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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 JANUARY 10, 2024

RESIDENTIAL CALENDAR

APPEAL #21495 – Danny Andre; 19 Cromwell Rd., Carle Place; Section 9, Block 595, Lot 9; Zoned: Residence-B

Variance from § 70-102.C(5)(a) to construct a pool and pool equipment too close to the side property line.

APPEAL #21482 – Phyllis Scobbo; 1212 Port Washington Blvd., Port Washington; Section 5, Block 25, Lot 4; Zoned: Residence-C/Business-B

Variances from §§ 70-51.A, 70-101.1.B, 70-208.F and 70-100.2(4)(a)[5] to legalize a two-story rear addition too close to a side property line and expanding a non-conforming dwelling, a roofed-over patio too close to a side property line, and a fence that is too high on a property with a non-conforming dwelling in a business district being reviewed under the rules of the Residence-C district pursuant to § 70-208.K.

COMMERCIAL CALENDAR

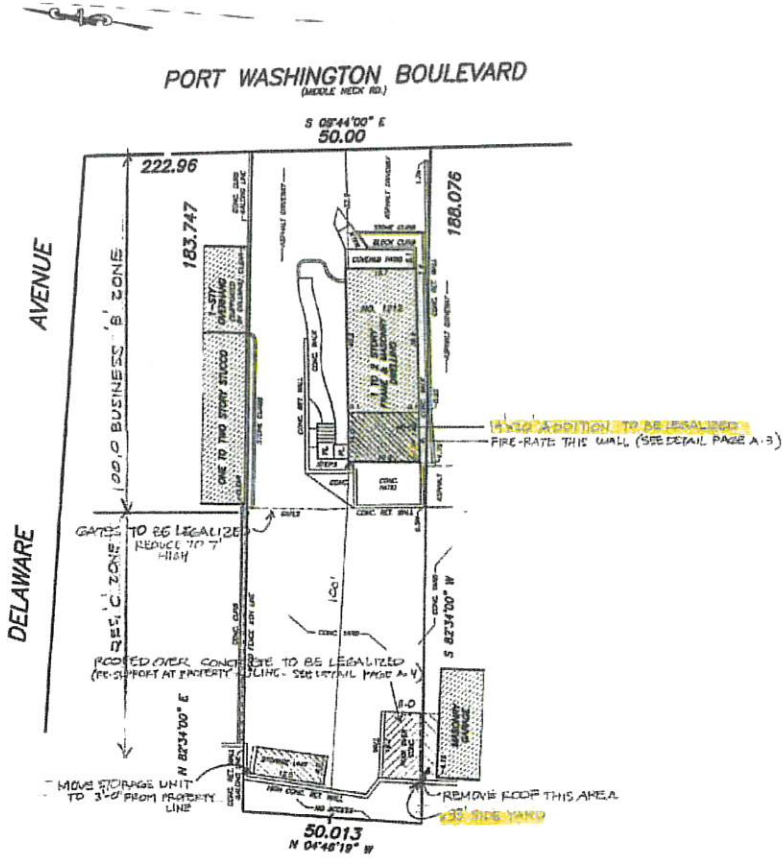
APPEAL #21496 - Starry Stone, LLC; 66 Bayview Avenue, Manhasset; Section 3, Block 43, Lot 11; Zoned Business-B/Residence-C

Conditional use 70-126.H for an expansion of parking into a Residence-C District, requiring a modification to an existing conditional use.

APPEAL #21497 – Kevin Developers, LLC (Tropical Smoothie Café); 32 B Glen Cove Rd., Greenvale; Section 20, Block 29, Lot 161; Zoned: Business-B/Residence-C

Conditional Use §70-126(A) to construct interior alterations to convert an existing commercial space into a food use.

#21482



SITE PLAN SCALE: 1"=20'-0"
FROM SURVEY BY: F. GALLUZZO 11-16-22

ZONING DATA

ZONE:	BUS. 'B' + RES. 'C'
LOT SIZE:	9,295.5
LOT COVERAGE:	
HOUSE (1068.9) + ROOF OVER CONC (216.2)	
STP AREA UNIT (96) =	1,381.1 = 14.8% < 35% FOR RES. C
G.F.A. = HOUSE 1 ST FLR (1068.9) + 2 ND FLR (1068.9) =	2,137.8 = 22.9% < 50% FOR RES. C

DISAPPROVED
REVISION 09-11-2023

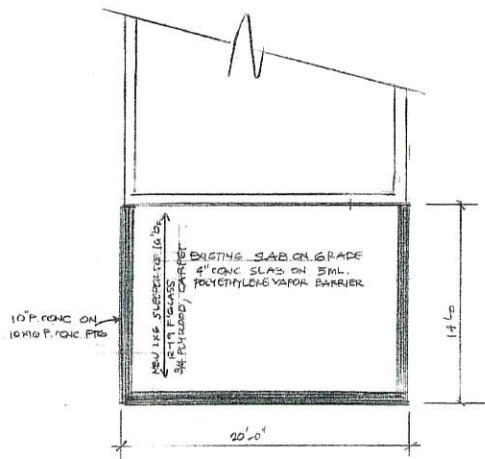
Please see attachments to understand the details of this plan. It is the responsibility of the applicant to provide all necessary information and to ensure that the plan complies with all applicable laws and regulations. The Board of Review reserves the right to request additional information or to deny the plan if it does not meet the requirements of the zoning ordinance.

PROJECT 12 1/2 PORT WASHINGTON BLVD FORT WASHINGTON	
DRAWING SITE PLAN	
REVISION A-1	DATE 04
ISSUE NO. 13-09	DATE 7-31-23

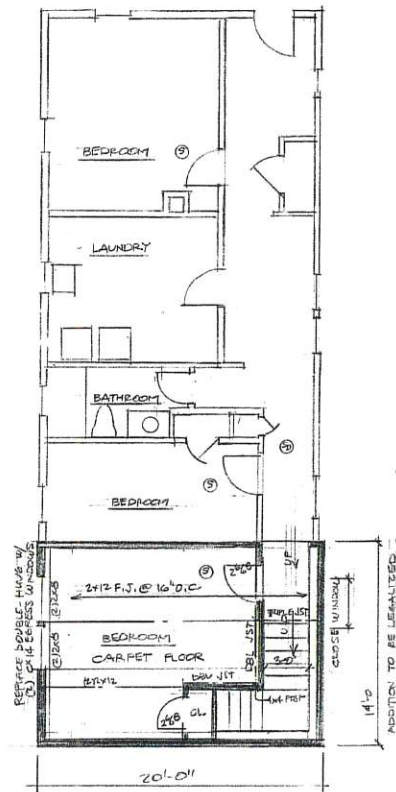
Donald Alberto Architect P.C.
63 Highland Avenue
Port Washington, N.Y. 11050
OFFICE: 516-463-1294
CELL: 212-217-2800
FAX: 516-463-1234
dalberto@donaldalberto.com

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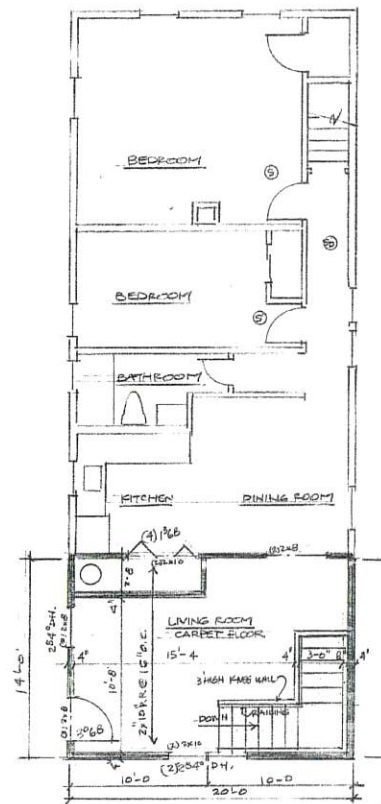


FOUNDATION FLOOR PLAN



FIRST FLOOR PLAN 1/4\"/>

- Ⓢ SMOKE DETECTOR
- Ⓣ COMBINATION SMOKE + CARBON MONOXIDE DETECTOR



SECOND FLOOR PLAN

DISAPPROVED
 FEDERAL REGISTER
 08/11/2023

Notwithstanding to whom or in what form these plans are submitted, the architect shall remain responsible for the accuracy and completeness of the information and data furnished to him and for the proper execution of the work shown on these plans.

100 FORT WASHINGTON NEW BLVD. FORT WASHINGTON				PROJECT	
PLANS				Donald Alberto Architect P.C. 68 Highland Avenue Fort Washington, N.Y. 11950	
No. A-2	Date by PE	Scale	Sheet	Office 516-883-1294 Cell 516-883-2489 Fax 516-883-1318 dalt@donaldao.com	© Copyright All rights reserved. This design and plan are property of the architect. Unauthorized use or copy will be prosecuted to the full extent of the law.
Date 8-09	By 7-31-23			STATE OF NEW YORK REGISTERED ARCHITECT	

GENERAL NOTES

- NO CONSTRUCTION OR DEMOLITION WORK TO COMMENCE BEFORE BUILDING DEPARTMENT HAS IN WRITING JURISDICTION ISSUED A BUILDING PERMIT.
- THE DESIGNER HAS NOT BEEN RETAINED FOR ANY CONSTRUCTION REVIEW AND/OR INSPECTION AND RESPONSIBILITY IS LIMITED TO THE CONTENTS OF THESE PLANS ONLY.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS, CODES OF NEW YORK STATE AND SHALL CONFORM TO ALL THE RECOMMENDATIONS AND REQUIREMENTS OF ANY OTHER AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL OBTAIN AND ARRANGE FOR ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, TESTS AND SURVEYS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING CONSTRUCTION AND SHALL NOTIFY THE DESIGNER OF ANY AMBIGUITIES OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF ANY QUESTIONS ARISE REGARDING THE CONSTRUCTION AS TO THE INTENT OR DETAILS OF THE DRAWINGS, THE CONTRACTOR SHALL CALL THE DESIGNER FOR CLARIFICATION AND/OR INSTRUCTIONS. IF THE CONTRACTOR FAILS TO FOLLOW THE FOLLOWING PROCEDURES, HE SHALL ASSUME THE RESPONSIBILITY FOR THE CONSEQUENCES OF HIS ACTIONS AND/OR DECISIONS.
- CONTRACTOR IS REQUIRED TO PROVIDE HOMEOWNER WITH ALL REQUIRED LICENSES, INSURANCE CERTIFICATES AND INSURANCE COVERAGE.
- CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS AND ACTIONS TO SAFEGUARD THE RESIDENCE AND ITS CONTENTS FROM THE ELEMENTS DURING CONSTRUCTION.
- CONTRACTOR TO FOLLOW ALL MANUFACTURERS SPECS FOR THE INSTALLATION OF EQUIPMENT, PRODUCTS AND SYSTEM EQUIPMENT.
- THE OWNER SHALL ARRANGE FOR THE SUPERVISION OF THE CONSTRUCTION WORK TO INSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS.
- NO DRAWINGS SHALL BE SCALED, WRITTEN DIMENSIONS SHALL BE USED ONLY.
- ALL LUMBER FOR JOISTS AND RAFTERS SHALL BE HE-PIK #3 HAVING A MIN. RESISTIVE FIBER STRESS OF 800 PSI, HANCED PRIOR TO DELIVERY TO JOB SITE AND A MIN. BEARING OF 4" UNLESS OTHERWISE NOTED.
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE, CHAPTERS 35, 34, 35, 56, 37, 30, 34, 40, AND 42 AND ALL APPLICABLE LOCAL CODES.
- UNDERWRITERS CERTIFICATE SHALL BE OBTAINED AND PRESENTED TO THE OWNER UPON COMPLETION OF ALL ELECTRICAL WORK.
- ALL PLUMBING SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE, CHAPTERS 25, 26, 27, 28, 24, 30, B1, AND 32 AND ALL APPLICABLE LOCAL CODES AND HEALTH DEPARTMENT REQUIREMENTS.
- ALL HEADS WITH BATHROOM TO BE 3/4" WATER RESISTANT GYPSUM BOARD.
- INSULATE ALL PIPING AND DUCTWORK IN ATTIC AND CRAWL SPACES WITH 1" INSULATION ON ALL DUCTS TO 1/2" INSULATION ON ALL PIPING. 3/4" INSULATION ON ALL WATER SERVICE PIPING.
- CAULK AND FINISH ALL WINDOWS AND DOORS AS REQUIRED.
- INSTALL METAL FLASHING AROUND ALL ROOF PENETRATIONS.
- PROVIDE AND INSTALL ALL INCLUDING BILLS, STOODS AND TRIM AROUND ALL WINDOWS AND DOORS AS REQUIRED.
- ALL COLORS AND FINISHES ETC. SHALL BE SELECTED BY OWNER.
- ALL WINDOWS AS SELECTED BY OWNER SHALL HAVE HIGH PERFORMANCE INSULATED GLASS.
- ALL WINDOWS THAT SERVE AS EMERGENCY EGRESS MUST COMPLY WITH RISK OF RIGHTS.
- INSULATION WHICH IS CAPABLE OF ABSORBING WATER, SHALL BE PROTECTED BY A VAPOR BARRIER LOCATED ON THE WINTER WARM SIDE OF THE INSULATION. INSULATION SHALL BE INSTALLED IN SUCH A MANNER THAT PROVIDES CONTINUITY OF INSULATION AT FLATE LINES, SILL LINES AND CORNERS AS PER R203 OF RCNYS.
- ALL FOUNDATIONS SHALL REST ON UNDISTURBED SOIL OF 2 TONS PER SQUARE FOOT BEARING CAPACITY. CONTRACTOR SHALL HAVE THE LEVEL OF BEARING STRATA VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS AND RECOMMENDATIONS OF ACI-308-R SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (11-11-80) AND ALL REINFORCING STEEL SHALL CONFORM TO ASTM A630 GRADE 40. ALL FOUNDATIONS SHALL BE ADEQUATELY BRACED PRIOR TO BACKFILLING.
- ALL CONCRETE BLOCK SHALL CONFORM TO ASTM C-40 FOR GRADE "T" UNITS WITH TYPE "M" MORTAR. ALL MASONRY WORK SHALL CONFORM TO ACI 308-TM. PROVIDE DURALOAK TRUSS TYPE REINFORCING EVERY OTHER COURSE (6" O.C.). PROVIDE MASONRY ANCHORS AT 16" O.C. AT ALL CORNERS, SPAN/END BEAMS, AND LINES OF BRICKWORK.
- ALL MASONRY WORK SHALL CONFORM TO R203, R207, R208, R209, AND R203 OF RCNYS.
- ALL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. STEEL SHALL CONFORM TO ASTM A36 AND A572. ALL CONNECTIONS SHALL USE A307 BOLTS OR E70XX WELDS. STEEL JOISTS MANUFACTURERS DESIGN AND ERECTION SHALL CONFORM TO SJI SPECIFICATIONS.
- PROVIDE SINGLE-STATION SMOKE-DETECTING ALARM DEVICES ON EACH FLOOR AND ONE PER BEDROOM AS PER R203 OF RCNYS.
- RAILINGS AND HANDRAILS, BOTH INTERIOR AND EXTERIOR, SHALL BE DESIGNED TO RESIST LATERAL IMPACT AT TOP LINEAR LOAD OF 30 PSF PER FOOT AS PER R203 AND R204 OF RCNYS.
- STAIRS, DOORS AND EXITS SHALL COMPLY WITH R201, R202, AND R204 OF RCNYS.
- GLAZING IN DOORS, SHOWER STALLS, FIXED PANELS AND BATHUB ENCLOSURES SHALL COMPLY WITH R204 OF RCNYS.
- FOAM PLASTIC INSULATION SHALL COMPLY WITH R203 OF RCNYS.
- DOUBLE ALL BEAMS AND JOISTS UNDER PARALLEL PARTITIONS AND AROUND OPENINGS IN FLOORS AND ROOFS.
- PLYWOOD SUBFLOORING SHALL BE INSTALLED AS PER R203 OF RCNYS.
- CHIMNEY CONSTRUCTION SHALL CONFORM TO CHAPTER 10 AND 10 OF RCNYS.
- CHIMNEY OUTLETS SHALL NOT BE LOWER THAN TOP OF ANY FINISH FLOOR 20 FEET, NOR LESS THAN 2 FEET ABOVE THE COMBUSTIBLE PART OF THE ROOF OR BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 8" CHIMNEY FROM THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF AS PER R203 OF RCNYS.
- ATTIC TO HAVE ACCESS AND CROSS VENTILATION AS PER R203 AND R204 OF RCNYS.
- CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING AREAS LEFT EXPOSED AND/OR DAMAGED DUE TO THIS ADDITION WITH SIMILAR MATERIALS OR AS DIRECTED BY OWNER.
- PLACE HURRICANE CLIPS ON ALL ROOF RAFTERS.
- PUT DOUBLE HEADS AND TRIMMERS AROUND ALL STAIR AND SKYLIGHT OPENINGS.
- ALL SUPPLY EXHAUST INTAKE AND OUTLETS TO BE EQUIPPED WITH TIGHT SHUT DAMPERS AT BUILDING ENVELOPE TO MINIMIZE AIR LEAKAGE.
- PROVIDE MINIMUM 100CFM MECHANICAL EXHAUST FAN FOR BATHROOMS AND MINIMUM 150CFM MECHANICAL VENTILATION IN KITCHEN AREAS.
- PROVIDE COMBUSTION AIR FOR FUEL BURNING EQUIPMENT AS PER CHAPTER 17 OF RCNYS.
- ALL BOILERS AND HOT WATER HEATERS AS PER CHAPTER 20 AND 20 OF RCNYS.
- ALL FUEL GAS EQUIPMENT AS PER CHAPTER 24 OF RCNYS.
- PROVIDE SIMPSON STRONG TIE JOIST HANGERS AT ALL FLASH HEADER CONDITIONS.
- PROVIDE CARBON MONOXIDE DETECTOR ON EACH FLOOR AS PER NYSACQ COUNTY PUBLIC HEALTH ORDINANCE SECTION 146A.
- ALL WORK TO COMPLY WITH THE 2020 I.R.C.

BUILDING CODE NOTES:

THE FOLLOWING ARE EXCERPTS OF THE RESIDENTIAL CODE OF NEW YORK STATE:

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA (REFER TO TABLE R301.1.1 OF THE RESIDENTIAL CODE OF NEW YORK STATE)									
GROUND FLOOR	WIND SPEED (MPH)	SEICHE CATEGORY	MINIMUM WINDING	TRUSS CEILING	MINIMUM ROOF	WATER RESIST. CLIP	ICE SNOW LOAD (PSF)	FLOOR FINISH	FLOOR FINISH
15 PSF	100 MPH	1	10 FEET	10 FEET	10 FEET	10 FEET	10 PSF	10 PSF	10 PSF

NOTE 1.1. DESIGN CRITERIA AREA LOCATED WHERE WIND SPEED EQUALS OR EXCEEDS 110 MPH. DESIGN CRITERIA AREA OR WIND SPEED AND PRESSURE ASSUMPTIONS SHOWN ABOVE. OTHER STRUCTURAL CRITERIA FOR THE 100-MPH WIND SPEED ARE SHOWN ABOVE.

**TABLE R301.8
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS**

STRUCTURAL MEMBERS	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12	L/180
INTERIOR WALLS AND PARTITIONS	L/180
FLOORS AND PLASTERED CEILINGS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH FINISHED FRESH CONCRETE	L/240
EXTERIOR WALLS WITH FINISHED FRESH BRICKLE FINISHES	L/240

NOTE: 1. SPAN LENGTH = SPAN HEIGHT
2. THE WIND LOAD SHALL BE PERMITTED TO BE EXERCISED AS 0.7 TIMES THE COMBINED AND CLADDING LOADS FOR THE PURPOSES OF THE FOLLOWING DEFLECTION LIMITS.

**MINIMUM UNIFORM DISTRIBUTED DESIGN LOADS
(REFER TO TABLE R301.4 OF THE RESIDENTIAL CODE OF NEW YORK STATE)**

USE	DEAD LOAD	LOAD
EXTERIOR BALCONIES	60 PSF	10 PSF
DECKS	40 PSF	10 PSF
PROCESSED WOODS GARAGES	50 PSF	45 PSF PLUM
ATTIC WITHOUT STORAGE (ROOF BELOW 3 FEET)	10 PSF	10 PSF
ATTIC WITH STORAGE (ROOF BELOW 3 FEET)	20 PSF	10 PSF
REAR PORCHES (ROOF BELOW 3 FEET)	40 PSF	10 PSF
SLEEPING PORCHES	30 PSF	10 PSF
STAIRS	40 PSF	10 PSF
CORRIDORS AND HALLWAYS	200 PSF	10 PSF
ROOF LOADING (LIVE + DEAD) WITH LOAD APPLIED TO 10% OF AREA OF THE RESIDENTIAL CODE OF NEW YORK STATE	43 PSF	12 PSF FOR ATTIC

EGRESS WINDOWS

ALL EGRESS WINDOWS SHALL BE EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 20" BY 20". EXTERIOR CLEAR FLOOR OPENING SHALL HAVE A MINIMUM NET CLEAR OPENING OF 20".

WINDOW OPENING SCHEDULE (SEE PLANS)

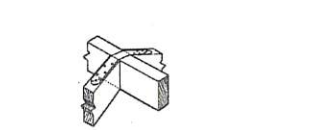
MODEL #	CLEAR OPENING AREA (L x W)	CLEAR OPENING HEIGHT (O.C.)	GLASS HEIGHT (O.C.)	GLASS AREA (L x W)
1	36" x 48"	48"	48"	17.28
2	36" x 36"	36"	36"	12.96

WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

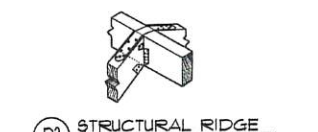
WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS	WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS
WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS	WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

DRAWING SCHEDULE

NO.	TITLE
0001	GENERAL NOTES/NOTES/CHEDULES
0010	FLOOR PLANS
0020	ELEVATIONS
0030	SECTIONS
0040	ELECTRICAL



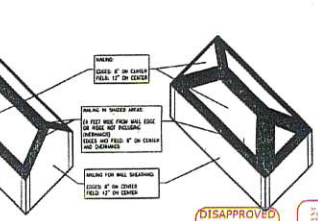
D1 RIDGE
SIMPSON STRONG TIE WITH CEILING COLLAR TIES @ 32" O.C. @ 30-30#18 MIN. WITH 1/2" 302 COMMON NAILS PER RAFTER INSTALLED OVER PLYWOOD



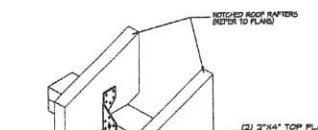
D2 STRUCTURAL RIDGE
SIMPSON STRONG TIE WITH CEILING COLLAR TIES @ 32" O.C. @ 30-30#18 MIN. WITH 1/2" 302 COMMON NAILS PER RAFTER INSTALLED OVER PLYWOOD

WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS	
WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS	WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

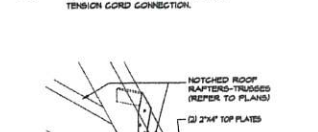
WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS	
WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS	WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS



D3 HURRICANE CLIPS
FOR RAFTER SPANS UNDER 24'-0" TIES TOP PLATES TO ROOF RAFTERS FOR TENSION GIRD CONNECTION.



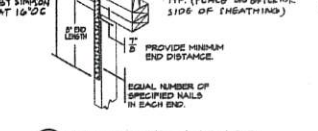
D4 SEISMIC/ HURRICANE TIE
FOR ROOF RAFTER OVER 24'-0" PROVIDES TENSION FOR WOOD-TO-WOOD CONNECTIONS FOR ROOF TRUSSES AND JOISTS



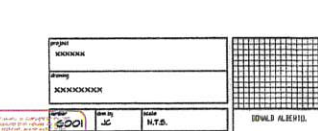
D5 FLOOR TIE ANCHOR
PROVIDES FLOOR-TO-FLOOR TENSION CONNECTION. REFER TO SIMPSON FOR NAILING REQUIREMENTS



D6 JOIST HANGERS
SIMPSON H2B HURRICANE CLIP



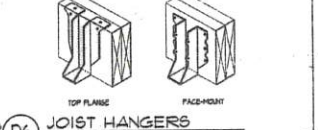
D7 METAL HOLD-DOWN/ UPLIFT ANCHOR
TRANSFERS TENSION LOAD BETWEEN FLOORS, TIES STUDS/ POSTS TO FOUNDATION



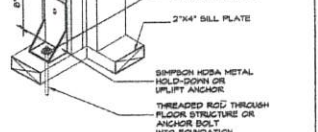
D8 SILL PLATE ANCHORS/ SLAB ON GRADE
ANCHORS SILL PLATE AND STUD TO CONCRETE SLAB



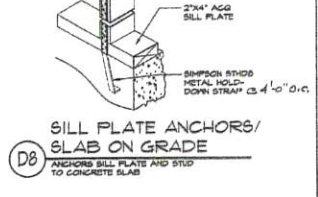
D9 SILL PLATE ANCHORS
ANCHORS SILL PLATE AND STUD TO CONCRETE OR CMU FOUNDATION WALL



D10 SILL PLATE ANCHORS/ SLAB ON GRADE
ANCHORS SILL PLATE AND STUD TO CONCRETE SLAB



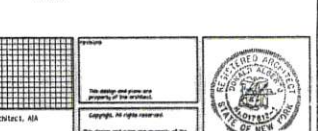
D11 SILL PLATE ANCHORS/ SLAB ON GRADE
ANCHORS SILL PLATE AND STUD TO CONCRETE SLAB



D12 SILL PLATE ANCHORS/ SLAB ON GRADE
ANCHORS SILL PLATE AND STUD TO CONCRETE SLAB



D13 SILL PLATE ANCHORS/ SLAB ON GRADE
ANCHORS SILL PLATE AND STUD TO CONCRETE SLAB



D14 SILL PLATE ANCHORS/ SLAB ON GRADE
ANCHORS SILL PLATE AND STUD TO CONCRETE SLAB



D15 SILL PLATE ANCHORS/ SLAB ON GRADE
ANCHORS SILL PLATE AND STUD TO CONCRETE SLAB



EDWARD ALBERTI, ARCHITECT, AIA
30 Highland Avenue, Park Ridge, New York, 10964-2000-2001
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3-2020

#21495

GENERAL NOTES:

- 1. HM ENGINEERING, P.C. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR...
2. UNSUITABLE MATERIAL (AS DEFINED IN THE REQUIREMENTS OF THE MUNICIPAL AGENCY...
3. SELECT GRANULAR FILL / MATERIAL SHALL BE AS DEFINED IN THE REQUIREMENTS OF THE MUNICIPAL AGENCY...
4. COMPACTION SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPAL AGENCY...
5. ALL EXISTING STRUCTURES AND SITE IMPROVEMENTS SPECIFIED TO BE REMOVED...
6. ALL FILL/BACKFILL SHALL BE SELECT GRANULAR MATERIAL...
7. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE...
8. ALL MUNICIPAL AGENCIES HAVING JURISDICTION DURING CONSTRUCTION...
9. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND IN PLACE...

SITE & ZONING DATA:

ADDRESS: 19 CROMWELL ROAD, CARLE PLACE, N.Y. 11514
ZONE: RESIDENCE R-B
N.C.T.M.: SEC. 9, BLK. 595, LOT 9
EXISTING USE: RESIDENCE

Table with 2 columns: ZONING REQUIRED RESIDENCE R-B and EXISTING CONDITIONS. Rows include LOT WIDTH, LOT AREA, FRONT YARD, REAR YARD, SIDE YARD, LOT COVERAGE, MAX. HEIGHT, and FRONT YARD PAVING.

REAR YARD COVERAGE ANALYSIS:

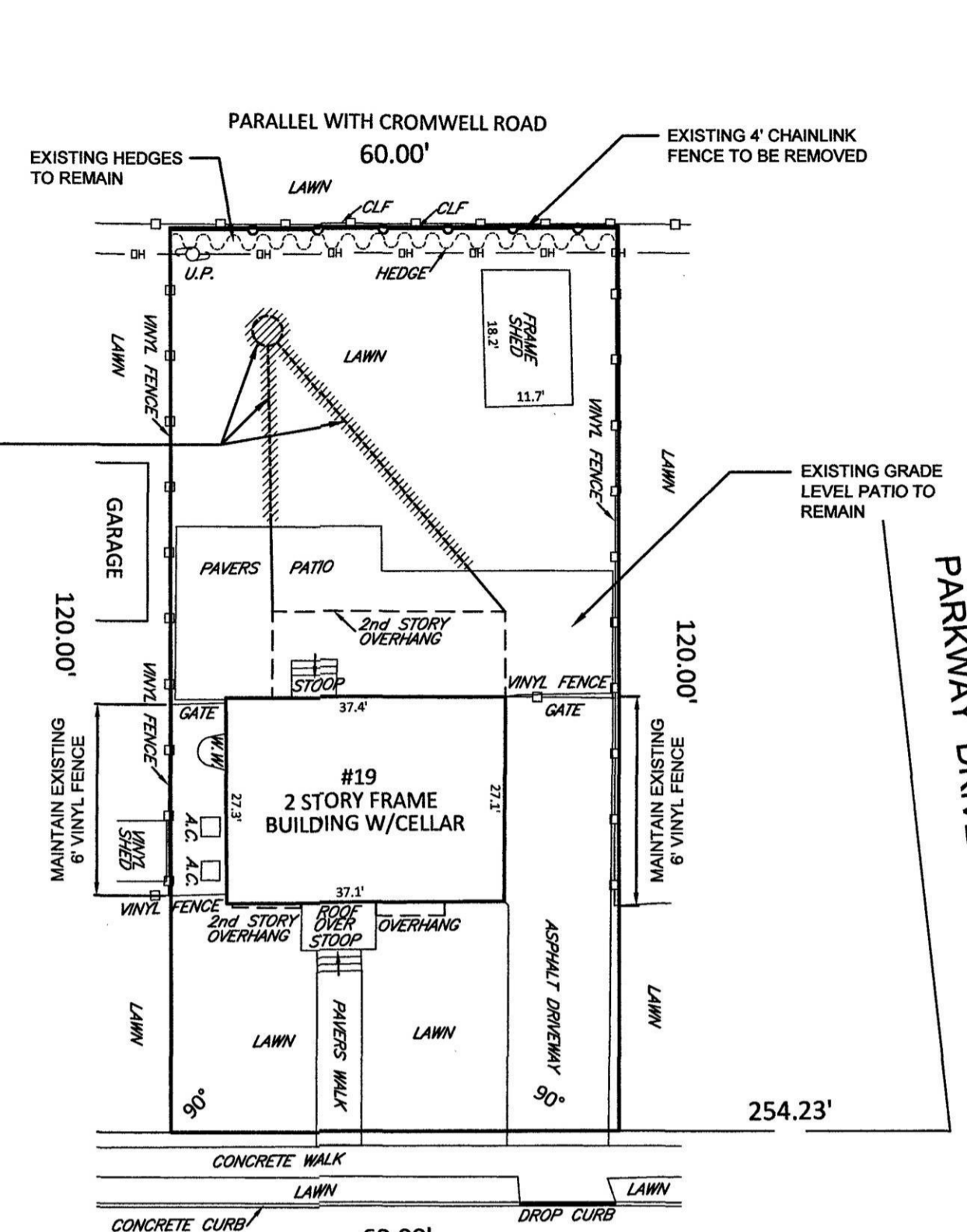
EXISTING FRAME SHED: 213 S.F.
PROPOSED SWIMMING POOL: 508 S.F.
TOTAL: 721 S.F.
REAR YARD AREA: 3,058 S.F.
REAR YARD COVERAGE: 721 S.F. / 3,058 S.F. = 23.6% < 40% MAX. THEREFORE O.K.

NOTE TO CONTRACTOR:

CONTRACTOR TO REQUEST PSEGLI VERIFICATION OF POOL LOCATION PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEE PSEGLI LETTER REF. NOTIFICATION # 90000011622.

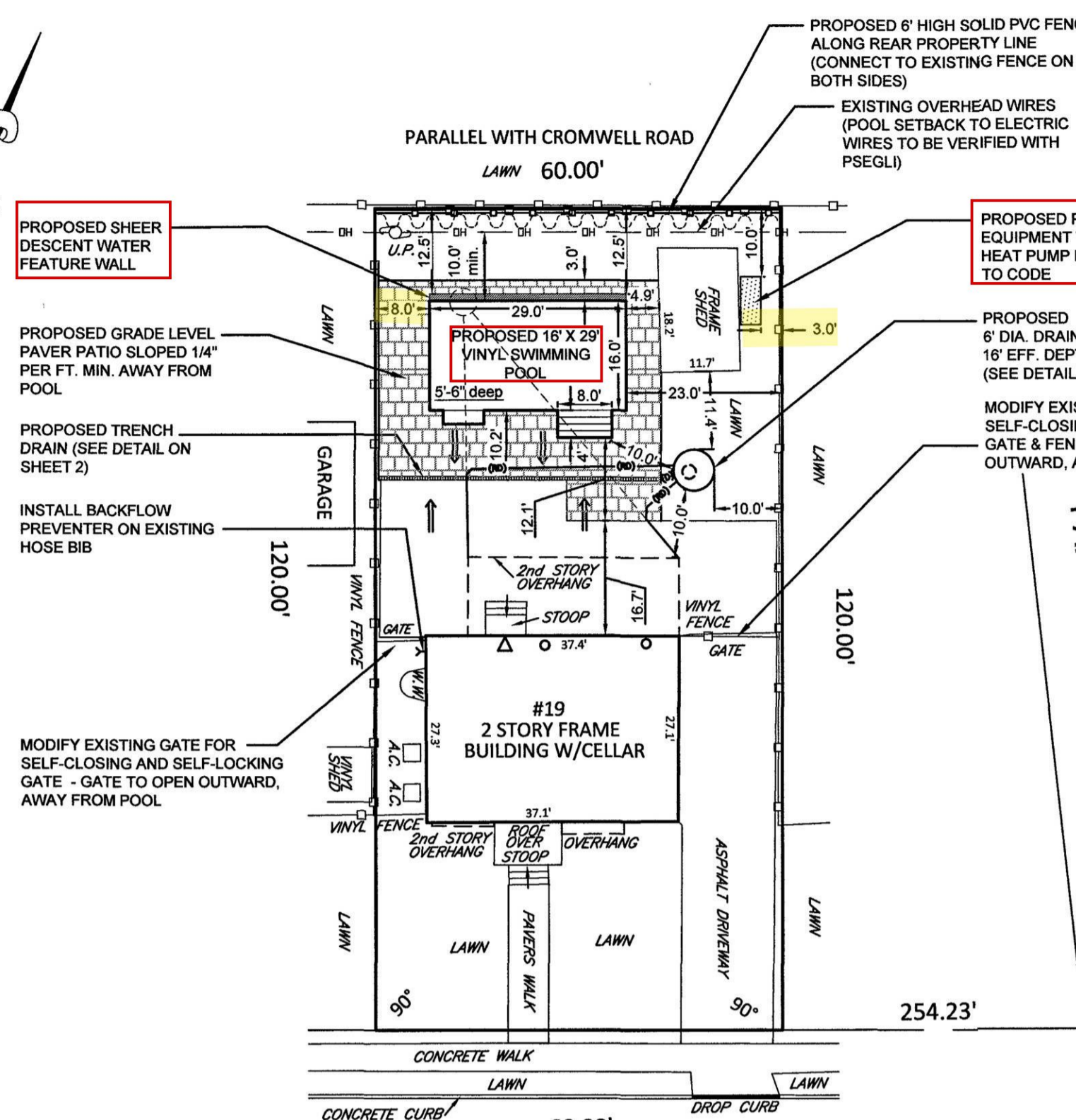
VARIANCES REQUIRED:

- 1. 10.0' REQUIRED SETBACK FOR POOL EQUIPMENT; 3.0' PROVIDED.
2. 10.0' SIDE YARD SETBACK REQUIRED FOR SWIMMING POOL; 8.0' PROVIDED.
3. MAINTAIN EXISTING 6' HIGH PVC FENCE LOCATED IN BOTH SIDE YARDS.



CROMWELL ROAD (50' WIDE)

EXISTING CONDITIONS & REMOVALS PLAN SCALE: 1" = 20"

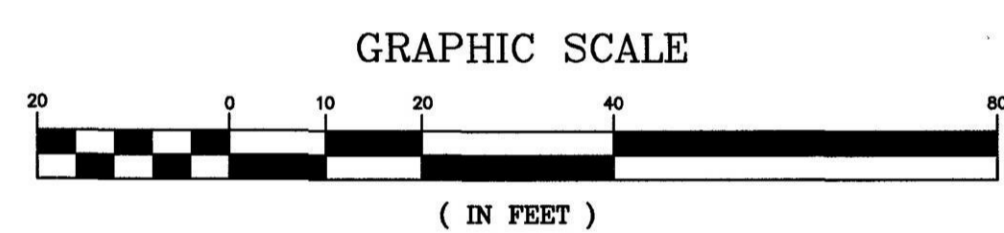
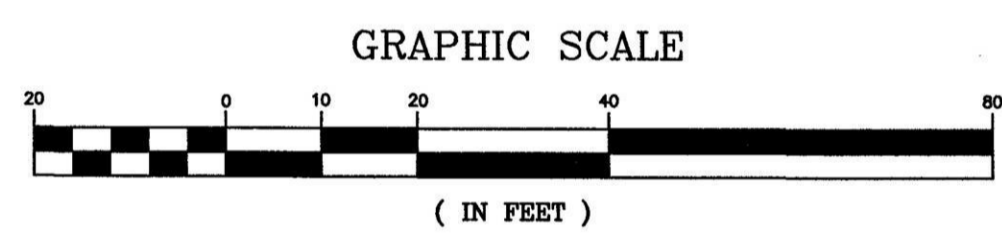


CROMWELL ROAD (50' WIDE)

PROPOSED PLAN SCALE: 1" = 20"

DISAPPROVED
Dorys Rendon
11/14/2023

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.



PROTECTIVE BARRIER NOTES:

- 1. DURING CONSTRUCTION OF THE POOL, A TEMPORARY BARRIER SHALL BE INSTALLED WITH A MINIMUM HEIGHT OF 4'-0", UPON COMPLETION OF POOL INSTALLATION...
2. ALL DOORS WITH DIRECT ACCESS TO POOL THROUGH THAT WALL SHALL BE EQUIPPED WITH AN ALARM.
3. POOL AND PROPERTY SHALL COMPLY WITH PERMANENT BARRIER REQUIREMENTS SECTION R328.4 AND TOWN OF NORTH HEMPSTEAD CODE.
4. OPERABLE WINDOWS IN THE WALL OR WALLS USED AS A BARRIER SHALL HAVE A LATCHING DEVICE LOCATED NO LESS THAN 48 INCHES ABOVE THE FLOOR...

THE FENCE ENCLOSING THE POOL SHALL COMPLY WITH THE FOLLOWING:

- 1. THE FENCE SHALL BE AT LEAST SIX FEET IN HEIGHT AND SHALL HAVE A MAXIMUM VERTICAL CLEARANCE TO GRADE OF TWO INCHES.
2. THE FENCE SHALL BE CONSTRUCTED SO AS NOT TO PROVIDE FOOTHOLDS.
3. VERTICAL MEMBERS SHALL EXTEND ABOVE THE UPPER HORIZONTAL BAR.
4. A WALL OF A DWELLING IS PERMITTED TO SERVE AS PART OF THE ENCLOSURE...
5. THE ENCLOSURE IS PERMITTED ONLY WITHIN THE REAR YARD AND MAY INCLUDE EQUIPMENT ACCESSORY TO POOL USE.
6. THE FENCE SHALL FULLY COMPLY WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE WITH REGARD TO OPENINGS AND MEMBER SPACING.

NOTES:

- 1. BOUNDARY INFORMATION AND EXISTING CONDITIONS TAKEN FROM SURVEY PREPARED BY TS LAND SURVEYING PC...
2. A SILT FENCE SHALL BE PROVIDED ALONG THE PERIMETER OF THE REAR YARD DURING CONSTRUCTION.
3. AS PER TOWN OF NORTH HEMPSTEAD ZONING CODE 70-102.12 THE POOL SHALL BE EQUIPPED WITH A COVER APPROVED BY THE BUILDING DEPT. OF THE TOWN...
4. AS PER TOWN OF NORTH HEMPSTEAD ZONING CODE 70-102.7 THE POOL WATER SUPPLY INLET SHALL BE ABOVE THE OVERFLOW LEVEL OF THE POOL...
5. AN ELECTRIC HEAT PUMP POOL HEATER IS PROPOSED.
6. THIS PLAN IS FOR MUNICIPAL PURPOSES ONLY TO OBTAIN APPROVAL FOR PROPOSED SWIMMING POOL ONLY.
7. POOL AND PROPERTY TO CONFORM TO 2020 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE AND CODE OF THE TOWN OF NORTH HEMPSTEAD.
8. SEE SEPARATE PLANS FOR DETAILS AND ADDITIONAL INFORMATION ON SWIMMING POOL.
9. CONTRACTOR TO REQUEST PSEGLI VERIFICATION OF POOL LOCATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

DRAINAGE CALCULATIONS

IMPERVIOUS AREA
PROPOSED PATIO: 788 SF X (2.5/12") X 1.0 = 164.2 CF

REQUIRED STORAGE VOLUME FOR THE DRYWELL THAT IS BEING ABANDONED AND REPLACED IS 192.7 C.F.
(PER DRYWELL CALCULATIONS PREPARED BY OYSTER BAY DRAFTING AND ARCHITECTURE P.C. CONSTRUCTION DOCUMENTS FOR FIRST FLOOR INTERIOR ALTERATIONS AND SECOND FLOOR DORMER ADDITION, DATED 06/2019, LAST REVISED 12/02/2019)

TOTAL REQUIRED: 164.2 C.F. + 192.7 C.F. = 356.9 C.F.

PROVIDE (1) 6' DIA. X 16' EFF. DEPTH LEACHING POOL

TOTAL PROVIDED: 358.4 CF

DRAINAGE NOTES:

- 1. ALL DRAINAGE PIPES SHALL BE PROVIDED WITH A MINIMUM 2.0' COVER.
2. ALL REPLACEMENT DRAINAGE PIPING FOR ABANDONED/ RELOCATED DRYWELL SHALL BE 6" DIA. SDR-35 PVC SLOPED AT 2.0% MIN. INSTALLED TO CODE AND PER TOWN OF NORTH HEMPSTEAD REQUIREMENTS. ANY ROOF DRAINAGE PIPE LENGTHS EXCEEDING 75' OR HAVING BENDS GREATER THAN 23 DEGREES SHALL BE PROVIDED WITH CLEAN OUTS.
3. CONNECT TRENCH DRAIN TO DRAINAGE LEACHING POOL USING 6" DIA. SDR-35 PVC PIPE SLOPED 1.0% MINIMUM.
4. CONNECT POOL FILTER DISCHARGE TO DRAINAGE LEACHING POOL USING 4" DIA. PVC (SDR-35) @ MIN. SLOPE OF 2%.

UTILITY NOTES:

- 1. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES BY FIELD INVESTIGATION. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT BETWEEN EXISTING UTILITIES / DRAINAGE STRUCTURES AND THE PROPOSED WORK BEFORE ANY CONSTRUCTION BEGINS.
2. CARE SHALL BE TAKEN NOT TO DISTURB EXISTING UTILITIES AND SERVICE CONNECTIONS.
3. UNDERGROUND, OVERHEAD, AND GROUND LEVEL UTILITIES ARE NOT GUARANTEED AS TO ACCURACY, EXACT LOCATION, TYPE OR USE, ACTIVE OR INACTIVE. VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES AND/OR PUBLIC OR PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

DRYWELL ABANDONMENT NOTES:

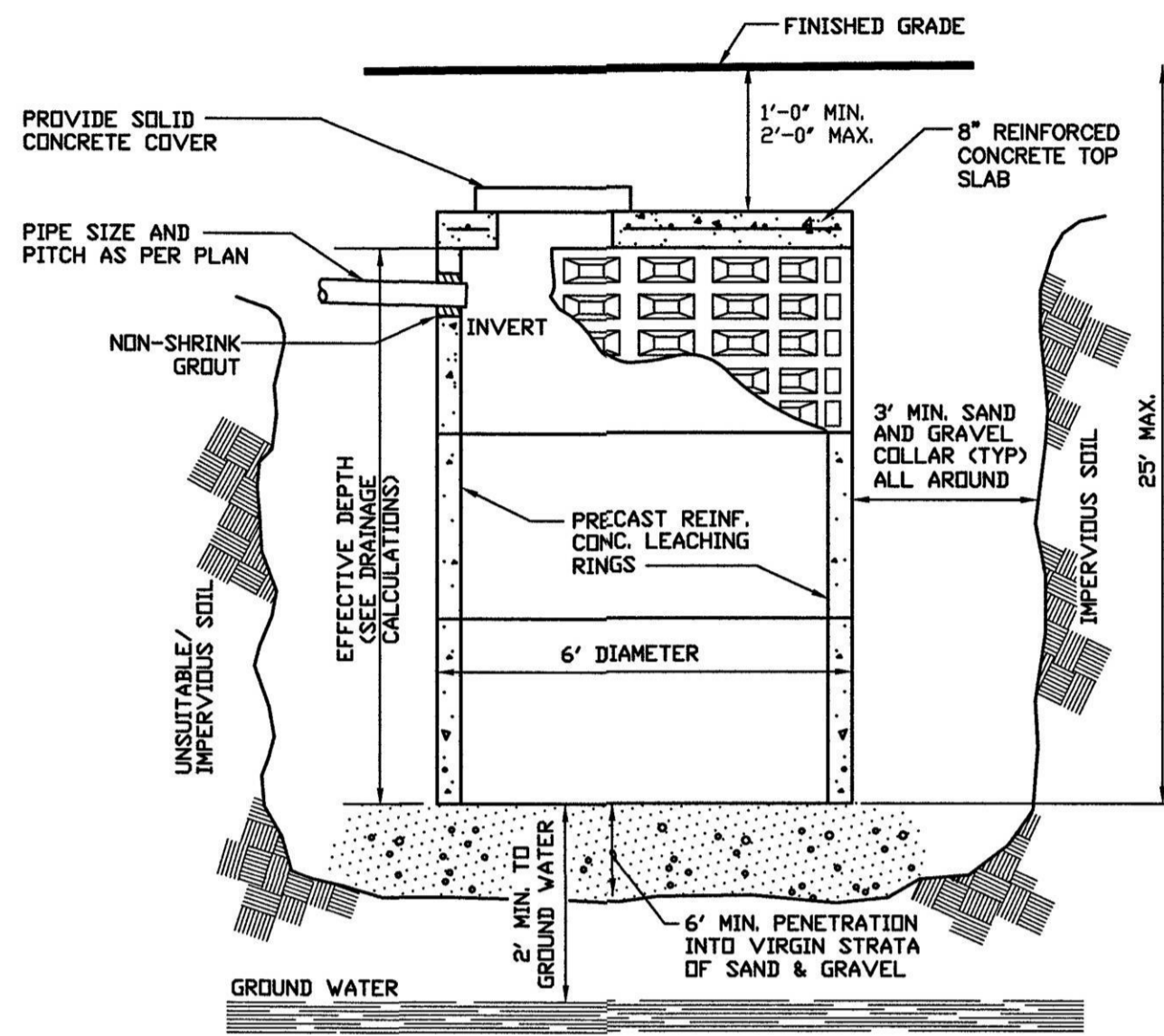
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH TOWN OF NORTH HEMPSTEAD REQUIREMENTS AND REGULATIONS.
2. CONTRACTOR SHALL REMOVE PRECAST SLAB/DOME AND RINGS TO A DEPTH OF 4 FEET BELOW GRADE.
3. DRYWELL SHALL BE BACKFILLED WITH ANGULAR STONE OR GRAVEL AND COMPACTED IN 12" LIFTS AS NECESSARY.
4. FILTER FABRIC SHALL BE INSTALLED OVER THE STONE/ GRAVEL BEFORE THE BACKFILL SOIL IS PLACED AND COMPACTED.

LEGEND

Legend table listing symbols for PROPERTY LINE, EXISTING CURB, EXISTING FENCE, OVERHEAD WIRES, UTILITY POLE, PROPOSED FENCE, PROPOSED GATE, EXTERIOR WINDOW REQUIRING LATCH, EXTERIOR DOOR REQUIRING ALARM, PROPOSED DRAINAGE LEACHING POOL, SURFACE FLOW ARROW, PROPOSED DRAINAGE PIPE, PROPOSED ROOF DRAINAGE, and EXISTING FENCE TO BE REMOVED.

Site plan title block containing owner information (DANNY ANDRE), applicant information (DANNY ANDRE), site plan title (PROPOSED SWIMMING POOL 19 CROMWELL ROAD), and HM ENGINEERING, P.C. contact information.

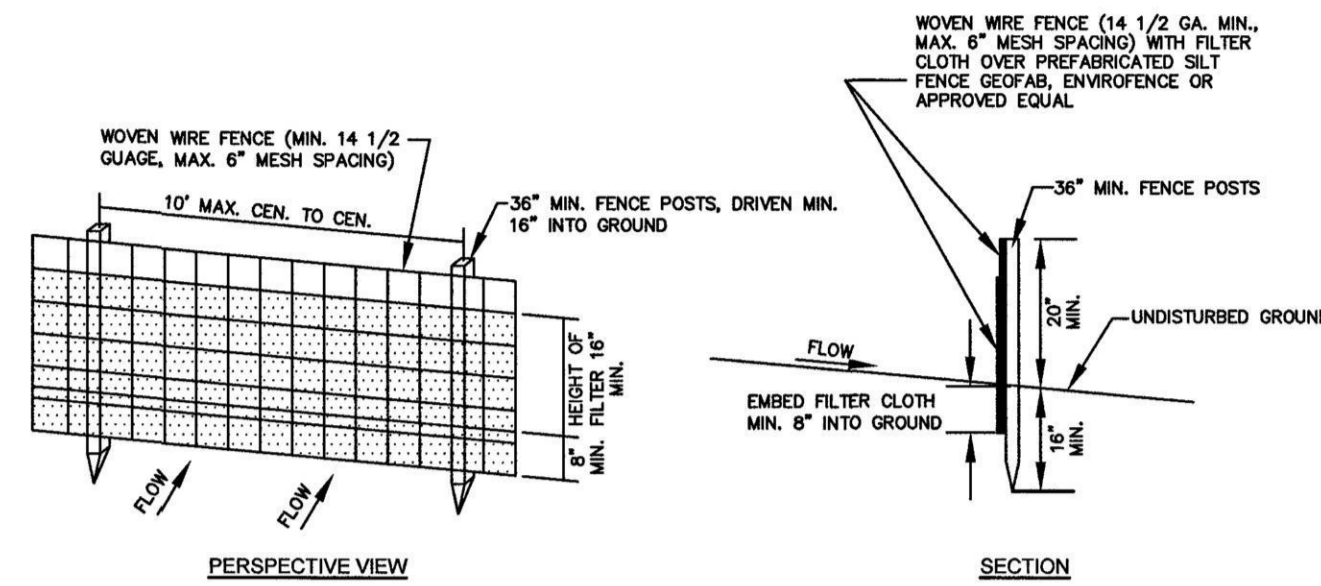
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY...



DRAINAGE LEACHING POOL DETAIL
NOT TO SCALE

NOTES:

1. UNSUITABLE MATERIAL SHALL BE REMOVED UNDER LEACHING POOL UNTIL 6" MINIMUM PENETRATION INTO VIRGIN STRATA SAND AND GRAVEL AND BACKFILLED WITH SAND AND GRAVEL TO BOTTOM OF BASIN.
2. ALL DRAINAGE PIPES MUST BE PROVIDED WITH A MINIMUM 2'-0" COVER.
3. COLLAR IS NOT REQUIRED WHEN RATEABLE MATERIAL EXISTS FOR FULL DEPTH.
4. THE MATERIAL USED FOR COLLARING SHALL BE COMPRISED OF SAND AND GRAVEL CONTAINING LESS THAN FIFTEEN (15) PERCENT FINE SAND, SILT AND CLAY. SILT AND CLAY FRACTIONS ARE NOT TO EXCEED (5) PERCENT.
5. LEACHING RINGS SHALL BE WRAPPED IN FILTER FABRIC. FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL OVER COLLAR MATERIAL.



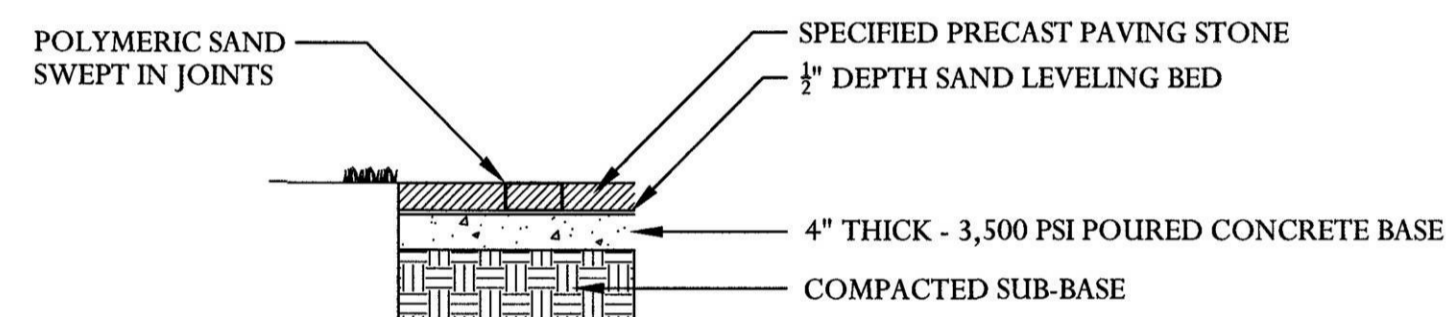
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

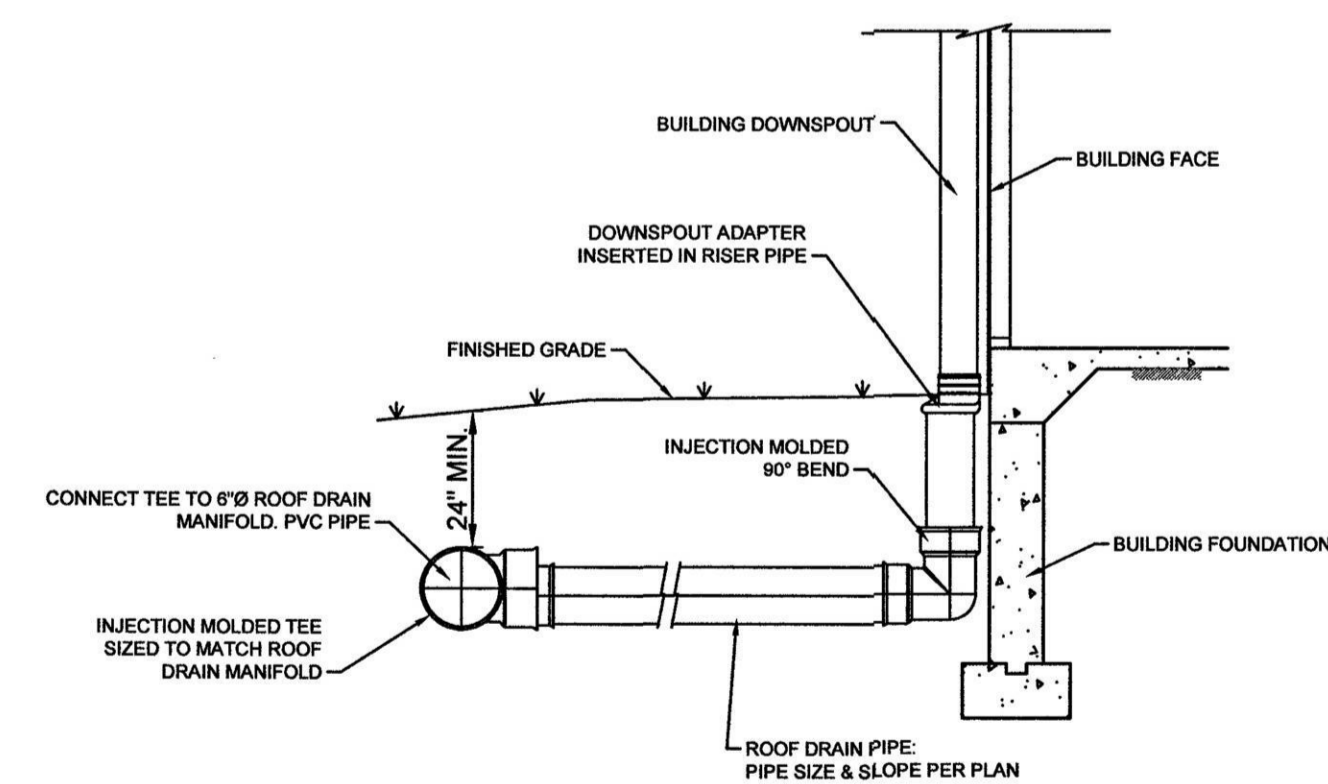
POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
FENCE: WOVEN WIRE, 14 1/2 GA. 6" MAX. MESH OPENING
FILTER CLOTH: FILTER X, MIRAFI 100X OR APPROVED EQUAL, PREFABRICATED
UNIT: GEOTAB, ENVROFENCE, OR APPROVED EQUAL

LEGEND SYMBOL
(SF)

SILT FENCE DETAIL
NOT TO SCALE

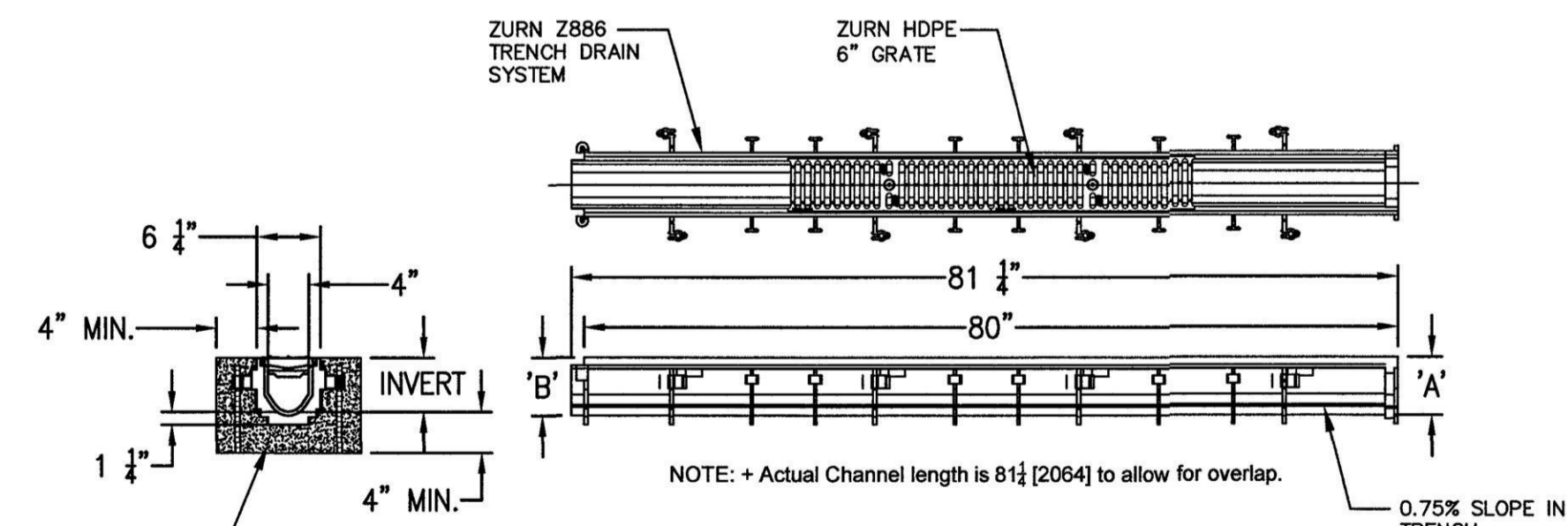


PAVING STONE DETAIL
NOT TO SCALE



DOWNSPOUT CONNECTION DETAIL
NOT TO SCALE

- NOTES:**
1. ALL FITTINGS AND CONNECTIONS SHALL BE SOIL-TIGHT (ST) UNLESS OTHERWISE NOTED.



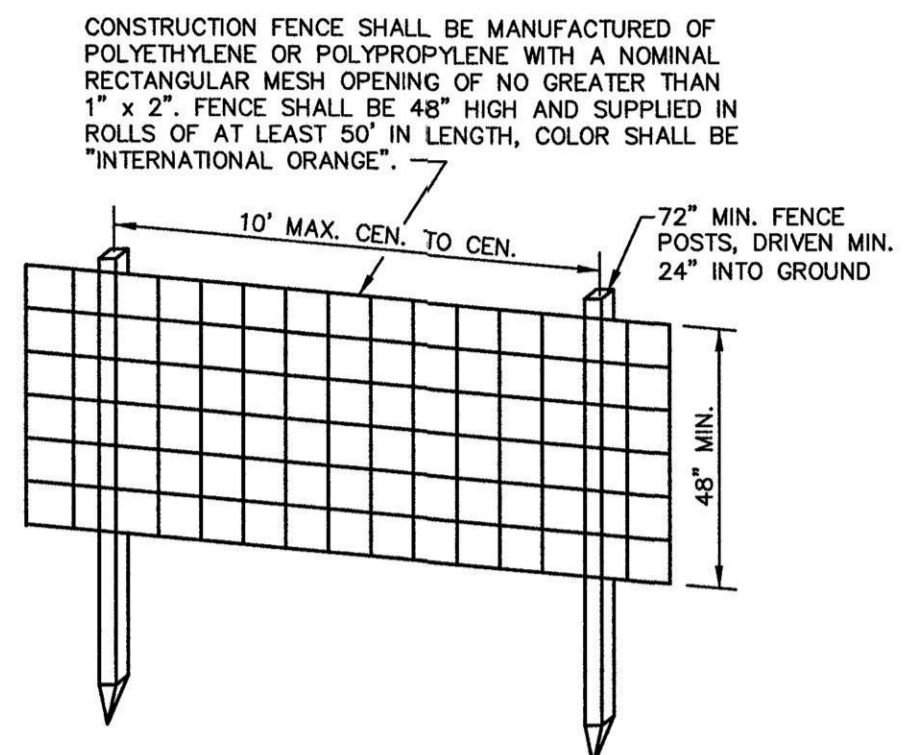
TRENCH DRAIN DETAIL
NOT TO SCALE

- NOTES:**
1. TRENCH DRAIN TO BE CONNECTED TO DRYWELL USING 6" SDR-35 PVC PIPE.

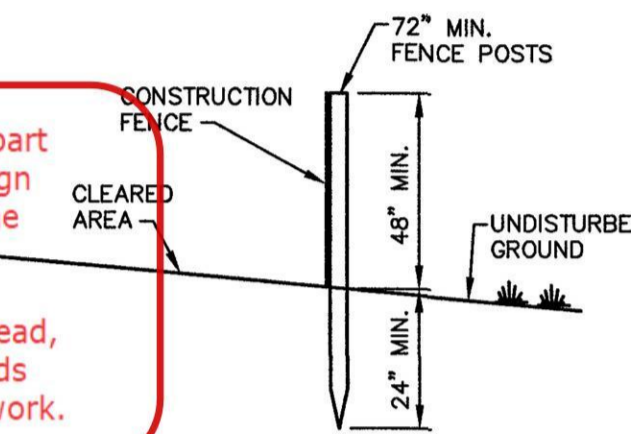
DISAPPROVED

Dorys Rendon
11/14/2023

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.



PERSPECTIVE VIEW



TEMPORARY POOL ENCLOSURE DETAIL
NOT TO SCALE

CONSTRUCTION NOTES FOR PLASTIC FLORESCENT ORANGE FENCE

NOTES:

- 1) THE CONTRACTOR SHALL INSTALL THE CONSTRUCTION FENCE IN LOCATIONS AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS OR MUNICIPAL AUTHORITIES.
- 2) THE PRIMARY PURPOSE OF THE CONSTRUCTION FENCE IS TO CLEARLY DELINEATE A CONSTRUCTION AREA AND PROVIDE SOME MEASURE OF PROTECTION FOR THE SURROUNDING NATURAL AREAS. IT IS NOT DESIGNED OR INTENDED TO BE AN IMPENETRABLE BARRIER TO THOSE INTENT ON ENTERING THE CONSTRUCTION SITE.

INSTALLATION:

CONSTRUCTION FENCE SHALL BE INSTALLED BY WEAVING FENCE POSTS VERTICALLY THROUGH AT LEAST THREE (3) MESH OPENINGS (TOP, MIDDLE AND BOTTOM OF FENCE) AND DRIVING POSTS WITH A 3LB. HAND DRILLING HAMMER (OR EQUIVALENT) FLUSH WITH THE TOP OF FENCING. POSTS SHALL BE AT AN INTERVAL OF NO GREATER THAN TEN FEET. FENCING SHALL BE SECURED FIRMLY TO EACH POST AT THE TOP, BOTTOM AND MID-POINT WITH WIRE REBAR TIES. WHERE LENGTHS OF FENCING ARE JOINED, A POST SHALL BE WOVEN THROUGH BOTH FENCE SECTIONS AT THE JOINT, WITH TIES FASTENING BOTH FENCE SECTIONS TO THE POST. FENCING SHALL BE STRETCHED AS TAUT AS PRACTICAL BETWEEN FENCE POSTS WITHOUT INORDINATELY DEFLECTING POSTS. TEMPORARY OPENINGS IN CONSTRUCTION FENCE INSTALLATIONS SHALL BE PERMITTED FOR ENTRY OF WORKERS, MATERIALS AND EQUIPMENT. SUCH OPENINGS SHALL BE SECURED AT THE END OF EACH WORK DAY IN THE MANNER AFOREMENTIONED FOR JOINING FENCE SECTIONS.

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

NO.	DATE	DESCRIPTION	BY
<p>OWNER: DANNY ANDRE 19 CROMWELL ROAD CARLE PLACE, N.Y. 11514</p>			
<p>APPLICANT: DANNY ANDRE 19 CROMWELL ROAD CARLE PLACE, N.Y. 11514</p>			
<p>SITE DETAILS PROPOSED SWIMMING POOL 19 CROMWELL ROAD SITUATED AT CARLE PLACE TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK N.C.T.M. SECTION 9, BLOCK 595, LOT 9</p>		<p>HM ENGINEERING, P.C. P.O. BOX 914, EAST NORTHPORT, N.Y. 11751 PHONE (516) 476-6392 FAX (631) 980-7671 EMAIL: HMARNIKA@HMEENGINEERINGPC.COM</p>	
<p>DATE: SEPTEMBER 13, 2023</p>		<p>PROJECT NO.: 23135</p>	
<p>SCALE: AS SHOWN</p>		<p>DRAWING NO.:</p>	
<p>P.E. SEAL AND SIGNATURE</p>		<p>SHEET NO.: 2 of 2</p>	

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

#21496

DAA

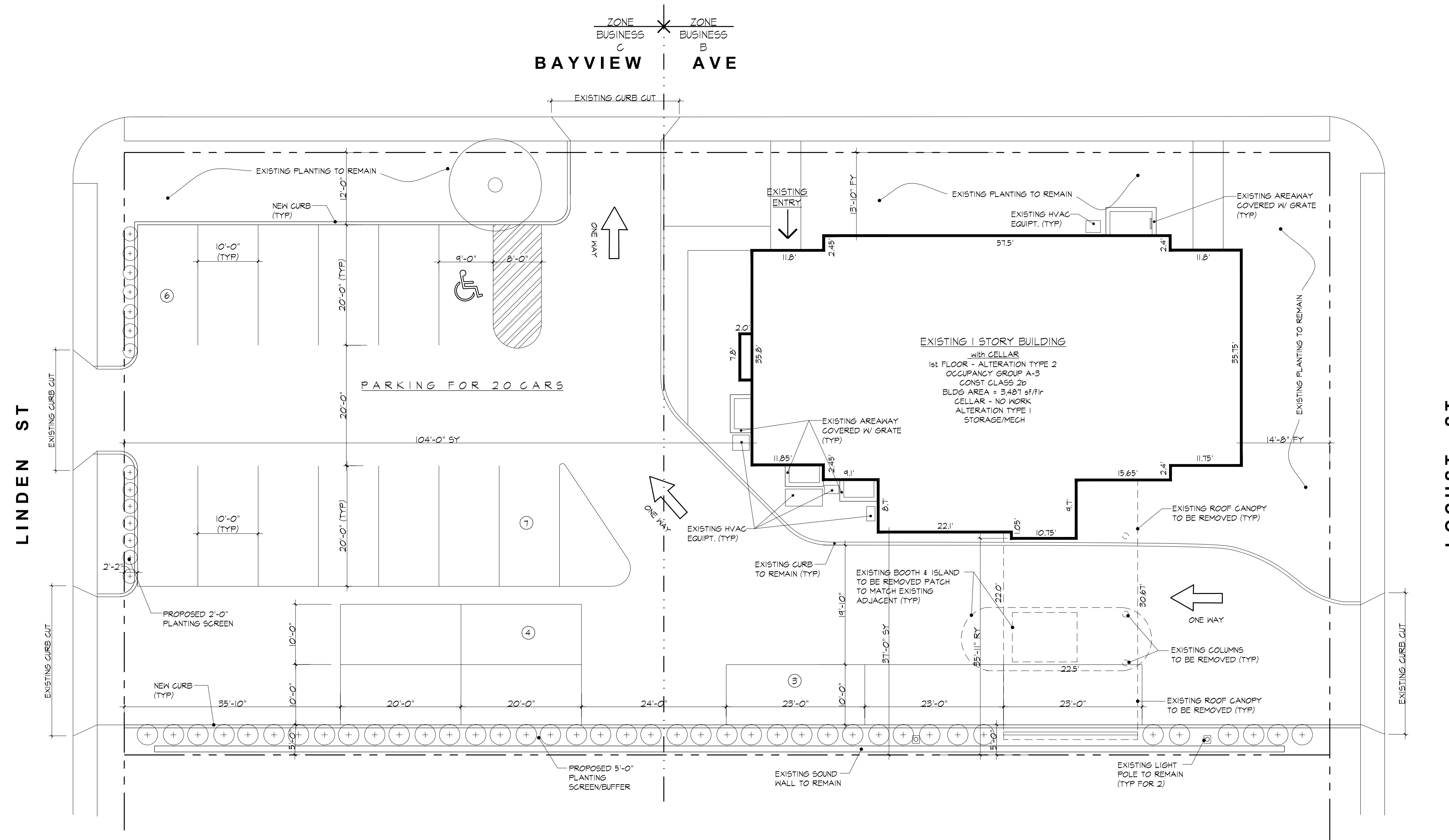
DiGiovanni & Associates Architects

26 preston avenue
sea cliff, ny 11579
(516) 671 - 3624
Daa93@msn.com

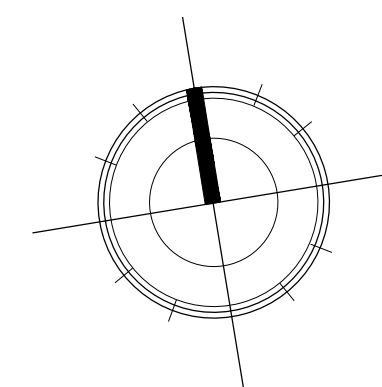
23-10



ISSUED



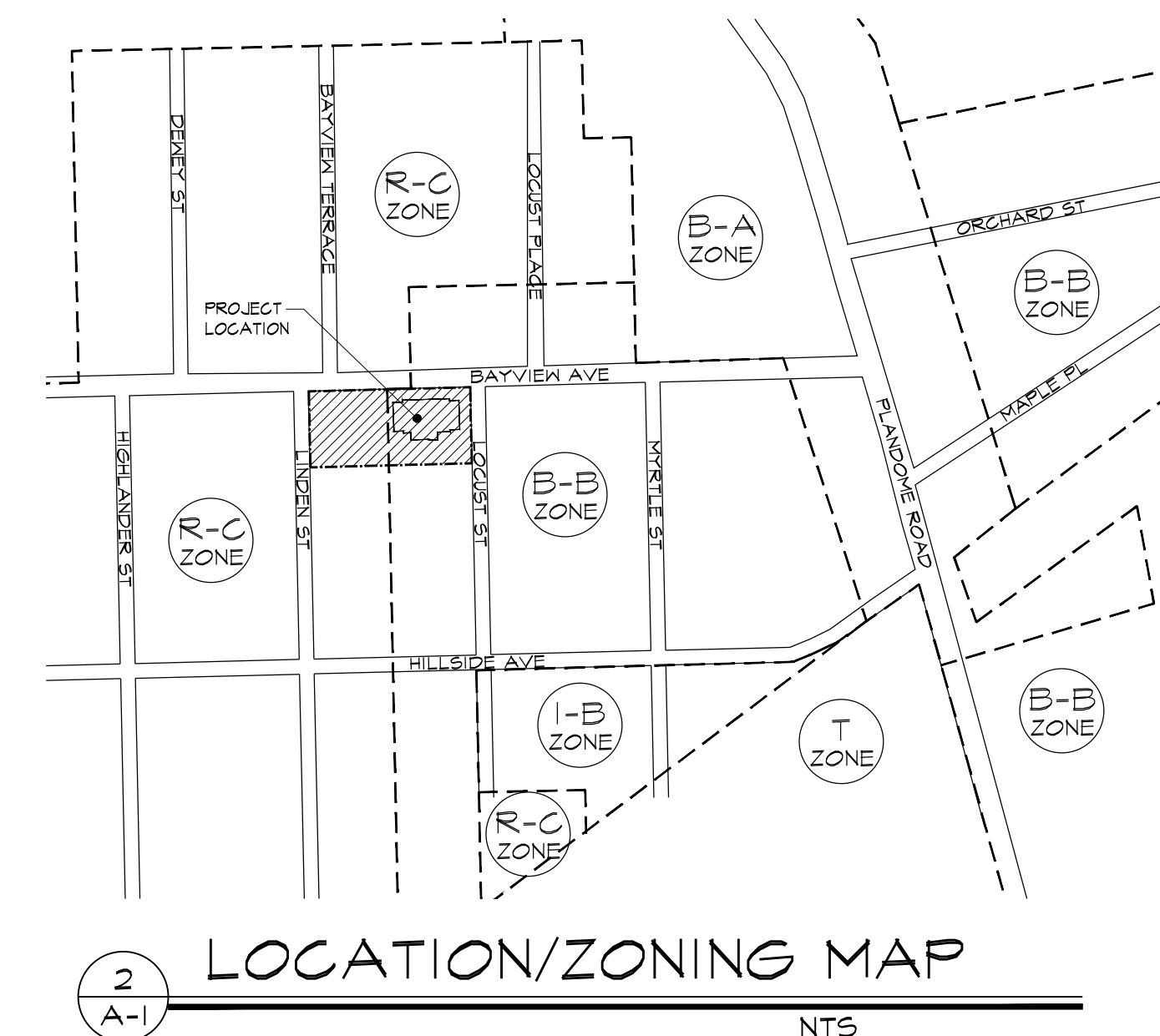
1 SITE PLAN
3/32" = 1'-0"



ZONING ANALYSIS		
66 BAYVIEW AVE, MANHASSET SEC 3 - BLOCK 45 - LOT 11-14 ZONE BUSINESS B (BUILDING), RESIDENCE C (PARKING)		
	REQUIRED	PROVIDED
LOT AREA	2000 sf	20000 sf
FRONT YARD	0	13.6', 14.9', 104.0'
SIDE YARD	15' ABUTS RESIDENCE ZONE	31.0' (BLDG), 15.0' (ROOF CANOPY)
REAR YARD	15'	
MAX BLDG COVERAGE	85% (17,000 sf)	17.4% 3,481 sf
HEIGHT	3 STORIES and 40'	1 STORY and 25'-10"
PARKING	SEE ANALYSIS	20 SPACES (including 1 HC)

BLDG COVERAGE
FOOTPRINT = 3,481 sf
TOTAL COVERAGE = 3,481 sf

PARKING REQUIREMENT
1st FLOOR
1 SPACE PER 4 PERSONS
4 1 SPACE PER EMPLOYEE
2,413/500/1p = 48p
48/4 = 12 SPACES
2 EMPLOYEES = 2 SPACES
STORAGE/VEHICLE = 395 sf/300 = 1.3
CELLAR
STORAGE = 864 sf/600 = 1.5
MECH = 828 sf/500 = 2.0
TOTAL PARKING REQ'D = 14.5 SPACES
20 SPACES PROVIDED



2 LOCATION/ZONING MAP
NTS

4/27/2023 PER TO NH COMMENTS
4/15/2023 PER TO NH COMMENTS

REVISIONS

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.
CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCE SHALL BE MADE ON THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

Starry Stone Dance Studio

66 Bayview Avenue
Manhasset, N.Y.

SITE PLAN

8/15/23
DATE

SP-1

AS NOTED

1 OF 7

DRAWN BY

JVB

CHECKED BY

DD



REVISIONS

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Starry Stone Dance Studio

66 Bayview Avenue
Manhasset, N.Y.

PRE-EXISTING SITE PLAN

9/13/23
DATE

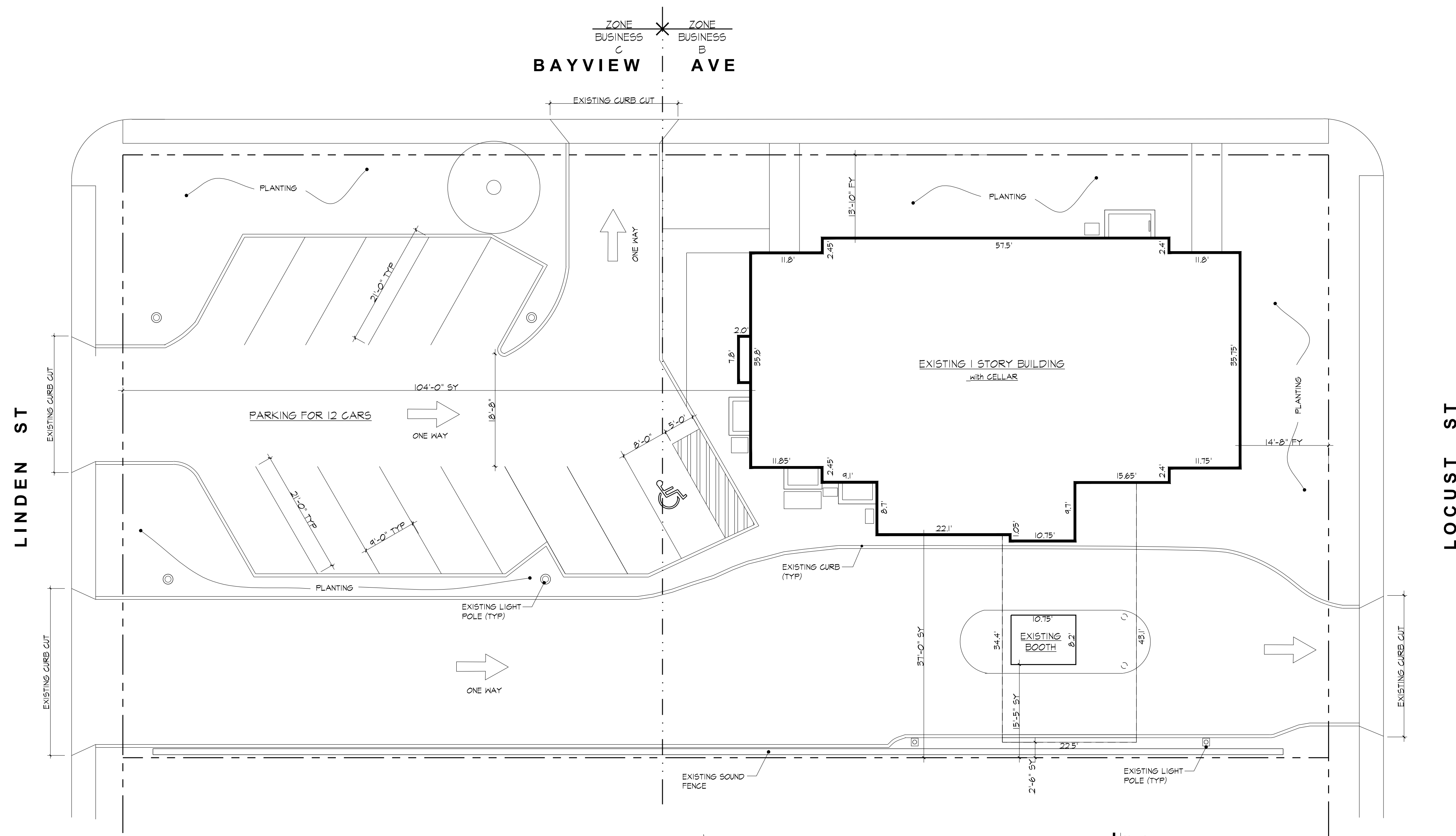
SP1.1

AS NOTED

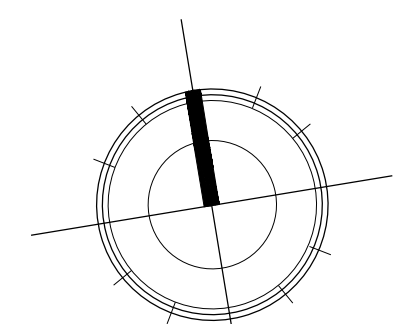
2 OF 7

DRAWN BY JVB

CHECKED BY DD

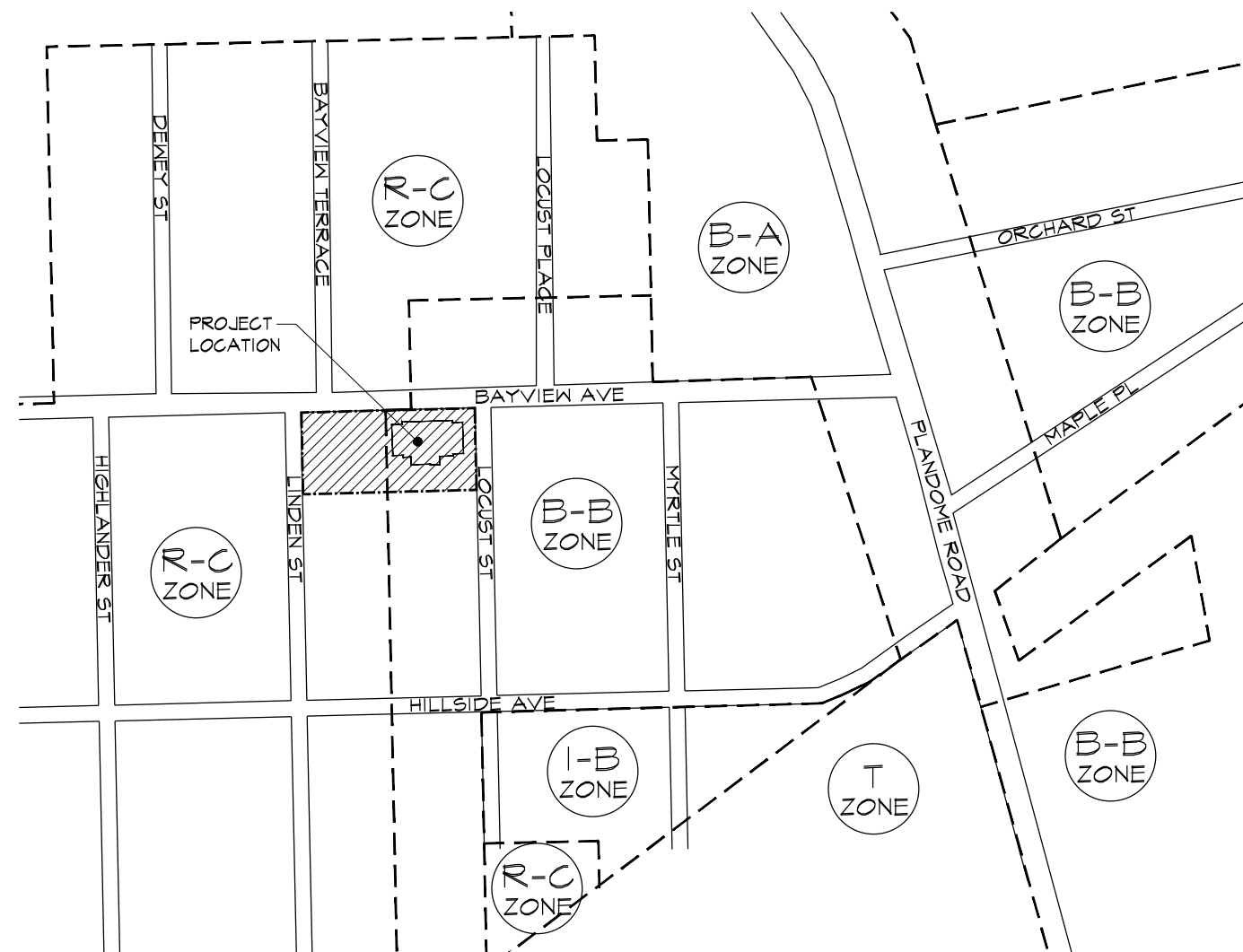


1 PRE-EXISTING SITE PLAN
3/32" = 1'-0"

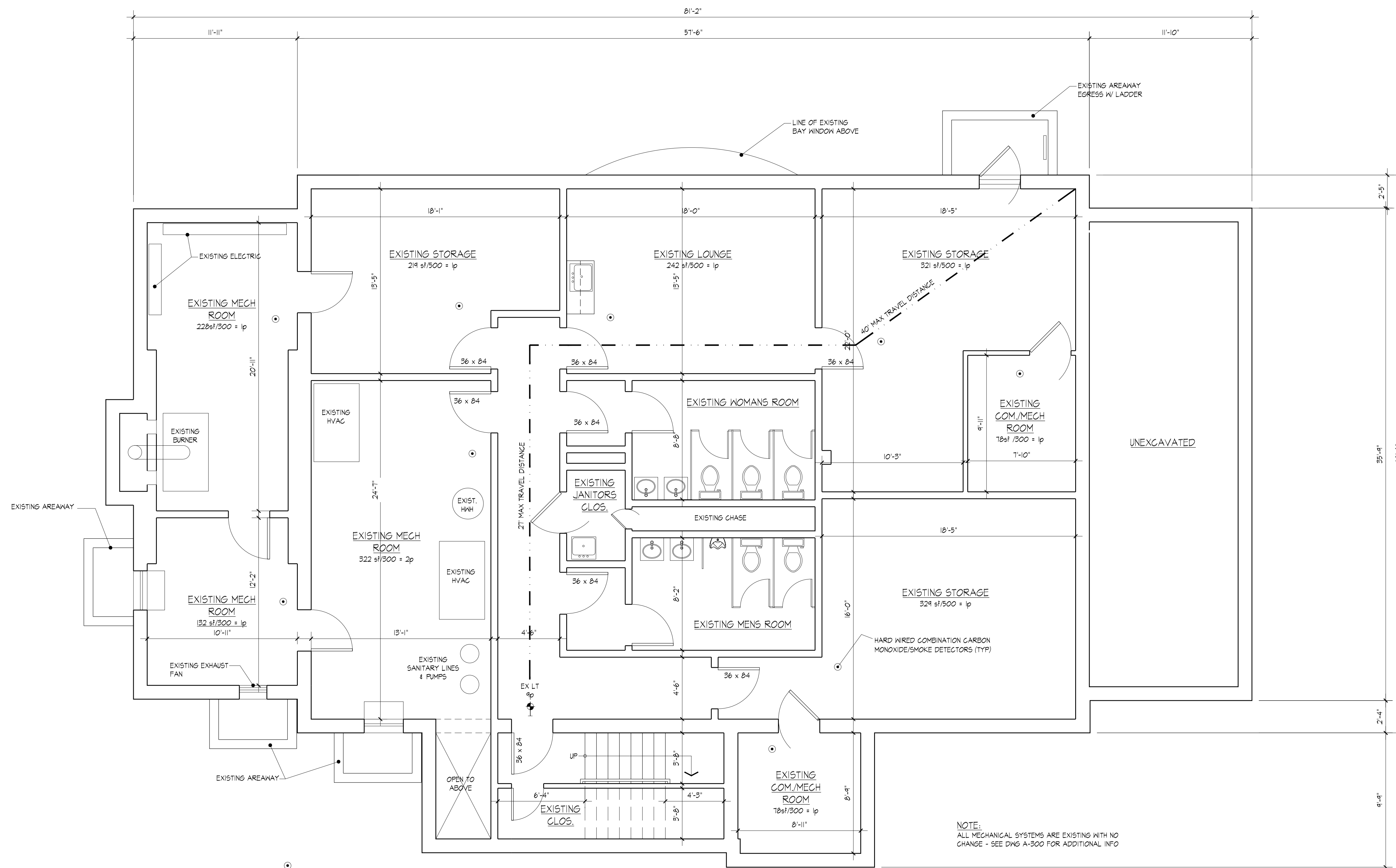
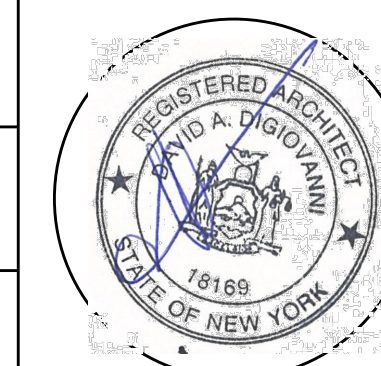


NOTE:
SITE PLAN BASED ON APPROVED TOWN OF NORTH HEMPSTEAD PLAN FOR APPLICATION 14-107856 DATED 10-25-2014

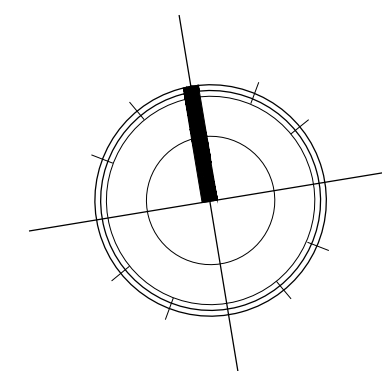
PARKING REQUIREMENT
1st FLOOR
1 SPACE per 300 sqft
2x15 x1500 = 6 SPACES
CELLAR
STORAGE = 064 sqft/600 = 15
TOTAL PARKING REQ'D = 10 SPACES
12 SPACES PROVIDED



2 LOCATION/ZONING MAP
NTS



CELLAR PLAN
EXISTING NO WORK
1/4" = 1'-0"



EGRESS ANALYSIS CELLAR			
OCCUPANCY	5-2	MIN. CORRIDOR WIDTH	44"
TOTAL NO. OF PERSONS	9	ACTUAL CORRIDOR WIDTH	54"
MAX. TRAVEL DISTANCE	75'	CORRIDOR CAPACITY	0.15/PERSON (5'-0" width) = 480 PERSON
ACTUAL TRAVEL DISTANCE	67'	ACTUAL NO. OF PERSONS/CORRIDOR	4
MIN. STAIRWAY WIDTH	44"	MAX. DEAD END	NA
ACTUAL STAIRWAY WIDTH	44"	ACTUAL DEAD END	NA
STAIRWAY CAPACITY	0.5/PERSON (44" width) = 146 PERSON/STAIR	DOOR CAPACITY	0.15/PERSON 5'-0" = 240 PERSON
ACTUAL NO. OF PERSON/STAIR	4		

LEGEND

	EXISTING CONSTRUCTION TO REMAIN PATCH AS REQ'D
	EXISTING CONSTRUCTION TO BE REMOVED, PATCH AS REQUIRED
	NEW CONSTRUCTION

9/13/2023 UPDATE PER TOH COMMENTS
9/13/2023 REMOVE WORK & PER TOWN OF NORTH HEMPSTEAD COMMENTS

REVISIONS

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Starry Stone Dance Studio

66 Bayview Avenue
Manhasset, N.Y.

CELLAR PLAN

DATE	8/15/23	A-100
SCALE	3 OF 7	
DRAWN BY	JVB	
CHECKED BY	DD	



23-70

ISSUED

9/28/2023 ADD INFO per ToNH comments
9/15/2023 RELOCATE H/C TOILET &
REMOVE WORK & PER TOWN OF
NORTH HEMPSTEAD COMMENTS

REVISIONS

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Starry Stone Dance Studio

66 Bayview Avenue
Manhasset, N.Y.

FIRST FLOOR PLAN

8/15/23
DATE

A-101

AS NOTED
SCALE

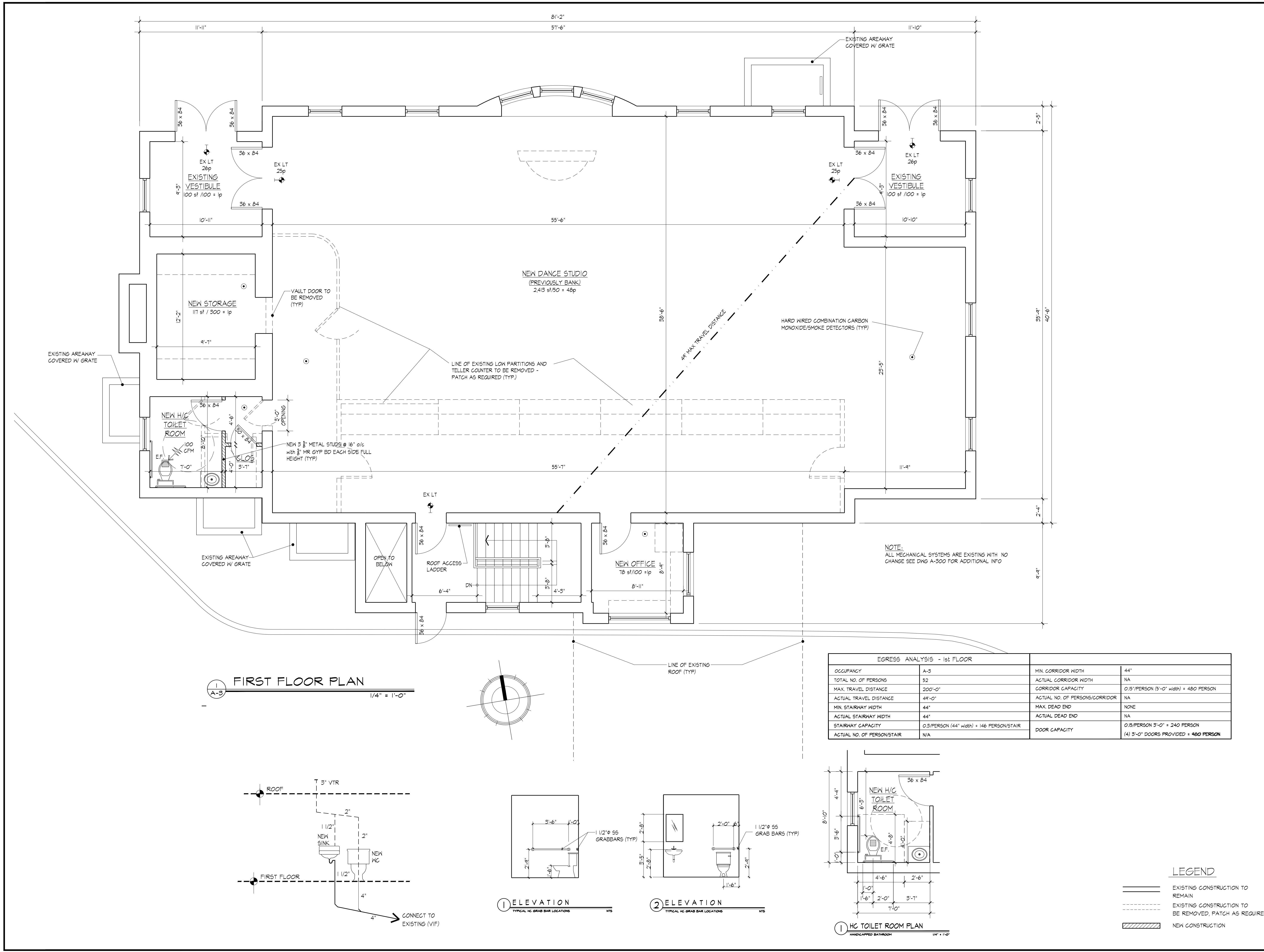
4 OF 7

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JVB

CHECKED BY

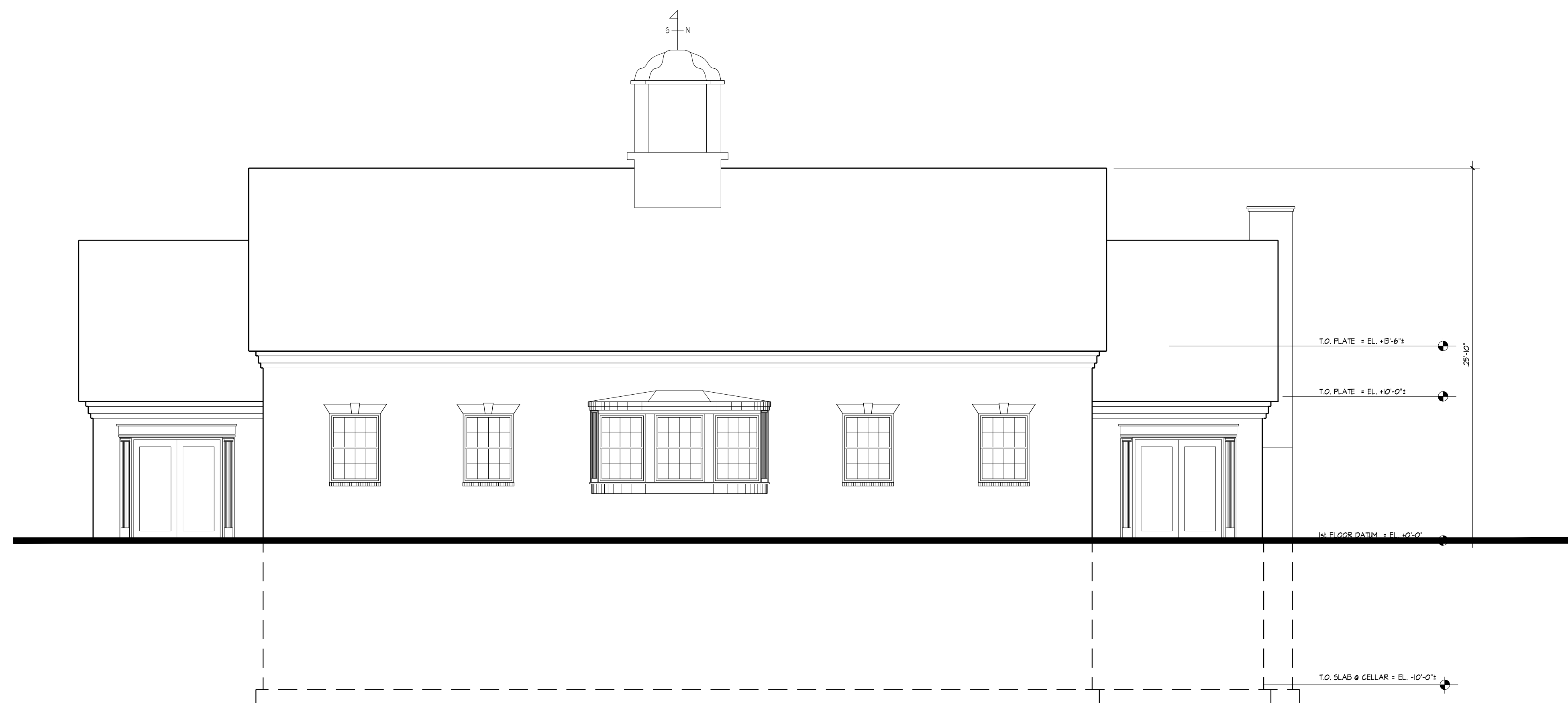
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NOTE:
ALL MECHANICAL SYSTEMS ARE EXISTING WITH NO CHANGE SEE DWG A-300 FOR ADDITIONAL INFO

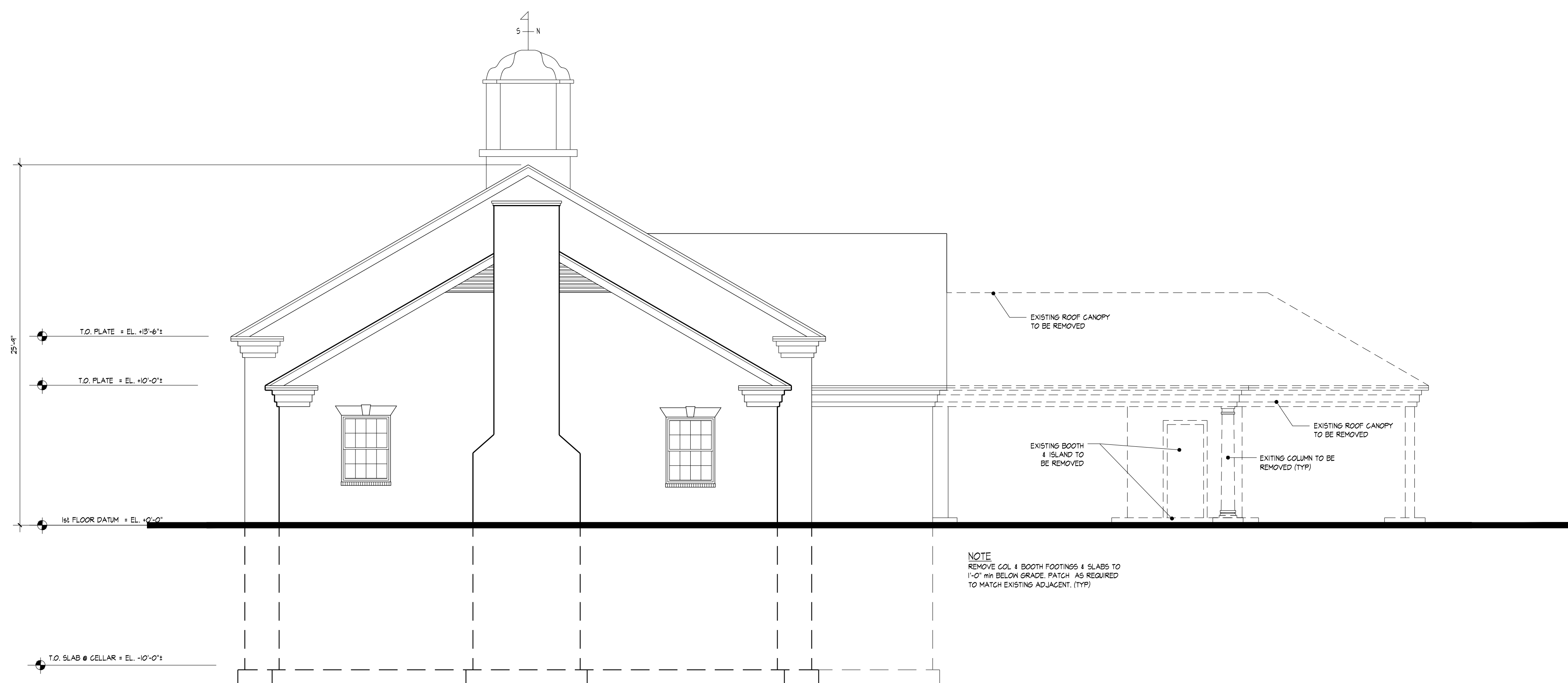
EGRESS ANALYSIS - 1st FLOOR			
OCCUPANCY	A-3	MIN. CORRIDOR WIDTH	44"
TOTAL NO. OF PERSONS	52	ACTUAL CORRIDOR WIDTH	NA
MAX. TRAVEL DISTANCE	200'-0"	CORRIDOR CAPACITY	0.15/PERSON (5'-0" width) = 480 PERSON
ACTUAL TRAVEL DISTANCE	44'-0"	ACTUAL NO. OF PERSONS/CORRIDOR	NA
MIN. STAIRWAY WIDTH	44"	MAX. DEAD END	NONE
ACTUAL STAIRWAY WIDTH	44"	ACTUAL DEAD END	NA
STAIRWAY CAPACITY	0.3/PERSON (44" width) = 146 PERSON/STAIR	DOOR CAPACITY	0.15/PERSON 3'-0" = 240 PERSON
ACTUAL NO. OF PERSON/STAIR	N/A	(4) 3'-0" DOORS PROVIDED = 480 PERSON	

LEGEND
 ——— EXISTING CONSTRUCTION TO REMAIN
 - - - - - EXISTING CONSTRUCTION TO BE REMOVED, PATCH AS REQUIRED
 ▨ NEW CONSTRUCTION



1 NORTH ELEVATION

A-4 3/16" = 1'-0"



2 WEST ELEVATION

A-4 3/16" = 1'-0"

9/28/2023 REMOVE CANOPY per ToNH comments
9/13/2023 per ToNH comments

REVISIONS

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Starry Stone Dance Studio

66 Bayview Avenue
Manhasset, N.Y.

ELEVATIONS

8/15/23
DATE

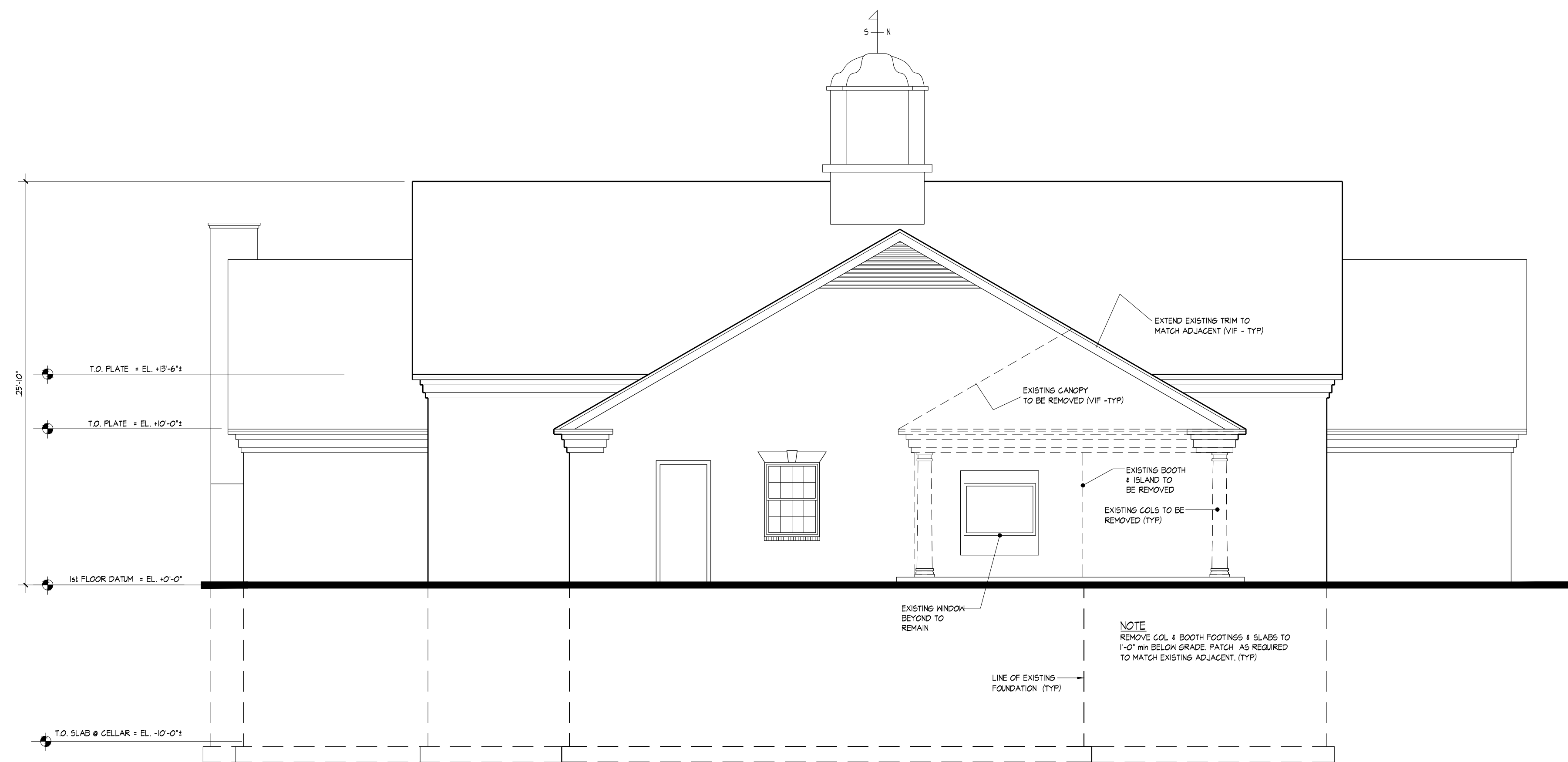
A-200

AS NOTED

5 OF 7

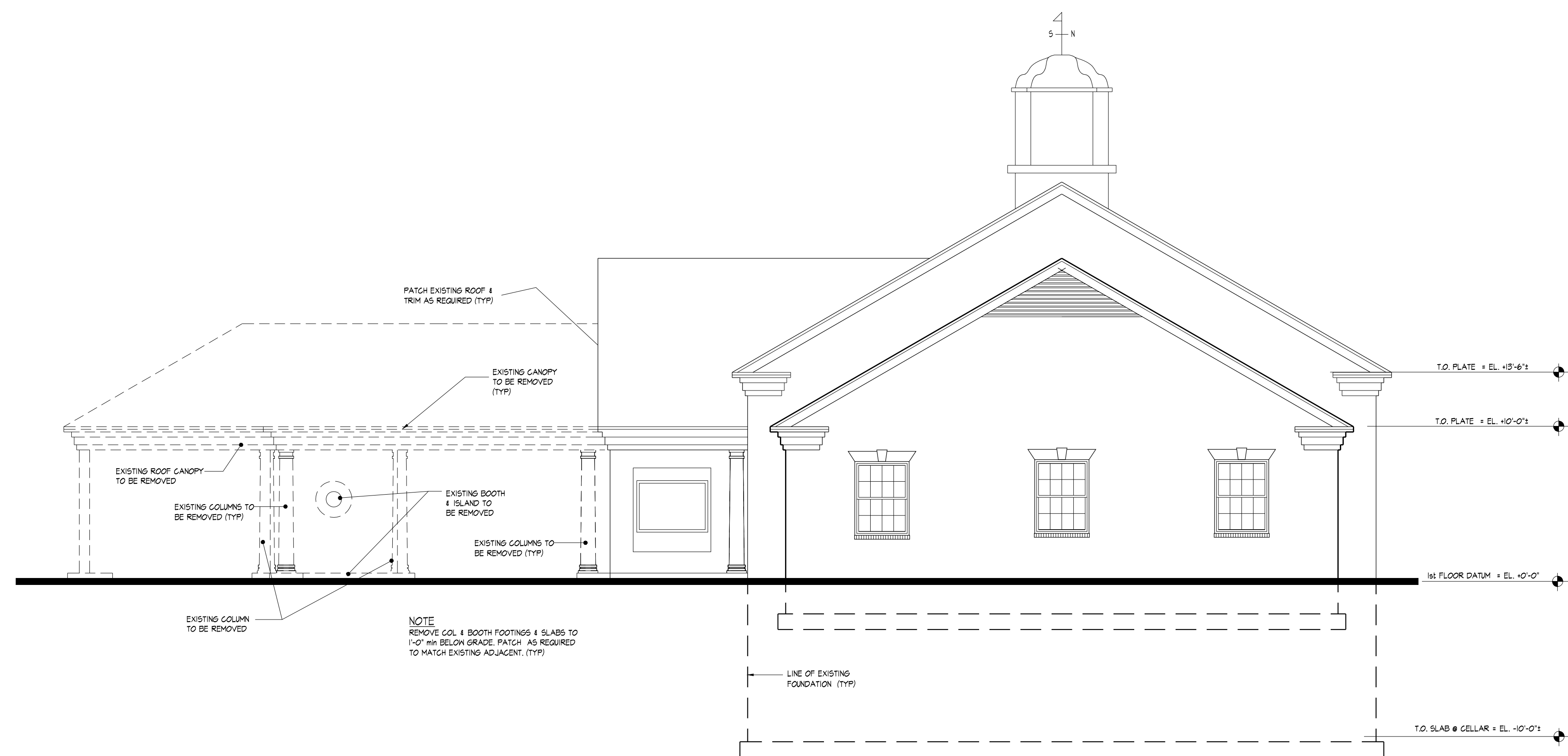
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CHECKED BY DD



1 SOUTH ELEVATION

A-5 3/16" = 1'-0"



2 EAST ELEVATION

A-5 3/16" = 1'-0"

9/28/2023 REMOVE CANOPY per ToNH comments
9/13/2023 per ToNH comments

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Starry Stone Dance Studio

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Manhasset, N.Y.

ELEVATIONS

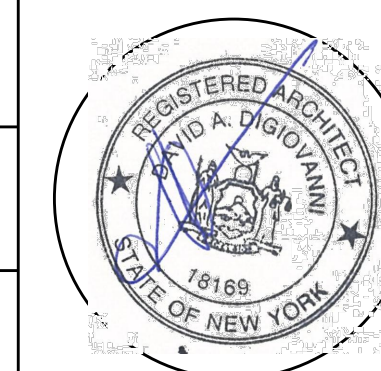
8/15/23
DATE

A-201

AS NOTED

6 OF 7

DRAWN BY JVB
CHECKED BY DD



REVISIONS

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.
CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCE SHALL BE MADE ON THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

Starry Stone Dance Studio

66 Bayview Avenue
Manhasset, N.Y.

REFLECTED CEILING PLANS

9/13/23
DATE

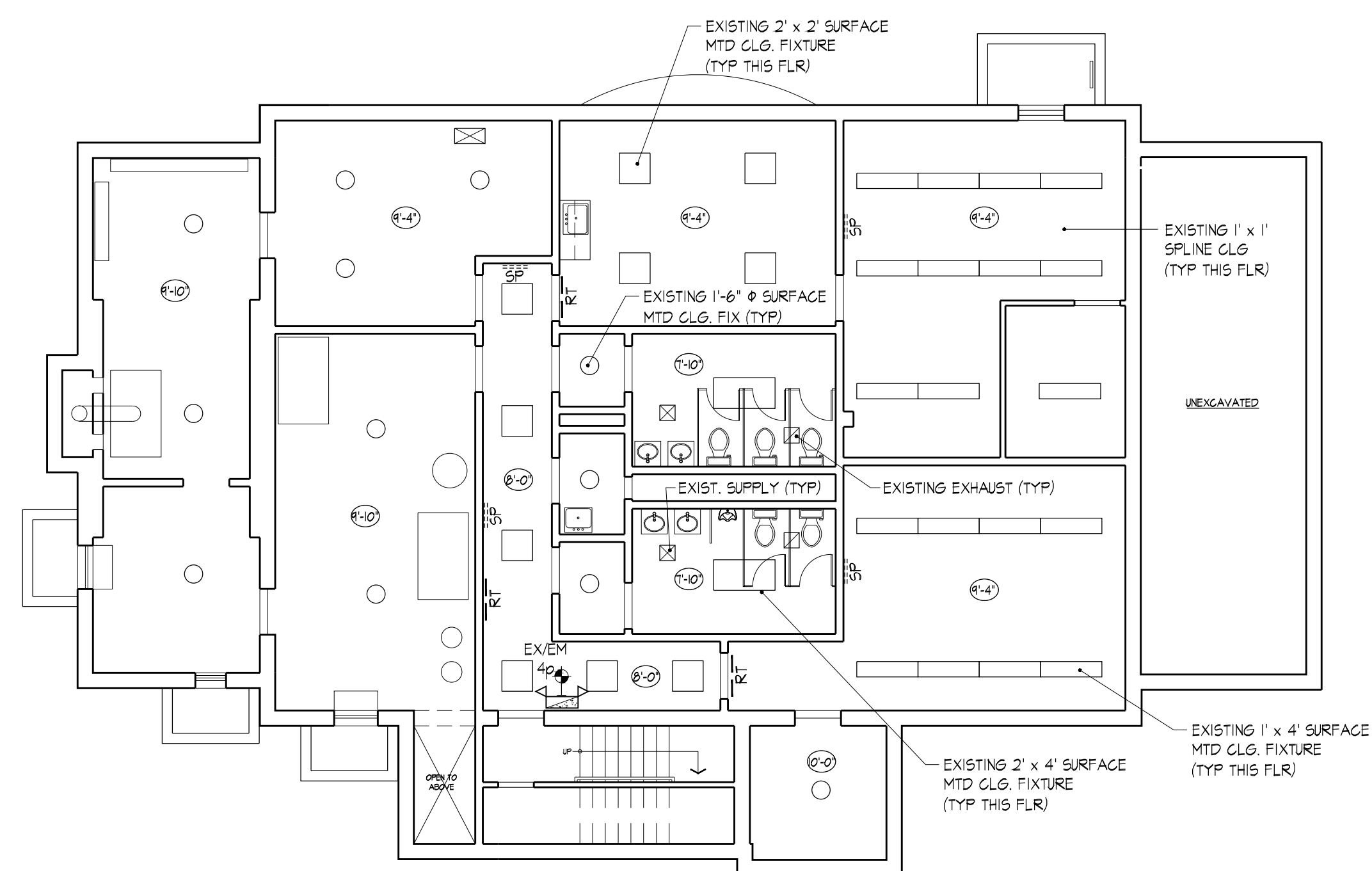
A-300

AS NOTED

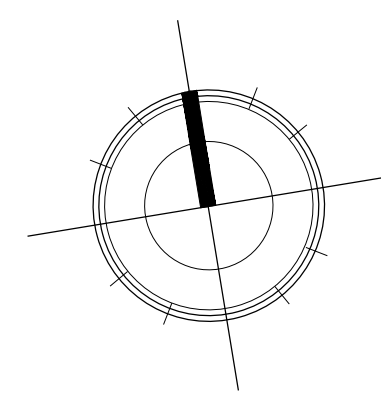
1 OF 1

DRAWN BY JVB

CHECKED BY DD



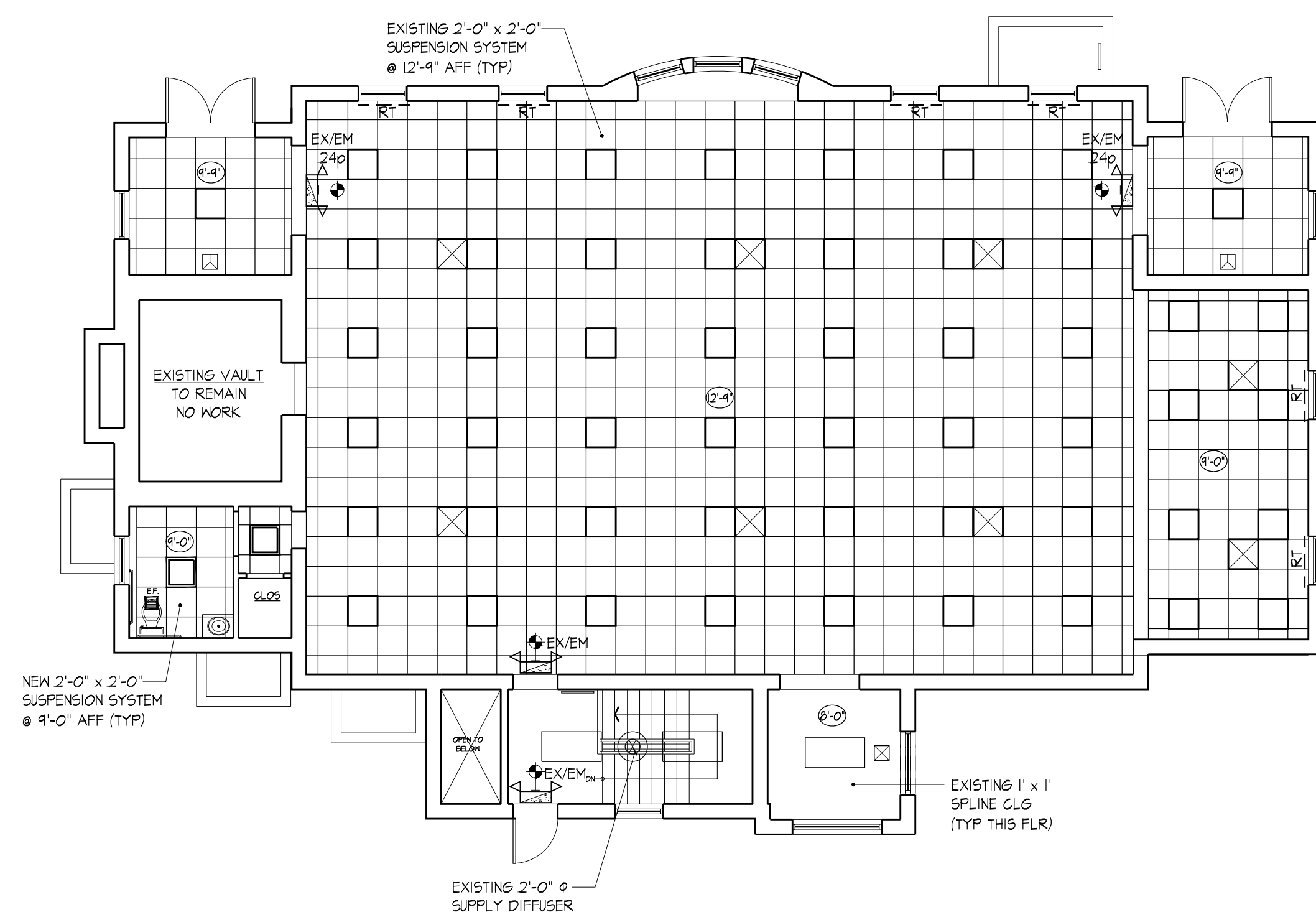
1
A-B
EXISTING CELLAR CEILING PLAN
1/8" = 1'-0"



- LIGHT FIXTURE LEGEND**
- EXISTING 1'-6" Ø CEILING MTD FIXTURE
 - EXISTING 2' x 4' CEILING MOUNTED FIXTURE
 - EXISTING 1' x 4' CEILING MOUNTED FIXTURE
 - EXISTING 2' x 2' RECESSED LED LIGHT FIXTURE
 - ⊗ EXISTING 2' x 2' SUPPLY DIFFUSER
 - ⊗ EXISTING 3 WAY DIFFUSER
 - ⊗ EXISTING EXHAUST FAN
 - RT EXISTING RETURN
 - SS EXISTING SUPPLY
 - NEW 2' x 2' RECESSED LED LIGHT FIXTURE
 - ⊗ NEW 100CFM EXHAUST FAN - THROUGH ROOF
 - ⊗ LED EXIT LIGHT with 2 HEAD EMERGENCY LIGHT & BATTERY BACK UP
 - EX LT LED EXIT LIGHT with BATTERY BACK UP
 - ⊗ CEILING HEIGHT

NOTE:

- ALL MECHANICAL SYSTEMS ARE EXISTING TO REMAIN NO CHANGE
- ALL CEILINGS & LIGHTING ARE EXISTING TO REMAIN NO CHANGE - EXCEPT NEW HIC TOILET ROOM



2
A-B
EXISTING & PROPOSED 1st FLOOR REFLECTED PLAN
1/8" = 1'-0"

