A - 007.00

CADD FILE No:

Application Number:



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

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

Architect:
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Fax: 718.428.2872

No.	Issue Description

No.	Revision Description

Project:

NEW DETACHED SINGLE FAMILY RESIDENCE

61 MANOR DR.
GREAT NECK, NY

Drawing title:

REAR & RIGHT-SIDE ELEVATION

Seal & Signature

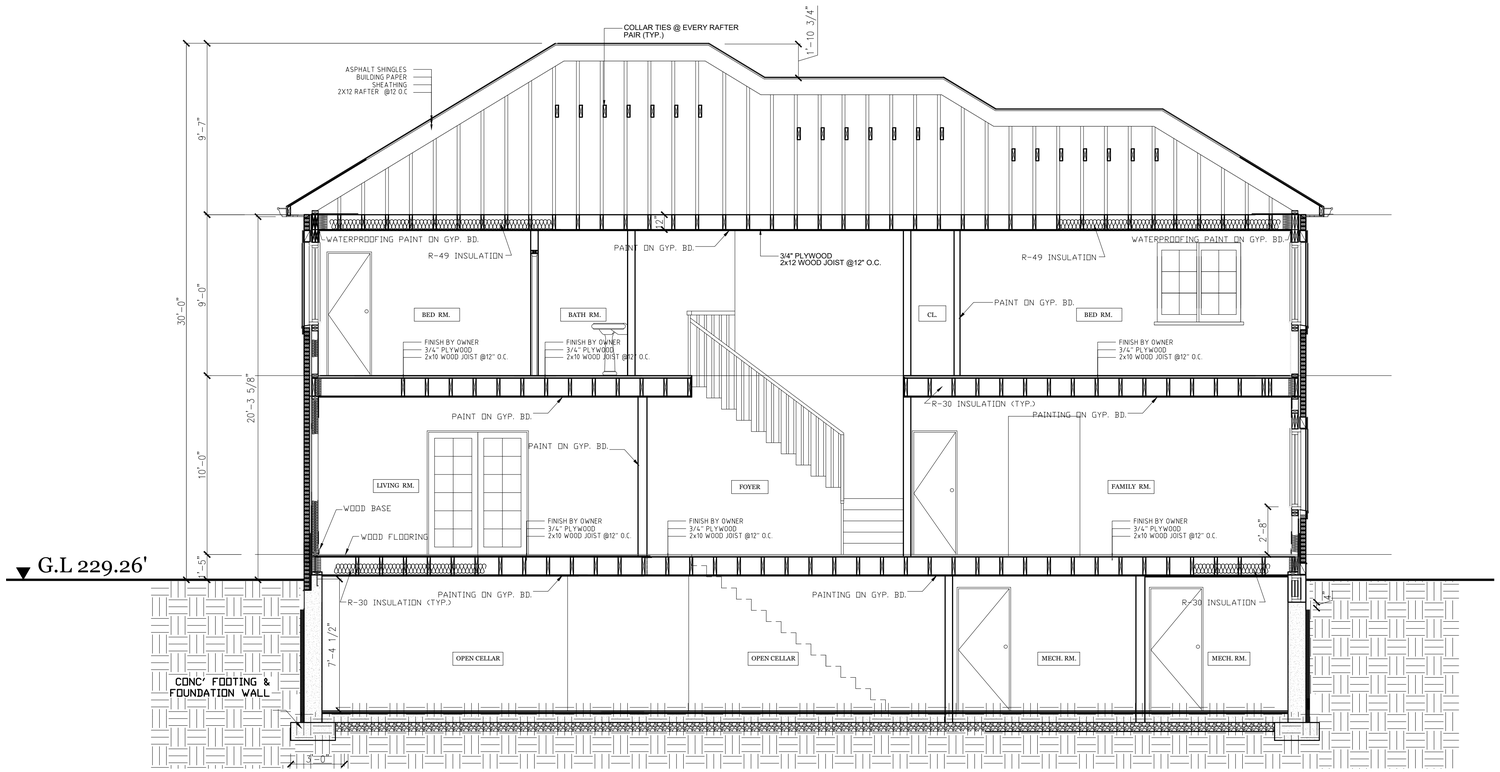
REGISTERED ARCHITECT SUNG-HO SHIN 028848 STATE OF NEW YORK

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

A - 008.00

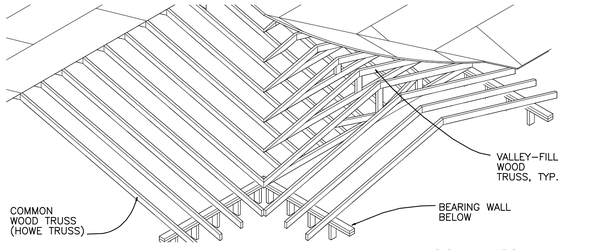
CADD FILE No:

Application Number:



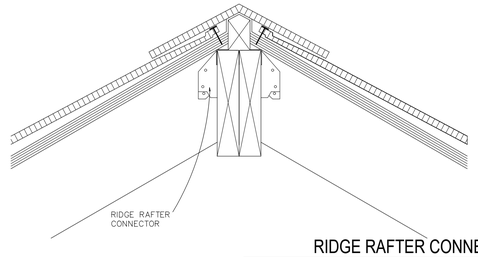
1 X-X' SECTION

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



ROOF TRUSS DETAIL

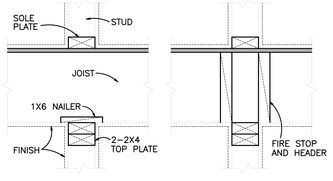
SCALE : N. T. S.



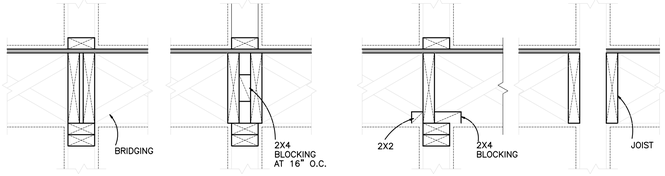
RIDGE RAFTER CONNECTOR DETAIL

SCALE : N. T. S.

BEARING INTERIOR PARTITION



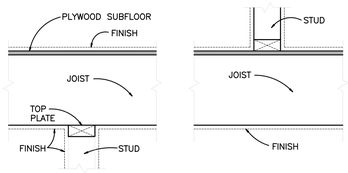
PARTITIONS PERPENDICULAR TO JOISTS



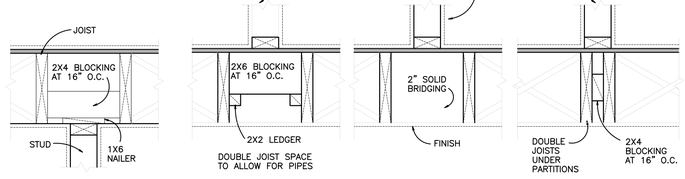
PARTITIONS PARALLEL TO JOISTS

BALLOON AND BRACED

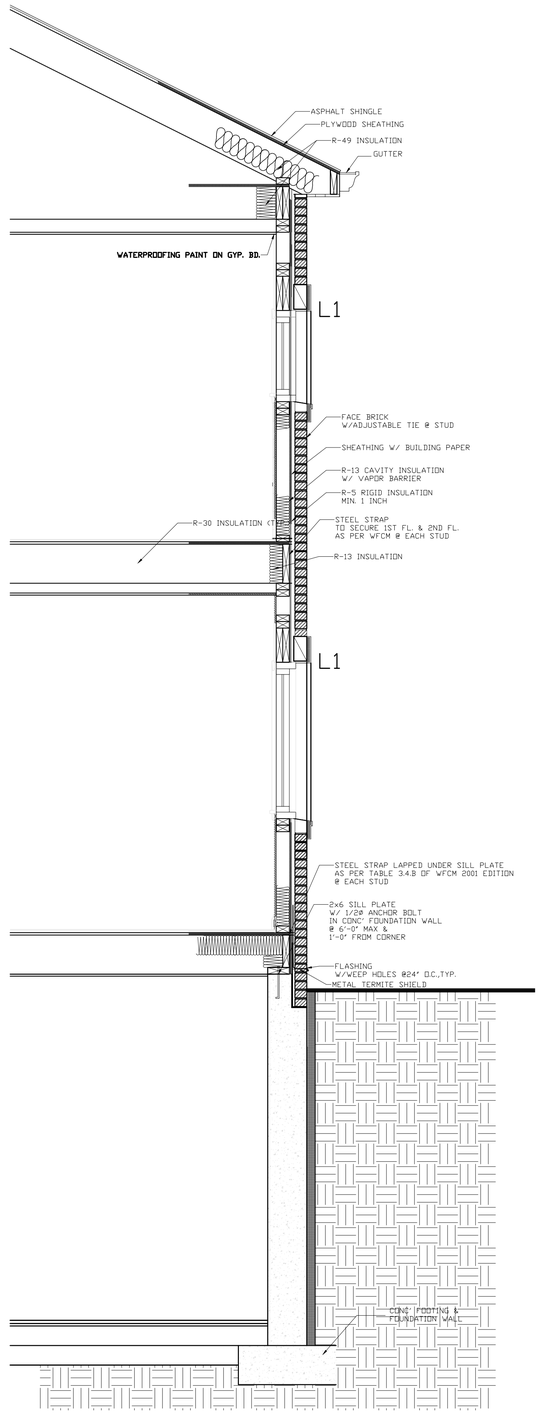
NONBEARING INTERIOR PARTITION



PARTITIONS PERPENDICULAR TO JOISTS



PARTITIONS PARALLEL TO JOISTS



2 EX-WALL SECTIONAL DETAIL

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

Architect:

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No,	Issue Description	

No.	Revision Description

Project:

NEW DETACHED SINGLE FAMILY RESIDENCE

61 MANOR DR.
GREAT NECK, NY

Drawing title:

X-X' SECTION
EX-WALL DETAIL

Seal & Signature

REGISTERED ARCHITECT SUNG-HO SHIN 020848 STATE OF NEW YORK

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

Application Number:

GENERAL NOTES:

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

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

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

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

NO CHANGES TO HVAC UNDER THIS RENOVATION.

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

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

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

PROVIDE SMOKE AND HEAT DETECTORS AS REQUIRED BY CODE.

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

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

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

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

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

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

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

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

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

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

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

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

THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SINCE THESE ARE SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE GENERAL CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, SUBCONTRACTORS OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

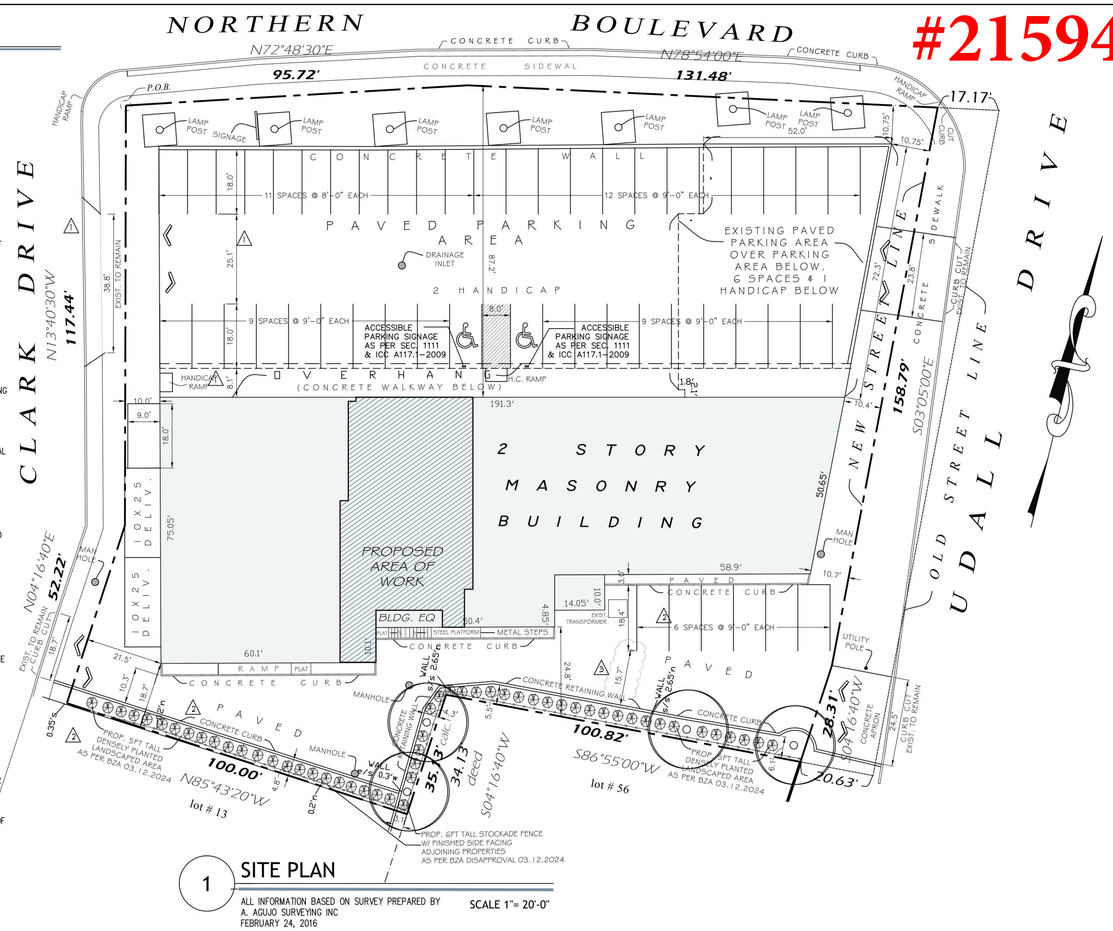
CONTRACTOR TO RESTORE ANY PORTION OF HOUSE DAMAGED DURING ALTERATION.

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

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

BUILDING DEPARTMENT NOTES:

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



1 SITE PLAN

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

SCALE 1"= 20'-0"

TABLE A

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

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

   PROPOSED OCCUPANCY FIRST FLOOR – 'B' – (BUSINESS) – REAL ESTATE OFFICE
   PREVIOUS OCCUPANCY 'B'–(BUSINESS)–RETAIL

   BUILDING IS SPRINKLERED
   BUILDING HAS FIRE ALARM SYSTEM
   FIRST FLOOR AREA: 2,168.23 SF

2. CHAPTER 3 – USE AND OCCUPANCY AS PER SECTION 302

   'B'–BUSINESS– REAL ESTATE OFFICE

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

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

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

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

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

AREA	FLAME SPREAD
ROOMS & ENCLOSED SPACES	"C"

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

6. CHAPTER 10 – MEANS OF EGRESS

   TABLE 1004.1.2 – MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

   BUSINESS–BUSINESS AREAS = 150 GROSS SF/PER OCCUPANT
   FIRST FLOOR– 2,168.23 SF/150 SF = 14.45 = 15 PERSONS

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

   BUILDING:
   'B'–FIRST FL. @ 15 OCCUPANTS X .2 INCH = 3.0" REQ'D
   36" TOTAL PROV.
   (1 36" WIDE DOORS) (EXIST NO CHANGE)

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

   TABLE 1017.2 – EXIT ACCESS TRAVEL DISTANCE

USE:	ALLOWED:	PROVIDED:
'B'	300 FT. (SPRINKLERED)	82'–3"

   STAIR ENCLOSURES(1023.2)–1 HOUR CONNECTING LESS THAN 4 STORIES–NOT APPLICABLE

7. CHAPTER 29 – PLUMBING SYSTEMS

   MINIMUM NUMBER OF FIXTURES AS PER 2902.2 (4) SEPARATE FACILITIES FOR MALE AND FEMALE SHALL NOT REQUIRED IN "B" OCCUPANCY IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR FEWER

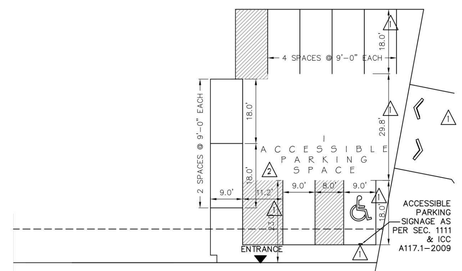
   AS PER 2902.1, ONE WATER CLOSET AND ONE LAVATORY REQUIRED FOR LESS THAN 500 AND 750 OCCUPANTS.

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

   * SEE DETAILED PARKING CALCULATIONS ON A2.0

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

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



PARTIAL LOWER LEVEL BUILDING

LOWER LEVEL PARKING LAYOUT

ACAD DRAWINGS/800 NORTHERN BLVD/800 NORTHERN BLVD

#21594

PROJECT INFO

B SQUARE REALTY INC
800 NORTHERN BLVD SUITE #2
GREAT NECK NY 11021
TOWN OF NORTH HEMPSTEAD
DISTRICT: BUSINESS A
SBL: 2 - 116 - 1
LOT SIZE: 38,680 SF.

SCOPE OF WORK NOTES

PROPOSED:

- CHANGE TENANCY FROM RETAIL SPACE TO REAL ESTATE OFFICE.
- USE GROUP- BUSINESS "B" - NO CHANGE OF USE OR OCCUPANCY CLASSIFICATION (RETAIL SPACE WAS "B")
- ALTERATION LEVEL 2
- INTERIOR PLUMBING RENOVATION TO EXISTING UNIT

AERIAL VIEW

DRAWINGS LIST

A1.0 GENERAL PROJECT DATA / PLOT PLAN
A2.0 PLUMBING RISER DIAGRAM, ADA DETAILS, PARKING CALC.
A3.0 GROUND FLOOR PLAN/RCP/PLUMBING RISER

* SPRINKLER, FIRE ALARM, & HVAC TO BE PROVIDED AFTER BZA APPROVAL.

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.

DISAPPROVED For ZONING
Anthony Basile
10/23/2024

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

NO.	DATE:	
1	05.28.24	DOB SUBMITTAL
2	06.25.13	AS PER DOB
3	09.05.24	REVISED SITE & PARKING
4	10.22.24	DIMENSION ADDED

PROJECT TITLE: B SQUARE REALTY INC.
LOCATION: 800 NORTHERN BLVD, SUITE #2, GREAT NECK NY 11021
SHEET TITLE: GENERAL NOTES/ PLOT PLAN & ZONING

SHEET NO.
A1.0

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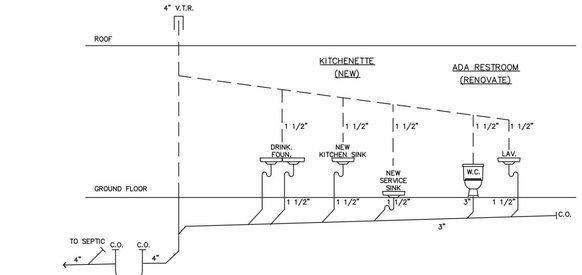
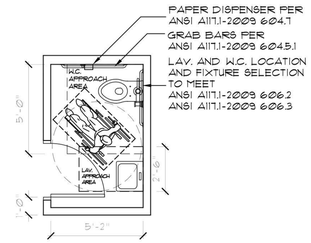
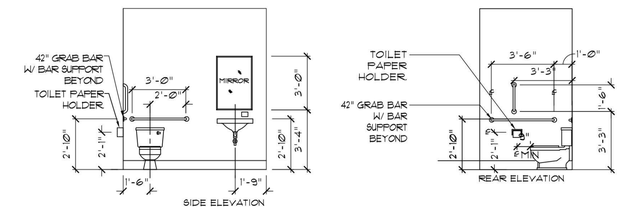


1 PLUMBING RISER DIAGRAM

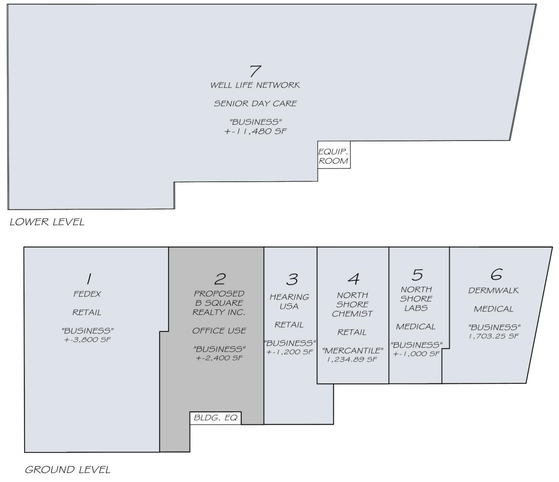
N.T.S





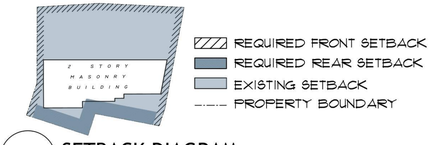
2 ACCESIBLE BATHROOM DETAILS

SCALE 1/4" = 1'-0"



3 OCCUPANCY DIAGRAM FOR PARKING CALC.

N.T.S



4 SETBACK DIAGRAM

N.T.S

NOTE:

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

ANSI A117.1-2009 CODE SECTIONS:

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

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

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

PARKING CALCULATIONS AS PER 70-103:

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

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

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

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

TOTAL PARKING REQUIRED = 4.68 + 24.12 + 12.0 + 22.96 = 63.76 = 64.0 PARKING SPACES
TOTAL PARKING PROVIDED = = 58.0 PARKING SPACES
64> 58 THEREFORE, REQUIRES BZA

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DISAPPROVED
For
ZONING
Anthony Basile
10/23/2024

ACAD DRAWINGS/800 NORTHERN BLVD/800 NORTHERN BLVD

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

NO. DOB SUBMITTAL
DATE: 05.28.24

PROJECT TITLE
B SQUARE REALTY INC

LOCATION
800 NORTHERN BLVD SUITE #2
GREAT NECK NY 11021

SHEET TITLE PLUMBING RISER DIAGRAM
ADA DET, PARKING CALC.

SHEET NO.
A2.0

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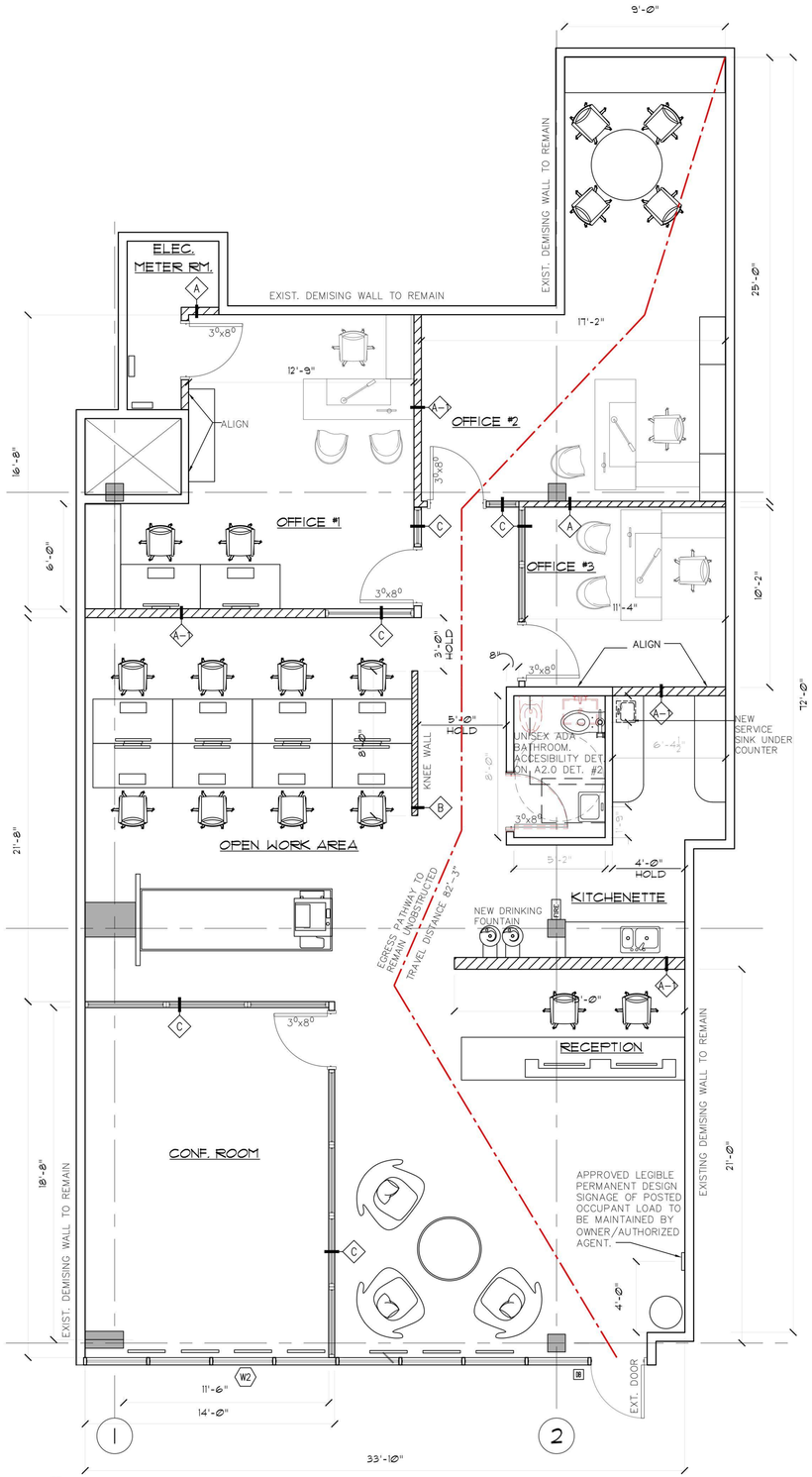
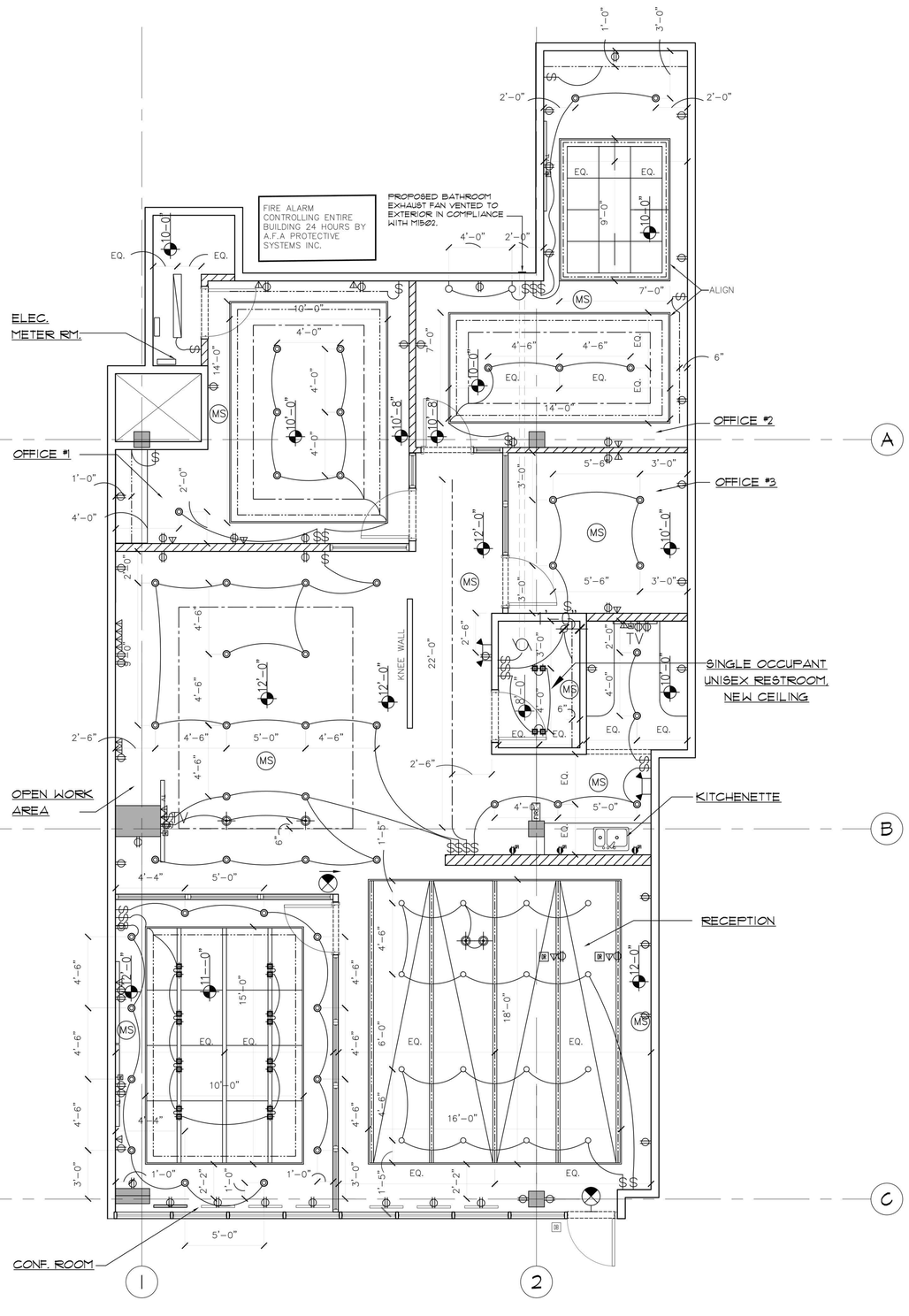


1 GROUND FLOOR PLAN

ALL INFORMATION BASED ON SPACE PLANS PREPARED BY TAN ARCHITECT P.C.
MARCH 12, 2024

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



2 GROUND FLOOR REFLECTED CEILING/ELEC. PLAN

ALL INFORMATION BASED ON SPACE PLANS PREPARED BY TAN ARCHITECT P.C.
MARCH 12, 2024

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

WALL TYPE LEGEND

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

GENERAL CONSTRUCTION

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

ELECTRICAL NOTES

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

EMERGENCY LIGHTING. SEE NOTE BELOW

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

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

LISTED 2W LED DIRECTIONAL EXIT LIGHT

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

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

DUPLEX OUTLETS
GFI–DENOTES GROUND FAULT INTERRUPTER

EXISTING HVAC SUPPLY CEILING DIFFUSER

EXISTING HVAC RETURN

EXISTING SPRINKLER HEAD

EXISTING 4" LED DOWNLIGHT

CHANDELIER
E– EXISTING
N– NEW
R– RELOCATE

CEILING MOUNTED BATHROOM EXHAUST FAN WITH DEDICATED MANUAL SWITCH–50 CFM

MS MAXXIMA STYLE
MODEL: MEW–OS100W
CEILING MOUNT 360 DEGREE PIR OCCUPANCY SE

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DISAPPROVED
For
ZONING
Anthony Basile
10/23/2024

ACAD DRAWINGS/PARK, MICHAEL/800 NORTHERN BLVD SUITE 2

GUILOR ARCHITECTS
ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN
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NO.	DATE:	
	05.2024	DOB SUBMITTAL

PROJECT TITLE
B SQUARE REALTY INC
LOCATION
800 NORTHERN BLVD, SUITE #2
GREAT NECK NY 11021
SHEET TITLE
GROUND FLOOR PLAN, ELEC/RCP PLAN

SHEET NO.
A3.0

BARROCA RESIDENCE

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

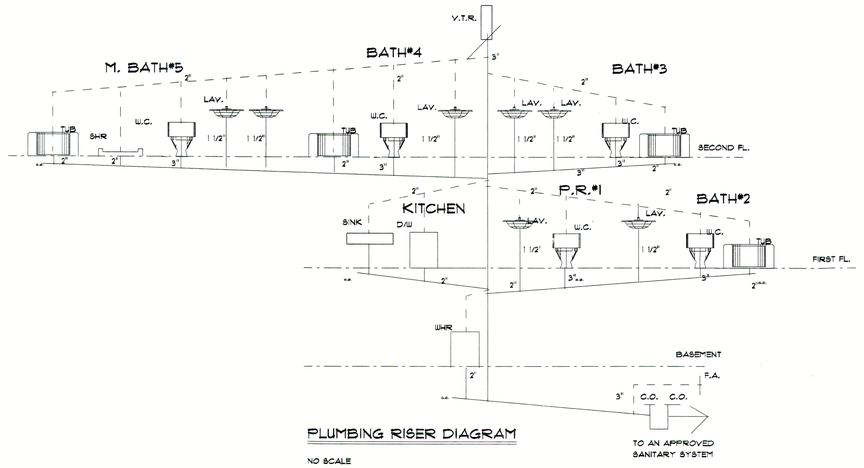
1. ALL ROOF ASSEMBLIES TO CONFORM WITH RCNYS CHAPTER 9/ROOF AND ANSI/AF&PA WFCM-1995 3.5 ROOF SYSTEMS AS FOLLOWS:
   A. PROVIDE CONCEALED ALUM. FLASHINGS AT ALL WALL AND ROOF INTERECTIONS, CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS-NO. 26 GALV SHEETS.
   B. ROOF DECK UNDERLAYMENT SHALL 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

#21631

DRYWELL PERMIT REQUIRED

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

EMERGENCY ESCAPE AND RESCUE OPENING REQUIREMENT
Basements, habitable attics and all sleeping rooms shall have at least one operable window or exterior door approved for emergency escape or rescue. The door or window shall be operable from the inside to provide a full clear opening without the use of separate tools. Where windows are provided as a means of escape or rescue they shall have a sill height of not more than 44 inches above the floor. The minimum net clear opening for emergency escape and rescue openings shall be as follows:
Grade floor openings shall have a minimum net clear opening of 5 square feet.
Minimum net clear opening height shall be 24 inches.
Minimum net clear opening width shall be 20 inches.
All emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with section R310.2.
Bars, grills, covers or screens placed over emergency escape and rescue openings shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

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

ATTACHED GARAGE(S) MUST BE PROTECTED WITH 5/8 GYPSUM BOARD AND 1 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.

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

NO OVERSIGHT, ERROR OR OMISSION ON THE PART OF THE BUILDING INSPECTOR OR ANY OTHER REPRESENTATIVE SHALL RELIEVE THE OWNER, CONTRACTOR, ALTERNATE CONTRACTOR OR ANY OTHER PERSON FROM COMPLYING WITH ANY REQUIREMENT OF THE BUILDING CODE OR ANY OTHER APPLICABLE LAW, ORDINANCE, RULE OR REGULATION, INCLUDING EXCAVATION, CONSTRUCTION, ALTERATION OR REPAIR OF ANY BUILDING OR STRUCTURE THAT DOES NOT CONFORM TO THE PROVISIONS OF THE BUILDING CODE AND THE ZONING ORDINANCE.

NO CONSTRUCTION, INCLUDING EXCAVATION, DEMOLITION, ALTERATION OR REPAIRS OF ANY BUILDING OTHER THAN ONE OF ONE OR TWO FAMILY DWELLINGS, SHALL BE DONE BEFORE 8:00 A.M. AND AFTER 5:00 P.M. ON WORK DAY. WORK DONE THROUGH FRIDAY IS PROHIBITED EXCEPT SPECIFICALLY APPROVED BY THE BUILDING INSPECTOR.

APPROVED
DEC 01 2005
Joseph Mistretta
Deputy Commissioner

REGISTERED ARCHITECT CHRISTOPHER GARTEN No. 18488 STATE OF NEW YORK

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

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

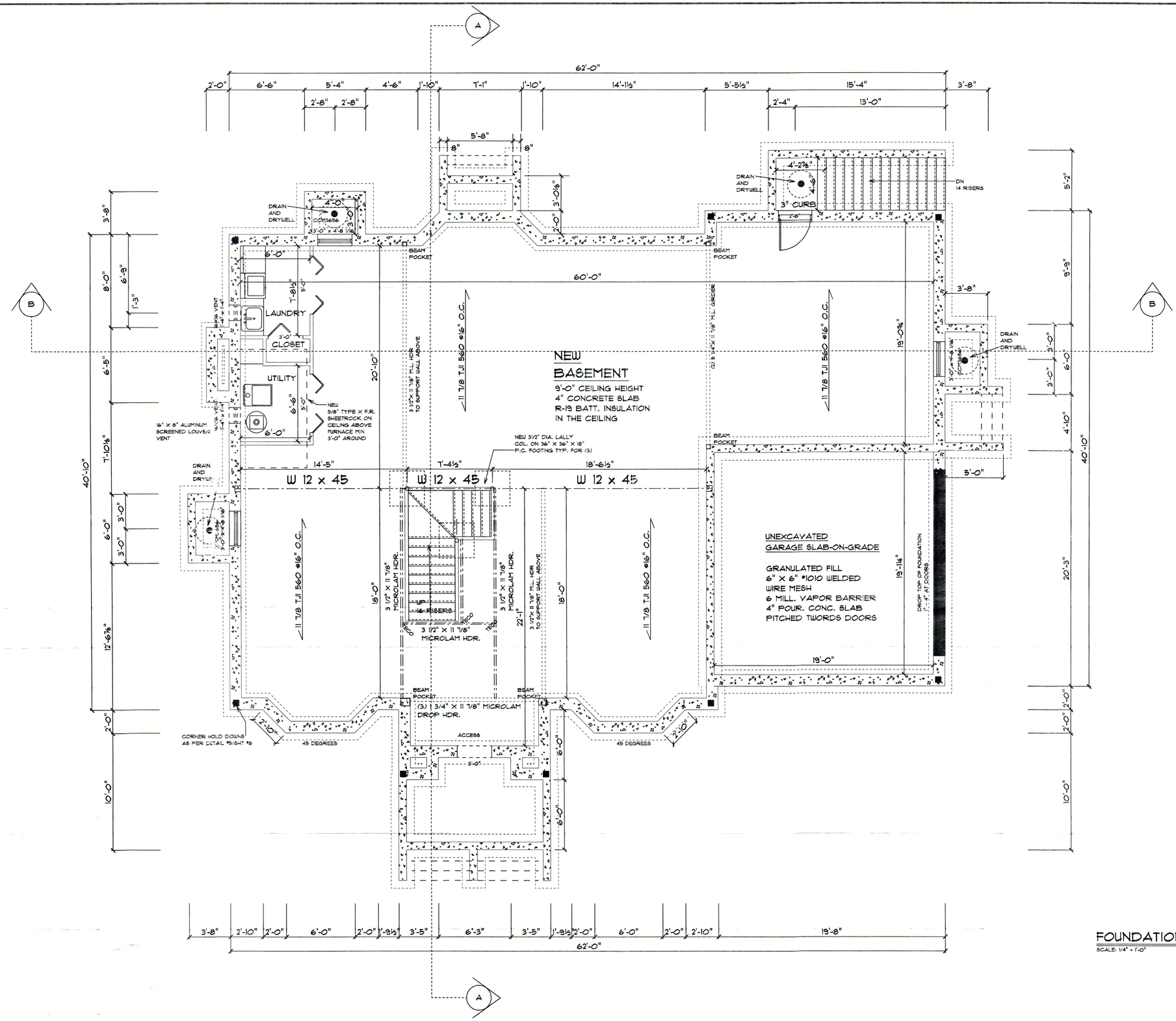
PROJECT: LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

DRAWING: GENERAL NOTES
FASTENING SCHEDULE

PROJECT NUMBER: 05-105

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

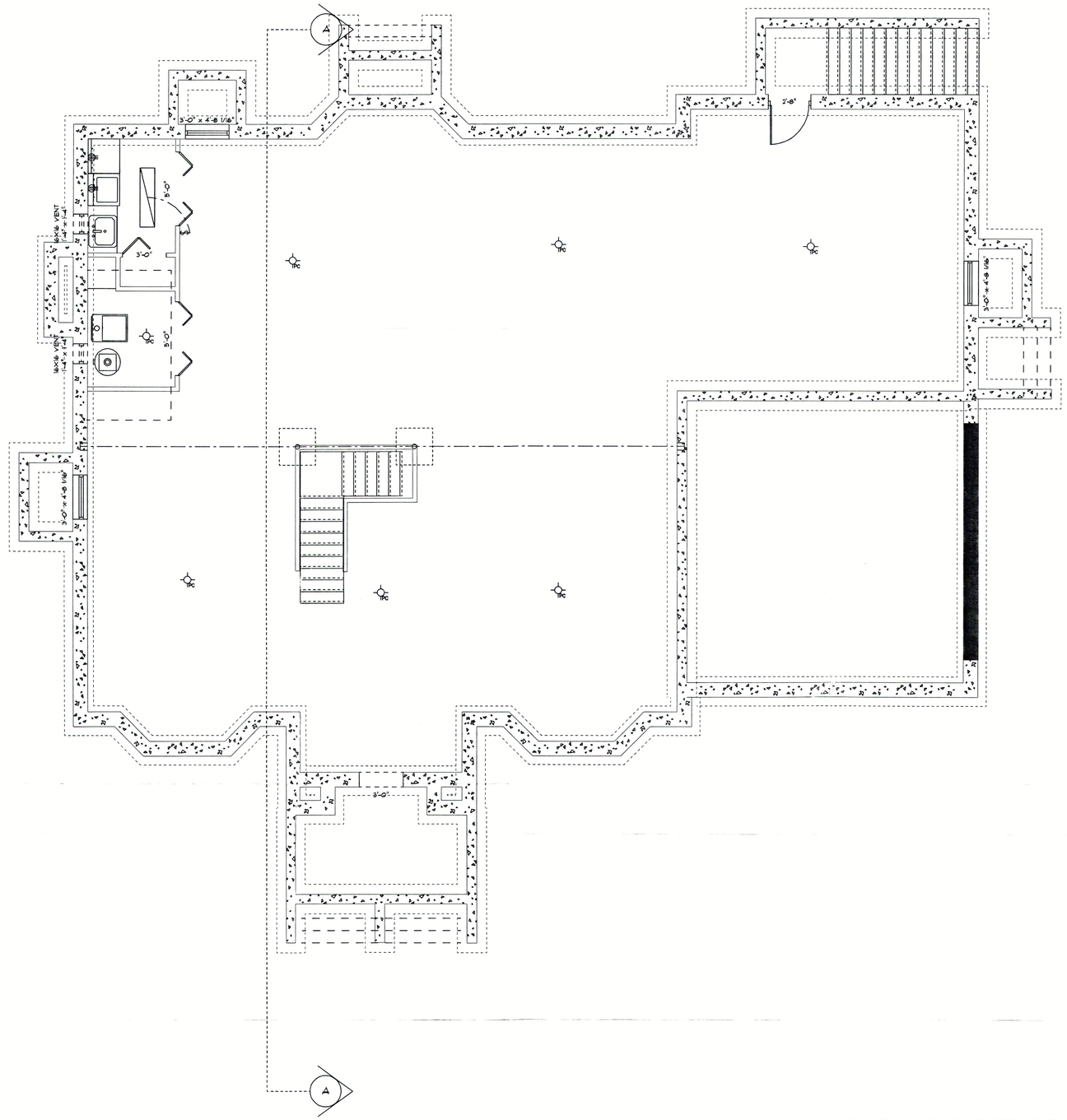
PROJECT:
LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

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.

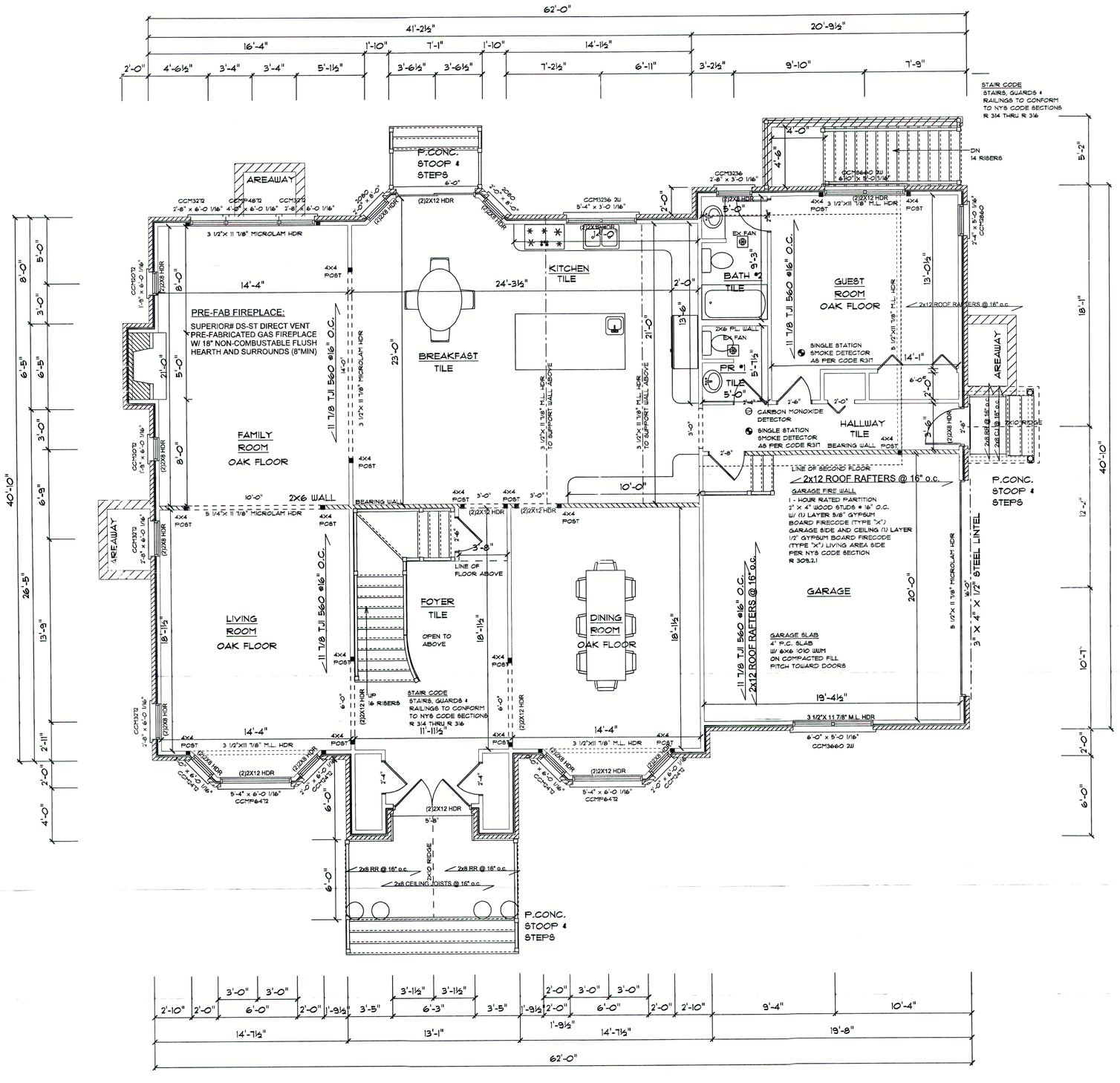
JOB NUMBER:

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

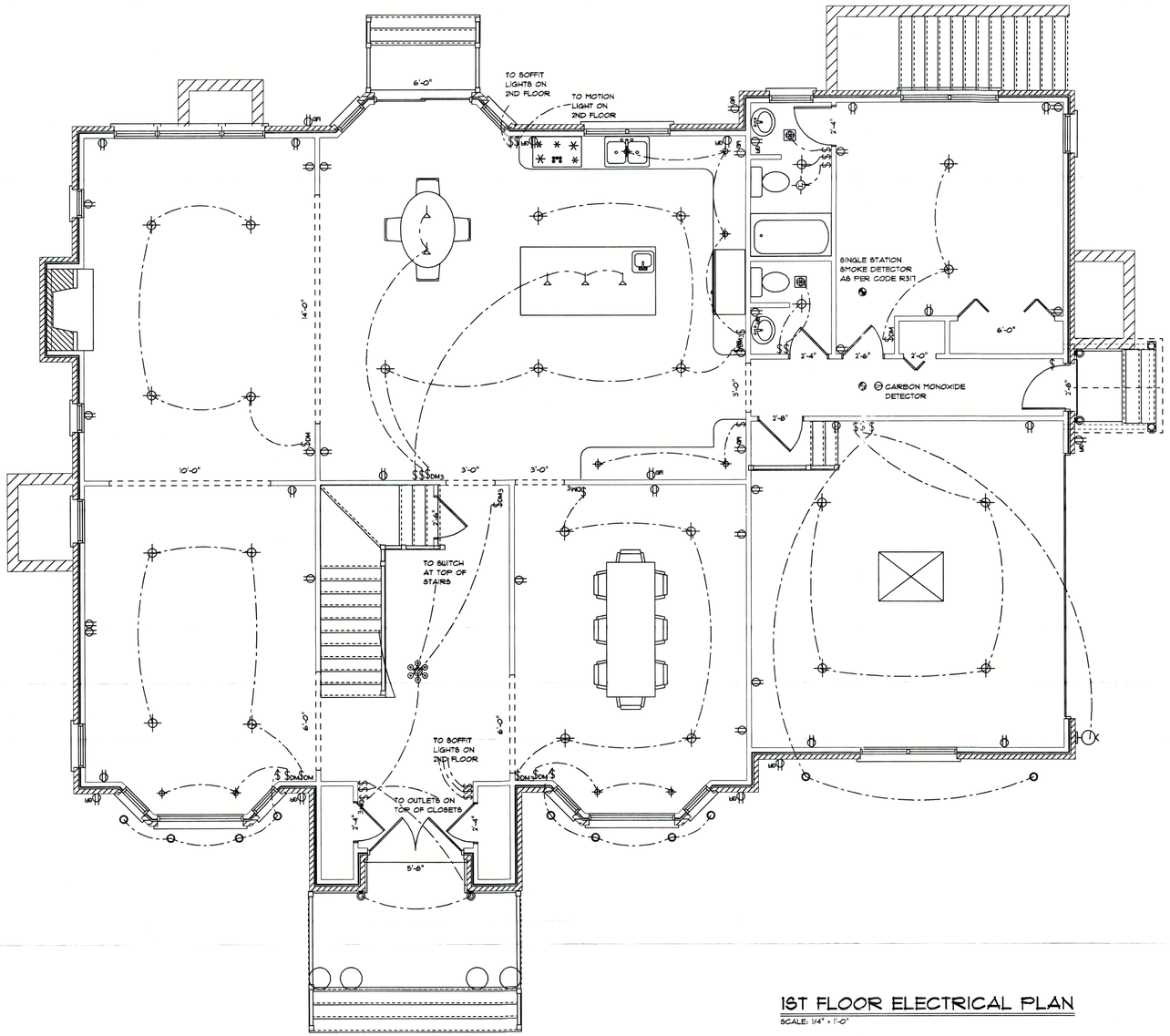
PROJECT:
LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

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

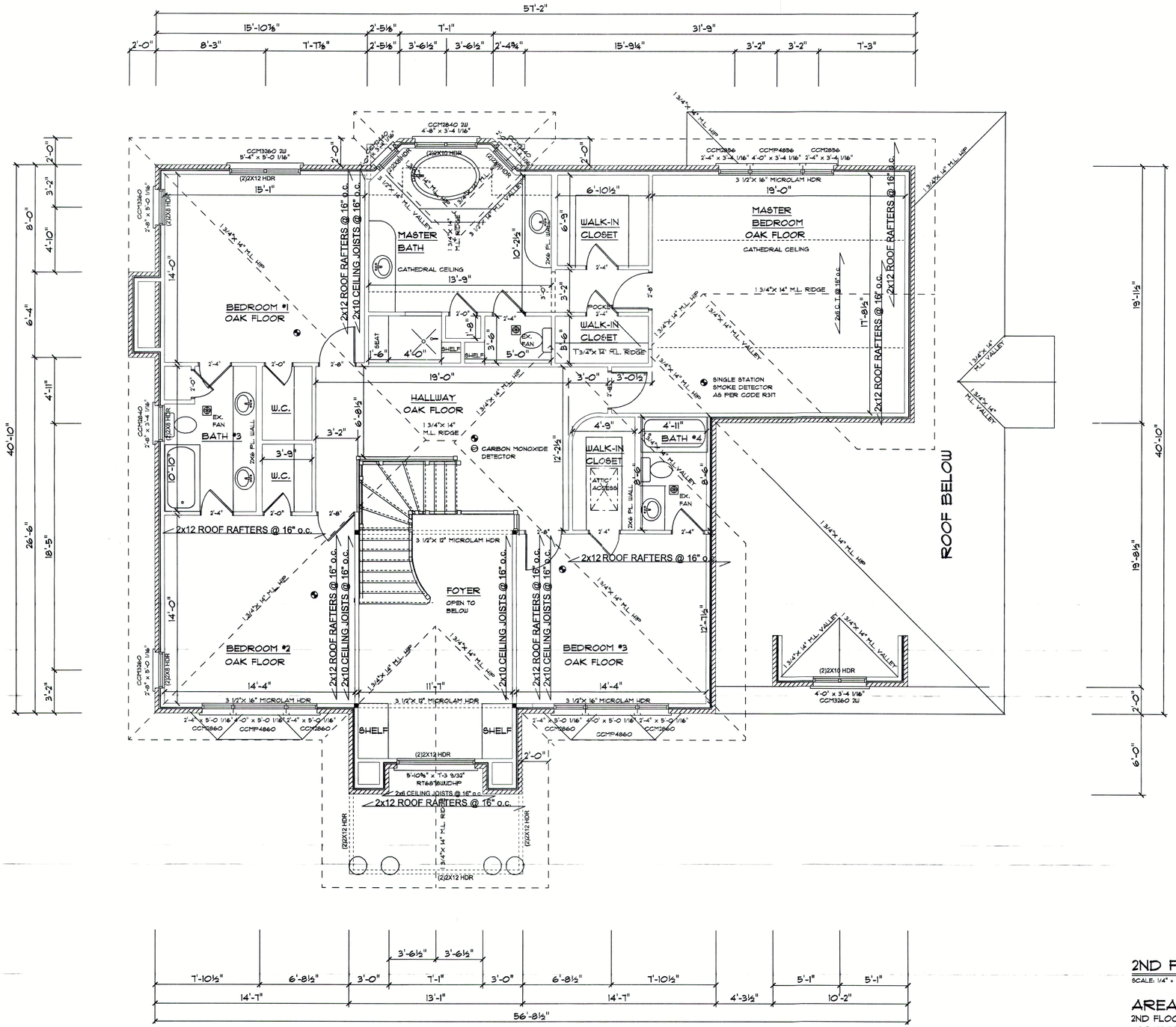
PROJECT:
LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

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

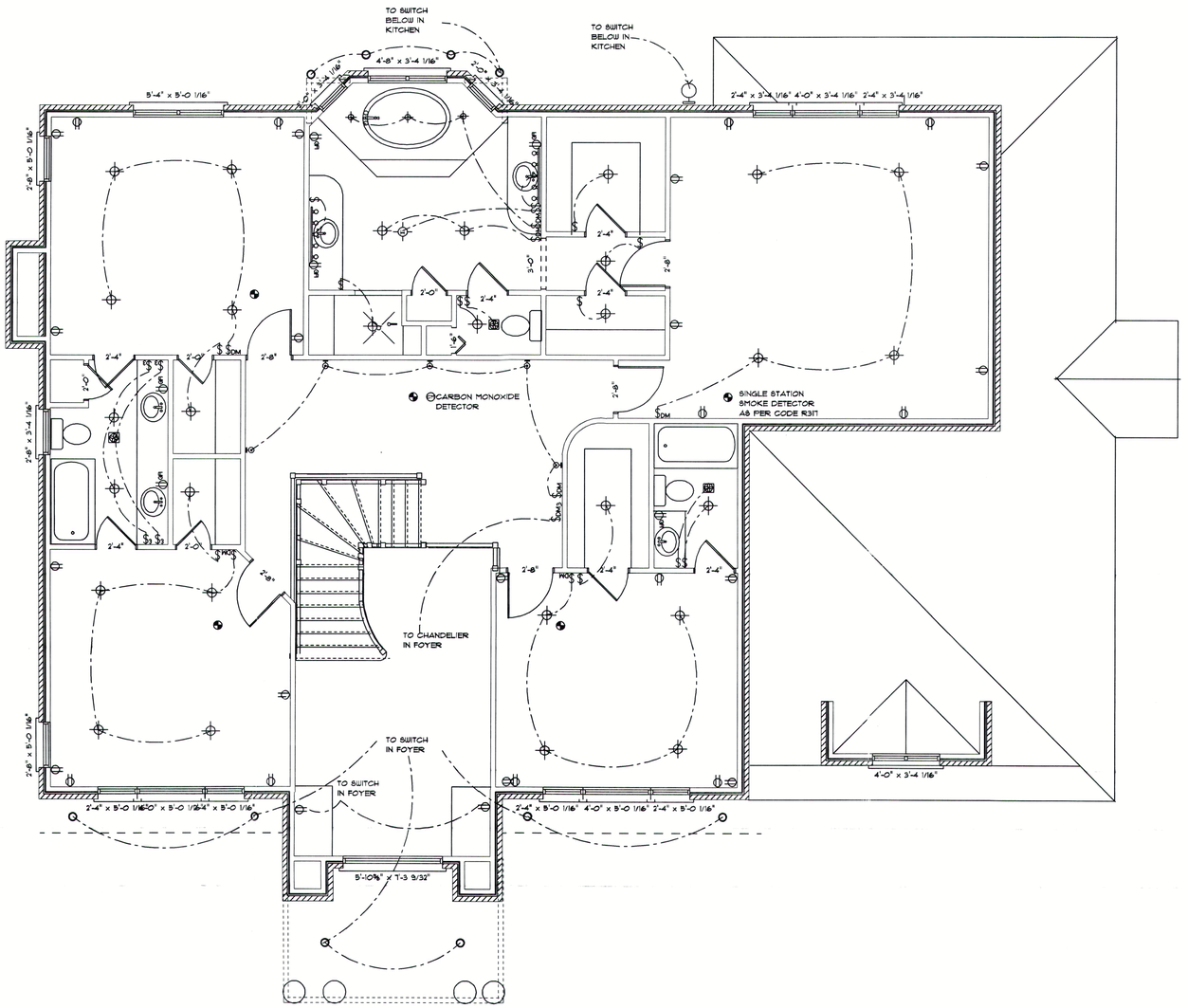
PROJECT:
LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

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.

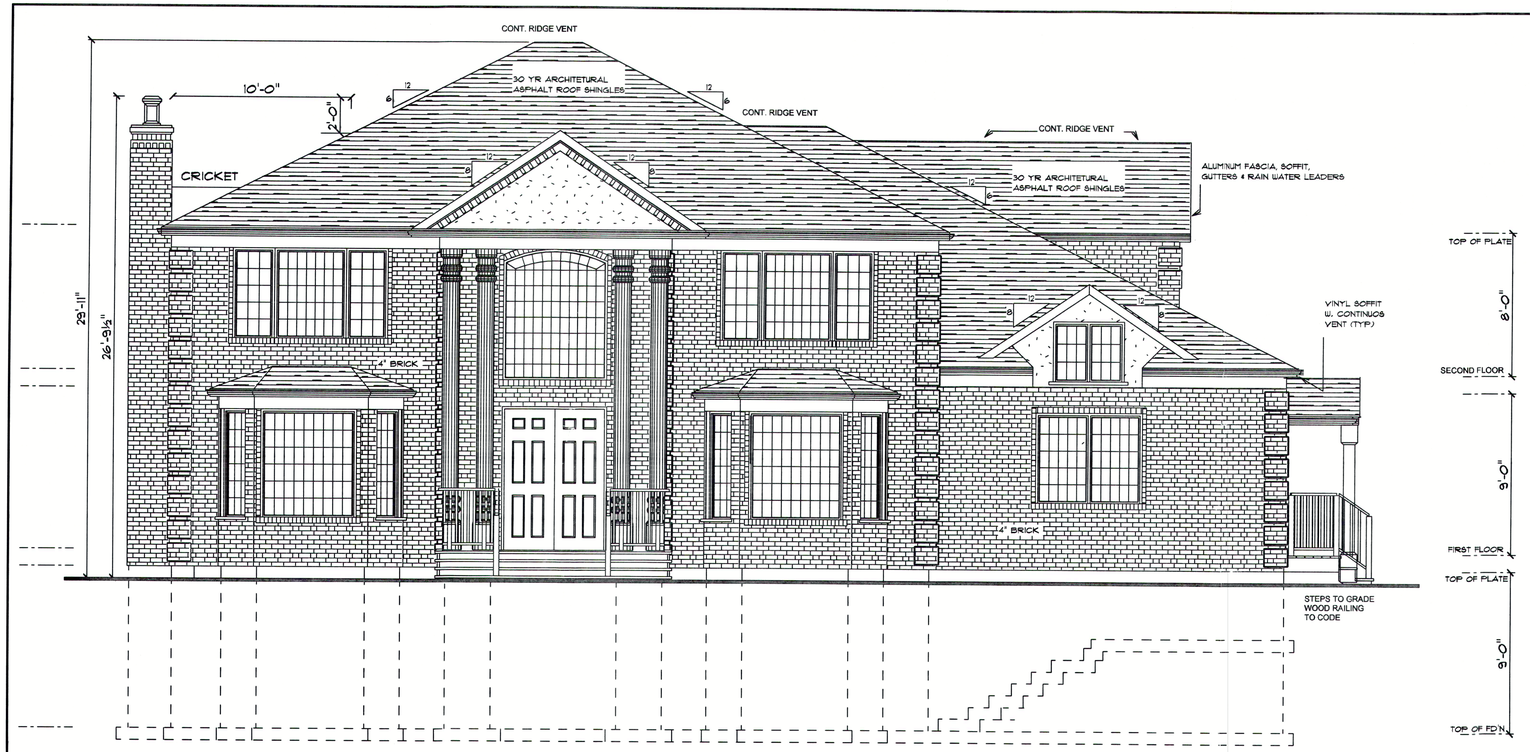
JOB NUMBER: 05-105

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

DATE: 11/10/05

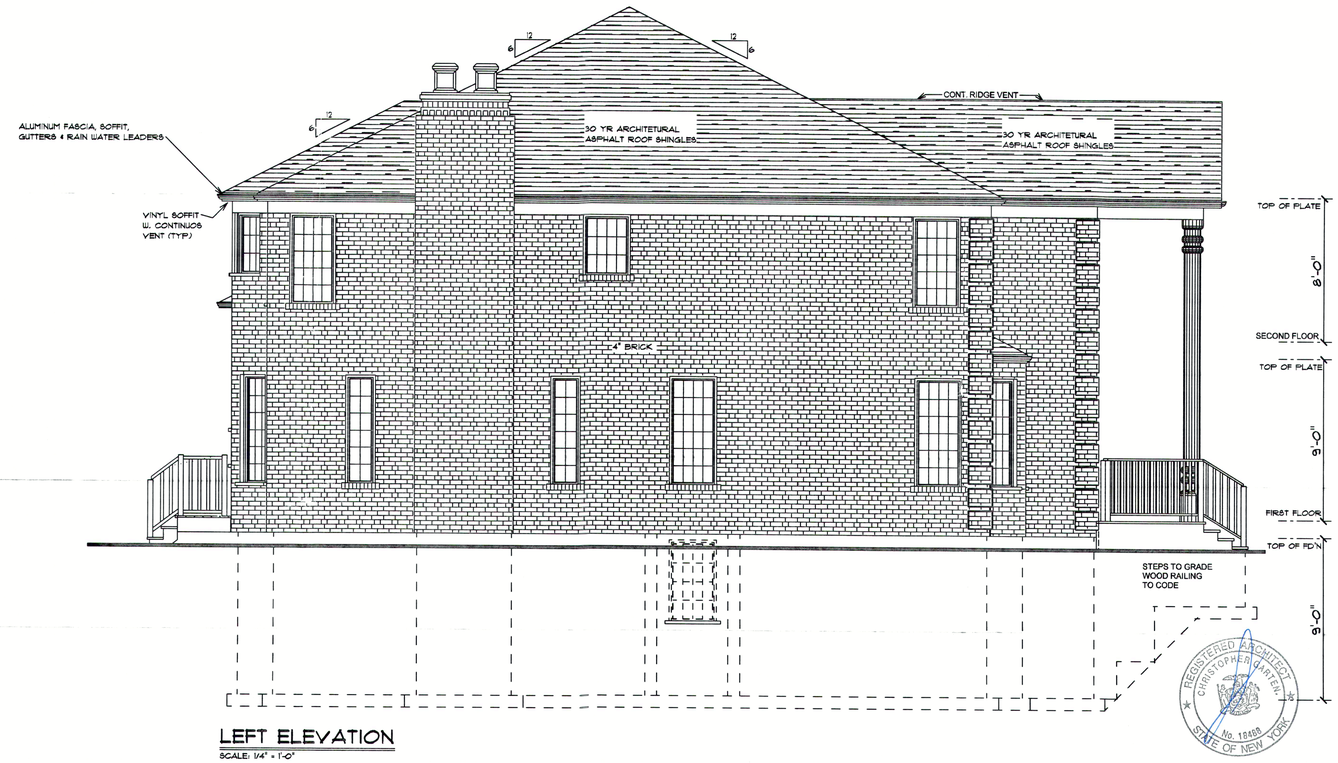
SHEET # 4A OF 8

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

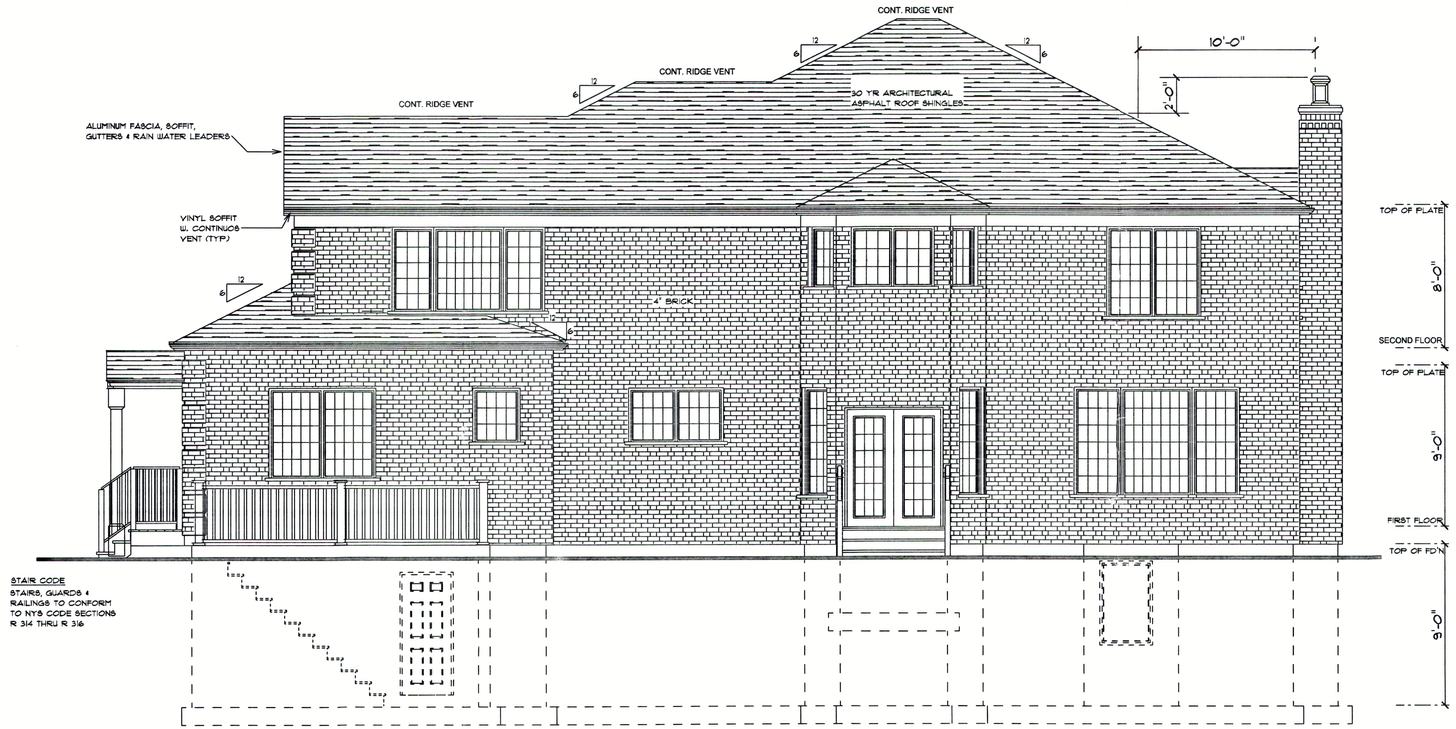
PROJECT:
LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

JOB NUMBER:
05-105

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

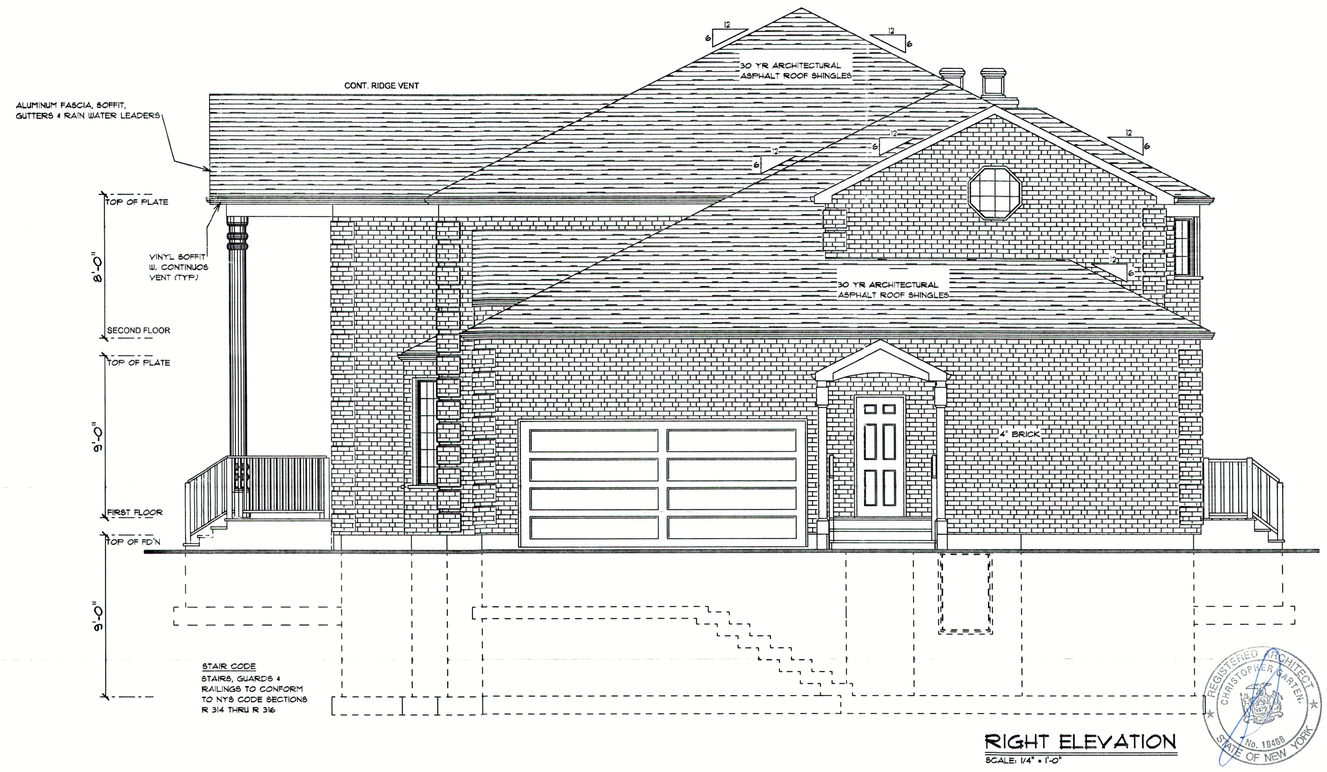
DATE:
11/10/05

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

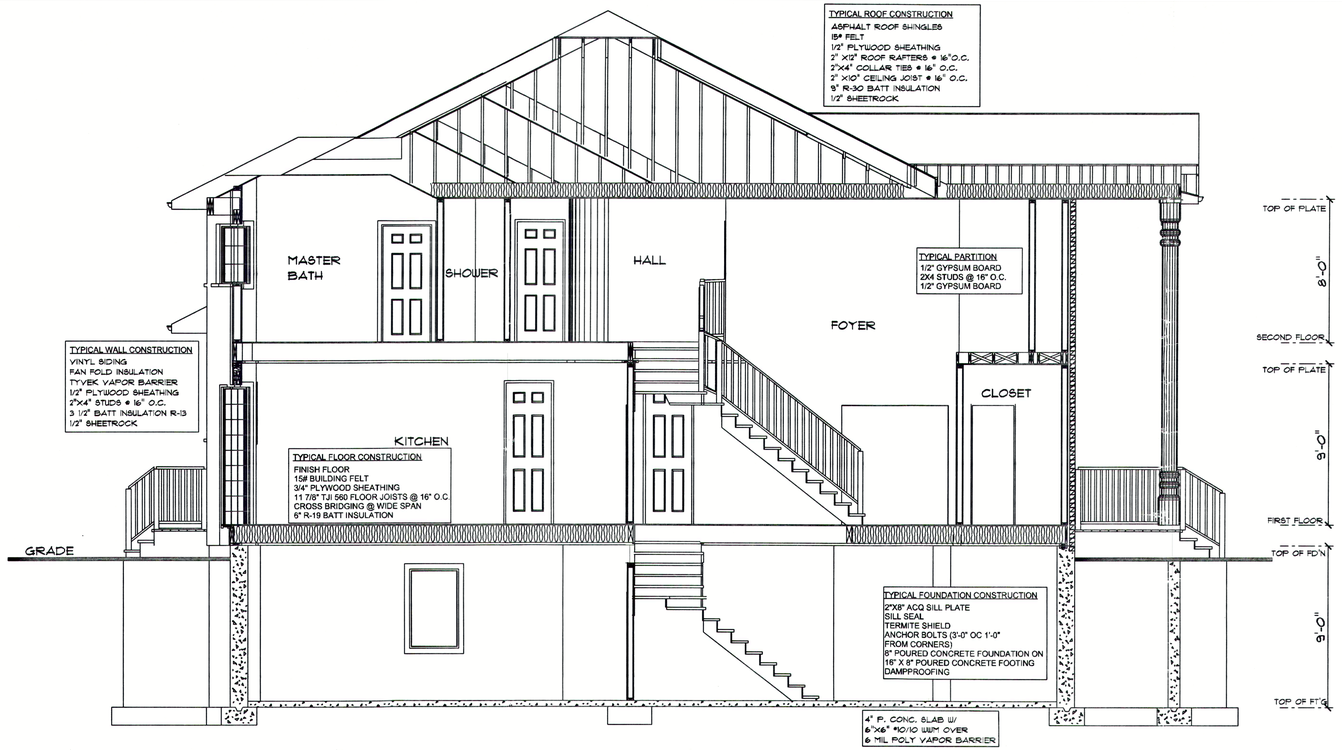
PROJECT:
LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

JOB NUMBER:
05-105

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

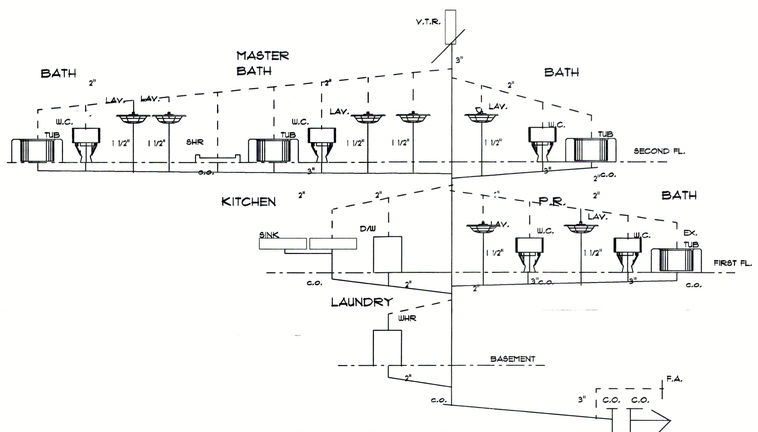
DATE:
11/10/05

SHEET # 6 OF 8



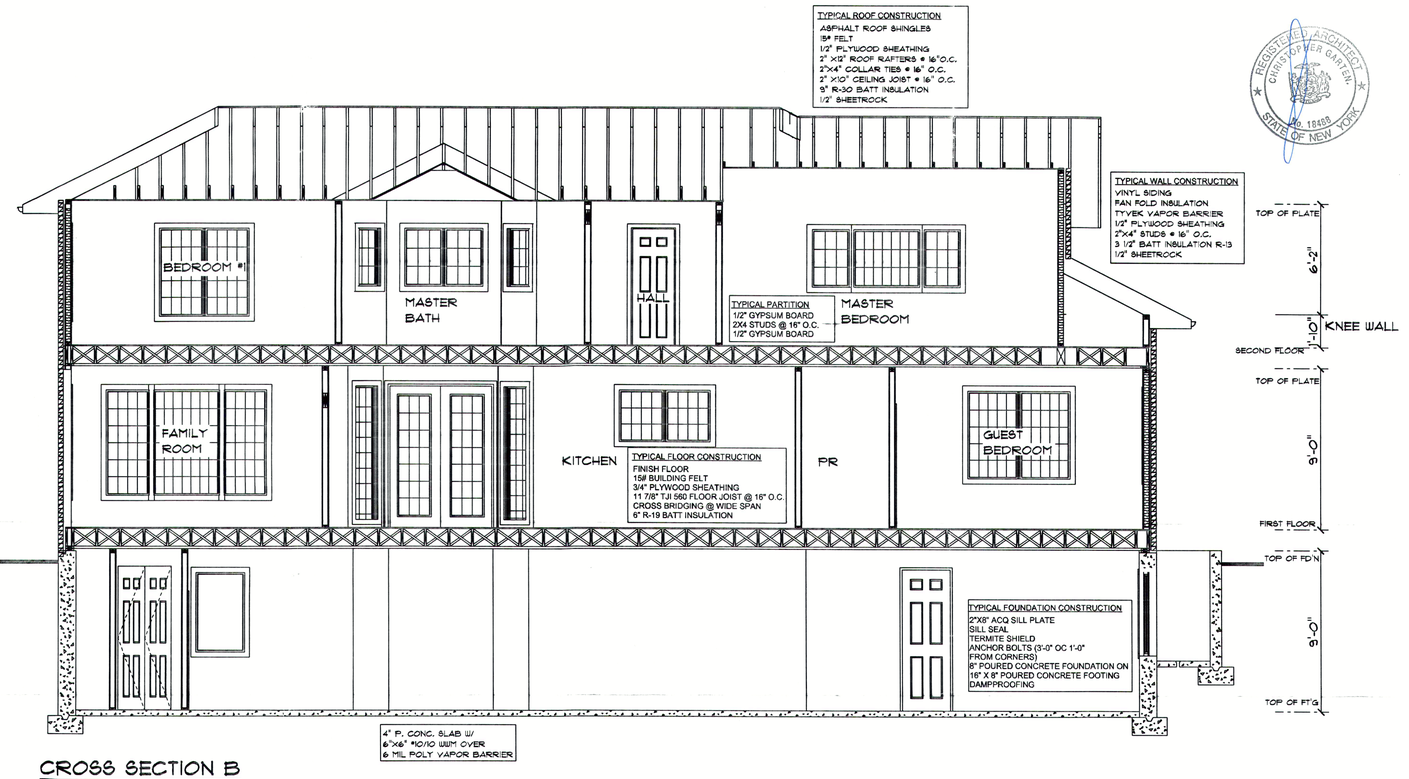
CROSS SECTION A

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

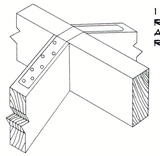
PROJECT:
LEROY BARROCA
PERCHERON LANE
ROSLYN HEIGHTS, N.Y.

JOB NUMBER:
05-105

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

DATE:
11/10/05

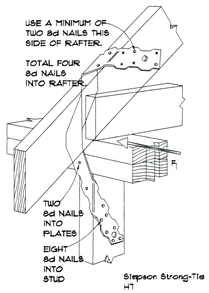
SHEET # 7 OF 8



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.

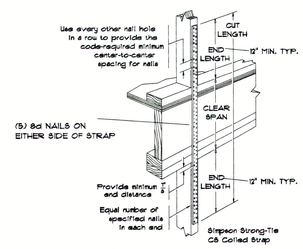
1 RAFTER TO RIDGE TIE

SIMPSON STRONG-TIE RR



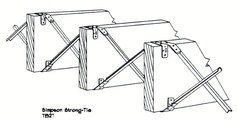
2 RAFTER TIE DETAIL

SIMPSON STRONG-TIE H7



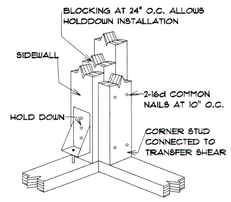
3 STUD TO STUD CONNECTION

SIMPSON STRONG-TIE CS



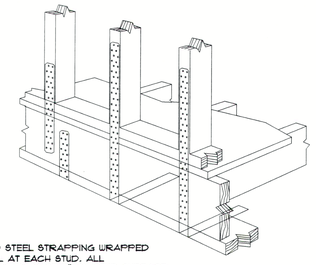
4 FLOOR JOISTS BRACING

SIMPSON STRONG-TIE TB27



5 CORNER HOLD DOWN ANCHORS

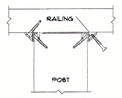
SIMPSON STRONG-TIE HPAHD



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

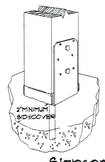
6 FLOOR/WALL ASSEMBLY TO FOUNDATION

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

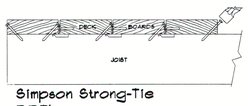


Simpson Strong-Tie DRTB

Simpson Strong-Tie PC



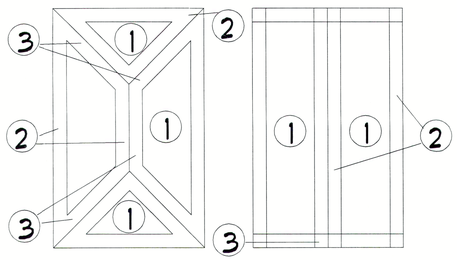
Simpson Strong-Tie ABU44



Simpson Strong-Tie DBTI

7 TYPICAL DECK DETAILS

SCALE: 1" = 1'-0"

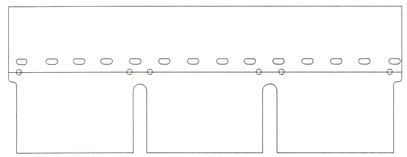


8 ROOF FASTENING ZONES FOR WIND UPLIFT

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

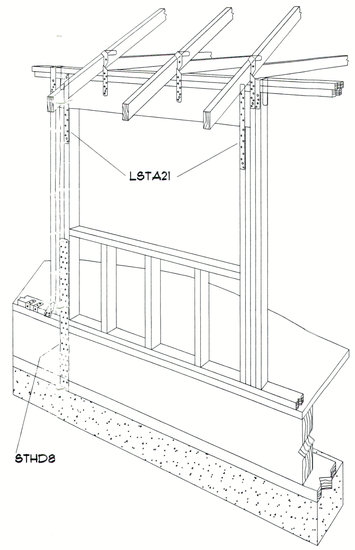
1. (6)NAILS PER SHINGLE
2. (1)NAIL ON EACH END 1" IN FROM THE EDGE & (1) ON EACH SIDE OF THE CUTOUT

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

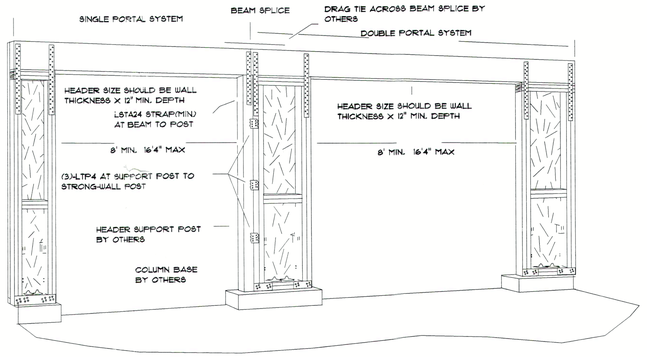
SCALE: 1" = 1'-0"

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



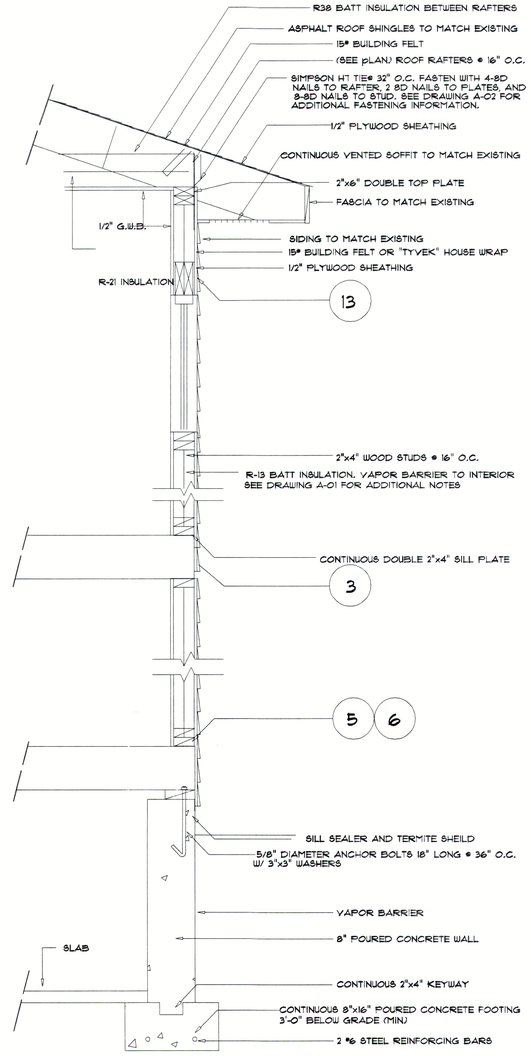
11 HEADER ANCHORAGE DETAIL

SIMPSON STRONG TIE HTT22 & LSTA 21



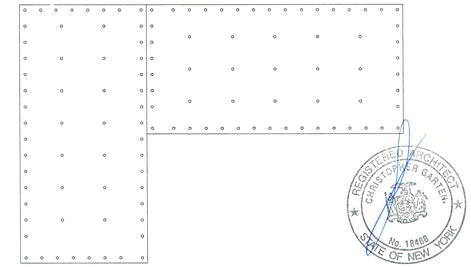
12 SINGLE AND DOUBLE PORTAL ASSEMBLY

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

OAKLAND AVENUE RESIDENCE

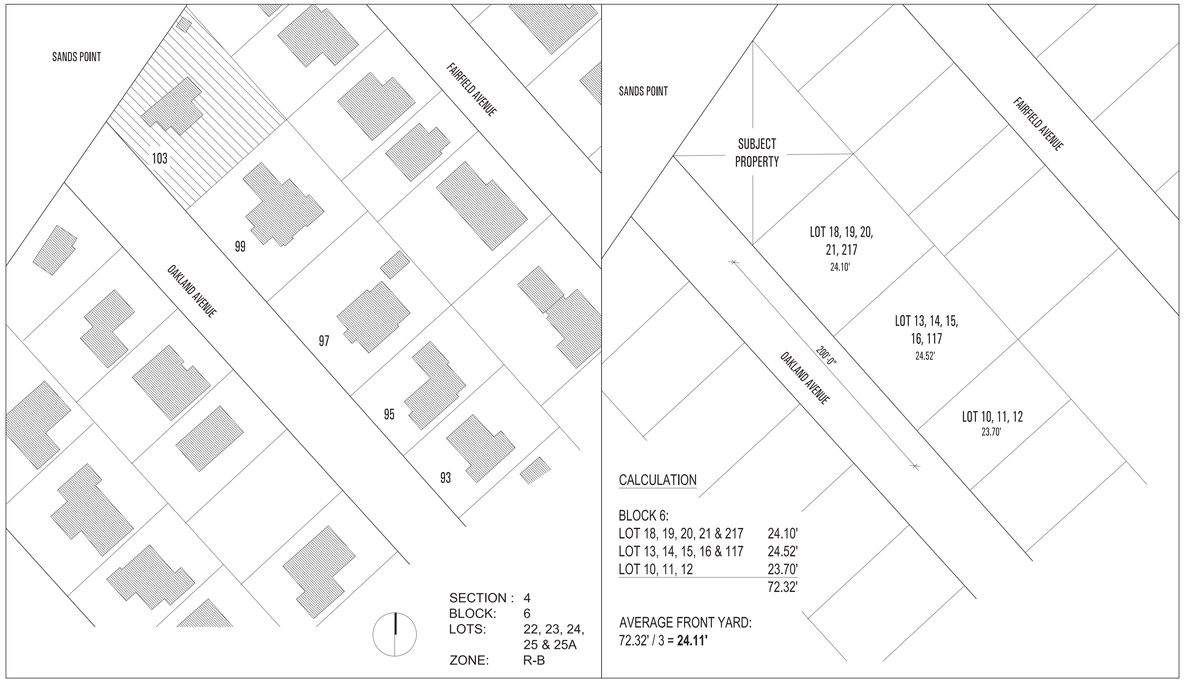
#21633

103 Oakland Avenue, Port Washington, New York 11050

FILING DRAWINGS

AUGUST 02, 2024

Joern Truemper, R.A., LEED AP (LIC. NO: NYS 028260-1)
320 West 83rd Street, #5c, New York, NY 10024



APPLICATION FOR ADDITION - PROPOSED NEW SCOPE OF WORK:

ARCHITECTURAL

1. NEW 2-STORY EXPANSION AT BUILDING NORTH-EAST SIDE WITH ATTACHED SINGLE CAR GARAGE.
2. EXPANSION TO BE ON TOP OF NEW CRAWL SPACE (GARAGE WITH SLAB ON GRADE).
3. INTERIOR RENOVATIONS INCLUDING (1) NEW BATHROOM, AND (1) RENOVATED EXISTING BATHROOM.
4. EXISTING KITCHEN TO REMAIN.
5. EXISTING HEATING AND COOLING SYSTEMS TO REMAIN.
6. PARTIAL NEW EXTERIOR WINDOWS AND SIDING.

GENERAL NOTES:

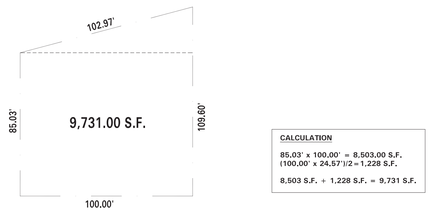
1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF NORTH HEMPSTEAD AND NEW YORK STATE BUILDING CODE, FIRE DEPARTMENT RULES AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING LOCAL AGENCIES.
3. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
4. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES OR OWNER.
5. THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA.
6. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
7. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: PLUMBING, ELECTRICAL, ETC.
8. PLUMBING WORK SHALL BE PERFORMED BY A PLUMBER LICENSED IN NASSAU COUNTY, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN OFFS BY THE NORTH HEMPSTEAD BUILDING DEPARTMENT.
9. ELECTRICAL WORK SHALL BE PERFORMED BY AN ELECTRICIAN LICENSED IN NASSAU COUNTY, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN OFFS BY THE NORTH HEMPSTEAD BUILDING DEPARTMENT.
10. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

SMOKE AND CARBON MONOXIDE DETECTORS:

SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM OR SLEEPING ROOM, OUTSIDE OF BUT WITHIN THE IMMEDIATE VICINITY OF ALL BEDROOMS, AND AT LEAST ONE PER FLOOR.

CARBON MONOXIDE DETECTORS ARE REQUIRED WITHIN 15 FEET OF EVERY BEDROOM OR SLEEPING ROOM, AND AT LEAST ONE ON EVERY FLOOR WHERE THERE IS A CARBON MONOXIDE SOURCE. CARBON MONOXIDE SOURCES INCLUDE ALL FUEL (GAS OR OIL) BURNING EQUIPMENT, ALONG WITH FIRE PLACES, ATTACHED GARAGES, AND ANY OTHER PLACE WHERE COMBUSTION OCCURS.

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	Termites	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP (MINEOLA STATION)
20 PSF	120 PSF	NO	NO	NO	B	SEVERE	4'-0"	MODERATE TO HEAVY	10° F	NO	ZONE X	≥1500	52.9° F

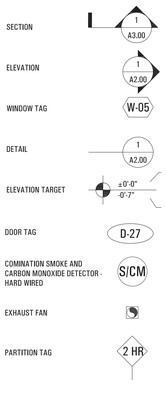


2 LOT AREA
N.T.S.

DRAWING LIST:

T.001	TITLE SHEET: PLOT PLAN, NOTES & DRAWING LIST	A3.02	SECOND FLOOR CEILING FRAMING PLAN
T-002	EXISTING AND PROPOSED PLUMBING RISER DIAGRAMS,	A3.03	ROOF FRAMING PLAN
	ZONING DIAGRAMS	A5.00	WEST AND NORTH EXTERIOR ELEVATIONS
T-003	PARTITION TYPES, EXTERIOR WALL CONSTRUCTION	A5.01	EAST AND SOUTH EXTERIOR ELEVATIONS
	AND R-VALUES, FLOOR AREA DIAGRAMS	A6.00	BUILDING SECTIONS
AL.00	SITE PLAN	A10.10	WINDOW SCHEDULE, DOOR SCHEDULE
DM.00	CELLAR DEMOLITION PLAN		
DM.01	FIRST FLOOR DEMOLITION PLAN		
DM.02	SECOND FLOOR DEMOLITION PLAN		
DM.03	ATTIC DEMOLITION PLAN		
DM.04	ROOF DEMOLITION PLAN		
DME.00	EXISTING/ DEMOLITION EXTERIOR ELEVATIONS		
DME.01	EXISTING/ DEMOLITION EXTERIOR ELEVATIONS		
A1.00	CELLAR CONSTRUCTION PLAN		
A1.01	FIRST FLOOR CONSTRUCTION PLAN		
A1.02	SECOND FLOOR CONSTRUCTION PLAN		
A1.03	ATTIC CONSTRUCTION PLAN		
A1.04	ROOF CONSTRUCTION PLAN		
A2.00	CELLAR REFLECTED CEILING PLAN		
A2.01	FIRST FLOOR REFLECTED CEILING PLAN		
A2.02	SECOND FLOOR REFLECTED CEILING PLAN		
A3.00	FIRST FLOOR FRAMING PLAN		
A3.01	SECOND FLOOR FRAMING PLAN		

SYMBOL KEY:



1 SYMBOL KEY
N/A

ZONING INFORMATION:

103 OAKLAND AVENUE
PORT WASHINGTON, TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NY 11050

ZONING DISTRICT: R-B
PROPOSED USE: SINGLE FAMILY DWELLING

THE LOT IS NOT LOCATED WITHIN A FEMA FLOOD ZONE.

LOT AREA: 9.731 S.F. = 0.223 ACRES

§ 70-36
MAXIMUM HEIGHT: 2.5 STORIES, 30 FEET MAXIMUM
PROPOSED: 2 STORIES, TOP OF ROOF: 25'-5" = **COMPLIANT**

§ **70-37 PLOT AREA**
MINIMUM PLOT AREA: 6,000 S.F.
PROJECT LOT AREA: 9,731 S.F. = **COMPLIANT**

§ **70-37.1 LOT WIDTH**
MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 50 FEET
PROJECT LOT WIDTH AT SETBACK LINE: 92.3 FEET = **COMPLIANT**

§ **70-38 LOT COVERAGE**
MAXIMUM LOT COVERAGE: 30%
9,731 S.F. x 0.3 = **2,919 S.F.**

PROPOSED LOT COVERAGE = 1,361 S.F. **= COMPLIANT**

§ **70-39 FLOOR AREA**
MAXIMUM GROSS FLOOR AREA: 45% OF LOT AREA
9,731 S.F. x 0.45= 4,379 S.F.
GROSS FLOOR AREA NOT TO EXCEED 3,400 S.F.
PROPOSED GROSS FLOOR AREA: 2,368 S.F. = **COMPLIANT**

§ **70-40 FRONT YARD**
MINIMUM REQUIRED FRONT YARD: 30 FEET
PROPOSED FRONT YARD DEPTH: 30.00' = **COMPLIANT**

§ **70-41 SIDE YARD**
MINIMUM WIDTH OF SIDE YARDS: 7.00'
MINIMUM AGGREGATE WIDTH OF BOTH SIDE YARDS TO BE 30% OF LOT WIDTH.
AVERAGE LOT WIDTH: (85.03 + 109.60)/2 = 97.31'
REQUIRED AGGREGATE SIDE YARD WIDTH: 97.31' x 0.3 = 29.19'
PROPOSED NORTH-WEST SIDE YARD WIDTH: 7.91'
PROPOSED SOUTH-EAST SIDE YARD: 43.25'
PROPOSED AGGREGATE SIDE YARD WIDTH: 51.16' = **COMPLIANT**

§ **70-42 REAR YARD**
MINIMUM DEPTH OF REAR YARD: 15.00'
PROPOSED REAR YARD DEPTH: 33.65' **= COMPLIANT**

§ **70-42.1 PARKING REQUIREMENTS**
SINGLE FAMILY DWELLING: 2 PARKING SPACES REQUIRED
2 PARKING SPACES OF 10' x 20' PROVIDED ON SITE **= COMPLIANT**

§ **70-42.3 SKY EXPOSURE PLANES**
ALL STRUCTURES ARE LOCATED INSIDE SKY EXPOSURE PLANE (SEE SHEETS A5.00 AND A5.01)
NO STRUCTURE IS BUILT THREE TIMES HIGHER THAN THE DISTANCE FROM THE LOT LINE **= COMPLIANT**

§ **70-42.4 MINIMUM SLOPE REQUIREMENTS FOR ATTACHED GARAGES**
ELEVATION OF ATTACHED GARAGE: 94.13'
ELEVATION OF ADJACENT CURB: 92.88'
GARAGE FLOOR IS 1.25' FEET ABOVE CURB **= COMPLIANT**

§ **70-42.6 FRONT YARD PAVING**
MAX. FRONT YARD COVERAGE WITH IMPERVIOUS PAVING: 45%
FRONT YARD AREA = (30.0' x 85.03')+ ((30.0' x 7.33')/2) = 2,661 S.F.
2,661 x 0.45 = 1,197 S.F.
PROPOSED IMPERVIOUS AREAS: 1,140 S.F. **= COMPLIANT**

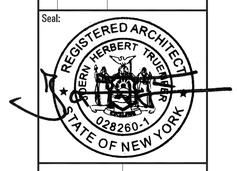
3

Consultants:

Issued:

1	01/30/2024	ISSUED FOR PRICING
2	08/02/2024	ISSUED FOR FILING
3	08/29/2024	FILING REVISION 01

Seal:



103 OAKLAND AVENUE RESIDENCE
103 Oakland Avenue
Port Washington, NY 11050

JONDAL DESIGN, LLC
320 West 83rd Street, Apt. 5c, New York, NY 10024
ph. 917 855 8526
email: jtruemper@jondaldesign.com

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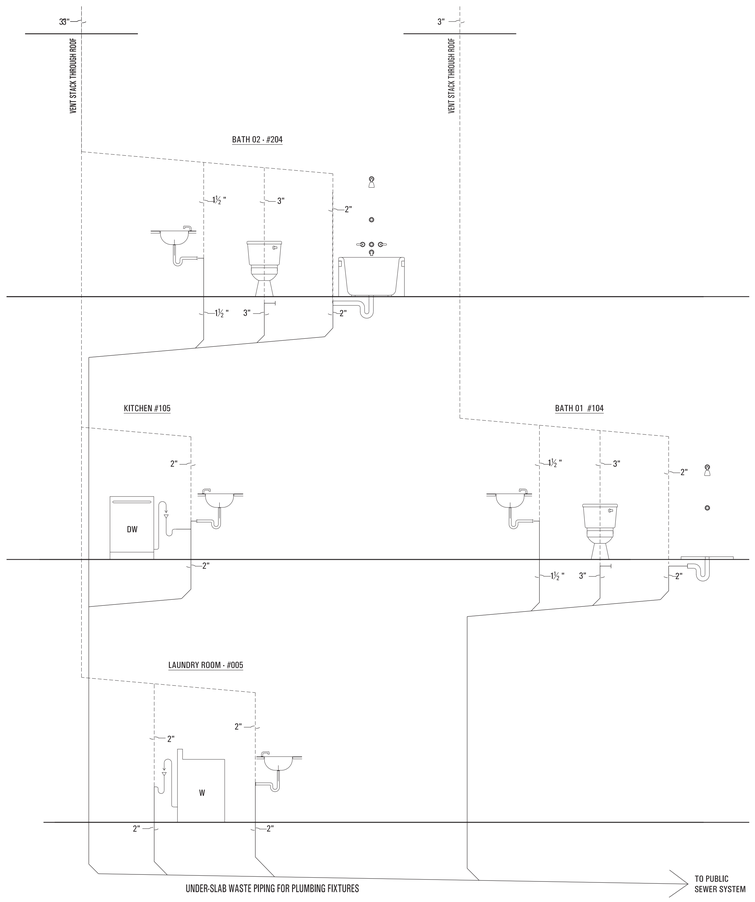
Drawing title:
TITLE SHEET

Date: 08/29/2024
Scale: N/A
Drawn By: JT

Dwg No.
T-001



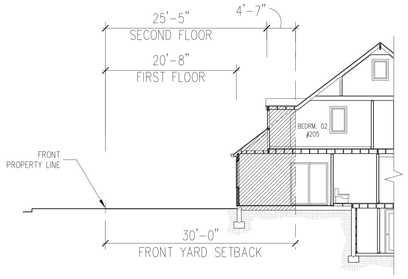
1 EXISTING PLUMBING RISER DIAGRAM

N.A.

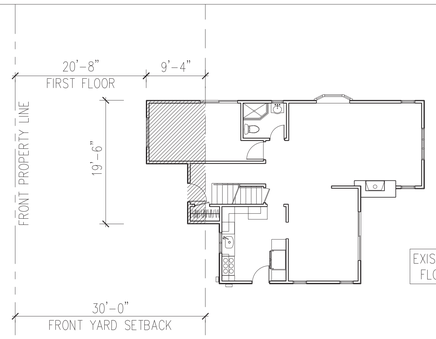
2 PROPOSED PLUMBING RISER DIAGRAM

N.A.

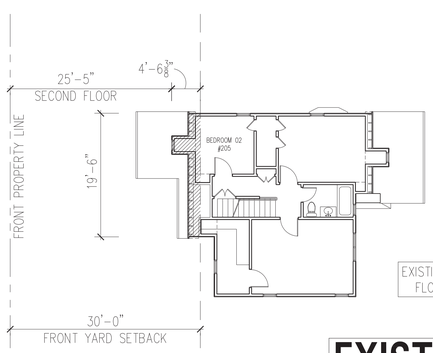
GRAY AREA INDICATES EXISTING PORTIONS OF HOME THAT ARE LOCATED WITHIN FRONT YARD SETBACK.
OVERALL EXISTING BULK: 1,625 CU.FT.



EXISTING BUILDING SECTION



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

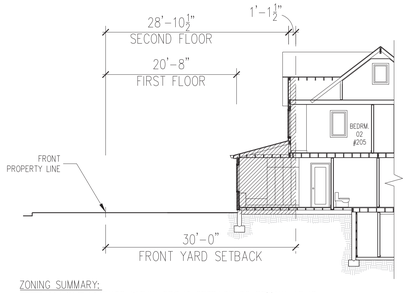
3 ZONING DIAGRAM - EXISTING AND PROPOSED

N.T.S.

EXISTING

GRAY AREA INDICATES PROPOSED PORTIONS OF HOME THAT ARE LOCATED WITHIN FRONT YARD SETBACK.
OVERALL PROPOSED BULK: 1,584 CU.FT.

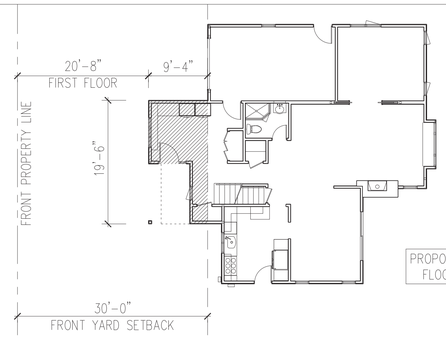
PROPOSED CANOPY ABOVE ENTRY



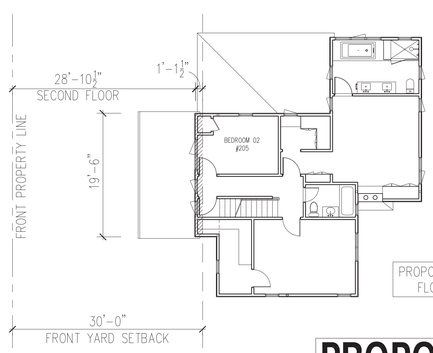
PROPOSED BUILDING SECTION

ZONING SUMMARY:

- EXISTING FOOTINGS WITHIN FRONT SETBACK TO REMAIN AS IS.
- PROPOSED LOT COVERAGE WITHIN FRONT YARD TO REMAIN AS IS.
- PROPOSED FLOOR AREA AT FIRST FLOOR TO REMAIN AS IS.
- FLOOR AREA AT SECOND FLOOR THAT IS LOCATED WITHIN FRONT SETBACK PROPOSED TO BE REDUCED BY 2.0 SF.
- OVERALL BULK OF PORTION OF HOME THAT IS LOCATED WITHIN FRONT YARD SETBACK PROPOSED TO BE REDUCED BY 41 CU.FT.
- PROPOSED FIRST FLOOR FRONT YARD SETBACK TO REMAIN AS IS (20'-8").
- PROPOSED SECOND FLOOR FRONT YARD SETBACK TO BE INCREASED FROM 25'-5" TO 28'-10-1/2".



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

PROPOSED

Consultants:

Issued:

1	08/02/2024	ISSUED FOR FILING

Seal:

103 OAKLAND AVENUE RESIDENCE

103 Oakland Avenue
Port Washington, NY 11050

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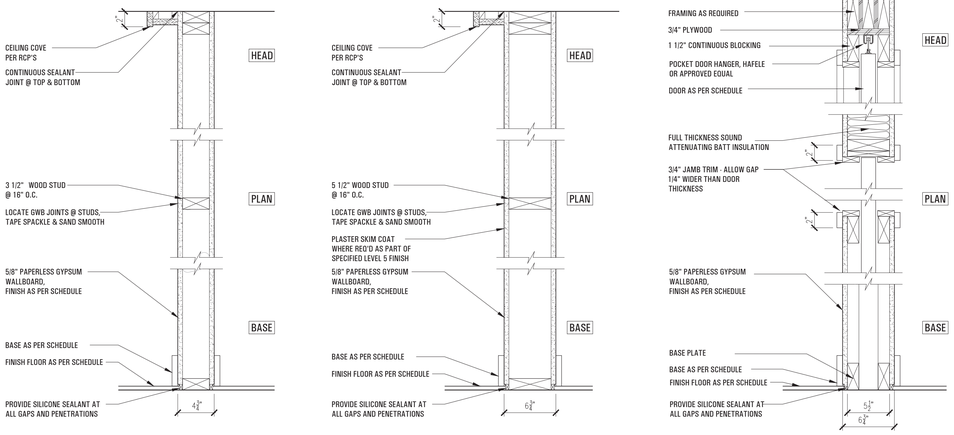
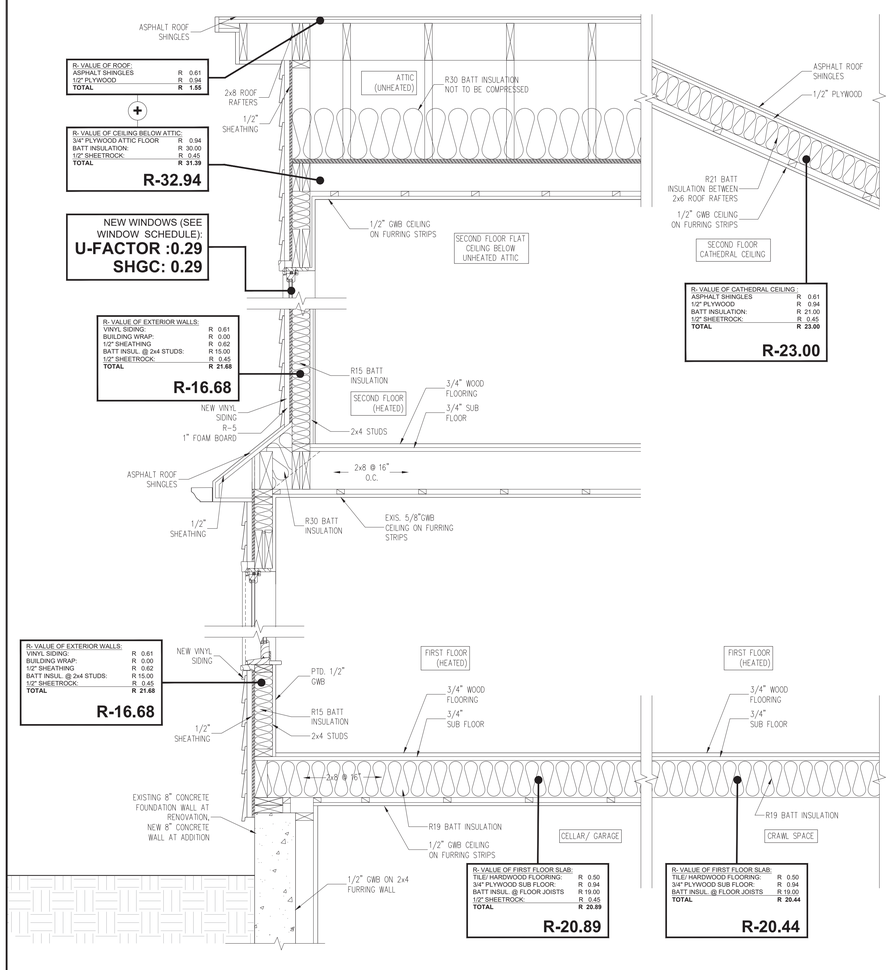
Drawing title:
EXISTING AND PROPOSED PLUMBING RISER DIAGRAMS, ZONING DIAGRAMS

Date: 08/02/2024
Scale: N/A
Drawn By: JT

Dwg No.
T-002



5 PARTITION TYPES
1-1/2" - 1'-0"



4 THERMAL ENVELOPE DIAGRAM @ RENOVATION & ADDITION
1" - 1'-0"

FIRST FLOOR EXTERIOR STRUCTURE:	
FIRST FLOOR EXIS. EXT. STRUC. (LINEAR FEET):	FIRST FLOOR EXTERIOR STRUC. TO BE REMOVED (LINEAR FEET):
43.00	22.00
14.00	22.00 FT
10.00	
14.00	
22.00	
9.00	
5.00	
9.00	
6.00	
10.00	
142.00 FT	

FIRST FLOOR INTERIOR FLOOR SYSTEMS:
FIRST FLOOR HEIGHT: 9.3 FEET
FIRST FLR. EXISTING EXTERIOR STRUCTURE TOTAL: 142.00 x 9.3 = 1,321 S.F.
FIRST FLOOR EXISTING INTERIOR FLOOR SYSTEMS TOTAL: 911 S.F.
FIRST FLOOR EXTERIOR STRUCTURE TO BE REMOVED: 22.00 x 9.3 = 205 S.F.
FIRST FLOOR INTERIOR FLOOR SYSTEMS TO BE REMOVED: 0 S.F.

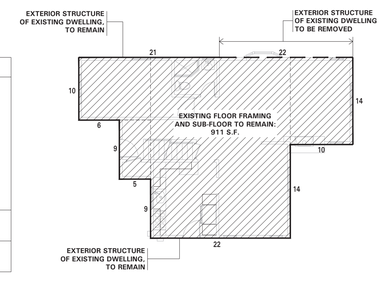
SECOND FLOOR EXTERIOR STRUCTURE:	
SECOND FLOOR EXIS. EXT. STRUC. (LINEAR FEET):	SECOND FLOOR EXTERIOR STRUC. TO BE REMOVED (LINEAR FEET):
29.00	7.00
14.00	14.00
3.00	21.00 FT
14.00	
22.00	
9.00	
4.00	
19.00	
114.00 FT	

SECOND FLOOR INTERIOR FLOOR SYSTEMS:
SECOND FLOOR HEIGHT: 8.3 FEET
SECOND FLOOR EXISTING EXTERIOR STRUCTURE TOTAL: 114.00 x 8.3 = 946 S.F.
SECOND FLOOR EXISTING INTERIOR FLOOR SYSTEMS TOTAL: 734 S.F.
SECOND FLOOR EXTERIOR STRUCTURE TO BE REMOVED: 21.00 x 8.3 = 174 S.F.
SECOND FLOOR INTERIOR FLOOR SYSTEMS TO BE REMOVED: 0 S.F.

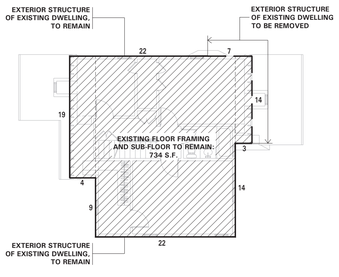
ROOF EXTERIOR STRUCTURE/ FRAMING (SQUARE FEET):
ROOF FRAMING AND SHEATHING EXISTING TOTAL: 364 + 407 + 140 = 911 S.F.
ROOF FRAMING AND SHEATHING TO BE REMOVED: 504 S.F.

TOTAL
TOTAL PERCENTAGE OF EXTERIOR STRUCTURE AND INTERIOR FLOOR SYSTEMS TO BE REMOVED:
((205 + 174 + 504 + 0 + 0) x 100) / (1,321 + 946 + 911 + 911 + 734)= 18.3 %

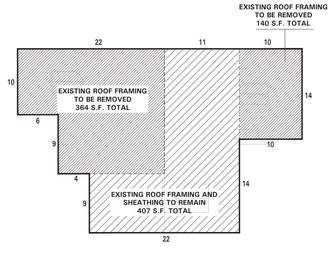
LEGEND:
- PERIMETER WALL OF EXISTING RESIDENCE, TO REMAIN
- PERIMETER WALL OF EXISTING RESIDENCE TO BE DEMOLISHED
- EXISTING INTERIOR FLOOR SYSTEMS, AND ROOF FRAMING/ SHEATHING TO REMAIN
- EXISTING INTERIOR FLOOR SYSTEMS, AND ROOF FRAMING/ SHEATHING TO BE REMOVED



EXIS. FIRST FLOOR PLAN



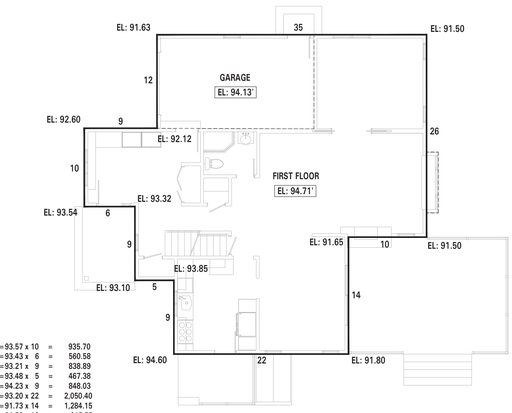
EXIS. SECOND FLOOR PLAN



EXIS. ROOF PLAN

3 PROPOSED DEMOLITION SCOPE
N.T.S.

TOTAL PERCENTAGE OF EXTERIOR STRUCTURE AND INTERIOR FLOOR SYSTEMS TO BE REMOVED:
18.30 %



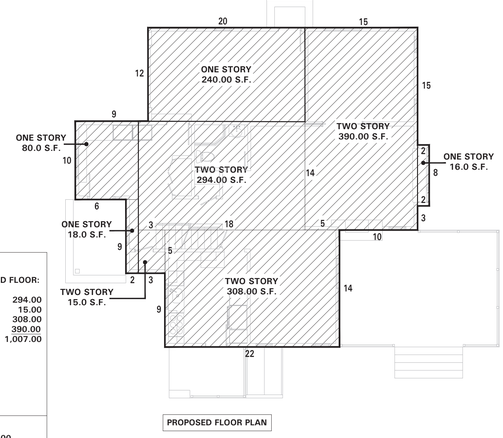
CALCULATION

92.60 + 93.54 = 187.14 / 2 = 93.57 x 10	=	935.70
93.54 + 93.32 = 186.86 / 2 = 93.43 x 6	=	560.58
93.32 + 93.10 = 186.42 / 2 = 93.21 x 9	=	838.89
93.10 + 93.85 = 186.95 / 2 = 93.48 x 5	=	467.38
93.85 + 94.60 = 188.45 / 2 = 94.23 x 9	=	848.03
94.60 + 91.80 = 186.40 / 2 = 93.20 x 22	=	2,050.40
91.80 + 91.65 = 183.45 / 2 = 91.73 x 14	=	1,284.15
91.65 + 91.50 = 183.15 / 2 = 91.58 x 10	=	915.75
91.50 + 91.50 = 183.00 / 2 = 91.50 x 26	=	2,379.00
91.50 + 91.63 = 183.13 / 2 = 91.57 x 35	=	3,204.78
91.63 + 92.12 = 183.75/ 2 = 91.88 x 12	=	1,102.50
92.12 + 92.60 = 184.72 / 2 = 92.36 x 9	=	831.24
167		15,418.40

15,418.40 / 167 = 92.33

2 PRE-EXISTING AVERAGE GRADE
N.T.S.

PRE-EXISTING AVERAGE GRADE:
EL 92.33



CALCULATION	
FIRST FLOOR:	SECOND FLOOR:
80.00	294.00
18.00	15.00
15.00	308.00
240.00	390.00
294.00	1,007.00
308.00	
390.00	
16.00	
1,361.00	
TOTAL GROSS FLOOR AREA:	1,361.00
	1,007.00
	2,368.00

PROPOSED FLOOR PLAN

1 GROSS FLOOR AREA
N.T.S.

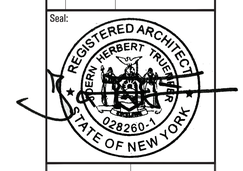
TOTAL GROSS FLOOR AREA:
2,368 SF

Consultants:

Issued:

1	08/02/2024	ISSUED FOR FILING

Seal:



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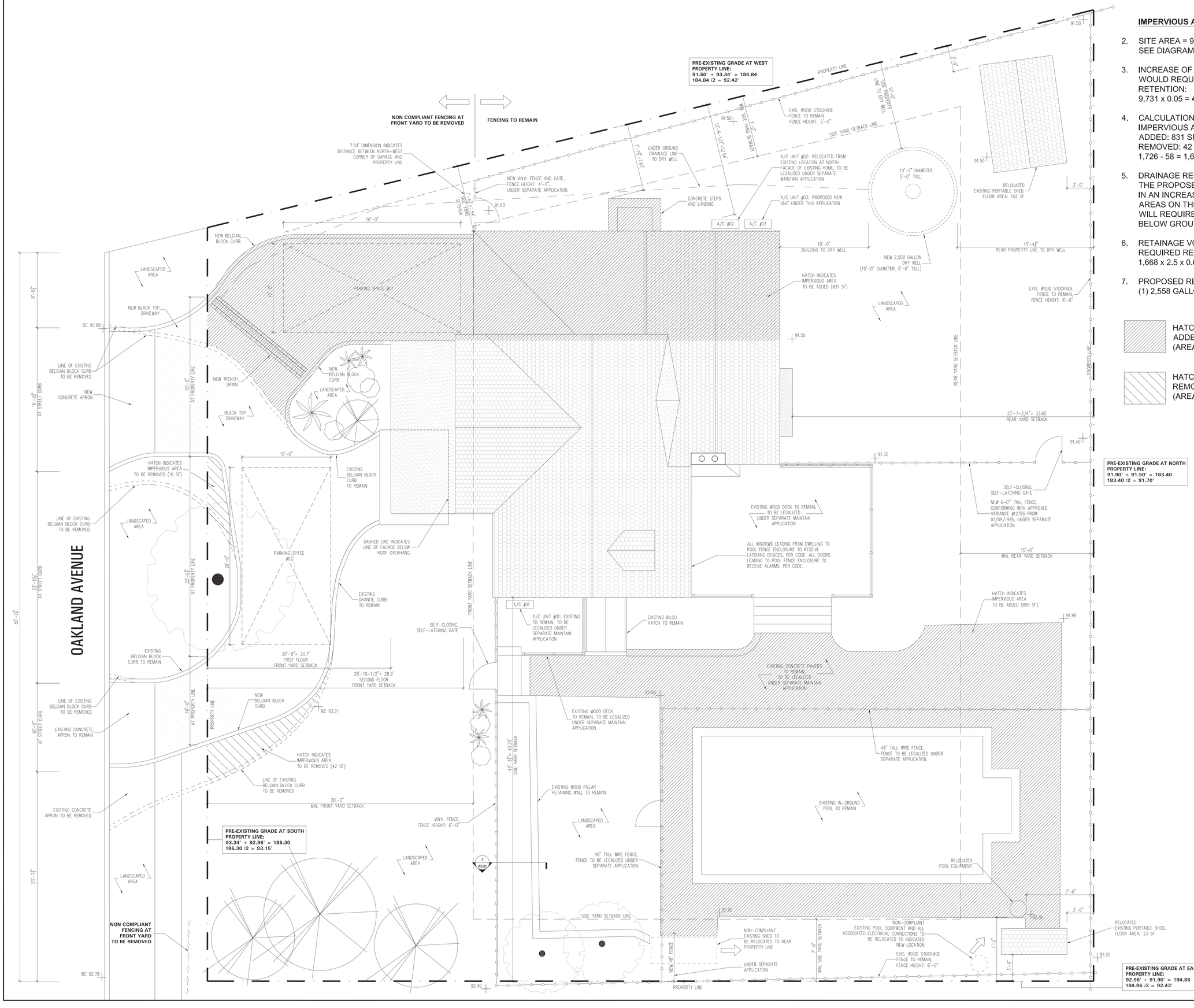
Drawing title:
PARTITION TYPES, EXTERIOR WALL CONSTRUCTION AND R-VALUES, GROSS FLOOR AREA, LOT AREA, DEMO AREA

Date: 08/02/2024
Scale: AS NOTED
Drawn By: JT

Dwg No.
T-003



IMPERVIOUS AREAS:

2. SITE AREA = 9,731 SF
   SEE DIAGRAM ON SHEET T-001.00
3. INCREASE OF IMPERVIOUS AREAS THAT WOULD REQUIRE ON-SITE UNDERGROUND RETENTION:
   9,731 x 0.05 = **487 SF**
4. CALCULATION OF ADDED AND REMOVED IMPERVIOUS AREAS:
   ADDED: 831 SF + 895 SF = 1,726 SF
   REMOVED: 42 SF + 16 SF = 58 SF
   1,726 - 58 = 1,668 SF
5. DRAINAGE REQUIREMENT:
   THE PROPOSED RENOVATIONS RESULT IN AN INCREASE OF THE IMPERVIOUS AREAS ON THE SITE OF 1,668 SQ. FT. WHICH WILL REQUIRE THE CONSTRUCTION OF BELOW GROUND WATER RETAINAGE.
6. RETAINAGE VOLUME:
   REQUIRED RETAINAGE: 2-1/2 INCHES
   1,668 x 2.5 x 0.623 = 2,298 GALLONS RQD.
7. PROPOSED RETAINAGE:
   (1) 2,558 GALLON DRY WELL

HATCH INDICATES ADDED IMPERVIOUS AREAS (AREA = 1,726 SF)

HATCH INDICATES REMOVED IMPERVIOUS AREAS (AREA = 58 SF)

Consultants:

Issued:

1	01/30/2024	ISSUED FOR PRICING
2	08/02/2024	ISSUED FOR FILING
3	08/29/2024	FILING REVISION 01
4	09/12/2024	FILING REVISION 02
5	09/23/2024	FILING REVISION 03

Seal:

REGISTERED ARCHITECT
JOERN HERBERT TRUEMAN
028260-1
STATE OF NEW YORK

103 OAKLAND AVENUE RESIDENCE
103 Oakland Avenue
Port Washington, NY 11050

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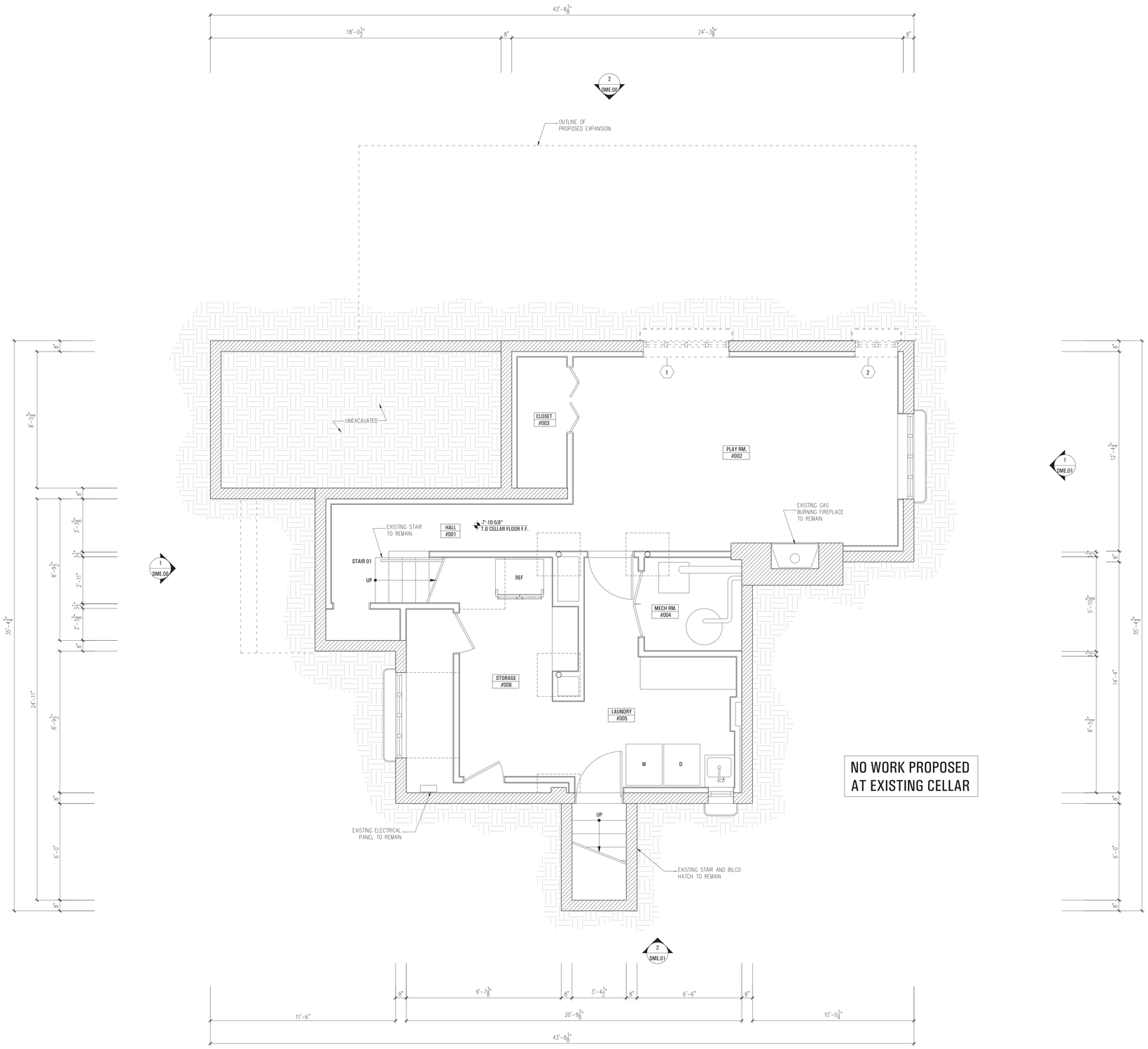
Drawing title:
PROPOSED SITE PLAN

Date: 09/23/2024
Scale: 1/4" = 1'-0"
Drawn By: JT

Dwg No.
AL-00.00



DEMOLITION NOTES:

1. REMOVE EXISTING CELLAR WINDOW AND FILL IN OPENING WITH MASONRY, AS REQUIRED.
2. REMOVE EXISTING CELLAR WINDOW AND PREPARE OPENING FOR INSTALLATION OF NEW CRAWL SPACE ACCESS HATCH.
3. ~~REMOVE EXISTING CELLAR WINDOW.~~
4. REMOVE EXISTING INTERIOR PARTITION ASSEMBLY. SHORE AND BRACE FRAMING ABOVE AS REQUIRED IF REMOVED PARTITION IS STRUCTURAL.
5. REMOVE EXISTING DOOR AND FRAME.
6. REMOVE EXISTING PLUMBING FIXTURES. CAP ROUGH-INS PRIOR TO INSTALLATION OF NEW FIXTURES AT SAME LOCATION.
7. ~~REMOVE EXISTING APPLIANCES AND STORE FOR FUTURE USE.~~
8. REMOVE EXISTING DORMER.
9. REMOVE EXISTING DOOR AND PREPARE OPENING FOR NEW DOOR. REPAIR OR REPLACE FRAME AS REQUIRED.
10. REMOVE EXISTING ROOF ASSEMBLY.
11. REMOVE EXISTING WINDOW/ DOOR AND CLOSE OPENING, AS REQUIRED.
12. REMOVE EXISTING WINDOW/ DOOR AND PREPARE OPENING FOR INSTALLATION OF NEW WINDOW/ DOOR, AS REQUIRED.
13. REMOVE EXISTING EXTERIOR WALL ASSEMBLY, AND PREPARE FOR INSTALLATION OF NEW WINDOW/ DOOR. SHORE AS REQUIRED BEFORE INSTALLATION OF NEW STRUCTURAL HEADER.
14. REMOVE EXTERIOR WALL ASSEMBLY. SHORE AND BRACE FRAMING ABOVE AS REQUIRED.
15. REMOVE EXISTING TILE FLOORING, AND PREPARE SUB FLOOR FOR INSTALLATION OF NEW FRAMING TO RAISE FLOOR LEVEL.
16. REMOVE ROOF ASSEMBLY ABOVE EXISTING TO REMAIN FIRST FLOOR FRAMING AND PREPARE FOR CONSTRUCTION OF NEW, LOWER ROOF.
17. REMOVE EXISTING DECK AND FOUNDATION.
18. REMOVE ROOF ASSEMBLY ABOVE EXISTING TO REMAIN FIRST FLOOR FRAMING AND PREPARE FOR CONSTRUCTION OF NEW SECOND FLOOR.
19. REMOVE EXTERIOR REFRIGERANT CONDUITS FOR EXISTING SPLIT SYSTEM UNITS AND PREPARE FOR RELOCATION INTO WALL CAVITY.

Consultants:

Issued:

1	01/30/2024	ISSUED FOR PRICING
2	08/02/2024	ISSUED FOR FILING

Seal:

REGISTERED ARCHITECT
JEREMY HERBERT TRUESDALE
028260-1
STATE OF NEW YORK

103 OAKLAND AVENUE RESIDENCE
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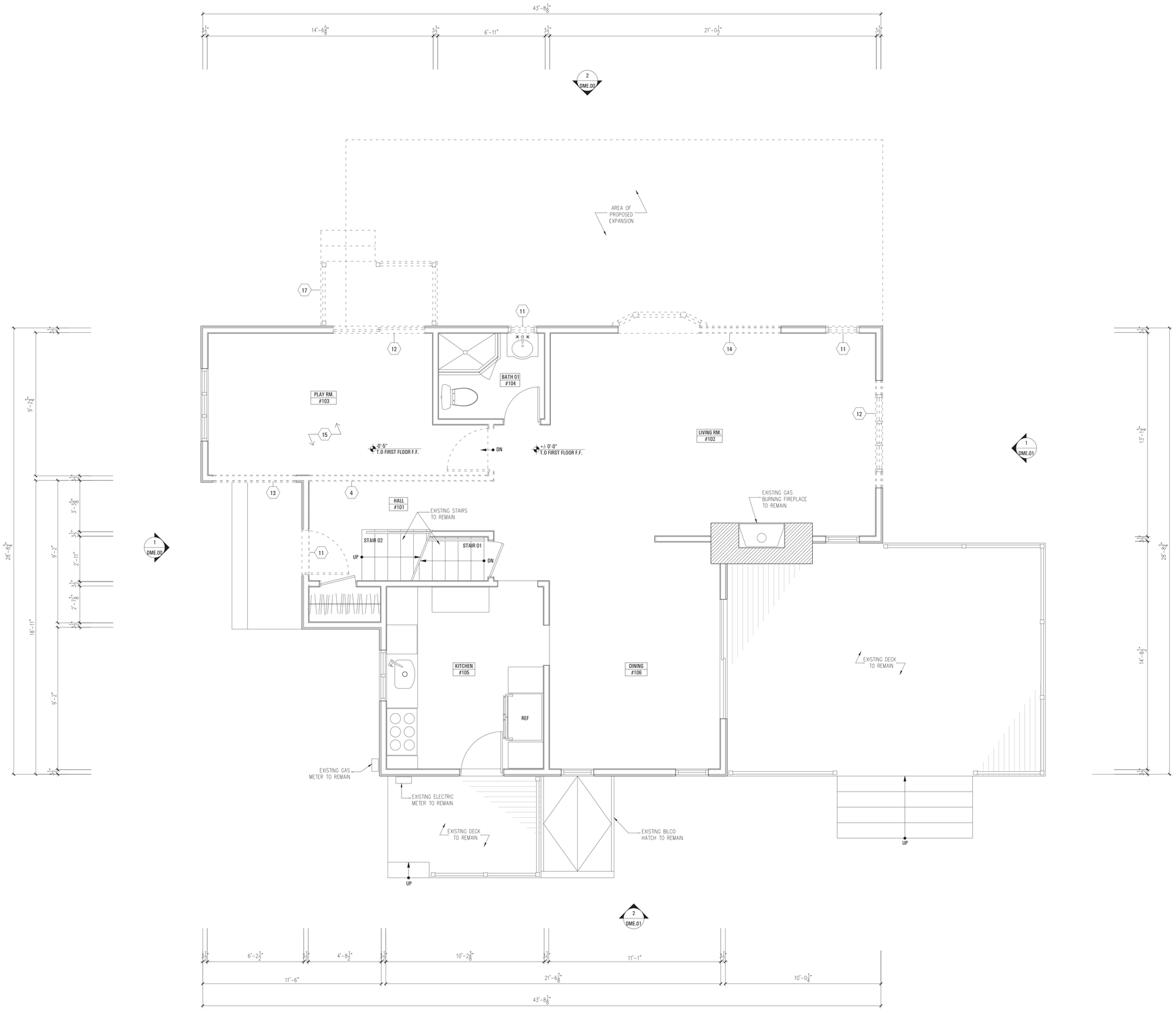
Drawing title:
CELLAR
DEMOLITION PLAN

Date: 08/02/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
DM.00



DEMOLITION NOTES:

1. REMOVE EXISTING CELLAR WINDOW AND FILL IN OPENING WITH MASONRY, AS REQUIRED.
2. REMOVE EXISTING CELLAR WINDOW AND PREPARE OPENING FOR INSTALLATION OF NEW CRAWL SPACE ACCESS HATCH.
3. ~~REMOVE EXISTING CELLAR WINDOW.~~
4. REMOVE EXISTING INTERIOR PARTITION ASSEMBLY. SHORE AND BRACE FRAMING ABOVE AS REQUIRED IF REMOVED PARTITION IS STRUCTURAL.
5. REMOVE EXISTING DOOR AND FRAME.
6. REMOVE EXISTING PLUMBING FIXTURES. CAP ROUGH-INS PRIOR TO INSTALLATION OF NEW FIXTURES AT SAME LOCATION.
7. ~~REMOVE EXISTING APPLIANCES AND STORE FOR FUTURE USE.~~
8. REMOVE EXISTING DORMER.
9. REMOVE EXISTING DOOR AND PREPARE OPENING FOR NEW DOOR. REPAIR OR REPLACE FRAME AS REQUIRED.
10. REMOVE EXISTING ROOF ASSEMBLY.
11. REMOVE EXISTING WINDOW/ DOOR AND CLOSE OPENING, AS REQUIRED.
12. REMOVE EXISTING WINDOW/ DOOR AND PREPARE OPENING FOR INSTALLATION OF NEW WINDOW/ DOOR, AS REQUIRED.
13. REMOVE EXISTING EXTERIOR WALL ASSEMBLY, AND PREPARE FOR INSTALLATION OF NEW WINDOW/ DOOR. SHORE AS REQUIRED BEFORE INSTALLATION OF NEW STRUCTURAL HEADER.
14. REMOVE EXTERIOR WALL ASSEMBLY. SHORE AND BRACE FRAMING ABOVE AS REQUIRED.
15. REMOVE EXISTING TILE FLOORING, AND PREPARE SUB FLOOR FOR INSTALLATION OF NEW FRAMING TO RAISE FLOOR LEVEL.
16. REMOVE ROOF ASSEMBLY ABOVE EXISTING TO REMAIN FIRST FLOOR FRAMING AND PREPARE FOR CONSTRUCTION OF NEW, LOWER ROOF.
17. REMOVE EXISTING DECK AND FOUNDATION.
18. REMOVE ROOF ASSEMBLY ABOVE EXISTING TO REMAIN FIRST FLOOR FRAMING AND PREPARE FOR CONSTRUCTION OF NEW SECOND FLOOR.
19. REMOVE EXTERIOR REFRIGERANT CONDUITS FOR EXISTING SPLIT SYSTEM UNITS AND PREPARE FOR RELOCATION INTO WALL CAVITY.

Consultants:

Issued:

1	01/30/2024	ISSUED FOR PRICING
2	08/02/2024	ISSUED FOR FILING

Seal:

REGISTERED ARCHITECT
HERBERT TRIEMER
026260-1
STATE OF NEW YORK

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103 Oakland Avenue
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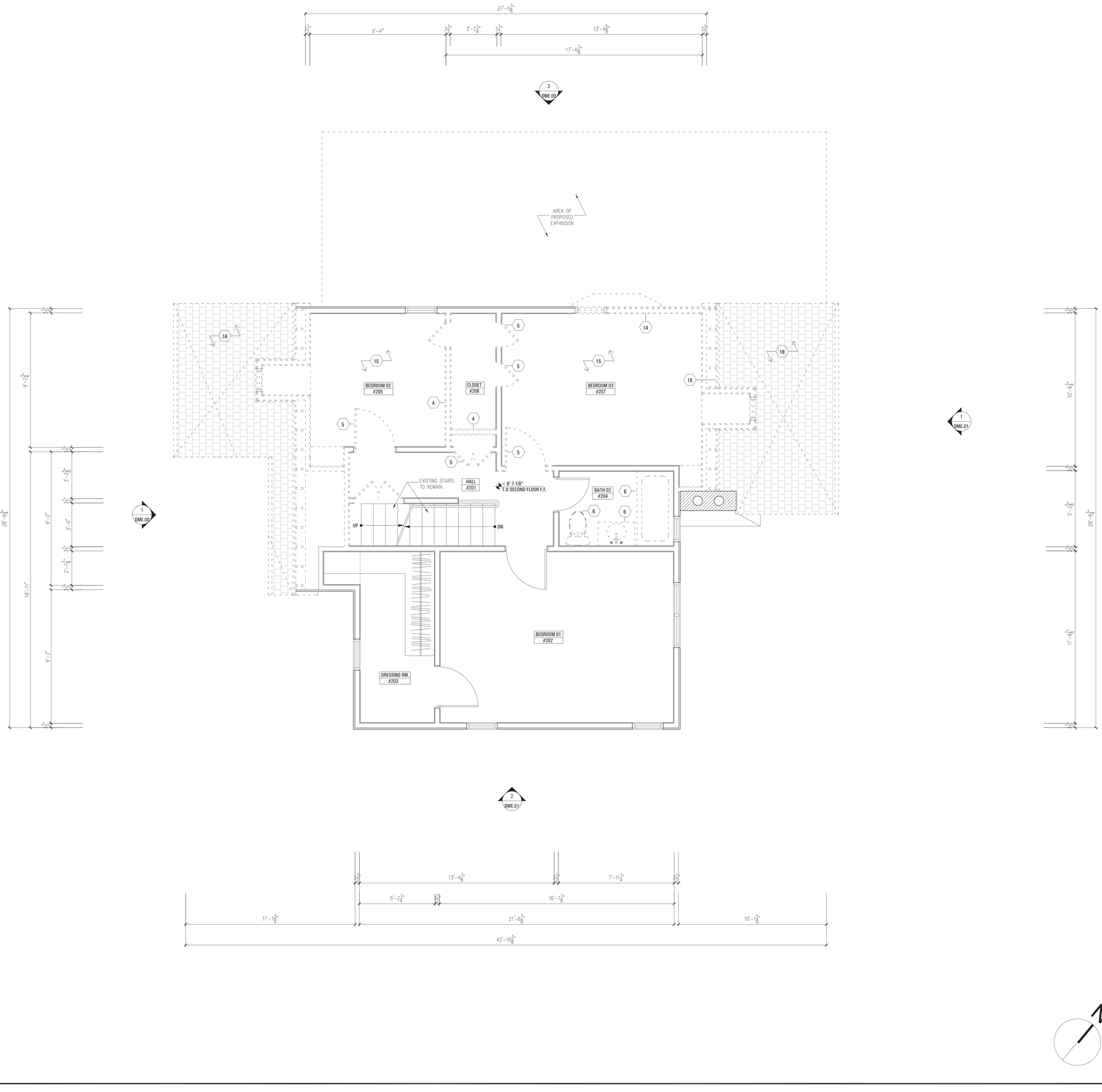
Drawing title:
FIRST FLOOR
DEMOLITION PLAN

Date: 08/02/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
DM.01



DEMOLITION NOTES:

1. REMOVE EXISTING CELLAR WINDOW AND FILL IN OPENING WITH MASONRY, AS REQUIRED.
2. REMOVE EXISTING CELLAR WINDOW AND PREPARE OPENING FOR INSTALLATION OF NEW CRAWL SPACE ACCESS HATCH.
3. ~~REMOVE EXISTING CELLAR WINDOW.~~
4. REMOVE EXISTING INTERIOR PARTITION ASSEMBLY. SHORE AND BRACE FRAMING ABOVE AS REQUIRED IF REMOVED PARTITION IS STRUCTURAL.
5. REMOVE EXISTING DOOR AND FRAME.
6. REMOVE EXISTING PLUMBING FIXTURES. CAP ROUGH-INS PRIOR TO INSTALLATION OF NEW FIXTURES AT SAME LOCATION.
7. ~~REMOVE EXISTING APPLIANCES AND STORE FOR FUTURE USE.~~
8. REMOVE EXISTING DORMER.
9. REMOVE EXISTING DOOR AND PREPARE OPENING FOR NEW DOOR. REPAIR OR REPLACE FRAME AS REQUIRED.
10. REMOVE EXISTING ROOF ASSEMBLY.
11. REMOVE EXISTING WINDOW/ DOOR AND CLOSE OPENING, AS REQUIRED.
12. REMOVE EXISTING WINDOW/ DOOR AND PREPARE OPENING FOR INSTALLATION OF NEW WINDOW/ DOOR, AS REQUIRED.
13. REMOVE EXISTING EXTERIOR WALL ASSEMBLY, AND PREPARE FOR INSTALLATION OF NEW WINDOW/ DOOR. SHORE AS REQUIRED BEFORE INSTALLATION OF NEW STRUCTURAL HEADER.
14. REMOVE EXTERIOR WALL ASSEMBLY. SHORE AND BRACE FRAMING ABOVE AS REQUIRED.
15. REMOVE EXISTING TILE FLOORING, AND PREPARE SUB FLOOR FOR INSTALLATION OF NEW FRAMING TO RAISE FLOOR LEVEL.
16. REMOVE ROOF ASSEMBLY ABOVE EXISTING TO REMAIN FIRST FLOOR FRAMING AND PREPARE FOR CONSTRUCTION OF NEW, LOWER ROOF.
17. REMOVE EXISTING DECK AND FOUNDATION.
18. REMOVE ROOF ASSEMBLY ABOVE EXISTING TO REMAIN FIRST FLOOR FRAMING AND PREPARE FOR CONSTRUCTION OF NEW SECOND FLOOR.
19. REMOVE EXTERIOR REFRIGERANT CONDUITS FOR EXISTING SPLIT SYSTEM UNITS AND PREPARE FOR RELOCATION INTO WALL CAVITY.

Consultants:

Issued:

1	01/30/2024	ISSUED FOR PRICING
2	08/02/2024	ISSUED FOR FILING

Seal:

REGISTERED ARCHITECT JEREMY HERBERT TRUEMAN 028260-1 STATE OF NEW YORK

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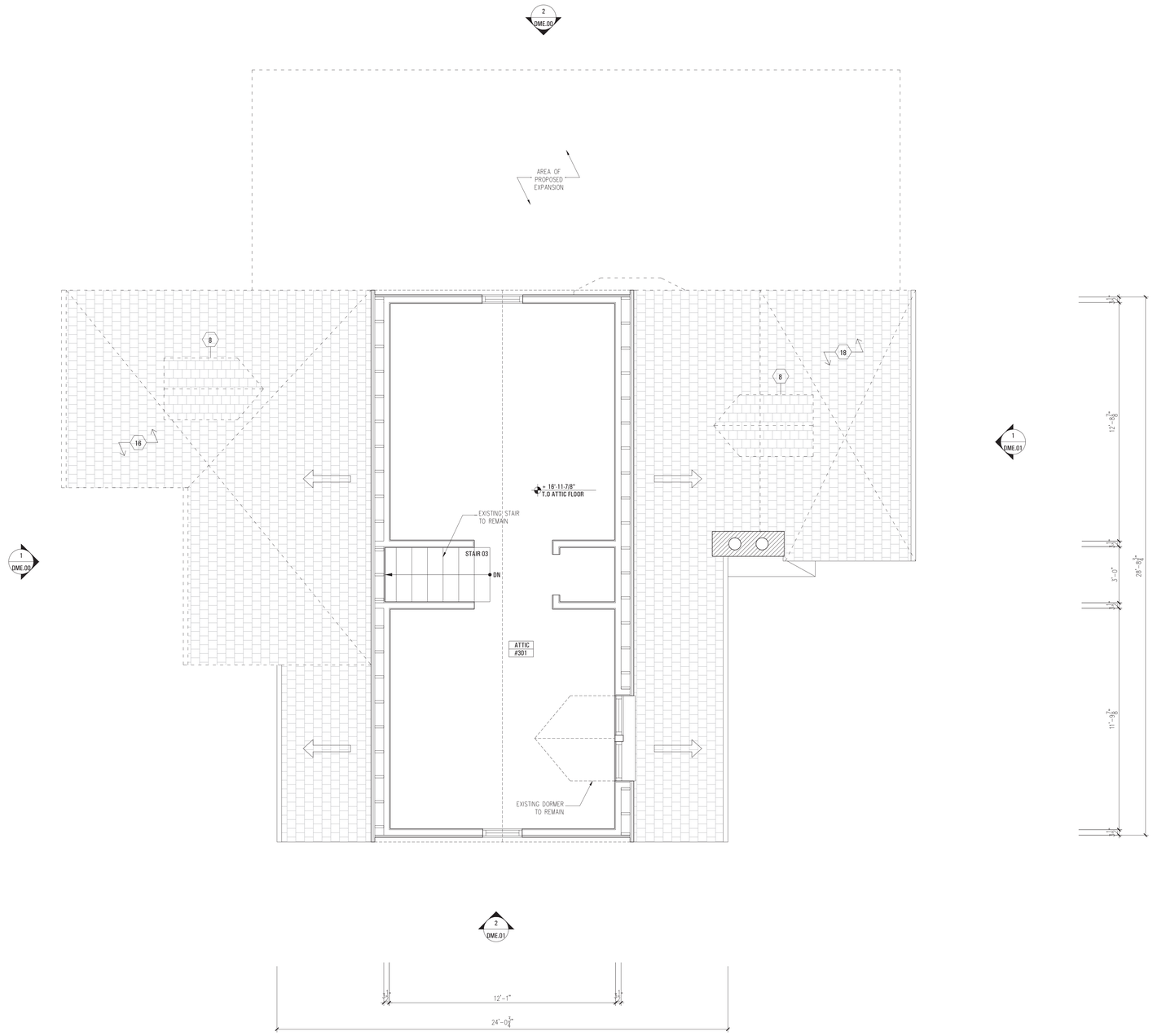
Drawing title:
SECOND FLOOR
DEMOLITION PLAN

Date: 08/02/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
DM.02



DEMOLITION NOTES:

1. REMOVE EXISTING CELLAR WINDOW AND FILL IN OPENING WITH MASONRY, AS REQUIRED.
2. REMOVE EXISTING CELLAR WINDOW AND PREPARE OPENING FOR INSTALLATION OF NEW CRAWL SPACE ACCESS HATCH.
3. ~~REMOVE EXISTING CELLAR WINDOW.~~
4. REMOVE EXISTING INTERIOR PARTITION ASSEMBLY. SHORE AND BRACE FRAMING ABOVE AS REQUIRED IF REMOVED PARTITION IS STRUCTURAL.
5. REMOVE EXISTING DOOR AND FRAME.
6. REMOVE EXISTING PLUMBING FIXTURES. CAP ROUGH-INS PRIOR TO INSTALLATION OF NEW FIXTURES AT SAME LOCATION.
7. ~~REMOVE EXISTING APPLIANCES AND STORE FOR FUTURE USE.~~
8. REMOVE EXISTING DORMER.
9. REMOVE EXISTING DOOR AND PREPARE OPENING FOR NEW DOOR. REPAIR OR REPLACE FRAME AS REQUIRED.
10. REMOVE EXISTING ROOF ASSEMBLY.
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14. REMOVE EXTERIOR WALL ASSEMBLY. SHORE AND BRACE FRAMING ABOVE AS REQUIRED.
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16. REMOVE ROOF ASSEMBLY ABOVE EXISTING TO REMAIN FIRST FLOOR FRAMING AND PREPARE FOR CONSTRUCTION OF NEW, LOWER ROOF.
17. REMOVE EXISTING DECK AND FOUNDATION.
18. REMOVE ROOF ASSEMBLY ABOVE EXISTING TO REMAIN FIRST FLOOR FRAMING AND PREPARE FOR CONSTRUCTION OF NEW SECOND FLOOR.
19. REMOVE EXTERIOR REFRIGERANT CONDUITS FOR EXISTING SPLIT SYSTEM UNITS AND PREPARE FOR RELOCATION INTO WALL CAVITY.

Consultants:

Issued:

1	01/30/2024	ISSUED FOR PRICING
2	08/02/2024	ISSUED FOR FILING

Seal:

REGISTERED ARCHITECT
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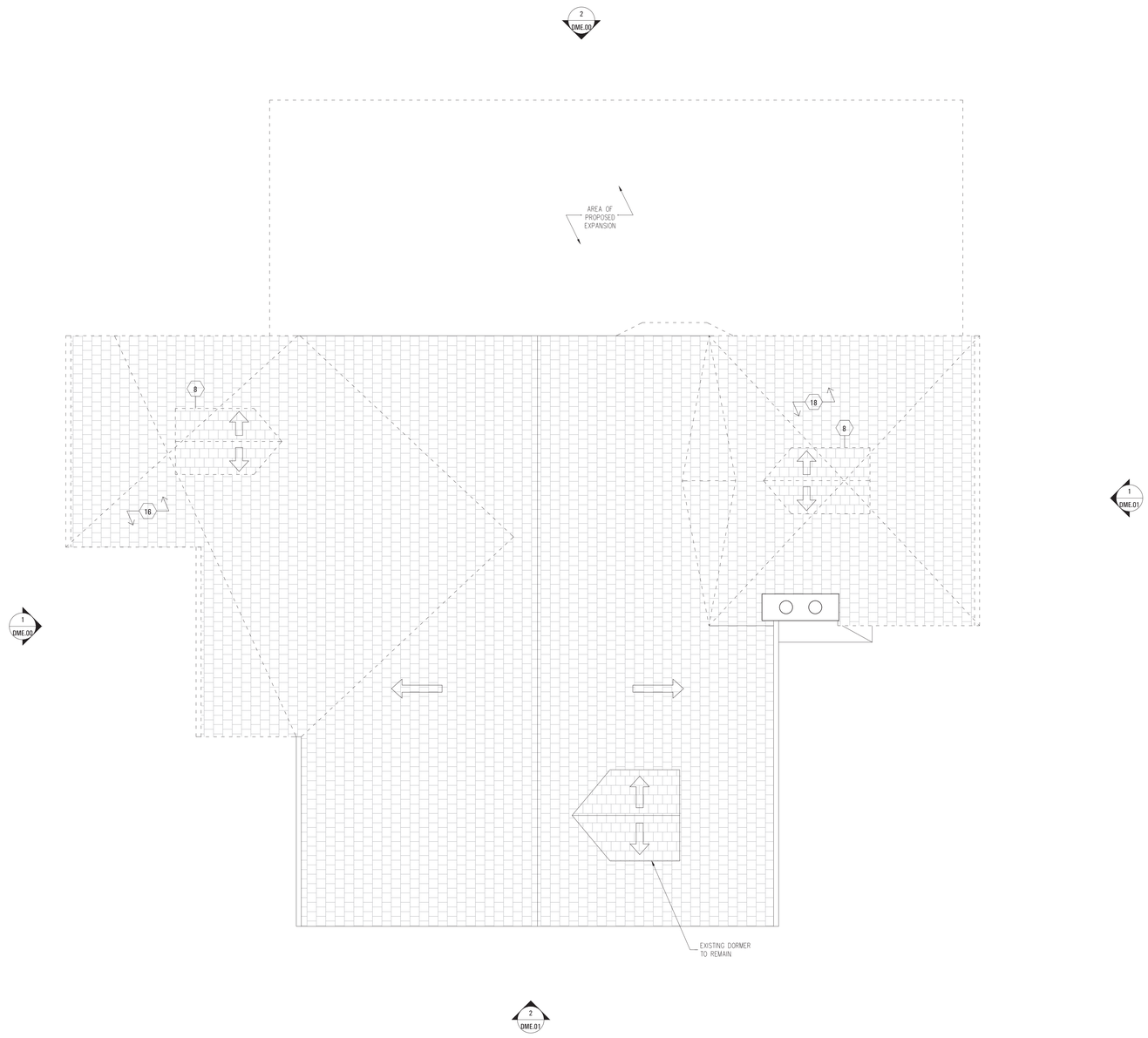
Drawing title:
ATTIC
DEMOLITION PLAN

Date: 08/02/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
DM.03



DEMOLITION NOTES:

1. REMOVE EXISTING CELLAR WINDOW AND FILL IN OPENING WITH MASONRY, AS REQUIRED.
2. REMOVE EXISTING CELLAR WINDOW AND PREPARE OPENING FOR INSTALLATION OF NEW CRAWL SPACE ACCESS HATCH.
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19. REMOVE EXTERIOR REFRIGERANT CONDUITS FOR EXISTING SPLIT SYSTEM UNITS AND PREPARE FOR RELOCATION INTO WALL CAVITY.

Consultants:

Issued:

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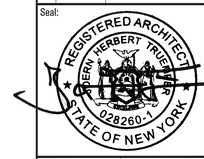

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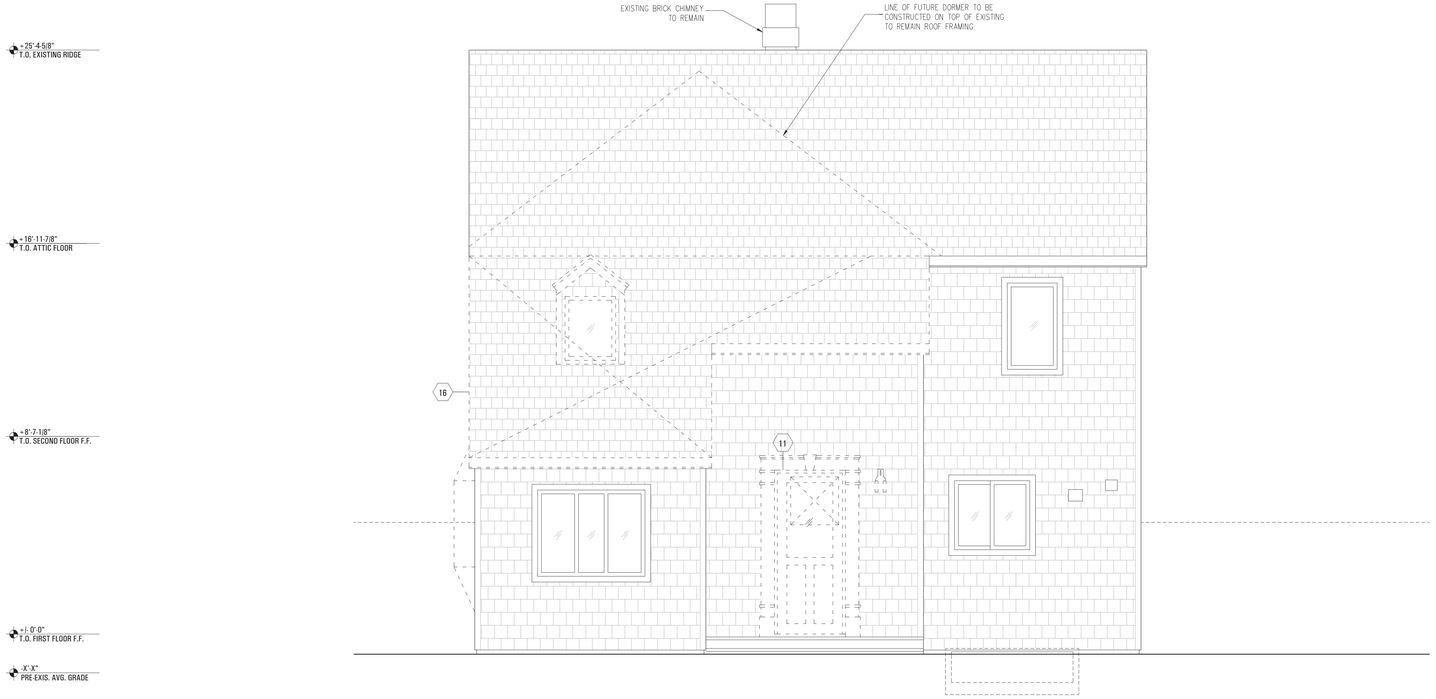
Drawing title:
ROOF
DEMOLITION PLAN

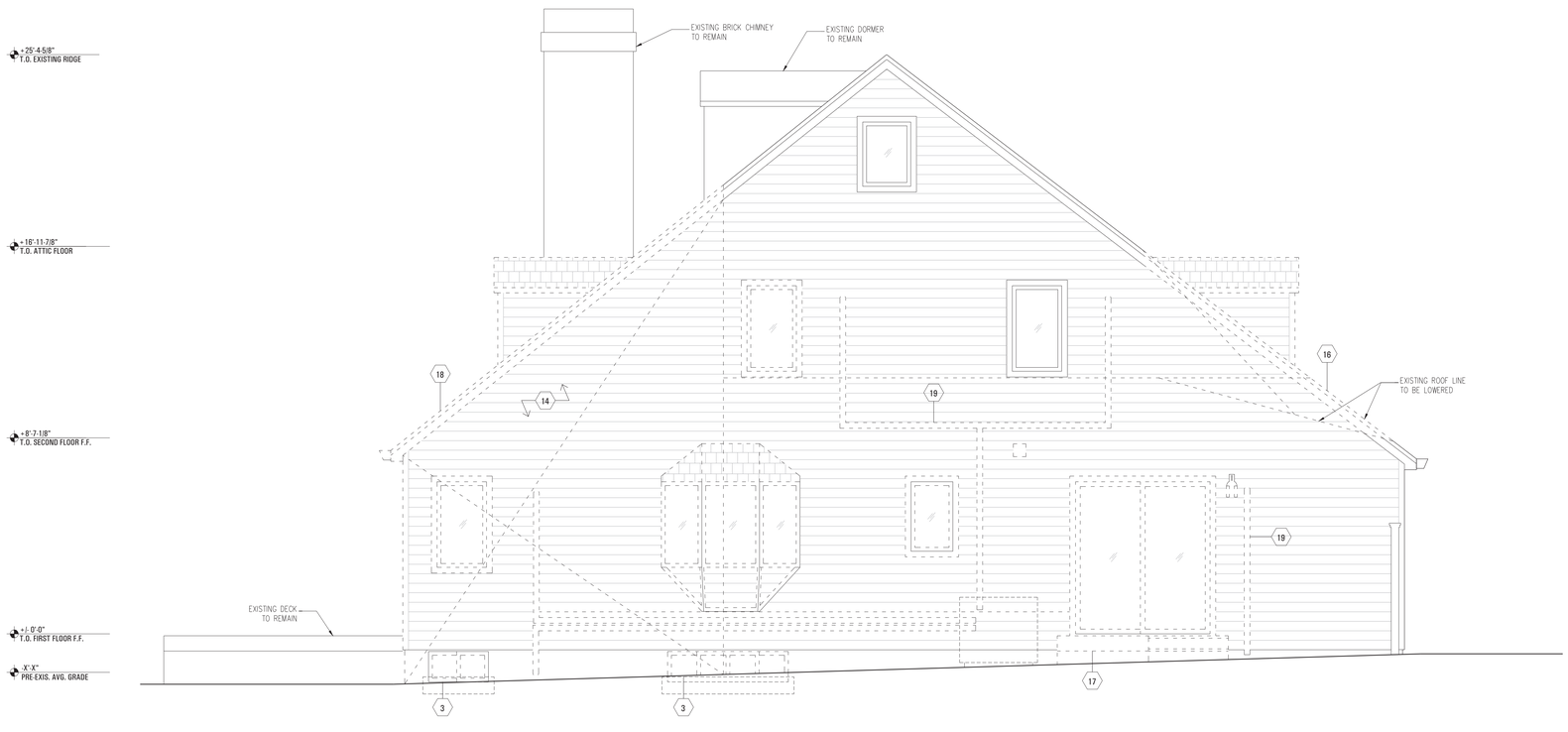
Date: 08/02/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
DM.04



1 EXISTING/ DEMOLITION WEST ELEVATION

3/8" - 1'-0"



2 EXISTING/ DEMOLITION NORTH ELEVATION

3/8" - 1'-0"

DEMOLITION NOTES:

1. REMOVE EXISTING CELLAR WINDOW AND FILL IN OPENING WITH MASONRY, AS REQUIRED.
2. REMOVE EXISTING CELLAR WINDOW AND PREPARE OPENING FOR INSTALLATION OF NEW CRAWL SPACE ACCESS HATCH.
3. ~~REMOVE EXISTING CELLAR WINDOW.~~
4. REMOVE EXISTING INTERIOR PARTITION ASSEMBLY. SHORE AND BRACE FRAMING ABOVE AS REQUIRED IF REMOVED PARTITION IS STRUCTURAL.
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6. REMOVE EXISTING PLUMBING FIXTURES. CAP ROUGH-INS PRIOR TO INSTALLATION OF NEW FIXTURES AT SAME LOCATION.
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19. REMOVE EXTERIOR REFRIGERANT CONDUITS FOR EXISTING SPLIT SYSTEM UNITS AND PREPARE FOR RELOCATION INTO WALL CAVITY.

Consultants:

Issued:

1	01/30/2024	ISSUED FOR PRICING
2	08/02/2024	ISSUED FOR FILING

Seal:

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Drawing title:
EXISTING/ DEMOLITION
WEST AND NORTH
EXTERIOR ELEVATIONS

Date: 08/02/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
DME.00

1 EXISTING/ DEMOLITION EAST ELEVATION

3/8" - 1'-0"

2 EXISTING/ DEMOLITION SOUTH ELEVATION

3/8" - 1'-0"

DEMOLITION NOTES:

1. REMOVE EXISTING CELLAR WINDOW AND FILL IN OPENING WITH MASONRY, AS REQUIRED.
2. REMOVE EXISTING CELLAR WINDOW AND PREPARE OPENING FOR INSTALLATION OF NEW CRAWL SPACE ACCESS HATCH.
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19. REMOVE EXTERIOR REFRIGERANT CONDUITS FOR EXISTING SPLIT SYSTEM UNITS AND PREPARE FOR RELOCATION INTO WALL CAVITY.

Consultants:

Issued:

1	01/30/2024	ISSUED FOR PRICING
2	08/02/2024	ISSUED FOR FILING

Seal:

REGISTERED ARCHITECT
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028260-1
STATE OF NEW YORK

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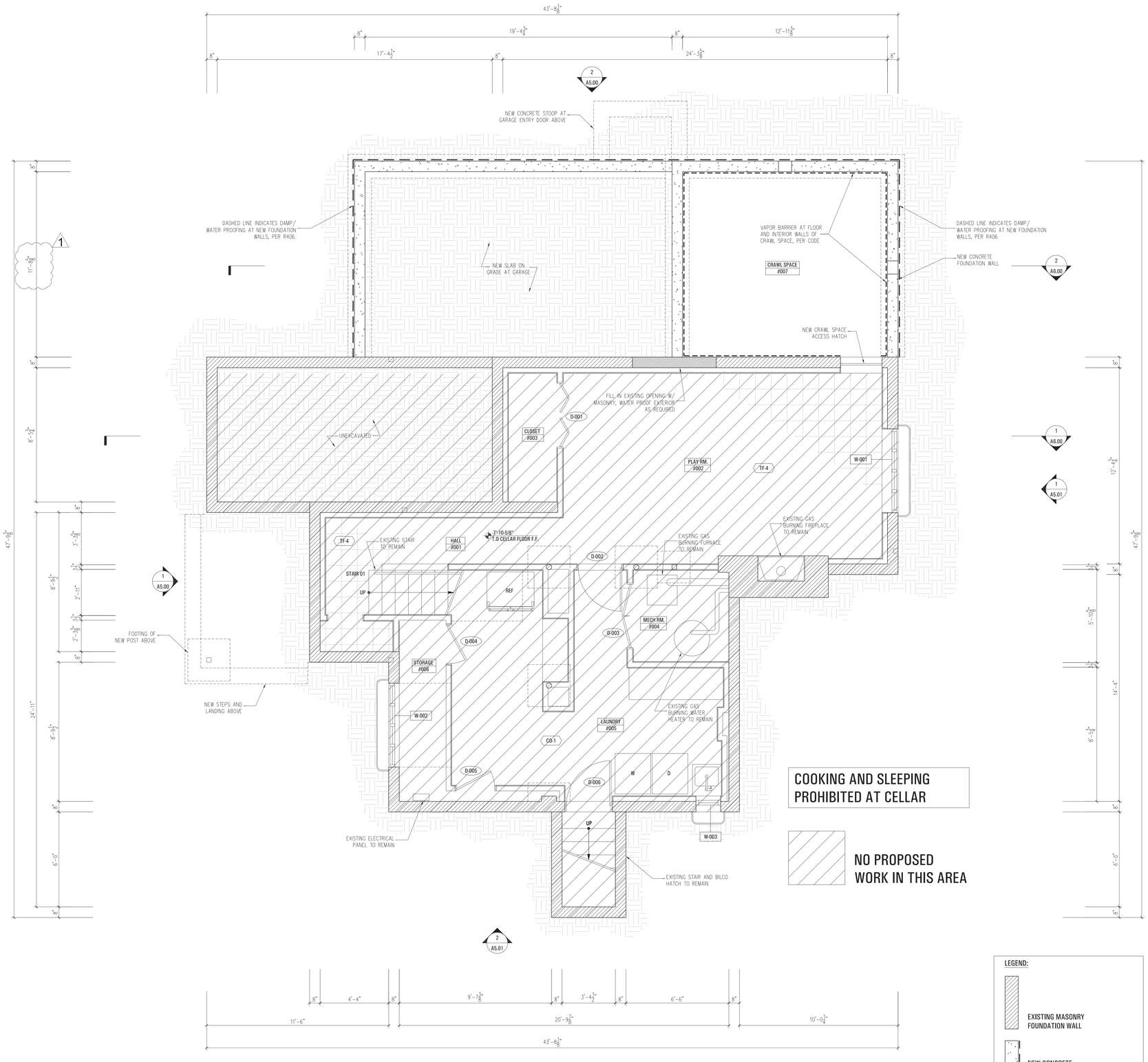
Drawing title:
EXISTING/ DEMOLITION
EAST AND SOUTH
EXTERIOR ELEVATIONS

Date: 08/02/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
DME.01



COOKING AND SLEEPING PROHIBITED AT CELLAR

NO PROPOSED WORK IN THIS AREA

LEGEND:

EXISTING MASONRY FOUNDATION WALL

NEW CONCRETE FOUNDATION WALL WITH WATER/ DAMP PROOFING PER R406

FINISH LEGEND:

WALLS:

- W-1 — PAINTED GWB, EGGSHELL, WHITE
- T-1 — BATHROOM 02 WALLS: CERAMIC TILE, T.B.D.

FLOORS:

- WD-1 — NEW 2-1/4" RED OAK WOOD PLANK FLOOR, TO MATCH EXIS.
- WD-2 — EXIS. 2-1/4" RED OAK WOOD PLANK FLOOR, TO REMAIN
- TF-1 — BATHROOM 02 FLOOR: T.B.D.
- TF-2 — FOYER/ MUD ROOM FLOOR: T.B.D.
- TF-3 — PRIMARY BATH FLOOR: T.B.D.
- TF-4 — CELLAR: 12"x 12" TILE FLOOR, TO REMAIN
- TF-5 — KITCHEN: CERAMIC TILE FLOOR, TO REMAIN
- TF-6 — BATHROOM 01 FLOOR: CERAMIC TILE, TO REMAIN
- VP-1 — ATTIC FLOOR: VINYL PLANK FLOORING, TO REMAIN
- CO-1 — CELLAR: EXIS. CONCRETE FLOOR, TO REMAIN
- CO-2 — GARAGE: NEW CONCRETE FLOOR
- CP-1 — ENTRY STOOP: NEW CONCRETE PAVERS, T.B.D.
- DD-1 — EXTERIOR DECKS: WOOD DECKING, TO REMAIN

BASE:

- B-1 — PAINTED SURFACE MOUNTED BASE BOARD, COLOR TO MATCH W-1
- B-2 — VINYL BASE, T.B.D.

CEILINGS:

- CW-1 — PAINTED GYPSUM BOARD CEILING, WHITE, FLAT
- CL-1 — EXTERIOR VINYL PLANK CEILING, WHITE

EXTERIOR:

- EW-1 — EXIS. VINYL HORIZONTAL SIDING, TO REMAIN
- EW-2 — NEW VINYL HORIZONTAL SIDING, TO MATCH EXIS.
- EW-3 — EXIS. VINYL SHINGLE PATTERN SIDING, TO REMAIN
- EW-4 — NEW VINYL SHINGLE PATTERN SIDING, TO MATCH EXIS.
- RF-1 — EXIS. ASPHALT ROOF SHINGLES, TO REMAIN
- RF-2 — NEW ASPHALT ROOF SHINGLES, TO MATCH EXIS.
- RF-3 — NEW MEMBRANE ROOF

MILLWORK/ COUNTERS/ DOORS:

- ST-1 — CARRARA MARBLE, HONED
- WP-1 — MILLWORK: PAINT FINISH, WHITE, SATIN
- WP-2 — MILLWORK: PAINT FINISH, CHARCOAL GRAY, SATIN
- WP-3 — DOORS: PAINTED BLACK, SEMI-GLOSS
- WP-4 — DOORS: PAINTED WHITE, SEMI-GLOSS

Consultants:

Issued:

1	01/30/2024	ISSUED FOR PRICING
2	04/02/2024	ISSUED FOR PRICING
3	08/02/2024	ISSUED FOR FILING
4	09/12/2024	FILING REVISION 01

Seal:

REGISTERED ARCHITECT — DEERN HERBERT TRUEMAN — 028260-1 — STATE OF NEW YORK

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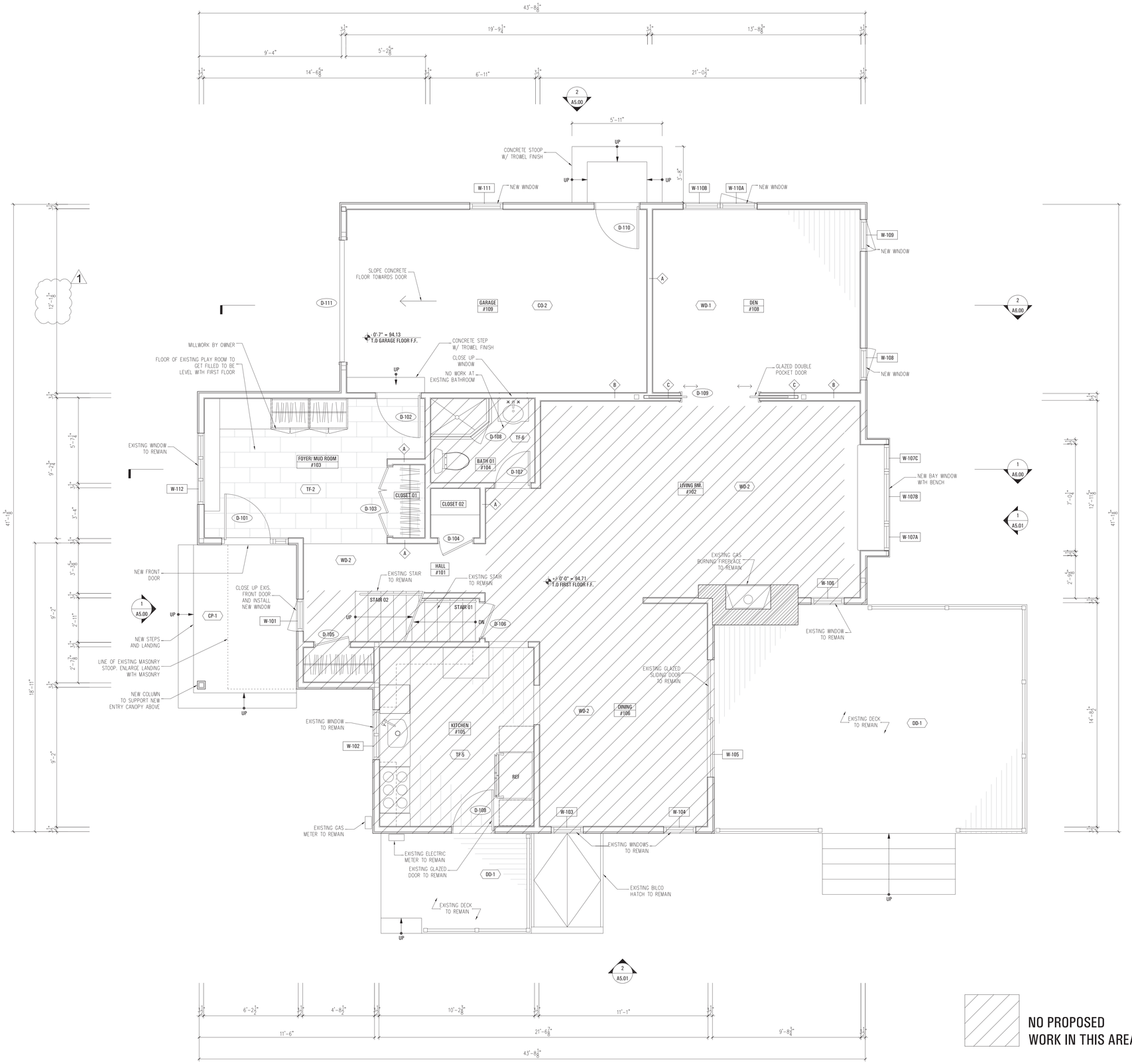
Drawing title: CELLAR PLAN

Date: 09/12/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
A1.00



FINISH LEGEND:

WALLS:

- W-1 — PAINTED GWB, EGGSHELL, WHITE
- T-1 — BATHROOM 02 WALLS: CERAMIC TILE, T.B.D.

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- CO-1 — CELLAR: EXIS. CONCRETE FLOOR, TO REMAIN
- CO-2 — GARAGE: NEW CONCRETE FLOOR
- CP-1 — ENTRY STOOP: NEW CONCRETE PAVERS, T.B.D.
- DD-1 — EXTERIOR DECKS: WOOD DECKING, TO REMAIN

BASE:

- B-1 — PAINTED SURFACE MOUNTED BASE BOARD, COLOR TO MATCH W-1
- B-2 — VINYL BASE, T.B.D.

CEILINGS:

- CW-1 — PAINTED GYPSUM BOARD CEILING, WHITE, FLAT
- CL-1 — EXTERIOR VINYL PLANK CEILING, WHITE

EXTERIOR:

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- EW-3 — EXIS. VINYL SHINGLE PATTERN SIDING, TO REMAIN
- EW-4 — NEW VINYL SHINGLE PATTERN SIDING, TO MATCH EXIS.
- RF-1 — EXIS. ASPHALT ROOF SHINGLES, TO REMAIN
- RF-2 — NEW ASPHALT ROOF SHINGLES, TO MATCH EXIS.
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MILLWORK/ COUNTERS/ DOORS:

- ST-1 — CARRARA MARBLE, HONED
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- WP-3 — DOORS: PAINTED BLACK, SEMI-GLOSS
- WP-4 — DOORS: PAINTED WHITE, SEMI-GLOSS

Consultants:

Issued:

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2	04/02/2024	ISSUED FOR PRICING
3	08/02/2024	ISSUED FOR FILING
4	09/12/2024	FILING REVISION 01

Seal:

REGISTERED ARCHITECT — JEREMY HERBERT TRUESDELL — 028260-1 — STATE OF NEW YORK

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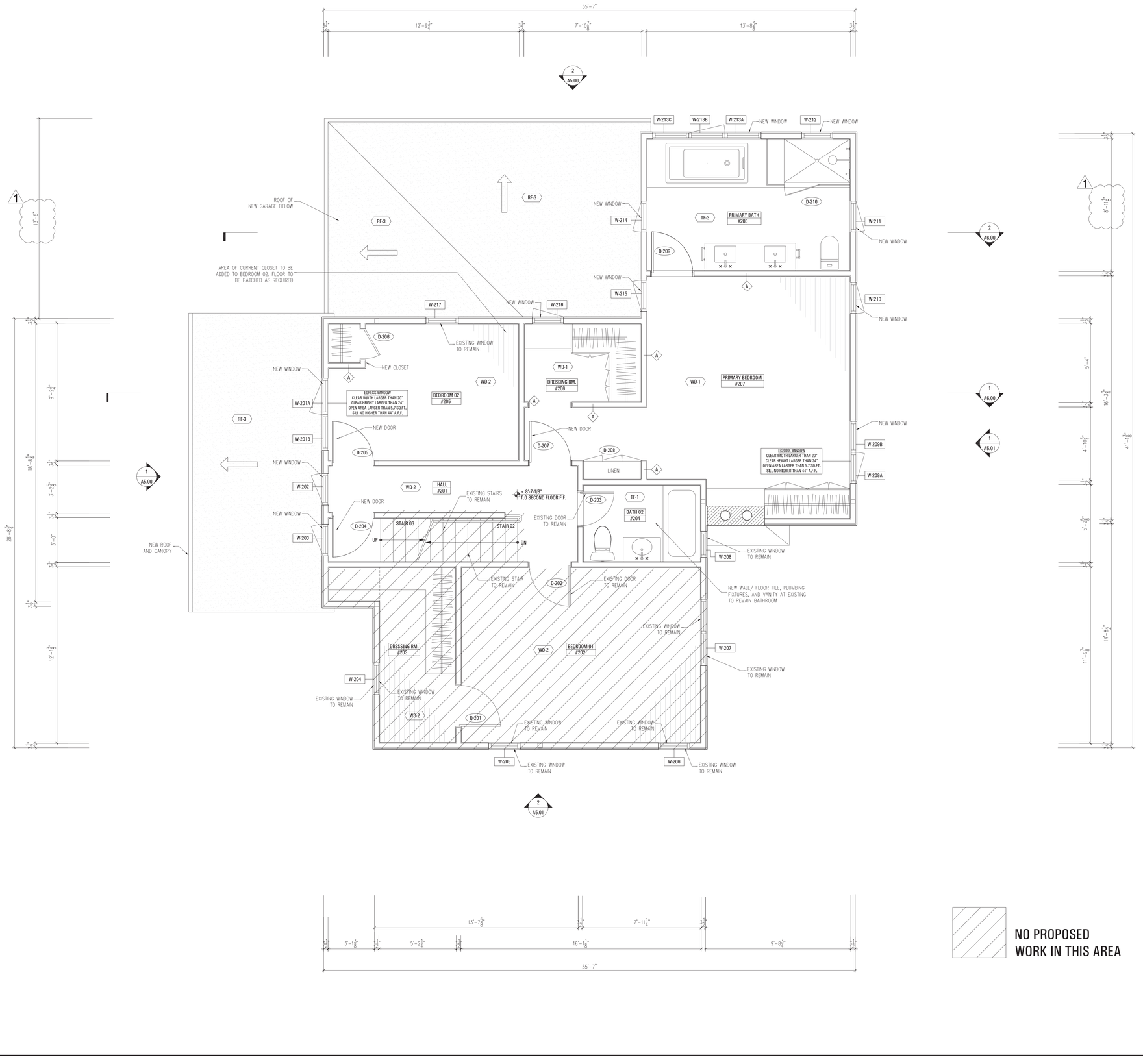
Drawing title:
FIRST FLOOR PLAN

Date: 09/12/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
A1.01



NO PROPOSED WORK IN THIS AREA

N

FINISH LEGEND:

WALLS:

- W-1 — PAINTED GWB, EGGSHELL, WHITE
- T-1 — BATHROOM 02 WALLS: CERAMIC TILE, T.B.D.

FLOORS:

- WD-1 — NEW 2-1/4" RED OAK WOOD PLANK FLOOR, TO MATCH EXIS.
- WD-2 — EXIS. 2-1/4" RED OAK WOOD PLANK FLOOR, TO REMAIN
- TF-1 — BATHROOM 02 FLOOR: T.B.D.
- TF-2 — FOYER/ MUD ROOM FLOOR: T.B.D.
- TF-3 — PRIMARY BATH FLOOR: T.B.D.
- TF-4 — CELLAR: 12"x 12" TILE FLOOR, TO REMAIN
- TF-5 — KITCHEN: CERAMIC TILE FLOOR, TO REMAIN
- TF-6 — BATHROOM 01 FLOOR: CERAMIC TILE, TO REMAIN
- VP-1 — ATTIC FLOOR: VINYL PLANK FLOORING, TO REMAIN
- CO-1 — CELLAR: EXIS. CONCRETE FLOOR, TO REMAIN
- CO-2 — GARAGE: NEW CONCRETE FLOOR
- CP-1 — ENTRY STOOP: NEW CONCRETE PAVERS, T.B.D.
- DD-1 — EXTERIOR DECKS: WOOD DECKING, TO REMAIN

BASE:

- B-1 — PAINTED SURFACE MOUNTED BASE BOARD, COLOR TO MATCH W-1
- B-2 — VINYL BASE, T.B.D.

CEILINGS:

- CW-1 — PAINTED GYPSUM BOARD CEILING, WHITE, FLAT
- CL-1 — EXTERIOR VINYL PLANK CEILING, WHITE

EXTERIOR:

- EW-1 — EXIS. VINYL HORIZONTAL SIDING, TO REMAIN
- EW-2 — NEW VINYL HORIZONTAL SIDING, TO MATCH EXIS.
- EW-3 — EXIS. VINYL SHINGLE PATTERN SIDING, TO REMAIN
- EW-4 — NEW VINYL SHINGLE PATTERN SIDING, TO MATCH EXIS.
- RF-1 — EXIS. ASPHALT ROOF SHINGLES, TO REMAIN
- RF-2 — NEW ASPHALT ROOF SHINGLES, TO MATCH EXIS.
- RF-3 — NEW MEMBRANE ROOF

MILLWORK/ COUNTERS/ DOORS:

- ST-1 — CARRARA MARBLE, HONED
- WP-1 — MILLWORK: PAINT FINISH, WHITE, SATIN
- WP-2 — MILLWORK: PAINT FINISH, CHARCOAL GRAY, SATIN
- WP-3 — DOORS: PAINTED BLACK, SEMI-GLOSS
- WP-4 — DOORS: PAINTED WHITE, SEMI-GLOSS

Consultants:

Issued:

1	01/30/2024	ISSUED FOR PRICING
2	04/02/2024	ISSUED FOR PRICING
3	08/02/2024	ISSUED FOR FILING
4	09/12/2024	FILING REVISION 01

Seal:

REGISTERED ARCHITECT — JOHN HERBERT TRIEMER — 028260-1 — STATE OF NEW YORK

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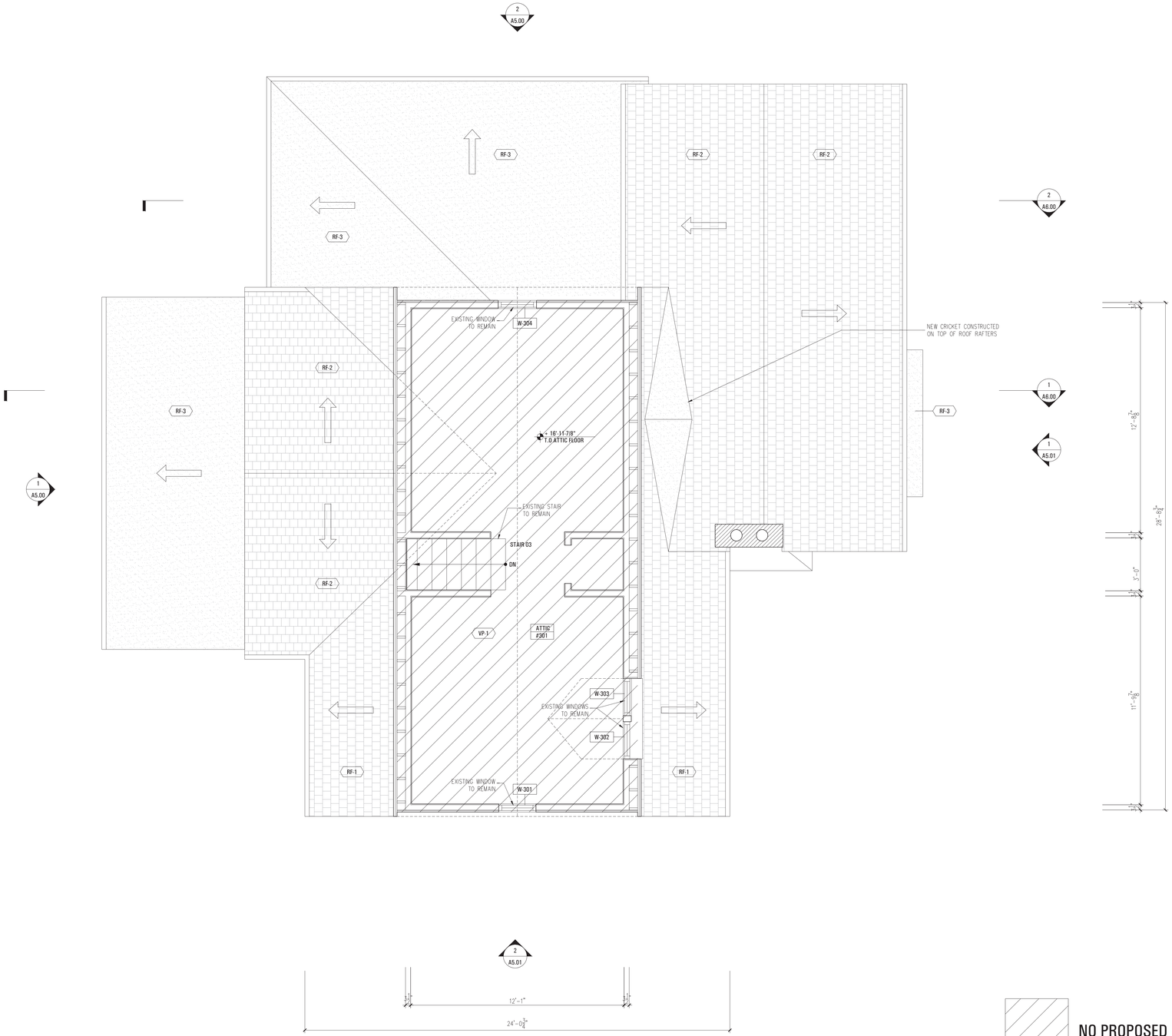
Drawing title: SECOND FLOOR PLAN

Date: 09/12/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
A1.02



FINISH LEGEND:

WALLS:

- W-1 — PAINTED GWB, EGGSHELL, WHITE
- T-1 — BATHROOM 02 WALLS: CERAMIC TILE, T.B.D.

FLOORS:

- WD-1 — NEW 2-1/4" RED OAK WOOD PLANK FLOOR, TO MATCH EXIS.
- WD-2 — EXIS. 2-1/4" RED OAK WOOD PLANK FLOOR, TO REMAIN
- TF-1 — BATHROOM 02 FLOOR: T.B.D.
- TF-2 — FOYER/ MUD ROOM FLOOR: T.B.D.
- TF-3 — PRIMARY BATH FLOOR: T.B.D.
- TF-4 — CELLAR: 12"x 12" TILE FLOOR, TO REMAIN
- TF-5 — KITCHEN: CERAMIC TILE FLOOR, TO REMAIN
- TF-6 — BATHROOM 01 FLOOR: CERAMIC TILE, TO REMAIN
- VP-1 — ATTIC FLOOR: VINYL PLANK FLOORING, TO REMAIN
- CO-1 — CELLAR: EXIS. CONCRETE FLOOR, TO REMAIN
- CO-2 — GARAGE: NEW CONCRETE FLOOR
- CP-1 — ENTRY STOOP: NEW CONCRETE PAVERS, T.B.D.
- DD-1 — EXTERIOR DECKS: WOOD DECKING, TO REMAIN

BASE:

- B-1 — PAINTED SURFACE MOUNTED BASE BOARD, COLOR TO MATCH W-1
- B-2 — VINYL BASE, T.B.D.

CEILINGS:

- CW-1 — PAINTED GYPSUM BOARD CEILING, WHITE, FLAT
- CL-1 — EXTERIOR VINYL PLANK CEILING, WHITE

EXTERIOR:

- EW-1 — EXIS. VINYL HORIZONTAL SIDING, TO REMAIN
- EW-2 — NEW VINYL HORIZONTAL SIDING, TO MATCH EXIS.
- EW-3 — EXIS. VINYL SHINGLE PATTERN SIDING, TO REMAIN
- EW-4 — NEW VINYL SHINGLE PATTERN SIDING, TO MATCH EXIS.
- RF-1 — EXIS. ASPHALT ROOF SHINGLES, TO REMAIN
- RF-2 — NEW ASPHALT ROOF SHINGLES, TO MATCH EXIS.
- RF-3 — NEW MEMBRANE ROOF

MILLWORK/ COUNTERS/ DOORS:

- ST-1 — CARRARA MARBLE, HONED
- WP-1 — MILLWORK: PAINT FINISH, WHITE, SATIN
- WP-2 — MILLWORK: PAINT FINISH, CHARCOAL GRAY, SATIN
- WP-3 — DOORS: PAINTED BLACK, SEMI-GLOSS
- WP-4 — DOORS: PAINTED WHITE, SEMI-GLOSS

Consultants:

Issued:

1	01/30/2024	ISSUED FOR PRICING
2	08/02/2024	ISSUED FOR FILING

Seal:

REGISTERED ARCHITECT
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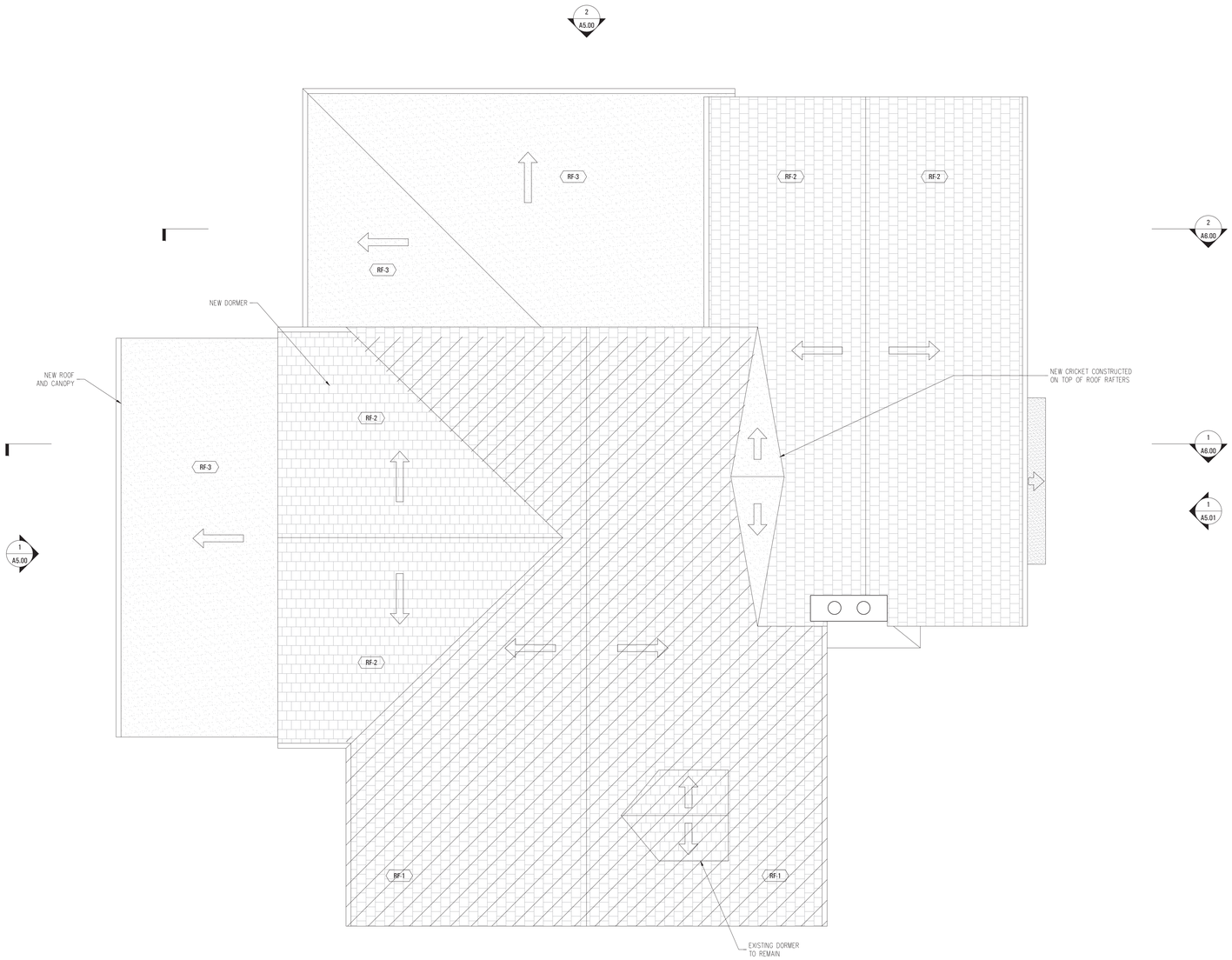
Drawing title:
ATTIC PLAN

Date: 08/02/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
A1.03



NO PROPOSED
WORK IN THIS AREA

N

FINISH LEGEND:

WALLS:

- W-1 — PAINTED GWB, EGGSHELL, WHITE
- T-1 — BATHROOM 02 WALLS: CERAMIC TILE, T.B.D.

FLOORS:

- WD-1 — NEW 2-1/4" RED OAK WOOD PLANK FLOOR, TO MATCH EXIS.
- WD-2 — EXIS. 2-1/4" RED OAK WOOD PLANK FLOOR, TO REMAIN
- TF-1 — BATHROOM 02 FLOOR: T.B.D.
- TF-2 — FOYER/ MUD ROOM FLOOR: T.B.D.
- TF-3 — PRIMARY BATH FLOOR: T.B.D.
- TF-4 — CELLAR: 12"x 12" TILE FLOOR, TO REMAIN
- TF-5 — KITCHEN: CERAMIC TILE FLOOR, TO REMAIN
- TF-6 — BATHROOM 01 FLOOR: CERAMIC TILE, TO REMAIN
- VP-1 — ATTIC FLOOR: VINYL PLANK FLOORING, TO REMAIN
- CO-1 — CELLAR: EXIS. CONCRETE FLOOR, TO REMAIN
- CO-2 — GARAGE: NEW CONCRETE FLOOR
- CP-1 — ENTRY STOOP: NEW CONCRETE PAVERS, T.B.D.
- DD-1 — EXTERIOR DECKS: WOOD DECKING, TO REMAIN

BASE:

- B-1 — PAINTED SURFACE MOUNTED BASE BOARD, COLOR TO MATCH W-1
- B-2 — VINYL BASE, T.B.D.

CEILINGS:

- CW-1 — PAINTED GYPSUM BOARD CEILING, WHITE, FLAT
- CL-1 — EXTERIOR VINYL PLANK CEILING, WHITE

EXTERIOR:

- EW-1 — EXIS. VINYL HORIZONTAL SIDING, TO REMAIN
- EW-2 — NEW VINYL HORIZONTAL SIDING, TO MATCH EXIS.
- EW-3 — EXIS. VINYL SHINGLE PATTERN SIDING, TO REMAIN
- EW-4 — NEW VINYL SHINGLE PATTERN SIDING, TO MATCH EXIS.
- RF-1 — EXIS. ASPHALT ROOF SHINGLES, TO REMAIN
- RF-2 — NEW ASPHALT ROOF SHINGLES, TO MATCH EXIS.
- RF-3 — NEW MEMBRANE ROOF

MILLWORK/ COUNTERS/ DOORS:

- ST-1 — CARRARA MARBLE, HONED
- WP-1 — MILLWORK: PAINT FINISH, WHITE, SATIN
- WP-2 — MILLWORK: PAINT FINISH, CHARCOAL GRAY, SATIN
- WP-3 — DOORS: PAINTED BLACK, SEMI-GLOSS
- WP-4 — DOORS: PAINTED WHITE, SEMI-GLOSS

Consultants:

Issued:

1	01/30/2024	ISSUED FOR PRICING
2	04/02/2024	ISSUED FOR PRICING
3	08/02/2024	ISSUED FOR FILING

Seal:

REGISTERED ARCHITECT
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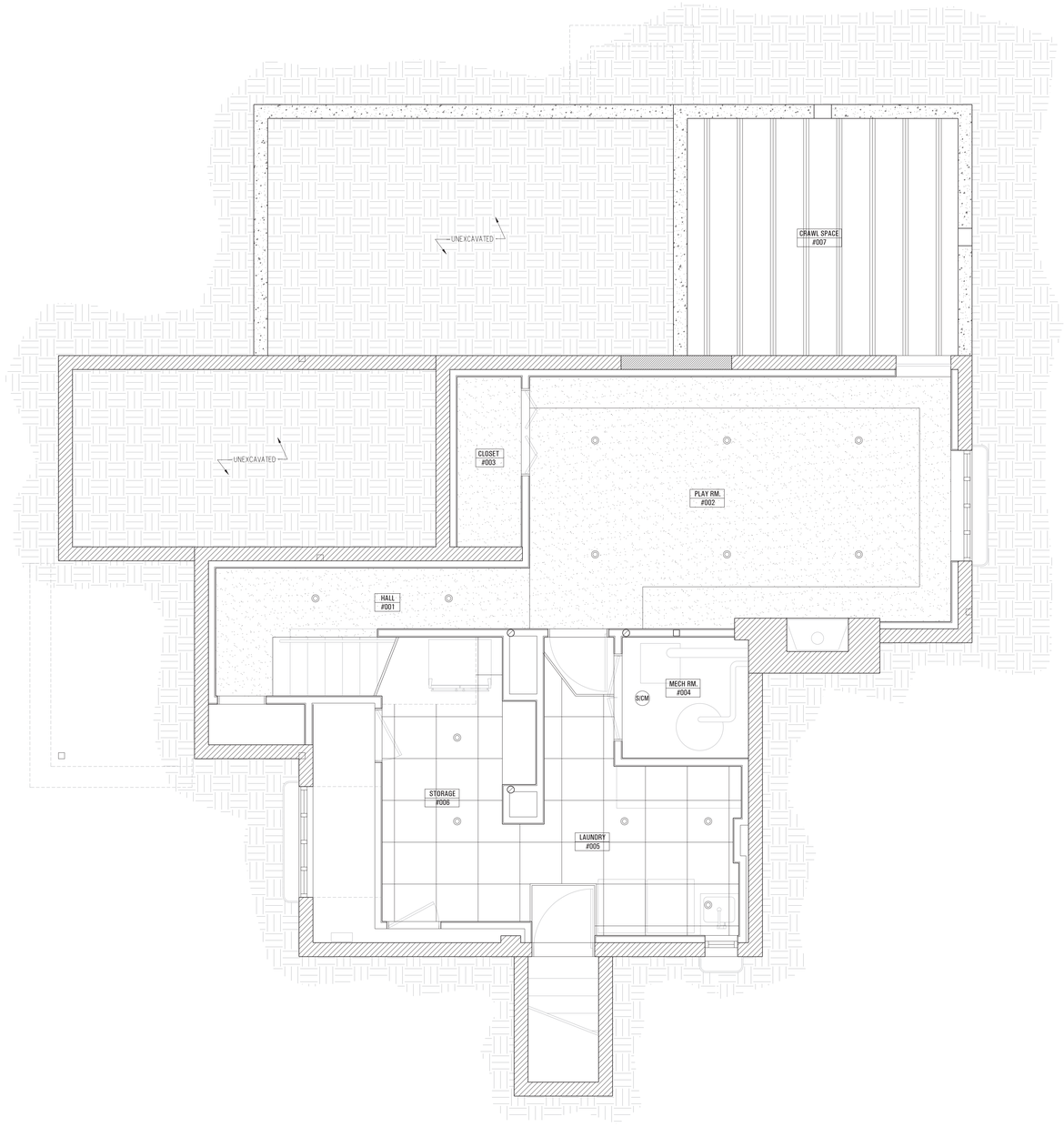
Drawing title:
ROOF PLAN

Date: 08/02/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
A1.04



LIGHTING LEGEND:

INTERIOR LIGHTS:

DL-1	DOWN LIGHT, 4" WHITE TRIM W/ BLACK BAFFLE
DL-2	DOWN LIGHT, 4" WHITE TRIM W/ BLACK BAFFLE, WET LOC.
DL-3	DOWN LIGHT, 4" WHITE TRIM W/ BLACK BAFFLE, SLOPED CLG.
L-1	FLUSH MOUNT FIXTURE, DINING ROOM (BY OWNER)
L-2	SURFACE MOUNTED FIXTURE, BEDROOMS (BY OWNER)
L-3	SURFACE MOUNTED FIXTURE, CLOSETS (BY OWNER)
L-4	FLUSH MOUNT FIXTURE, KITCHEN AND POWDER ROOM (BY OWNER)
SP-1	SURFACE MOUNTED ADJ. SPOT LIGHT (BY OWNER)
PL-1	24" DIAM. PENDANT LIGHT – KITCHEN ISLAND (BY OWNER)
PL-2	CEILING PENDANT LIGHT – BREAKFAST NOOK (BY OWNER)
PL-3	NOT IN USE
PL-4	FLUSH MOUNT CEILING LIGHT – MUD ROOM & VESTIBULE (BY OWNER)
PL-5	CEILING PENDANT LIGHT – STAIR 04 (BY OWNER)
PL-6	CEILING PENDANT – MASTER BATHROOM (BY OWNER)
CA-1	LED UNDER CABINET LIGHTING
SC-1	WALL SCONCE – BATHROOM 01 (BY OWNER)
SC-2	WALL SCONCE – POWDER ROOM (BY OWNER)
SC-3	WALL SCONCE – BATHROOM 02 (BY OWNER)
FL-1	LINEAR LED LIGHT– 36"

EXTERIOR LIGHTS:

EBL-1	EXTERIOR BOLLARD PATH LIGHT (BY LANDSCAPING CONTRACTOR)
ESC-1	EXTERIOR WALL SCONCE (BY OWNER)
EDL-1	EXTERIOR DOUBLE SPOT LIGHT AT CANOPIES (BY OWNER)

Consultants:

Issued:

1	08/02/2024	ISSUED FOR FILING

Seal:

REGISTERED ARCHITECT
ROBERT HERBERT TRUEMPER
028260-1
STATE OF NEW YORK

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Drawing title:
CELLAR REFLECTED
CEILING PLAN

Date: 08/02/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
A2.00

LIGHTING LEGEND:

INTERIOR LIGHTS:

DL-1	DOWN LIGHT, 4" WHITE TRIM W/ BLACK BAFFLE
DL-2	DOWN LIGHT, 4" WHITE TRIM W/ BLACK BAFFLE, WET LOC.
DL-3	DOWN LIGHT, 4" WHITE TRIM W/ BLACK BAFFLE, SLOPED CLG.
L-1	FLUSH MOUNT FIXTURE, DINING ROOM (BY OWNER)
L-2	SURFACE MOUNTED FIXTURE, BEDROOMS (BY OWNER)
L-3	SURFACE MOUNTED FIXTURE, CLOSETS (BY OWNER)
L-4	FLUSH MOUNT FIXTURE, KITCHEN AND POWDER ROOM (BY OWNER)
SP-1	SURFACE MOUNTED ADJ. SPOT LIGHT (BY OWNER)
PL-1	24" DIAM. PENDANT LIGHT – KITCHEN ISLAND (BY OWNER)
PL-2	CEILING PENDANT LIGHT – BREAKFAST NOOK (BY OWNER)
PL-3	NOT IN USE
PL-4	FLUSH MOUNT CEILING LIGHT – MUD ROOM & VESTIBULE (BY OWNER)
PL-5	CEILING PENDANT LIGHT – STAIR 04 (BY OWNER)
PL-6	CEILING PENDANT – MASTER BATHROOM (BY OWNER)
CA-1	LED UNDER CABINET LIGHTING
SC-1	WALL SCONCE – BATHROOM 01 (BY OWNER)
SC-2	WALL SCONCE – POWDER ROOM (BY OWNER)
SC-3	WALL SCONCE – BATHROOM 02 (BY OWNER)
FL-1	LINEAR LED LIGHT– 36"

EXTERIOR LIGHTS:

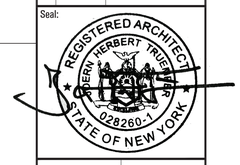
EBL-1	EXTERIOR BOLLARD PATH LIGHT (BY LANDSCAPING CONTRACTOR)
ESC-1	EXTERIOR WALL SCONCE (BY OWNER)
EDL-1	EXTERIOR DOUBLE SPOT LIGHT AT CANOPIES (BY OWNER)

Consultants:

Issued:

1	08/02/2024	ISSUED FOR FILING

Seal:



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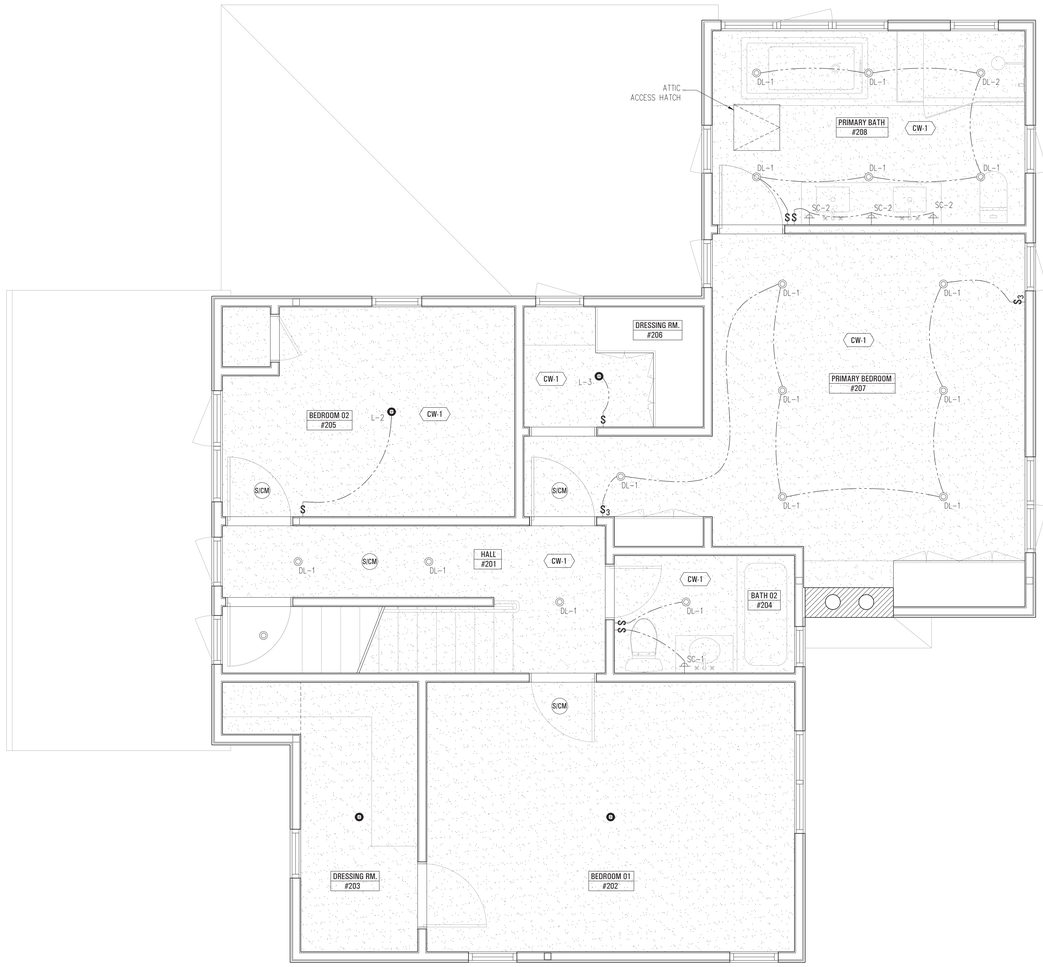
Drawing title:
FIRST FLOOR REFLECTED CEILING PLAN

Date: 08/02/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
A2.01



LIGHTING LEGEND:

INTERIOR LIGHTS:

- DL-1 — DOWN LIGHT, 4" WHITE TRIM W/ BLACK BAFFLE
- DL-2 — DOWN LIGHT, 4" WHITE TRIM W/ BLACK BAFFLE, WET LOC.
- DL-3 — DOWN LIGHT, 4" WHITE TRIM W/ BLACK BAFFLE, SLOPED CLG.
- L-1 — FLUSH MOUNT FIXTURE, DINING ROOM (BY OWNER)
- L-2 — SURFACE MOUNTED FIXTURE, BEDROOMS (BY OWNER)
- L-3 — SURFACE MOUNTED FIXTURE, CLOSETS (BY OWNER)
- L-4 — FLUSH MOUNT FIXTURE, KITCHEN AND POWDER ROOM (BY OWNER)
- SP-1 — SURFACE MOUNTED ADJ. SPOT LIGHT (BY OWNER)
- PL-1 — 24" DIAM. PENDANT LIGHT – KITCHEN ISLAND (BY OWNER)
- PL-2 — CEILING PENDANT LIGHT – BREAKFAST NOOK (BY OWNER)
- PL-3 — NOT IN USE
- PL-4 — FLUSH MOUNT CEILING LIGHT – MUD ROOM & VESTIBULE (BY OWNER)
- PL-5 — CEILING PENDANT LIGHT – STAIR 04 (BY OWNER)
- PL-6 — CEILING PENDANT – MASTER BATHROOM (BY OWNER)
- CA-1 — LED UNDER CABINET LIGHTING
- SC-1 — WALL SCONCE – BATHROOM 01 (BY OWNER)
- SC-2 — WALL SCONCE – POWDER ROOM (BY OWNER)
- SC-3 — WALL SCONCE – BATHROOM 02 (BY OWNER)
- FL-1 — LINEAR LED LIGHT– 36"

EXTERIOR LIGHTS:

- EBL-1 — EXTERIOR BOLLARD PATH LIGHT (BY LANDSCAPING CONTRACTOR)
- ESC-1 — EXTERIOR WALL SCONCE (BY OWNER)
- EDL-1 — EXTERIOR DOUBLE SPOT LIGHT AT CANOPIES (BY OWNER)

Consultants:

Issued:

1	08/02/2024	ISSUED FOR FILING

Seal:

REGISTERED ARCHITECT JEREMY HERBERT TRUEMAN 028260-1 STATE OF NEW YORK

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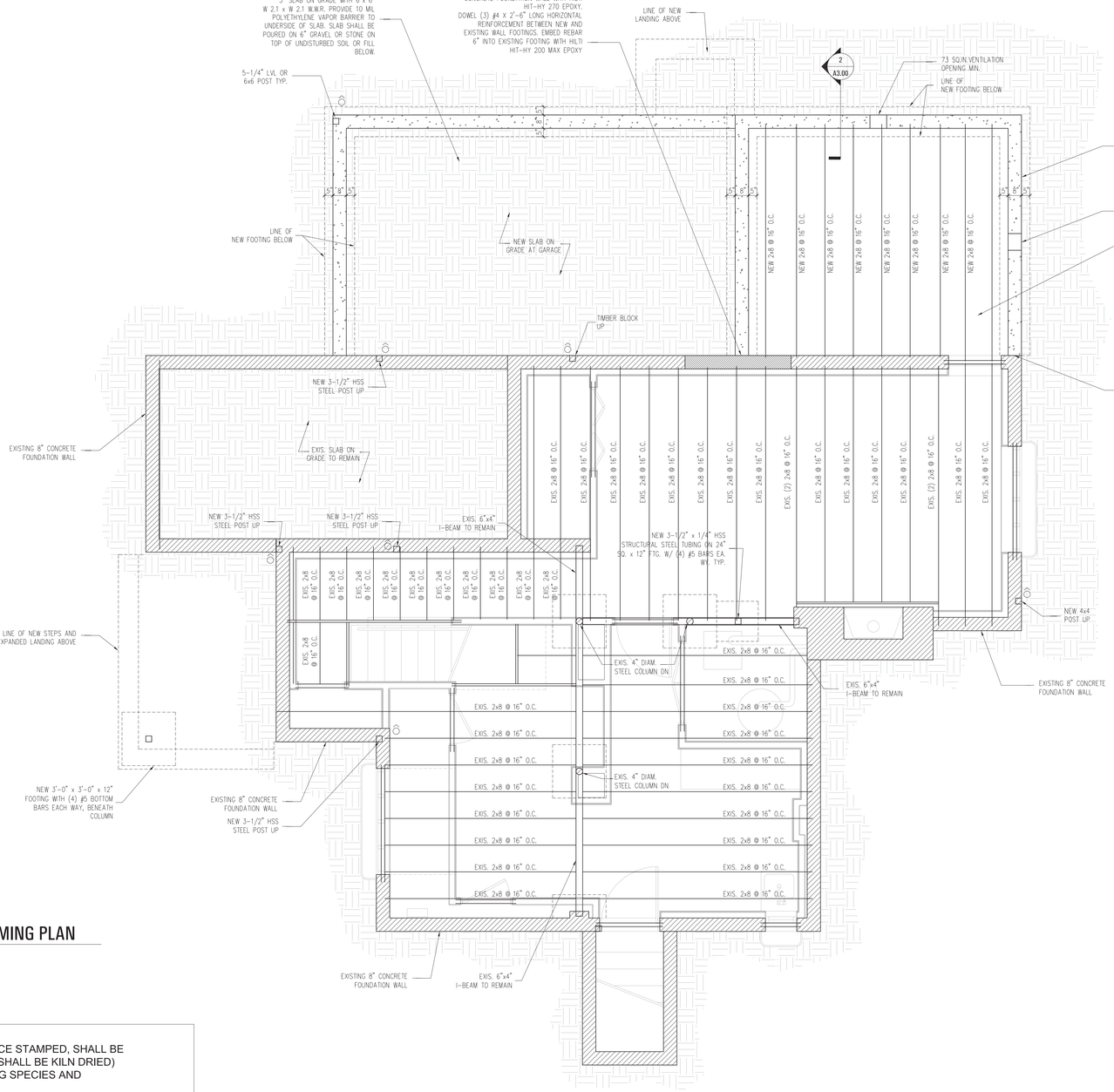
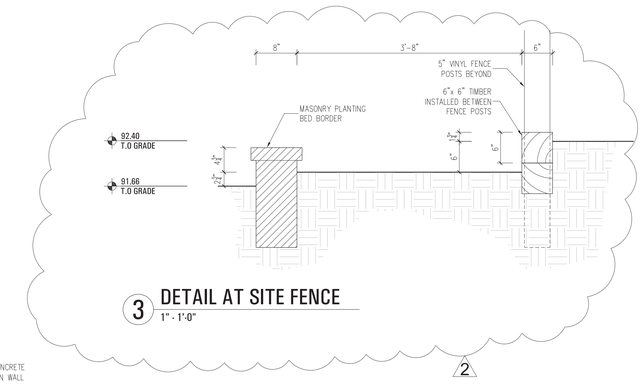
Drawing title:
SECOND FLOOR REFLECTED CEILING PLAN

Date: 08/02/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
A2.02

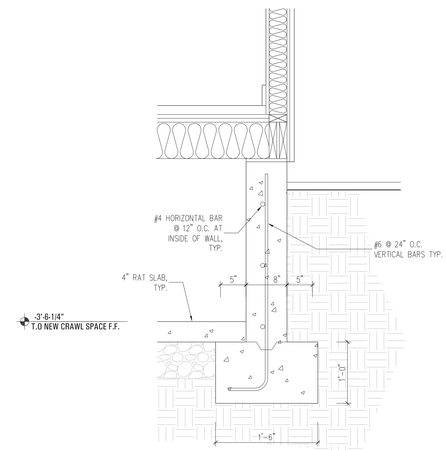


1 FIRST FLOOR FRAMING PLAN
3/8" = 1'-0"



3 DETAIL AT SITE FENCE
1" - 1'-0"

2



2 DETAIL AT NEW FOUNDATION WALL
1" - 1'-0"

NOTES:
1. FRAMING LUMBER SHALL HAVE EACH PIECE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE, U.N.O.:
   - RAFTERS AND JOISTS: DOUGLAS FIR-LARCH #2, SPRUCE PINE FIR #2, OR HEM FIR #2.
   - STUDS AND PLATES: DOUGLAS FIR-LARCH STUD GRADE, SPRUCE PINE FIR STUD GRADE, OR HEM FIR STUD GRADE.
   - BEAMS, GIRDERS, AND HEADERS: DOUGLAS FIR-LARCH #1,SPRUCE PINE FIR #1, OR HEM FIR #1.
2. TIMBER LUMBER SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE, U.N.O.:
   - POSTS AND TIMBER: DOUGLAS FIR-LARCH #1, SPRUCE PINE FIR #1, OR HEM FIR #1.
   - BEAMS AND STRINGERS: DOUGLAS FIR-LARCH #1, SPRUCE PINE FIR #1, OR HEM FIR #1.
3. SHORE ALL REMAINING EXISTING JOISTS THAT BEAR ON EXISTING FRAMING THAT IS BEING REMOVED OR MODIFIED.

SECOND FLOOR LOADING
DL= 12 PSF (4 PSF WOOD FLOOR, 3 PSF SUB-FLOOR SHEATHING, 5 PSF CEILING) LL= 30 PSF

NOTE:
ALL NEW STRUCTURAL MEMBERS WILL BE EITHER PRE-ENGINEERED WOOD CONSTRUCTION (PW), DIMENSIONAL LUMBER, OR A COMBINATION OF THE ABOVE WITH STEEL MEMBERS.
THE NEW FRAMING INCLUDES ROOF AND FLOOR FRAMING.

Consultants:

Issued:

1	08/02/2024	ISSUED FOR FILING
2	08/29/2024	FILING REVISION 01

Seal:

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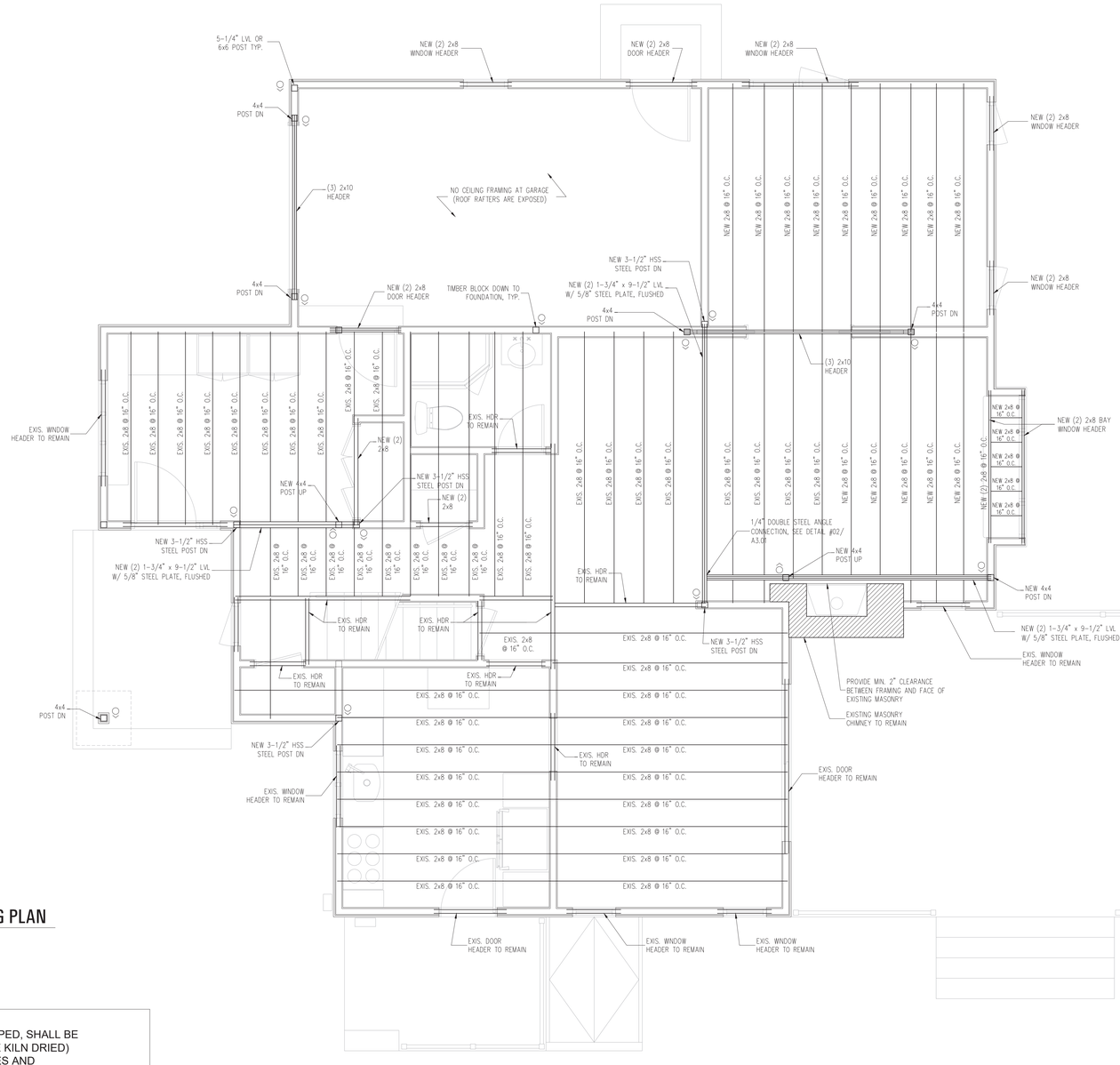
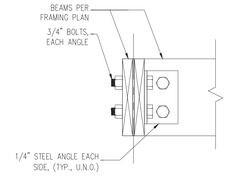
Drawing title:
FIRST FLOOR
FRAMING PLAN

Date: 08/29/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
A3.00



1 SECOND FLOOR FRAMING PLAN
3/8" = 1'-0"



2 STEEL ANGLE DETAIL
N.T.S.

NOTES:
1. FRAMING LUMBER SHALL HAVE EACH PIECE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE, U.N.O.:
   - RAFTERS AND JOISTS: DOUGLAS FIR-LARCH #2, SPRUCE PINE FIR #2, OR HEM FIR #2.
   - STUDS AND PLATES: DOUGLAS FIR-LARCH STUD GRADE, SPRUCE PINE FIR STUD GRADE, OR HEM FIR STUD GRADE.
   - BEAMS, GIRDERS, AND HEADERS: DOUGLAS FIR-LARCH #1,SPRUCE PINE FIR #1, OR HEM FIR #1.
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   - BEAMS AND STRINGERS: DOUGLAS FIR-LARCH #1, SPRUCE PINE FIR #1, OR HEM FIR #1.
3. SHORE ALL REMAINING EXISTING JOISTS THAT BEAR ON EXISTING FRAMING THAT IS BEING REMOVED OR MODIFIED.

SECOND FLOOR LOADING
DL= 12 PSF (4 PSF WOOD FLOOR, 3 PSF SUB-FLOOR SHEATHING, 5 PSF CEILING) LL= 30 PSF

NOTE:
ALL NEW STRUCTURAL MEMBERS WILL BE EITHER PRE-ENGINEERED WOOD CONSTRUCTION (PW), DIMENSIONAL LUMBER, OR A COMBINATION OF THE ABOVE WITH STEEL MEMBERS.
THE NEW FRAMING INCLUDES ROOF AND FLOOR FRAMING.

Consultants:

Issued:

1	08/02/2024	ISSUED FOR FILING

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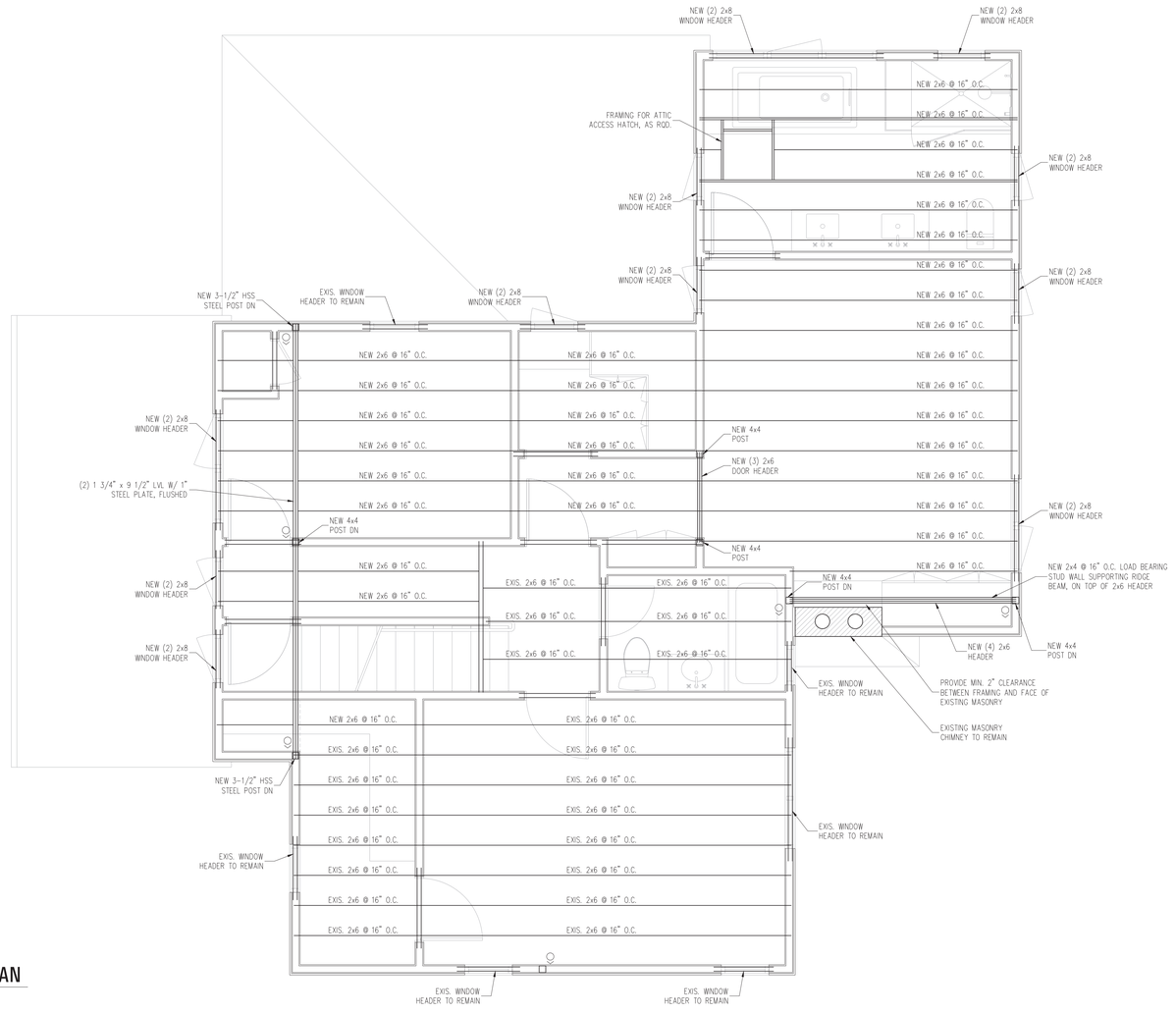
Drawing title:
SECOND FLOOR FRAMING PLAN

Date: 08/02/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
A3.01



1 SECOND FLR. CEILING FRAMING PLAN
3/8" = 1'-0"

NOTES:
1. FRAMING LUMBER SHALL HAVE EACH PIECE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE, U.N.O.:
   - RAFTERS AND JOISTS: DOUGLAS FIR-LARCH #2, SPRUCE PINE FIR #2, OR HEM FIR #2.
   - STUDS AND PLATES: DOUGLAS FIR-LARCH STUD GRADE, SPRUCE PINE FIR STUD GRADE, OR HEM FIR STUD GRADE.
   - BEAMS, GIRDERS, AND HEADERS: DOUGLAS FIR-LARCH #1,SPRUCE PINE FIR #1, OR HEM FIR #1.
2. TIMBER LUMBER SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE, U.N.O.:
   - POSTS AND TIMBER: DOUGLAS FIR-LARCH #1, SPRUCE PINE FIR #1, OR HEM FIR #1.
   - BEAMS AND STRINGERS: DOUGLAS FIR-LARCH #1, SPRUCE PINE FIR #1, OR HEM FIR #1.
3. SHORE ALL REMAINING EXISTING JOISTS THAT BEAR ON EXISTING FRAMING THAT IS BEING REMOVED OR MODIFIED.

SECOND FLOOR LOADING
DL= 12 PSF (4 PSF WOOD FLOOR, 3 PSF SUB-FLOOR SHEATHING, 5 PSF CEILING) LL= 30 PSF

NOTE:
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THE NEW FRAMING INCLUDES ROOF AND FLOOR FRAMING.

Consultants:

Issued:

1	08/02/2024	ISSUED FOR FILING

Seal:

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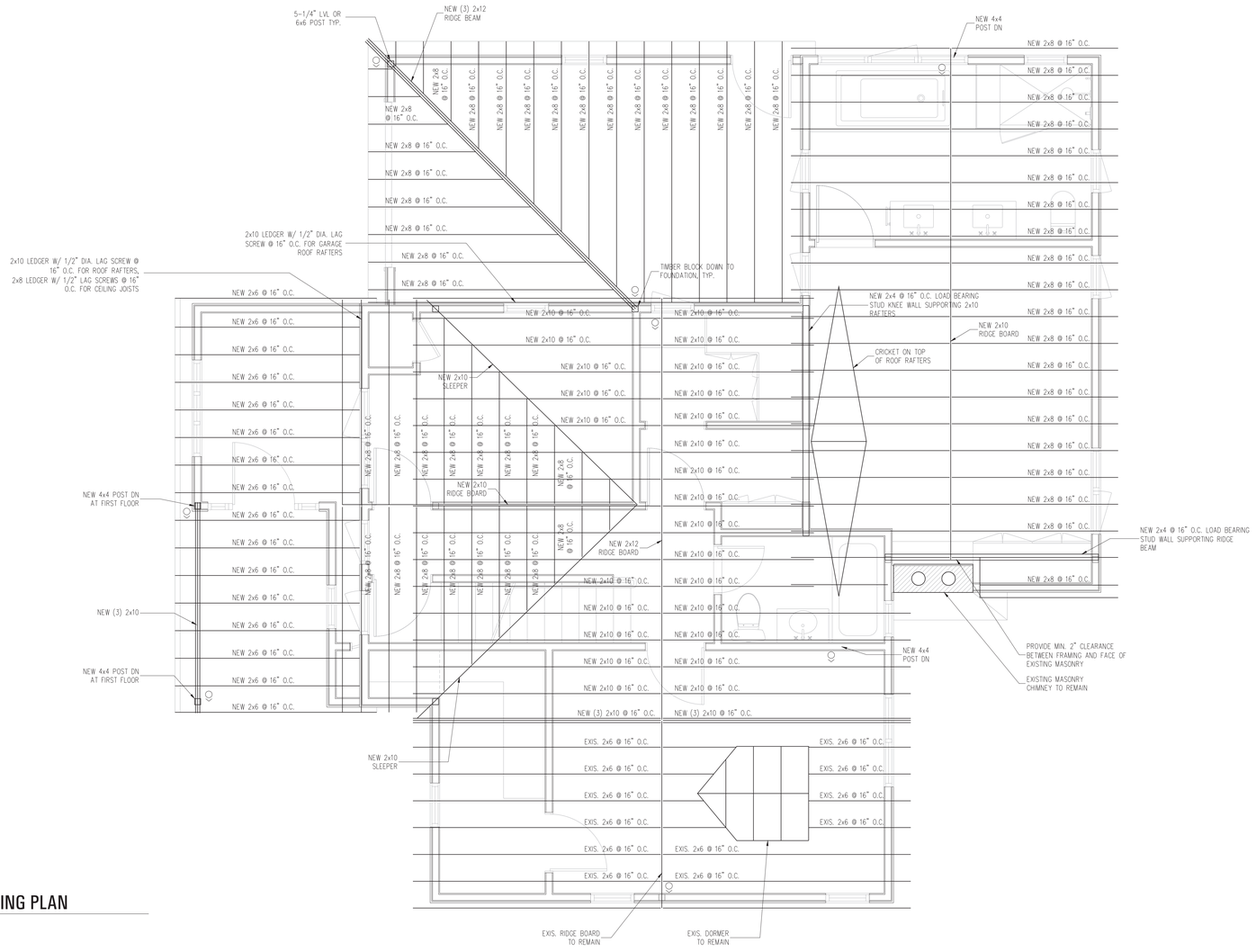
Drawing title:
SECOND FLOOR
CEILING FRAMING PLAN

Date: 08/02/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
A3.02



1 ROOF FRAMING PLAN
3/8" = 1'-0"

NOTES:
1. FRAMING LUMBER SHALL HAVE EACH PIECE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE, U.N.O.:
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   - STUDS AND PLATES: DOUGLAS FIR-LARCH STUD GRADE, SPRUCE PINE FIR STUD GRADE, OR HEM FIR STUD GRADE.
   - BEAMS, GIRDERS, AND HEADERS: DOUGLAS FIR-LARCH #1,SPRUCE PINE FIR #1, OR HEM FIR #1.
2. TIMBER LUMBER SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE, U.N.O.:
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   - BEAMS AND STRINGERS: DOUGLAS FIR-LARCH #1, SPRUCE PINE FIR #1, OR HEM FIR #1.
3. SHORE ALL REMAINING EXISTING JOISTS THAT BEAR ON EXISTING FRAMING THAT IS BEING REMOVED OR MODIFIED.

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NOTE:
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THE NEW FRAMING INCLUDES ROOF AND FLOOR FRAMING.

Consultants:

Issued:

1	08/02/2024	ISSUED FOR FILING

Seal:

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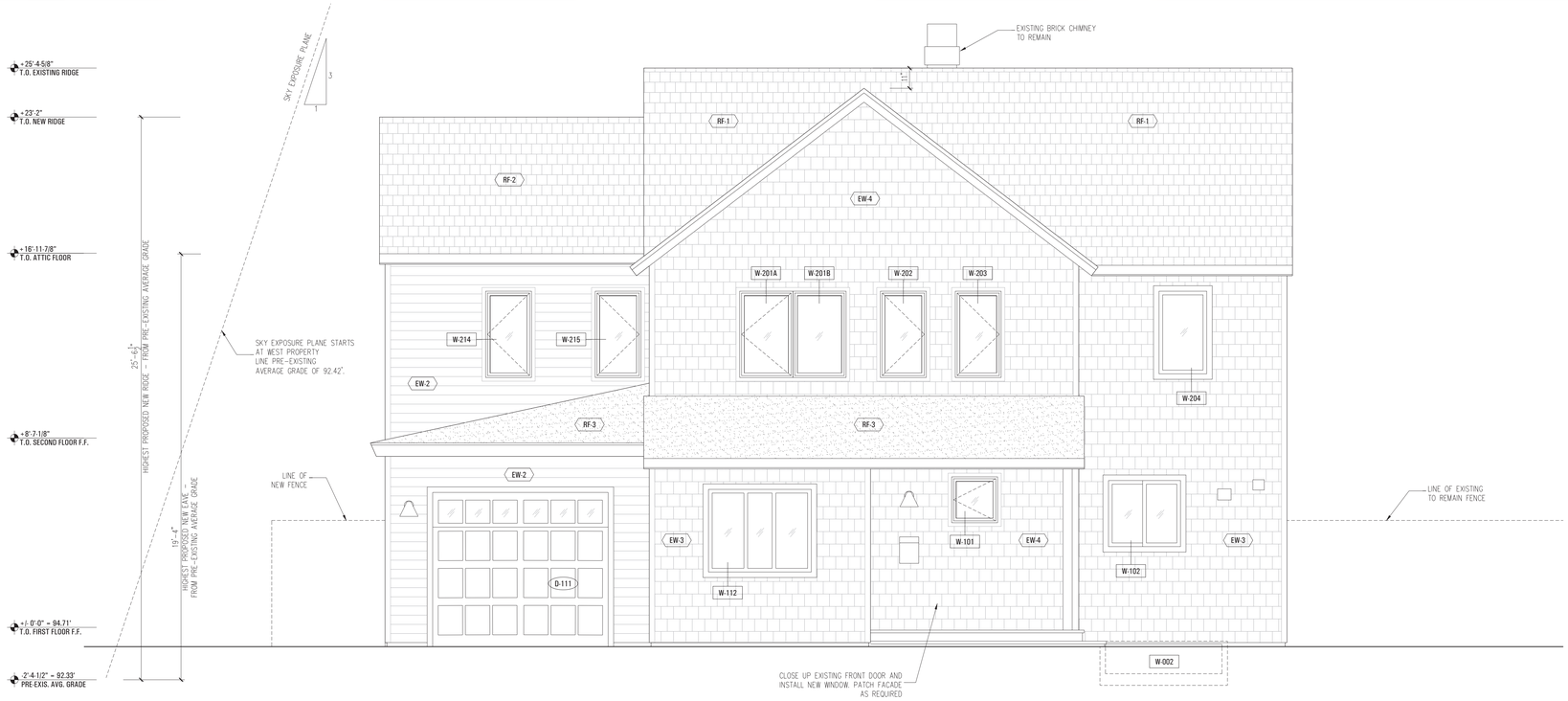
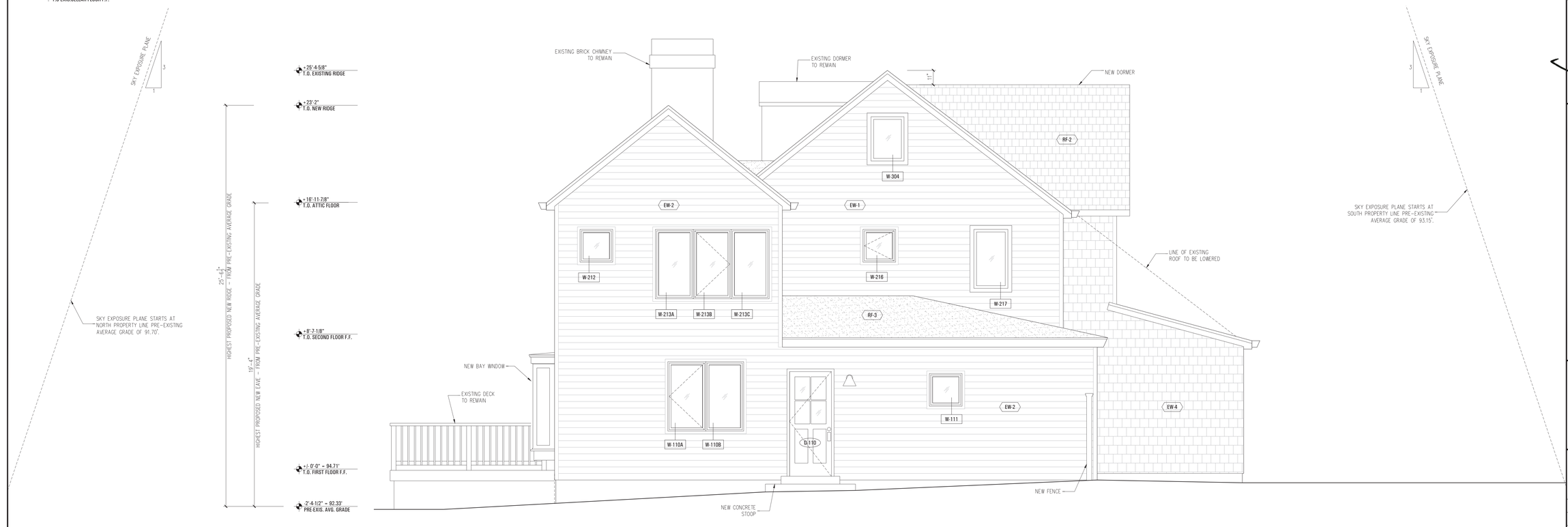
Drawing title:
ROOF
FRAMING PLAN

Date: 08/02/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
A3.03



1 WEST ELEVATION
3/8" - 1'-0"



2 NORTH ELEVATION
3/8" - 1'-0"

Consultants:

Issued:

1	01/30/2024	ISSUED FOR PRICING
2	04/02/2024	ISSUED FOR PRICING
3	08/02/2024	ISSUED FOR FILING

Seal:

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028260-1
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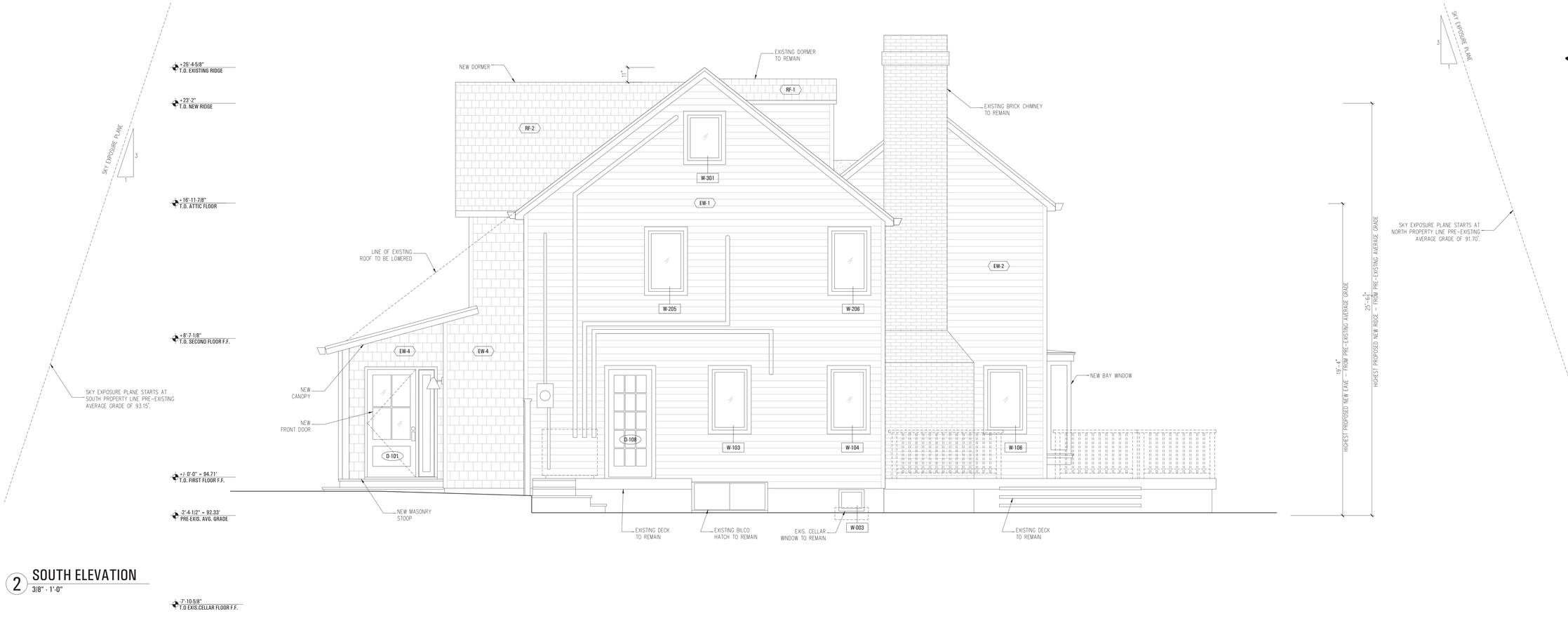
Drawing title:
WEST AND NORTH
EXTERIOR ELEVATIONS

Date: 08/02/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
A5.00

1 EAST ELEVATION
3/8" - 1'-0"



2 SOUTH ELEVATION
3/8" - 1'-0"

Consultants:

Issued:

1	01/30/2024	ISSUED FOR PRICING
2	04/02/2024	ISSUED FOR PRICING
3	08/02/2024	ISSUED FOR FILING

Seal:

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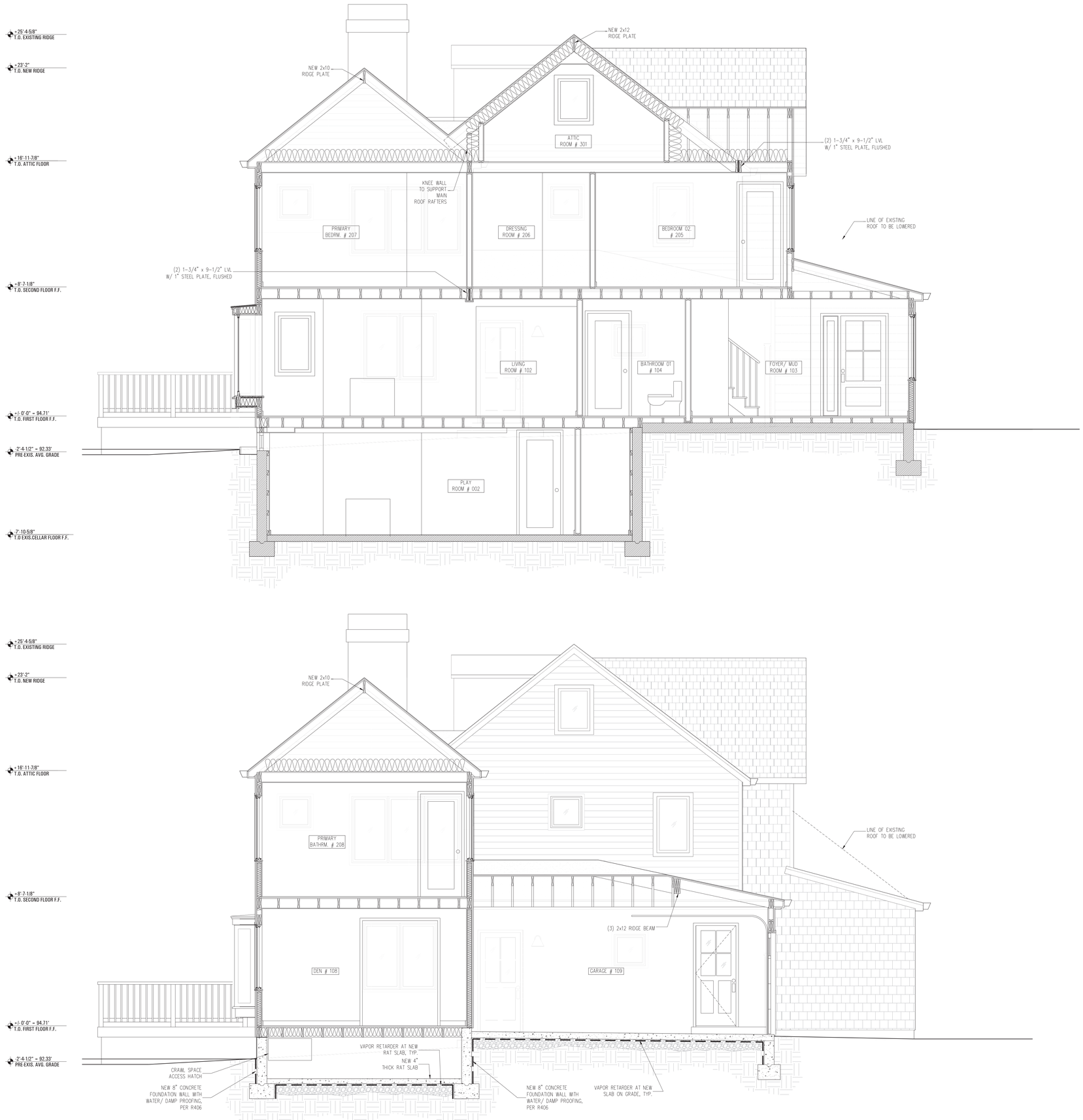
Drawing title:
EAST AND SOUTH
EXTERIOR ELEVATIONS

Date: 08/02/2024
Scale: 3/8" = 1'-0"
Drawn By: JT

Dwg No.
A5.01



1 SECTION 01
3/8" = 1'-0"

2 SECTION 02
3/8" = 1'-0"

Consultants:

Issued:

1	08/02/2024	ISSUED FOR FILING

Seal:

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Drawing title:
BUILDING
SECTIONS

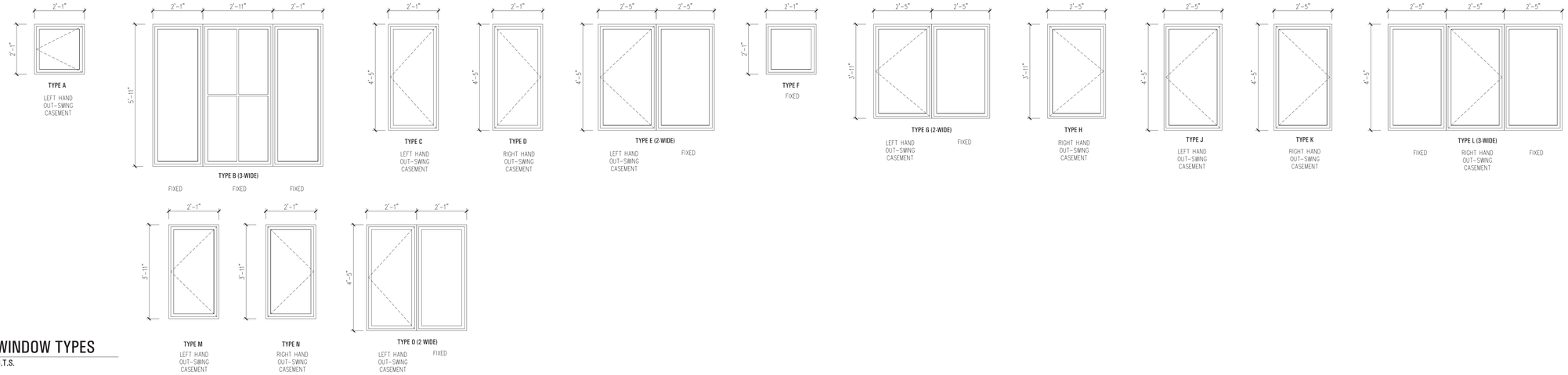
Date: 08/02/2024

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

Drawn By: JT

Dwg No.

A6.00



5 WINDOW TYPES
N.T.S.

CELLAR WINDOW SCHEDULE

WINDOW #	ROOM	TYPE	PRODUCT INFORMATION	MODEL #	OPERATION	MATERIAL	FINISH	FRAME	SILL HEIGHT	HEAD HEIGHT	U-VALUE	GLASS	SCREEN	NOTES
W-001	#002 - PLAY ROOM	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-
W-002	#006 - STORAGE	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-
W-003	#005 - LAUNDRY	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-

FIRST FLOOR WINDOW SCHEDULE

WINDOW #	ROOM	TYPE	PRODUCT INFORMATION	MODEL #	OPERATION	MATERIAL	FINISH	FRAME WIDTH	FRAME HEIGHT	SILL HEIGHT	HEAD HEIGHT	U-VALUE	GLASS	SCREEN	NOTES
W-101	#101 - HALL	A	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2571	LEFT HAND OUT-SWING CSMT.	WOOD	WHITE	2'-1"	2'-1"	4'-5"	6'-6"	0.29	LOW E2	YES	NEW WINDOW IN NEW OPENING
W-102	#105 - KITCHEN	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-	-
W-103	#106 - DINING ROOM	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-	-
W-104	#106 - DINING ROOM	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-	-
W-105	#106 - DINING ROOM	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-	-
W-106	#102 - LIVING ROOM	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-	-
W-107A	#102 - LIVING ROOM	B	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2571	FIXED	WOOD	WHITE	2'-11"	5'-11"	1'-6"	7'-5"	0.29	LOW E2	NO	NEW WINDOW IN NEW BAY WINDOW, PART OF 3-WIDE
W-107B	#102 - LIVING ROOM	B	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2571	FIXED	WOOD	WHITE	2'-11"	5'-11"	1'-6"	7'-5"	0.29	LOW E2	NO	NEW WINDOW IN NEW BAY WINDOW, PART OF 3-WIDE
W-107C	#102 - LIVING ROOM	B	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2571	FIXED	WOOD	WHITE	2'-1"	5'-11"	1'-6"	7'-5"	0.29	LOW E2	NO	NEW WINDOW IN NEW BAY WINDOW, PART OF 3-WIDE
W-108	#108 - DEN	C	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2553	LEFT HAND OUT-SWING CSMT.	WOOD	WHITE	2'-1"	4'-5"	2'-1/4"	6'-6"	0.29	LOW E2	YES	NEW WINDOW IN NEW OPENING
W-109	#108 - DEN	D	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2553	RIGHT HAND OUT-SWING CSMT.	WOOD	WHITE	2'-1"	4'-5"	2'-1/4"	6'-6"	0.29	LOW E2	YES	NEW WINDOW IN NEW OPENING
W-110A	#108 - DEN	E	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2953	LEFT HAND OUT-SWING CSMT.	WOOD	WHITE	2'-5"	4'-5"	2'-1/4"	6'-6"	0.29	LOW E2	YES	NEW WINDOW IN NEW OPENING, PART OF 2-WIDE
W-110B	#108 - DEN	E	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2953	FIXED	WOOD	WHITE	2'-5"	4'-5"	2'-1/4"	6'-6"	0.29	LOW E2	NO	NEW WINDOW IN NEW OPENING, PART OF 2-WIDE
W-111	#109 - GARAGE	F	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2525	FIXED	WOOD	WHITE	2'-1"	2'-1"	4'-5"	6'-6"	0.29	LOW E2	NO	NEW WINDOW IN NEW OPENING
W-112	#103 - FOYER/ MUDROOM	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-	-

SECOND FLOOR WINDOW SCHEDULE

WINDOW #	ROOM	TYPE	PRODUCT INFORMATION	MODEL #	OPERATION	MATERIAL	FINISH	FRAME WIDTH	FRAME HEIGHT	SILL HEIGHT	HEAD HEIGHT	U-VALUE	GLASS	SCREEN	NOTES
W-201A	#205 - BEDROOM 02	G	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2947	LEFT HAND OUT-SWING CSMT.	WOOD	WHITE	2'-5"	3'-11"	2'-6-1/4"	6'-6"	0.29	LOW E2	YES	NEW WINDOW IN EXIS. OPENING, PART OF 2-WIDE, EGRESS WINDOW
W-201B	#205 - BEDROOM 02	G	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2947	FIXED	WOOD	WHITE	2'-5"	3'-11"	2'-6-1/4"	6'-6"	0.29	LOW E2	NO	NEW WINDOW IN EXIS. OPENING, PART OF 2-WIDE
W-202	#201 - HALL	H	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2947	RIGHT HAND OUT-SWING CSMT.	WOOD	WHITE	2'-5"	3'-11"	2'-6-1/4"	6'-6"	0.29	LOW E2	YES	NEW WINDOW IN NEW OPENING
W-203	STAIR 03	H	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2947	RIGHT HAND OUT-SWING CSMT.	WOOD	WHITE	2'-5"	3'-11"	2'-6-1/4"	6'-6"	0.29	LOW E2	YES	NEW WINDOW IN NEW OPENING
W-204	#203 - DRESSING ROOM	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-	-
W-205	#202 - BEDROOM 01	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-	-
W-206	#202 - BEDROOM 01	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-	-
W-207	#202 - BEDROOM 01	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-	-
W-208	#204 - BATHROOM 02	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-	-
W-208A	#207 - PRIMARY BEDROOM	O	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2553	LEFT HAND OUT-SWING CSMT.	WOOD	WHITE	2'-1"	4'-5"	2'-1/4"	6'-6"	0.29	LOW E2	YES	NEW WINDOW IN NEW OPENING, EGRESS WINDOW
W-209B	#207 - PRIMARY BEDROOM	O	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2553	FIXED	WOOD	WHITE	2'-1"	4'-5"	2'-1/4"	6'-6"	0.29	LOW E2	NO	NEW WINDOW IN NEW OPENING
W-210	#207 - PRIMARY BEDROOM	D	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2953	RIGHT HAND OUT-SWING CSMT.	WOOD	WHITE	2'-1"	4'-5"	2'-1/4"	6'-6"	0.29	LOW E2	YES	NEW WINDOW IN NEW OPENING
W-211	#208 - PRIMARY BATHROOM	D	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2553	RIGHT HAND OUT-SWING CSMT.	WOOD	WHITE	2'-1"	4'-5"	2'-1/4"	6'-6"	0.29	LOW E2	YES	NEW WINDOW IN NEW OPENING
W-212	#208 - PRIMARY BATHROOM	F	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2525	FIXED	WOOD	WHITE	2'-1"	2'-1"	4'-5"	6'-6"	0.29	LOW E2	NO	NEW WINDOW IN NEW OPENING
W-213A	#208 - PRIMARY BATHROOM	L	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2953	FIXED	WOOD	WHITE	2'-5"	4'-5"	2'-4-1/4"	6'-10"	0.29	LOW E2	NO	NEW WINDOW IN NEW OPENING, PART OF 3-WIDE
W-213B	#208 - PRIMARY BATHROOM	L	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2953	RIGHT HAND OUT-SWING CSMT.	WOOD	WHITE	2'-5"	4'-5"	2'-4-1/4"	6'-10"	0.29	LOW E2	YES	NEW WINDOW IN NEW OPENING, PART OF 3-WIDE
W-213C	#208 - PRIMARY BATHROOM	L	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2953	FIXED	WOOD	WHITE	2'-5"	4'-5"	2'-4-1/4"	6'-10"	0.29	LOW E2	NO	NEW WINDOW IN NEW OPENING, PART OF 3-WIDE
W-214	#208 - PRIMARY BATHROOM	M	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2547	LEFT HAND OUT-SWING CSMT.	WOOD	WHITE	2'-1"	3'-11"	2'-6-1/4"	6'-6"	0.29	LOW E2	YES	NEW WINDOW IN NEW OPENING
W-215	#207 - PRIMARY BEDROOM	N	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2547	RIGHT HAND OUT-SWING CSMT.	WOOD	WHITE	2'-1"	3'-11"	2'-6-1/4"	6'-6"	0.29	LOW E2	YES	NEW WINDOW IN NEW OPENING
W-216	#206 - DRESSING ROOM	A	ALUMINUM CLAD WOOD WINDOW	PELLA LIFESTYLE #2571	LEFT HAND OUT-SWING CSMT.	WOOD	WHITE	2'-1"	2'-1"	4'-5"	6'-6"	0.29	LOW E2	YES	NEW WINDOW IN NEW OPENING
W-217	#205 - BEDROOM 02	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-	-

ATTIC WINDOW SCHEDULE

WINDOW #	ROOM	TYPE	PRODUCT INFORMATION	MODEL #	OPERATION	MATERIAL	FINISH	FRAME	SILL HEIGHT	HEAD HEIGHT	U-VALUE	GLASS	SCREEN	NOTES
W-301	#301 - ATTIC	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-
W-302	#301 - ATTIC	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-
W-303	#301 - ATTIC	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-
W-304	#301 - ATTIC	-	EXISTING TO REMAIN	-	-	-	-	-	-	-	-	-	-	-

4 WINDOW SCHEDULE
N.T.S.

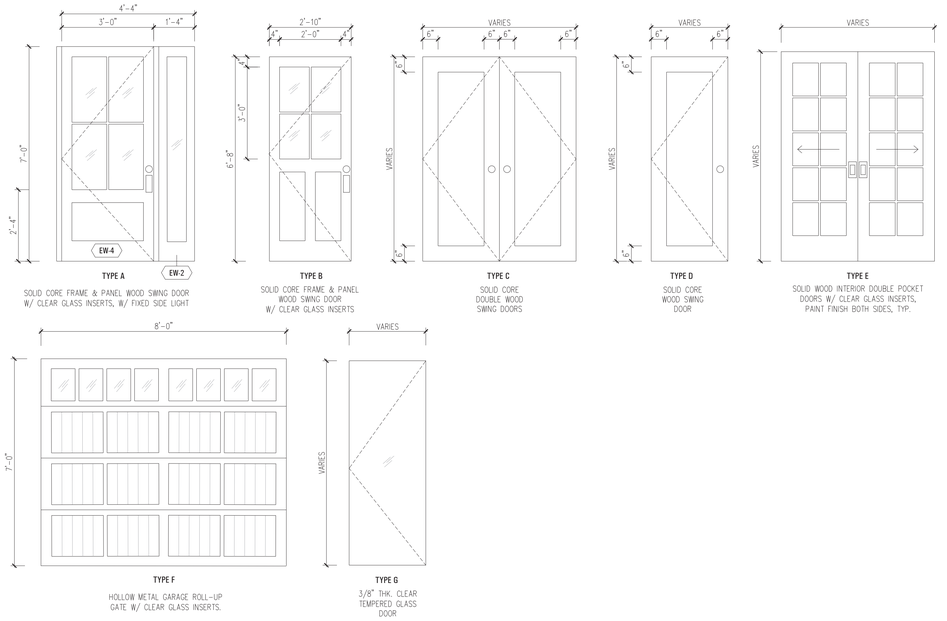
NOTE:
ALL NEW WINDOWS TO BE NEW CONSTRUCTION WINDOWS .

DOOR SCHEDULE

TAG	TYPE	LOCATION	DOOR WIDTH	DOOR HEIGHT	MATERIAL	FINISH	JAMB DETAIL	JAMB DEPTH	SWING	HARDWARE	NOTES
D-001	-	#003 - CLOSET	-	-	EXISTING TO REMAIN	-			-	-	-
D-002	-	#005 - LAUNDRY	-	-	EXISTING TO REMAIN	-			-	-	-
D-003	-	#004 - MECHANICAL ROOM	-	-	EXISTING TO REMAIN	-			-	-	-
D-004	-	#004 - STORAGE	-	-	EXISTING TO REMAIN	-			-	-	-
D-005	-	#004 - STORAGE	-	-	EXISTING TO REMAIN	-			-	-	-
D-006	-	#005 - LAUNDRY	-	-	EXISTING TO REMAIN	-			-	-	-
D-101	A	#103 - FOYER/ MUDROOM	3'-0"	6'-8"	SOLID CORE WD. W/ GLAZ.	PT. FIN. PER SCHED.			RH	ENTRY LOCKSET	NEW GLAZED ENTRY DOOR W/ GLAZED SIDE LIGHT
D-102	B	#103 - FOYER/ MUDROOM	2'-10"	6'-8"	SOLID CORE WD. W/ GLAZ.	PT. FIN. PER SCHED.			RH	ENTRY LOCKSET	NEW GLAZED ENTRY DOOR
D-103	C	#103 - FOYER/ CLOSET	3'-4"	6'-10"	SOLID CORE WOOD	PT. FIN. PER SCHED.			DOUBLE	PASSAGE	NEW INTERIOR DOUBLE DOORS
D-104	D	#101 - HALL/ CLOSET	2'-3"	6'-10"	SOLID CORE WOOD	PT. FIN. PER SCHED.			RH	PASSAGE	NEW INTERIOR DOOR
D-105	-	#101 - HALL/ CLOSET	-	-	EXISTING TO REMAIN	-			-	-	-
D-106	-	STAIR 01	-	-	EXISTING TO REMAIN	-			-	-	-
D-107	-	#104 - BATHROOM 01	-	-	EXISTING TO REMAIN	-			-	-	-
D-108	-	#105 - KITCHEN	-	-	EXISTING TO REMAIN	-			-	-	-
D-109	E	#108 - DEN	5'-0"	6'-10"	SOLID CORE GLAZED WOOD DOUBLE POCKET DOOR	PT. FIN. PER SCHED.				PASSAGE	NEW INTERIOR DOUBLE POCKET DOOR
D-110	B	#009- GARAGE	2'-10"	6'-8"	SOLID CORE WD. W/ GLAZ.	PT. FIN. PER SCHED.			RH	ENTRY LOCKSET	NEW GLAZED ENTRY DOOR
D-111	F	#009- GARAGE	8'-0"	7'-0"	AMARR HILCREST	BLACK FACTORY FIN.			N.A.	LOCK	ROLL-UP GARAGE GATE W/ OVERHEAD TRACK
D-201	-	#203 - DRESSING ROOM	-	-	EXISTING TO REMAIN	-			-	-	-
D-202	-	#202 - BEDROOM 01	-	-	EXISTING TO REMAIN	-			-	-	-
D-203	-	#204 - BATHROOM 02	-	-	EXISTING TO REMAIN	-			-	-	-
D-204	D	STAIR 03	2'-9"	6'-10"	SOLID CORE WOOD	PT. FIN. PER SCHED.			LH	PASSAGE	NEW INTERIOR DOOR
D-205	D	#205 - BEDROOM 02	2'-9"	6'-10"	SOLID CORE WOOD	PT. FIN. PER SCHED.			RH	LOCK	NEW INTERIOR DOOR
D-206	D	#205 - BEDRM 02 - CLOSET	1'-11"	6'-10"	SOLID CORE WOOD	PT. FIN. PER SCHED.			RH	PASSAGE	NEW INTERIOR DOOR
D-207	D	#207 - PRIMARY BEDROOM	2'-9"	6'-10"	SOLID CORE WOOD	PT. FIN. PER SCHED.			RH	LOCK	NEW INTERIOR DOOR
D-208	D	#208 - PRIMARY BATHRM	2'-9"	6'-10"	SOLID CORE WOOD	PT. FIN. PER SCHED.			RH	LOCK	NEW INTERIOR DOOR
D-209	G	#208 - PRIMARY BATHRM	2'-4"	6'-10"	3/8" CLR. TEMP. GLASS	GLASS DOOR			LH	PASSAGE	NEW FRAMELESS SHOWER DOOR

INTERIOR DOOR KNOBS: SCHLAGE, PLYMOUTH, MATTE BLACK

3 DOOR SCHEDULE
N.T.S.



1 DOOR TYPES
N.T.S.

Consultants:

Issued:

1	08/02/2024	ISSUED FOR FILING

Seal:

103 OAKLAND AVENUE RESIDENCE
103 Oakland Avenue
Port Washington, NY 11050

JONDAL DESIGN, LLC
320 West 83rd Street, Apt. 5c, New York, NY 10024
ph: 917.363.6535
email: jroemper@jondaldesign.com

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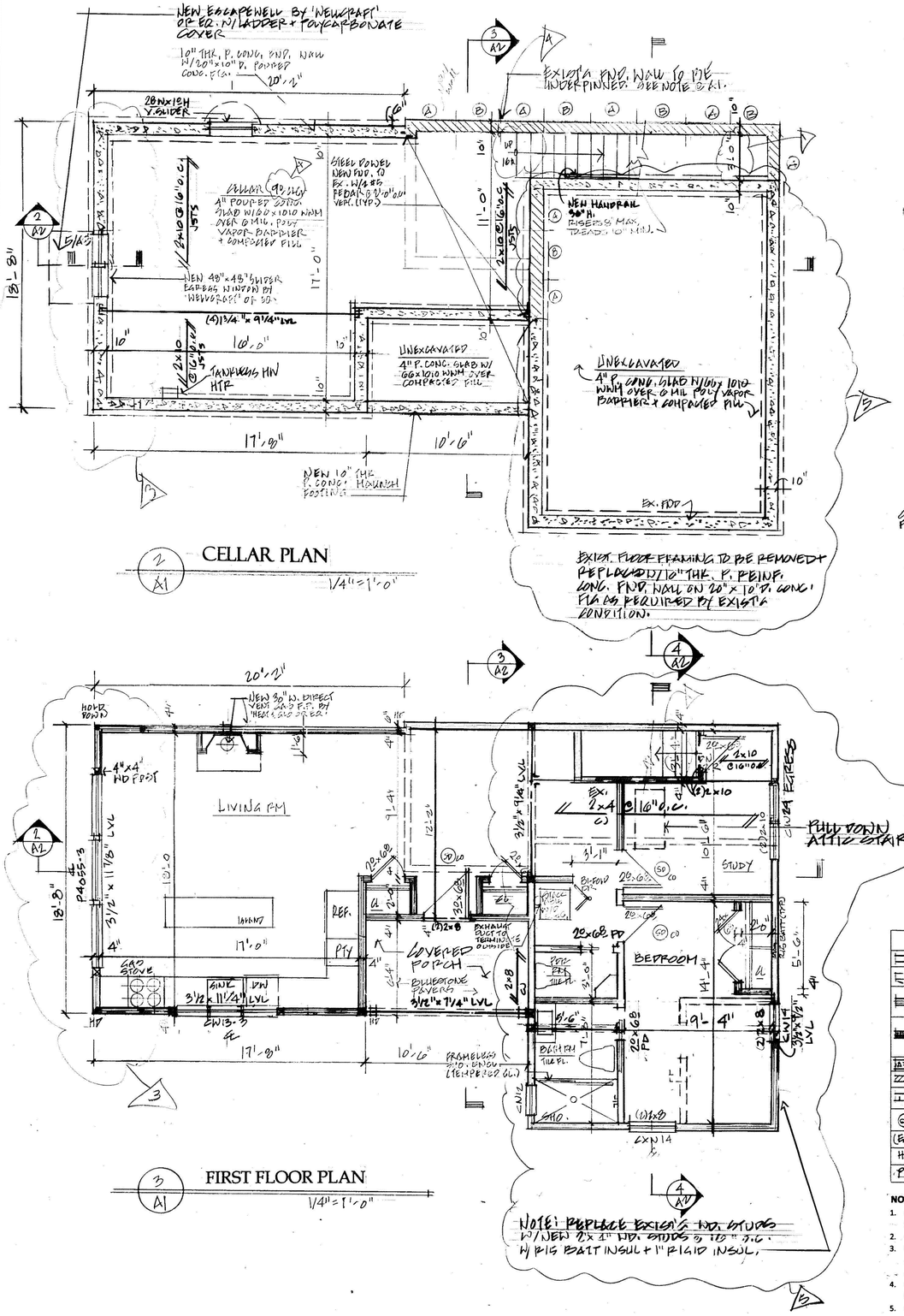
Drawing title:
WINDOW TYPES AND SCHEDULE, DOOR TYPES AND SCHEDULE

Date: 08/02/2024
Scale: 1/2" = 1'-0"
Drawn By: JT

Dwg No.
A10.10

#21634

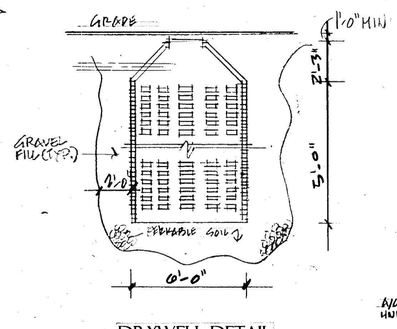


FOUNDATION NOTES:

1. Contractor shall inspect point of contact at foundation supporting columns for cracks or other deficiencies and advise architect immediately.
2. The bottom surface of stepped footings shall not have a slope exceeding 10% as per the requirements of R403.1.5.
3. The bottom of all exterior footings shall be placed 12" below the undisturbed ground surface as per R403.1.4.
4. Contractor shall verify the depth of all existing foundations at any existing porches under proposed columns, at unexcavated areas and any crawl space foundations any new structure and verify if the thickness (min. 8-10" wide) and depth of the footing(minimum of 3'-0" below grade) with spread 'tee' shaped footings. Notify owner and architect immediately if conditions vary.
5. Underpinning shall be required at any existing concrete footing that is directly adjacent to any new footing that is lower in elevation. New footing shall be poured concrete at a depth to match the new footing elevation. Width of underpinning to match size of existing footing. All sections worked on are not to be greater than 3'-0" wide and worked in alternate sections. Contractor shall verify all elevations and provide adequate shoring and bracing as required under general notes.

UNDERPINNING NOTES

1. Underpinning procedure to be carried out in three (3) foot sections.
2. Sections with like letters designation may be dug out at the same stage.
3. Sections shall be dug to depth of new footings and filled in with new poured concrete.
4. A two (2) inch gap shall be left between the bottom of existing footings and the top of new poured concrete. This gap shall be filled in with hand packed non-shrink grout.
5. Concrete shall be permitted to cure before proceeding to the next section.



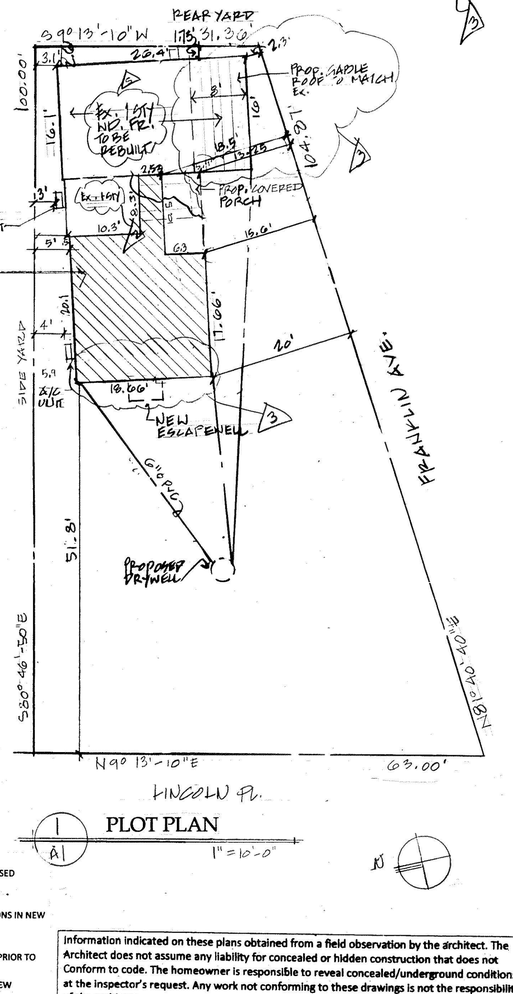
DRYWELL DETAIL
N.T.S.

DRYWELL CALCULATIONS:
448 SF NEW ROOFED AREA x 2.5/12" RAINFALL x RUN-OFF FACTOR
93 CU. FT. REQUIRED CAPACITY
USE 6'-0" DIA. x 5'- 0" DEEP STORM RING
111.6 CU. FT. CAPACITY

ZONING ANALYSIS

TOWN OF NORTH HEMPSTEAD
RESIDENCE 'C' DISTRICT
SECTION: 5 BLOCK: 41 LOT: 7

ISSUE	REQ'D PERMITTED	EXISTG	PROPOSED
MIN. LOT AREA	10000 SF	4719.5SF	4719.5SF
LOT COVERAGE	35% / 1651.8	10.7% / 508SF	18.9% / 892 SF
MIN. FRONTYARD PRIMARY WINDOW	25'	7'1.4'	51.8'
MIN. FRONTYARD SECONDARY PRIMARY	20'	2.3'	15.6'
MIN. REARYARD	15'	1.3'	1.3'
MIN. SIDEYARD	5'	4.6'	5.0'
MAX. HEIGHT	30'		15'
MAX. EAVE HGT	22'		9.8
GROSS FL. AREA 150 = 2359SF	1ST FL. / ATTIC 6'6 OVER 12' / TOTAL	502 SF / 502 SF / 10.60%	892SF / 892 SF / 18.9%



SYMBOL LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW WOOD FRAME WALLS: 2" x 4" WOOD STUDS @ 16" O.C. w/5/8" GYP BD. EACH SIDE.
	NEW EXTERIOR WALLS: 2" x 4" WOOD STUDS @ 16" O.C., INSULATION AS SPECIFIED, ½" CDX PLYWOOD SHEATHING, TYVEX HOUSEWRAP, SIDING AS SPECIFIED.
	NEW POURED CONCRETE FOUNDATION WALLS
	BRICK VENEER
	STONE VENEER
SD	NEW HARD WIRED SMOKE/CARBON MONOXIDE DECTECTOR
EW	EGRESS WINDOW
HP	HOLD DOWN
PD	POCKET DOOR

NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY LOCATION OF ALL BUILDING SETBACK LINES BY A LICENSED SURVEYOR PRIOR TO COMMENEMENT OF WORK.
2. GENERAL CONTRACTOR SHALL LOCATE ALL SERVICE, ELECTRICAL, TELEPHONE, H.V.A.C.
3. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR SHALL VERIFY ALL FINISH FLOOR ELEVATIONS IN NEW AND EXISTING AREAS AND ADJUST TOP OF NEW FOUNDATION WALL. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
4. GENERAL CONTRACTOR SHALL VERIFY ADEQUATE DEPTH OF FOUNDATION WALL (3') UNDER PRIOR TO POURING NEW FOUNDATION WALL.
5. CONTRACTOR SHALL ENSURE PROPER DRAINAGE AND WATERPROOFING AT PERIMETER OF NEW CONSTRUCTION AND REGRADE AS REQUIRED.

Information indicated on these plans obtained from a field observation by the architect. The Architect does not assume any liability for concealed or hidden construction that does not Conform to code. The homeowner is responsible to reveal concealed/underground conditions at the inspector's request. Any work not conforming to these drawings is not the responsibility of the architect.

GENERAL NOTES

1. These general notes are part of the plans and specs and are to be complied with in all respects. More restrictive notes mentioned elsewhere are to take precedence over these notes.
2. All construction shall comply with the rules and regulations of the building code of N.Y. state and local towns and/or villages and other agencies having jurisdiction over the required work for this project. This shall not be construed to mean that any requirements setforth on the drawings may be modified because they are not specifically required by code.
3. Contractor shall inspect premises and verify all dimensions and job conditions prior to submitting bid. Any discrepancies or ambiguities shall be brought to the attention of the architect.
4. No construction or demolition work to commence before building department having jurisdiction issues a building permit.
5. All contractors shall be fully covered by workmen's compensation insurance and such insurance as maybe required by local laws.
6. Contractor shall guarantee for a period of (1) year from the date of final completion and acceptance by the owner all work performed under their respective contracts.
7. Owner to provide building permit, survey and final survey.
8. Contactor to expedite the work and establish with owner a completion date.
9. Do not scale drawings, written dimensions supercede scaled dimensions.
10. If during the course of construction, acondition exists which differs from that as indicated on the plans, contractor to notify owner/architect of any discrepancies prior to continuation of the work. Should he fail to follow this procedure he shall assume all responsibility and liability arising therefrom.
11. All work listed on the construction note sheets and shown or implied on all drawings shall be supplied by the contractor whose building trade status requires same.
12. Contractor shall provide all necessary support, bracing, shoring, etc. as maybe required for the construction of the project and restore any portion of building damaged during alteration.
13. Contractor shall provide and install temporary partitions, fencing, lighting, etc. to protect ex sting construction and so the owner may continue to occupy the building in a safe manner.
14. Construction and removal of debris shall be carried out progressively in order to keep adjacent spaces as clean as possible.
15. Contractor shall repair, or replace, to match existing condition, all surfaces, trim, doors, etc. damaged During the progress of the work or the removal of which necessitated by the work performed under the contract.
16. Architect shall not be responsible for the contractor's execution of the work not according to plans and specifications.
17. Contactors shall, upon completion of their respective work, remove from the premises all debris, tools, excess materials and appurtenances, and to leave the premises in "broom clean" condition.
18. These drawings are to be utilized only for this project.

SITEWORK

19. Contractor shall strip topsoil from location of new construction and upon completion of construction topsoil to be replaced and raked clean, free of debris.
20. Grading around new construction shall slope away from house and blend into existing.
21. Excess fill to be removed from site, unless otherwise directed.
22. Final landscape by owner.
23. Contractor shall repair or replace existing walks, driveways, etc. damaged by construction.
24. Do not backfill against foundation walls unless they are properly braced by floor slabs, temporary shoring or balanced fill. Slabs to be placed on undisturbed soil or compacted fill free of all organic materials.
25. Provide 15# felt membrane over trowelled-on mastic for damproofing on all foundation walls.
26. Upon backfilling foundation, treat soil for termite protection in addition to providing termite shields and wolmanized sills.

STRUCTURAL WORK

27. Dimensions shown on these plans are nominal.
28. Contractor shall field verify actual dimensions.
29. Dimensions for framing are for rough framing.
30. Contractor to provide any temporary shoring, underpinning, and/or temporary structural work required for the adequate execution to the job.

CONCRETE & FOUNDATIONS

31. Soil bearing capacity assumed to be 3000 PSI, should poorer conditions be encountered, actual bearing capacity to be determined and footings to be redesigned.
32. All concrete work to conform to latest ACI code.
33. All concrete to be a minimum 3,500 PSI at 28 days, reinforcing steel shall conform to ASTM A-615 Grade 60. All foundations to be adequately braced prior to backfilling.
34. Contractor to provide and coordinate installation of all sleeves required to accommodate plumbing, mechanical and electrical trades.
35. Wall forms to be in place 3 days minimum.
36. Provide 2" x 4" keyway between footing and foundation wall.
37. All footings to have a 6" to 8" projection on each side of the wall above. Provide 3 #5 continuous rebars unless otherwise noted.
38. All footings shall bear directly on undisturbed soil having a minimum safe bearing capacity of 2 tons/SF.
39. All slabs on grade shall rest on 6" compacted base of clean sand or gravel. Install 6 mil polyethylene vapor barrier prior to casting slab.
36. All slabs on grade to have 6 x 6 W1.4 x W1.4 WWM reinforcing conforming to ASTM A185.
37. Bottom of footings shall be carried down at least 3 ft. below lowest level of adjoining ground or pavement surface.
38. Anchor bolts to be spaced 5/8" dia. x 12" long with 3" hook and 3" x 8" washer spaced 36" o/c maximum. Provide 2 bolts at each corner spaced 1'-0" apart.

STEEL

39. All structural steel to be A-36 22,000 PSI, latest edition.
40. All steel flitch plates to be through bolted with 5/8" steel bolts @ 16" O.C. staggered.
41. All steel to be shop painted prior to delivery.
42. All reinforcing bars to be continuous unless specific lengths are shown.
43. Typical cover for all reinforcing bars to be 3" for bars placed against earth and 2" for bars placed against forms unless otherwise noted.

WOOD

44. All framing shall conform to the N.Y. state construction code. All beams construction grade, studs standard, rafters standard.
45. All wood in contact with concrete or masonry shall be pressure treated unless otherwise noted.
46. All joists, headers, beams and rafters to have minimum 2" bearing.
47. Provide collar ties at roof rafters as per state and local codes.
48. All framing lumber to be Douglas Fir #2 or better, grade marked.
49. All beams construction grade, studs standard, rafters standard construction mix. Structural lumber with higher grading will be indicated on plans.
50. Nominal sizes of lumber noted, actual sizes used for stress calculations.
51. Sheathing shall be ½" cdx exterior grade fir plywood under roofing and finish siding.
52. Install bridging in all floor and flat roof joists, ceiling joists and beams where the nominal depth to thickness ratio of joist exceeds 6. Bridging shall be installed at 8'-0" o.c. max. and shall be 1" gauge metal cross bridging.
53. Wood joists supported by steel beams to be connected to 2" x 6" wood blocking bolted to steel beams with (2) ½" diameter bolts 4'-0" o.c. minimum wood joist lap is 4".
54. All dimensions are to stud faces or centerline of beams.
55. Double joists under all partitions parallel to same and around openings in floors and roofs.
56. All floor joists supporting bathroom fixtures shall be doubled or 12" o.c. whichever condition is deemed practical in the field.
57. All headers to be 2" x 8" unless otherwise noted.

FINISH & MISCELLANEOUS WORK

58. Drywall shall be 5/8" gypsum wallboard at walls and ceilings with (3) coats tape and spackle finish, ready for paint.
59. All drywall outside corners shall have metal bead.
60. Contractor shall repair, or replace, to match existing condition, all surfaces, trim, doors, etc. damaged during the progress of the work or the removal of which necessitated by the work performed under the contract.

JANICE ARCHITECT MEEKER
REGISTERED ARCHITECT # 023086 STATE OF NEW YORK
1 LINCOLN PLACE
PORT WASHINGTON, NY 11050

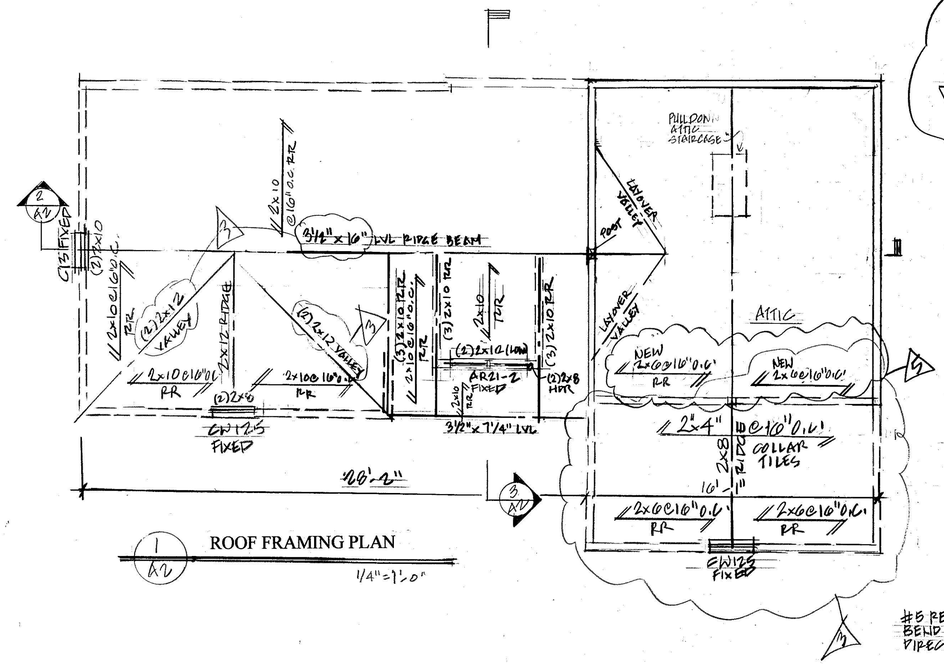
ROWLINSON RESIDENCE
15 Lincoln Pl. Port Washington, NY

PLOT PLAN, CELLAR PLAN, FIRST FL. PLAN

DISAPPROVED
Carlos Reyes
10/17/2024

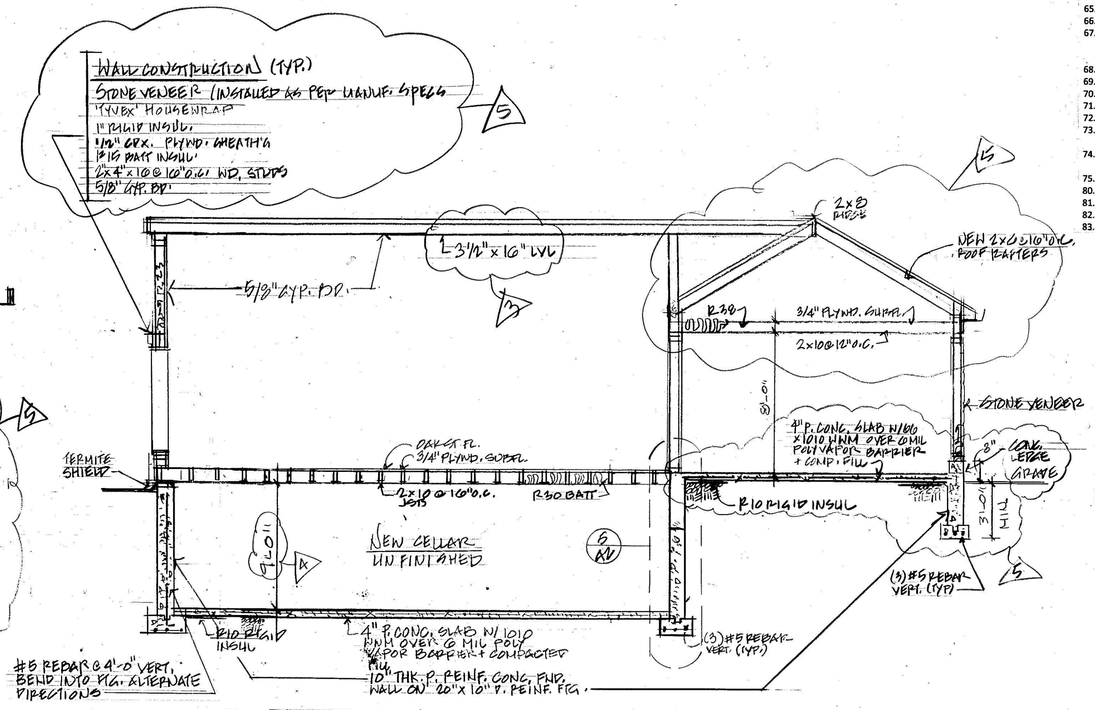
REVISIONS	DATE	DRAWING
2/9/22	1/4/22	A1
7/13/22		
6/7/22		
9/27/22		
12/13/22		

DRAWN JH | SCALE AS NOTED | FILE 2112



1 A2 ROOF FRAMING PLAN

1/4" = 1'-0"



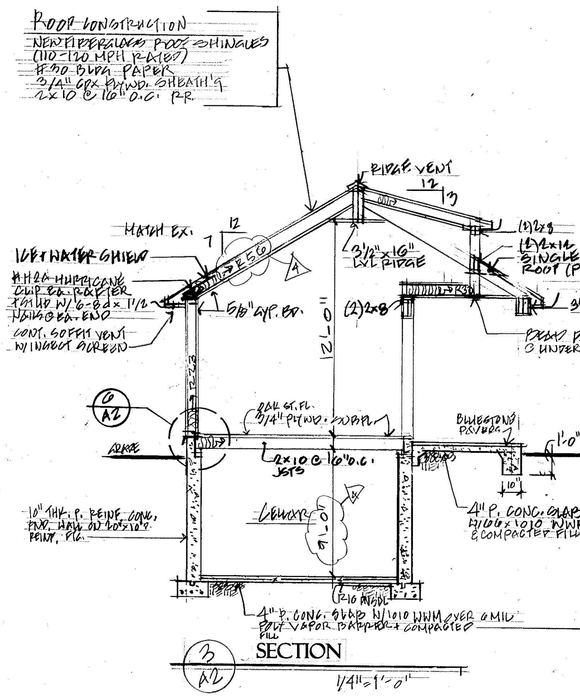
2 A2 SECTION

1/4" = 1'-0"

61. Gypsum wall construction shall conform to the applicable requirements of standard specifications for the application and finishing of wallboard as approved by the ANSA.
62. All gypsum wallboard to be screw applied.
63. Provide caulking at all wood/masonry and metal joints, exterior doors and windows.
64. Provide foam backer rod where required at deep joints.
65. All shower doors and other glass less than 18" A.F.F. to be tempered (min. 3/16" thickness.)
66. Chimney construction shall conform to chapter 10 IRC.
67. Chimney outlets shall nt be lower than the top of any window within 20', nor less than 2' above the combustible part of the roof or building within 10' but shall not be less than 3' above the highest point where the chimney passes through the roof as per IRC.
68. Install metal flashing around all roof penetrations.
69. Attics to have access and cross ventilation as per IRC.
70. Stairs, doors and exits shall comply with R311, R312 and R314 of IRC.
71. Place hurricane clips on all roof rafters.
72. Place double headers and trimmers around all stair and skylight openings.
73. All supply and exhaust intake and outlets to be equipped with tight shut damper at building envelope to minimize air leakage.
74. Provide minimum 100 cfm mechanical exhaust from bathrooms and 150 cfm mechanical ventilation in kitchen areas.
75. Provide combustion air for fuel burning equipment as per IRC.
80. Boilers, hot water heaters and fuel gas equipment as per IRC.
81. Provide Simpson strong tie joist hangers at all flush header conditions.
82. Provide hard wired smoke/carbon monoxide detectors on each floor as per the 2020 IRC.
83. All windows that serve as emergency egress shall comply with R310 IRC.

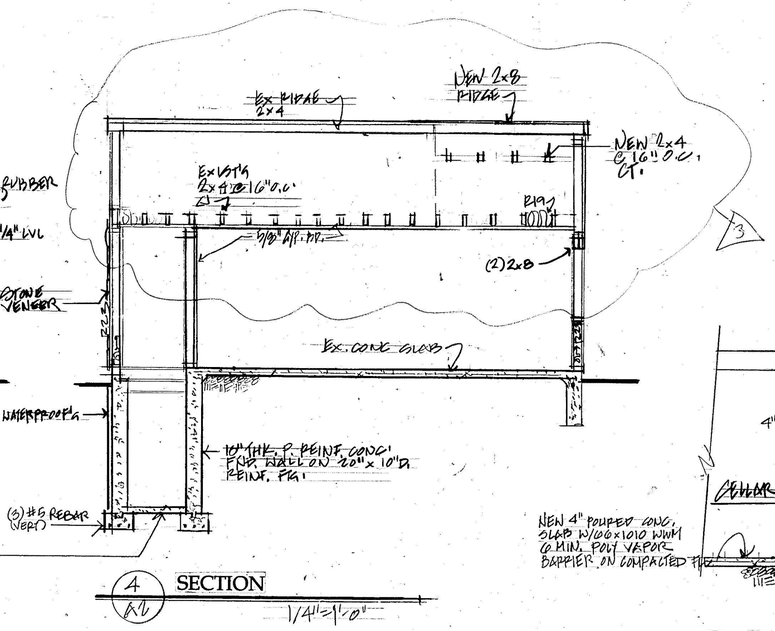
WINDOW NOTES

1. ALL WINDOW UNITS SIZES AND MANUFACTURER CATALOG NUMBERS ARE ANDERSEN – 400 SERIES (UNLESS OTHERWISE NOTED,) WITH PERMASHIELD FINISH, ARGON FILLED INSULATING GLASS, WOOD GRILLES AND INSECT SCREENS.
2. THIS PLOT IS WITHIN THE WIND BORNE DEBRIS AREA REGION EXPOSURE 'B' (WITH-IN 1-MILE OF A COASTAL MEAN HIGH WATER LINE WHERE THE BASIC WIND SPEED IS 110 MILES PER HOUR OR GREATER) AS DEFINED UNDER SECTION 1609.2 OF NYS BUILDING CODE AND SHALL REQUIRE PROTECTION OF NEW OPENINGS AS DEFINED UNDER SECTION 1609.1.4 OR IMPACT RESISTANT GLAZING.
3. UNIT DIMENSIONS ARE GIVEN FOR INFORMATIONAL PURPOSES ONLY. ROUGH OPENING DIMENSIONS SHALL BE VERIFIED AND DETERMINED IN THE FIELD.
4. CONSULT WITH OWNER FOR ANY EXISTING WINDOW REPLACEMENTS.
5. WINDOWS TO BE HIGN PERFORMANCE LOW-E TYPE< NFRC CERTIFIED WITH 'U' VALUE OF .35 OR LESS.
6. SEE FLOOR PLAN FOR WINDOWS DESIGNATED FOR EGRESS. EGRESS WINDOWS TO BE CASEMENT UNITS BY ANDERSEN WITH MODIFIED COLONIAL DIVIDED LIGHT TO MATCH PROFILE OF DOUBLE HUNG UNITS.
7. EGRESS WINDOW UNITS SHALL MEET OR EXCEED THE FOLLOWING DIMENSIONS:
   - CLEAR OPERABLE AREA OF 5.00 AT FIRST FLOOR
   - CLEAR OPERABLE WIDTH OF 20 INCHES
   - CLEAR OPERABLE HEIGHT OF 24 INCHES
8. CONSULT WITH WINDOW MANUFACTURER REGARDING APPROPRIATE HARDWARE FOR EGRESS WINDOWS (STRAIGHT ARM OR SPLIT ARM) WHEN SPECIFING CASEMENT WINDOWS FOR REQUIRED OPENING AREA.
9. ALL GLAZING AND ASSEMBLIES SHALL COMPLY WITH SECTION R308 OF THE RESIDENTIAL BUILDING CODE OF NEWYORK STATE. PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS – PARTAL LIST (SEE CODE FOR ADDITIONAL LOCATIONS:)
   a. INDIVIDUAL SIDELITES WITH 24" OF DOOR ARC & BOTTOM IS<60" ABOVE FLOOR/GRADE.
   b. GLAZING ADJACENT TO/WITHIN 36" OF STAIR, LANDINGS & RAMPS & BOTTOM IF <60" ABOVE FLOOR/GRADE.
   c. GLAZING ADJACENT TO STAIRS WITHIN 60" HORIZ. OF BOTTOM TREAD.
   d. SIDE-HINGED DOORS AND STORM DOORS
   e. GLAZING IN RAILINGS
   f. GLZING WITHIN TUBS AND SHOWERS
   g. GLAZING IN INDIVIDUAL PANELS MEETING ALL:
      - EXPOSED AREA > 9 S.F.
      - BOTTOM EDGE < 18" ABOVE FLOOR
      - TOP EDGE > 36" ABOVE FLOOR
      - AT LEAST ONE WALKING SURFACE WITHIN 36"
   h. FOR ANY WINDOWS WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
   i. GLAZING IN FIXED AND SLIDING OR HINGED PANELS OF GLASS DOORS.



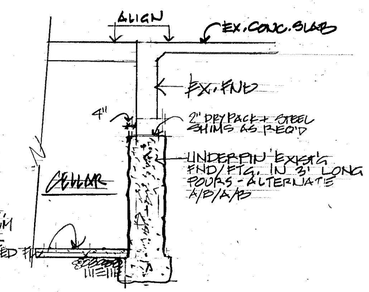
3 A2 SECTION

1/4" = 1'-0"



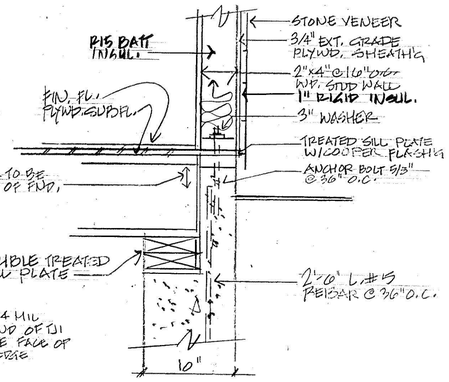
4 A2 SECTION

1/4" = 1'-0"



5 A2 SECTION

3/8" = 1'-0"



NOTE: INSTALL MIN 4 MIL PLASTIC BETWEEN END OF JI FL. JST. AND INSIDE FACE OF REVERSE BRICK LEDGE

6 A2 REVERSE BRICK LEDGE DETAIL

1½" = 1'-0"

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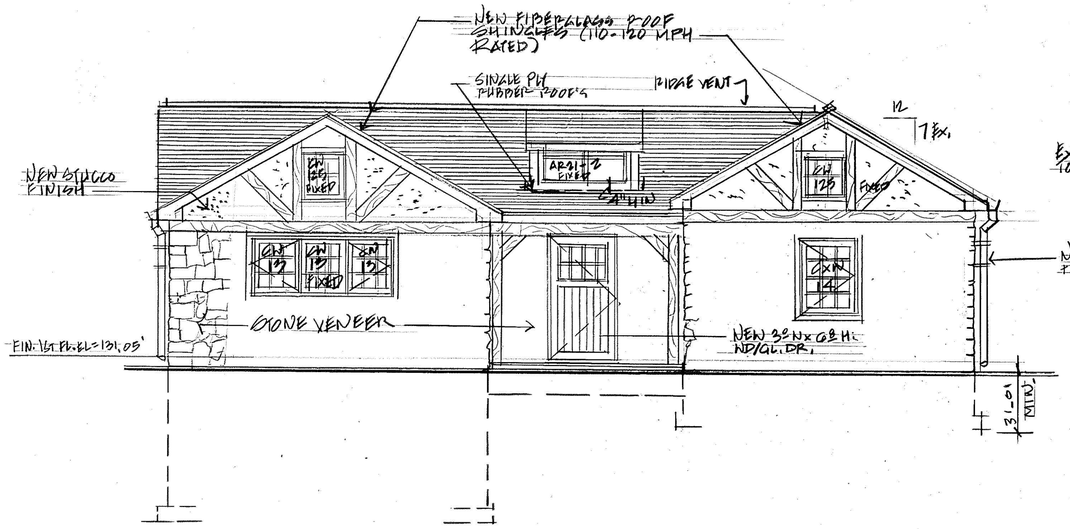
ATTIC PLAN, SECTIONS

DISAPPROVED
Carlos Reyes
10/17/2024

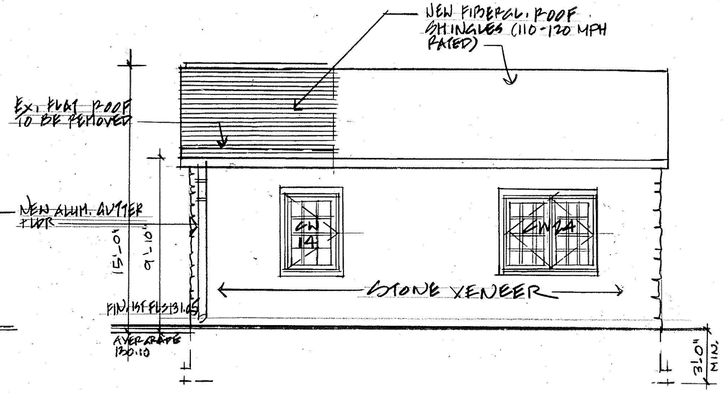
REVISIONS	DATE	DRAWING
1 6/1/22	1/4/22	A2
2 9/27/22	
3 8/13/24	
DRAWN JLM	SCALE AS NOTED	FILE 2112

ROOF NOTES:

1. SEE BUILDING ELEVATIONS FOR ALL ROOF PITCHES.
2. ADJUST BIRDSMOUTH OR PLATE HEIGHT TO ALIGN NEW AND EXISTING EAVES, OVERHANGS AND SOFFITS.
3. PROVIDE ACCESS TO NEW ATTIC FROM DWELLING OR FROM ANY EXISTING ATTIC.
4. PROVIDE COPPER CRICKETS, FLASHING AND COUNTERFLASHING WHERE WALLS OR CHIMNEY MEET THE ROOF.
5. PROVIDE 4" x 4" WOOD POST TO UNDERSIDE OF RIDGE BOARDS AND TO SIT ON DOUBLE WOOD FRAMING IN ATTIC FOR SUPPORT.
6. PROVIDE DOUBLE WOOD FRAMING AT CHIMNEY OPENING. SEE GENERAL NOTES FOR MINIMUM AIR SPACE CLEARANCES AND FIREBLOCKING REQUIREMENTS.
7. PROVIDE FLASHING IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING WALL AND ROOF THROUGH JOINTS, MOISTURE PERMEABLE MATERIALS AND INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH ROOF PLANE.

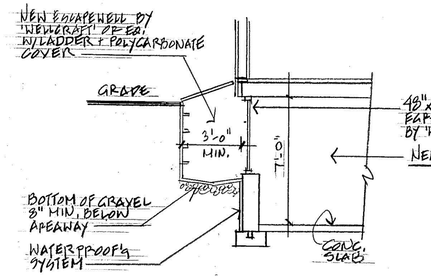


1 A3 SOUTH ELEVATION
1/4" = 1'-0"

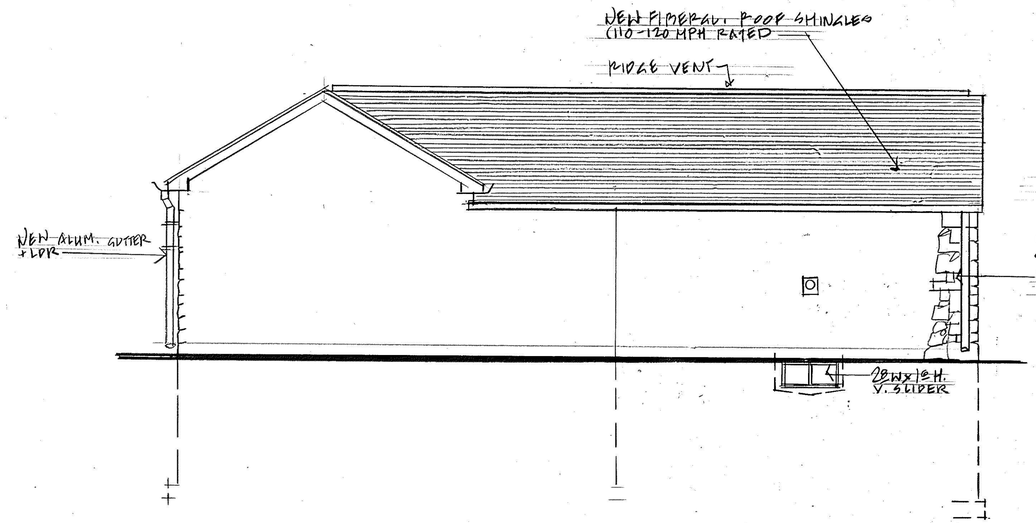


2 A3 EAST ELEVATION
1/4" = 1'-0"

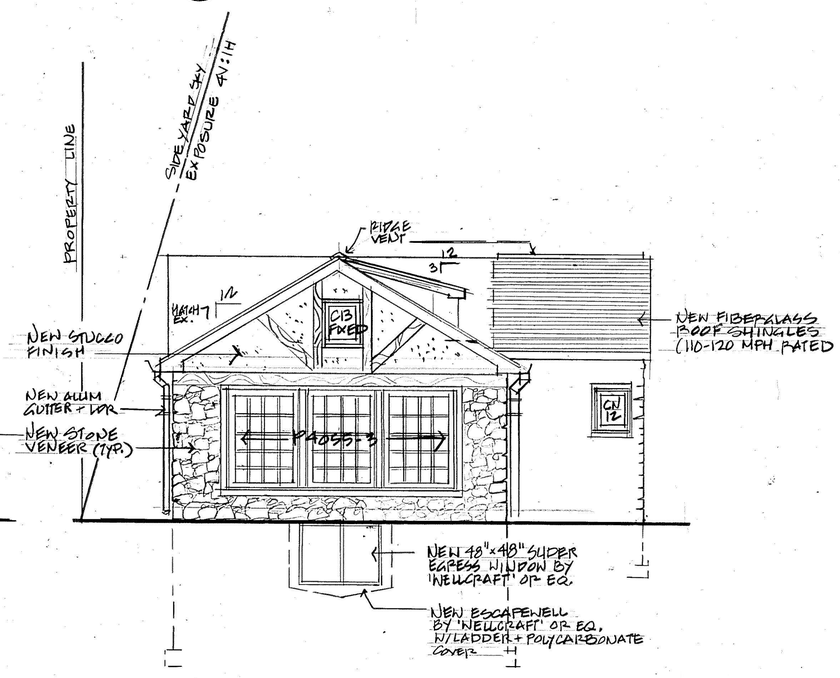
NOTE: CONTRACTOR TO VERIFY 3'-0" MIN. DEPTH OF FND.



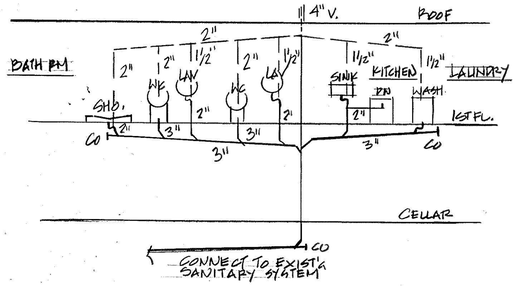
5 A3 SECTION
1/4" = 1'-0"



3 A3 NORTH ELEVATION
1/4" = 1'-0"



4 A3 WEST ELEVATION
1/4" = 1'-0"



PLUMBING RISER DIAGRAM
NTS

PLUMBING NOTES:

1. ALL PLUMBING WORK SHALL COMPLY WITH NYS BUILDING CODES AND ALL APPLICABLE LOCAL CODES.
2. ALL PLUMBING SHALL BE PREFORMED BY OR UNDER THE DIRECTION OF LICENSED PLUMBER.
3. REMOVE ALL ABANDONED SOIL, VENT AND WATER LINES.
4. PROVIDE SHUT-OFF VALVES FOR ALL FIXTURES. FURNISH AND INSTALL ALL WASTE, SOIL, VENT AND WATER LINES FOR NEW FIXTURES. EXTEND HOT WATER SYSTEM TO PROVIDE DOMESTIC HOT WATER AS REQUIRED.

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ELEVATIONS

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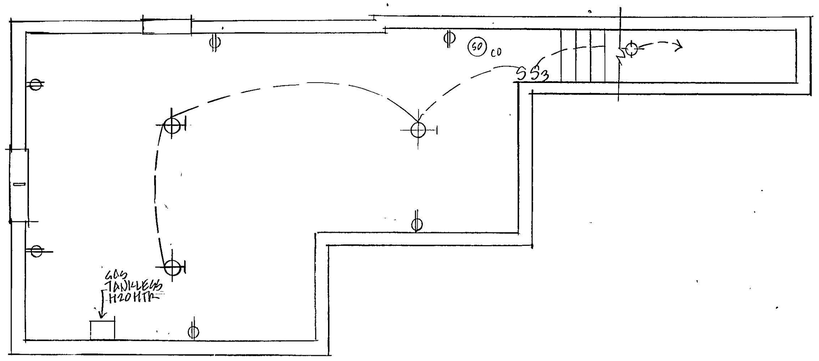
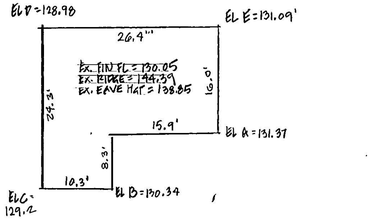
Carlos Reyes
10/17/2024

REVISIONS	DATE	DRAWING
1 6/17/22	2 8/13/24	A3
DRAWN: JLM	SCALE: 1/4"=1'-0"	FILE: 2112



1 / E1 CELLAR ELECTRICAL PLAN

1/4"=1'-0"

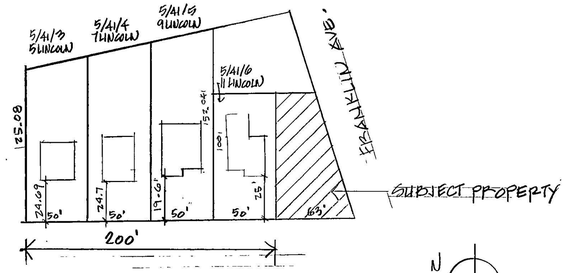


AB 131.37+130.34= 261.71/2 x 15.9= 2080.59
BC 130.34+129.2= 259.54/2 x 10.3= 1336.03
CD 129.2+128.98= 258.18/2 x 29.3= 3780.88
DE 128.98+131.09=130.05 x 26.4= 3432.92
EA 131.09+131.37= 262.46/2 = 131.23 x 16' = 2099.68

92.9 12086.7

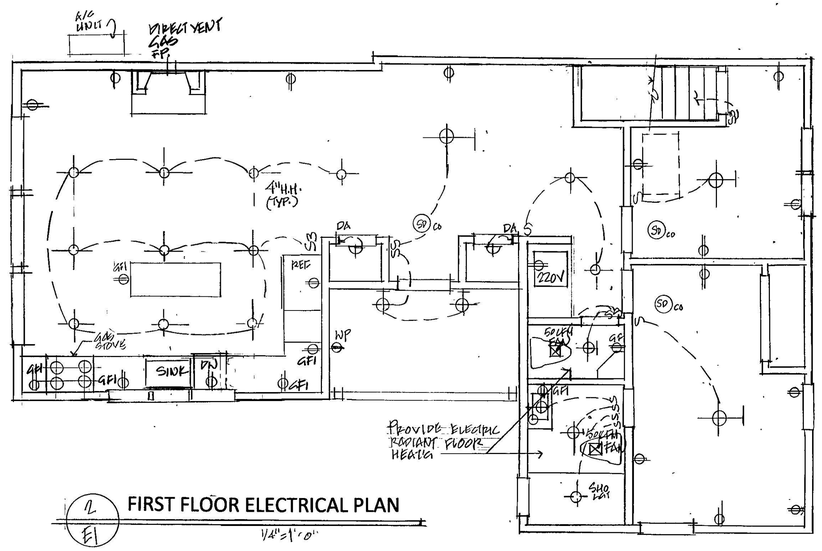
12,086.7/92.9 = 130.10

PRE-EXIST. AVERAGE GRADE = 130.10



AVERAGE FRONTYARD SETBACK WITHIN 200' = 23.49

NJH



1 / E1 FIRST FLOOR ELECTRICAL PLAN

1/4"=1'-0"

LIGHTING & ELECTRICAL SYMBOL LEGEND

- DUPLEX OUTLET
- GFI PROTECTED OUTLET
- WATERPROOF OUTLET
- SINGLE POLE SWITCH
- (3) WAY SWITCH
- DIMMER SWITCH
- SURFACE MOUNTED LIGHT FIXTURE
- RECESSED HIGH HAT
- FLUORESCENT FIXTURE
- UNDERCOUNTER LIGHTS
- EXHAUST FAN
- SMOKE/CARBON MONOXIDE DECTECTOR (HARD WIRED)
- CABLE OUTLET

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF A LICENSED ELECTRICIAN.
2. CONTRACTOR SHALL OBTAIN 'UNDERWRITER'S CERTIFICATE COVERING ALL ELECTRICAL WORK PERFORMED AS PART OF THIS CONTRACT.
3. ELECTRICIAN SHALL VERIFY LOCATION OF ROUGHING BOXES WITH OWNER/ ARCHITECT PRIOR TO WIRING.
4. CONTRACTOR SHALL SUPPLY AND INSTALL ALL JUNCTION BOXES, WIRING, LIGHTING AND OUTLETS WHERE INDICATED ON PLANS.
5. OUTLETS SHALL BE DUPLEX GROUNDED TYPE, GFI AND/OR WEATHERPROOF WHERE INDICATED (LEVITON OR APPROVED EQUAL.)
6. SWITCHES TO BE SILENT TYPE ROCKER SWITCHES, WHITE FINISH (LEVITON OR APPROVED EQUAL.)
7. SURFACE MOUNTED FIXTURES SHALL BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.
8. GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL SMOKE DETECTION DEVICES IN COMPLIANCE WITH SECTIONS 721.1 AND 1060.10 OF THE NYS UNIFORM FIRE PREVENTION AND BUILDING CODE. DEVICES SHALL BE HARD WIRED AND INTERCONNECTED AND BE LOCATED A MINIMUM OF 18 INCHES FROM ADJACENT WALLS.
9. CONTRACTOR SHALL IDENTIFY AND LABEL ALL NEW CIRCUITS UPON COMPLETION OF THE JOB.
10. CONTRACTOR SHALL VERIFY AND EVALUATE EXISTING ELECTRIC SERVICE AND PROPOSE UPGRADE IF NECESSARY.
11. A MINIMUM OF 75% OF THE LAMPS IN PERMANENLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS AS PER SECTION 404.1 NYS ENERGYCODE.
12. GC TO COORDINATE LOCATION OF THERMOSTATS, AND TELEPHONE LOCATIONS W/OWNER.

INTERIOR NOTES

WALLBOARD & WALL FINISHES

1. Gypsum wallboard shall be screw applied (no nails.)
2. All new walls and ceiling to receive 5/8" gypsum wallboard shall, (3) coats tape and spackle and be made ready for paint by owner.
3. Moisture resistant wallboard in bathrooms.
4. Wall tile in bathroom to be selected and purchased by owner and installed by contractor.
5. Provide ½" wonderboard at shower.

FLOORING

6. Provide new wood flooring throughout (unless otherwise noted.) Floor to be sanded and stained w/ (3) coats polyurethane finish.
7. Master bathroom and powder room floors to be tile in cement bed, to be selected and purchased by owner and installed by contractor.

INTERIOR DOORS

8. All interior doors to be 1 3/8" thick pine doors sized as indicated on the plans.
9. Doors shall not be pre-bored for locksets.
10. Hardware as provided by owner, installed by contractor.

MISCELLANEOUS

11. Contractor to include supply and installation of bathroom shower, complete with vinyl pan base and frameless tempered glass enclosures in base bid.
12. Bathroom to have thin set ceramic tile at shower. Tile as selected by owner, installed by contractor.
13. Plumbing fixtures, faucets, trim pieces & bath vanities to be supplied by owner, contractor to install and make all required electrical and mechanical connections.
14. Closets to be finished similar to the major space they serve.
15. Kitchen cabinets to be supplied by owner. Contractor to install and make all electrical and mechanical connections.
16. Kitchen appliances to be purchased by owner, installed by contractor.
17. Kitchen countertops to be purchased by owner, installed by stone contractor.
18. Tile backsplash to be supplied by owner, installed by contractor.
19. Fireplaces @ living room and family room to receive stone surround with wood detail treatment.

HEATING & AIR CONDITIONING NOTES:

1. INSTALL NEW "CASSETTE" MINI-SPLIT HVAC UNITS IN THE FOLLOWING LOCATIONS: MASTER BEDROOM, STUDY, LIVING ROOM, KITCHEN.

Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional *story* of the *dwelling*, including *basements* and *habitable attics* and not including crawl spaces and uninhabitable *attics*. In *dwellings* with split levels a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full *story* below the upper level.

Carbon monoxide alarms in *dwelling units* shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.
Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms.

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PORT WASHINGTON, NEW YORK 11050

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ELECTRICAL PLANS

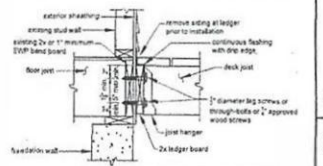
DISAPPROVED
Carlos Reyes
10/17/2024

REVISIONS		DATE	DRAWING
1 10/17/22		1/4/22	E1
DRAWN JLM	SCALE 1/4"=1'-0"	FILE 2112	

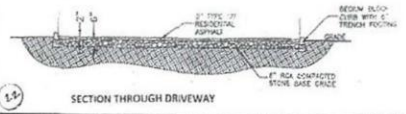
TABLE R301.2(1):CLIMACTIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN SPEED (MPH)	WIND DESIGN TOPOGRAPHIC EFFECTS	WIND DESIGN SPECIAL WIND REGION	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	SUBJECT TO DAMAGE FROM: FROST LINE DEPTH	SUBJECT TO DAMAGE FROM: TERMITE	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
35 PSF	120	N/A	WIND < 130 MPH	NASSAU: B	SEVERE	36" MIN.	MOD / HEAVY	NASSAU: 15° F	24"	VARIES	1500 OR <	52.9° F

R301.2(1) DESIGN CRITERIA: AREA LOCATED WHERE WIND SPEEDS EQUAL OR EXCEEDS 120 MILES PER HOUR. DESIGN CRITERIA BASED ON AMERICAN FOREST AND PAPER ASSOCIATION (AFAPA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCM)

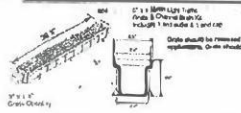


LEDGER BOARD-TO-BAND BOARD ATTACHMENT (1)



SECTION THROUGH DRIVEWAY (12)

CHANNEL DRAIN DETAIL (MODULAR) (11)



The construction type designation shall be "FR", "FR1", "FR2", "FR3" or "FR4" to indicate the construction classification of the structure in accordance with Section 602 of the IBC/IRC.

WFCM 2001 Nailing Schedule

Joint Description	Number & Common Nails	Minimum Nail Spacing	Nail Spacing
ROOF FRAMING			
Rafter To Plate (Toe Nailed)	3	2	Per Rafter
Ceiling Joist To Top Plate (Toe Nailed)	3	3	Per Joist
Ceiling Joist To Parallel Rafter (Face Nailed)	3	3	Each Lap
Ceiling Joist Laps Over Partitions (Face Nailed)	3	3	Each Lap
Collar Tie To Rafter (Toe Nailed)	3	3	Per Tie
Blocking To Rafter (Toe Nailed)	2-8d	2-10d	Each End
Rim Board To Rafter (End Nailed)	2-16d	3-10d	Each End
WALL FRAMING			
Top Plate To Top Plate (Face Nailed)	2-16d	2-16d	Nominal
Top Plates At Intersections (Face Nailed)	4-16d	5-16d	Nominal Each Side
Stud To Stud (Face Nailed)	2-16d	2-16d	24" O.C.
Header To Header (Face Nailed)	16d	16d	16" O.C. In 12 Inches (Minimum)
Top Or Bottom Plate To Stud (End Nailed)	4	4	Per End
Bottom Plate To Floor Joist, Sheathing, Or Blocking (Toe 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
Subfloor To Joist Or Beam (Face Nailed)	3-10d	4-10d	Each Joist
Subfloor To Ledger (Face Nailed)	3-8d	3-10d	Per Joist
Band Joist To Joist (End Nailed)	3-16d	4-10d	Per Joist
Band Joist To Sill Or Top Plate (Toe Nailed)	3-8d	3-10d	Per Foot
ROOF SHEATHING			
Structural Panels	8d	10d	(See Roof and Wall Sheathing Nailing Details)
Diagonal Board Sheathing			
1" x 6" & 1" x 8"	2-8d	2-10d	Per Support
1" x 10" Or Wider	3-8d	3-10d	Per Support
CEILING SHEATHING			
Gypsum Wallboard	5d Cooler	5d Cooler	7" Edge / 10" Field
WALL SHEATHING			
Structural Panels	8d	10d	(See Sheathing Nailing Details)
Gypsum Wallboard	5d Cooler	5d Cooler	7" Edge / 10" Field
FLOOR SHEATHING			
Structural Panels			
1" Or Less	8d	10d	6" Edge / 12" Field
Greater Than 1"	10d	10d	6" Edge / 6" Field

MINIMUM UNIFORM DISTRIBUTED LOADS

MINIMUM UNIFORM DISTRIBUTED LOADS

USE	LIVE LOAD	DEAD LOAD
EXTERIOR BALCONIES	60 PSF	10 PSF
DECKS	40 PSF	10 PSF
PASSENGER VEHICLE (GARAGE)	50 PSF	AS PER PLAN
ATTICS WITHOUT STORAGE (LESS THAN 42" CLEAR HT.)	10 PSF	10 PSF
ATTICS WITH STORAGE (MORE THAN 42" CLEAR HT.)	20 PSF	10 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF	10 PSF
SLEEPING ROOMS	30 PSF	10 PSF
STAIRS	40 PSF	10 PSF
GUARDRAILS AND HANDRAILS	200 PSF	10 PSF
ROOF LOADING (LIVE + GROUND SNOW LOAD ADJUSTMENTS AS PER TABLE R301.5 OF THE RESIDENTIAL CODE OF NEW YORK STATE)	30 PSF	12 PSF FOR ATTIC WITH LIMITED STORAGE / CATHEDRAL

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

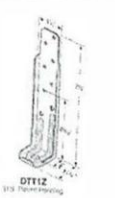
(REFER TO TABLE R301.7 OF THE RESIDENTIAL CODE OF NEW YORK STATE)

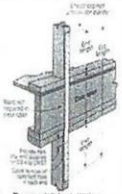
STRUCTURAL MEMBER	STRUCTURAL MEMBER
RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH NO PLASTERED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS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

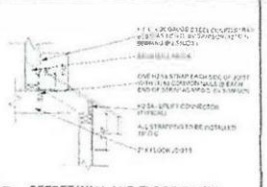
NOTE: L = SPAN LENGTH H = SPAN HEIGHT

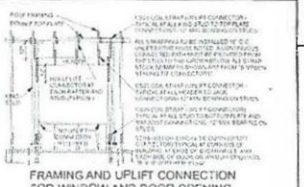
a. THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING LOADS FOR THE PURPOSE OF DETERMINING DEFLECTION LIMITS HEREIN

b. FOR CANTILEVER MEMBERS, L SHALL BE TAKEN AS TWICE THE LENGTH OF THE CANTILEVER

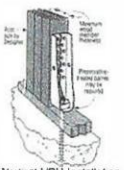

DTT1Z (4)


Typical CS Installation (Floor-to-Floor Tie) (5)


OFFSET WALL AND FLOOR DETAIL (8)


FRAMING AND UPLIFT CONNECTION FOR WINDOW AND DOOR OPENING (6)

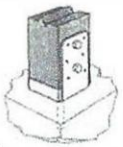
Typical DTT1Z Deck-to-Home Lateral Load Connection (6)

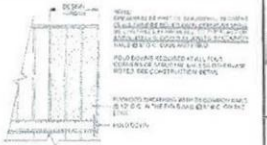

Vertical HDU Installation (7)

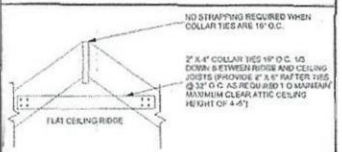
DECK JOIST TO BEAM CONNECTION DETAIL (D)

CANTILEVERED FLOOR DETAIL (9)

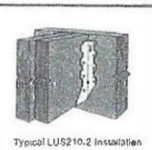
Typical BC4 Installation (10)

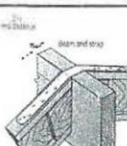

Typical AUU4Z Installation (11)

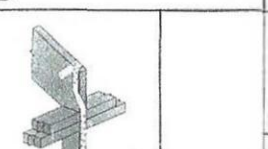

SHEARWALL SEGMENT DETAIL (12)



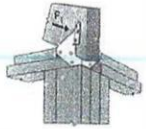
ROOF RIDGE DETAIL (13)

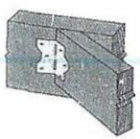

Typical LUS210.2 Installation FACE MOUNT HANGER (14)

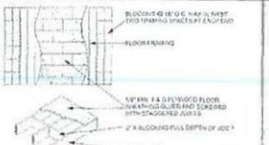

Typical LSTA Installation (15)

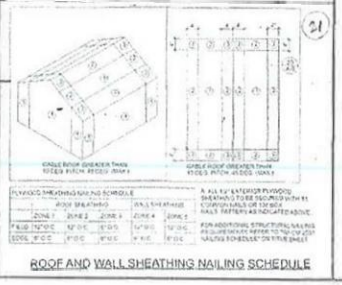

Typical MTS24C Installation (16)

PORCH FLOOR POST SUPPORT DTL. (17)

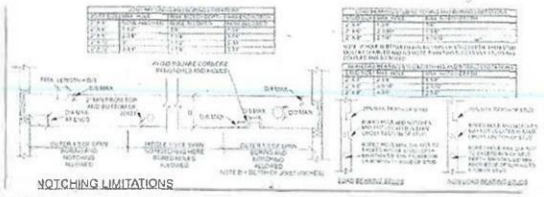

Typical HCP Installation (18)


Typical LS30 Installation (19)


CEILING AND FLOOR BRACING AT END WALLS (20)



ROOF AND WALL SHEATHING NAILING SCHEDULE (21)



NOTCHING LIMITATIONS

JANICE L. MILLER

ROWLINSON RESIDENCE
15 Lincoln Pl. Port Washington, NY

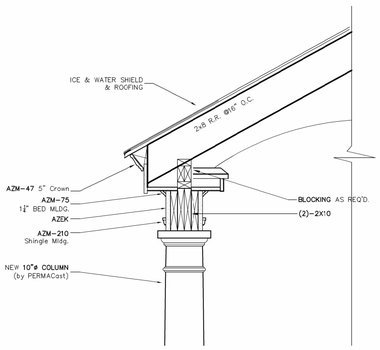
NOTES

6/17/22

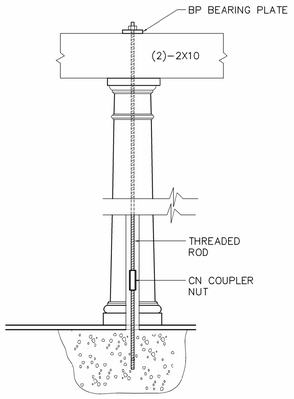
DRAWING NO. AS

DISAPPROVED
Carlos Reyes
10/17/2024

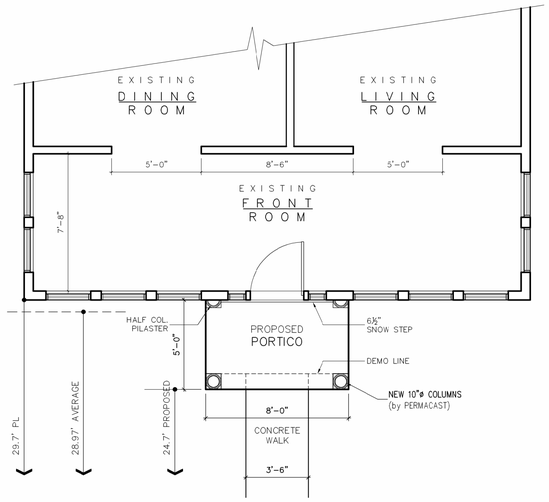
#21635



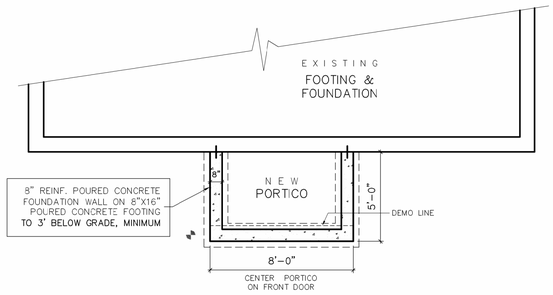
PARTIAL
CROSS SECTION
SCALE: N.T.S.



HOLLOW COLUMN UPLIFT CONNECTION
SCALE: N.T.S.

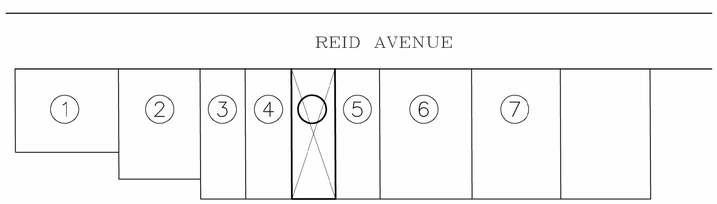


PARTIAL
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



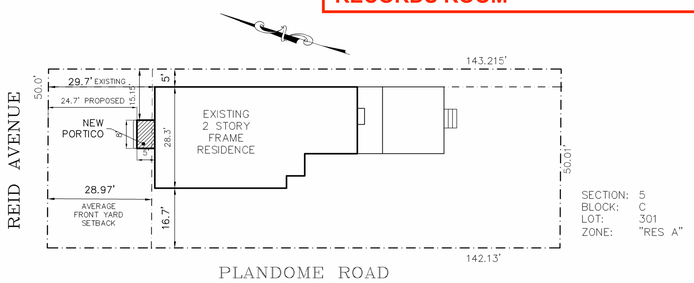
PARTIAL
FOOTING/FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

1 – 2	REID AVE.	32.9'
2 – 6	REID AVE.	35'
3 – 10	REID AVE.	24.95'
4 – 12	REID AVE.	24.90'
5 – 16	REID AVE.	24.6'
6 – 20	REID AVE.	24.05'
7 – 26	REID AVE.	36.5'
		202.9/7 = 28.97'



AVERAGE FRONT YARD DATA
SCALE: N.T.S.

NOTE:
FRONT YARD SETBACK INFORMAION OBTAINED FROM SURVEYS ON FILE AT TOWN OF NORTH HEMPSTEAD RECORDS ROOM



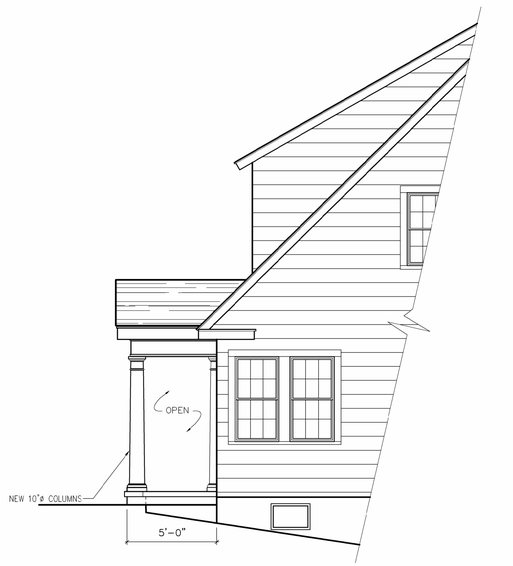
SECTION: 5
BLOCK: C
LOT: 301
ZONE: "RES A"

PLOT PLAN
SCALE: 1"=20'-0"

AVERAGE FRONT YARD SETBACK – 28.97'
EXISTING FRONT YARD SETBACK – 29.7'
PROPOSED PORTICO
FRONT YARD SETBACK – 24.7'

4.27' ENCROACHMENT – REQUIRES VARIANCE

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



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

LEGEND

– EXISTING, NO CHANGE
– DEMO, TO BE REMOVED
– NEW CONSTRUCTION
– NEW FOUNDATION & FTG.

REVISIONS	DESCRIPTION
07/22/24	EXISTING CONDITIONS
07/29/24	PLAN REVIEW

Patricia O'Neill, AIA
Architect
257 Circle Drive Manhasset, NY 11030
Tel: 516-365-1799

PROJECT DATE: 07/22/24

PROPOSED PORTICO:
The Pietrantonio Residence
14 Reid Avenue
Port Washington, NY 11050

REGISTERED ARCHITECT PATRICIA M. O'NEILL 20556 STATE OF NEW YORK

DWG No. A1

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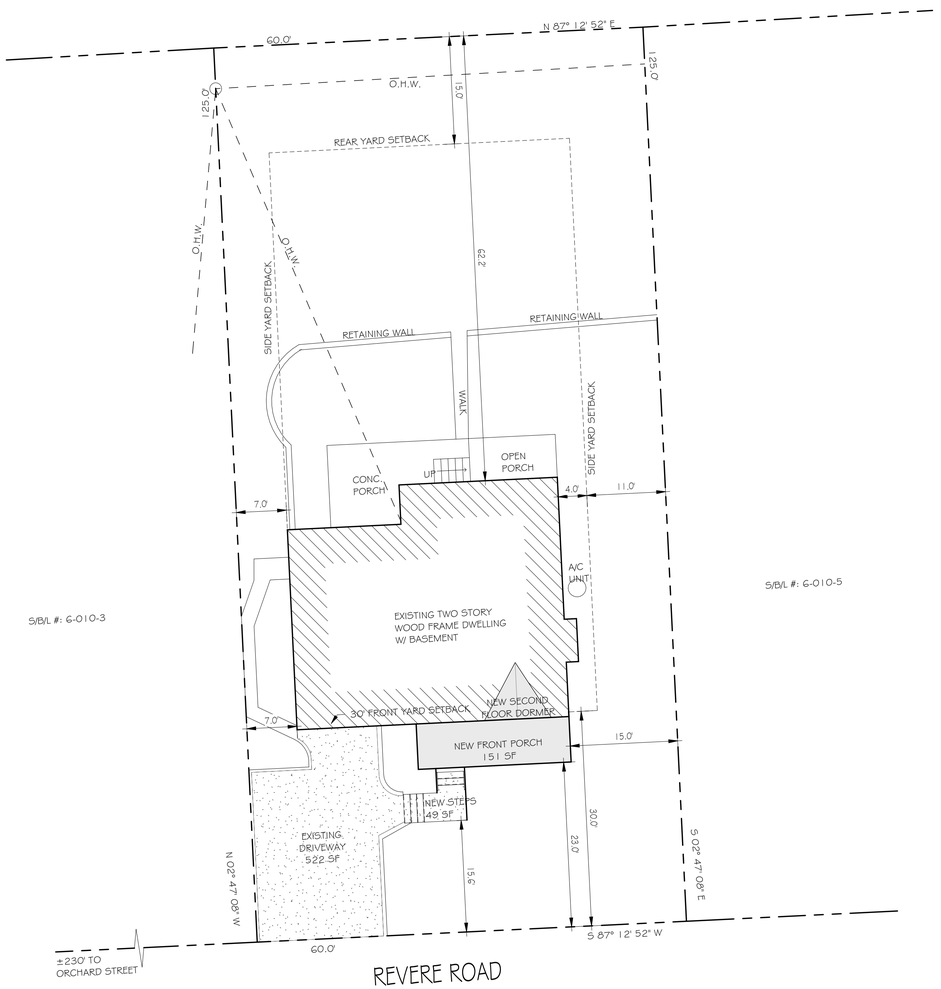


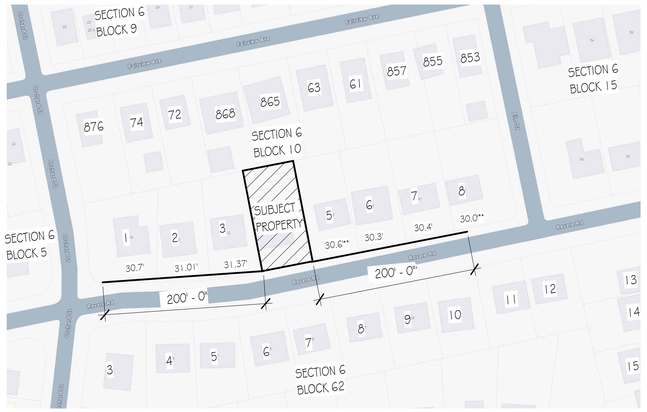
PLOT PLAN

1" = 10'-0"

1 / A-0

N

AVERAGE FRONT YARD DIAGRAM- NOT TO SCALE



**NOTE: SURVEYS FROM 26 REVERE RD & 32 REVERE RD COULD NOT BE PROVIDED BY TOWN, SETBACKS FOR THESE PROPERTIES ARE ESTIMATES

BLOCK	LOT	SETBACK
10	1	30.7'
	2	31.01'
	3	31.37'
	4	SUBJECT PROPERTY
	5	30.6**
	6	30.3'
	7	30.4'
	8	30.0**

214.38' / 7 LOTS = 30.63' AVERAGE FRONT YARD SETBACK

BUILDING CODE ANALYIS

1. THE ADDITION AND RENOVATION ILLUSTRATED ON THE FOLLOWING SHEETS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2003 RESIDENTIAL CODE OF NEW YORK STATE, AND ALL LOCAL AUTHORITIES HAVING JURISDICTION. CUSTOM DESIGN CALCULATIONS HAVE BEEN DONE BY THE ARCHITECT FOR THIS PROJECT.
2. THE FOLLOWING ARE DESIGN LOADS UTILIZED IN THE DESIGN OF THIS ADDITION/RENOVATION:

A.	LIVE LOADS:	
	UNINHABITABLE ATTICS WITHOUT STORAGE	10psf
	UNINHABITABLE ATTICS WITH LIMITED STORAGE	20psf
	HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30psf
	BALCONIES (EXTERIOR) AND DECKS	40psf
	FIRE ESCAPES	40psf
	GUARDS AND HANDRAILS	200psf
	GUARD IN-FILL COMPONENTS	50psf
	PASSENGER VEHICLE GARAGES	50psf
	ROOMS OTHER THAN SLEEPING ROOMS	40psf
	SLEEPING ROOMS	30psf
	STAIRS	40psf
	GROUND SNOW LOAD (Pg)	20psf
B.	DEAD LOADS:	
	EXTERIOR STUD WALL SHEATHED	15 psf
	STUD WALL W/SHEATHING ON EA. SIDE	8 psf
	CEILING JOIST W/SHEATHING	10 psf
	ROOF RAFTER W/PLYWD SHEATHING	12 psf
C.	SEISMIC LOADS:	
	LATERAL EARTHQUAKE LOAD	<33g - EXEMPT
D.	WIND LOADS:	140 mph WIND ZONE

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS[B, C]

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

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

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

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORN DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20	130 VULT	NO	NO	1 MILE FROM COAST/F.I.	B	SEVERE	BOF 3' BFG	MOD TO HEAVY	SEE BELOW	YES	NO	599	51

MANUAL J CRITERIA REQUIRED IN SUBMITTED CALCULATIONS

ELEVATION	LAT	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMP	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
108 FT	41°N	15° F	86° F	1.00	70° F	75° F	55° F
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING		WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY
11° F	15 MPH		7.5 MPH	72° F	MEDIUM (M)	40%	32 GR @ 50% RH

WINTER DESIGN TEMP:
- INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH AN INDOOR TEMPERATURE OF NOT LESS THAN 68° F AT A POINT 3 FEET ABOVE THE FLOOR ON THE DESIGN HEATING DAY
- SYSTEM DESIGN SHALL BE BASED ON MAX 72° F HEATING, MINIMUM 75° F COOLING
- DEGREE DAYS (NY LAGUARDIA) 4811, WINTER DESIGN TEMP 15° F, DRY BULB 89° F, WET BULB 75° F (2020 IPC APPENDIX D)
- AS PER NYSRC 2020 CHAPTER 16 SECTION 1609 AND ASCE 7 2016, WIND EXPOSURE CATEGORY AND SURFACE ROUGHNESS IS B
- USE C FOR BOTH SOUTH SHORE AND FIRE ISLAND

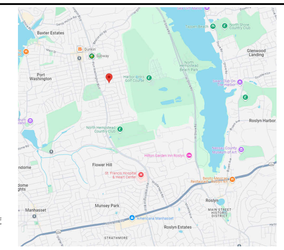
SITE DATA

S/B/L #: 6-010-4
ZONING: R-B
USE: RESIDENTIAL ONE FAMILY DWELLING
LOT AREA: 7,500 SF (0.1722 ACRES)
CONSTRUCTION CLASS: VB

#21636

SCOPE OF WORK: NEW COVERED FRONT PORCH, SECOND FLOOR DORMER AND FALSE GABLE END. NEW SIDING ON WHOLE EXTERIOR. REQUESTING LETTER OF DISAPPROVAL AND VARIANCE FROM THE TOWN OF NORTH HEMPSTEAD.

KEY MAP



NOT TO SCALE

N

DIMENSIONAL REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
LOT AREA	6,000 SF MINIMUM	7,500 SF
FRONT WIDTH	50' MINIMUM	60'
FRONT YARD SETBACK	30'	23'
SIDE YARD SETBACK	7' MINIMUM	7'
SIDE YARD AGGREGATE	30% OF LOT WIDTH = 18' TOTAL	22'
REAR YARD SETBACK	15' MIMIMUM	61'-6"
HEIGHT	2-1/2 STORIES 35'	23'
FRONT YARD PAVING	45% = 810 SF	571 SF

GENERAL BUILDING NOTES

1. ALL WORK SHALL COMPLY WITH THE 2003 RESIDENTIAL CODE OF NEW YORK STATE.
2. ALL SUB-CONTRACTORS SHALL CHECK, VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
3. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED INTO THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF A.S.T.M. SPECIFICATIONS.
4. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND DETAIL DRAWINGS OVER SMALL SCALE DRAWINGS.
5. THERE SHALL BE NO PROCESSES TO BE CONDUCTED IN THE BUILDING THAT WILL PRODUCE AIR CONTAMINATES WHICH MAY BE INJURIOUS TO THE HEALTH OF EMPLOYEES.
6. ELECTRICAL RECEPTACLES, LIGHTS AND OTHER EQUIPMENT SHALL CONFORM TO CODES HAVING JURISDICTION.
7. EXIT LIGHTING SHALL BE IN ACCORDANCE WITH THE 2003 RESIDENTIAL CODE OF NEW YORK STATE.
8. TENANTS AND OWNERS SHALL BE FULLY AWARE OF AND CONFORM TO ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
9. NO LOCKS OR FASTENINGS TO PREVENT FREE ESCAPE FROM INSIDE OF ANY BUILDING.
10. STRUCTURAL STEEL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO THE AISC 'SPECIFICATION OF STRUCTURAL STEEL FOR BUILDINGS' LATEST EDITION WITH AMENDMENTS, AND THE CURRENT AISC 'CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS'
11. TOILET FACILITIES SHALL BE PROVIDED FOR CONSTRUCTION WORKERS AND SUCH FACILITIES SHALL BE MAINTAINED IN A SANITARY CONDITION. CONSTRUCTION WORKER TOILET FACILITIES OF THE NONSEWER TYPE SHALL CONFORM TO ANSI Z4.3.
12. CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE 2003 RESIDENTIAL CODE OF NEW YORK STATE. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY.
13. #8 SCREW FASTENERS TO BE SPACES 16" O.C. ON FURRING.

CONSTRUCTION NOTES

A. GENERAL
1. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS OR PROGRAMS. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL EXISTING ELEMENTS DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, DISTORTION, COLLAPSE OR MISALIGNMENT.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ALL LOCAL AUTHORITIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE BEGINNING ANY WORK, AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
4. THE OWNER SHALL BE RESPONSIBLE FOR SUPERVISION DURING CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR FILING AND SECURING ALL REQUIRED BUILDING PERMITS PRIOR TO THE START OF ANY WORK.
5. ALL DEMOLITION MATERIAL SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TOWN OF NORTH HEMPSTEAD.
6. THE ELECTRICAL CONTRACTOR SHALL LOCATE AND DISCONNECT AT THE SERVICE PANEL, ALL CIRCUITS AFFECTED BY CONSTRUCTION.
7. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

B. FOUNDATION
1. ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL OF 1 TON/SF BEARING CAPACITY. ALL FOOTINGS WERE DESIGNED BASED UPON THIS SOIL BEARING CAPACITY. CONTRACTOR SHALL FIELD VERIFY PRIOR TO POURING OF ANY FOOTINGS AND ASSUME FULL RESPONSIBILITY.
2. ALL EXTERIOR WALL FOOTINGS SHALL BE A MINIMUM OF 3'-0" BELOW GRADE. SLOPE GRADE AWAY FROM FOUNDATION WALLS.
3. ALL FILLED AREAS SHALL BE COMPACTED LAYER BY LAYER.

C. CONCRETE
1. ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS AND RECOMMENDATIONS OF ACI 318-05 'SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS'.
2. COORDINATE SIZE AND LOCATION OF ALL SLEEVES, OPENINGS, RECESSES AND DEPRESSIONS REQUIRED BY ARCHITECTURAL AND MECHANICAL CONSIDERATIONS.

D. STRUCTURAL
1. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 (UNLESS OTHERWISE NOTED) 875psi Fb.
2. WOOD THAT COMES IN CONTACT WITH MASONRY AND CONCRETE SHALL BE WOLMANIZED/PRESSURE TREATED.
3. JOISTS, RAFTERS AND BEAMS SHALL HAVE A MINIMUM OF 3" BEARING AT ENDS.
4. CONTRACTOR SHALL VERIFY THE CONCRETE FOUNDATION WALL FOR ANCHOR BOLT LOCATIONS, ELEVATIONS OF TOP OF FOUNDATIONS AND ALIGNMENT, PRIOR TO ERECTION.
5. EXTERIOR WALLS SHALL BE 2" x 4" WOOD STUDS @ 16"o.c. UNLESS NOTED OTHERWISE ON PLANS, EXTERIOR SHEATHING SHALL BE 1/2" CDX PLYWOOD.

TOWN STAMP

Architect of Record:

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JM2 ARCHITECTURE, PC
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SUITE 300
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Farmingville, NY 11738

Owner:
Jonathan & Lisa Jacobson
24 Revere Road
Port Washington, NY 11050

Surveyor:
Barry M. Fahrer L.S. P.C.
206 Church St
Freeport, NY 11520

Contractor:
School House Construction
Matthew Fleece

Project Info

Jacobson Residence
24 Revere Rd Port Washington NY

Revisions

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Drawing Title

PLOT PLAN

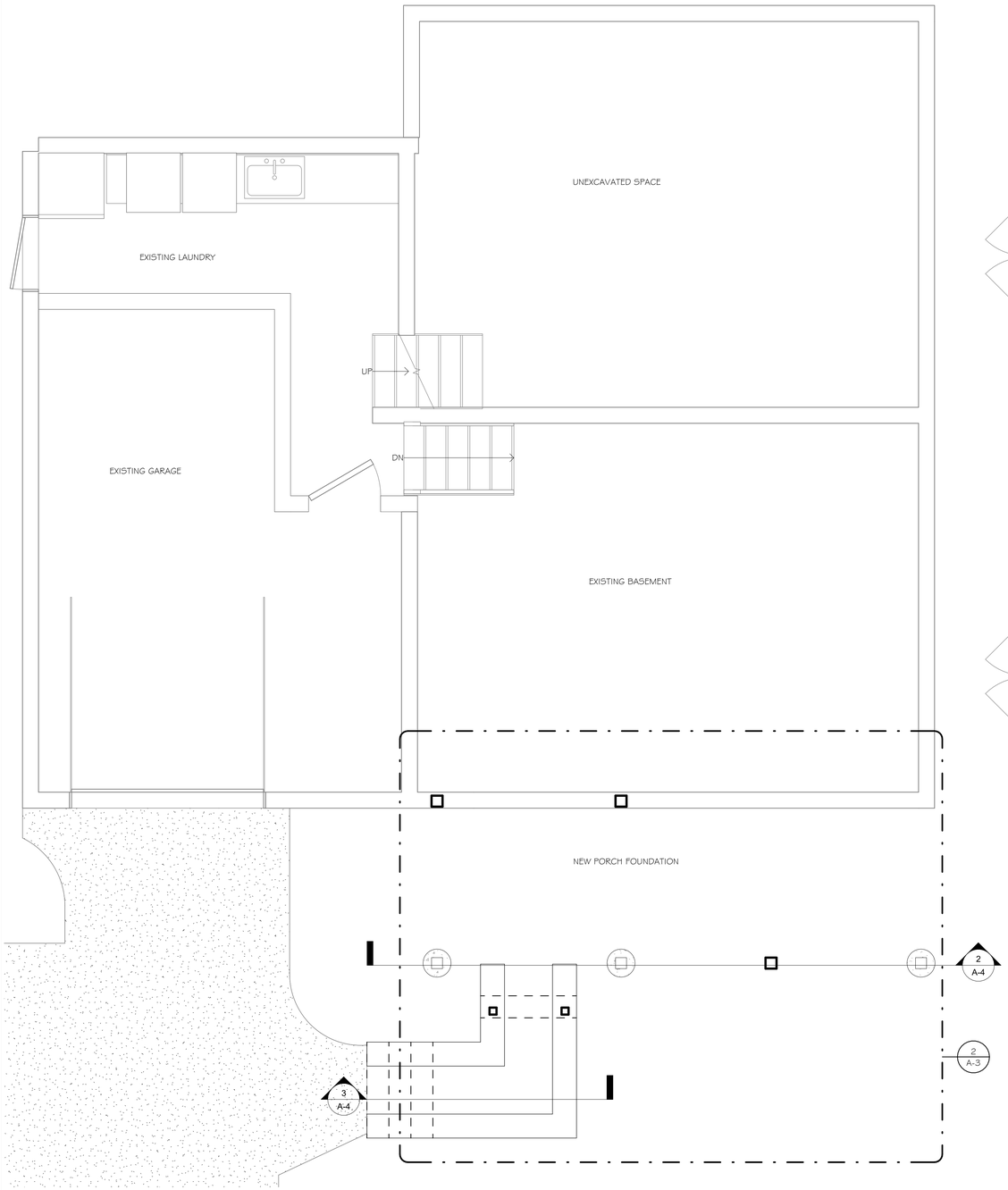
JM2 No:	2024-1309
DATE:	09/25/2024
DESIGNED BY:	AS
CHECKED BY:	JM
SCALE:	As Noted

SEAL & SIGNATURE:

REGISTERED ARCHITECT JOHN LEE MAHLER 023945 STATE OF NEW YORK

DWG No:

A-0

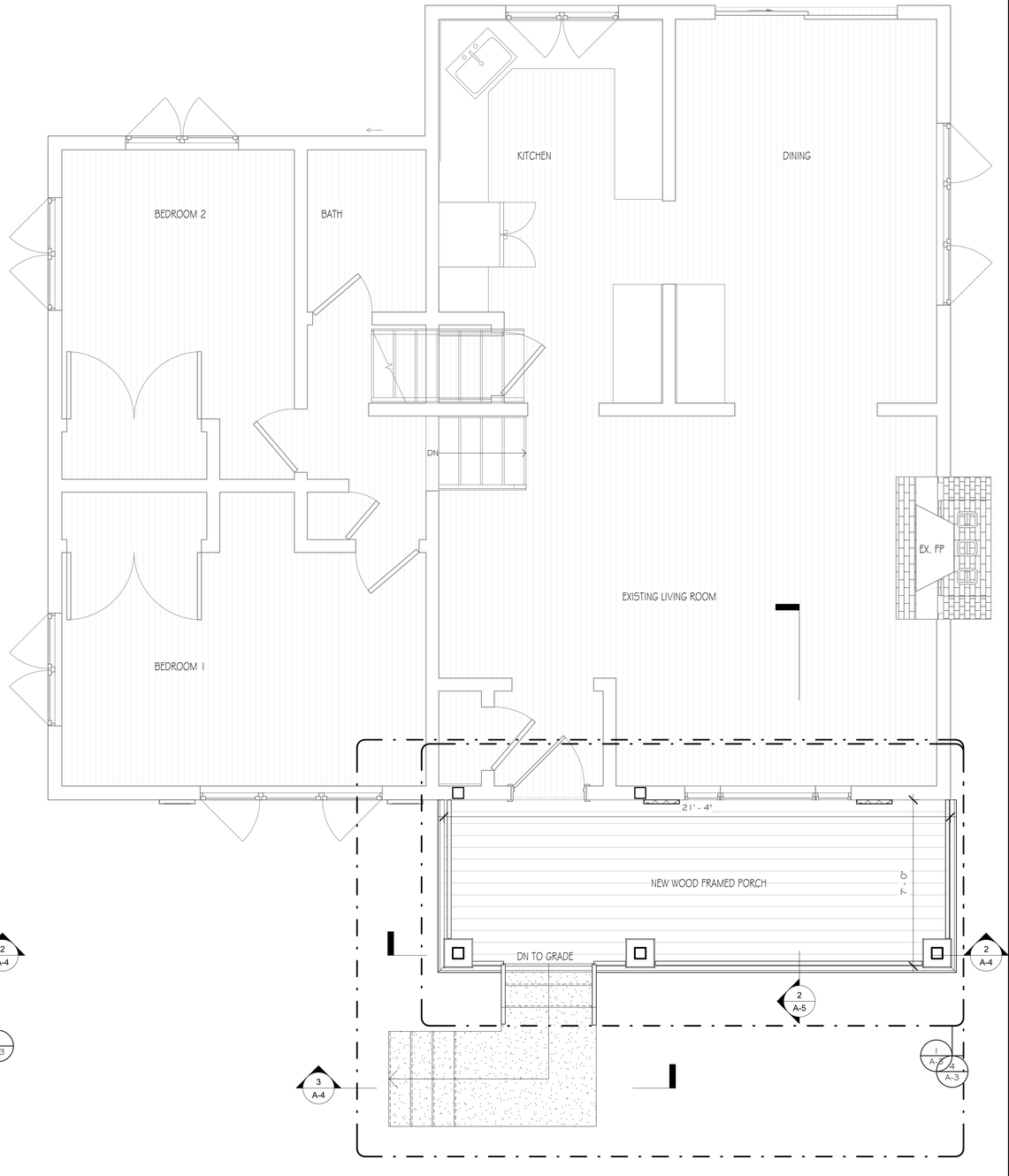


BASEMENT FLOOR PLAN

3/8" = 1'-0"

2
A-1

N



FIRST FLOOR PLAN

3/8" = 1'-0"

1
A-1

N

TOWN STAMP

Architect of Record:

JM2 ARCHITECTURE PC

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

Applicant:
JM2 Architecture DPC
2410 N. Ocean Ave
Suite 300
Farmingville, NY 11738

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FLOOR PLANS

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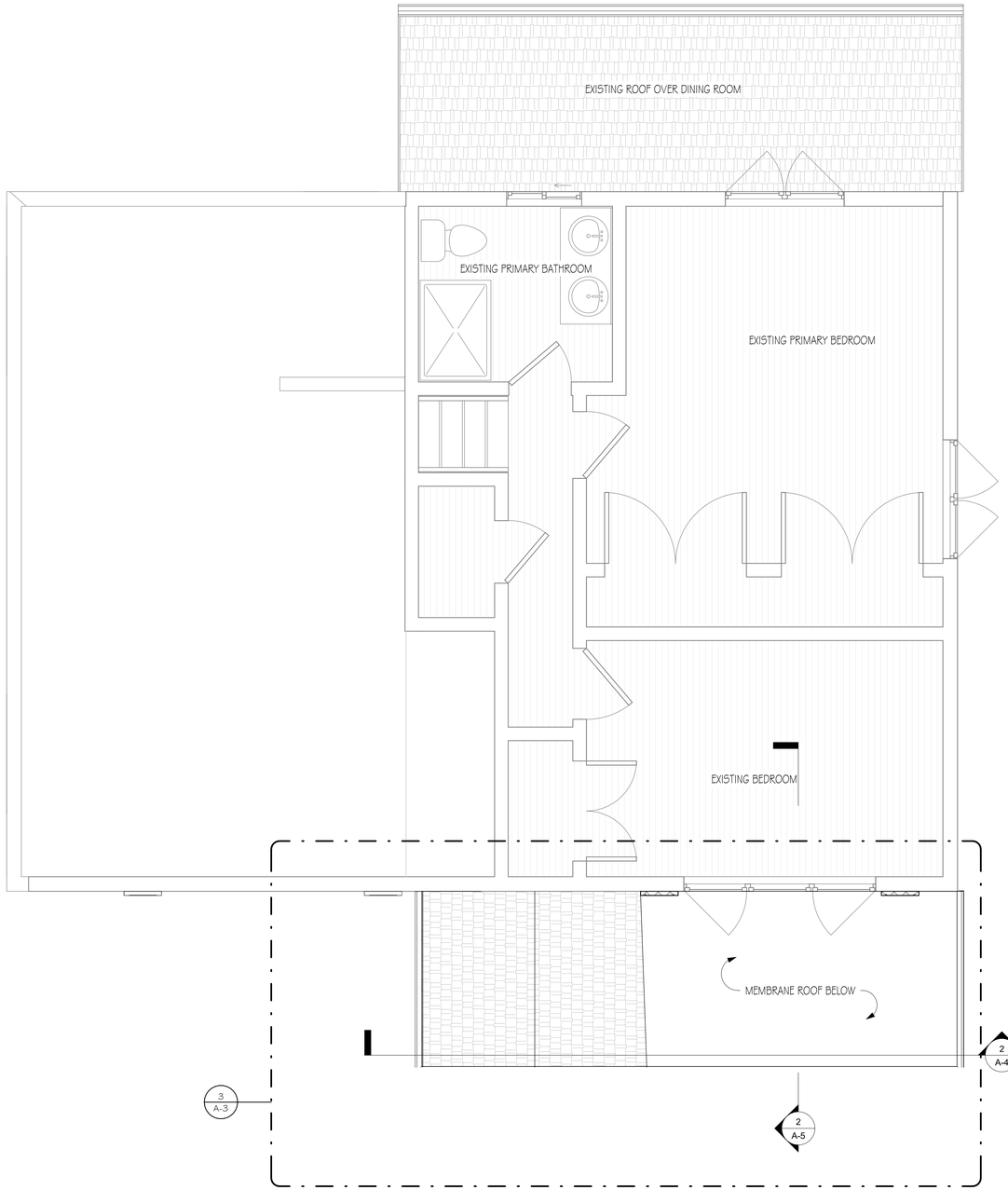
REGISTERED ARCHITECT
JOHN LEE MAHLER
023945
STATE OF NEW YORK

DWG No:

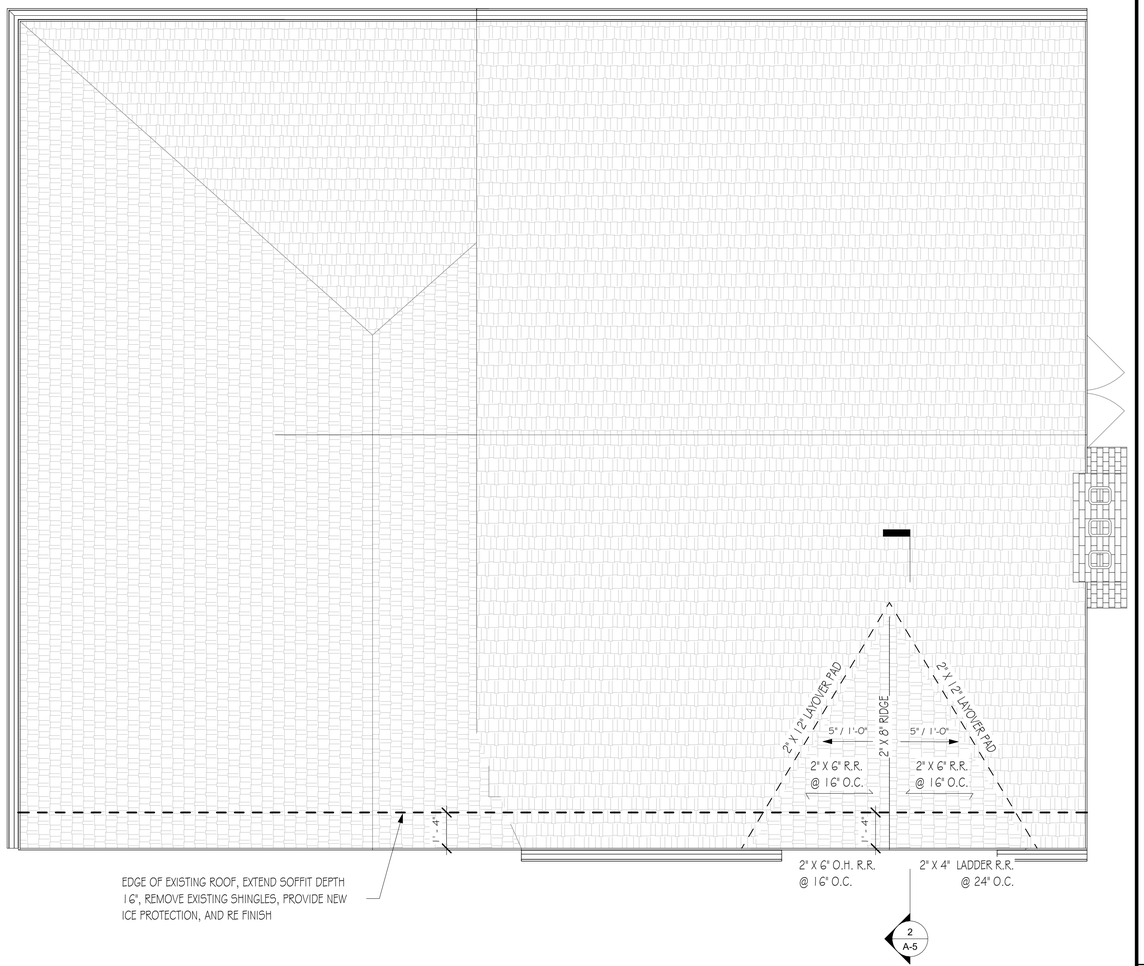
A-1



SECOND FLOOR PLAN

3/8" = 1'-0"

1
A-1.1



ROOF PLAN

3/8" = 1'-0"

2
A-1.1

TOWN STAMP

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JM2 ARCHITECTURE, PC
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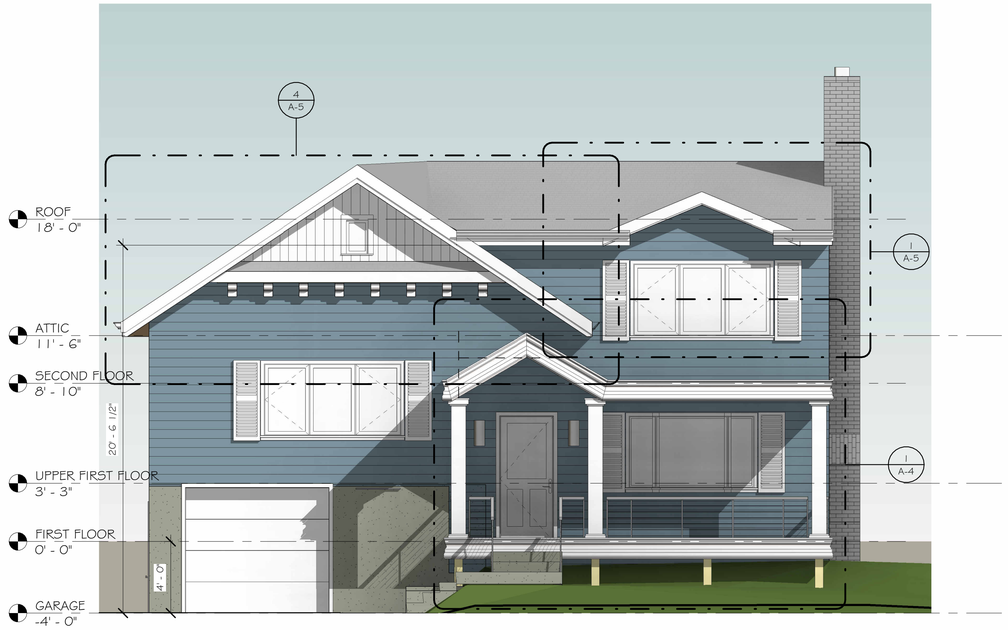
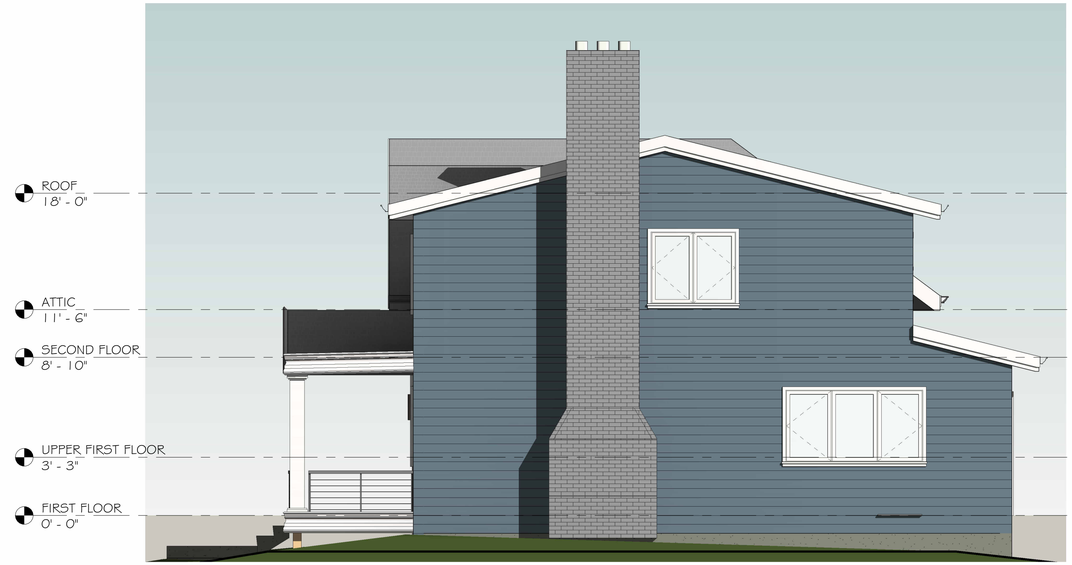
JOHN LEE NAHLER
023945
STATE OF NEW YORK

DWG No:

A-1.1

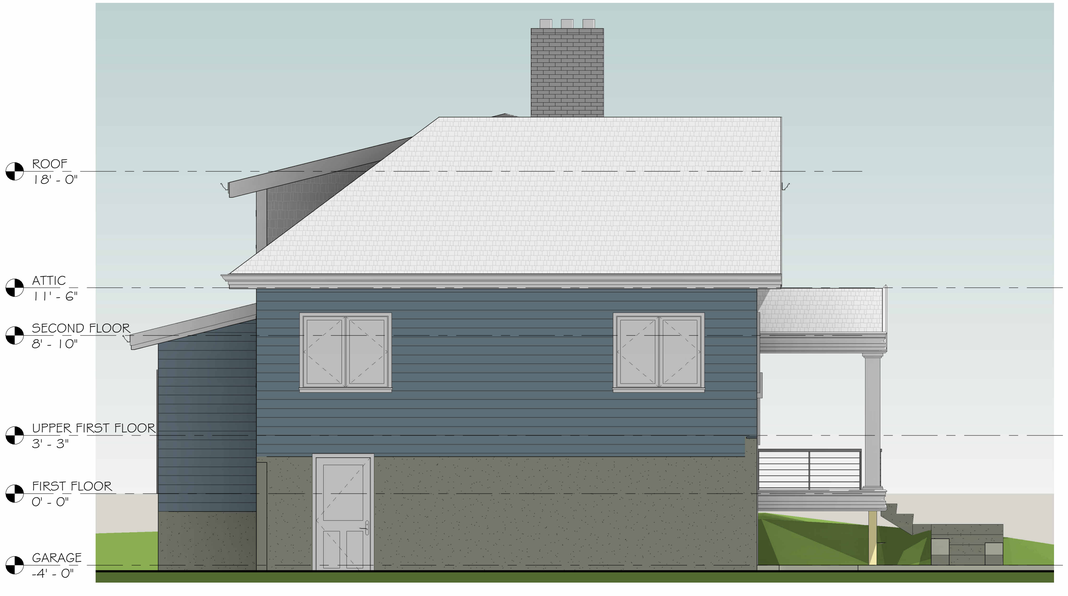


SOUTH ELEVATION — 1/4" = 1'-0" — 2 / A-2



EAST ELEVATION — 1/4" = 1'-0" — 1 / A-2

NORTH ELEVATION — 1/4" = 1'-0" — 4 / A-2



WEST ELEVATIONI — 1/4" = 1'-0" — 3 / A-2

TOWN STAMP

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2410 NORTH OCEAN AVENUE
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ELEVATIONS

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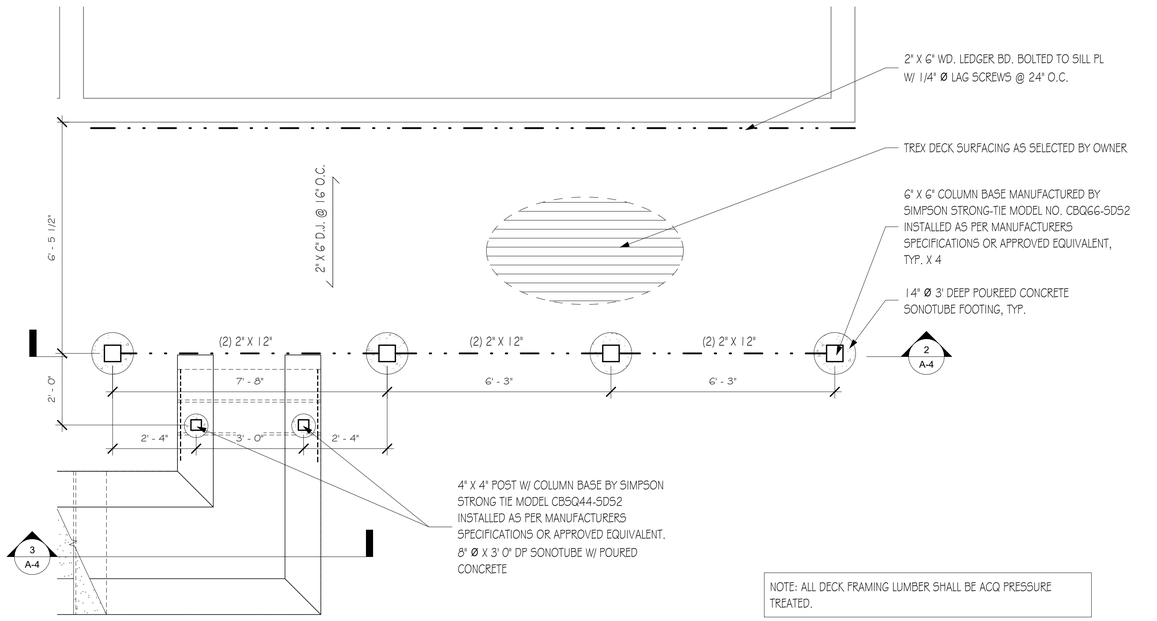
SCALE:	As Noted

SEAL & SIGNATURE:

REGISTERED ARCHITECT
JOHN LEE NAHLER
023945
STATE OF NEW YORK

DWG No:

A-2



PORCH FOUNDATION PLAN

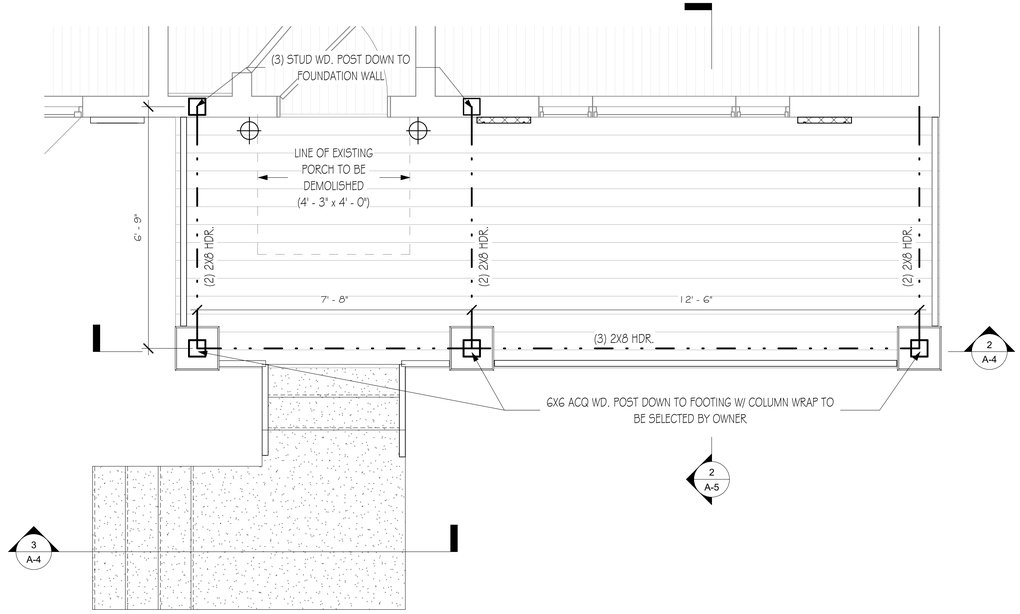
1/2" = 1'-0"

2 A-3

NOTE: ALL DECK FRAMING LUMBER SHALL BE ACQ PRESSURE TREATED.

NOTE: CONDITIONS DRAWN AND NOTED AS EXISTING ARE TO BE CONFIRMED AT START OF CONSTRUCTION. ARCHITECT IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES

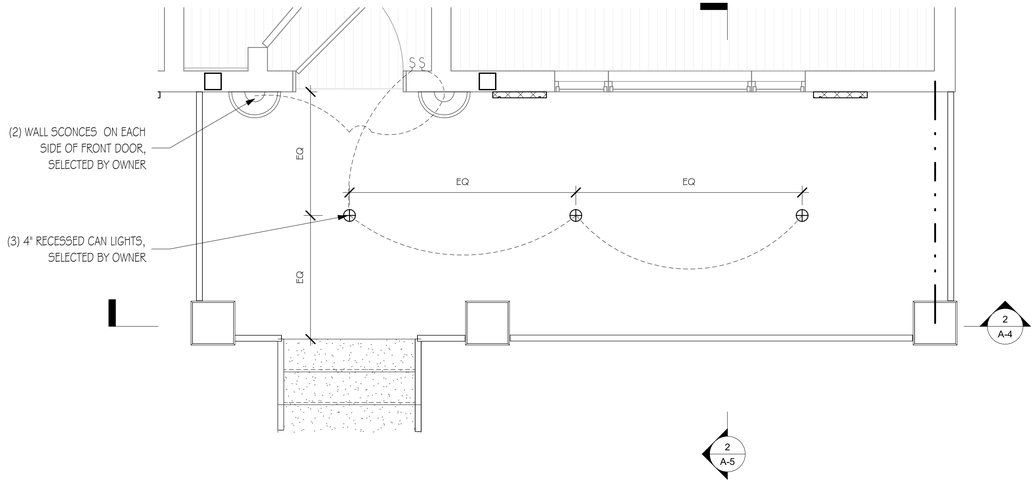
NOTE: PROVIDE ICE PROTECTION AS PER 2020 NYSRC ICE BARRIERS WHICH CONSIST OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET. TO BE INSTALLED ON ENTIRE NEW PORTION OF ROOF.



PORCH FLOOR PLAN

1/2" = 1'-0"

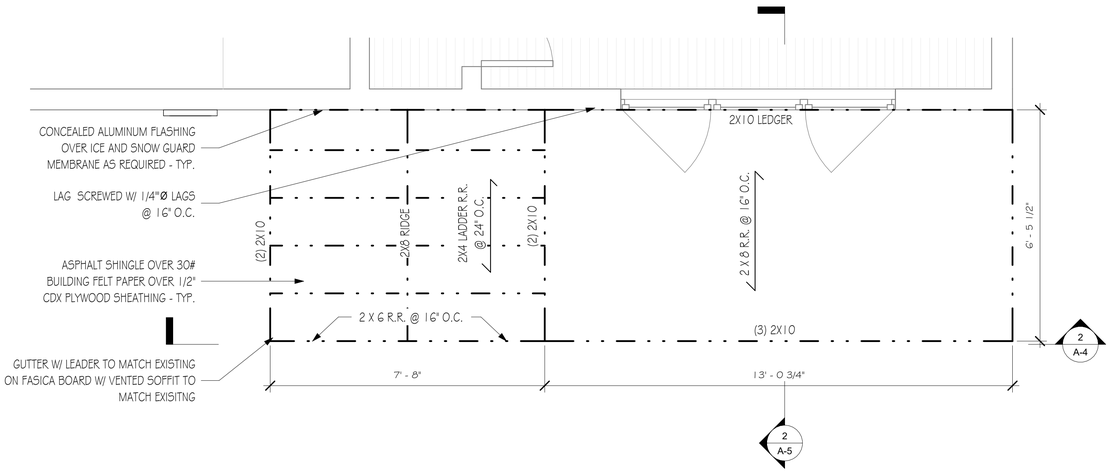
1 A-3



PORCH ELECTRIC PLAN

1/2" = 1'-0"

4 A-3



PORCH ROOF FRAMING PLAN

1/2" = 1'-0"

3 A-3

TOWN STAMP

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PORCH DETAILS

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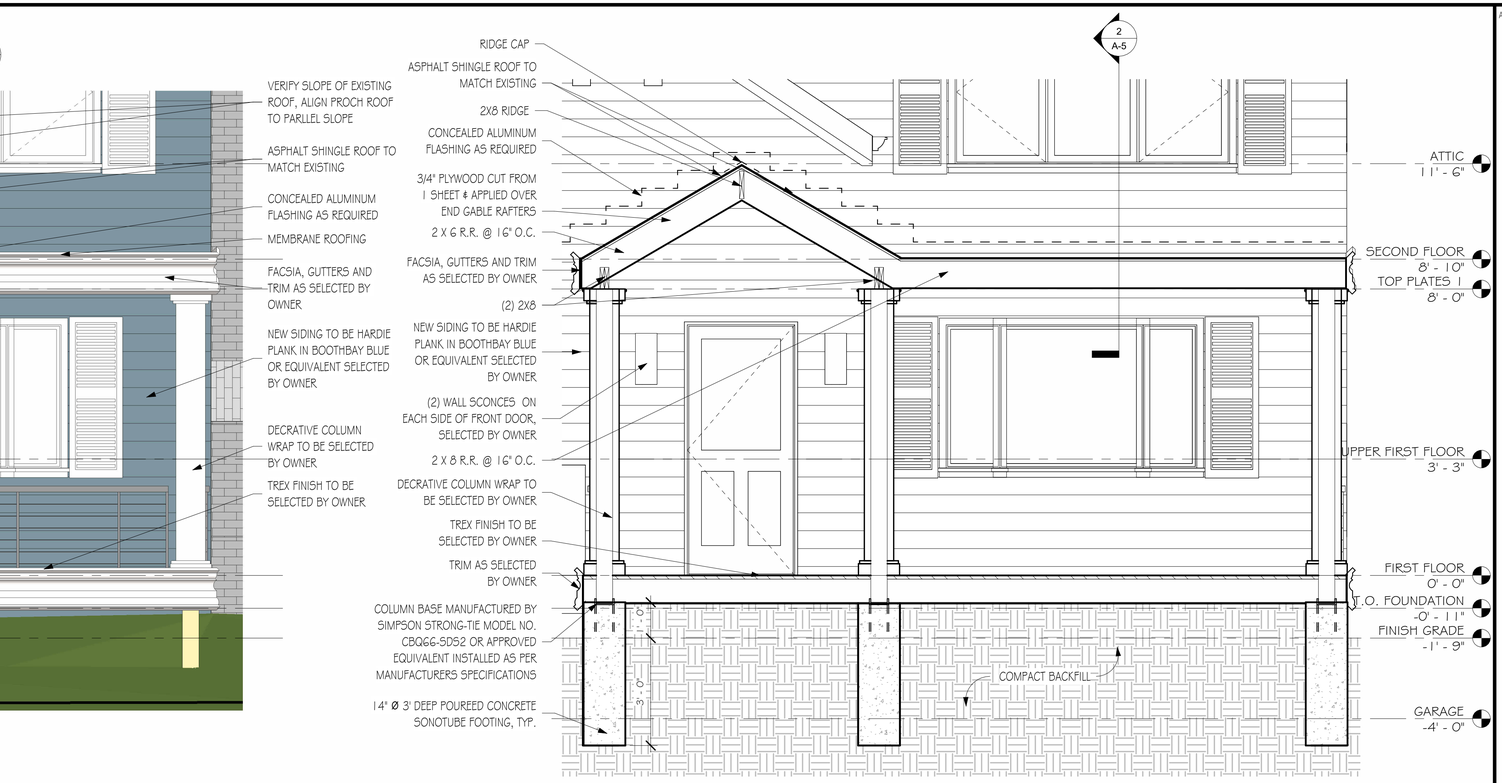
REGISTERED ARCHITECT JOHN LEE MAHLER 023945 STATE OF NEW YORK

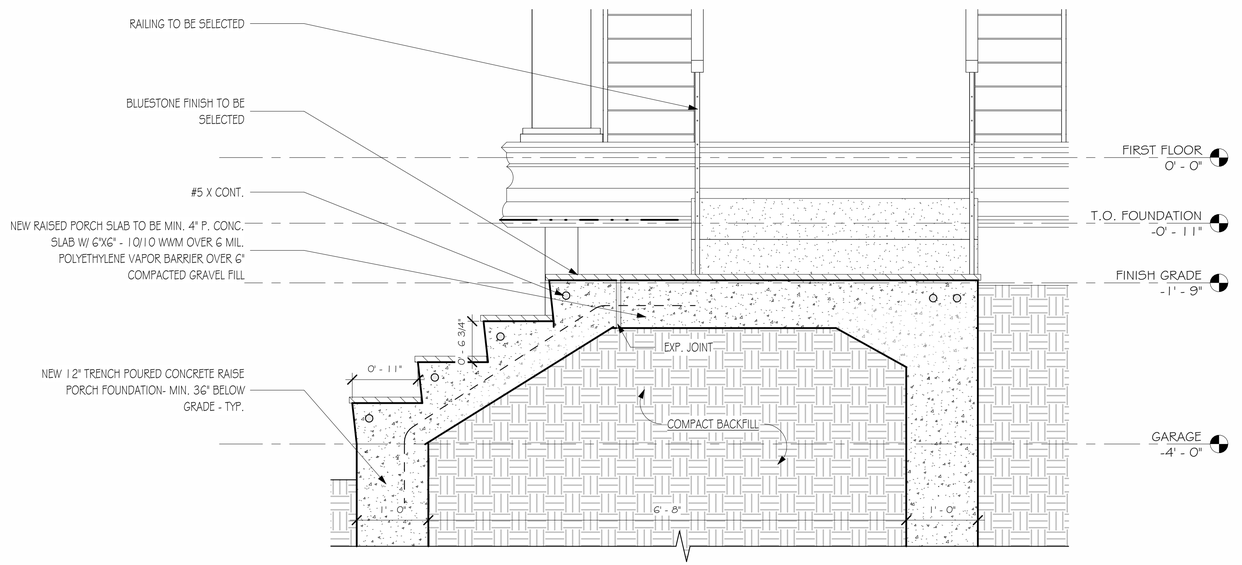
DWG No:

A-3

PORCH ELEVATION — 1/2" = 1'-0" — 1 / A-4



PORCH SECTION — 1/2" = 1'-0" — 2 / A-4



PORCH STAIR SECTION — 1" = 1'-0" — 3 / A-4

TOWN STAMP

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

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PORCH DETAILS

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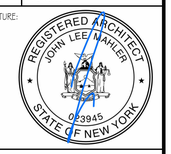
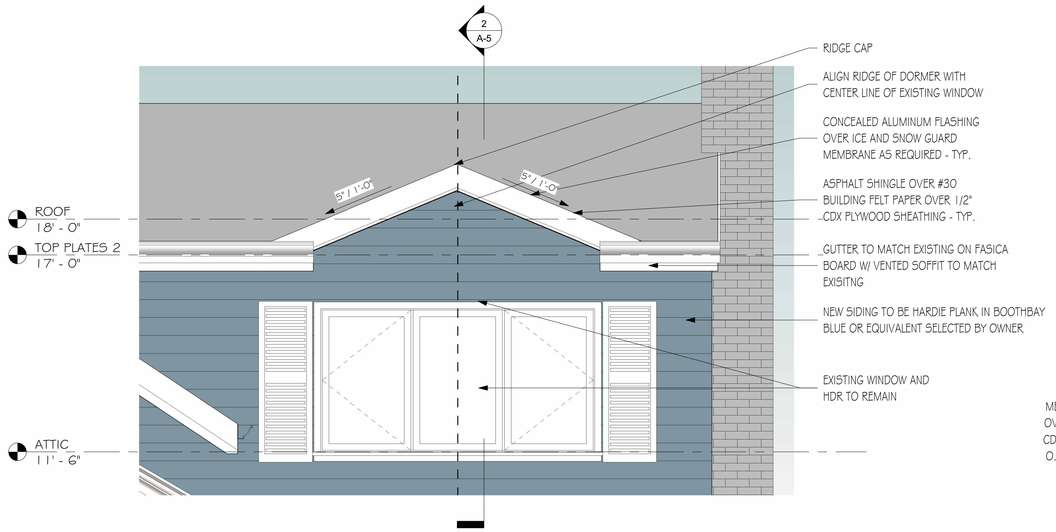
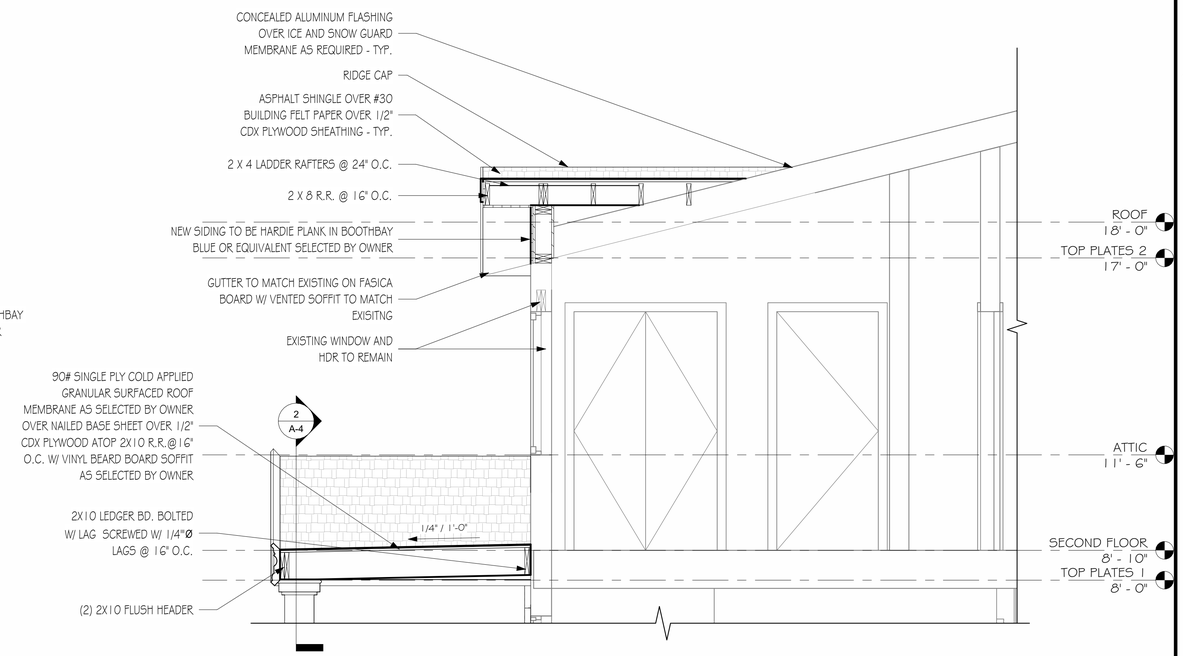


DWG No:

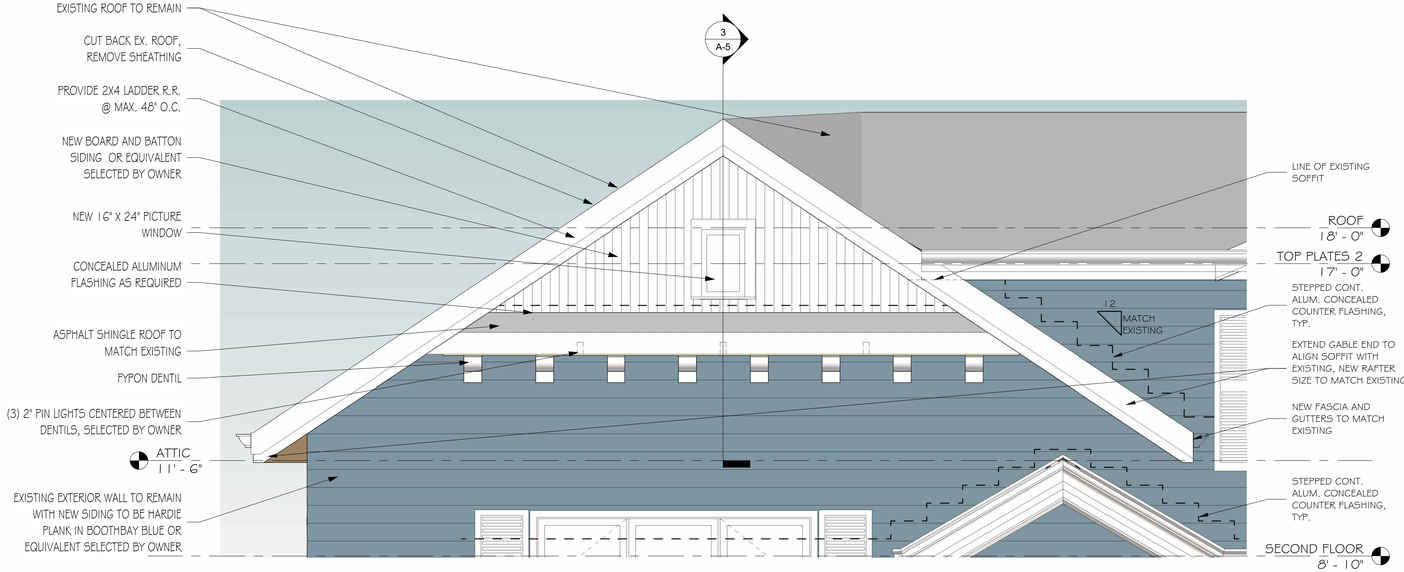
A-4



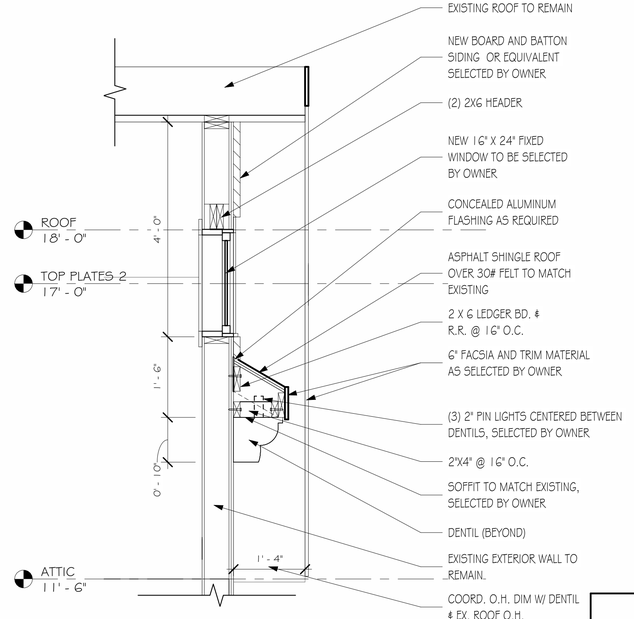
SOUTH ELEVATION DORMER DETAIL — 1/2" = 1'-0" — 1 / A-5



DORMER SECTION — 1/2" = 1'-0" — 2 / A-5



SOUTH ELEVATION GABLE DETAIL — 1/2" = 1'-0" — 4 / A-5



GABLE SECTION — 3/4" = 1'-0" — 3 / A-5

TOWN STAMP

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JM2 ARCHITECTURE PC

JM2 ARCHITECTURE, PC
2410 NORTH OCEAN AVENUE
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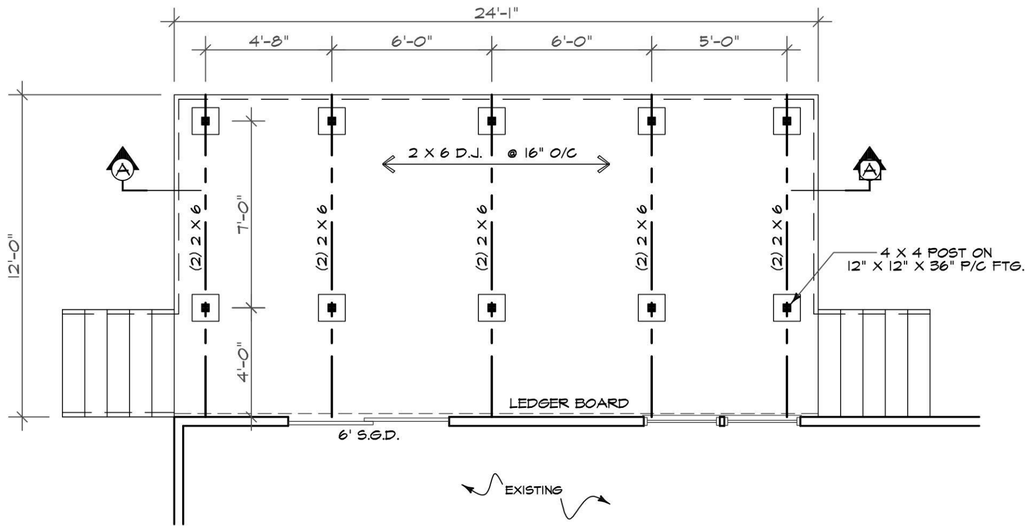
DWG No:

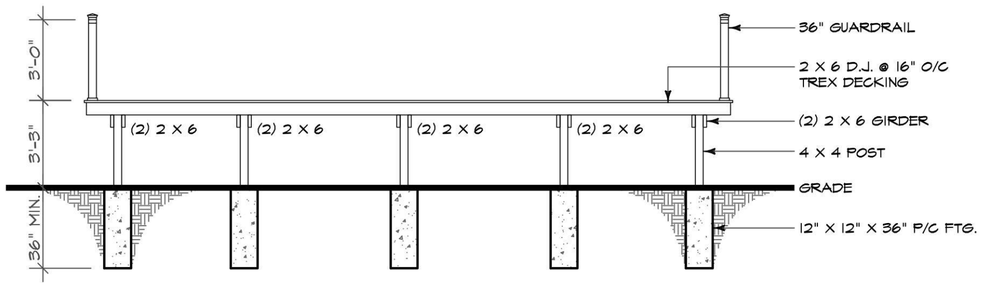
A-5

#21637



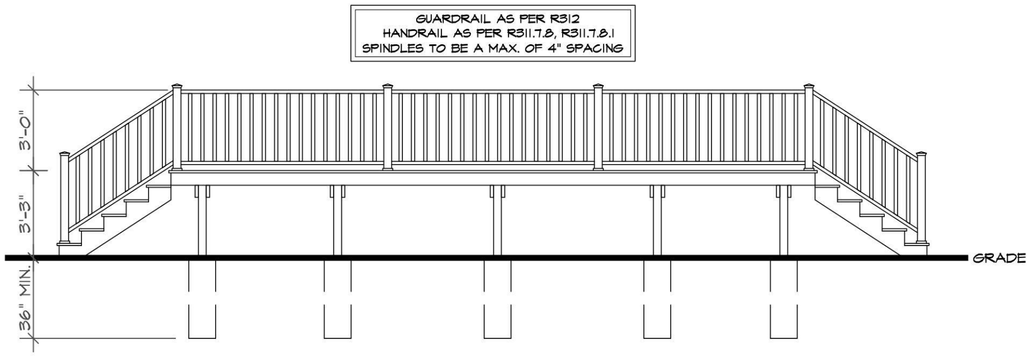
PLAN VIEW

SCALE 1/4" = 1'-0"



SECTION A-A

SCALE 1/4" = 1'-0"



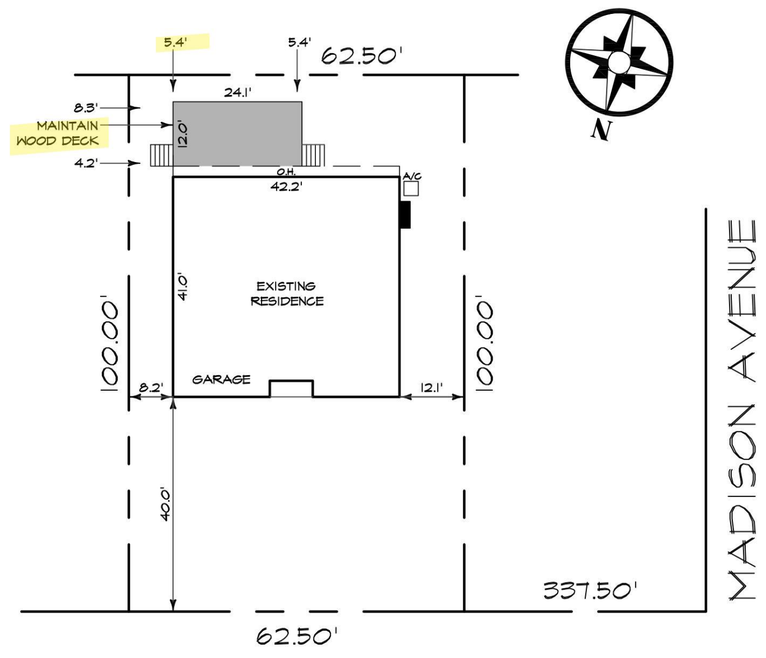
REAR ELEVATION

SCALE 1/4" = 1'-0"

DISAPPROVED
Nicholas Vissichelli
10/09/2024

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.

RBP24-000534



WARNER AVENUE

ZONING INFORMATION		
RES B	REQUIRED	PROVIDED
LOT COVERAGE	27.5%	23.3%

SITE PLAN

THIS SITE PLAN IS NOT A LEGAL SURVEY.
IT IS FOR ILLUSTRATION PURPOSES ONLY
PREPARED FROM INFORMATION TAKEN FROM SURVEY
PREPARED BY ANASTASIA I. PARSATOON, L.S., ON 12/19/2023

SCALE 1" = 20'

NOTE: THESE PLANS HAVE BEEN PREPARED FOR A SPECIFIC PURPOSE. TO MAINTAIN EXISTING AS BUILT CONDITIONS. OBSERVATIONS ARE BASED ON A "BEST EFFORTS" VISUAL INSPECTION, WITH NON- DESTRUCTIVE TESTING, AND ARE BASED ON ACCEPTABLE CONSTRUCTION METHODS AT APPROXIMATE TIME OF CONSTRUCTION. THEREFORE THE DRAWINGS ARE TRUE TO THE BEST OF THE PREPARES KNOWLEDGE AND NO RESPONSIBILITY AND LIABILITY IS ASSUMED AS TO THE CONCEALED AND HIDDEN CONDITIONS.

LEGEND

- = CONST. TO BE REMOVED
- = WALLS TO REMAIN AS IN NO CHANGE
- = PARTITION TO MAINTAIN
- = OPENING CLOSED UP
- = BEAM HEADER
- S.D. C.M. = SMOKE AND CARBON MONOXIDE DETECTOR AS PER CODE
- S.D. = SMOKE DETECTOR AS PER CODE
- EF = EXHAUST FAN
- V.I.F. = VERIFY IN FIELD
- E.P. = ELECTRIC PANEL
- E.J. = EJECTOR PUMP
- W.M. = WATER METER
- S.G.F.D. = SELF CLOSING FIRE DOOR (EXISTING OR TO BE INSTALLED)

MAINTAIN REAR WOOD DECK

180 WARNER AVENUE, ROSLYN HEIGHTS, NEW YORK

SECTION: 7 BLOCK: 25 LOT: 61

ARCHITECT SEAL

REGISTERED ARCHITECT KURT A. JACOBS 017831 STATE OF NEW YORK

PERMITS R US
333 JACKSON AVENUE STE 9
SYOSSET, NY 11791
516-639-4200

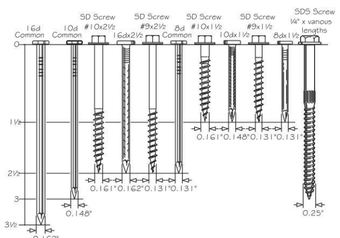
SCALE: AS NOTED

DATE: 5/23/24

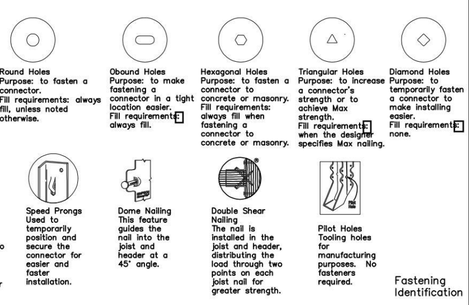
A-1

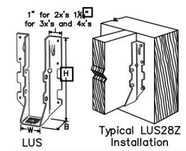
General Notes:

1. Outdoor environments are generally more corrosive to steel. If you choose to use ZMAX® or HDG finish or stainless steel material on an outdoor project, you should periodically inspect your connectors and fasteners or have a professional inspection performed. Regular maintenance, including water–proofing of the wood used in your outdoor project is also a good practice.
2. Coatings Available:
   - 2.1. ZMAX: Galvanized (G185) 1.85 oz. of zinc per square foot of surface area. (hot–dip galvanized per ASTM A653 total both sides). These products require hot–dip galvanized fasteners (fasteners which meet the specifications of ASTM A153).
   - 2.2. HDG – Hot Dip Galvanized: Products are hot–dip galvanized after fabrication (14 ga. and thicker). The coating weight increases with material thickness. The minimum specified coating weight is 2.0 oz. per square foot. (per ASTM A123 total both sides). These products require hot–dip galvanized fasteners (fasteners which meet the specifications of ASTM A153).
   - 2.3. SS – Stainless Steel: Connectors are manufactured from Type 316L stainless steel, and provide greater durability against corrosion. Stainless–steel nails are required with stainless–steel products, and are available from Simpson Strong–Tie.
3. When using stainless steel connectors, use stainless steel fasteners. When applications allow the use of ZMAX/HDG galvanized connectors, use HDG fasteners that meet the specifications of ASTM A153 or equivalent coating offered on Simpson Strong–Tie fasteners.
4. Due to many variables involved with outdoor construction, Simpson Strong–Tie cannot provide estimates on service life of connectors, anchors or fasteners.
5. To obtain optimal performance from Simpson Strong–Tie products, the products must be installed properly and used in accordance with the installation instructions and design limits provided by Simpson Strong–Tie.
6. All installation notes and guidelines within the current Wood Construction Connectors catalog shall apply for the connectors, anchors, and fasteners shown.
7. Simpson Strong–Tie reserves the right to change the specifications, design and models shown without notice or liability for such changes.
8. Simpson Strong–Tie does not guarantee the performance or safety of products that are modified, improperly installed or not used in accordance with the design.
9. All references to bolts or machine bolts (MB) are structural quality through bolts (not lag screws or carriage bolts) equal to or better than ASTM A307, grade A. Bolt holes shall be at least a minimum 1/32" and no more than a maximum of 1/16" larger than the bolt diameter per 2005 NDS Section 11.1.2.
10. Unless noted otherwise, all references to standard cut washers refer to Type A plain washers (W) conforming to the dimensions shown in ASME B18.22.1 for the appropriate rod sizes.
11. Unless stated otherwise, Simpson Strong–Tie cannot and does not make any representation regarding the suitability of use or load–carrying capacities of connectors installed with improper fasteners.



Fastener Notes:
1. The specified quantity, type and size of fastener must be installed in the correct holes on the connector to achieve published loads. Incorrect fastener selection or installation can compromise connector performance and could lead to failure.
2. Nail diameter assumes no coating. See technical bulletin T–NAILGUIDE for more information.
3. The Simpson Strong–Drive® SD structural–connector screw is the only screw approved for use with our connectors.
4. NAIL reference in tables: 16d = 16d common, 10d = 10d common



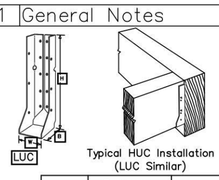


Installation:
LUS hangers install with double shear nailing.
For installations into single 2x headers or ledgers, use the specified full length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
10dx1½ nails for installations with Nails
SD #9x1½ for LUS28Z and LUS210Z installations with SD Screws
SD #10x1½ for LUS26–2Z and LUS210–2Z installations with SD Screws

Model No.	Dimensions (in.) W	H	B	Fasteners Nails Header	Nails Joist	SD Screws Header	SD Screws Joist
LUS26Z	1 9/16	4 3/4	1 3/4	4-10d	4-10d	-	-
LUS28Z	1 9/16	6 5/8	1 3/4	6-10d	4-10d	6-SD #9x2½	4-SD #9x2½
LUS210Z	1 9/16	7 13/16	1 3/4	8-10d	4-10d	8-SD #9x2½	4-SD #9x2½
LUS26-2Z	3 1/8	4 7/8	2	4-16d	4-16d	4-SD #10x2½	4-SD #10x2½
LUS210-2Z	3 1/8	9	2	8-16d	6-16d	8-SD #10x2½	6-SD #10x2½

1. D indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D01 General Notes

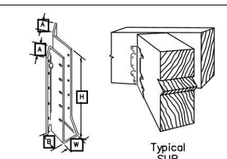


Installation:
For HUC installations, models have triangle and round holes. To achieve maximum loads, fill both round and triangle holes (fastener quantities listed fill both holes).
For installations into single 2x headers or ledgers, use the specified full length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
10dx1½ nails for installations with Nails
SD #9x1½ for LUC26Z and LUC210Z installations with SD Screws

Model No.	Dimensions (in.) W	H	B	Fasteners Nails Header	Nails Joist	SD Screws Header	SD Screws Joist
LUC26Z	1 9/16	4 3/4	3/4	6-10d	4-10dx1½	6-SD #9x2½	4-SD #9x1½
LUC210Z	1 9/16	7 3/4	3/4	10-10d	6-10dx1½	10-SD #9x2½	6-SD #9x1½
HUC26-2Z	3 1/8	5 3/8	1 5/8	12-16d	6-10d	-	-
HUC28-2Z	3 1/8	7	1 5/8	14-16d	6-10d	-	-
HUC210-2Z	3 1/8	8 13/16	1 5/8	18-16d	10-10d	-	-

1. D indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

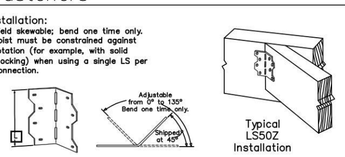
D02 Fasteners



Installation:
The joist may be square cut or bevel cut.
These hangers will normally accommodate a 40° to 50° skew.

Model No.	Joist Size	Dimensions (in.) W	H	B	A1	A2	Fasteners Header	Joist
SUR/L2GZ	2x6, 8	1 9/16	5	2	1 1/8	1 5/16	6-16d	6-10dx1½
SUR/L2OZ	2x10, 12	1 9/16	8 1/8	2	1 1/8	1 5/16	10-16d	10-10dx1½
SUR/L210-2Z	(2) 2x10, 12	3 1/8	8 11/16	2 5/8	1 7/16	2 3/8	14-16d	6-16dx2½

1. D indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

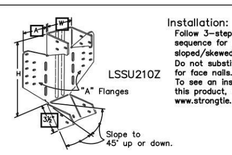


Installation:
Field skewable; bend one time only. Joist must be constrained against rotation (for example, with solid blocking) when using a single LS per connection.

Model No.	L (in)	Fasteners
LS30Z	3 3/8	6-10d
LS50Z	4 7/8	8-10d
LS70Z	6 3/8	10-10d

1. D indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

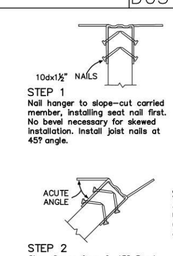
D03 LUS Joist Hangers



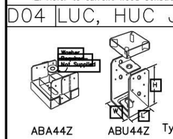
Installation:
Follow 3–step installation sequence for skewed or sloped/skewed applications.
Do not substitute 10dx1½ nails for face nails.
To see an installation video on this product, visit www.strongtie.com

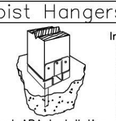
Model No.	Dimensions (in.) W	H	A	Fasteners Header	Joist
LSU26Z	1 9/16	4 7/8	1 1/2	6-10d	5-10dx1 1/2
LSSU210Z	1 9/16	8 1/2	1 5/8	10-10d	7-10dx1 1/2

1. For skewed LSSU, the inner most face fasteners on the acute angle side are not installed.
2. Refer to current Wood Construction Connectors catalog for additional information.



D04 LUC, HUC Joist Hangers



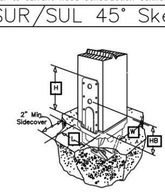


Installation:
ABA, ABU – for pre–pour installed anchors. For Simpson Strong–Tie epoxy or mechanical anchors, select and install in accordance with www.strongtie.com.
Products require washers between the nut and the base. Washers are supplied with the ABU but not the ABA, which requires a standard cut washer.

Model No.	Post Size	Dimensions (in.) W	L	H	HB	Anchor Dia.	Post Fasteners Nails	SD Screws	Machine Bolts Qty.	Dia.
ABA44Z	4x4	3 9/16	3	5 1/8	1 3/4	5/8	12-16d	12-SD #10x1½	2	1/2
ABU44Z	4x4	3 9/16	3	5 1/2	1 3/4	5/8	12-16d	12-SD #10x1½	2	1/2
ABA46Z	4x6	3 9/16	5 3/16	3 1/8	-	5/8	8-16d	8-SD #10x1½	-	-
ABU46Z	4x6	3 9/16	5	7	2 5/8	5/8	12-16d	-	2	1/2
ABA66Z	6x6	5 1/2	5 1/4	3 1/8	-	5/8	8-16d	8-SD #10x1½	-	-
ABU66Z	6x6	5 1/2	5	6 11/16	1 3/4	5/8	12-16d	-	2	1/2
ABU88Z	8x8	7 1/2	7	7	-	5/8	16-16d	-	-	-

1. D indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D05 SUR/SUL 45° Skewed Joist Hangers

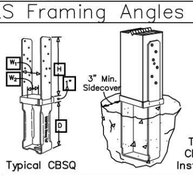


Installation:
Embed into wet concrete up to the bottom of the 1" standoff base plate. A 2" minimum side cover is required to obtain the full load. Holes in the bottom of the straps allow for free concrete flow. Allow concrete to cure before installation of the post.

Model No.	Dimensions (in.) W	L	H	HB	Post Fasteners Nails	SD Screws	Machine Bolts Qty.	Dia.
PBS44AHDG	3 9/16	3 1/2	6 1/4	3 7/16	14-16d	14-SD #10x1½	2	1/2
PBS66HDG	5 1/2	5 3/8	6 1/2	3 11/16	14-16d	-	2	1/2

1. Refer to current Wood Construction Connectors catalog for additional information.

D06 LS Framing Angles

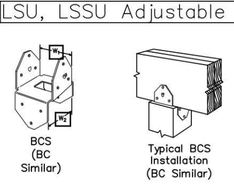


Installation:
Install Simpson Strong–Tie SDS ¼" x 2" wood screws, which are provided with the column base, with a ⅜" hex head driver. (Lag screws will not achieve the same load.)
Allow concrete to cure before installation of the post.
For full loads, a minimum of 3" side cover shall be provided.

Model No.	Post Size	Dimensions (in.) W1	W2	D	H	Number of SDS Screws
CBSQ44-SDS2HDG	4x4	3 9/16	3 1/2	7 1/8	8 3/8	14-SDS ¼x2"
CBSQ46-SDS2HDG	4x6	3 9/16	5 5/16	7 13/16	8 11/16	14-SDS ¼x2"
CBSQ66-SDS2HDG	6x6	5 1/2	5 1/2	6 7/8	8 3/4	14-SDS ¼x2"
CBSQ86-SDS2HDG	6x8	7 1/2	5 3/8	6 1/8	8 11/16	12-SDS ¼x2"
CBSQ88-SDS2HDG	8x8	7 1/2	7 3/8	6 1/8	8 11/16	12-SDS ¼x2"

1. D indicates connector is available in stainless steel. Replace –SDS2HDG in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D07 LSU, LSSU Adjustable Joist Hangers



Installation:
BCS: Install dome nails on beam; drive nails at an angle through the beam into the post below.
BC: Do not install bolts into pilot holes.

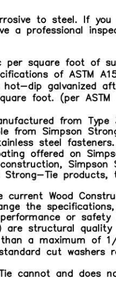
Model No.	Dimensions (in.) W1	W2	L1	L2	H1	H2	Fasteners Nails Beam Flange	Nails Post Flange	SD Screws Beam Flange	SD Screws Post Flange
BC4Z	3 9/16	3 9/16	2 7/8	2 7/8	3	3	6-16d	6-16d	6-SD #10x1½	6-SD #10x1½
BCS2	5 1/2	5 1/2	4 3/8	4 3/8	3 3/8	3 3/8	12-16d	12-16d	-	-
BCS2-2/4Z	3 1/8	3 9/16	2 7/8	2 7/8	2 15/16	2 15/16	8-10d	6-10d	8-SD #9x2½	6-SD #9x2½
BCS2-3/6Z	4 5/8	5 9/16	4 3/8	2 7/8	3 5/16	2 15/16	12-16d	6-16d	-	-

1. D indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D08 ABA, ABU Post Bases

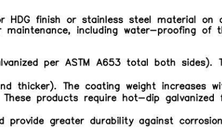
Model No.[4]	W (in.)	Fasteners[2,3] Beam	Post	Post Size
PC4Z	3 9/16	(10) 10d	(8) 10d	(2) 2x6[1]
				4x4
				4x6
				4x8
PC6Z	5 1/2	(10) 10d	(8) 10d	6x6
				6x8
PC8Z	7 1/2	(10) 10d	(8) 10d	4x8
				6x8
				8x8

1. Post and beam may consist of multiple members provided they are connected independently of the post cap fasteners.
2. 10d x 2½" (0.148" dia. x 2½" long) nails may be used with no load reduction for uplift and 0.85 of the table loads for lateral.
3. Strong–Drive® SD9 x 1½" Connector screws may be substituted for table fasteners with no load reduction.
4. Models available for rough size lumber, specify RZ suffix. Ex. PC4RZ.



Installation:
For end condition, specify EPC
Use all specified fasteners.
Do not install bolts into pilot holes.

D09 PBS Post Bases

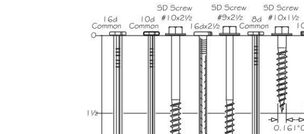


Installation:
For end conditions, specify ECCQ
Install Simpson Strong–Tie SDS ¼" x 2½" screws, which are provided with the column cap, with a ⅜" hex head driver. SDS screws install best with a low speed ½" drill.
Beam depth must be a minimum 7".

Model No.	Beam Width	Dimensions (in.) W1	W2	L1 CCQ	L1 ECCQ	H	No. of SDS ¼"x 2½" Screws Beam	Post
CCQ3-SHDG	3 1/8	3 1/4	5 1/2	11	8 1/2	7	16	14
CCQ44HDG	4x	3 5/8	3 5/8	11	8 1/2	7	16	14
CCQ46HDG	4x	3 5/8	5 1/2	11	8 1/2	7	16	14
CCQ48HDG	4x	3 5/8	7 1/2	11	8 1/2	7	16	14
CCQ66HDG	6x	5 1/2	5 1/2	11	8 1/2	7	16	14
CCQ68HDG	6x	5 1/2	7 1/2	11	8 1/2	7	16	14

1. D indicates connector is available in stainless steel. Replace HDG in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D10 CBSQ Post Bases



Installation:
For end conditions, specify ECC
Bolt holes shall be a minimum ⅛" to a maximum ⅛" larger than the bolt diameter. Contact engineered wood manufacturers for connections that are not through the wide face.
Beam depth must be at least as tall as H1.

Model No.	Beam Width	Dimensions (in.) W1	W2	L CC	L ECC	H1	Machine Bolts Dia.	Beam CC	Beam ECC	Post
CC3-1/4-4 HDG	3 1/8	3 1/4	3 5/8	11	7 1/2	6 1/2	5/8	4	2	2
CC3-1/4-6 HDG	3 1/8	3 1/4	5 1/2	11	7 1/2	6 1/2	5/8	4	2	2
CC44HDG	4x	3 5/8	3 5/8	7	5 1/2	4	5/8	2	1	2
CC66HDG	6x	5 1/2	5 1/2	11	7 1/2	6 1/2	5/8	4	2	2

1. D indicates connector is available in stainless steel. Replace HDG in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

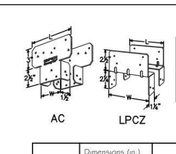
D11 BC, BCS Post Caps

Installation:
Use all specified fasteners.

Model No.	Fasteners Nails To Joist	Nails To Beam	SD Screws To Joist	SD Screws To Beam
H1Z	6-10dx1½	4-10dx1½	6-SD #9x1½	4-SD #9x1½
H2.5Z	5-10dx1½	5-10dx1½	5-SD #9x1½	5-SD #9x1½
H8Z	5-10dx1½	5-10dx1½	5-SD #9x1½	5-SD #9x1½

1. D indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D12 AC, LPC, LCE Post Caps

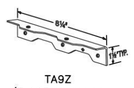


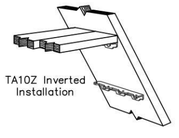
Installation:
Install in pairs.
For LCE4Z installations on mitered corner conditions, refer to www.strongtie.com for more information.

Model No.	Dimensions (in.) W	L	Fasteners Nails Beam	Nails Post	SD Screws Beam	SD Screws Post
AC4Z	3 9/16	6 1/2	14-16d	14-16d	14-SD #10x1½	14-SD #10x1½
AC6Z	5 1/2	8 1/2	14-16d	14-16d	14-SD #10x1½	14-SD #10x1½
LPC4Z	3 9/16	3 1/2	8-10d	8-10d	8-SD #9x1½	8-SD #9x1½
LPC6Z	5 9/16	5 1/2	8-10d	8-10d	-	-
LCE4Z	-	5 3/8	14-16d	10-16d	14-SD #10x1½	10-SD #10x1½

1. D indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D13 PC, EPC Post Caps



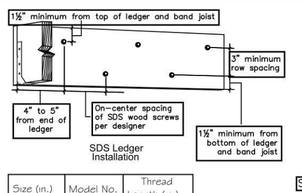


Installation:
Use all specified fasteners.
For double 2x6 treads, install TA10Z inverted with 4 screws installed into the treads.

Model No.	Fasteners Stringer	Tread
TA9Z	3–SDS ¼"x1½"	2–SDS ¼"x1½"
TA10Z	3–SDS ¼"x1½"	4–SDS ¼"x1½"
TA10Z	4–SDS ¼"x1½"	3–SDS ¼"x1½"

1. D indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D14 CCQ, ECCQ Post Caps

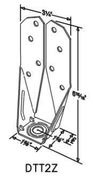


Size (in.)	Model No.	Thread Length (in.)
¼" x 3½"	SDS25312	2¼
¼" x 5"	SDS25500	2¾

1. D indicates connector is available in stainless steel. Add SS to model number when ordering.
2. Refer to current F–SDSLDGR for spacing and additional information.
3. The screws shall be staggered from the top to the bottom along the horizontal run of the deck ledger per IRC 2009 Section R502.2.2.1.1.

Installation:
Install Simpson Strong–Tie SDS wood screws with a ½" hex head driver. SDS screws install best with a low speed ½" drill.

D15 CC, ECC Post Caps

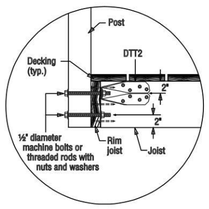


Installation:
Install Simpson Strong–Tie SDS wood screws with a ⅜" hex head driver. SDS screws install best with a low speed high torque drill.
A standard cut washer (provided) must be installed between the nut and the DTT2Z seat.
Bolt holes shall be a minimum ⅛" to a maximum ⅛" larger than the bolt diameter.

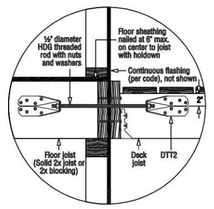
Model No.	CL	Anchor Dia.	Fasteners
DTT2Z	13/16	1/2"	8–SDS ¼"x1½"

1. D indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to T–GRDRLPST and T–DECKLATLOAD for additional information.

D16 H Hurricane Ties

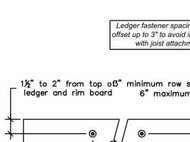


DTT2Z Installed as a Lateral Connector for a Deck Guardrail Post.
For more information on guardrail post connections, and installation instructions, see technical bulletin T–GRDRLPST (available at www.strongtie.com).



DTT2Z Installed as a Lateral Connector for a Deck–to–House Lateral Load Connection
For more information on this connection, and installation instructions, see technical bulletin T–DECKLATLOAD (available at www.strongtie.com).

D17 LSC Stair Stringer Connector



Installation:
Before fastening, position the stair stringer with the LSCZ on the carrying member to verify where the bend should be located.
Tabs on the LSCZ must be positioned to the inside of the stairs.
The fastener that is installed into the bottom edge of the stringer must go into the second–to–last hole.
A minimum distance of ¾" measured from the lowest rim–joist fastener to the edge of rim joist is required.

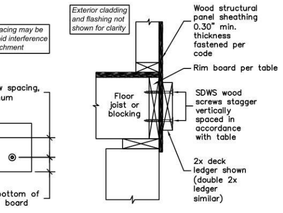
Model No.	Fasteners Nails Rim Joist	Nails Stringer Wide Face	Nails Stringer Narrow Face	SD Screws Rim Joist	SD Screws Stringer Wide Face	SD Screws Stringer Narrow Face
LSCZ	8-10dx1½	8-10dx1½	1-10dx1½	8-SD #9x1½	8-SD #9x1½	1-SD #9x1½

1. D indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

D18 TA Tread Angle

D19 SDS Screws

D20 DTT2Z Deck Tension Tie



INSTALLATION DETAILS FOR SIMPSON STRONG–TIE CONNECTORS AND FASTENERS USED IN THE CONSTRUCTION OF WOOD DECKS

D-1

#21638

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 INDICATED 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.

PLAN NOTES

(A) OWNER SHALL INSTALL AN ALARM AT THE DOOR WHICH:
1. PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN, IF PRESENT, ARE OPENED,
2. SOUNDS CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS IMMEDIATELY AFTER THE DOOR IS OPENED,
3. IS CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES,
4. AUTOMATICALLY RESETS UNDER ALL CONDITIONS, AND
5. IS EQUIPPED WITH A MANUAL MEANS, SUCH AS TOUCHPAD OR SWITCH, TO DEACTIVATE THE ALARM TEMPORARILY FOR A SINGLE OPENING (SUCH DEACTIVATION CANNOT LAST FOR MORE THAN 15 SECONDS, AND THE DEACTIVATION SWITCH(ES) MUST BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE DOOR.

(GH) GAS HEATER

(P) OUTLINE OF POOL

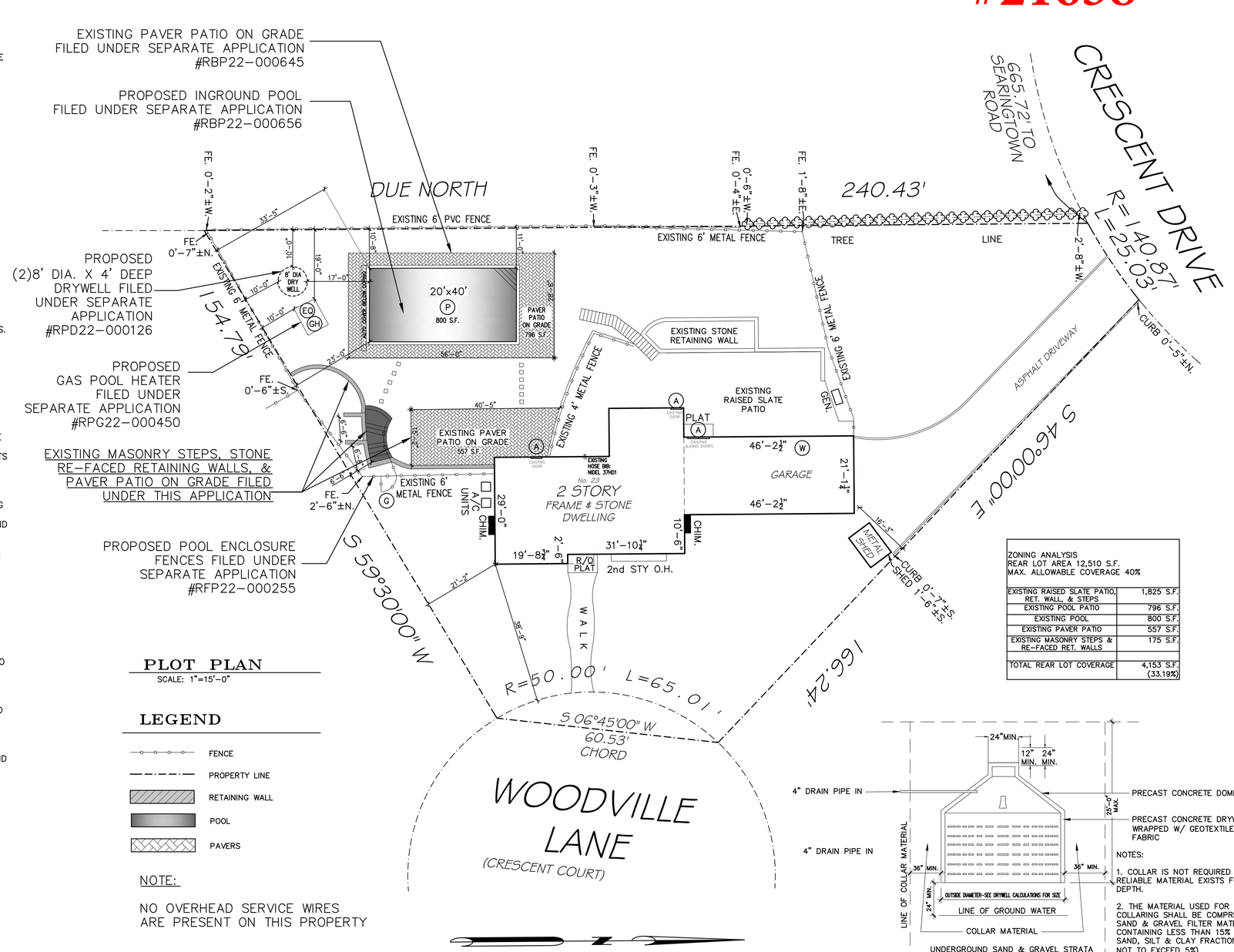
(W) RAG105.3.9 NYS CODE
WALL OF DWELLING SHALL ACT AS PART OF THE BARRIER.

(EQ) POOL PUMP, FILTER EQUIPMENT

(G) NEW SELF LOCKING SELF CLOSING GATE OPEN OUT

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

POOLS AND EQUIPMENT SETBACKS ARE MEASURED FROM THE THE PROPERTY LINE



PLOT PLAN

SCALE: 1"=15'-0"

LEGEND

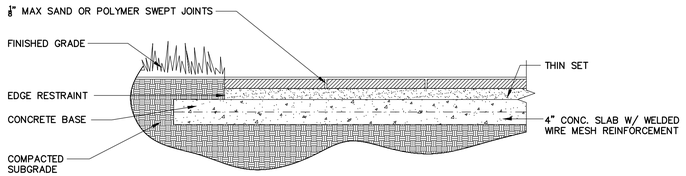
- FENCE
- PROPERTY LINE
- RETAINING WALL
- POOL
- PAVERS

NOTE:

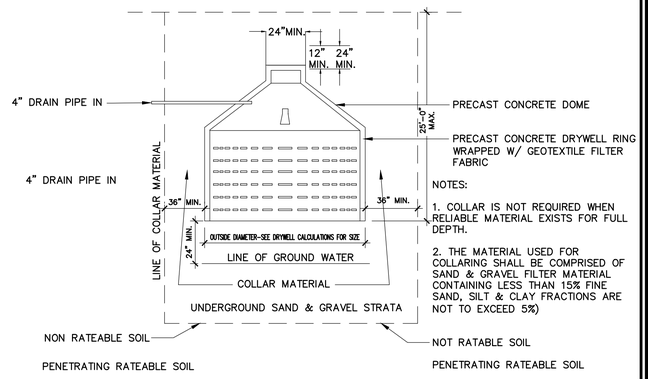
NO OVERHEAD SERVICE WIRES ARE PRESENT ON THIS PROPERTY

ZONING ANALYSIS
REAR LOT AREA 12,510 S.F.
MAX. ALLOWABLE COVERAGE 40%

EXISTING RAISED SLATE PATIO, RET. WALL, & STEPS	1,825 S.F.
EXISTING POOL PATIO	796 S.F.
EXISTING POOL	800 S.F.
EXISTING PAVER PATIO	557 S.F.
EXISTING MASONRY STEPS & RE-FACED RET. WALLS	175 S.F.
TOTAL REAR LOT COVERAGE	4,153 S.F. (33.19%)



TYPICAL PAVER PATIO DETAIL
SCALE: NOT TO SCALE



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%)

DRYWELL CALCULATIONS

CALCULATIONS BASED ON 2.5" (.21) OF RAINFALL SQ. FT. x 2.5"(.21)
AREA x RAINFALL= C.F. REQ. CAPCITY

AREA OF NEW AREA TO BE DRAINED 712 S.F.
1,528 S.F. x .21 RAINFALL DEPTH = 320.88 C.F.
USE (2) 8' DIA. X 4' DEEP RINGS AT 168.88 C.F.
337.76 C.F. > 320.88 C.F. OK

DRYWELL DETAIL & CALCULATION
SCALE: NOT TO SCALE

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

23 WOODVILLE LANE
ALBERTSON, NY 11507

COUNTY OF NASSAU
STATE OF NEW YORK

KATZ RESIDENCE

SECTION 7
BLOCK 111
LOT 39

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ISSUED FOR:
- BUILDING DEPT.

PROJECT NO.	
DATE	07-08-22
SCALE	AS NOTED
DRAWN BY	LC

ASB ENGINEERING
1924 Bellmore Avenue
Bellmore, New York 11710
Phone: (516)785-4200
Fax: (516) 785-9148

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, PAVER DETAIL, & DRYWELL DETAILS

PROJECT:
MAINTAIN PAVER PATIO ON GRADE, MASONRY STEPS, & RETAINING WALL

DRAWING No.
OD-1

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.

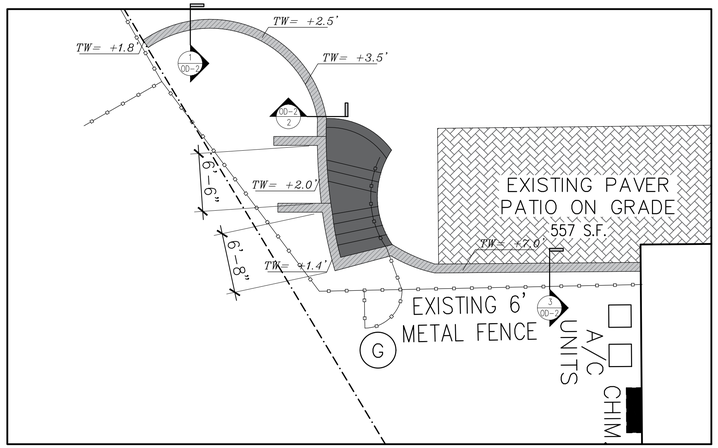
CONCRETE NOTES

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.

NOTE TO CONTRACTOR

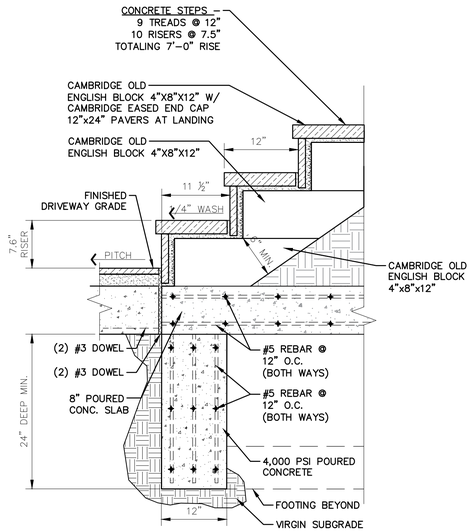
IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL NEW CONSTRUCTION IS STAKED OUT BY A LICENSED LAND SURVEYOR AND ALL REQUIRED SETBACKS ARE FIELD CHECKED AND APPROVED BY A LICENSED LAND SURVEYOR PRIOR TO THE START OF ANY CONSTRUCTION. FOUNDATION SURVEY TO BE PROVIDED TO LOCAL BUILDING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



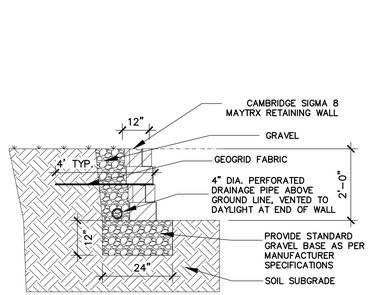
PARTIAL PLAN

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



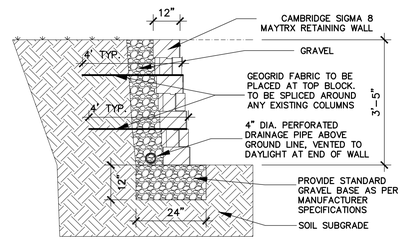
MASONRY STEP SECTION DETAIL

SCALE: NOT TO SCALE



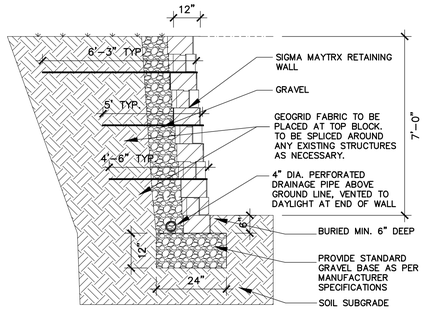
RET. WALL 'A' SECTION DETAIL

SCALE: NOT TO SCALE



RET. WALL 'B' SECTION DETAIL

SCALE: NOT TO SCALE



RET. WALL 'C' SECTION DETAIL

SCALE: NOT TO SCALE

B5

26 DEGREE SOIL for walls up to 8'

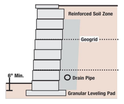
Cambridge Sigma 8™ • SRW Accessories

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 1093 LTDS • Block Dimensions: 8"(H) x 18" (W) x 12"(D)

CASE A

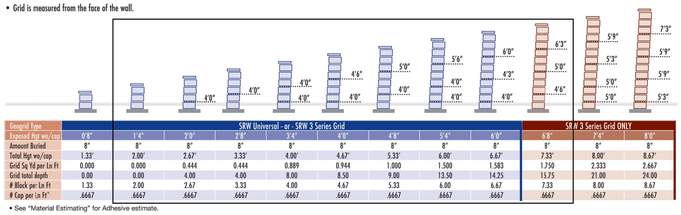
"CASE A" Retaining Wall:
- Flat Ground at Top of Wall
- Flat Ground at Bottom of Wall
- No Surcharge on Wall



IF STAMPED ENGINEERING IS REQUIRED FOR THIS RETAINING WALL: THIS DESIGN MUST BE STAMPED HERE BY A LICKNSED ENGINEER.

GEOGRID PLACEMENT

- Grid is measured from the face of the wall.



Geogrid Type	SRW Universal - or - SRW 3 Series Grid									SRW 3 Series Grid ONLY		
Exposed Grid w/cap	0.8"	1.4"	2'0"	2.6"	3'4"	4'0"	4.8"	5'4"	6'0"	6.8"	7'4"	8'0"
Amount Buried	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"
Total Hgt wo/cap	1.33'	2.00'	2.67'	3.33'	4.00'	4.67'	5.33'	6.00'	6.67'	7.33'	8.00'	8.67'
Grid Sq Yd per Ln Ft	0.000	0.000	0.444	0.444	0.889	0.944	1.000	1.500	1.583	1.750	2.333	2.667
Grid total depth	0.00	0.00	4.00	4.00	8.00	8.50	9.00	13.50	14.25	15.75	21.00	24.00
# Block per Ln Ft	1.33	2.00	2.67	3.33	4.00	4.67	5.33	6.00	6.67	7.33	8.00	8.67
# Cap per Ln Ft*	.6667	.6667	.6667	.6667	.6667	.6667	.6667	.6667	.6667	.6667	.6667	.6667

• See "Material Estimating" for Adhesive estimate.

RET. WALL GEOGRID SPECIFICATIONS

SCALE: NOT TO SCALE

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

23 WOODVILLE LANE
ALBERTSON, NY 11507

COUNTY OF NASSAU
STATE OF NEW YORK

KATZ RESIDENCE

SECTION 7
BLOCK 111
LOT 39

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ISSUED FOR:
- BUILDING DEPT.

PROJECT NO.	
DATE	07-08-22
SCALE	AS NOTED
DRAWN BY	LC

ASB ENGINEERING
1924 Bellmore Avenue
Bellmore, New York 11710
Phone: (516)785-4200
Fax: (516) 785-9148

SEAL:

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

DRAWING:

GENERAL NOTES, PARTIAL PLAN, RET. WALL DETAILS, & STEP DETAILS

PROJECT:

MAINTAIN PAVER PATIO ON GRADE, MASONRY STEPS, & RETAINING WALL

DRAWING No.

M-2

Cusumano Residence

28 ORCHID LANE
NEW HYDE PARK N.Y. 11040

#21639

DISAPPROVED
Nicholas Vissichelli
09/04/2024

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.

Generated by RES*check-Web* Software

Compliance Certificate

Project CUSUMANO

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

Construction Site:	Owner/Agent:	Designer/Contractor:
28 ORCHID LANE NEW HYDE PARK, N.Y 11040	CUSUMANO 28 ORCHID LANE NEW HYDE PARK, N.Y 11040	SHELLS ONLY 355 SUNRISE HIGHWAY WEST BABYLON, N.Y 11704

Compliance: Passes using UA trade-off

Compliance: **0.8% Better Than Code** Maximum UA: **118** Your UA: **117** Maximum SHGC: **0.40** Your SHGC: **0.31**

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

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

Envelope Assemblies

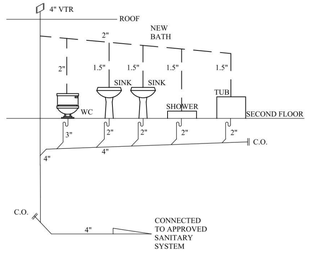
Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	1,003	38.0	0.0	0.030	0.026	30	26
Wall: Wood Frame, 16" o.c.	1,040	15.0	3.3	0.059	0.060	55	56
Window: Vinyl Frame SHGC: 0.31	110			0.280	0.320	31	35
Floor: All-Wood Joist/Truss	30	21.0	3.3	0.038	0.047	1	1

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

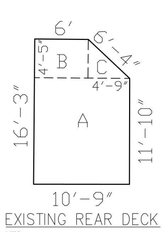
Name - Title Signature Date

Project Title: CUSUMANO
Data filename:

Report date: 07/17/24
Page 1 of 9



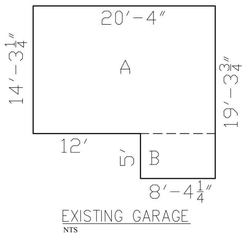
PLUMBING RISER DIAGRAM
NTS



EXISTING REAR DECK
NTS

(A) 10'-9" x 11'-10" = 127.2 SQ.FT
(B) 4'-5" x 6'-0" = 26.5 S.F
(C) 4'-5" x 4'-9" = 20.9 S.F / 2 = 10.5 S.F

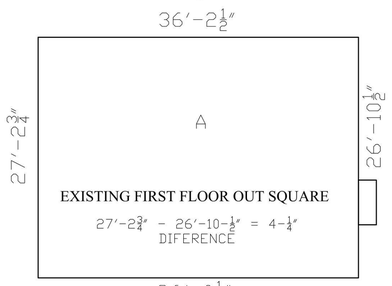
TOTAL: 164.2 SQ.FT



EXISTING GARAGE
NTS

(A) 14'-3-1/4" x 20'-4" = 290.1 SQ.FT
(B) 8'-4-1/4" x 5'-0" = 41.7 SQ.FT

TOTAL: 331.8 SQ.FT



EXISTING 1ST FLOOR
NTS

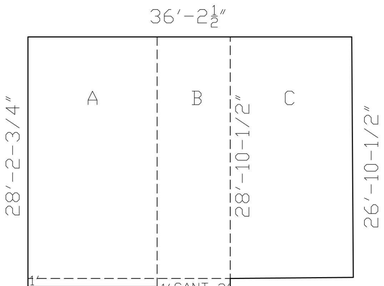
(A) 36'-2-1/2" x 27'-2-3/4" = 985.9 SQ.FT
36'-0-1/2" x 4-1/4" = 12.7 / 2= 6.3 SQ.FT
985.9 - 6.3 = 979.6 SQ.FT

TOTAL= 979.6 SQ.FT

PROPOSED PORTICO
NTS

(A) 3'-2" x 8'-0" = 25.3 SQ. FT

TOTAL: 25.3 SQ.FT



PROPOSED SECOND FLOOR
NTS

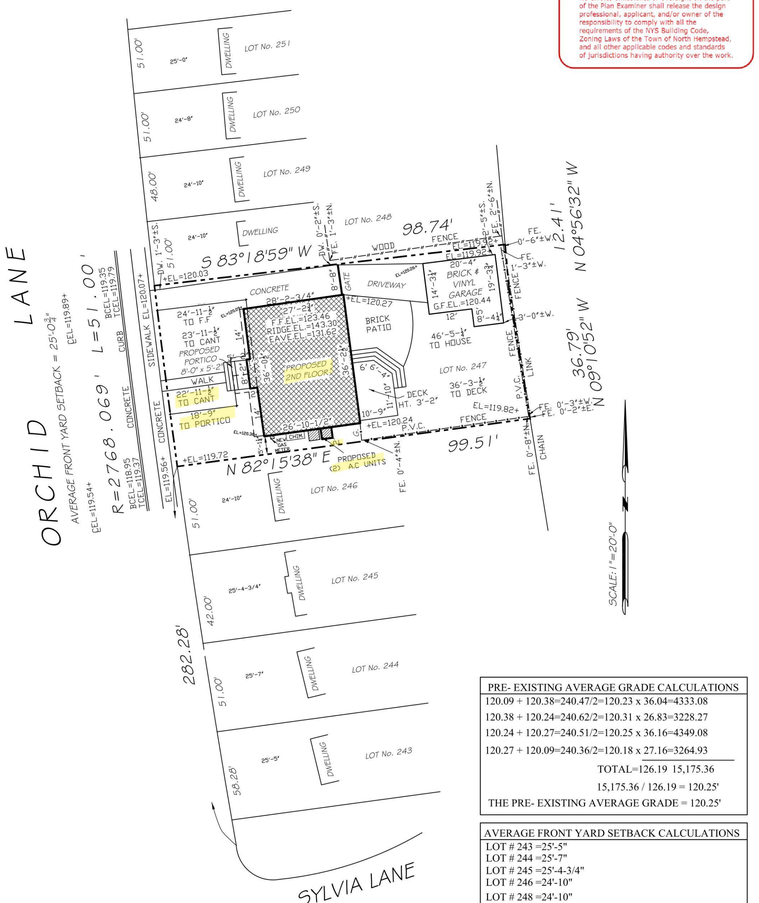
(A) 28'-2-3/4" x 14'-0" = 395.2 SQ.FT
(B) 8'-2" x 28'10-1/2" = 235.8 SQ.FT
(C) 26'-10-1/2" x 14'-0" = 376.2 SQ.FT

TOTAL: 1007.2 SQ.FT

GROSS FLOOR CALCULATION

1	EX. GARAGE	331.8 SQ.FT
2	EX. 1ST FLOOR	979.6 SQ.FT
3	PROPOSED 2ND FLOOR	1007.2 SQ.FT

TOTAL GFA= 2318.6 S.F / 4951.0 S.F =46.83 %



PLOT PLAN
SCALE: 1" = 20'

PRE- EXISTING AVERAGE GRADE CALCULATIONS
120.09 + 120.38=240.47/2=120.23 x 36.04=4333.08
120.38 + 120.24=240.62/2=120.31 x 26.83=3228.27
120.24 + 120.27=240.51/2=120.25 x 36.16=4349.08
120.27 + 120.09=240.36/2=120.18 x 27.16=3264.93
TOTAL=126.19 15,175.36
15,175.36 / 126.19 = 120.25'
THE PRE- EXISTING AVERAGE GRADE = 120.25'

AVERAGE FRONT YARD SETBACK CALCULATIONS
LOT # 243 =25'-5"
LOT # 244 =25'-7"
LOT # 245 =25'-4-3/4"
LOT # 246 =24'-10"
LOT # 248 =24'-10"
LOT # 249 =24'-10"
LOT # 250 =25'-8"
LOT # 251 =25'-0"
TOTAL 200' -6-3/4" / 8 = 25'-0-3/4"
F.Y.A = 25'-0-3/4"

TYPE OF WORK:

[ ] NEW BUILDING [ ] ALTERATIONS - LEVEL 2 [ ] REPAIR
[ ] ADDITION [ ] REPLACEMENT [ ] DEMOLITION
[ ] ALTERATIONS - LEVEL 1 [ ] CHANGE OF OCCUPANCY [ ] REPLACEMENT

BUILDING PLAN REVIEW NOTE

BUILDING DEPARTMENT PLANS EXAMINER HAS REVIEWED THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE 2020 BUILDING AND / OR RESIDENTIAL CODE OF NEW YORK STATE. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THAT RESPONSIBILITY IS GUARANTEED UNDER THE SEAL AND SIGNATURE OF THE STATE OF NEW YORK LICENSED DESIGN PROFESSIONAL OF RECORD. THAT SEAL AND SIGNATURE HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENT IS:

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

THE EXISTING MECHANICAL SYSTEM IS ADEQUATE TO HANDLE THE ADDITIONAL LOADS IMPOSED BY THE NEW ADDITIONS/ALTERATIONS

THE EXISTING ELECTRICAL SERVICE IS ADEQUATE FOR THE PROPOSED ADDITIONS/ALTERATIONS

ALL NEW WINDOWS INDICATED ON PLANS ARE ANDERSEN 400 SERIES OR EQUIVALENT. EGRESS WINDOWS MEET OR EXCEED MINIMUM REQUIREMENTS

THE PROPOSED ADDITION CONFORMS WITH APENDIX J, SECTION AJ8 FOR ADDITIONS SECTION AJ803.

CODE REFERENCES COMPLY WITH:

2020 RESIDENTIAL CODE OF NEW YORK STATE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

ENERGY CODE COMPLIANCE:
I THE HEREBY UNDERSIGNED NEW YORK STATE DESIGN PROFESSIONAL STATES THAT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THE PLANS AND /OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 NYSECCC

PROPERTY INFORMATION

LOT COV. CALCULATIONS

ITEM	SQ. FT.
TOTAL LOT AREA	4951.0 S.F
EX. 1ST FLOOR	979.6 SQ.FT
PROPOSED PORTICO	25.3 SQ.FT
PROPOSED CANTILEVER	42 SQ.FT
EX. GARAGE	331.8 SQ.FT
LOT COV. 1353.4 SQ.FT / 4951.0 S.F	27.3 %

TOTAL LAND OCCUPIED	SQ.FT	%
	1337.0 SQ.FT	27 %

GROSS FLOOR CALCULATION

1	EX. GARAGE	331.8 SQ.FT
2	EX. 1ST FLOOR	979.6 SQ.FT
3	PROPOSED 2ND FLOOR	1007.2 SQ.FT

TOTAL GFA= 2318.6 S.F / 4951.0 S.F =46.83 %

RBP24-000774

MICHAEL ANGELONE, P.E.LLC
4 POND PLACE
OYSTER BAY, N.Y. 11771
TEL 516-922-2024

STATE OF NEW YORK · MICHAEL ANGELONE · 053676 · LICENSED PROFESSIONAL ENGINEER

PROJECT:

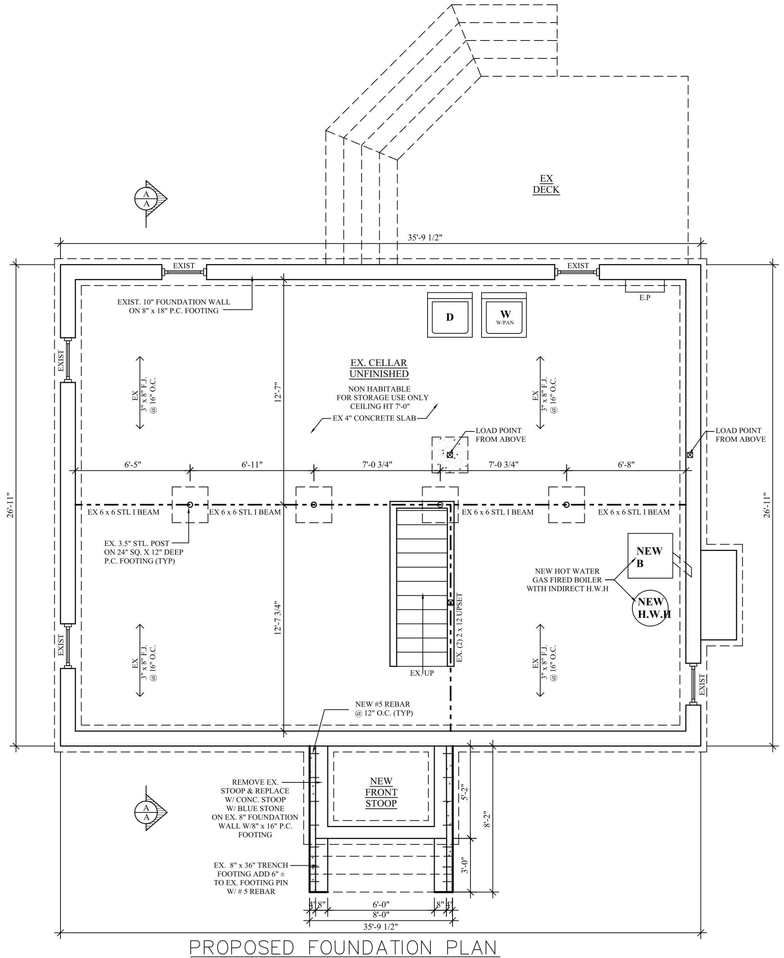
CUSUMANO RESIDENCE
28 ORCHID LANE
NEW HYDE PARK N.Y. 11040

PROPOSED SECOND FLOOR

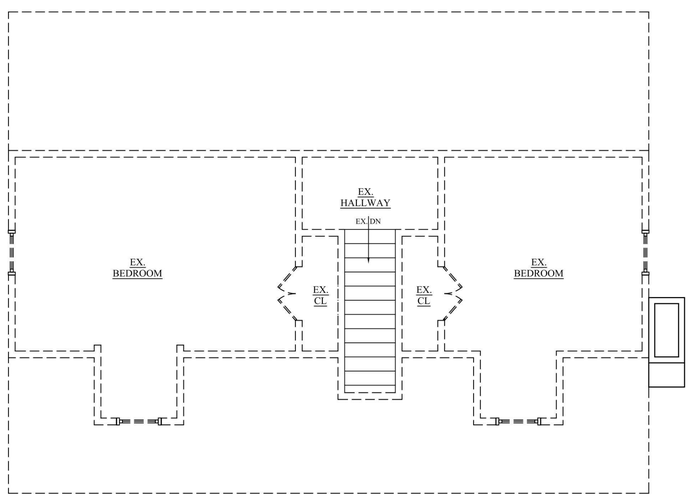
SHELLS ONLY INC.
HOME IMPROVEMENTS

355 Sunrise Highway
West Babylon, New York 11704
Phone (631) 422-9190 Fax (631) 422-9313

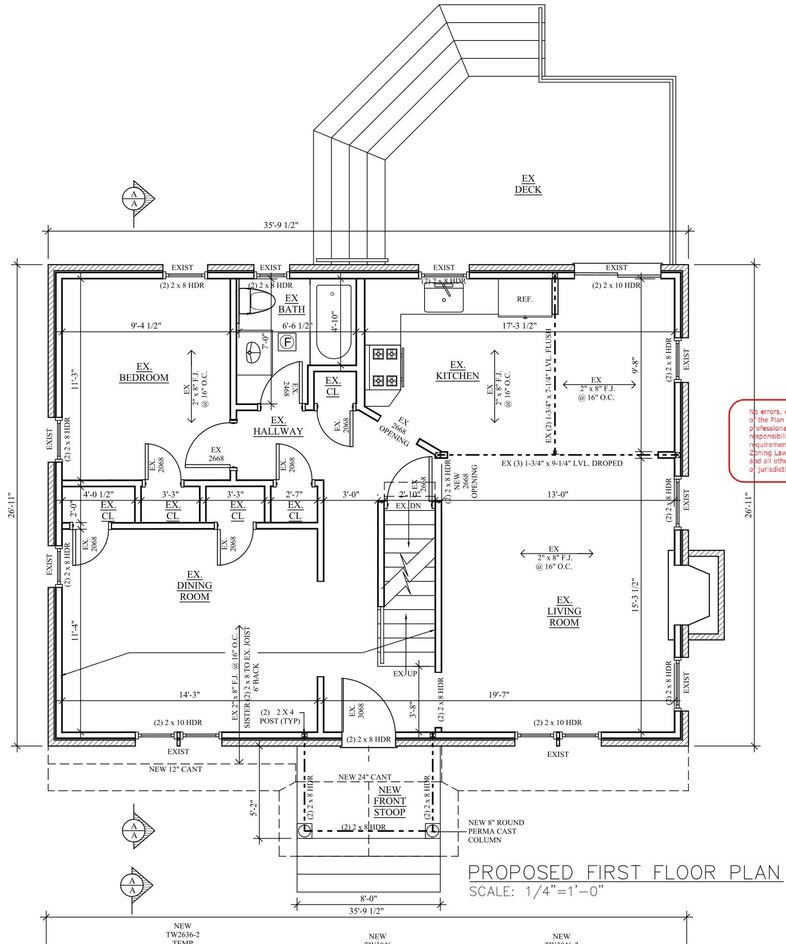
DRAWN BY: R.G.	DRAWING NO. 1/7
DATE: 8/1/2024	
REVISED: 8/21/2024	
SCALE: AS SHOWN	

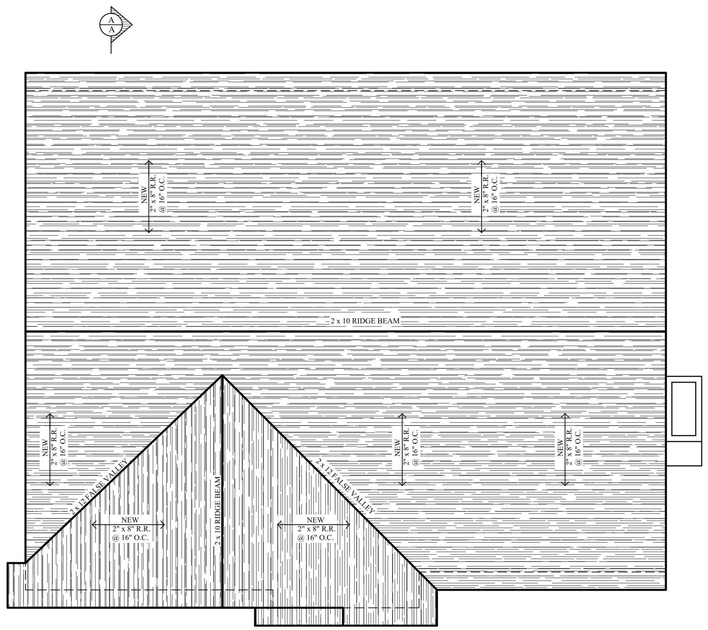


PROPOSED FOUNDATION PLAN
SCALE: 1/4"=1'-0"

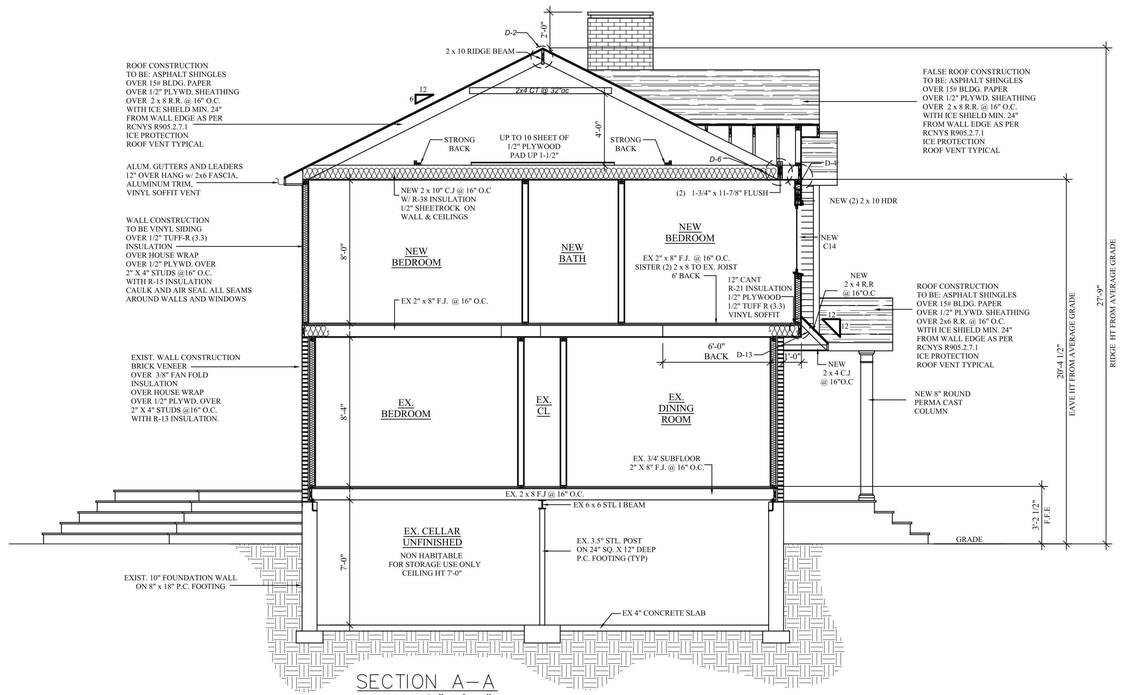


SECOND FLOOR DEMO PLAN
SCALE: 1/4"=1'-0"


EX DECK
35'-9 1/2"
EXIST
EXIST
EXIST
EXIST
(2) 2 x 8 HDR
(2) 2 x 8 HDR
(2) 2 x 10 HDR
EX BATH
REF.
9'-4 1/2"
6'-6 1/2"
4'-10"
17'-3 1/2"
EX. BEDROOM
EX. HALLWAY
EX. CL
EX. KITCHEN
EX 2668 OPENING
EX (3) 1-3/4" x 9-1/4" LVL DROPED
EX 2668
EX 2068
EX 2068
EX 2068



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



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

DISAPPROVED

Nicholas Vissichelli
09/04/2024

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.

RBP24-000774

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STATE OF NEW YORK
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053676
LICENSED PROFESSIONAL ENGINEER

PROJECT:

CUSUMANO RESIDENCE
28 ORCHID LANE
NEW HYDE PARK N.Y. 11040

PROPOSED SECOND FLOOR

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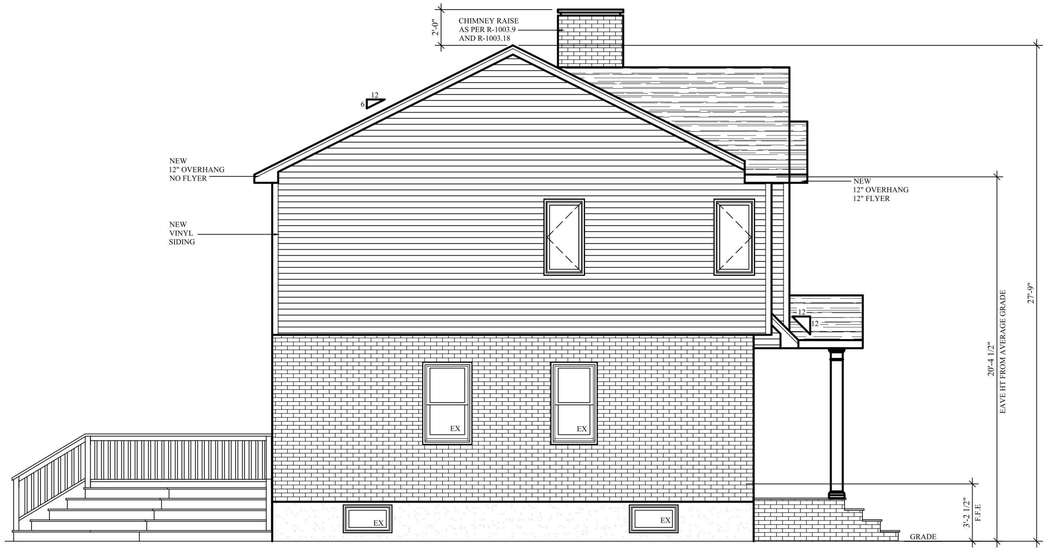
DRAWN BY: R.G.	DRAWING NO.
DATE: 8/1/2024 REVISED: 8/21/2024	3/7
SCALE: AS SHOWN	



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

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

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

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

DISAPPROVED

Nicholas Vissichelli
09/04/2024

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SECOND
FLOOR

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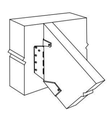
DRAWN BY: R.G.	DRAWING NO.
DATE: 8/1/2024 REVISED: 8/21/2024	4/7
SCALE: AS SHOWN	

FASTENING SCHEDULE - TABLE R602.3(1)

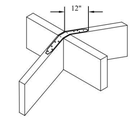
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a, b, c	SPACING AND LOCATION
	ROOF		
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2-1/2") or 3-8d common (2-1/2") or 3-10d box (3") 3-3" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2-1/2") or 3-8d common (2-1/2") or 3-10d box (3")	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see sections R802.5.2 and table R802.5.2	4-10d box (3") or 3-10d common (3-1/2") 4-3" nails	Face nail
4	Ceiling joist attached to parallel rafter(heel joint) (see sections R802.5.2 and R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or 1-1/4" X 20 ga. ridge strap to rafter	4-10d box (3") or 3-10d common (3") 4-3" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3-1/2") or 3-10d common (3") or 4-10d box (3") 4-3" nails	2 Toe nails on one side and 1 toe nail on opposite side of each rafter or truss
7	Roof rafters to ridge, valley, or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3-1/2") or 3-10d common (3-1/2") or 4-10d box (3")	Toe nail
		3-16d box (3-1/2") or 2-16d common (3-1/2") or 3-10d box (3")	End nail
	WALL		
8	Stud to stud (not at braced wall panels)	16d common (3-1/2")	24" o.c. face nail
		10d box (3") or 3" nails	16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3-1/2")	12" o.c. face nail
		16d common (3-1/2")	16" o.c. face nail
10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3-1/2")	16" o.c. each edge face nail
		16d box (3-1/2")	12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2-1/2") or 5-8d common (2-1/2") or 4-10d box (3")	Toe nail
		16d common (3-1/2")	16" o.c. face nail
12	Top plate to top plate	10d box (3") or 3" nails	12" o.c. face nail
13	Double top plate splice	8-16d common (3-1/2") or 12-16d box (3-1/2") or 12-10d box (3")	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
14	Bottom plate to joists, band joists or blocking (not at braced wall panels)	16d common (3-1/2")	16" o.c. face nail
		16d box (3-1/2") or 3" nails	12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	8-16d common (3-1/2") or 12-16d box (3-1/2") or 12-10d box (3")	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
16	Top or bottom plate to stud	4-8d box (2-1/2") or 3-16d box (3-1/2") or 4-8d common (2-1/2") 4-10d box (3")	Toe nail
		3-16d box (3-1/2") or 2-16d common (3-1/2") or 3-10d box (3")	End nail
17	Top plates, laps at corners and intersections	3-10d box (3"); or 2-16d common (31/2")	Face nail
18	1" brace to each stud and plate	3-8d box (2-1/2"); or 2-8d common (2-1/2"); or 2-10d box (3"); or 2 staples 1-3/4"	Face nail
19	1" X 6" sheathing to each bearing	3-8d box (2-1/2"); or 2-8d common (2-1/2"); or 2-10d box (3"); or 2 staples, 1" crown, 16 ga., 1-3/4" long	Face nail
20	1" X 8" and wider sheathing to each bearing	3-8d box (2-1/2"); or 3-8d common (2-1/2"); or 3-10d box (3"); or 3 staples, 1" crown, 16 ga., 13/4" long	Face nail
		Wider than 1" X 8" 4-8d box (2-1/2"); or 3-8d common (2-1/2"); or 3-10d box (3"); or 4 staples, 1" crown, 16 ga., 13/4" long	
	FLOOR		
21	Joist to sill, top plate or girder	4-8d box (2-1/2"); or 3-8d common (2-1/2"); or 3-10d box (3"); or	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2-1/2")	4" o.c. Toe nail
		8d common (2-1/2"); or 10d box (3")	6" o.c. Toe nail
23	1" X 6" subfloor or less to each joist	3-8d box (2-1/2"); or 2-8d common (2-1/2"); or 3-10d box (3"); or 2 staples, 1" crown, 16 ga., 1-3/4" long	Face nail
24	2" subfloor to joist or girder	3-16d box (3-1/2"); or 2-16d common (3-1/2")	Blind and face nail
25	2" planks (plank & beam-floor & roof)	3-16d box (3-1/2"); or 2-16d common (3-1/2")	At each bearing, face nail
26	Band or rim joist to joist	3-16d common (3-1/2") 4-10 box (3"), or 4-3" nails; or 4-3" X 14 ga. staples, 7/16" crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
		10d box (3"); or 3"X 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides
		And: 2-20d common (4"); or 3-10d box (3"); or 3-3" nails	Face nail at ends and each splice
28	Ledger strip supporting joists or rafters	4-16d box (3-1/2"); or 3-16d common (3-1/2"); or 4-10d box (3"); or 4-3" nails	At each joist or rafter, face nail
29	Bridging or blocking to joist	2-10d box (3"), or 2-8d common (2-1/2") or 2-3" nails	Each end, toe nail

FASTENING SCHEDULE - TABLE R602.3(1)

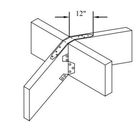
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a, b, c	SPACING OF FASTENERS	
			Edges (inches)	Intermediate supports (inches)
	Wood structural panels, sub floor, roof and interior wall sheathing to framing and particle board wall sheathing to framing (see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing)			
30	3/8" -1/2"	6d common (2") nail (subfloor, wall)l 8d common (2-1/2") nail (roof); or RSRS-01 (2-3/8") nail (roof)	6	12
31	19/32" - 1"	8d common nail (2-1/2"); or RSRS-01,(2-3/8") nail (roof)	6	12
32	11/8" - 11/4"	10d common (3") nail; or 8d (2-1/2") deformed nail	6	12
	Other wall sheathing			
33	1/2" structural cellulosic fiberboard sheathing	11/2" galvanized roofing nail, 7/16" head diameter, or 1114" long 16 ga. staple with 7/16" or 1" crown	3	6
34	25/32" structural cellulosic fiberboard sheathing	13/4" galvanized roofing nail, 7/16" head diameter, or 11/2" long 16 ga. staple with 7/16" or 1" crown	3	6
35	1/2" gypsum sheathing	1-1/2" galvanized roofing nail; staple galvanized, 1-1/2" long; 1-1/4" screws, Type W or S	7	7
36	5/8" gypsum sheathing	1-3/4" galvanized roofing nail; staple galvanized,1-5/8" long; 1-5/8" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
37	3/4" or less	6d deformed (2") nail; or 8d common (2-1/2") nail	6	12
38	7/8" - 1"	8d common (2-1/2") nail; or 8d deformed (2-1/2") nail	6	12
39	1-1/8" - 1-1/4"	10d common (3") nail; or 8d deformed (2-1/2") nail	6	12



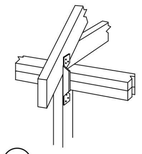
D1 ADJUSTABLE HANGER
SIMPSON STRONG-TIE
LSU26-2X6
LSSU28-2X8,2X10,OR 2X12



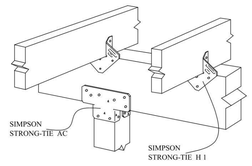
D2 RIDGE
SIMPSON STRONG-TIE
LST WITH (3) 8d COMMON NAILS
LOCATED AT EACH END OF STRAP



D3 CATHEDRAL RIDGE
SIMPSON STRONG-TIE
LSU26-2X6
LSSU28-2X8,2X10,2X12
LSTA18 WITH (3) 8d COMMON NAILS
LOCATED AT EACH END OF STRAP

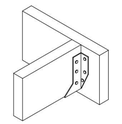


D4 HURRICANE TIE
SIMPSON STRONG-TIE H 2A

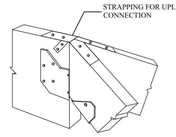


D5 JOIST AND POST CONNECTIONS
SIMPSON STRONG-TIE AC
SIMPSON STRONG-TIE H 1

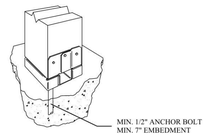
ALL STRAPPING MATERIALS
IN CONNECTION WITH ACQ
MUST BE Z MAX RATED CLIPS,
STAINLESS STEEL OR EQUAL



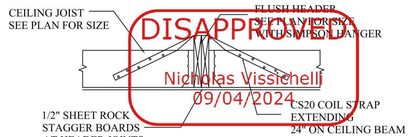
D6 FACE MOUNT HANGER
SIMPSON STRONG-TIE LUS 28



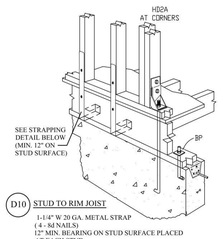
D7 HIP RAFTER
SIMPSON STRONG-TIE HRC 22



D8 POST BASE
ALL STRAPPING MATERIALS
IN CONNECTION WITH ACQ
MUST BE Z MAX RATED CLIPS,
STAINLESS STEEL OR EQUAL

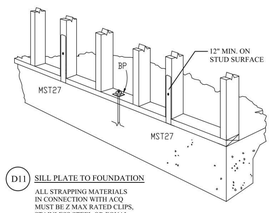


D9 FLUSH HEADER STRAPPING DETAIL

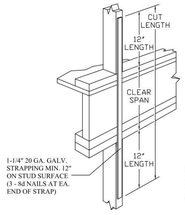


D10 STUD TO RIM JOIST
1-1/4" W 20 GA. METAL STRAP
(4 - 8d NAILS)
12" MIN. BEARING ON STUD SURFACE PLACED AT EACH STUD.

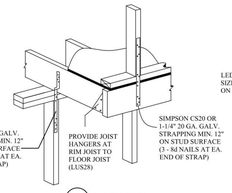
ALL STRAPPING MATERIALS
IN CONNECTION WITH ACQ
MUST BE Z MAX RATED CLIPS,
STAINLESS STEEL OR EQUAL



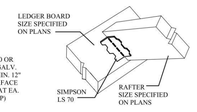
D11 SILL PLATE TO FOUNDATION
ALL STRAPPING MATERIALS
IN CONNECTION WITH ACQ
MUST BE Z MAX RATED CLIPS,
STAINLESS STEEL OR EQUAL



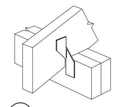
D12 STUD TO STUD CONNECTION
SIMPSON STRONG-TIE
CS20



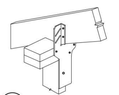
D13 CANTILEVER
SIMPSON STRONG-TIE
CS20 AND LUS28



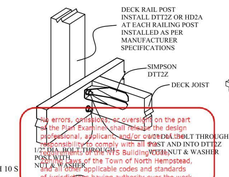
D14 LAY OVER VALLEY DETAIL
SIMPSON STRONG-TIE
LS 70



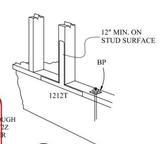
D15 RAFTER TO HEADER
SIMPSON STRONG-TIE
H2.5



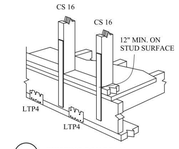
D16 HURRICANE TIE
SIMPSON STRONG-TIE H 10 S



D17 DECK RAIL POST CONNECTORS
SIMPSON # DTT2Z OR HD2A



D18 EXISTING SILL PLATE TO FOUNDATION
SIMPSON 1212T INSTALLED TO EXISTING FOUNDATION FOR SILL PLATE ON SLAB



D19 EXISTING BOX BEAM TO FOUNDATION
SIMPSON LTP4 & CS16 INSTALLED TO EXISTING FOUNDATION FOR SILL PLATE WITH BOX BEAM

DISAPPROVED
Nicholas Vissichelli
09/04/2024
Any errors, omissions or oversights on the part of the Plan Examiner shall not relieve the design professional, applicant, owner or contractor of responsibility to comply with all local codes and standards of jurisdictional authority over the work.
Town of North Hempstead
Building Department
RECEIVED
SEP 24 2024
P24-000774

TABLE R 301.2.1.2 WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS A,B,C,D

FASTENER TYPE	FASTENER SPACING (inches) a,b		
	PANEL SPAN ≤ 4 FEET	4 FEET < PANEL SPAN ≤ 8 FEET	4 FEET < PANEL SPAN ≤ 8 FEET
NO. 8 WOOD SCREW BASED ANCHOR WITH 2-INCH EMBEDMENT LENGTH	16	10	8
NO. 10 WOOD SCREW BASED ANCHOR WITH 2-INCH EMBEDMENT LENGTH	16	12	9
1/4" LAG SCREW BASED ANCHOR WITH 2-INCH EMBEDMENT LENGTH	16	16	16

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448 N, 1 mile per hour = 0.447 m/s.
a. This table is based on 180 mph ultimate design wind speeds, Vult, 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 inch from the edge of the panel.
c. Anchors shall penetrate through the exterior wall covering with an embedment length of not less than 2 inches into the building frame.
Fasteners shall be located not less than 2-1/2 inches from the edge of concrete block or concrete.
d. Panels attached to masonry or masonry/stucco shall be attached using vibration-resistant anchors having an ultimate withdrawal capacity of not less than 1,500 pounds.

TABLE R 301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per sq. ft.)

USE	LIVE LOADS
UNINHABITABLE ATTICS W/ OUT STORAGE	10
UNINHABITABLE ATTICS W/ LIMITED STORAGE	20
HABITABLE ATTICS & ATTICS W/ FIXED STAIRS	30
BALCONIES (EXTERIOR) & DECKS	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200
GUARDS IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

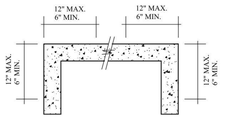
TABLE R 302.1(1) EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
WALLS	FIRE - RESISTANCE RATED	1 HR. TESTED IN ACCORDANCE WITH ASTME 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES	< 5 FEET
	NOT - RESISTANCE RATED	0 HOURS	≥ 5 FEET
PROJECTIONS	NOT ALLOWED	N/A	< 2 FEET
	FIRE - RESISTANCE RATED	1 HR. ON THE UNDERSIDE a,b	≥ 2 FEET < 5 FEET
	NOT - RESISTANCE RATED	0 HOURS	≥ 5 FEET
OPENING IN WALLS	NOT ALLOWED	N/A	< 3 FEET
	25% MAXIMUM OF WALL AREA	0 HOURS	3 FEET
	UNLIMITED	0 HOURS	5 FEET
PENETRATIONS	ALL	COMPLY WITH SECTION R 302.4	< 3 FEET
		NONE REQUIRED	3 FEET

for si: 1 foot = 304.8 mm.
n/a = not applicable.
a. roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
b. roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not installed.

TABLE R 302.6 DWELLING - GARAGE SEPARATION

SEPARATION	
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA



5/8" ANCHOR BOLT @ 39" O.C. FOR 1&2 STORY

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

2)1 - ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MIN. TO 12" MAX. FROM ENDS OR CORNERS.

ANCHOR BOLT SPECIFICATION

SECTION R301.2.2.2.1 WEIGHTS OF MATERIALS	
USE	DEAD LOAD
EXTERIOR LIGHT-FRAME WOOD WALLS	15 PSF
EXTERIOR LIGHT-FRAME COLD-FORMED STEEL WALLS	14 PSF
INTERIOR LIGHT-FRAME WOOD WALLS	10 PSF
INTERIOR LIGHT-FRAME COLD-FORMED STEEL WALLS	5 PSF
8" THICK MASONRY WALLS	80 PSF
6" THICK CONCRETE WALLS	85 PSF

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE
RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS	L / 180
INTERIOR WALLS & PARTITIONS	H / 180
FLOORS & CEILINGS W/ BRITTLE FINISHES (inc. plaster & stucco)	L / 360
CEILINGS WITH FLEXIBLE FINISHES (including gypsum board)	L / 240
ALL OTHER STRUCTURAL MEMBERS	L / 240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H / 360
EXTERIOR WALLS - WIND LOADS a WITH BRITTLE FINISHES	H / 240
EXTERIOR WALLS - WIND LOADS a WITH FLEXIBLE FINISHES	H / 120
LINTELS SUPPORTING MASONRY VENEER WALLS	L / 600

NOTE: L - SPAN LENGTH.
H - SPAN HEIGHT

TABLE R402.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH(f'ac)		
	Weathering potential b		
	Negligible	Moderate	Severe
Basement walls, foundations and other concrete not exposed to the weather	2,500	2,500	2,500c
Basement slabs and interior slabs on grade, except garage floor slabs	2,500	2,500	2,500c
Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather	2,500	3,000d	3,000d
Porches, carport slabs and steps exposed to the weather, and garage floor slabs	2,500	3,000d,e,f	3,500d,e,f

for si: 1 pound per square inch = 6.895 kpa.

a. at 28 days psi.

b. see table rr301.2(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.

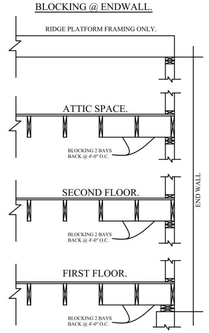
d. concrete shall be air entrained. total air content (percent by volume of concrete) shall not be less than 5 percent or more than 7 percent.

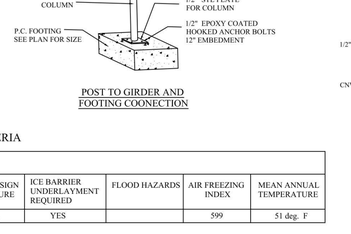
e. see rr402.2 for maximum cement content.

f. for garage floors with a steel-troweled finish, reduction of the total air content (percent by volume of concrete) to not less than 3 percent is permitted if the specified compressive strength of he concrete is increased to not less than 4,000 psi.

(TYP.) BOLT PATTERN FOR FLITCH PLATE
N.T.S.

BLOCKING @ ENDWALL.





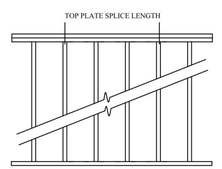
CEILING BRACING GABLE ENDWALL

TOP PLATE SPLICE REQUIREMENTS FOR WIND EXPOSURES B & C ONE STORY SLAB ON GRADE

BUILDING DIMENSION	MIN. SPLICE LENGTH
12' - 0"	2' - 0"
16' - 0"	3' - 0"
20' - 0"	4' - 0"
24' - 0"	4' - 0"
28' - 0"	5' - 0"
32' - 0"	6' - 0"
36' - 0"	7' - 0"
40' - 0"	8' - 0"
50' - 0"	10' - 0"
60' - 0"	12' - 0"
70' - 0"	14' - 0"
80' - 0"	16' - 0"

TOP PLATE SPLICE REQUIREMENTS FOR WIND EXPOSURES B & C ALL OTHER CASES

BUILDING DIMENSION	MIN. SPLICE LENGTH
12' - 0"	3' - 0"
16' - 0"	4' - 0"
20' - 0"	6' - 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"



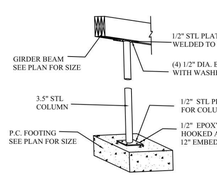
1 - TABULATED SPLICE LENGTHS ASSUME TOP PLATE-TO - TOP PLATE CONNECTIONS USING 2 - 16D NAILS PER FT. FOR SHORTER SPLICE LENGTHS, THE NAILS SPACING SHALL BE REDUCED IN ORDER TO PROVIDE EQUIVALENT NUMBER OF NAILS.

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

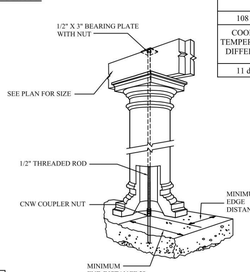
3 - TABULATED SPLICE LENGTHS ARE BASED ON 8 FT. WALL HEIGHTS FOR OTHER WALL HEIGHTS, (H) THE TABULATED UNIT LATERAL LOADS SHALL BE MULTIPLIED BY H/8.

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

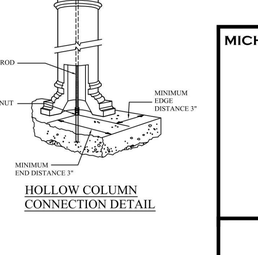
SPLICING OF TOP PLATE



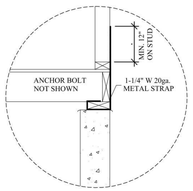
POST TO GIRDER AND FOOTING COONECTION

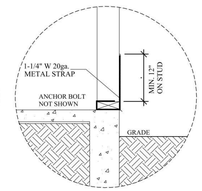


HOLLOW COLUMN CONNECTION DETAIL



HEADER CONNECTIONS
1-1/4" MIN. 20 GAUGE COIL STRAP





MST27 STRAP CONNECTION DETAIL
1-1/4" W 20 GA. METAL STRAP
(4 - 8d NAILS)
12" MIN. BEARING ON STUD SURFACE
PLACED AT EACH STUD (16" O.C.)

D20 DECK HOLD DOWN DETAIL
SIMPSON # DTT2Z OR HD2A

TABLE R 301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

WIND DESIGN					SUBJECT TO DAMAGE FROM							
GROUND SNOW LOAD	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMPERATURE	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMPERATURE
20	130 VULT	NO	NO	1 MILE FROM COAST	B	SEVERE	3'-0"	Mod-Heavy	15 DEG.	YES		599	51 deg. F

MANUAL J CRITERIA REQUIRED IN SUBMITTED CALCULATIONS

ELEVATION	LAT	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMP.	DESIGN TEMP. COOLING	HEATING TEMPERATURE DIFFERENCE
108 FT	41 deg. N	15 deg. F	86 deg. F	1.00	70 deg. F	75 deg. F	55 deg. F
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING		WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY
11 deg. F	15 MPH		7.5 MPH	72 deg. F	MEDIUM (M)	40%	32 GR @ 50% RH

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STATE OF NEW YORK
MICHAEL ANGELONE
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053676

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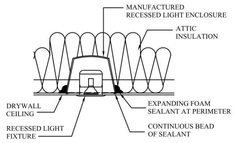
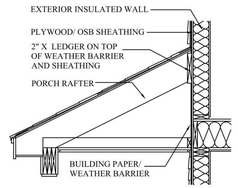
OWNER
CUSUMANO RESIDENCE
28 ORCHID LANE
NEW HYDE PARK N.Y. 11040

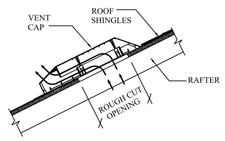
DETAIL SHEET
DS-1



AIR SEALING AT RECESSED LIGHTING IN ATTIC

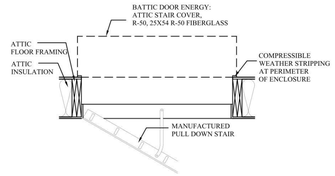


AIR SEALING AT PORCH ROOF
W/ 1/2" PLYWD. EXTERIOR SHEATHING

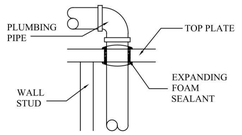


TYPICAL ROOF VENT

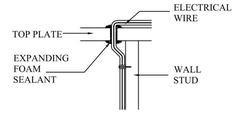
DURAFLO WEATHER PRO SERIES
ROOF VENT 60PROSSL
OR EQUIVALENT ROOF VENT



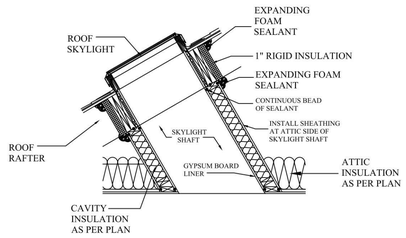
AIR SEALING AT ATTIC PULL DOWN STAIR



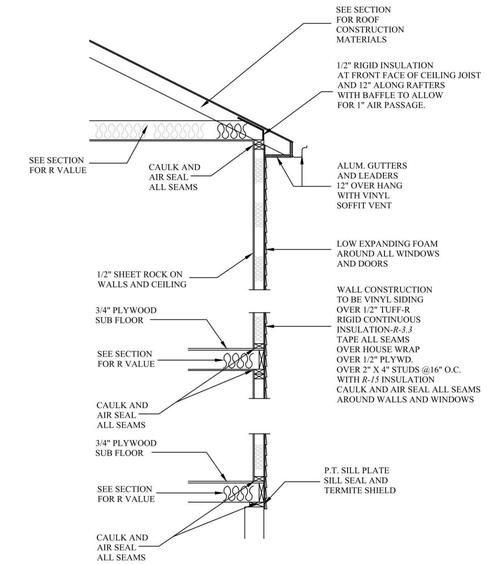
AIR SEAL AT TOP PLATE
PIPE PENETRATION



AIR SEAL AT TOP PLATE
WIRE PENETRATION



AIR SEALING AT SKYLIGHT SHAFT



AIR SEAL DETAIL

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a substitute for the air barrier.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and Doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of sub floor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class 1 vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the sub floor 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.	

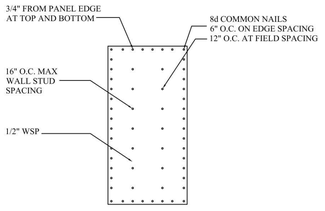
DISAPPROVED
Nicholas Vissichelli
09/04/2024
No errors, omissions, and failures in the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the Building Code, Zoning Resolution, Multiple Dwelling Law, and other applicable codes and standards of jurisdictions having authority over the work.
RBP24-000774

TABLE R 507.4
DECK POST HEIGHT

DECK POST SIZE	MAXIMUM HEIGHT (feet-inches)
4 X 4	6'-9"
4 X 6	8'
6 X 6	14'
8 X 8	14'

TABLE R 507.9.1.3(1)
DECK LEDGER CONNECTION TO BAND JOIST
(Deck live load = 40 psf, Deck Dead Load = 10 psf, Snow Load $\leq$ 40psf)

CONNECTION DETAILS	JOIST SPAN						
	6' AND LESS	6'-1" TO 8'	8'-1" TO 10'	10'-1" TO 12'	12'-1" TO 14'	14'-1" TO 16'	16'-1" TO 18'
	ON CENTER SPACING OF FASTENERS						
1/2" DIAMETER LAG SCREW WITH 1/2" MAXIMUM SHEATHING	30	23	18	15	13	11	10
1/2" DIAMETER BOLT WITH 1/2" MAXIMUM SHEATHING	36	36	34	29	24	21	19
1/2" DIAMETER BOLT WITH 1" MAXIMUM SHEATHING	36	36	29	24	21	18	16



PANEL ATTACHMENT

(CS-WSP)
CONTINUOUSLY SHEATHED
WOOD STRUCTURAL PANEL

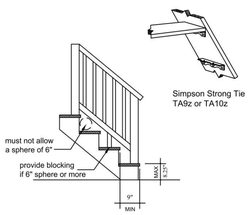
TABLE R 507.3.1
MINIMUM FOOTING SIZE FOR DECKS

LIVE OR GROUND SNOW LOAD (PSF)	TRIBUTARY AREA (SQ.FT.)	LOAD BEARING VALUE OF SOILS [a,c,d] (PSF)											
		1500 [c]			2000 [c]			2500 [c]			$\geq$ 3000 [c]		
		SIDE OF A SQUARE FOOTING (INCHES)	DIAMETER OF A ROUND FOOTING (INCHES)	THICKNESS (INCHES)	SIDE OF A SQUARE FOOTING (INCHES)	DIAMETER OF A ROUND FOOTING (INCHES)	THICKNESS (INCHES)	SIDE OF A SQUARE FOOTING (INCHES)	DIAMETER OF A ROUND FOOTING (INCHES)	THICKNESS (INCHES)	SIDE OF A SQUARE FOOTING (INCHES)	DIAMETER OF A ROUND FOOTING (INCHES)	THICKNESS (INCHES)
40	20	12	14	6	12	14	6	12	14	6	12	14	6
	40	14	16	6	12	14	6	12	14	6	12	14	6
	60	17	19	6	15	17	6	13	15	6	12	14	6
	80	20	22	7	17	19	6	15	17	6	14	16	6
	100	22	25	8	19	21	6	17	19	6	15	17	6
	120	24	27	9	21	23	7	19	21	6	17	19	6
	140	26	29	10	22	25	8	20	23	7	18	21	7
	160	28	31	11	24	27	9	21	24	8	20	22	7

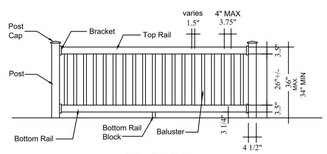
For SI: 1 inch = 24.5 mm, 1 square foot = 0.0929 m sq., 1 pound per square foot = 0.0479 kPa
a. Interpolation permitted, extrapolation not permitted.
b. Based on highest load case: Dead = Live or Dead + Snow
c. Assumes Minimum square footing to be 12 inches x 12 inches x 6 inches for 6 x 6 post
d. If the support is a brick or CMU pier, the footing shall have a minimum 2-inch projection on all sides
e. Area, in square feet, of deck surface supported by post and footings.

TABLE R 507.6
DECK JOIST SPANS FOR COMMON LUMBER SPECIES (ft. - in.)

SPECIES	SIZE	ALLOWABLE JOIST SPAN			MAXIMUM CANTILEVER		
		SPACING OF DECK JOISTS (inches)			SPACING OF DECK JOISTS WITH CANTILEVERS (inches)		
		12	16	24	12	16	24
SOUTHERN PINE	2 X 6	9-11	9-0	7-7	1-3	1-4	1-6
	2 X 8	13-1	11-10	9-8	2-1	2-3	2-5
	2 X 10	16-2	14-0	11-5	3-4	3-6	2-10
	2 X 12	18-0	16-6	13-6	4-6	4-2	3-4
DOUGLAS FIR-LARCH, HEM-FIR SPRUCE-PINE-FIR	2 X 6	9-6	8-8	7-2	1-2	1-3	1-5
	2 X 8	12-6	11-1	9-1	1-11	2-1	2-3
	2 X 10	15-8	13-7	11-1	3-1	3-5	2-9
	2 X 12	18-0	15-9	12-10	4-6	3-11	3-3
REDWOOD, WESTERN CEDARS, PONDEROSA PINE, RED PINE	2 X 6	8-10	8-0	7-0	1-0	1-1	1-2
	2 X 8	11-8	10-7	8-8	1-8	1-10	2-0
	2 X 10	14-11	13-0	10-7	2-8	2-10	2-8
	2 X 12	17-5	15-1	12-4	3-10	3-9	3-1



RISERS AND TREADS DETAIL



Railing Style Varies

RAILING DETAIL

R311.7.5.1 RISERS.
THE RISER HEIGHT SHALL BE NOT MORE THAN 8-1/4 INCHES. 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 THAN 3/8 INCH. 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 PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES, AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER SPHERE.

R311.7.5.2 TREADS.
THE TREAD DEPTH SHALL BE NOT LESS THAN 9 INCHES. 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 TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

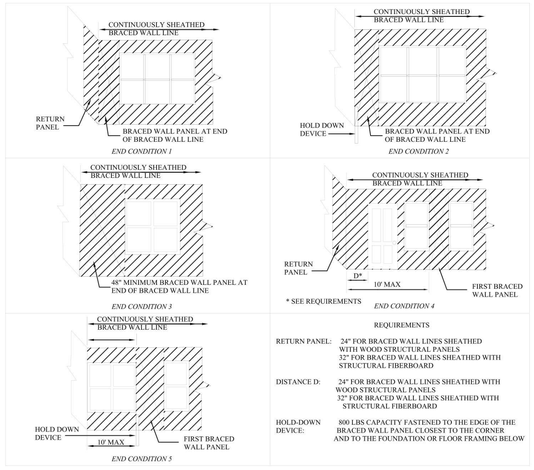
R311.7.8 HANDRAILS.
HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR (4) OR MORE RISERS.

R311.7.8.1 HEIGHT.
HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES.

R312.1.3 OPENING LIMITATIONS.
REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES DIAMETER

EXCEPTIONS:
1. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES (153 MM) IN DIAMETER.

2. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4-3/8 INCHES (111 MM) IN DIAMETER.



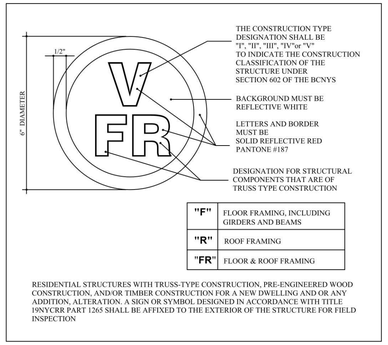
For SI:1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

TABLE R 507.5
DECK BEAM SPAN LENGTHS (ft. - in.)

SPECIES	SIZE	DECK JOIST SPAN LESS THAN OR EQUAL TO: (feet)						
		6	8	10	12	14	16	18
SOUTHERN PINE	1-2 X 6	4-11	4-0	3-7	3-3	3-0	2-10	2-8
	1-2 X 8	5-11	5-1	4-7	4-2	2-10	3-7	3-5
	1-2 X 10	7-0	6-0	5-5	4-11	4-7	4-3	4-0
	1-2 X 12	8-3	7-1	6-4	5-10	5-5	5-0	4-9
	2-2 X 6	6-11	5-11	5-4	4-10	4-6	4-3	4-0
	2-2 X 8	8-9	7-7	6-9	6-2	5-9	5-4	5-0
	2-2 X 10	10-4	9-0	8-0	7-4	6-9	6-4	6-0
	2-2 X 12	12-2	10-7	9-5	8-7	8-0	7-6	7-0
	3-2 X 6	8-2	7-5	6-8	6-1	5-8	5-3	5-0
	3-2 X 8	10-10	9-6	8-6	7-9	7-2	6-8	6-4
	3-2 X 10	13-0	11-3	10-0	9-2	8-6	7-11	7-6
	3-2 X 12	15-3	13-3	11-10	10-9	10-0	9-4	8-10
DOUGLAS FIR-LARCH, HEM-FIR SPRUCE-PINE-FIR, REDWOOD, WESTERN CEDARS, PONDEROSA PINE, RED PINE	3 X 6 or 2-2 X 6	5-5	4-8	4-2	3-10	3-6	3-1	2-9
	3 X 8 or 2-2 X 8	6-10	5-11	5-4	4-10	4-6	4-1	3-8
	3 X 10 or 2-2 X 10	8-4	7-3	6-6	5-11	5-6	5-1	4-8
	3 X 12 or 2-2 X 12	9-8	8-5	7-6	6-10	6-4	5-11	5-7
	4 X 6	6-5	5-6	4-11	4-6	4-2	3-11	3-8
	4 X 8	8-5	7-3	6-6	5-11	5-6	5-2	4-10
	4 X 10	9-11	8-7	7-8	7-0	6-6	6-1	5-8
	4 X 12	11-5	9-11	8-10	8-71	7-6	7-0	6-7
	3-2 X 6	7-4	6-8	6-0	5-6	5-1	4-9	4-6
	3-2 X 8	-8	8-6	7-7	6-11	6-5	6-0	5-8
	3-2 X 10	12-0	10-5	10-0	8-6	7-10	7-4	6-11
	3-2 X 12	13-3	12-1	11-10	9-10	9-1	8-6	8-1

INSULATION R VALUES										
PRODUCT R-VALUE:	R-38	R-38C	R-30	R-30C	R-25	R-22	R-21	R-19	R-15	R-13
PRODUCT THICKNESS:	12"	10-1/4"	9-1/2"	8-1/4"	8"	6-3/4"	5-1/2"	6-1/4"	3-1/2"	3-1/2"



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

RESIDENTIAL STRUCTURES WITH TRUSS-TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION, AND/OR TIMBER CONSTRUCTION FOR A NEW DWELLING AND OR ANY ADDITION, ALTERATION. A SIGN OR SYMBOL DESIGNED IN ACCORDANCE WITH TITLE 19NYCRR PART 1265 SHALL BE AFFIXED TO THE EXTERIOR OF THE STRUCTURE FOR FIELD INSPECTION

TRUSS- TYP. CONSTRUCTION SIGN
SCALE: NTS

MICHAEL ANGELONE, P.E.LLC
STATE OF NEW YORK
MICHAEL ANGELONE
LICENSED PROFESSIONAL ENGINEER
053676

SHELLS ONLY INC.
HOME IMPROVEMENTS
355 SUNRISE HWY
WEST BABYLON, N.Y. 11704
PHONE (631) 422-9190 FAX (422-9313)

OWNER
CUSUMANO RESIDENCE

DETAIL SHEET
DS-2

28 ORCHID LANE
NEW HYDE PARK N.Y. 11040

2020 NEW YORK STATE RESIDENTIAL CODE

DISAPPROVED
Nicholas Vissichelli
09/04/2024

SECTION R301 DESIGN CRITERIA

R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.
BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AS LIMITED BY THE PROVISIONS OF THIS SECTION. ADDITIONAL CRITERIA SHALL BE ESTABLISHED BY THE LOCAL JURISDICTION AND SET FORTH IN *TABLE R301.2(1).*

R301.2.1.2 PROTECTION OF OPENINGS.
EXTERIOR GLAZING IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL BE PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND ASTM E 1886 AS MODIFIED IN SECTION 301.2.1.2.1. GARAGE DOOR GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTING STANDARD OR ANSI/DASMA 115.
EXCEPTION: WOOD STRUCTURAL PANELS WITH A THICKNESS OF NOT LESS THAN 7/16 INCH AND A SPAN OF NOT MORE THAN 8 FEET (2438 MM) SHALL BE PERMITTED FOR OPENING PROTECTION. PANELS SHALL BE PRECUT AND ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS SHALL BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH EITHER TABLE R301.2(2) OR ASCE 7, WITH THE PERMANENT CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.1.2 IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET OR LESS WHERE THE ULTIMATE DESIGN WIND SPEED, VULT, IS 180 MPH OR LESS.

R301.2.2.2 WEIGHTS OF MATERIALS.
AVERAGE DEAD LOADS SHALL NOT EXCEED 15 POUNDS PER SQUARE FOOT (720 PA) FOR THE COMBINED ROOF AND CEILING ASSEMBLIES (ON A HORIZONTAL PROJECTION) OR 10 POUNDS PER SQUARE FOOT (480 PA) FOR FLOOR ASSEMBLIES, EXCEPT AS FURTHER LIMITED BY SECTION R301.2.2. DEAD LOADS FOR WALLS ABOVE GRADE SHALL NOT EXCEED:
1) FIFTEEN POUNDS PER SQUARE FOOT FOR EXTERIOR LIGHT-FRAME WOOD WALLS.
2) FOURTEEN POUNDS PER SQUARE FOOT FOR EXTERIOR LIGHT-FRAME COLD-FORMED STEEL WALLS.
3) TEN POUNDS PER SQUARE FOOT FOR INTERIOR LIGHT-FRAME WOOD WALLS.
4) FIVE POUNDS PER SQUARE FOOT FOR INTERIOR LIGHT-FRAME COLD-FORMED STEEL WALLS.
5) EIGHTY-FIVE POUNDS PER SQUARE FOOT FOR 8-INCH-THICK MASONRY WALLS.
6) EIGHTY-FIVE POUNDS PER SQUARE FOOT FOR 6-INCH-THICK CONCRETE WALLS.
7) TEN POUNDS PER SQUARE FOOT FOR SIP WALLS.
EXCEPTIONS:
1) ROOF AND CEILING DEAD LOADS NOT EXCEEDING 25 POUNDS PER SQUARE FOOT (1190 PA) SHALL BE PERMITTED PROVIDED THAT THE WALL BRACING AMOUNTS IN SECTION R602.10.3 ARE INCREASED IN ACCORDANCE WITH TABLE R602.10.3(4).
2) LIGHT-FRAME WALLS WITH STONE OR MASONRY VENEER SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS R702.1 AND R703.
3) FIREPLACES AND CHIMNEYS SHALL BE PERMITTED IN ACCORDANCE WITH CHAPTER 10.

SECTION R302 FIRE-RESISTANT CONSTRUCTION

R302.1 EXTERIOR WALLS.
CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(1); OR DWELLINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION P2904 SHALL COMPLY WITH TABLE R302.1(2).
EXCEPTIONS:
1) WALLS, PROJECTIONS, OPENINGS OR PENETRATIONS IN WALLS PERPENDICULAR TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE.
2) WALLS OF DWELLINGS AND ACCESSORY STRUCTURES LOCATED ON THE SAME LOT.
3) DETACHED TOOL SHEDS AND STORAGE SHEDS, NOT EXCEEDING 100 SQUARE FEET (9.3 SQ. MM) AREA, EXTERIOR WALLS AND OPENINGS EXEMPTED FROM PERMITS ARE NOT REQUIRED TO PROVIDE WALL PROTECTION BASED ON LOCATION ON THE LOT. PROJECTIONS BEYOND THE EXTERIOR WALL SHALL NOT EXTEND OVER THE LOT LINE.
4) DETACHED GARAGES ACCESSORY TO A DWELLING LOCATED WITHIN 2 FEET OF A LOT LINE ARE PERMITTED TO HAVE ROOF EAVE PROJECTIONS NOT EXCEEDING 4 INCHES.
5) FOUNDATION VENTS INSTALLED IN COMPLIANCE WITH THIS CODE ARE PERMITTED.

R302.5 DWELLING-GARAGE OPENING AND PENETRATION PROTECTION.
OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTION R302.5.1 THROUGH R302.5.2.

R302.5.1 OPENING PROTECTION.
OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1-3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.

R302.5.2 DUCT PENETRATION.
DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.

R302.5.3 OTHER PENETRATIONS.
PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY R302.11, ITEM 4.

R302.6 DWELLING-GARAGE FIRE SEPARATION.
THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R702.3.5. THE WALL SEPARATION PROVISIONS OF TABLE R302.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

R302.7 UNDER-STAIR PROTECTION.
ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.

R302.11 FIREBLOCKING.
IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2) AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
5) FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
6) FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

R302.12 DRAFTSTOPPING.
IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR-CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
1) CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2) FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

SECTION R303 LIGHT, VENTILATION AND HEATING

R303.1 HABITABLE ROOMS.
HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, 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 OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
EXCEPTIONS:
1) THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH SECTION M1507.
2) THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION 1 IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
3) USE OF SUNROOM AND PATIO COVERS, AS DEFINED IN SECTION R202, SHALL BE PERMITTED FOR NATURAL VENTILATION IF IN EXCESS OF 40 PERCENT OF THE EXTERIOR SUNROOM WALLS ARE OPEN, OR ARE ENCLOSED ONLY BY INSECT SCREENING.

R303.3 BATHROOMS.
BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET, ONE-HALF OF WHICH MUST BE OPENABLE.
EXCEPTION: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A LOCAL EXHAUST SYSTEM ARE PROVIDED. THE MINIMUM LOCAL EXHAUST RATES SHALL BE DETERMINED IN ACCORDANCE WITH SECTION M1505. EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS.

R303.7 INTERIOR STAIRWAY ILLUMINATION.
INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.
EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.
EXCEPTION. OWNER-OCCUPIED DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH SECTION E3401.2.1.

R303.8 EXTERIOR STAIRWAY ILLUMINATION.
EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.
EXCEPTION. OWNER-OCCUPIED DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH SECTION E3401.2.1

SECTION R305 CEILING HEIGHT

R305.1 MINIMUM HEIGHT.
HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES.

SECTION R308 GLAZING

R308.4 HAZARDOUS LOCATIONS.
THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

R308.4.3 GLAZING IN WINDOWS.
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
1) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
3) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
4) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

R308.4.5 GLAZING AND WET SURFACES.
GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.
EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES (1524 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATERS EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.

SECTION 310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED.
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING.

R310.2.1 MINIMUM OPENING AREA.
EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET.
THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES

R310.2.2 WINDOW SILL HEIGHT.
WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

R311.6 HALLWAYS.
THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET.

R311.7 STAIRWAYS.
R311.7.1 WIDTH.
STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HAND RAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31-1/2" WHERE A HAND RAIL IS INSTALLED ON ONE SIDE AND 27"WHERE HAND RAILS ARE INSTALLED ON BOTH SIDES.

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

R311.7.5 STAIR TREADS AND RISERS.
R311.7.5.1 RISERS.
THE RISER HEIGHT SHALL BE NOT MORE THAN *8-1/4 INCHES*. 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 THAN 3/8 INCH. 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 PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES,
AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER SPHERE.

R311.7.5.2 TREADS.
THE TREAD DEPTH SHALL BE NOT LESS THAN *9 INCHES*. 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 TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

R311.7.5.2.1 WINDER TREADS.
WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN *10 INCHES* MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALK LINE. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN *6 INCHES* AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALK LINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8 INCH. CONSISTENTLY SHAPED WINDERS AT THE WALK LINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN 3/8 INCH OF THE RECTANGULAR TREAD DEPTH.

R311.7.6 LANDINGS FOR STAIRWAYS.
THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR SHALL BE PERMITTED PROVIDED THAT THE DEPTH AT THE WALK LINE AND THE TOTAL AREA IS NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES.
EXCEPTION: A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED THAT A DOOR DOES NOT SWING OVER THE STAIRS.

R311.7.8 HANDRAILS.
HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH *FOUR* (4) OR MORE RISERS.

R311.7.8.1 HEIGHT.
HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES.

R311.7.9 ILLUMINATION.
STAIRWAYS SHALL BE PROVIDED WITH ILLUMINATION IN ACCORDANCE WITH SECTION R303.7 AND R303.8.
R303.7 INTERIOR STAIRWAY ILLUMINATION.
INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.
R303.8 EXTERIOR STAIRWAY ILLUMINATION.
EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.

R311.8 RAMPS.
R311.8.1 MAXIMUM SLOPE.
RAMPS SERVING THE EGRESS DOOR REQUIRED BY SECTION R311.2 SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3-PERCENT SLOPE). ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5 PERCENT).

SECTION R312 GUARDS AND WINDOW FALL PROTECTION

R312.1 GUARDS.
GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1.1 THROUGH R312.1.4.
R312.1.1 WHERE REQUIRED.
GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES (762 MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
R312.1.2 HEIGHT.
REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSING.

SECTION R314 SMOKE ALARMS

R314.1 GENERAL.
SMOKE ALARMS AND HEAT DETECTION SHALL COMPLY WITH NFPA 72 AND SECTION R314.
R314.1.1 LISTINGS.
SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. HEAT DETECTION SHALL BE LISTED IN ACCORDANCE WITH UL 521 OR UL 539, AS APPROPRIATE FOR THE INTENDED APPLICATION. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.
R314.2 WHERE REQUIRED.
SMOKE ALARMS AND HEAT DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION.
R314.3 LOCATION.
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1)IN EACH SLEEPING ROOM.
2)OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3)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 AN 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 ONE FULL STORY BELOW THE UPPER LEVEL.
4)SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3.
R314.4 INTERCONNECTION.
WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, 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. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
EXCEPTION: SMOKE ALARMS AND ALARMS INSTALLED TO SATISFY SECTION R314.4.1 SHALL NO BE REQUIRED TO BE INTERCONNECTED TO EXISTING SMOKE ALARMS WHERE SUCH EXISTING SMOKE ALARMS ARE NOT INTERCONNECTED OR WHERE SUCH NEW SMOKE ALARMS IS NOT CAPABLE OF BEING INTERCONNECTED TO THE EXISTING SMOKE ALARMS.
R314.5 COMBINATION ALARMS.
COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.

SECTION R315 CARBON MONOXIDE ALARMS
CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R915 OF THE FIRE CODE OF NEW YORK STATE..
915.3 DETECTION LOCATIONS
CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTION R 915.3 THROUGH R 915.3.3 PLUS ANY ADDITIONAL LOCATIONS AS REQUIRED BY THE MANUFACTURER OF THE CARBON MONOXIDE DETECTION DEVICE.

SECTION R402 MATERIALS

R402.2 CONCRETE.
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF F'C, AS SHOWN IN TABLE R402.2. CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING AS INDICATED IN TABLE R301.2(1) SHALL BE AIR ENTRAINED AS SPECIFIED IN TABLE R402.2. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME, SLAG OR BLENDED CEMENTS THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND FOR EXTERIOR PORCHES, CARPORT SLABS AND STEPS THAT WILL BE EXPOSED TO DEICING CHEMICALS SHALL NOT EXCEED THE PERCENTAGES OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS SPECIFIED IN SECTION 19.3.3.4 OF ACI 318. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTERS 19 AND 20 OF ACI 318 OR ACI 332.

R403.1.4 MINIMUM DEPTH.
EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES (305 MM) BELOW THE UNDISTURBED GROUND SURFACE. WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTIONS R403.1.4.1.
R403.1.4.1 FROST PROTECTION.
EXCEPT WHERE OTHERWISE PROTECTED FROM FROST, FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND STRUCTURES SHALL BE PROTECTED FROM FROST BY ONE OR MORE OF THE FOLLOWING METHODS:
1) EXTENDED BELOW THE FROST LINE SPECIFIED IN TABLE R301.2.(1).
2) CONSTRUCTED IN ACCORDANCE WITH SECTION R403.3.
3) CONSTRUCTED IN ACCORDANCE WITH ASCE 32.
4) ERECTED ON SOLID ROCK.
EXCEPTIONS:
1) PROTECTION OF FREESTANDING ACCESSORY STRUCTURES WITH AN AREA OF 600 SQUARE FEET OR LESS, OF LIGHT-FRAME CONSTRUCTION, WITH AN EAVE HEIGHT OF 10 FEET (3048 MM) OR LESS SHALL NOT BE REQUIRED.
2) PROTECTION OF FREESTANDING ACCESSORY STRUCTURES WITH AN AREA OF 400 SQUARE FEET OR LESS, OF OTHER THAN LIGHT-FRAME CONSTRUCTION, WITH AN EAVE HEIGHT OF 10 FEET OR LESS SHALL NOT BE REQUIRED.
3) DECKS NOT SUPPORTED BY A DWELLING NEED NOT BE PROVIDED WIT

RBP24-000646 **RBP24-000805**

PLOT PLAN 1"=10'-0"

SURVEY BY: **5 BORO MAPPING**
966 LITTLE NECK AVENUE
NORTH BELLMORE N.Y. 11710
OFFICE (516)-509-4166

#21640

PROPOSED WORK ADDRD TO SURVEY BY ARCHITECT.

LOT AREA	= 4951.7 ϕ
BUILDING AREA	
EXISTING DWELLING	= 784 ϕ
EXIST. DETACHED GARAGE	= 278 ϕ
PROPOSED ADDITION	= 192 ϕ
TOTAL	= 1254 ϕ
% OF LOT OCCUPIED	= 25.3 %

PRE-EXIST. AVERAGE GRADE ELEV'N:

111.56 + 111.5 = 223.06/2 = 111.53 × 25.5 = 2844
111.50 + 111.5 = 223/2 = 111.5 × 30.6 = 3411.9
111.5 + 111.91 = 223.4/2 = 111.7 × 25.5 = 2848.5
111.91 + 111.56 = 223.47/2 = 111.7 × 30.6 = 3419
112.2 12523
12523 ÷ 112.2 = 111.6
111.6 IS THE PRE-EXIST. AVE. GRADE

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.

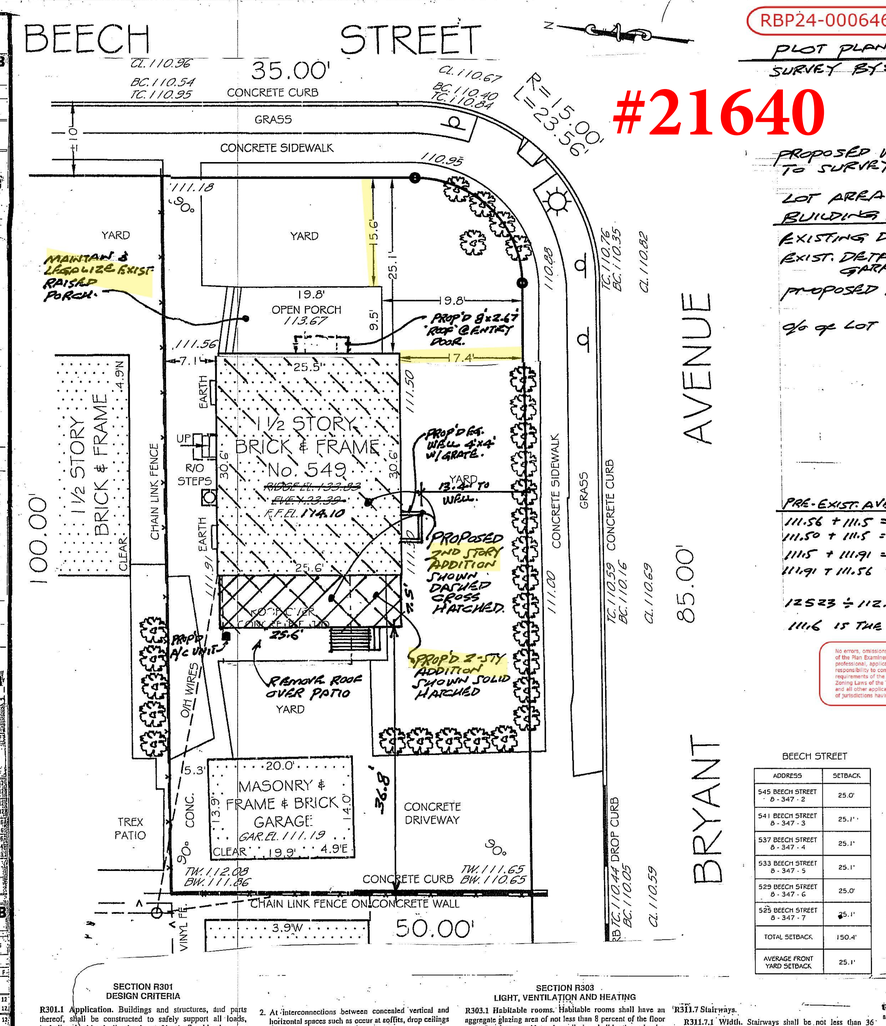
DISAPPROVED
Nicholas Vissichelli
09/11/2024

BEECH STREET

ADDRESS	SETBACK
545 BEECH STREET 0 - 347 - 2	25.0'
541 BEECH STREET 0 - 347 - 3	25.1' ±
537 BEECH STREET 0 - 347 - 4	25.1'
533 BEECH STREET 0 - 347 - 5	25.1'
529 BEECH STREET 0 - 347 - 6	25.0'
525 BEECH STREET 0 - 347 - 7	25.1'
TOTAL SETBACK	150.4'
AVERAGE FRONT YARD SETBACK	25.1'

BRYANT AVENUE

ADDRESS	SETBACK
550 BRYANT AVENUE 0 - 347 - 45	17.4'
TOTAL SETBACK	17.4'
AVERAGE FRONT YARD SETBACK	17.4'



GENERAL NOTES:

1. THESE DRAWINGS HAVE BEEN PREPARED BY THE UNDERSIGNED & TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE, BELIEF & PROFESSIONAL JUDGMENT ARE IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. R301.1.1 DESIGN CRITERIA IN ACCORDANCE WITH THE AMERICAN WOOD COUNCIL WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (WFCM) 2018 EDITION.

2. ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION OF PROJECT; OR DESIGN OF ELECTRICAL, HEATING, VENTILATION, AIR CONDITIONING OR PLUMBING WORK. LICENSED CONTRACTORS TO INSTALL WORK IN ACCORDANCE WITH 2020 NYS BUILDING, PLUMBING, MECHANICAL AND FUEL GAS CODES.

3. CONCRETE WORK SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NYS CHAPTER 4 SECTION R402, R403 AND TABLE R402.2. BEAR FOUNDATION SYSTEM ON UNDISTURBED SOIL, MIN. SOIL BEARING CAPACITY OF 2,000 PSF.. STEP CONCRETE FOOTINGS & FOUNDATION WALLS AS REQUIRED. CONCRETE PROTECTION FOR REINFORCING TO BE AT LEAST 3".

4. FINISHED GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING & NOT ONTO NEIGHBORING PROPERTIES..

5. JOISTS, STUDS, BLOCKING & BRACING SHALL BE HEM-FIR #2 OR BETTER, FV=70 PSI, FB=850 PSI, E=1,100,000 PSI.. ALL SAWN BEAMS, HEADERS, POSTS & GIRDERS, 4" NOMINAL, SHALL BE DOUGLAS FIR-LARCH #2, FV=85 PSI, FB=825 PSI, E= 1,400,000 PSI.. PARALLAM DESIGN CRITERIA: FB=2800 PSI, FV=290 PSI,. E=2,000,000. MICROLLAMS & PARALLAMS SHALL BE 'TRUS-JOIST MACMILLAN OR EQUAL. ALL TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS & DETAILS.

6. ALL ROUGH FRAMING MEMBERS SHALL BE FRAMED, ANCHORED & BRACED SO AS TO DEVELOP THE STRENGTH, RIGIDITY & INTEGRITY FOR THE PURPOSE IN WHICH THEY ARE USED. NAILING CONNECTIONS SHALL BE IN ACCORDANCE WITH NAILING SCHEDULE, TABLE 3.1 OF THE WFCM 2018 EDITION.

7. ALL STRUCTURAL STEEL CONNECTIONS SHALL BE 'SIMPSON' AND/OR EQUAL.

8. WOOD IN CONTACT WITH CONCRETE TO BE ACQ TREATED LUMBER. INSTALL TERMITE SHIELD WITH A POLY BARRIER. HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS ONLY.

9. INSTALL FIRE-BLOCKING AT ALL AREAS REQUIRED AS PER SECTION R302.11 WITH FIREBLOCKING MATERIALS AS SPECIFIED IN SEC. R302.11.1.

10. PROVIDE CRAWLSPACE VENTILATION AS PER CODE R408.1 & MIN. CRAWLSPACE ACCESS OF 18"X24" AS PER CODE R408.4. PROVIDE MIN. 18" CLEARANCE UNDER WOOD JOISTS & 12" UNDER WOOD GIRDERS.

11. PROVIDE ATTIC VENTILATION AS PER CODE R806.1 & MIN. ATTIC ACCESS OF 22"X30" AS PER CODE R807.1. CONSTRUCT A LARGER OPENING IF ANY APPLIANCES ARE TO BE INSTALLED IN ATTIC TO ALLOW FOR REMOVAL AS PER M1305.1.2. WEATHERSTRIP AND INSULATE ACCESS DOORS/HATCHES AS PER R402.2.4. INSTALL EAVE BAFFLES - N 1102.2.3

12. INSTALL SKYLIGHTS AS PER R308.6.

13. VENT ALL FANS DIRECTLY TO THE EXTERIOR.

14. FIREPLACE SHALL HAVE TIGHT FITTING GLASS DOORS & OUTSIDE COMBUSTION AIR AS PER ECCC OF N.Y.S.. ALL DIMENSIONS FOR FIREPLACE, FOUNDATION & CHIMNEY ARE APPROXIMATE & SHALL BE COORDINATED WITH THE CONTRACTOR. INSTALL ZERO-CLEARANCE FIREPLACES MEETING ALL MANUFACTURERS SPECIFICATIONS. FACTORY BUILT FIREPLACES SHALL TESTED IN ACCORDANCE WITH UL127 & SECTIONS R1004, R1005 & R1006..

15. WINDOWS TO BE MANUFACTURED BY 'ANDERSEN' - 400 SERIES; TYPE & SIZE AS NOTED ON FLOOR PLANS.

16. INSTALL BRIDGING BETWEEN JOISTS, MAX. 7'-0" O.C..

17. WALL SURROUNDING ALL TUBS & SHOWERS SHALL BE COVERED WITH ½" WATER RESISTANT GYPSUM WALL BOARD.

18. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE SAFETY GLAZING. THIS INCLUDES BUT IS NOT LIMITED TO GLAZING IN DOORS, GLAZING WITHIN 24" OF DOORS & GLAZING WITHIN 18" OF FINISHED FLOORS. SEE SECTION R308.

19. INSTALL SINGLE STATION SMOKE DETECTING ALARM SYSTEM & CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH ALL STATE & LOCAL CODES. SEE SECTION R314 & R315. SMOKE DETECTORS SHALL BE INSTALLED OUTSIDE EACH SLEEPING AREA, IN EACH BEDROOM & AT EACH FLOOR LEVEL INCLUDING BASEMENT. HARDWIRE ENTIRE SYSTEM WITH BATTERY BACK-UP. SMOKE ALARMS AND HEAT DETECTION SHALL COMPLY WITH NFPA 72. CARBON MONOXIDE ALARMS SHALL MEET SEC. 915 OF THE 2020 FIRE CODE OF NYS.

20. RAILING HEIGHT (AS PER R312) AT BALCONIES, DECKS, PORCHES AND/OR LANDINGS TO BE A MINIMUM OF 36". OPENING LIMITATIONS (R312.1.3) SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A 4 3/8" DIAMETER SPHERE.

21. DOUBLE ALL JOISTS BELOW PARALLEL PARTITIONS.

22. INSTALL A 3/4 HOUR FIRE RESISTANCE RATING SEPARATION BETWEEN RESIDENCE & GARAGE (GARAGE SIDE) AS PER SECTION R302.6. INSTALL 5/8" TYPE X GYPSUM WALLBOARD TO CEILINGS & WALLS. DOOR BETWEEN GARAGE & RESIDENCE SHALL BE SELF CLOSING, TIGHT FITTING & WITH A FIRE PROTECTION RATING OF ½ HOUR RATING.

23. STAIR SHALL BE MIN. 36" WIDE WITH MAX. 8" RISER & MIN. 9" TREAD. HANDRAIL TO BE 34"-38" ABOVE NOSING. ENCLOSED USABLE SPACE UNDER STAIR TO BE ONE-HOUR CONSTRUCTION (5/8" TYPE X GYP. BD. OVER FRAMING). MIN. HEADROOM AT ALL STAIR AREAS SHALL BE 6'-8". SECTION R311.7.. MAXIMUM RISER 8 ¼".

24. PATCH & REPAIR ALL EXISTING WORK TO REMAIN & AS REQUIRED BY NEW CONSTRUCTION MATCHING ALL MATERIALS & CONDITIONS.

25. SLEEPING ROOMS & OTHER HABITABLE SPACES SHALL BE PROVIDED WITH EGRESS WINDOWS & DOORS AS PER SECTION R310.

26. WHERE CEILING JOISTS ARE PERPENDICULAR TO RAFTERS PROVIDE METAL STRAP TIES @ 48" O.C. ACROSS 3 JOIST SPACES & SOLID BLOCKING.

27. ALL DECK LUMBER SHALL BE ACQ TREATED LUMBER & SECURING NAILS, SCREWS, BOLTS & OTHER HARDWARE TO HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

28. INSTALL ALL NECESSARY FLASHING AS REQUIRED FOR WEATHER PROTECTION & AS SPECIFIED IN ALL PERTAINING SECTIONS OF THE CODE.

29. INSTALL 5/8" TYPE X GYPSUM BOARD TO CEILING AT BOILER AREA.

30. INSTALL WATERPROOFING TO FOUNDATION SYSTEM AS PER SECTIONR406.

31. ALL WORK DURING CONSTRUCTION WHETHER EXISTING &/OR PROPOSED, SHALL BE BRACED & SECURED BY CONTRACTOR TO PREVENT DAMAGE OR COLLAPSE TO SAID STRUCTURE.

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT THE JOB SITE. THE OWNER &/OR BUILDER ARE RESPONSIBLE FOR VERIFYING ALL SITE & SOIL CONDITIONS ABOVE & BELOW PRIOR TO ALL CONSTRUCTION.

ARCHITECT RECOMMENDS THAT BUILDING, STRUCTURE DECKS, PORCHES, ADDITIONS & POOL LOCATIONS BE VERIFIED BY A LICENSED SURVEYOR FOR PROPER SETBACK REQUIREMENTS BEFORE PROCEEDING WITH CONSTRUCTION.

ARCHITECT RECOMMENDS THAT ALL HVAC & PLUMBING RUNS BE VERIFIED BY SUPPLIER & INSTALLER BEFORE BEGINNING CONSTRUCTION TO INSURE THAT THE STRUCTURAL INTEGRITY OF ALL FRAMING MEMBERS ARE NOT COMPROMISED.

VERIFY ALL DIMENSIONS - ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.

NO PART OF THESE ARCHITECTURAL DRAWINGS SHALL BE REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION BY RAY DONER, ARCHITECT. THESE DRAWINGS & DOCUMENTS WITH THE UNDERLYING OWNERS NAME & ADDRESS ACT AS A LEGAL & BINDING CONTRACT BETWEEN THE OWNER & ARCHITECT. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THESE DRAWINGS & DOCUMENTS IS A VIOLATION OF THE NYS EDUCATION LAW. COPIES OF THESE DOCUMENTS NOT BEARING THE ARCHITECTS ORIGINAL SEAL AND SIGNATURE SHALL NOT BE USED IN ANY WAY.

ALL BUILDINGS WITHIN ONE MILE FROM THE OCEAN, BAY OR SOUND ARE IN THE WIND-BORNE DEBRIS REGION REQUIRING THE GLAZING IN OPENINGS ON THE STRUCTURE TO BE PROTECTED WITH GLASS MEETING THE LARGE MISSILE TEST CERTIFICATION OR STRUCTURAL SHUTTERS WITH ATTACHED HARDWARE AS PER CODE, OR CONSTRUCT ½" PLYWOOD PANELS TO PROTECT WINDOWS AGAINST WIND FORCES AS PER CODE R301.2.1.2. SECURE PANELS TO RESIDENCE WITH FASTENERS AS PER SCHEDULE TABLE R301.2.1.2. OWNER TO MAINTAIN PANELS ON-SITE.

THESE DRAWINGS ARE IN COMPLIANCE WITH:

- 2020 NYS BUILDING CODE
- 2020 NYS RESIDENTIAL CODE
- 2020 NYS EXISTING BUILDING CODE
- 2020 NYS ENERGY CONSERVATION CODE
- 2020 NYS FIRE CODE
- 2020 NYS PLUMBING CODE
- 2020 NYS MECHANICAL CODE
- 2020 NYS FUEL GAS CODE
- 2020 NYS PROPERTY MAINTENANCE CODE
- 2018 WFCM & COMMENTARY
- 2017 NFPA 70 : NATIONAL ELECTRIC CODE (NEC)

*** NOTE: MAINTAIN & LEGALIZE:**
1) FRONT RAISED PORCH
2) FINISHED CELLAR WITH (3) PIECE BATHROOM.

ADDITION & ALTERATION TO RESIDENCE OF KHALILUR & TAHIRA MURTI
549 BEECH STREET N/ENY HYDE PARK

RAY DONER, ARCHITECT
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INTERIOR DESIGN
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DRAWING NO: 1 of 3
DATE: 6-10-24

REVISIONS: 8-16-24

Table 3.1 Nailing Schedule

Joint Description	Number of Common Nails	Number of Box Nails	Nail Spacing
ROOF FRAMING			
Rafter to Top Plate (Toe-nailed)	(see Table 3.4A)	(see Table 3.4A)	per rafter
Ceiling Joist to Top Plate (Toe-nailed)	(see Table 3.4A)	(see Table 3.4A)	per joist
Ceiling Joist to Parallel Rafter (Face-nailed)	(see Table 3.5A)	(see Table 3.5A)	each lap
Ceiling Joist Lapr over Partitions (Face-nailed)	(see Table 3.5A)	(see Table 3.5A)	each lap
Collar Tie to Rafter (Face-nailed)	(see Table 3.4)	(see Table 3.4)	per tie
Blocking to Rafter (End-nailed)	3-8d	3-10d	each end
Rim Board to Rafter (End-nailed)	2-16d	3-16d	each end
WALL FRAMING			
Top Plate to Top Plate (Face-nailed)	2-16d	2-16d	per foot
Top Plates at Intersections (Face-nailed)	4-16d	5-16d	offset - each side
Stud to Stud (Face-nailed)	2-16d	2-16d	24" o.c.
Header to Header (Face-nailed)	16d	16d	16" o.c. along edges
Top or Bottom Plate to Stud (End-nailed)	(see Table 3.5A)	(see Table 3.5A)	per stud
Bottom Plate to Floor Joist, Band Joist, End Joist or Blocking (Face-nailed)	2-16d[4,5]	2-16d[4,5]	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)	3-8d	4-10d	each block
Ledger Strip to Beam (Face-nailed)	3-16d	4-16d	each joist
Joist to Ledger or Beam (Toe-nailed)	3-8d	3-10d	per joist
Band Joist to Joist (End-nailed)	3-16d	4-16d	per joint
Band Joist to Sill or Top Plate (Face-nailed)	2-16d	3-16d	per foot
ROOF SHEATHING			
Wood Structural Panels	8d	10d	(see Table 3.10)
CEILING SHEATHING			
Gypsum Wallboard	5d cooler	5d cooler	7" edge / 10" field
WALL SHEATHING			
Wood Structural Panels	8d	10d	(see Table 3.11)
Structural Fiberboard Panels			
1/2"	11 ga. galv. roofing nail (1.120"x1.12"long x 7/16" head)		3" edge / 6" field
25/32"	11 ga. galv. roofing nail (1.120"x1-3/4"long x 7/16" head)		3" edge / 6" field
Gypsum Wallboard	5d cooler	5d cooler	7" edge / 10" field
FLOOR SHEATHING			
Wood Structural Panels			
1" or less	8d	10d	6" edge / 12" field
greater than 1"	10d	16d	6" edge / 12" field

Nailing requirements are based on wall sheathing nailed 6 inches on-center at the panel edge. Alternative nailing schedules shall be used where wall sheathing nailing is reduced. For example, if wall sheathing is nailed 3 inches on-center at the panel edge to obtain higher shear capacities, nailing requirements for structural members shall be doubled, or alternate connection shall be used to maintain the load path.

When wall sheathing is continuous over connected members, the tabulated number of nails shall be permitted to be reduced to 2 nails per foot.

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

For Exposures B & C and all Wind Speeds		
Anchor Bolt Diameter (in.)	4 feet < spacing ≤ 6 feet	Maximum Anchor Bolt Spacing (in.)[1,2,3,4,5] 6 feet < spacing ≤ 8 feet
1/2"	31	23
5/8"	48	36

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

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

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	195
Sill or Bottom Plate to Foundation Anchor Bolt Connection Resisting	Plate Size	Foundation Supporting	Maximum anchor bolt spacing (in.)[1,2]								
			1 End Zones								
Uplift Loads	2x4	1-2 stories	72	71	57	43	33	30	27	24	22	20
		1-2 stories	1 Interior Zones									
		3 stories	72	72	66	50	41	35	31	28	26	23
		1-2 stories	1 End Zones									
	2x6	3 stories	72	72	72	60	49	42	37	34	31	28
		1-3 stories	1 Interior Zones									

Table A-3.4 Uplift Strap Connection Requirements (Roof-to-Wall, Wall-to-Wall, and Wall-to-Foundation) — **Exposure B**
(Prescriptive Alternative to Table 3.4)
Dead Load Assumptions: Roof/Ceiling Assembly DL = 15 psf

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	195
Framing Spacing (in.)	Roof Span (ft)	Number of 8d Common Nails or 10d Box Nails in Each End of 1-1/4" x 20 gauge Strap[1,2,3,4,5]									
16	15	1	1	1	2	2	2	3	3	4	4
	16	1	1	2	2	2	3	3	4	4	5
	30	2	2	2	3	3	4	5	5	6	7
	36	2	2	2	3	3	4	5	6	7	8

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

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

Table 3.4B Shear Walls Resisting Uplift and Shear[1] — **Exposure B**
(Prescriptive Alternative to Table 3.4)

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	195
Wood Structural Panel Shear Wall Requirements		Top & Bottom of Panel Nailing Requirements		Maximum Hoof Span (ft)[2,3]							
Sheathing Thickness	Shear Wall Nailing	Rows of Nails	Nail Spacing (in.)								
7/16" OSB or 15/32" plywood with species of plies having G≥0.49	8d Common Nails @ 4" panel edge spacing and 12" field spacing	1[4]	3	36	32	24	12				
		2[5]	6	36	32	24	12				
			4	36	36	36	36	36	32	28	26	16	12
			3	36	36	36	36	36	36	36	36	32	24

Nailing requirements are based on wall sheathing nailed 6 inches on-center at the panel edge. Alternative nailing schedules shall be used where wall sheathing nailing is reduced. For example, if wall sheathing is nailed 3 inches on-center at the panel edge to obtain higher shear capacities, nailing requirements for structural members shall be doubled, or alternate connection shall be used to maintain the load path.

When wall sheathing is continuous over connected members, the tabulated number of nails shall be permitted to be reduced to 2 nails per foot.

Table A-3.5A Top and Bottom Plate to Stud Lateral Connections for Wind Loads — **Exposure B**
(Prescriptive Alternative to Table 3.5)

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	195
Stud Spacing (in.)	Wall Height (ft)	Required Number of 16d Common Nails or 40d Box Nails per Stud to Plate Connection[1,2]									
16	8	2	2	2	2	2	2	2	2	2	3
	10	2	2	2	2	2	2	2	3	3	3

Table A-3.6 Ridge Tension Strap Connection Requirements for Wind — **Exposure B**
(Prescriptive Alternative to Table 3.6)
Dead Load Assumptions: Roof/Ceiling Assembly DL = 15 psf

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	195
Roof Pitch	Roof Span (ft)	Number of 8d Common Nails or 10d Box Nails in each end of 1-1/4" Strap[1,2,3,4,5,6]									
3:12	32	2	2	3	3	4	5	6	7	8	9
	36	2	3	3	4	5	6	7	8	9	11
4:12	32	2	2	3	3	4	5	6	7	8	9
	36	2	3	3	4	5	6	7	8	10	11
5:12	32	2	2	3	3	4	5	6	7	8	9
	36	2	3	3	4	5	6	7	8	10	11
6:12	32	2	2	3	3	4	5	6	7	8	9
	36	2	3	3	4	5	6	7	8	10	11
7:12-12:12	32	2	2	3	3	4	5	6	7	8	9
	36	2	3	3	4	5	6	7	8	10	11

Table A-3.9A Rafter/Ceiling Joist Heel Joint Connection Requirements
(Prescriptive Alternative to Table 3.9)

Roof Live Load	20 psf			30 psf			50 psf			70 psf		
Rafter Slope	Rafter Spacing (in.)	Roof Span (ft)										
		12	24	36	12	24	36	12	24	36	12	24	36
		Required Number of 16d Common or 40d Box Nails per Heel Joint Connection[1,2,3,4,5,6]											
3:12	12	3	5	8	3	6	9	5	9	13	6	12	17
	16	4	7	10	4	8	12	6	12	17	8	15	23
4:12	12	3	4	6	3	5	7	4	7	10	5	9	13
	16	3	5	8	3	6	9	5	9	13	6	12	17
5:12	12	3	3	5	3	4	6	3	6	8	4	7	11
	16	3	4	6	3	5	7	4	7	9	5	9	14
6:12	12	3	3	4	3	3	5	3	5	7	4	6	9
	16	3	3	5	3	4	6	3	6	8	4	8	11
7:12	12	3	3	3	3	3	4	3	4	6	3	5	8
	16	3	3	4	3	3	5	3	5	7	4	6	10
8:12	12	3	3	3	3	3	3	3	3	5	3	4	6
	16	3	3	3	3	3	4	3	4	6	3	5	8
9:12	12	3	3	3	3	3	3	3	3	4	3	3	5
	16	3	3	3	3	3	3	3	3	5	3	4	6
10:12	12	3	3	3	3	3	3	3	3	4	3	3	5
	16	3	3	3	3	3	3	3	3	5	3	4	6
11:12	12	3	3	3	3	3	3	3	3	4	3	3	5
	16	3	3	3	3	3	3	3	3	5	3	4	6
12:12	12	3	3	3	3	3	3	3	3	4	3	3	5
	16	3	3	3	3	3	3	3	3	5	3	4	6

Table 3.10 Roof Sheathing Attachment Requirements for Wind Loads — **Exposure B**

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	195
		STRUCTURAL SHEATHING									
Sheathing Location[1]	Rafter/Truss Framing Specific Gravity, G	E	F	E	F	E	F	E	F	E	F
		Maximum Nail Spacing for 8d Common Nails or 10d Box Nails (inches, o.c.)[2,3]									
Interior Zone	0.49	6	12	6	12	6	12	6	12	6	12
	0.42	6	12	6	12	6	12	6	12	6	12
Perimeter Edge Zone	0.49	6	12	6	12	6	12	6	12	6	12
	0.42	6	12	6	12	6	12	6	12	6	12
Gable Endwall Rake or Rake Trim with up to 2" Rake Overhang	0.49	6	12	6	12	6	12	6	12	6	12
	0.42	6	12	6	12	6	12	6	12	6	12

Table 3.11 Wall Sheathing and Cladding Attachment Requirements for Wind Loads — **Exposure B**

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	195
		STRUCTURAL SHEATHING									
Sheathing Location[1]	Stud Spacing (inches, o.c.)	E	F	E	F	E	F	E	F	E	F
		Maximum Nail Spacing for 8d Common Nails or 10d Box Nails (inches, o.c.)[2,3]									
Interior Zone	12	6	12	6	12	6	12	6	12	6	12
	16	6	12	6	12	6	12	6	12	6	12
Perimeter Edge Zone	12	6	12	6	12	6	12	6	12	6	12
	16	6	12	6	12	6	12	6	12	6	12

Table 3.17D Shear Wall Assembly Allowable Unit Shear Capacities, Maximum Shear Wall Segment Aspect Ratios, and Sheathing Type Adjustment Factors

Exterior Wall Sheathing	Nails and Spacing Requirements	ASD Unit Shear Capacity for Wall Assembly (plf)		Maximum Shear Segment Aspect Ratio		Sheathing Type Adjustment Factor	
Interior Wall Sheathing		Wind	Seismic	Wind	Seismic	Wind	Seismic
1/2" Gypsum Wallboard (Unblocked)[4] maximum stud spacing 16" on center	5d cooler nails - 7" edge spacing	300	160[5]	1.5:1	1.5:1	4.36	7.77
1/2" structural fiberboard sheathing (blocked) maximum stud spacing 16" on center	11 ga. galv. roofing nails - 3" edge spacing						
3/8", 7/16" and 15/32" wood structural Panels (blocked), maximum stud spacing 24" on center[3]	8d common nails - 3" edge spacing						

Table R602.3
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(In pounds per square foot)

USE	LIVE LOAD
Uninhabitable attics without storage	10
Uninhabitable attics with limited storage[a,b,c]	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks[e]	40
Fire escapes	40
Guards and handrails[d]	200[f]
Guard in-fill components[d]	50[f]
Passenger vehicle garages[a]	50[a]
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40[e]

Table R502.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH f'_c, psi		
	Weathering Potential[a]		
	Negligible	Moderate	Severe
Basement walls, foundations and other concrete not exposed to the weather	2,500	2,500	2,500[b]
Basement slabs and interior slabs on grade, except garage floor slabs	2,500	2,500	2,500[b]
Basement walls, foundation walls, exterior walls and other vertical concrete work ex

RBP24-000646

DISAPPROVED
Nicholas Visichelli
8/11/2024

25'-7"

CRAWL VENT (CV)

CRAWLSPACE 2" CONC. SLAB

CRAWL ACCESS THRU WINDOW

2x8 FLOOR JOISTS 16" OC.

8" 16"

7'-0"

CV

CL

2'-5"

2°

3'-0"

5'-10"

SHOWER

(2)#4 STUB BARS. (TYPICAL)

EXIST. WINDOW TYPICAL 2°/6

EXISTING GIRDER AND (3) COLUMNS

UNFINISHED MECH'L ROOM

2x8 FLOOR JTS 16" OC

GAS BOIL

C

DBL. JT.

REC. RM CARPET FLOOR

+6'-10 CEILING

LANDING ABOVE.

2x4 STUDS 16" OC. 2x4 ACQ BASE PLATE.

EXIST. UP 9R

FINISHED CELLAR. COOKING & SLEEPING PROHIBITED. NO KITCHEN OR BEDROOM +6'-8" CEILING 1/2" GYP. BD.

SS

W

D

LAUNDRY AREA W/ FOLDING COUNTER

8/6 WINDOW TYPICAL

2°/6

COUNTER TOP W/BACK SPLASH. (NO SINK)

REMOVE EXISTING WINDOW. SAWCUT FOUND'N. INSTALL CUSTOM EGRESS WINDOW & 4'x4' EGRESS WELL. (R310.2.3) SEE DETAIL DWG #3.

PERIMETER WALLS: 2x4 WOOD STUDS 16"OC WITH 2x4 ACQ BOTT. PLATE; WOOD PANELING FINISH; R13 INSULN.

FOUNDATION / BASEMENT PLAN 1/4"=1'-0"

MAINTAIN & LEGALIZE EXISTING FINISHED CELLAR WITH (3) PIECE BATHRM.

GROSS FLOOR AREA CALCULATION:

A	25.58	x 38.17	= 976.4
B	25.58	x 38.17	= 976.4

TOTAL GROSS FLOOR AREA = 1953 ϕ

25.58 / 38.17 A — 1ST FL

25.58 / 38.17 B — 2ND FL

25'-7"

7'-0" x 3'-4" PLATFORM &/or LANDING CONSTRUCTION:

- 2" x 8" LEDGER & TECOS
- 2" x 6" JOISTS @ 16" O.C.
- (2) 2" x 6" GIRDER
- 5/4" x 6" DECKING
- 4" x 4" ACQ WOOD POSTS
- 10" dia. x 36" DEEP P. CONC. FOOTING.
- 8" RISERS, 11" TREADS, 36" HIGH RAIL

NOTE: FLUSH (2) 1 3/4" x 7 1/4" LVL'S - TECO TO JOISTS.

(2)2x10

(2)2x TO NOTE: THIS BAY 2x8 R. JTS

12" OC.

2x8 R. JTS 16" OC.

KITCHEN

8"x8" WOOD POST FINISH AS SELECTED BY OWNER. FOUND'N WALL BELOW.

DINING

2x8 - SECURE TO RIM.

NEW FLUSH GIRDER: (2) 1 3/4" x 7 1/4" LVL'S TECO'S TO JOISTS.

ISLAND

CLOSE

REF

*NOTE: POINT LOAD - COLUMN BELOW.

(2)2°

CL

2'-8"

BATH RM

9'-0"

SHOWER

(2)2x10

NEW TEMP'D A.I.

C

F.X.

6'-6" NEW

7'-0" NEW

01/SD

OPEN RAIL

3'-0"

1/2

EN GR

3'-0"

CLOSE

FL(2) 1 3/4" x 7 1/4" LVL'S

EXIST. UP 13R

DN

6X

LIVING

BEDROOM

2'-8"

9'-4"

2°

COAT

3° F.X.

F.X.

F.X.

2'-5"

9'-1"

21'-0"

8'-0"

LINE OF ROOF PROJ'N OVER!

FOR ROOF OVER ENTRY DOOR, SEE DETAIL DWG #3.

EXISTING RAISED PORCH

EXISTING MASONRY PORCH.

19'-10"

UP

BR

12"

NOTE: PERIMETER OF PORCH - 8" THICK x 36" BELOW POURED CONCRETE TRENCH FOUND'N WALL.

*NOTE: MAINTAIN & LEGALIZE RAISED PORCH (24" REINF'D CONCRETE TOP).

36" HIGH WROUGHT IRON RAIL.

30'-8" EXIST. 38'-2"

FIRST FLOOR PLAN 1/4"=1'-0"

EXISTING LIVING AREA = 784 ϕ

NEW LIVING AREA = 192 ϕ

TOTAL = 976 ϕ

EXISTING RAISED PORCH AREA = 194 ϕ

25'-7"

9'-11"

15'-8"

CENTER TW 3046-2 EGRESS

(2)2x8

WALK-IN CL

9'6x6

NOTE: THIS BAY ONLY - 2x8 CEIL. JOISTS @ 16" OC

MASTER BEDROOM

15 x 14

D (VTO)

W

9'6x5'4"

2°

5°

3'-2"

12" (2)

RIS. FOUND IN 10" C.M. 15" WALL

BATH.

11'6x5'4"

SKYLIGHT

(2)2x8

TEMP'D A.I.

C

6'-1"

6'-2"

OPEN LIVING-STUDY AREA

TW 24310

(2)2x8

TW 30'46

(2)2x8

TW 20310

(2)2x8

14'-4" ±

14'-8"

38'-2"

11'-6"

6'-0"

ATTIC ACCESS R807.1

01/SD

36" HIGH OPEN RAIL

20"

5°

2°

2x8 RAFTERS @ 24" OC. CEIL. JOISTS 16" OC.

2x10 RIS.

5°

5°

CL

BEDROOM #2

11x14

BEDROOM #3

12x10

DN

13R

3'-0"

TW 24310

(2)2x8

CRAWL

11'-0" ±

(2)2x8

(2)2x8

TW 3046-EG.

25'-8"

TW 3046-EG

6'-0"

11'-4"

2'-6"

6'-0"

11'-9"

25'-7"

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

NEW LIVING AREA = 976 ϕ

SKYPLANE 4:1

BEDROOM 10'6x13'5

BEDROOM 10'6x9'6

LIVING +8'6" CEILING 12'x15'

KITCHEN 11'6x10'3

PORCH

FIRST FLOOR PLAN 1/4"=1'-0"

EXISTING CONDITIONS

12 / 7

36" HIGH RAIL

REAR ELEVATION 3/16"=1'-0"

ASPHALT ROOF SHINGLES.

EXIST. BRICK VENEER

RIGHT SIDE ELEVATION 3/16"=1'-0"

36" HIGH RAIL

EX. BRICK VENEER

LEFT SIDE ELEVATION 3/16"=1'-0"

TOP OF RIDGE EL = 139.43

EXTEND CHIMNEY 2 FLUE, 10"

12 / 7

2'-4"

SKYPLANE 4:1

12" PROJ'N.

CONCEALED FLASHING.

VINYL SIDING

27'-8"

19'-0"

24"x24" 45° BRACKETS

8'-0"

EXISTING BRICK VENEER

EXIST. 1ST FLOOR

PRE-EXIST. GRADE EL = 111.6

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

7.1' TO PL

REGISTERED ARCHITECT RAYMOND DONER 024804 STATE OF NEW YORK

MURTI RESIDENCE

549 BEECH ST. NEW HYDE PARK

RAY DONER, ARCHITECT
ARCHITECTURAL DESIGN
INTERIOR DESIGN
PLANNING & DEVELOPMENT
RESIDENTIAL - COMMERCIAL - INDUSTRIAL
95 RICHMOND AVENUE
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DRAWING NO: 2 OF 3

DATE: 6-10-24

REVISIONS: 8-16-24

RBP24-000646

CONTINUOUS RIDGE VENT &/OR GABLE VENTS &/OR METAL ROOF VENT @ HIP OR SHED ROOF.

OVERFRAME RAFTER.

2"X FLAT VALLEY SECURED TO EACH RAFTER W/(3) 16D NAILS. INSTALL 1 1/4" X 24" 20 GA. METAL STRAP @ RAFTER TO RAFTER.

MAIN RAFTER.

DETAIL WHERE GABLE ROOF IS OVERFRAMED ONTO MAIN ROOF.

Figure 3.10b Ridge Board and Ceiling Joist Detail

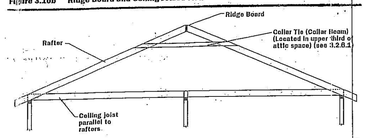
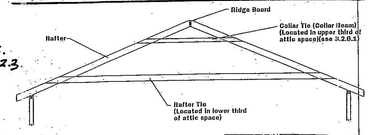


Figure 3.10c Ridge Board and Rafter Tie Detail



INSTALL ROOF VENTILATION! - R806. INSTALL EAVE BAFFLES - N1102.23.

ROOF PITCH (SEE SECTION & ELEVATIONS).

12" TYPICAL.

RIDGE BEAM.

RAFTER.

COLLAR TIE "

RIDGE
2#" 1'0" WIDE 20 GA. METAL STRAP SEE TABLE A-2-4 WFCM FOR NAILING REQUIREMENTS.

HURRICANE STRAP - H72
"SIMPSON" HURRICANE TIE OR 1 1/4" 20 GA. GALV. STRAPPING

WALL to WALL ASSEMBLY WFCM 2.3.2.4.

STUD WALL.

NEW FLOOR JOIST.

EXISTING CEILING JOIST.

INTERIOR

EXTERIOR

CANTILEVER BEAM TO STUD CONNECTION.

WALL ASSEMBLY To FOUNDATION WFCM 3.3.2.3

RIGID INSULATION R=10 (2"x24")

ASPHALT ROOF SHINGLES (NAILING R905.2.5 & ATTACHMENT R905.2.6) OVER 15# FELT (R905.1.1) OVER ½" CDX PLYWOOD SHEATHING OVER RAFTERS @ 16" O.C. (SEE PLANS FOR SIZES); 2"X4" COLLAR TIES @ 32" O.C.; CEILING JOISTS @ 16" O.C. (SEE PLANS); R= - INSULATION; PROVIDE 1" AIR SPACE; INSTALL ICE BARRIER. R905.1.2.

2"X VENTED BLOCKING.

METAL GUTTER OVER FASCIA CONTINUOUS 2" VENTED SOFFIT.

SIDING OVER HOUSE WRAP OVER FOAM INSULATION OVER ½" CDX PLYWOOD &/OR ½" OSB SHEATHING OVER 2"X6" WOOD STUDS @ 16" O.C.

(1) 2"X6" TOP PLATE

1 1/4" WIDE 20 GA. METAL STRAP @ 16" O.C.

2"X6" CONTINUOUS BEARING BLOCK

DETAIL WHERE NEW SECOND FLOOR JOISTS ARE INSTALLED ABOVE EXISTING

1 1/4" WIDE 20 GA. GALV STRAPPING (EACH STUD) MIN. 12" BEARING ON FRAMING.

76"GLUE JOIST BANGERS AT 32" JOIST TO FLOOR JOISTS

INSTALL FIREBLOCKING (302.11)

R= - INSULATION.

½" GYPSUM WALL BOARD.

½" PLYWOOD SUB-FLOOR SHEATHING OVER FLOOR JOISTS @ 16" O.C. (SEE FLOOR PLANS).

ACQ (2)"X6" SILL SECURED TO 8" POURED CONCRETE FOUNDATION WALL &/OR 8" CONCRETE BLOCK (TOP 2 COURSES FILLED SOLID W/CONCRETE / 1/2" MIN. ANCHOR BOLT EMBEDMENT) FOUNDATION WALL W/ 5/8" DIA. ANCHOR BOLTS W/ NUTS & 3" WASHERS @ 45" O.C. ANCHOR BOLTS MUST HAVE MIN. 7" EMBEDMENT. ANCHOR BOLTS ARE TO BE PLACED WITHIN 12" FROM ANY CORNER & 7" TO 12" FROM THE END OF EACH PLATE SECTION.
INSTALL SILL SEALER & TERMITE SHIELD.
POURED CONCRETE FOOTING, KEYWAY & (2) #4 REBAR. ~~8"x16" HD INSULATION @ PERIMETER SLAB ON GRADE.~~

WHERE NEW & EXISTING FOUDATIONS MEET, INSTALL #4 EPOXY COATED STUB BARS, 14" LONG WITH MIN. 7" EMBEDMENT.

FINISHED GRADE.

FOUNDATION WATERPROOFING (R406).

BASEMENT - 4" CONCRETE SLAB REINFORCED W/6x6 W1.4xW1.4 WELDED WIRE FABRIC OVER ~~WATERPROOFING~~ MECHANICAL OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL.

CRAWLSPACE - 2" CONCRETE SLAB.

SLAB ON GRADE
4" CONCRETE REINFORCED W/6x6W1.4xW1.4 WELDED WIRE FABRIC OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL AT GARAGE, PITCH 1/4" TO OVERHEAD DOOR. AT PORCH, SLOPE T.O. SLAB AWAY FROM FLOOR.

TYPICAL WALL SECTION & DETAILS - ½" = 1'-0"
(REPRESENTS MULTIPLE SCENARIOS)

NOTE - FOR ALL METAL 'SIMPSON' HANGARS, SEE MANUF. SPECS FOR ROOF NAILING TO MEET CODE.

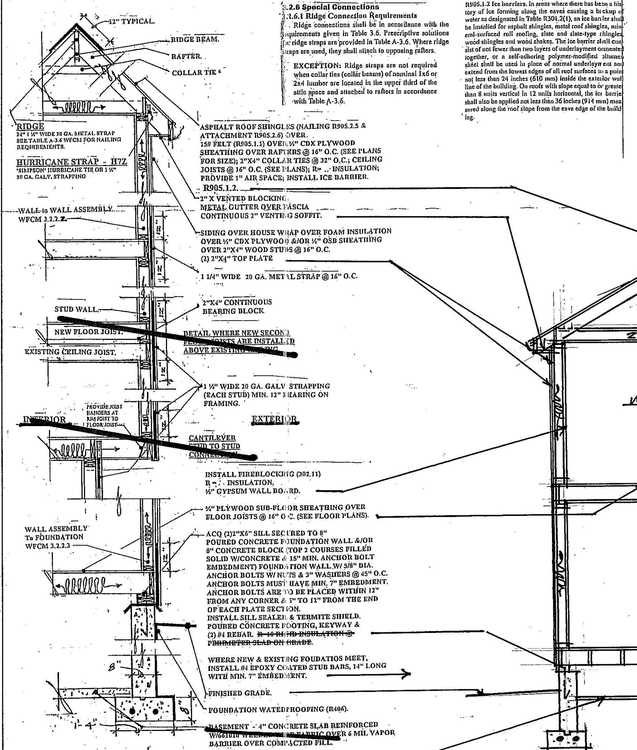
R905.1.2 Ice barriers. In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not fewer than two layers of underlayment cemented together, or a self-adhering polymer-modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building. On roofs with slope equal to or greater than 8 units vertical in 12 units horizontal, the ice barrier shall also be applied not less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.

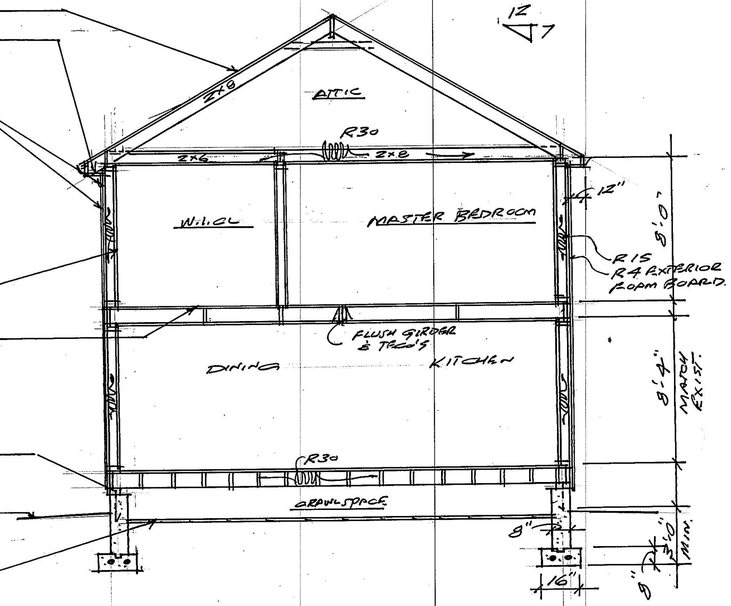
2.6 Special Connections

2.6.1 Ridge Connection Requirements

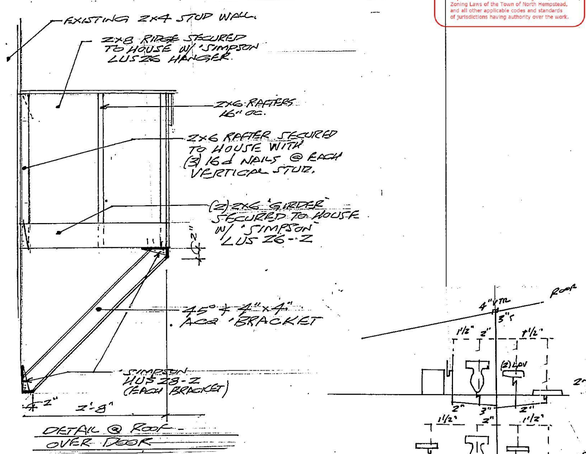
Ridge connections shall be in accordance with the requirements given in Table 3.6. Prescriptive solutions or ridge straps are provided in Table A-3.6. Where ridge straps are used, they shall attach to opposing rafters.

EXCEPTION: Ridge straps are not required when collar ties (collar beams) of nominal 1x6 or 2x4 lumber are located in the upper third of the attic space and attached to rafters in accordance with Table A-3.6.

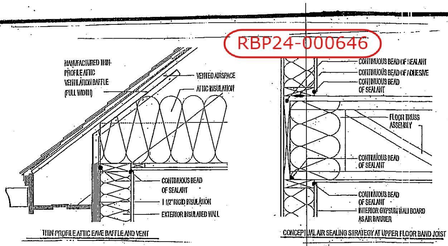


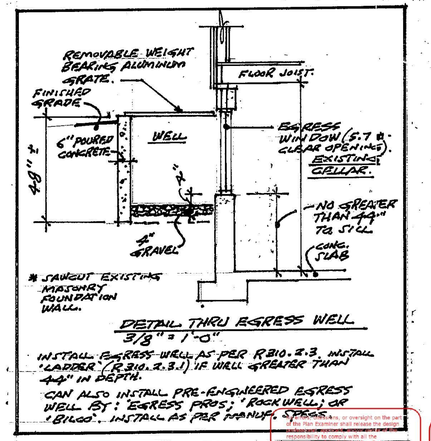


SECTION THRU DINING / KITCHEN AND MASTER BEDROOM.
1/4" = 1'0"



DETAIL @ ROOF OVER DOOR

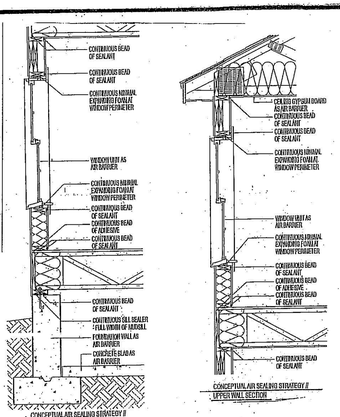


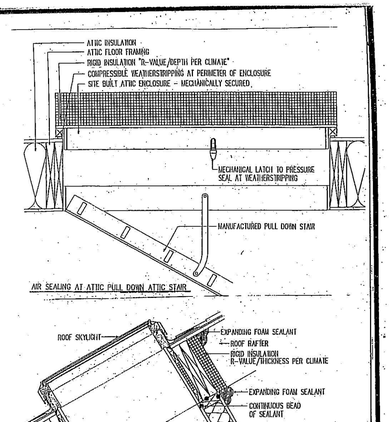


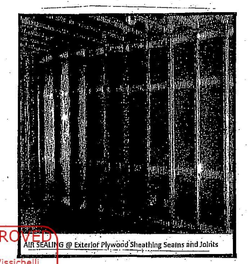
DETAIL THRU EGRESS WELL.
3/8" = 1'-0"

INSTALL EGRESS WELL AS PER R310.2.3 INSTALL 'LADDER (R310.2.3.1) IF WALL GREATER THAN 44" IN DEPTH.

CAN ALSO INSTALL PRE-ENGINEERED EGRESS WELL BY 'EGRESS PROS' 'ROCK WELL' OR 'BILCO'. INSTALL AS PER MANUF. SPECS.







DISAPPROVED
Nicholas Visscher
09/11/2024

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION*

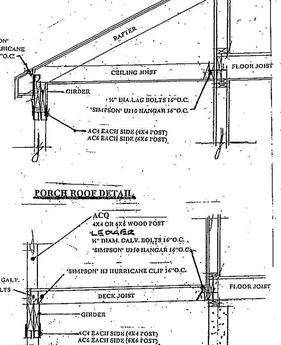
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier. Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, R-value, of not less than R-3 per inch. Exception: Insulation in exterior walls adjacent to unconditioned attic spaces shall extend behind piping and wiring.
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.	Knee walls shall be insulated.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	Windows, skylights and doors shall be insulated.
Rim Joists	Rim Joists shall include the air barrier.	Rim Joists shall be insulated.
Floors, including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and shall extend from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class 1 vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing, or insulation that on installation readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the showers or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be located behind electrical and communication boxes. Alternately, air-sealed boxes shall be installed.	
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

ENERGY CODE COMPLIANCE STATEMENT:

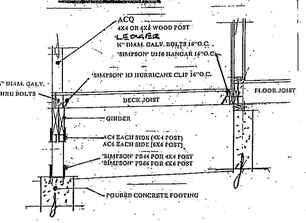
THE UNDERSIGNED IS A NYS REGISTERED ARCHITECT AND STATES TO THE BEST OF UNDERSIGNED'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

ENERGY GENERAL NOTES:
1. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST CODES.
2. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER AND MOUNTED ON A WALL WHERE THE BOILER IS LOCATED.
3. THE SUPPLY AND RETURN DUCTS IN ATTIC TO BE INSULATED WITH R=8 FOR 3" OR GREATER DIAMETERS AND R=6 FOR DUCTS LESS THAN 3" IN DIAMETER.
4. DUCTS, AIR HANDLERS AND FILTER BOXES TO BE SEALED.
5. INSULATE MECHANICAL SYSTEM PIPING WITH MIN. R=3.
6. AIR BARRIER AND THERMAL BARRIER - A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE ENTIRE BUILDING ENVELOPE. BREAKS AND/OR JOINTS IN SAID AIR BARRIER TO BE SEALED.
7. WINDOWS, SKYLIGHTS AND DOORS - ANY SPACE BETWEEN WINDOW AND/OR DOOR JAMBS AND FRAMING TO BE SEALED.
8. SHAFTS - DUCT SHAFTS, UTILITY PENETRATIONS OPENING TO THE EXTERIOR OR UNCONDITIONED SPACE TO BE SEALED.
9. GARAGE SEPARATION - INSTALL AIR SEALING BETWEEN THE GARAGE SPACE AND ANY CONDITIONED SPACES.
10. RECESSED LIGHTING - RECESSED LIGHTING FIXTURES THAT ARE INSTALLED IN THE BUILDING THERMAL ENVELOPE TO BE AIR TIGHT, IC RATED AND SEALED TO THE DRYWALL.

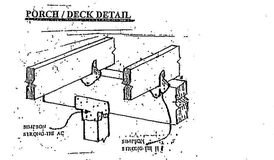
SEE OTHER AIR SEALING NOTES AND DETAILS - THIS DRAWING.



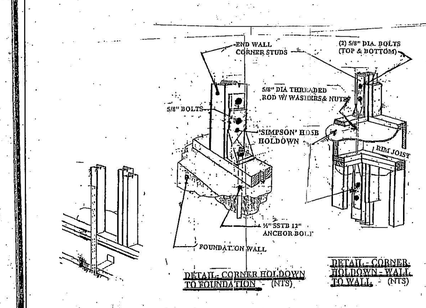
PORCH ROOF DETAIL



PORCH / DECK DETAIL

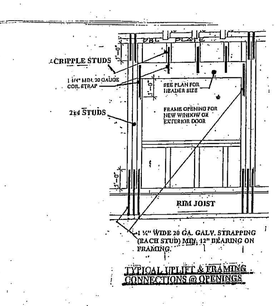


JOIST & POST CONNECTION
"SIMPSON STRONG TIE AC"
"SIMPSON STRONG TIE H1"

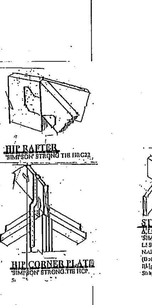


DETAIL - CORNER HOLDOWN TO FOUNDATION - (NTS)

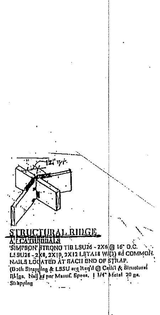
DETAIL - CORNER HOLDOWN - WALL TO WALL - (NTS)



TYPICAL UPLIFT & FRAMING CONNECTIONS @ OPENINGS



STRUCTURAL COLUMN ANCHORAGE



POST BASE
"SIMPSON STRONG TIE ABA44 OR 66. Embed 1/2" dia. galv. bolt 7" into concrete.

SECTION R108
FOUNDATION WATERPROOFING AND DAMPPROOFING

R406.1 Concrete and masonry foundation dampproofing. Except where required by Section R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces and floors below grade shall be dampproofed from the higher of (a) the top of the footing or (b) 6 inches (152 mm) below the top of the basement floor, to the finished grade. Masonry walls shall have not less than ⅜ inch (9.5 mm) portland cement parging applied to the exterior of the wall. The parging shall be dampproofed in accordance with one of the following:

1. Bituminous coating.
2. Three pounds per square yard (1.63 kg/m²) of acrylic modified cement.
3. One-eighth-inch (3.2 mm) coat of surface-bonding cement complying with ASTM C 887.
4. Any material permitted for waterproofing in Section R406.2.
5. Other approved methods or materials.

Exception: Parging of unit masonry walls is not required where a material is approved for direct application to the masonry.

Concrete walls shall be dampproofed by applying any one of the listed dampproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.

R406.2 Concrete and masonry foundation waterproofing. In areas where a high water table or other severe soil-water conditions are known to exist, exterior foundation walls that retain earth and enclose habitable spaces and floors below grade shall be waterproofed from the higher of (a) the top of the footing or (b) 6 inches (152 mm) below the top of the basement floor, to the finished grade. Walls shall be waterproofed in accordance with one of the following:

1. Two-ply hot-mopped felts.
2. Fifty-five-pound (25 kg) roll roofing.
3. Six-mil (0.15 mm) polyvinyl chloride.
4. Six-mil (0.15 mm) polyethylene.
5. Forty-mil (1 mm) polymer-modified asphalt.

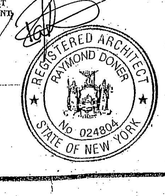
TABLE R703.3(1)
SIDING MINIMUM ATTACHMENT AND UNDERLAYMENT REQUIREMENTS

SIDING MATERIAL	NOMINAL THICKNESS (inches)	JOINT TREATMENT	TYPE OF SUPPORTS FOR THE SIDING MATERIAL AND FASTENERS: Wood or wood structural panel sheathing into stud	Fiberboard sheathing into stud	Gypsum sheathing into stud	Foam plastic sheathing into stud	Direct to studs	Number or spacing of fasteners
Steel¹	29 ga.	Lap	Siding nail (1½"x 0.113") Staple-1½"	Siding nail (2"x 0.113") Staple-2½"	Siding nail (1½"x 0.113") Staple-1½"	Siding nail (1½"x 0.113") Staple-1½"	Not allowed	Same as stud spacing
Vinyl siding (see Section R703.11)	0.035	Lap	0.120" nail (shank) with ±0.313" head or 16-gage staple with ⅜" to ½" crown	0.120" nail (shank) with ±0.313" head or 16-gage staple with ⅜" to ½" crown	0.120" nail (shank) with ±0.313" head or 16-gage staple with ⅜" to ½" crown	0.120" nail (shank) with ±0.313 head Section R703.11.3	Not allowed	16 (direct or sheathing) or equivalent by this manufacturer's instructions
Wood siding (see Section R703.5)	Wood recip.	⅜ min.	Lap	6d box or siding nail (2" x 0.099")	6d box or siding nail (2" x 0.099")	6d box or siding nail (2" x 0.099")	8d box or siding nail (2½"x 0.113") Staples²	Four rectangular up to 6" wide, 1 per bearing; 8" wide and over, 2 nails per bearing
	Shiplap	⅞/32 average	Lap					
	Bevel	⅞/16	Lap					
	Butt tip	⅜/16	Lap					
Wood structural panel ANSI/APA PRP-210 siding (exterior grade) (see Section R703.5)	⅜ – ½	Note e	2" x 0.099" siding nail	2½"x 0.113" siding nail	2½"x 0.113" siding nail	2½"x 0.113" siding nail	2" x 0.099" siding nail	6" panel edges 12" field, sup.
Wood structural panel lap siding (see Section R703.5)	⅜ – ½	None e Note g	2" x 0.099" siding nail	2½"x 0.113" siding nail	2½"x 0.113" siding nail	2½"x 0.113" siding nail	2" x 0.099" siding nail	8" along bottom edge

For SI: 1 inch = 25.4 mm.

a. Aluminum nails shall be used to attach aluminum siding.
b. Aluminum (0.019 inch) shall be unbacked only where the maximum panel width is 10 inches and the maximum flat area is 8 inches. The minimum aluminum siding shall be 10 ROI inch or its nominal dimensions.
c. Shall be of approved type.
d. Where used to nail wood siding flutes, the spacing must be 4 inches at panel edges and 8 inches on interior supports.
e. Vertical and joints of panels must occur at studs and shall be covered with a joint cover or shall be caulked.
f. Fiber cement lap siding shall be installed over wood structural panel sheathing that is covered with a water-resistive barrier complying with one layer of No. 15 asphalt felt or other approved weather-resistive barrier.
g. Vertical joints, if staggered, shall be permitted to be away from studs if applied over wood structural panel sheathing.
h. Minimum fastener length must be sufficient to penetrate sheathing either nailable substrate and fastening a total of a minimum of 1½ inches or to comply with the manufacturer's installation instructions.

MUFTI RESIDENCE
549 BEECH ST. NEW HYDE PARK



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DRAWING NO: 3-93
DATE: 6-10-24
REVISIONS: 9-16-24

Generated by RES*check-Web* Software

Compliance Certificate

Project Addition

Energy Code:	2018 IECC
Location:	New Hyde Park, New York
Construction Type:	Single-family
Project Type:	Addition
Climate Zone:	4 (5316 HDD)

Compliance: Passes using UA trade-off

Compliance: **1.2% Better Than Code** Maximum UA: **164** Your UA: **162** Maximum SHGC: **0.40** Your SHGC: **0.30**

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

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

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	976	30.0	0.0	0.035	0.026	34	25
Wall: Wood Frame, 16" o.c.	1,386	15.0	4.0	0.057	0.060	69	73
Window: Wood Frame SHGC: 0.30	177			0.300	0.320	53	57
Floor: All-Wood Joist/Truss	192	30.0	0.0	0.033	0.047	6	9

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

SMALL COMMERCIAL BUILDING

47 PLANDOME ROAD MANHASSET, NY

NEW CONSTRUCTION

ZONING DATA		
ZONE: BUSINESS B DISTRICT SEC: 3 BLOCK: 53 LOT: 944		
PRIMARY STRUCTURE	REQUIRED / PERMITTED	PROPOSED
LOT AREA	2,000 SQ. FT. MINIMUM	3,594 SQ. FT.
LOT COVERAGE (85%)	3,054.9 SQ. FT. MAX.	1,288 SQ. FT.
FRONT YARD SETBACK	0'	0.0'
SIDE YARD SETBACKS	0'	6'–10" AND 3'–6"
REAR YARD SETBACK	20 FT. MIN	48'–8"
HEIGHT	40 FT. MAX.	33'–4"

PARKING REQUIREMENT
SEC. 70–103:

PROPOSED USES –

1

FIRST FLOOR: BUSINESS OCCUPANCY
1088 AGGREGATE S.F.
1088 / 300 = 3.63 –> 4 SPOTS

SECOND FLOOR: OFFICE SPACE
996 AGGREGATE S.F. OF SPACE
0 S.F. FLOOR AREA IN EXCESS OF 1000 S.F.
0/ 200 = 0

TOTAL SPOTS REQUIRED = 4
SPOTS PROVIDED = 4

N.Y.S. BUILDING CODE NOTES

- PROPOSED USE:
  FIRST FLOOR: BUSINESS TENANT: T.B.D.
  SECOND FLOOR: OFFICES TENANTS: T.B.D.
- PROPOSED OCCUPANCY GROUP:
  FIRST FLOOR: GROUP B: BUSINESS PROPOSED USE
  SECOND FLOOR: GROUP B: BUSINESS PROPOSED USE
- FIRE SEPARATION DISTANCE <5' @ NORTH PROPERTY LINE
  TABLE 602: B OCC. REQUIRES 1 HR RATED EXTERIOR WALL MIN.
  2 HOUR EXTERIOR BEARING WALL PROPOSED
- BUILDING CONSTRUCTION CLASSIFICATION: TYPE III B
- CLASSIFICATION OF WORK: NEW
- THE STRUCTURE COMPLIES WITH TABLE 601 OF THE NYS BLDG CODE
- THE REFERENCED BUILDING IS PROPOSED TO BE NON SPRINKLERED
- THE PROPOSED BUILDING COMPLIES WITH SECTION 504 ALLOWABLE HEIGHT AND BUILDING AREAS AS SHOWN IN THE NYS BLDG CODE

ELECTRICAL NOTES:
- ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH NEC AND NSPA70 INCLUSIVE THEREIN OF ALL PROVISIONS OF THE NYS FIRE PREVENTION CODE

MECHANICAL NOTES:
- MECHANICAL SYSTEMS SHALL COMPLY WITH K606.25 CFM (2.36 L/1) PER PERSON OF OUTDOOR AIR, AND NOT LESS THAN 15 CFM (7.07 L/1) OF VENTILATION AIR PER PERSON, OR NOT LESS THAN THE AMOUNT OF VENTILATION AIR AS DETERMINED BY THE INDOOR AIR QUALITY PROCEDURES ASHARAE 62

FIRE/ENCLOSURE NOTES:
- FIRE ALARM REQUIRED AS PER SECTIONS 18.6.3 NASSAU COUNTY FIRE PREVENTION ORDINANCE.
- FIRE SPRINKLER NOT REQUIRED FOR GROUP B AS PER SECTION 903 OF NY STATE BLDG CODE AND 18.6.1 OF NASSAU COUNTY FIRE PREVENTION ORDINANCE.
- SHAFT ENCLOSURES SHALL COMPLY WITH SECTION 713 OF THE NYS BLDG CODE.
- FIRE PARTITIONS SHALL COMPLY WITH SECTION 708 OF THE NYS BLDG CODE
- PENETRATION OF THE FIRE RATED ASSEMBLIES SHALL COMPLY WITH SECTION 714.
- FIRE BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 718.
- FIRE RATINGS SHALL COMPLY WITH TABLE 716.5 OF THE NYS BLDG CODE.

FINISHES NOTES:
- ALL INTERIOR FINISHES ARE CLASS A
- INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH SECTION 803 OF THE NYS BLDG CODE
- THE INTERIOR FLOOR FINISH SHALL COMPLY WITH CHAPTER 804 OF THE NYS BLDG CODE

EGRESS NOTES:
- EXIT SIGNS SHALL COMPLY WITH SECTION 1008 OF THE NYS BLDG CODE
- DOOR ARRANGEMENT SHALL BE PER ARTICLE 1010.1.8 OF THE NYS BLDG CODE
- LOCKS AND LATCHES SHALL BE OPERABLE PER ARTICLE 1010.1.9.3 OF THE NYS BLDG CODE
- EXIT TRAVEL DISTANCE SHALL COMPLY WITH TABLE 1017.2 OF THE NYS BLDG CODE.
- AISLES FOR EGRESS SHALL COMPLY WITH ARTICLE 1005 OF THE NYS BLDG CODE
- ALL EGRESS SHALL COMPLY WITH SECTION 1003 OF THE NYS BLDG CODE
- ALL EXITS SHALL COMPLY WITH SECTION 1006 OF NYS BLDG CODE
- EXITS SHALL ALSO COMPLY WITH ASSEMBLY REQUIREMENTS LISTED IN SECTION 1009

PLUMBING NOTES:

FIRST FLOOR: 15 PERSON MAX OCCUPANCY
AS PER TABLE 403.1 IN THE NYS PLUMBING CODE, BUSINESS OCCUPANCY REQUIRES:

1 WATER CLOSET PER 25	1 PROVIDED
1 LAVATORY PER 40	1 PROVIDED
0 DRINKING FOUNTAIN AS PER PER 410.2 15 OR FEWER OCCUPANTS	0 PROVIDED
0 SERVICE SINK AS PER TABLE 403.1 "e" 15 OR FEWER OCCUPANTS	0 PROVIDED

SEPARATE FACILITIES NOT REQUIRED AS PER 403.2 EXEMPTION 2

SECOND FLOOR: 5 PERSON MAX OCCUPANCY
AS PER TABLE 403.1 IN THE NYS PLUMBING CODE, BUSINESS OCCUPANCY REQUIRES:

1 WATER CLOSET PER 25	1 PROVIDED
1 LAVATORY PER 40	1 PROVIDED
0 DRINKING FOUNTAIN AS PER PER 410.2 15 OR FEWER OCCUPANTS	0 PROVIDED
0 SERVICE SINK AS PER TABLE 403.1 "e" 15 OR FEWER OCCUPANTS	0 PROVIDED

SEPARATE FACILITIES NOT REQUIRED AS PER 403.2 EXEMPTION 2

EGRESS / EXIT ACCESS NOTES:

CHAPTER 10 MEANS OF EGRESS
BUILDING NOT SPRINKLERED
TABLE 1004.5 OCCUPANT FLOOR ARE ALLOWANCES

FIRST FLOOR: BUSINESS AREA
OCCUPANT LOAD AREA = 901.6 / 150 S.F. PER PERSON (BUSINESS)
= 6 PERSONS MAX ALLOWABLE
1 MEANS OF EGRESS REQUIRED AS PER TABLE 1006.2.1
1 MEANS OF EGRESS PROVIDED - OK

MINIMUM EGRESS WIDTHS:
6 PERSONS X .2" = 1.2"
72" PROVIDED - OK

EXIT ACCESS DISTANCE OF NON SPRINKLERED BUILDING W/ 1 EXIT = 75 FT MAX
PROPOSED TRAVEL DISTANCE - 55'-0" - OK

SECOND FLOOR: BUSINESS AREAS
OCCUPANT LOAD AREA = 428/ 150 S.F. PER PERSON = 2.9 OCCUPANTS
451.3/ 150 S.F. PER PERSON = 3.0 OCCUPANTS
= 5 PERSONS MAX TOTAL ALLOWABLE
1 MEANS OF EGRESS REQUIRED AS PER TABLE 1006.2.1
1 MEANS OF EGRESS PROVIDED - OK

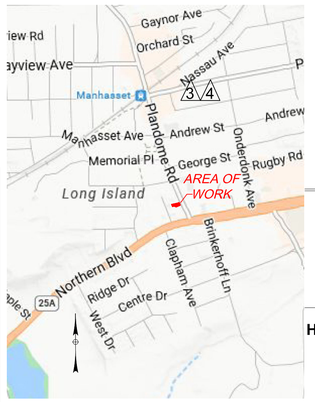
MINIMUM EGRESS WIDTHS:
DOORS: 6 PERSONS X .2" = 1.2"
36" PROVIDED - OK
STAIR: 6 PERSONS X .3" = 1.8"
52" PROVIDED - OK

EXIT ACCESS DISTANCE OF NON SPRINKLERED BUILDING W/ 1 EXIT = 75 FT MAX
PROPOSED TRAVEL DISTANCE - 65'-0" - OK

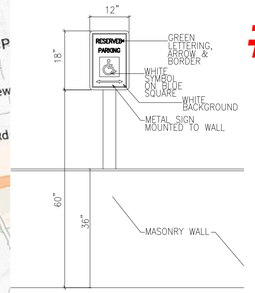
DRYWELL # 1
ROOF AREA AND DRIVEWAY:
ROOF AREA
1288 S.F. x .25 (3" RAIN) x 1 COEF. = 322 CU. FT. WATER CAPACITY REQUIRED
DRIVEWAY
1924 S.F. x .25 (3" RAIN) x 1 COEF. = 481 CU. FT. WATER CAPACITY REQUIRED

322 +481 = 803 TOTAL CUBIC FEET WATER CAPACITY REQUIRED.

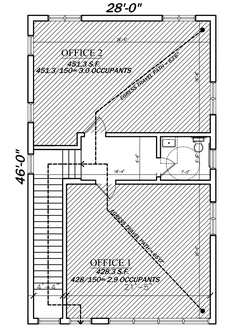
USE 10' Ø x 12' DEEP DRY WELL W/ FLAT COVER.
821 CUBIC FEET WATER CAPACITY PROVIDED



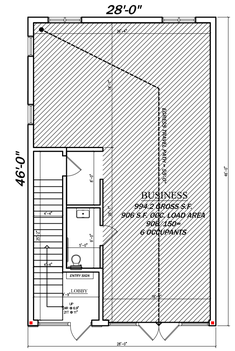
LOCATION PLAN



HANDICAP SIGN DETAIL



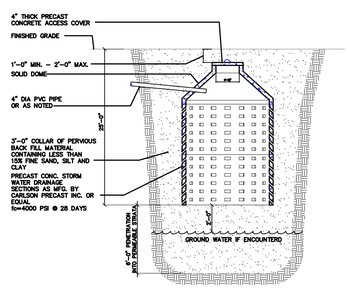
SECOND FLOOR DIAGRAM
SCALE: 3/32" = 1'-0"



FIRST FLOOR DIAGRAM
SCALE: 3/32" = 1'-0"

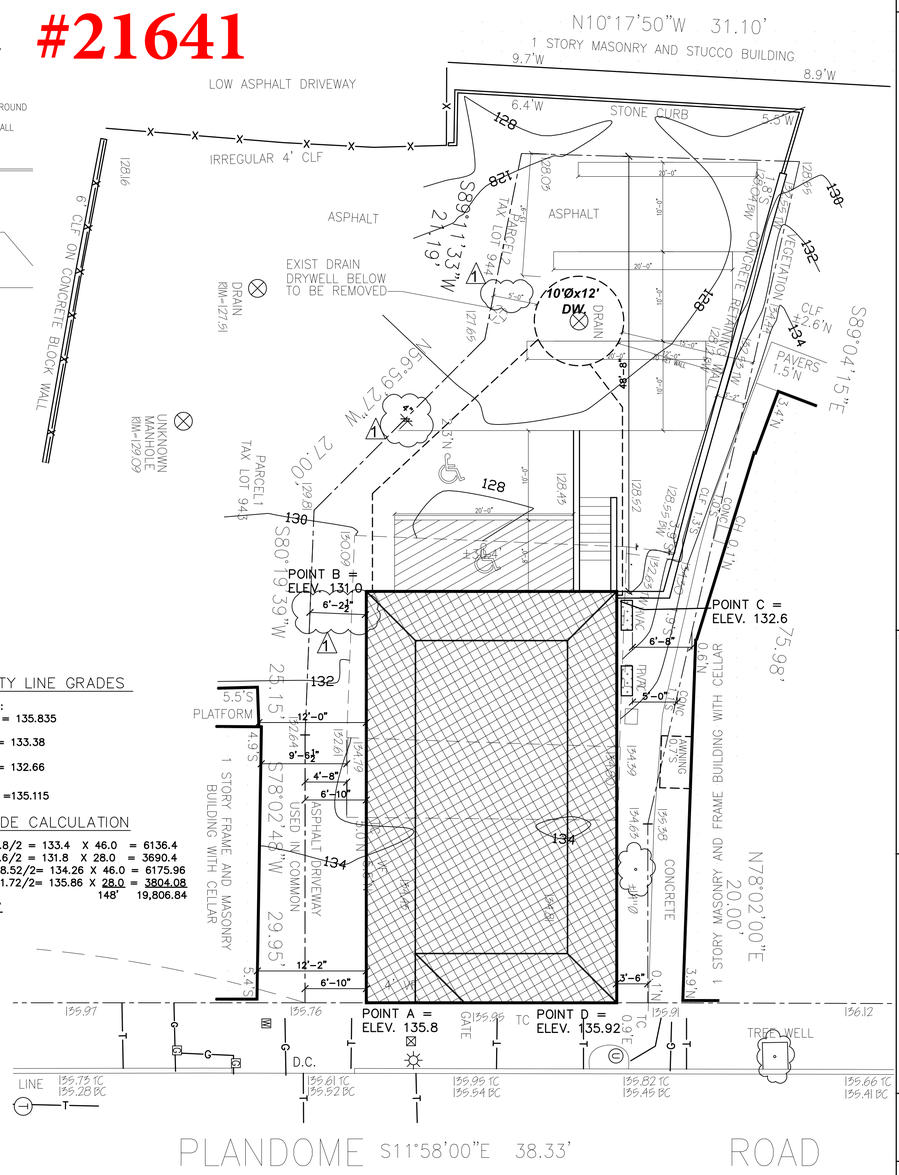
FLOOR AREA CALCULATION
46'-0" X 28'-0" X 2 = 2576 S.F.

TOTAL FLOOR AREA = 2,576.0 S.F.



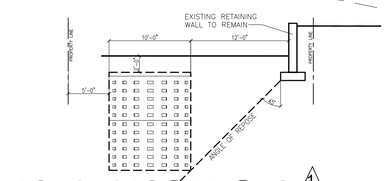
DRYWELL DETAIL
SCALE: NOT TO SCALE

#21641



SITE PLAN

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



1

DRYWELL LOCATION SKETCH
SCALE: NTS

AVERAGE PROPERTY LINE GRADES

EAST SIDE (PLANDOME RD):
135.76+135.91= 271.67/2 = 135.835
SOUTH SIDE:
135.76+131.0= 266.76/2 = 133.38
WEST SIDE (REAR):
131.0+134.32= 265.32/2 = 132.66
NORTH SIDE:
134.32+135.91= 270.23/2 =135.115

PRE EXISTING GRADE CALCULATION

AB	=	135.8	+	131.0=	266.8/2 =	133.4	X 46.0 = 6136.4
BC	=	131.0	+	132.6=	263.6/2 =	131.8	X 28.0 = 3690.4
CD	=	132.6	+	135.92=	268.52/2=	134.26	X 46.0 = 6175.96
DA	=	135.92	+	135.8=	271.72/2=	135.86	X 28.0 = 3804.08
						148'	19,806.84

19,806.84 / 148 = 133.83'

DATE	ISSUED TO/REVISION	NO.
3/18/2024	INITIAL SUBMISSION	
4/30/2024	REVISIONS AS PER OMISSION LETTER DATED 4-25-24	1

PROFESSIONAL SEAL:

REGISTERED ARCHITECT
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ARCHITECT
MATTHEW SHARAPATA

PROJECT LOCATION:
SMALL COMMERCIAL BUILDING
47 PLANDOME ROAD
MANHASSET, NY 11030

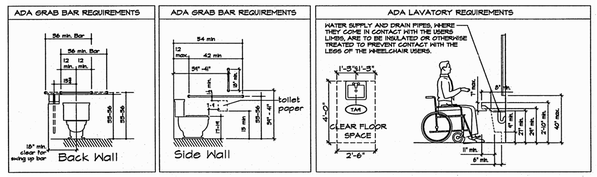
DRAWING TITLE:
LOCATION PLAN, SITE PLAN AND CODE COMPLIANCE NOTES

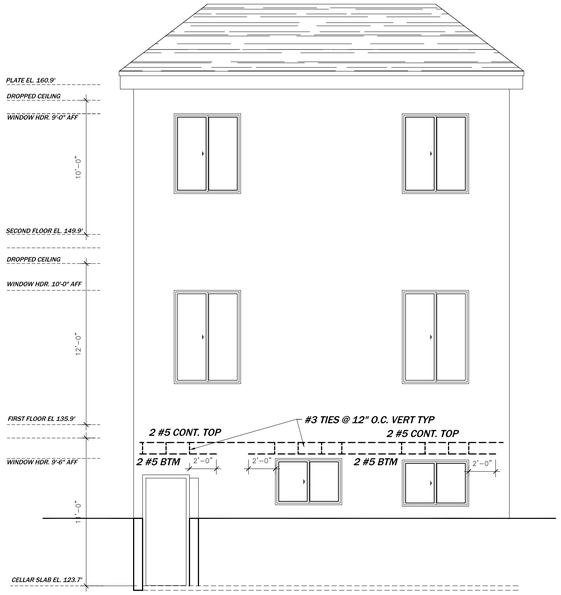
SCALE
AS PER DRAWING

DATE
4/30/2024

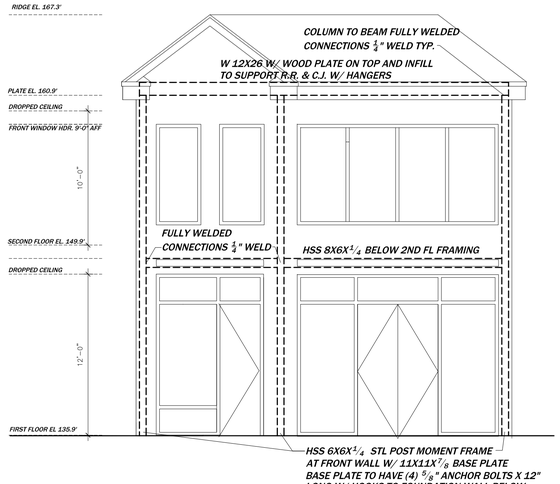
DRAWN BY
K. DE PAOLA

DRAWING NO.
A-0

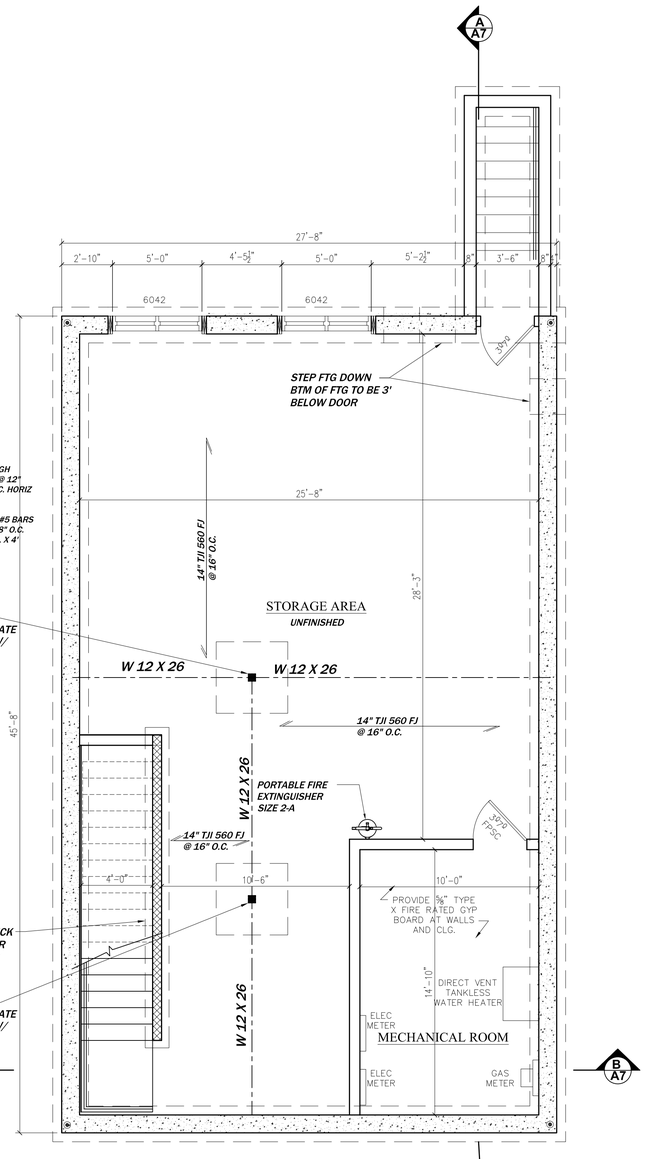




ADDITIONAL FOUNDATION REBAR AT REAR DETAIL



DETAIL @ STEEL FRAME AT FRONT ELEVATION



FOUNDATION PLAN

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

NOTES:

1. CROSS BRIDGE ALL FLOOR JOISTS AT 1/3 POINTS
2. PROVIDE (2) JACK STUDS AT ALL OPENING HEADERS UNLESS OTHERWISE NOTED.
3. ALL HABITABLE SPACES MEET OF EXCEED 8% LIGHT AND 4% CLEAR VENTILATION AREA.
4. STAIRWAYS TO COMPLY WITH SECTION 1011
5. RAILINGS TO COMPLY WITH SECTION 1011.11
6. USE HEAVY DUTY HANGERS FOR ENGINEERED LUMBER
7. PROVIDE SOLID BLOCKING BETWEEN JOISTS UNDER ALL WALLS ABOVE
8. PSL'S MAY BE SUBSTITUTED FOR LVLS OF SAME DEPTH TO ACHIEVE REQUIRED WIDTH
9. ALL ANCHOR BOLTS AND FASTENERS IN CONTACT WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED
10. PROVIDE ½" GWB @ UNDERSIDE OF ALL STAIRS
11. SEE SHEETS S–1 – S–5 FOR WOOD FRAMING, STRAPPING, CONCRETE, AND STEEL DETAILS
14. SEE A–6 FOR ELECTRICAL, LIGHTING, SMOKE/CARBON DETECTOR AND FIRE ALARM LOCATIONS
15. DOORS TO BE 3'–0"X 8'–0" U.O.N.

L E G E N D

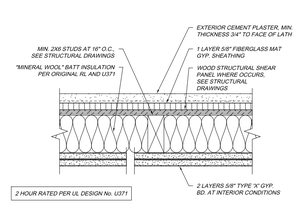
SYMBOL	REMARKS
■	4"x4"X¼" H.S.S.TUBE COL. U.O.N.
⊠	4"x4" WOOD POST U.O.N.
⊠	4"x6" WOOD POST U.O.N.
▨	BEARING PARTITION
◉	SIMPSON HD–5 OR EQ. HOLD DOWN

HEADER SCHEDULE

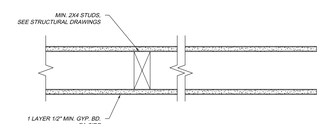
FOR DOOR & WINDOW HEADERS NOT INDICATED ON PLAN

SIZE OF OPENING	REQUIRED MEMBER
UP TO 3'–6"	(2)2x10
UP TO 5'–11"	(3)2x10
UP TO 8'–0"	(3)1¾x9½" PSL

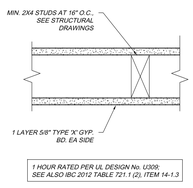
3½ x 5¼ PSL ENGINEERING COLUMNS FOR OPENINGS OVER 6' LONG



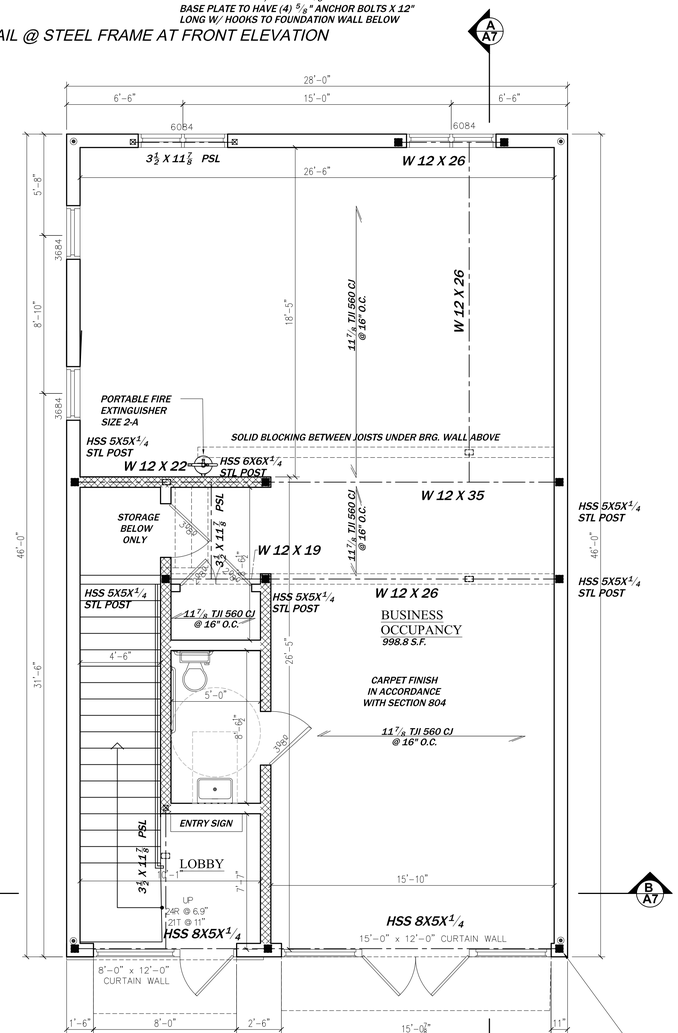
2 HOUR EXTERIOR WALL
NTS



NON-RATED INTERIOR PARTITION
NTS



1 HOUR INTERIOR PARTITION @ MECH. RM
NTS



FIRST FLOOR PLAN

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

DATE	ISSUED TO/REVISION	NO.
3/18/2024	INITIAL SUBMISSION	

PROFESSIONAL SEAL:

REGISTERED ARCHITECT
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ARCHITECT
MATTHEW SHARAPATA

PROJECT LOCATION:

SMALL COMMERCIAL BUILDING
47 PLANDOME ROAD
MANHASSET, NY 11030

DRAWING TITLE:

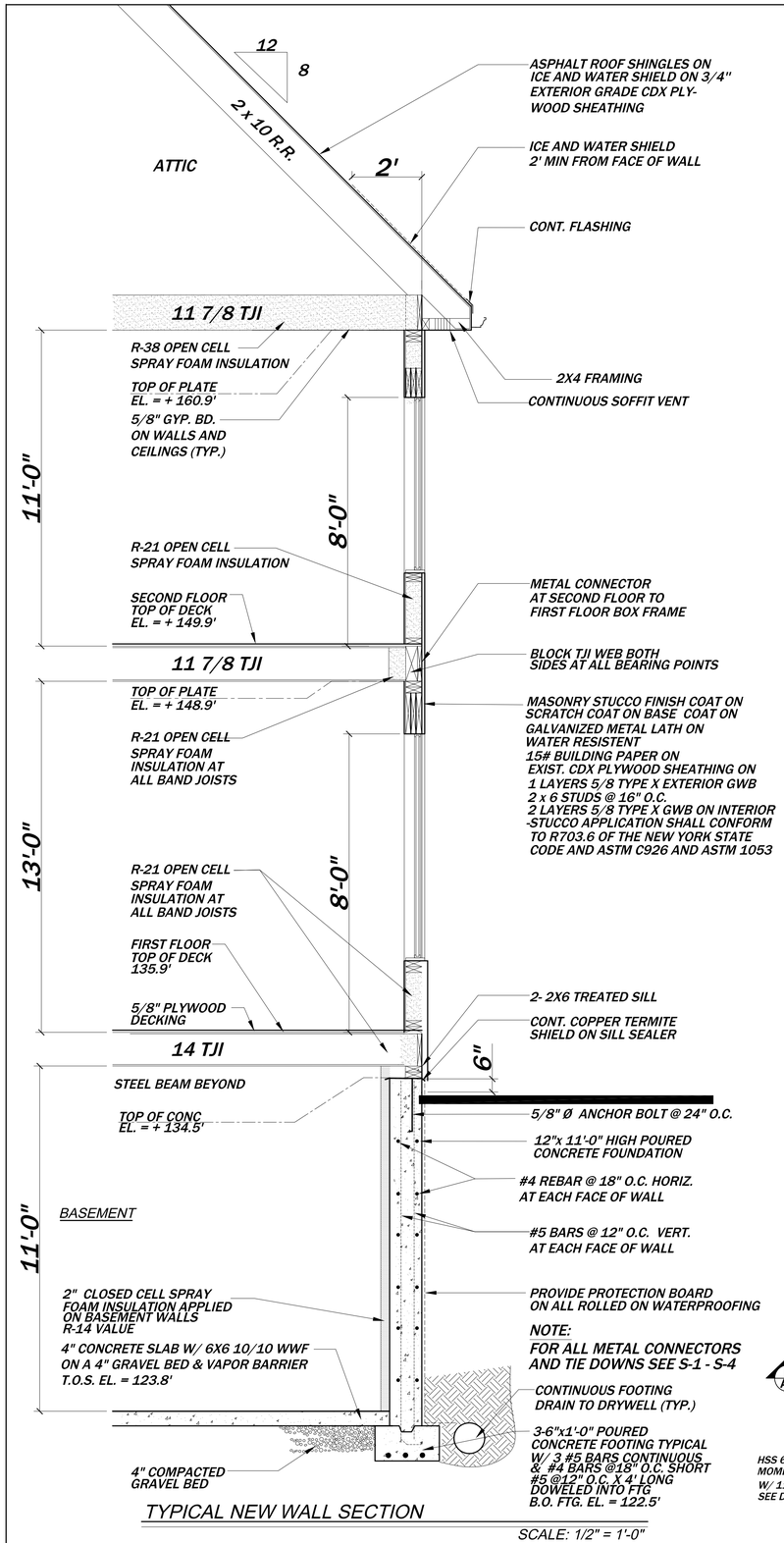
FOUNDATION PLAN, FIRST FLOOR PL AND ADDITIONAL STEEL FRAMING DETAILS

SCALE
AS PER DRAWING

DATE
3/11/2024

DRAWN BY
K. DE PAOLA

DRAWING NO.
A-1



TYPICAL NEW WALL SECTION

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

NOTES:

1. CROSS BRIDGE ALL FLOOR JOISTS AT 1/3 POINTS
2. PROVIDE (2) JACK STUDS AT ALL OPENING HEADERS UNLESS OTHERWISE NOTED.
3. ALL HABITABLE SPACES MEET OF EXCEED 8% LIGHT AND 4% CLEAR VENTILATION AREA.
4. STAIRWAYS TO COMPLY WITH SECTION 1011
5. RAILINGS TO COMPLY WITH SECTION 1011.11
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14. SEE A-6 FOR ELECTRICAL, LIGHTING, SMOKE/CARBON DETECTOR AND FIRE ALARM LOCATIONS
15. DOORS TO BE 3'-0"X 8'-0" U.O.N.

LEGEND

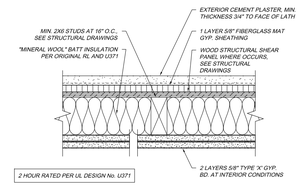
SYMBOL	REMARKS
■	4"x4"X¼" H.S.S.TUBE COL. U.O.N.
⊠	4"x4" WOOD POST U.O.N.
⊠	4"x6" WOOD POST U.O.N.
▨	BEARING PARTITION
◉	SIMPSON HD-5 OR EQ. HOLD DOWN

HEADER SCHEDULE

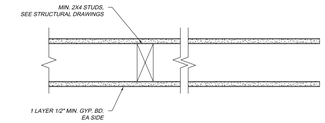
FOR DOOR & WINDOW HEADERS NOT INDICATED ON PLAN

SIZE OF OPENING	REQUIRED MEMBER
UP TO 3'-6"	(2)2x10
UP TO 5'-11"	(3)2x10
UP TO 8'-0"	(3)1¾x9¼" PSL

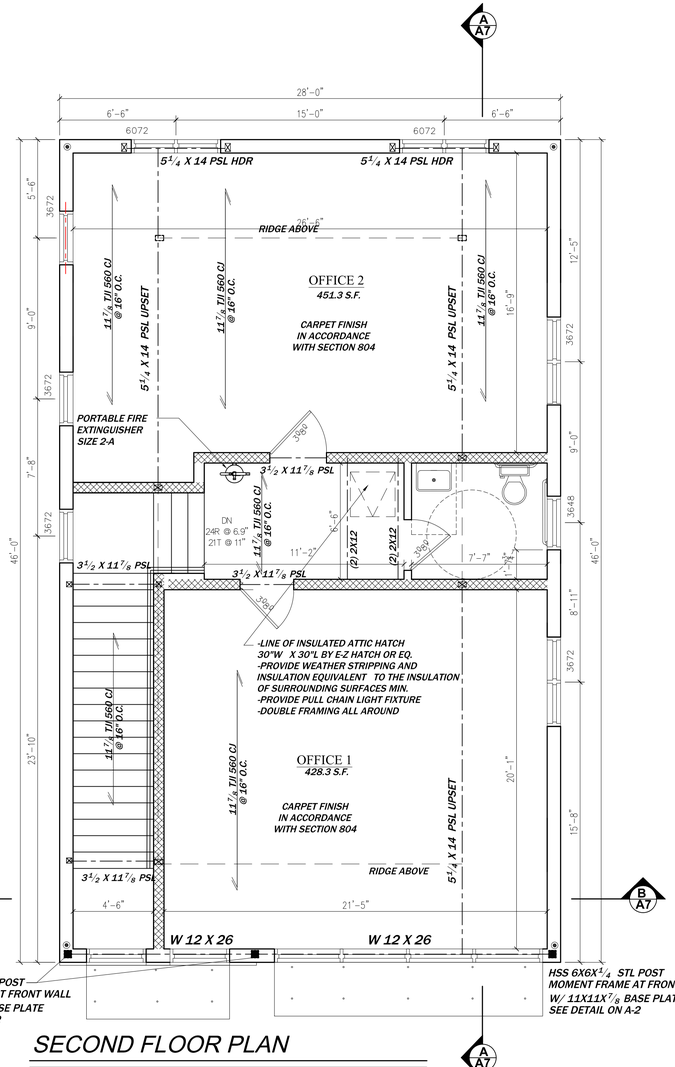
3½ x 5¼ PSL ENGINEERING COLUMNS FOR OPENINGS OVER 6' LONG



2 HOUR EXTERIOR WALL
NTS

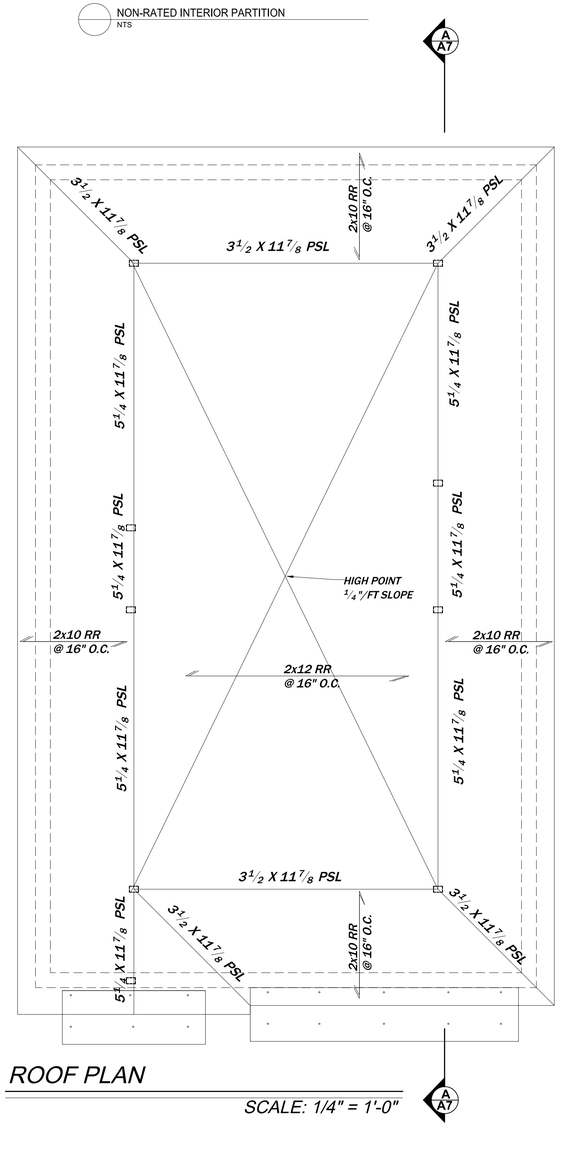


NON-RATED INTERIOR PARTITION
NTS



SECOND FLOOR PLAN

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



ROOF PLAN

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

DATE	ISSUED TO/REVISION	NO.
3/18/2024	INITIAL SUBMISSION	

PROFESSIONAL SEAL:

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SMALL COMMERCIAL BUILDING
47 PLANDOME ROAD
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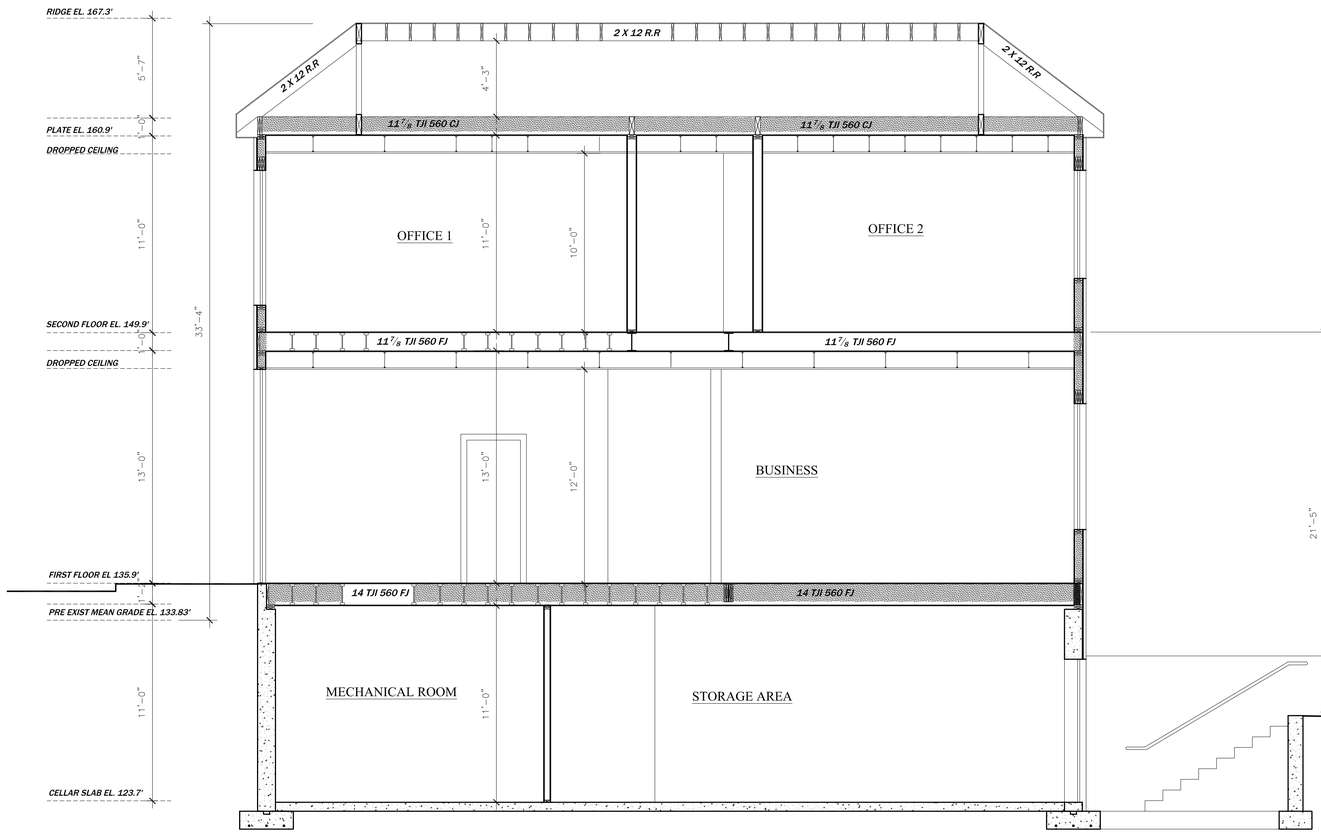
DRAWING TITLE:
SECOND FLOOR PLAN, ROOF PLANE PLAN, TYPICAL SECTION

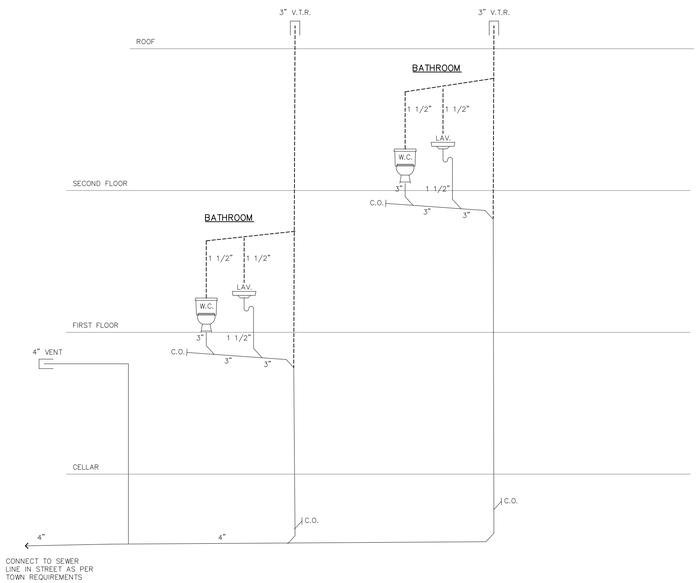
SCALE: AS PER DRAWING
DATE: 3/11/2024
DRAWN BY: K. DE PAOLA

DRAWING NO.
A-2



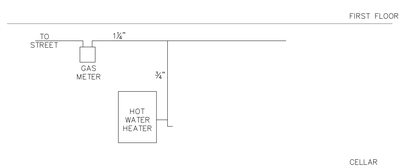
SECTION A-A

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



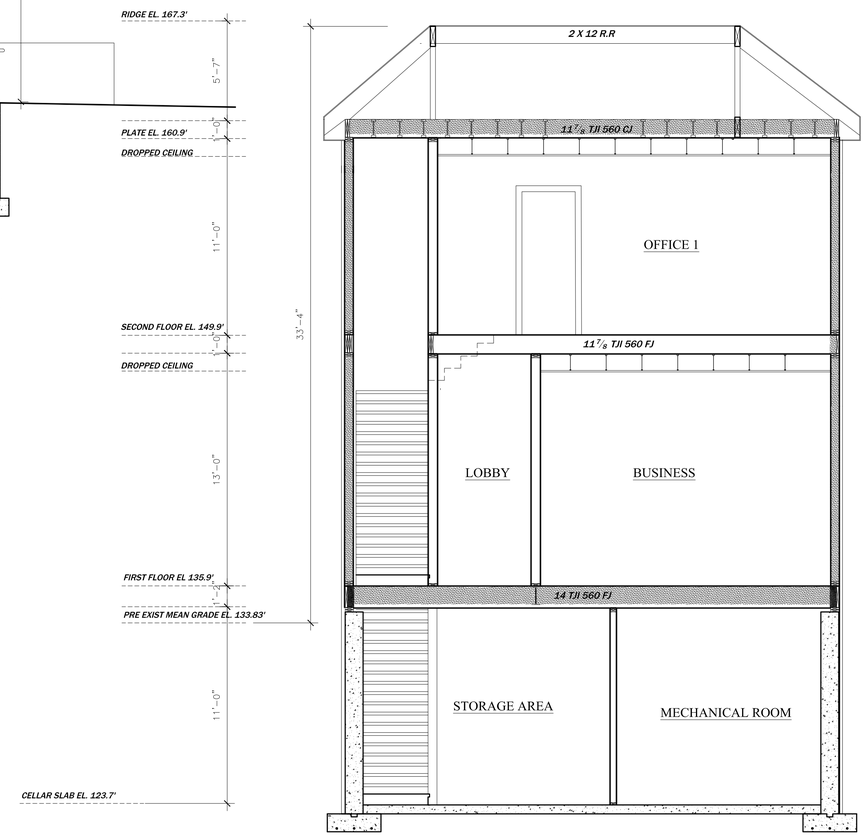
PLUMBING RISER DIAGRAM

SCALE: NTS



GAS RISER DIAGRAM

SCALE: NTS



SECTION B-B

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

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3/18/2024	INITIAL SUBMISSION	

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DRAWING TITLE:

SECTION A-A, SECTION B-B, PLUMBING RISER DIAGRAM, AND GAS RISER DIAGRAM

SCALE
AS PER DRAWING

DATE
3/11/2024

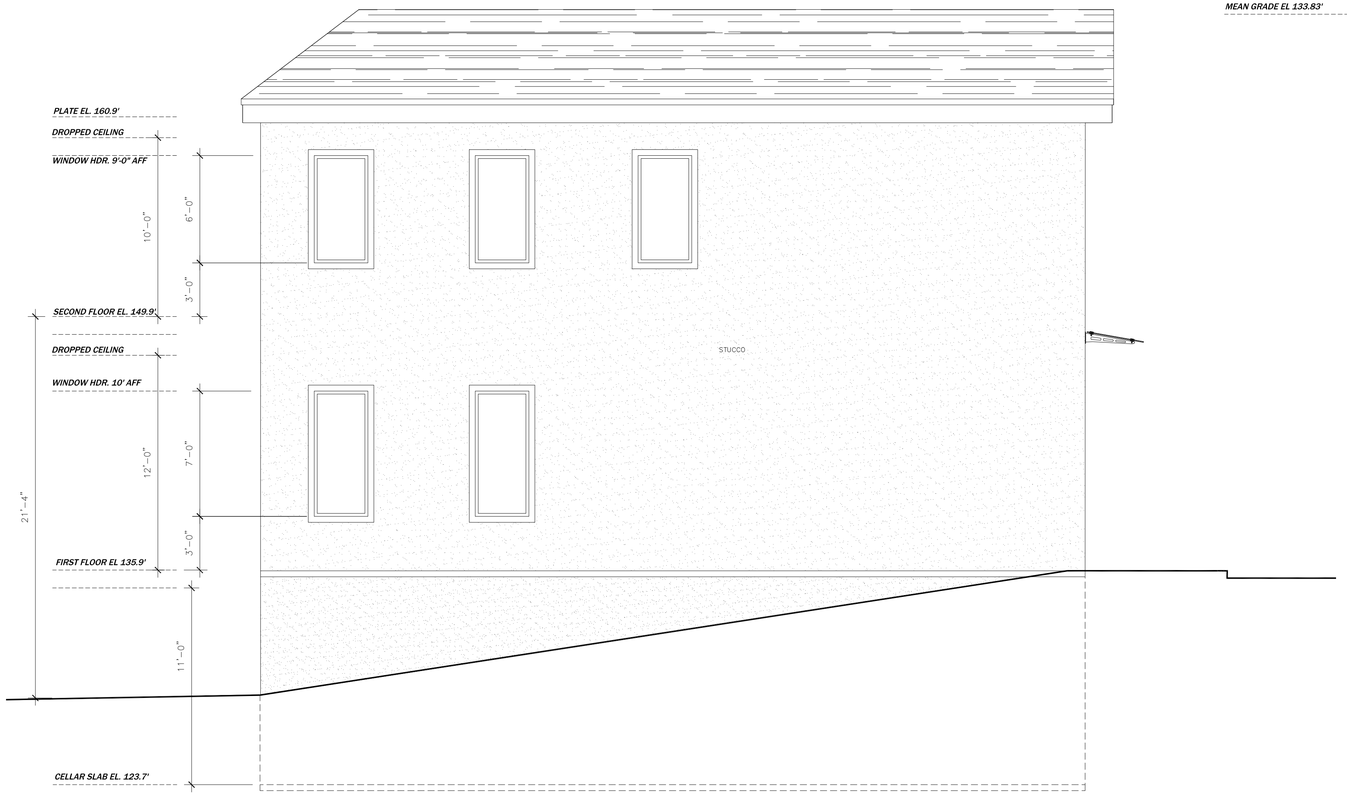
DRAWN BY
K. DE PAOLA

DRAWING NO.

A-3

FRONT ELEVATION

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



SOUTH SIDE ELEVATION

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

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3/18/2024	INITIAL SUBMISSION	

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DRAWING TITLE:

ELEVATIONS

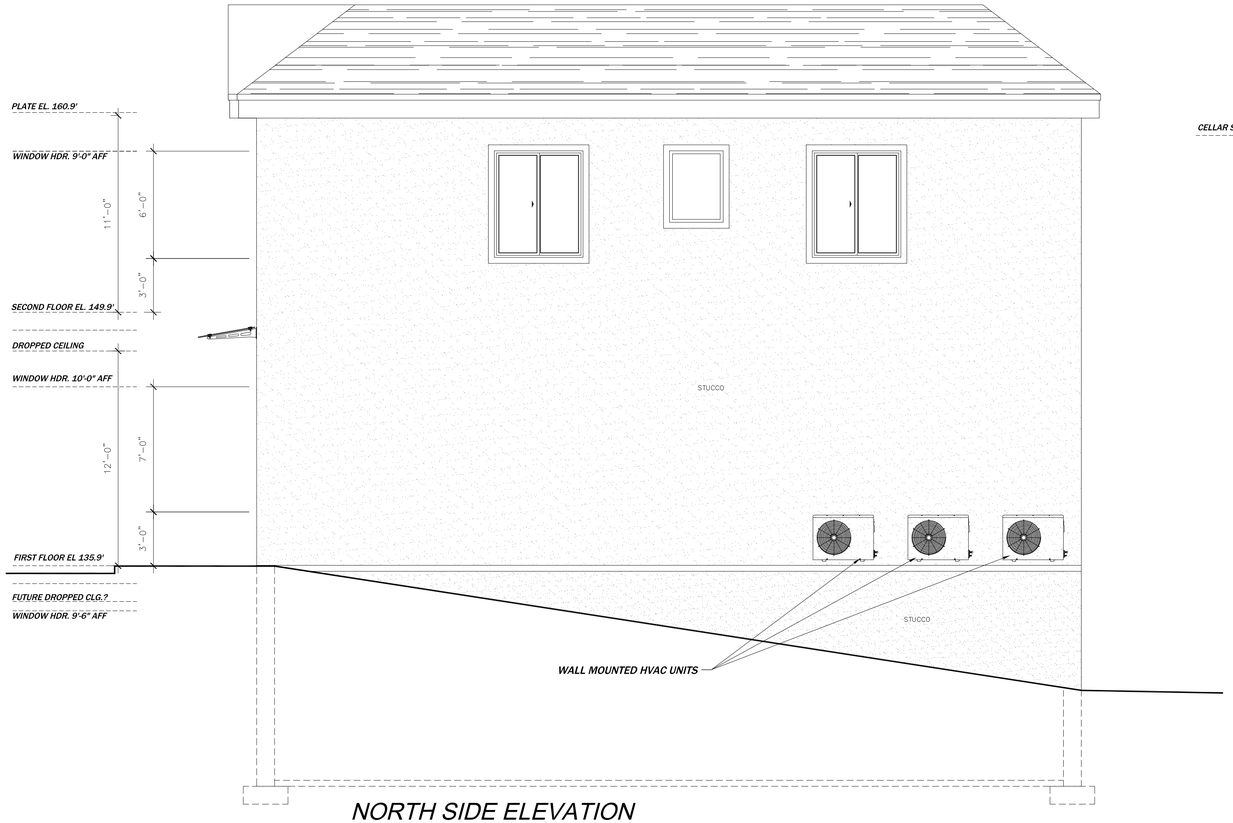
SCALE
AS PER DRAWING

DATE
3/11/2024

DRAWN BY
K. DE PAOLA

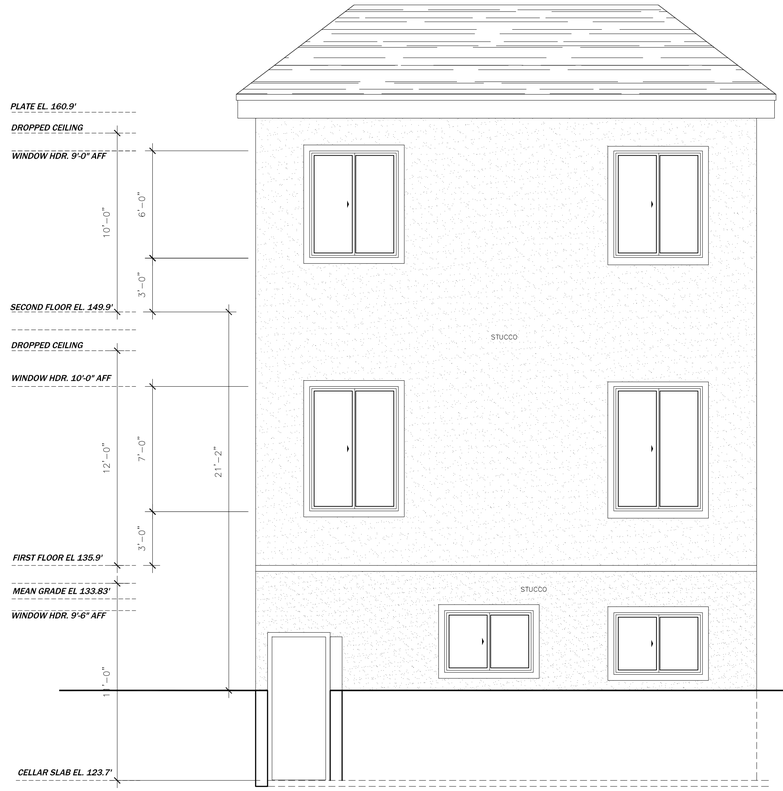
DRAWING NO.

A-4



NORTH SIDE ELEVATION

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



REAR ELEVATION

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

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3/18/2024	INITIAL SUBMISSION	

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47 PLANDOME ROAD
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DRAWING TITLE:

ELEVATIONS

SCALE
AS PER DRAWING

DATE
3/11/2024

DRAWN BY
K. DE PAOLA

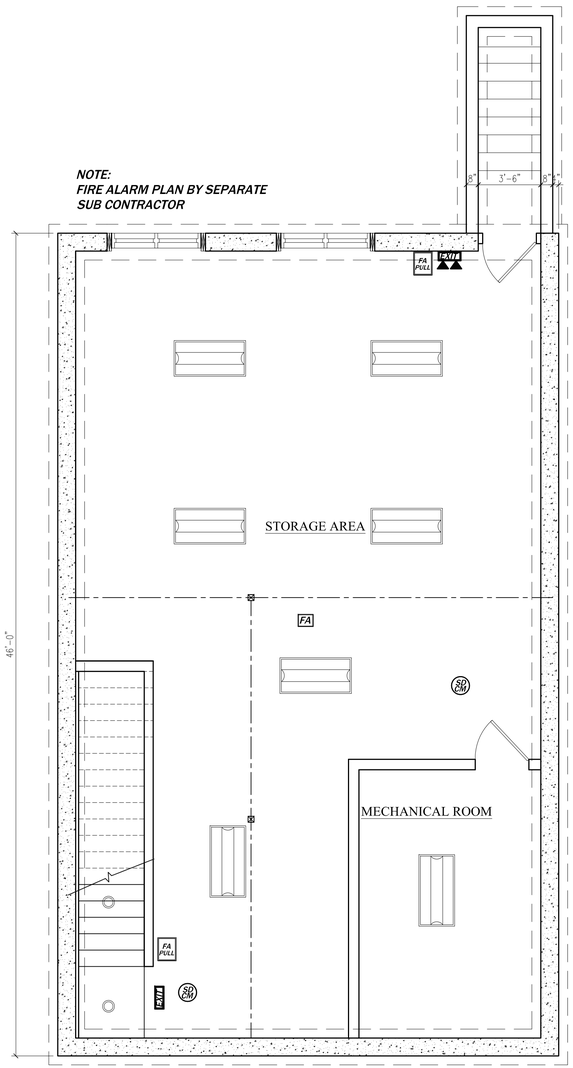
DRAWING NO.

A-5

LIGHTING LEGEND:

2'X2' RECESSED LED FIXTURE		SMOKE / CARBON MONOXIDE DETECTOR	SD CM
2'X4' CEILING MOUNTED LED FIXTURE		EXIT SIGN -HARDWIRED/INTER CONNECTED	EXIT
RECESSED LED HIGH HAT LIGHT		EMERGENCY LIGHTING	
75 CFM EXHAUST FAN		FIRE ALARM SOUNDER	FA
AIR CONDITIONER RECESSED CASSETTE		FIRE ALARM PULL	FA PULL

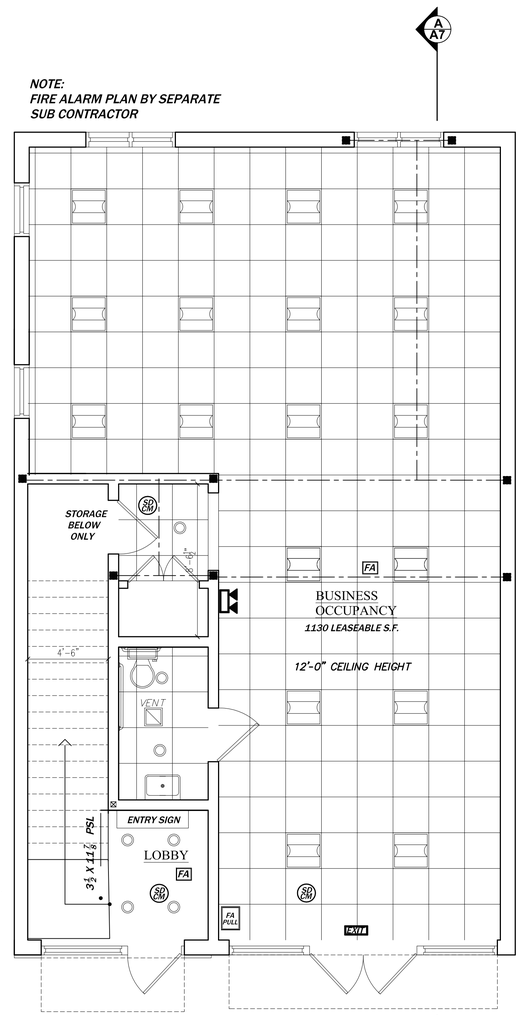
NOTE:
FIRE ALARM PLAN BY SEPARATE
SUB CONTRACTOR



FOUNDATION LIGHTING PLAN

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

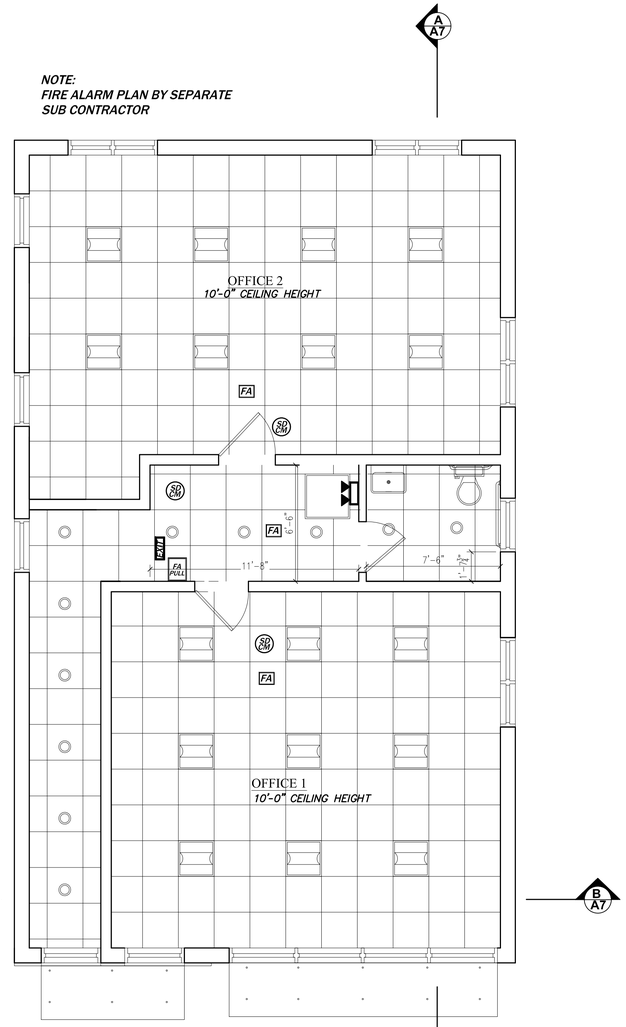
NOTE:
FIRE ALARM PLAN BY SEPARATE
SUB CONTRACTOR



FIRST FLOOR LIGHTING PLAN

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

NOTE:
FIRE ALARM PLAN BY SEPARATE
SUB CONTRACTOR



SECOND FLOOR LIGHTING PLAN

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

A A7

DATE	ISSUED TO/REVISION	NO.
3/18/2024	INITIAL SUBMISSION	

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MATTHEW SHARAPATA

PROJECT LOCATION:

SMALL COMMERCIAL BUILDING
47 PLANDOME ROAD
MANHASSET, NY 11030

DRAWING TITLE:

LIGHTING PLANS

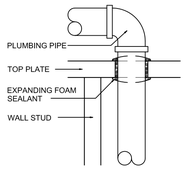
SCALE
AS PER DRAWING

DATE
3/11/2024

DRAWN BY
K. DE PAOLA

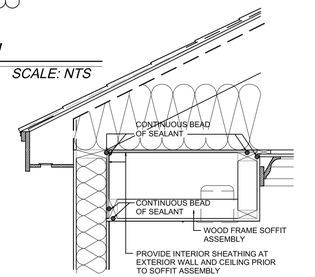
DRAWING NO.

A-6



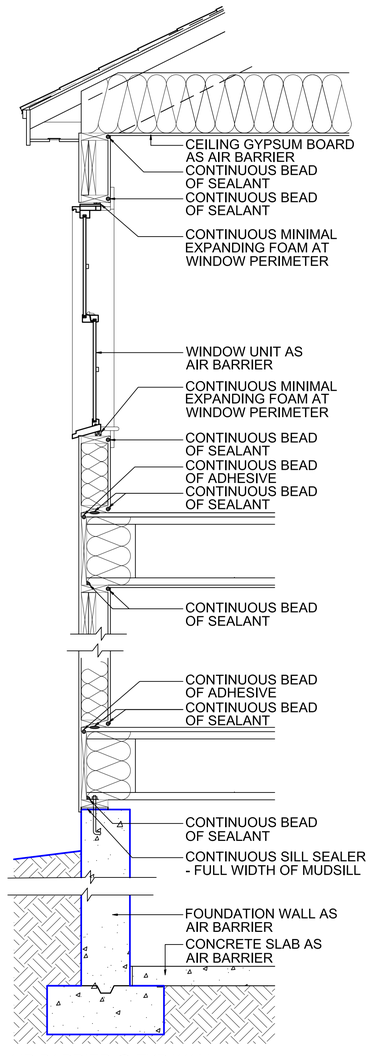
AIR BARRIER @ PIPE PENETRATION

SCALE: NTS



AIR BARRIER @ SOFFIT

SCALE: NTS



AIR BARRIER @ TYP WALL

SCALE: NTS

GENERAL NOTES:

GENERAL:

THE INTENT OF THE CONSTRUCTION DOCUMENTS IS TO INCLUDE ITEMS FOR THE PROPER COMPLETION OF THE WORK. ANY OMISSION IN THE DESCRIPTION DOES NOT RELIEVE THE GENERAL CONTRACTOR OF DELIVERING A COMPLETED PROJECT IN ACCORDANCE WITH ACCEPTED PRACTICE.

THE OWNER, CONSULTANT AND ENGINEER HAVE THE AUTHORITY TO REJECT WORK WHICH DOES NOT CONFORM TO THE DRAWINGS. THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT, SHALL CORRECT ALL WORK REJECTED.

THE LATEST EDITION OF THE GENERAL CONDITIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS SHALL GOVERN AND BE MADE PART OF THESE SPECIFICATIONS.

DISCREPANCES:

1. WHENEVER THERE ARE DISCREPANCIES BETWEEN THE DRAWINGS OR THE DRAWINGS AND SPECIFICATIONS, THE GENERAL CONTRACTOR SHALL CONTRACT FOR, PROVIDE AND INSTALL THE BETTER QUALITY OR GREATER QUANTITY OF MATERIAL OR WORK CALLED FOR, UNLESS OTHERWISE ORDERED IN WRITING
2. WRITTEN DIMENSIONS (OR NOTES REGARDING ALIGNMENTS OR CENTERLINES) SHALL GOVERN OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS

THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF OR THE WORK OF THE GENERAL CONTRACTOR AND ANY OTHER SUBCONTRACTORS.

INTERPRETATION OF DETAILS:
IF THE CONTRACTOR OR ANY SUBCONTRACTOR OBJECTS TO ANY DETAILS CONTAINED ON THE CONSTRUCTION DOCUMENTS, HE SHALL SUBMIT SUCH OBJECTIONS TO THE ARCHITECT IN WRITING WITHIN SIX (6) DAYS AFTER ISSUANCE OF DETAILS. FAILURE TO DO SO WILL BE CONSTRUED AS CONTRACTOR'S ACCEPTANCE.

MEASUREMENTS
BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND THE SITE AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA CHARGE OR COMPENSATIONS WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED ON THE DRAWINGS: ANY DIFFERENCES WHICH MAYBE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION BEFORE PROCEEDING WITH THE WORK

RESPONSIBILITY
EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIAL FURNISHED HIM FOR THE EXECUTION OF HIS WORK IN ACCORDANCE WITH THE TRUE INTENT OF THE DRAWINGS AND CONTRACT. HE SHALL PROVIDE WITHOUT EXTRA CHARGE ALL INCIDENTAL ITEMS REQUIRED AS PART OF THIS WORK EVEN THOUGH NOT PARTICULARLY INDICATED OR SPECIFIED.

DEVIATIONS
THE OWNER RESERVES THE RIGHT AT ANY TIME DURING THE PROGRESS OF THE WORK TO DEVIATE FROM PLANS OR SPECIFICATIONS. THIS WILL NOT INVALIDATE THE CONTRACT. AN ALLOWANCE OR DEDUCTION WILL BE MADE.

EXTRAS
BILLS FOR EXTRAS WILL BE ALLOWED ONLY WHEN WORK IS ORDERED IN ADVANCE IN WRITING

TEMPORARY HEAT & POWER
THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL HEAT REQUIRED FOR THE PROPER EXECUTION OF THE WORK. A MINIMUM TEMPERATURE OF 55 DEGREES F SHALL BE MAINTAINED DURING APPROPRIATE STAGES OF THE WORK. THE CONTRACTOR SHALL COORDINATE WITH PSEG FOR THE PROVISION OF TEMPORARY ELECTRIC SERVICE. THE OWNER SHALL BE RESPONSIBLE TO PAY FOR ALL TEMPORARY UTILITIES.

TEMPORARY ENCLOSURES
ALL TEMPORARY ENCLOSURES SHALL BE PROVIDED WHENEVER NEEDED EITHER FOR PROTECTION FROM WEATHER OR TO PROTECT THE BUILDING AGAINST ENTRY, THEFT, OR CONSTRUCTION DAMAGE.

GENERAL CONTRACTOR TO COORDINATE WITH OWNERS AUDIO-VISUAL CONTRACTOR EXACT LOCATIONS OF ALL EQUIPMENT, SPEAKERS, WIRING & CABLE WIRING.

GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER'S TELEPHONE/CABLE AND ALARM CONTRACTOR'S EXACT LOCATIONS OF ALL EQUIPMENT, WIRING, ETC.

ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY CORRECTIVE WORK REQUESTED BY THE OWNER AND/OR ARCHITECT BASED UPON UNAUTHORIZED CHANGES ON THE PART OF THE GENERAL CONTRACTOR, SHALL BE COMPLETED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER AND WITH NO EFFECT TO THE TIME LINE OF THE PROJECT.

THE CONTRACT DOCUMENTS, AND ALL COPY RIGHTS CONTAINED HEREIN, ARE THE SOLE PROPERTY OF THE ARCHITECT AND CANNOT BE USED FOR ANY OTHER MEANS.

THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE NATURE AND BEARING CAPACITY OF THE SOIL AND REPORT ANY UNSTABLE CONDITIONS TO THE ARCHITECT. THE ARCHITECT HAS NOT BEEN PROVIDED WITH ANY SOIL REPORTS/DATA AND ASSUMES 2 TONS PER SQUARE FOOT OF BEARING CAPACITY. IF NECESSARY, THE ARCHITECT SHALL ORDER A BORING TEST TO DETERMINE THE BEARING AND DRAINAGE CAPACITIES OF THE SOIL. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE COSTS OF THE BORING TEST.

COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS WITH REGARD TO MATERIALS AND METHODS OF ASSEMBLY WILL NOT ASSURE ACCEPTANCE OF THE WORK. OF EQUAL IMPORTANCE IS GOOD WORKMANSHIP. THE LACK OF WHICH WILL BE SUFFICIENT CAUSE FOR REFUSAL OF THE WORK BY THE ARCHITECT OR OWNER.

VERIFY DIMENSIONS AT THE SITE AFFECTING THE WORK. BRING FIELD DIMENSIONS WHICH ARE AT VARIANCE TO THE ATTENTION OF THE ARCHITECT. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED ON THE DRAWINGS.

THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE PROPER PROTECTION OF THE SITE INCLUDING TREES AND SHRUBS SURROUNDING THE SITE AND SHALL MAINTAIN THE PREMISES IN A NEAT AND ORDERLY FASHION AND FREE OF ALL CONSTRUCTION DEBRIS. ALL PROOF OF INSURANCE SHALL BE VERIFIED IN WRITING TO THE OWNER AND ARCHITECT INCLUDING BUT NOT LIMITED TO GENERAL LIABILITY, WORKMAN'S' COMPENSATION AND DISABILITY. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE PROPER PROPERTY INSURANCE DURING ALL PHASES OF WORK.

THE WORK AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR, COMMENCING WITH THE GENERAL CONTRACTOR'S FINAL PAYMENT. DURING THIS TIME THE CONTRACTOR SHALL MAKE GOOD ON ALL DEFECTS. GRANTING OF A CERTIFICATE OF OCCUPANCY OR THE OWNERS USE OF THE PREMISES SHALL NOT CONSTITUTE ACCEPTANCE OF THE WORK.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE AND DEBRIS IN COMPLIANCE WILL ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS AND SHALL INDEMNIFY AND HOLD THE OWNER AND ARCHITECT HARMLESS FROM ANY LOSSES OR CLAIMS IN CONNECTION THEREWITH. THIS CLAUSE SHALL SURVIVE THE TERMINATION OF CONSTRUCTION, OR COMPLETION OF THE OWNER/CONTRACTOR AGREEMENT.

THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COORDINATE. ANYTHING FOUND ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS OR VISA VERSA, OR ANYTHING NOT EXPRESSLY SET FORTH IN EITHER, BUT WHICH IS REASONABLE IMPLIED, SHALL BE FURNISHED AS THOUGH SPECIFICALLY SHOWN AND MENTIONED IN BOTH, WITHOUT EXTRA CHARGE.

ALL TRADES WORKMANSHIP AND MATERIALS MUST COMPLY WITH THE 2020 BUILDING CODE OF NEW YORK STATE AND ALL LOCAL, STATE AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.

ALL WORK AND MATERIALS MUST COMPLY WITH THE CHAPTER 4 OF THE 2020 ENERGY CONSERVATION CODE OF NEW YORK.

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL HAVE ALL AREAS CLEANED INCLUDING BUT NOT LIMITED TO VACUUMING, WASHING AND POLISHING.

THE GENERAL CONTRACTOR IS RESPONSIBLE, DURING ALL PHASES OF WORK, FOR WALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY PRECAUTIONS CONNECTED THEREWITH.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL NECESSARY INSPECTIONS DURING WORK AS WELL AS FOR FINAL BUILDING DEPARTMENT APPROVAL AND OF OBTAINING THE ELECTRICAL CERTIFICATE FOR ALL ELECTRICAL WORK AS WELL AS THE CERTIFICATE OF COMPLETION OR OCCUPANCY.

THE GENERAL CONTRACTOR SHALL ARRANGE FOR THE PROPER STORAGE OF MATERIALS ON THE SITE SO THAT IT IS DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR STORAGE AND THE JURISDICTION'S REQUIREMENTS FOR TREE PROTECTION.

ALL SITE WORK INCLUDING BUT NOT LIMITED TO STORM WATER DISPOSAL AND THE SANITARY SYSTEM SHALL MEET THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION INCLUDING BUT NOT LIMITED THE NASSAU COUNTY DEPARTMENT OF HEALTH.

THE OWNER SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR TO STAKE OUT THE PROPERTY PRIOR TO EXCAVATION, UPON COMPLETION OF THE FOUNDATION PRIOR TO FRAMING AND UPON FINAL COMPLETION FOR PURPOSES OF OBTAINING A CERTIFICATE OF OCCUPANCY.

THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH RELEASE OF LIENS AS PER THE CONTRACT BETWEEN OWNER AND CONTRACTOR.

PROVIDE TEMPORARY EXTERIOR PORT-O-SAN FOR DURATION OF PROJECT.

SITE WORK AND DEMOLITION:

PROVIDE CHAIN LINK CONSTRUCTION FENCE AROUND THE ENTIRE PROPERTY WITH LOCKING GATE AND PROTECTION AROUND EXISTING TRESS AND SHRUBS IN THE AREAS OF CONSTRUCTION. PROTECT EXISTING STREET AND CURBING FROM ANY DAMAGE IN ACCORDANCE WITH LOCAL ORDINANCES. INSTALL EROSION CONTROL MEASURES, SILT FENCE AND HAY-BALES IN ACCORDANCE WITH THE LANDSCAPE DRAWINGS AND SITE PLAN.

PRIOR TO DEMOLITION CONTRACTOR SHALL CONFIRM WITH THE OWNER THAT ALL UTILITIES INCLUDING, BUT NOT LIMITED TO GAS, ELECTRIC, WATER, TELEPHONE, CABLE, ETC HAVE BEEN DISCONNECTED. IN ADDITION CONTRACTOR SHALL OBTAIN UTILITY MARK OUT PRIOR TO COMMENCING DEMOLITION OR EXCAVATION,

PRIOR TO DEMOLITION GC SHALL OBTAIN CERTIFICATION THAT THE DWELLING HAS BE INSPECTED AND THAT ASBESTOS AND LEAD ARE NOT PRESENT OR HAVE BEEN LEGALLY REMOVED AND DISPOSED OF. SUCH CERTIFICATION SHALL BE PREPARED BY A LICENSED SPECIALIST HIRED BY THE HOMEOWNER.

GENERAL CONTRACTOR IS NOT RESPONSIBLE FOR TREE REMOVAL. TREE REMOVAL SHALL BE PERFORMED BY A LICENSED AND INSURED TREE SERVICE.

DEMOLISH THE EXISTING DWELLING AND ITS ENTIRE FOUNDATION.

PUMP OUT AND FILL AND EXISTING DRYWELLS AND SANITARY SYSTEM.

EXCAVATION:

EXCAVATION SHALL NOT COMMENCE UNTIL UTILITY MARK-OUT IS COMPLETED.

EXACT LOCATION OF EXCAVATION SHALL BE MARKED OUT IN ACCORDANCE WITH DRAWINGS AND SURVEYOR'S PROPERTY MARK-OUT PRIOR TO START OF EXCAVATION.

EXCAVATE FOR FOUNDATION WORK TO THE DEPTHS AS SOWN ON THE DRAWINGS. FOOTINGS SHALL BEAR ON LEVEL UNDISTURBED SOIL OF THE REQUIRED BEARING CAPACITY. FOOTING SHALL BE CARRIED TO LOWER ELEVATIONS THAN SHOWN ON THE DRAWINGS WHEN NECESSARY TO OBTAIN THE REQUIRED BEARING CAPACITY.

INCLUDE EXCAVATION OF UNSATISFACTORY MATERIALS AND REPLACEMENT BY SATISFACTORY MATERIALS AS PART OF THIS WORK SECTION.

IN EXCAVATION FOR FOOTINGS AND FOUNDATIONS TAKE CARE NOT TO DISTURB BOTTOM OF EXCAVATION: EXCAVATE BY HAND TOOLS TO FINAL GRADE JUST BEFORE CONCRETE IS PLACED AND TRIM BOTTOM TO REQUIRED LINES AND GRADES TO LEAVE SOLID BASE TO RECEIVE CONCRETE.

SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF THE MATERIALS BEING EXCAVATED.

ALL EXCAVATIONS SHALL BE BACKFILLED PROMPTLY AS THE WORK PERMITS BUT NOT UNTIL FLOOR SLABS HAVE BEEN PLACED OR WALLS ADEQUATELY BRACED AND THE CONCRETE HAS CURED.

BACKFILL SHALL BE PLACED AGAINST FOUNDATIONS AND WALLS AND IN TRENCHES AND OTHER AREAS AFTER CONCRETE AND OTHER WORK HAS BEEN INSPECTED AND APPROVED.

FILL TO BE COMPACTED FREE FROM CLAY, ORGANIC MATTER, LOAN, WASTE OR OTHER OBJECTIONABLE MATTER.

EXCAVATE AND BACKFILL IN A MANNER AND SEQUENCE THAT WILL PROVIDE PROPER DRAINAGE AT ALL TIMES.

GRADE AREA ADJACENT TO BUILDINGS TO ACHIEVE DRAINAGE AWAY FROM THE STRUCTURES AND TO PREVENT PONDING.

DRYWELLS:

DRYWELLS ARE TO BE LOCATED AS PER THE SITE PLAN AND SHALL CONSIST OF CONCRETE LEACHING RINGS AND CONCRETE COVER UNLESS OTHERWISE NOTED. DRYWELLS SHALL BE SET IN GOOD SANDY SOIL A MINIMUM OF 2'-0" ABOVE ANY WATER.

DRYWELLS ARE TO BE CONNECTED WITH 6" PVC PIPING TO EACH LEADER AND WITH 8"ABS PIPING TO EACH CATCH BASIN.

CONCRETE:

FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL A MINIMUM OF THREE FEET BELOW GRADE HAVING A MINIMUM ALLOWABLE BEARING CAPACITY OF TWO TONS PER SQUARE FOOT. CONTRACTOR TO VERIFY IN FIELD.

ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE ACI SECTIONS 301,304,305,311,315,318 AND 347, AND ASTM 1157.

ALL CONCRETE SHALL BE AIR ENTRAINED STONE CONCRETE AND SHALL DEVELOP A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3500 PSI.

STEP FOOTINGS, WHERE ELEVATION CHANGES, ONE VERTICAL TO TWO HORIZONTAL.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ARCHITECT AND OWNER WITH RECEIPT INDICATING CONCRETE STRENGTH BASED UPON CYLINDER TESTS. THREE CYLINDERS SHALL BE TESTED PER 50 CUBIC YARDS OR FRACTION THEREOF POURED IN ANY ONE DAY.

SLABS ON GRADE SHALL BE REINFORCED WITH 6"X 6"1.4/1.4 WWM ON 6 MIL VAPOR BARRIER.

REMOVE TOPSOIL AND OTHER DELETERIOUS MATERIALS BEFORE POURING SLAB. SLABS ON GRADE TO BE POURED ON 4" OF COMPACTED POROUS FILL, OR SUITABLE ONE SITE MATERIAL, PLACED OVER UNDISTURBED SOIL OVER COMPACTED FILL.

FOUNDATION WALLS SHALL BE SUBSTANTIALLY KEPT FREE OF WATER DURING CONSTRUCTION.

DO NOT POUR IN WET WEATHER

DO NOT POUR IN TEMPERATURES LESS THAN 40 DEGREE WEATHER, NOR WHEN FREEZING CONDITIONS ARE EXPECTED IN LESS THAN 24 HOURS, UNLESS AUTHORIZED BY ARCHITECT OR ENGINEER. IF POURING IN FREEZING WEATHER USE POLAR SET (ASTM C494 TYPE C) NON-CORROSIVE ADDITIVE BY GRACE CONSTRUCTION PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

PROVIDE TUFF-N-DRY EXTERIOR FOUNDATION WATERPROOFING SYSTEM BY KOCH MATERIALS, COMPANY WATERPROOFING PRODUCTS GROUP OR APPROVED EQUAL SUCH AS EKKADRY & DRAIN BY COLORBOND.

FOUNDATION IS TO BE WATERPROOFED FROM THE BOTTOM OF THE FOOTINGS TO WITHIN 1" OF FINISHED GRADE.

WHEN EXCAVATIONS ARE 5'-0" OR GREATER IN DEPTH FROM THE LEVEL OF ADJACENT GROUND, THE SIDE SHALL BE SHORED.

ROD REINFORCEMENT SHALL BE INTERMEDIATE GRADE DEFORMED BARS, CONFORMING TO ASTM A615-60: GRADE 10 WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A185 AND A82.

ANCHOR BOLTS SHALL BE 5/8"X 12" LONG, STAINLESS STEEL, SET NOT MORE THAN ONE FOOT FROM CORNERS AND SPACED 36" ON CENTER. SET ANCHOR BOLTS EITHER SIDE OF ALL OPENINGS AND A MINIMUM OF TWO BOLTS IN ANY ONE SILL.

ALL FOOTINGS ARE TO BE REINFORCED WITH 3-#5 BARS UNLESS OTHERWISE NOTED

PROVIDE 2" RIGID INSULATION FROM FOOTING TO FINISHED GRADE.

PROVIDE ½" PREMOLDED FILLER WHERE SLABS BUTT INTO WALLS.

MASONRY:

NO MASONRY SHALL BE ERECTED WHEN THE TEMPERATURE IS BELOW 32 DEGREES F., UNLESS SPECIAL PROVISIONS ARE MADE FOR HEATING THE MATERIALS AND PROTECTING THE WORK BY PROVIDING AND MAINTAINING THE TEMPERATURE ABOVE 40 DEGREES F. DURING AND FOR 48 HOURS SUBSEQUENT TO LAY-UP. NO ANTI-FREEZING ADMIXTURE SHALL BE USED. NO EXPOSED EXTERIOR MASONRY SHALL BE ERECTED WHEN TEMPERATURE IS ABOVE 90DEGREES F. ALL WORK SHALL BE FREE FROM DAMAGE AND FROST.

MASONRY UNITS SHALL AT ALL TIMES BE HANDLED TO PREVENT UNDUE CHIPPING AND BREAKAGE. NO DAMAGED UNITS SHALL BE LAID IN EXPOSED FACES OF THE WORK.

SURFACES OF MASONRY NOT BEING WORKED ON SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING THE CONSTRUCTION OPERATION BY COVERING WITH A WATERPROOF MEMBRANE WALL SECURED IN PLACE OR OTHER APPROVED METHOD.

NO FROZEN WORK SHALL BE BUILT UPON. NO MASONRY UNITS HAVING A FILM OF WATER OR FROST ON THEIR SURFACE SHALL BE LAID ON THE WALL. ALL MASONRY SHALL BE LAID PLUMB, TRUE TO LINE, WITH LEVEL AND ACCURATELY SPACED COURSES AND REVEALS, WITH CORNERS SHALL BE PLUMB AND TRUE AND WITH EACH COURSE BREAKING JOINT WITH THE COURSE BELOW EXCEPT AS MAY BE OTHERWISE INDICATED OR SPECIFIED. BOND SHALL BE DEPT PLUMB THROUGHOUT.

UNFINISHED WORK SHALL BE STEPPED BACK FOR JOINING WITH NEW WORK. BEFORE NEW WORK IS STARTED, ALL LOOSE MORTAR SHALL BE REMOVED AND THE EXPOSED JOINT THOROUGHLY WETTED DOWN LESS THAN TWELVE HOURS BEFORE LAYING NEW WORK.

ALL EXPOSED EXTERIOR MASONRY WORK SHALL BE CLEANED, USING CLEAN WATER AND FIBER BRUSHES UNTIL ALL DIRT, STAINS, MORTAR OR OTHER DEFACEMENTS ARE REMOVED. JOINTS IN EXPOSED WORK SHALL BE REPOINTED AS REQUIRED TO LEAVE THEM IN SATISFACTORY CONDITION. WIRE BRUSHES OR ACIDS SHALL NOT BE USED, NOT SHALL ANY CLEANING BE DONE WHEN THERE IS A POSSIBILITY OF FROST.

WHEN CLEANING IS BEING DONE, ALL OTHER WORK SHALL BE PROTECTED. THE CONTRACTOR SHALL MAKE GOOD ANY DAMAGE RESULTING FROM HIS NEGLIGENCE TO PROVIDE PROPER AND ADEQUATE PROTECTION. AFTER COMPLETION OF ALL CLEANING, REMOVE ALL EQUIPMENT, TEMPORARY WORK, SURPLUS MATERIALS AND RUBBISH FROM THE PREMISES.

METALS:

ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A575 GRADE 50

STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A-53 GRADE B UNLESS OTHERWISE NOTED. ALL COLUMNS SHALL BE 3 ½" DIAMETER X ¼" STANDARD STEEL COLUMNS WITH 6"X12"X1/2" PLATE WELDED AT TOP AND BOTTOM AND DRILLED TO BOLTING.

COMMON BOLTS SHALL CONFORM TO ASTM A-307 SHALL BE USED FOR FIELD CONNECTIONS, UNLESS OTHERWISE NOTED ON DRAWINGS.

HIGH STRENGTH BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM-A-325.

ALL STEEL SHALL HAVE RUST INHIBITIVE COATING INCLUDING INTERIOR COLUMNS.

ALL METAL CONNECTORS IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL.

PROVIDE 6" HALF ROUND GUTTERS AND ROUND LEADERS LOCATED AS PER ELEVATIONS AND ARCHITECT. ALL LEADERS SHALL CONNECT TO UNDERGROUND DRAINS TO DRYWELLS.

ALL HANGERS AND FASTENERS SHALL BE OR METALS THAT WILL NOT INTERACT CHEMICALLY WITH OTHER METALS OR TREATED LUMBER

WOOD AND PLASTIC:

ALL LUMBER AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE, LATEST EDITION, AND WITH THE NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS. LUMBER IS TO BE FURNISHED AND INSTALLED, COMPLETE WITH ALL FASTENING, ANCHORS, BLOCKING, BRIDGING, SADDLES, HANGERS, ETC. REQUIRED TO COMPLETE THE JOB. ALL STEEL BOLTS CONNECTING WOOD MEMBERS SHALL BE SUPPLIED WITH AND TIGHTENED AGAINST STEEL WASHERS OR PLATES, JOIST HANGERS, AND CONNECTORS, STEEL BRIDGING AND OTHER SPECIAL CONNECTIONS AND HARDWARE MUST BE INSTALLED IN ACCORDANCE WITH THE CODE REQUIREMENTS.

ALL WOOD SHALL BE SOUND, FLAT, STRAIGHT, WELL SEASONED, THOROUGHLY DRY AND FREE FROM ALL DEFECTS. WARPED OR TWISTED WOOD SHALL NOT BE USED.

ALL WOOD BEAMS AND GIRDERS SHALL BE PROTECTED FROM THE WEATHER WITH A TARPAULIN OR HEAVY GAUGE PLASTIC. ALL WOOD MATERIAL SHALL BE STOCK PILES ON WOOD DUNNAGE, IN A RELATIVELY FLAT, DRY AREA. THE SAME PROTECTION SHALL BE PROVIDED DURING SHIPPING AND INSTALLATION.

ALL EXTERIOR EXPOSED POSTS, GIRDERS AND JOISTS SHALL BE ACQ OR EQUAL FOR USE IN EXTERIOR ENVIRONMENTS AND SHALL HAVE CLIP ANGLE ANCHORAGE TO CONCRETE BASE.

ALL POSTS RESTING ON TOP OF STEEL BEAMS SHALL HAVE CLIP ANGLES BOLTED OR WELDED TO THE FLANGES OF THE STEEL BEAM

PROVIDE ALL NECESSARY TEMPORARY BRACING, SHORING, ETC., UNTIL ALL FRAMING AND SHEATHING IS SECURED IN PLACE.

ALL LUMBER IN CONTACT WITH CONCRETE/MASONRY SHALL BE TREATED IN ACCORDANCE WITH NEW YORK STATE BUILDING CODE

ROUGH CARPENTRY:

LUMBER SPECIES AND DESCRIPTIONS ARE TO BE STAMPED ON EACH PIECE. TYPES OF LUMBER ARE TO BE AS FOLLOWS:

a. SILLS: ACQ PRESSURE TREATED OR EQUAL DOUGLAS FIR
b. ALL STRUCTURAL WOOD FRAMING (JOISTS, STUDS, PLATES, RAFTER BEAMS, ETC): DOUGLAS FIR #2 , HEM FIR AND BETTER, S- DRY AS FOLLOWS:
   FB= 1000 PSI, E= 1,400,000
c. FURRING, BLOCKING, ETC: SPRUCE, STANDARD GRADE
d. SPECIAL STRUCTURAL MEMBERS
   FLOOR JOISTS TJI SERIES 230 AND 560 SIZED AS PER DRAWINGS
   MICROLLAM HEADERS BY TRUSJOIST SIZED AS PER DRAWINGS
   ALL SPECIAL STRUCTURAL MEMBERS MUST BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND DETAILS.
e. EXTERIOR WALL SHEATHING: 5/8" EXTERIOR GRADE PLYWOOD
f. ROOF SHEATHING : ½" EXTERIOR GRADE PLYWOOD
g. SUB FLOORING: ¾" PLYWOOD GLUED AND NAILED

BEARING PARTITIONS TO BE 2X4 OR 2X6 WOOD STUDS 16" O.C. WITH DOUBLE STUDS AT ENDS OF OPENINGS BETWEEN 3'-6" AND 6'-0" AND TRIPLE STUDS AT ENDS OF OPENINGS OF GREATER WIDTH, WITH DOUBLE 2X4 OR 2X6 TOP PLATES.

INTERIOR WALLS SHALL BE 2X4 OR 2X6 WOOD STUDS AT 16" O.C. PARTITIONS RECEIVING TILE SHALL BE 12" O.C.

ALL NEW GIRDERS, BEAMS AND HEADERS SHALL BE FRAMED FLUSH WITH THE CEILING CONSTRUCTION UNLESS OTHERWISE NOTED.

WORK SHALL BE PERFORMED IN CONFORMANCE WITH GOOD TRADE PRACTICE, RECOMMENDATIONS OF MANUFACTURERS , IN CONFORMANCE WITH THE BCNYS, THE WOOD FRAME CONSTRUCTION MANUAL AND THESE SPECIFICATIONS:

a. FASTEN SECURELY ALL PART OF CARPENTRY WORK IN THEIR PROPER PLACE, BRACE, PLUMB AND LEVEL ALL MEMBERS, AND SECURE WITH SUFFICIENT NAILS, SPIKES AND BOLTS TO INSURE RIGIDITY
b. NAIL LAPPED JOISTS OVER ANY BEARING PARTITION TOGETHER WITH TWO (2) 10D NAILS. SECURE BUTTED JOISTS WITH 1"WIDE X 18" METAL STRAPS AND TWO (2) 8D NAILS TO EACH JOIST
c. PROVIDE SOLID SURFACES AT LEAST 1 ¾" WIDE IN BOTH DIRECTIONS, AT ALL CORNERS FOR SECURING SUB-FLOORING, DRYWALL, ETC. FROM SURFACES WITH FRAMING MEMBERS, OR WITH 2" WOOD BLOCKING WELL SECURED.
d. PROVIDE WOOD BRIDGING BETWEEN ALL FLOOR AND ROOF JOISTS. MAXIMUM SPACE BETWEEN ROWS OF BRIDGING AND BETWEEN BRIDGING AND SUPPORTS SHALL BE 8'-0". FIT TIGHTLY AND SECURE TWO 8D NAILS AT EACH END OF EACH PIECE.
e. TAIL JOISTS, OVER 4'-0" LONG AND HEADER JOISTS SHALL BE HUNG IN APPROVED METAL HANGERS (TECO OF EQUAL) AND SPIKE SECURELY AS PER MANUFACTURER'S GUIDELINES, UNLESS SUPPORTED ON A WALL OR GIRDER.
f. STUDS SHALL BE SECURE TO SUPPORTING MEMBERS AS FOLLOWS:

TWO (@) 8D NAILS ON EACH SIDE OF STUD

AT CORNERS, SUITABLE ADDED FRAMING ANCHORS OR 1" SIDE STRAP TIES WITH THREE 8D NAILS TO STUD AND THREE 8D NAILS TO STUD AND THREE 8D NAILS TO SUPPORT IN SHEAR.

SECURE SOLE PLATES WITH 16D NAILS, 16" O.C., THROUGH SUB-FLOORING AND INTO FRAMING OR BLOCKING AND PROVIDE SUITABLE SPLICE PLATE, AT END, SECURELY NAILED IN PLACE.

STUDS NOT LESS THAN 2X4 AT 16" O.C., DOUBLED AROUND OPENINGS AND TRIPLED AT CORNERS.

PLATES AND BLOCKING SAME WIDTH AS RELATED STUDS OR WIDER

FRAMING TO SUIT WORK OF OTHER TRADES

PROVIDE 2(2X4) WOOD POST AT ENDS OF BEAMS WHENEVER NOT INDICATED ON DRAWINGS. SOLID BEARING FOR FULL WIDTH OF BEAMS AND GIRDERS.

g. DOUBLE JOIST OR PROVIDE LADDER JOISTS AT 16" O.C. UNDER ALL PARTITIONS RUNNING PARALLEL TO SAME. AT WET LOCATIONS PROVIDE SPACE BETWEEN DOUBLE JOISTS AND BLOCK SOLID AT 4'-0" O.C. AS PER IRC FIGURE 502.2
h. ALL LOAD BEARING PARTITIONS SHALL BE CATTED AT MID SPACE. ALL CATS SHALL BE RIPPED DOWN 1/8" TO AVOID BEING PROUD OF STUDS. PROVIDE SOLID BLOCKING BEHIND ALL BASE AND UPPER CABINETS VANITIES, AT SHOWER ENCLOSURES AND AS NEEDED.
i. PROVIDE HURRICANE CLIPS, STRAPS, HOLD-DOWNS AND TIES AS DETAILED IN THE DRAWINGS AND AS PER THE WOOD FRAME CONSTRUCTION MANUAL MOST RECENT EDITION AND THE IRC MOST RECENT EDITION.

BUILT-UP BEAMS UTILIZING "MICROLLAM" OR "LVL" LUMBER ARE TO BE SPIKED AND CLUED TOGETHER AS PER MANUFACTURER'S INSTRUCTIONS BUT NOT LESS THAN TWO TOWS OF 16D NAILS STAGGERED AT 12" O.C.

JOIST HANGER, POST BASES AND OTHER FRAMING SPECIALTIES ARE TO BE AS MANUFACTURED BY SIMPSON, TECO OR EQUAL AND ARE TO BE USED ONLY IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

ALL NAILING SHALL CONFORM TO THE WFCM AND GENERALLY ACCEPTED STANDARDS. ALL EXTERIOR NAILS ARE TO BE GALVANIZED OR STAINLESS STEEL.

EXTERIOR TRIM AND SIDING:

ALL FLAT BOARD TRIM SHALL BE 5/4" NOMINAL PINE OR OTHER PAINT GRADE SOFTWOOD OR CERT

TABLE 3.1 (NAILING SCHDULE)		
JOINT DESCRIPTION	# OF NAILS	NAIL SPACING
ROOF FRAMING		
Rafter to Top Plate (Toe-nailed)	3- 8d	per rafter
Ceiling Joist to Top Plate (Toe-nailed)	3- 8d	per joist
Ceiling Joist to Parallel Rafter (Face-nailed)	3- 16d	each lap
Ceiling Joist Laps over Partitions (Face-nailed)	3- 16d	each lap
Collar Tie to Rafter (Face-nailed)	3- 10d	per tie
Blocking to Rafter (Toe-nailed)	2- 8d	each end
Rim Board to Rafter (End-nailed)	2- 16d	each end
WALL FRAMING		
Top plate to Top Plate (Face-nailed)	2- 16d	per foot
Top Plate at Intersections (Face-nailed)	4- 16d	joints - each side
Stud to Stud (Face-nailed)	2- 16d	24" o.c.
Header to Header (Face-nailed)	16d	16" o.c. along edges
Top or Bottom Plate to Stud (End-nailed)	2- 16d	per 2 x 4 stud
	3- 16d	per 2 x 6 stud
	4- 16d	per 2 x 8 stud
Bottom Plate to Floor Joist, Band Joist, End Joist or blocking (Face-nailed)	2- 16d	per foot
FLOOR FRAMING		
Joist to Sill, Top Plate or Girder (Toe-nailed)	4- 8d	per joist
Bridging to Joist (Toe-nailed)	2- 8d	each end
Blocking to Joist (Toe-nailed)	2- 8d	each end
Blocking to Sill or Top Plate (Toe-nailed)	3- 16d	each block
Ledger Strip to Beam (Face-nailed)	3- 16d	each joist
Joist on Ledger to Beam (Toe-nailed)	3- 8d	per joist
Band Joist to Joist (End-nailed)	3- 16d	per joist
Band Joist to Sill or Top Plate (Toe-nailed)	2- 16d	per foot
ROOF SHEATHING		
Structural Panels	8d	12" o.c.
Diagonal Board Sheathing		
1"x6" or 1"x8"	2- 8d	per support
1"x10 or wider	3- 8d	per support
CEILING SHEATHING		
Gypsum Wallboard	5d coolers	7" edge/10" field
WALL SHEATHING		
Structural Panels	8d	12" o.c.
Fiberboard Panels		
7/16"	6d	3" edge/6" field
25/32"	8d	3" edge/6" field
Gypsum Wallboard	5d coolers	7" edge/10" field
Hardboard	8d	12" o.c.
Particleboard Panels	8d	12" o.c.
Diagnonal Board Sheathing		
1"x6" or 1"x8"	2- 8d	per support
1"x10" or wider	3- 8d	per support
FLOOR SHEATHING		
Structural Panels		
1" or less	8d	6" edge/12" field
greater than 1"	10d	6" edge/6" field
Diagnonal Board Sheathing		
1"x6" or 1"x8"	2- 8d	per support
1"x10" or wider	3- 8d	per support

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

MINIMUM UNIFORM DISTRIBUTED DESIGN LOADS
(REFER TO TABLE R301.2.2.2 I FOR DEAD LOAD & R301.5 FOR LIVE LOAD)

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

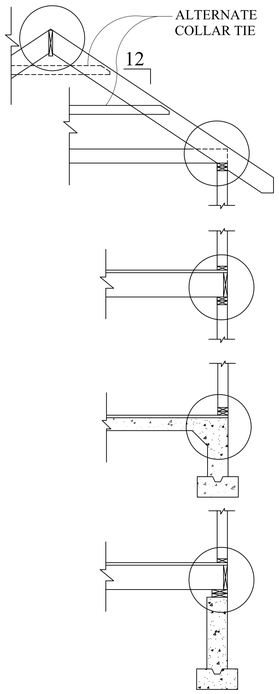
DESIGN CRITERIA IN ACCORDANCE WITH AMERICAN FOREST & PAPER ASSOCIATION. (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAM. DWELLING. (WFCM)1995 EDITION

R905.25 FASTENERS

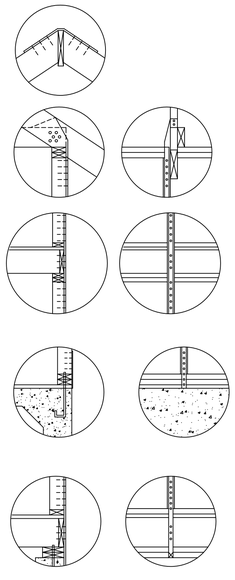
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MIN. 12 GAGE SHANK W/ A MIN. $\frac{3}{8}$" HEAD
ASTMF1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND
A MIN. OF $\frac{3}{4}$" INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN $\frac{3}{4}$"
THICK. THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING
R905.26 ASPHALT
ROOF SHINGLES SHALL HAVE A MIN. OF SIX FASTENERS PER SHINGLE WHERE THE ROOF
IS IN ONE OF THE FOLLOWING CATEGORIES - THE BASIC WIND SPEED PER R301.2(4) IS 110 MPH OR GREATER AND THE EAVE IS 20' ABOVE GRADE
R905.27 FOR ROOF SLOPES FROM
TWO VERTICAL UNITS IN 12 UNITS HORIZ. UP TO FOUR UNITS VERT. IN 12 UNITS HORIZ.
UNITS SHALL BE TWO LAYERS.

TABLE R 301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	WIND EXPOS. CATEGORY	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM 1,2 WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZE INDEX
20 PSF	110	B	C	SEVERE	3 '	M - H	S - M	11°	YES	NO	599



* TYPICAL SECTION *



ALTERNATE CONFIGURATION.

" SIMPSON " LTPA (OR EQUAL).

DETAILS

NAILING AND STRAPING

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

AT RAFTER TO RIDGE CONNECTION.

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

AT RAFTER TO TOP PLATE TO STUD CONNECTION.

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

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION
(ONLY APPLICIABLE FOR TWO STORY CONFIGURATIONS).

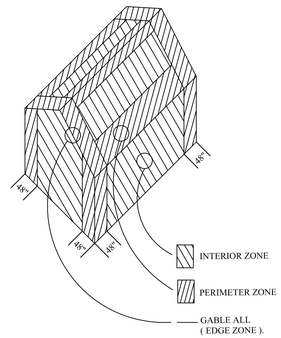
FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR C OF EA. PLATE TO PLATFOR ABOVE - 1 @ C OF EA. PLATE TO PLATFORM BELOW - 1 16d COMMON NAILS @ 48" O.C.

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE (S) CONNECTION.

FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR C OF EA. PLATE TO PLATFORM
PLATFORM BELOW - 1 16d COMMON NAILS @ 48" O.C.

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE (S) CONNECTION
SLAB ON GRADE APPLICATION.

FOR STRAP - 3 8d COMMON NAILS @ EA.END OF STRAP
FOR C OF EA. PLATE TO PLATFORM BELOW - 1 16d COMMON NAILS @ 48" O.C.



NOTE:

1. FOR GABLE ROOFS 10° TO 45° PITCHES.
2. SEE FASTENING SCHEDULE A FOR NAILING IN EA. ZONE.

RESIDENTIAL CODE OF NEW YORK STATE:

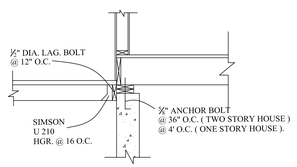
R3012.1.1. DESIGN CRITERIA: COSTRUCTION IN REGIONS WHERE THE BASIC WIND SPEEDS FROM FIGURE R301.2 (4) EQUAL OR EXCEED 110 MILES PER HOUR (177.1 Km/h) SHALL BE DESIGNED IN ACCORDANCE WITH ONE OF THE FOLLOWING.

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

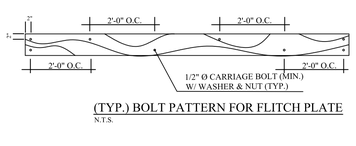
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS TABLE R301.7	
STRUCTURAL MEMBER	ALLOWABLE
RAFTERS HAVING SLOPES GREATER THAN 3 / 12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L / 180
INTERIOR WALLS & PARTITIONS	H / 180
FLOORS AND PLASTERED CEILINGS	L / 360
ALL OTHER STRUCTURAL MEMBERS	L / 240
EXTERIOR WALLS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

NOTE: L - SPAN LENGTH. H - SPAN HEIGHT

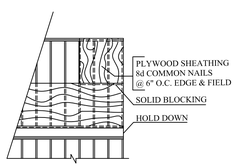
a = THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING LOADS FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN.



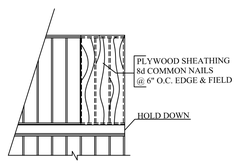
PORCH / DECK / HOUSE CONNECTION DETAIL
N.T.S.



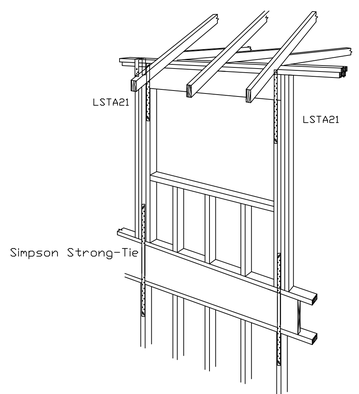
(TYP.) BOLT PATTERN FOR FLITCH PLATE
N.T.S.



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

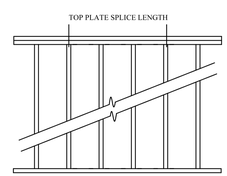


SHEARWALL SEG. DETAIL (TYP.)
N.T.S.



HEADER TO STUDS TO SILL

SPLICING OF TOP PLATE



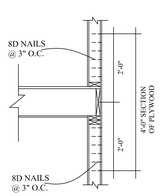
1 - TABULATED SPLICE LENGTHS ASSUME TOP PLATE-TO - TOP PLATE CONNECTIONS USING 2 - 16D NAILS PER FT. FOR SHORTER SPLICE LENGTHS, THE NAILS SPACING SHALL BE REDUCED IN ORDER TO PROVIDE EQUIVALENT NUMBER OF NAILS.

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

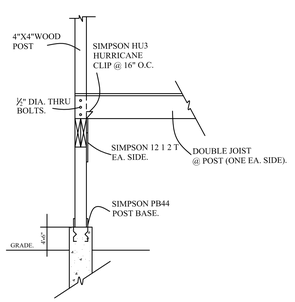
3 - TABULATED SPLICE LENGTHS ARE BASED ON 8 FT. WALL HEAIGHTS FOR OTHER WALL HEIGHTS, (H) THE TABULATED UNIT LATERAL LOADS SHALL BE MULTIPLIED BY H/8.

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

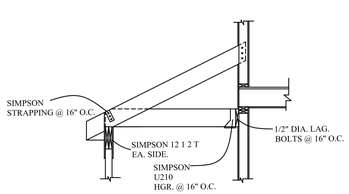
TOP PLATE SPLICE REQUIREMENTS FOR WIND EXPOSURES B & C ONE STORY SLAB ON GRADE	
BUILDING DIMENSION	MIN. SPLICE LENGTH
12' - 0"	2' - 0"
16' - 0"	3' - 0"
20' - 0"	4' - 0"
24' - 0"	4' - 0"
28' - 0"	5' - 0"
32' - 0"	6' - 0"
36' - 0"	7' - 0"
40' - 0"	8' - 0"
50' - 0"	10' - 0"
60' - 0"	12' - 0"
70' - 0"	14'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



LOAD PATH/FLOOR FRAMING DETAIL

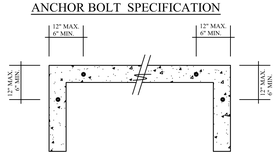


PORCH / DECK / JOIST CONNECTION DETAIL



PORCH / RAFTER / GIRDER CONNECTION DETAIL

ANCHOR BOLT SPECIFICATION

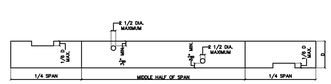


½" ANCHOR BOLT @ 32" O.C. FOR 2 STORY
½" ANCHOR BOLT @ 4' O.C. FOR 1 STORY

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

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

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



HOLES AND NOTCHING DETAIL

DATE	ISSUED TO/REVISION	NO.
3/18/2024	INITIAL SUBMISSION	

PROFESSIONAL SEAL:

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ARCHITECT

MATTHEW SHARAPATA

PROJECT LOCATION:

SMALL COMMERCIAL BUILDING
47 PLANDOME ROAD
MANHASSET, NY 11030

DRAWING TITLE:

FRAMING NOTES

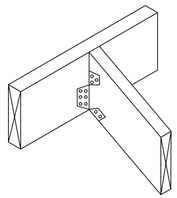
SCALE
AS PER DRAWING

DATE
3/11/2024

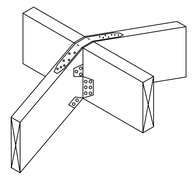
DRAWN BY
K. DE PAOLA

DRAWING NO.

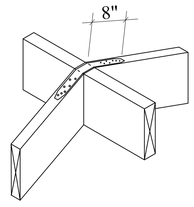
S-1



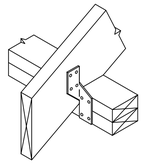
1 ADJUSTABLE HANGER
SIMPSON STRONG-TIE
LSU26-2X6
LSU28-2X8,2X10,OR 2X12



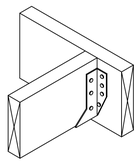
2 STRUCTURAL RIDGE
SIMPSON STRONG-TIE
CATHEDRAL CEILINGS
LSU26-2X6
LSU28-2X8,2X10,OR 2X12
CS-20 X18 MIN. WITH (7) 10D COMMON NAILS
PER RAFTER INSTALLED OVER PLYWOOD



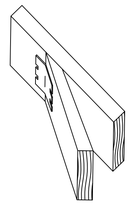
3 RIDGE
SIMPSON STRONG-TIE
WITH CEILING COLLAR TIES
AT 48"O.C. CS-20X13 MIN.
WITH (7) 10D COMMON NAILS
PER RAFTER INSTALLED OVER PLYWOOD



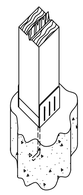
4 HURRICANE CLIP
SIMPSON STRONG-TIE (H2.5A)
INSTALLATION OVER PLYWOOD
IS ACCEPTABLE AS PER MIN. NAIL
PENETRATION (C-2303 PG. 11)



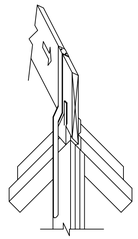
5 FACE MOUNT HANGER
SIMPSON STRONG-TIE(LUS)
LUS26, LUS28, LUS26-2, LUS28-2, LUS210,LUS210-2



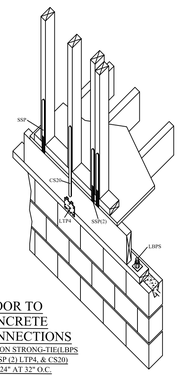
6 HIP RAFTER
SIMPSON STRONG-TIE(LS70)



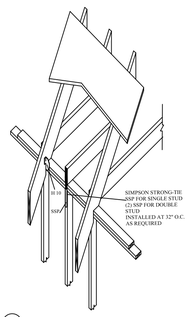
7 POST BASE
SIMPSON STRONG-TIE- (ABA44)



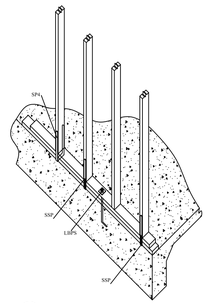
8 HIP CORNER PLATE
SIMPSON STRONG-TIE (HCP)
HCP2-2X MEMBER SIZE
HCP4-4X MEMBER SIZE



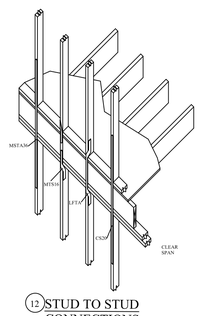
9 FLOOR TO CONCRETE CONNECTIONS
SIMPSON STRONG-TIE(LBPS
SSP, SSP (2) LTP4, & CS20)
CS20X24" AT 32" O.C.



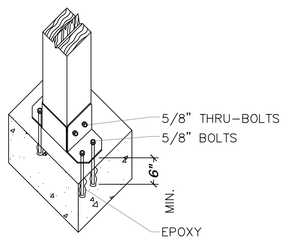
10 TRUSS RAFTER CONNECTIONS TO WOOD DOUBLE TOP PLATES
SIMPSON STRONG-TIE (SSP & H10)



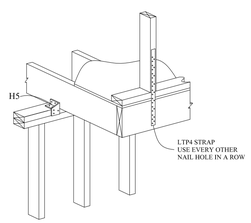
11 STUD TO SILL PLATE
SIMPSON STRONG-TIE
(LBPS , SSP , & SP4)
SSP FOR SINGLE STUD
(2) SSP FOR DOUBLE STUD
INSTALL AT 32" O.C. AS REQD.



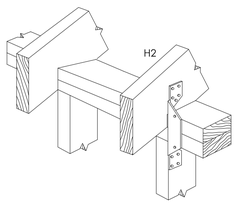
12 STUD TO STUD CONNECTIONS
SIMPSON STRONG-TIE
(CS20 OR LFTA OR (2) MTS16)
CS20 X 36"AT 32 " O.C. MIN.
WITH (6) 10D NAILS AT EACH END WITH (1) 10D
AT CENTER
OR LFTA AT 32" O.C.
OR (2) MTS16 AT 32" O.C.



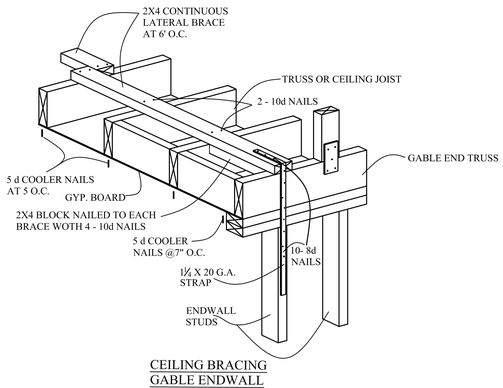
POST BASE
SIMPSON E-Z BASE (FPBB44)



13 CANTILEVER
SIMPSON
STRONG-TIE
H5 , LTP4

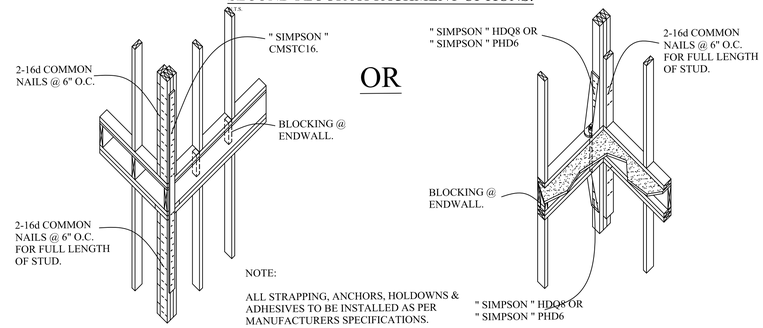


14 RAFTER TO PLATE TO STUD
SIMPSON STRONG-TIE (H2.5)



CEILING BRACING
GABLE ENDWALL

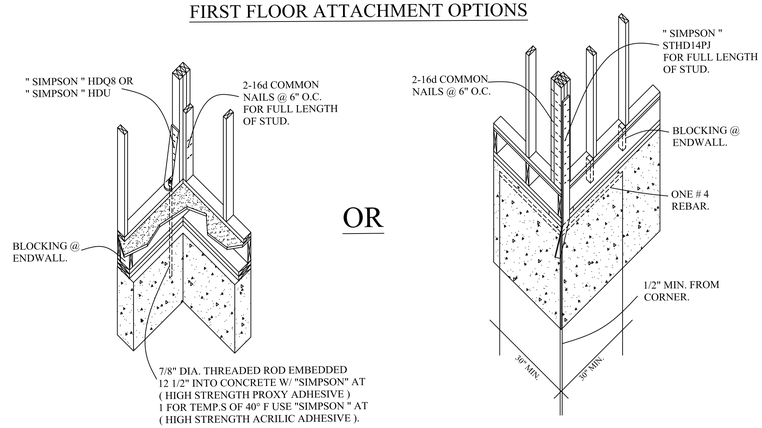
HOLDOWN CONNECTION
SECOND FLOOR ATTACHMENT OPTIONS.

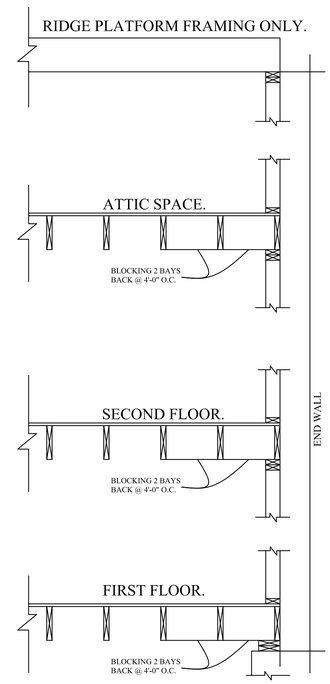


NOTE:

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

FIRST FLOOR ATTACHMENT OPTIONS





BLOCKING @ ENDWALL.

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PROFESSIONAL SEAL:

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ARCHITECT

MATTHEW SHARAPATA

PROJECT LOCATION:

SMALL COMMERCIAL BUILDING
47 PLANDOME ROAD
MANHASSET, NY 11030

DRAWING TITLE:

FRAMING CONNECTIONS

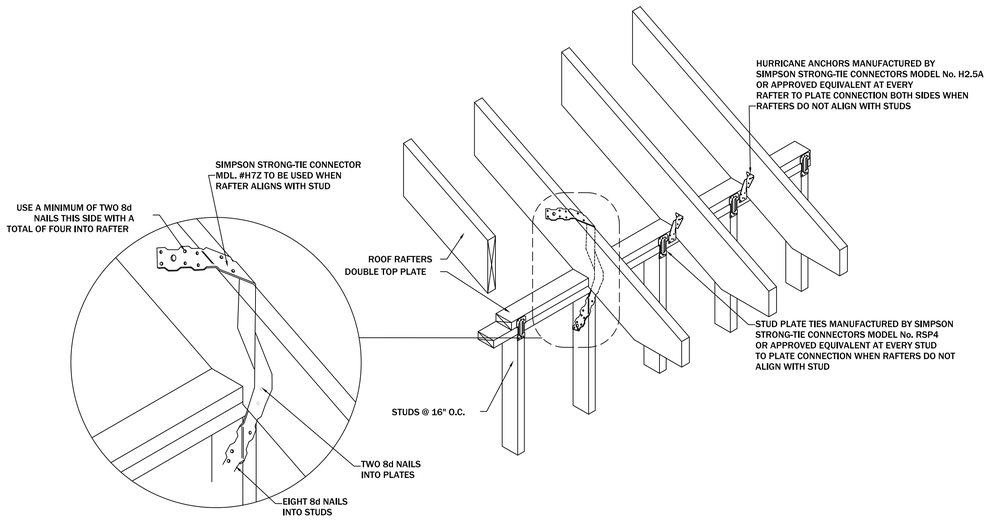
SCALE
AS PER DRAWING

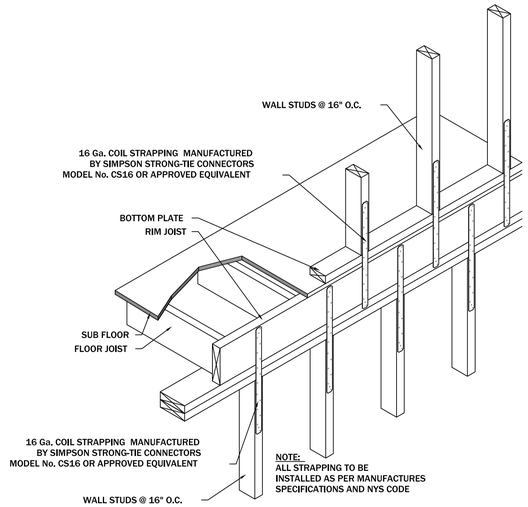
DATE
3/11/2024

DRAWN BY
K. DE PAOLA

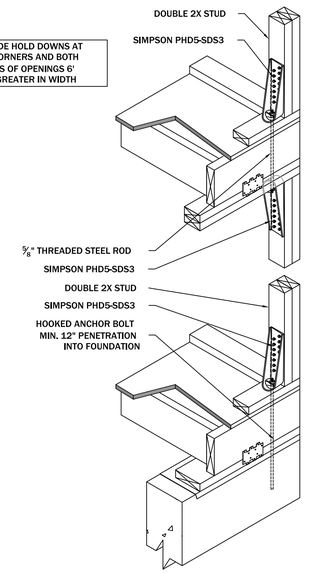
DRAWING NO.

S-2





PROVIDE HOLD DOWNS AT
ALL CORNERS AND BOTH
SIDES OF OPENINGS 6'
OR GREATER IN WIDTH



USE SIMPSON Z-MAX OR HDG CONNECTORS
TO INCREASE CORROSION RESISTANCE
FOR ALL HARDWARE IN CONNECTION
W/ ACQ LUMBER.

USE SIMPSON Z-MAX OR HDG CONNECTORS
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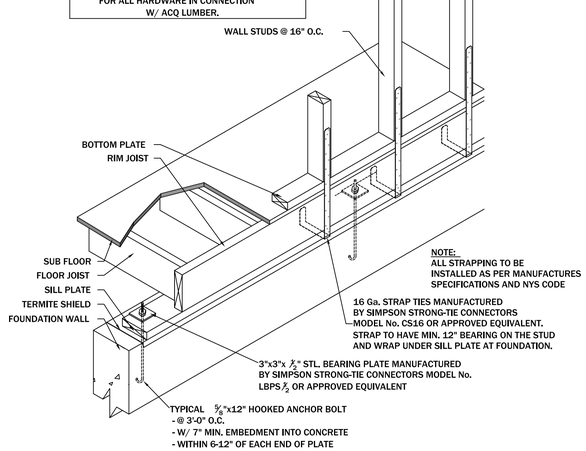

USE SIMPSON Z-MAX OR HDG CONNECTORS
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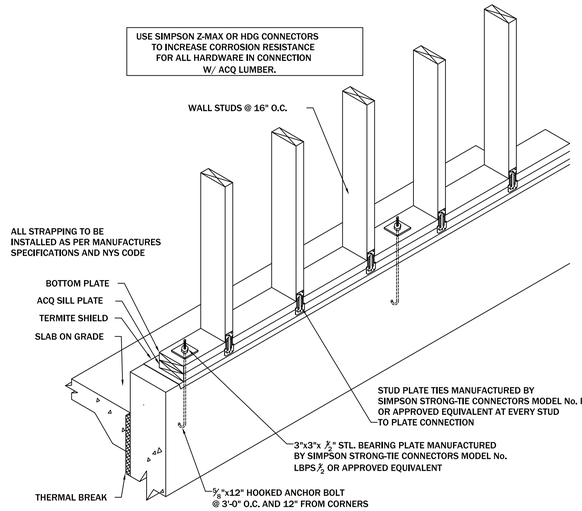
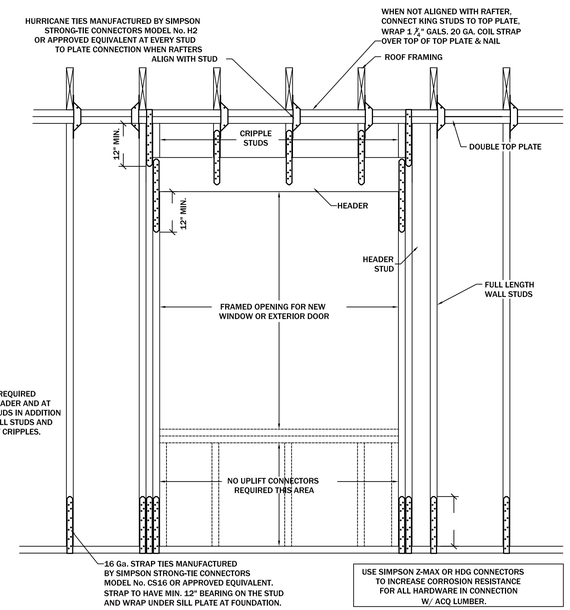
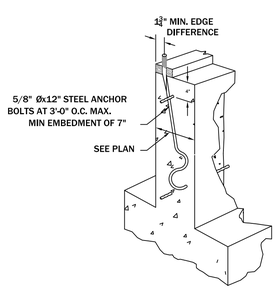
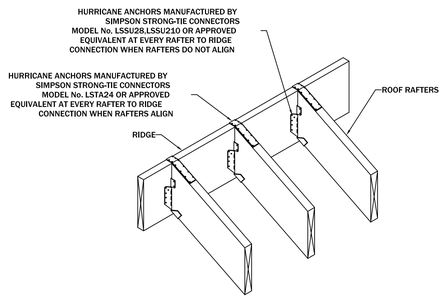




NOTE:
UPLIFT CONNECTION IS REQUIRED
AT EACH END OF THE HEADER AND AT
BOTTOM OF HEADER STUDS IN ADDITION
TO CONNECTORS AT WALL STUDS AND
AT TOP AND BOTTOM OF CRIPPLES.

USE SIMPSON Z-MAX OR HDG CONNECTORS
TO INCREASE CORROSION RESISTANCE
FOR ALL HARDWARE IN CONNECTION
W/ ACQ LUMBER.



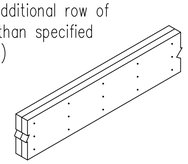


Minimum of 3 rows 16d (3½") nails at 12" o.c. for 14" and deeper beams

- Nailed connections require an additional row of nails when nail size is smaller than specified above (minimum 0.131" x 3.25")

3½" Width Pieces:

- Minimum of 2 rows ½" bolts at 24" o.c. staggered



Additional nailing or bolting may be required with side-loaded multiple member beams. Refer to current product literature.

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MATTHEW SHARAPATA

PROJECT LOCATION:

SMALL COMMERCIAL BUILDING
47 PLANDOME ROAD
MANHASSET, NY 11030

DRAWING TITLE:

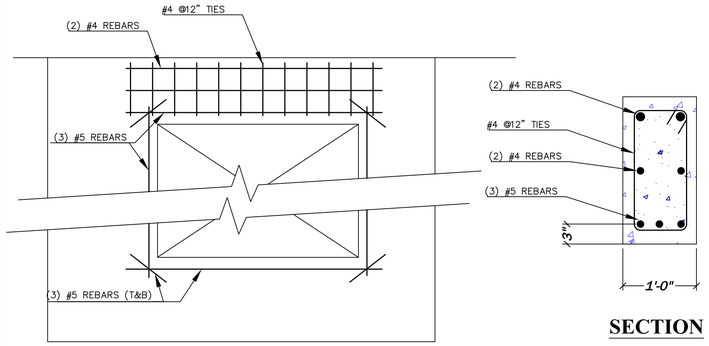
STRAPPING DETAILS

SCALE
AS PER DRAWING

DATE
3/11/2024

DRAWN BY
K. DE PAOLA

DRAWING NO.
S-3

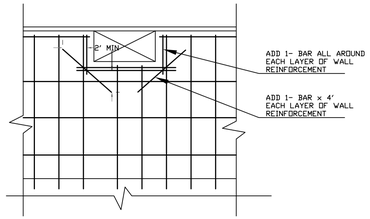


ELEVATION

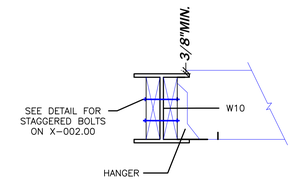
SECTION

BOND BEAM DETAIL AT WINDOW OPENING

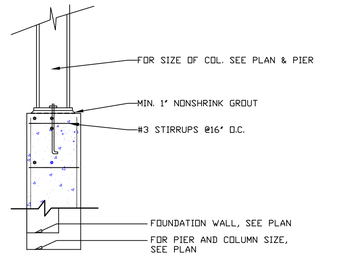
N.T.S.



TYP. DETAIL FOR OPENING IN CONCRETE WALL



DETAIL FOR WOOD BM FRAMING INTO STL. BM.



TYP. DETAIL STEEL COL, BEARING ON FOUNDATION WALL

STRUCTURAL STEEL NOTES:

1. FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, "MANUAL OF STEEL CONSTRUCTION", LATEST EDITION.

2. ALL STEEL DETAILS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, ALLOWABLE STRESS DESIGN", LATEST EDITION.

3. NEW STEEL TUBE POST SHALL CONFORM TO ASTM STANDARD A-500 WITH A MINIMUM YIELD STRENGTH OF 46 KSI.

4. ALL CONNECTION MATERIAL, PLATES AND ANGLE, SHALL CONFORM TO ASTM A-36 WITH A MINIMUM YIELD STRENGTH OF 36 KSI.

5. ALTERNATE CONNECTION DETAILS MAY BE USED IF SUCH DETAILS ARE SUBMITTED TO THE ENGINEER FOR REVIEW AND ACCEPTANCE IS GRANTED, HOWEVER, THE ENGINEER SHALL BE THE SOLE JUDGE OF ACCEPTABILITY AND THE CONTRACTOR'S BID SHALL ANTICIPATE THE USE OF THOSE SPECIFIC DETAILS SHOWN ON THE DRAWINGS. IN ANY EVENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ANY ALTERNATE DETAILS WHICH HE PROPOSES.

6. ALL WELDING SHALL BE PERFORMED BY QUALIFIED WELDERS IN ACCORDANCE WITH A.W.S. SPECIFICATIONS, LATEST EDITION.

7. ALL WELDING ELECTRODES, FOR NEW STEEL FABRICATION, SHALL CONFORM TO A.W.S. A5.1 GRADE E-70 BARE ELECTRODES AND GRANULAR FLUX SHALL CONFORM TO A.W.S. A5.17, F-70 A.W.S. FLUX CLASSIFICATION.

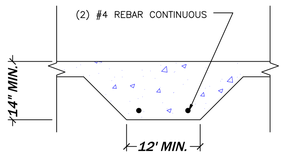
8. ALL EXTERIOR STEEL ELEMENTS NOT SPECIFIED TO BE GALVANIZED SHALL RECEIVE TWO SHOP COATS OF TNEMEC NO. 50-330 POLY-URA-PRIME AT 2.0-3.0 MILS DRY.

9. ALL BEAM TO GIRDER CONNECTIONS SHALL BE BOLTED CONNECTIONS USING ¾ ON CENTER BOLTS IN STANDARD HOLES OR SLIP CRITICAL BOLTS IN OVERSIZED OR SLOTTED HOLES.

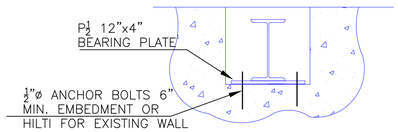
10. THE STRUCTURAL STEEL CONTRACTOR SHALL COORDINATE THE BOTTOM OF BASE PLATE ELEVATION WITH THE TOP OF FOOTING AND TOP OF WALL ELEVATION. IN CASE OF CONFLICT, THE CONTRACTOR SHALL MAKE ALLOWANCE IN HIS BID FOR THE MORE STRINGENT REQUIREMENTS.

11. ALL WELDS NOT SPECIFICALLY CALLED OUT SHALL BE AT LEAST THE MINIMUM WELD SIZE AS SPECIFIED BY CURRENT AISC MANUAL OF STEEL DESIGN.

12. THE STRUCTURAL STEEL CONTRACTOR SHALL VERIFY AND COORDINATE THE LOCATIONS OF BEAMS AND GIRDERS AROUND ELEVATORS WITH THE MECHANICAL DRAWINGS.

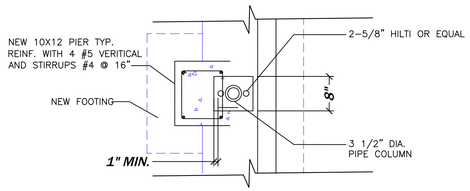


DETAIL E: HAUNCH

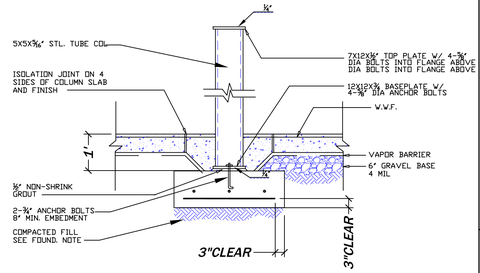


DETAIL C: BEAM POCKET

SAW CUT OF EXISTING WALL FOR POCKET OF NEW BEAM DETAIL.



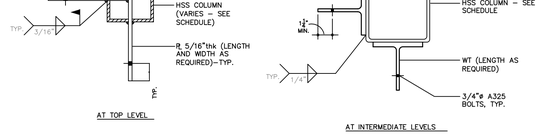
DETAIL D: TYP. STEEL COLUMN ON CONCTRETE PIER



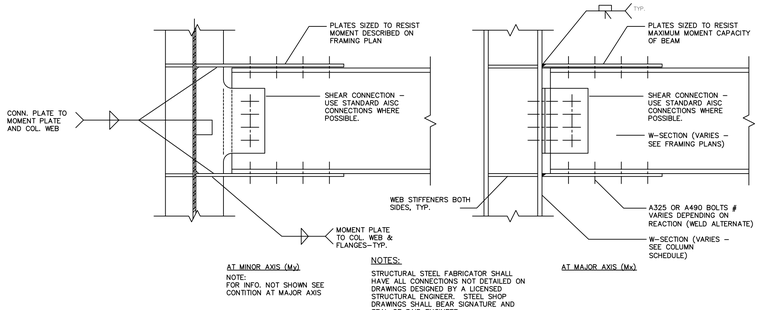
DETAIL F: TYP. STEEL COLUMN ON CONCRETE FOOTING DETAIL

MIN. No OF BOLTS AND MIN. CONNECTION CAPACITY		
BEAM SIZE	'N'	'V'
W16	3	30
W14	3	30
W12	2	20
W10	2	20
W8	2	20

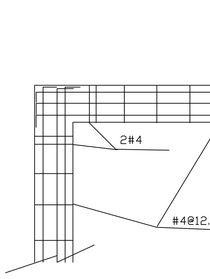
'V' = MINIMUM CONN. SERVICE LOAD CARRYING CAPACITY IN KIPS. U.O.N.
'N' = MINIMUM NUMBER OF BOLT ROWS



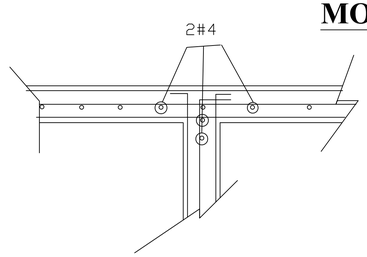
TYPICAL SHEAR CONNECTION DETAIL @ STL. TUBE COLUMNS



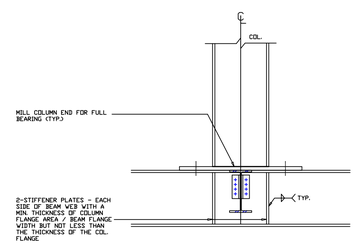
TYPICAL BEAM TO COLUMN MOMENT FRAME CONNECTION



DETAIL B: TYPICAL CORNER DETAIL



TYPICAL INTERSECTION DETAIL



TYPICAL DETAIL OF COLUMN BEARING ON A BEAM

DATE	ISSUED TO/REVISION	NO.
3/18/2024	INITIAL SUBMISSION	

PROFESSIONAL SEAL:

REGISTERED ARCHITECT
MATTHEW ADAM SHARAPATA
STATE OF NEW YORK

DEPAOLA DESIGN
134 Middle Neck Rd, Ste. 200
Great Neck, NY 11021
e: DePaolaDesignLLC@gmail.com
t: 516.403.8955

ARCHITECT
MATTHEW SHARAPATA

PROJECT LOCATION:
SMALL COMMERCIAL BUILDING
47 PLANDOME ROAD
MANHASSET, NY 11030

DRAWING TITLE:
CONCRETE AND STEEL DETAILS

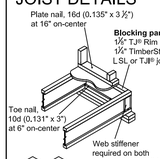
SCALE
AS PER DRAWING

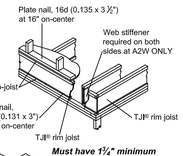
DATE
3/11/2024

DRAWN BY
K. DE PAOLA

DRAWING NO.
S-4

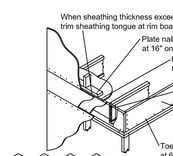
JOIST DETAILS



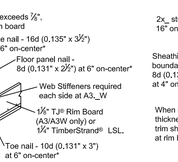


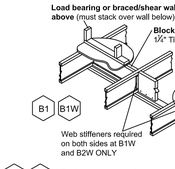
Must have 1¾" minimum joist bearing at ends. Attach rim joist per A3 detail.

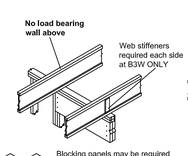
* For additional installation specifications see Rim Board Details and Installation in *Weyerhaeuser Installation Guide for Floor and Roof Framing*, TJ-9001.

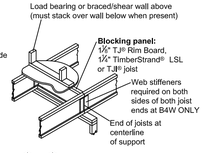


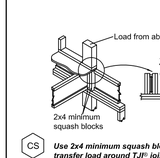
* For additional installation specifications see Rim Board Details and Installation in *Weyerhaeuser Installation Guide for Floor and Roof Framing*, TJ-9001.

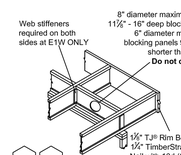


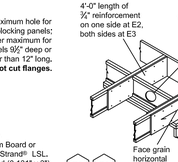


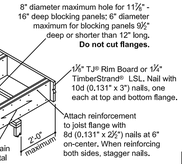


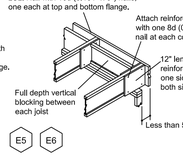


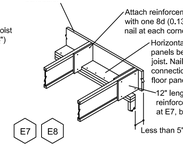


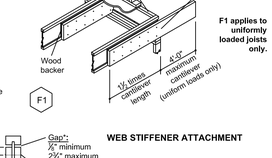


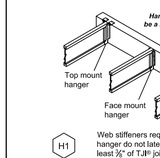


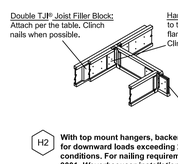


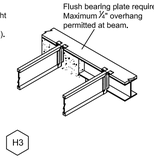


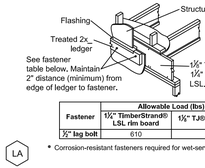






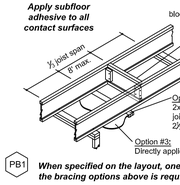


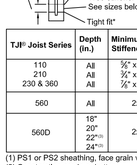




Fastener	Allowable Load (lbs)	
	1⅛" TimberStrand® LSL rim board	1⅛" TJI® Rim Board
½" lag bolt	610	480

* Corrosion-resistant fasteners required for wet-service applications.





TJI® Joist Series	Depth (in.)	Minimum Web Stiffener Size	Nailing Requirements	
			Number Nails	
			Type	End	Intermediate
110 210 230 & 360	All All All	⅞" x 2¾"[4] ⅞" x 2¾"[4] ⅞" x 2¾"[4]	8d (0,113" x 2½")	3	3
560	All	2x4[2]	16d (0,135" x 3½")	4	4
560D	18" 20" 22"[5] 24"[5]	2x4[2]	16d (0,135" x 3½")	4 5 6 6	5 6 11 13

(1) PS1 or PS2 sheathing, face grain vertical
(2) Construction grade or better
(3) Web stiffeners are always required for 22" and 24" TJI® 560D Joists

ALLOWABLE HOLES - TJI® Joists

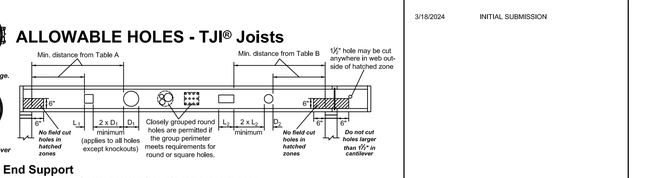


Table A - End Support

Minimum distance from edge of hole to inside face of nearest end support

JOIST DEPTH	TJI®	ROUND HOLE SIZE								SQUARE OR RECTANGULAR HOLE SIZE							
		2"	3"	4"	5"	6½"	7"	8¼"	11"	13"	2"	3"	4"	5"	6½"	7"	8¼"	11"	13"
9½"	110	1'-0"	1'-6"	2'-0"	3'-0"	4'-0"					1'-0"	1'-6"	2'-0"	3'-0"	4'-0"				
	210	1'-0"	1'-6"	2'-0"	3'-0"	5'-6"					1'-0"	2'-0"	2'-6"	4'-0"	5'-0"				
	230	1'-0"	2'-0"	2'-0"	3'-0"	5'-6"					1'-0"	2'-0"	3'-0"	4'-0"	5'-0"				
	360	1'-6"	2'-0"	3'-0"	4'-0"	6'-0"					1'-6"	2'-0"	3'-0"	5'-0"	5'-6"				
	560	1'-6"	2'-6"	3'-6"	5'-0"	7'-0"					2'-0"	3'-0"	4'-0"	5'-6"	6'-6"				
11⅞"	110	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	5'-6"				1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	5'-0"	5'-6"		
	210	1'-0"	1'-6"	2'-0"	2'-0"	3'-0"	6'-0"				1'-0"	1'-6"	2'-0"	3'-0"	3'-6"	5'-6"	6'-6"		
	230	1'-0"	1'-6"	2'-0"	2'-0"	3'-0"	6'-0"				1'-0"	1'-6"	2'-0"	3'-0"	4'-0"	5'-6"	6'-6"		
	360	1'-6"	2'-0"	3'-0"	3'-6"	4'-6"	7'-6"				1'-6"	2'-0"	3'-0"	4'-0"	5'-0"	6'-6"	7'-6"		
	560	1'-6"	2'-6"	3'-6"	4'-6"	5'-6"	8'-0"				2'-0"	3'-0"	4'-0"	5'-0"	6'-0"	7'-6"	8'-0"		
14"	110	1'-0"	1'-6"	2'-0"	2'-0"	3'-0"	5'-6"	6'-0"			1'-0"	1'-6"	2'-0"	2'-0"	3'-0"	4'-0"	5'-0"	6'-6"	8'-0"
	210	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	6'-0"		1'-0"	1'-0"	2'-0"	2'-0"	2'-6"	4'-0"	4'-6"	6'-6"	8'-6"
	230	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	6'-0"		1'-0"	1'-0"	2'-0"	2'-0"	2'-6"	4'-0"	4'-6"	6'-6"	8'-6"
	360	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	6'-6"		1'-0"	1'-0"	2'-0"	2'-0"	3'-0"	4'-6"	5'-0"	7'-0"	9'-6"
	560	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	6'-6"		1'-0"	1'-0"	2'-0"	2'-0"	3'-0"	4'-6"	5'-0"	7'-0"	9'-6"
	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	6'-0"	7'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	4'-6"	7'-0"	9'-6"
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	6'-6"	7'-6"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	4'-6"	7'-6"	10'-0"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	6'-6"	7'-6"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	4'-6"	7'-6"	10'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	6'-6"	8'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	8'-0"	10'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	6'-6"	8'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	8'-0"	10'-6"
16"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	5'-6"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	6'-6"	8'-6"
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	6'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	6'-6"	8'-6"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	6'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	6'-6"	8'-6"
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	6'-6"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	7'-0"	9'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	6'-6"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	7'-0"	9'-6"
		4"	5"	6"	7"	8"	9"	10"	12"	15"	17"	4"	5"	6"	7"	8"	9"	10"	12"	15"	17"
18"	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	5'-0"	10'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	6'-0"	10'-0"	11'-0"	13'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	7'-0"	11'-0"	2'-0"	3'-0"	5'-0"	6'-0"	8'-0"	11'-0"	12'-0"	14'-6"	
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	7'-0"	10'-6"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	8'-0"	11'-0"	14'-0"	15'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	7'-0"	11'-6"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	7'-0"	11'-0"	14'-0"	16'-0"

Table B - Intermediate or Cantilever Support

Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

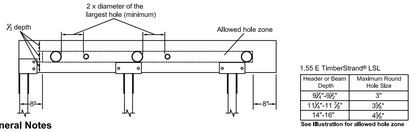
JOIST DEPTH	TJI®	ROUND HOLE SIZE								SQUARE OR RECTANGULAR HOLE SIZE							
		2"	3"	4"	5"	6½"	7"	8¼"	11"	13"	2"	3"	4"	5"	6½"	7"	8¼"	11"	13"
9½"	110	2'-0"	2'-6"	3'-6"	4'-6"	7'-6"					1'-6"	2'-6"	3'-6"	5'-6"	6'-6"				
	210	2'-0"	2'-6"	3'-6"	5'-0"	8'-6"					2'-0"	3'-0"	4'-0"	6'-6"	7'-6"				
	230	2'-6"	3'-0"	4'-0"	5'-6"	8'-6"					2'-0"	3'-6"	4'-6"	6'-6"	7'-6"				
	360	3'-0"	4'-0"	5'-0"	6'-6"	9'-0"					3'-0"	4'-0"	5'-0"	7'-0"	8'-0"				
	560	3'-6"	5'-0"	6'-0"	7'-6"	10'-0"					4'-0"	5'-6"	6'-6"	8'-0"	9'-0"				
11⅞"	110	1'-0"	1'-6"	2'-0"	2'-6"	4'-0"	6'-6"				1'-0"	1'-6"	2'-0"	2'-6"	4'-0"	7'-0"	7'-6"		
	210	1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	10'-0"				1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	8'-6"	9'-6"		
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	10'-0"				1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	8'-6"	9'-6"		
	360	2'-0"	3'-0"	3'-6"	4'-6"	6'-6"	12'-0"				2'-0"	3'-0"	3'-6"	4'-6"	6'-6"	10'-6"	11'-6"		
	560	3'-0"	4'-0"	5'-0"	6'-0"	8'-0"	12'-0"				3'-0"	4'-0"	5'-0"	6'-0"	8'-0"	11'-0"	12'-0"		
14"	110	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	6'-6"			1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	6'-6"	9'-6"	11'-0"
	210	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-6"	8'-6"	10'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-6"	8'-6"	10'-0"
	230	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-6"	8'-6"	10'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-6"	8'-6"	10'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-6"	8'-6"	10'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-6"	8'-6"	10'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-6"	8'-6"	10'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-6"	8'-6"	10'-0"
16"	110	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-6"	8'-6"	10'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-6"	8'-6"	10'-0"
	210	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-6"	8'-6"	10'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-6"	8'-6"	10'-0"
	230	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-6"	8'-6"	10'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-6"	8'-6"	10'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-6"	8'-6"	10'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-6"	8'-6"	10'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-6"	8'-6"	10'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	4'-6"	8'-6"	10'-0"
		4"	5"	6"	7"	8"	9"	10"	12"	15"	17"	4"	5"	6"	7"	8"	9"	10"	12"	15"	17"
18"	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	8'-0"	10'-0"		1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	8'-0"	10'-0"	12'-6"	14'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	8'-0"	10'-0"		1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	8'-0"	10'-0"	12'-6"	14'-0"
20"	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	8'-0"	10'-0"	12'-6"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	8'-0"	10'-0"	12'-6"	14'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	8'-0"	10'-0"	12'-6"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	8'-0"	10'-0"	12'-6"	14'-0"

Rectangular holes based on measurement of longest side.

- Leave ½" of web (minimum) at top and bottom of hole. **DO NOT cut joist flanges.**
- Tables are based on uniform load tables in current design literature.
- For simple span (S' minimum), uniformly loaded joists used in residential applications, one maximum size round hole may be located at the center of the span **provided that no other holes occur in the joist.**

ALLOWABLE HOLES - Headers and Beams

1.55E TimberStrand® LSL Headers and Beams



1.55 E TimberStrand® LSL

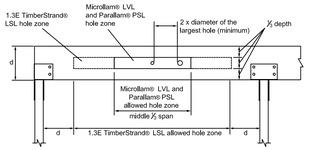
Header or Beam Depth	Maximum Round Hole Size
9½"-9¾"	3"
11⅞"-11 ½"	3½"
14"-16"	4½"

See illustration for allowed hole zone

General Notes

- Allowed hole zone suitable for headers and beams with **uniform and/or concentrated loads anywhere along the member.**
- Round holes only
- No holes in headers or beams in plank orientation.

Other Truss Joist® Headers and Beams



DO NOT cut, notch or drill holes in headers or beams except as indicated in illustrations and tables.

Other Truss Joist® Beams

Header or Beam Depth	Maximum Round Hole Size
4½"	1"
5½"	1½"
7¼"- 20"	2"

See illustration for Allowed Hole Zone

General Notes

- Allowed hole zone suitable for headers and beams with **uniform loads only.**
- Round holes only
- No holes in cantilevers.
- No holes in headers or beams in plank orientation.

WARNING

Joists are unstable until braced laterally

Bracing Includes:

- Blocking
- Hangers
- Sheathing
- Rim Board
- Strut Lines
- Rim Joist

DO NOT walk on joists until braced. INJURY MAY RESULT.

DO NOT walk on joists that are lying flat.

DO NOT stack building materials on unsheathed joists. Stack only over beams or walls.

WARNING NOTES:

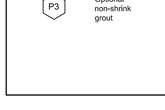
Lack of proper bracing during construction can result in serious accidents. Observe the following guidelines:

1. All blocking, hangers, rim boards and rim joists at the end supports of the TJI® joists must be completely installed and properly nailed.
2. Lateral strength, like braced end wall or an existing deck, must be established at the ends of the bay. This can also be accomplished by a temporary or permanent deck (sheathing) fastened to the first 4 feet of joists at the end of the bay.
3. Safety bracing of 1x4 (minimum) must be nailed to a braced end wall or sheathed area (as in note 2) and to each joist. Without this bracing, buckling sideways or rollover is highly probable under light construction loads - such as a worker or one layer of unnailed sheathing.
4. Sheathing must be completely attached to each TJI® joist before additional loads can be placed on the system.
5. Ends of cantilevers require safety bracing on both the top and bottom flanges.
6. The flanges must remain straight within 1/2" from true alignment.

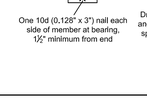
Warning: Drilling, sawing, sanding or machining wood products generates wood dust. The paint and/or coating on this product may contain titanium dioxide, Wood dust and titanium dioxide are substances known to the state of California to cause cancer. For more information on Proposition 65, visit wy.com/inform.

BEAM DETAILS

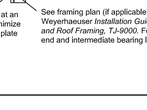
BEARING AT WALL



BEARING FOR DOOR OR WINDOW HEADER

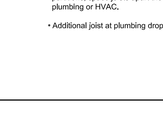


BEAM TO BEAM CONNECTION



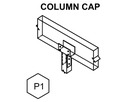
See current Weyerhaeuser literature for framing connectors

BEARING AT CONCRETE WALL

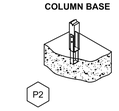


COLUMN DETAILS

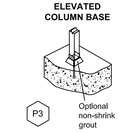
BEAM ON COLUMN CAP



COLUMN BASE



ELEVATED COLUMN BASE

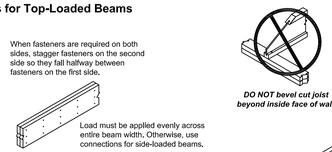


Multiple-Member Connections for Top-Loaded Beams

Fastener Installation Requirements

Piece Width	# of Plies	Fastener				
		Type[1]	Min. Length	# Rows	O.C. Spacing	Location
1¾"	2	10d nails	3"	2[3]	12"	One side
		12d-16d nails	3 ¼"	2[3]		
		Screws	3½" or 3½"	2	24"	
	3	10d nails	3"	3[3]	12"	Both sides
		12d-16d nails	3 ¼"	2[3]		
		Screws	3½" or 3½"	2	24"	Both sides
			5"			One side
	4	10d nails[2]	3"	3[3]	12"	One side (per ply)
		12d-16d nails[2]	3 ¼"	2[3]		
		Screws	5" or 6"	2	24"	Both sides
			6 ¾"			One side
3½"	2	Screws	5" or 6"	2	24"	Both sides
			6 ¾"			One side
		½" bolts	8"	2	24"	-

(1) 10d nails are 0,128" diameter; 12d-16d nails are 0,148" - 0,162" diameter; screws are SDS, SDW, WS, or Truss-LOK-EWP™.
(2) An additional row of nails is required with depths of 14" or greater.
(3) When connecting 4-ply members, nail each ply to the other and offset nail rows by 2" from the rows in the ply below.

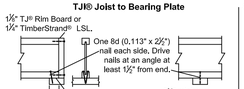


BEARING AT COLUMN

Verify column capacity and beam bearing length. See current Weyerhaeuser literature.

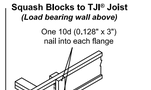
NAILING AT BEARING (FLOOR)

TJI® Joist to Bearing Plate



Shear transfer: Connections equivalent to floor panel nailing schedule

Squash Blocks to TJI® Joist
(Load bearing wall above)



Rim to TJI® Joist

1⅛" TJI® Rim Board,
1¼" TimberStrand® LSL or
TJI® 110

Before

#21642

After

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.

DISAPPROVED
For
ZONING
Anthony Basile
09/05/2024

Description
1 - illuminated double sided ground sign LED illumination and alum skirt utilizing existing poles

Order Information
Client: Sindrome Construction
Project: Home Goods
Our Order#:
Our Item#: 1

Graphic Details
Background Color: white plexi/acrylic
Copy Color: Trans Red Vinyl
Typestyle: n/a
Graphic Type: n/a
Sign Quantity: 1

Drawing Details
Scale: n /a
Drawn By: Kerri
Date: 2/27/2024
Revised: n/a

Approved by *Date*

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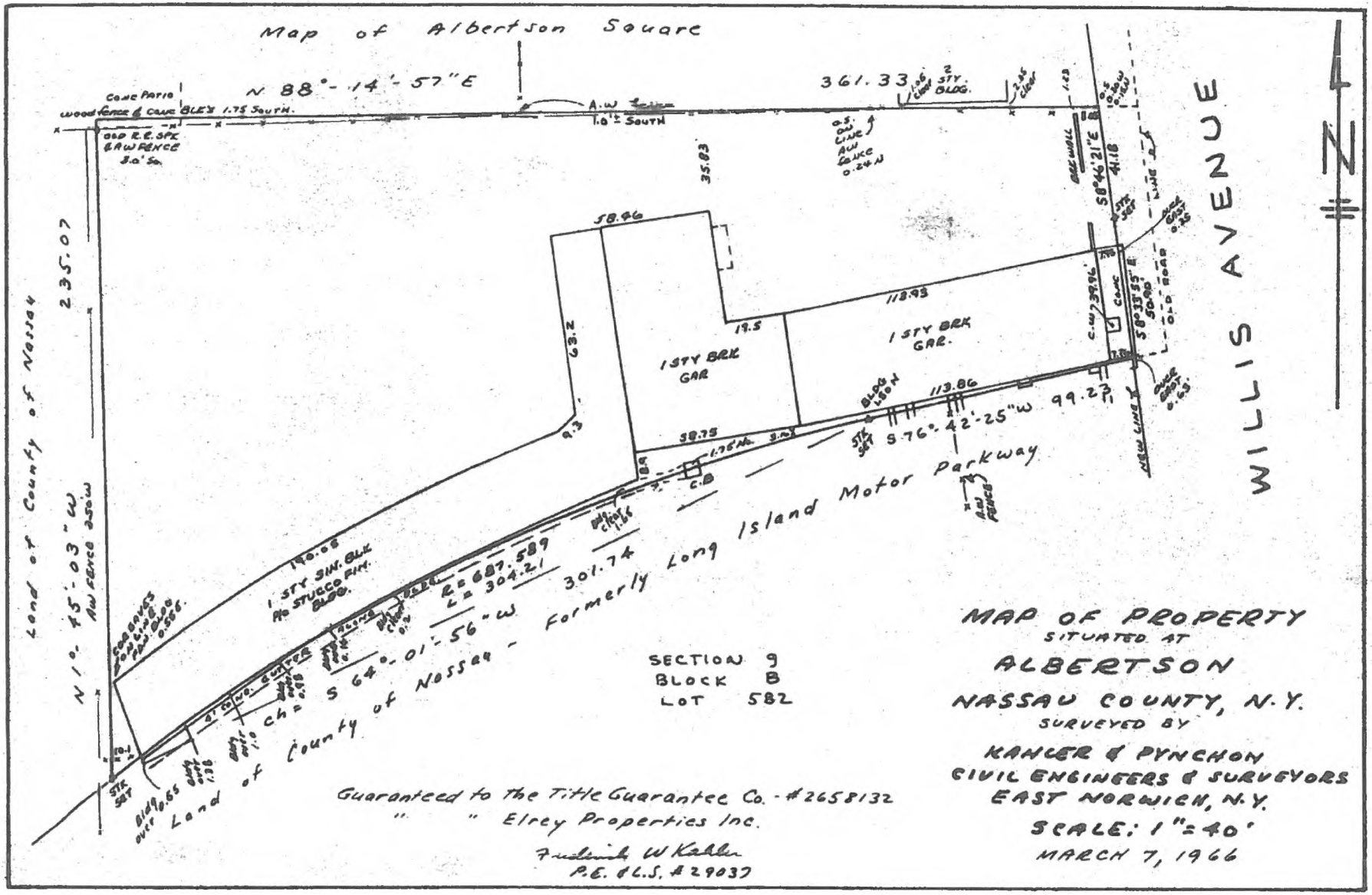
841-2661

File Name: Home Goods(layout).ai

Version-1

This first time drawing is complimentary
No changes will be made without a commitment

#21643


Map of Albertson Square
N 88°-14'-57"E
361.33
Conc Patio
Wood Fence & Conc Bl's 1.75 South.
A.W. 1.0' South
2 Sty. Bldg.
Old R.R. Spk.
Lawrence
3.0' So.
35.03
58.96
118.93
19.5
63.2
1 Sty Brk Gar.
1 Sty Brk Gar
113.86
38.75
9.3
S 76°-42'-25"W 99.23
Bldg. 1.80 N
Stk Set
C.B.
A.W. Fence
S 8°-33'-55"E 50.00
Old Road
Conc.
Cone Post 0.35
Cone Post 0.65
S8°46'21"E 41.18
Bldg. 0.5 Clear
1.06 Clear
2.45 Clear
1.23
0.5 Old Line A.W. Fence 0.24 N
Willis Avenue
N
Land of County of Nassau
N 1°-45'-03"W
235.07
A.W. Fence 2.50 W
Cor. Bounds Prolong. Pav. Bldg. 0.56'
190.06
1 Sty. Shingle Stucco Fin. Bldg.
Bldg. 0.65 over
Stk Set
Land of County of Nassau - Formerly Long Island Motor Parkway
Ch = S 64°-01'-56"W 301.74
L = 687.589
L = 304.21
Old Chain Link Fence 1.66
Old Fence
Old Fence 1.75 No.
Old Fence 3.1 No.
Old Fence 1.8 E
Old Fence 1.5 W
Old Fence 2.0 W
Old Fence 2.5 W
Old Fence 2.8 W
Old Fence 3.0 W
Old Fence 3.5 W
Old Fence 4.0 W
Old Fence 4.5 W
Old Fence 5.0 W
Old Fence 5.5 W
Old Fence 6.0 W
Old Fence 6.5 W
Old Fence 7.0 W
Old Fence 7.5 W
Old Fence

#21645

AFFORDABLE WATERWORKS, INC.
WASTEWATER RECEIVING/ PRETREATMENT FACILITY
SITE DEVELOPMENT PLANS

NOVEMBER 8, 2023
REVISED AUGUST 30, 2024

REFERENCES

APPLICANT/OWNER:
AFFORDABLE CESSPOOL INC.
180 BLYDENBURGH ROAD,
ISLANDIA, NY 11749
TEL: (631) 588-8400

BOUNDARY AND TOPOGRAPHIC SURVEY:
PJM LAND SURVEYING, PLLC
132 CLYDE STREET SUITE 16
WEST SAYVILLE, NY 11796
TEL: (631) 563-0400

CIVIL/SITE ENGINEER:
HAYDUK ENGINEERING, LLC
2150 SMITHTOWN AVENUE, SUITE 8
RONKONKOMA, NY 11779
TEL: (631) 476-0600

UTILITIES

WATER
WESTBURY WATER DISTRICT
160 DREXEL AVENUE,
WESTBURY, NY 11590-3037
TEL: (516) 333-0427

SEWER
NASSAU COUNTY SEWAGE DISPOSAL DISTRICT #3
NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS,
1194 PROSPECT AVENUE,
WESTBURY, NY 11590-2723
TEL: (516) 571-9600

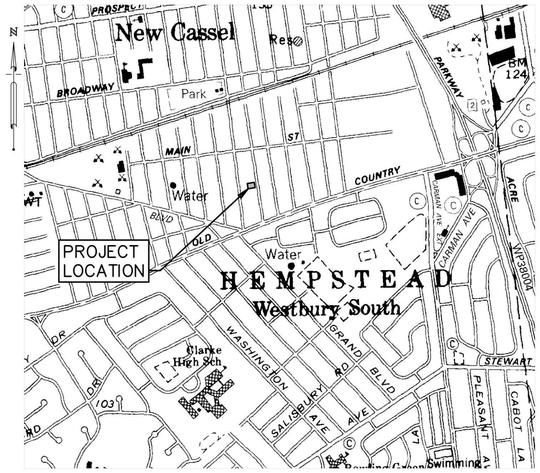
GAS
NATIONAL GRID
175 E OLD COUNTY ROAD,
HICKSVILLE, NY 11801
TEL: 1(800)-930-5003

ELECTRIC
PSEG LONG ISLAND
455 MILL ROAD
HEWLETT, NY 11557
TEL: 1(800)-490-0075

GOVERNING AGENCIES

TOWN OF NORTH HEMPSTEAD
220 PLANDOME ROAD
MANHASSET, NY 11030
TEL: (516) 868-6311

NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS
1194 PROSPECT AVENUE,
WESTBURY, NY 11590-2723
TEL: (516) 571-9600



LOCATION MAP
SCALE: 1" = 1,000'

SHEET INDEX

C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C-2.0	ALIGNMENT AND MATERIALS PLAN
C-3.0	GRADING AND DRAINAGE PLAN
C-4.0	UTILITY PLAN

ZONING COMPLIANCE TABLE - INDUSTRIAL B DISTRICT

TOWN CODE SECTION	DESCRIPTION	REQUIRED	EXISTING	PROPOSED	VARIANCE / WAIVER REQUIRED
§70-186	PERMITTED USE	TRANSFER STATION	WAREHOUSE	TRANSFER STATION	NO
	DIMENSIONAL CRITERIA	REQUIRED	EXISTING	PROPOSED	
§70-190	MAX HEIGHT	40'	36'	36'	NO
§70-191	LOT COVERAGE	80%	60% (4,500 SF)	60% (4,500 SF)	NO
§70-191	MINIMUM LOT AREA	10,000 SF	7,500 SF	7,500 SF	NO*
§70-192.A	MINIMUM FRONT YARD	18'	33.9'	33.9'	NO
§70-192.B	MINIMUM REAR YARD	20'	0'	0'	NO*
§70-189.1	PARKING REQUIREMENTS				
§70-103.A.1	INDUSTRIAL PROCESS AREA (1 SPACE PER 600 SF)	7 SPACES	–	2 SPACES (1 ADA)	
§70-103.A.1	STORAGE AREA (1 SPACE PER 600 SF)	1 SPACE		0 SPACE	
	TOTAL PARKING SPACES (10' X 20')	8 SPACES	7 SPACES	2 SPACES	YES

* EXISTING NONCONFORMITY

Hayduk Engineering, LLC
consulting engineers
2150 SMITHTOWN AVENUE, SUITE 8, RONKONKOMA, NY 11779
Tel: (631)-476-0600 | Fax: (631)-476-0606

CBP23-000332

DISAPPROVED
For
ZONING
Anthony Basile
09/12/2024

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NOTE: SEC. 11-75-69, 70, 71

No.	DESCRIPTION	BY	DATE
3	PER TOWN COMMENTS	NRD	8/8/2024
2	PER TOWN COMMENTS	NRD	7/9/2024
1	PER TOWN COMMENTS	NRD	5/9/2024

REVISIONS

STATE OF NEW YORK
JEFFREY G. HAYDUK
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060520

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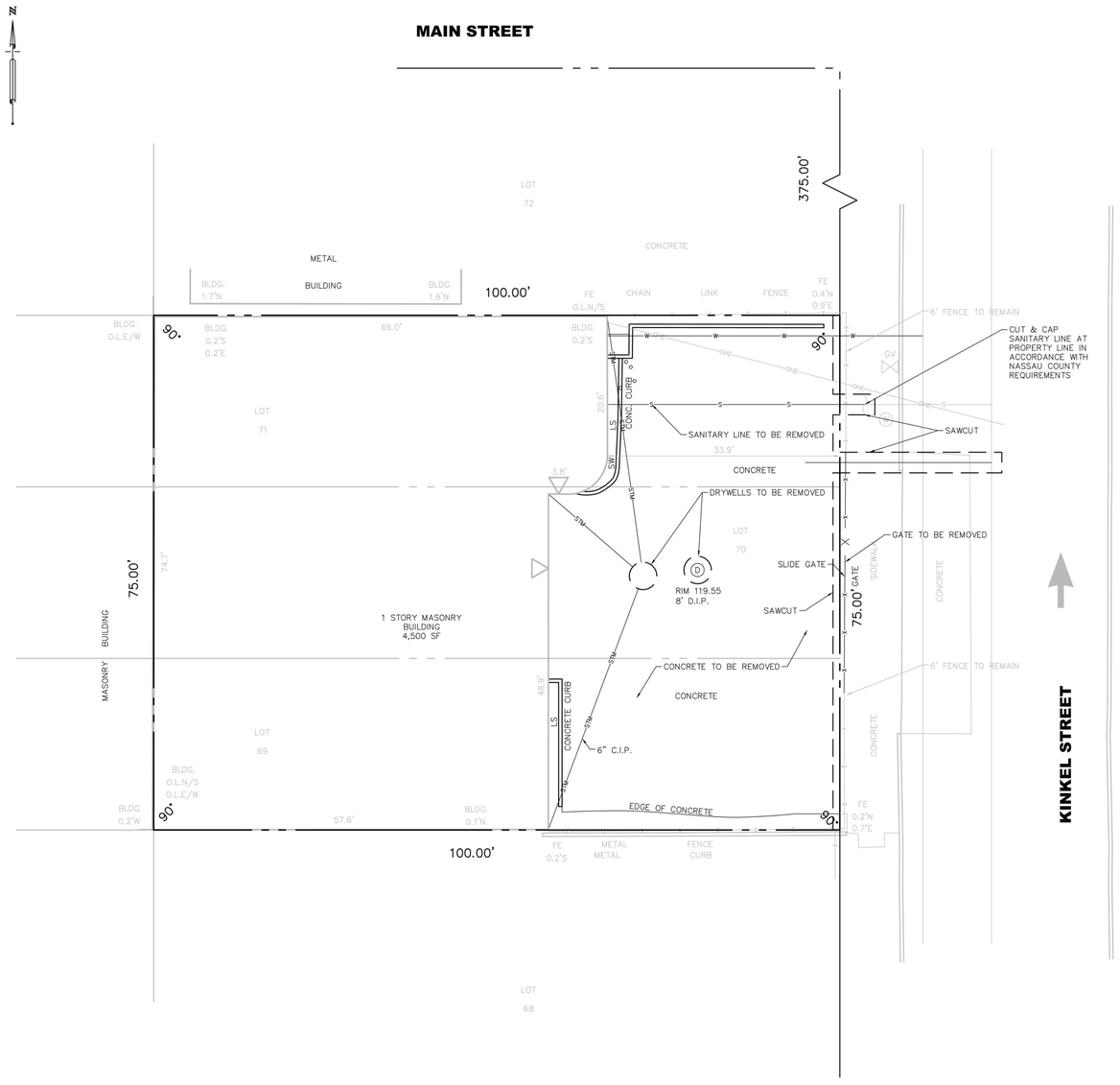
COVER SHEET

FOR:
AFFORDABLE WATERWORKS, INC.

LOCATED AT:
NEW CASSEL, TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK

JOB NO.	N/A
DRAWN BY	NRD
CHECKED BY	LAL
DATE	NOVEMBER 8, 2023
SCALE	AS NOTED
DRAWING NO.	C-0.0



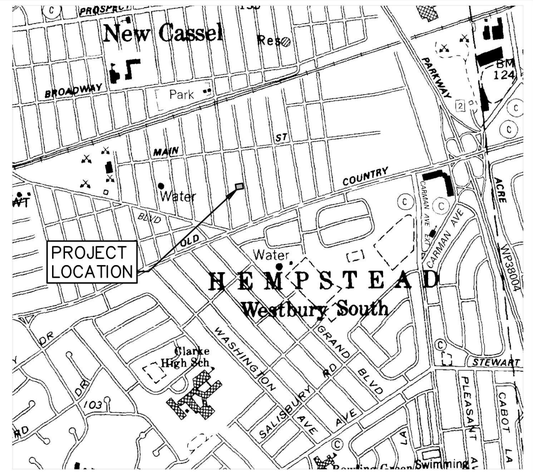
10 0 10 20
SCALE 1" = 10' FEET

NOTES:

1. EXISTING CONDITIONS ARE BASED ON A SURVEY BY PJM LAND SURVEYING, PLLC DATED MARCH 16, 2023
2. ALL ELEVATIONS BASED ON NAVD88 DATUM.
3. CONTRACTOR SHALL ADHERE TO ALL LOCAL REGULATIONS.

LEGEND:

	EXISTING FEATURES TO BE REMOVED
	EXISTING FEATURES
—G—	GAS LINE
—OHE—	ELECTRIC LINE (OVERHEAD)
—W—	WATER MAIN
—STM—	STORM PIPE
—S—	SANITARY LINE
—X—X—	FENCE



KEY MAP

SCALE: 1" = 1,000'

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT ALONG THE DESIGNATED LINE WITH A STRAIGHT VERTICAL EDGE FREE FROM IRREGULARITIES WHEREVER NEW PAVEMENT JOINS EXISTING PAVEMENT.
2. THE CONTRACTOR SHALL ENSURE ANY EXISTING ASBESTOS CONTAINING MATERIALS ARE REMOVED FROM SUBJECT PREMISES PRIOR TO REMOVAL ACTIVITIES AND SHALL PERFORM ALL AGENCY NOTIFICATIONS AS REQUIRED.
3. EXCAVATION SHALL BE PROPERLY BACKFILLED WITH CLEAN, SUITABLE MATERIAL. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT OR CONSULT WITH THE GEOTECHNICAL ENGINEER FOR INSPECTION AND CERTIFICATION.
4. REMOVAL INCLUDES, BUT IS NOT LIMITED TO; ALL FLOOR SLABS, FOUNDATION WALLS, CURBING, PAVEMENT, FOOTINGS AND UNDERGROUND PIPING. EXISTING FOUNDATIONS SHALL BE REMOVED FROM THE SITE, QUESTIONABLE ITEMS ENCOUNTERED (ABOVE AND/OR BELOW GRADE) SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF EXPOSED AND/OR BELOW GRADE FOUNDATIONS/ WALLS/ SIDEWALKS AND PAVEMENT TO REMAIN, AND SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE DUE TO SUBJECT WORK SCOPE SHALL BE REPAIRED TO LIKE-KIND CONDITIONS AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS, SAFETY PROVISIONS WITHIN THE R.O.W. (E.G. ACCESSIBLE RAMPS, PEDESTRIAN CROSSWALKS, SIDEWALKS, PAVEMENT STRIPING. ETC.) SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS/REPLACEMENTS CAN BE INSTALLED.
7. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THE SAFETY OF ITS EMPLOYEES, THE GENERAL PUBLIC, STRUCTURES TO REMAIN, ADJACENT PROPERTIES, PUBLIC R.O.W.'S, ETC. DURING ALL CONSTRUCTION AND REMOVAL ACTIVITIES IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL CODES AND REGULATIONS. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITIES FOR THE CONTRACTOR'S SAFETY PROGRAMS & PROCEDURES IN CONNECTION WITH THE WORK.
8. THE CONTRACTOR SHALL INSTALL A TEMPORARY PROTECTIVE FENCE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL CODES AND REGULATIONS (NYS INDUSTRIAL CODE PART23) AT LOCATIONS WHERE HAZARDOUS CONDITIONS EXIST AS A RESULT OF REMOVAL ACTIVITIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPING, DRYWELLS, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPILATION OF FIELD LOCATIONS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND RECORD DRAWINGS AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE REMOVAL OF STRUCTURES AND FOUNDATIONS WITH SOIL CONSISTING OF MATERIALS FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED SHALL NOT BE LARGER THAN 6 INCHES IN DIMENSION. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTIONS IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% MODIFIED PROCTOR OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
11. UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, SHALL BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS PRIOR TO REMOVAL OF EXISTING BUILDING.

CBP23-000332

DISAPPROVED
For
ZONING
Anthony Basile
09/12/2024

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NOTE: SBL 11-75-69, 70, 71

No.	DESCRIPTION	BY	DATE
1	PER TOWN COMMENTS	NRD	8/30/2024
2	PER TOWN COMMENTS	NRD	7/9/2024
3	PER TOWN COMMENTS	NRD	5/9/2024

REVISIONS

STATE OF NEW YORK — LICENSED PROFESSIONAL ENGINEER — JAMES G. HAJDUK — 060520

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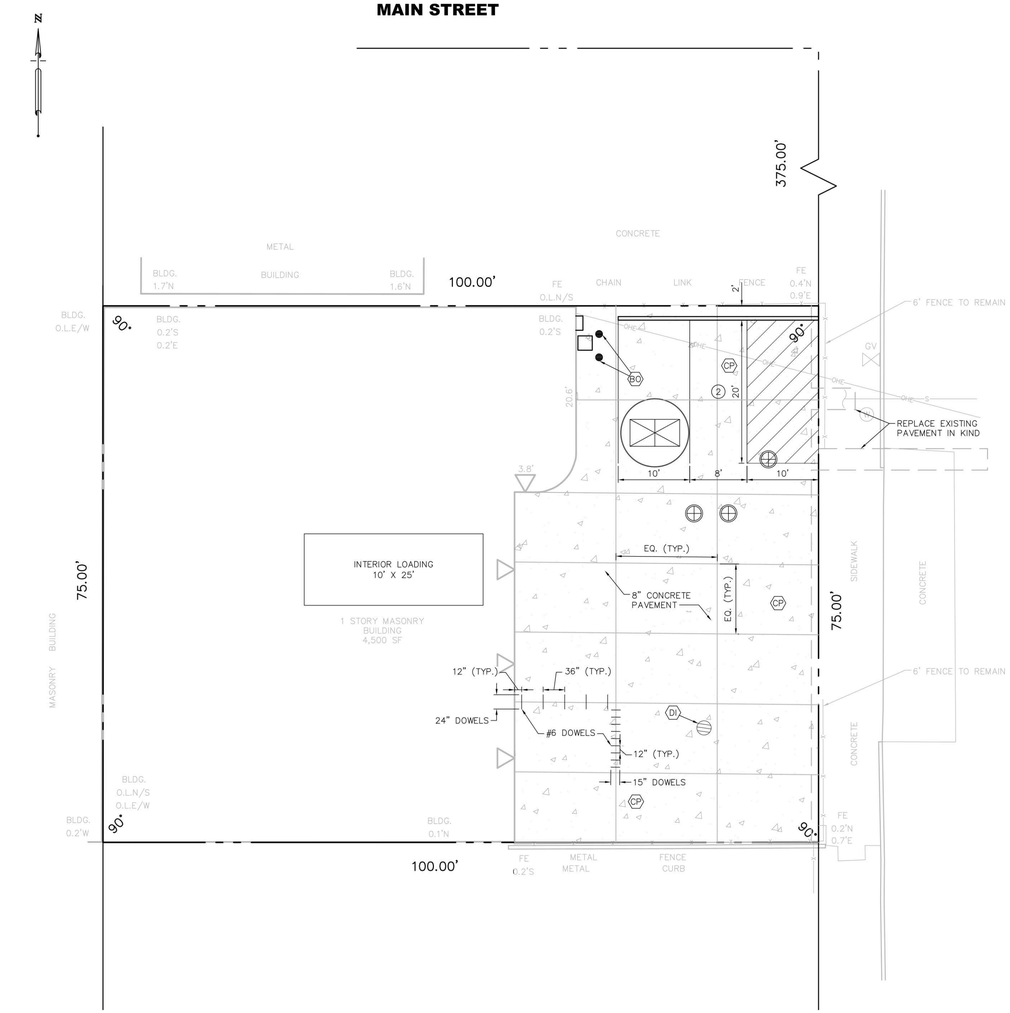
EXISTING CONDITIONS AND DEMOLITION PLAN

FOR:
AFFORDABLE WATERWORKS, INC.

LOCATED AT:
NEW CASSEL, TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK

JOB NO.	N/A
DRAWN BY	NRD
CHECKED BY	LAL
DATE	NOVEMBER 8, 2023
SCALE	1" = 10'
DRAWING NO.	C-1.0



SITE DATA:

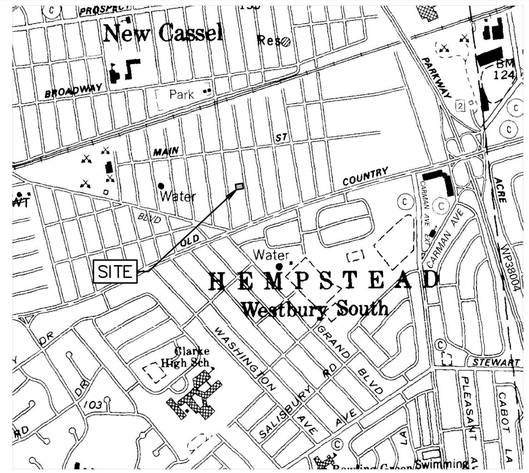
APPLICANT/OWNER	AFFORDABLE CESSPOOL INC.
ADDRESS:	180 BYLDENBURGH ROAD, ISLANDIA, NEW YORK 11749
NCTM#'S	11-75-69, 70, 71
TOTAL AREA	0.17 ACRES (7,500 SF)
ZONING	INDUSTRIAL B
SCHOOL DISTRICT	WESTBURY
FIRE DISTRICT	WESTBURY
WATER DISTRICT	WESTBURY
SEWER DISTRICT	NASSAU COUNTY SEWER DISPOSAL DISTRICT #3
DATUM	NAVD88
DEPTH TO GROUNDWATER	51.0' (USGS DEPTH TO GROUNDWATER 2016)

LEGEND:

	PROPOSED FEATURES
	EXISTING FEATURES
	PROPOSED CONCRETE PAVEMENT
—G—	GAS LINE
—OHE—	ELECTRIC LINE (OVERHEAD)
—W—	WATER MAIN
—STM—	STORM PIPE
—S—	SANITARY LINE (EXISTING)
	SANITARY LINE (PROPOSED)
—X—X—	FENCE
	SANITARY MANHOLE COVER
	STORM DRAIN GRATE

PLAN KEYNOTES:

BO	BOLLARD
CP	CONCRETE PAVEMENT
DI	DRAIN INLET



KEY MAP

SCALE: 1" = 1,000'

PARKING CALCULATIONS

SPACE USE	PARKING SPACE PER SQUARE FOOT	AREA OF SPACE	NUMBER OF PARKING SPACES REQUIRED	NUMBER OF PARKING SPACE PROVIDED	NUMBER OF PARKING SPACES SEEKING A VARIANCE FOR
INDUSTRIAL PROCESS AREA	1 SPACE PER 600 SF	3,787 SF	6.3 SPACES	7 SPACES	2 SPACES (1 ADA)
STORAGE AREA	1 SPACE PER 600 SF	280 SF	0.5 SPACES	1 SPACES	0 SPACES
			SUBTOTAL	8 SPACES	2 SPACES

NOTES:

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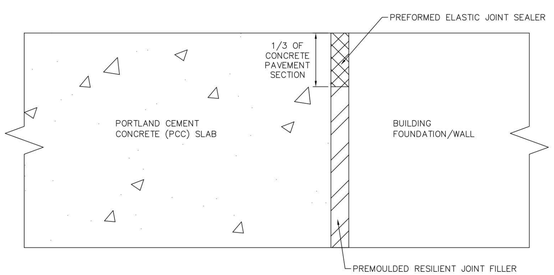
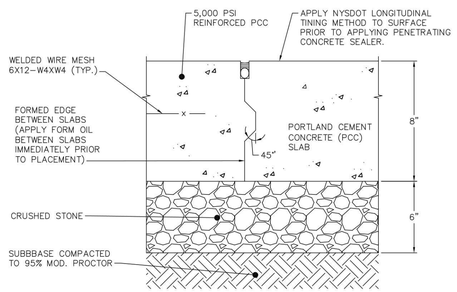


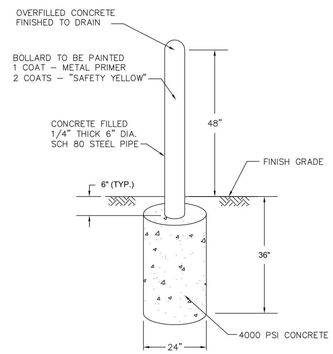
EXPANSION JOINT

SCALE: NOT TO SCALE



TRANSVERSE & LONGITUDINAL JOINT

SCALE: NOT TO SCALE



FIXED BOLLARD

NTS

BOLLARDS NOTES:

1. ALL BOLLARDS ARE THE NON-MOVABLE (ORDINARY) TYPE UNLESS OTHERWISE NOTED ON THE PLAN.
2. BOLLARD FINISH: PREPARE GALVANIZED COATING TO RECEIVED PAINTED FINISH. APPLY (1) COAT OF RUST INHIBITOR PRIMER. APPLY (2) COATS OF GLOSS ENAMEL (SAFETY COLOR YELLOW UNLESS OTHERWISE DIRECTED BY OWNER).
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS.
4. USE ONLY WHERE INDICATED ON PLANS.
5. FOR MULTIPLE BOLLARDS, TYPICAL SPACING IS 5' O.C. UNLESS OTHERWISE NOTED ON THE PLAN.

BOLLARD

SCALE: NOT TO SCALE

CBP23-000332

DISAPPROVED For ZONING
Antonio Basile
09/12/2024

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No.	DESCRIPTION	BY	DATE
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1	PER TOWN COMMENTS	NRD	5/9/2024

REVISIONS

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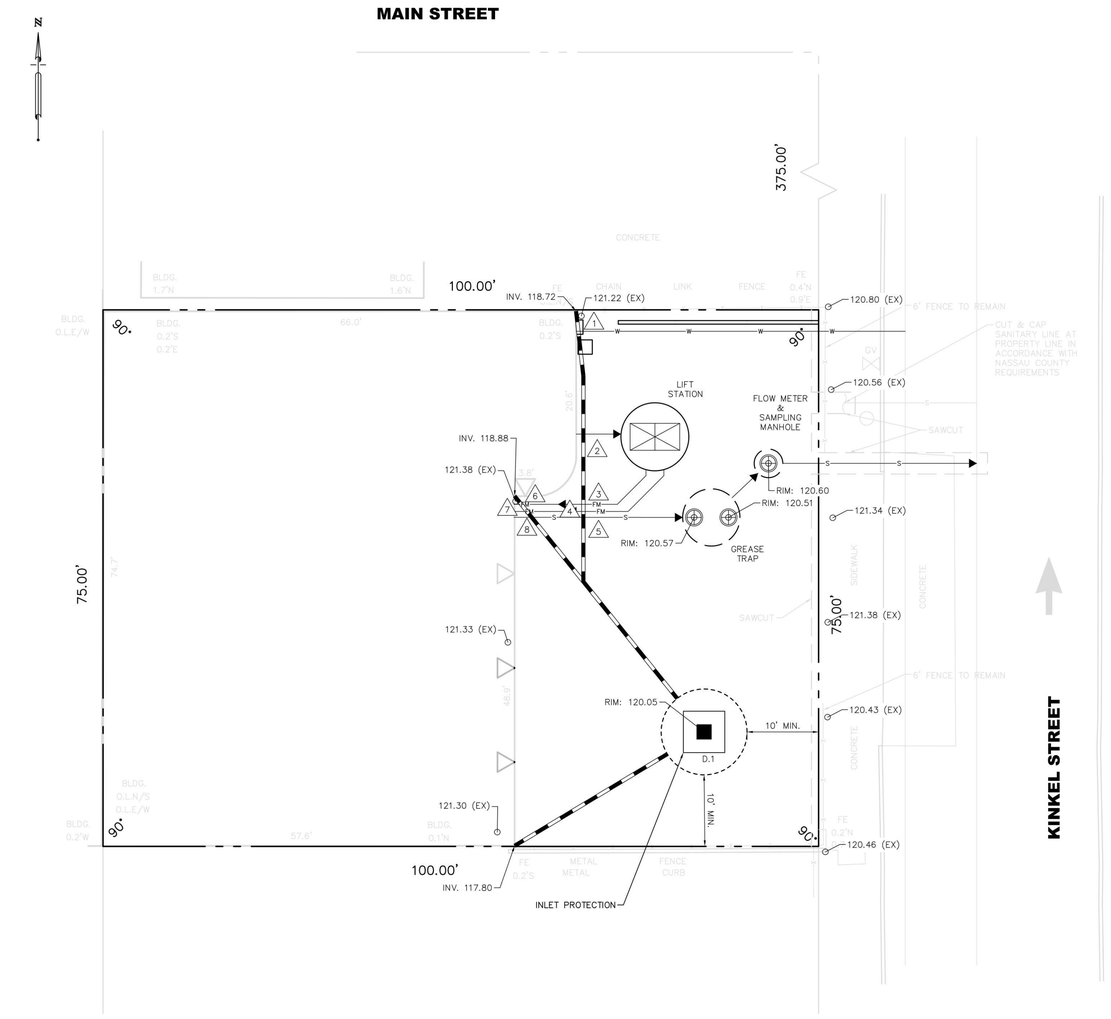
ALIGNMENT AND MATERIALS PLAN

FOR:
AFFORDABLE WATERWORKS, INC.

LOCATED AT:
NEW CASSEL, TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK

NCTM NO. 11-75-69, 70, 71

JOB NO.	N/A
DRAWN BY	NRD
CHECKED BY	LAL
DATE	NOVEMBER 8, 2023
SCALE	1" = 10'
DRAWING NO.	C-2.0



NOTES:

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2. ALL ELEVATIONS BASED ON NAVD88 DATUM.
3. CONTRACTOR SHALL ADHERE TO ALL LOCAL REGULATIONS.
4. INSTALLATION OF INLET PROTECTION IS REQUIRED PRIOR TO AND ON-SITE DISTURBANCE.
5. INSTALL INLET PROTECTION IMMEDIATELY AFTER INSTALLATION OF PROPOSED DRAINAGE STRUCTURES.

LEGEND:

	PROPOSED FEATURES
	EXISTING FEATURES
	PROPOSED CONCRETE PAVEMENT
—G—	GAS LINE
—OHE—	ELECTRIC LINE (OVERHEAD)
—W—	WATER MAIN
—STM—	STORM PIPE
—S—	SANITARY PIPE
	STORMWATER PIPE (PROPOSED)
—X——Y—	FENCE
	SANITARY MANHOLE COVER
	STORM DRAIN GRATE

DRAINAGE CRITERIA	
RUNOFF COEFFICIENTS	
PAVEMENT	1.0
ROOF	1.0
LANDSCAPE	0.30
RAINFALL DESIGN (IN)	2.5
12"ø DRYWELL CAPACITY (CF/VF)	100.88

DRAINAGE CALCULATIONS:

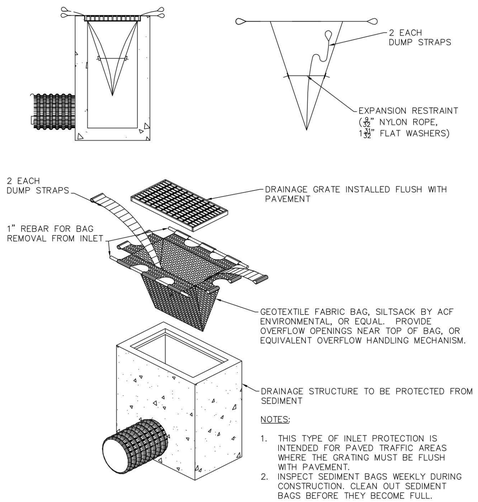
SYSTEM NAME	AREA	TRIBUTARY AREA (SF)	2.5" STORAGE REQUIRED (CF)	STORAGE REQUIRED (VF)	DRYWELL DEPTH (FT)	# DRYWELLS REQUIRED	# DRYWELLS PROVIDED	DW VOLUME PROVIDED (CF)
SITE	BUILDING	4,500.00	938	9.29	16	0.58	1	
	PAVEMENT	3,000.00	625	6.20	16	0.39		
	TOTAL	**7,500.00**	**1,563**	**15.49**	**16**	**0.97**	**1**	**1,614.08**

DRAINAGE STRUCTURES:

STRUCTURE NAME	STRUCTURE TYPE	RIM	TOP OF RINGS	BOTT. OF RINGS	INVERT ELEV.	STORAGE DEPTH (VF)
D.1	12' DIA. DRYWELL W/ OPEN GRATE	120.05	117.72	101.72	116.22	16.00

UTILITY CROSSINGS:

NO.	PIPE 1			PIPE 2			PIPE CLEARANCE
	TYPE	CROWN EL.	INVERT EL.	TYPE	CROWN EL.	INVERT EL.	
1	6"Ø ADS N-12 SMOOTH WALL CPP	119.19	118.65	6" Ø WATER SERVICE	116.54	116.00	2.1
2	6"Ø ADS N-12 SMOOTH WALL CPP	118.82	118.28	8" Ø D.I SANITARY	116.74	116.05	1.5
3	6"Ø ADS N-12 SMOOTH WALL CPP	118.57	118.03	6" Ø D.I. FORCE MAIN	116.54	116.00	1.5
4	6"Ø ADS N-12 SMOOTH WALL CPP	118.55	118.01	6" Ø D.I. FORCE MAIN	116.54	116.00	1.5
5	6"Ø ADS N-12 SMOOTH WALL CPP	118.53	117.99	8" Ø D.I. SANITARY	116.35	115.66	1.6
6	6"Ø ADS N-12 SMOOTH WALL CPP	119.31	118.77	6" Ø D.I. FORCE MAIN	116.54	116.00	2.2
7	6"Ø ADS N-12 SMOOTH WALL CPP	119.22	118.68	6" Ø D.I. FORCE MAIN	116.54	116.00	2.1
8	6"Ø ADS N-12 SMOOTH WALL CPP	119.14	118.60	8" Ø D.I. SANITARY	116.49	115.80	2.1



FLUSH INLET PROTECTION FOR PAVED AREAS

DISAPPROVED
For
ZONING
Anthony Basile
09/12/2024

CBP23-000332

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NOTE: NO. 11-75-69, 70, 71

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	REVISIONS		
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STATE OF NEW YORK — LEWIS G. HAYDUK — 060520 — LICENSED PROFESSIONAL ENGINEER

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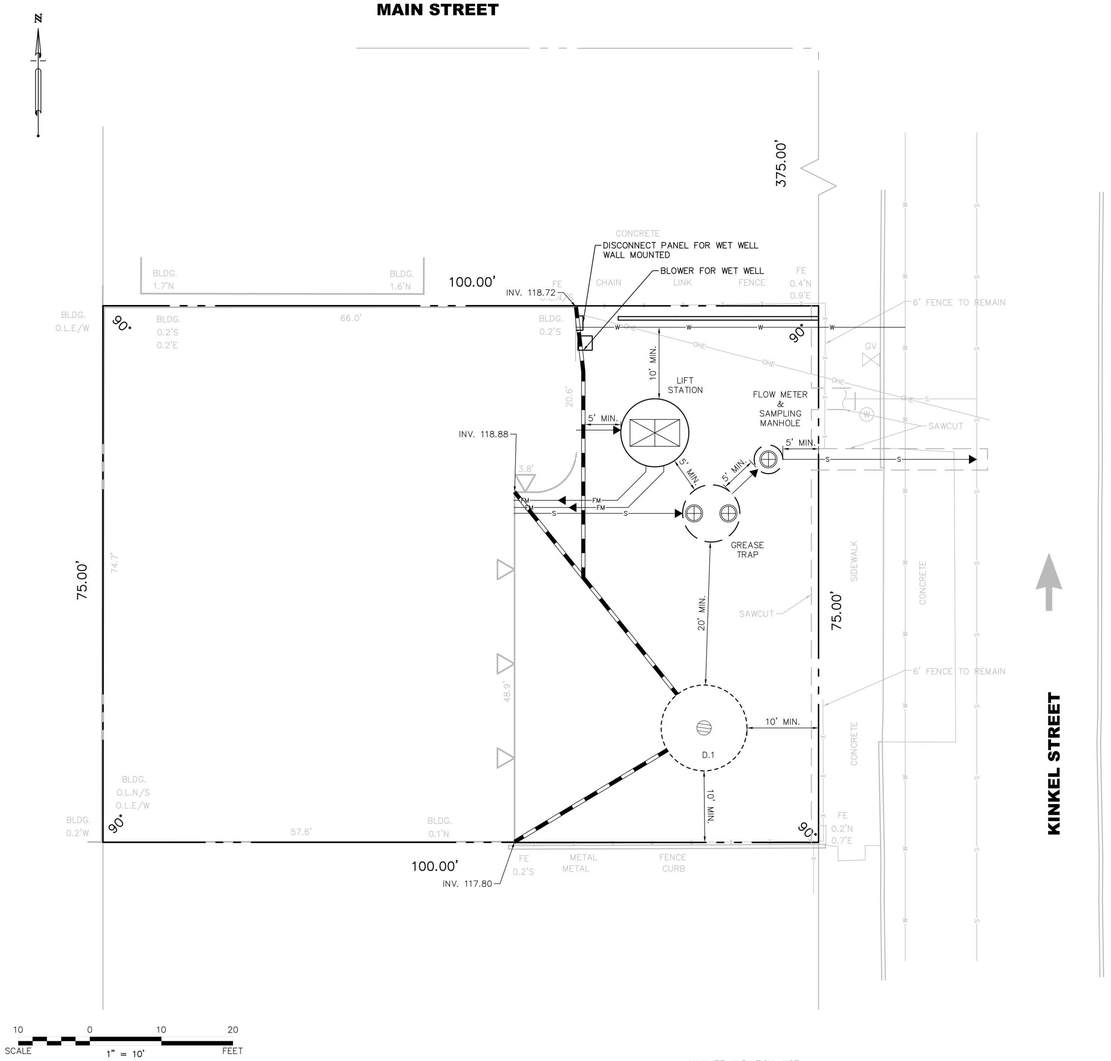
GRADING AND DRAINAGE PLAN

FOR:
AFFORDABLE WATERWORKS, INC.

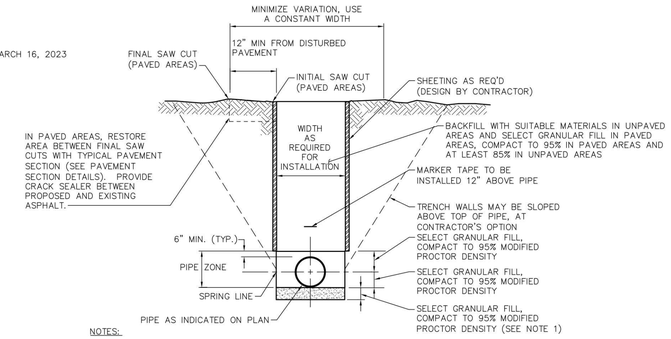
LOCATED AT:
NEW CASSEL, TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK

JOB NO.	N/A
DRAWN BY	NRD
CHECKED BY	LAL
DATE	NOVEMBER 8, 2023
SCALE	1" = 10'
DRAWING NO.	C-3.0



NOTES:

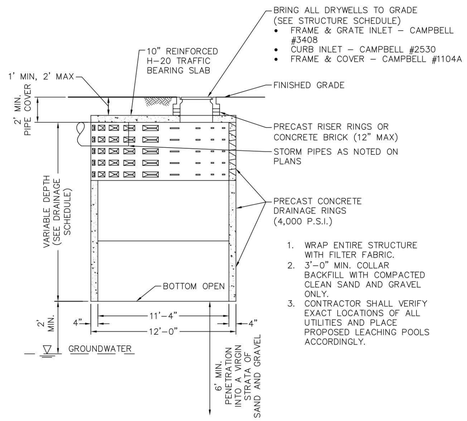
1. EXISTING CONDITIONS ARE BASED ON A SURVEY BY PJM LAND SURVEYING, PLLC DATED MARCH 16, 2023
2. ALL ELEVATIONS BASED ON NAVD88 DATUM.
3. CONTRACTOR SHALL ADHERE TO ALL LOCAL REGULATIONS.



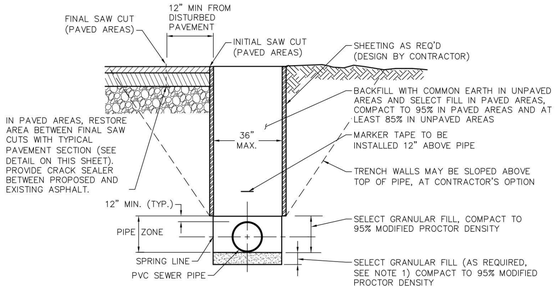
NOTES:

1. "SELECT GRANULAR FILL" AS DEFINED IN TECHNICAL SPECIFICATIONS. PROVIDE SELECT GRANULAR FILL PIPE BEDDING BELOW THE PIPE WHERE ROCK OR OTHER UNSUITABLE CONDITIONS ARE ENCOUNTERED. IN SUCH CASE PROVIDE A SUFFICIENT AMOUNT OF FILL AS WARRANTED BY FIELD CONDITIONS, BUT NOT LESS THAN A THICKNESS OF 6" BELOW THE PIPE BOTTOM.
2. "SUITABLE MATERIALS" AND "UNSUITABLE MATERIALS" ARE AS DEFINED IN TECHNICAL SPECIFICATIONS.
3. CONFORM TO PIPE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.

STORM PIPE TRENCH
NOT TO SCALE



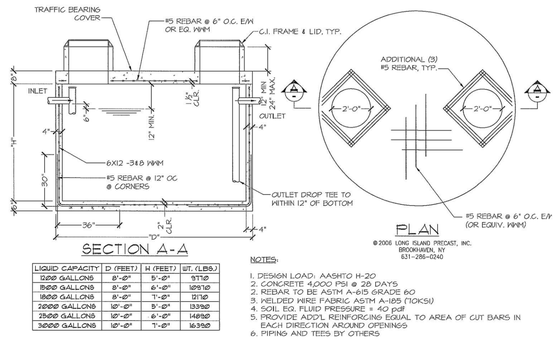
STORMWATER LEACHING POOL
NOT TO SCALE



NOTES:

1. "SELECT FILL", "SELECT GRANULAR FILL", AND "UNSUITABLE MATERIALS" ARE DEFINED IN THE TECHNICAL SPECIFICATIONS ON SHEET G1. PROVIDE A MINIMUM OF 6" SELECT GRANULAR FILL PIPE BEDDING WHERE ROCK OR OTHER UNSUITABLE CONDITIONS ARE ENCOUNTERED.

SANITARY TRENCH
NOT TO SCALE

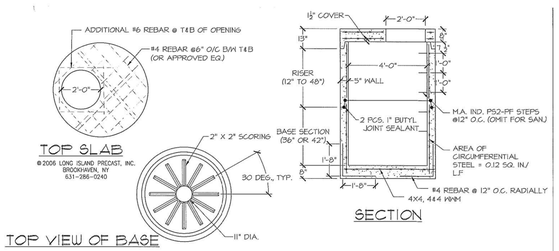


LIQUID CAPACITY	D (FEET)	H (FEET)	WT. (LBS.)
1250 GALLONS	8'-0"	5'-0"	9750
1500 GALLONS	8'-0"	6'-0"	10950
1800 GALLONS	8'-0"	7'-0"	13130
2000 GALLONS	10'-0"	5'-0"	13390
2500 GALLONS	10'-0"	6'-0"	14898
3000 GALLONS	10'-0"	7'-0"	16398

NOTES:

1. DESIGN LOAD: AASHTO H-20
2. CONCRETE 4,000 PSI @ 28 DAYS
3. REBAR TO BE ASTM A-615 GRADE 60
4. WELDED WIRE FABRIC ASTM A-185 (10K5U)
5. SOIL EQ. FLUID PRESSURE = 40 pdf
6. PROVIDE ADDT. REINFORCING EQUAL TO AREA OF CUT BARS IN EACH DIRECTION AROUND OPENINGS
7. PIPING AND TEES BY OTHERS

NASSAU COUNTY MONOLITHIC CONCRETE GREASE TRAP
SCALE: NOT TO SCALE



NOTES:

1. MANHOLE TO BE IN ACCORDANCE WITH ASTM C478 "STANDARD SPECIFICATION FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS AND AASHTO H-20 TRAFFIC LOADING.
2. CONCRETE 4000 PSI @ 28 DAYS.
3. WELDED WIRE MESH ASTM A185.
4. REBAR ASTM A615 GRADE 60.
5. JOINT SEALANT TO BE 1" BUTYL RUBBER MEETING THE REQUIREMENTS OF FEDERAL SPECIFICATION SS-S-210A AND AASHTO M-198.
7. SANITARY PIPE TO MANHOLE CONNECTION TO BE IPS FLEXIBLE RUBBER SLEEVE #2 STEEL HOOP AROUND ALL PIPE OPENINGS, 15" CLEAR.

NASSAU COUNTY 48" DIAMETER MANHOLE
SCALE: NOT TO SCALE

No.	DESCRIPTION	BY	DATE
3	PER TOWN COMMENTS	NRD	8/30/2024
2	PER TOWN COMMENTS	NRD	7/9/2024
1	PER TOWN COMMENTS	NRD	5/9/2024

REVISIONS

STATE OF NEW YORK — JOSEPH G. HAJDUK — 060520 — LICENSED PROFESSIONAL ENGINEER

Hajduk Engineering, LLC
consulting engineers
2150 SMITHTOWN AVENUE, SUITE 8, RONKONKOMA, NY 11779
Tel: (631)-476-0600 | Fax: (631)-476-0606

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF TITLE IV, ARTICLE 145, SECTIONS 7200-7209 OF THE NEW YORK STATE EDUCATION LAW. IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER SHALL AFFIX TO THE ITEM ALTERED HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS DRAWING IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS DRAWING IS AN INSTRUMENT OF SERVICE. THIS DRAWING MAY NOT BE COPIED OR USED, IN WHOLE OR IN PART, BY ANY PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF HAJDUK ENGINEERING, LLC. ALL RIGHTS RESERVED.

UTILITY PLAN

FOR:
AFFORDABLE WATERWORKS, INC.

LOCATED AT:
NEW CASSEL, TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK

NORTH NO. 11-75-69, 70, 71

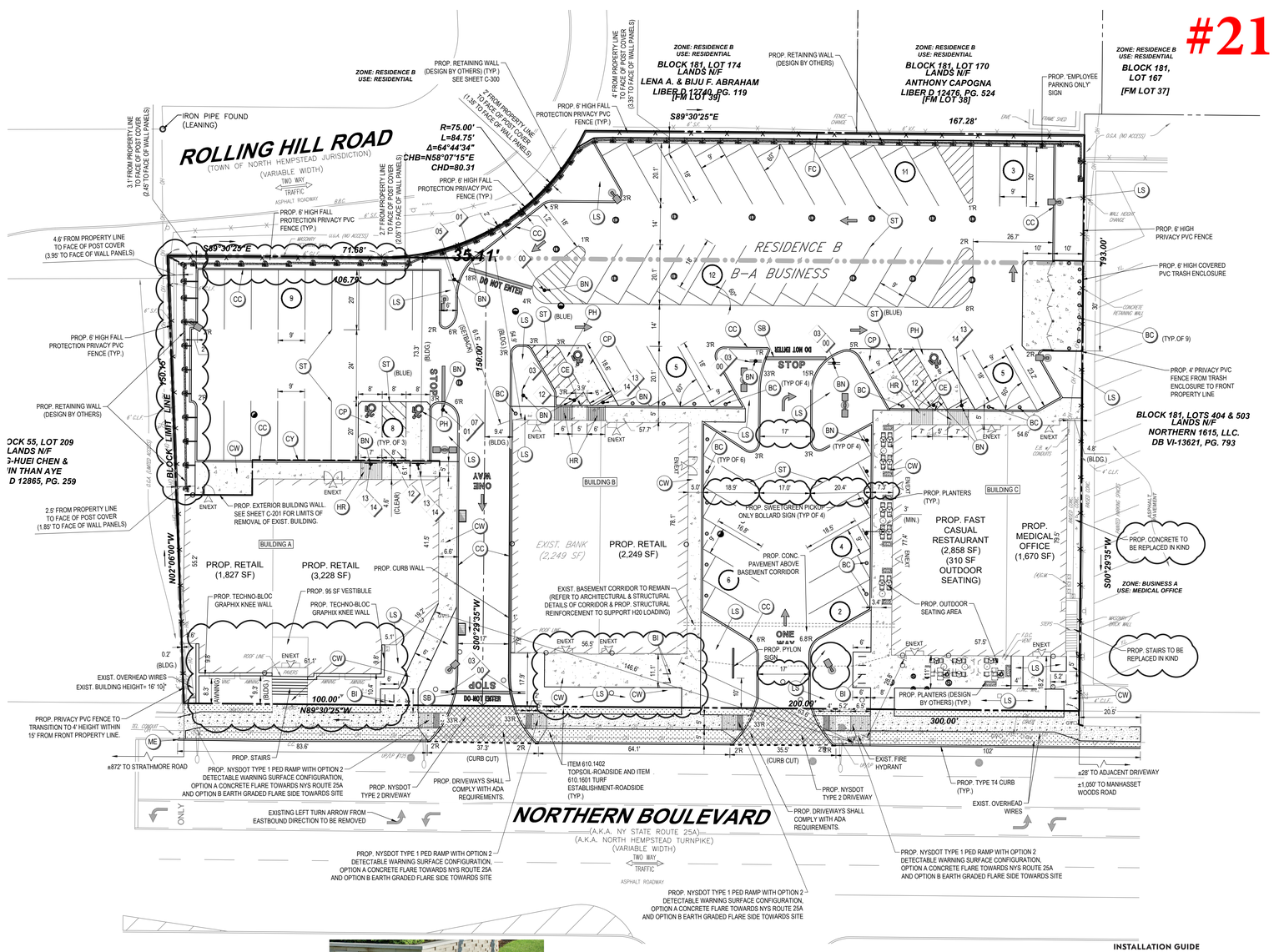
CBP23-000332

DISAPPROVED For ZONING
Anthony Basile
09/12/2024

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.

JOB NO.	N/A
DRAWN BY	NRD
CHECKED BY	LAL
DATE	NOVEMBER 8, 2023
SCALE	1" = 10'
DRAWING NO.	C-4.0

#21646



SITE LOCATION MAP

SOURCE: NYS GIS Clearing House NYSDOP High Resolution Imagery 2013

LEGEND

EXISTING	PROPOSED
BUILDING	
CANOPY	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
ROW LINE	
ZONE LINE	
SAWCUT LINE / LIMIT OF DISTURBANCE	
CURB	
FLUSH CURB	
CURB WALL	
RETAINING WALL	
PAVEMENT MARKING	
ACCESSIBLE SYMBOL	
PARKING COUNT	8
AREA LIGHT	
UTILITY POLE	
LIGHT POLE	
SIGN / BOLLARD SIGN	
DOOR LOCATION	ENEXT
BOLLARD	
FENCE	
MANHOLE DRAINAGE / SANITARY	
DRAINAGE INLET	
WATER / GAS VALVE	
FIRE HYDRANT	
PROPOSED CONCRETE PAVEMENT IN ROW	
PROPOSED GRASS/ LANDSCAPE IN ROW	
PROPOSED ASPHALT PAVEMENT IN ROW	

PROPOSED KEY DESCRIPTIONS
(SEE DETAIL SHEET FOR MORE INFORMATION)

BC	CONCRETE FILLED BOLLARD
BI	BIKE RACK
BN	BOLLARD SIGN POST
CC	CONCRETE CURB
CE	FLUSH CURB
CP	CONCRETE PAD
CW	CONCRETE SIDEWALK
CY	BUILDING CANOPY
FC	CHAIN LINK FENCE
HR	ACCESSIBLE RAMP
LS	LANDSCAPED AREA
ME	MEET EXISTING PAVEMENT, CURB AND SIDEWALK FLUSH WITH NO TRIPPING HAZARD
PH	ACCESSIBLE PARKING STALL
SB	PAINTED STOP BAR
ST	PAINTED STRIPING
00	'STOP' SIGN MUTCD R1-1 'DO NOT ENTER' SIGN MUTCD R5-1
01	'STOP' SIGN MUTCD R1-1
03	NO LEFT TURN SIGN (SYMBOLIC) MUTCD R3-2
05	'DO NOT ENTER' SIGN MUTCD R5-1
07	'RIGHT TURN ONLY' SIGN MUTCD NYR3-20
12	'NO PARKING ANY TIME' SIGN (GENERAL) MUTCD R7-1 (MOD.)
13	'RESERVED PARKING' SIGN (WITHOUT ARROW), MUTCD R7-8 (MOD.)
14	'VAN ACCESSIBLE' SIGN MUTCD R7-8p

20 0 10 20
GRAPHIC SCALE 1 INCH = 20 FEET

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

ZONING TABLE

ZONE: B-A BUSINESS & RESIDENCE B
USE: MEDICAL OFFICE, RETAIL & RESTAURANT WITH OUTDOOR SEATING, FITNESS STUDIO(MAYWEATHER)

APPLICANT/ OWNER INFORMATION

APPLICANT/ OWNER	MANHASSET 1575, LLC & MANHASSET 1577, LLC 2 JERICHO PLAZA, SUITE 101 JERICHO, NY 11753

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. LOT AREA	§ 70-129-A	2,000 SF	53,526 SF (1.2287 AC)
MIN. FRONT YARD	§ 70-132	10'	8.3' (A) (AWNING)/EXIST.)* 9.3'(BLDG. A) (EXIST.)* 17.9' (BLDG. B) (EXIST.) 18.2' (BLDG. C) (EXIST.)
MIN. SIDE YARD	§ 70-133	0' (15' WHEN ADJOINING RESIDENTIAL)	0.2' (BLDG. A) (EXIST.) 9.4' (BLDG. B) (EXIST.) 4.8' (BLDG. C) (EXIST.)
MIN. REAR YARD	§ 70-134	20'	73.3' (BLDG. A) (EXIST.) 54.9' (BLDG. B) (EXIST.) 95.1' (BLDG. C) (EXIST.)
MAX. BUILDING HEIGHT	§ 70-130-A	40' / 3 STORIES	1 STORY
MAX. BUILDING COVERAGE	§ 70-131	70% (37,468 SF)	26.92% (14,410 SF INCL. OUTDOOR SEATING)
MAX. RETAINING WALL HEIGHT (LOTS 175 & 402)	§ 70-202.1-C	5' WHEN WITHIN 50' OF RESIDENTIAL ZONE	15'
MAX RETAINING WALL HEIGHT (LOT 401)	§ 70-202.1-C	5' WHEN WITHIN 50' OF RESIDENTIAL ZONE	11'
MIN LANDSCAPE BUFFER TO RESIDENTIAL	§ 70-203-G	15'	0'
MAX. FENCE HEIGHT	§ 70-135	§ 70-203-G	6'
* EXISTING NON-CONFORMITY			VARIANCE REQUIRED

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	§ 70-103-O	9' X 18'	9' X 18' (60° & 90°)
MIN. AISLE WIDTH	§ 70-103-O	24' W/ 90° PARKING 18' W/ 60° PARKING	24' W/ 90° PARKING 14' W/ 60° PARKING
MIN. LOADING STALLS	§ 70-103-F	2	0
MIN. NUMBER OF STALLS	§70-103-A(1)	85 STALLS	61 STALLS (EXCLUDING 4 PICKUP ONLY STALLS)

REQUIRED PARKING CALCULATIONS:

BUILDING A:
"CIRCA LIGHTING" (PROP. RETAIL)
REQUIRED FOR RETAIL USE = 1 / 300 SF OF GFA
REQUIRED = 3,228 SF / 300 SF = 10.76 STALLS

"T-MOBILE" (PROP. RETAIL)
REQUIRED FOR RETAIL USE = 1 / 300 SF OF GFA
REQUIRED = 1,827 SF / 300 SF = 6.09 STALLS

BUILDING B:
"CITIZENS BANK" (EXIST. BANK) = 11.20 STALL REQUIREMENT **
REQUIRED FROM PREVIOUS USE (PROP. RETAIL) = 12.50 STALL REQUIREMENT **

BUILDING C:
"SWEETGREEN" (PROP. FAST CASUAL RESTAURANT)
REQUIRED FOR FOOD/RESTAURANT USE = 1 STALL / 80 SF OF GFA
REQUIRED = 2,858 SF + 310 SF OUTDOOR SEATING AREA / 80 SF PER STALL = 39.60 STALLS

"LASERAWAY" (PROP. MEDICAL OFFICE)
REQUIRED FOR MEDICAL USE = 1 / 150 SF OF GFA
REQUIRED = (1670 SF - 1,000 SF) / 150 SF PER STALL = 4.47 STALLS
(1,000 SF CREDIT TAKEN FROM MEDICAL USE)

REQUIRED = 10.76 + 6.09 + 11.20** + 12.50** + 39.60 + 4.47 = 84.62 = 85 STALLS
PROPOSED = 61 STALLS (INCLUDING 4 ACCESSIBLE STALLS & EXCLUDING 4 PICK-UP ONLY STALLS)
DEFICIT = 24 STALLS

REQUIRED PARKING CALCULATIONS:
14.4:10 SF / 10,000 SF = 1.44 = 2 LOADING STALLS

** = REFER TO TOWN OF NORTH HEMPSTEAD BZA APPEAL #20868

VARIANCE REQUIRED

GROUND SIGNS

ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF SIGNS	§ 70-196.J.2.a	1	1
MAX. SIGN AREA	§ 70-196.J.2.b	24 SF	30 SF
MIN. SIGN SETBACK	§ 70-196.J.2.c	10'	10'
MAX. HEIGHT ABOVE GRADE	§ 70-196.J.2.b	15'	8.5'
MIN. CLEAR SPACE FROM BOTTOM OF SIGN TO GRADE	§ 70-196.J.2.d	3'	COMPLIES

SITE LAYOUT NOTES

(Rev. 1/2020)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
3. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE. STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
6. WHEN APPLICABLE, OWNER/OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NYSDEC REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
7. ALL WEATHERED/EXPOSED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS. DETAILS AND/OR GEOTECHNICAL REPORT.
8. THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.
9. BUILDING AND FREESTANDING IDENTIFICATION SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS.
10. WORK WITHIN THE RIGHT-OF-WAY OF NORTHERN BOULEVARD MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION.

GRAPHIX

DESCRIPTION: Wall double-sided **TEXTURE:** Smooth & Split face

PALLET OVERVIEW

COMPATIBLE CAPS
See page 140 for product compatibility.

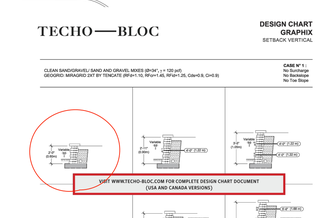
NOTES
See page 135 to 156 for more technical information.

Specifications per pallet	Imperial	Metric
	26.25 ft²	2.44 m²
Coking	107.67 lbs /ft	52.51 m lbs.
Approx. Weight	2 773 lbs	1 258 kg
Number of rows	8	
Coverage per row	3.28 ft²	0.30 m²
Linear coverage per row	13.33 lin. ft	4.06 lin. m

Unit dimensions	in	mm	Units/pallet
Height	2 ⅔	75	8 units
Depth	9 ⅞	230	
Length	20	508	
Height	2 ⅔	75	8 units
Depth	10 ⅛	255	
Length	20	508	
Height	2 ⅔	75	8 units
Depth	11	280	
Length	20	508	
Height	2 ⅔	75	8 units
Depth	8 ⅛	205	split on one side
Length	20	508	
Height	2 ⅔	75	8 units
Depth	9 ⅛	230	Left corner unit
Length	20	508	
Height	2 ⅔	75	8 units
Depth	10 ⅛	255	Right corner unit
Length	20	508	
Height	2 ⅔	75	8 units
Depth	11	280	Left corner unit
Length	20	508	
Height	2 ⅔	75	8 units
Depth	8 ⅛	205	Right corner unit, split on one side
Length	20	508	

TECHO—BLOC

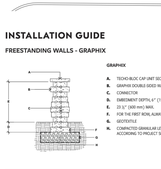
DESIGN CHART
GRAPHIX
SETBACK VERTICAL



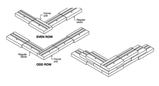
1. The information contained in the design charts is supplied for information purposes only and as such should only be used for preliminary designs.
2. The height (H) of the wall is the total height from the leveling pad to the top of the wall not including the thickness of the cap.
3. The design charts are based on a soil with $\gamma = 120$ pcf, $\phi = 34°$ and $C = 0$ psf (granular backfill soil) and $\gamma = 120$ pcf, $\phi = 30°$ and $C = 0$ psf (foundation soil).
4. A qualified engineer should be consulted for the final design to be used for construction.
5. The foundation soil must be able to support the wall system. The bearing capacity of the foundation soil, settlement, and global stability of the wall must be verified by a qualified geotechnical engineer.
6. The seismic analysis is not included.
7. The design charts do not apply to tiered walls.
8. The design charts for sloped walls are constructed in accordance with Techo-Bloc specifications, good construction practice and an adequate drainage system.
9. The geogrid layout has been optimized to satisfy the design requirements of the NCMA's Design Manual for Segmental Retaining Walls, 3rd Edition.
10. The minimum burial depth must be 6 in (150 mm) or 10% of the exposed height, whichever is greater.
11. Engineering judgement should be used when interpolating between heights.
12. Techo-Bloc and its predecessors, successors, beneficiaries, employees, associates, administrators and insurers accepts no liability for the incorrect use of information contained in the design charts.
13. For further information, please contact our technical service department.

PLEASE REFER TO P.4 FOR THE CORRECT USE AND LIMITATIONS OF PROVIDED TECHNICAL INFORMATION.

INSTALLATION GUIDE
FREESTANDING WALLS - GRAPHIX

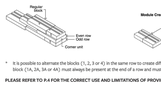


90° CORNER OF A DOUBLE-SIDED WALL



1. Alternate odd and even rows.
2. Stagger joints from one row to the next.
3. Glue all modules at each row with Fixlock® adhesive.
4. Connectors are not illustrated to avoid overloading the image.
5. It is possible to alternate the blocks (1, 2, 3 or 4) in the same row to create different patterns. However, a corner block (7A, 8A, 9A or 4A) must always be present at the end of a row and must be alternated for each subsequent row.
6. At the corner, make sure to place the blocks so that the grooves of the block cannot be seen.

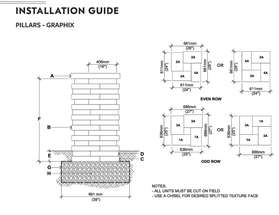
DOUBLE-SIDED WALL - END OF A STRAIGHT WALL



* It is possible to alternate the blocks (1, 2, 3 or 4) in the same row to create different patterns. However, a corner block and a cut corner block (7A, 8A, 9A or 4A) must always be present at the end of a row and must be alternated for each subsequent row.

PLEASE REFER TO P.4 FOR THE CORRECT USE AND LIMITATIONS OF PROVIDED TECHNICAL INFORMATION.

INSTALLATION GUIDE
PILLARS - GRAPHIX



GRAPHIX

A. PILLAR CAP UNIT (SECURE WITH FIXLOCK® ADHESIVE)
B. GRAPHIX CORNER UNIT
SECURE EACH ROW WITH FIXLOCK® ADHESIVE
CUT EACH BLOCK AT 16" (406 mm) FROM THE CORNER EDGE
C. USE THE BLOCKS 1A-9A FOR THE ODD ROWS
D. USE THE BLOCKS 2A-4A FOR THE EVEN ROWS
E. EMBEDMENT DEPTH 6" (150 mm) MIN.
F. 23 ½" (585 mm) HEIGHT PER PALLET
G. 47" (1195 mm) MAXIMUM HEIGHT
H. GEOTEXTILE
I. COMPACTED GRANULAR BASE 6" (150 mm) THICK MIN. THICKNESS ACCORDING TO PROJECT SPECIFIC CONDITIONS

For all possible combinations of pillars and caps, please refer to the correspondence table on page 140

PLEASE REFER TO P.4 FOR THE CORRECT USE AND LIMITATIONS OF PROVIDED TECHNICAL INFORMATION.

****** TO FACILITATE THE NEW ACCESS MANAGEMENT PLAN FOR THE SUBJECT PROPERTY AND THE ADJACENT PROPERTY TO THE WEST (1575 NORTHERN BOULEVARD), A CROSS ACCESS AGREEMENT WILL BE ENTERED INTO BY THE RESPECTIVE PROPERTY OWNERS AND RECORDED AGAINST THE LAND RECORDS FOR BOTH PROPERTIES.******

NYSDOT CASE #:	N/A
HEALTH DEP. REF. #:	N/A

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
21	09/11/2023	CLIENT COMMETNS	ML / MB
22	10/16/2023	GNWPCD COMMENTS	ML / MB
23	11/29/2023	GNWPCD COMMENTS	ML / MB
24	02/09/2024	CLIENT COMMENTS	SM / MB
25	04/29/2024	SEWER REVISIONS	KS / MB
26	07/11/24	GNWPCD COMMENTS	DC / MB
27	07/18/24	GNWPCD COMMENTS	KS / MB
28	10/21/24	TOWN COMMENTS	KS / MB
29	11/14/24	TOWN COMMENTS	KS / MB

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PROJECT NO.: N21176
DRAWN BY: WH
CHECKED BY: MB / GT
DATE: 07/15/2021
CAD I.D.: N21176-SPPD-29A

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

MANHASSET 1575, LLC & MANHASSET 1577, LLC

PROPOSED SITE IMPROVEMENTS & MODIFICATIONS TO EXISTING BUILDINGS

SEC: 3 | BLK: 181 | LOTS: 175, 401 & 402
1575 & 1577-95 NORTHERN BOULEVARD
(AKA NORTH HEMPSTEAD TURNPIKE)
(AKA NYS ROUTE 25A)
MANHASSET
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NY 11030

BOHLER ENGINEERING NY, PLLC
2929 EXPRESSWAY DRIVE NORTH
HAUPPAUGE, NY 11749
Phone: (631) 738-1200
Fax: (631) 285-6464
www.BohlerEngineering.com

STATE OF NEW YORK — DANIELE KOCH — 089418-1 — LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

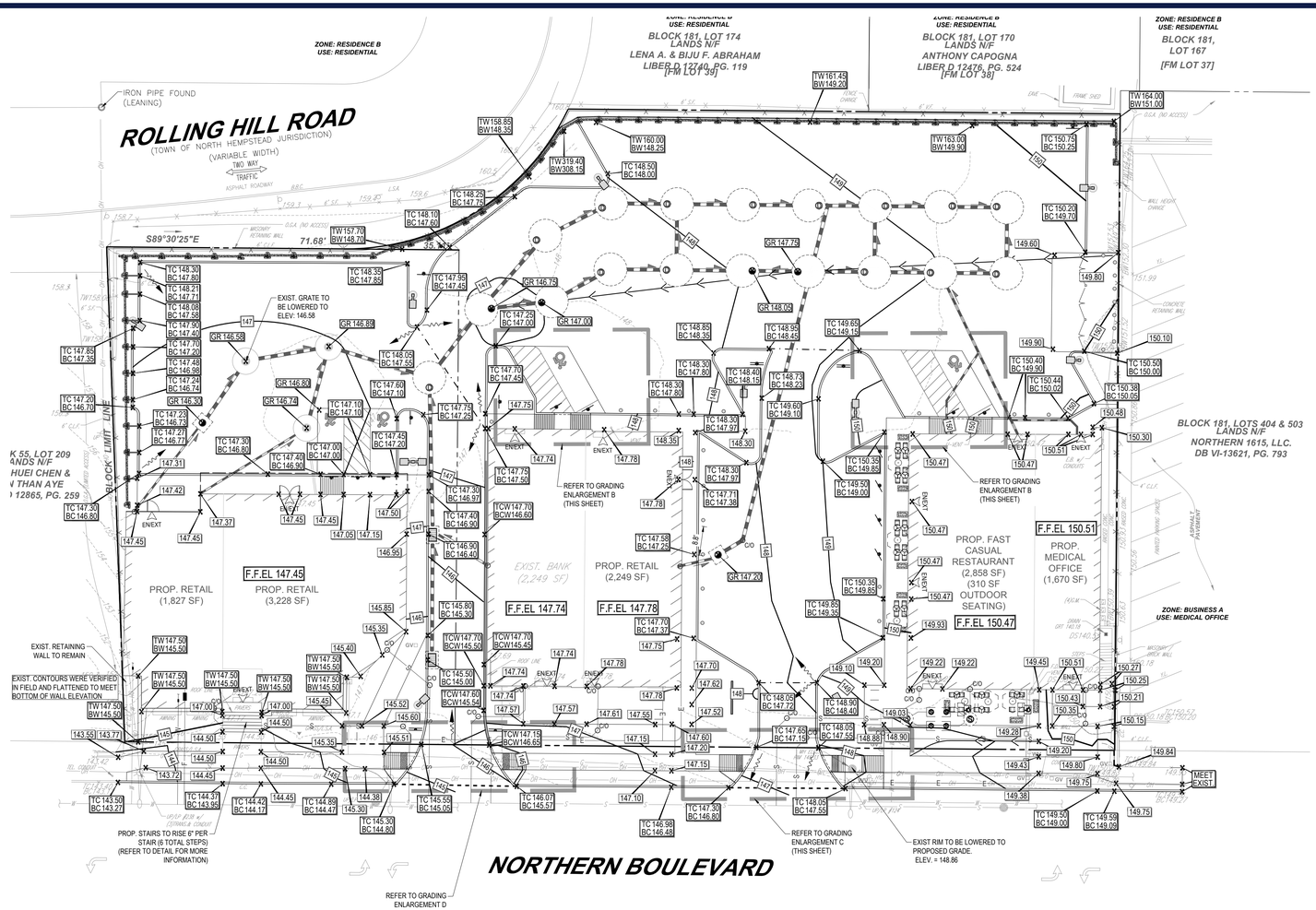
C-301

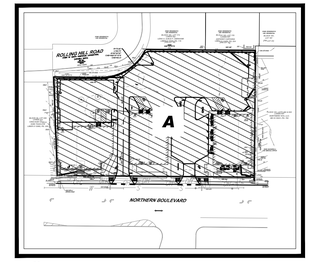
REVISION 27 - 07/18/2024

W:\2021\N21176\CAD\DRAWING\SPLAN SETS\CIVIL SITE PLANS\N21176-SPPD-29A-----LAYOUT C-301 SITE
KS

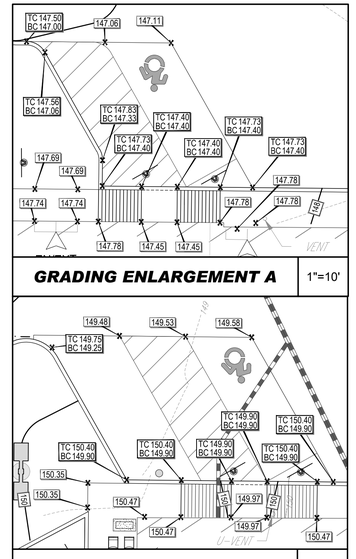
LEGEND

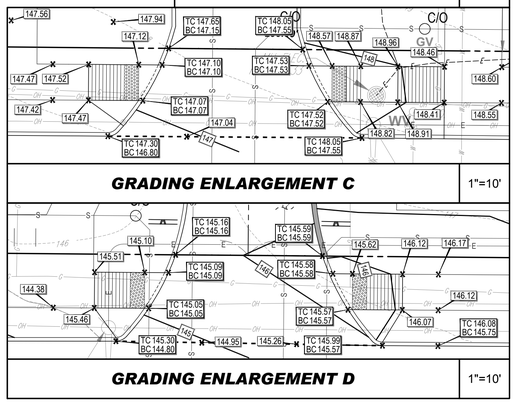
EXISTING	PROPOSED
BUILDING	
CANOPY	
PROPERTY LINE	
SAWCUT LINE / LIMIT OF DISTURBANCE	
CURB	
FLUSH CURB	
CURB WALL	
RETAINING WALL	
ACCESSIBLE SYMBOL	
AREA LIGHT	
UTILITY POLE	
LIGHT POLE	
FLOW ARROW	
RIDGE LINE	
SWALE / BIOSWALE	
CONTOUR	
TC 15.25 / BC 14.75 — TOP / BOTTOM CURB ELEVATION	TC 15.25 / BC 14.75
TOP / BOTTOM CURB WALL ELEVATION	TCW 16.25 / BCW 14.75
TW 18.25 / BW 14.75 — TOP / BOTTOM WALL ELEVATION	TW 18.25 / BW 14.75
TS 15.25 / BS 14.75 — TOP / BOTTOM STEP ELEVATION	TS 15.25 / BS 14.75
14.75 — SPOT ELEVATION	14.75
GRATE ELEVATION	GR 14.75
FF 16.00 — FINISHED FLOOR ELEVATION	F.F. EL 16.00
WATER LINE	W
FIRE LINE	F
ELECTRIC LINE	E
TELEPHONE LINE	
GAS LINE	G
SANITARY SEWER	S
STORM PIPE	
MANHOLE DRAINAGE / SANITARY	
MANHOLE	
DRAINAGE INLET	
WATER / GAS VALVE	
FIRE HYDRANT	
TEST BORING LOCATION	B-3
CLEANOUT	C/O





TRIBUTARY AREA(S)
N.T.S.





ACCESSIBILITY DESIGN GUIDELINES

1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED.
2. THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES.
3. THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   A. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
   B. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS SPECIFIED BY THE GOVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL, OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.
   C. ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES.
   D. ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%), WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).
   E. DOORWAY LANDINGS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY CONFIGURATIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE).
   F. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES.
   G. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES.
4. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.
5. ANY WORK PROPOSED IN THE STATE OF NEW YORK MUST CONFORM TO THE NEW YORK STATE BUILDING CODE CHAPTER 11, ACCESSIBILITY.
6. ANY WORK PROPOSED IN THE CITY OF NEW YORK BUILDING CODE, CHAPTER 11 AND INTERNATIONAL CODE COUNCIL ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ICC A117.1.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

GRAPHIC SCALE 1 INCH = 20 FEET (20 0 10 20)

GRADING NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT.
3. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.
4. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER. REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
6. IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S).
7. THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.
8. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE ENGINEER OF RECORD APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLING CURBING.
9. THE CONTRACTOR MUST CONFIRM AND ENSURE THAT AS CONSTRUCTED IMPROVEMENTS CREATE THE FOLLOWING MINIMUM SLOPES (EXCEPT WHERE ADA REQUIREMENTS LIMIT THEM): 1.0% ON ALL CONCRETE SURFACES, 1.5% ON ASPHALT SURFACES, 2% IN LANDSCAPED AREAS AND 0.75% SLOPE AS MINIMUM ALL ISLANDS, GUTTERS, AND CURBS TO PROVIDE POSITIVE DRAINAGE.
10. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL ELEVATIONS (TW & BW) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF WALL AND DO NOT REPRESENT THE ELEVATION OF THE PROPOSED WALL (INCLUDING THE CAP UNIT OR FOOTING). WALL FOOTINGS/FOUNDATION ELEVATIONS WHICH ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR, MUST BE DETERMINED AND SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT LICENSED STRUCTURAL ENGINEER DESIGNS ALL WALLS SHOWN HEREON AND THAT PRIOR TO CONSTRUCTION, THE MUNICIPALITY APPROVES ALL SIGNED AND SEALED SHOP DRAWINGS. FURTHER, THE CONTRACTOR MUST ENSURE THAT FENCING, GUIDERAIL, UTILITIES, AND OTHER SITE AMENITIES IN THE VICINITY OF THE RETAINING WALL(S), PROPOSED SCHEMATICALLY IN THESE PLANS, ARE MATERIALLY CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN (BY OTHERS).

NYSDOT CASE #:	N/A
HEALTH DEP. REF. #:	N/A

W:\2021\N21176\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\N21176-SPPD-29A.....LAYOUT: C-401 GRAD
NS

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY
21	09/11/2023	CLIENT COMMETNS	ML / MB
22	10/16/2023	GNWPCD COMMENTS	ML / MB
23	11/29/2023	GNWPCD COMMENTS	ML / MB
24	02/09/2024	CLIENT COMMENTS	SM / MB
25	04/29/2024	SEWER REVISIONS	KS / MB
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PROJECT No.:	N21176
DRAWN BY:	WH
CHECKED BY:	MB / GT
DATE:	07/15/2021
CAD I.D.:	N21176-SPPD-29A

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

MANHASSET 1575, LLC & MANHASSET 1577, LLC

PROPOSED SITE IMPROVEMENTS & MODIFICATIONS TO EXISTING BUILDINGS

SEC: 3 | BLK: 181 | LOTS: 175, 401 & 402
1575 & 1577-95 NORTHERN BOULEVARD
(AKA NOTH HEMPSTEAD TURNPIKE)
(AKA NYS ROUTE 25A)
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BOHLER
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Fax: (631) 285-6464
www.BohlerEngineering.com

DANIELE KORCH — STATE OF NEW YORK — 089418-1 — LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C-401

REVISION 27 - 07/15/24

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 #21088 - PK 800 Northern, LLC (DermWalk) 800 Northern Boulevard, Suite 6, Great Neck; Section 2, Block 116, Lot 1; Zoned: Business-A
Variances from §§70-103.A(1), 70-103.B, and 70-103.F and 70-103.O to convert a retail space to a doctor's office with not enough parking on site, parking stalls that are too small, parking interfering with loading areas, and access aisles that are too narrow.

Whereas, an application (BP20-109438, BZA21-104917) 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 **December 18, 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 Edna Guilor, R.A. dated February 8, 2024, and revised through October 22, 2024 **SUBJECT TO THE FOLLOWING CONDITION:**

1. ***The six (6) parking spaces located behind the building shall be designated as employee parking spaces.***

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

Motioned by: Member Goodsell Seconded by: Member Donatelli

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21516 – New York University (NYU Langone Health Signs); 1440 Northern Boulevard, Manhasset; Section 3, Block 145, Lots 16, 17 and 433; Zoned: Business-A Variances from §§70-196.J(1), 70-196.J(1)(a), 70-196.J(1)(b), 70-196.J(1)(e), 70-196.J(1)(f), and 70-196.J(2)(a) to construct too many signs on a wall, signs that do not face a parking lot or street, signs that are too tall, signs that are too big, signs that are too high above the ground, a sign that is above the roof of a building, and too many ground signs on the premises.

Whereas, an application (CBP22-000364, CBP23-000227, SGP23-000234, SGP23-000236, SGP23-000237, SGP23-000238, SGP23-000239, SGP23-000240, SGP23-000241, SGP23-000242, SGP23-000243, BZA23-000177) 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 **December 18, 2024,** the appeal in the above-entitled matter was decided as follows:

The variance sought under § 70-196.J(1)(e) to construct a sign that is above the roof of a building was **WITHDRAWN** per the revised plans. The variances sought under **70-196.J(1), 70-196.J(1)(a), 70-196.J(1)(b), 70-196.J(1)(f), and 70-196.J(2)(a)** to construct too many signs on a wall, signs that do not face a parking lot or street, signs that are too tall, signs that are too big, signs that are too high above the ground,, and too many ground signs on the premises are **GRANTED** of the dimension and in the location as shown on drawings prepared by Sophie E. Buttiens, R.A. dated August 18, 2023 and revised through August 23, 2024 ***as amended.***

THIS IS NOT A BUILDING PERMIT

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

Motioned by: Member Hernandez Seconded by: Member Goodsell

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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

NOTICE OF DECISION

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

Whereas, an application (RBP23-001061, BZA24-000076) 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 **December 18, 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 Helen Bogdanos, P.E. dated December 14, 2023 and revised through November 14, 2024 ***as amended***.

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

Motioned by: Member Goodsell Seconded by: Vice Chairman Francis

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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Manhasset, NY 11030
(516) 869-7667
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NOTICE OF DECISION

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

Whereas, an application (RBP22-001079, RBP23-000083, RFP23-000041, RBP23-000161, PAR23-000192, BZA24-000069) 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 **December 18, 2024,** the appeal in the above-entitled matter was decided as follows:

The variances sought under **§§ 70-41.B & 70-42.6** to construct a deck and louvered awning that are too close to the side property line and to install paving covering too much of the secondary front yard are **WITHDRAWN** per the revised plans, and the variances from **§§ 70-40.B, 70-42, 70-102.C(5)(a), 70-100.1(A), and 70-100.2(A)** to construct a one story addition that is too close to the street, a second story addition that is too close to the rear property line, pool equipment that is too close to the rear property line, an inground swimming pool, awning, barbecue and a poo barrier in the side yard, and fencing that is too tall and being used as a pool barrier fence are **GRANTED** of the dimension and in the location as shown on drawings prepared by Mark Anthony Munisteri, R.A. dated February 14, 2023 and revised through November 25, 2024.

THIS IS NOT A BUILDING PERMIT

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

Motioned by: Vice Chairman Francis Seconded by: Member Goodsell

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

THIS IS NOT A BUILDING PERMIT

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

Vice Chairman
Leslie Francis, Esq.

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

Town of North Hempstead

Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21594 – Michael Park (B Square Realty); 800 Northern Boulevard, Suite #2, Great Neck; Section 2, Block 116, Lot 1; Zoned: Business-A
Variances from §§70-103.A(1), 70-103.B, and 70-103.F and 70-103.O to convert a retail space to an office with not enough parking on site, parking stalls that are too small, parking interfering with loading areas, and access aisles that are too narrow.

Whereas, an application (CBP24-000147, BZA24-000100) 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 **December 18, 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 Edna Guilor, R.A. dated May 28, 2024, and revised through October 22, 2024 **SUBJECT TO THE FOLLOWING CONDITION:**

1. ***The six (6) parking spaces located behind the building shall be designated as employee parking spaces.***

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

Motioned by: Member Goodsell Seconded by: Member Hernandez

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

Nays: None

VIRGINIA M. WAGNER
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NOTICE OF DECISION

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

Whereas, an application (RBP22-000445, BZA24-000130) 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 **December 18, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Donald Alberto, R.A. dated May 15, 2022 and revised through February 23, 2023 and on drawings prepared by Frank Suppa Landscaping Corp. **SUBJECT TO THE FOLLOWING CONDITION:**

1. ***The owner shall plant seven (7) 10' high green giant arborvitae, 5' o.c., along the west property line and shall plant two (2) 10' high green giant arborvitae, 5' o.c., in front of the deck in accordance with the plans prepared by Frank Suppa Landscaping Corp.***

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

Motioned by: Member Donatelli Seconded by: Vice Chairman Francis

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

Nays: None

VIRGINIA M. WAGNER
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NOTICE OF DECISION

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

Whereas, an application (RBP22-000228, COC223-000087, COC23-000142, ART24-000026, ARB24-000075, RBP24-000583, BZA24-000128) 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 **December 18, 2024,** the appeal in the above-entitled matter was decided as follows:

The variance sought under **§ 70-202.2** to legalize a new dwelling with no means of storm water runoff retention on site was **WITHDRAWN** per the revised plans and the variances sought under **§§ 70-50.C, 70-51.B & 70-52.5** to legalize a new dwelling too close to the primary and secondary front property lines and located too close to the side property line, with a porch which is located too close to the primary and secondary front property line, with paving which exceeds the permitted amount are **GRANTED** of the dimension and in the location as shown on drawings prepared by John F. Capobianco, R.A. dated July 20, 2024 and revised through November 11, 2024 ***as amended.***

THIS IS NOT A BUILDING PERMIT

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

Motioned by: Member Donatelli Seconded by: Vice Chairman Francis

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

Nays: None

VIRGINIA M. WAGNER
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NOTICE OF DECISION

APPEAL #21633 - Germano Marrone; 103 Oakland Avenue, Port Washington; Section 4, Block 6, Lot 22; Zoned: Residence-B
Variance from §70-40.C to construct additions that are too close to the street.

Whereas, an application (RBP24-000744, BZA24-000143) 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 **December 18, 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 Joern Herbert Truemper dated January 30, 2024, and revised through August 29, 2024.

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

Motioned by: Member Donatelli Seconded by: Member Goodsell

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

Nays: None

VIRGINIA M. WAGNER
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NOTICE OF DECISION

APPEAL #21635 – Jacqueline Pietrantonio; 14 Reid Ave., Port Washington; Section 5, Block 60, Lot 209; Zoned: Residence-A
Variances § 70-101(B) to construct a portico too close to the street.

Whereas, an application (RBP24-000767, BZA24-000148) 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 **December 18, 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 Patricia M. O'Neill dated July 22, 2024, and revised through July 29, 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, Vice Chairman Francis, Chairman Mammina

Nays: None

VIRGINIA M. WAGNER
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NOTICE OF DECISION

APPEAL #21637 – Rachel Chen Chen; 180 Warner Ave., Roslyn Heights; Section 7, Block 25, Lot 61; Zoned: Residence-B
Variance § 70-42 to legalize a deck too close to the rear property line.

Whereas, an application (RBP24-000534, BZA24-000144) 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 **December 18, 2024** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Kurt A. Jacobs, R.A. dated May 23, 2024.

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

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

Motioned by: Member Donatelli Seconded by: Member Goodsell

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

Nays: None

VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals
Town of North Hempstead

Rider (Findings of Fact for Appeal # 21637)

APPEAL #21637 – Rachel Chen Chen; 180 Warner Ave., Roslyn Heights; Section 7, Block 25, Lot 61; Zoned: Residence-B

Variance § 70-42 to legalize a deck too close to the rear property line.

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance necessary. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created. After careful consideration of the facts presented during the hearing, personal observations of the site and surrounding area, and a review of Building Department files, in weighing the above criteria the Board finds the following:

1. The Board finds that granting the requested variances will not produce an undesirable change in the character of the neighborhood or community. The deck can't be seen from the street and is well screened from the neighboring property to the rear by large trees.

2. The Board finds that the benefit sought by the applicant could not be achieved by any other method which would not require a variance. The large front yard setback (40') of the home from the street results in a rear yard which is only 17.4'. This does not leave any room to install a deck which would comply with the 15' required setback. Although the size of the deck could be reduced, the Board does not find that this modification (which would come at some expense to the applicant) would, in this instance, result in a measurable reduction in impacts to neighboring properties.

3. Although the variance could be considered substantial (67% variance), in this instance the Board does not find the substantiality of the variance to weigh in favor of denial.

4. The Board does not find that granting the requested variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood.

5. Although the alleged difficulty is self-created, this fact is not determinative

Chairman
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Vice Chairman
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NOTICE OF DECISION

APPEAL #21638 – Meryl Katz; 23 Woodville Ln., Albertson; Section 7, Block 111, Lot 39; Zoned: Residence-A
Variances § 70-202.1(C) to legalize a retaining wall that is too tall.

Whereas, an application (RBP24-000920, BZA24-000150) 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 **December 18, 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, P.E. dated July 8, 2023.

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

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

Motioned by: Member Hernandez Seconded by: Vice Chairman Francis

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

Nays: None

VIRGINIA M. WAGNER
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Board of Zoning Appeals
Town of North Hempstead

Rider (Findings of Fact for Appeal # 21638)

APPEAL #21638 – Meryl Katz; 23 Woodville Ln., Albertson; Section 7, Block 111, Lot 39; Zoned: Residence-A

Variances § 70-202.1(C) to legalize a retaining wall that is too tall.

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance necessary. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created. After careful consideration of the facts presented during the hearing, personal observations of the site and surrounding area, and a review of Building Department files, in weighing the above criteria the Board finds the following:

1. The Board finds that granting the requested variances will not produce an undesirable change in the character of the neighborhood or community. The retaining wall faces the interior of the subject property and is not viewed from the surrounding neighborhood and therefore, will not produce an undesirable change in the character of the neighborhood nor have a detrimental impact on the neighboring properties.

2. The Board finds that the benefit sought by the applicant could not be achieved by any other method which would not require a variance. The applicants replaced a deteriorated concrete retaining wall with a new concrete block retaining wall. The new wall is a little larger than the old wall but essentially serves the same purpose (provides a separation between the lower elevation of the back yard and the higher elevation of the side/front yard). The applicants demonstrated by photographic evidence, the complications that would be created by modifying the existing retaining wall to bring it into compliance with the code (the stepped wall would come out past the wall of the home and would potentially block windows at that level).

3. Although the variance could be considered substantial (7' high where only 5' is permitted 40% variance), in this instance the Board does not find the substantiality of the variance to weigh in favor of denial.

4. The Board does not find that granting the requested variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood.

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5. Although the alleged difficulty is self-created, this fact is not determinative.

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Chairman
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Vice Chairman
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Members
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Town of North Hempstead

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NOTICE OF DECISION

APPEAL #21640 - Khalilur Mufti; 549 Beech Street, New Hyde Park; Section 8, Block 347, Lot 1; Zoned: Residence-C
Variances from §§70-50.C and 70-50.B to legalize a raised terrace located too close to the street (primary front yard) and to construct additions that are located too close to the street (secondary front yard).

Whereas, an application (RBP24-000646, RRBP24-000805, BZA24-000147) 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 **December 18, 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 Raymond Doner, R.A. dated June 10, 2024 and revised through August 16, 2024.

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

Motioned by: Member Goodsell Seconded by: Vice Chairman Francis

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

Nays: None

VIRGINIA M. WAGNER
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NOTICE OF DECISION

APPEAL #21642 - SFR Realty Associates, LLC (Sign); 697-A Hillside Avenue, New Hyde Park; Section 8, Block K9, Lot 44; Zoned: Business-A & Business-AA
Variance from §§70-196.J(2)(b) and 70-196.J(2)(d) to construct a sign that is too large and with not enough clearance between the sign and the ground.

Whereas, an application (SGP24-000174, BZA24-000141) 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 **December 18, 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 JD Awnings and Signs dated February 27, 2024.

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

Motioned by: Member Goodsell Seconded by: Member Donatelli

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

Nays: None

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NOTICE OF DECISION

APPEAL #21643 – Gordon Jericho Corp.; 801 Willis Ave., Albertson; Section 9, Block 657, Lot 23; Zoned: Business-A & Residence-C
Conditional Use § 70-208 to permit the continued use of the premises for the storage and sale of materials at retail and wholesale.

Whereas, an application (BZA24-000136) 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 **December 18, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on a survey prepared by Frederick W. Kahler, P.E. & L.S. dated March 7, 1966.

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

Motioned by: Member Donatelli Seconded by: Member Goodsell

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

Nays: None

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NOTICE OF DECISION

APPEAL #21645 – LDC Consulting and Development, LTD; 51 Kinkle St., Westbury; Section 11, Block 75, Lot 69; Zoned: Industrial-B
Variance § 70-103(A)(1) to construct interior alterations to an existing industrial building for use as a wastewater receiving and pre-treatment facility with not enough parking.

Whereas, an application (CBP23-000332, BZA24-000152) 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 **December 18, 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 Stephen G. Hayduk, P.E. dated November 8, 2023, and revised through August 30, 2024.

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

Motioned by: Vice Chairman Francis Seconded by: Member Hernandez

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

Nays: None

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