Town of North Hempstead

Board of Zoning Appeals

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

CALENDAR FOR JANUARY 24, 2024

RESIDENTIAL CALENDAR

APPEAL #21498 - Yannan Wang; 13 Bayview Court, Manhasset; Section 3, Block 40, Lot 936; Zoned: Residence-C
Variances from §§ 70-48, 70-29.B, 70-51.A and 70-208.F to construct an addition that is too close to a side property line, makes the home too big, and covers too much of the lot for a non-conforming home.

APPEAL #21494 – James and Geraldine Gilligan; 62 Murray Ave., Port Washington; Section 5, Block 58, Lot 41; Zoned: Residence-A
Variances from §§ 70-202.1.C and 70-202.1.E to legalize a retaining wall that is too tall and higher than the adjoining land that it retains.

APPEAL #21499 – Alexander & Mariana Shakhmurov; 41 Shadetree Ln., Roslyn Heights; Section 7, Block 223, Lot 14; Zoned: Residence-AA
Variance from § 70-22.6 to extend a driveway which exceeds the allowable amount (coverage) of front yard paving.

APPEAL #21500 - Frank Radocaj; 136 Albertson Parkway, Albertson; Section 7, Block 55, Lot 58; Zoned: Residence-B
Variances from §§70-40.A and 70-41.A to construct additions that are too close to the side and front property lines and with less than required total (aggregate) side yards.

APPEAL #21501- Kazi Ahmed; 925 North 6th Street, New Hyde Park; Section 8, Block 17, Lot 39; Zoned: Residence-C
Variances from §§70-50.A and 70-208.F to construct a new roofed over porch that is too close to the street on a non-conforming dwelling.

APPEAL #21502 - Jaswinder Singh; 24 Royal Way, New Hyde Park; Section 8, Block 257, Lot 19; Zoned: Residence-A
Variance from §70-31.A to legalize a deck that is too close to the side property line and with smaller than required total (aggregate) side yards.

APPEAL #21508 – Lijo Thomas; 31 Kingston St., New Hyde Park; Section 8, Block 345, Lot 25; Zoned: Residence-C
Variance from § 70-51.A to legalize a roofed-over deck that is too close to a side property line.

APPEAL #21503 – Kenny Lin; 121 Sigsbee Ave., Albertson; Section 9, Block 656, Lot 44; Zoned: Residence-C
Variance from § 70-100.2.A(4)(B) to legalize fences on side property lines that are too tall.

APPEAL #21504 - Thomas Varghese; 125 Sigsbee Avenue, Albertson; Section 9, Block 656, Lot 114; Zoned: Residence-C
Variance from §70-100.2(A)(4) to legalize fencing that is too tall.

COMMERCIAL CALENDAR

APPEAL #20772.A - Masada, LLC, 29 Beechwood Avenue, Port Washington; Section 5, Block 94, Lot 581; Zoned: Industrial-B
Appeal for determination, or in the alternative, conditional use §70-187.O to legalize a prior non-conforming outdoor storage structure located in the rear yard, and variances from §70-192.B, §70-202.2, and §70-212.B to legalize a prior non-conforming outdoor storage area (per Stipulation of Settlement 606625/2020) that is too large and too close to the property lines, a storage structure that is too close to the rear and side property lines, and rear yard paving with no provision of on-site storm-water retention.

APPEAL #21505 - 9 Powerhouse RD LLC (Starbucks); 9 Powerhouse Road, Roslyn Heights; Section 7, Block 72, Lot 71; Zoned: Business-A
Appeal for determinations, or in the alternative, variances from 70-203.G, 70-203.T(2)(c), 70-203.T(2)(f), 70-203.T(2)(j) and 70-196(J)(1)(a), a conditional use under 70-126.F, and variances from 70-103.B, 70-103.F, 70-103.M, 70-103.O, 70-134, 70-203.T(2)(a)[3], 70-203.T(2)(b), 70-196.J(1)(b), 70-196.J(1)(f), 70-196.J(2)(a), 70-196.J(2)(b), 70-196.J(2)(c), and 70-196.J(2)(d) to construct a new drive through coffee shop (a conditional use) with parking spaces and access aisles that are too small, no loading zone, parking in a front yard, a dumpster located within a required rear yard setback, a dumpster, bypass lane, and handicap access aisle located within a required landscape buffer which makes the buffer too small and does not effectively screen the facility from the adjacent residential property, vehicle standing spaces interfering with the ability to use parking spaces, vehicle standing spaces located in a way so that headlights are visible from the adjoining residential use, pedestrian pathways conflicting with vehicle standing spaces and the drive though lane and aisle, a bypass lane that is not being provided for all vehicle standing spaces, construction of too many signs on a wall, wall signs that are too tall and too high above the ground, too many detached ground signs on the property, a ground sign that is too large, ground signs that are too close to property lines, and ground signs that do not have enough space between the bottom of the sign and the ground.

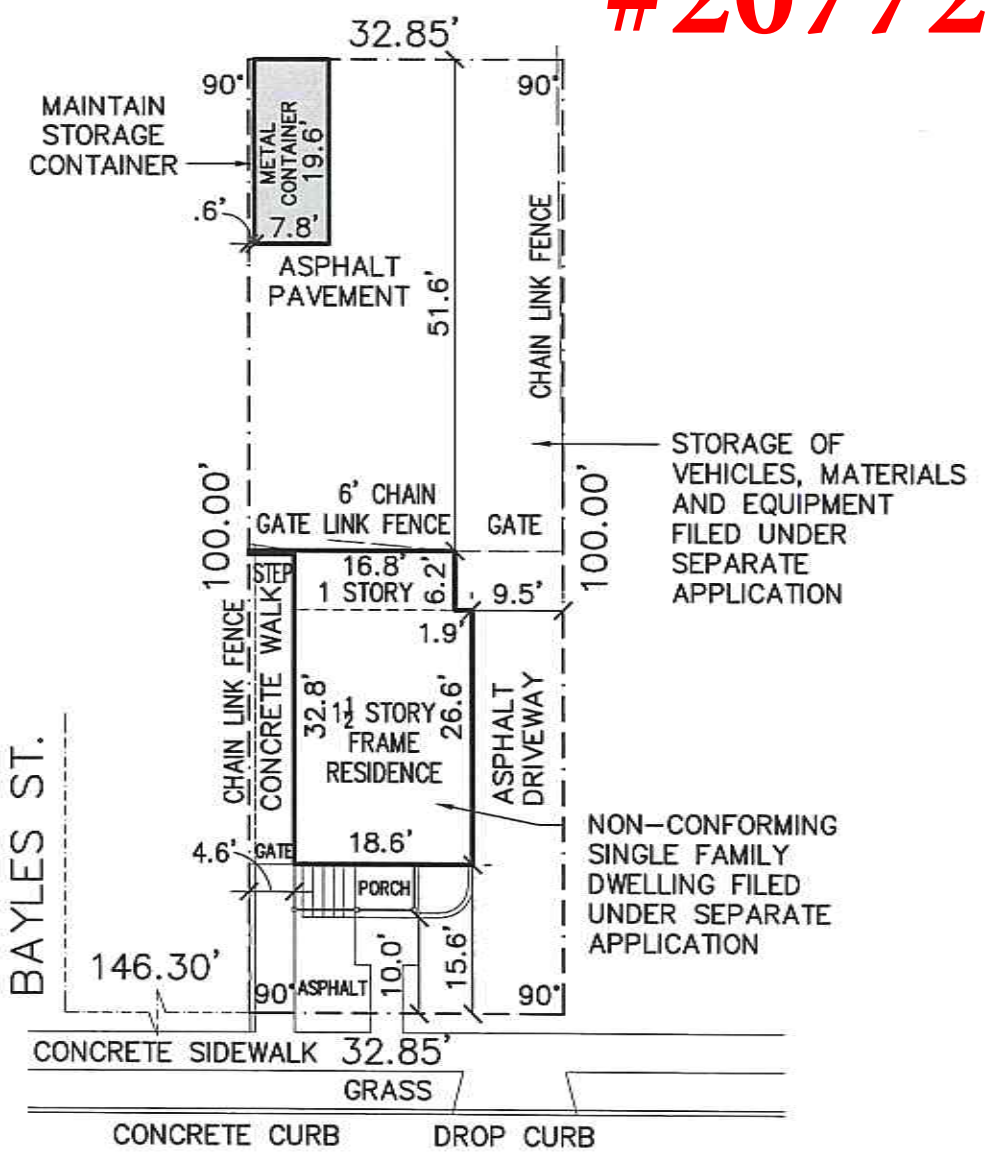
APPEAL #21506 - Foot Locker (Signs) – 1484 Union Turnpike, New Hyde Park; Section 8, Block 235, Lot 56; Zoned: Business-AA
Variances from §§70-196.J(1)(a), 70-196.J(1)(b), and 70-196.J(1)(f) to construct more than one sign on a wall and signage that is too tall and too high above the ground.

APPEAL #21507 – Baylawn Plaza, Inc./Westbury Properties (East Coast Tacos); 347 Old Country Rd., Carle Place; Section 10, Block 228, Lot 53; Zoned: Business-A

Conditional Use §70-225(B)(7)(a)[2] to expand an existing restaurant with the addition of mobile service counters.

APPEAL #21509 – Golda Realty, LLC; 30 Glen Cove Rd., Greenvale; Section 20, Block 29, Lot 52; Zoned: Business-B/Residence-C
Variance § 70-103(A)(1) to construct interior alterations to an existing retail store, converting it to a medical spa with not enough parking.

#20772.A



NORTH

PLOT PLAN

SCALE: 1"=20'-0"
PLOT PLAN IS SCHEMATIC AND TAKEN FROM A SURVEY PREPARED BY AK ASSOCIATES PROFESSIONAL LAND SURVEYORS
DATED: FEBRUARY 15, 2018

PROJECT NAME & DESCRIPTION:

PROJECT SUMMARY:
MAINTAIN STORAGE CONTAINER

ZONING ANALYSIS

TOWN OF NORTH HEMPSTEAD
SECTION 5 BLOCK 094 LOT 581

ZONING SECTION	REQUIRED	EXISTING
ZONE	INDUSTRIAL "B" DISTRICT	INDUSTRIAL "B" DISTRICT
USE (70-186)		SINGLE FAMILY DWELLING
LOT AREA (70-191)	10,000 S.F.	3,285 S.F.
MAX. LOT COVERAGE (70-191)	80.0% MAX (2,628 S.F.)	HOUSE 600 S.F. (18.2%) CONTAINER 152 S.F. (4.6%) PORCH 67 S.F. (2.0%) TOTAL 819 S.F. (24.8%)
HEIGHT (70-190)	40.0' MAX.	20.3'
FRONT YARD SETBACK (70-192.A)	10.0' MAX.	10.0' (TO PORCH) 15.6' (TO HOUSE)
REAR YARD SETBACK (70-192.B)	20.0' MIN.	51.6'

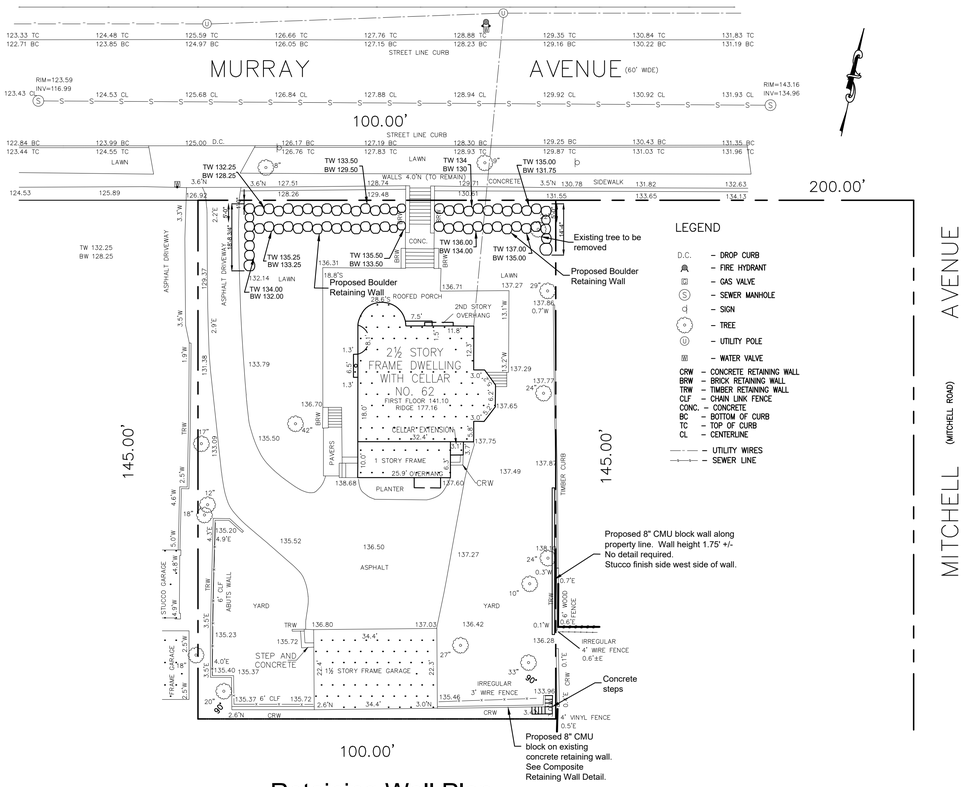
RPF
ROBERT PHILLIP FERRARO
ARCHITECT, P.C.
292 BROADWAY, SUITE 200
LYNBROOK, NEW YORK 11563
TELEPHONE: (516) 593-3787 FAX: (516) 593-3675
E-MAIL: info@rpfarchitect.com

29a BEECHWOOD AVE
PORT WASHINGTON, NY

SCALE	AS NOTED
DATE	6/5/18
DRAWN	FD
JOB NO	2017-071
FILE	FOLDER

REGISTERED ARCHITECT
ROBERT P. FERRARO
01639
STATE OF NEW YORK

#21494



Retaining Wall Plan

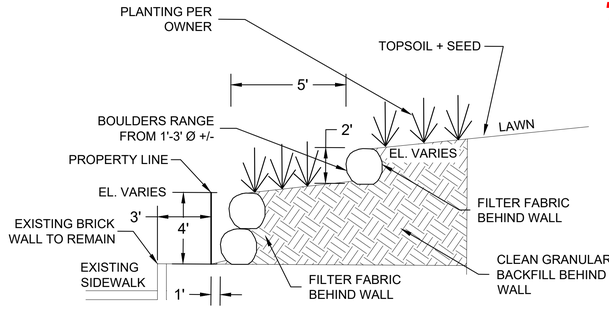
Graphic Scale

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

Note:
Topographic and boundary survey performed by All County Land Surveyors PC on July 22, 2021.
Elevations per NAV 1988 Datum.

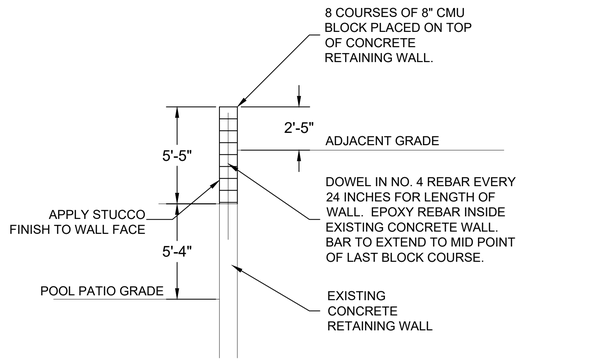


Boulder Retaining Wall Section

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

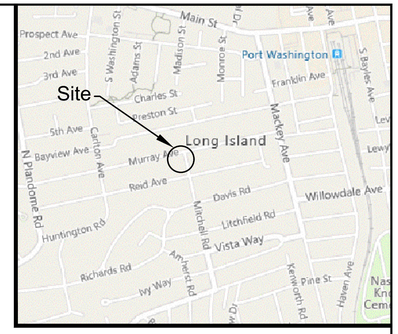
Demolition and Construction Notes :

1. Excavation and clearing may require access to the adjacent properties. Property Owner and Contractor shall secure authorization from all affected adjoining property owners prior to commencing construction.
2. Property Owner and Contractor shall be responsible for ensuring the protection of all adjacent properties and to restore any damaged property to its pre construction condition. All requisite insurances shall be filed to the satisfaction of the local municipality.
3. Property Owner and Contractor shall provide and erect all temporary barriers, fencing and other control measures to ensure public safety and to minimize disturbance to the adjoining properties. All such measures shall be maintained until such time as the retaining wall work is completed.
4. Existing wall demolition to include all face members, soldier members, crib members, etc. All hardware, fasteners, nails, etc. shall also be removed and legally disposed of.



Composite Retaining Wall Section

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



Vicinity Plan
N.T.S.

STATE OF NEW YORK * MICHAEL LEE WILLIAMS * LICENSED PROFESSIONAL ENGINEER 068062

SIGNED:
Michael L. Williams, P.E. 68062

REV. NO.	DATE	DESCRIPTION

DRAWING
Retaining Wall Plan

PROJECT
Gilligan Property
Proposed Retaining Wall
NCTM: Sec.5 Blk 58 Lot s41, 172

OWNER
RBF Building Corp. LLC
62 Murray Avenue
Port Washington, New York 11050

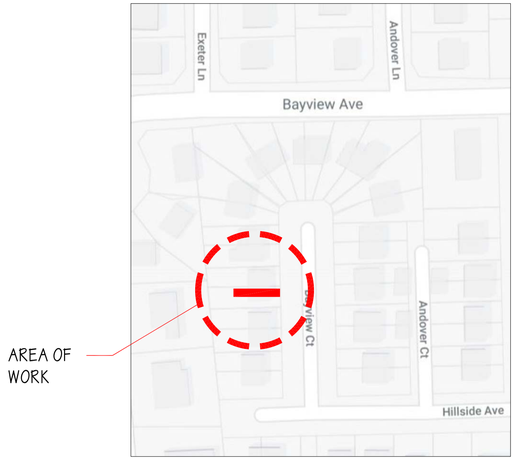
PREPARED BY
R & W / Engineers, P.C.
380 Townline Road, Ste. 150
Hauppauge, New York 11788
(631) 969-8535

DWG.SCALE	DESIGN BY:	PROJECT NO.	DWG.NO.
As Shown	MLW	GHRC101	RW1.0
DRAWN BY:	CHECKED BY :	DATE:	
MLW	LAR	AUG.2022	

#21498

WANG'S RESIDENCE

13 Bayview Ct., Manhasset, NY



Street Locator

Not To Scale

Exist. Residence

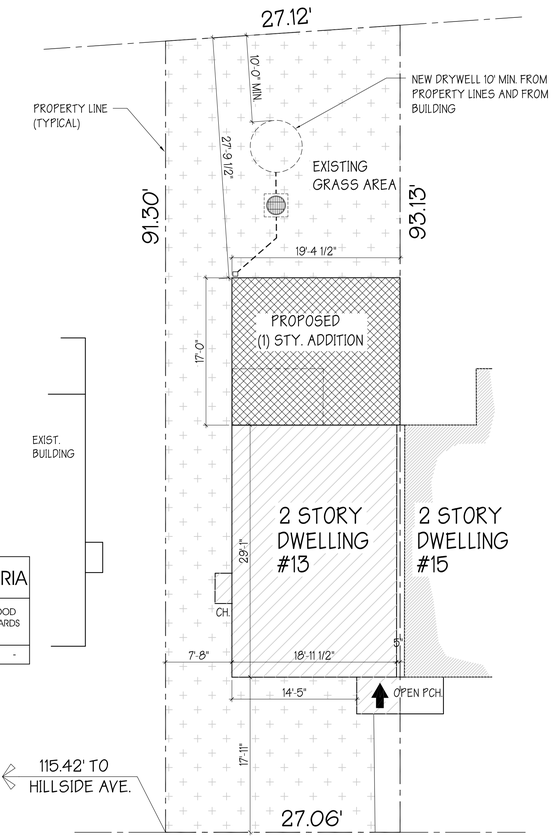
Not To Scale

SCOPE OF WORK

(1) STORY EXTENSION AT REAR OF BUILDING

RE-LOCATE EXISTING CONDENSER

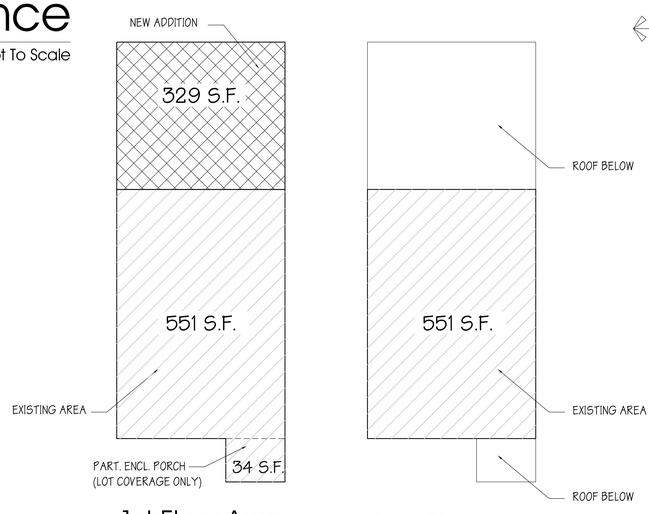
TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA							
GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS
			Weathering	Frost line depth	Termite		
20 PSF	110	'C'	Severe	3'-0"	moderate / severe	YES	-



N

Site Plan

GRAPHIC SCALE - FEET



1st Floor Area

exist.: 551 s.f.
proposed: 329 s.f.
total: 880 s.f.

2nd Floor Area

exist.: 551 s.f.
proposed: 0 s.f.
total: 551 s.f.

TOT. GROSS AREA = 1,431 S.F.

ZONING CALCULATIONS
EXISTING SINGLE FAMILY RESIDENCE

	ZONING DISTRICT = R-C TOWN OF NORTH HEMPSTEAD	
SEC. 70-46	MAX. BUILDING HEIGHT =	2 1/2 STY. / 30 S.F.
	ACTUAL BUILDING HEIGHT (EXISTING, NO CHANGE) =	2 STY. / + - 26'-5"
SEC. 70-47	MINIMUM REQUIRED LOT AREA =	5,000 S.F.
	ACTUAL LOT AREA =	2,495 S.F., EXISTING.
SEC. 70-47.1	MINIMUM REQUIRED LOT WIDTH =	40'
	ACTUAL LOT WIDTH (EXISTING) =	27.06', EXISTING'
SEC. 70-48	MAX. LOT COVERAGE = 35% LOT AREA =	873 S.F.
	ACTUAL LOT COVERAGE=585 s.f + 329 (ADDITION)	880 S.F. = 35.3%
SEC. 70-49	MAX. GROSS FLOOR AREA = 50% LOT AREA =	1,247.5 S.F.
	PROPOSED GROSS FLOOR AREA: 1,102 S.F. + 329 S.F. =	1,431 S.F. = 57.3%
SEC. 70-50 (C)	MINIMUM REQUIRED FRONT YARD =	30'
	SAME AS EXISTING ADJACENT BUILDINGS WITHIN 200'	NO CHANGE
SEC. 70-51 (A)	MINIMUM REQUIRED SIDE YARD=	5'
	ACTUAL SIDE YARD	7'-8"
SEC. 70-52	MINIMUM REQUIRED REAR YARD =	15'
	ACTUAL REAR YARD =	27'-9"
SEC. 70-52.6	MAX. EAVE HEIGHT	22'
	ACTUAL EAVE HEIGHT =	+ - 8' (AT ADDITION ONLY)

ZONING DATA

ZONE	R-C
TOWN	NORTH HEAMPSTEAD
HAMLET	MANHASSET
SECTION	3
BLOCK	40
LOTS	936
HOUSE #	13

Drawing Index

ARCHITECTURAL

Delargent Design Architecture, PC
2963 Holiday Park Drive
Merrick, New York, 11566
Phone: 516.378.2178
Email: mak@delargentdesign.com

SEAL

REGISTERED ARCHITECT MARCELO KOHAN STATE OF NEW YORK 34560

CONSULTANTS

PROJECT INFORMATION

(1) Sty. Rear Extension

13 Bayview Ct.
Manhasset, NY, 11030

SECTION: 3
BLOCK: 40
TAX LOT(S): 936

SUBMISSIONS

No.	DATE	DESCRIPTION
1	10/18/23	FOR DOB FILING

PROJECT NO: 2319
CAD DWG FILE:
DATE: 10/15/23
DRAWN BY: MAK

SHEET TITLE

SITE PLAN / ZONING INFORMATION

SHEET NUMBER	PAGE NO.
SP-001-00	1 of

10/26/2023 12:43:28 PM

GENERAL NOTES

1- THESE NOTES SHALL APPLY TO THE GENERAL CONTRACTOR, EACH SUB-CONTRACTOR AND THE OWNER'S OWN FORCES, EACH CONTRACTOR SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL TRADES AND ASPECTS OF THE WORK. EACH CONTRACTOR SHALL COOPERATE AND COORDINATE HIS WORK WITH THE WORK OF OTHER CONTRACTORS AND TRADES.

2- THE CONTRACTOR SHALL INSPECT THE SITE AND MAKE ALL APPROPRIATE INQUIRES TO DETERMINE CONDITIONS AND FIELD CONSTRUCTION CRITERIA PRIOR TO SUBMISSION OF BIDS, AND SHALL MAKE NO ADDITIONAL CLAIMS REGARDING SITE CONDITIONS THEREAFTER. THE CONTRACTOR'S AND OWNER'S AGREEMENT TO ENTER INTO THE WORK SHALL SUFFICE AS THEIR ACCEPTANCE TO THE TERMS SPECIFIED HEREIN, AND SHALL BE INCORPORATED INTO ANY AND ALL AGREEMENTS BETWEEN THE OWNER AND THE CONTRACTOR.

3- NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED AS MODIFYING IN ANY WAY THE CONTRACT BETWEEN THE OWNER AND CONTRACTOR OR THE CONTRACTOR AND SUB CONTRACTORS.

4- THE OWNER SHALL BE RESPONSIBLE FOR ANY ANOMALIES AND/OR IRREGULARITIES DISCOVERED DURING THE CONSTRUCTION PHASE OF THE PROJECT, WHICH MAY REQUIRE ADDITIONAL MEASURES TO BE TAKEN ON THE PART OF THE CONTRACTOR, SUB-CONTRACTORS, OR THE ARCHITECT. ANY AND ALL COSTS RELATED TO THE ADDITIONAL WORK SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, INCLUDING THE ADDITIONAL SERVICES OF ANY OUTSIDE AGENCIES, INCLUDING BUT NOT LIMITED TO SURVEYING, PILES, EXTERMINATION, BORINGS, UNDERPINNING, SITE DRAINAGE, ADDITIONAL CONSULTATIONS, SITE VISITS, CERTIFICATION LETTERS, AMENDMENTS, AS BUILT DRAWINGS, ETC.

EXISTING SITE CONDITIONS

1- ALL EXISTING EQUIPMENT, UTILITIES, STRUCTURES AND OTHER ITEMS INTERFERING WITH THE INSTALLATION OF THE PROPOSED EQUIPMENT AND STRUCTURES SHALL BE REMOVED AND REPLACED AND SHALL BE SUBJECT TO APPROVAL OF THE OWNER.

2- THE CONTRACTOR SHALL DETERMINE AND/OR VERIFY THE ACTUAL LOCATION OF ANY AND ALL UTILITIES, PIPING AND RELATED ITEMS PRIOR TO THE COMMENCEMENT OF WORK. ALL COSTS INCURRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE AGREED UPON BY THE OWNER.

3- ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED CORRECT, BUT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET UNFORESEEN OR ANY OTHER CONDITIONS.

4- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS AND ARE SUBJECT TO REVISIONS AS PER ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS HEREIN SHOWN, AND ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECTS/REPRESENTENTES. ATTENTION BEFORE COMMENCING WITH THE WORK.

5- IF IN THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL STOP ALL WORK AND NOTIFY THE ARCHITECT SO AS TO ALLEVIATE SUCH CONFLICT WITHOUT BURDEN TO THE OWNER. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THERE FROM.

6- THE CONTRACTOR SHALL CHECK AND VERIFY LOCATION OF ANY EXISTING OVERHEAD OR UNDERGROUND ELECTRICAL OR OTHER HAZARDOUS UTILITY LINES AND TO ARRANGE FOR THEIR SAFE RELOCATION.

7- THE CONTRACTOR SHALL BE HELD TO HAVE VERIFIED DIMENSIONS AND CONDITIONS AT THE BUILDING. NO LATER CLAIMS WILL BE CONSIDERED FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED OR FOR DIFFICULTIES ENCOUNTERED BECAUSE OF LACK OF INFORMATION, LACK OF SITE INSPECTIONS OR IMPROPER EVALUATION OF THE WORK INVOLVED.

8- CONTRACTOR MUST VERIFY WITH HIS LICENSED ELECTRICIAN IF AN UPGRADE OF ELECTRICAL SERVICE IS REQUIRED FOR THIS PROJECT PRIOR TO SUBMITTING A BID.

9- CONTRACTOR TO VERIFY LOCATIONS OF MASTS, METERS, SUB-PANELS, ETC. FOR RELOCATION AS REQUIRED FOR THE PROJECT. CONTRACTOR MUST ALSO NOTIFY THE ARCHITECT OF LOCATIONS IF NOT SHOWN ON PLANS.

CONTRACTOR'S RESPONSIBILITIES FOR COORDINATION AND WORKMANSHIP

1- THE CONTRACTOR SHALL COORDINATE SCHEDULING OF SUB-CONTRACTORS AND OTHER CONTRACTS AND SHALL PROVIDE EVERY POSSIBLE COOPERATIVE EFFORT TO COORDINATE COMPLETION OF ALL WORK. THE GENERAL CONTRACTOR SHALL COMPLETE A COMPREHENSIVE SCHEDULE FOR ALL WORK PERTAINING TO ALL CONTRACTS AND SHALL SUBMIT THE SAME TO THE OWNER IN ACCEPTABLE FORMAT FOR REVIEW WELL IN ADVANCE OF WORK COMMENCEMENT.

2- THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE OWNER TO MINIMIZE INTERRUPTIONS TO NORMAL OWNER OPERATIONS.

3- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, FITTING AND PATCHING OF HIS WORK THAT MAY BE REQUIRED TO COMPLETE THE WORK OF HIS CONTRACT. NO CONTRACTOR SHALL ENDANGER ANY WORK OF ANY OTHER CONTRACTOR BY EXCAVATING, CUTTING OR OTHERWISE ALTERING OF ANY OTHER CONTRACTORS WORK, AND NO CONTRACTOR SHALL DO SO WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER. ANY COSTS CAUSED BY DEFECTIVE OR ILL-TIMED WORK SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFORE.

4- CONTRACTORS OR SUB-CONTRACTORS WHOSE WORK AND INSTALLATIONS REQUIRE SLEEVES, HANGER INSERTS, BOLTS, ANCHORS, ETC., TO BE BUILT INTO THE WORK OF OTHER CONTRACTORS SHALL INSTALL OR PROVIDE THESE ITEMS TO THE APPROPRIATE CONTRACTOR WHO WILL SET THESE TO WORK IN THE LOCATIONS ESTABLISHED BY THE CONTRACTOR WHO REQUIRES THESE ITEMS. THESE ITEMS SHALL BE PROVIDED AND THEIR LOCATIONS COORDINATED SUFFICIENTLY IN ADVANCE, SO AS NOT TO DELAY THE PROGRESS OF A JOB AS A WHOLE. ALL SUCH ITEMS SHALL BE INCORPORATED SO THEY WILL MEET THE CORRECT PHYSICAL ELEVATIONS OF FLOORS AT EACH LEVEL, THEY SHALL BE SECURED INTO THE FRAMEWORK FOR CONCRETE SO AS TO MAINTAIN THEIR PROPER LOCATION AND POSITION DURING THE PLACING OF CONCRETE AND REMOVAL OF FRAMEWORK.

5- THE CONTRACTORS SHALL MAKE TIMELY SUBMISSIONS TO THE OWNER OF THE VARIOUS ITEMS SET FORTH SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR REVIEW, POSSIBLE CORRECTION, POSSIBLE RESUBMISSION, AND FOR APPROVAL OF SUBMISSIONS WITHOUT DELAYING THE PROGRESS OF THE ENTIRE PROJECT OR ANY PHASE OF THE PROJECT.

6- ANY MATERIALS OR WORKMANSHIP FOUND AT THE TIME TO BE DEFECTIVE SHALL BE REMEDIED AT ONCE, REGARDLESS OF PREVIOUS INSPECTION. THE INSPECTION OF THE WORK IS INTENDED TO AID THE CONTRACTOR IN APPLYING LABOR AND MATERIALS TO AND IN ACCORDANCE WITH THE SPECIFICATIONS, BUT SUCH INSPECTION SHALL NOT OPERATE TO RELEASE THE CONTRACTOR FROM ANY OF HIS CONTRACTUAL OBLIGATIONS.

7- ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MFG. LATEST PRINTED SPECIFICATIONS AND WITH ALL GOVERNING CODE REQUIREMENTS.

8- ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ARCHITECT SHALL MAKE NO SUBSTITUTIONS. FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL BUT WHICH ARE SHOWN GENERALLY, OR FOR REASONABLE INFERABLE AS BEING REQUIRED FOR A PROPER AND COMPLETE INSTALLATION, THE MATERIAL, METHODS, AND WORKMANSHIP SHALL CONFORM, AS A MINIMUM, TO THE TYPICAL OR REPRESENTATIVE DETAIL THROUGHOUT THE CORRESPONDING PARTS OF THE BUILDING.

9- NO MATERIALS OF ANY KIND SHALL BE USED UPON THE WORK UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER. ALL MATERIALS REJECTED SHALL BE IMMEDIATELY REMOVED FROM THE WORK AND NOT AGAIN OFFERED FOR INSPECTION.

10- ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND ALL MECHANICS SHALL BE SKILLED IN THEIR TRADE.

11- ITEMS SHOWN ON PLANS BUT NOT SPECIFICALLY STATED IN THE SPECIFICATIONS AND/OR VICE VERSA SHALL BE CONSIDERED TO BE INCLUDED IN THE CONTRACT.

CODE COMPLIANCE

1- ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BUILD IN COMPLIANCE WITH ANY AND ALL APPLICABLE 2020 IBC CODES AS WELL AS THE REQUIREMENTS OF LOCAL AGENCIES. THESE RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO MATERIALS, EQUIPMENT, APPLICATIONS / INSTALLATIONS, THE PROPER SEQUENCE OF TRADES AND PHASES OF CONSTRUCTION, FILING PROCEDURES, AND GENERAL ACCEPTABLE BUILDING PRACTICES OUTLINED BY THESE CODES. THESE REQUIREMENTS SHALL PERTAIN TO THE PROPERTY ADDRESSED HEREIN AS WELL AS ANY NEIGHBORING PROPERTIES THAT MAY BE AFFECTED BY ITS ALTERATION. BE IT KNOWN THAT ALL NOTES AND SPECIFICATIONS SHOWN HEREIN, WHICH MAKE REFERENCE TO SAID RESPONSIBILITIES, ARE RECOMMENDATIONS OF THIS OFFICE AND ARE SUBJECT TO CHANGE AS PER ANY GOVERNING AGENCIES AND REPRESENTATIVES THEREOF. ANY DISCREPANCIES WHICH MAY ARISE BETWEEN THESE DRAWINGS AND SAID REQUIREMENTS SHALL BE BROUGHT TO THE ARCHITECTS/ARCHITECT'S REPR. ATTENTION BEFORE THE COMMENCEMENT OF THE WORK IN QUESTION.

2- EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FIRE CODE OF NEW YORK STATE, NEW YORK STATE ENERGY CONSERVATION CODE, FEDERAL O.S.H.A., AND ALL OF THE LOCAL GOVERNMENT AGENCIES HAVING JURISDICTION INSOFAR, AS APPLICABLE TO HIS PORTION OF THE WORK.

3- NO NOTE OR DETAIL OR LACK THEREOF SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM AN EXECUTION OF ALL WORK IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.

PERMITS, INSPECTIONS AND APPROVALS

1- UNLESS OTHERWISE AGREED UPON BETWEEN THE ARCHITECT AND THE OWNER, THE OWNER SHALL PAY FOR AND THE CONTRACTOR SHALL OBTAIN A BUILDING PERMIT FROM THE VILLAGE, TOWNSHIP OR GOVERNING MUNICIPALITY PRIOR TO STARTING ANY WORK.

2- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS, PERMITS, CERTIFICATES OF OCCUPANCY, INSPECTION APPROVALS, ETC. FOR WORK PERFORMED FROM AGENCIES HAVING JURISDICTION THEREOF.

3- THE CONTRACTOR SHALL HAVE A COMPETENT REPRESENTATIVE OR FOREMAN PRESENT, WHO SHALL FOLLOW WITHOUT DELAY ALL INSTRUCTIONS OF THE OWNER OR HIS/HER ASSISTANTS IN THE CONSTRUCTION PROCESS AND COMPLETION OF THE WORK IN CONFORMITY WITH THIS CONTRACT, AND SHALL HAVE FULL AUTHORITY TO SUPPLY LABOR AND MATERIALS IMMEDIATELY. THE CONTRACTOR SHALL ALSO HAVE A COMPETENT REPRESENTATIVE AVAILABLE TO RECEIVE TELEPHONE MESSAGES AND PROVIDE A REASONABLE REPLY AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS.

4- THE CONTRACTOR SHALL, AT ALL TIMES, PROVIDE CONSTANT AND EASY ACCESS AND SAFE PROPER FACILITIES FOR THE INSPECTION OF ALL PARTS OF THE WORK.

5- THE CONTRACTOR SHALL POST THE PERMIT ON THE JOB SITE AS PER BUILDING CODE REQUIREMENTS IN A CONSPICUOUS PLACE.

PAYMENTS TO THE CONTRACTOR

1- BEFORE ANY PAYMENT WILL BE MADE BY THE OWNER, THE CONTRACTOR SHALL DELIVER TO THE OWNER ANY WAIVER OR RELEASES OF ANY LIENS ARISING OUT OF HIS CONTRACT FOR WORK COMPLETED AS OF THE DATE OF THE REQUEST FOR PAYMENT.

2- THE CONTRACTOR SHALL ALSO FURNISH EVIDENCE SATISFACTORY TO THE OWNER THAT ALL PAYROLLS, BILLS FOR LABOR, MATERIALS AND EQUIPMENT, AND OTHER INDEBTEDNESS CONNECTED WITH HIS WORK FOR WHICH THE OWNER OR HIS PROPERTY MIGHT IN ANY WAY BE RESPONSIBLE, HAVE BEEN PAID OR OTHERWISE SATISFIED.

INSURANCE AND WARRANTIES

1- EACH CONTRACTOR AND SUB-CONTRACTORS SHALL SUBMIT PROOF OF INSURANCE WITH A COMPANY INSURED BY THE STATE OF NEW YORK HAVING COVERAGE FOR THE TYPES OF WORK SPECIFIED WITHIN THIS BID PACKAGE IN THE AMOUNTS AND PERIODS SATISFACTORY TO THE OWNER. THE PROOF OF INSURANCE SHALL BE AS FOLLOWS; COMMERCIAL GENERAL LIABILITY, CONTRACTUAL PERSONAL INJURY, AUTOMOBILE LIABILITY, MEDICAL PAYMENTS AND UMBRELLA LIABILITY. FAILURE TO SUBMIT CERTIFICATE OF INSURANCE MAY CAUSE YOUR BID TO BE DISQUALIFIED.

2- ONE [1] YEAR FROM THE DATE OF THE ACCEPTANCE OF THE OWNER, GRANTING A CERTIFICATE OF OCCUPANCY, OR THE OWNERS USE OF THE PREMISES SHALL NOT CONSTITUTE ACCEPTANCE OF THE WORK.

3- THE CONTRACTOR SHALL ALSO DELIVER ALL MANUFACTURES WARRANTIES, GUARANTEES, OPERATIONAL AND MAINTENANCE MANUALS PERTAINING TO HIS WORK.

4- EACH CONTRACTOR SHALL ALSO DELIVER TO THE OWNER WRITTEN GUARANTEE IN FORM AND WHOSE TERMS AND EXTENT WILL BE ESTABLISHED IN THE AGREEMENTS BETWEEN EACH CONTRACTOR AND THE OWNER.

ARCHITECT'S SERVICES DURING CONSTRUCTION

1- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTORS, NOR SHALL HE GUARANTEE THE PERFORMANCE OF THEIR CONTRACTS. THE OBLIGATION OF THE CONTRACTOR SHALL NOT EXTEND TO THE LIABILITY OF THE ARCHITECT, HIS AGENTS OR EMPLOYEES.

2- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR, NOR HAS CONTROL OR CHARGE OF CONSTRUCTION MEANS, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES.

3- THE ARCHITECT HAS NOT BEEN RETAINED IN THIS PROJECT FOR BIDDING AND/OR THE NEGOTIATION AND ADMINISTRATION OF THE CONTRACTS FOR CONSTRUCTION OF THIS PROJECT.

4- THE ARCHITECT IS NOT RETAINED FOR SITE INSPECTIONS AND/OR OBSERVATION OF THE CONSTRUCTION.

5- THE ARCHITECT WILL NOT BE PART OF ANY REQUEST FROM ANY PARTY FOR INFORMATION REGARDING CLASSIFICATION, AMPLIFICATION OR EXPLANATION OF THE DRAWINGS OR NOTATION, OR REQUEST FOR PERMISSION TO VARY OR DEVIATE FROM THE REQUIREMENTS OF THESE DRAWINGS OR NOTATIONS, UNLESS THEY ARE SET FORTH IN WRITING AND ADDRESSED TO THE OWNER. IF THE OWNER REFERS THESE REQUESTS TO THE ARCHITECT, THE ARCHITECT WILL, WITH REASONABLE PROMPTNESS, CONSIDER THE MATTER AND RESPOND IN WRITING TO THE OWNER FOR TRANSMITTAL TO THE PARTY CONCERNED. THE ARCHITECT/REPRES. DOES NOT, NOR WILL ASSUME, ANY RESPONSIBILITY WITH REGARD TO THE ABOVE MENTIONED TYPES OF INQUIRY UNLESS ABOVE PROCEDURE IS FOLLOWED.

TEMPORARY PROTECTION AND STRUCTURES

1- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY ELECTRIC, WATER, TOILET FACILITIES, FENCING, BARRICADES, SECURITY, AND CLEAN UP AS AGREED UPON BETWEEN THE OWNER AND THE CONTRACTOR. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND CART AWAY ALL DEBRIS.

2- THE CONTRACTOR SHALL CONDUCT ALL WORK TO PRECLUDE THE EFFECTS OF WEATHER ON COMPLETED WORK OR WORK IN PROGRESS. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND EXPENSE OF TEMPORARY ENCLOSURES WHERE NECESSARY. DUST PARTITIONS ARE TO BE PROVIDED BETWEEN WORK AREAS AND THE REST OF THE BUILDING (IF APPLICABLE).

3- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOSS OR DAMAGE ARISING FROM THE ACTION OF THE ELEMENTS SUCH AS WATER, HEAT, WIND OR OTHER UNFORESEEN DIFFICULTIES THAT MAY BE ENCOUNTERED IN PERFORMING THE WORK TO BE DONE UNDER HIS CONTRACT. IN THE EVENT OF ANY SUSPENSION OF WORK, EACH CONTRACTOR OR SUB-CONTRACTOR SHALL PROTECT HIS WORK AND MATERIALS AGAINST DAMAGE OR LOSS. ANY WORK OR MATERIALS THAT HAVE BEEN DAMAGED/DESTROYED OR LOST BECAUSE OF FAILURE OF ANY CONTRACTOR OR SUB-CONTRACTOR TO SO PROTECT HIS WORK OR MATERIALS SHALL BE PROMPTLY REMOVED AND REPLACED BY THE CONTRACTOR.

4- THE CONTRACTOR SHALL CONDUCT ALL WORK IN SUCH A MANNER SO TO NOT IMPAIR THE STRUCTURAL INTEGRITY OR STABILITY OF ADJACENT STRUCTURES, EQUIPMENT, OR UTILITIES. SHOULD DAMAGE OCCUR AS A RESULT OF THE WORK, THE CONTRACTOR SHALL REPAIR OR REPLACE SAID DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER, AND AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BEAR ANY AND ALL COSTS ASSOCIATED WITH WORK DISCONTINUATION, ENGINEERING, CONSULTATION, MATERIALS TESTING, REPAIR AND ALL MISCELLANEOUS RELATED ITEMS.

5- THE CONTRACTOR SHALL BRACE, SHORE, REINFORCE AND/OR UNDERPIN ALL STRUCTURES, INCLUDING NEIGHBORING STRUCTURES, AS REQUIRED FOR SAFE OPERATION.

6- THE CONTRACTOR IS TO TAKE ALL NECESSARY AND PRUDENT STEPS TO SHORE AND BRACE EXISTING STRUCTURES PRIOR TO INSTALLATION OF HEADERS FOR NEW OPENINGS. THE PROPER AND SAFE EXECUTION OF THIS WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

7- EQUIPMENT AND DEVICES OF A TEMPORARY NATURE REQUIRED FOR THE CONSTRUCTION PROCESS AND PROTECTION THEREOF, SUCH AS SCAFFOLDS, STAGING, PLATFORMS, RUNWAYS, HOISTS, LADDERS, CHUTES, TEMPORARY FLOORING, GUARDS, RAILINGS, SHAFT-WAY PROTECTIONS, ETC., FOR THE PROTECTION OF WORKMEN AND THE PUBLIC SHALL BE PROVIDED, ERECTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL NEW YORK STATE CODES, AND ALL OTHER LAWS, RULES, OR ORDINANCES OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION DURING CONSTRUCTION.

8- THE CONTRACTOR SHALL PROVIDE, ERECT, MAINTAIN THOSE ITEMS REQUIRED FOR USE, OBTAINING ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS, AND REMOVE THOSE ITEMS WHICH HAVE SERVED THEIR PURPOSE AND WHEN DIRECTED BY THE OWNER, UNLESS OTHERWISE STIPULATED BY THE OWNER.
DEMOLITION NOTES.

1- THE CONTRACTOR SHALL MAKE SURE THAT THE AREA OF DEMOLITION HAS BEEN CLEARED OF ALL FURNITURE AND MOVABLE EQUIPMENT IN ORDER TO ALLOW FOR DEMOLITION TO PROCEED. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY SUCH CONDITIONS PREVENTING HIS PROCEEDING WITH THE DEMOLITION.

2- ALL ELECTRICAL HIGH OR LOW VOLTAGE CONDUITS, WIRES, INSTRUMENTS AND EQUIPMENT ADJACENT TO OR CONTAINED WITHIN PARTITIONS TO BE REMOVED BACK TO THE NEXT PANEL BOARD AND SHUTDOWN. NO CIRCUITS, WIRES OR EQUIPMENT SHALL REMAIN OPEN OR LIVE.

3- DEMOLITION INCLUDES COMPLETE REMOVAL AND DISPOSAL OF ALL ITEMS FROM SITE, EXCEPT ITEMS DESIGNATED TO BE REMOVED AND RETURNED TO THE OWNER FOR RE-USE. MATERIALS OR ITEMS SUCH AS DOORS AND FRAMES, GLASS AND LIGHTING FIXTURES DESIGNATED ON DRAWINGS TO REMAIN THE PROPERTY OF THE OWNER, SHALL BE REMOVED WITH CARE AND STORED IN A LOCATION ON THE SITE TO BE DESIGNATED BY THE OWNER.

4- CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL WORK, INCLUDING PERMITS FOR TRANSPORTING AND DISPOSAL OF DEBRIS AND OTHERS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION, INCLUDING ANY HAZARDOUS MATERIALS THAT MAY BE DISCOVERED.

5- CONTRACTOR IS REQUIRED TO NOTIFY OWNERS OF ANY AND ALL REQUIRED UTILITY SHUTDOWNS WITHIN THREE DAYS PRIOR TO TIME REQUIRED TO BE SHUTDOWN.

6- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS GUARDRAILS, BARRICADES, COVERING, ETC., TO PROTECT THE WORKMAN AND PUBLIC FROM ANY FORM OF BODILY INJURY.

7- PROVIDE AND MAINTAIN NECESSARY COVERINGS AND BOARDING TO PROTECT EXISTING WORK AND FINISHES TO REMAIN. UPON COMPLETION, REMOVE ALL PROTECTION AND CLEAN DOWN ALL SURFACES AND LEAVE ALL CONSTRUCTION IN A CLEAN, ORDERLY CONDITION. DUST SHALL BE KEPT AT A MINIMUM WITH PROTECTIVE COVERING REQUIRED OVER EXISTING FINISHES [CARPET, ETC.] TO BE PROVIDED.

8- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY IMPROPER PROTECTION AND SHALL MAKE ALL REPAIRS WITHOUT COST TO THE OWNER.

9- ALL REMOVALS SHALL BE NEATLY AND SAFELY DONE, CAUSING NO DAMAGE TO WORK TO REMAIN, DEBRIS AND RUBBISH SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE PROMPTLY DISPOSED OF LEGALLY.

10- MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

EXCAVATIONS AND SUBSURFACE SOIL CONDITIONS (If applicable)

1- CONTRACTOR SHALL STRIP ALL TOPSOIL FROM EFFECTED AREAS OF THE SITE AND SAVE FOR REDISTRIBUTION. THE CONTRACTOR SHALL THEN REMOVE ALL EXCESS EARTH FROM THE SITE.

2- PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL BELOW GRADE UTILITIES, WATER AND SEWAGE LINES, DRYWELLS, SEPTIC SYSTEMS, AND ANY OTHER FACILITIES.

3- ALL EXISTING FILL, ROOTS AND OTHER UNSUITABLE BEARING MATERIAL SHALL BE REMOVED AND FOOTINGS CARRIED TO THE BOTTOM OF SUCH EXCAVATION.

4- ALL FOOTINGS SHALL BEAR ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF TWO [2] TONS PER SQUARE FOOT. CONTRACTOR TO VERIFY ASSUMED SOIL BEARING CAPACITY AND SHALL ASSUME FULL RESPONSIBILITY FOR SAME. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY SOIL VARIATION OR CONDITION ADVERSELY AFFECTING ASSUMED BEARING CAPACITY PRIOR TO THE POURING OF ANY FOOTINGS.

5- IN THE EVENT THAT THE CONTRACTOR DISCOVERS CLAY, SILT, OR OTHER SOIL, THE CONTRACTOR SHALL COORDINATE A TEST BORING IN ACCORDANCE WITH THE OWNER / CONTRACTOR AGREEMENT TO VERIFY THE PRESUMED MINIMUM BEARING CAPACITY.

6- ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-0' BELOW GRADE UNLESS NOTED OTHERWISE IN PLANS.

CONCRETE & FOUNDATION NOTES

1- PERFORM REQUIRED ALTERATIONS TO EXISTING CONCRETE. NEW WORK INSTALLED ADJACENT TO AND CONNECTING WITH PRESENT WORK SHALL MATCH EXISTING. JOINTS BETWEEN NEW AND EXISTING WORK SHALL BE TROWELED SMOOTH AND EVEN. PROVIDE EXPANSION JOINTS AS REQUIRED.

2- FOOTINGS AT DIFFERENT LEVELS SHALL BE STEPPED SO THAT THE CLEAR DISTANCE BETWEEN ADJACENT BOTTOM EDGES SHALL NOT EXCEED A SLOPE OF ONE VERTICAL TO TWO HORIZONTAL OR DEPENDENT UPON LOCAL GOVERNING CODES, WHICHEVER IS PREVALENT.

3- CONCRETE FOUNDATIONS SHALL BE POURED CONTINUOUSLY. IF POUR IS INTERRUPTED A VERTICAL KEY SHALL BE PROVIDED. HORIZONTAL JOINTS ARE NOT PERMITTED.

4- CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF SLOTS, PIPE SLEEVES, INSERTS, ANCHOR BOLTS, ELECTRIC CONDUITS, ETC. AS REQUIRED FOR TRADES BEFORE PLACING CONCRETE.

5- A CONCRETE BLOCK FOUNDATION WALL SHALL BE ACCEPTED IN LIEU OF POURED CONCRETE WHERE PERMITTED BY LOCAL CODES.

6- FOR CRAWL SPACES, BASEMENTS AND CELLARS, ANCHOR BOLTS SHALL BE 5/8" DIA. WITH MINIMUM EMBEDMENT OF 18" FOR MASONRY WALLS AND 7" FOR POURED CONCRETE WALLS. THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL; MAX. ONE FOOT FROM CORNERS AND 6" FROM END CONDITIONS, AND SPACED THEREAFTER A MAX. 48" O.C; FOR SINGLE STORY STRUCTURES AND 3'-0" O.C. FOR TWO STORY STRUCTURES AND 23" O.C; FOR THREE STORY STRUCTURES. NOTE THAT TWO STORY STRUCTURES WITH ROOF SLOPES EQUAL TO OR GREATER THAN 7/12 SHALL BE CONSIDERED THREE STORIES.

7- FOR SLABS ON GRADE AND LOCATIONS WHERE THE EXTERIOR WALL PLATE BEARS DIRECTLY ON THE FOUNDATION WALL, ANCHOR BOLTS SHALL BE 5/8" DIA. WITH MINIMUM EMBEDMENT OF 18". THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL, MAX. ONE FOOT FROM CORNERS AND 6" FROM END CONDITIONS, AND SPACED THEREAFTER A MAX. 33" O.C.

8- PROVIDE CONTINUOUS METAL TERMITE SHIELD WITH ALL JOINTS SEALED ALONG PERIMETER WALLS AND SHIELDED TERMITE COLLARS AT PLUMBING PIPES IN CRAWL SPACES UNLESS OTHERWISE NOTED.

9- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS TO BE AS FOLLOWS.

A) FOOTINGS, PIERS, FOUNDATION WALLS: FC = 3,500 P.S.I. STONE CONCRETE.
B) SLAB ON GROUND: FC = 2,500 P.S.I. CONCRETE.
C) SUPERSTRUCTURE, SLAB FC = 3,500 P.S.I. CONCRETE.
D) 3,500 P.S.I., MIN. COMPRESSIVE STRENGTH OF CONCRETE FOR GARAGE SLAB.
E) CONCRETE TO BE 5 TO 7% AIR-ENTRAINED, PER R 402.2 OF RBCNY.

10- ANTI-HYDRO SHALL BE ADDED IF POURING TAKES PLACE AT 32 DEGREES F OR LESS.

11- CONTRACTOR SHALL FORM EFFECTED AREAS OF THE SITE AND REDISTRIBUTE ALL TOPSOIL UPON COMPLETION OF THE WORK, PROVIDING FOR FINISHED GRADING AND RESEEDING OF THE LAWN AS DIRECTED BY THE OWNER (IF APPLICABLE).

12- BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS UNTIL THE CONCRETE IS OF SUFFICIENT STRENGTH AND UNTIL THE WALLS ARE PROPERLY BRACED TOP AND BOTTOM BY THE HORIZONTAL FLOOR OR BY ADEQUATE TEMPORARY BRACING.

13- GRADING AROUND ALL NEW CONSTRUCTION SHALL SLOPE AWAY FROM THE FOUNDATION WALL AND SHALL BLEND INTO EXISTING GRADES.

14- ALL SITE DESIGN INCLUDING TOPOGRAPHY, STORM DRAINAGE, SPECIAL PAVING, LANDSCAPING, ETC. SHALL BE PROVIDED BY OTHERS UNLESS SPECIFIED HEREIN.

15- CONTRACTOR SHALL PROVIDE FOR ALL DRIVEWAY MODIFICATIONS AS REQUIRED ALLOWING FOR ACCESS TO AND FROM THE SITE. ALL NEW CURBS, CURB CUTS AND PAVING MUST COMPLY WITH ALL REQUIREMENTS FOR THE GOVERNING MUNICIPALITY & 2015 I.R.C.

DOOR AND WINDOW NOTES:

1- ALL NEW WINDOWS SHALL BE ANDERSEN, 400 SERIES. FINISH IN BROWN OR APPROVED EQUAL – FURNISHED WITH INSECT SCREENS, GRILLS, JAMB EXTENSIONS, TRIM, ETC., WITH 5/8" INSULATED GLASS UNLESS OTHERWISE AGREED TO.

2- ALL EXTERIOR DOORS WITHOUT GLAZING SHALL HAVE PEEP HOLES INSTALLED.

3- ALL WINDOWS & DOORS WITH GLAZING 18" OR BELOW ABOVE FINISHED FLOOR (A.F.F.) SHALL BE ORDERED WITH TEMPERED GLASS. IF PROJECT LIES WITHIN A MILE OF THE COAST LINE, ALL WINDOWS & DOORS SHALL BE ORDERED WITH LAMINATED GLASS.

4- CONTRACTOR TO VERIFY ALL OF THE ARCHITECT'S WINDOW AND DOOR SPECIFICATIONS PRIOR TO ORDERING ANY WINDOW/DOORS. IF THERE ARE ANY DISCREPANCIES WITH SIZES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSULT WITH ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

5- CONTRACTOR SHALL CONSULT WITH OWNER PRIOR TO ORDERING ANY WINDOW AND DOOR HARDWARE AS PER OWNER SPECIFICATIONS.

ROOFING (If applicable)

1- ALL METAL FLASHING WHERE CALLED FOR ON PLANS SHALL BE COPPER OR ALUMINUM.

2- CONTRACTOR SHALL PROVIDE GUTTERS AND LEADERS AS REQUIRED AND SHALL CONNECT THEM TO THE APPROVED STORM WATER DRAINAGE SYSTEM.

3- ALL SKYLIGHT OPENINGS SHALL BE PROPERLY FLASHED (IF APPLICABLE).

4- ALL WORK SHALL BEAR A WRITTEN ONE (1) YEAR GUARANTEE FROM ROOFING CONTRACTOR FROM THE DATE OF THE OWNER'S ACCEPTANCE, ADDITIONAL MANUFACTURER WARRANTIES SHALL BE PROVIDED WHEN APPROPRIATE.

5- ALL ROOF INTERSECTIONS TO HAVE FLASHING TO EXTEND 8" (MEASURED VERTICALLY) ABOVE FLAT ROOF.

6- FOR ROOFS PITCHED 3:12 AND UP, NEW ROOFING SHALL BE ASPHALT SHINGLES (UNLESS OTHERWISE NOTED) OVER 15# FELT, 1 LAYER OF UNDERLAYMENT REQUIRED WHEN ROOF PTCH IS 4:12 AND ABOVE, OTHERWISE TWO LAYERS SHALL BE USED FROM 3:12 UP TO 4:12, INSTALL AND LAP JOINTS AS PER 2020 I.R.C. AND MANUFACTURERS SPECIFICATIONS. PROVIDE AN ICE AND WATER SHIELD UNDERLAYMENT WITHIN 2'-0' PROJECTED (PROJECTED HORIZONTALLY) FORM THE INTERIOR SIDES OF EXTERIOR WALLS BELOW, FOR ALL ROOF OVERHANGS. ASPHALT SHINGLES TO BE ATTACHED WITH A MIN OF TWO 12G X 3/4" LONG GALVANIZED ROOFING NAILS MIN TWO PER SINGLE SHINGLE AND SIX PER STRIP SHINGLE.

7- FOR ROOFS PITCHED BETWEEN 1:12 AND 3:12, NEW ROOFING SHALL BE ROLLED ROOFING WITH AN ICE AND WATER SHIELD UNDERLAYMENT WITHIN 2'-0" (PROJECTED HORIZONTALLY) FORM THE INTERIOR SIDES OF EXTERIOR WALLS BELOW, FOR ALL ROOF OVERHANGS.

8- FOR ROOFS BELOW 1:12 BUILT UP ROOFING SHALL BE A 20 YEAR JOHNS MANVILLE ROOFING SYSTEM, CONSISTING OF 1 LAYER OF NRGI 150, 1 LAYER OF DYNABASE SET IN MBRCAA AND 1 LAYER OF DYNAKAP SET IN MBRCAA OF APPROVED EQUAL.

9- NEW WORK SHALL TIE IN AND LAP SO AS TO PREVENT LEAKAGE ACCORDING TO ACCEPTABLE BUILDING PRACTICES ADDRESSED IN THE 2020 I.R.C.

10- ALL EXTERIOR NAILING SHALL BE ALUMINUM OR GALVANIZED.

11- FLASHING TO BE PROVIDED AT ALL ROOF PENETRATIONS, PIPES, VENTS, SKYLIGHTS, CHIMNEYS AND ROOF VENTILATORS, FLASHING TO BE PROVIDED AT HIPS, RIDGES, VALLEYS, CHANGES OF ROOF SLOPE, GABLE ENDS AND TOP OF FOUND WALLS.

12- INSTALL SHIMS TO PROVIDE ROOF PITCH UNDER SHEATHING AND PERPENDICULAR TO THE ROOF JOISTS TO PROVIDE FOR ROOF VENTING IN FLAT ROOF AREAS.

13- ALL INTERIOR LEADERS ARE TO HAVE 1/2" FOAM SOUND INSULATION OVER PVC PIPING (IF APPLICABLE).

14- CONTRACTOR SHALL PROVIDE GUTTERS AND LEADERS AS REQUIRED AN SHALL CONNECT THEM TO THE APPROVED STORM WATER DRAINAGE SYSTEM.

FINISH WORK NOTES:

1- TRIM, MOLDINGS, CASINGS, WINDOW FRAMES, ETC. SHALL MATCH EXISTING UNLESS OTHERWISE NOTED IN DRAWINGS. PAINT OR STAIN AS PER OWNER.

2- CONTRACTOR SHALL PROVIDE WOOD STEPS TO GRADE (UNLESS OTHERWISE NOTED). NUMBER OF STEPS REQUIRED TO BE DETERMINED IN FIELD. ALL DECK LUMBER TO BE A.C.Q. (ARSENIC FREE PRESSURE TREATED LUMBER).

3- ALL EXTERIOR WOOD FENCE AND DECKING MATERIALS TO BE WATER SEALED.

4- CONTRACTOR SHALL SEAL AND/OR PRIME ALL DOORS IMMEDIATELY UPON INSTALLATION TO AVOID WARPING.

5- ALL GLAZING AND SKYLIGHTS SHALL BE IN ACCORDANCE WITH THE 2015 I.R.C. FOR IMPACT RESISTANCE.

6- ALL GYPSUM BOARD WALLS AND CEILINGS SHALL BE TAPED AND SANDED WITH A MIN. OF 3 COATS OF SPACKLE, PRIMED AND READY FOR WALL FINISHING, AS PER OWNER.

7- THE OWNER SHALL SELECT ALL COLORS FOR APPLIANCES, PAINT, TILE, CABINETRY, EXTERIOR PAINTING, COUNTER TOPS, AND KITCHEN CABINETRY.

8- CARPETING SHALL BE FURNISHED AND INSTALLED AT THE OWNERS EXPENSE UNLESS OTHERWISE AWARDED IN THE CONTRACT.

9- CONTRACTOR SHALL PATCH AND MATCH ALL FINISHES AFFECTED BY THE NEW CONSTRUCTION FOR BOTH THE INTERIOR AND THE EXTERIOR.

10- UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND CART AWAY ALL DEBRIS.

11- WATERPROOF ALL BATHROOM FLOOR AND PROVIDE COVE BASE AS PER 2015 I.R.C.

12- ALL STAIR CONSTRUCTION TO COMPLY WITH 2015 I.R.C.

13- GLASS ENCLOSURES AROUND SHOWERS AND TUBS SHALL BE IN COMPLIANCE WITH THE 2015 I.R.C.

MASONRY NOTES (if applicable):

1- PROVIDE WEEPHOLES @ 2'-0" O.C.

2- PROVIDE GALVANIZED WALL TIES TO ANCHOR BRICK.

3- DUROWALL REINFORCED @ 16" O.C. VERTICALLY.

4- EXPANSION JOINTS @ 30'-0" O.C. VERTICALLY (MAX.) AND AT INTERSECTIONS.

ELECTRICAL NOTES:

1- ALL ELECTRICAL WORK SHALL BE CONFINED TO THE SPACE AND LOCATION ALLOWED FOR IT, AND SHALL BE IN STRICT CONFORMANCE TO THE NATIONAL ELECTRICAL CODE, GOVERNING MUNICIPALITY AND NFPA 72.

2- PROVIDE SEPARATE CIRCUITS FOR ALL APPLIANCES, AMPERAGES BASED ON MANUFACTURERS SPECIFICATIONS.

3- CONTRACTOR IS TO VERIFY WITH THE OWNER, IF THE OWNER WILL BE PURCHASING APPLIANCES AND HAVING THEM INSTALLED BY OTHERS PRIOR TO SUBMITTING A BID ON THE PROJECT.

4- CONTRACTOR SHALL INSTALL, AS PER OWNERS DIRECTION, ANY AND ALL INTERCOM, ALARM, THERMOSTAT, TELEPHONE AND/OR TV ANTENNA WIRING IN WALLS PRIOR TO SHEETROCKING. ALL WIRING SHALL BE BOARD OF FIRE UNDERWRITERS APPROVED AND INCLUDE THE FOLLOWING:
A. ALL WIRING FOR NEW SWITCHES, OUTLETS, FIXTURES, RE-CIRCUITING NECESSARY TO ALLOW FOR ALL NEW WORK, ALL REWIRING OF EXISTING FIXTURES AND LABELING OF CIRCUIT BREAKERS TO INDICATE CIRCUIT USE.
B. FURNISH NFBU CERTIFICATE AT COMPLETION OF WORK.

5- SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND ATTACHED GARAGES, BUT NOT INCLUDING CRAWL SPACES AND UNHABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. ONE CENTRALIZED ALARM HORN FOR ALL SMOKE DETECTORS IS PROHIBITED. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA, AND ON ANY STORY HAVING FUEL-FIRED OR SOLID FUEL "APPLIANCES AND EQUIPMENT" FIREPLACES, OR ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. ONE CENTRALIZED ALARM HORN FOR ALL CARBON MONOXIDE DETECTORS IS PROHIBITED.

6- CONTRACTOR SHALL VERIFY WITH THE OWNER, LOCATION AND QUANTITY OF LIGHTING FIXTURES, SWITCHES, OUTLETS, ETC., PRIOR TO PROVIDING BID ON PROJECT.

7- PROVIDE A MINIMUM OF ONE OUTLET IN A HALLWAY THAT EXCEEDS 9'-0" IN LENGTH.

8- PROVIDE ONE OUTLET IN EACH ROOM A MINIMUM OF 6'-0" FROM THE ENTRANCE TO THAT ROOM.

9- PROVIDE A MINIMUM OF ONE G.F.C.I. OUTLET WITHIN 3'-0" OF ANY SINK AND A MINIMUM OF ONE IN EVERY BATHROOM UNLESS OTHERWISE SPECIFIED.

10- CONTRACTOR MUST VERIFY WITH HIS LICENSED ELECTRICIAN IF AN UPGRADE OF ELECTRICAL SERVICE IS REQUIRED FOR THIS PROJECT PRIOR TO SUBMITTING A BID.

11- CONTRACTOR TO VERIFY LOCATIONS OF MASTS, METERS, SUB-PANELS, ETC., FOR RELOCATION AS REQUIRED FOR THE PROJECT. CONTRACTOR MUST ALSO NOTIFY THE ARCHITECT OF LOCATIONS IF NOT SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF WORK & BIDDING.

FIREPLACE NOTES (if applicable)

1- FIREPLACE CONSTRUCTION SHALL COMPLY WITH SECTION 7813.5D OF N.Y. STATE ECCC, WITH A MAXIMUM OF 20 CFM AIR INFILTRATION LOSSES WITH DAMPER IN CLOSED POSITION.

2- FIREPLACE UNIT SHALL BE PROVIDED WITH 150 CFM OUTSIDE AIR INTAKE DUCT (DAMPERED).

3- FIREPLACE TO BE "SUPERIOR" MODEL WITH OPTIONAL GLASS DOOR ASSEMBLY AND OUTSIDE COMBUSTION KIT INCLUDED.

4- FIREPLACE SHALL BE INSTALLED AS PER MANUFACTURERS WRITTEN SPECIFICATIONS.

5- PROVIDE METAL WALL SHIELDS ON BOTH SIDES OF FIREPLACE OPENING (SUPERIOR WS40 OR EQUAL).

6- CHIMNEY OUTLETS SHALL NOT BE LOWER THAN THE TOP OF ANY WINDOW WITHIN 15'-0" OR LESS THAN 2'-0" ABOVE ANY COMBUSTIBLE PART OF THE ROOF WITHIN 10'-0".

PLUMBING NOTES

1- ALL PLUMBING WORK SHALL BE IN STRICT CONFORMANCE WITH ALL STATE AND LOCAL CODES.

2- HOT WATER HEATER SHALL HAVE A MAXIMUM TEMPERATURE SETTING OF 140 DEGREES F.

3- PROVIDE HOT AND COLD WATER SUPPLY LINES TO A NEW REFRIGERATOR AS REQUIRED BY MANUFACTURERS SPECIFICATIONS.

4- PROVIDE INSULATION ON ALL NEW PIPING AS REQUIRED BY CODE.

5- REMOVE AND RELOCATE ALL EXISTING PIPING AS REQUIRED TO ASSURE THE PROPER EXECUTION OF THE WORK.

6- BELOW GROUND WASTE LINES SHALL BE X.H.C.I. PIPING.

7- POTABLE LINES SHALL BE TYPE "L" COPPER.

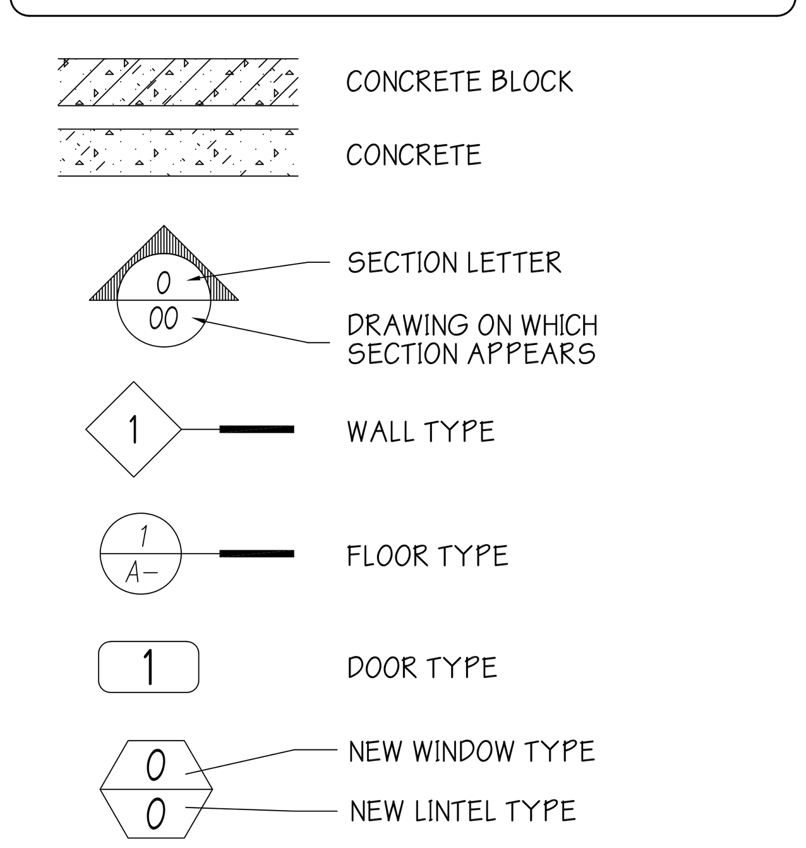
8- THE PLUMBING CONTRACTOR SHALL PERFORM ALL REQUIRED GAS OR OIL PIPING AND VERIFY ANY SITE CONDITIONS & REQUIREMENTS PERTAINING TO THERETO (IE. RELOCATION, UPGRADING, ETC.)- PRIOR TO BIDDING AND COMMENCEMENT OF ANY WORK.

9- SANITARY DISPOSAL SYSTEM SHALL BE COUNTY DEPARTMENT OF HEALTH SERVICES APPROVED FOR DESIGN AND INSTALLATION. THE OWNERS SURVEYOR WILL BE RESPONSIBLE FOR DESIGN LOCATIONS OF THE FACILITIES AS WELL AS OBTAINING ALL PERMITS OR APPROVALS.

10- CONTRACTOR SHALL PROVIDE HOT WATER BASEBOARD HEAT THROUGHOUT AT PERIMETER WALLS UNLESS OTHERWISE NOTED.

11- WATER MAIN MUST BE 7'-0" AWAY FROM THE SANITARY DISPOSAL SYSTEM AND 4'-0" DEEP .12. IN BEARING WALLS OR PARTITIONS, NO STUD IS TO BE CUT MORE THAN 1/3 IT'S DEPTH TO RECEIVE PIPING, DUCT OR ELECTRICAL WORK.

Legend



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SEAL

CONSULTANTS

PROJECT INFORMATION

(1) Sty. Rear Extension

13 Bayview Ct.
Manhasset, NY, 11030

SECTION: 3
BLOCK: 40
TAX LOT(S): 936

S U B M I S S I O N S

No.	DATE	DESCRIPTION
1	10/18/23	FOR DOB FILING

PROJECT NO:	2319
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DATE:	10/15/23
DRAWN BY:	MAK

SHEET TITLE

GENERAL NOTES

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GN-001-00	2 of

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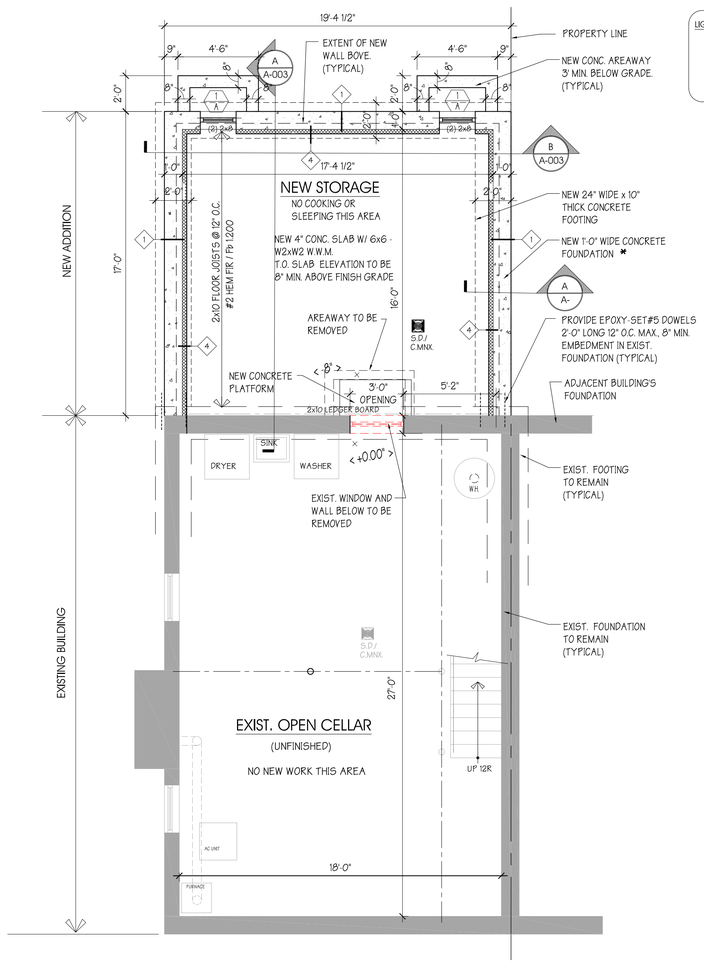
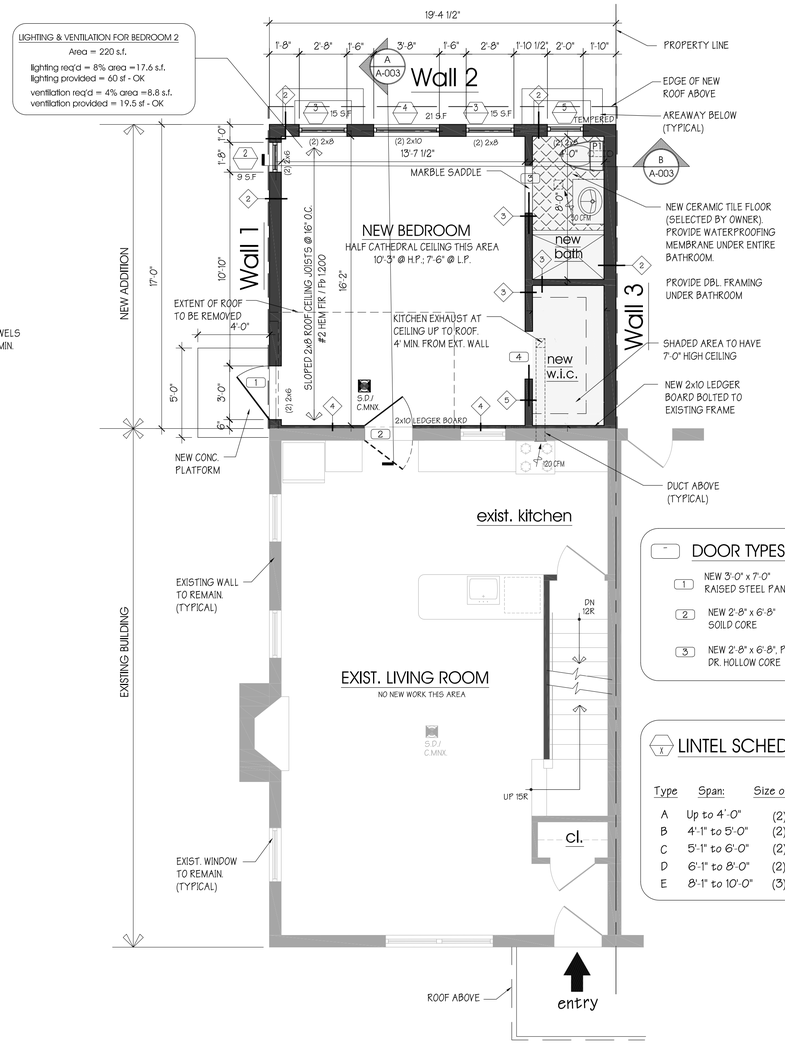
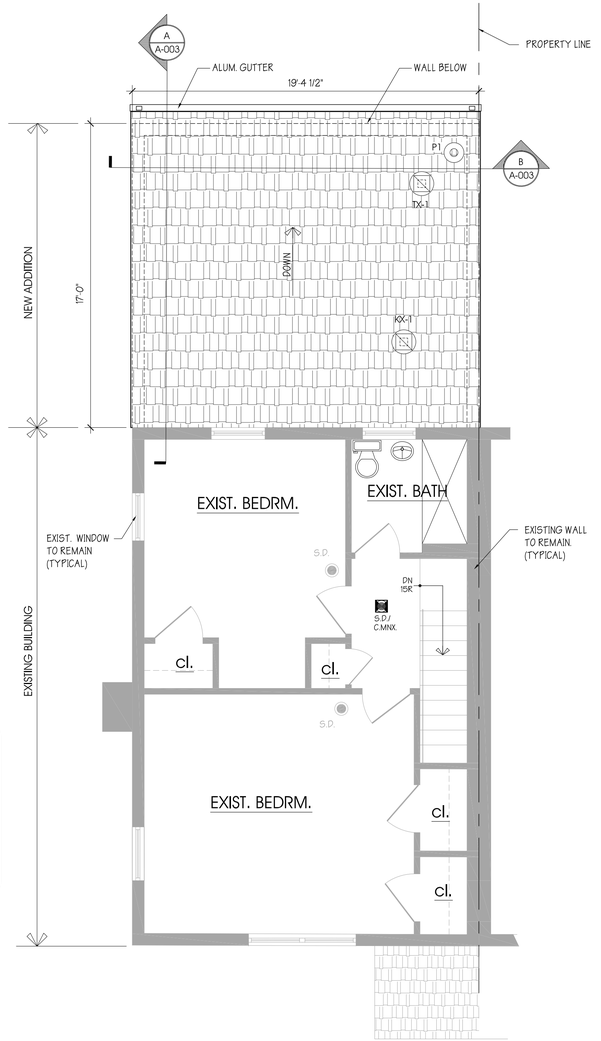
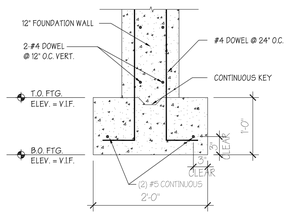






Exist. / Proposed Foundation Plan

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



DETAIL 'A'

NOT TO SCALE

LEGEND:

- EXIST. WALL / PARTITION TO REMAIN
- NEW FOUNDATION WALL
- NEW PARTITION
- EXIST. PARTITION TO BE REMOVED
- NEW WALL TYPE
- NEW DOOR TYPE
- S.D./ C.MNX. SMOKE / CARBON MONOXIDE DETECTOR
- S.D. SMOKE DETECTOR
- SECTION MARK
- EL (+0') SPOT ELEVATION
- 10'0" CEILING HEIGHT
- NEW WINDOW TYPE / NEW LINTEL TYPE

FOOTING / FOUNDATION NOTES:

1- SOIL AT LEVEL OF FOOTING TO BE 2 TONS / S.F. BEARING CAPACITY.

2- CONCRETE FOR FOUNDATION TO BE PLAIN CONCRETE 2,000 psi. MIN.; 5.5 BAGS CEMENT TO 8 GAL. OF WATER.

2020 NYS CODE COMPLIANCE

ALL WWORK TO COMPLY W/ THE 2020 NYS UNIFORM FIRE PREVENTION AND RESIDENTIAL BUILDING CODE

DEMOLITION PERFORMANCE DISCLAIMER

THE ARCHITECT AND/OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH ON THIS SHEET IN A PROFESSIONAL MANNER, IN ACCORDANCE WITH "GOOD GENERAL PRACTICES" IN THE EVENT ANY STRUCTURAL DAMAGES OCCUR WHILE INSTITUTING DEMOLITION PROCEDURES. THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A "SAFE" CONDITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER IMMEDIATELY FOR RECTIFICATION.

Exist. / Proposed 1st Floor Plan

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

5 0 5 10 15

GRAPHIC SCALE - FEET

DOOR TYPES

1. NEW 3'-0" x 7'-0" RAISED STEEL PANEL
2. NEW 2'-8" x 6'-8" SOILD CORE
3. NEW 2'-8" x 6'-8", POCKET DR. HOLLOW CORE

LINTEL SCHEDULE:

Type	Span:	Size of Member
A	Up to 4'-0"	(2) 2x6
B	4'-1" to 5'-0"	(2) 2x8
C	5'-1" to 6'-0"	(2) 2x10
D	6'-1" to 8'-0"	(2) 2x12
E	8'-1" to 10'-0"	(3) 2x12

ENERGY CERTIFICATION

THESE DRAWINGS HAVE BEEN PREPARED BY THE UNDERSIGNED, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THEY MEET THE REQUIREMENTS OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE 2020.

NOTES:

- ALL MAIN STRUCTURAL ELEMENTS TO REMAIN UNLESS OTHERWISE NOTED.
- ALL JOISTS TO BE HEM. FIR #2 Fb= 1,200 psi MARKED PRIOR DELIVERY.
- ALL INTERIOR AND EXTERIOR FINISHES TO BE SELECTED BY OWNER.
- SHOULD ANY UNEXPECTED ISSUES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL STOP THE WORK IMMEDIATELY, AND CONTACT THE ARCHITECT FOR FURTHER INSTRUCTIONS.
- REFER TO ORIGINAL, APPROVED APPLICATION FOR ADDITIONAL INFORMATION
- G.C. SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCY THAT MAY BE FOUND BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS, SHALL BE IMMEDIATELY BROUGHT TO THE ARCHITECT'S ATTENTION.
- G.C. TO BE FAMILIAR WITH THE SCOPE OF WORK OF THE PROJECT.

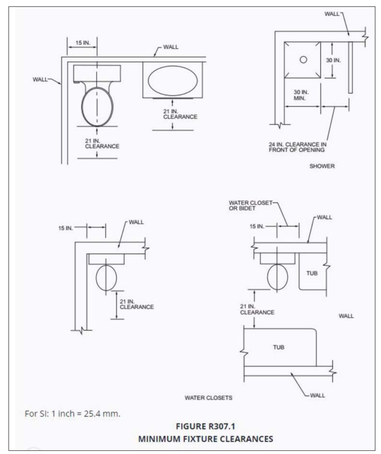
GENERAL DEMOLITION NOTES:

G.C. SHALL VERUFY ALL DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCY THAT MAY BE FOUND BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ARCHITECT'S ATTENTION.

G.C. TO BECOME FAMILIAR WITH THE SCOPE OF WORK OF THE PROJECT.

Exist. / Proposed 2nd Floor - Roof Plan

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



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SEAL

CONSULTANTS

PROJECT INFORMATION

(1) Sty. Rear Extension

13 Bayview Ct.
Manhasset, NY, 11030

SECTION: 3
BLOCK: 40
TAX LOT(S): 936

SUBMISSIONS

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SHEET TITLE

EXIST. - PROPOSED PLANS / PLUMBING RISER DIAGRAM

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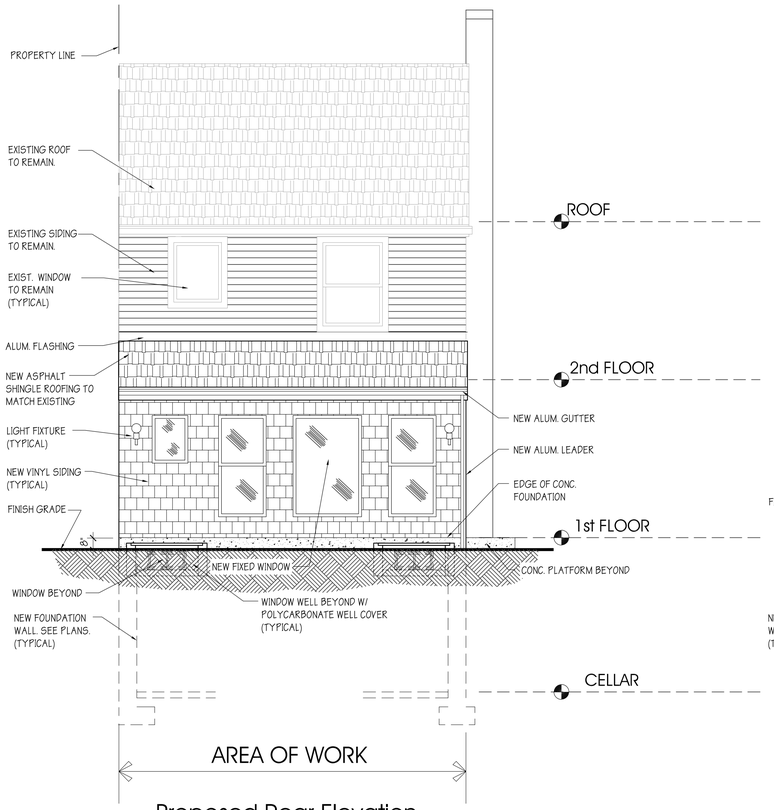
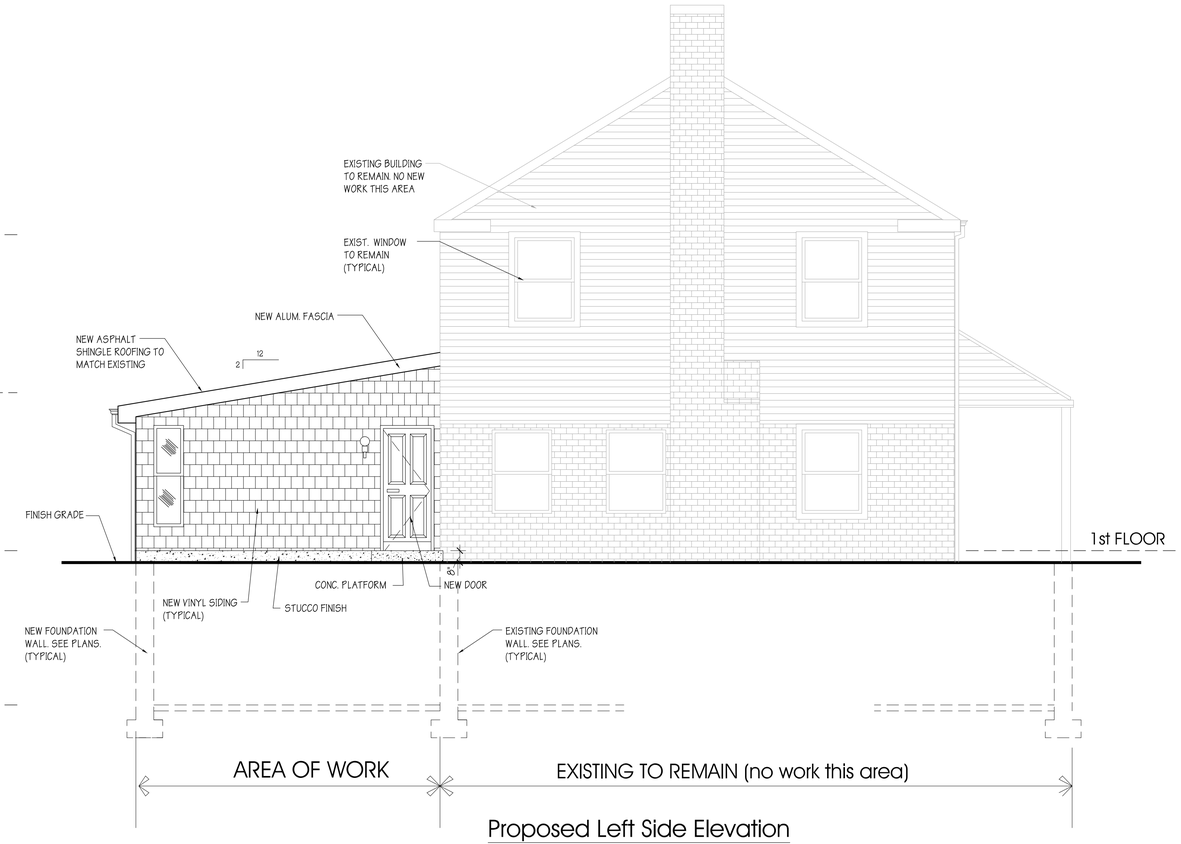


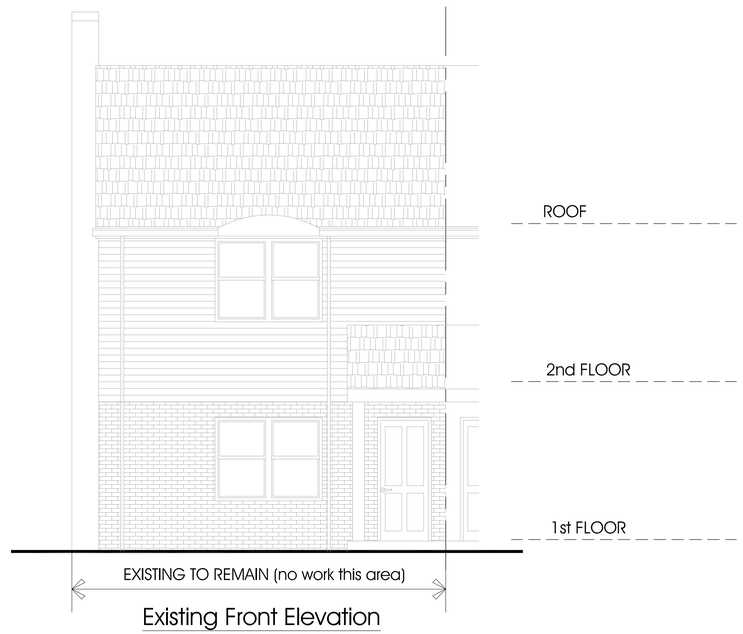
Proposed Rear Elevation

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



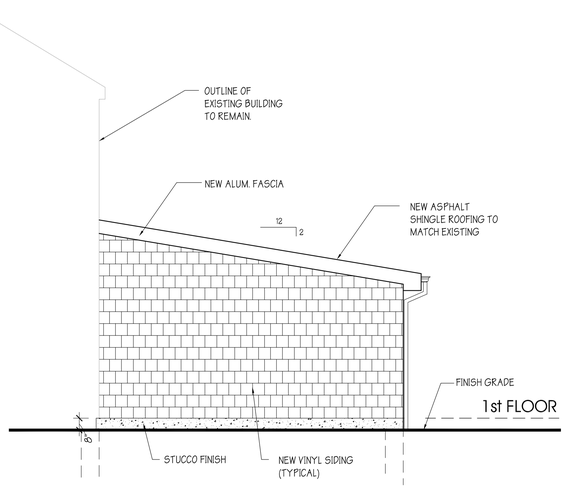
Proposed Left Side Elevation

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



Existing Front Elevation

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



Proposed Right Side Eelevation

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

SEE LEFT SIDE ELEVATION FOR ADDITIONAL INFORMATION

5 0 5 10 15

GRAPHIC SCALE - FEET

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PROJECT INFORMATION

(1) Sty. Rear Extension

13 Bayview Ct.
Manhasset, NY, 11030

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SHEET TITLE

ELEVATIONS

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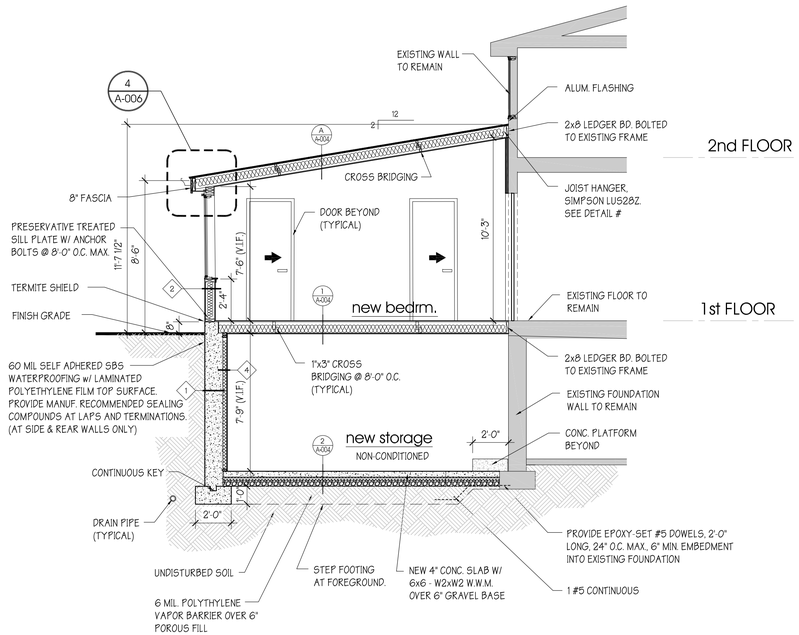
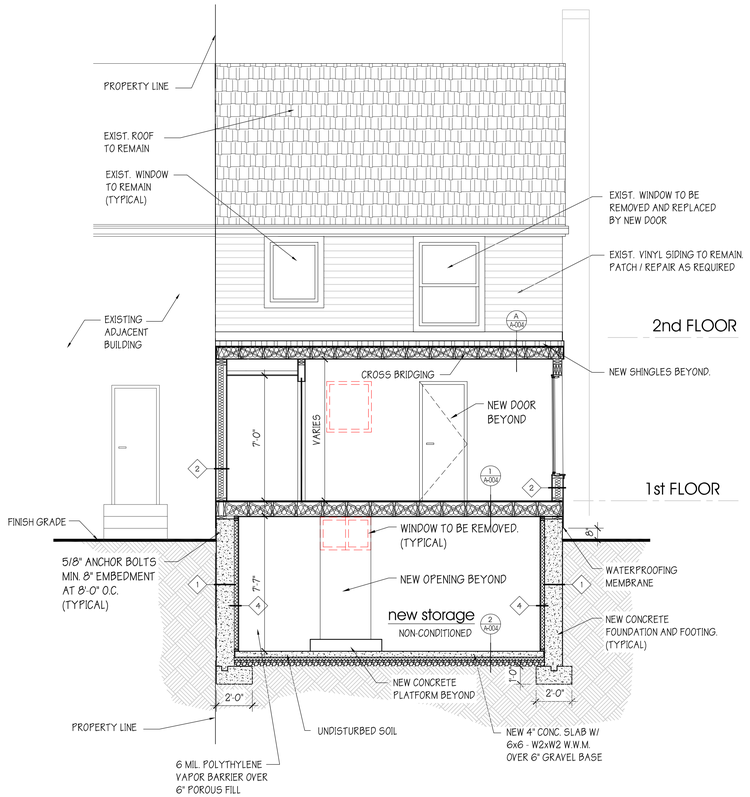


CROSS SECTION 'A'

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



CROSS SECTION 'B'

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

5 0 5 10 15

GRAPHIC SCALE - FEET

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DRAWN BY: MAK

SHEET TITLE

SECTIONS

SHEET NUMBER	PAGE NO.
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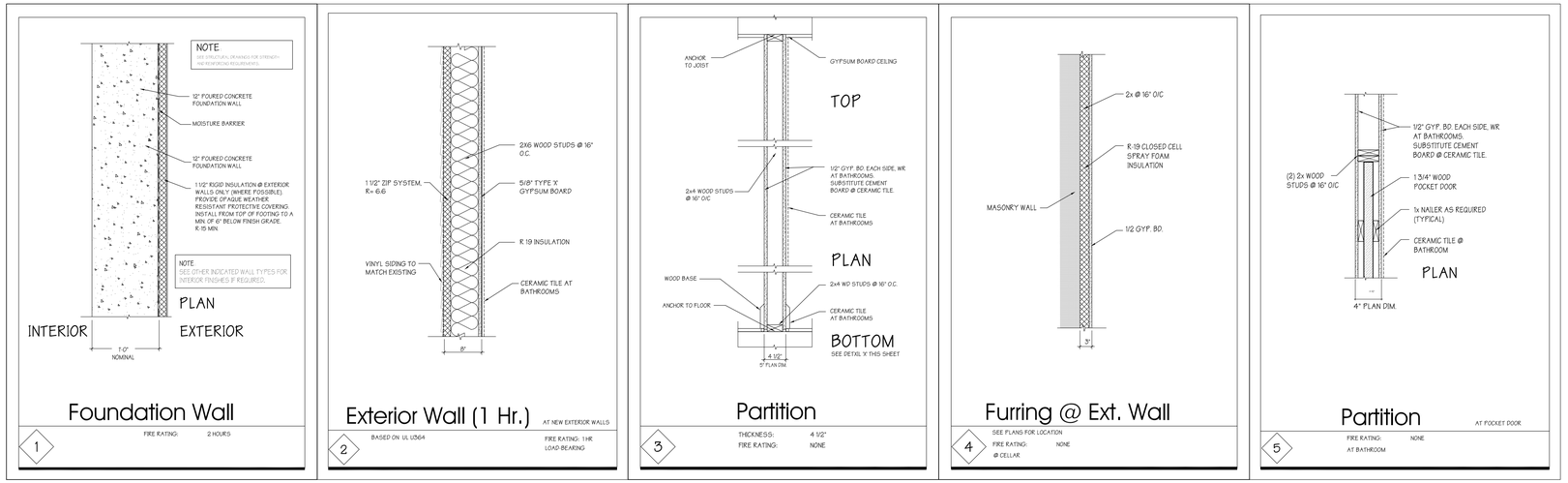
10/26/2023 12:44:32 PM



Wall Assemblies

NTS

EXTERIOR WALLS

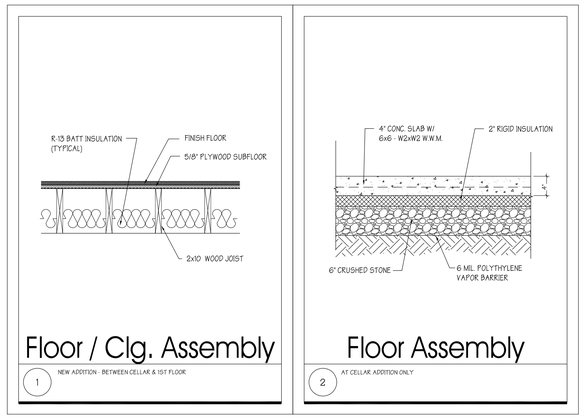
GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE

GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1 3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates . Joints of gypsum sheathing may be left utreated. Extrerior cladding to be attached through sheathing to studs.

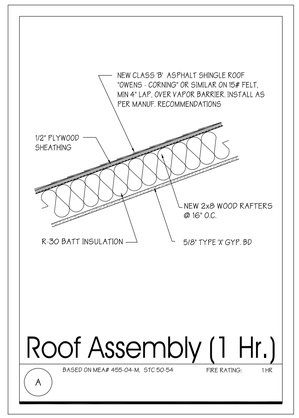
INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads 7" o.c. **(LOAD-BEARING)**

Thickness:	Varies
Approx. Weight:	7 psf
Fire Test:	See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)



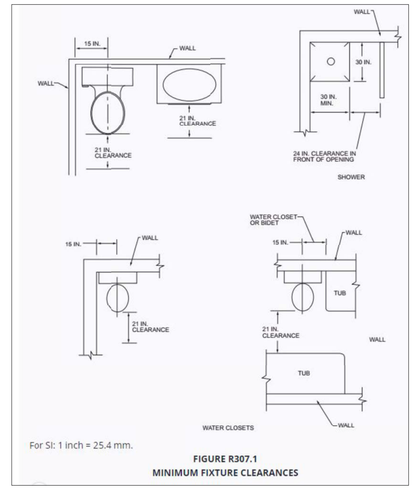
Floor / Assemblies

NTS



Roof Assembly

NTS



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DATE: 10/15/23
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SHEET TITLE
WALL / FLOOR TYPES

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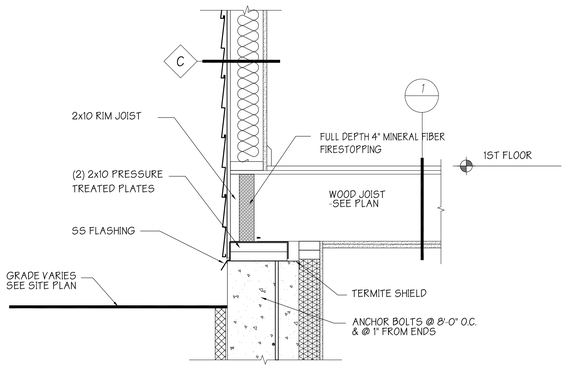
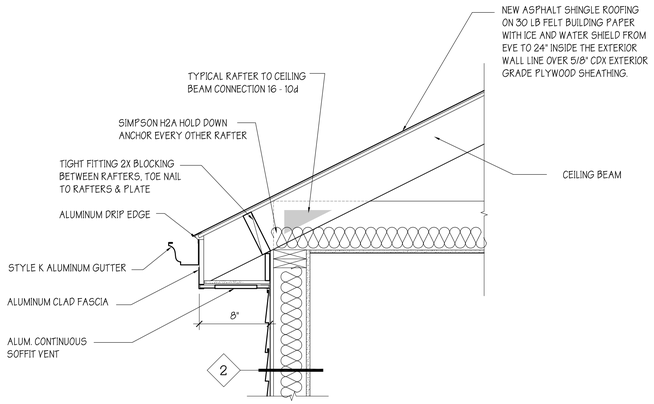


2 Exterior Wall

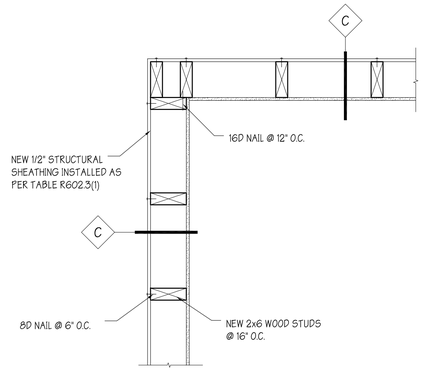
Scale : 1" = 1'-0"



4 Roof Edge

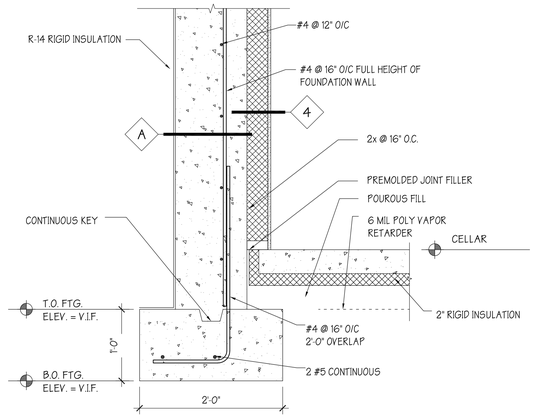
BASED ON ANSI/UL DESIGN L-513 Scale : 1" = 1'-0"

FIRE RATING: 1 HR.



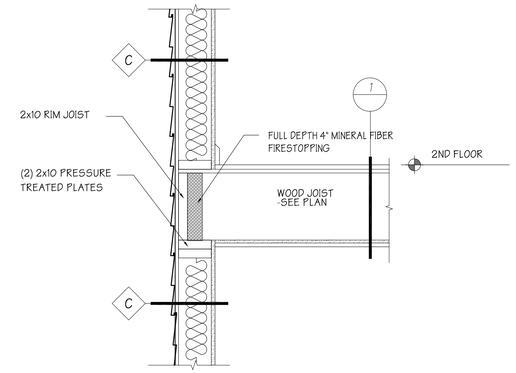
Corner Framing - PLan

SCALE = 1" = 1'-0"



1 Exterior Wall

Scale : 1" = 1'-0"



3 Exterior Wall

BASED ON ANSI/UL DESIGN L-513 Scale : 1" = 1'-0"

FIRE RATING: 1 HR.

TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN LBS. PER SQ. FT.)

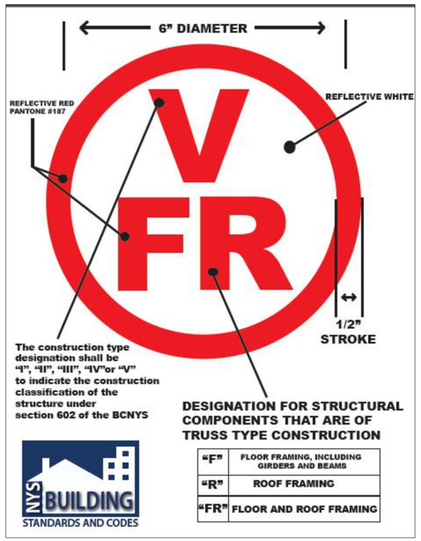
USE	LIVE LOADS
EXTERIOR BALCONIES	60
DECKS	40
PASSENGER VEHICLE GARAGES	50
ATTICS WITHOUT STORAGE	10
ATTICS WITH STORAGE	20
ROOMS OTHER THAN SLEEPING	40
SLEEPING ROOMS	30
STAIRS	40
GUARDRAILS AND HANDRAILS	200

TABLE R301.7 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

Note: L = span length, H = span height.

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/120.
e. Refer to Section R703.8.2.



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 19MYCRR, PART 1265, SHALL BE AFFIXED TO THE EXTERIOR OF THE STRUCTURE FOR FIELD INSPECTION.

Truss Type Notification

NTS

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SEAL

REGISTERED ARCHITECT * MARCELO KOHAN * 34560 * STATE OF NEW YORK *

CONSULTANTS

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S U B M I S S I O N S

No.	DATE	DESCRIPTION
1	10/18/23	FOR DOB FILING

PROJECT NO: 2319
CAD DWG FILE:
DATE: 10/15/23
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SHEET TITLE
DETAILS

SHEET NUMBER A-005-00
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X Door Schedule (for new doors only)

Opening Mark	Location	Quantity	Door Opening			Frame		Doors					Remarks
			Width	Height	Thickness	Material	Gage	Gage/Const.	Fire Rating	Undercut	Saddle	Elevation	
Cellar / 1st / 2nd Floors													
1	1st Floor Entrance	1	3'-0"	6'-8"	1 3/4"	HM	17	18	45 min	None	None	A	Urethane Core w/ peephole
2	Bedroom	1	2'-8"	6'-8"	1 3/8"	HCW	--	SCW	None	None	None	B	
3	Bathroom	1	2'-6"	6'-8"	1 3/4"	HCW	--	SCW	None	1"	Marble	D	Saddle type 'S1'
4	Walk-in Closet	1	2'-8"	6'-8"	1 3/8"	HCW	--	HCW	None	None	None	B	

Legend

HCW	=	HOLLOW CORE WOOD	HDBD	=	HARDBOARD
SCW	=	SOLID CORE WOOD	SIG	=	SEALED INSULATING GLASS
HM	=	HOLLOW METAL	VIF	=	FIELD VERIFY OPENING SIZE
S/C	=	SELF CLOSING	W/S	=	WEATHER STRIPPING

Note : FACE SHEETS AND FRAMES OF EXTERIOR HOLLOW METAL DOORS TO BE HOT DIP ZINC COATED.

X Window Schedule (FOR NEW WINDOWS ONLY)

Opening Mark	Model #	Type	# of Units	Nominal Size		Material	Finish	Glazing	Remarks
				Width	Height				
1	TBD	SLD	2	2'-0"	1'-0"	Vinyl	V	7/8" SIG	Screen
2	ADH1858	SLD	2	1'-8"	5'-8"	Vinyl	V	7/8" SIG	Screen
3	ADH2858	SLD	1	2'-8"	5'-8"	Vinyl	V	7/8" SIG	Screen
4	AFW3858	FIC	1	3'-8"	5'-8"	Vinyl	V	7/8" SIG	Screen
5	ACW2024	CSMT	1	2'-0"	2'-4"	Vinyl	V	7/8" SIG	Tempered Glass / Screen

Legend

SLD	=	SLIDING	SIG	=	SEALED INSULATED GLASS, LOW E
DH	=	DOUBLE HUNG	FIC	=	FICTURE WINDOW
CSMT	=	CASEMENT	V	=	VINYL

ALL WINDOWS TO BE ANDERSEN 400 SERIES, OR SIMILAR (as selected by owner)

ALL WINDOWS TO BE SET AT 7'-0" A.F.F., UNLESS OTHERWISE NOTED

ALL WINDOWS TO BE DOUBLE GLAZED, THERMAL-BREAK, WITH LOW 'E'

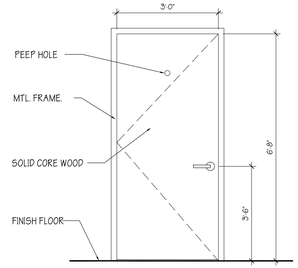
Finish Schedule

FLR.	LOCATION	FLR.	FIN.	BASE	WALL		CEILING		TRIM	REMARKS	
					MAT.	FIN.	MAT.	FIN.	FIN.		
CELLAR	OPEN CELLAR	CONC.	-	-	CONC.	-	-			* COLOR TO BE SELECTED BY OWNER	ALL FINISHES SELECTED BY OWNER
1ST FLOOR	BEDROOM	WD	V.P.F.	WD	G.W.B.	P	G.W.B.	-	-		
	CLOSET	WD	V.P.F.	WD	G.W.B.	P	G.W.B.	-	-		
	BATHROOM	WD	6"x6" G.C.T.	4" G.C.T.	G.W.B.	P	G.W.B.	-	-	ALL PIPES AND DUCTWORK TO BE CONCEALED	ALL FINISHES SELECTED BY OWNER

Legend

VIN. S.R.	=	SLIP-RESISTANT VINYL TILE	CONC.	=	CONCRETE	G.W.B.	=	GYPSUM WALLBOARD
C.T.	=	CERAMIC MOSAIC TILE	G.C.T.	=	GLAZED CERAMIC TILE	V.P.F.	=	VINYL PLANK FLOORING (WATERPROOFED W/ MOISTURE RESISTANT UNDERLYMENT)
D.P.	=	DECK PAINT	WD	=	WOOD			

P	=	PAINT	R.P.	=	RUBBER PAVERS
GR.	=	GRANITE			
M.T.	=	MARBLE TILE			



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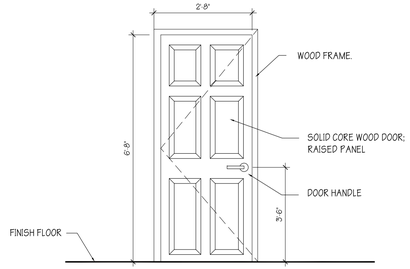

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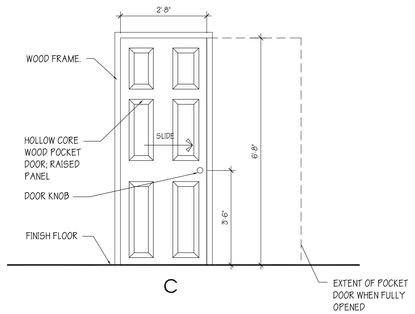
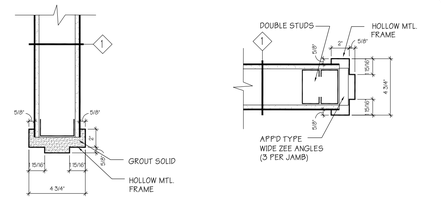


C

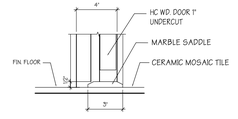
Door Elevations

NOT TO SCALE



H1 Head
NTS

J1 Jamb
NTS



S1 Saddle Type
NTS

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Email: mak@delargentdesign.com

SEAL

CONSULTANTS

PROJECT INFORMATION

(1) Sty. Rear Extension

13 Bayview Ct.
Manhasset, NY, 11030

SECTION: 3
BLOCK: 40
TAX LOT(S): 936

SUBMISSIONS

No.	DATE	DESCRIPTION
1	10/18/23	FOR DOB FILING

PROJECT NO:	2319
CAD DWG FILE:	
DATE:	10/15/23
DRAWN BY:	MAK

SHEET TITLE

DOOR - WINDOW - FINISH SCHEDULES

SHEET NUMBER	PAGE NO.
A-006-00	8 of

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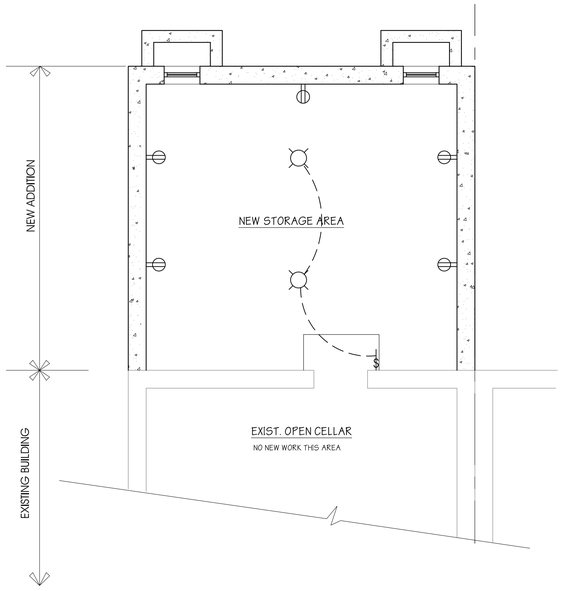


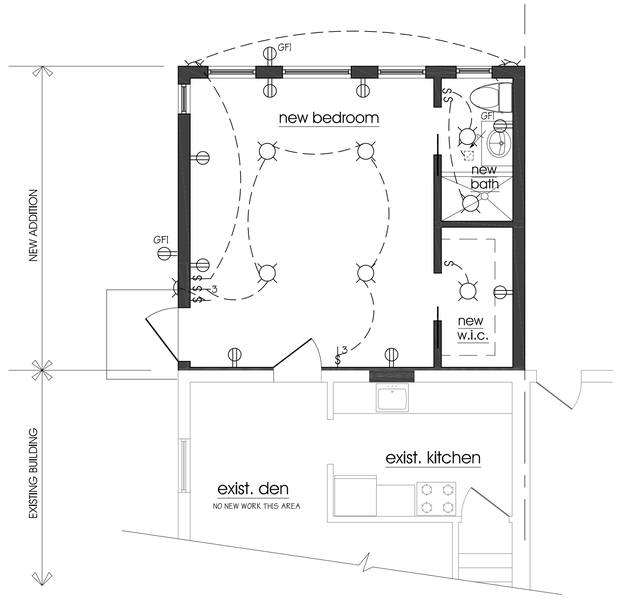
Elect. Plan @ Cellar

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

NEW EQUIPMENT ONLY

5 0 5 10 15

GRAPHIC SCALE - FEET



Elect. Plan @ 1st Floor

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

NEW EQUIPMENT ONLY

5 0 5 10 15

GRAPHIC SCALE - FEET

ELECTRICAL LEGEND:

- DUPLEX RECEPTACLE
- GFI - DUPLEX RECEPTACLE
- 220V SERVICE
- WALL SWITCH
- 3 WAY WALL SWITCH
- dim WALL SWITCH W/ DIMMER
- CEILING FAN W/ LIGHT
- 80 CFM EXHAUST FAN
- WALL MOUNTED LIGHT FIXTURE
- MS WALL MOUNTED LIGHT FIXTURE W/ MOTION SENSOR
- CEILING MOUNTED LIGHT FIXTURE
- ELECTRICAL WIRING
- EXIST. RECEPTACLE TO BE REMOVED.

RECEPTACLE NOTES:

E3901.2.1 SPACING. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET (1829 MM) FROM A RECEPTACLE OUTLET.

E3901.2.2 WALL SPACE. AS USED IN THIS SECTION, A WALL SPACE SHALL INCLUDE THE FOLLOWING:
1. ANY SPACE THAT IS 2 FEET (610mm) OR MORE IN WIDTH, INCLUDING SPACE MEASURED AROUND CORNERS, AND THAT IS UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS AND SIMILAR OPENINGS, FIREPLACES, AND FIXED CABINETS THAT DO NOT HAVE COUNTERTOPS OR SIMILAR WORK SURFACES.

2. THE SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, EXCLUDING SLIDING PANELS.

3. THE SPACE CREATED BY FIXED ROOM DIVIDERS SUCH AS RAILINGS AND FREESTANDING BAR-TYPE COUNTERS.

E3901.2.3 FLOOR RECEPTACLES. RECEPTACLE OUTLETS IN FLOORS SHALL NOT BE COUNTED AS PART OF THE REQUIRED NUMBER OF RECEPTACLE OUTLETS EXCEPT WHERE LOCATED WITHIN 18 INCHES (457mm) OF THE WALL.

E3901.2.4 COUNTERTOP AND SIMILAR WORK SURFACE RECEPTACLES OUTLETS. RECEPTACLES INSTALLED FOR COUNTERTOP AND SIMILAR WORK SURFACES AS SPECIFIED IN SECTION E3901.4 SHALL NOT BE CONSIDERED AS THE RECEPTACLES REQUIRED BY SECTION E3901.2.

E3901.3 SMALL APPLIANCE RECEPTACLES. IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA OF A DWELLING UNIT, THE TWO OR MORE 20-AMPERE SMALL-APPLICANCE BRANCH CIRCUITS REQUIRED BY SECTION E3703.2, SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS COVERED BY SECTIONS E3901.2 AND E3901.4 AND THOSE RECEPTACLE OUTLETS PROVIDED FOR REFRIGERATION APPLIANCES. (EXCEPTIONS: SEE CODE SECTION)

E3901.3.1 OTHER OUTLETS PROHIBITED. THE TWO OR MORE SMALL-APPLIANCE BRANCH CIRCUITS SPECIFIED IN SECTION E3901.3 SHALL SERVE NO OTHER OUTLETS.

E3901.4 COUNTERTOP AND WORK SURFACE RECEPTACLES. IN KITCHENS PANTRIES, BREAKFAST ROOMS, DINING ROOMS AND SIMILAR AREAS OF DWELLING UNITS, RECEPTACLE OUTLETS FOR COUNTERTOP AND WORK SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS E3901.4.1 THROUGH E3901.4.5 (SEE FIGURE E3901.4)

E3901.4.1 WALL COUNTERTOP SPACE. A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTERTOP AND WORK SURFACE THAT IS 12 INCHES (305mm) OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES (610mm), MEASURED HORIZONTALLY, FROM A RECEPTACLE OUTLET IN THAT SPACE. (EXCEPTION: SEE CODE SECTION)

E3901.4.2 ISLAND COUNTERTOP SPACES. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP SPACE WITH A LONG DIMENSION OF 24 INCHES (610 MM) OR GREATER AND A SHORT DIMENSION OF 12 INCHES (305 MM) OR GREATER.

E3901.4.3 PENINSULAR COUNTERTOP SPACE. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULAR COUNTERTOP LONG DIMENSION SPACE HAVING LONG DIMENSION OF 24 INCHES (610mm) OR GREATER AND A SHORT DIMENSION OF 12 INCHES (305mm) OR GREATER. A PENINSULAR COUNTERTOP IS MEASURED FROM THE CONNECTED PERPENDICULAR WALL.

E3901.4.5 RECEPTACLE OUTLET LOCATION. RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES (508mm) ABOVE THE COUNTERTOP OR WORK SURFACE. RECEPTACLE OUTLET ASSEMBLIES INSTALLED IN COUNTERTOPS AND WORK SURFACES SHALL BE LISTED FOR USE IN COUNTERTOPS OR WORK SURFACES. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE, APPLIANCE GARAGES, SINKS OR RANGETOPS AS ADDRESSED IN THE EXCEPTION TO SECTION E3901.4.1, OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS.

E3901.5 APPLIANCE RECEPTACLE OUTLETS. APPLIANCE RECEPTACLE OUTLETS INSTALLED FOR SPECIFIC APPLIANCES, SUCH AS LAUNDRY EQUIPMENT, SHALL BE INSTALLED WITHIN 6 FEET (1829mm) OF THE INTENDED LOCATION OF THE APPLIANCE.

E3901.6 BATHROOM. AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS AND SUCH OUTLET SHALL BE LOCATED WITHIN 36 INCHES (914mm) OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE LAVATORY BASIN LOCATION, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. THE RECEPTACLE SHALL BE LOCATED NOT MORE THAN 12 INCHES (305mm) BELOW THE TOP OF THE BASIN OR BASIN COUNTERTOP.
RECEPTACLE OUTLET ASSEMBLIES INSTALLED IN COUNTERTOPS SHALL BE LISTED FOR THE APPLICATION.

E3901.7 OUTDOOR OUTLETS. NOT LESS THAN ONE RECEPTACLE OUTLET THAT IS READILY ACCESSIBLE FROM GRADE LEVEL AND LOCATED NOT MORE THAN 6 FEET, 6 INCHES (1981mm) ABOVE GRADE, SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF EACH DWELLING UNIT HAVING DIRECT ACCESS TO GRADE LEVEL. BALCONIES, DECKS, AND PORCHES THAT ARE ACCESSIBLE FROM INSIDE OF THE DWELLING UNIT SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE FROM THE PERIMETER OF THE BALCONY, DECK, OR PORCH. THE RECEPTACLE SHALL BE LOCATED NOT MORE THAN 6 FEET, 6 INCHES (1981mm) ABOVE THE BALCONY, DECK, OR PORCH SURFACE.

E3901.8 LAUNDRY AREAS. NOT LESS THAN ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN AREAS DESIGNATED FOR THE INSTALLATION OF LAUNDRY EQUIPMENT.

E3901.9 BASEMENTS, GARAGES AND ACCESSORY BUILDINGS. NOT LESS THAN ONE RECEPTACLE OUTLET, IN ADDITION TO ANY PROVIDED FOR SPECIFIC EQUIPMENT, SHALL BE INSTALLED IN EACH SEPARATE UNFINISHED PORTION OF A BASEMENT; IN EACH VEHICLE VEHICLE BAY NOT MORE THAN 5.5 FEET (1676 mm) ABOVE THE FLOOR IN ATTACHED GARAGES; IN EACH VEHICLE BAY NOT MORE THAN 5.5 FEE (1676 mm) ABOVE THE FLOOR IN DETACHED GARAGES THAT ARE PROVIDED WITH ELECTRIC POWER AND IN ACCESSORY BUILDINGS THAT ARE PROVIDED WITH ELECTRIC POWER.

E3901.10 HALLWAYS. HALLWAYS OF 10 FEET (3048mm) OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET. THE HALL LENGTH SHALL BE CONSIDERED THE LENGTH MEASURED ALONG THE CENTERLINE OF THE HALL WITHOUT PASSING THROUGH A DOORWAY.

E3901.11 FOYERS. FOYERS THAT ARE NOT PART OF A HALLWAY IN ACCORDANCE WITH SECTION E3901.10 AND THAT HAVE AN AREA THAT IS GREATER THAN 60 FT^2 (5.57m^2) SHALL HAVE A RECEPTACLE(S) LOCATED IN EACH WALL SPACE THAT IS 3 FEET (914mm) OR MORE IN WIDTH. DOORWAYS, DOOR-SIDE WINDOWS THAT EXTEND TO THE FLOOR, AND SIMILAR OPENINGS SHALL NOT BE CONSIDERED AS WALL SPACE.

E3901.12 HVAC OUTLET. A 125-VOLT, SINGLE-PHASE, 15- OR 20-AMPERE-RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET (7620mm) OF THE HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS. (EXCEPTION: SEE CODE SECTION)

Generated by REScheck-Web Software

Compliance Certificate

Project WANG RESIDENCE

Energy Code: **2018 IECC**
Location: **Manhasset, New York**
Construction Type: **Single-family**
Project Type: **Addition**
Climate Zone: **4 (5316 HDD)**
Permit Date:
Permit Number:

Construction Site: 13 Bayview Ct, Manhasset, NY 11030

Owner/Agent: Ariana Wang

Designer/Contractor: Delargent Design, Architecture, PC

Compliance: Passes using UA trade-off

Compliance: **7.7% Better Than Code** Maximum UA:104 Your UA:96 Maximum SHGC:0.40 Your SHGC:0.40

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: Cathedral Ceiling	329	30.0	0.0	0.034	0.026	11	9
Wall 1: Wood Frame, 16" o.c.	151	21.0	0.0	0.057	0.060	7	7
Door: Solid Door (under 50% glazing)	21			0.270	0.320	6	7
Window: Vinyl Frame SHGC: 0.40	9			0.350	0.320	3	3
Wall 2: Wood Frame, 16" o.c.	149	21.0	0.0	0.057	0.060	5	6
Window 3: Vinyl Frame SHGC: 0.40	21			0.350	0.320	7	7
Window 4: Vinyl Frame SHGC: 0.40	15			0.350	0.320	5	5
Window 5: Vinyl Frame SHGC: 0.40	5			0.350	0.320	2	2
Window 2: Vinyl Frame SHGC: 0.40	15			0.350	0.320	5	5
Wall 3: Wood Frame, 16" o.c.	151	21.0	0.0	0.057	0.060	7	7
Door: Solid Door (under 50% glazing)	21			0.270	0.320	6	7
Window: Vinyl Frame SHGC: 0.40	9			0.350	0.320	3	3
Floor: All-Wood Joist/Truss	329	0.0	30.0	0.029	0.047	10	15

Project Title: WANG RESIDENCE
Data filename:
Report date: 10/17/23
Page 1 of2

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Basement Wall: Solid Concrete or Masonry Wall height: 7.6' Depth below grade: 6.0' Insulation depth: 7.6'	329	0.0	14.0	0.051	0.059	17	19
Window 7: Vinyl Frame SHGC: 0.40	2			0.350	0.320	1	1
Window 6: Vinyl Frame SHGC: 0.40	2			0.350	0.320	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 REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title Signature Date

Project Title: WANG RESIDENCE
Data filename:
Report date: 10/17/23
Page 2 of2

Delargent Design Architecture, PC
2963 Holiday Park Drive
Merrick, New York, 11566
Phone: 516.378.2178
Email: mak@delargentdesign.com

SEAL

REGISTERED ARCHITECT MARCELO KOWAN 34560 STATE OF NEW YORK

CONSULTANTS

PROJECT INFORMATION

(1) Sty. Rear Extension

13 Bayview Ct.
Manhasset, NY, 11030

SECTION: 3
BLOCK: 40
TAX LOT(S): 936

SUBMISSIONS

No.	DATE	DESCRIPTION
1	10/18/23	FOR DOB FILING

PROJECT NO: 2319
CAD DWG FILE:
DATE: 10/15/23
DRAWN BY: MAK

SHEET TITLE

ELECTRICAL PLANS / ENERGY CONSERVATION CODE

SHEET NUMBER A-007-00

PAGE NO. 9 of -

10/26/2023 10:41:00 AM

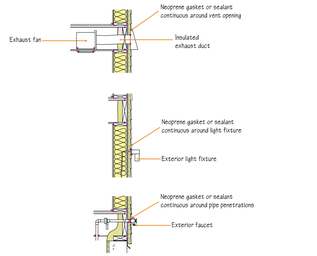
Illustration Key

- Batt insulation
- Foam insulation
- Loose fill insulation
- Rigid foam insulation
- Control layer (air, vapor, moisture) Sheathing (plywood, OSB)
- Sealant (continuous)
- Gypsum board (wall or ceiling)
- Wood blocking
- Concrete
- Gravel
- Siding

SEALANTS AND PENETRATIONS

Exterior Wall Penetrations

- All penetrations through the building thermal envelope must be sealed.



NOTES

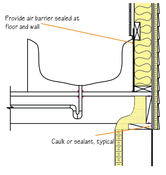
- Completely seal penetrations with gaskets, spray foam or tape. Use products appropriate to materials, following manufacturer recommendations.
- Because of deterioration due to exposure to the elements, monitoring and maintenance of sealed penetrations is essential.

Plumbing Penetrations

- Seal allplumbing penetrations at building thermal envelope and at interior locations such as under cabinets and by water heaters.

Bathtub and Shower Penetrations

- Tubs and showers at exterior walls are common areas of significant air leakage. Air barriers should be placed and sealed before installation of the tub or shower, extended beyond the insert, and attached and sealed to the surrounding air barrier.



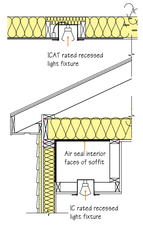
Heating and Electrical Penetrations

- Seal all plumbing and electrical penetrations, including receptacles, switches and junction boxes.

Courtesy of the Environmental Protection Agency

Recessed Lighting Penetrations

- Recessed lighting fixtures are sources of potential air leakage through the thermal envelope. Sealing of fixtures can occur at the fixture or (if located within a soffit) above the fixture.
- IC (insulation contact) fixtures (typically up to 100 watts of light output) can make direct contact with ceiling insulation but may not be air tight. ICAT (insulation contact and air tight) fixtures (light output capacity posted on housing) are also sealed, stopping the passage of air through the fixture and into a ceiling or attic.



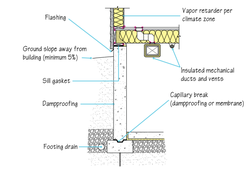
BASEMENTS

Unconditioned Basements

Unconditioned basements can increase moisture challenges and limit the opportunity to use this space.

Disadvantages of unconditioned basements:

- May be more expensive than conditioned basements since the basement ceiling must be insulated, all penetrations sealed, and mechanical ductwork and piping insulated.
- May be more vulnerable to moisture issues and deterioration due to freeze-thaw since the foundation wall is uninsulated.
- Because the uninsulated foundation wall is vulnerable to moisture issues and deterioration due to freeze-thaw, proper drainage at the foundation must be provided.



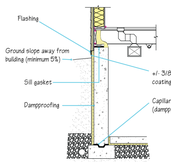
NOTES

- Perimeter footing drain system is essential.
- If basement may be finished in the future, construction details should anticipate this future conversion.

Conditioned Basements

Exterior Insulation Details

Exterior wall insulation protects dampproofing applied to the exterior of foundation walls.

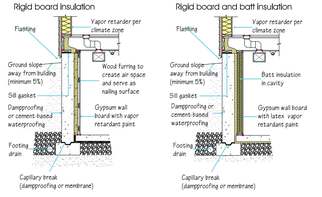


NOTES

- Perimeter footing drain system is essential.
- Proper details for insect control and/or termite-insect barrier required.
- On interior side of the basement wall, moisture resistant, breathable coating and/or air space between foundation and new wall framing is recommended.

Interior Insulation Details

Options for interior basement wall insulation:



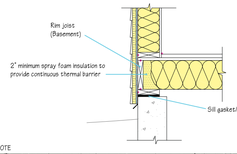
NOTE

- Due to the possibility of trapping moisture behind drywall and finish assembly, permitting mold growth, details must be carefully resolved and accurately implemented. Means to allow drying to the inside and dehumidification may be required.

Rim Joists

Rim joists (or rim/band joists), located at the perimeter of floor framing, are often overlooked when insulating building walls. When poorly insulated or sealed, these are significant points of heat loss/gain. Because rim joists are always part of the building thermal envelope, they must be insulated whether the basement is unconditioned or conditioned.

- Spray foam is frequently used for rim joist insulation, especially as plumbing and electrical penetrations.
- Rim joist insulation must be continuous with wall insulation and have the same R-value to maintain the building thermal envelope.
- A coating for fire protection (thermal barrier) may be required for foam applied to sill plates, box headers, and rim joists unless the foam meets the thickness, density, and flame spread rating required by code.



NOTE

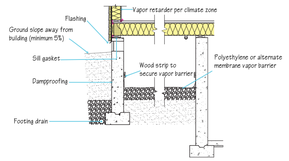
- Rim joists (or top plate) at attic are also part of the building thermal envelope and require similar treatment.

CRAWL SPACES

Vented Crawl Spaces

Crawl spaces were traditionally vented to mitigate moisture, requiring seasonal maintenance.

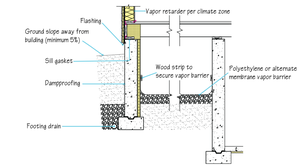
- Vented crawl spaces are losing favor in New York State since, in summer conditions, moist moisture-laden air moving into vented crawl spaces can condense on cold concrete or other surfaces.
- To minimize adverse effects where vented crawl spaces are used, vapor barrier should be installed at grade and firmly secured to the wall, and vents sized to meet code requirements. Blocking in or closing of vents is recommended in winter to prevent freezing.
- The floor above a vented crawl space is part of the building thermal envelope and must be sealed and insulated.
  - Support insulation with mechanical fasteners to maintain contact with the floor above.
  - Cover the insulation with housewrap or other material to protect insulation.



Unvented Crawl Spaces

In buildings with proper exterior drainage and moisture control and a relatively low water table, unvented insulated crawl spaces are a good, energy efficient option.

- Insulating crawl space walls with rigid insulation can be easier and less expensive than insulating the floor of the conditioned space above.
- Properly insulated and sealed crawl space walls can save energy costs and increase comfort.
- Heat transferred through the uninsulated floor above keeps the crawl space from freezing, allowing placement of plumbing and ductwork within the crawl space.



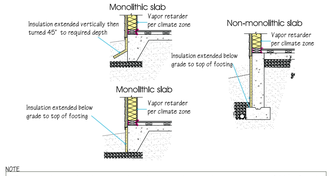
NOTES

- An access hatch should be located through the floor above or through an insulated access door in the perimeter wall.
- Vapor barrier should not extend up the full height of the crawl space wall.

Exterior Insulation

Rigid insulation is installed directly around the exterior perimeter of the slab and footing to a depth required by code.

- Insulation can be installed either vertically, vertically then under the slab, or vertically and diagonally outward from the foundation.
- Extending the insulation outward beyond the foundation helps protect the footing from freezing.
- footing from freezing.
- The above-grade portion of the insulation exposed to outside elements must be covered with metal, masonry, cement parging, or another approved membrane or material to protect it from damage.
- Exposed edges of the insulation (above and below grade) should be covered with a protective membrane to serve as a capillary break and to protect the insulation from termites and physical impacts.



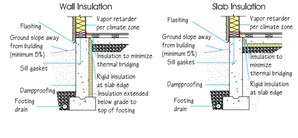
NOTE

- Protect diagonal or horizontal insulation with gravel or a minimum of 10" of soil.

Interior Insulation

Rigid insulation is installed against the interior side of the foundation wall or horizontally under the slab to a depth required by code.

- Insulation can be installed vertically from the top of the slab edge to the foundation footing or vertically from the top of the slab edge then horizontally underneath the slab.
- Interior and exterior insulation have similar thermal performances.
- Interior insulation is less expensive to install than exterior insulation, does not require exterior protection for long term durability, and may offer better protection from insect damage.



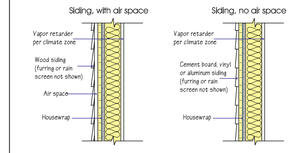
EXTERIOR WALLS

Cladding

Wood, Cement Board, Aluminum, and Vinyl

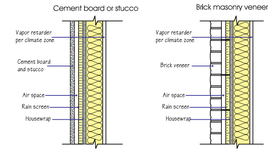
Exterior cladding acts as the outward component in a rainscreen assembly, helping to prevent water from entering exterior wall assemblies.

- Wall cladding may be wood, cement board, stucco, vinyl or aluminum.
- With the exception of vinyl and metal, all cladding gets saturated. In all claddings, open joints and gaps can develop over time, allowing wind driven rain to enter the wall system.
- Most cladding systems are installed with vent and weep holes, providing intentional air movement that permits walls to dry properly.
- Air spaces also contribute to thermal performance and wind pressure equalization, as well as accommodate natural movement in buildings due to settlement and seasonal changes.



Stucco and Masonry

- Some cladding types, such a vinyl and aluminum siding, do not require venting.
- Always provide air space if recommended by manufacturer.



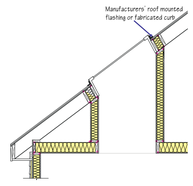
NOTES

While ventilated rainscreens benefit all cladding types, they are essential for masonry and strongly recommended for cement board. To permit full drying of the wall assembly, follow manufacturer recommendations for position, material and detailing.

WINDOWS, DOORS, AND SKYLIGHTS

Skylight Installation

Skylights increase the opportunity for a space to benefit from natural daylight. However, they are vulnerable to water infiltration and must be properly flashed and sealed. Walls framing the skylight must be insulated as part of the building thermal envelope.

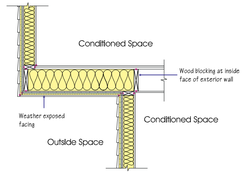


FLOORS

Cantilevered

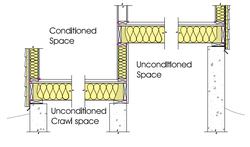
Floors cantilevered over outside air, such as over an open carport or porch, are part of the building thermal envelope.

- Insulation must be continuous and maintain permanent and complete contact with the floor of the conditioned space above.



Level Changes

Floors and their vertical connections exposed to outside air or unconditioned space in split level houses must be insulated and air sealed as part of the building thermal envelope.

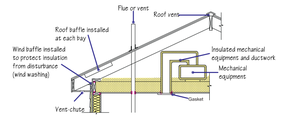


ATTICS AND ROOFS

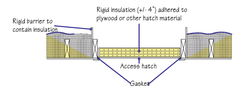
Vented Attics

Loose Fill (or Batt) Insulation

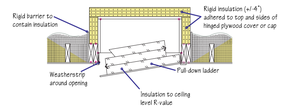
Unconditioned Attic



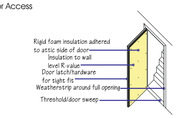
Access Hatch



Pull-Down Ladder

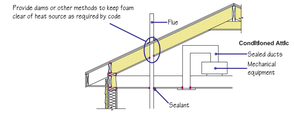


Full-Height Door Access

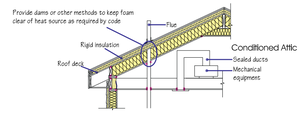


Unvented Attics

Spray Foam Roof Insulation

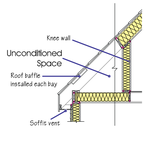


Fiberglass Batts and Rigid Board Insulation

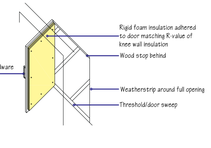


Knee Walls

- Low knee walls provide vertical surfaces in attic that increase space usability and may facilitate the continuity of the building thermal envelope.



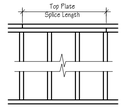
Knee Wall Access Door



SPLICING OF TOP PLATES

(REQUIRED FOR ALL NEW CONSTRUCTION & SECOND FL. ADDITIONS)

TOP PLATE REQUIREMENTS	
BUILDING DIMENSION (FT.)	NUMBER OF 16D COMMON NAILS PER EACH SIDE OF SPLICE (2)
12' - 0"	5
16' - 0"	6
20' - 0"	8
24' - 0"	10
28' - 0"	11
32' - 0"	13
36' - 0"	14
40' - 0"	16
50' - 0"	20
60' - 0"	24
70' - 0"	28
80' - 0"	32



1. Tabulated slice top plate to top plate connection shall not have more than 2-16d nails per 6".
2. Tabulated splice assume a building located in exposure B or C.
3. Top plate shall be a minimum of stud grade material.

NAILING & STRAPPING @ EXTERIOR WINDOWS / DOOR HEADERS

(REQUIRED FOR ALL NEW CONSTRUCTION & SECOND FL. ADDITIONS)

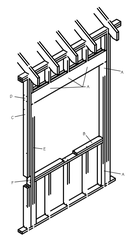
NAILING SCHEDULE 'B' : (WOOD FRAME CONSTRUCTION MANUAL)
ROUGH OPENING REQUIREMENTS FOR WINDOW OPENINGS

Rough Opening \ Notation	A	B	C	D	E	F
2' - 0"	7	(1) 2x4	1	1	1	1
3' - 0"	7	(1) 2x4	2	2	1	2
4' - 0"	7	(1) 2x4	2	2	2	2
5' - 0"	7	(1) 2x4	3	2	2	2
6' - 0"	7	(1) 2x4	3	2	3	2
7' - 0"	7	(2) 2x4 or (1) 2x6	4	3	3	3
8' - 0"	7	(2) 2x4 or (1) 2x6	4	3	4	3
9' - 0"	7	(2) 2x4 or (1) 2x6	5	3	4	3
10' - 0"	7	(2) 2x6	5	4	5	4
11' - 0"	7	(2) 2x6	6	4	5	4
12' - 0"	7	(2) 2x6	6	5	6	5

Notations :

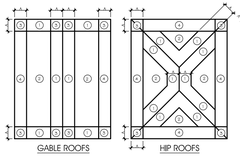
A. NUMBER OF 8D NAILS AT END STRAPPINGS
B. NUMBER OF SILL STUDS ON THE FLAT (DOES NOT APPLY TO DOORS)
C. NUMBER OF FULL HEIGHT KING STUDS AT EACH SIDE HEADER
D. NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT KING STUD TO END OF HEADER AT EACH SIDE
E. NUMBER OF JACK STUDS AT EACH END OF HEADERS (ASSUME DBL HEADER)
F. NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT JACK STUDS TO END OF SILL(S) AT EACH SIDE (DOES MOT APPLY TO DOORS)

NOTE:
ALL STRAPPING TO BE 1 1/4" X 20 GAUGE STEEL OR 'SIMPSON EQUIVALENT - CS20 (COILED STRAP) (ALL STRAPPING SHALL BE INSTALLED PRIOR TO SHEATHING)



NAILING SPACING FOR SHEATHING @ PRESSURE ZONES

	ZONE 1	ZONE 2	ZONE 3	ZONE 4
FIELD	8" O.C	12" O.C	3" O.C	4" O.C
PANEL EDGES	4" O.C	6" O.C	3" O.C	3" O.C



NOTE

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

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SEAL

CONSULTANTS

PROJECT INFORMATION

(1) Sty. Rear Extension

13 Bayview Ct.
Manhasset, NY, 11030

SECTION: 3
BLOCK: 40
TAX LOT(S): 936

SUBMISSIONS

No.	DATE	DESCRIPTION
1	10/18/23	FOR DOB FILING

PROJECT NO: 2319
CAD DWG FILE:
DATE: 10/15/23
DRAWN BY: MAK

SHEET TITLE

AIR BARRIER DETAILS

SHEET NUMBER	PAGE NO.
A-008-00	10 of -

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TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c	SPACING OF FASTENERS
Joists to sill or girder, toe nail	3-8d (2 1/2" x 0.113")	—
1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.113") 2 staples, 1 3/4"	— —
2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" x 0.135")	—
Sole plate to joist or blocking, face nail	16d (3 1/2" x 0.135")	16" o.c.
Top or sole plate to stud, end nail	2-16d (3 1/2" x 0.135")	—
Stud to sole plate, toe nail	3-8d (2 1/2" x 0.113") or 2-16d (3 1/2" x 0.135")	—
Double studs, face nail	10d (3" x 0.128")	24" o.c.
Double top plates, face nail	10d (3" x 0.128")	24" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" x 0.135")	16" o.c.
Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" x 0.135")	—
Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" x 0.113")	—
Rim joist to top plate, toe nail	8d (21/2" x 0.113")	6" o.c.
Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	—
Built-up header, two pieces with 1/2" spacer	16d (3 1/2" x 0.135")	16" o.c. along each edge
Continued header, two pieces	16d (3 1/2" x 0.135")	16" o.c. along each edge
Ceiling joists to plate, toe nail	3-8d (2 1/2" x 0.113")	—
Continuous header to stud, toe nail	4-8d (2 1/2" x 0.113")	—
Ceiling joist, laps over partitions, face nail	3-10d (3" x 0.128")	—
Ceiling joist to parallel rafters, face nail	3-10d (3" x 0.128")	—
Rafter to plate, toe nail	2-16d (3 1/2" x 0.135")	—
1" brace to each stud and plate, face nail	2-8d (2 1/2" x 0.113")	
	2 staples, 13/4"	—
1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113")	
	2 staples, 1 3/4"	—
1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113")	
Wider than 1" x 8" sheathing to each bearing, face nail	3 staples, 1 3/4 3-8d (2 1/2" x 0.113") 4 staples, 13/4"	— —
Built-up corner studs	10d (3" x 0.128")	24" o.c.
Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and as each splice.
2" planks	2-16d (3 1/2" x 0.135")	At each bearing
Roof rafters to ridge, valley or hip rafters:		
toe nail	4-16d (3 1/2" x 0.135")	—
face nail	3-16d (3 1/2" x 0.135")	—
Rafter ties to rafters, face nail	3-8d (2 1/2" x 0.113")	—
Collar tie to rafter, face nail, or 11/4" x 20 gage ridge strap	3-10d (3" x 0.128")	—

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

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

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

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

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

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

f. For regions having basic wind speed of 110 mph or greater, 8d deformed (2 1/2 " x 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

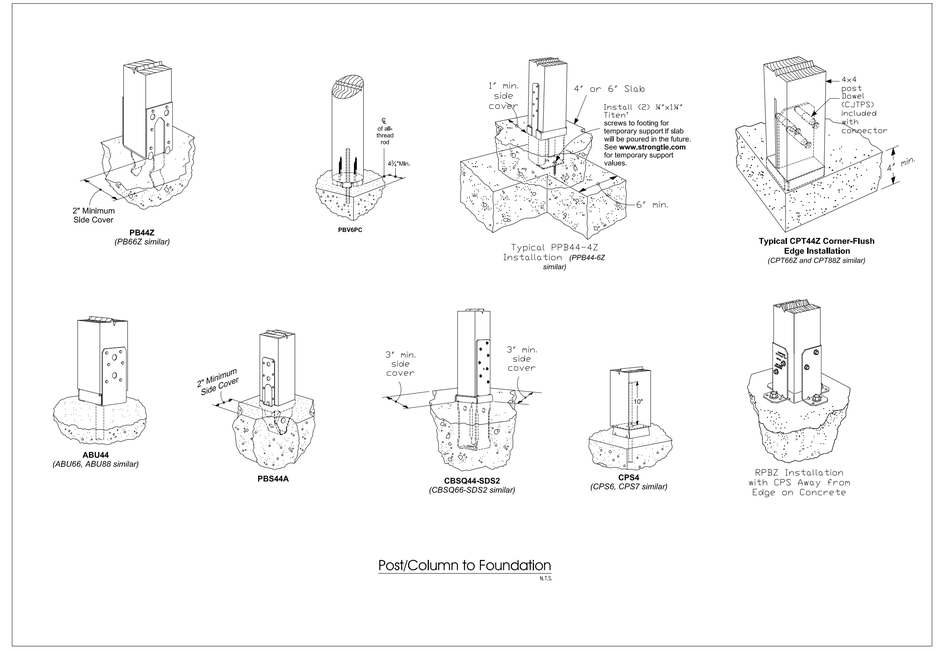
h. Gypsum sheathing shall conform to ASTM C 79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

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

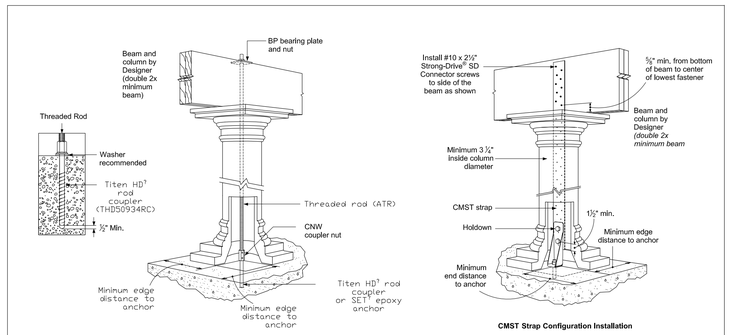
SCHEDULE FOR CONNECTORS, CLIPS, STRAPS, & FOUNDATION ANCHORAGE

ALL ITEMS ARE AS PER SIMPSON "STRONG-TIE" COMPANY. ALL SPECIFIED FASTENERS MUST BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS & GUIDELINES.

UPLIFT CONNECTION AT RIDGE	RIDGE TENSION STRAP (20GA x 1 1/4") 'SIMPSON CS20 INSTALL AT EVERY SET OF RAFTERS (@ 16" O.C.) 1 1/4"W x 18"L TOTAL FASTENERS = 14-10d (AS PER MANUF.)	
STUD TO TOP PLATE AT RAFTERS TOTAL FASTENERS (AS PER MANUF.)	'SIMPSON H2A, 18GA METAL HURRICANE TIES. INSTALL AT EVERY STUD (@ 16" O.C.) 3-8d TO RAFTERS 2-8d TO PLATES 3-8d TO STUDS	
WINDOW / DOOR HEADER TO RIM JOIST, TO STUDS ABOVE	SIMPSON LSTA36 18GA METAL STRAP TIES. INSTALL AT EVERY STUD (@ 16" O.C.) 1 1/4"W x 36" L TOTAL FASTENERS = 26-10d (AS PER MANUF.)	
WINDOW / DOOR HEADER TO TRIMMER, TO KING STUD	'SIMPSON LTP4 20GA METAL ANCHORS. INSTALL AT EA. END OF HEADER. TOTAL FASTENERS = 12-8d x 1 1/2 NAIL PER NAILING PATTERN OF FASTENER, (3) INTO EDGE OF HEADER, (3) INTO KING STUD, (3) INTO FACE OF HEADER, (3) INTO HEAD OF TRIMMER. (AS PER MANUF.)	
FACE MOUNT HANGERS	'SIMPSON 'U' HANGER (MODEL AS PER NUMBER SIZE) 16GA, GALV. METAL	
STUD TO SILL PLATE	'SIMPSON SPL 20GA STUD PLATE TIES. SPACE @ 32" O.C.	
SILL TO FOUNDATION	5/8" DIA. HOOKED OFFSET ANGLE ANCHOR BOLT. MIN. 7" EMBEDMENT IN CONCRETE. PROVIDE 3" SQUARE BEARING PLATE & WASHER @ EA. BOLT (SIMPSON BP 7/8). ANCHOR BOLTS TO BE SPACED MAX. 28" O.C. FOR SLABS ON GRADE. 1'-0" MAX. FROM CORNERS & OPENINGS. MIN. 2 BOLTS PER SECTION.	



Post/Column to Foundation
N.T.S.



Hollow Column
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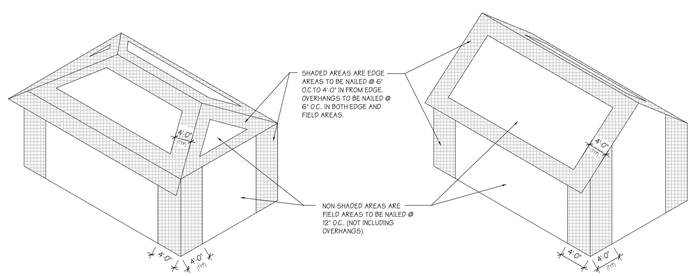
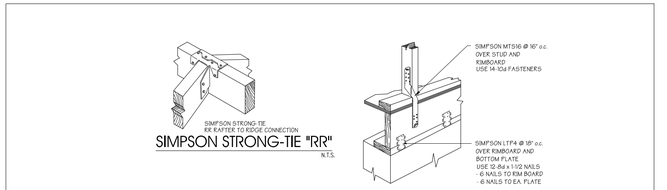
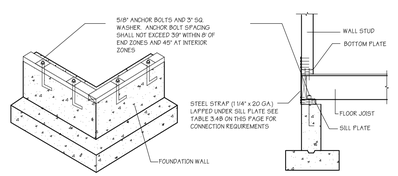


SHEATHING ATTACHMENT DIAGRAM
N.T.S.

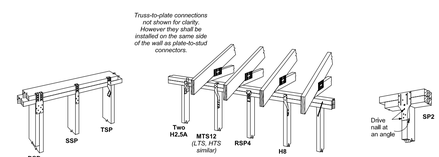


SIMPSON STRONG-TIE "RR"
N.T.S.

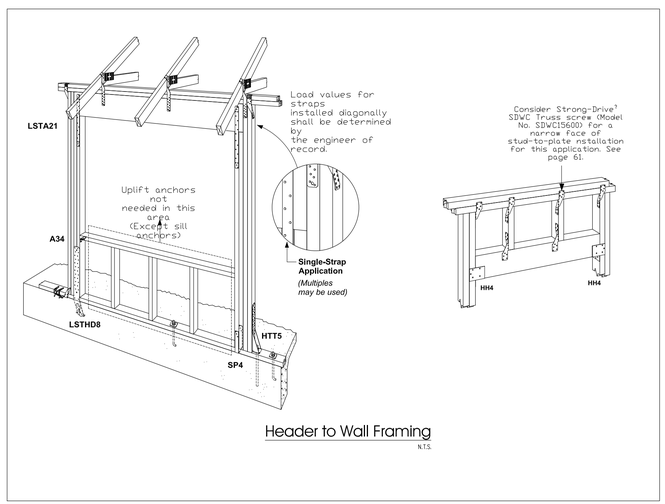
SIMPSON STRONG-TIE "LTP4"
N.T.S.



SILL PLATE ANCHORAGE TO CONCRETE FOUNDATION WALL
N.T.S.



TOP PLATES TO STUD
N.T.S.



Header to Wall Framing
N.T.S.

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2963 Holiday Park Drive
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Phone: 516.378.2178
Email: mak@delargentdesign.com

SEAL

CONSULTANTS

PROJECT INFORMATION

(1) Sty. Rear Extension

13 Bayview Ct.
Manhasset, NY, 11030

SECTION: 3
BLOCK: 40
TAX LOT(S): 936

SUBMISSIONS

No.	DATE	DESCRIPTION
1	10/18/23	FOR DOB FILING

PROJECT NO: 2319
CAD DWG FILE:
DATE: 10/15/23
DRAWN BY: MAK

SHEET TITLE
CONNECTORS

SHEET NUMBER: A-009-00
PAGE NO.: 11 of -

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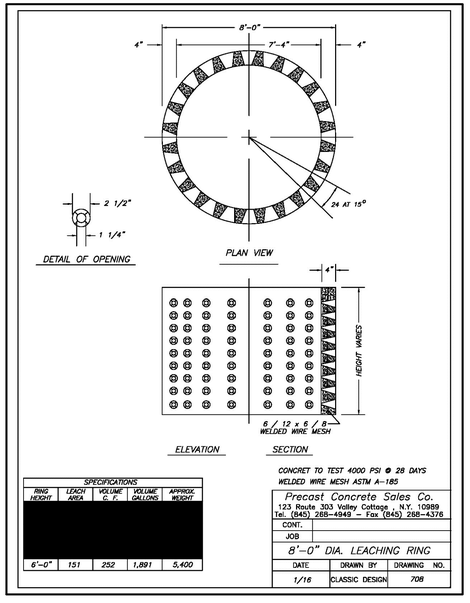
SHAKHMUROV RESIDENCE

ROSLYN HEIGHTS, NEW YORK



PROPOSED DRIVEWAY DRAINAGE CALCULATIONS

EXISTING DRIVE AREA = 1,023.00 SF.
PROPOSED DRIVEWAY AREA EXPANSION = 2,318.00 SF.

2,318.00 SF. – 1,023.00 SF. = 1,305.00 SF. EXPANSION OF DRIVEWAY

1,305.00 SF. X 25 (3 INCHES) X 1.0 = 31625 C.F.

31626 C.F. REQUIRED FOR EXPANSION OF DRIVEWAY

PROPOSED DRIVEWAY DRAINAGE:

(1) 8' DIA X 1' DEEP DRYWELL = 42.24 C.F.

31625 C.F. / 42.24 C.F. = 7.72 L.F.

8 L.F. PROVIDED

INSTALLATION FOR DRAINAGE:

MAINTAIN (1) EXISTING 10' DIA x 10' DEEP DRYWELL AS PER PLAN. DRYWELL TO BE INSPECTED AND CLEANED/SERVICED AS NECESSARY TO INSURE PROPER DRAINAGE.

INSTALL (1) 8' DIA x 8' DEEP DRYWELL AS PER SITE PLAN

ALL DRYWELLS TO BE CONNECTED W/ 4" PVC SDR 35 PIPE, TYP TO GUTTERS AND LEADERS

35371 C.F. FOR DRIVEWAY DRAINAGE PROVIDED

35371 C.F. > 31625 C.F. ...SYSTEM OKAY

FRONT YARD COVERAGE 30.00% MAXIMUM
FRONT YARD: 4,751.00 SF.

30% x 4,751.00 SF = 1,425.30 SF. ALLOWABLE.

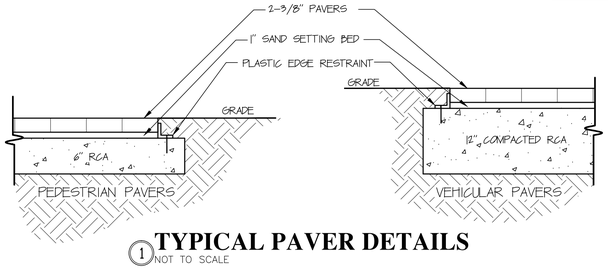
EXISTING FRONT STOOP: 50.00 SF.
NEW DRIVEWAY: 2,328.00 SF.

TOTAL FRONT YARD COVERAGE: 2,378.00 SF. / 49.00%

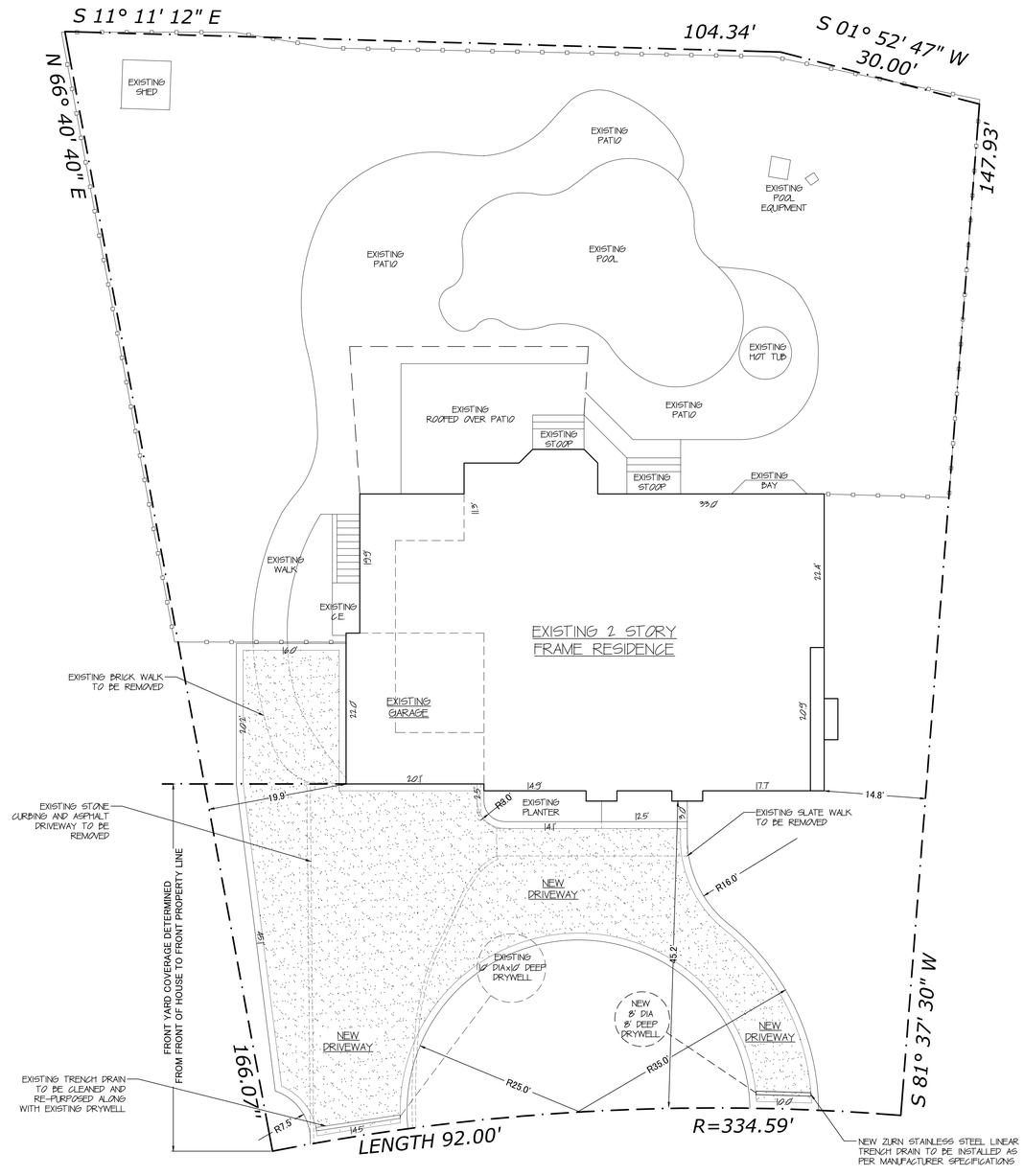
2,378.00 SF. PROPOSED FRONT YARD COVERAGE
2,378.00 SF. > 1,425.30 SF.
OVER 952.70 SF.

PROPOSED TOTAL DRIVEWAY AREA: 2,660.00 SF.

PROPOSED DRIVEWAY AREA IN FRONT YARD: 2,378.00 SF.



1 **TYPICAL PAVER DETAILS**
NOT TO SCALE



N **PROPOSED SITE PLAN**
SCALE: 1" = 10'-0"

SITE PLAN BASED UPON SURVEY BY:
5 BORO MAPPING
346 LITTLE NECK AVENUE
NORTH BELLMORE, NY 11710
516-503-4166
516-652-9384
5BOROMAPPING@GMAIL.COM

S H A D E T R E E L A N E

NUMBER	DATE	DESCRIPTION
1	10-18-2023	PROPOSED SITE PLAN
2	10-24-2023	TOWN SUBMISSION
3	11-1-2023	TOWN COMMENTS
4	12-11-2023	TOWN RESUBMISSION

MICHAEL DUNN ARCHITECT
256 ORINOCO DRIVE
SUITE B
BRIGHTWATERS, NEW YORK 11718
PHONE: 646-448-8997
EMAIL:
MIKE.MKDARCHITECT@GMAIL.COM

CONTACT INFORMATION:
MARTY ACAMPORA

SHAKHMUROV RESIDENCE

PROPERTY ADDRESS:
41 SHADETREE LANE
ROSLYN HEIGHTS, NY 11577

NCTM: 7-223-14

EMAIL: FOREVERNINE2009@HOTMAIL.COM

PHONE: 631-445-7311

PROPOSED DRIVEWAY

SHAKHMUROV RESIDENCE
21 SHADETREE LANE
ROSLYN HEIGHTS, NY 11577

TOWN OF NORTH HEMPSTEAD

DRAWING TITLE:
PROPOSED SITE PLAN

REGISTERED ARCHITECT MICHAEL K. DUNN 029817 STATE OF NEW YORK

SCALE:
AS NOTED

DRAWN BY: SAY
CHECKED BY: MKD

JOB NUMBER:
DRAWING NUMBER:
SP1-1

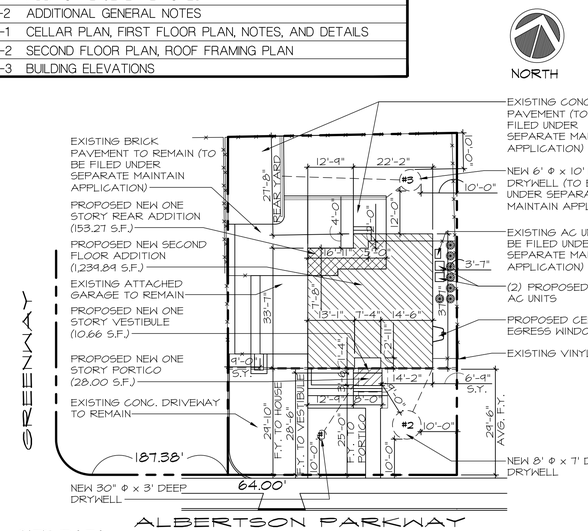
PROPOSED FIRST FLOOR REAR ADDITION, NEW SECOND FLOOR ADDITION & NEW FRONT PORTICO

RADOCAJ RESIDENCE

#21500

136 ALBERTSON PARKWAY, ALBERTSON, NY

DRAWING INDEX

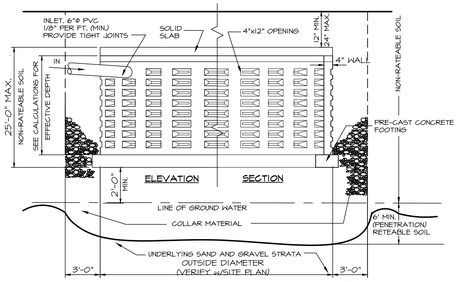


SITE DATA: SECTION: 9, BLOCK: 582, LOTS: 34 ZONE: R-B

	ACTUAL	REQUIRED
LOT AREA	6,082.23 S.F.	6,000 S.F. MIN.
BUILDING AREA (INCLUDING GARAGE)	1,592.17 S.F.	1,824.67 S.F. MAX.
% OF LOT COVERAGE	26.18%	30% MAX.
GROSS FLOOR AREA	44.24% (2,690.6704 S.F.)	45 MAX. (2,737 S.F. MAX.)
FRONT YARD	25'-0"	30' MIN.
REAR YARD	27'-8"	15' MIN.
SIDE YARD	6'-9" MIN./ 15'-9" AGGR.	7' MIN. / 25% AGGR. (16')
BUILDING HEIGHT	24'-5"	2, 1/2 STY. / 30' MAX.

1 T-1 **ARCHITECTURAL SITE PLAN**

SCALE: 1" = 20'-0"



DRYWELL SECTION N.T.S.

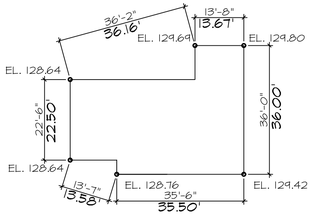
NOTES:
1. COLLAR IS NOT REQUIRED WHEN RATEABLE MATERIAL EXISTS FOR FULL DEPTH
2. THE MATERIAL USED FOR COLLARING SHALL BE COMPRISED OF SAND & GRAVEL FILTER MATERIAL CONTAINING LESS THAN FIFTEEN (15) PERCENT FINE SAND, SILT & CLAY (SILT & CLAY FRACTIONS ARE NOT TO EXCEED (5) PERCENT

DRYWELL CALCULATIONS

#1
ONE STORY FRONT VESTIBULE & PORTICO= 38.66 SQ. FT.
38.66 SQ. FT. x .2083' (2-1/2" RAINFALL) = 8.05 CU. FT.
30" Φ x 3'-0" DEEP WELL = 9.42 CU. FT.

#2
SECOND FLOOR = 1,239.84 SQ. FT.
1,239.84 SQ. FT. x .2083' (2-1/2" RAINFALL) = 258.26 CU. FT.
8' Φ x 7'-0" DEEP WELL = 285.54 CU. FT.

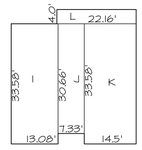
#3
REAR PAVING = 1,011.99 SQ. FT.
1,011.99 SQ. FT. x .2083' (2-1/2" RAINFALL) = 210.80 CU. FT.
6' Φ x 10'-0" DEEP WELL = 223.3 CU. FT.



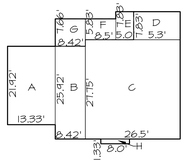
129.42 + 128.76 / 2 = 129.09	x	35.50'	=	4,582.695
128.76 + 128.64 / 2 = 128.7	x	13.58'	=	1,747.746
128.64 + 128.64 / 2 = 128.64	x	22.50'	=	2,894.4
128.64 + 129.64 / 2 = 129.165	x	36.16'	=	4,670.6064
129.64 + 129.80 / 2 = 129.745	x	13.67'	=	1,773.61415
129.80 + 129.42 / 2 = 129.61	x	36.00'	=	4,665.96
		157.41'		20,335.02155

20,335.02155 / 157.41' = 129.19' = AVERAGE GRADE @ HOUSE

2 T-1 **AVERAGE GRADE CALCUATION** N.T.S.



SECOND FLOOR



FIRST FLOOR

A (exist'g dwelling)	13.33' x 21.92' =	292.1936
B (exist'g dwelling)	8.42' x 25.92' =	218.2464
C (exist'g dwelling)	26.5' x 21.75' =	735.375
D (exist'g dwelling)	5.3' x 7.83' =	41.499
E (new dwelling)	5.0' x 7.83' =	39.15
F (new dwelling)	8.5' x 5.83' =	49.555
G (new dwelling)	8.42' x 7.66' =	64.4972
H (new dwelling)	8.0' x 1.33' =	10.64
I (new dwelling)	13.08' x 33.58' =	439.2264
J (new dwelling)	7.33' x 30.66' =	224.7378
K (new dwelling)	14.5' x 33.58' =	486.91
L (new dwelling)	22.16' x 4.0' =	88.64
Total Gross Floor Area =		2,690.6704 S.F.

3 T-1 **GROSS FLOOR AREA CALCULATION** NOT TO SCALE

GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

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

DIVISION 3 - CONCRETE

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

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

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

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

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

DIVISION 6 - WOOD

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

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

b. Horizontal Shear: Fv = 75 PSI
c. Compression perpendicular to grain: FcL = 405 PSI
d. Compression parallel to grain: Fc = 875 PSI
e. Modulus of elasticity: E = 1,600,000 PSI
f. Moisture content: 19 % maximum.
2. Other species may be used provided substituted species shall meet or exceed requirements noted above.
3. Moisture content: All lumber 4" and deeper shall have moisture content not greater than 19 %, air dried lumber is desired but not necessary. Lumber may be kiln dried, however drying process must be slow and regulated to cause a minimum amount of checking, comparable with air dried stock.
4. All exterior lumber and lumber in contact with masonry or concrete shall be pressure preservative treated in accordance with AF&PA standards and stamped "Ground Contact 0.40 lbs/cubic foot".
5. Grade stamps shall appear on all lumber.
6. Store all lumber above grade and protect from exposure to weather.
B. Flitch Beams:
1. Flitch beams shall have a minimum fb = 15000, E=11.4 with 1/2" bolts located not closer than 2" from the top and bottom edge unless otherwise noted. There shall be a bolt top and bottom 2" from each end (see typical flitch plate bolt pattern detail).
C. Joist Hangers:
1. All purlins, joists and beams not framed over supporting members shall be supported
2. Joist hangers shall be prime quality steel which conforms to ASTM-A525, min. 22 gauge. Products acceptable shall be Simpson, Kant-Sag, or equivalent.
D. Bolts in Wood Framing:
1. All bolts in wood framing shall be standard machine bolts with standard malleable iron washers or steel plate washers.
2. Steel plate washer sizes shall be as follows:
a. 1/2" and 5/8" Diam. bolts - 2-1/4" sq. x 5/16"
b. 3/4" Dia. bolts-2-5/8" sq. x 5/16".
3. Each bolt hole in wood shall be drilled 1/16" larger than diameter of bolt.
4. For sill anchors, see typical details on architectural drawings.
E. Lag Bolts:
1. Shall be of structural grade steel.
2. Washers shall be placed under the head of lag bolts bearing on wood. Length of lag bolts shall be minimum 2/3 depth of members being bolted together.
F. Altering Structural Members:
1. No structural member shall be omitted, notched, cut, blocked out or relocated without prior approval by the Architect. Do not alter sizes of members noted without approval of Architect.
G. Built-up Beams:
1. Built-up beams or joists formed by a multiple of 2 x members shall be interconnected as follows:
a. Members 9-1/4" and less in depth: glue and internail w/2 rows 16D nails at 12" o.c. staggered.
b. Members greater than 9-1/4" in depth or multiple 3 x members through bolt with 1/2" diameter machine bolts at 24" o.c. staggered.
H. Cutting of Beams, Joist and Rafters:
1. Cutting of wood beams, joists and rafters shall be limited to cuts and bored holes not deeper than 1/6 the depth of the member and shall not be located in the middle of 1/3 of the span. Notch depth of the ends at the member shall not exceed 1/4 the depth of the member. Holes bored or out into joist shall not be closer than 2 inches to the tip or bottom of the joists and the diameter of the hole shall not exceed 1/3 the depth of the joist. The tension side of beams, joists and rafters of 4 inches or greater nominal thickness shall not be notched, except at ends of members.
I. Pipes in Stud bearing Nails or Shear Nails:
1. Notches or bored holes to studs of bearing walls or partitions shall not be more than 1/3 the depth of the stud.
J. Bridging and Blocking:
1. There shall be not less than one line of bridging in every eight feet of span in floor, attic and roof framing. The bridging shall consist of not less than one by three inch lumber double nailed at each end or of equivalent metal bracing of equal rigidity. Midspan bridging is not required for attic or roof framing where joist depth does not exceed twelve inches nominal. Block solid at all bearing supports where adequate lateral support is not otherwise provided. Block all stud walls at maximum intervals of eight feet with minimum of 2 x solid material with tight joints. Provide 2 x firestops at mid-point vertically of stud wall. Bridging as required by floor truss manufacturer's printed instructions.

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

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

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

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

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

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

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

DIVISION 8 - DOORS AND WINDOWS

A. General
1. Windows in buildings located in wind-borne debris regions (120 mph wind zone or with-in one mile of the ocean, bay and sound) shall have glazed openings protected from wind-borne debris or the building shall be designed as a partially enclosed building in accordance with the Building Code of New York State. Glazed opening protection for wind-borne debris shall meet the requirements of the Large Missile Test ofASTM E 1996 and of ASTM E 1886
Exception:
Wood structural panels with a minimum thickness of 7/16 inch (11.1 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one- and two-story buildings. Panels shall be precut to cover the glazed openings with attachment hardware provided. Attachments shall be provided in accordance with Table R3O2.2.1.2 or shall be designed to resist the components and cladding loads determined in accordance with the provisions of the Building Code of New York State.

2. All windows shall have insulating glass, or single glass with storm windows or equal. Sizes indicated on plans are nominal only. Builder to consult with window manufacturer to determine exact sizes, rough opening, etc. At least one window from each bedroom area shall have a net clear opening area of 5.7 Sq. Ft. (grade floor 5.0 Sq. Ft.) with a net clear height of 24", a net clear opening width of 20", and a sill height of 44" or less above the floor for egress purposes. Glazing in doors and fixed glazed panels immediately adjacent to doors or within 18" of the floor, which may be subject to frequent and recurrent accidental human impact shall be tempered as per IBC, BOCA and CABO and state and local codes and ordinances.

DIVISION 9 - FINISHES

A. General
1. All gypsum wallboard shall be installed in accordance with the provisions of the BOCA, CABO and state and local codes and ordinances (as applicable).
2. Gypsum wallboard shall not be installed until weather protection for the installation is provided. Storage should be in accordance with manufacturer's instructions.
3. All edges and ends of gypsum wallboard shall occur on the framing members except those edges which are perpendicular to the framing members. All edges of gypsum wallboard shall be in moderate contact except in concealed spaces where fire resistive construction is not required.
4. The sizes and spacing of fasteners shall comply with BOCA, CABO and state and local codes and ordinances (as applicable).
5. Provide moisture resistant drywall cement board at tubs and showers as shown on details in architectural drawings.
6. Fire-resistive construction: Garage ceilings and walls when adjacent to a dwelling unit shall be of rated construction according to the UL Design specified on the drawings when units are designed under BOCA standards as indicated on the drawings.

DIVISION 15 - MECHANICAL

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

DIVISION 16 - ELECTRICAL

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

SITE LOCATION :

RADOCAJ RESIDENCE
136 ALBERTSON PARKWAY
ALBERTSON, NY

REGISTERED ARCHITECT EMILIO SUSA No. 028942 State of New York

DRAWING TITLE :

TITLE SHEET

Emilio Susa Architect
25 South Service Road, Suite 200
Jericho, N.Y. 11753
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REVISIONS :
1 SUBMITTED TO BLDG. DEPT. FOR DENIAL (10-6-23)

PROJECT NO. :

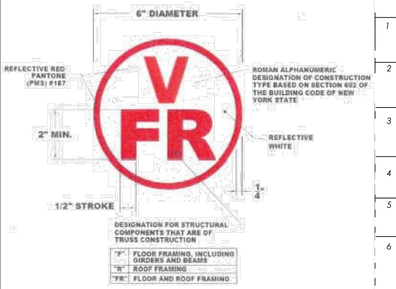
DRAWN BY : JB

SCALE : AS NOTED

DATE :

SHEET NO. :

T-1



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TABLE R402.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

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

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

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

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

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

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

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

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

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

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

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

TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

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

NOTE: L = SPAN LENGTH, H = SPAN HEIGHT

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

PROVIDE WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF \S7•16," (11.1mm) AND A MAXIMUM SPAN OF 8 FEET (2438 mm). PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDE. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R3012.12 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF
THE BUILDING CODE OF NEW YORK STATE.
PANELS ARE TO BE STORED ON SITE AND NUMERICALLY DESIGNATED TO
THEIR CORRESPONDING WINDOWS.

TABLES TAKEN FROM 2020 RESIDENTIAL CODE OF NEW YORK STATE

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

TABLE TAKEN FROM 2020 NEW YORK STATE RESIDENTIAL CODE

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

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

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

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

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

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

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

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

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

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

BUILDING PLAN REVIEW NOTE

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

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

SITE LOCATION :

MATHAI RESIDENCE
18 HERBERT DRIVE
NEW HYDE PARK, NY

REGISTERED ARCHITECT EMILIO SUSA No. 028934 State of New York

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

DRAWING TITLE :

BUILDING CODE SCHEDULE

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

REVISIONS :
- SUBMITTED TO BLDG DEPT. (7-27-23)
- RESUBMITTED TO BLDG. DEPT. (8-1-23)
- RESUBMITTED TO BLDG. DEPT. (8-24-23)

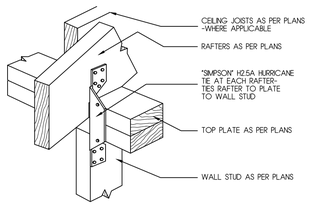
PROJECT NO. :

DRAWN BY : PS

SCALE : AS NOTED

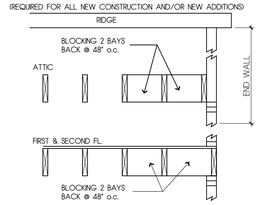
DATE :

SHEET NO. : N-1



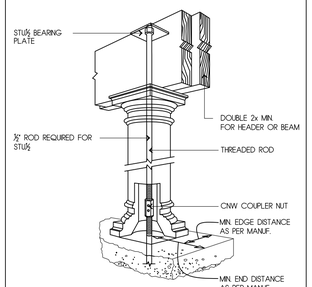
HURRICANE TIE DETAIL

RAFTER TO PLATE TO STUD



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

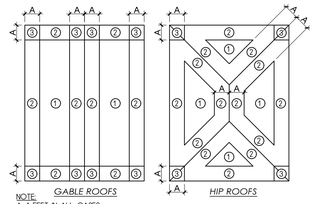
BLOCKING AT ENDWALL



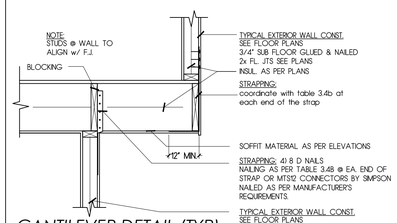
HOLLOW COLUMN DETAIL

NAIL SPACING FOR SHEATHING @ PRESSURE ZONES

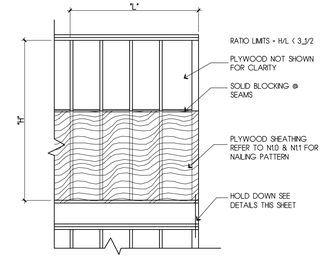
	ZONE 1	ZONE 2	ZONE 3	ZONE 4
FIELD	6" O.C.	6" O.C.	3" O.C.	4" O.C.
PANEL EDGES	4" O.C.	6" O.C.	3" O.C.	3" O.C.



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

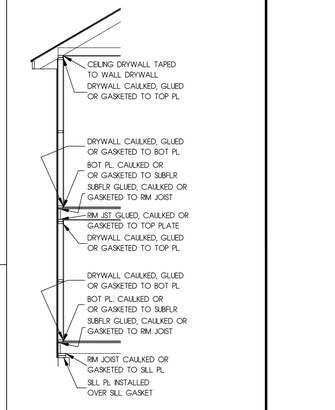


CANTILEVER DETAIL (TYP)

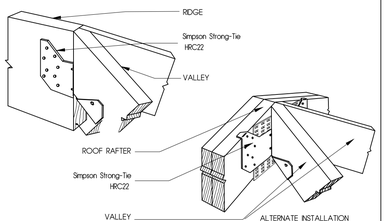


NOTE:
1. SHEATHING AS PART OF SHEARWALL SEGMENT WHERE NOTED ON FLOOR PLAN, SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT JOINTS.
2. HOLD DOWNS REQUIRED AT ALL CORNERS OF STRUCTURE SEE DETAILS THIS SHEET.
3. REFER TO NAILING AND STRAPPING DETAILS THIS SHEET TO FOR A CONTINUOUS LOAD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

SHEARWALL SEG. DETAIL (TYP)

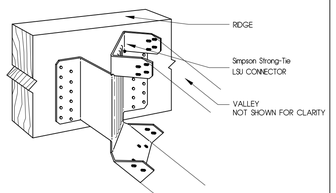


AIR SEALING DETAILS

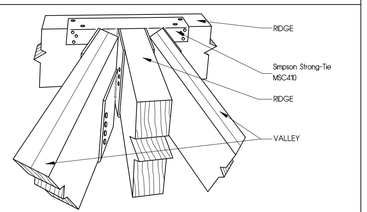


RIDGE TO VALLEY CONNECTOR

For Double Framing Use HRC44

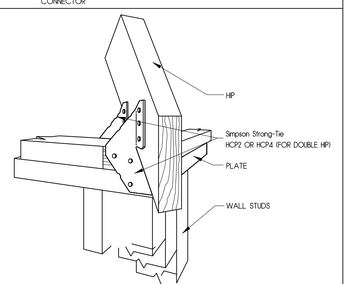


RIDGE TO VALLEY / HIP CONNECTOR



RIDGE AND VALLEY TO RIDGE CONNECTOR

MULTIPLE SEAT CONNECTOR



HIP CORNER PLATE CONNECTOR

NAILING AND STRAPPING

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

NOTE:

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

AT RAFTER TO RIDGE CONNECTION

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

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

NOTE:

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

AT RAFTER TO TOP PLATE TO STUD CONNECTION

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

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

NOTE:

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

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION

(ONLY APPLICABLE FOR TWO-STORY CONFIGURATIONS)

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

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

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

NOTE:

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

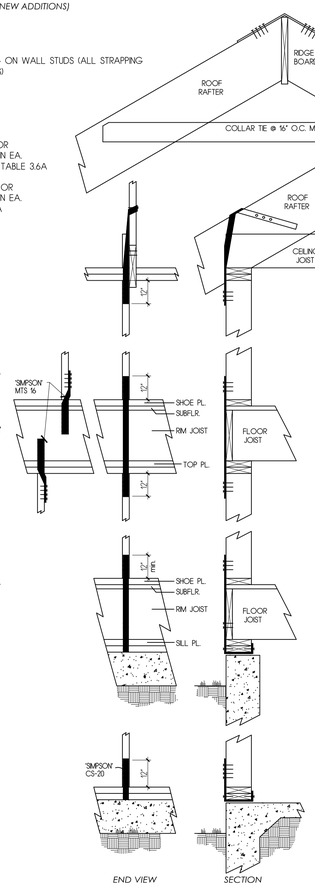
AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

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

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

(SLAB ON GRADE AND/OR GARAGE WALL APPLICATIONS)

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



HOLD DOWN CONNECTIONS

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

SECOND FLOOR ATTACHMENT

(REQUIRED FOR ALL NEW CONSTRUCTION AND SECOND FLOOR ADDITIONS)

SHALL BE IN COMPLIANCE WITH 140 MPH

"SIMPSON" HDQ8-SDS3

BLOCKING @ ENDWALL

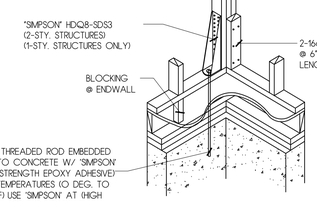
2-16d COMMON NAILS @ 6" O.C. FOR FULL LENGTH OF STUD

"SIMPSON" HDQ8-SDS3 OR "SIMPSON" PHD6-SDS3

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

FIRST FLOOR ATTACHMENT

(REQUIRED FOR ALL NEW CONSTRUCTION AND FIRST FLOOR ADDITIONS)

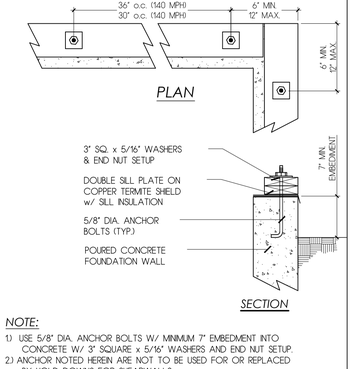


ANCHOR BOLT SPECIFICATION

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

NOTE:
SEE TABLE R301.2(1) SHT. N-1, FOR WIND SPEED

	TYPICAL SPACING	TYPICAL CORNERS
140 MPH	36" o.c.	6" MIN. 12" MAX.
130 MPH	30" o.c.	



NOTE:

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

NAILING & STRAPPING AT EXTERIOR WINDOW / DOOR HEADERS

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

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

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

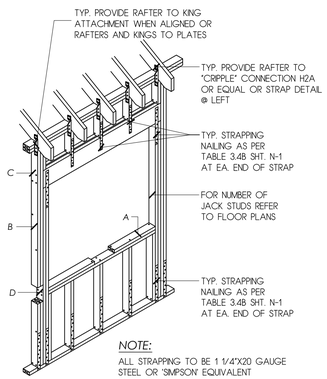
Notations :

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

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

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

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



NOTE:

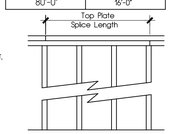
ALL STRAPPING TO BE 1 1/4"X20 GAUGE STEEL OR 'SIMPSON' EQUIVALENT CS20 (COILED STRAP)

SPLICING OF TOP PLATE

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

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

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



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

SITE LOCATION :

MATHAI RESIDENCE
18 HERBERT DRIVE
NEW HYDE PARK, NY

REGISTERED ARCHITECT EMILIO SUSA No. 028942 State of New York

DRAWING TITLE :

METAL STRAPPING DETAIL SHEET

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PHONE: 516_354_5609
FAX: 516_776_9591
E-MAIL: esusa@esarchitectpc.com
website: esarchitectpc.com

REVISIONS :

- SUBMITTED TO BLDG DEPT. (7-27-23)
- RESUBMITTED TO BLDG. DEPT. (8-1-23)
- RESUBMITTED TO BLDG. DEPT. (8-24-23)

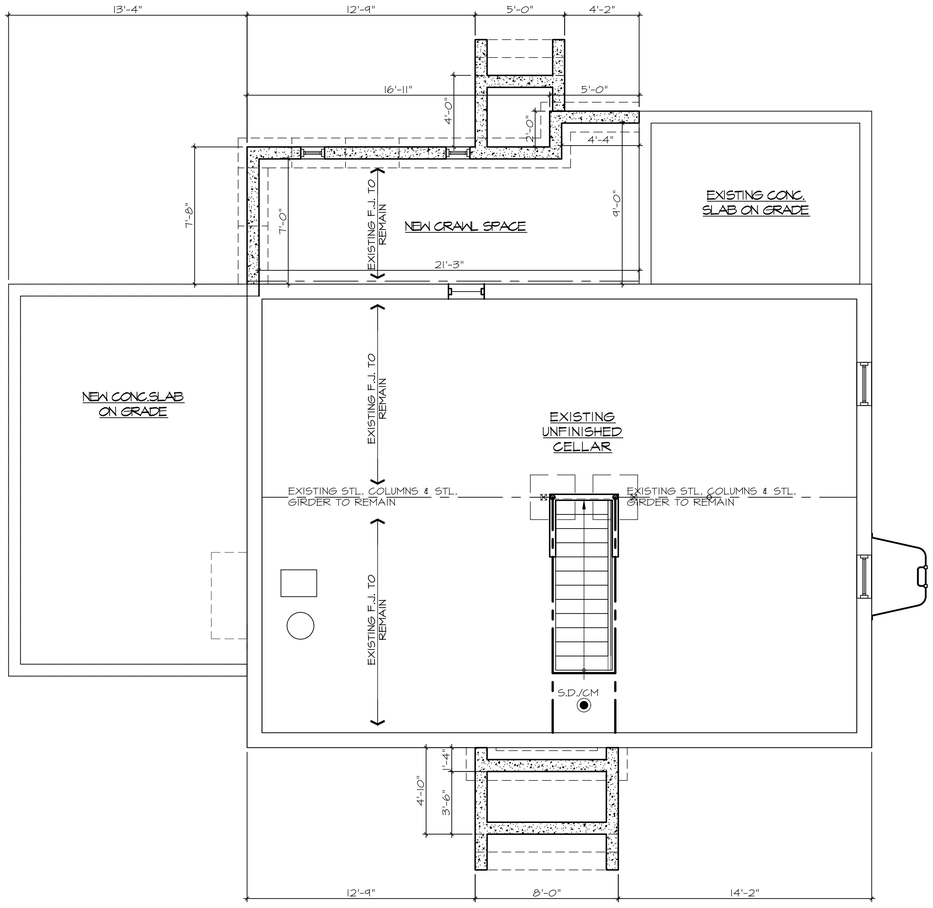
PROJECT NO. :

DRAWN BY : PS

SCALE : AS NOTED

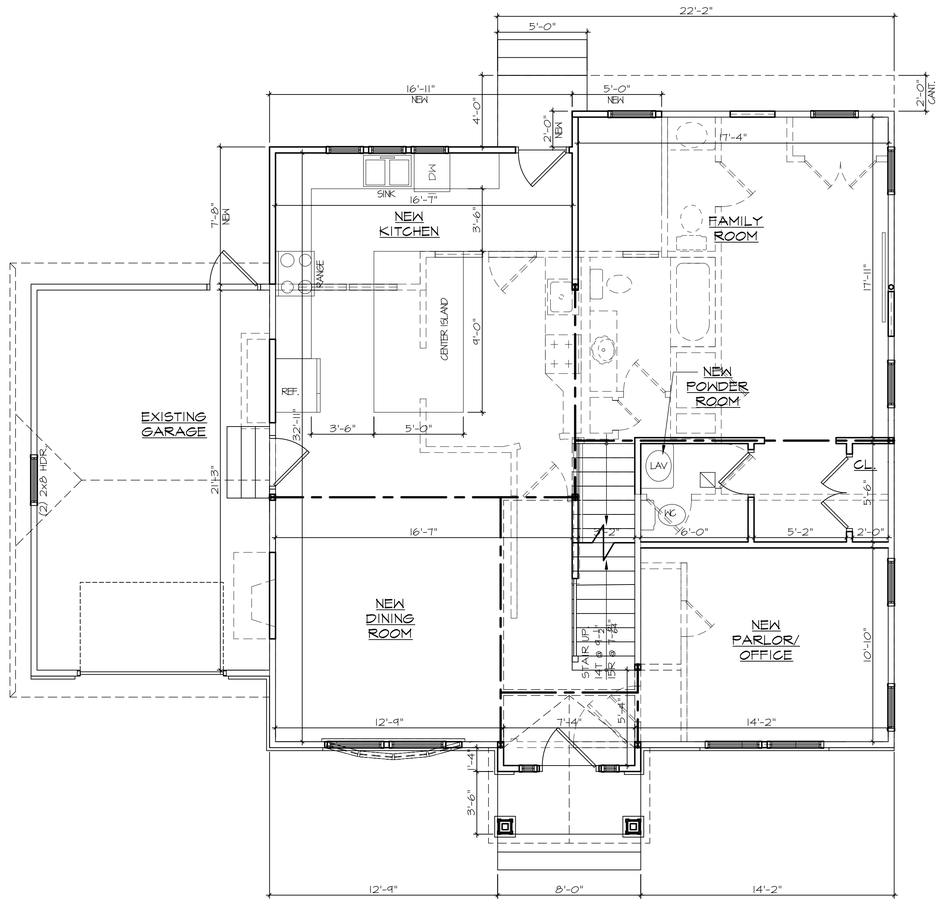
DATE :

SHEET NO. : N-2



1 A-1 CELLAR PLAN

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



2 A-1 FIRST FLOOR PLAN

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

WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	2x4 WOOD STUDS @ 16" o.c. (COORDINATE FINISHES W/ SECTIONS)
	8" THICK POURED CONCRETE FOUNDATION WALL ON 20" WIDE x 8" DEEP CONTINUOUS POURED CONCRETE FOOTING W/CONTINUOUS 2"x4" KEYWAY AND (2) CONTINUOUS #5 REINFORCING BARS IN FOOTING (3" COVER MIN.) 36" MIN. DEPTH BELOW GRADE

ELECTRICAL LEGEND

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

NOTE:
DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS

NOTE:
PROVIDE ARC FAULT CIRCUIT INTERRUPTER OUTLETS IN ALL BEDROOMS

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

NOTE:
VERIFY ALL EXISTING WINDOW OPENINGS TO COMPLY WITH A MIN. (2) 2x10 HDR. AND MIN. (2) 2x4 WINDOW POSTS

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

DEMOLITION PERFORMANCE DISCLAIMER:

THE ARCHITECT AND/OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH ON THIS SHEET IN A PROFESSIONAL MANNER IN ACCORDANCE WITH 'GOOD GENERAL PRACTICES". IN THE EVENT ANY STRUCTURAL DAMAGES OCCUR WHILE INSTITUTING DEMOLITION PROCEDURES, THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A "SAFE" CONDITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER IMMEDIATELY FOR RECTIFICATION.

GENERAL DEMOLITION NOTES

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

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

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

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

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

NOTCHING:

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

STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R502.8 OF THE RESIDENTIAL CODE OF N.Y.S.
ANY STRUCTURAL WALL OR STUD MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R602.6 OF THE RESIDENTIAL CODE OF NEW YORK STATE.

Contractor to insure all handrails with a circular cross section shall have an outside diameter of at least 1-1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6-1/4 inches (160 mm) with a maximum cross section of dimension of 2-1/4 inches(57 mm). Handrails with a perimeter greater than 6-1/4 inches (160 mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 13/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1-1/4 inches (32 mm) to a maximum of 23/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inches (0.25 mm).

§RR303
LIGHT, VENTILATION AND HEATING

§RR303.1 Habitable rooms. All habitable rooms shall be provided with aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with readily access or shall otherwise be readily controllable by the building occupants. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.
Exceptions:
1. The glazed areas need not be openable where the opening is not required by §RR310 and an approved mechanical ventilation system is provided capable of producing 0.35 air change per hour in the room or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 15 cubic feet per minute (cfm) (7.08 L/s) per occupant computed on the basis of two occupants for the first bedroom and one occupant for each additional bedroom. This exception shall not be allowed in owner-occupied, one-family dwellings not supplied with electrical power in accordance with §RE3301.5 [sic].
2. The glazed areas need not be provided in rooms where Exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 6 footcandles (6.46 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level. This exception shall not be allowed in owner-occupied, one-family dwellings not supplied with electrical power in accordance with §RE3301.5 [sic].

§RR310
EMERGENCY ESCAPE AND RESCUE OPENINGS
§RR310.4 Bars, grills, covers and screens. Bars, grills, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with §RR310.1.1 to §RR310.1.3, and such devices 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.

SITE LOCATION :

RADOCAJ RESIDENCE
136 ALBERTSON PARKWAY
ALBERTSON, NY

REGISTERED ARCHITECT EMILIO SUSA No 028942 State of New York

DRAWING TITLE :

FOUNDATION PLAN, FIRST FLOOR PLAN, GAS RISER, NOTES, AND LEGENDS

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

REVISIONS :
SUBMITTED TO BLDG. DEPT. FOR DENIAL (10-8-23)

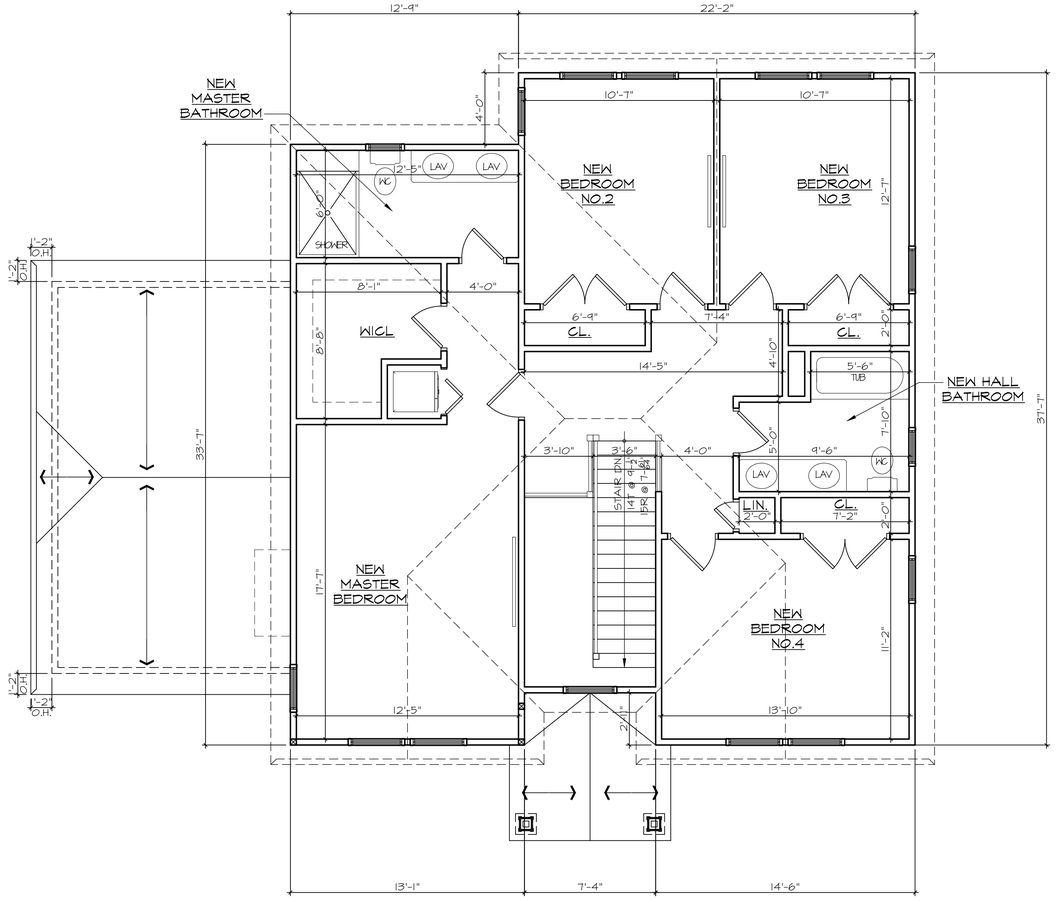
PROJECT NO. :

DRAWN BY : JB

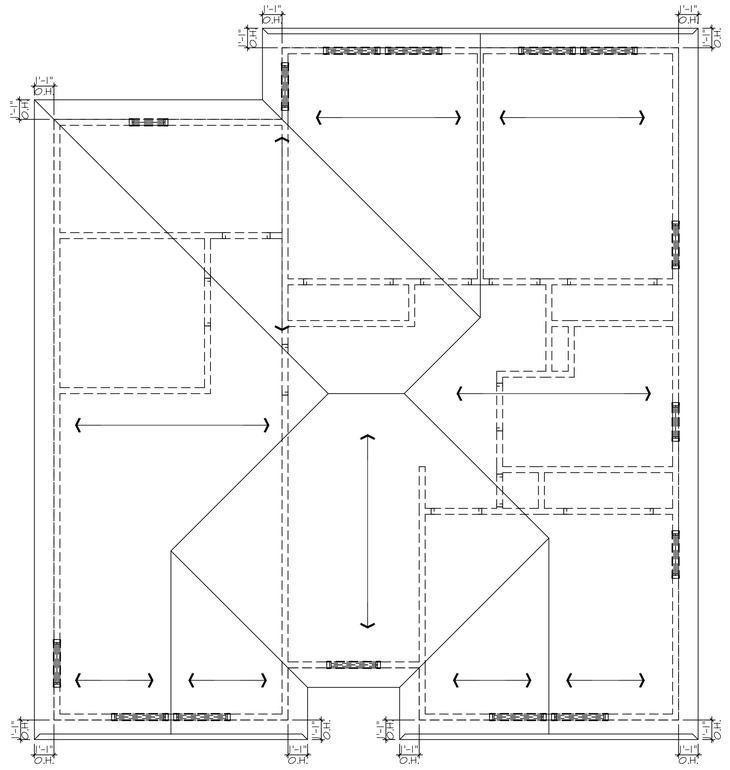
SCALE : AS NOTED

DATE :

SHEET NO. : A-1



1 A-2 **SECOND FLOOR PLAN** SCALE: 1/4" = 1'-0"



2 A-2 **ROOF PLAN** SCALE: 1/4" = 1'-0"

WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	2x4 WOOD STUDS @ 16" o.c. (COORDINATE FINISHES W/ SECTIONS)
	8" THICK POURED CONCRETE FOUNDATION WALL ON 20" WIDE x 8" DEEP CONTINUOUS POURED CONCRETE FOOTING w/CONTINUOUS 2"x4" KEYWAY AND (2) CONTINUOUS #5 REINFORCING BARS IN FOOTING (3" COVER MIN.) 36" MIN. DEPTH BELOW GRADE

ELECTRICAL LEGEND

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

NOTE:
DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS

NOTE:
PROVIDE ARC FAULT CIRCUIT INTERRUPTER OUTLETS IN ALL BEDROOMS

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

NOTE:
VERIFY ALL EXISTING WINDOW OPENINGS TO COMPLY WITH A MIN. (2) 2x10 HDR. AND MIN. (2) 2x4 WINDOW POSTS

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

DEMOLITION PERFORMANCE DISCLAIMER:

THE ARCHITECT AND/OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH ON THIS SHEET IN A PROFESSIONAL MANNER IN ACCORDANCE WITH "GOOD GENERAL PRACTICES". IN THE EVENT ANY STRUCTURAL DAMAGES OCCUR WHILE INSTITUTING DEMOLITION PROCEDURES, THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A "SAFE" CONDITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER IMMEDIATELY FOR RECTIFICATION.

GENERAL DEMOLITION NOTES

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

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

FIRESTOPPING:

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

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

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

NOTCHING:

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

STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R502.8 OF THE RESIDENTIAL CODE OF N.Y.S.
ANY STRUCTURAL WALL OR STUD MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R602.6 OF THE RESIDENTIAL CODE OF NEW YORK STATE.

Contractor to insure all handrails with a circular cross section shall have an outside diameter of at least 1-1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6-1/4 inches (160 mm) with a maximum cross section of dimension of 2-1/4 inches(57 mm). Handrails with a perimeter greater than 6-1/4 inches (160 mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 13/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1-1/4 inches (32 mm) to a maximum of 23/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inches (0.25 mm).

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SITE LOCATION :

RADOCAJ RESIDENCE
136 ALBERTSON PARKWAY
ALBERTSON, NY

REGISTERED ARCHITECT EMILIO SUSA No. 028942 State of New York

DRAWING TITLE :

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

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

REVISIONS :
SUBMITTED TO BLDG. DEPT. FOR DENIAL (10-8-23)

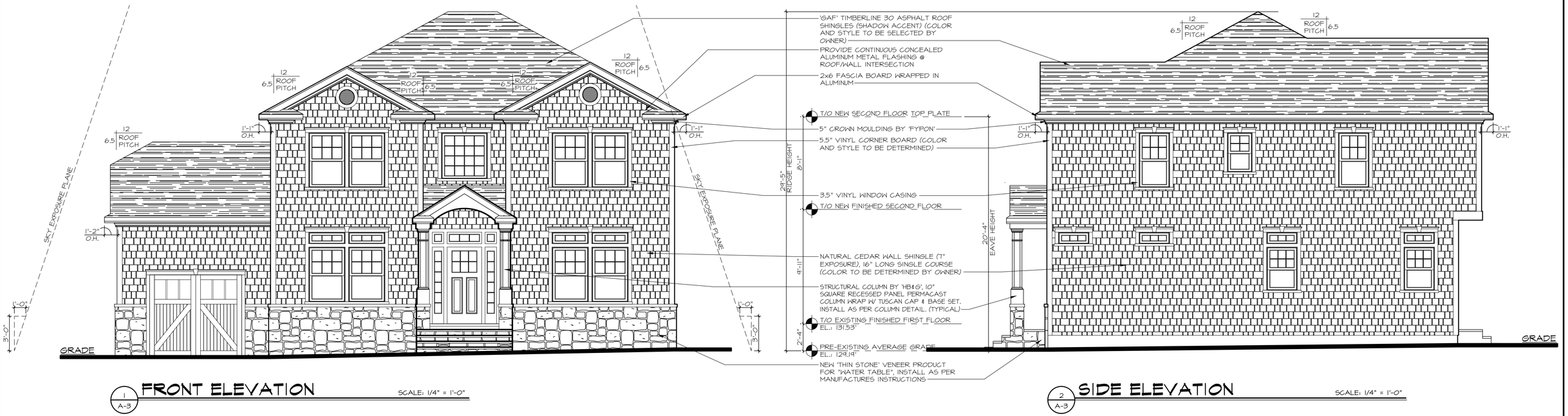
PROJECT NO. :

DRAWN BY : JB

SCALE : AS NOTED

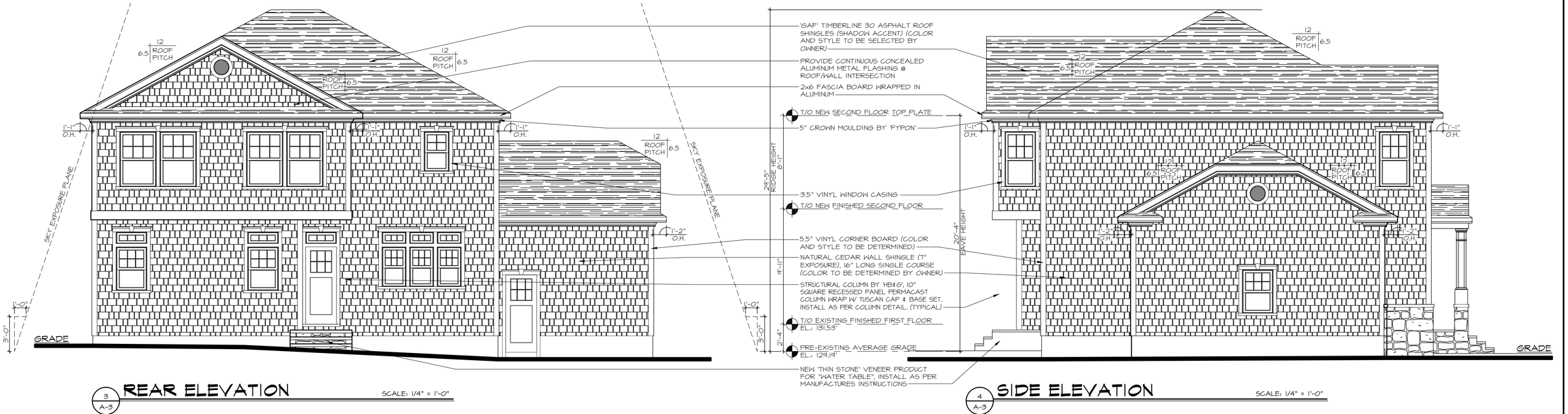
DATE :

SHEET NO. : A-2



1 A-3 **FRONT ELEVATION** SCALE: 1/4" = 1'-0"

2 A-3 **SIDE ELEVATION** SCALE: 1/4" = 1'-0"



3 A-3 **REAR ELEVATION** SCALE: 1/4" = 1'-0"

4 A-3 **SIDE ELEVATION** SCALE: 1/4" = 1'-0"

SITE LOCATION :

RADOCAJ RESIDENCE
136 ALBERTSON PARKWAY
ALBERTSON, NY

REGISTERED ARCHITECT EMILIO SUSA No. 028942 State of New York

DRAWING TITLE :

EXTERIOR ELEVATIONS

Emilio Susa Architect
25 South Service Road, Suite 200
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REVISIONS :
- SUBMITTED TO BLDG. DEPT. FOR DENIAL (10-6-23)

PROJECT NO. :

DRAWN BY : JB

SCALE : AS NOTED

DATE :

SHEET NO. : A-3

Mr. AHMED'S RESIDENCE

#21501

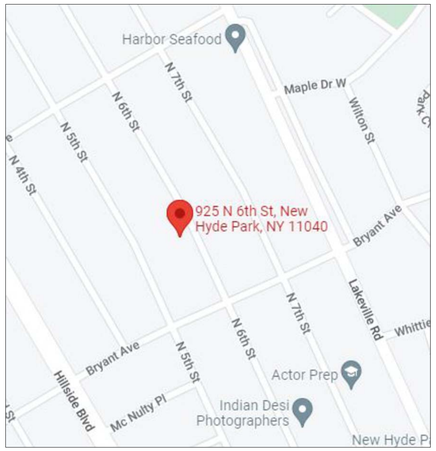
925 N 6th STREET, NEW HYDE PARK, NY

SCOPE OF WORK

- ADDITION OF A NEW COVERED PORCH AT FRONT.

ZONING CALCULATIONS
EXISTING SINGLE FAMILY RESIDENCE

	ZONING DISTRICT = RES. C TOWN OF NORTH HEMPSTEAD	
SEC. 70-46	MAX. BUILDING HEIGHT = ACTUAL BUILDING HEIGHT (AT PORCH ONLY) =	2 1/2 STORIES / 30 S.F. + - 12'-7" OK
SEC. 70-47	MINIMUM REQUIRED LOT AREA = ACTUAL LOT AREA =	5,000 S.F. 4,000 S.F. (EXISTING)
SEC. 70-47.1	MINIMUM REQUIRED LOT WIDTH = ACTUAL LOT WIDTH (EXISTING) =	40' 40.0' OK
SEC. 70-48	MAX. LOT COVERAGE = 35% LOT AREA = EXIST. LOT COVERAGE = 705.2 (RESIDENCE) + 222.6 (GARAGE) = PROPOSED COVERAGE = 989.7 (RESIDENCE) + 222.6 (GARAGE) + 66.0 (PORCH) =	1,400 S.F. 927.8 S.F. 1,278.3 S.F. < 1,400 S.F. = 31.9% <35% S.F. OK
SEC. 70-49 -B	MAX. GROSS FLOOR AREA = 50% LOT AREA = 1ST FLOOR AREA = EXISTING: 989.7 S.F. 2ND FLOOR AREA = EXISTING: 977.5 S.F. TOTAL FLOOR AREA = 1,967.2 S.F. =	2,000 S.F. 1,967.2 S.F. = 49.2% < 50% OK
SEC. 70-50	MINIMUM REQUIRED FRONT YARD = ACTUAL FRONT YARD = PROPOSED FRONT YARD =	25'-0" 20'-6" (EXISTING) 14'-6"
SEC. 70-51	MINIMUM REQUIRED SIDE YARDS = TWO; 25% OF LOT WIDTH (5' MIN.)	10' MIN.; 9.6' & 5.6' (EXIST. - NO CHANGE)
SEC. 70-52	MINIMUM REQUIRED REAR YARD = ACTUAL REAR YARD =	15' 38.2' OK
SEC. 70-52.4 & 70-100.1	DETACHED GARAGE = MAX 40% OF R.Y. ; 15' MAX. HT. = ACTUAL R.Y. COVERAGE =	40% OF 1,528 S.F. = 611.2 S.F. 222.6 S.F. (14.6% R.Y.) OK
SEC. 70-52.5	FRONT YARD PAVING: MAX. 55% OF F.Y. ACTUAL PAVING = 177 S.F. (EXIST.) + 87 S.F. (PROPOSED) =	55% OF 816 S.F. = 449 S.F. 264.0 S.F. (32.3% F.Y.) OK
SEC. 70-52.6	MAX. EAVE HEIGHT = ACTUAL EAVE HEIGHT (AT PORCH) =	22' 9'-4 1/2" < 22' OK



Block Diagram
Not To Scale

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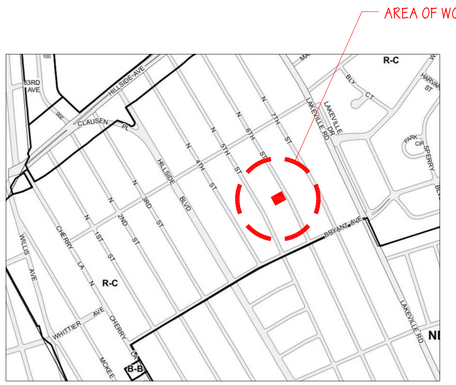


Zoning Map
Not To Scale

N

ZONING DATA	
ZONE	RES. DISTRICT 'C'
TOWN	NORTH HEMPSTEAD
SECTION	8
BLOCK	17
LOT(s)	39 - 40
HOUSE#	925

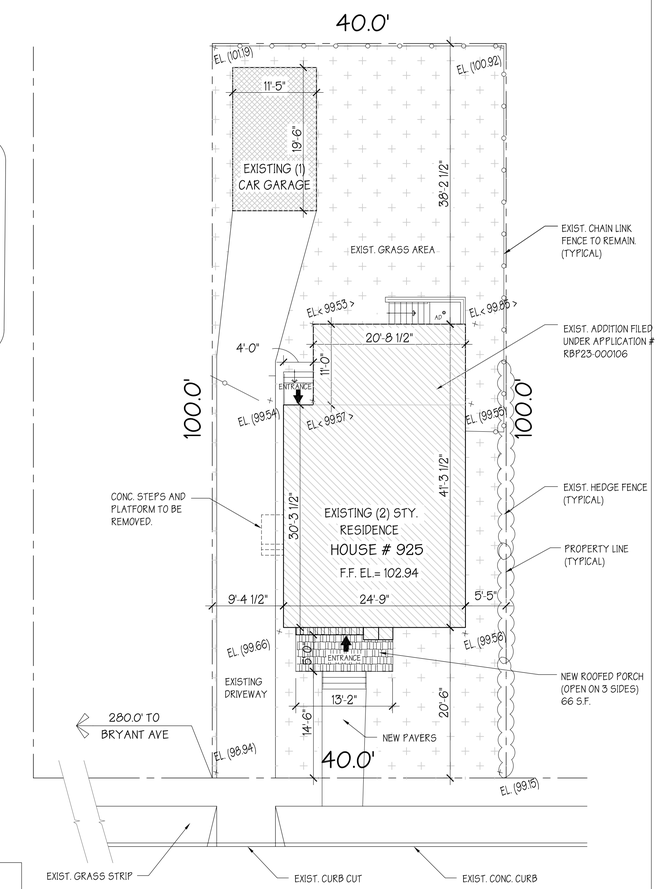
NOTE

- REFER TO APPLICATION #RBP23-000106 FOR ADDITIONAL INFORMATION.

LEGEND

- EXISTING BUILDING
- NEW. PAVERS
- GRASS AREA

BRYANT AVE.



NORTH 6TH STREET

TRAFFIC

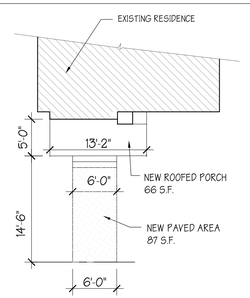
Site Plan

Scale: 1" = 10'

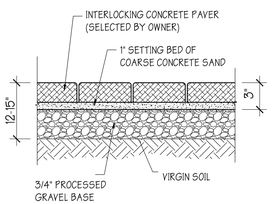
N

NOTE:

EXISTING SITE AND RESIDENCE'S DIMENSIONS ARE BASED ON SURVEY PREPARED BY: "C.O.C MAPPING CORP", ON SURVEY DATED 5/2/2022



Paver Plan



Paver Installation

Drawing Index

ARCHITECTURAL

SP-001	SITE PLAN / ZONING INFORMATION
A-001	PORCH PLANS, SECTION, ELEVATIONS

Delargent Design Architecture, PC
2963 Holiday Park Drive
Merrick, New York, 11566
Phone: 516.378.2178
Email: mak@delargentdesign.com

SEAL

CONSULTANTS

DOB APPROVAL

PROJECT INFORMATION

Ahmed's Residence

925 N 6th St.,
New Hyde PArk, NY, 11040

SECTION: 8
BLOCK: 17
TAX LOT(s): 39-40

SUBMISSIONS

No.	DATE	DESCRIPTION

PROJECT NO: 2211
CAD DWG FILE:
DATE: 11/11/22
DRAWN BY: MAK

SHEET TITLE

Site Plan / Zoning Calculations

SHEET NUMBER	PAGE NO.
SP-001.00	1 of

JOB NUMBER

-

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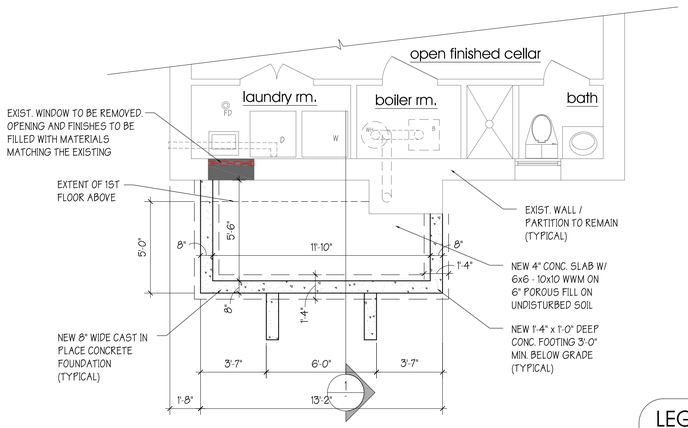
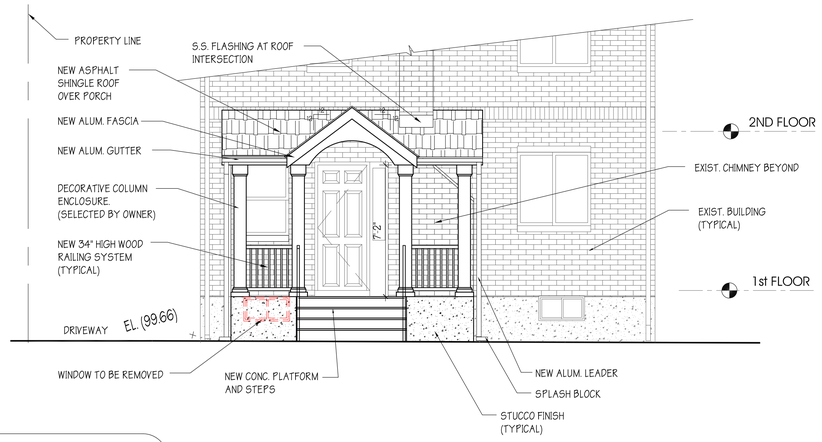


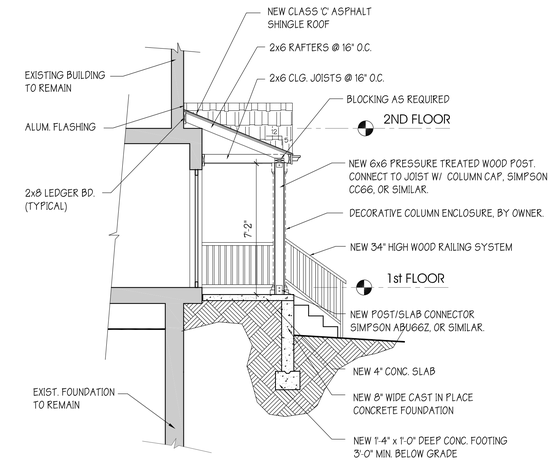
Porch Foundation Plan

SCALE = 1/4 = 1'-0"



Porch Front Elevation

SCALE = 1/4 = 1'-0"



Section '1'

SCALE = 1/4 = 1'-0"

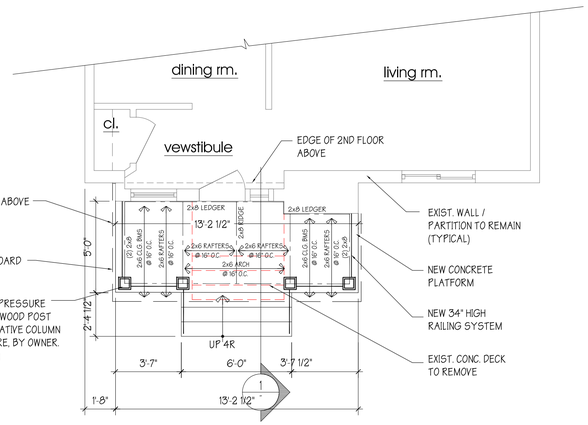
LEGEND:

EXIST. WALL / PARTITION TO REMAIN

EXIST. ELEMENT TO BE REMOVED

NOTES:

REFER TO PERMIT# RBP22-000979 FOR ADDITIONAL INFORMATION.



Plan at Porch

SCALE = 1/4 = 1'-0"

Left Side Elevation

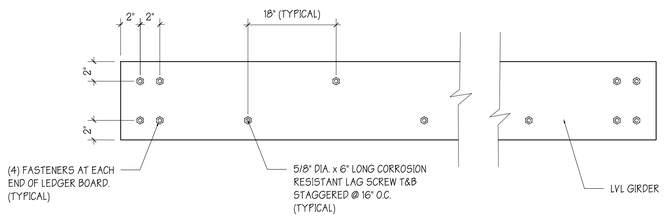
SCALE = 1/4 = 1'-0"

Right Side Elevation

SCALE = 1/4 = 1'-0"

2nd Floor Plan

SCALE = 1/4 = 1'-0"

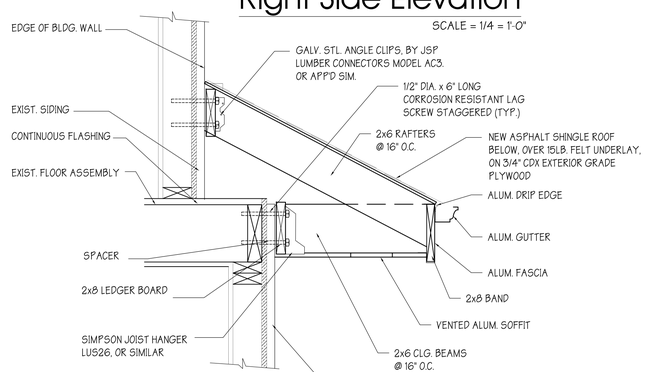


Elevation

NOT TO SCALE

Ledger Board Detail

NOT TO SCALE



Section '1'

NOT TO SCALE

Delargent Design Architecture, PC

2963 Holiday Park Drive
Merrick, New York, 11566

Phone: 516.378.2178
Email: mak@delargentdesign.com

SEAL

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SECTION: 8
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SUBMISSIONS

No.	DATE	DESCRIPTION

PROJECT NO: 2211

CAD DWG FILE:

DATE: 7/12/23

DRAWN BY: MAK

SHEET TITLE

Proposed Porch Plans, Section, Elevations, Details

SHEET NUMBER	PAGE NO.
A-009.00	

JOB NUMBER

-

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GENERAL NOTES

1- THESE NOTES SHALL APPLY TO THE GENERAL CONTRACTOR, EACH SUB-CONTRACTOR AND THE OWNER'S OWN FORCES, EACH CONTRACTOR SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL TRADES AND ASPECTS OF THE WORK. EACH CONTRACTOR SHALL COOPERATE AND COORDINATE HIS WORK WITH THE WORK OF OTHER CONTRACTORS AND TRADES.

2- THE CONTRACTOR SHALL INSPECT THE SITE AND MAKE ALL APPROPRIATE INQUIRES TO DETERMINE CONDITIONS AND FIELD CONSTRUCTION CRITERIA PRIOR TO SUBMISSION OF BIDS, AND SHALL MAKE NO ADDITIONAL CLAIMS REGARDING SITE CONDITIONS THEREAFTER. THE CONTRACTOR'S AND OWNER'S AGREEMENT TO ENTER INTO THE WORK SHALL SUFFICE AS THEIR ACCEPTANCE TO THE TERMS SPECIFIED HEREIN, AND SHALL BE INCORPORATED INTO ANY AND ALL AGREEMENTS BETWEEN THE OWNER AND THE CONTRACTOR.

3- NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED AS MODIFYING IN ANY WAY THE CONTRACT BETWEEN THE OWNER AND CONTRACTOR OR THE CONTRACTOR AND SUB CONTRACTORS.

4- THE OWNER SHALL BE RESPONSIBLE FOR ANY ANOMALIES AND/OR IRREGULARITIES DISCOVERED DURING THE CONSTRUCTION PHASE OF THE PROJECT, WHICH MAY REQUIRE ADDITIONAL MEASURES TO BE TAKEN ON THE PART OF THE CONTRACTOR, SUB-CONTRACTORS, OR THE ARCHITECT. ANY AND ALL COSTS RELATED TO THE ADDITIONAL WORK SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, INCLUDING THE ADDITIONAL SERVICES OF ANY OUTSIDE AGENCIES, INCLUDING BUT NOT LIMITED TO SURVEYING, PILES, EXTERMINATION, BORINGS, UNDERPINNING, SITE DRAINAGE, ADDITIONAL CONSULTATIONS, SITE VISITS, CERTIFICATION LETTERS, AMENDMENTS, AS BUILT DRAWINGS, ETC.

EXISTING SITE CONDITIONS

1- ALL EXISTING EQUIPMENT, UTILITIES, STRUCTURES AND OTHER ITEMS INTERFERING WITH THE INSTALLATION OF THE PROPOSED EQUIPMENT AND STRUCTURES SHALL BE REMOVED AND REPLACED AND SHALL BE SUBJECT TO APPROVAL OF THE OWNER.

2- THE CONTRACTOR SHALL DETERMINE AND/OR VERIFY THE ACTUAL LOCATION OF ANY AND ALL UTILITIES, PIPING AND RELATED ITEMS PRIOR TO THE COMMENCEMENT OF WORK. ALL COSTS INCURRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE AGREED UPON BY THE OWNER.

3- ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED CORRECT, BUT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET UNFORESEEN OR ANY OTHER CONDITIONS.

4- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS AND ARE SUBJECT TO REVISIONS AS PER ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS HEREIN SHOWN, AND ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECTS/REPRESENTENTES. ATTENTION BEFORE COMMENCING WITH THE WORK.

5- IF IN THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL STOP ALL WORK AND NOTIFY THE ARCHITECT SO AS TO ALLEVIATE SUCH CONFLICT WITHOUT BURDEN TO THE OWNER. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THERE FROM.

6- THE CONTRACTOR SHALL CHECK AND VERIFY LOCATION OF ANY EXISTING OVERHEAD OR UNDERGROUND ELECTRICAL OR OTHER HAZARDOUS UTILITY LINES AND TO ARRANGE FOR THEIR SAFE RELOCATION.

7- THE CONTRACTOR SHALL BE HELD TO HAVE VERIFIED DIMENSIONS AND CONDITIONS AT THE BUILDING. NO LATER CLAIMS WILL BE CONSIDERED FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED OR FOR DIFFICULTIES ENCOUNTERED BECAUSE OF LACK OF INFORMATION, LACK OF SITE INSPECTIONS OR IMPROPER EVALUATION OF THE WORK INVOLVED.

8- CONTRACTOR MUST VERIFY WITH HIS LICENSED ELECTRICIAN IF AN UPGRADE OF ELECTRICAL SERVICE IS REQUIRED FOR THIS PROJECT PRIOR TO SUBMITTING A BID.

9- CONTRACTOR TO VERIFY LOCATIONS OF MASTS, METERS, SUB-PANELS, ETC. FOR RELOCATION AS REQUIRED FOR THE PROJECT. CONTRACTOR MUST ALSO NOTIFY THE ARCHITECT OF LOCATIONS IF NOT SHOWN ON PLANS.

CONTRACTOR'S RESPONSIBILITIES FOR COORDINATION AND WORKMANSHIP

1- THE CONTRACTOR SHALL COORDINATE SCHEDULING OF SUB-CONTRACTORS AND OTHER CONTRACTS AND SHALL PROVIDE EVERY POSSIBLE COOPERATIVE EFFORT TO COORDINATE COMPLETION OF ALL WORK. THE GENERAL CONTRACTOR SHALL COMPLETE A COMPREHENSIVE SCHEDULE FOR ALL WORK PERTAINING TO ALL CONTRACTS AND SHALL SUBMIT THE SAME TO THE OWNER IN ACCEPTABLE FORMAT FOR REVIEW WELL IN ADVANCE OF WORK COMMENCEMENT.

2- THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE OWNER TO MINIMIZE INTERRUPTIONS TO NORMAL OWNER OPERATIONS.

3- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, FITTING AND PATCHING OF HIS WORK THAT MAY BE REQUIRED TO COMPLETE THE WORK OF HIS CONTRACT. NO CONTRACTOR SHALL ENDANGER ANY WORK OF ANY OTHER CONTRACTOR BY EXCAVATING, CUTTING OR OTHERWISE ALTERING OF ANY OTHER CONTRACTORS WORK, AND NO CONTRACTOR SHALL DO SO WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER. ANY COSTS CAUSED BY DEFECTIVE OR ILL-TIMED WORK SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFORE.

4- CONTRACTORS OR SUB-CONTRACTORS WHOSE WORK AND INSTALLATIONS REQUIRE SLEEVES, HANGER INSERTS, BOLTS, ANCHORS, ETC., TO BE BUILT INTO THE WORK OF OTHER CONTRACTORS SHALL INSTALL OR PROVIDE THESE ITEMS TO THE APPROPRIATE CONTRACTOR WHO WILL SET THESE TO WORK IN THE LOCATIONS ESTABLISHED BY THE CONTRACTOR WHO REQUIRES THESE ITEMS. THESE ITEMS SHALL BE PROVIDED AND THEIR LOCATIONS COORDINATED SUFFICIENTLY IN ADVANCE, SO AS NOT TO DELAY THE PROGRESS OF A JOB AS A WHOLE. ALL SUCH ITEMS SHALL BE INCORPORATED SO THEY WILL MEET THE CORRECT PHYSICAL ELEVATIONS OF FLOORS AT EACH LEVEL, THEY SHALL BE SECURED INTO THE FRAMEWORK FOR CONCRETE SO AS TO MAINTAIN THEIR PROPER LOCATION AND POSITION DURING THE PLACING OF CONCRETE AND REMOVAL OF FRAMEWORK.

5- THE CONTRACTORS SHALL MAKE TIMELY SUBMISSIONS TO THE OWNER OF THE VARIOUS ITEMS SET FORTH SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR REVIEW, POSSIBLE CORRECTION, POSSIBLE RESUBMISSION, AND FOR APPROVAL OF SUBMISSIONS WITHOUT DELAYING THE PROGRESS OF THE ENTIRE PROJECT OR ANY PHASE OF THE PROJECT.

6- ANY MATERIALS OR WORKMANSHIP FOUND AT THE TIME TO BE DEFECTIVE SHALL BE REMEDIED AT ONCE, REGARDLESS OF PREVIOUS INSPECTION. THE INSPECTION OF THE WORK IS INTENDED TO AID THE CONTRACTOR IN APPLYING LABOR AND MATERIALS TO AND IN ACCORDANCE WITH THE SPECIFICATIONS, BUT SUCH INSPECTION SHALL NOT OPERATE TO RELEASE THE CONTRACTOR FROM ANY OF HIS CONTRACTUAL OBLIGATIONS.

7- ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MFG. LATEST PRINTED SPECIFICATIONS AND WITH ALL GOVERNING CODE REQUIREMENTS.

8- ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ARCHITECT SHALL MAKE NO SUBSTITUTIONS. FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL BUT WHICH ARE SHOWN GENERALLY, OR FOR REASONABLE INFERABLE AS BEING REQUIRED FOR A PROPER AND COMPLETE INSTALLATION, THE MATERIAL, METHODS, AND WORKMANSHIP SHALL CONFORM, AS A MINIMUM, TO THE TYPICAL OR REPRESENTATIVE DETAIL THROUGHOUT THE CORRESPONDING PARTS OF THE BUILDING.

9- NO MATERIALS OF ANY KIND SHALL BE USED UPON THE WORK UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER. ALL MATERIALS REJECTED SHALL BE IMMEDIATELY REMOVED FROM THE WORK AND NOT AGAIN OFFERED FOR INSPECTION.

10- ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND ALL MECHANICS SHALL BE SKILLED IN THEIR TRADE.

11- ITEMS SHOWN ON PLANS BUT NOT SPECIFICALLY STATED IN THE SPECIFICATIONS AND/OR VICE VERSA SHALL BE CONSIDERED TO BE INCLUDED IN THE CONTRACT.

CODE COMPLIANCE

1- ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BUILD IN COMPLIANCE WITH ANY AND ALL APPLICABLE 2020 IBC CODES AS WELL AS THE REQUIREMENTS OF LOCAL AGENCIES. THESE RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO MATERIALS, EQUIPMENT, APPLICATIONS / INSTALLATIONS, THE PROPER SEQUENCE OF TRADES AND PHASES OF CONSTRUCTION, FILING PROCEDURES, AND GENERAL ACCEPTABLE BUILDING PRACTICES OUTLINED BY THESE CODES. THESE REQUIREMENTS SHALL PERTAIN TO THE PROPERTY ADDRESSED HEREIN AS WELL AS ANY NEIGHBORING PROPERTIES THAT MAY BE AFFECTED BY ITS ALTERATION. BE IT KNOWN THAT ALL NOTES AND SPECIFICATIONS SHOWN HEREIN, WHICH MAKE REFERENCE TO SAID RESPONSIBILITIES, ARE RECOMMENDATIONS OF THIS OFFICE AND ARE SUBJECT TO CHANGE AS PER ANY GOVERNING AGENCIES AND REPRESENTATIVES THEREOF. ANY DISCREPANCIES WHICH MAY ARISE BETWEEN THESE DRAWINGS AND SAID REQUIREMENTS SHALL BE BROUGHT TO THE ARCHITECTS/ARCHITECT'S REPR. ATTENTION BEFORE THE COMMENCEMENT OF THE WORK IN QUESTION.

2- EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FIRE CODE OF NEW YORK STATE, NEW YORK STATE ENERGY CONSERVATION CODE, FEDERAL O.S.H.A., AND ALL OF THE LOCAL GOVERNMENT AGENCIES HAVING JURISDICTION INSOFAR, AS APPLICABLE TO HIS PORTION OF THE WORK.

3- NO NOTE OR DETAIL OR LACK THEREOF SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM AN EXECUTION OF ALL WORK IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.

PERMITS, INSPECTIONS AND APPROVALS

1- UNLESS OTHERWISE AGREED UPON BETWEEN THE ARCHITECT AND THE OWNER, THE OWNER SHALL PAY FOR AND THE CONTRACTOR SHALL OBTAIN A BUILDING PERMIT FROM THE VILLAGE, TOWNSHIP OR GOVERNING MUNICIPALITY PRIOR TO STARTING ANY WORK.

2- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS, PERMITS, CERTIFICATES OF OCCUPANCY, INSPECTION APPROVALS, ETC. FOR WORK PERFORMED FROM AGENCIES HAVING JURISDICTION THEREOF.

3- THE CONTRACTOR SHALL HAVE A COMPETENT REPRESENTATIVE OR FOREMAN PRESENT, WHO SHALL FOLLOW WITHOUT DELAY ALL INSTRUCTIONS OF THE OWNER OR HIS/HER ASSISTANTS IN THE CONSTRUCTION PROCESS AND COMPLETION OF THE WORK IN CONFORMITY WITH THIS CONTRACT, AND SHALL HAVE FULL AUTHORITY TO SUPPLY LABOR AND MATERIALS IMMEDIATELY. THE CONTRACTOR SHALL ALSO HAVE A COMPETENT REPRESENTATIVE AVAILABLE TO RECEIVE TELEPHONE MESSAGES AND PROVIDE A REASONABLE REPLY AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS.

4- THE CONTRACTOR SHALL, AT ALL TIMES, PROVIDE CONSTANT AND EASY ACCESS AND SAFE PROPER FACILITIES FOR THE INSPECTION OF ALL PARTS OF THE WORK.

5- THE CONTRACTOR SHALL POST THE PERMIT ON THE JOB SITE AS PER BUILDING CODE REQUIREMENTS IN A CONSPICUOUS PLACE.

PAYMENTS TO THE CONTRACTOR

1- BEFORE ANY PAYMENT WILL BE MADE BY THE OWNER, THE CONTRACTOR SHALL DELIVER TO THE OWNER ANY WAIVER OR RELEASES OF ANY LIENS ARISING OUT OF HIS CONTRACT FOR WORK COMPLETED AS OF THE DATE OF THE REQUEST FOR PAYMENT.

2- THE CONTRACTOR SHALL ALSO FURNISH EVIDENCE SATISFACTORY TO THE OWNER THAT ALL PAYROLLS, BILLS FOR LABOR, MATERIALS AND EQUIPMENT, AND OTHER INDEBTEDNESS CONNECTED WITH HIS WORK FOR WHICH THE OWNER OR HIS PROPERTY MIGHT IN ANY WAY BE RESPONSIBLE, HAVE BEEN PAID OR OTHERWISE SATISFIED.

INSURANCE AND WARRANTIES

1- EACH CONTRACTOR AND SUB-CONTRACTORS SHALL SUBMIT PROOF OF INSURANCE WITH A COMPANY INSURED BY THE STATE OF NEW YORK HAVING COVERAGE FOR THE TYPES OF WORK SPECIFIED WITHIN THIS BID PACKAGE IN THE AMOUNTS AND PERIODS SATISFACTORY TO THE OWNER. THE PROOF OF INSURANCE SHALL BE AS FOLLOWS; COMMERCIAL GENERAL LIABILITY, CONTRACTUAL PERSONAL INJURY, AUTOMOBILE LIABILITY, MEDICAL PAYMENTS AND UMBRELLA LIABILITY. FAILURE TO SUBMIT CERTIFICATE OF INSURANCE MAY CAUSE YOUR BID TO BE DISQUALIFIED.

2- ONE [1] YEAR FROM THE DATE OF THE ACCEPTANCE OF THE OWNER, GRANTING A CERTIFICATE OF OCCUPANCY, OR THE OWNERS USE OF THE PREMISES SHALL NOT CONSTITUTE ACCEPTANCE OF THE WORK.

3- THE CONTRACTOR SHALL ALSO DELIVER ALL MANUFACTURES WARRANTIES, GUARANTEES, OPERATIONAL AND MAINTENANCE MANUALS PERTAINING TO HIS WORK.

4- EACH CONTRACTOR SHALL ALSO DELIVER TO THE OWNER WRITTEN GUARANTEE IN FORM AND WHOSE TERMS AND EXTENT WILL BE ESTABLISHED IN THE AGREEMENTS BETWEEN EACH CONTRACTOR AND THE OWNER.

ARCHITECT'S SERVICES DURING CONSTRUCTION

1- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTORS, NOR SHALL HE GUARANTEE THE PERFORMANCE OF THEIR CONTRACTS. THE OBLIGATION OF THE CONTRACTOR SHALL NOT EXTEND TO THE LIABILITY OF THE ARCHITECT, HIS AGENTS OR EMPLOYEES.

2- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR, NOR HAS CONTROL OR CHARGE OF CONSTRUCTION MEANS, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES.

3- THE ARCHITECT HAS NOT BEEN RETAINED IN THIS PROJECT FOR BIDDING AND/OR THE NEGOTIATION AND ADMINISTRATION OF THE CONTRACTS FOR CONSTRUCTION OF THIS PROJECT.

4- THE ARCHITECT IS NOT RETAINED FOR SITE INSPECTIONS AND/OR OBSERVATION OF THE CONSTRUCTION.

5- THE ARCHITECT WILL NOT BE PART OF ANY REQUEST FROM ANY PARTY FOR INFORMATION REGARDING CLASSIFICATION, AMPLIFICATION OR EXPLANATION OF THE DRAWINGS OR NOTATION, OR REQUEST FOR PERMISSION TO VARY OR DEVIATE FROM THE REQUIREMENTS OF THESE DRAWINGS OR NOTATIONS, UNLESS THEY ARE SET FORTH IN WRITING AND ADDRESSED TO THE OWNER. IF THE OWNER REFERS THESE REQUESTS TO THE ARCHITECT, THE ARCHITECT WILL, WITH REASONABLE PROMPTNESS, CONSIDER THE MATTER AND RESPOND IN WRITING TO THE OWNER FOR TRANSMITTAL TO THE PARTY CONCERNED. THE ARCHITECT/REPRES. DOES NOT, NOR WILL ASSUME, ANY RESPONSIBILITY WITH REGARD TO THE ABOVE MENTIONED TYPES OF INQUIRY UNLESS ABOVE PROCEDURE IS FOLLOWED.

TEMPORARY PROTECTION AND STRUCTURES

1- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY ELECTRIC, WATER, TOILET FACILITIES, FENCING, BARRICADES, SECURITY, AND CLEAN UP AS AGREED UPON BETWEEN THE OWNER AND THE CONTRACTOR. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND CART AWAY ALL DEBRIS.

2- THE CONTRACTOR SHALL CONDUCT ALL WORK TO PRECLUDE THE EFFECTS OF WEATHER ON COMPLETED WORK OR WORK IN PROGRESS. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND EXPENSE OF TEMPORARY ENCLOSURES WHERE NECESSARY. DUST PARTITIONS ARE TO BE PROVIDED BETWEEN WORK AREAS AND THE REST OF THE BUILDING (IF APPLICABLE).

3- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOSS OR DAMAGE ARISING FROM THE ACTION OF THE ELEMENTS SUCH AS WATER, HEAT, WIND OR OTHER UNFORESEEN DIFFICULTIES THAT MAY BE ENCOUNTERED IN PERFORMING THE WORK TO BE DONE UNDER HIS CONTRACT. IN THE EVENT OF ANY SUSPENSION OF WORK, EACH CONTRACTOR OR SUB-CONTRACTOR SHALL PROTECT HIS WORK AND MATERIALS AGAINST DAMAGE OR LOSS. ANY WORK OR MATERIALS THAT HAVE BEEN DAMAGED/DESTROYED OR LOST BECAUSE OF FAILURE OF ANY CONTRACTOR OR SUB-CONTRACTOR TO SO PROTECT HIS WORK OR MATERIALS SHALL BE PROMPTLY REMOVED AND REPLACED BY THE CONTRACTOR.

4- THE CONTRACTOR SHALL CONDUCT ALL WORK IN SUCH A MANNER SO TO NOT IMPAIR THE STRUCTURAL INTEGRITY OR STABILITY OF ADJACENT STRUCTURES, EQUIPMENT, OR UTILITIES. SHOULD DAMAGE OCCUR AS A RESULT OF THE WORK, THE CONTRACTOR SHALL REPAIR OR REPLACE SAID DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER, AND AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BEAR ANY AND ALL COSTS ASSOCIATED WITH WORK DISCONTINUATION, ENGINEERING, CONSULTATION, MATERIALS TESTING, REPAIR AND ALL MISCELLANEOUS RELATED ITEMS.

5- THE CONTRACTOR SHALL BRACE, SHORE, REINFORCE AND/OR UNDERPIN ALL STRUCTURES, INCLUDING NEIGHBORING STRUCTURES, AS REQUIRED FOR SAFE OPERATION.

6- THE CONTRACTOR IS TO TAKE ALL NECESSARY AND PRUDENT STEPS TO SHORE AND BRACE EXISTING STRUCTURES PRIOR TO INSTALLATION OF HEADERS FOR NEW OPENINGS. THE PROPER AND SAFE EXECUTION OF THIS WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

7- EQUIPMENT AND DEVICES OF A TEMPORARY NATURE REQUIRED FOR THE CONSTRUCTION PROCESS AND PROTECTION THEREOF, SUCH AS SCAFFOLDS, STAGING, PLATFORMS, RUNWAYS, HOISTS, LADDERS, CHUTES, TEMPORARY FLOORING, GUARDS, RAILINGS, SHAFT-WAY PROTECTIONS, ETC., FOR THE PROTECTION OF WORKMEN AND THE PUBLIC SHALL BE PROVIDED, ERECTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL NEW YORK STATE CODES, AND ALL OTHER LAWS, RULES, OR ORDINANCES OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION DURING CONSTRUCTION.

8- THE CONTRACTOR SHALL PROVIDE, ERECT, MAINTAIN THOSE ITEMS REQUIRED FOR USE, OBTAINING ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS, AND REMOVE THOSE ITEMS WHICH HAVE SERVED THEIR PURPOSE AND WHEN DIRECTED BY THE OWNER, UNLESS OTHERWISE STIPULATED BY THE OWNER.
DEMOLITION NOTES.

1- THE CONTRACTOR SHALL MAKE SURE THAT THE AREA OF DEMOLITION HAS BEEN CLEARED OF ALL FURNITURE AND MOVABLE EQUIPMENT IN ORDER TO ALLOW FOR DEMOLITION TO PROCEED. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY SUCH CONDITIONS PREVENTING HIS PROCEEDING WITH THE DEMOLITION.

2- ALL ELECTRICAL HIGH OR LOW VOLTAGE CONDUITS, WIRES, INSTRUMENTS AND EQUIPMENT ADJACENT TO OR CONTAINED WITHIN PARTITIONS TO BE REMOVED BACK TO THE NEXT PANEL BOARD AND SHUTDOWN. NO CIRCUITS, WIRES OR EQUIPMENT SHALL REMAIN OPEN OR LIVE.

3- DEMOLITION INCLUDES COMPLETE REMOVAL AND DISPOSAL OF ALL ITEMS FROM SITE, EXCEPT ITEMS DESIGNATED TO BE REMOVED AND RETURNED TO THE OWNER FOR RE-USE. MATERIALS OR ITEMS SUCH AS DOORS AND FRAMES, GLASS AND LIGHTING FIXTURES DESIGNATED ON DRAWINGS TO REMAIN THE PROPERTY OF THE OWNER, SHALL BE REMOVED WITH CARE AND STORED IN A LOCATION ON THE SITE TO BE DESIGNATED BY THE OWNER.

4- CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL WORK, INCLUDING PERMITS FOR TRANSPORTING AND DISPOSAL OF DEBRIS AND OTHERS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION, INCLUDING ANY HAZARDOUS MATERIALS THAT MAY BE DISCOVERED.
5- CONTRACTOR IS REQUIRED TO NOTIFY OWNERS OF ANY AND ALL REQUIRED UTILITY SHUTDOWNS WITHIN THREE DAYS PRIOR TO TIME REQUIRED TO BE SHUTDOWN.

6- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS GUARDRAILS, BARRICADES, COVERING, ETC., TO PROTECT THE WORKMAN AND PUBLIC FROM ANY FORM OF BODILY INJURY.
7- PROVIDE AND MAINTAIN NECESSARY COVERINGS AND BOARDING TO PROTECT EXISTING WORK AND FINISHES TO REMAIN. UPON COMPLETION, REMOVE ALL PROTECTION AND CLEAN DOWN ALL SURFACES AND LEAVE ALL CONSTRUCTION IN A CLEAN, ORDERLY CONDITION. DUST SHALL BE KEPT AT A MINIMUM WITH PROTECTIVE COVERING REQUIRED OVER EXISTING FINISHES [CARPET, ETC.] TO BE PROVIDED.

8- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY IMPROPER PROTECTION AND SHALL MAKE ALL REPAIRS WITHOUT COST TO THE OWNER.

9- ALL REMOVALS SHALL BE NEATLY AND SAFELY DONE, CAUSING NO DAMAGE TO WORK TO REMAIN, DEBRIS AND RUBBISH SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE PROMPTLY DISPOSED OF LEGALLY.

10- MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

EXCAVATIONS AND SUBSURFACE SOIL CONDITIONS (If applicable)

1- CONTRACTOR SHALL STRIP ALL TOPSOIL FROM EFFECTED AREAS OF THE SITE AND SAVE FOR REDISTRIBUTION. THE CONTRACTOR SHALL THEN REMOVE ALL EXCESS EARTH FROM THE SITE.

2- PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL BELOW GRADE UTILITIES, WATER AND SEWAGE LINES, DRYWELLS, SEPTIC SYSTEMS, AND ANY OTHER FACILITIES.

3- ALL EXISTING FILL, ROOTS AND OTHER UNSUITABLE BEARING MATERIAL SHALL BE REMOVED AND FOOTINGS CARRIED TO THE BOTTOM OF SUCH EXCAVATION.

4- ALL FOOTINGS SHALL BEAR ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF TWO [2] TONS PER SQUARE FOOT. CONTRACTOR TO VERIFY ASSUMED SOIL BEARING CAPACITY AND SHALL ASSUME FULL RESPONSIBILITY FOR SAME. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY SOIL VARIATION OR CONDITION ADVERSELY AFFECTING ASSUMED BEARING CAPACITY PRIOR TO THE POURING OF ANY FOOTINGS.

5- IN THE EVENT THAT THE CONTRACTOR DISCOVERS CLAY, SILT, OR OTHER SOIL, THE CONTRACTOR SHALL COORDINATE A TEST BORING IN ACCORDANCE WITH THE OWNER / CONTRACTOR AGREEMENT TO VERIFY THE PRESUMED MINIMUM BEARING CAPACITY.

6- ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-0' BELOW GRADE UNLESS NOTED OTHERWISE IN PLANS.

CONCRETE & FOUNDATION NOTES

1- PERFORM REQUIRED ALTERATIONS TO EXISTING CONCRETE. NEW WORK INSTALLED ADJACENT TO AND CONNECTING WITH PRESENT WORK SHALL MATCH EXISTING. JOINTS BETWEEN NEW AND EXISTING WORK SHALL BE TROWELED SMOOTH AND EVEN. PROVIDE EXPANSION JOINTS AS REQUIRED.

2- FOOTINGS AT DIFFERENT LEVELS SHALL BE STEPPED SO THAT THE CLEAR DISTANCE BETWEEN ADJACENT BOTTOM EDGES SHALL NOT EXCEED A SLOPE OF ONE VERTICAL TO TWO HORIZONTAL OR DEPENDENT UPON LOCAL GOVERNING CODES, WHICHEVER IS PREVALENT.

3- CONCRETE FOUNDATIONS SHALL BE POURED CONTINUOUSLY. IF POUR IS INTERRUPTED A VERTICAL KEY SHALL BE PROVIDED. HORIZONTAL JOINTS ARE NOT PERMITTED.

4- CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF SLOTS, PIPE SLEEVES, INSERTS, ANCHOR BOLTS, ELECTRIC CONDUITS, ETC. AS REQUIRED FOR TRADES BEFORE PLACING CONCRETE.

5- A CONCRETE BLOCK FOUNDATION WALL SHALL BE ACCEPTED IN LIEU OF POURED CONCRETE WHERE PERMITTED BY LOCAL CODES.

6- FOR CRAWL SPACES, BASEMENTS AND CELLARS, ANCHOR BOLTS SHALL BE 5/8" DIA. WITH MINIMUM EMBEDMENT OF 18" FOR MASONRY WALLS AND 7" FOR POURED CONCRETE WALLS. THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL; MAX. ONE FOOT FROM CORNERS AND 6" FROM END CONDITIONS, AND
SPACED THEREAFTER A MAX. 48" O.C; FOR SINGLE STORY STRUCTURES AND 3'-0" O.C. FOR TWO STORY STRUCTURES AND 23" O.C; FOR THREE STORY STRUCTURES. NOTE THAT TWO STORY STRUCTURES WITH ROOF SLOPES EQUAL TO OR GREATER THAN 7/12 SHALL BE CONSIDERED THREE STORIES.

7- FOR SLABS ON GRADE AND LOCATIONS WHERE THE EXTERIOR WALL PLATE BEARS DIRECTLY ON THE FOUNDATION WALL, ANCHOR BOLTS SHALL BE 5/8" DIA. WITH MINIMUM EMBEDMENT OF 18". THERE SHALL BE A MINIMUM OF TWO BOLTS PER SILL, MAX. ONE FOOT FROM CORNERS AND 6" FROM END CONDITIONS, AND SPACED THEREAFTER A MAX. 33" O.C.

8- PROVIDE CONTINUOUS METAL TERMITE SHIELD WITH ALL JOINTS SEALED ALONG PERIMETER WALLS AND SHIELDED TERMITE COLLARS AT PLUMBING PIPES IN CRAWL SPACES UNLESS OTHERWISE NOTED.

9- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS TO BE AS FOLLOWS.

A) FOOTINGS, PIERS, FOUNDATION WALLS: FC = 3,500 P.S.I. STONE CONCRETE.
B) SLAB ON GROUND: FC = 2,500 P.S.I. CONCRETE.
C) SUPERSTRUCTURE, SLAB FC = 3,500 P.S.I. CONCRETE.
D) 3,500 P.S.I., MIN. COMPRESSIVE STRENGTH OF CONCRETE FOR GARAGE SLAB.
E) CONCRETE TO BE 5 TO 7% AIR-ENTRAINED, PER R 402.2 OF RBCNY.

10- ANTI-HYDRO SHALL BE ADDED IF POURING TAKES PLACE AT 32 DEGREES F OR LESS.

11- CONTRACTOR SHALL FORM EFFECTED AREAS OF THE SITE AND REDISTRIBUTE ALL TOPSOIL UPON COMPLETION OF THE WORK, PROVIDING FOR FINISHED GRADING AND RESEEDING OF THE LAWN AS DIRECTED BY THE OWNER (IF APPLICABLE).

12- BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS UNTIL THE CONCRETE IS OF SUFFICIENT STRENGTH AND UNTIL THE WALLS ARE PROPERLY BRACED TOP AND BOTTOM BY THE HORIZONTAL FLOOR OR BY ADEQUATE TEMPORARY BRACING.

13- GRADING AROUND ALL NEW CONSTRUCTION SHALL SLOPE AWAY FROM THE FOUNDATION WALL AND SHALL BLEND INTO EXISTING GRADES.

14- ALL SITE DESIGN INCLUDING TOPOGRAPHY, STORM DRAINAGE, SPECIAL PAVING, LANDSCAPING, ETC. SHALL BE PROVIDED BY OTHERS UNLESS SPECIFIED HEREIN.

15- CONTRACTOR SHALL PROVIDE FOR ALL DRIVEWAY MODIFICATIONS AS REQUIRED ALLOWING FOR ACCESS TO AND FROM THE SITE. ALL NEW CURBS, CURB CUTS AND PAVING MUST COMPLY WITH ALL REQUIREMENTS FOR THE GOVERNING MUNICIPALITY & 2015 I.R.C.

DOOR AND WINDOW NOTES:

1- ALL NEW WINDOWS SHALL BE ANDERSEN, 400 SERIES. FINISH IN BROWN OR APPROVED EQUAL – FURNISHED WITH INSECT SCREENS, GRILLS, JAMB EXTENSIONS, TRIM, ETC., WITH 5/8" INSULATED GLASS UNLESS OTHERWISE AGREED TO.

2- ALL EXTERIOR DOORS WITHOUT GLAZING SHALL HAVE PEEP HOLES INSTALLED.

3- ALL WINDOWS & DOORS WITH GLAZING 18" OR BELOW ABOVE FINISHED FLOOR (A.F.F.) SHALL BE ORDERED WITH TEMPERED GLASS. IF PROJECT LIES WITHIN A MILE OF THE COAST LINE, ALL WINDOWS & DOORS SHALL BE ORDERED WITH LAMINATED GLASS.

4- CONTRACTOR TO VERIFY ALL OF THE ARCHITECT'S WINDOW AND DOOR SPECIFICATIONS PRIOR TO ORDERING ANY WINDOW/DOORS. IF THERE ARE ANY DISCREPANCIES WITH SIZES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSULT WITH ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

5- CONTRACTOR SHALL CONSULT WITH OWNER PRIOR TO ORDERING ANY WINDOW AND DOOR HARDWARE AS PER OWNER SPECIFICATIONS.

ROOFING (If applicable)

1- ALL METAL FLASHING WHERE CALLED FOR ON PLANS SHALL BE COPPER OR ALUMINUM.

2- CONTRACTOR SHALL PROVIDE GUTTERS AND LEADERS AS REQUIRED AND SHALL CONNECT THEM TO THE APPROVED STORM WATER DRAINAGE SYSTEM.

3- ALL SKYLIGHT OPENINGS SHALL BE PROPERLY FLASHED (IF APPLICABLE).

4- ALL WORK SHALL BEAR A WRITTEN ONE (1) YEAR GUARANTEE FROM ROOFING CONTRACTOR FROM THE DATE OF THE OWNER'S ACCEPTANCE, ADDITIONAL MANUFACTURER WARRANTIES SHALL BE PROVIDED WHEN APPROPRIATE.

5- ALL ROOF INTERSECTIONS TO HAVE FLASHING TO EXTEND 8" (MEASURED VERTICALLY) ABOVE FLAT ROOF.

6- FOR ROOFS PITCHED 3:12 AND UP, NEW ROOFING SHALL BE ASPHALT SHINGLES (UNLESS OTHERWISE NOTED) OVER 15# FELT, 1 LAYER OF UNDERLAYMENT REQUIRED WHEN ROOF PTCH IS 4:12 AND ABOVE, OTHERWISE TWO LAYERS SHALL BE USED FROM 3:12 UP TO 4:12, INSTALL AND LAP JOINTS AS PER 2020 I.R.C. AND MANUFACTURERS SPECIFICATIONS. PROVIDE AN ICE AND WATER SHIELD UNDERLAYMENT WITHIN 2'-0' PROJECTED (PROJECTED HORIZONTALLY) FORM THE INTERIOR SIDES OF EXTERIOR WALLS BELOW, FOR ALL ROOF OVERHANGS. ASPHALT SHINGLES TO BE ATTACHED WITH A MIN OF TWO 12G X 3/4" LONG GALVANIZED ROOFING NAILS MIN TWO PER SINGLE SHINGLE AND SIX PER STRIP SHINGLE.

7- FOR ROOFS PITCHED BETWEEN 1:12 AND 3:12, NEW ROOFING SHALL BE ROLLED ROOFING WITH AN ICE AND WATER SHIELD UNDERLAYMENT WITHIN 2'-0" (PROJECTED HORIZONTALLY) FORM THE INTERIOR SIDES OF EXTERIOR WALLS BELOW, FOR ALL ROOF OVERHANGS.

8- FOR ROOFS BELOW 1:12 BUILT UP ROOFING SHALL BE A 20 YEAR JOHNS MANVILLE ROOFING SYSTEM, CONSISTING OF 1 LAYER OF NRGI 150, 1 LAYER OF DYNABASE SET IN MBRCAA AND 1 LAYER OF DYNAKAP SET IN MBRCAA OF APPROVED EQUAL.

9- NEW WORK SHALL TIE IN AND LAP SO AS TO PREVENT LEAKAGE ACCORDING TO ACCEPTABLE BUILDING PRACTICES ADDRESSED IN THE 2020 I.R.C.

10- ALL EXTERIOR NAILING SHALL BE ALUMINUM OR GALVANIZED.

11- FLASHING TO BE PROVIDED AT ALL ROOF PENETRATIONS, PIPES, VENTS, SKYLIGHTS, CHIMNEYS AND ROOF VENTILATORS, FLASHING TO BE PROVIDED AT HIPS, RIDGES, VALLEYS, CHANGES OF ROOF SLOPE, GABLE ENDS AND TOP OF FOUND WALLS.

12- INSTALL SHIMS TO PROVIDE ROOF PITCH UNDER SHEATHING AND PERPENDICULAR TO THE ROOF JOISTS TO PROVIDE FOR ROOF VENTING IN FLAT ROOF AREAS.

13- ALL INTERIOR LEADERS ARE TO HAVE 1/2" FOAM SOUND INSULATION OVER PVC PIPING (IF APPLICABLE).

14- CONTRACTOR SHALL PROVIDE GUTTERS AND LEADERS AS REQUIRED AN SHALL CONNECT THEM TO THE APPROVED STORM WATER DRAINAGE SYSTEM.

FINISH WORK NOTES:

1- TRIM, MOLDINGS, CASINGS, WINDOW FRAMES, ETC. SHALL MATCH EXISTING UNLESS OTHERWISE NOTED IN DRAWINGS. PAINT OR STAIN AS PER OWNER.

2- CONTRACTOR SHALL PROVIDE WOOD STEPS TO GRADE (UNLESS OTHERWISE NOTED). NUMBER OF STEPS REQUIRED TO BE DETERMINED IN FIELD. ALL DECK LUMBER TO BE A.C.Q. (ARSENIC FREE PRESSURE TREATED LUMBER).

3- ALL EXTERIOR WOOD FENCE AND DECKING MATERIALS TO BE WATER SEALED.

4- CONTRACTOR SHALL SEAL AND/OR PRIME ALL DOORS IMMEDIATELY UPON INSTALLATION TO AVOID WARPING.

5- ALL GLAZING AND SKYLIGHTS SHALL BE IN ACCORDANCE WITH THE 2015 I.R.C. FOR IMPACT RESISTANCE.

6- ALL GYPSUM BOARD WALLS AND CEILINGS SHALL BE TAPED AND SANDED WITH A MIN. OF 3 COATS OF SPACKLE, PRIMED AND READY FOR WALL FINISHING, AS PER OWNER.

7- THE OWNER SHALL SELECT ALL COLORS FOR APPLIANCES, PAINT, TILE, CABINETRY, EXTERIOR PAINTING, COUNTER TOPS, AND KITCHEN CABINETRY.

8- CARPETING SHALL BE FURNISHED AND INSTALLED AT THE OWNERS EXPENSE UNLESS OTHERWISE AWARDED IN THE CONTRACT.

9- CONTRACTOR SHALL PATCH AND MATCH ALL FINISHES AFFECTED BY THE NEW CONSTRUCTION FOR BOTH THE INTERIOR AND THE EXTERIOR.

10- UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND CART AWAY ALL DEBRIS.

11- WATERPROOF ALL BATHROOM FLOOR AND PROVIDE COVE BASE AS PER 2015 I.R.C.

12- ALL STAIR CONSTRUCTION TO COMPLY WITH 2015 I.R.C.

13- GLASS ENCLOSURES AROUND SHOWERS AND TUBS SHALL BE IN COMPLIANCE WITH THE 2015 I.R.C.

MASONRY NOTES (if applicable):

1- PROVIDE WEEPHOLES @ 2'-0" O.C.

2- PROVIDE GALVANIZED WALL TIES TO ANCHOR BRICK.

3- DUROWALL REINFORCED @ 16" O.C. VERTICALLY.

4- EXPANSION JOINTS @ 30'-0" O.C. VERTICALLY (MAX.) AND AT INTERSECTIONS.

ELECTRICAL NOTES:

1- ALL ELECTRICAL WORK SHALL BE CONFINED TO THE SPACE AND LOCATION ALLOWED FOR IT, AND SHALL BE IN STRICT CONFORMANCE TO THE NATIONAL ELECTRICAL CODE, GOVERNING MUNICIPALITY AND NFPA 72.

2- PROVIDE SEPARATE CIRCUITS FOR ALL APPLIANCES, AMPERAGES BASED ON MANUFACTURERS SPECIFICATIONS.

3- CONTRACTOR IS TO VERIFY WITH THE OWNER, IF THE OWNER WILL BE PURCHASING APPLIANCES AND HAVING THEM INSTALLED BY OTHERS PRIOR TO SUBMITTING A BID ON THE PROJECT.

4- CONTRACTOR SHALL INSTALL, AS PER OWNERS DIRECTION, ANY AND ALL INTERCOM, ALARM, THERMOSTAT, TELEPHONE AND/OR TV ANTENNA WIRING IN WALLS PRIOR TO SHEETROCKING. ALL WIRING SHALL BE BOARD OF FIRE UNDERWRITERS APPROVED AND INCLUDE THE FOLLOWING:
A. ALL WIRING FOR NEW SWITCHES, OUTLETS, FIXTURES, RE-CIRCUITING NECESSARY TO ALLOW FOR ALL NEW WORK, ALL REWIRING OF EXISTING FIXTURES AND LABELING OF CIRCUIT BREAKERS TO INDICATE CIRCUIT USE.
B. FURNISH NFBU CERTIFICATE AT COMPLETION OF WORK.

5- SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND ATTACHED GARAGES, BUT NOT INCLUDING CRAWL SPACES AND UNHABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. ONE CENTRALIZED ALARM HORN FOR ALL SMOKE DETECTORS IS PROHIBITED. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA, AND ON ANY STORY HAVING FUEL-FIRED OR SOLID FUEL "APPLIANCES AND EQUIPMENT" FIREPLACES, OR ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. ONE CENTRALIZED ALARM HORN FOR ALL CARBON MONOXIDE DETECTORS IS PROHIBITED.
6- CONTRACTOR SHALL VERIFY WITH THE OWNER, LOCATION AND QUANTITY OF LIGHTING FIXTURES, SWITCHES, OUTLETS, ETC., PRIOR TO PROVIDING BID ON PROJECT.

7- PROVIDE A MINIMUM OF ONE OUTLET IN A HALLWAY THAT EXCEEDS 9'-0" IN LENGTH.

8- PROVIDE ONE OUTLET IN EACH ROOM A MINIMUM OF 6'-0" FROM THE ENTRANCE TO THAT ROOM.

9- PROVIDE A MINIMUM OF ONE G.F.C.I. OUTLET WITHIN 3'-0" OF ANY SINK AND A MINIMUM OF ONE IN EVERY BATHROOM UNLESS OTHERWISE SPECIFIED.

10- CONTRACTOR MUST VERIFY WITH HIS LICENSED ELECTRICIAN IF AN UPGRADE OF ELECTRICAL SERVICE IS REQUIRED FOR THIS PROJECT PRIOR TO SUBMITTING A BID.

11- CONTRACTOR TO VERIFY LOCATIONS OF MASTS, METERS, SUB-PANELS, ETC., FOR RELOCATION AS REQUIRED FOR THE PROJECT. CONTRACTOR MUST ALSO NOTIFY THE ARCHITECT OF LOCATIONS IF NOT SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF WORK & BIDDING.

FIREPLACE NOTES (if applicable)

1- FIREPLACE CONSTRUCTION SHALL COMPLY WITH SECTION 7813.5D OF N.Y. STATE ECCC, WITH A MAXIMUM OF 20 CFM AIR INFILTRATION LOSSES WITH DAMPER IN CLOSED POSITION.

2- FIREPLACE UNIT SHALL BE PROVIDED WITH 150 CFM OUTSIDE AIR INTAKE DUCT (DAMPERED).

3- FIREPLACE TO BE "SUPERIOR" MODEL WITH OPTIONAL GLASS DOOR ASSEMBLY AND OUTSIDE COMBUSTION KIT INCLUDED.

4- FIREPLACE SHALL BE INSTALLED AS PER MANUFACTURERS WRITTEN SPECIFICATIONS.
5- PROVIDE METAL WALL SHIELDS ON BOTH SIDES OF FIREPLACE OPENING (SUPERIOR WS40 OR EQUAL).

6- CHIMNEY OUTLETS SHALL NOT BE LOWER THAN THE TOP OF ANY WINDOW WITHIN 15'-0" OR LESS THAN 2'-0" ABOVE ANY COMBUSTIBLE PART OF THE ROOF WITHIN 10'-0".

PLUMBING NOTES

1- ALL PLUMBING WORK SHALL BE IN STRICT CONFORMANCE WITH ALL STATE AND LOCAL CODES.

2- HOT WATER HEATER SHALL HAVE A MAXIMUM TEMPERATURE SETTING OF 140 DEGREES F.

3- PROVIDE HOT AND COLD WATER SUPPLY LINES TO A NEW REFRIGERATOR AS REQUIRED BY MANUFACTURERS SPECIFICATIONS.

4- PROVIDE INSULATION ON ALL NEW PIPING AS REQUIRED BY CODE.

5- REMOVE AND RELOCATE ALL EXISTING PIPING AS REQUIRED TO ASSURE THE PROPER EXECUTION OF THE WORK.

6- BELOW GROUND WASTE LINES SHALL BE X.H.C.I. PIPING.

7- POTABLE LINES SHALL BE TYPE "L" COPPER.

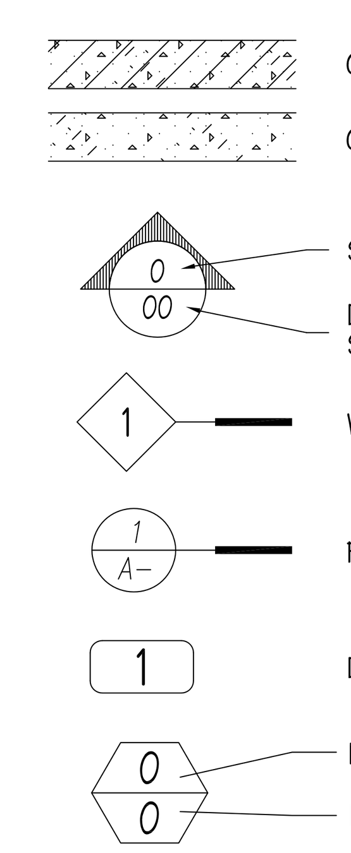
8- THE PLUMBING CONTRACTOR SHALL PERFORM ALL REQUIRED GAS OR OIL PIPING AND VERIFY ANY SITE CONDITIONS & REQUIREMENTS PERTAINING TO THERETO (IE. RELOCATION, UPGRADING, ETC.)- PRIOR TO BIDDING AND COMMENCEMENT OF ANY WORK.

9- SANITARY DISPOSAL SYSTEM SHALL BE COUNTY DEPARTMENT OF HEALTH SERVICES APPROVED FOR DESIGN AND INSTALLATION. THE OWNERS SURVEYOR WILL BE RESPONSIBLE FOR DESIGN LOCATIONS OF THE FACILITIES AS WELL AS OBTAINING ALL PERMITS OR APPROVALS.

10- CONTRACTOR SHALL PROVIDE HOT WATER BASEBOARD HEAT THROUGHOUT AT PERIMETER WALLS UNLESS OTHERWISE NOTED.

11- WATER MAIN MUST BE 7'-0" AWAY FROM THE SANITARY DISPOSAL SYSTEM AND 4'-0" DEEP .12. IN BEARING WALLS OR PARTITIONS, NO STUD IS TO BE CUT MORE THAN 1/3 IT'S DEPTH TO RECEIVE PIPING, DUCT OR ELECTRICAL WORK.

Legend



CONCRETE BLOCK
CONCRETE
SECTION LETTER
DRAWING ON WHICH SECTION APPEARS
WALL TYPE
FLOOR TYPE
DOOR TYPE
NEW WINDOW TYPE
NEW LINTEL TYPE

Delargent Design Architecture, PC
2963 Holiday Park Drive
Merrick, New York, 11566

Phone: 516.378.2178
Email: mak@delargentdesign.com

SEAL

CONSULTANTS

DOB APPROVAL

PROJECT INFORMATION

Ahmed's Residence

925 N 6th St.,
New Hyde PArk, NY, 11040

SECTION: 8
BLOCK: 17
TAX LOT(s): 39-40

S U B M I S S I O N S

No.	DATE	DESCRIPTION

PROJECT NO: 2211
CAD DWG FILE:
DATE: 11/11/22
DRAWN BY: MAK
SHEET TITLE
General Notes

SHEET NUMBER: GN-001.00
PAGE NO.: 2 of 12

JOB NUMBER
-

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TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8d (2 1/2" x 0.113")	—
1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.113") 2 staples, 1 3/4"	— —
2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" x 0.135")	—
Sole plate to joist or blocking, face nail	16d (3 1/2" x 0.135")	16" o.c.
Top or sole plate to stud, end nail	2-16d (3 1/2" x 0.135")	—
Stud to sole plate, toe nail	3-8d (2 1/2" x 0.113") or 2-16d (3 1/2" x 0.135")	— —
Double studs, face nail	10d (3" x 0.128")	24" o.c.
Double top plates, face nail	10d (3" x 0.128")	24" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" x 0.135")	16" o.c.
Double top plates, minimum 24-inch offsets of end joints, face nail in lapped area	8-16d (3 1/2" x 0.135")	—
Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" x 0.113")	—
Rim joist to top plate, toe nail	8d (21/2" x 0.113")	6" o.c.
Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	—
Built-up header, two pieces with 1/2" spacer	16d (3 1/2" x 0.135")	16" o.c. along each edge
Continued header, two pieces	16d (3 1/2" x 0.135")	16" o.c. along each edge
Ceiling joists to plate, toe nail	3-8d (2 1/2" x 0.113")	—
Continuous header to stud, toe nail	4-8d (2 1/2" x 0.113")	—
Ceiling joist, laps over partitions, face nail	3-10d (3" x 0.128")	—
Ceiling joist to parallel rafters, face nail	3-10d (3" x 0.128")	—
Rafter to plate, toe nail	2-16d (3 1/2" x 0.135")	—
1" brace to each stud and plate, face nail	2-8d (2 1/2" x 0.113")	
	2 staples, 13/4"	—
1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113")	
	2 staples, 1 3/4"	—
1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113")	
Wider than 1" x 8" sheathing to each bearing, face nail	3 staples, 1 3/4 3-8d (2 1/2" x 0.113") 4 staples, 13/4"	— —
Built-up corner studs	10d (3" x 0.128")	24" o.c.
Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
2" planks	2-16d (3 1/2" x 0.135")	At each bearing
Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 1/2" x 0.135") 3-16d (3 1/2" x 0.135")	— —
Rafter ties to rafters, face nail	3-8d (2 1/2" x 0.113")	—
Collar tie to rafter, face nail, or 11/4" x 20 gage ridge strap	3-10d (3" x 0.128")	—

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

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

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

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

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

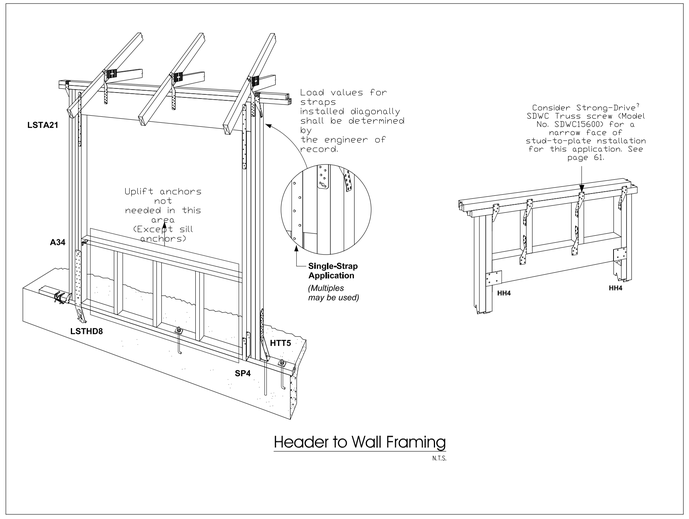
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 110 mph or greater, 8d deformed (2 1/2 " x 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

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

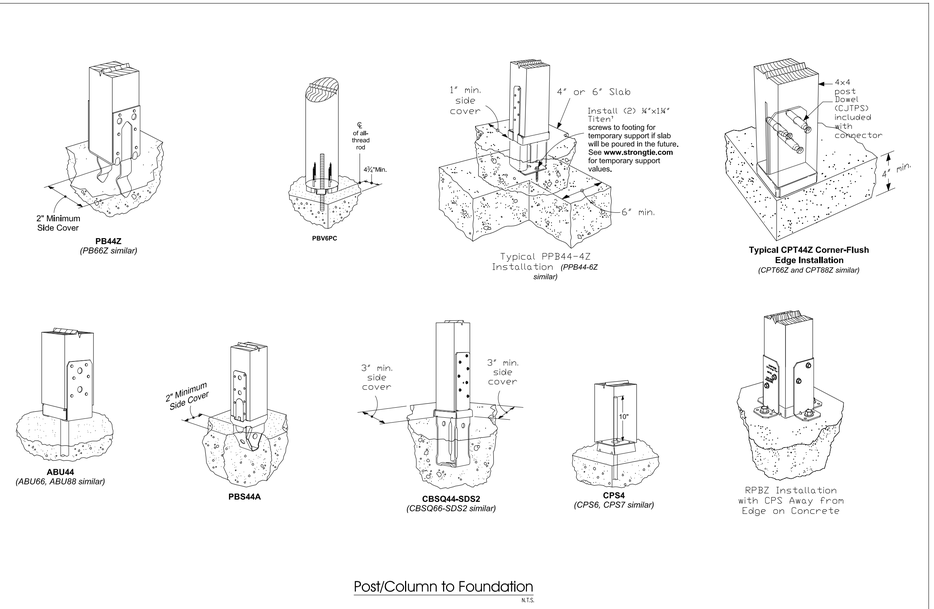


Header to Wall Framing
N.T.S.

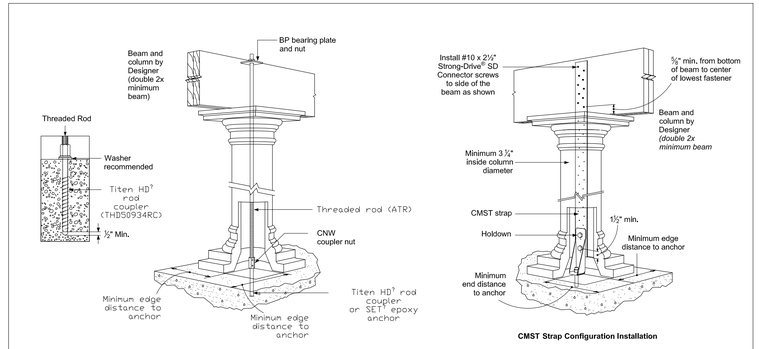
SCHEDULE FOR CONNECTORS, CLIPS, STRAPS, & FOUNDATION ANCHORAGE

ALL ITEMS ARE AS PER SIMPSON "STRONG-TIE" COMPANY. ALL SPECIFIED FASTENERS MUST BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS & GUIDELINES.

UPLIFT CONNECTION AT RIDGE	RIDGE TENSION STRAP (20GA x 1 1/4") 'SIMPSON CS20 INSTALL AT EVERY SET OF RAFTERS (@ 16" O.C.) 1 1/4"W x 18"L. TOTAL FASTENERS = 14-10d (AS PER MANUF.)	
STUD TO TOP PLATE AT RAFTERS TOTAL FASTENERS (AS PER MANUF.)	'SIMPSON H2A, 18GA METAL HURRICANE TIES. INSTALL AT EVERY STUD (@ 16" O.C.) 3-8d TO RAFTERS 2-8d TO PLATES 3-8d TO STUDS	
WINDOW / DOOR HEADER TO RIM JOIST, TO STUDS ABOVE	SIMPSON LSTA36 18GA METAL STRAP TIES. INSTALL AT EVERY STUD (@ 16" O.C.). 1 1/4"W x 36" L TOTAL FASTENERS = 26-10d (AS PER MANUF.)	
WINDOW / DOOR HEADER TO TRIMMER, TO KING STUD	'SIMPSON LTP4 20GA METAL ANCHORS. INSTALL AT EA. END OF HEADER. TOTAL FASTENERS = 12-8d x 1 1/2 NAIL PER NAILING PATTERN OF FASTENER, (5) INTO EDGE OF HEADER, (5) INTO KING STUD, (3) INTO FACE OF HEADER, (3) INTO HEAD OF TRIMMER, (AS PER MANUF.)	
FACE MOUNT HANGERS	'SIMPSON 'U' HANGER (MODEL AS PER NUMBER SIZE) 16GA, GALV. METAL	
STUD TO SILL PLATE	'SIMPSON SPT 20GA STUD PLATE TIES. SPACE @ 32" O.C.	
SILL TO FOUNDATION	5/8" DIA. HOOKED OFFSET ANGLE ANCHOR BOLT. MIN. 7" EMBEDMENT IN CONCRETE. PROVIDE 3" SQUARE BEARING PLATE & WASHER @ EA. BOLT ('SIMPSON BP 7/8). ANCHOR BOLTS TO BE SPACED MAX. 28" O.C. FOR SLABS ON GRADE. 1'-0" MAX. FROM CORNERS & OPENINGS. MIN. 2 BOLTS PER SECTION.	



Post/Column to Foundation
N.T.S.



Hollow Column
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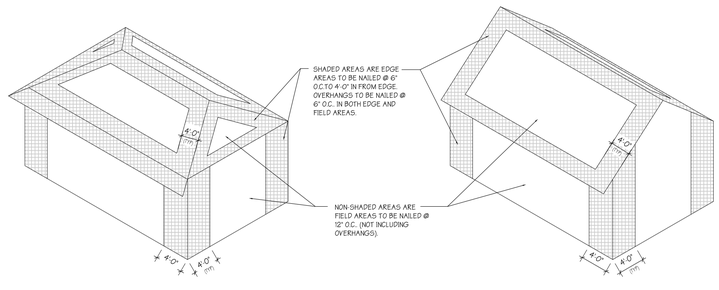
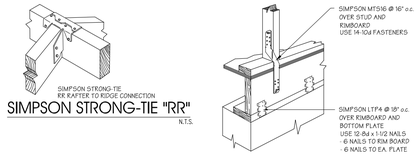
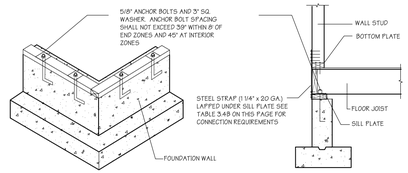


SHEATHING ATTACHMENT DIAGRAM
N.T.S.

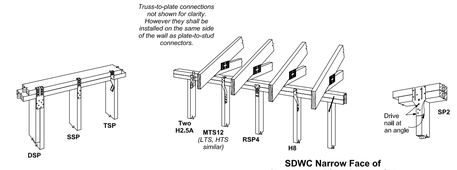


SIMPSON STRONG-TIE "RR"
N.T.S.

SIMPSON STRONG-TIE "LTP4"
N.T.S.



SILL PLATE ANCHORAGE TO CONCRETE FOUNDATION WALL
N.T.S.



TOP PLATES TO STUD
N.T.S.

Delargent Design Architecture, PC
2963 Holiday Park Drive
Merrick, New York, 11566
Phone: 516.378.2178
Email: mak@delargentdesign.com

SEAL

CONSULTANTS

DOB APPROVAL

PROJECT INFORMATION

Ahmed's Residence

925 N 6th St.,
New Hyde PArk, NY, 11040

SECTION: 8
BLOCK: 17
TAX LOT(s): 39-40

SUBMISSIONS

No.	DATE	DESCRIPTION

PROJECT NO: 2211
CAD DWG FILE:
DATE: 11/11/22
DRAWN BY: MAK

SHEET TITLE

Connector Details

SHEET NUMBER: A-007.00
PAGE NO.: 10 of 12

JOB NUMBER

-

8/14/2023 10:18:15 AM

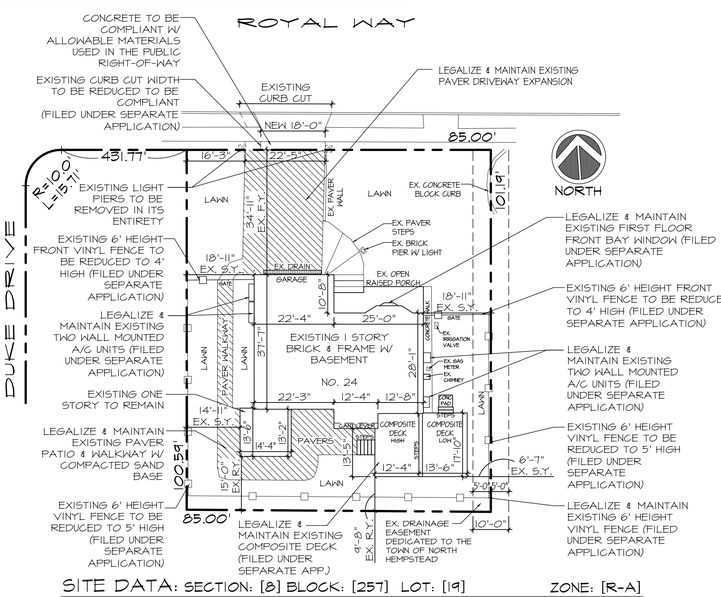
MAINTAIN & LEGALIZE DRIVEWAY EXPANSION & REAR PAVER PATIO

SINGH RESIDENCE

#21502

24 ROYAL WAY, NEW HYDE PARK, NY 11040

DRAWING INDEX

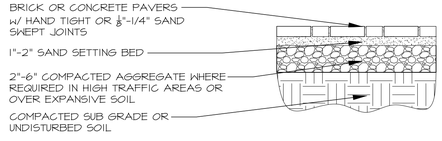


SITE DATA: SECTION: [8] BLOCK: [257] LOT: [19] ZONE: [R-A]

	ACTUAL	REQUIRED
LOT AREA	8,575.6 S.F.	8,500 S.F. MIN.
LOT WIDTH	85'-0"	65'-0" MIN.
BUILDING AREA	1803.16 S.F.	2,143.9 S.F. MAX.
% OF LOT COVERAGE	21.02%	25% MAX.
FLOOR AREA	NO CHANGE	36% MAX. / 3,087.2 S.F. MAX.
FRONT YARD	34'-11" EXISTING	35'-0" MIN.
REAR YARD	9'-8" EXISTING	15'-0" MIN.
SIDE YARD	6'-7" EXISTING / 21'-6" AGG. EXISTING	10'-0" MIN. / 30% LOT WIDTH = 25'-6" AGG.
BUILDING HEIGHT	24'-7" EXISTING	2-1/2 STORIES / 30'-0" MAX.
FRONT YARD PAVING	33.31% / 1,144.58 S.F.	40% MAX. / 1,374.24 S.F. MAX.
REAR YARD COVERAGE	24.55% / 472.40 S.F.	40% MAX. / 769.46 S.F. MAX.

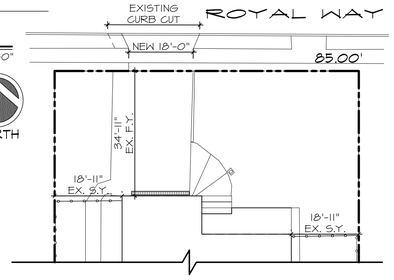
1 T-1 **ARCHITECTURAL SITE PLAN**

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



2 T-1 **PAVERS IN SAND DETAIL**

SCALE: 3/4" = 1'-0"



	ACTUAL	REQUIRED
FRONT YARD AREA	3,435.62 S.F.	-
IMPERVIOUS PAVED AREA	33.31% (1,144.58 S.F.)	40% MAX. (1,374.24 S.F.)

3 T-1 **FRONT YARD PAVING**

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

GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

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

DIVISION 3 - CONCRETE

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

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

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

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

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

DIVISION 6 - WOOD

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

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

b. Horizontal Shear: Fv = 75 PSI
c. Compression perpendicular to grain: FcL = 405 PSI
d. Compression parallel to grain: Fc = 875 PSI
e. Modulus of elasticity: E = 1,600,000 PSI
f. Moisture content: 19 % maximum,
2. Other species may be used provided substituted species shall meet or exceed requirements noted above,
3. Moisture content: All lumber 4" and deeper shall have moisture content not greater than 19 %, air dried lumber is desired but not necessary, Lumber may be kiln dried, however drying process must be slow and regulated to cause a minimum amount of checking, comparable with air dried stock,
4. All exterior lumber and lumber in contact with masonry or concrete shall be pressure preservative treated in accordance with AF&PA standards and stamped "Ground Contact 0.40 lbs/cubic foot",
5, Grade stamps shall appear on all lumber,
6, Store all lumber above grade and protect from exposure to weather,
B. Flitch Beams:
1. Flitch beams shall have a minimum fb = 15000, E=11.4 with 1/2" bolts located not closer than 2" from the top and bottom edge unless otherwise noted. There shall be a bolt top and bottom 2" from each end (see typical flitch plate bolt pattern detail).
C. Joist Hangers:
1. All purlins, joists and beams not framed over supporting members shall be supported
2. Joist hangers shall be prime quality steel which conforms to ASTM-A525, min. 22 gauge, Products acceptable shall be Simpson, Kant-Sag, or equivalent.
D. Bolts in Wood Framing:
1. All bolts in wood framing shall be standard machine bolts with standard malleable iron washers or steel plate washers,
2. Steel plate washer sizes shall be as follows:
a. 1/2" and 5/8" Diam. bolts - 2-1/4" sq. x 5/16"
b. 3/4" Dia. bolts-2-5/8" sq. x 5/16".
3. Each bolt hole in wood shall be drilled 1/16" larger than diameter of bolt.
4. For sill anchors, see typical details on architectural drawings.
E. Lag Bolts:
1. Shall be of structural grade steel,
2. Washers shall be placed under the head of lag bolts bearing on wood. Length of lag bolts shall be minimum 2/3 depth of members being bolted together.
F. Altering Structural Members:
1. No structural member shall be omitted, notched, cut, blocked out or relocated without prior approval by the Architect. Do not alter sizes of members noted without approval of Architect,
G. Built-up Beams:
1. Built-up beams or joists formed by a multiple of 2 x members shall be interconnected as follows:
a. Members 9-1/4" and less in depth: glue and internail w/2 rows 16D nails at 12" o.c. staggered.
b. Members greater than 9-1/4" in depth or multiple 3 x members through bolt with 1/2" diameter machine bolts at 24" o.c. staggered.
H. Cutting of Beams, Joist and Rafters:
1. Cutting of wood beams, joists and rafters shall be limited to cuts and bored holes not deeper than 1/6 the depth of the member and shall not be located in the middle of 1/3 of the span. Notch depth of the ends at the member shall not exceed 1/4 the depth of the member. Holes bored or cut into joist shall not be closer than 2 inches to the tip or bottom of the joists and the diameter of the hole shall not exceed 1/3 the depth of the joist. The tension side of beams, joists and rafters of 4 inches or greater nominal thickness shall not be notched, except at ends of members.
I. Pipes in Stud bearing Nails or Shear Nails:
1. Notches or bored holes to studs of bearing walls or partitions shall not be more than 1/3 the depth of the stud.
J. Bridging and Blocking:
1. There shall be not less than one line of bridging in every eight feet of span in floor, attic and roof framing. The bridging shall consist of not less than one by three inch lumber double nailed at each end or of equivalent metal bracing of equal rigidity. Midspan bridging is not required for attic or roof framing where joist depth does not exceed twelve inches nominal. Block solid at all bearing supports where adequate lateral support is not otherwise provided. Block all stud walls at maximum intervals of eight feet with minimum of 2 x solid material with tight joints. Provide 2 x firestops at mid-point vertically of stud wall. Bridging as required by floor truss manufacturer's printed instructions.

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

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

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

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

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

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

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

DIVISION 8 - DOORS AND WINDOWS

A, General
1, Windows in buildings located in wind-borne debris regions (120 mph wind zone or with-in one mile of the ocean, bay and sound) shall have glazed openings protected from wind-borne debris or the building shall be designed as a partially enclosed building in accordance with the Building Code of New York State. Glazed opening protection for wind-borne debris shall meet the requirements of the Large Missile Test ofASTM E 1996 and of ASTM E 1886
Exception:
Wood structural panels with a minimum thickness of 7/16 inch (11.1 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one- and two-story buildings. Panels shall be precut to cover the glazed openings with attachment hardware provided. Attachments shall be provided in accordance with Table R3O2.2.1.2 or shall be designed to resist the components and cladding loads determined in accordance with the provisions of the Building Code of New York State.

2, All windows shall have insulating glass, or single glass with storm windows or equal. Sizes indicated on plans are nominal only. Builder to consult with window manufacturer to determine exact sizes, rough opening, etc. At least one window from each bedroom area shall have a net clear opening area of 5.7 Sq. Ft. (grade floor 5.0 Sq. Ft.) with a net clear height of 24", a net clear opening width of 20", and a sill height of 44" or less above the floor for egress purposes. Glazing in doors and fixed glazed panels immediately adjacent to doors or within 18" of the floor, which may be subject to frequent and recurrent accidental human impact shall be tempered as per IBC, BOCA and CABO and state and local codes and ordinances.

DIVISION 9 - FINISHES

A, General
1, All gypsum wallboard shall be installed in accordance with the provisions of the BOCA, CABO and state and local codes and ordinances (as applicable),
2, Gypsum wallboard shall not be installed until weather protection for the installation is provided, Storage should be in accordance with manufacturer's instructions,
3, All edges and ends of gypsum wallboard shall occur on the framing members except those edges which are perpendicular to the framing members, All edges of gypsum wallboard shall be in moderate contact except in concealed spaces where fire resistive construction is not required,
4, The sizes and spacing of fasteners shall comply with BOCA, CABO and state and local codes and ordinances (as applicable),
5, Provide moisture resistant drywall cement board at tubs and showers as shown on details in architectural drawings,
6, Fire-resistive construction: Garage ceilings and walls when adjacent to a dwelling unit shall be of rated construction according to the UL Design specified on the drawings when units are designed under BOCA standards as indicated on the drawings,

DIVISION 15 - MECHANICAL

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

DIVISION 16 - ELECTRICAL

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

SITE LOCATION :

SINGH RESIDENCE
24 ROYAL WAY
MANHASSET HILLS, NY

REGISTERED ARCHITECT EMILIO SUSA 028642 STATE OF NEW YORK

DRAWING TITLE :

TITLE SHEET

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

REVISIONS :
- SUBMITTED TO BUILDING
- DEPARTMENT (10-5-23)

PROJECT NO. :

DRAWN BY : MC

SCALE : AS NOTED

DATE :

SHEET NO. :

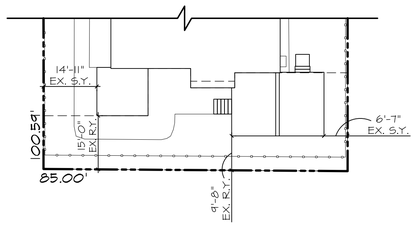
T-1

MAINTAIN & LEGALIZE EXISTING REAR DECK AND FRONT BAY WINDOW

SINGH RESIDENCE

24 ROYAL WAY, NEW HYDE PARK, NY 11040

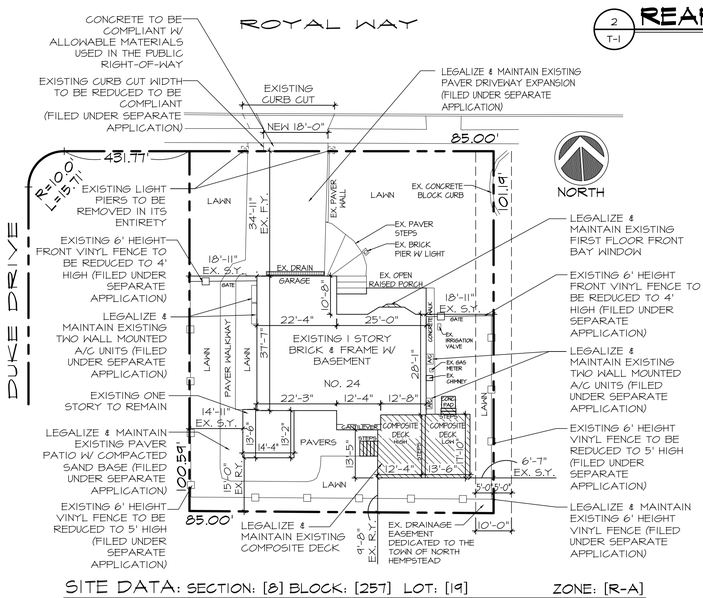
DRAWING INDEX



	ACTUAL	REQUIRED
REAR YARD AREA	1,923.65 S.F.	-
OCCUPIED AREA	24.55% (472.40 S.F.)	40% MAX. (769.46 S.F.)

2 / T-1 REAR YARD COVERAGE

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



SITE DATA: SECTION: [8] BLOCK: [257] LOT: [19] ZONE: [R-A]

	ACTUAL	REQUIRED
LOT AREA	8,515.6 S.F.	8,500 S.F. MIN.
LOT WIDTH	85'-0"	65'-0" MIN.
BUILDING AREA	1803.16 S.F.	2,143.9 S.F. MAX.
% OF LOT COVERAGE	21.02%	25% MAX.
FLOOR AREA	NO CHANGE	36% MAX. / 3,087.2 S.F. MAX.
FRONT YARD	34'-11" EXISTING	35'-0" MIN.
REAR YARD	9'-8" EXISTING	15'-0" MIN.
SIDE YARD	6'-7" EXISTING / 21'-6" AGG. EXISTING	10'-0" MIN. / 30% LOT WIDTH = 25'-6" AGG.
BUILDING HEIGHT	24'-7" EXISTING	2-1/2 STORIES / 30'-0" MAX.
FRONT YARD PAVING	33.31% / 1,144.58 S.F.	40% MAX. / 1,374.24 S.F. MAX.
REAR YARD COVERAGE	24.55% / 472.40 S.F.	40% MAX. / 769.46 S.F. MAX.

1 / T-1 ARCHITECTURAL SITE PLAN

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

GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

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

DIVISION 3 - CONCRETE

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

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

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

3. All reinforcement, anchor bolts, pipe sleeves and other inserts shall be positively secured in place and located according to the appropriate architectural drawings and details
B. Reinforcing Steel:
1. Reinforcing steel shall be intermediate grade new billet deformed bars grade 60 conforming to ASTM & 615. Welded wire fabric shall conform to ASTM A-185. See architectural drawings for sizes and locations.
2. Detailing, fabricating and placing of reinforcement shall be in accordance with ACI-315 Manual of Standard Practice for Detailing Reinforced Concrete Structures
3. All reinforcing bars which intercept perpendicular elements shall terminate in hooks, placed two (2) inches clear from outer face of element.
4. The contractor shall notify the building official at least forty-eight (48) hours prior to each concrete pour, No concrete shall be poured into footings containing standing water or mud. Footings shall be dewatered prior to placement of concrete. No concrete shall be placed until all reinforcing has been installed by the contractor and inspected by the building official or county approved licensed inspector.
5. Minimum protective cover for reinforcing steel shall be as follows:
a. Footings: 3"
b. Beams and columns: 2"
c. Slab: 3/4" (Wire mesh to be placed at mid-depth of slab)
d. Walls - 1 1/4" at interior face: 3" at exterior face.
C. Foundation:
1. Footing depths are shown on the architectural drawings. Footings shall bear a minimum of 1'-0" into original undisturbed soil and a minimum of 3'-0" below finished grade. Where required, step footings to ratio of 2 horizontal to 1 vertical.
2. Where conditions develop requiring changes in excavations, such changes shall be made as directed by the Architect.
3. All footing excavations shall be inspected by the building official or county approved inspector prior to the placing of any concrete. Same shall be given forty-eight (48) hours notice for this observation.
4. Soil investigation and report: All earth work, compaction and supervisions shall be done according to the recommendations of the soil investigation report prepared by a licensed geotechnical Architect, Concrete slab and footing calculations are based on a 2,000 psf value, If on-site test boring indicate lesser values, notify Architect, in writing, so that necessary structural modifications can be made.
5. Slab-on-grade shall be 4" thick reinforced with 6 x 6 W1.4 x W1.4 WWF and shall be placed on 6 mil. vapor barrier on 4" crushed stone,
6, Slab-on-grade at porches shall be 4" thick unless otherwise noted.
7. Install anchor straps as per mfg, recommendations: 12" from corners and intervals of not more that 4'-0". Minimum embedment for anchors shall be as specified by manufacturer.
8. Beam pockets shall be formed into concrete walls to provide a continuous level flat solid bearing surface for all beams,

DIVISION 6 - WOOD

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

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

b, Horizontal Shear: Fv = 75 PSI
c, Compression perpendicular to grain: FcL = 405 PSI
d, Compression parallel to grain: Fc = 875 PSI
e, Modulus of elasticity: E = 1,600,000 PSI
f, Moisture content: 19 % maximum,
2, Other species may be used provided substituted species shall meet or exceed requirements noted above,
3, Moisture content: All lumber 4" and deeper shall have moisture content not greater than 19 %, air dried lumber is desired but not necessary, Lumber may be kiln dried, however drying process must be slow and regulated to cause a minimum amount of checking, comparable with air dried stock,
4, All exterior lumber and lumber in contact with masonry or concrete shall be pressure preservative treated in accordance with AF&PA standards and stamped "Ground Contact 0.40 lbs/cubic foot",
5, Grade stamps shall appear on all lumber,
6, Store all lumber above grade and protect from exposure to weather,
B. Flitch Beams:
1, Flitch beams shall have a minimum fb = 15000, E=11.4 with 1/2" bolts located not closer than 2" from the top and bottom edge unless otherwise noted. There shall be a bolt top and bottom 2" from each end (see typical flitch plate bolt pattern detail),
C, Joist Hangers:
1, All purlins, joists and beams not framed over supporting members shall be supported
2, Joist hangers shall be prime quality steel which conforms to ASTM-A525, min, 22 gauge, Products acceptable shall be Simpson, Kant-Sag, or equivalent.
D, Bolts in Wood Framing:
1, All bolts in wood framing shall be standard machine bolts with standard malleable iron washers or steel plate washers,
2, Steel plate washer sizes shall be as follows:
a, 1/2" and 5/8" Diam, bolts - 2-1/4" sq. x 5/16"
b, 3/4" Dia, bolts-2-5/8" sq, x 5/16",
3, Each bolt hole in wood shall be drilled 1/16" larger than diameter of bolt,
4, For sill anchors, see typical details on architectural drawings,
E, Lag Bolts:
1, Shall be of structural grade steel,
2, Washers shall be placed under the head of lag bolts bearing on wood, Length of lag bolts shall be minimum 2/3 depth of members being bolted together,
F, Altering Structural Members:
1, No structural member shall be omitted, notched, cut, blocked out or relocated without prior approval by the Architect, Do not alter sizes of members noted without approval of Architect,
G, Built-up Beams:
1, Built-up beams or joists formed by a multiple of 2 x members shall be interconnected as follows:
a, Members 9-1/4" and less in depth: glue and internail w/2 rows 16D nails at 12" o.c. staggered,
b, Members greater than 9-1/4" in depth or multiple 3 x members through bolt with 1/2" diameter machine bolts at 24" o.c. staggered,
H, Cutting of Beams, Joist and Rafters:
1, Cutting of wood beams, joists and rafters shall be limited to cuts and bored holes not deeper than 1/6 the depth of the member and shall not be located in the middle of 1/3 of the span. Notch depth of the ends at the member shall not exceed 1/4 the depth of the member. Holes bored or out into joist shall not be closer than 2 inches to the tip or bottom of the joists and the diameter of the hole shall not exceed 1/3 the depth of the joist. The tension side of beams, joists and rafters of 4 inches or greater nominal thickness shall not be notched, except at ends of members.
I, Pipes in Stud bearing Nails or Shear Nails:
1. Notches or bored holes to studs of bearing walls or partitions shall not be more than 1/3 the depth of the stud.
J, Bridging and Blocking:
1. There shall be not less than one line of bridging in every eight feet of span in floor, attic and roof framing. The bridging shall consist of not less than one by three inch lumber double nailed at each end or of equivalent metal bracing of equal rigidity. Midspan bridging is not required for attic or roof framing where joist depth does not exceed twelve inches nominal. Block solid at all bearing supports where adequate lateral support is not otherwise provided. Block all stud walls at maximum intervals of eight feet with minimum of 2 x solid material with tight joints. Provide 2 x firestops at mid-point vertically of stud wall. Bridging as required by floor truss manufacturer's printed instructions.

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

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

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

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

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

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

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

DIVISION 8 - DOORS AND WINDOWS

A, General
1. Windows in buildings located in wind-borne debris regions (120 mph wind zone or with-in one mile of the ocean, bay and sound) shall have glazed openings protected from wind-borne debris or the building shall be designed as a partially enclosed building in accordance with the Building Code of New York State. Glazed opening protection for wind-borne debris shall meet the requirements of the Large Missile Test ofASTM E 1996 and of ASTM E 1886
Exception:
Wood structural panels with a minimum thickness of 7/16 inch (11.1 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one- and two-story buildings. Panels shall be precut to cover the glazed openings with attachment hardware provided. Attachments shall be provided in accordance with Table R3O2.2.1.2 or shall be designed to resist the components and cladding loads determined in accordance with the provisions of the Building Code of New York State.

2. All windows shall have insulating glass, or single glass with storm windows or equal. Sizes indicated on plans are nominal only. Builder to consult with window manufacturer to determine exact sizes, rough opening, etc. At least one window from each bedroom area shall have a net clear opening area of 5.7 Sq. Ft. (grade floor 5.0 Sq. Ft.) with a net clear height of 24", a net clear opening width of 20", and a sill height of 44" or less above the floor for egress purposes. Glazing in doors and fixed glazed panels immediately adjacent to doors or within 18" of the floor, which may be subject to frequent and recurrent accidental human impact shall be tempered as per IBC, BOCA and CABO and state and local codes and ordinances.

DIVISION 9 - FINISHES

A, General
1. All gypsum wallboard shall be installed in accordance with the provisions of the BOCA, CABO and state and local codes and ordinances (as applicable),
2, Gypsum wallboard shall not be installed until weather protection for the installation is provided. Storage should be in accordance with manufacturer's instructions,
3, All edges and ends of gypsum wallboard shall occur on the framing members except those edges which are perpendicular to the framing members. All edges of gypsum wallboard shall be in moderate contact except in concealed spaces where fire resistive construction is not required,
4, The sizes and spacing of fasteners shall comply with BOCA, CABO and state and local codes and ordinances (as applicable),
5, Provide moisture resistant drywall cement board at tubs and showers as shown on details in architectural drawings,
6. Fire-resistive construction: Garage ceilings and walls when adjacent to a dwelling unit shall be of rated construction according to the UL Design specified on the drawings when units are designed under BOCA standards as indicated on the drawings.

DIVISION 15 - MECHANICAL

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

DIVISION 16 - ELECTRICAL

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

SITE LOCATION :

SINGH RESIDENCE
24 ROYAL WAY
MANHASSET HILLS, NY

REGISTERED ARCHITECT EMILIO SUSA 028042 STATE OF NEW YORK

DRAWING TITLE :

TITLE SHEET

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FAX: 516_776_9591
E-MAIL: esusa@esarchitecpc.com
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REVISIONS :
- SUBMITTED TO BUILDING DEPARTMENT (7-24-23)
- SUBMITTED TO BUILDING DEPARTMENT (10-5-23)

PROJECT NO. :

DRAWN BY : MC

SCALE : AS NOTED

DATE :

SHEET NO. :

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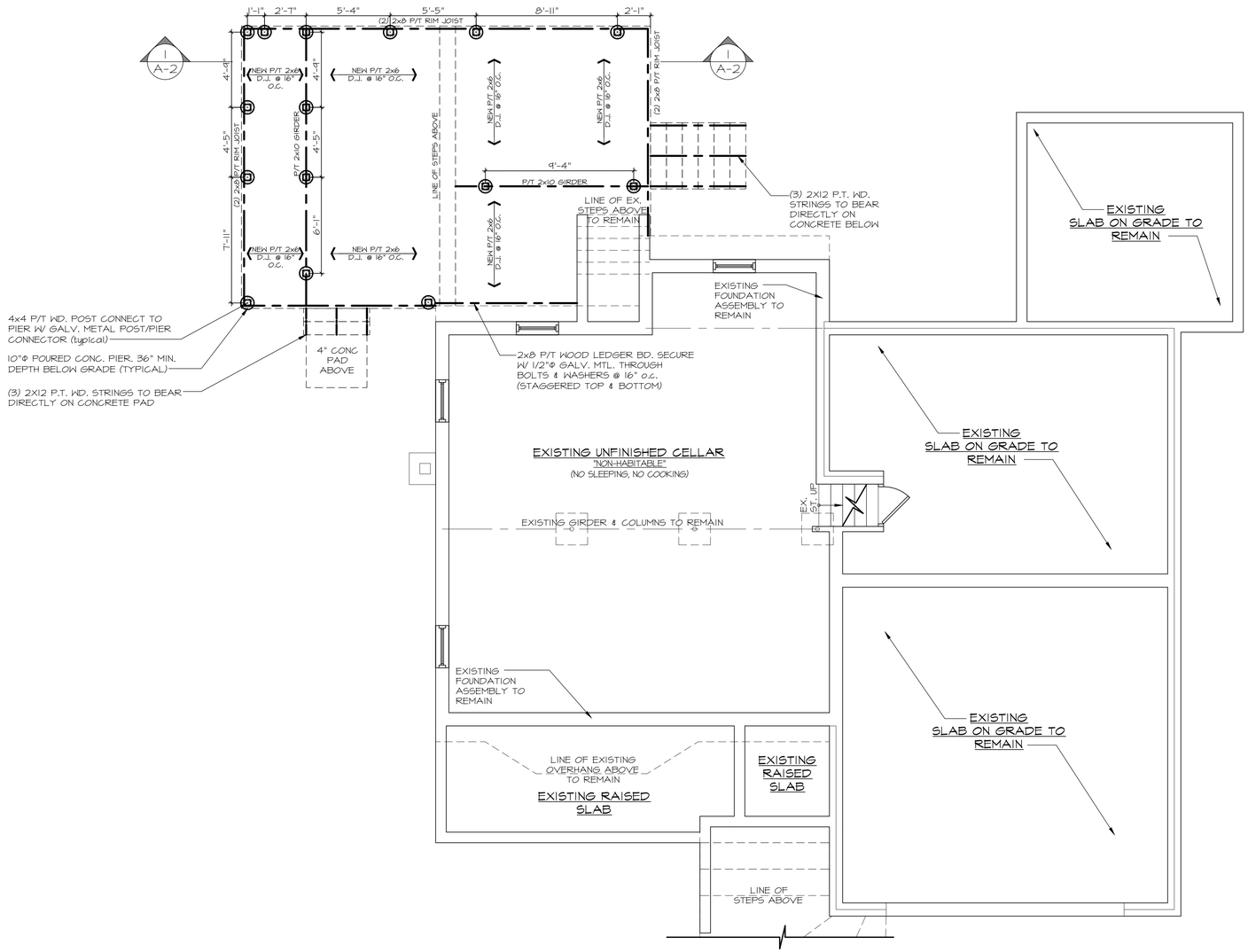

GENERAL DEMOLITION NOTES

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2. G.C. TO BE FAMILIAR WITH COMPLETE PROJECT AND SET OF DRAWINGS AND THEIR INTENT BEFORE PROCEEDING WITH THE WORK.
3. WHERE ELECTRICAL OR PLUMBING LINES ARE TO BE ABANDONED, REMOVE ALL SUCH WORK, CAP OFF LINES LEGALLY AT FINAL INACCESSIBLE PENETRATIONS. ALL NEW PLUMBING AND ELECTRICAL WORK TO BE RECESSED BEHIND FINISHED SURFACES.

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NOTCHING:

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

STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R502.8 OF THE RESIDENTIAL CODE OF N.Y.S. ANY STRUCTURAL WALL OR STUD MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R602.6 OF THE RESIDENTIAL CODE OF NEW YORK STATE.

WALL LEGEND

	EXISTING FRAME WALL TO REMAIN
	EXISTING FOUNDATION WALL TO REMAIN

ELECTRICAL LEGEND

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

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

NOTE:
THIS PROJECT COMPLIES WITH THE IRC 2015 AS AMENDED BY THE 2017 UNIFORM CODE SUPPLEMENT.

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

NOTE:
DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS

NOTE:
PROVIDE ARC FAULT CIRCUIT INTERRUPTER OUTLETS IN ALL BEDROOMS

NOTE:
ALL F.J. CONNECTIONS TO HAVE GALV. METAL 'TECO' TYPE JOIST HANGERS, TYP AT EACH JOIST.

NOTE:
ALL BATHROOM ENTRIES TO BE EQUIPPED WITH MARBLE SADDLE OR EQUIVALENT.

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

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

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

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

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

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

SITE LOCATION :

SINGH RESIDENCE
24 ROYAL WAY
MANHASSET HILLS, NY

REGISTERED ARCHITECT EMILIO SUSA 028642 STATE OF NEW YORK

DRAWING TITLE :

FOUNDATION PLAN NOTES, AND LEGENDS

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REVISIONS :
- △ SUBMITTED TO BUILDING DEPARTMENT (7-24-23)
- △ SUBMITTED TO BUILDING DEPARTMENT (10-5-23)

PROJECT NO. :

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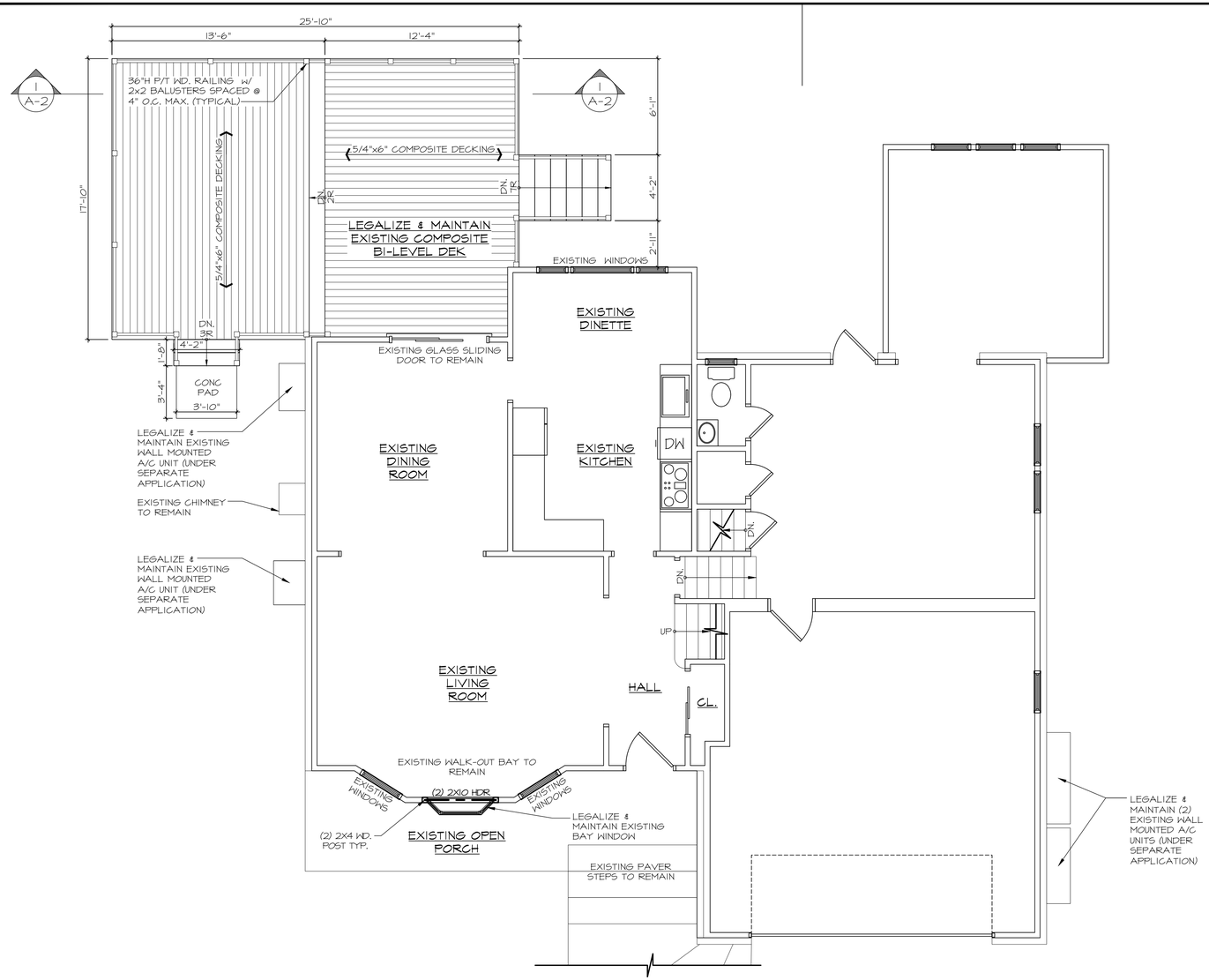

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	EXISTING FOUNDATION WALL TO REMAIN

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

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

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

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

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

SITE LOCATION :

SINGH RESIDENCE
24 ROYAL WAY
MANHASSET HILLS, NY

REGISTERED ARCHITECT EMILIO SUSA 026842 STATE OF NEW YORK

DRAWING TITLE :

FIRST FLOOR PLAN
NOTES, AND LEGENDS

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

REVISIONS :
- **SUBMITTED TO BUILDING DEPARTMENT (7-24-23)**
- **SUBMITTED TO BUILDING DEPARTMENT (10-5-23)**

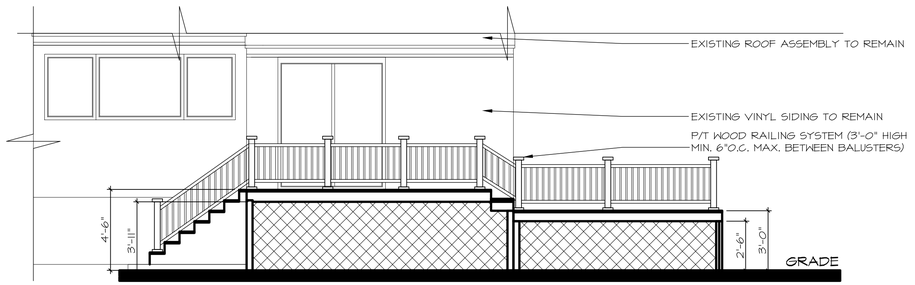
PROJECT NO. :

DRAWN BY : MC

SCALE : AS NOTED

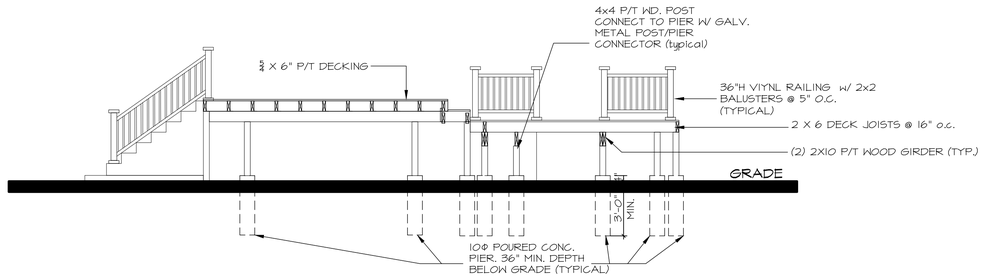
DATE :

SHEET NO. : A-2



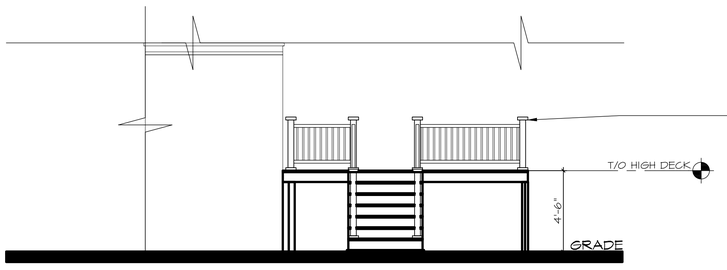
1 A-3 **REAR ELEVATION**

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



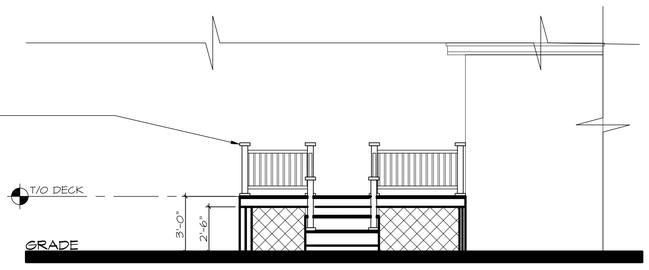
2 A-3 **SECTION**

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



3 A-3 **SIDE ELEVATION**

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



4 A-3 **SIDE ELEVATION**

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

SITE LOCATION :

SINGH RESIDENCE
24 ROYAL WAY
MANHASSET HILLS, NY

REGISTERED ARCHITECT EMILIO SUSA 028642 STATE OF NEW YORK

DRAWING TITLE :

ELEVATIONS & SECTION

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

REVISIONS :
- **SUBMITTED TO BUILDING DEPARTMENT (7-24-23)**
- **SUBMITTED TO BUILDING DEPARTMENT (10-5-23)**

PROJECT NO. :

DRAWN BY : MC

SCALE : AS NOTED

DATE :

SHEET NO. : A-3

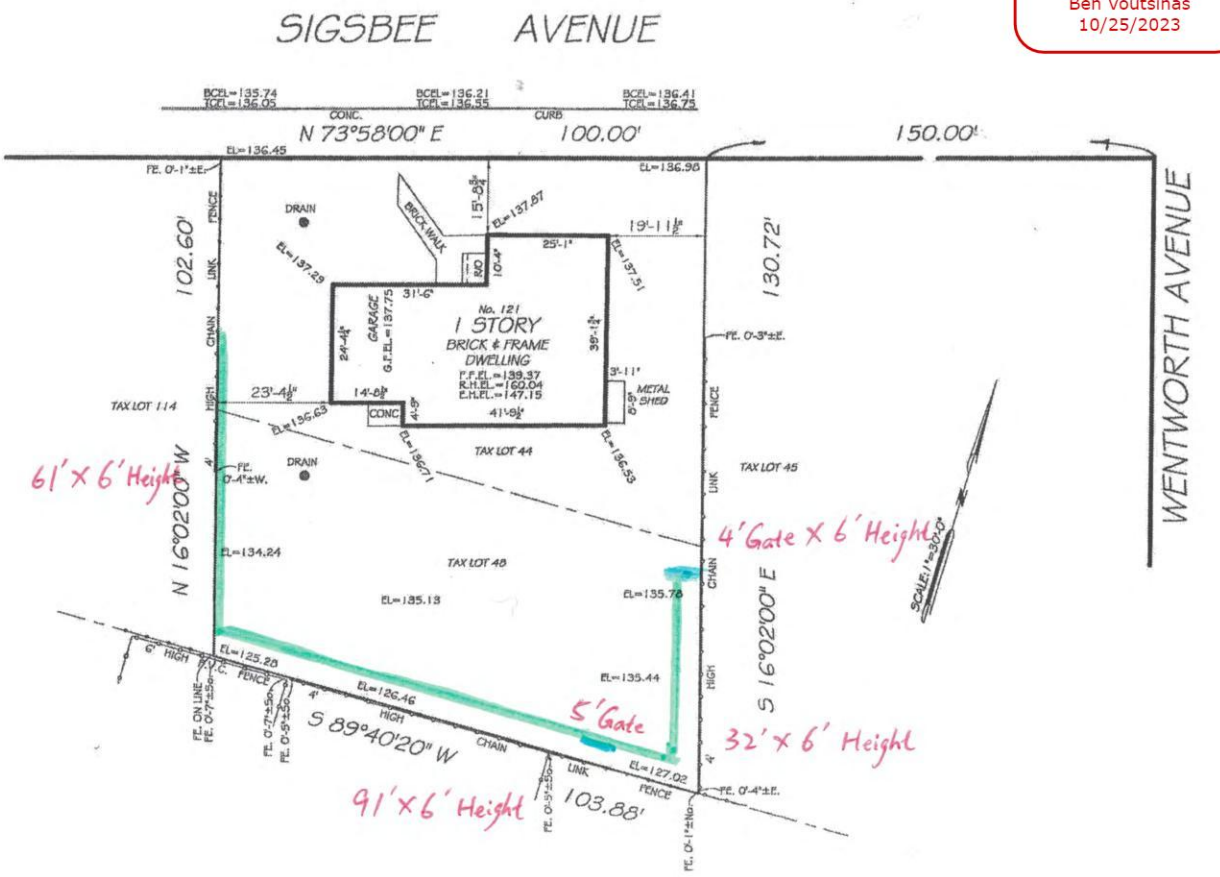
#21503

SURVEY NO. 21-23862
TITLE NO.

NOTE: ELEVATIONS REFER TO NAVD 1988

SECTION: 9 | BLOCK: 656 | TAX LOT: 44 & 48

DISAPPROVED
Ben Voutsinas
10/25/2023



MAP OF PROPERTY
SITUATE AT
ALBERTSON
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, N.Y.

LOT NUMBERS:

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

GUARANTEED TO :-

SURVEY W/ ELEV. : SEPTEMBER 7, 2021

ISLAND WIDE LAND SURVEYORS
PROFESSIONAL LAND & CITY SURVEYORS
199 LAFAYETTE DRIVE SYOSSET, N.Y. 11791
PHONE: 1-866-[illegible] FAX: 516-496-1792
EMAIL: OFFICE@ISLANDWIDESURVEYORS.COM
RECORDS OF WALTER I. BROWN, GUSTAVE A. ROULLIER & ROBERT A. HAYNES

DRAFTED BY R.C. SEPT. 21, 2021

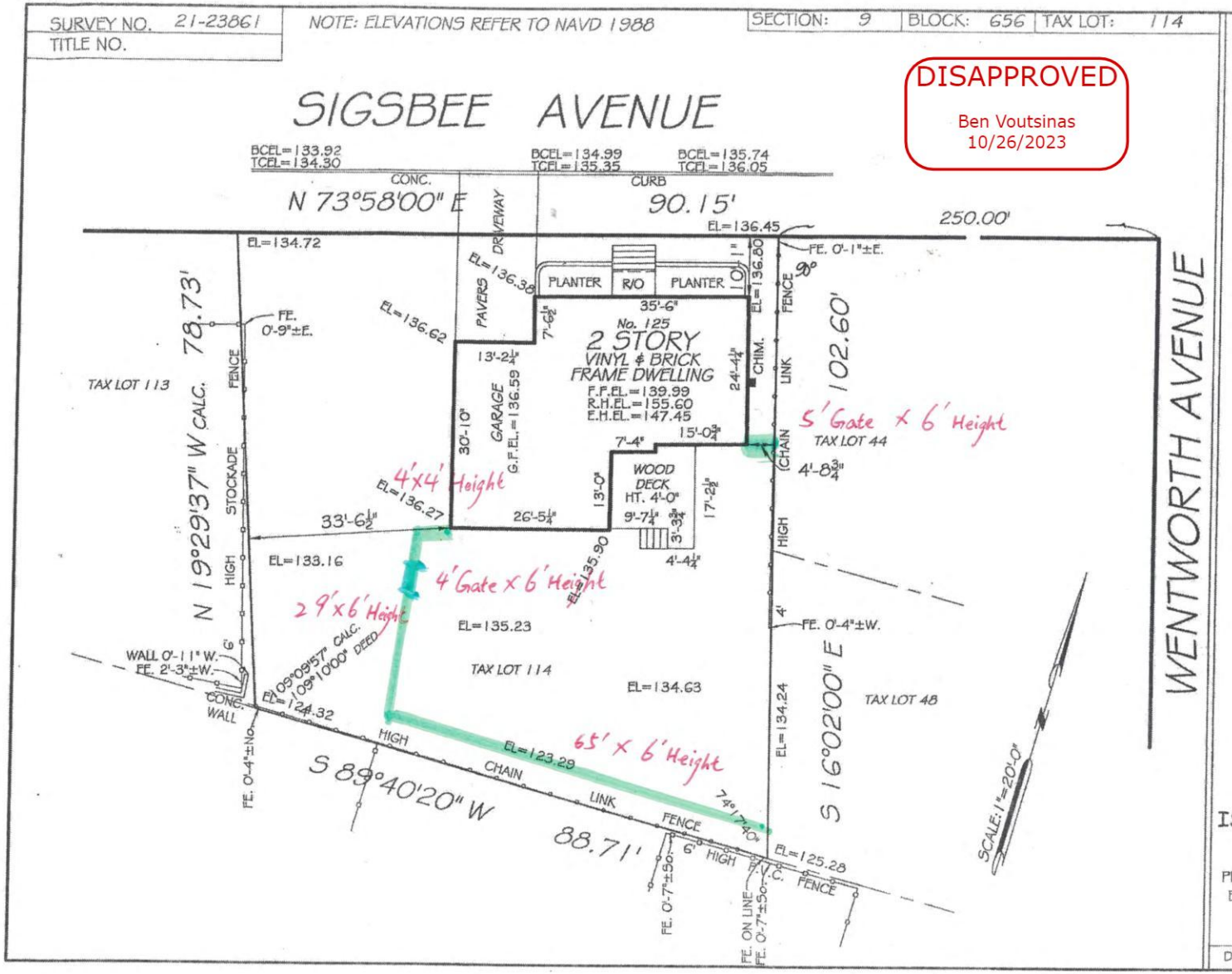
#21504

SURVEY NO. 21-23861
TITLE NO.

NOTE: ELEVATIONS REFER TO NAVD 1988

SECTION: 9 | BLOCK: 656 | TAX LOT: 114

DISAPPROVED
Ben Voutsinas
10/26/2023



MAP OF PROPERTY
SITUATE AT
ALBERTSON
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, N.Y.

LOT NUMBERS:

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

GUARANTEED TO :-

SURVEY W/ ELEV. : SEPTEMBER 7, 2021

STATE OF NEW YORK
LAWRENCE MICHAEL A. HAYNES
LICENSED LAND SURVEYOR

ISLANDWIDE LAND SURVEYORS
PROFESSIONAL LAND SURVEYORS
199 LAFAYETTE DRIVE, SYOSSET, N.Y. 11791
PHONE: 1-866-808-5000 FAX: 516-496-1792
EMAIL: OFFICE@ISLANDWIDESURVEYORS.COM

RECORDS OF WALTER I. BROWN, GUSTAVE A. ROULLIER & ROBERT A. HAYNES

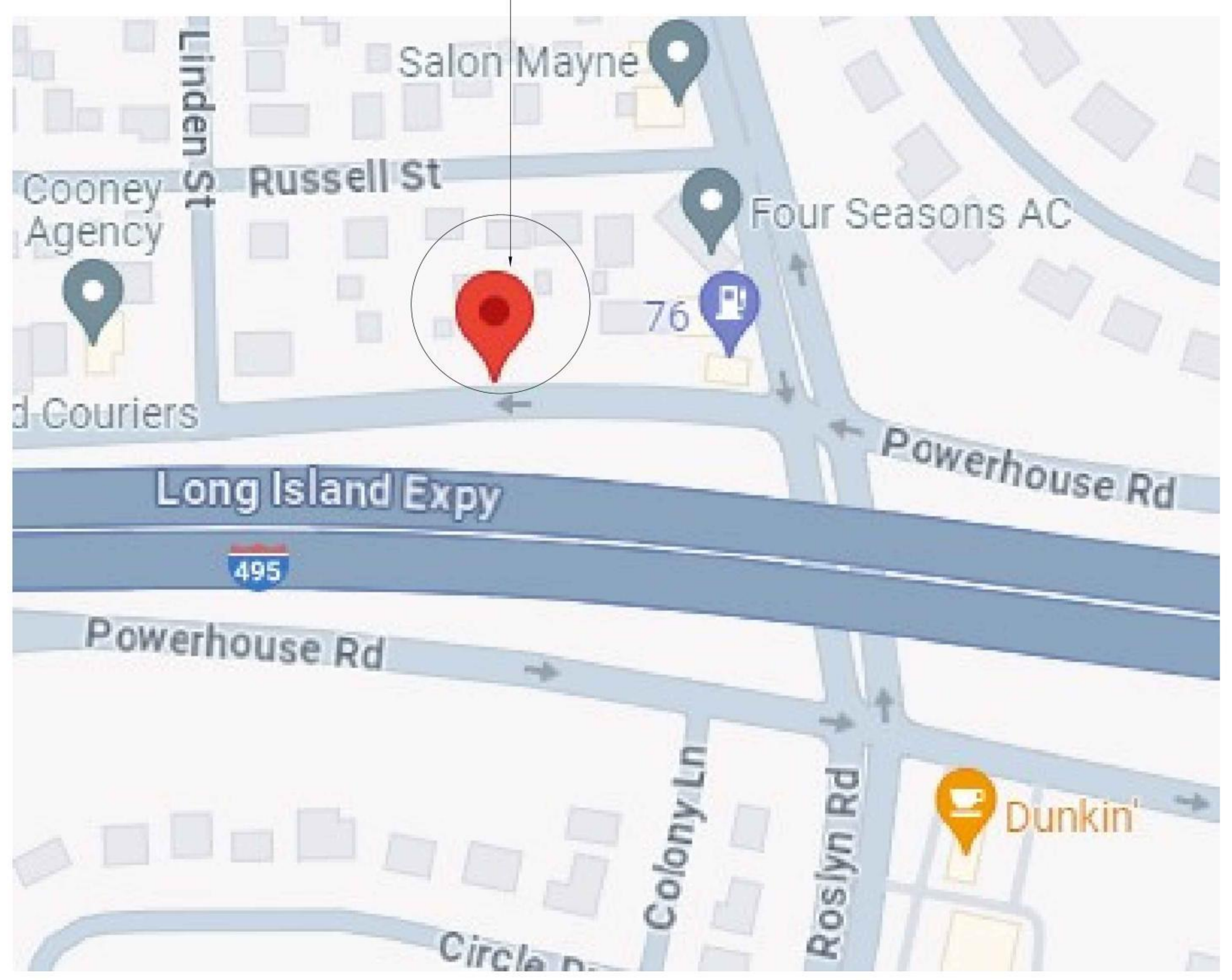
DRAFTED BY R.C. SEPT. 21, 2021

PROPOSD STARBUCKS
9 POWERHOUSE ROAD
ROSLYN HEIGHTS, NEW YORK, 11577

#21505

SCOPE OF WORK UNDER THIS APPLICATION:
PROPOSED ONE STORY BUILDING
DRIVE THRU STARBUCKS

SUBJECT PROPERTY

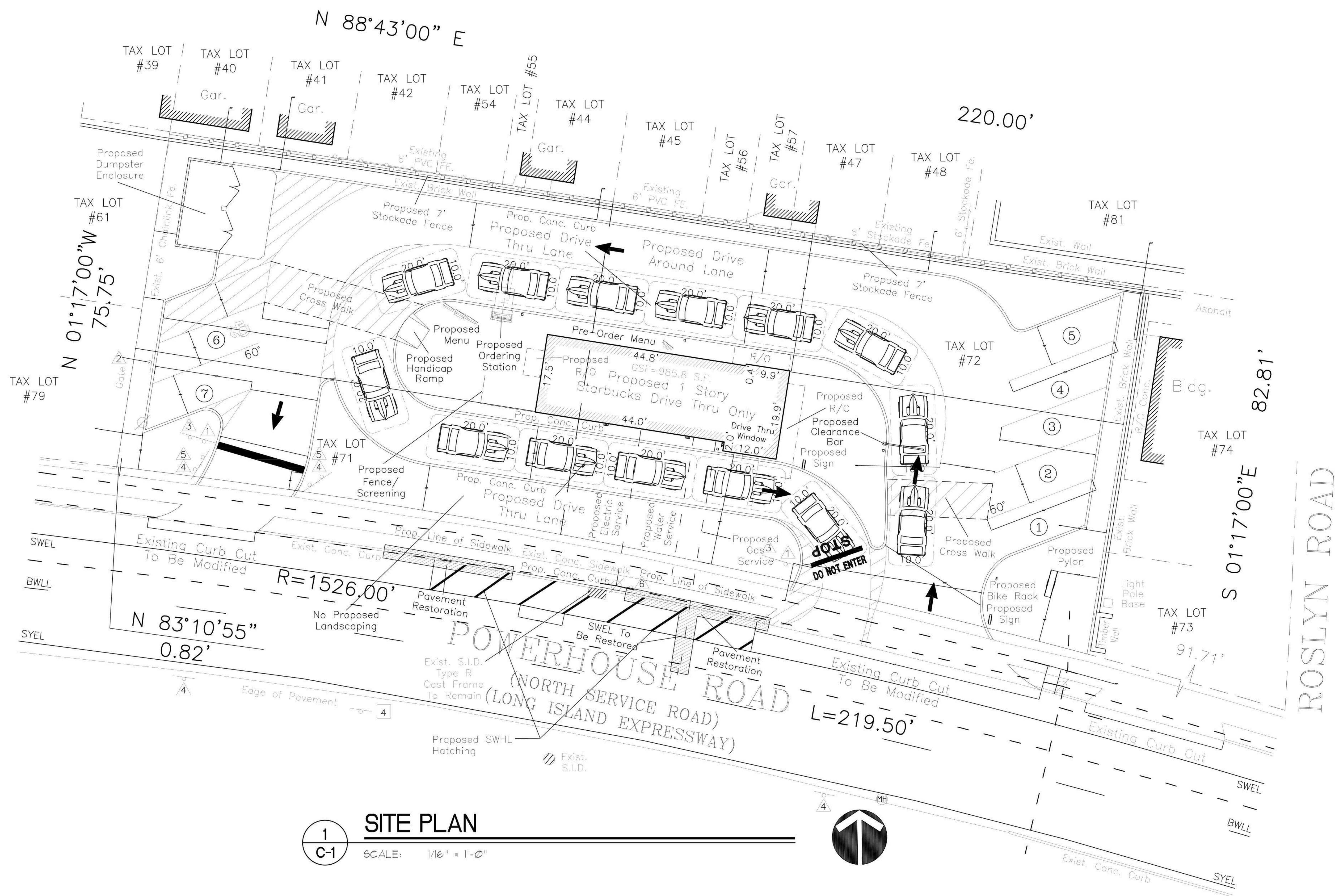


2 C-1 AREA MAP
SCALE: 1/16" = 1'-0"

TOWN OF NORTH HEMPSTEAD

SITE AND ZONING DATA	9 POWERHOUSE ROAD ROSLYN HEIGHTS, NY 11577			
SECTION	7			
BLOCK	72			
LOT(S)	71 & 72			
ZONE DESCRIPTION	BUSINESS A			
LOT AREA	16,870.1 SQ. FT.			
ZONING	REQUIRED	PROPOSED	CODE SECTION	
MAX. BUILDING HEIGHT	3 STORIES / 40.0'	1 STORY / 18.5'	70-130(A)	
MIN. LOT AREA	2,000 SF	16,870.1 SF	70-129(A)	
MAX. LOT COVERAGE	70% (12,220 SF)	6% (985.8 SF)	70-131	
MIN. FRONT YARD S/B	10.0'	25.25'	70-132	
MIN. REAR YARD S/B	20.0'	31.17'	70-134	
MIN. SIDE YARD S/B	0.0'	75.2' & 90.2'	70-133	
PARKING REQUIRED	1 SPACE / 300 SF IN EXCESS OF 1,000 SF 985.8 - 1,000 0 SPACES REQUIRED	7	70-103(A)	
	1 LOADING BAY	0		VARIANCE REQUIRED
LANDSCAPED BUFFER	15.0'	4.5'		VARIANCE REQUIRED

CONSTRUCTION TYPE	B2
OCCUPANCY	BUSINESS B



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

TO BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE ACCORDANCE TO 2020 NYS, BC BUILDING CODE AND TOWN OF NORTH HEMPSTEAD LATEST RULES & REGULATION AND ENERGY CODES.

2020 RESIDENTIAL CODE OF NEW YORK STATE
TABLE R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN			SUBJECT TO DAMAGE FORM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYING REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	WIND SPEED (MPH)	SEMIC DESIGN CATEGORY	WIND-BORNE DEBRIS ZONE	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
45	130	C	YES	SEVERE	3'-0" MIN.	MODERATE / HEAVY	SLIGHT/ MODERATE	15°F	YES / 24"	PER FEMA FLOOD MAP	1500 OR <	52.9°F

NOTE: CONSTRUCTION COMPLIES WITH THE 2020 BUILDING CODE OF NEW YORK STATE

NOTE: CONSTRUCTION COMPLIES WITH THE 2020 FIRE CODE OF NEW YORK STATE

NOTE: CONSTRUCTION COMPLIES WITH THE 2020 MECHANICAL CODE OF NEW YORK STATE

NOTE: CONSTRUCTION COMPLIES WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

NOTE: CONSTRUCTION COMPLIES WITH THE 2020 FUEL GAS CODE OF NEW YORK STATE

NOTE: CONSTRUCTION COMPLIES WITH THE 2020 PLUMBING CODE OF NEW YORK STATE

NOTE: CONSTRUCTION COMPLIES WITH THE 2020 EXISTING BUILDING CODE OF NEW YORK STATE

NOTE: CONSTRUCTION COMPLIES WITH THE 2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE

NOTE: CONSTRUCTION COMPLIES WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

DISAPPROVED
Michael Maracic
12/01/2023

DRAWING LISTS:

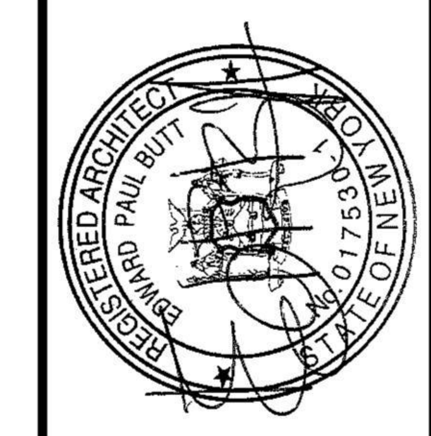
1) C-1 SITE PLAN/NOTES, ZONING ANALYSIS,
2) A-1 PROPOSED FLOR PLAN, GENERAL NOTES
3) A-2 ELEVATIONS

No.	REVISION	DATE
	INITIAL FILING	5/27/22
	RESUBMISSION TO TONH	11/28/23

DRAWING TITLE: SITE PLAN / ZONING ANALYSIS

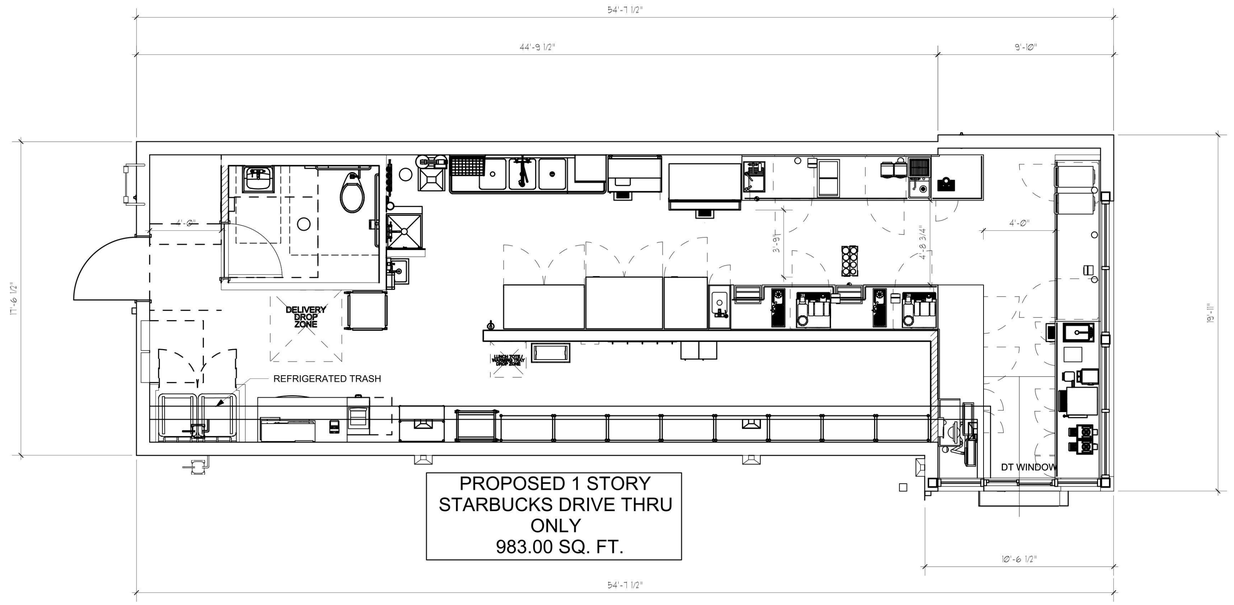
PROJECT NAME: STARBUCKS
9 POWERHOUSE ROAD
ROSLYN HEIGHTS, NY 11577

DATE: 05.09.2022
SCALE: AS NOTED
DRAWN BY: MM-MITRA
JOB NO.: 22II24



EDWARD PAUL BUTT
Architect, AIA
499 Jericho Turnpike
Mineola, New York, 11514
(516)625-6625
E-Mail: ebutt@ebuttarch.com

DRAWING NO.: C-1



1 / A-1 PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-Ø"

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, ENERGY CODE AND ALL RULES AND REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING THE LATEST EDITIONS OF THE NATIONAL FIRE CODE AND ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.

2. THE CONTRACTOR IS TO CHECK AND VERIFY THESE DOCUMENTS AND BE RESPONSIBLE FOR ALL MEASUREMENTS, DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE A SUBMISSION OF BID. A SUBMISSION OF BID SHALL IMPLY CONTRACTOR'S ACCEPTANCE OF THE DRAWINGS AND THE EXISTING CONDITIONS.

3. COMMENCEMENT OF CONSTRUCTION WILL SIGNIFY THAT THE CONTRACTOR AND TRADE CONTRACTOR WILL HOLD THE ARCHITECT HARMLESS FOR ANY AND ALL ERRORS, OMISSIONS AND PERSONAL LIABILITY.

4. THESE DRAWINGS ARE INTENDED TO CONVEY THE OVERALL DESIGN INTENT AND GENERAL SCOPE OF WORK. ALL CONNECTIONS, ASSEMBLIES AND DETAILS REQUIRED TO CARRY OUT THIS DESIGN INTENT ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR.

5. ALL CONDITIONS CONTAINED IN THE LATEST EDITION OF THE A.I.A A107 "GENERAL CONDITIONS OF THE CONTRACT" SHALL BE INCORPORATED INTO THESE SPECIFICATIONS AND SHALL BE BINDING TO THE CONTRACT AS IF WRITTEN HEREIN.

6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED UNDERWRITER'S CERTIFICATES, CERTIFICATE OF OCCUPANCY, AND/OR COMPLETION FOR ALL WORK INDICATED FROM ANY AGENCIES HAVING JURISDICTION.

7. IF, IN THE COURSE OF CONSTRUCTION, A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE DRAWINGS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT IMMEDIATELY. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE TO WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.

8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

9. DURING THE COURSES OF CONSTRUCTION, IF MODIFICATION TO THE DESIGN OCCUR AS A RESULT OF EXISTING CONDITIONS, REQUEST OF THE OWNER, DESIGNER, ETC., THE CONTRACTOR SHALL SUBMIT TWO WRITTEN COPIES OF A CHANGE ORDER WITH THE AMENDED PRICE IMMEDIATELY. CONTRACTOR SHALL NOT CONTINUE WITH ANY CHANGES UNTIL HE RECEIVES WRITTEN AUTHORIZATION FROM THE OWNER.

10. CONTRACTOR SHALL PATCH AND MATCH ALL FINISHES AFFECTED BY CONSTRUCTION.

10. CONTRACTOR SHALL PATCH AND MATCH ALL FINISHES AFFECTED BY CONSTRUCTION.

11. ALL MATERIALS USED ARE TO BE PERMANENT. MATERIALS TO BE USED IN THE CONSTRUCTION OF THE PREMISES SHALL BE NEW AND UNUSED.

12. THE CONTRACTOR SHALL GUARANTEE THE WORK OF EACH TRADE AND THE ENTIRE WORK OF THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.

13. CONTRACTOR TO SUPPLY TO OWNER IN WRITING A WAIVER OF ALL LIENS FOR HIMSELF AND ALL SUBCONTRACTORS AT TIME OF FINAL PAYMENT.

14. UPON COMPLETION OF WORK, CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND CART AWAY ALL DEBRIS.

15. STRUCTURAL LUMBER: SHALL MEET OR EXCEED THE FOLLOWING:
FB = 1,200 PSI
E = 1,760,000 DOUGLAS FIR CONSTRUCTION GRADE 1

16. CONCRETE: SHALL BE F'C = 3,500 PSI @ 28 DAYS

17. STRUCTURAL STEEL: ASTM A36 - FY = 36 KSI SEE ADDITIONAL INFORMATION ON SHEET A-2 FOR MORE DETAIL

18. FOOTINGS: SHALL BEAR ON UNDISTURBED SOIL WITHIN BEARING CAPACITY OF 3000 PSF.

19. DRYWALL: ALL DRYWALL PRODUCTS, INCLUDING GYPSUM BOARD, STUDS, SCREW, JOINT COMPOUND, TAPES AND TRIM SHALL BE U.S. GYPSUM CO, OR APPROVED EQUAL. ALL JOINTS SHALL RECEIVE 3 COATS OF JOINT TREATMENT, SAND FINAL COAT TO A UNIFORM SMOOTH SURFACE. ALL WALLS, CEILINGS AND INTERIOR OF CLOSETS TO BE TAPED AND SPACKLED 3 COATS, READY FOR PAINT. ALL GYPSUM BOARD SHALL BE 1/2" UNLESS OTHERWISE NOTED.

20. ELECTRICAL: ALL ELECTRICAL WORK TO BE BOARD OF FIRE UNDERWRITERS APPROVED AND TO INCLUDE INSTALLATION OF FIXTURES AND SPECIFICATIONS AS INDICATED. LIGHT FIXTURES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR EXCEPT WHERE NOTED. GFI OUTLETS REQUIRED AT ALL WET AREAS, EXTERIOR AND STORAGE AREAS. INSTALL ALL OUTLETS AS PER CODE. ALL WORK TO DONE IN STRICT ACCORDANCE WITH THE NEW YORK STATE CODE BY DULY LICENSED ELECTRICIANS. ALL NEW SWITCHES AND OUTLETS TO BE LEVITION, DECOR WHITE, SUPPLIED AND INSTALLED BY CONTRACTOR. OUTLETS AND SWITCHES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO DO ALL HOOK-UPS AS REQUIRED FOR KITCHEN.

21. HEADER: TO BE INSTALLED ABOVE ALL NEW OPENINGS, DOORS AND WINDOWS IN BEARING WALLS. TECO JOIST HANGERS TO BE USED ON ALL FLUSH HEADER CONNECTIONS. ENDS OF HEADERS TO REST FULLY ON (2) 2"X6" JACK STUDS UNLESS OTHERWISE NOTED.

TYPICAL SPAN:	SIZE OF HEADER
Ø'-4'	2-2"X8"
4'-8'	2-2X10"
8'-12'	2-2X12"

AT ANY OPENING THERE SHOULD BE DOUBLE JACK STUDS. ALL HEADERS ARE TYPICAL UNLESS OTHERWISE NOTED. INSTALL METAL BRIDGING AT 6'-Ø" O.C.

22. BASEBOARD: NEW BASEBOARD HEATING IN NEW ADDITION. NEW BASEBOARD HEATING IS TO BE HOT WATER AND ZONED SYSTEM AND PLACE THE BASEBOARDS IN A UNOBSTRUCTIVE LOCATION.

23. COOLING: CONTRACTOR TO PROVIDE NEW DUCT WORK AND INSTALL NEW HVAC UNIT AS REQUIRED WITH SINGLE ZONES FOR THE ENTIRE SECOND FLOOR INCLUDING THE NEW ADDITION ON SECOND FLOOR. FIRST FLOOR TO BE COOLED THRU THE USE OF INDIVIDUAL SPLIT TYPE AIR CONDITIONING UNITS.

24. PAINTING AND FINISHING: ALL WALLS AND SURFACES AS ON THE DRAWINGS ARE TO BE PAINTED WITH 1 COAT PRIMER AND 2 COATS OF FINISH PAINT. REMOVE ALL HARDWARE TRIM, SWITCH PLATES, ETC., PRIOR TO PAINTING AND REPLACE SAME AT COMPLETION OF WORK. WALL COLOR IS TO BE DETERMINED BY OWNER BUT MANUFACTURED BY: BENJAMIN MOORE PAINTS. CEILING COLOR IS TO BE FLAT PAINT IS TO BE USED ON THE WALLS AND CEILINGS AND SEMI-GLOSS IS TO BE USED ON ALL DOORS AND TRIM.

25. CONTRACTOR TO PROVIDE A MINIMUM OF ONE SINGLE STATION SMOKE DETECTOR AT EACH NEW ADDITION AREA AND IN ALL BEDROOMS OF THE HOUSE IN COMPLIANCE WITH NYSEC A9IO. DETECTORS SHALL BE ELECTRIC AND SHALL BE DIRECTLY CONNECTED TO LIGHTING CIRCUITS WITH NO INTERVENING SWITCHES.

26. WINDOWS: ALL WINDOWS TO BE NEW, INSULATED GLASS, SIZE AND FUNCTION AS INDICATED ON PLANS AND ELEVATIONS (SEE DRAWINGS FOR DETAILS). PROVIDE INSECT SCREENS AS REQUIRED. ALL GLASS LESS THAN 18" ABOVE FINISHED FLOOR TO BE TEMPERED. ALL CUSTOM GLAZING SHALL BE 1" INSULATED GLASS. EXTERIOR FRAMEWORK TO BE DETERMINED AND COLOR. PROVIDE 3 SETS OF SHOP DRAWINGS ON CUSTOM UNITS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. SEE PLANS AND ELEVATIONS.

27. PLUMBING AND FIXTURES: ALL PLUMBING WORK SHALL BE DONE BY DULY LICENSED PLUMBER. ALL PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR OR OTHERWISE NOTED.

28. DOORS: ALL NEW INTERIOR DOORS SEE DOOR SCHEDULE. ALL CLOSET DOORS TO SEE DOOR SCHEDULE. ALL HARDWARE TO BE SCHLAGE, OR APPROVED EQUAL. FUNCTION AS REQUIRED. ALL EXTERIOR DOORS TO BE KEYED THE SAME.

29. INSULATION: INSULATE ALL NEW EXTERIOR WALLS, FLOORS AND CEILINGS AS INDICATED ON PLANS AND SECTIONS. ALL BATT INSULATION IS TO HAVE FOIL SURFACE ONE SIDE, OR AS REQUIRED.

30. INSTALL NEW SOFFIT VENTS AS INDICATED ON PLANS.

31. GENERAL CONTRACTOR SHALL PERFORM ALL THE CUTTING AND PATCHING FOR ALL TRADES.

32. GUTTERS: CONTRACTOR TO INSTALL NEW GUTTERS AND LEADERS THROUGHOUT. GUTTERS AND LEADERS TO BE AS PER PLANS AND DETAILS.

33. CLOSETS: ALL NEW CLOSETS TO BE AS PER PLANS.

34. HANDRAILS AND STAIR: PROVIDE NEW HANDRAILS

35. FLOORING: CONTRACTOR TO SUPPLY AND INSTALL NEW FLOORS AS PER OWNER. CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS AS PER OWNER.

36. ROOFING: CONTRACTOR TO SUPPLY AND INSTALL NEW ROOF ON HOUSE

DISAPPROVED
Michael Maracic
12/01/2023

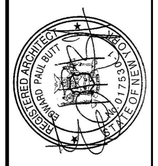
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR THE FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

No.	REVISION	DATE
	INITIAL FILING	5/27/22
	RESUBMISSION TO TONN	11/28/23

DRAWING TITLE:
PROPOSED FLOOR PLAN
GENERAL NOTES

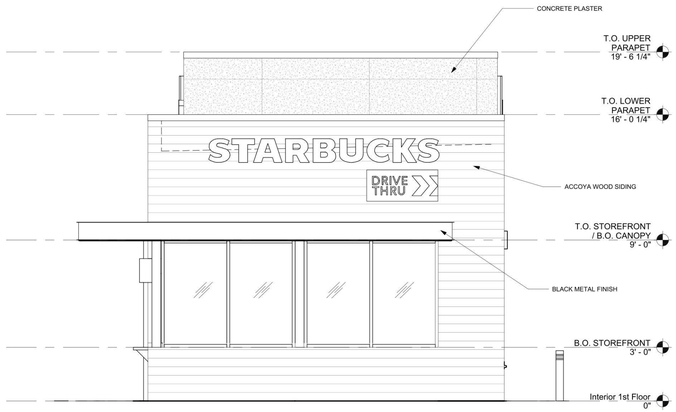
PROJECT NAME:
STARBUCKS
9 POWERHOUSE ROAD
ROSLYN HEIGHTS, NY 11577

DATE: 05.09.2022
SCALE: AS NOTED
DRAWN BY: MM-MITRA
JOB NO.: 221124



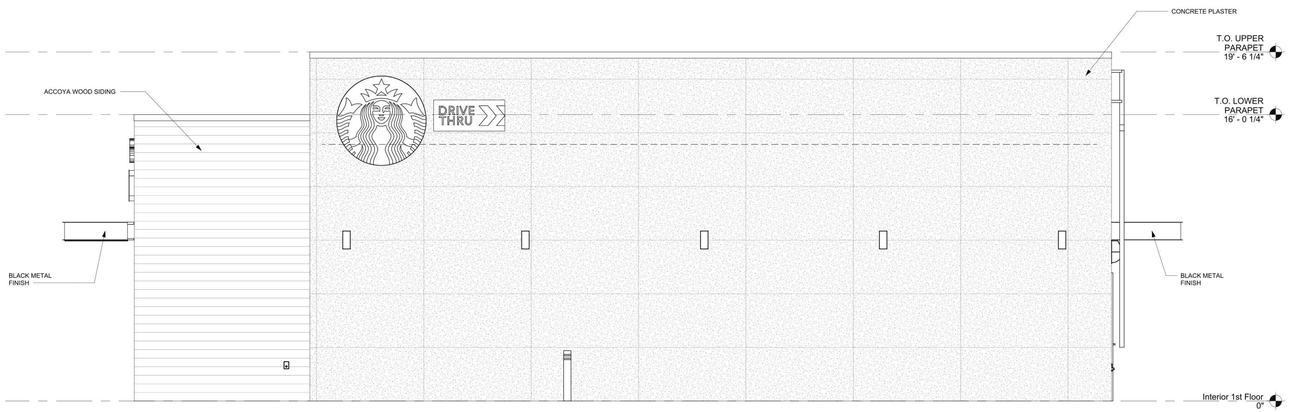
EDWARD PAUL BUTT
Architect, AIA
499 Jericho Turnpike
(516)625-6625
Mineola, New York, 11514
E-Mail: dbutt@optonline.com

DRAWING NO.:
A-1



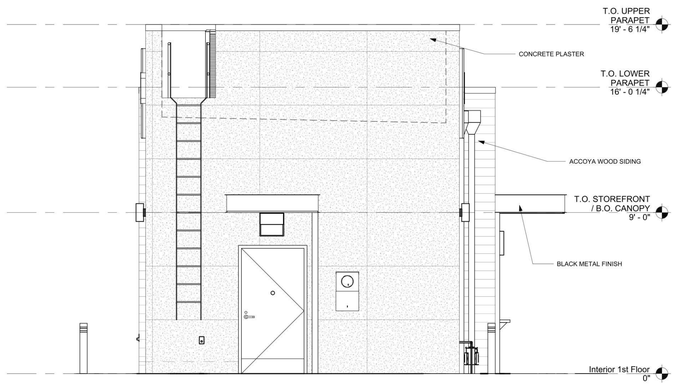
1 A-2 PROPOSED EAST ELEVATION

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



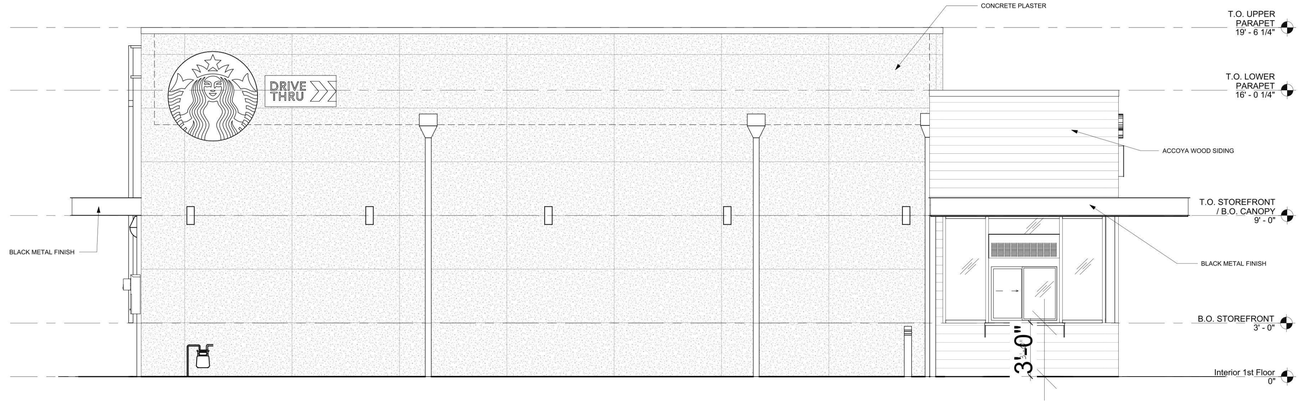
2 A-2 PROPOSED NORTH ELEVATION

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



3 A-2 PROPOSED WEST ELEVATION

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



4 A-2 PROPOSED SOUTH ELEVATION

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

DISAPPROVED

Michael Maracic
12/01/2023

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

No.	REVISION	DATE
	INITIAL FILING	5/27/22
	RESUBMISSION TO TOWN	11/28/23

DRAWING TITLE: PROPOSED ELEVATIONS

PROJECT NAME: STARBUCKS
9 POWERHOUSE ROAD
ROSLYN HEIGHTS, NY 11577

DATE: 05.09.2022
SCALE: AS NOTED
DRAWN BY: MM-MITRA
JOB NO.: 221124

REGISTERED ARCHITECT EDWARD PAUL BUTT 017539 STATE OF NEW YORK

EDWARD PAUL BUTT
Architect, AIA
499 Jericho Turnpike
(516)625-6225
Mineola, New York, 11514
E-Mail: ebutt@ebuttarch.com

DRAWING NO.: A-2

DETACHED OR GROUND SIGN REQUIREMENTS (BUSINESS A)

	PERMITTED	SECTION	EXISTING	PROPOSED
MAX. NUMBER OF SIGNS	1	70-196-J(2)(a)	N/A	1
MAX. SIGN AREA	24 SF	70-196-J(2)(b)	N/A	23.33 SF
MAX. SIGN HEIGHT	15 FT	70-196-J(2)(b)	N/A	15'-0"
MIN. SETBACK	10 FT	70-196-J(2)(c)	N/A	8.3 FT*
MIN. OPEN SPACE OF GROUND SIGN	3 FT IN HEIGHT	70-196-J(2)(d)	N/A	9'-2"
DIRECTIONAL SIGNS	N/A	-	N/A	2 SIGNS - 6.11SF EACH
PRE-MENU BOARD	N/A	-	N/A	1 SIGN - 8.37SF
5-PANEL MENU BOARD	N/A	-	N/A	1 SIGN - 28.05SF
CLEARANCE BAR SIGNAGE	N/A	-	N/A	1 SIGN - 2.31SF
DIGITAL ORDER SCREEN	N/A	-	N/A	1 SIGN - 12.96SF

*WILL REQUIRE A VARIANCE

WALL SIGN REQUIREMENTS (BUSINESS A)

	PERMITTED	SECTION	EXISTING	PROPOSED
MAX. NUMBER OF SIGNS	3 (1 SIGN FOR EACH WALL FACING PUBLIC ST, OR PARKING AREA)	70-196-J(1)(a)	N/A	4*
MAX. SIGN AREA ON STREET FRONTAGE	2 SQ FT. PER LF OF WALL= 54.6'x2=109.2 SQFT	70-196-J(1)(b)	N/A	(STREET SIDE #1) #1- 25.00 SF #2- 4.76 SF TOTAL = 29.76 SF
MAX. SIGN AREA ON PARKING FRONTAGE	2 VERTICAL FT. OR 1SF PER 1LF OF WALL WIDTH=19.8 SF	70-196-J(1)(b)	N/A	(PARKING SIDE #1) #3- 16' HIGH=17.18SF #4- 6' HIGH=4.76 SF TOTAL=21.94 SF*
MAX. HEIGHT	18' MAX.	70-196-J(1)(c)	N/A	N/A

*WILL REQUIRE A VARIANCE

TOWN OF NORTH HEMPSTEAD ZONING CHART (BUSINESS A)

	PERMITTED	SECTION	EXISTING	PROPOSED
MAX. HEIGHT	3 STORIES / 40FEET	70-130(A)	N/A	1 STORY/ 19'-6" FEET
MAX. LOT COVERAGE	70% OF LOT AREA (11,809.1 SF)	70-131	N/A	5.84%+- (985.8 SF)
MIN. FRONT YARD SETBACK	10 FEET	70-132	N/A	25.2'
MIN. REAR YARD SETBACK	20 FEET	70-134	N/A	31.1'

SITE INFORMATION

ZONING:

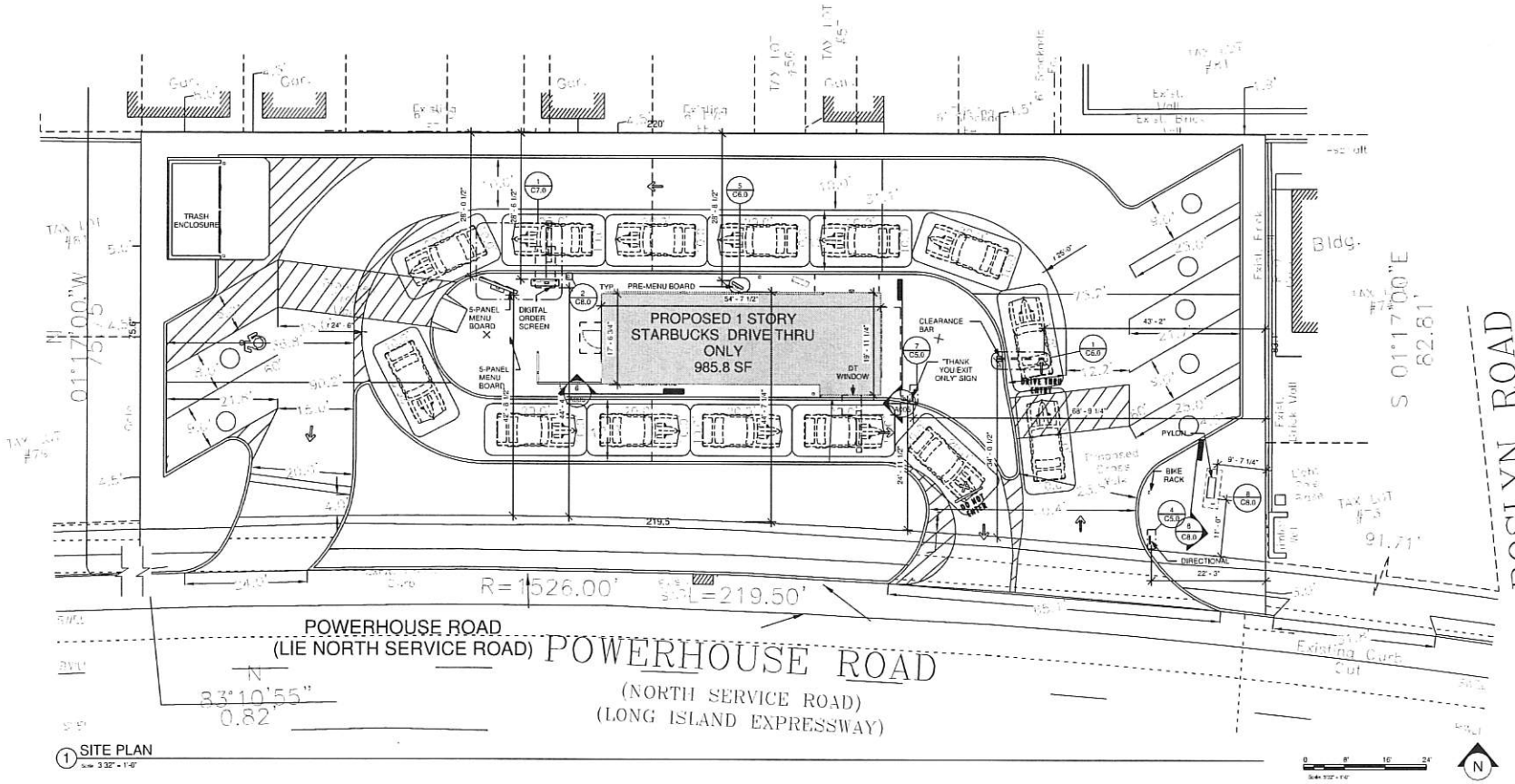
TAX MAP NUMBER: SECTION 7; BLOCK 72; LOT. 71 & 72

ZONING DISTRICT: BUSINESS A (B-A)

BUILDING INFORMATION:

PROPOSED USE: STARBUCKS DRIVE THRU ONLY

LOT AREA: 17,457 S.F.



1 SITE PLAN

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

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STARBUCKS TEMPLATE VERSION: 2023.04.24

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585 BROADHOLLOW ROAD
MELVILLE, NY 11747
(631) 694-3696 PHONE
(631) 694-0394 FAX

JOHN V. CATAPANO
NY LICENSE NO. 070884
PROFESSIONAL ENGINEER

PROJECT NAME: 9 POWERHOUSE RD. ROSLYN HEIGHTS

PROJECT ADDRESS: 9 POWERHOUSE RD. ROSLYN HEIGHTS, NY 11577

COUNTY: NASSAU

2021047

STORE #: 67830
PROJECT #: 91928-001
ISSUE DATE: 8/30/23
DESIGN MANAGER: NATALIA ROSENTHAL
PRODUCTION DESIGNER: CATAPANO
CHECKED BY: CATAPANO

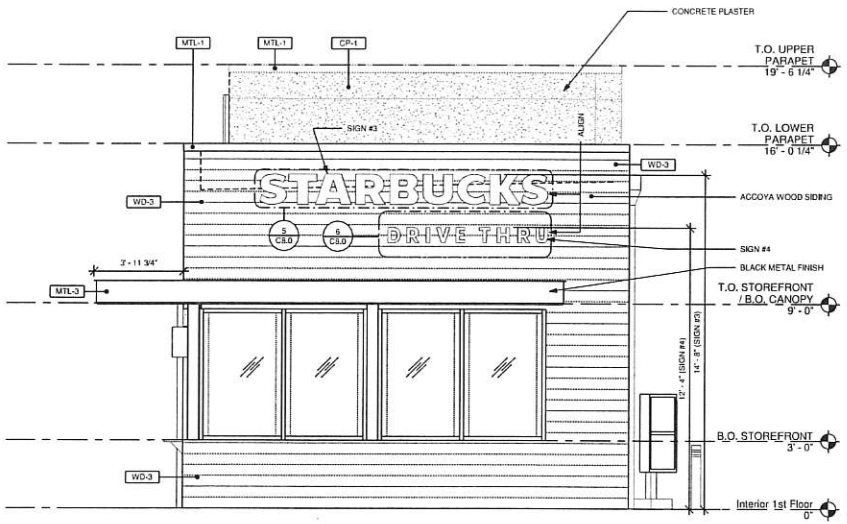
Revision Schedule

Rev	Date	By	Description

SHEET TITLE: SCHEMATIC SITE PLAN

SCALE: AS SHOWN

SHEET NUMBER: C1.0



1 EXTERIOR ELEVATION - EAST

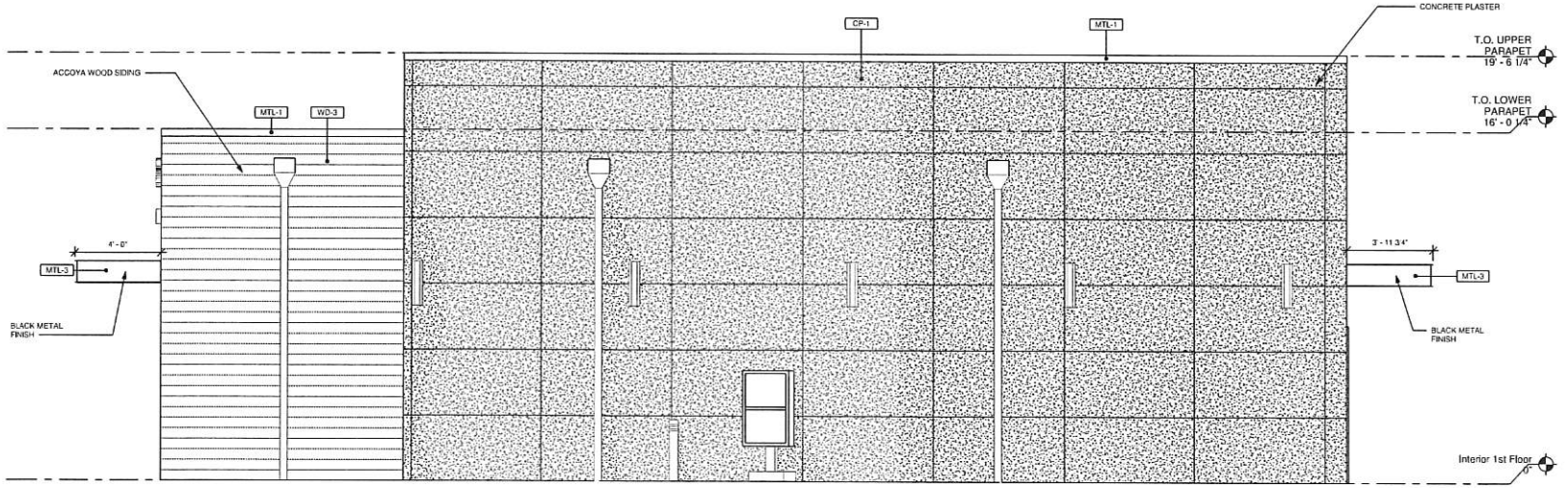
Scale: 3/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

DESIGN ID	MATERIAL	MANUFACTURER	COLOR DESCRIPTION	FINISH STYLE	COMMENTS
WOOD CLADDING					
WD-3	TONGUE & GROOVE ACCOYA WOOD SIDING (@ FACADE	RESAWN TIMBER CO.	RAILEY 1C	FINISHED ON FACE ONLY, SEALED ON ALL 4 SIDES. SOLID 5/8" THICK x 5-3/8" WIDE x 6'-16' RANDOM LENGTHS	TRACY BRANDENBERGER RESAWN TIMBER CO.; PHONE: 215-703-2091 DIRECT: 215-738-0677; tracy@resawntimberco.com
WD-4	E4E EASED EDGE ACCOYA WOOD SIDING (@ CANOPY UNDERSIDE)			FINISHED ON FACE ONLY, SEALED ON ALL 4 SIDES. SOLID 5/8" THICK x 5-3/4" WIDE x 6'-16' RANDOM LENGTHS	
PAINT					
PT-3	PAINT	SHERWIN WILLIAMS	SW7069 - IRON ORE	VARIES	ANDREA DINICE, SHERWIN WILLIAMS, Andrea.Dinice@sherwinwilliams.com; PHONE: 845-641-5798
CONCRETE PLASTER					
CP-1	7/8" CEMENT PLASTER OVER METAL LATH	OMEGA	COLORTEK OMEGA COLOR NO.69 SMOOTH COAT	SMOOTH	GC TO INSTALL.
METAL CANOPY					
MTL-1	METAL COPING & DOWNSPOUTS	LOCALLY SOURCED	TO MATCH RAL#7021 MATTE MT6028 - FLAT BLACK	PRE-FINISHED	
MTL-2	ALUMINUM STOREFRONT SYSTEM			ANODIZED	
MTL-3	METAL CANOPY			POWDERCOAT	
MTL-4	HOLLOW METAL DOOR FRAME			PAINTED	

MATERIAL NOTES:

1. LOCAL AVAILABILITY & REQUIREMENTS GOVERN MATERIAL SELECTION.
2. ALL SEALANTS TO BE COLOR MATCHED TO ADJACENT MATERIAL. SUBMIT MFR'S FULL RANGE OF COLORS TO TENANT FOR REVIEW.
3. SUBMIT ALL MATERIALS AND COLORS TO TENANT DESIGN MANAGER FOR FINAL APPROVAL. NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL.



2 EXTERIOR ELEVATION - NORTH

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

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(631) 694-3696 PHONE
(631) 694-0394 FAX

JOHN V. CATAPANO
NY LICENSE NO. 070884
PROFESSIONAL ENGINEER

PROJECT NAME:
9 POWERHOUSE RD.
ROSLYN HEIGHTS

PROJECT ADDRESS:
9 POWERHOUSE RD.
ROSLYN HEIGHTS, NY 11577

COUNTY: NASSAU

2021047

STORE #:	67830
PROJECT #:	91928-001
ISSUE DATE:	8/30/23
DESIGN MANAGER:	NATALIA ROSENTHAL
PRODUCTION DESIGNER:	CATAPANO
CHECKED BY:	CATAPANO

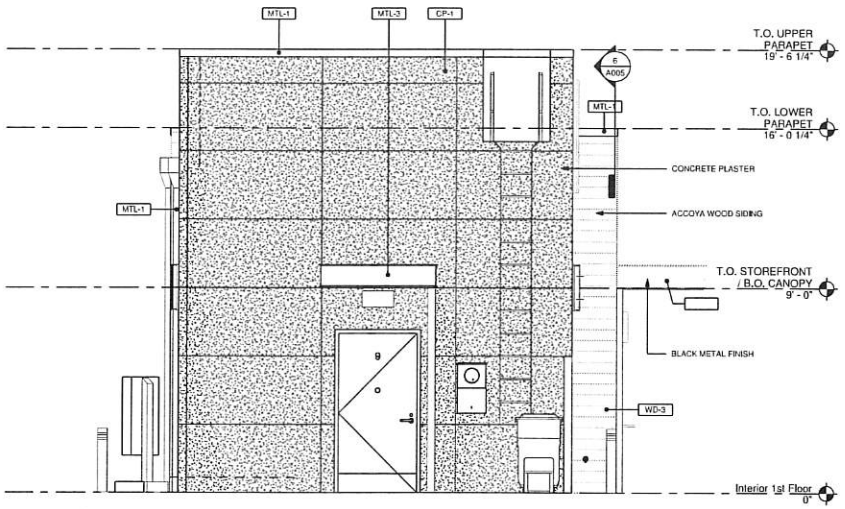
Revision Schedule

Rev	Date	By	Description

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: AS SHOWN

SHEET NUMBER:
C2.0



1 EXTERIOR ELEVATION - WEST

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

EXTERIOR FINISH SCHEDULE

DESIGN ID	MATERIAL	MANUFACTURER	COLOR/DESCRIPTION	FINISH/STYLE	COMMENTS
WOOD CLADDING					
WD-3	TONGUE & GROOVE ACCOYA WOOD SIDING (@ FACADE	RESAWN TIMBER CO.	RAILEY 1C	FINISHED ON FACE ONLY, SEALED ON ALL 4 SIDES. SOLID 5/8" THICK x 5-3/5" WIDE x 6'-16' RANDOM LENGTHS	TRACY BRANDENBERGER RESAWN TIMBER CO.: PHONE: 215-703-2001 DIRECT: 215-738-0677, tracy@resawntimberco.com
WD-4	E4E EASED EDGE ACCOYA WOOD SIDING (@ CANOPY UNDERSIDE)			FINISHED ON FACE ONLY, SEALED ON ALL 4 SIDES. SOLID 5/8" THICK x 5-3/4" WIDE x 6'-16' RANDOM LENGTHS	
PAINT					
PT-3	PAINT	SHERWIN WILLIAMS	SW7069 - IRON ORE	VARIES	ANDREA DINICE, SHERWIN WILLIAMS, Andrea.Dinice@sherwinwilliams.com; PHONE: 845-641-5798
CONCRETE PLASTER					
CP-1	7/8" CEMENT PLASTER OVER METAL LATH	OMEGA	COLORTEK OMEGA COLOR NO.69 SMOOTH COAT	SMOOTH	GC TO INSTALL.
METAL CANOPY					
MTL-1	METAL COPING & DOWNSPOUTS	LOCALLY SOURCED	TO MATCH RAL#7021 MATTE MT0029 - FLAT BLACK	PRE-FINISHED	
MTL-3	ALUMINUM STOREFRONT SYSTEM			ANODIZED	
MTL-3	METAL CANOPY			POWDERCOAT	
MTL-4	HOLLOW METAL DOOR FRAME			PAINTED	

MATERIAL NOTES:

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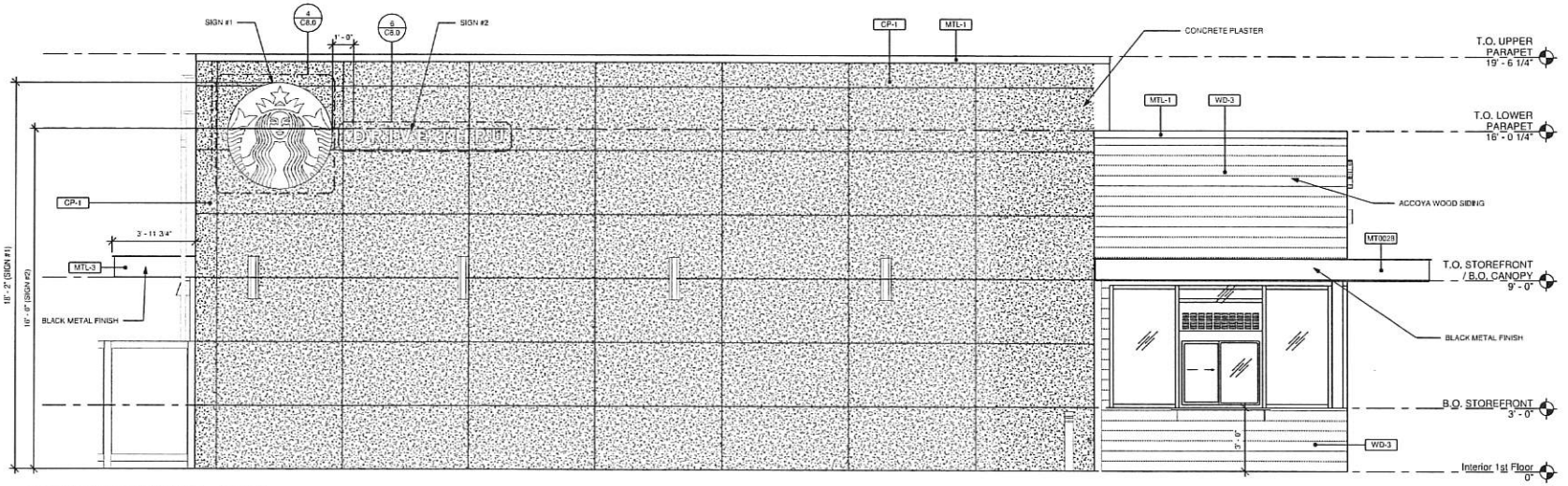

2 EXTERIOR ELEVATION - SOUTH

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

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JOHN V. CATAPANO
NY LICENSE NO. 070884
PROFESSIONAL ENGINEER

PROJECT NAME: 9 POWERHOUSE RD. ROSLYN HEIGHTS

PROJECT ADDRESS: 9 POWERHOUSE RD. ROSLYN HEIGHTS, NY 11577

COUNTY: NASSAU

2021047

STORE #:	67830
PROJECT #:	91928-001
ISSUE DATE:	8/30/23
DESIGN MANAGER:	NATALIA ROSENTHAL
PRODUCTION DESIGNER:	CATAPANO
CHECKED BY:	CATAPANO

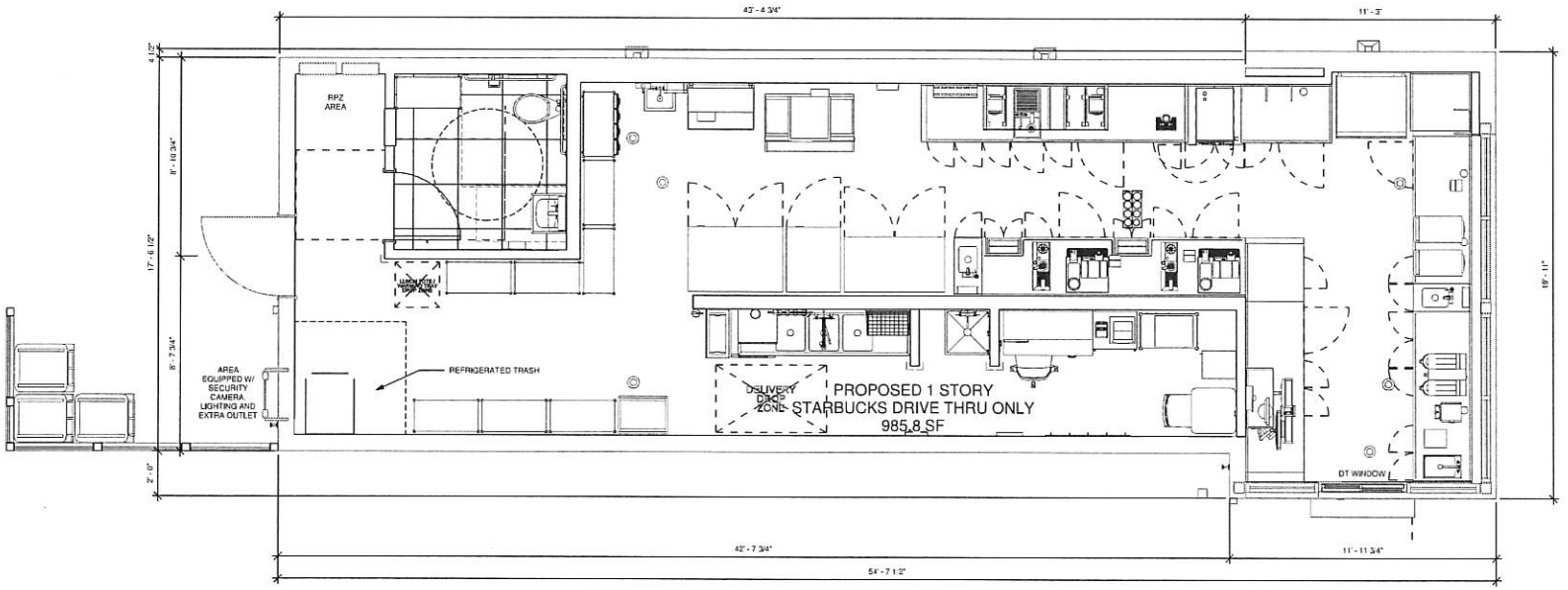
Revision Schedule

Rev	Date	By	Description

SHEET TITLE: EXTERIOR ELEVATIONS

SCALE: AS SHOWN

SHEET NUMBER: C3.0



1 FLOOR PLAN - (FINAL LAYOUT MAY VARY)
Scale: 3/8" = 1'-0"

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2021047

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PRODUCTION DESIGNER:	CATAPANO
CHECKED BY:	CATAPANO

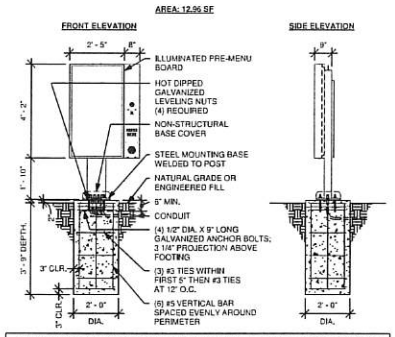
Revision Schedule

Rev	Date	By	Description

SHEET TITLE:
SCHEMATIC FLOOR PLAN
SCALE: AS SHOWN

SHEET NUMBER:
C4.0

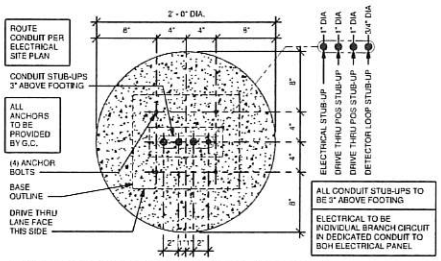
DTE DOS POST - DID 22546



LL RESPONSIBLE FOR FOUNDATIONS AND FOOTINGS ON ALL MENU BOARD AND DRIVE THRU ELEMENTS. SIGNAGE VENDOR TO SUPPLY TEMPLATES AND INSTALL MENU BOARDS ONLY.

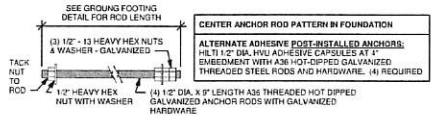
1 DTE DOS POST GROUND FOOTING

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



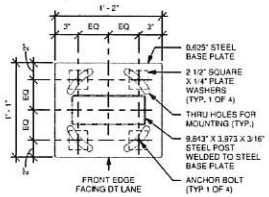
2 DTE DOS POST BOLT PATTERN (TOP VIEW)

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



3 DTE DOS POST ANCHOR ROD

Scale: 3" = 1'-0"



FOR REFERENCE ONLY
- SIGNAGE TO BE FILED UNDER SEPARATE APPLICATION BY OTHERS
- CONCRETE SIGN FOOTING BY LANDLORD (TYP.) (FILED UNDER SEPERATE APPLICATION BY OTHER)
- CONCRETE FOOTING TO HAVE A COMPRESSIVE STRENGTH OF 5,000 PSI AFTER 28 DAYS

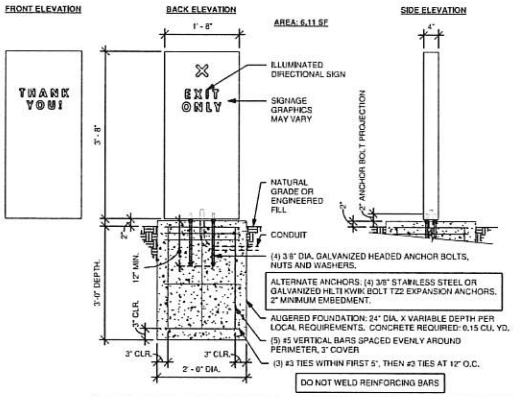
10 DTE DOS POST BASE PLATE

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

DIRECTIONAL SIGNAGE DETAILS BELOW APPLY TO:

DRIVE-THRU DIRECTIONAL SIGNAGE - EXIT ONLY
DID 23074 (44")

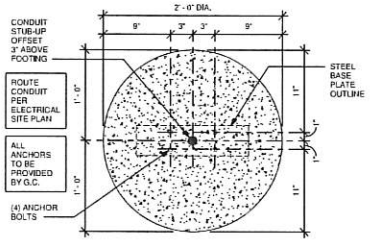
FOR REFERENCE ONLY
- SIGNAGE TO BE FILED UNDER SEPARATE APPLICATION BY OTHERS
- CONCRETE SIGN FOOTING BY LANDLORD (TYP.) (FILED UNDER SEPERATE APPLICATION BY OTHER)
- CONCRETE FOOTING TO HAVE A COMPRESSIVE STRENGTH OF 5,000 PSI AFTER 28 DAYS



LL RESPONSIBLE FOR FOUNDATIONS AND FOOTINGS ON ALL MENU BOARD AND DRIVE THRU ELEMENTS. SIGNAGE VENDOR TO SUPPLY TEMPLATES AND INSTALL MENU BOARDS ONLY.

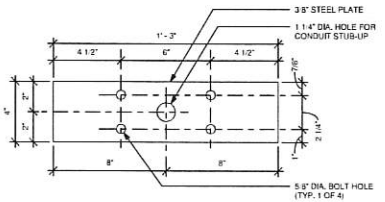
7 DTE EXIT ONLY SIGNAGE GROUND FOOTING

Scale: 3/4" = 1'-0"



8 DTE EXIT ONLY SIGNAGE BOLT PATTERN (TOP VIEW)

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



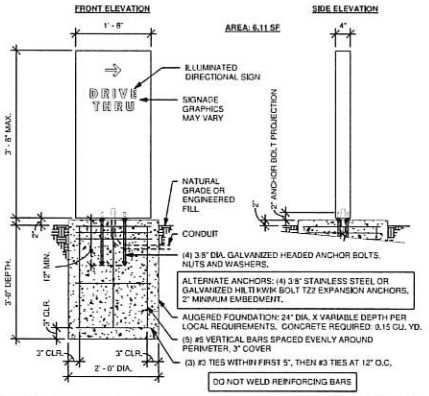
9 DTE EXIT ONLY SIGNAGE BASE PLATE

Scale: 3" = 1'-0"

DIRECTIONAL SIGNAGE DETAILS BELOW APPLY TO:

DRIVE-THRU DIRECTIONAL SIGNAGE - ARROW
DID 23083 (44")

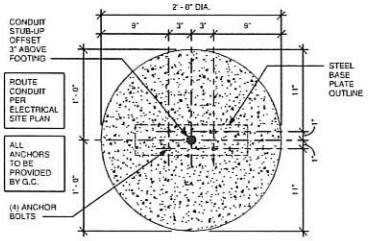
FOR REFERENCE ONLY
- SIGNAGE TO BE FILED UNDER SEPARATE APPLICATION BY OTHERS
- CONCRETE SIGN FOOTING BY LANDLORD (TYP.) (FILED UNDER SEPERATE APPLICATION BY OTHER)
- CONCRETE FOOTING TO HAVE A COMPRESSIVE STRENGTH OF 5,000 PSI AFTER 28 DAYS



LL RESPONSIBLE FOR FOUNDATIONS AND FOOTINGS ON ALL MENU BOARD AND DRIVE THRU ELEMENTS. SIGNAGE VENDOR TO SUPPLY TEMPLATES AND INSTALL MENU BOARDS ONLY.

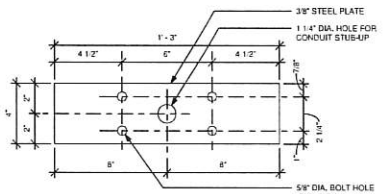
4 DTE DIRECTIONAL SIGNAGE GROUND FOOTING

Scale: 3/4" = 1'-0"



5 DTE DIRECTIONAL SIGNAGE BOLT PATTERN (TOP VIEW)

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



6 DTE DIRECTIONAL SIGNAGE BASE PLATE

Scale: 3" = 1'-0"

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STORE #:	67830
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ISSUE DATE:	8/30/23
DESIGN MANAGER:	NATALIA ROSENTHAL
PRODUCTION DESIGNER:	CATAPANO
CHECKED BY:	CATAPANO

Revision Schedule

Rev	Date	By	Description

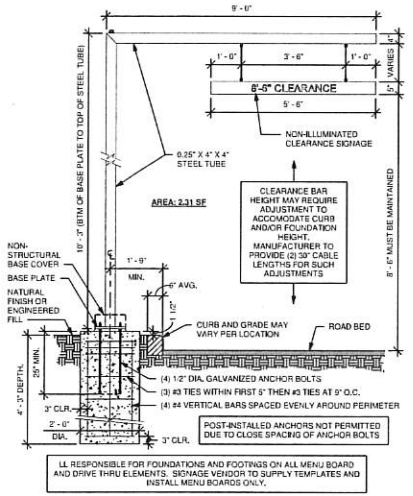
SHEET TITLE:
SITE DETAILS

SCALE: AS SHOWN

SHEET NUMBER:
C5.0

FOR REFERENCE ONLY
- SIGNAGE TO BE FILED UNDER SEPARATE APPLICATION BY OTHERS
- CONCRETE SIGN FOOTING BY LANDLORD (TYP.) (FILED UNDER SEPERATE APPLICATION BY OTHER)
- CONCRETE FOOTING TO HAVE A COMPRESSIVE STRENGTH OF 5,000 PSI AFTER 28 DAYS

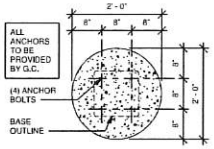
DTE CLEARANCE BAR SIGNAGE - DID 22544



LL RESPONSIBLE FOR FOUNDATIONS AND FOOTINGS ON ALL MENU BOARD AND DRIVE THRU ELEMENTS. SIGNAGE VENDOR TO SUPPLY TEMPLATES AND INSTALL MENU BOARDS ONLY.

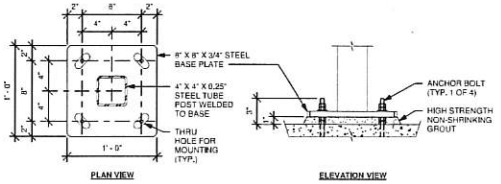
1 DTE CLEARANCE BAR GROUND FOOTING

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



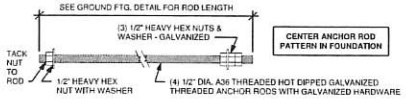
2 DTE CLEARANCE BAR BOLT PATTERN (TOP VIEW)

Scale: 3/4" = 1'-0"



3 DTE CLEARANCE BAR BASE PLATE

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



4 DTE CLEARANCE BAR ANCHOR ROD

Scale: 3" = 1'-0"

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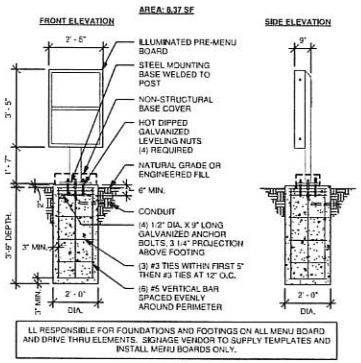
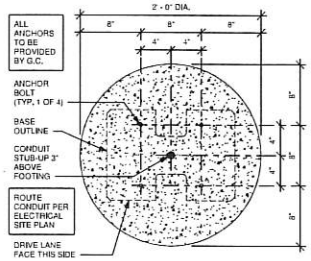
DTE PRE-MENU BOARD - DID 22542



LL RESPONSIBLE FOR FOUNDATIONS AND FOOTINGS ON ALL MENU BOARD AND DRIVE THRU ELEMENTS. SIGNAGE VENDOR TO SUPPLY TEMPLATES AND INSTALL MENU BOARDS ONLY.

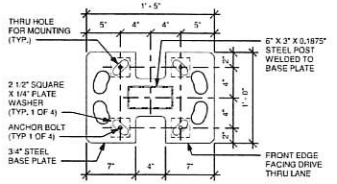
5 DTE PRE-MENU GROUND FOOTING

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



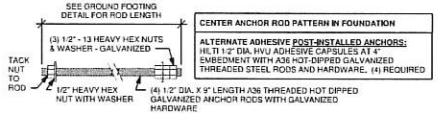
6 DTE PRE-MENU BOLT PATTERN (TOP VIEW)

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



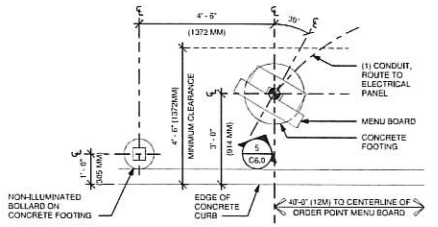
7 DTE PRE-MENU BASE PLATE

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



8 DTE PRE-MENU ANCHOR ROD

Scale: 3" = 1'-0"



9 PRE-MENU 30 DEG

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

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MELVILLE, NY 11747
(631) 694-9696 PHONE
(631) 694-0394 FAX

JOHN V. CATAPANO
NY LICENSE NO. 070884
PROFESSIONAL ENGINEER

PROJECT NAME: 9 POWERHOUSE RD. ROSLYN HEIGHTS

PROJECT ADDRESS: 9 POWERHOUSE RD. ROSLYN HEIGHTS, NY 11577

COUNTY: NASSAU

2021047

STORE #:	67830
PROJECT #:	91928-001
ISSUE DATE:	3/30/23
DESIGN MANAGER:	NATALIA ROSENTHAL
PRODUCTION DESIGNER:	CATAPANO
CHECKED BY:	CATAPANO

Revision Schedule

Rev	Date	By	Description

SHEET TITLE: SITE DETAILS

SCALE: AS SHOWN

SHEET NUMBER: C6.0

FOR REFERENCE ONLY
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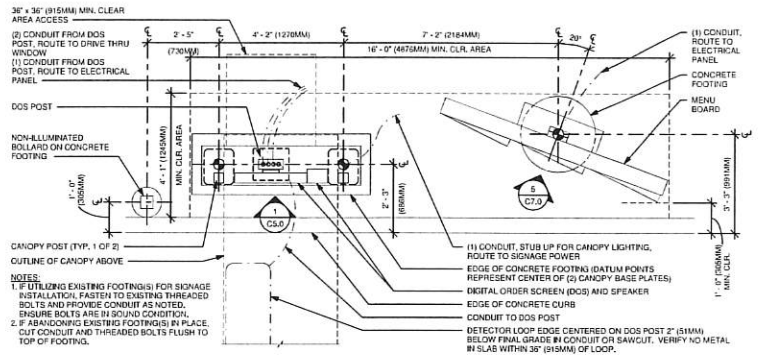
DTE 5 PANEL MENU BOARD - DID 22540



NOTES:
1. IF UTILIZING EXISTING FOOTING(S) FOR SIGNAGE INSTALLATION, FASTEN TO EXISTING THREADED BOLTS AND PROVIDE CONDUIT AS NOTED. ENSURE BOLTS ARE IN SOUND CONDITION.
2. IF ABANDONING EXISTING FOOTING(S) IN PLACE, CUT CONDUIT AND THREADED BOLTS FLUSH TO TOP OF FOOTING.

1 DTE - 5 PANEL 20º DT MENU BOARD, DIGITAL ORDER SCREEN WITH CANOPY1
Scale: 1/2" = 1'-0"

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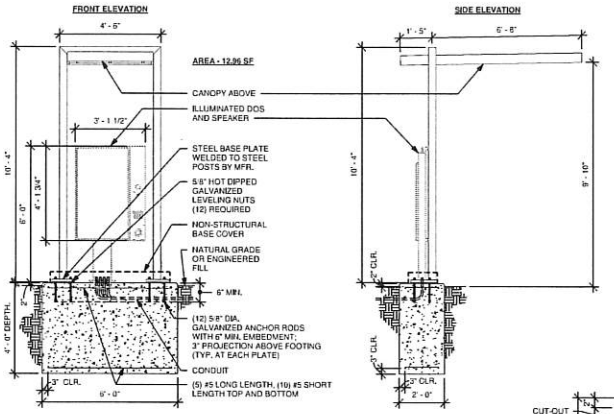
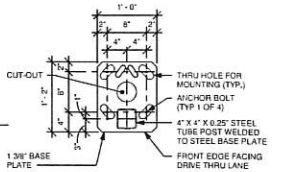
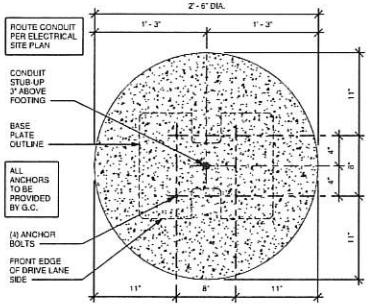
DTE DOS CANOPY - DID 22543



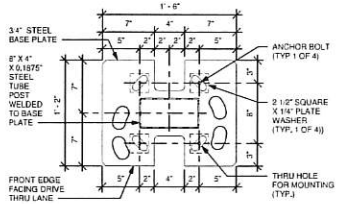
6 DTE DOS CANOPY GROUND FOOTING
Scale: 3/8" = 1'-0"



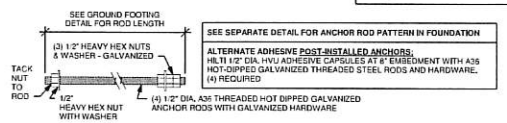
8 DTE DOS CANOPY BASE PLATE
Scale: 1" = 1'-0"



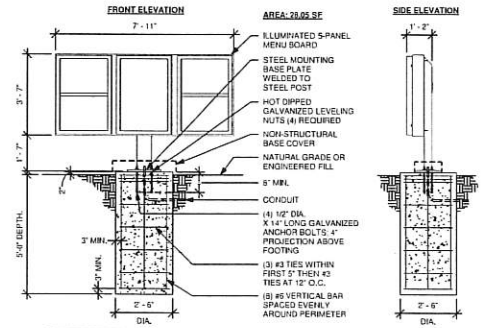
2 DTE 5-PANEL MENU BOARD BOLT PATTERN (TOP VIEW)
Scale: 1 1/2" = 1'-0"



3 DTE 5-PANEL MENU BOARD BASE PLATE
Scale: 1 1/2" = 1'-0"

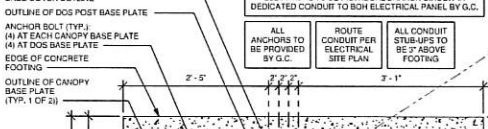


4 DTE 5-PANEL MENU BOARD ANCHOR ROD
Scale: 3" = 1'-0"

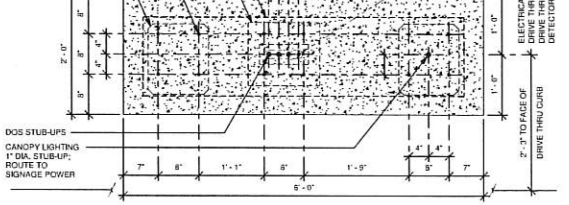


LL RESPONSIBLE FOR FOUNDATIONS AND FOOTINGS ON ALL MENU BOARD AND DRIVE THRU ELEMENTS. SIGNAGE VENDOR TO SUPPLY TEMPLATES AND INSTALL MENU BOARDS ONLY.

5 DT 5-PANEL MENU BOARD GROUND FOOTING
Scale: 3/8" = 1'-0"



9 DTE DOS CANOPY ANCHOR ROD
Scale: 3" = 1'-0"



7 DTE ORDER POINT CANOPY BOLT PATTERN (TOP VIEW)
Scale: 1" = 1'-0"

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JOHN V. CATAPANO
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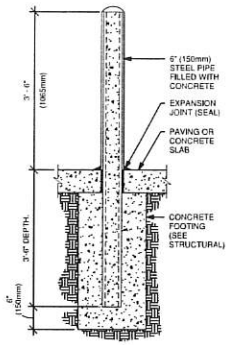
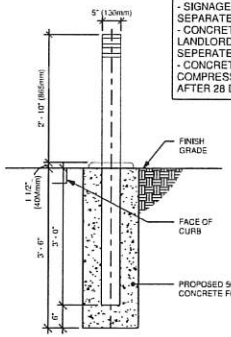
Revision Schedule

Rev	Date	By	Description

SHEET TITLE: SITE DETAILS
SCALE: AS SHOWN
SHEET NUMBER: C7.0



1 SITE - GENERAL BOLLARD DETAIL
Scale: 3/4" = 1'-0"



2 DTE - NON-ILLUMINATED BOLLARD
Scale: 3/4" = 1'-0"

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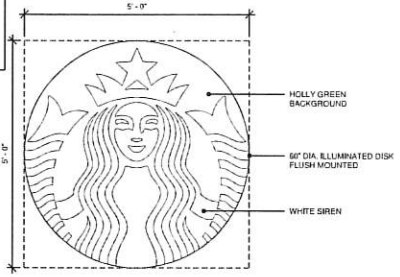

ACTUAL LOGO DISK AREA: 19.62 SF
OVERALL AREA: 25.00 SF

4 ILLUMINATED WALL MOUNTED LOGO DISK - 60IN DIAMETER
Scale: 3/4" = 1'-0"

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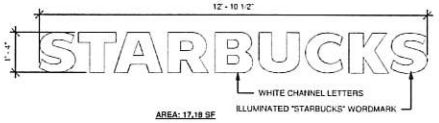
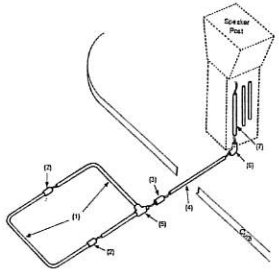
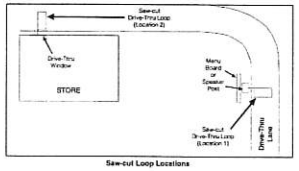


AREA: 17.18 SF

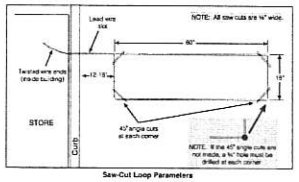
5 ILLUMINATED WALL MOUNTED WORDMARK
Scale: 1/2" = 1'-0"

ASSEMBLE THE LOOP AS FOLLOWS:
- FLATTEN THE LOOP (1) (FOLDED FOR SHIPPING) AND APPLY PVC ADHESIVE (NOT PROVIDED) AROUND THE ENDS OF THE PVC AND AROUND THE INSIDE EDGE OF THE PVC COUPLING WHERE THEY WILL FIT TOGETHER (2). FIT THE PIPE SECURELY INTO THE COUPLINGS. LAY THE LOOP FLAT IN THE DRIVE-THRU LANE, AND POSITION IT AS IT IS IN THE ILLUSTRATION ON THE BACK OF THIS PAGE. ELEVATE THE LOOP ON SUPPORTS THAT ARE ANCHORED TO THE GROUND, AS SHOWN ON THE SIDE-VIEW ILLUSTRATION ON THE BACK OF THIS PAGE. LEVEL THE LOOP SO IT WILL BE 2 INCHES OR LESS FROM THE PAVED SURFACE WHEN THE CONCRETE IS POURED. SECURE THE LOOP TO THE SUPPORTS WITH WIRE, SO THE LOOP WILL NOT FLOAT WHEN THE CONCRETE IS POURED.
- DETERMINE IF THE ENCLOSED 3 FOOT PVC LOOP EXTENSION REACHES FROM THE LOOP TO THE OUTLETS OF THE CONDUIT COMING FROM THE BUILDING TO THE SPEAKER POST. IF IT DOES, PROCEED TO THE NEXT PARAGRAPH. IF NOT, SUBSTITUTE A LONGER PIECE OF 1-2 INCH PVC (NOT INCLUDED). MEASURE AND CUT IT TO REACH FROM THE LOOP TO THE POINT WHERE IT MUST EXIT THE GROUND INTO THE SPEAKER POST.
- PULL THE LOOP WIRES THROUGH THE SLEEVE COUPLING (3) AND THE PVC LOOP EXTENSION (4). APPLY PVC ADHESIVE AROUND THE NIPPLE ON THE CORNER FITTING OF THE LOOP (5), AROUND THE INSIDE EDGES OF THE SLEEVE COUPLING, AND AROUND THE ENDS OF THE LOOP EXTENSION. SLIDE ONE END OF THE SLEEVE COUPLING OVER THE NIPPLE, AND SLIDE THE GLUED END OF THE LOOP EXTENSION INTO THE OTHER END OF THE SLEEVE COUPLING.
- PULL THE LOOP WIRES THROUGH THE ELBOW COUPLING (7) AND THE REMAINING 2 FOOT PIECE OF PVC (6). PUT PVC ADHESIVE AROUND THE END OF THE 2 FOOT PVC AND THE INSIDE EDGES OF THE ELBOW COUPLING. SLIDE THE TWO ENDS INTO THE COUPLING, POSITIONING THE 2 FOOT PIECE OF PVC SO IT POINTS UPWARD, OUT OF THE GROUND. BE CERTAIN THE 2 FOOT PVC IS NEXT TO AND PARALLEL TO THE OUTLETS FROM THE CONDUIT COMING FROM THE BUILDING.

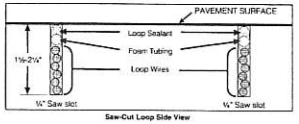




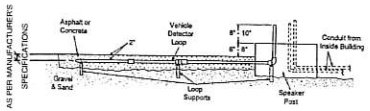
Saw-cut Loop Locations



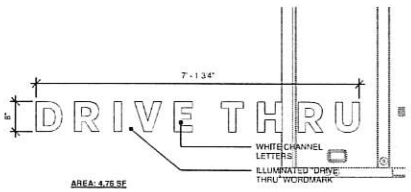
Saw-Cut Loop Parameters



Saw-Cut Loop Side View



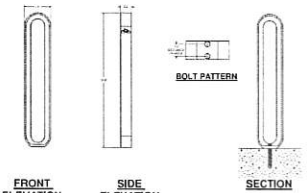
3 DTE - TIMER LOOP BY LANDLORD
Scale: 3/16" = 1'-0"



AREA: 4.76 SF

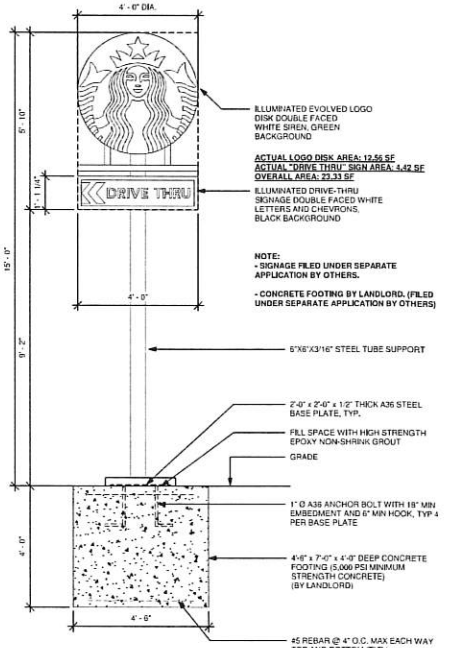
6 ILLUMINATED WALL MOUNTED DRIVE THRU WORDMARK
Scale: 3/4" = 1'-0"

MANUFACTURER: FORMS & SURFACES
MODEL: SKOLY
DESCRITION: OLYMPIA BIKE RACK
HEIGHT: 33.5"
LENGTH: 7"
DEPTH: 3"
WEIGHT: 22.2 LBS
COLOR FINISH: TBD



7 BIKE RACK BY LANDLORD
Scale: 3/4" = 1'-0"

PYLON - DID 14088



NOTE:
- SIGNAGE FILED UNDER SEPARATE APPLICATION BY OTHERS.
- CONCRETE FOOTING BY LANDLORD. (FILED UNDER SEPARATE APPLICATION BY OTHERS)

8 ILLUMINATED PYLON SIGN
Scale: 1/2" = 1'-0"

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Revision Schedule

Rev	Date	By	Description

SHEET TITLE:
SITE DETAILS

SCALE: AS SHOWN

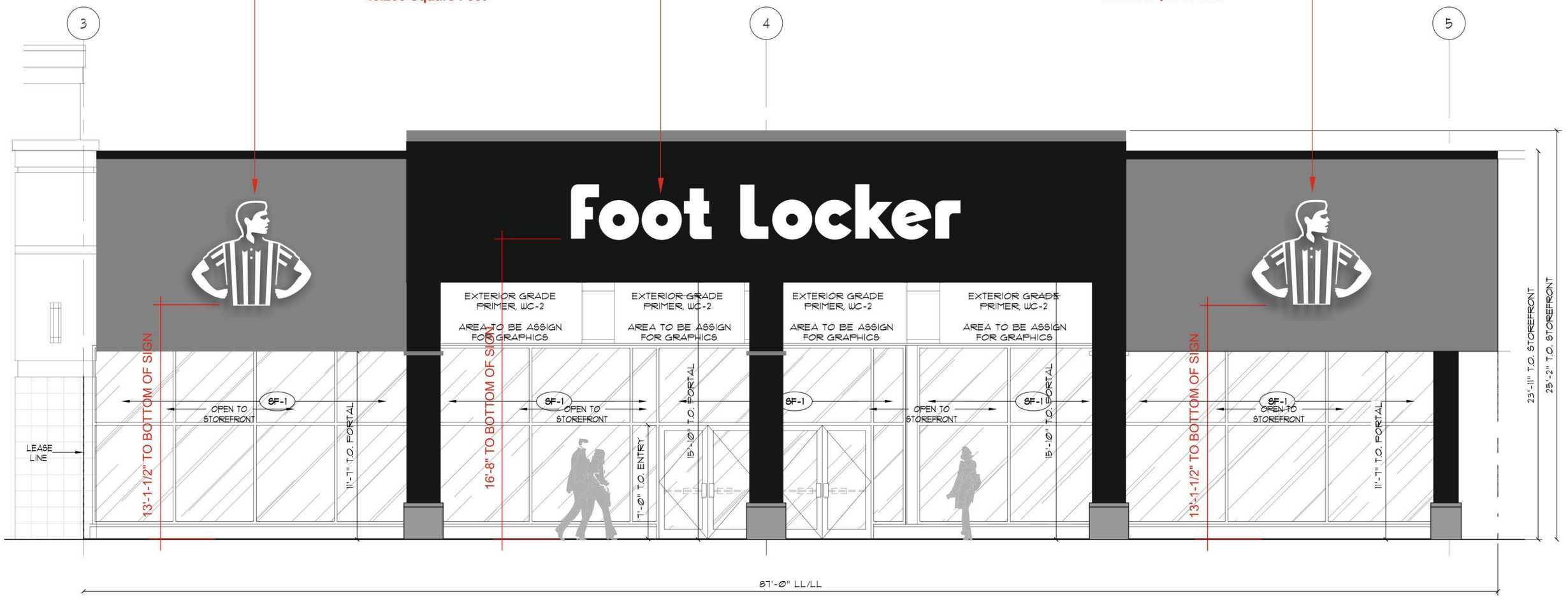
SHEET NUMBER:
C8.0

#21506

SIGN “B”
ILLUMINATED “Striper Logo”
STOREFRONT SIGN
48.208 Square Feet

SIGN “A”
ILLUMINATED “Foot Locker”
STOREFRONT SIGN
80 Square Feet

SIGN “C”
ILLUMINATED “Striper Logo”
STOREFRONT SIGN
48.208 Square Feet



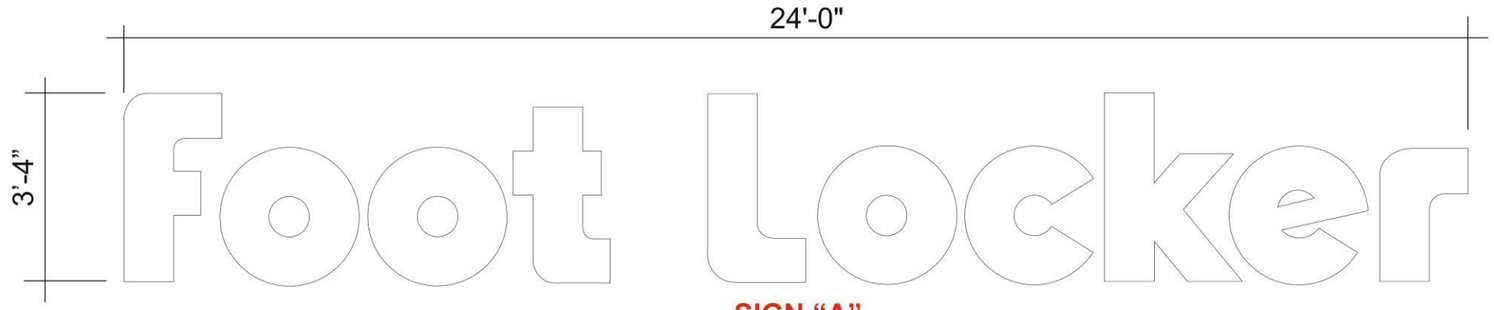
No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards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

DISAPPROVED
For
ZONING
Anthony Basile
10/18/2023

SGP23-000256

STOREFRONT ELEVATION - Scale: 3/16" = 1’-0”

Forge Signworks	SCHEMATIC DESIGN	CLIENT: Foot Locker PROJECT: STORE# 25565 1484 Union Turnpike Street New Hyde Park, NY 11040 LOCATION:	ISSUE DATE: 3-29-2023 REVISION DATE: 8-4-2023	APPROVED	STAMP	DRAWING TITLE	SHEET # 2

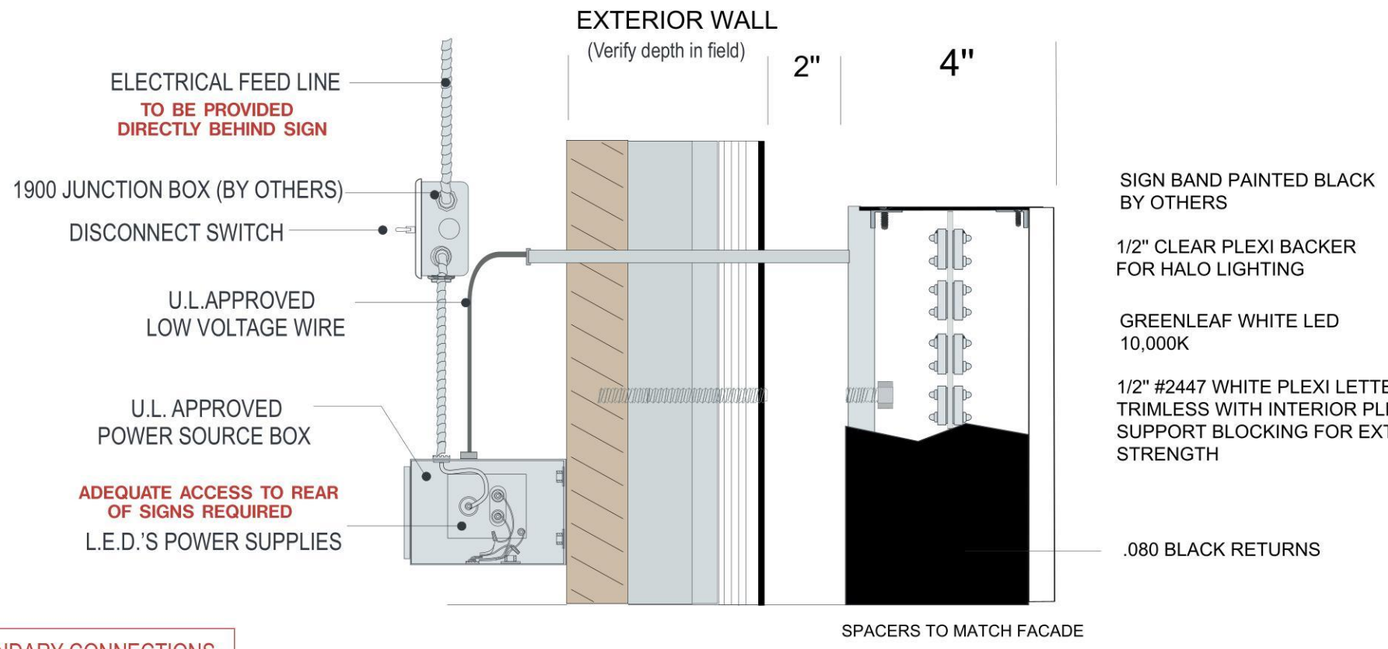


SIGN "A"

FRONT ELEVATION SIGN - ENLARGED DETAIL - Scale:3/8" = 1'-0"

80 SQUARE FEET

FRONT AND HALO LIT LETTERS



REAR ACCESS TO ALL SECONDARY CONNECTIONS
BE PROVIDED BY GENERAL CONTRACTOR

PARTIAL SECTION THRU LETTERS & EXTERIOR WALL - Scale: 3" = 1'-0"

Forge Signworks	SCHEMATIC DESIGN	CLIENT: Foot Locker PROJECT: STORE# 25565 1484 Union Turnpike Street New Hyde Park, NY 11040 LOCATION:	ISSUE DATE: 3-29-2023 REVISION DATE: 8-4-2023	APPROVED	STAMP	DRAWING TITLE	SHEET # 3

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.

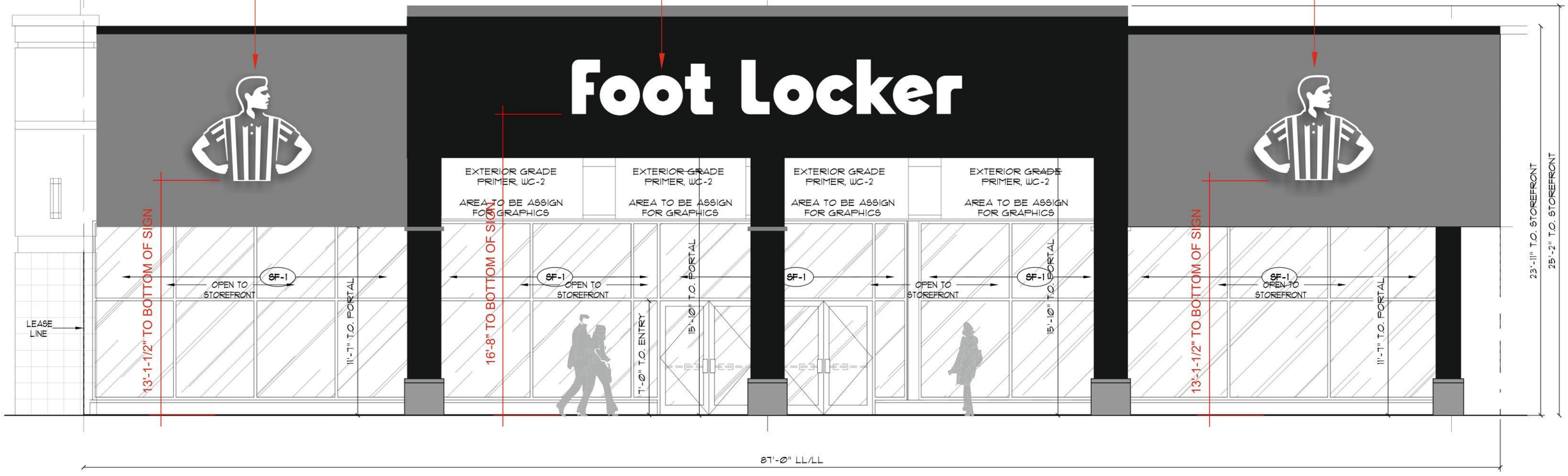
DISAPPROVED
For
ZONING
Anthony Basile
10/18/2023

SGP23-000257
SGP23-000258

SIGN "B"
ILLUMINATED "Striper Logo"
STOREFRONT SIGN
48.208 Square Feet

SIGN "A"
ILLUMINATED "Foot Locker"
STOREFRONT SIGN
80 Square Feet

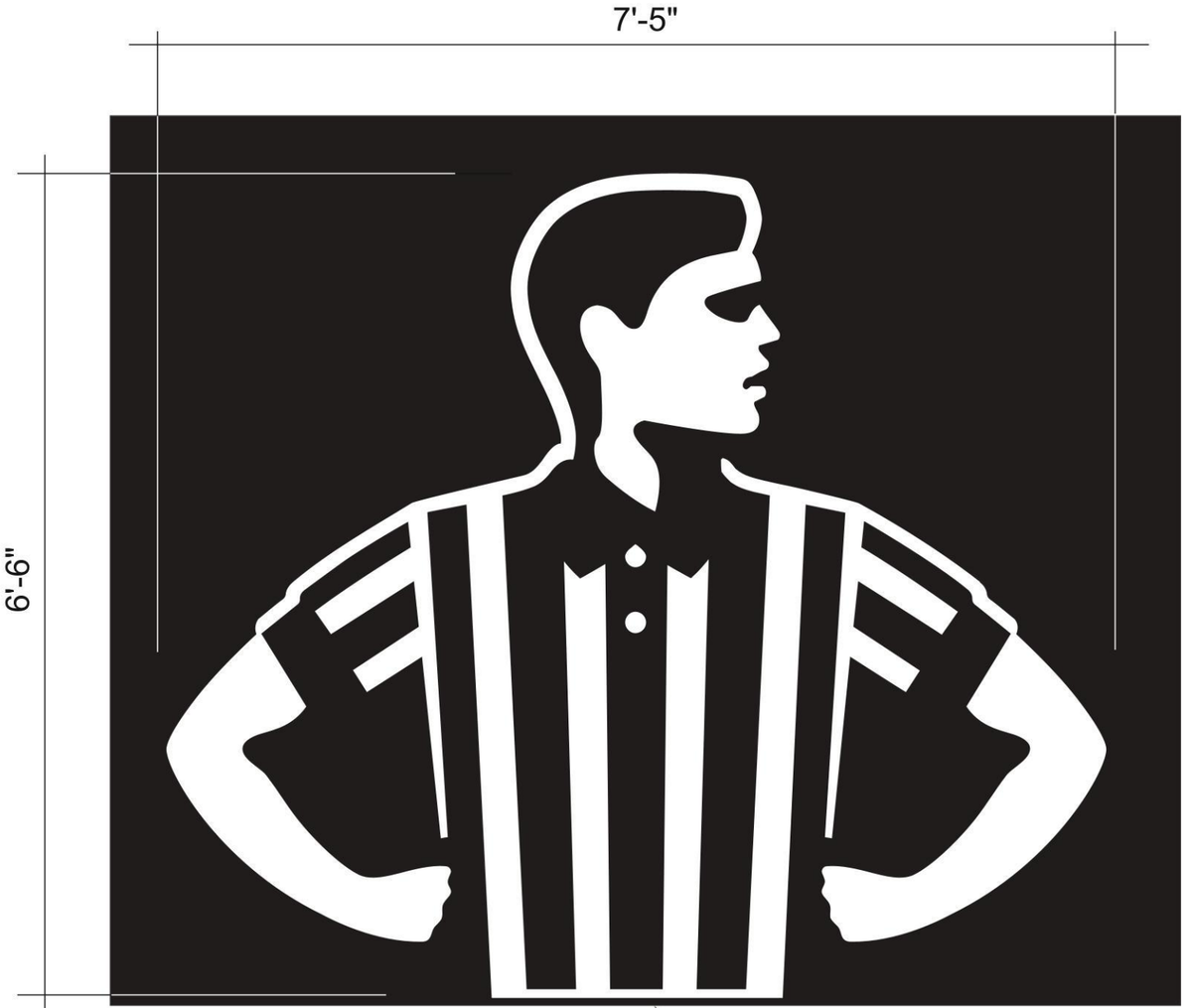
SIGN "C"
ILLUMINATED "Striper Logo"
STOREFRONT SIGN
48.208 Square Feet



STOREFRONT ELEVATION - Scale: 3/16" = 1'-0"

Forge Signworks	SCHEMATIC DESIGN	CLIENT: Foot Locker PROJECT: STORE# 25565 1484 Union Turnpike Street New Hyde Park, NY 11040 LOCATION:	ISSUE DATE: 3-29-2023 REVISION DATE: 8-4-2023	APPROVED	STAMP	DRAWING TITLE	SHEET # 2

WS.1 S/F INTERNALLY ILLUMINATED FACE-LIT AND HALO LIT WALL CABINET



ELEVATION

SIDE VIEW

NIGHT VIEW

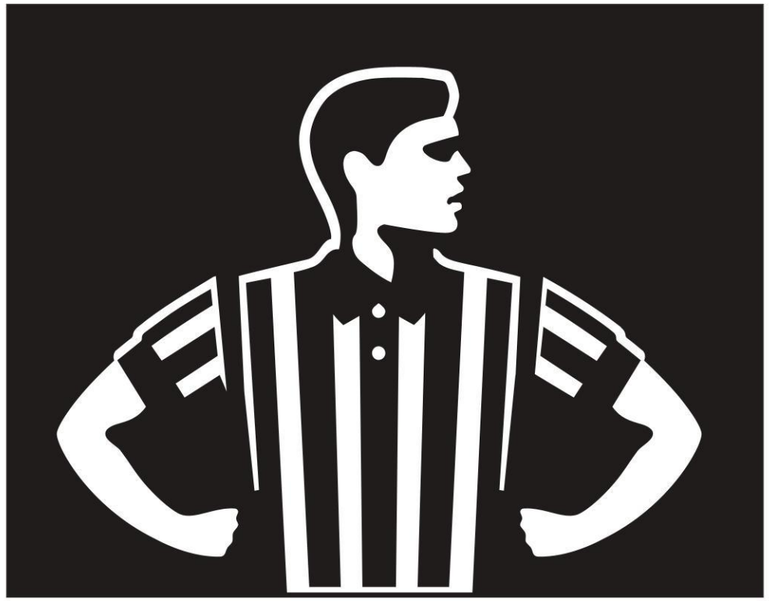
SIGNS “B” & “C”

ILLUMINATED “Striper” STOREFRONT SIGNS - Scale: 1" = 1'-0"

48.208 Square Feet Each Sign

Forge Signworks	SCHEMATIC DESIGN	CLIENT: Foot Locker PROJECT: STORE# 25565 LOCATION: 1484 Union Turnpike Street, New Hyde Park, NY 11040	ISSUE DATE: 3-29-2023 REVISION DATE: 8-4-2023	APPROVED	STAMP	DRAWING TITLE	SHEET # 4

WS.1 S/F INTERNALLY ILLUMINATED FACE-LIT AND HALO LIT WALL CABINET



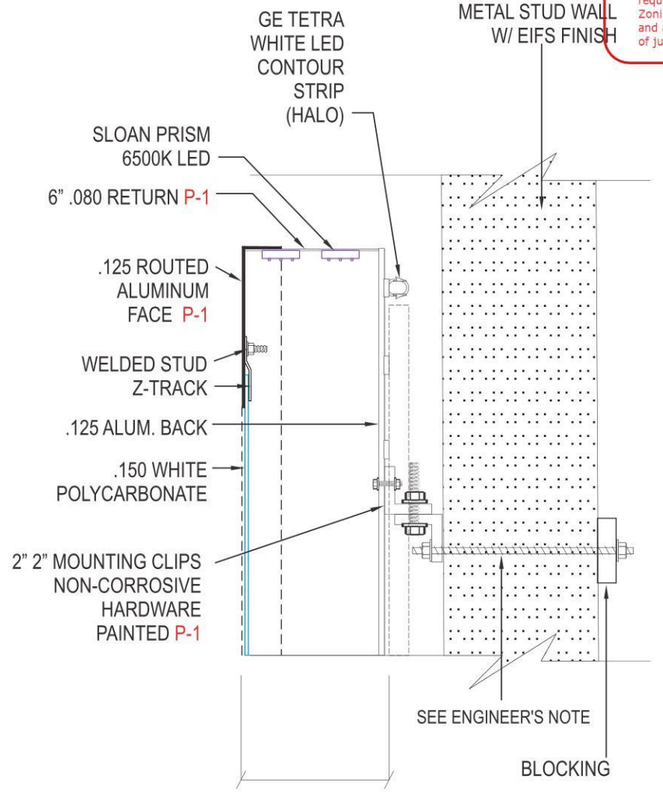
ELEVATION (3 PIECES)

COLORS/FINISHES

- P-1 SW BLACK SATIN FINISH
- P-2 RELFLECTIVE WHITE

SPECIFICATIONS

1. STRIPE MAN LOGO WALL SIGN 4" DEEP WITH ROUTED/BACKED FACE LIT ELEMENTS AND HALO LIT PERIMETER
2. FABRICATED IN THREE (3) SECTIONS DUE TO SHIPPING
   THE LEFT AND RIGHT ARMS WILL BE FABRICATED SEPARATELY FROM THE MAIN BODY AND HEAD.
   THERE WILL NEED TO BE A BLACK BORDER AT THE BOTTOM OF THE BODY TO ACCOUNT FOR THE RETAINER.
3. THE CABINET SECTIONS WILL HAVE A .125" THICK ALUMINUM BACKS WITH WELDED .080" X 6" ALUMINUM RETURNS. P-1
4. .125" GUSSETS WELDED ALONG THE INSIDE
   PERIMETER SECTIONS ALONG WITH 1" X 1" X .125" ALUMINUM TUBES TO SUPPORT THE SECTIONS.
5. THE FACE SECTIONS WILL BE ROUTED FROM .125" ALUMINUM AND BACKED WITH .150" WHITE POLYCARBONATE.
6. FACE RETAINERS ROUTED FROM .125" ALUMINUM WITH WELDED .063" X 1 ½" RETURNS.
7. INTERNALLY ILLUMINATED USING SLOAN PRISM 6500K WHITE LED LOCATED BEHIND THE POLYCARBONATE STRIPES.
   THE POWER SUPPLIES WILL BE LOCATED WITHIN THE CABINET SECTIONS.
8. THE SIGN WILL BE HALO LIT USING A SINGLE STROKE OF GE CONTOUR 6500K LED AROUND THE OUTSIDE PERIMETER OF THE SIGN.
9. THE SIGN WILL BE ATTACHED AND HELD OFF THE WALL USING 2" X 2" GALVANIZED STEEL MOUNTING CLIPS. P-1
10. THE CABINET INTERIORS WILL BE PAINTED REFLECTIVE WHITE
11. EXTERIORS WILL BE PAINTED P-1



STOREFRONT ELEVATION - SIDE VIEW SECTION
Scale: 1" = 1'-0"

SIGNS "B" & "C"

ILLUMINATED "Striper" STOREFRONT SIGNS - Scale: 3/4" = 1'-0"

48.208 Square Feet Each Sign

Engineer's Note:

Fasten cabinet to wall w/ one of the following:

- **3/8"x5" Lag Bolts into 2x4 solid wood blocking**
- **3/8"-24 A449 Threaded Rod fastened behind 2x4 solid wood blocking**

Provide 1/2" Sch.40 non-corrosive spacers for connections through EIFS wall type or equiv.
Contact Murdoch Engineering if field conditions vary.

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DISAPPROVED
For
ZONING
Anthony Basile
10/18/2023

Forge Signworks

SCHEMATIC DESIGN

CLIENT	Foot Locker
PROJECT	STORE# 25565
LOCATION	1484 Union Turnpike Street New Hyde Park, NY 11040
ISSUE DATE	3-29-2023
REVISION DATE	8-4-2023
APPROVED	
STAMP	
DRAWING TITLE	
SHEET #	5

#21507

East Coast Street Tacos

COMMERCIAL / INTERIOR RENOVATION
347 Old Country Road
Carle Place, New York 11514

REISSUED for PERMIT AS PER COMMENTS: *11/28/2023*

CLIENT

EAST COAST STREET TACO LLC.

347 OLD COUNTRY ROAD
CARLE PLACE, NEW YORK 11514

CONTACT: JOHN MARTINI

CELL: (516) 880-3116
FAX:
EMAIL: johnrmartini@outlook.com

GENERAL CONTRACTOR

T.B.D.

ADDRESS

CONTACT:

TELE:
FAX:
EMAIL:

ARCHITECT OF RECORD
BRIAN FIORE, RA

PIRETTO DESIGNS, Inc.
932 NAPLE AVENUE
FRANKLIN SQUARE, NEW YORK 11010

ARCHITECT OF RECORD: BRIAN FIORE, AIA
FIORE ARCHITECTURE

DESIGNER: ANTHONY PIRETTO
EMAIL: ANTHONY@PIRETTODESIGNS.COM
T: (516) 835-7281

BUILDING MANAGEMENT

BALDWIN PLAZA INC.

220 WESTBURY AVENUE
CARLE PLACE, NEW YORK 11514

CONTACT: JIM DALTO

TELE: (516) 334-1111
FAX:
EMAIL:

H.V.A.C. ENGINEER

MEGA MECHANICAL, Inc.

35-28 41st STREET
LONG ISLAND CITY, NEW YORK 11101

CONTACT: T.B.C.

TELE: (718) 706-6342
FAX: (718) 706-6119
EMAIL: megamechanicalnyc@gmail.com

East Coast Street Tacos
347 Old Country Road
Carle Place, New York 11514

Interior Renovation of Existing Store

7.	REISSUED FOR PERMIT AS PER COMMENTS	11/28/23
6.	REISSUED FOR PERMIT: APP# CBP23-000184	07/13/23
5.	ISSUED FOR BID & PERMIT	06/12/23
4.	ISSUED FOR 90% CD REVIEW & COMMENT	05/04/23
3.	ISSUED FOR 90% CD REVIEW & COMMENT	04/03/23
2.	ISSUED FOR PROGRESS SET	03/27/23
1.	ISSUED FOR CLIENT REVIEW	02/21/23

Issue Description Date

ARCHITECT OF RECORD: BRIAN FIORE

DESIGNER:
ANTHONY E. PIRETTO
932 NAPLE AVENUE
FRANKLIN SQUARE, N.Y. 11010
516. 835. 7281

East Coast Street Tacos
347 Old Country Road
Carle Place, New York 11514

Title:

COVER SHEET

Seal & Signature:

Architect of Record
BRIAN FIORE

Date:	06/12/2023
Scale:	AS NOTED
Project No:	E.C.S.T.
Drawn By:	A.P.
Checked By:	B.F.
Sheet No.:	A-000.00

GENERAL NOTES

1. REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR
THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND WITH AS-BUILT DRAWINGS PROVIDED BY THE OWNER AND SHALL AT ONCE REPORT TO THE ARCHITECT ERRORS, INCONSISTENCIES, OR OMISSIONS. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR AND HAS CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

2. INTENT OF CONTRACT DOCUMENTS
THE INTENT OF THE CONTRACT DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK. EVERY ITEM NECESSARILY REQUIRED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. UNLESS EXPRESSLY STATED, ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETED AND APPROPRIATELY OPERABLE. FURNISH AND INSTALL ALL SPECIFIED AND APPROPRIATE ITEMS, AND ALL INCIDENTAL, ACCESSORY, AND OTHER ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND FINISHED ASSEMBLY.

3. DEFECTIVE WORK
NO WORK DEFECTIVE IN WORKMANSHIP OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

4. FIREPROOFING
PATCH AND REPAIR ALL FIREPROOFING DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. FIREPROOF AS REQUIRED BY CODE ALL NEW PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.

5. AS BUILT DRAWINGS
DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATIONS OF CONSTRUCTION ITEMS DENOTED IN THE CONSTRUCTION DOCUMENTS SHALL BE INDICATED TO SCALE IN CONTRASTING INK ON THE DRAWINGS FOR ALL RUNS OF MECHANICAL, SPRINKLER, PLUMBING, AND ELECTRICAL WORK; INCLUDING SITE UTILITIES AND CONCEALED DEVIATIONS FROM THE DRAWINGS. UPON COMPLETION OF THE PROJECT, THE ARCHITECT WILL PROVIDE THE CONTRACTOR WITH A REPRODUCIBLE SET OF ORIGINAL DOCUMENTS FOR "AS-BUILT" DOCUMENTATION. THIS SET SHALL BE CONSPICUOUSLY MARKED "AS-BUILTS" AND DELIVERED TO THE ARCHITECT.

6. CONTRACTOR'S RESPONSIBILITY
IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY SCOPE OF WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED.

7. UNENFORCEABLE WORK
SHOULD ANY PORTION OF THE CONTRACT DOCUMENTS PROVE TO BE, FOR WHATEVER REASONS, UNENFORCEABLE, SUCH UNENFORCEABILITY SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NOR SHALL IT VOID ANY OTHER PROVISIONS OF THE CONTRACT.

8. LIENS
THROUGHOUT THE DURATION OF THE PROJECT, THE CONTRACTOR SHALL REFRAIN FROM ACTIONS THAT COULD LEAD TO THE FILING OF CLAIMS OF LIEN BY SUBCONTRACTORS, SUPPLIERS OF MATERIALS, LABOR, SERVICE, EQUIPMENT, OR ANY OTHER INDIVIDUAL OR COMPANY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS, UNLESS REASONABLE AND JUSTIFIABLE CAUSE CAN BE SHOWN. APPROVAL FOR PAYMENT SHALL BE CONTINGENT UPON THE CONTRACTOR'S OBTAINING AND FURNISHING TO THE ARCHITECT SIGNED RELEASES FROM SUCH INDIVIDUALS OR COMPANIES.

9. COORDINATION OF THE WORK
THE CONTRACTOR IS RESPONSIBLE FOR REVIEW AND VERIFICATION OF CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR SHALL SUBMIT THEM IN WRITING TO THE ARCHITECT AND IS RESPONSIBLE FOR OBTAINING A WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.

10. WORK SHOULD COMPLY WITH APPLICABLE CODES
EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, MANUFACTURER'S RECOMMENDATIONS, AND TRADE AND REFERENCE STANDARDS, INCLUDING BUT NOT LIMITED TO: UBC, SEISMIC CODES, NEC, NFPA, ASHC, AND UMC (LATEST ENFORCED EDITIONS).

11. DIMENSIONS
DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. WRITTEN SPECIFICATIONS SHALL GOVERN OVER ALL.

12. CLARIFICATIONS
CLARIFY ALL DISCREPANCIES RELATIVE TO CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND FIELD CONDITIONS PRIOR TO SUBMITTING BIDS AND COMMENCING WORK.

13. SUBSTITUTIONS
THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR.

14. DRAWING DISTRIBUTION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.

15. CHANGES IN THE WORK
DO NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.

16. EXISTING WORK
ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.

17. PUNCHLIST
UPON COMPLETION OF THE WORK BY THE CONTRACTOR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH COMPLETION. THE ARCHITECT SHALL PREPARE A PUNCH-LIST OF CORRECTIONS, UNSATISFACTORY, NON-COMPLIANT, AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE OWNER/CONTRACTOR AGREEMENT.

18. MATERIALS
ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT, U.O.N. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, U.O.N.

19. INSURANCE
THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW, IN ADDITION TO THE TERMS OF THE OWNER'S CONTRACT, WHICHEVER IS GREATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

20. COORDINATION
VERIFY IN THE FIELD THAT NO CONFLICTS EXIST WHICH WOULD PROHIBIT THE LOCATION OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE ALL REQUIRED PIPING, DUCTWORK, AND CONDUIT), AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.

21. PROTECTION OF EXISTING WORK
PROVIDE PROTECTION TO ALL EXISTING FINISHES IN ALL SPACES WITHIN OR ADJACENT TO THE SCOPE OF WORK AND THE TENANT'S SPACE. THE CONTRACTOR SHALL PATCH, REFINISH, AND REPAIR ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS. MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.

22. EXISTING DEFECTS
CORRECT ANY DEFECTS FOUND IN EXISTING BUILDING CONSTRUCTION WHICH AFFECTS THE SCOPE OF WORK. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GYPSUM BOARD OR DAMAGED FIREPROOFING. PATCH AND REPAIR SURFACES TO MATCH ADJACENT, ADJOINING SURFACES.

23. TERMINOLOGY
"TYPICAL" OR "TYP." MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, U.O.N.

"SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.

"VERIFY" OR "VER." MEANS TO ASCERTAIN AND CONFIRM APPLICATION WITH ARCHITECT.

24. FURNITURE
FURNITURE SHOWN IS FOR REFERENCE ONLY AND INSTALLED BY OTHERS, U.O.N.

25. CLEANING
PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM MIGRATING FROM CONSTRUCTION AREA.

26. EXISTING CONDITIONS
CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT INDICATED ON THE CONTRACT DOCUMENTS.

27. CONTRACT DOCUMENTS
ALL CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ANY WILL BE AS BINDING AS IF CALLED FOR BY ALL. ALL WORK SHOWN OR REFERRED TO ON ANY CONTRACT DOCUMENT SHALL BE PROVIDED AS THOUGH THEY ARE ON ALL RELATED DOCUMENTS.

28. CONTRACTOR RESPONSIBILITY TO NOTIFY ARCHITECT
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS HEREIN – EITHER APPARENT OR OBVIOUS – PRIOR TO THE START OF NEW WORK ON THAT ITEM, OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT.

29. DUPLICATION OF DOCUMENTS
ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/OWNER AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/OWNER.

30. REQUIRED TENANT/SHAREHOLDER GENERAL CONTRACTOR FIELD INSPECTIONS
THE TENANT/SHAREHOLDER'S GENERAL CONTRACTOR SHALL NOTIFY THE THE PROPERTY MANAGER OR MANAGEMENT ARCHITECT FOR THE REQUIRED BELOW TO BE INSPECTED BEFORE THE CONDITIONS ARE COVERED UP:
– WATERPROOFING & SHOWER LEAD PAN TESTS, PRIOR TO INSTALLATION OF MORTAR BED AT SUBSTANTIAL COMPLETION.

FIRE SAFETY NOTES

1. ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKABLE AREA. ACCESS TO ALL AREAS TO BE CONTROLLED BY THE OWNER AND/OR GENERAL CONTRACTOR.
2. STORE ALL MATERIALS IN AN ORDERLY FASHION.
3. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURED CONTAINERS. ALL SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.
4. ALL FLAMMABLE MATERIALS TO BE USED & STORED IN ADEQUATELY VENTILATED SPACES.
5. ALL ELECTRICAL POWER IN CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS.
6. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT.
7. GENERAL CONTRACTOR TO ENSURE THERE IS NO LEAKAGE OF NATURAL GAS IN BUILDING OR ANY FLAMMABLE GAS USED IN CONSTRUCTION.

HAZARDOUS MATERIALS NOTES

1. OWNER ACKNOWLEDGES THAT PIRETTO DESIGN, INC SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, REMOVAL, PRESENCE HANDLING, DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS SUBSTANCES, MATERIALS, WASTES IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, PCB OR OTHER TOXIC SUBSTANCES. REPAIR WORK.
2. OWNER ACKNOWLEDGES THAT IT ACCEPTS RESPONSIBILITY FOR NOTIFYING THE APPROPRIATE FEDERAL, STATE AND LOCAL GOVERNING AGENCIES FOR ANY DEMOLITION, CONSTRUCTION OR ANY QUESTIONS THAT RISES RELATED TO ASBESTOS SHALL BE REFERRED TO THE OWNER FOR RESOLUTION. INTERIOR ARCHITECT SHALL NOT BE REQUIRED TO DO ANY WORK NOR RENDER ANY OPINION RELATED TO ASBESTOS.
3. THE OWNER SHALL RETAIN AN INDEPENDENT CONSULTANT WHO IS TRAINED AND EXPERIENCED IN IDENTIFICATION AND SURVEY OF EXISTING SITES PRIOR TO START OF DEMOLITION AND / OR CONSTRUCTION.
4. ALL CONTRACTORS AND SUBCONTRACTORS SHALL REPORT THE PRESENCE OF ANY MATERIAL OR ASSEMBLY SUSPECTED TO CONTAIN ASBESTOS UPON DISCOVERY. THE WORK SHALL BE CARRIED OUT PER THE CONSULTANT RECOMMENDATIONS.

GENERAL CONSTRUCTION NOTES

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE 2020 BUILDING CODE OF NEW YORK STATE & N.Y.S. ENERGY CONSERVATION CODE & 2018 W.F.C.M. AS REQUIRED. CONTRACTOR TO OBTAIN BUILDING PERMIT, CERTIFICATE OF OCCUPANCY, AND PROOF OF RELEASE OF LIENS PRIOR TO FINAL PAYMENT. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE CONSENT OF THE ARCHITECT. THE CONTRACT FOR CONSTRUCTION AND THE GENERAL CONDITIONS SHALL BE SET FORTH IN THE A.I.A. DOCUMENT FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR. THE GENERAL CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SITE CONDITIONS, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE FAMILIAR WITH ALL APPLIANCE CODES AND BE RESPONSIBLE FOR SAFETY DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL CARRY BUILDERS' RISK INSURANCE FOR 100% OF THE VALUE OF THE WORK IN PLACE AS WELL AS WORKMAN'S COMPENSATION INSURANCE.

AS REQUIRED BY LAW, THE GENERAL CONTRACTOR SHALL FULLY GUARANTEE ALL WORK FOR A PERIOD OF ONE (1) YEAR AS REQUIRED BY LAW. AT THE COMPLETION OF WORK, THE GENERAL CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, CLEAN ALL NEW GLASS, TILE, FLOORS, PLUMBING FIXTURES AND ANY NEW WORK AS REQUIRED. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT, THEIR AGENTS AND THEIR EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES – INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE;

(A) IS ATTRIBUTED TO BODILY INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THEREFROM, AND
(B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER.

SPECIFICATIONS

CONCRETE:
ALL CONCRETE IS TO BE 3,000 PSI AT 28 DAYS. PROVIDE 2" X 4" KEYWAY BETWEEN FOOTING AND FOUNDATION WALL. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF TWO (2) TONS PER S.F.. ANCHOR BOLTS ARE TO BE 1/2" DIA. 10" LONG HOOKED AND SPACED AT 4'-0" O.C. DOUBLE AT CORNERS.

FRAMING AND ROUGH CARPENTRY:
CONCEALED SPACES WITHIN WALL, PARTITION, FLOOR, STAIR, ATTIC, OR CORNICE CONSTRUCTION, AROUND CHIMNEY, PIPE AND DUCT OPENINGS IN SUCH CONSTRUCTION SHALL BE FIRESTOPPED TO PREVENT PASSAGE OF FLAME, SMOKE, FUME, AND HOT GASES. BLOCK BETWEEN JOISTS AT BEARING SURFACES AND UNSUPPORTED EDGES OF PLYWOOD. DOUBLE ALL JOISTS UNDER PARTITIONS. DOUBLE JOISTS AROUND ALL OPENINGS. JOISTS, RAFTERS FRAMING STUDS TO BE HEM-FIR EXTREME FIBER STRESS NOT LESS THAN 850 PSI. WHERE FLUSH FRAMING OCCURS USE GALVANIZED TECO HANGERS. FLOOR PLYWOOD NAILED AT EVERY 8". PLYWOOD TO BE DOUGLAS FIR EXTERIOR GRADE PLYWOOD. COVER ALL SHEATHING WITH 15LB. BUILDING PAPER OR "TYVEK". FOR STUDS – CORNERS TO BE MIN. (3) 2X4'S NAILED 160 @ 24" O.C. PROVIDE SOLID BRIDGING FOR JOISTS @ 8'-0" O.C. MIN. BEARING FOR ALL JOISTS, HEADERS AND STUDS TO BE 3 1/2".

INSULATION:
ALL NEW EXTERIOR WALLS, ROOF AND FLOORS SHALL BE INSULATED WITH FIBERGLASS BLANKET TYPE INSULATION WITH FOIL FACE BARRIER. WALLS TO HAVE 4" THICK R-19, CEILING, ROOF AND FLOORS TO HAVE 6" THICK R-30. PROVIDE INSULATION IN ALL BATHROOM WALLS.

PAINTING:
PAINT ALL NEW INTERIOR GYPSUM BOARD AND WOOD SURFACES. CORRECT ALL MINOR SURFACE DEFECTS AS REQUIRED. OWNER TO MAKE ALL COLOR SELECTIONS. IT IS IN THE INTENT OF THESE SPECIFICATIONS TO REQUIRE COMPLETE FINISHING ON ALL SURFACES. THE FOLLOWING IS LIST INCLUDED FOR THE CONVENIENCE OF THE PAINTING CONTRACTOR AS AN INDICATION OF PAINTS REQUIRED. INTERIOR: LIGHTLY SANDED WOOD SURFACES TO INCLUDE – FRAMES, TRIM, AND BASE MOLDINGS. ONE (1) COAT QUICK DRYING ENAMEL UNDERCOATING. FINISH – TWO (2) COATS ALKYD FLAT ENAMEL. GYPSUM BOARD WALLS – TWO (2) COATS SEMI-GLOSS LATEX.

GYPSUM BOARD:
APPLICATION SHALL BE TAPE JOINT SYSTEM. FINISH JOINT, NAIL DIMPLES, CORNERS AND EDGES SHALL RECEIVE THREE (3) COATS CEMENT AND TAPE. ALLOW 24 HOURS TO DRY BETWEEN ALL JOINTS BEING CONCEALED. PROVIDE METAL CORNER BEAD AT CORNERS AND AROUND ALL OPENINGS.

ELECTRICAL:
ALL WORK SHALL COMPLY WITH THE N.E.C. AND LOCAL UTILITY COMPANY. VERIFY SERVICE REQUIRED PRIOR TO CONSTRUCTION. ALL WIRING SHALL BE #12 AWG OF HEAVIER GAUGE WIRE. CONVENIENCE OUTLETS SHALL BE 16" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED. SWITCHES AND COUNTERTOP RECEPTACLES SHALL BE 44" ABOVE FINISHED FLOOR.

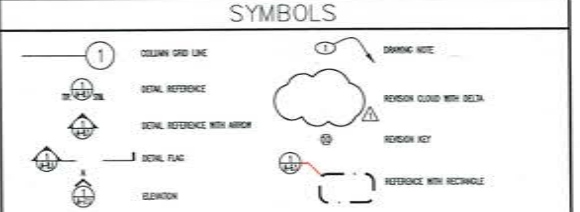
BUILDING DEPT NOTES

1. THIS APPLICATION TO COMPLY WITH THE REQUIREMENTS OF THE 2020 BUILDING CODE OF NEW YORK STATE, INCLUDING ALL RULES AND REGULATIONS.
2. REQUIREMENTS FOR CONTROLLED INSPECTIONS ARE TO BE COMPLIED WITH AS PER THE BUILDING CODE FOR THIS PROJECT.
3. EXISTING IS MULTIPLE DWELLING 1938 OR OLD CODE.
4. ALL WOOD BLOCKING TO BE FIRE TREATED PER BUILDING CODE.
5. MECHANICAL VENTILATION OF BATHROOMS TO COMPLY WITH REGULATING AUTHORITIES AS AND PER BUILDING CODE.
6. ALL MATERIALS, ASSEMBLIES, FORMS, METHODS OF CONSTRUCTION, AND SERVICES EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
A. IS ACCEPTABLE FOR USE BY THE BUILDING CODE.
B. HAS BEEN ACCEPTED FOR USE BY MEA UNDER TEST METHODS APPROVED BY THE COMMISSION OF BUILDINGS. HAS BEEN APPROVED FOR USE BY THE BOARD OF STANDARDS AND APPEALS.
7. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2020 BUILDING CODE OF NEW YORK STATE INCLUDING ALL APPLICABLE LOCAL LAWS AS APPLICABLE TO THIS PROJECT.
8. THE SPACE AROUND DUCTS, PIPES, ETC. PENETRATING RATED WALLS, SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH MINERAL WOOL OR APPROVED EQUAL AND CLOSED OFF BY ESCUTCHEON PLATES WHERE REQUIRED BY NYC BUILDING CODE.
9. EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION TO LOCATE ANY ON-SITE AND APPLICABLE OFF-SITE UTILITIES TO BE DEMOLISHED AND/OR PROTECTED PRIOR TO START OF CONSTRUCTION.
10. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM ALL AUTHORITIES HAVING JURISDICTION AND PAY ALL OUTSTANDING FEES, CHARGES AND DEPOSITS TO ACQUIRE SAID PERMITS.
11. CONTRACTOR SHALL COORDINATE DISCONNECTION OF ALL UTILITIES AS APPLICABLE TO THIS PROJECT.
12. ALL EXISTING SIDEWALKS, CURBS, PAVEMENTS, LAWNS, LANDSCAPE, ETC TO REMAIN WHICH ARE DISTURBED OR DAMAGED DUE TO THE NEW CONSTRUCTION ARE TO BE REPLACED WITH MATERIALS CONSISTENT WITH EXISTING CONDITIONS.
13. ANY UNSUITABLE MATERIAL FOUND ON SITE DURING DEMOLITION OR CONSTRUCTION SHALL BE DISPOSED OF IN A PROPER MANNER AND REPLACED WITH SUITABLE MATERIAL REQUIRED.
14. PRIOR TO THE COMMENCEMENT OF DEMOLITION, THE CONTRACTOR SHALL PROVIDE 24 HOUR NOTIFICATION TO THE NEW YORK CITY DEPT OF BUILDINGS' BUILDING ENFORCEMENT SAFETY TEAM (B.E.S.T SQUAD).
15. THE CONTRACTOR SHALL PROVIDE VERIFICATION TO THE NYC DEPT OF BUILDINGS THAT FIVE DAY NOTIFICATIONS WAS GIVEN TO ALL ADJOINING OWNERS AND THAT NOTIFICATION WAS GIVEN TO THE APPROPRIATE COMMUNITY BOARDS AND NEIGHBORS PRIOR TO DEMOLITION COMMENCEMENT.
16. CONTRACTOR SHALL EXTERMINATE RODENTS AS REQUIRED BY NYC DEPT OF MENTAL HEALTH AND HYGIENE. LETTER FROM THE HEALTH DEPT CERTIFYING THIS IF REQUIRED SHALL BE FURNISHED TO THE NYC DEPT OF BUILDINGS.
17. ANY CUT AND FILLS REQUIRED BY NEW CONSTRUCTION SHALL NOT ENDANGER NEIGHBORING PROPERTIES.
18. CONSTRUCTION FENCE SHALL BE INSTALLED AS REQUIRED BY THE NYC DEPT OF BUILDINGS.
19. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IN PLACE, INSPECTED AND MAINTAINED ON A DAILY BASIS.

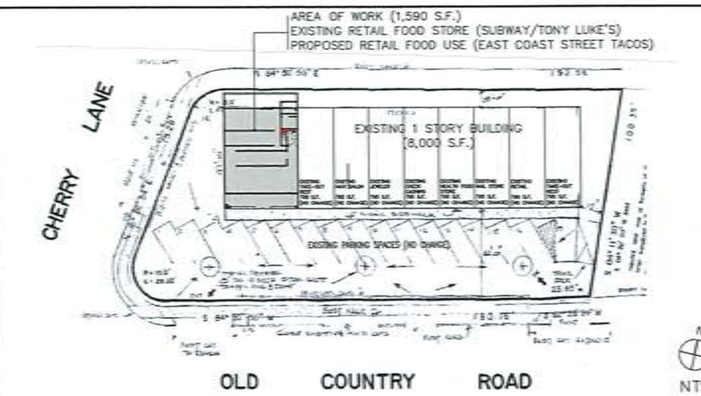
EXIST SIGN NOTES

1. ALL EXIST SIGNS SHALL COMPLY WITH SECTION 1013 OF IBS 2020.
2. ELECTRICALLY POWERED, SELF LUMINOUS & PHOTO LUMINESCENT EXIST SIGNS SHALL BE LISTED & LABELED IN ACCORDANCE WITH UL 924 & SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS & RELATED BC CHAPTER. EXIST SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
3. EVERY EXIT & DIRECTIONAL EXIST SIGN SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES HIGH WITH THE PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN ¾ INCH WIDE. THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH NOT LESS THAN 2 INCHES WIDE, EXCEPT LETTER "I" & THE MINIMUM SPACING BETWEEN LETTERS SHALL NOT BE LESS THAN ⅜ INCH. SIGNS LARGER THAN THE MINIMUM ESTABLISHED IN THIS SECTION SHALL HAVE LETTER WIDTHS, STROKES & SPACING IN PROPORTION TO THEIR HEIGHT. THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND & SHALL BE CLEARLY DISCERNABLE WHEN THE MEANS OF EXIT SIGN ILLUMINATION IS OR IS NOT THE ENERGIZED. IF A CHEVRON DIRECTIONAL INDICATOR IS PROVIDED AS PERT OF THE EXIT SIGN, THE CONSTRUCTION SHALL BE SUCH THAT THE DIRECTION OF THE OF THE CHEVRON DIRECTIONAL INDICATOR CANNOT BE READILY CHANGED.
4. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES (54 LUX).
5. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF A PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CHAPTER 27.

SYMBOLS



EXSITING SITE SURVEY



ZONING CALCULATIONS

EXISTING LOT AREA:	20,855 S.F.
ZONING DISTRICT:	BUSINESS "A"
MAX PERMITTED COVERAGE:	70% = 14,700 S.F.
EXISTING COVERAGE:	38% = 8,000 S.F.
REQUIRED FRONT YARD:	10 FEET
EXISTING FRONT YARD:	44 FEET
REQUIRED FRONT YARD:	10 FEET
EXISTING FRONT YARD:	13 FEET
MIN. REQUIRED SIDE YARD:	0 FEET
EXISTING SIDE YARD:	8 FEET
MIN. REQUIRED REAR YARD:	10 FEET
EXISTING REAR YARD:	12 FEET (EXISTING, NO CHANGE)
PERMITTED BUILDING HEIGHT:	40 FEET
EXISTING BUILDING HEIGHT:	15 FEET

PARKING CALCULATIONS

EXISTING BUILDING AREA:	7,990 S.F.
RETAIL PORTION:	4,990 S.F.
LESS 1,000 S.F.:	3,770 S.F.
TOTAL RETAIL CALCULATIONS FOR PARKING:	3,770 S.F.
TOTAL PARKING SPACES = 3,770 / 300 =	13 SPACES
EXISTING TAKE-OUT REST #1 (NO SEATS):	6 SPACES
EXISTING TAKE-OUT REST #2 (NO SEATS):	6 SPACES
PROPOSED RETAIL FOOD (EAST COAST STREET TACO) (10 SEATS):	6 SPACES
TOTAL PARKING SPACES REQUIRED	31 SPACES
ON SITE PARKING SPACES PROVIDED:	17 SPACES

OFF SITE PARKING VARIANCE GRANTED IN APPEAL NO. 12288

SUMMARY OF WORK

INTERIOR RENOVATION OF EXISTING SUBWAY & TONY LUKE'S THAT NEVER OPENED ON THE FIRST FLOOR. EXISTING COMMERCIAL COOKING EQUIPMENT SUCH AS RANGE HOOD & FIRE SUPPRESSION SYSTEM TO REMAIN. MOBILE TRANSACTION TOPS, FURNITURE & PAINTING AS PER PLANS.

NO CHANGE OF USE OCCUPANCY OR EGRESS.

ENERGY CONSERVATION STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THIS APPLICATION IS IN COMPLIANCE WITH THE NEW YORK STATE ENERGY CONSERVATION CODE 2018.

ENERGY ANALYSIS
COMMERCIAL
RENOVATIONS TO EXISTING
CARLE PLACE, NEW YORK
CLIMATE ZONE B

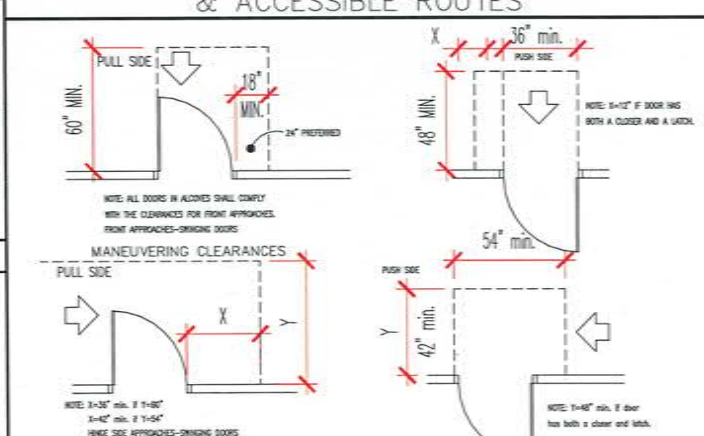
ITEM DESCRIPTION	PROPOSED CONSTRUCTION	CODE PRESCRIBED VALUE
NO NEW ENVELOPE, ELECTRIC, SERVICE WATER HEATING, MODIFICATIONS UNDER THIS APPLICATION.	NOT APPLICABLE	AS PER NYSECC 101.4.3
ONLY NEW MECHANICAL H.V.A.C SYSTEM.		CLAIMING EXCEPTION #4: ALTERATIONS/ RENOVATIONS/ REPAIRS TO WALLS AND FLOORS WHERE THE STRUCTURE IS WITHOUT FRAMING CAVITIES AND NO NEW CAVITIES ARE CREATED.
UNDER THIS APPLICATION 50% OF NEW LAMPS PERMANENTLY INSTALLED SHALL BE HIGH EFFICENCY LAMPS AND COMPLY WITH 2018 ECC, SECTION 404.1		
INTERIOR LIGHTING	COMPLY WITH 404.1	ENERGY USE OF THE BUILDING IS NOT INCREASED WITH THIS APPLICATION

* LIST OF ENERGY CODE PROGRESS INSPECTION
* MECHANICAL AND LIGHT FIXTURE WORK WILL COMPLY WITH N.Y.S. E.C.C.
* NO ENLARGEMENT OF BUILDING FOOTPRINT UNDER THIS APPLICATION

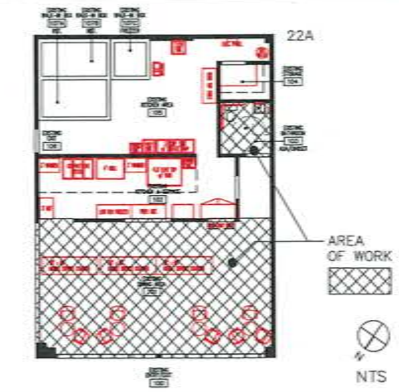
ACCESSIBILITY CHAPTER 11

1. ALL NEW AND RELOCATED DOORS TO BE MIN. 2'-10" WIDE WITH PROPER CLEARANCES.
2. AUTOMATIC DOOR CLOSING DEVICES MUST BE HANDICAP APPROVED TYPE AS MFG. BY LCN OR EQUIVALENT.
3. ALL NEW TRIMMED OPENINGS TO BE 2'-8" MINIMUM CLEAR.
4. 5% OF NEW WORKSTATIONS SHALL BE HANDICAP USABLE WITH 2'-8" MINIMUM CLEAR PASSAGE POINT.

MANEUVERING CLEARANCES & ACCESSIBLE ROUTES



1st FLOOR: KEY PLAN



MAP

347 OLD COUNTRY, CARLE PLACE, NEW YORK 11514
SECTION: 10 BLOCK: 288 LOT: 51 ZONING DISTRICT: B-A

NO CHANGE IN USE, OCCUPANCY & EGRESS

PROPERTY IS NOT IN SPECIAL FLOOD HAZARD AREA (SFHA)

N
NTS

PROJECT INFORMATION

PROJECT ADDRESS:
347 OLD COUNTRY ROAD, CARLE PLACE, NEW YORK 11514

EXISTING HEIGHT: 1 STORIES / 15'-0" / NO CHANGE

PROPOSED WORK UNDER: 2020 CODE

APPROXIMATE AREA OF WORK:
1st FLOOR: APPROX. 1,590 USF – AREA OF WORK

CONSTRUCTION CLASS:	11-B
BUILDING OCCUPANCY CLASS:	M
FIRE SPRINKLERS:	BUILDING AREA IS NOT SPRINKLED *NOT REQ'D*
FIRE ALARM:	BUILDING HAS NO FIRE ALARM. *NOT REQ'D*
FIRE SUPPRESSION SYSTEM:	YES (TO BE FILED WITH NASSAU COUNTY FIRE MARSHALL
ALTERATION TYPE:	PROPOSED WORK IS CLASSIFIED AS LEVEL 2 ALTERATION

APPLICABLE CODES:

BUILDING CODE:	PROPOSED WORK SHALL BE IN COMPLIANCE WITH 2020 NYS BUILDING CODES
ENERGY CODE:	PROPOSED WORK SHALL BE IN COMPLIANCE WITH 2020 NYS ECC
CLASSIFICATION:	PROPOSED WORK IS IN ACCORDANCE WITH CHAPTER 5 THROUGH 13, LEVEL-2 "WORK AREA COMPLIANCE METHOD" OF INTERNATIONAL EXISTING BUILDING CODE 2015

INDEX OF DRAWINGS

East Coast Street Tacos

347 Old Country Road
Carle Place, New York 11514

Interior Renovation of Existing Store

Issue	Description	Date
7.	REISSUED FOR PERMIT AS PER COMMENTS	11/28/23
6.	REISSUED FOR PERMIT: APP# CBP23-000184	07/13/23
5.	ISSUED FOR BID & PERMIT	06/12/23
4.	ISSUED FOR 95% CD REVIEW & COMMENT	05/04/23
3.	ISSUED FOR 90% CD REVIEW & COMMENT	04/03/23
2.	ISSUED FOR PROGRESS SET	03/27/23
1.	ISSUED FOR CLIENT REVIEW	02/21/23

ARCHITECT OF RECORD: BRIAN FIORE

DESIGNER:
PIRETTO DESIGNS INC
ANTHONY E. PIRETTO
932 NAPLE AVENUE
FRANKLIN SQUARE, N.Y. 11010
516. 835. 7281

East Coast Street Tacos

347 Old Country Road
Carle Place, New York 11514

Title:

PROJECT INFORMATION
GENERAL BUILDING NOTES

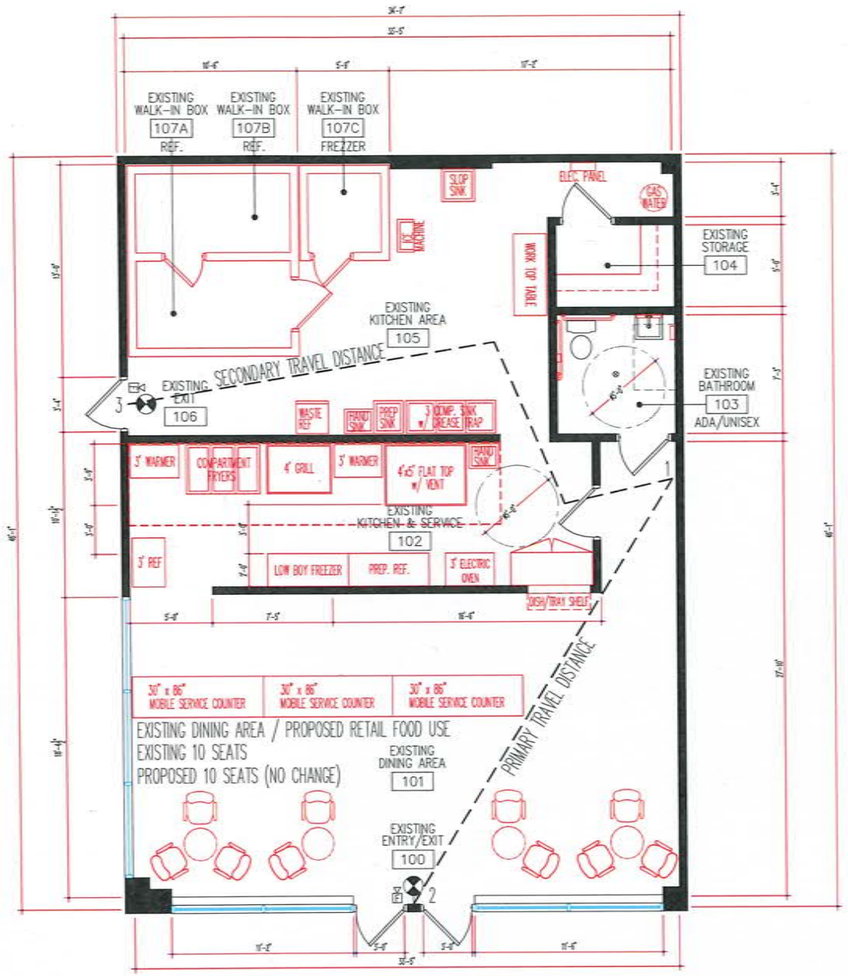
Seal & Signature:

Architect of Record
BRIAN FIORE

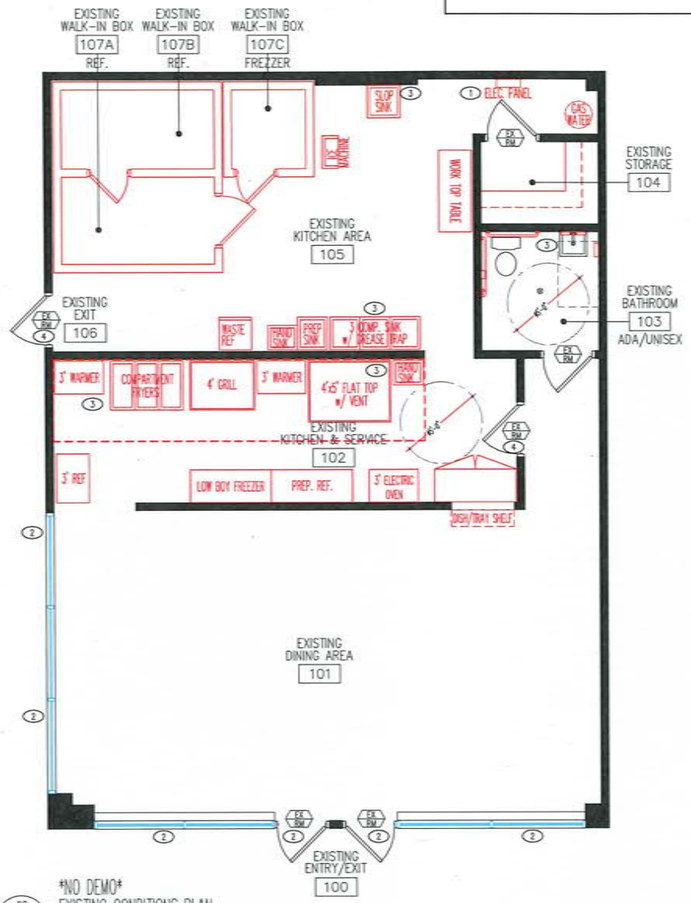
Date:	06/12/2023
Scale:	AS NOTED
Project No:	E.C.S.T.
Drawn By:	A.P.
Checked By:	B.F.
Sheet No.:	

A-001.00

2 OF 7



#1 A-100 PROPOSED TRAVEL DISTANCE PLAN
Scale: 1/4" = 1'-0"



#2 A-100 *NO DEMO* EXISTING CONDITIONS PLAN
Scale: 1/4" = 1'-0"

DOOR SCHEDULE

EX SW — EXISTING DOOR & HARDWARE TO REMAIN *PROTECT AS REQUIRED*

PROPOSED TRAVEL DISTANCE PLAN

EGRESS ANALYSIS

OCCUPANCY CLASSIFICATION: BUSINESS (B)

TENANT SPACE (SUITE)	GROSS FLOOR AREA	ALLOWABLE FLOOR AREA PER OCCUPANT	OCCUPANCY CLASSIFICATION	ALLOWABLE OCCUPANT LOAD
KITCHEN	822.72 SF	100	RESTAURANT (B)	8
DINING AREA	809.43 SF	15	BUSINESS (B)	53
TOTAL				61

*OCCUPANT LOAD: MAX FLOOR AREA ALLOWANCE PER OCCUPANT INTERNATIONAL BUILDING CODE TABLE 1004.1.2

NOTE:
THERE ARE POSSIBLY MORE THAN ONE CLEAR PATHS OF EGRESSES. ONLY THE LONGEST TRAVEL DISTANCE IS PROVIDED.

EXISTING EXIT DOOR CAPACITY ANALYSIS:

DOOR LOCATION	DOOR WIDTH	EGRESS COMPONENT (INCHES PER OCCUPANT)	ALLOWABLE DOOR CAPACITY (OCCUPANTS)	PROPOSED DOOR CAPACITY (OCCUPANTS)
EXISTING EXIT - 100	(2) 36" DOORS	0.2	90	61
EXISTING EXIT - 106	(1) 36" DOOR	0.2	90	8

TRAVEL DISTANCE ANALYSIS:

TENANT SPACE (SUITE)	MOST REMOTE LOCATION FROM EXIT	ALLOWABLE TRAVEL DISTANCE (NOT SPRINKLER)	PROPOSED TRAVEL DISTANCE	STATUS
STORE PATH #1	PRIMARY TRAVEL DISTANCE	75	21'-8"	COMPLIES
STORE PATH #2	SECONDARY TRAVEL DISTANCE	75	36'-2"	COMPLIES

DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- EXISTING WOOD DOOR, FRAME & HARDWARE TO BE REMOVED. SAVE FOR POSSIBLE REUSE.
- (1) SHEET NOTE NUMBER. SEE SHEET NOTES ON THIS DRAWING.
- EXISTING OUTLET TO DEMOLISHED BACK TO SOURCE.
- EXISTING TELEPHONE JACK TO DEMOLISHED BACK TO SOURCE.

SHEET NOTES

1. ALL EXISTING ELECTRICAL BREAKER PANELS TO REMAIN / PROTECT AS REQUIRED.
2. ALL EXISTING DOORS & WINDOWS TO REMAIN / PROTECT AS REQUIRED.
3. ALL EXISTING PLUMBING, ELECTRIC & GAS LINES TO REMAIN / PROTECT AS REQUIRED.
4. EXISTING 1.5 HOUR RATED DOOR TO REMAIN / PROTECT AS REQUIRED.
5.

GENERAL NOTES

* SEE DWG. A-001 FOR ADDITIONAL NOTES.
1. WHERE POSSIBLE AND ECONOMICALLY FEASIBLE, SALVAGE & RELOCATE EXISTING CONSTRUCTION ITEMS, SUCH AS DOORS, LIGHTS, ETC.
2. REMOVE EXISTING DOORS, FRAMES, TRIM AND HARDWARE AS INDICATED.
3. GC. TO COORDINATE ANY DEMOLITION OF HVAC/MECHANICAL & ELECTRICAL SCOPE OF WORK LANDLORD.
4. REMOVE EXISTING ELECTRICAL AND DATA COMMUNICATIONS OUTLETS BACK TO SOURCE. *WHERE POWER IS FED TO THE SECOND FLOOR – G.C. MUST RELOCATE AND RECONNECT ALL POWER TO NEIGHBORING TENANTS. *WHERE APPLICABLE, G.C. TO SALVAGE OUTLET WITH COVER PLATE FOR FUTURE REUSE.
5. EXISTING ELECTRICAL PANELS, CONDUITS, ETC., AND PARTITIONS SUPPORTING THEM TO REMAIN. PROTECT AND/OR SUPPORT AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
6. EXISTING FIRE ALARM DEVICES TO REMAIN OPERATIONAL. G.C. TO PROTECT ALL PULLS, ALARMS, STROBES, SPEAKERS AND ASSOCIATED DEVICES.
7. PATCH AND REPAIR THROUGHOUT ALL EXISTING COLUMNS, WALLS TO REMAIN. PREPARE SURFACE FOR PAINTING.
8. WHERE INDICATED REMOVE EXISTING PARTITIONS, PORTIONS OF PARTITIONS THROUGHOUT.
9. ALL EXISTING STAND PIPES, FIRE HOSES, FIRE HOSE CABINETS TO REMAIN, U.O.N. PROTECT AS REQUIRED DURING CONSTRUCTION.
10. WHERE INDICATED ON PLAN REMOVE OUTLETS ON EXISTING WALL BACK TO SOURCE. PATCH EXISTING WALL,TAPE AND SPACKLE SMOOTH AS REQUIRED.
11. ALL EXISTING PERIMETER COLUMNS TO REMAIN. PROTECT DURING DEMOLITION. SALVAGE AND PROTECT EXISTING COLUMNS AS INDICATED.
12. GC. TO COORDINATE WALK THRU WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK FOR EXACT SCOPE OF WORK.

EAST COAST HAND CRAFTED STREET TACOS

East Coast Street Tacos

347 Old Country Road
Carle Place, New York 11514

Interior Renovation of Existing Store

Issue	Description	Date
7.	REISSUED FOR PERMIT AS PER COMMENTS	11/28/23
6.	REISSUED FOR PERMIT; APP# CSP23-000184	07/13/23
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ARCHITECT OF RECORD: BRIAN FIORE

DESIGNER:
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516. 835. 7281

East Coast Street Tacos
347 Old Country Road
Carle Place, New York 11514

Title:

EXISTING CONDITIONS & DEMOLITION PLAN

Seal & Signature:

Architect of Record
BRIAN FIORE

Date:	06/12/2023
Scale:	AS NOTED
Project No:	E.C.S.T.
Drawn By:	A.P.
Checked By:	B.F.
Sheet No.:	A-100.00

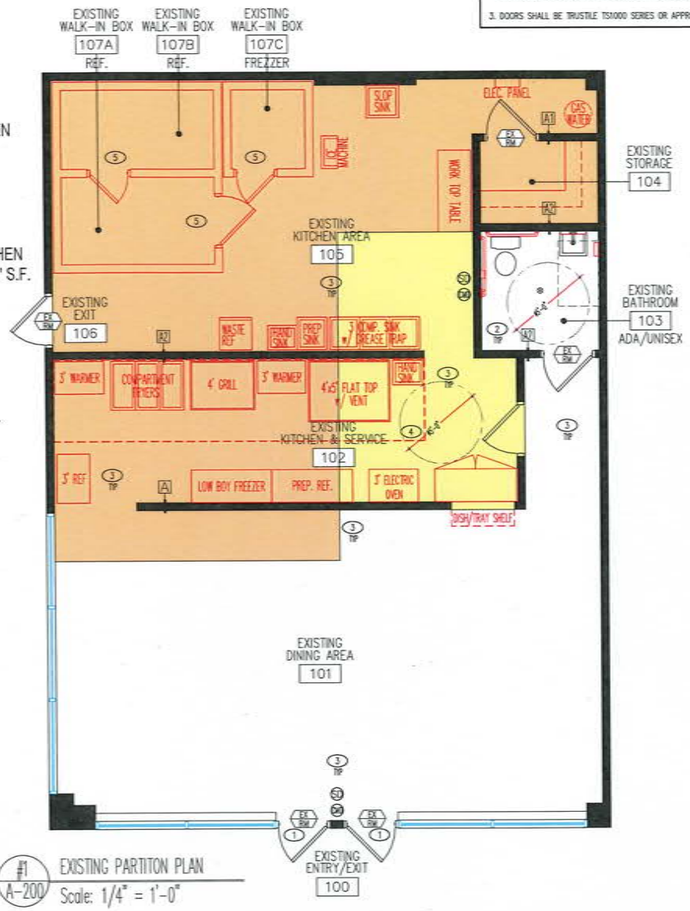
DOOR SCHEDULE

EX. SW — EXISTING DOORS TO REMAIN
G.C. TO REPLACE ALL HARDWARE. G.C. PROVIDE & INSTALL ALL NEW LEVER HANDLES & LOCKING HARDWARE AS REQUIRED

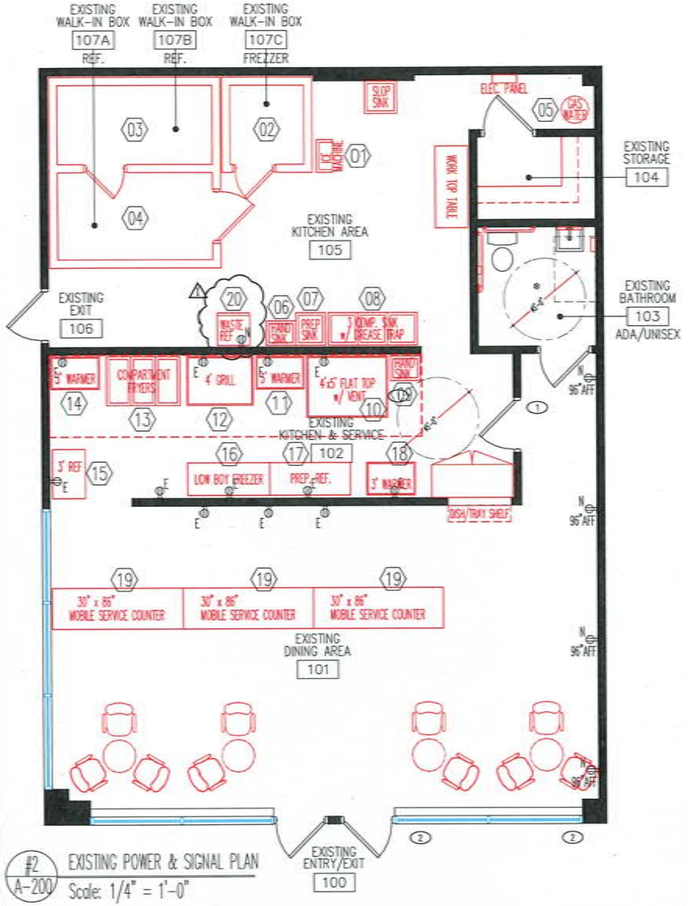
NOTE:
1. DOOR SPECIFICATION:
2. GC SHALL INSTALL NEW DOOR, FRAMES AND HARDWARE. INSTALL WOOD DOOR CASINGS. DOOR HARDWARE PROVIDED BY OWNER.
3. DOORS SHALL BE TRUSTILE TS1000 SERIES OR APPROVED EQUAL

EXISTING KITCHEN
was 665.7' S.F.
20% = 133.1' S.F.

EXPANDED KITCHEN
168.7' S.F. > 133.1' S.F.



#1 A-200 EXISTING PARTITON PLAN
Scale: 1/4" = 1'-0"



#2 A-200 EXISTING POWER & SIGNAL PLAN
Scale: 1/4" = 1'-0"

EQUIPMENT SCHEDULE

01 ICE MACHINE:
STAINLESS STEEL FINISH 1'-0" X 2'-0"
ITEM #: TO BE SUPPLIED BY OWNER

02 NORLAKE FREEZER:
67" X 70" STAND UP FREEZER
EXISTING TO REMAIN

03 TAFCO REFRIGERATOR:
125" X 140" STAND UP FREEZER
EXISTING TO REMAIN

04 TAFCO REFRIGERATOR:
125" X 140" STAND UP FREEZER
EXISTING TO REMAIN

05 WATER HEATER:
100 GALLON
EXISTING TO REMAIN

06 HAND SINK:
STAINLESS STEEL FINISH 10" X 14"
EXISTING TO REMAIN

07 PREP SINK:
STAINLESS STEEL FINISH 24" X 24"
EXISTING TO REMAIN

08 THREE BAY SINK:
STAINLESS STEEL 3 COMPARTMENT SINK
EXISTING TO REMAIN

09 SAPPHIRE HAND SINK:
STAINLESS STEEL FINISH 10" X 14"
EXISTING TO REMAIN

10 FLAT TOP GRILL:
4'-0" X 5'-0" VULCAN w/ DELFIELD
EXISTING TO REMAIN

11 WARMER:
3'-0" 2 DRAWER
EXISTING TO REMAIN

12 GRILL:
4'-0" X 4'-0" VULCAN w/ DELFIELD
EXISTING TO REMAIN

13 THREE COMPARTMENT FRYER:
3'-0" x 4'-6"
EXISTING TO REMAIN

14 WARMER:
3'-0" SLIDE TOP REFRIGERATOR
EXISTING TO REMAIN

15 REFRIGERATOR:
3'-0" SLIDE TOP REFRIGERATOR
EXISTING TO REMAIN

16 REFRIGERATOR:
5'-0" LOW BOY REFRIGERATOR
EXISTING TO REMAIN

17 REFRIGERATOR:
5'-0" PREP REFRIGERATOR
EXISTING TO REMAIN

18 WARMER:
3'-0" 2 DRAWER
EXISTING TO REMAIN

19 MOBILE SERVICE COUNTER:
2'-6" X 8'-0" TRANSACTION COUNTER
FINISH T.B.D.
ITEM #: TO BE SUPPLIED BY OWNER

20 REFRIGERATED GARBAGE LOCKER:
2'-0 1/2" L X 2'-10 3/8" W X 2'-7 3/4" H
UNDER COUNTER REFRIGERATOR
ITEM #: TO BE SUPPLIED BY OWNER

PARTITION TYPES & ANNOTATIONS

- EXISTING PARTITION TO REMAIN
- PARTITION TYPE - NEW WALL (SEE SHEET A-500)
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE DECTECTOR
- FE — SURFACE-MOUNTED FIRE EXTINGUISHER
- NEW CONSTRUCTION
- FLOOR TO CEILING WINDOW
- PARTIAL HEIGHT WINDOW (WITH SILL)
- DOOR TYPE
- HARDWARE TYPE
- INDICATES NEW MILLWORK WITH OVERHEAD CABINETS AND/OR OPEN SHELVING, SEE ELEVATIONS FOR ADDITIONAL INFORMATION
- INDICATES NEW MILLWORK COUNTER OR CREDENZA, REFER TO PLANS

A — FULL HEIGHT WALL (SLAB TO SLAB) WITH SOUND INSULATION
3 5/8" X 20 GA. METAL STUD @ 16" O.C.
(1) LAYER 5/8" TYPE "X" GWB ON EACH SIDE
3" SOUND ATTENUATION BATT INSULATION
MAX. DEFLECTION: L/240 MAX. HEIGHT: 19'-0"
*1 HOUR RATED

A1 — PARTIAL HEIGHT WALL (8'-0") WITH NO SOUND INSULATION
3 5/8" X 25 GA. METAL STUD @ 16" O.C.
(1) LAYER 5/8" GWB ON EACH SIDE
MAX. DEFLECTION: L/240 MAX. HEIGHT: 19'-0"
BRACE AT DOOR AS REQUIRED TO STRUCTURE ABOVE OR FULL LENGTH HEADER AS REQUIRED

A2 — FULL HEIGHT WALL (9'-6") WITH SOUND INSULATION 6" ABOVE A.C.T. CEILING
3 5/8" X 25 GA. METAL STUD @ 16" O.C.
(1) LAYER 5/8" GWB ON EACH SIDE
MAX. DEFLECTION: L/240 MAX. HEIGHT: 19'-0"
BRACE AT DOOR AS REQUIRED

SHEET NOTES

1. ALL STOREFRONT THRESHOLDS AT DOORWAYS SHALL BE ACCESSIBLE AS PER ICC 117.1 2009. SHALL BE ½"H MAXIMUM HEIGHT AND/OR WITH A MAXIMUM SLOPE OF 1:12. EXISTING THRESHOLDS SHALL BE PERMITTED TO BE ¾"H PROVIDED THAT THE THE THRESHOLD HAS A BEVELED EDGE ON EACH SIDE WITH A MAXIMUM SLOPE OF 1:2 FOR THE HEIGHT OF EXCEEDING ½".
2. GC SHALL INSTALL NEW FULL HEIGHT TILED WALLS & FLOORS THROUGHOUT BATHROOM. ALL TILE SHALL BE PROVIDED BY OWNER. G.C. TO PROVIDE & INSTALL NEW TOILET & SINK – PLUMBING WATER & WASTE LINES TO BE RELOCATED) AS REQUIRED. NEW WALL TILE, FLOOR TILE & DOOR SADDLE TO BE SPECIFIED BY OWNER. WATERPROOFING OF FLOOR & 6" UP WALLS: G.C. TO USE BUILDING LATICRETE 9235
NOTE: ANY ALTERNATIVE WATERPROOF COATINGS MUST BE FABRIC REINFORCED.
SEE ENLARGED PLAN #1 ON SHEET A-400 FOR SCOPE OF WORK
3. ALL EXISTING WALLS & FINISHED FLOORING TO REMAIN. PROTECT, POLISH & CLEAN AS REQUIRED.
4. ALL PROTECT EXISTING HOOD VENT / TO REMAIN OPERATIONAL AS REQUIRED.
5. ALL EXISTING WALK-IN REFRIGERATOR & FREEZER / TO REMAIN OPERATIONAL AS REQUIRED.
6. ALL EXISTING DOORS & WINDOWS TO REMAIN / PROTECT AS REQUIRED.
7.

GENERAL NOTES

1. PARTITION DIMENSIONED TO FINISH FACE U.O.N.
2. USE TYPE "X" GWB ON FIRE RATED PARTITIONS.
3. USE WATER RESISTANT GWB ON PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE (U.O.N.). SEE FINISH SCHEDULE FOR LOCATIONS.
4. WHERE FURRED PARTITIONS EXCEED MAXIMUM HEIGHT, BRACE TO ADJACENT STURCTURE.
5. FIRE STOP PENETRATIONS AT RATED PARTITIONS PER APPLICABLE UL ASSEMBLY.
6. PROVIDE FIRE RETARDANT TREATED BLOCKING AS REQUIRED AT LOCATIONS INCLUDING BUT NOT LIMITED TO: GRAB BARS, SHELVING, OVERHEAD CABINETS, SIGNAGE, TOILET ROOMS ACCESSORIES, ETC.
7. AS PER BUILDING RULES AND REGULATIONS: NO CUTTING OR CHANNELING OF BUILDINGS STRUCTURE SHALL BE PERMITTED FOR ANY WORK ALTERATION.
8. ALL SOFFITS AND SMOKE BAFFLES TO A MINIMUM OF 12 DEEP FROM FINISHED CEILING.

SHEET NOTES

1. ALL EXISTING KITCHEN EQUIPMENT TO REMAIN OPERATIONAL AS REQUIRED.
2. STORE FRONT SIGNAGE AND AWNINGS TO BE FILED UNDER A SEPARATE PERMITS
3.
4.
5.

POWER/SIGNAL LEGEND

- WALL MOUNTED DUPLEX OUTLET
- WALL MOUNTED DEDICATED OUTLET
- WALL MOUNTED SIMPLEX OUTLET
- WALL MOUNTED QUAD OUTLET
- WALL MOUNTED DEDICATED QUAD OUTLET
- WALL MOUNTED TELEPHONE OUTLET
- WALL MOUNTED TELEPHONE/DATA OUTLET
- WALL MOUNTED INTERCOM
- C CEILING MOUNTED DUPLEX – T.V. OUTLET & CABLE LINE
- FLUSH FLOOR MOUNTED JUNCTION BOX
- WALL MOUNTED JUNCTION BOX
- WALL MOUNTED SINGLE LIGHT SWITCH
- "N" ANNOTATION IS TO INSTALL NEW
- "E" ANNOTATION IS TO REMAIN EXISTING PROTECT AS REQUIRED
- "R" ANNOTATION IS TO RELOCATE EXISTING PROTECT AS REQUIRED

GENERAL NOTES

- SEE DWGS. A-001.00 FOR ADDITIONAL NOTES..
1. PLUMBING CONTRACTOR TO RELOCATE SINK TO NEW LOCATIONS AS INDICATED IN THE PLAN. EXTEND EXISTING PIPING TO NEW LOCATIONS. INSTALL ALL NEW FITTINGS AND VALVES AS REQUIRED.
2. ALL APPLICABLE CODES, LAWS, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK, SHALL BE INCORPORATED.
3. CONTRACTOR SHALL VISIT AND INSPECT THE JOB SITE TO BECOME FULLY KNOWLEDGEABLE OF EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID. CONTRACTOR SHALL COORDINATE WITH THE SITE VISIT WITH THE ARCHITECT AND/OR OWNER. CONTRACTOR SHALL ASK THE ARCHITECT AND/OR OWNER ANY QUESTIONS HE WAY HAVE PERTAINING TO EXISTING CONDITIONS THAT PROHIBIT THE PROPER INSTALLATION OF HIS WORK.
4. BY SUBMISSION OF THE BID IT IS UNDERSTOOD THAT SUCH INSPECTION HAS BEEN MADE AND INCLUDES ALL THE MATERIALS & REQUIRED RELOCATION FOR ALL WORK.
5. THIS CONTRACTOR IS RESPONSIBLE FOR FIELD CONDITIONS AND FIELD COORDINATION WITH ALL OTHER TRADES.
6. ALL DOMESTIC HOT WATER PIPING SHALL BE INSTALLED WITH 1" THICK "JOHNS MANVILLE" FLAME-SAFE FIBERGLASS PIPE INSULATION WITH K-FACTOR OF 0.22K AT 75 F MEAN TEMPERATURE. PROVIDE GBB GLASS CLOTH FACTORY APPLIED JACKET WHERE EXPOSED. FITTINGS AND VALVES SHALL BE PROVIDED WITH JOHNS MANVILLE UNIFIT PRE-MOLD ONE PIECE PVC INSULATED FITTING COVERS OR EQUAL.
7. PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO ALL PLUMBING EQUIPMENT.
8. SUPPORTS, HANGERS, FASTENINGS, AND BRACKETS SHALL BE PROVIDED FOR ALL PIPING AS PER CODE.
9. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FILING AND APPROVAL FROM THE BUILDING DEPARTMENT.
10. G.C. TO ENSURE THAT ALL REMAINING EXISTING ELECTRICAL OUTLETS CIRCUITS ARE IN WORKING CONDITION.
11. U.O.N. ALL SYMBOLS INDICATE NEW ITEMS.
12. AT EXISTING POWER AND TELEPHONE OUTLETS TO BE REMOVED, CONTRACTOR SHALL COVER HOLES, PATCH, REPAIR TAPE AND SPACKLE SMOOTH AS REQUIRED.
13. EXISTING FIRE ALARM DEVICES TO REMAIN OPERATIONAL. G.C. TO PROTECT ALL PULLS, ALARMS, STROBES & ASSOC. DEVICES.
14. U.O.N. MOUNTING HEIGHT OF ALL OUTLETS SHALL BE 18" A.F.F. TO CENTERLINE OF FINISHED PLATE. G.C. TO VERIFY EXISTING OUTLET REQUIREMENTS W/ OWNER.
15. WALL MOUNTED COMMUNICATION OUTLETS SHALL BE INSTALLED AT 18" A.F.F. EXCEPT WHERE NOTED.

EAST COAST HAND CRAFTED STREET TACOS

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2.	ISSUED FOR PROGRESS SET	03/27/23
1.	ISSUED FOR CLIENT REVIEW	02/23/23

Issue Description Date

ARCHITECT OF RECORD: BRIAN FIORE

DESIGNER
ANTHONY E. PIRETTO
932 NAPLE AVENUE
FRANKLIN SQUARE, N.Y. 11010
516. 835. 7281

East Coast Street Tacos
347 Old Country Road
Carle Place, New York 11514

Title:

PROPOSED PARTITION & POWER / TELE / DATA PLAN

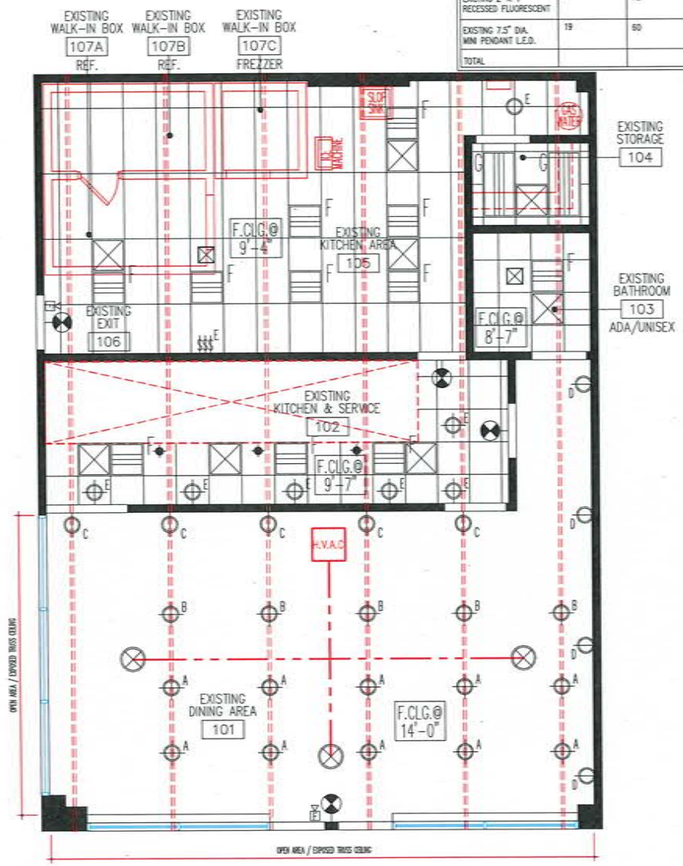
Seal & Signature:

Architect of Record
BRIAN FIORE

Date:	06/12/2023
Scale:	AS NOTED
Project No:	E.C.S.T.
Drawn By:	A.P.
Checked By:	B.F.
Sheet No.:	A-200.00

1st FLOOR

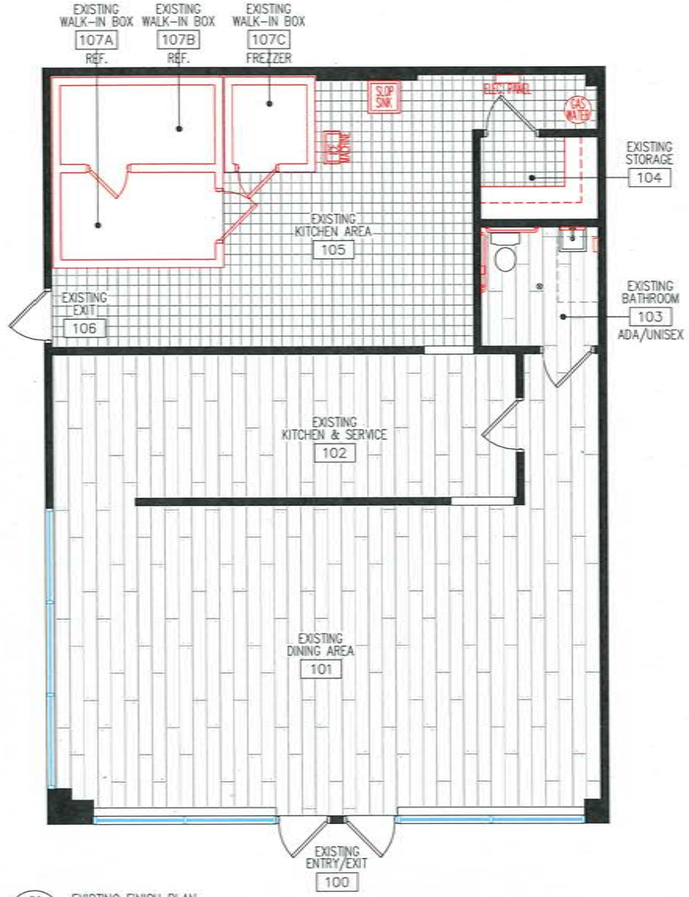
FIXTURE TYPE	TOTAL	WATTS (UNIT)	WATTS (TOTAL)
EXISTING 2' X 2' RECESSED FLUORESCENT	11	36	396
EXISTING 2' X 4' RECESSED FLUORESCENT	2	72	144
EXISTING 7.5" DIA. MINI PENDANT L.E.D.	19	60	1,140
TOTAL			1,680



#3 A-300 EXISTING REFLECTED CEILING PLAN
Scale: 1/4" = 1'-0"

LIGHTING SYSTEM: INTERIOR LIGHTING POWER

ENTIRE BUILDING	AREA (S.F.)	PROPOSED DESIGN VALUE	CODE DESCRIPTIVE VALUE: TENANT AREA-TABLE C405.3.2(1)
DINING: CAFETERIA / FAST FOOD	1,540	(TOTAL WATTS)/F.A. 1,680/1,540 = 1.09 W/SF	76 W./SF



#4 A-300 EXISTING FINISH PLAN
Scale: 1/4" = 1'-0"

REFLECTED CEILING PLAN LEGEND

- A — CEILING MOUNTED JUNCTION BOX FOR PENDANT; WESTINGHOUSE LIGHTING #6337200 NATHANIEL ONE-LIGHT INDOOR MINI PENDANT, BRUSHED NICKEL FINISH WITH ANGLED BELL CAGE SHADE
- B — CEILING MOUNTED JUNCTION BOX FOR PENDANT; SUSUO LIGHTING 6" WIDE VINTAGE INDUSTRIAL GLASS PENDANT CEILING HANGING LIGHT WITH CYLINDER GLASS SHADE, ANTIQUE COPPER FINISH
- C — WALL MOUNTED JUNCTION BOX FOR T.V. MONITOR MENU; SUPPLIED BY OWNER
- D — WALL MOUNTED JUNCTION BOX FOR SCONCE; WESTINGHOUSE LIGHTING #6335100 CANYON ONE-LIGHT OUTDOOR WALL FIXTURE, TEXTURED BLACK & BARNWOOD FINISH WITH CLEAR GLASS
- E — WALL MOUNTED JUNCTION BOX FOR SCONCE; SUNLITE #41329-SU VAPORPROOF INDUSTRIAL JAR FIXTURE CEILING MOUNT, MEDIUM BASE SOCKET (E26), 100W MAX, 120 VOLT, OUTDOOR, UL LISTED, CLEAR GLASS JAR, METALLIC FINISH
- F — RECESSED CEILING LIGHT FOCAL POINT: AERION 2'x2' WITH STANDARD DIFFUSER
- EX — EXISTING H.V.A.C. 2'x2' SUPPLY & RETURNS
- EX — EXISTING H.V.A.C. 12" DIA. SUPPLY
- NEW SHEET ROCK CEILING REFER TO GWB CEILING DETAIL
- F.C.L.G.@ 8'-6" — CEILING HEIGHT LABELS
- SURFACE MOUNTED 36" UNDER COUNTER TASK LIGHT
- WALL MOUNTED SCONCE
- WALL MOUNTED SINGLE LIGHT SWITCH
- WALL MOUNTED SINGLE DIMMER SWITCH
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED SPEAKER
- CARBON MONOXIDE DETECTOR MOUNTED AT 22"AFF
- WALL MOUNTED 2 HEAD FIRE STROBE & HORN
- WALL MOUNTED ILLUMINATED FIRE EXIT SIGN
- CEILING MOUNTED FIRE SPRINKLER

GENERAL NOTES

- SEE DWG. AN-1 FOR ADDITIONAL NOTES.
1. SMOKE DETECTORS TO BE INSTALLED INTHE CENTER OF EVERY ROOM
2. CARBON MONOXIDE DETECTOR TO BE LOCATED AT A CENTRAL POINT BETWEEN GAS LINE & BED ROOM AT 22" AFF.
3. ALL SOFFITS AND SMOKE BAFFLES TO A MINIMUM OF 12 DEEP FROM FINISHED CEILING.

TYPICAL GWB CEILING DETAIL

SHEET NOTES

1. TYPICAL CEILING HEIGHTS FOR ALL NEW RECESSED AND/OR GYP. BOARD CEILINGS SHALL REMAIN 9'-0" A.F.F. UNLESS INDICATED OTHERWISE.
2. G.C. TO PROVIDE & INSTALL NEW 1000CFM EXHAUST FAN TO BE VENTED TO EXTERIOR
3. G.C. TO PROVIDE & INSTALL NEW ARMSTRONG DROP CEILING, CLASSIC FINE TEXTURED 24"x24". *SEE DETAIL #11 ON SHEET A-500 FOR SCOPE OF WORK*

FINISH SCHEDULE

BASE

- MANUFACTURER: JOHNSONITE
- MILLWORK INFLECTION PROFILE
- #WM-01-G SNOW WHITE
- 5.25" H x 8' LENGTHS

NOTE:
*USE COVED BASE AT W.C.T.
*USE STRAIGHT BASE AT CARPET

- MANUFACTURER: PAINT GRADE WOOD BASE TO MATCH EXISTING CONDITIONS
- NOTE: 1"thk x 5"H V.I.F.

FLOOR

- MANUFACTURER: T.B.D.
- STYLE NAME:
- STYLE NUMBER:
- COLOR NAME:
- COLOR NUMBER:
- MANUFACTURER:
- STYLE NAME:
- COLOR:
- SIZE:
- COMMENT: INSTALL AS PER PLAN / DIRECTION
- MANUFACTURER: T.B.D.
- PRODUCT: SUBWAY TILE
- COLOR: PORCELAIN WHITE
- SIZE: 3" x 6" WALL TILE @ 60° HIGH
- SIZE: 12" x 12" FLOOR or CONTINUE LVT
- GROUT: GREY
- CONTACT:

WALL

- MANUFACTURER: BENJAMIN MOORE
- COLOR: DESIGNER WHITE
- FINISH: EGGSHELL
- COMMENT: ALL DOOR JAMBS TO BE SEMI-GLOSS
- MANUFACTURER: BENJAMIN MOORE
- COLOR: TO BE SELECTED BY OWNER
- FINISH: EGGSHELL
- COMMENT: ACCENT WALL
- *UNLESS OTHERWISE NOTED PAINT #P-1 WHITE.

MILLWORK & GRANITE COUNTER

- MATERIAL T.B.D.
- MANUFACTURER:
- STYLE NUMBER:
- COLOR:
- COMMENT: ALL HORIZONTAL WORK SURFACES AND SUPPORT LEGS / PANTRY COUNTER TOP & BACKSPLASH

NOTE:
ALL INTERIOR, WALL & CEILING FINISHES TO COMPLY WITH: ASTM E84, NFPA 286 or UL 723

ALL INTERIOR, FLOOR FINISHES TO COMPLY WITH: ASTM E648 or NFPA 253

FINISH LEGEND

- BASE FINISH DESIGNATION — FINISH NUMBER
- FLOOR FINISH DESIGNATION — FINISH NUMBER
- WALL FINISH DESIGNATION — FINISH NUMBER
- MILLWORK FINISH DESIGNATION — FINISH NUMBER

SHEET NOTES

1. ALL FINISHES TO BE APPROVED BY CLIENT PRIOR TO PLACEING ORDER.

UNLESS OTHERWISE NOTED FINISH EVERY FLOOR, WALL, BASE, DOOR & FRAME:

- WALLS :
- FLOORS: OR OR
- BASES:
- WOOD DOORS AND FRAMES TO BE PAINTED P-1 SEMI GLOSS

GENERAL NOTES

1. ALL GYP. BD. PARTITIONS TO RECEIVE ONE (1) COAT PRIMER AND TWO (2) COATS LATEX EGGSHELL PAINT.
2. U.O.N., ALL GYP. BD. PARTITIONS TO RECEIVE 4" RUBBER BASE, STRAIGHT AT CARPET, COVE AT TILE, SEE PLAN AND SCHEDULE.
3. CONTRACTOR TO SUBMIT SAMPLES OF ALL MATERIALS IN TRIPLICATE FOR ARCHITECT'S APPROVAL.
4. ALL CARPETING SHALL HAVE CLASS 'A' FLAME SPREAD RATING AS PER N.Y.C. BUILDING CODE.
5. CARPET TO BE INSTALLED USING LOW V.O.C. AND ENVIRONMENTALLY FRIENDLY ADHESIVE SUCH AS HENRY ADHESIVES.

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MANEUVERING CLEARANCES AT PLUMBING FIXTURES

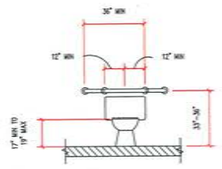


FIG.1 (A) BACKWALL AT WATER CLOSETS

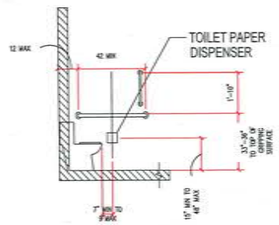


FIG. 2
(B) SIDEWALL

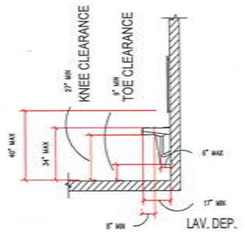


FIG. 5
LAVATORY CLEARANCES%%

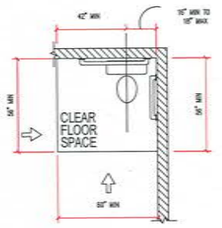


FIG. 3

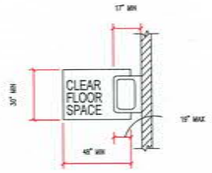


FIG. 4
CLEAR FLOOR SPACE AT LAVATORIES

ENLARGED PLAN

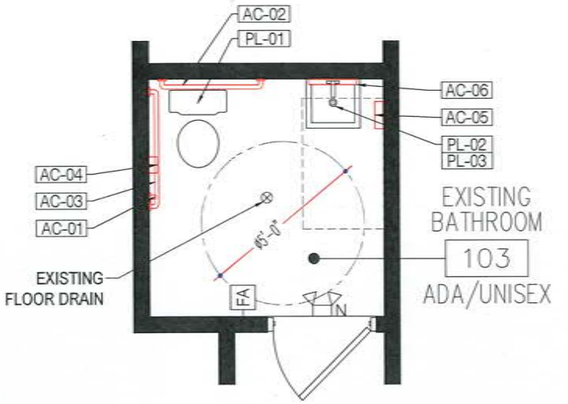
PLUMBING FIXTURE SCHEDULE

NO.	DESCRIPTION	MANUFACTURER	MODEL	SIZE	LOCATION	NOTES
PL-01	WATER CLOSET	AMERICAN STD.	YORKVILLE		RESTROOM	FLOOR MTD.
PL-02	LAVATORY	AMERICAN STD.	COMRADE	18" x 20"	RESTROOM	WALL HUNG
PL-03	FAUCET - LAV	AMERICAN STD.	COMRADE		RESTROOM	ADA
PL-04	FAUCET - 3 COMP. SINK	ELKAY	UNDERMOUNT		PANTRY	ADA

ACCESSORIES SCHEDULE

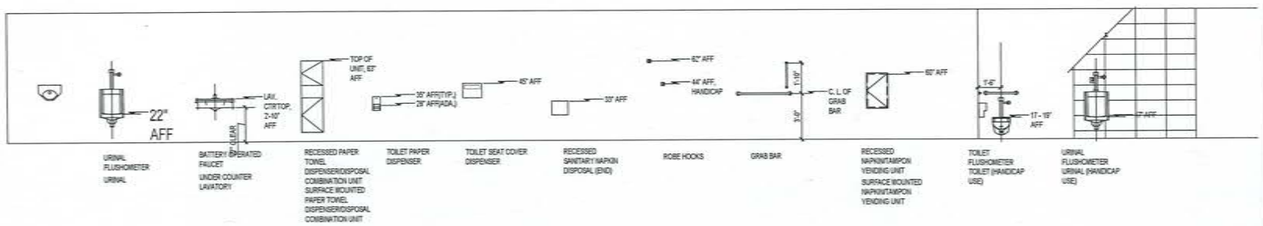
NO.	DESCRIPTION	MANUFACTURER	MODEL	SIZE	LOCATION	NOTES
AC-01	18" GRAB BAR	BOBRICK	B806		RESTROOM	
AC-02	36" GRAB BAR	BOBRICK	B806		RESTROOM	
AC-03	42" GRAB BAR	BOBRICK	B806		RESTROOM	
AC-04	TOILET TISSUE DISPENSER	BOBRICK	B-6857		RESTROOM	
AC-05	PAPER TOWEL DISPENSER	BOBRICK	B-4262		RESTROOM	
AC-06	TILT MIRROR	BOBRICK	B-293		RESTROOM	40" AFF TO UNDERSIDE OF MIRROR

MANUFACTURER AND MODEL OF ALL EQUIPMENT, PLUMBING FIXTURES AND ACCESSORIES LISTED SHALL BE SELECTED BY OWNER.



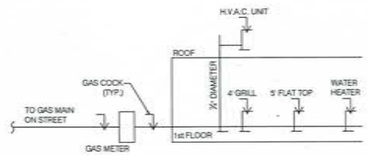
#1 / A-400
ENLARGED PLAN
AT TYPICAL ADA/UNISEX RESTROOM
Scale: 1/2" = 1'-0"

TYPICAL REST ROOM MOUNTING HEIGHTS

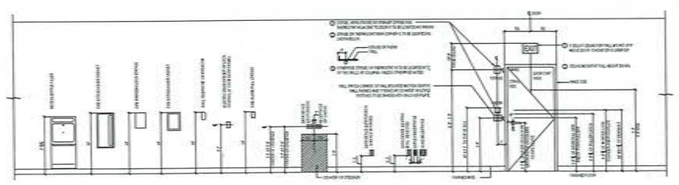


GAS RISER DIAGRAM

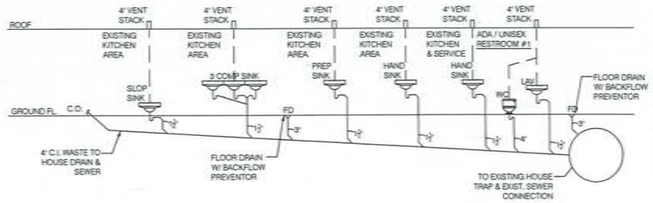
APPROX. 65 L.F. OF 3/4" GAS PIPING N.T.S.



MISC. TYPICAL MOUNTING HEIGHTS



PLUMBING RISER DIAGRAM



PLUMBING NOTE: PLUMBING SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES & BE PERFORMED BY A LICENSED PLUMBER. CONNECT ALL FIXTURES TO VENT STACK THROUGH ROOF. FOR ALL NEW FIXTURES, ALL VENTS THROUGH ROOF TO BE 4" DIA. & TO TERMINATE ABOVE THE ROOF A MIN. OF 6". PROVIDE CLEANOUTS AT ALL CHANGES OF DIRECTION FOR WASTE LINE. ALL WATER SUPPLY PIPES AND FIXTURE RISERS TYPE L COPPER. ALL DRAIN LINES TO BE 4" C.I. ALL HORIZONTAL RUNS SHALL BE SUPPORTED 48" O.C. MAX. ALL HORIZONTAL RUNS SHALL HAVE UNIFORM SLOPE. SUPPLY PIPING SHALL BE SUPPORTED 48" O.C. MAX. PIPING MATERIAL- ABOVE GROUND DRAINAGE WASTE AND VENT-NO HUB C.I., COPPER OR GALVANIZED. PLASTIC PIPING NOT PERMITTED. BELOW GROUND DRAINAGE: WASTE VENT HUB, AND SPIGOT C.I. WITH NEOPRENE SEALS. COPPER TUBING ALL ABOVE GROUND TYPE L. PROVIDE GAS PIPING AS REQUIRED FOR APPLIANCE CONNECTIONS.

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ENLARGED PLAN AT NEW ADA/UNISEX BATHROOMS

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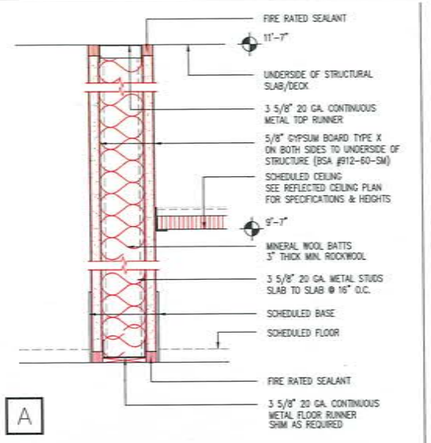
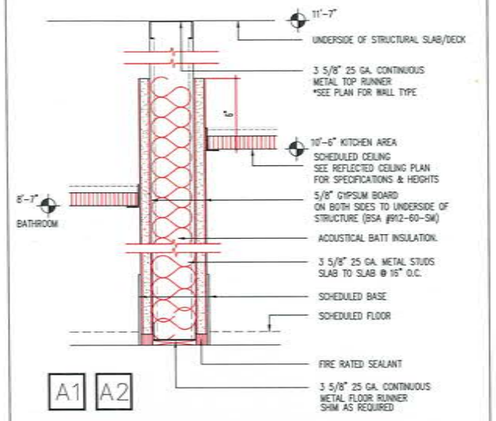
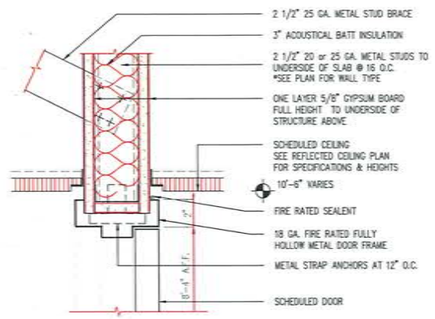


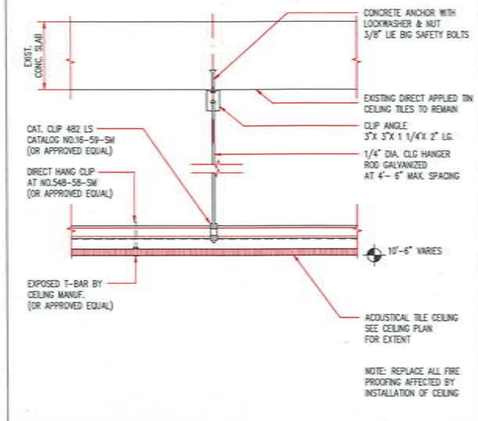
1 TYPE "A": 1 HR SLAB TO SLAB SOUND INSULATED U.L. 442



2 TYPE "A1" – TYPICAL PARTIAL HEIGHT / LOW WALL PARTITION
TYPE "A2" – TYPICAL ACOUSTIC PARTITION 6" ABOVE CEILING



3 FULL HEIGHT DOOR IN ACOUSTICAL PARTITION 3" = 1'-0"



4 TYPICAL HUNG CEILING DETAIL 3" = 1'-0"

5 TYPICAL MOUNTING HEIGHTS N.T.S.

6 TYPICAL WALL & FLOOR PENETRATION N.T.S.

7

8

9

10

11

12

East Coast Street Tacos
347 Old Country Road
Carle Place, New York 11514

Interior Renovation of Existing Store

Issue	Description	Date
7.	REISSUED FOR PERMIT AS PER COMMENTS	11/28/23
6.	REISSUED FOR PERMIT: APP# CBP23-000184	07/13/23
5.	ISSUED FOR BID & PERMIT	06/12/23
4.	ISSUED FOR 95% CD REVIEW & COMMENT	05/04/23
3.	ISSUED FOR 90% CD REVIEW & COMMENT	04/03/23
2.	ISSUED FOR PROGRESS SET	03/27/23
1.	ISSUED FOR CLIENT REVIEW	02/21/23

ARCHITECT OF RECORD: BRIAN FIORE

DESIGNER:
ANTHONY E. PIRETTO
932 NAPLE AVENUE
FRANKLIN SQUARE, N.Y. 11010
516. 835. 7281

East Coast Street Tacos
347 Old Country Road
Carle Place, New York 11514

Title:

TYP. SECTIONS & DETAILS

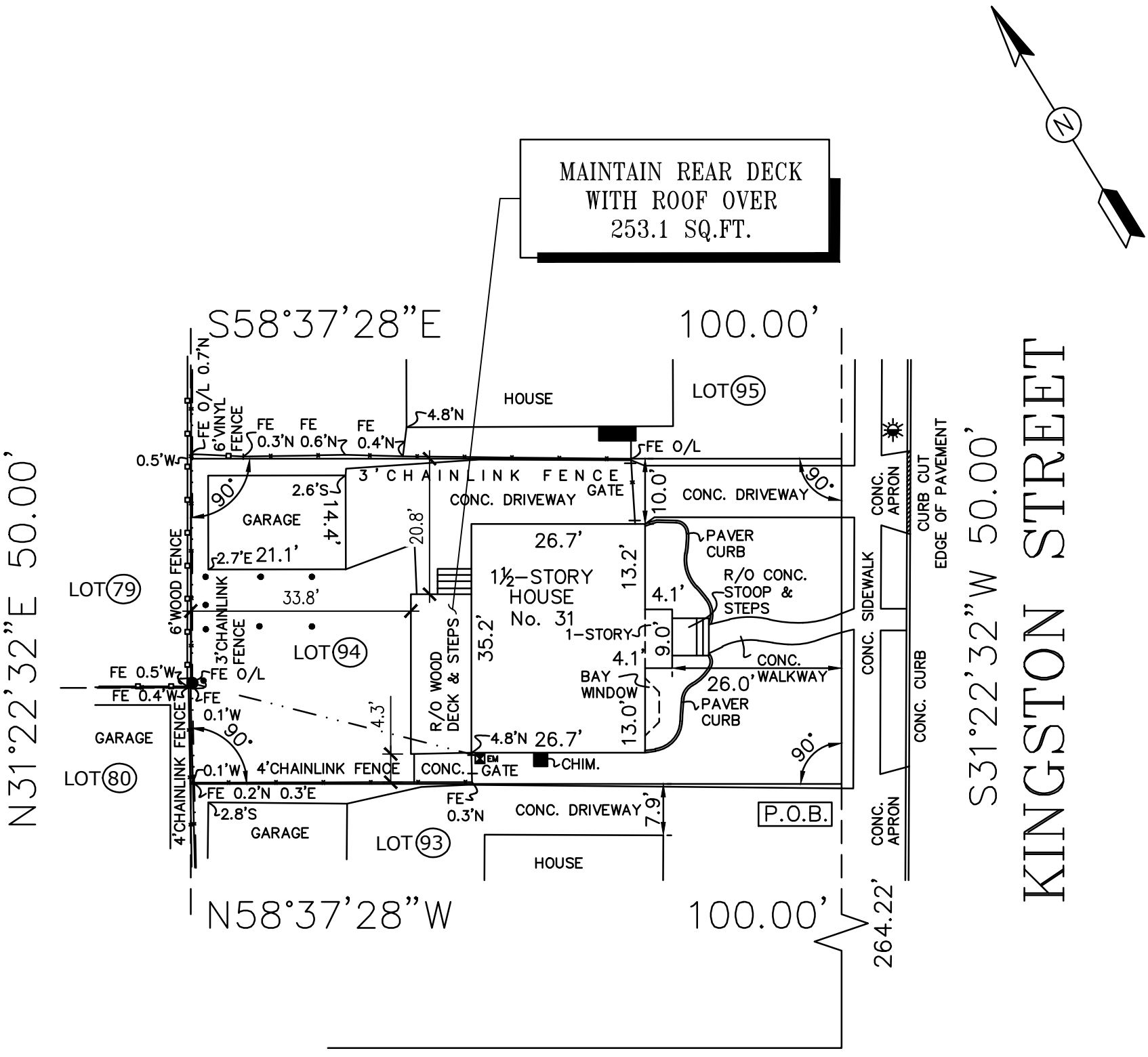
Seal & Signature:

Architect of Record
BRIAN FIORE

Date:	06/12/2023
Scale:	AS NOTED
Project No:	E.C.S.T.
Drawn By:	A.P.
Checked By:	B.F.
Sheet No.:	A-500.00

7 OF 7

#21508



AREA = 5,000 sq. ft.
0.115 ac.

1 SITE PLAN
SCALE: 1"=20.0'

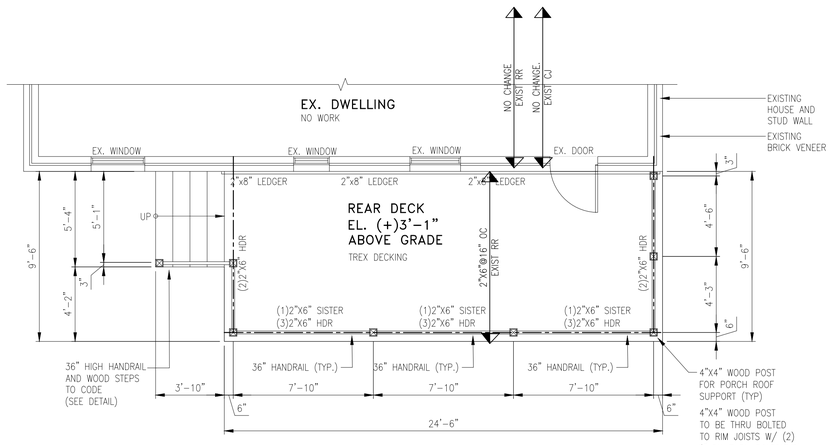
DATE: 10/5/23 SCALE: AS NOTED DRAWN BY: A.CAZZOLA CHECKED BY: SHEET A1.1		Captain Permit 245 RT109, SUITE D W. BABYLON, NY 11704 (631) 516-513-8835 Info@Captainpermit.com	SITE PLAN 31 KINGSTON ST NEW HYDE PARK NY 11040	MARK	DATE / REVISIONS

LEGEND

SCM	SMOKE/ CARBON MONOXIDE DETECTOR
	TOILET EXHAUST 50 CFM
	HEAT SENSOR
	CEILING LIGHT

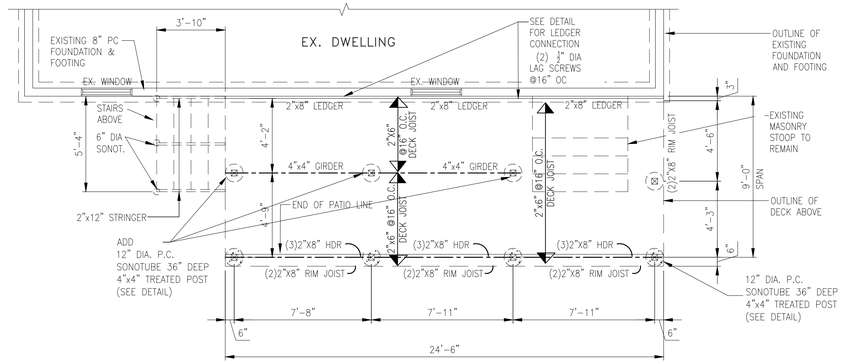
CONSTRUCTION LEGEND

	EXIST FOUNDATION 8" P.C
	NEW FOUNDATION 8" P.C
	EX. WALLS
	NEW WALL
	EX. PLUMBING WALL
	NEW PLUMBING WALL



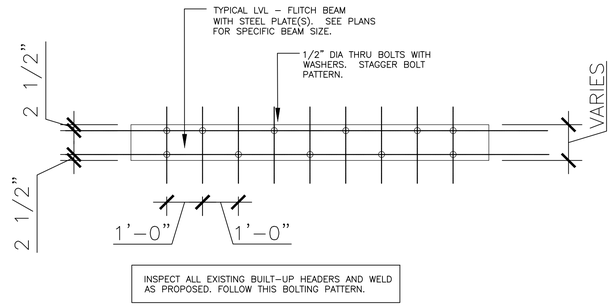
2 DECK / PORCH FLOOR PLAN

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



3 DECK / PORCH FRAMING PLAN

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



4 DETAIL: BOLTING PATTERN

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

CODE COMPLIANCE UNIFORM CODE:

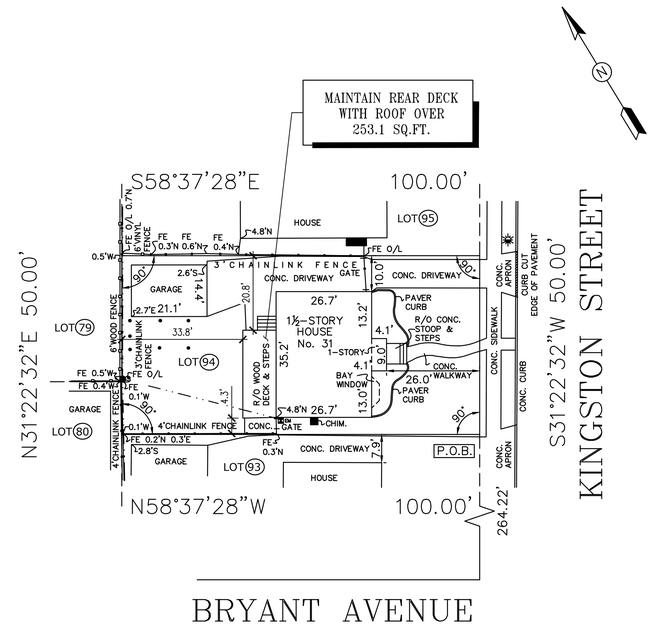
1. 2020 Residential Code or New York State (Pub. date: Nov 2019).
2. 2020 Building Code or New York State (Pub date: Nov. 2019).
3. 2020 Plumbing Code of New York State (Pub date: Nov. 2019).
4. 2020 Mechanical Code or New York State (Pub date: Nov 2019).
5. 2020 Fuel Gas Code of New York State (Pub date: Nov 2019).
6. 2020 Fire Code of New York State (Pub date: Nov. 2019).
7. 2020 Property Maintenance Code or New York State (Pub date: Nov. 2019).
8. 2020 Existing Building Code or New York State (Pub date: Nov 2019).

CODE COMPLIANCE ENERGY CODE

1. 2020 Energy Conservation Construction Code or New York State (Pub date: Nov 2019).
2. 2016 Edition of the Energy Standard for Buildings Except Low-Rise Residential Buildings ("ASHRAE 90.1-2016").
3. Latest Edition Res-Check.

WRITTEN ENERGY COMPLIANCE STATEMENT

THE ENCLOSED ARCHITECTURAL PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY THE UNDERSIGNED NYS REGISTERED ARCHITECT AND IN THE BEST PROFESSIONAL OPINION, KNOWLEDGE, AND BELIEF SATISFY THE REQUIREMENTS OF THE LATEST ISSUE CODE AND ENERGY CODE.



AREA = 5,000 sq. ft.
0.115 ac.

1 SITE PLAN

SCALE: 1"=20.0'

These drawings represent an accurate dimensional representation of existing conditions. The Architect or his representative(s) made a visual inspection of the premise only. No destructive investigations were made as to the existing construction.

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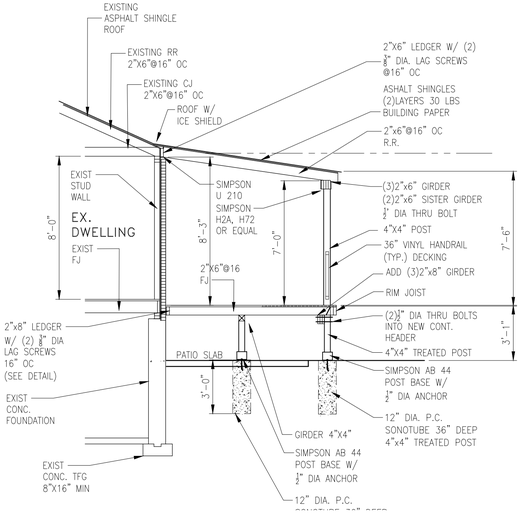
andreas@alarchitecture.com

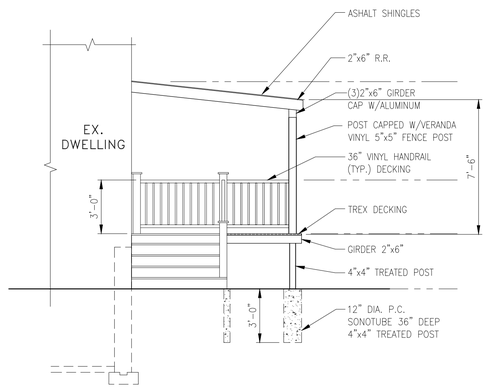
MAINTAIN REAR DECK WITH ROOF OVER

PROPERTY AT: 31 KINGSTON ST NEW HYDE PARK NY 11040

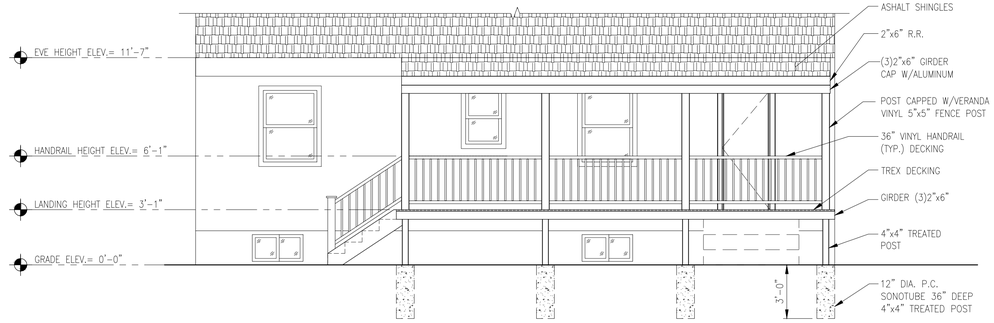
Date:	10/25/23
Scale:	NOTED
Drawn:	---/LETKOV
Job:	
Sheet	A1
of	– Sheets



1 *SECTION – THRU PORCH*
SCALE: 1/4"=1'–0"



1 *SIDE DECK ELEVATION*
SCALE: 1/4"=1'–0"



2 *REAR DECK ELEVATION*
SCALE: 1/4"=1'–0"

WOOD DECK NOTES

SECTION R507 – EXTERIOR DECKS

- □ FOOTINGS – DECKS SHALL BE SUPPORTED ON CONCRETE FOOTINGS DESIGNED TO ACCOMMODATE ALL LOADS [R507.3]
- □ MINIMUM DEPTH – DECK FOOTINGS SHALL EXTEND BELOW FROST LINE SPECIFIED IN TABLE R301.2(1) [R507.3.2]

  EXCEPTIONS:

  – 1 FREE STANDING DECKS SHALL MEET ALL OF THE FOLLOWING CRITERIA:

  1.1 JOISTS BEAR DIRECTLY ON A PRECAST CONCRETE PIER BLOCKS AT GRADE WITHOUT SUPPORT BY PIERS OR POSTS.

  1.2 AREA OF DECK DOES NOT EXCEED 200 SQ.FT.

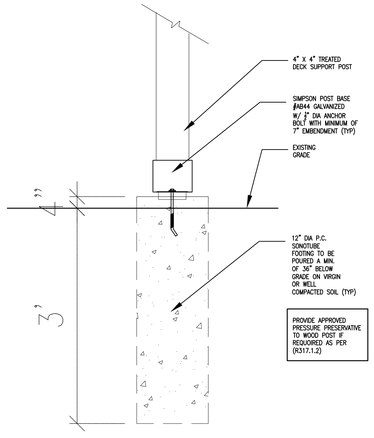
  1.3 THE WALKING SURFACE IS NOT MORE THAN 20" ABOVE GRADE AT ANY POINT WITHIN 36 INCHES MEASURED HORIZONTALLY FROM THE EDGE.

  – 2 FREE STANDING DECKS NEED NOT BE PROVIDED WITH FOOTINGS THAT EXTEND BELOW FROST LINE.

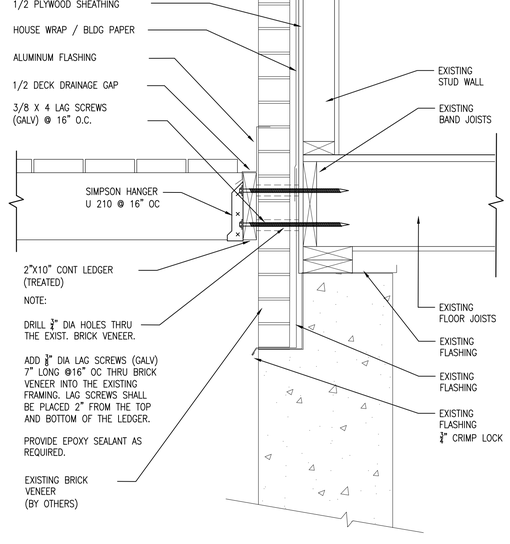
- □ DECK POSTS – FOR SINGLE LEVEL WOOD FRAME DECKS WITH BEAMS SIZED IN ACCORDANCE WITH TABLE R507.5 [R507.4]
- □ FOOT. CONNECTION – PROVIDE MANUFACTURED CONNECTORS WITH MINIMUM POST EMBEDMENT OF 12 INCHES [R507.4.1]
- □ DECK BEAMS – MAXIMUM ALLOWABLE SPANNFOR WOOD DECK BEAMS SHALL BE IN ACCORDANCE WITH TABLE (R507.5) SECTIONR317.3 AND TABLE R507.2.3..... [R507.2.3]
- □ FOOTINGS – DECKS SHALL BE SUPPORTED ON CONCRETE FOOTINGS OR OTHER APPROVED STRUCTURAL SYSTEMS.

  EXCEPTIONS

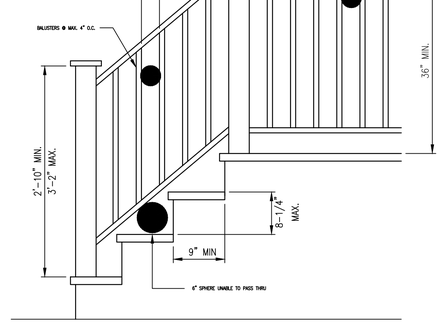
  FREE STANDINGS DECKS CONSISTING OF JOISTS DIRECTLY SUPPORTED ON GRADE OVER THEIR ENTIRE LENGTH. [R507.3]



4 *DETAIL: POST BASE*
SCALE: 1"=1'–0"



4 *DETAIL: LEDGER*
SCALE: 1 1/2"=1'–0"



NOTES:

1 HANDRAILS AND GUARDRAILS SHALL BE ASSEMBLED AND CONSTRUCTED TO WITHSTAND A LIVE LOAD OF 200 lbs. CONCENTRATED LOAD IN ACCORDANCE TABLE – R.301.5.

2 GUARDS (HANDRAILS) HEIGHT TO BE NOT LESS THAN 34" TO A MAXIMUM OF 28" – R311.7.8.1

3 GUARDS SHALL BE PROVIDED THERE WALKING SURFACES ARE OFFSET VERTICALLY BY A DISTANCE OF MPORE THAN 30" – R312.1

3 ALL NEWLY CONSTRUCTED STAIRS, HANDRAILS AND GUARDRAILS SHALL CONFORM TO SECTION R311 & R312 OF THE 2020 RESIDENTIAL CODE

3 *DETAIL: STAIR & HANDRAIL*
SCALE: 3/4"=1'–0"

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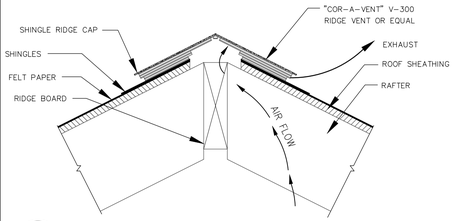
andreas@alarchitecture.com

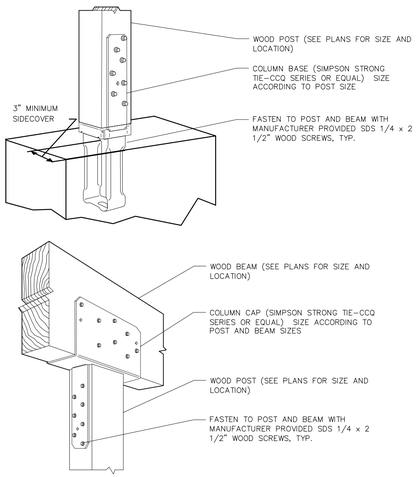
MAINTAIN REAR DECK WITH ROOF OVER

PROPERTY AT: 31 KINGSTON ST NEW HYDE PARK NY 11040

Date:	10/25/23
Scale:	NOTED
Drawn:	---/LETKOV
Job:	
Sheet	A2
of	– Sheets

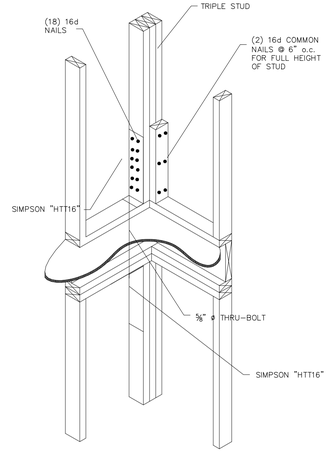


1 — TYPICAL RIDGE VENT DETAIL
NOT TO SCALE

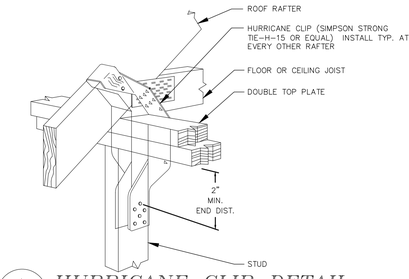


TYPICAL WOOD POST BASE AND CAP PLATE DETAILS

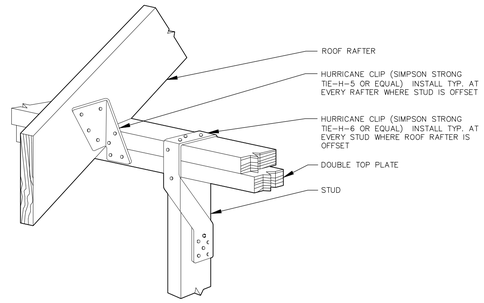
2 — NOT TO SCALE



3 — 2nd FLOOR SHEAR HOLDDOWN
NOT TO SCALE

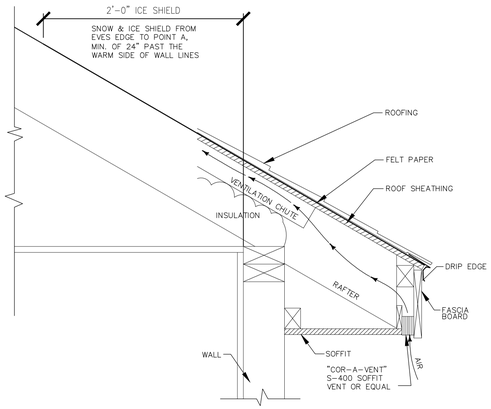


4 — HURRICANE CLIP DETAIL
NOT TO SCALE

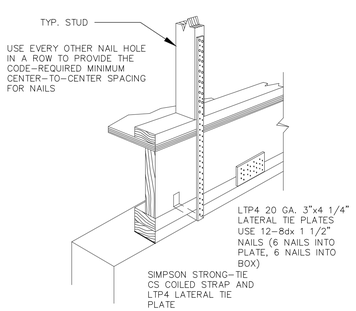


HURRICANE CLIP DETAIL @ OFFSET STUD / RAFTER

5 — NOT TO SCALE



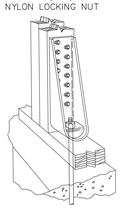
6 — TYPICAL SOFFIT VENT DETAIL
NOT TO SCALE



7 — HURRICANE STRAP DETAIL
NOT TO SCALE

NOTE: HOLD DOWN ANCHORS SHALL BE INSTALLED AS NOTED ON THE FLOOR PLANS. WHERE HOLD DOWN ANCHORS ARE INSTALLED AT THE FOUNDATION, SUBSEQUENT HOLD DOWN ANCHORS SHALL BE INSTALLED IN THE SAME LOCATION FOR EACH FLOOR ABOVE.

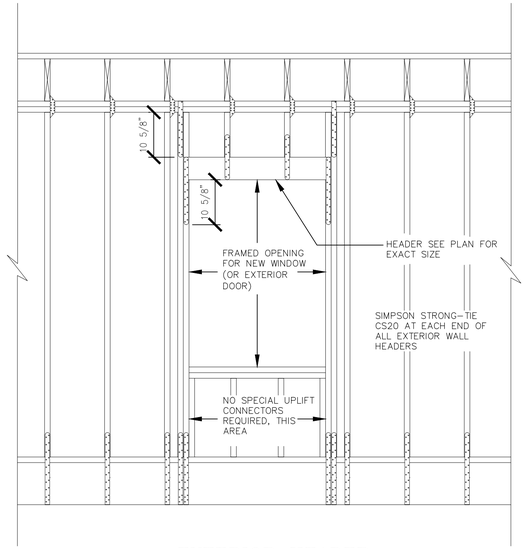
HDU5-SDS2.5
14 GA. 3" (W) X 11 9/16 (H) 2 7/8" (B) (BOTTOM) SIMPSON RFB#5x16 EMBEDDED 12" W/ SET EPOXY. CNW 5/8" DIA. COUPLER NUT W/ A-36 THREADED ROD, MINIMUM 14-SDS 1/4" x3" WOOD SCREWS (TOP) SIMPSON PHD5-SDS3 W/ 5/8" NYLON LOCKING NUT



DETAIL AT FOUNDATION

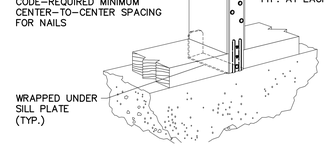
PREDEFLECTED HOLDOWN ANCHOR DETAILS (SIMPSON PHD)

8 — NOT TO SCALE



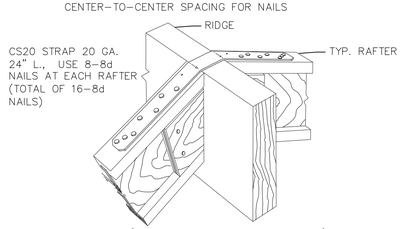
EXTERIOR HEADER TIE DETAIL (SIMPSON CS20)

9 — NOT TO SCALE



DBL. SILL PLATE-FLOOR-STUD CONNECTION DETAIL: SIMPSON DSP STUD PLATE TIE

10 — NOT TO SCALE



TJI RAFTER SHOWN (SIMILAR FOR DIMENSIONAL LUMBER)

RAFTER-RIDGE / RAFTER TIE DETAIL (SIMPSON CS20)

11 — NOT TO SCALE

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MAINTAIN REAR DECK WITH ROOF OVER

PROPERTY AT: 31 KINGSTON ST NEW HYDE PARK NY 11040

Date:	10/25/23
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Job:	
Sheet	A3
of	- Sheets

APPLICABLE CODES
2020 RESIDENTIAL CODE OF NYS
2020 PLUMBING CODE OF NYS
2020 FUEL AND GAS CODE OF NYS
2020 FIRE CODE OF NYS
2020 ENERGY CONSERVATION CODE OF NYS

GENERAL NOTES:
DIVISION 1 GENERAL REQUIREMENTS
1.CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2.GENERAL NOTES AND TYPICAL DETAILS APPLY. THROUGHOUT THE JOB.
3.CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS. NO LACK OF DETAIL OR SPECIFICATION EXCUSES CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS.
4.NO WORK IS TO COMMENCE BEFORE ALL PROPER BUILDING PERMITS AND OTHER APPLICABLE PERMITS ARE OBTAINED.
5.ALL PLUMBING WORK IS TO BE PERFORMED BY A LICENSED PLUMBER UNDER THE JURISDICTION HE/SHE IS WORKING. PLUMBER MUST FILE FOR PLUMBING PERMIT AND OBTAIN ALL INSPECTIONS AND APPROVALS FOR THE PLUMBING WORK.
6.ALL ELECTRICAL WORK IS TO BE PREFORMED BY A LICENSED ELECTRICIAN IN THE JURISDICTION OF THE WORK. AT THE COMPLETION OF THE WORK ELECTRICIAN IS TO OBTAIN UNDERWRITERS CERTIFICATE OR ANY OTHER APPROVED CERTIFICATION BY THE LOCAL JURISDICTION.
7.ALL MECHANICAL PLUMBING AND ELECTRICAL WORK MUST BE COORDINATED BY THE GENERAL CONTRACTOR.
8.ALL FOOTINGS TO BEAR ON VIRGIN COMPACTED SOIL WITH THE BEARING CAPACITY OF 1 TON PER SQUARE FOOT. DEPTH OF FOOTING IS DETERMINED BY LOCAL JURISDICTION (SEE TABLE BELOW)
9.ALL CONCRETE IS TO OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. AFTER 28 DAYS 5 TO 7% AIR ENTRAPMENT PER R.402.2 .
10.DO NOT BACKFILL FOUNDATION UNTIL THE FIRST FLOOR FRAMING HAS BEEN INSTALLED OR THE WALLS ARE ADEQUATELY BRACED.
11.ALL STRUCTURAL STEEL TO BE MIN A-36 CONFORM TO STANDARDS OF THE LATEST AISC MANUAL. PAINT ALL NEW STEEL WITH RUST INHIBITIVE PRIMER AND PAINT.
12. ALL CONSTRUCTION LUMBER IS TO BE NO 2 OR BETTER DOUGLAS FIR WITH A MIN. BENDING STRENGTH OF 850PSI.
13. ALL WINDOW AND DOOR OPENING HEADERS TO BE 2- 2X8'S WITH $\frac{1}{2}$" PLYWOOD BETWEEN EACH UNLESS OTHERWISE NOTED.
14. ALL POST TO BE A MIN 3- 2X4'S SPIKED TOGETHER WITH 16D NAILS.
15. DOUBLE JOIST UNDER ALL WALLS, PROVIDE BRIDGING AT 7'-0" O.C.
16. ALL TRUSSES AND LAMINATED BEAMS TO BE INSTALLED PER MANUFACTURERS, DETAILS & RECOMMENDATIONS.
17. CONTRACTOR TO VERIFY CONDITION OF ALL EXISTING BEARING WALLS AND REPLACE IF DAMAGED.
18. PROVIDE FLASHING AT ALL EXTERIOR OPENINGS AND AT SURFACE SURFACE BETWEEN ROOF AND WALLS. PROVIDE ICE & WATER SHIELD AS MEASURED FROM EAVE'S EDGE TO A POINT AT LEAST 24-INCHES FROM THE INSIDE FACE OF INTERIOR WALL. ICE SHIELD SHALL ALSO BE PLACED WITHIN ALL VALLEYS AT 36-INCHES MINIMUM.
19. PROVIDE SILICONIZED ACRYLIC CAULKING BETWEEN ANY DISSIMILAR MATERIALS.
20. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS FOR WINDOWS, DOORS, AND OPENINGS IN WALLS, FLOORS AND ROOF. DOUBLE FRAME AT ALL OPENINGS. UNLESS OTHERWISE NOTED ALL WINDOWS, GLASS DOORS AND SKYLIGHTS TO BE "ANDERSON" WITH LOW "E" INSULATED GLASS.
21. EXTEND ALL CHIMNEYS 2'-0" MIN ABOVE ANY COMBUSTIBLE MATERIAL WITH IN 10'-0". VERIFY HEIGHT WITH LOCAL JURISDICTION. ALL BATHROOM WINDOWS, STAIRWAY WINDOWS OR WINDOWS 18" BELOW FLOOR MUST BE TEMPERED GLASS.
22. ALL FINISHES TO BE SELECTED BY OWNER.
23. CONTRACTOR IS TO REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS FROM SITE.
24. RICO2.4 FACTORY BUILT FIREPLACES AND CHIMNEYS FOR THE USE WITH THE SAME SHALL COMPLY WITH THE REQUIREMENTS OF UL 127, NFPA 211, R1002.1 & R1003.1.
25. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE MUST BE TREATED LUMBER.
26. HANDRAILS/ RAILINGS AND GUARDRAILS ARE TO CONFORM WITH NFPA 101 & NYS BUILDING CODE.
27. GAS PIPING AND APPLIANCES TO COMPLY WITH NFPA 54.

TABLE R 401.4.1
PRESUMPTIVE LOAD BEARING VALUES OF FOUNDATION MATERIALS

CLASS OF MATERIAL	LOAD BEARING PRESSURE
CRYSTALLINE BEDROCK	12000 PSF
SEDIMENTARY AND FOLIATED ROCK	4000 PSF
SANDY GRAVEL AND/ OR GRAVEL (GW & GP)	3000 PSF
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC)	2000 PSF
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT AND SANDY SILT (CL, ML, MH AND CH)	1500 PSF

a. WHEN SOIL TEST ARE REQUIRED BY R401.4 THE ALLOWABLE BEARING CAPACITIES OF THE SOIL SHALL BE PART OF THE RECOMMENDATIONS.

b. WHEN IN PLACE SOILS WITH ALLOWABLE BEARING CAPACITY OF LESS THAN 1500 PSF ARE LIKELY TO BE PRESENT ON THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.

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

GROUND SNOW LOAD	WIND DESIGN: Speed d (mph)	WIND DESIGN: Topographic effects k	WIND DESIGN: Special wind region	WIND DESIGN: Wind-born debris zonem	SEISMIC DESIGN CATEGORY f	SUBJECT TO DAMAGE FROM: Weathering a	SUBJECT TO DAMAGE FROM: Frost line depth b	SUBJECT TO DAMAGE FROM: Termite c	WINTER DESIGN TEMP e	ICE BARRIER REQUIRED h	FLOOD HAZARDS g	AIR FREEZING INDEX i	MEAN ANNUAL TEMP j
20	130vult	no	no	1 MILE FROM COAST AND FI	B	SEVERE	BOF 3 FT BFG	MOD TO HEAVY	SEE BELOW	YES	X	599	51

Climate zone is 4a

INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH INDOOR TEMPERATURE OF NOT LESS THAN
68 DEGREES FARENHEIT AT A POINT 3 FEET ABOVE THE FLOOR ON THE DESIGN HEATING DAY (2020 IMC 309.1)
SYTEM DESIGN SHALL BE BASED ON MAX 72 DEGREES HEATING, MINIMUM 75 DEGREES COOLING DEGREE DAYS (NY LAGUARDIA) 4811, WINTER DESIGN TEMP 15, DRY BULB 89, WET BULB 75 (2020 IPC APPDX D)
PRESCRIPTIVE DESIGN PROVIDED WITH 2020 RD NYS,
2015 WFCM DESIGN BASED ON ASCE 7-16 REQUIRED

R302.1.1 DESIGN CRITERIA: AREA LOCATED WHERE WIND SPEEDS ARE EQUAL OR EXCEEDS 130MPH. DESIGN CRITERIA BASED ON AMERICAN FOREST AND PAPER ASSOCIATION (AF & PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. (2015 WFCM)

FOR S1: 1 POUND PER SQUARE FOOT= .O479 KN/MxM (MILES PER HOUR= 1KM/HR

A. WEATHERING MAY REQUIRE A HIGHER STRENGTH OF CONCRETE OR GRADE OF MASONRY NECESSARY TO SATISFY THE STRUCTURAL REQUIREMENTS OF THE CODE.
THE WEATHERING COLUMN SHALL BE FILLED IN WITH THE WEATHERING INDEX. (NEGLIGIBLE, MODERATE OR SEVERE) FOR CONCRETE AS DETERMINED FROM THE WEATHERING PROBABILITY MAP. (FIGURE R301.2.3). THE GRADE MASONRY UNITS SHALL BE DETERMINED FROM THE ASTM C34, C55, C62, C73, C90, C 129, C216, OR C652.
B. THE FROST LINE DEPTH MAY REQUIRE DEEPER FOOTINGS THAN INDICATED IN FIGURER403.1(1). THE JURISDICTION SHALL FILL IN FROST LINE DEPTH COLUMN WITH THE MINIMUM DEPTH OF FOOTING BELOW THE FINISHED GRADE.
C. THE JURISDICTION SHALL FILL IN UNDER "TERMITES" WITH VERY HEAVY, MODERATE TO HEAVY, SLIGHT TO MODERATE, OR NONE TO SLIGHT IN ACCORDANCE WITH FIGURE R301.2(6) DEPENDING ON WEATHER THERE IS A HISTORY OD LOCAL DAMAGE.
D. THE JURISDICTION SHALL FILL IN UNDER "DECAY" , MODERATE TO SEVERE, SLIGHT TO MODERATE, OR NONE TO SLIGHT IN ACCORDANCE WITH FIGURE R301.2(7) DEPENDING ON WEATHER THERE IS A HISTORY OF LOCAL DAMAGE.
E. THE JURISDICTION SHALL FILL IN THE WIND SPEED FROM THE BASIC WIND SPEED MAP FIGURE R301.2(4). WIND EXPOSURE CATEGORY SHALL BE DETERMINED ON A SITE SPECIFIC BASIS IN ACCORDANCE WITH SECTION R 301.2.14
F. REFER TO TABLE RN1101.2 WINTER DESIGN DRY BULB TEMPERATURE COLUMN.
G. THE JURISDICTION SHALL FILL IN SEISMIC DESIGN CATEGORY DETERMINED FROM SECTION R301.2.2.1
H. THE JURISDICTION SHALL FILL IN FLOOD HAZARD
A. THE DATE THE JURISDICTION ENTERED INTO THE NATIONAL FLOOD INSURANCE PROGRAM (DATE OF ADOPTION OF THE FIRST CODE OR ORDINANCE FOR MANAGEMENT OF FLOOD HAZARD AREAS).
B. THE DATES ARE CURRENTLY EFFECTIVE FIRM FBFM OR OTHER FLOOD HAZARD MAP ADOPTED BY THE COMMUNITY AS MAY BE AMENDED.
NOTE: SITE IS NOT IN A FLOOD ZONE.
I. SEE FIGURE R301.2(5) FOR GROUND SNOW LOADS

TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per square foot)

USE	LIVE LOAD
Uninhabitable attics without storage b	10
Uninhabitable attics with limited storageb, g	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks (e)	40
Fire escapes	40
Guards and handrails (d)	200 h
Guard in-fill components (f)	50 h
Passenger vehicle garages (a)	50 a
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40 c

For SI: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm2
1 pound = 4.45 N.
a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.
b. Uninhabitable attics without storage are those where the clear height between joists and rafters is not more than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.
c. Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
d. A single concentrated load applied in any direction at any point along the top.
e. See Section R507.1 for decks attached to exterior walls.
f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
g. Uninhabitable attics with limited storage are those where the clear height between joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses.
The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:
1. The attic area is accessed from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is not less than 30 inches.
2. The slopes of the joists or truss bottom chords are not greater than 2 inches vertical to 12 units horizontal.
3. Required insulation depth is less than the joist or truss bottom chord member depth.
The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 pounds per square foot.
h. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

TABLE R301.2.1.3
WIND SPEED CONVERSIONSa

Vult	110	115	120	130	140	150	160	170	180	190	200
Vasd	85	89	93	101	108	116	124	132	139	147	155

For SI: 1 mile per hour = 0.447 m/s.
a. Linear interpolation is permitted.

TABLE R301.7
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 loadsa 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/120d
Lintels supporting masonry veneer walls e	L/600

Note: L = span length, H = span height.
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.

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 (720 PA) FOR EXTERIOR
2. LIGHT-FRAME WOOD WALLS.
3. FOURTEEN POUNDS PER SQUARE FOOT (670 PA) FOR EXTERIOR LIGHT-FRAME COLD-FORMED STEEL WALLS.
4. TEN POUNDS PER SQUARE FOOT (480 PA) FOR INTERIOR LIGHT-FRAME WOOD WALLS.
5. FIVE POUNDS PER SQUARE FOOT (240 PA) FOR INTERIOR LIGHT-FRAME COLD-FORMED STEEL WALLS.
6. EIGHTY POUNDS PER SQUARE FOOT (3830 PA) FOR 8-INCH-THICK (203 MM) MASONRY WALLS.
7. EIGHTY-FIVE POUNDS PER SQUARE FOOT (4070 PA) FOR 6-INCH-THICK (152 MM) CONCRETE WALLS.
8. TEN POUNDS PER SQUARE FOOT (480 PA) FOR SIP WALLS.

EMERGENCY EGRESS NOTES
(SEE LOCATIONS ON PLANS)

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.

R310.2.1 MINIMUM OPENING AREA. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). 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 OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM). EXCEPTION: GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).

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 (1118 MM) 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.
R310.2.3 WINDOW WELLS. THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.9 M2), WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION

R310.2.3.1 SHALL BE PERMITTED TO ENCROACH NOT MORE THAN 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.

R310.2.3.1 LADDER AND STEPS. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.7. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

THE FOLLOWING IS REQUIRED WITH IN ONE MILE FROM THE SEASHORE.

R301.2.1.2 INTERNAL PRESSURE: WINDOWS IN BUILDINGS LOCATED IN WIND BORNE DEBRIS REGIONS, SHALL HAVE GLAZED OPENING PROTECTED FROM BORNE DEBRIS OF THE BUILDING SHALL BE DESIGNED AS A PARTIALLY ENCLOSED BUILDING IN ACCORDANCE WITH THE BUILDING CODE OF THE STATE OF NEW YORK. GLAZED OPENING PROTECTION FROM WIND BORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTME 1196 AND OF ASTME 1888 REFERENCED THEREIN.

EXCEPTIONS: WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF $\frac{7}{16}$" (11.1MM) AND A MAXIMUM SPAN OF EIGHT FEET SHALL BE PRECUT TO COVER THE GLAZED OPENING WITH ATTACHMENT HARDWARE PROVIDED IN ACCORDANCE WITH TABLE R301.2.1.2. OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE BUILDING CODE OF THE STATE OF NEW YORK.

TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERa, b, c	SPACING AND LOCATION
	Roof		
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 1/2″ × 0.113″) or 3-8d common (2 1/2″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2 1/2″ × 0.113″); or 3-8d common (2 1/2″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions [see Sections R802.3.1, R802.3.2 and Table R802.5.1(9)]	4-10d box (3″ × 0.128″); or 3-16d common (3 1/2″ × 0.162″); or 4-3″ × 0.131″ nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) [see Sections R802.3.1 and R802.3.2 and Table R802.5.1(9)]	Table R802.5.1(9)	Face nail
5	Collar tie to rafter, face nail or 1 1/4″ × 20 ga. ridge strap to rafter	4-10d box (3″ × 0.128″); or 3-10d common (3″ × 0.148″); or 4-3″ × 0.131″ nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3 1/2″ × 0.135″); or 3-10d common nails (3″ × 0.148″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2″ ridge beam	4-16d (3 1/2″ × 0.135″); or 3-10d common (3 1/2″ × 0.148″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	Toe nail
		3-16d box 3 1/2″ × 0.135″); or 2-16d common (3 1/2″ × 0.162″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	End nail
	Wall		
8	Stud to stud (not at braced wall panels)	16d common (3 1/2″ × 0.162″)	24″ o.c. face nail
		10d box (3″ × 0.128″); or 3″ × 0.131″ nails	16″ o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 1/2″ × 0.135″); or 3″ × 0.131″ nails	12″ o.c. face nail
		16d common (3 1/2″ × 0.162″)	16″ o.c. face nail
10	Built-up header (2″ to 2″ header with 1/2″ spacer)	16d common (3 1/2″ × 0.162″)	16″ o.c. each edge face nail
		16d box (3 1/2″ × 0.135″)	12″ o.c. each edge face nail
11	Continuous header to stud	5-8d box (2 1/2″ × 0.113″); or 4-8d common (2 1/2″ × 0.131″); or 4-10d box (3″ × 0.128″)	Toe nail
12	Top plate to top plate	16d common (3 1/2″ × 0.162″)	16″ o.c. face nail
		10d box (3″ × 0.128″); or 3″ × 0.131″ nails	12″ o.c. face nail
13	Double top plate splice for SDCs A-D2 with seismic braced wall line spacing < 25′	8-16d common (3 1/2″ × 0.162″); or 12-16d box (3 1/2″ × 0.135″); or 12-10d box (3″ × 0.128″); or 12-3″ × 0.131″ nails	Face nail on each side of end joint (minimum 24″ lap splice length each side of end joint)
	Double top plate splice SDCs D0, D1, or D2 and braced wall line spacing ≥ 25′	12-16d (3 1/2″ × 0.135″)	
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2″ × 0.162″)	16″ o.c. face nail
		16d box (3 1/2″ × 0.135″); or 3″ × 0.131″ nails	12″ o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3 1/2″ × 0.135″); or 2-16d common (3 1/2″ × 0.162″); or 4-3″ × 0.131″ nails	3 each 16″ o.c. face nail 2 each 16″ o.c. face nail 4 each 16″ o.c. face nail
16	Top or bottom plate to stud	4-8d box (2 1/2″ × 0.113″); or 3-16d box (3 1/2″ × 0.135″); or 4-8d common (2 1/2″ × 0.131″); or 4-10d box(3″ × 0.128″); or 4-3″ × 0.131″ nails	Toe nail
		3-16d box (3 1/2″ × 0.135″); or 2-16d common (3 1/2″ × 0.162″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3″ × 0.128″); or 2-16d common (3 1/2″ × 0.162″); or 3-3″ × 0.131″ nails	Face nail
18	1″ brace to each stud and plate	3-8d box (2 1/2″ × 0.113″); or 2-8d common (2 1/2″ × 0.131″); or 2-10d box (3″ × 0.128″); or 2 staples 1 3/4	Face nail
19	1″ × 6″ sheathing to each bearing	3-8d box (2 1/2″ × 0.113″); or 2-8d common (2 1/2″ × 0.131″); or 2-10d box (3″ × 0.128″); or 2 staples, 1″ crown, 16 ga., 1 3/4 long	Face nail
20	1″ × 8″ and wider sheathing to each bearing	3-8d box (2 1/2″ × 0.113″); or 3-8d common (2 1/2″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3 staples, 1″ crown, 16 ga., 1 3/4 long; Wider than 1″ × 8″ 4-8d box (2 1/2″ × 0.113″); or 3-8d common (2 1/2″ × 0.131″); or 3-10d box (3″ × 0.128″); or 4 staples, 1″ crown, 16 ga., 1 3/4 long	Face nail
	Floor		
21	Joist to sill, top plate or girder	4-8d box (2 1/2″ × 0.113″); or 3-8d common (2 1/2″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2 1/2″ × 0.113″)	4″ o.c. toe nail
		8d common (2 1/2″ × 0.131″); or 10d box (3″ × 0.128″); or 3″ × 0.131″ nails	6″ o.c. toe nail
23	1″ × 6″ subfloor or less to each joist	3-8d box (2 1/2″ × 0.113″); or 2-8d common (2 1/2″ × 0.131″); or 3-10d box (3″ × 0.128″); or 2 staples, 1″ crown, 16 ga., 1 3/4 long	Face nail
	Floor		
24	2″ subfloor to joist or girder	3-16d box (3 1/2″ × 0.135″); or 2-16d common (3 1/2″ × 0.162″)	Blind and face nail
25	2″ planks (plank & beam—floor & roof)	3-16d box (3 1/2″ × 0.135″); or 2-16d common (3 1/2″ × 0.162″)	At each bearing, face nail
26	Band or rim joist to joist	3-16d common (3 1/2″ × 0.162″) 4-10 box (3″ × 0.128″), or 4-3″ × 0.131″ nails; or 4-3″ × 14 ga. staples, 7/16 crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4″ × 0.192″); or	Nail each layer as follows: 32″ o.c. at top and bottom and staggered.
		10d box (3″ × 0.128″); or 3″ × 0.131″ nails	24″ o.c. face nail at top and bottom staggered on opposite sides
		And: 2-20d common (4″ × 0.192″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	4-16d box (3 1/2″ × 0.135″); or 3-16d common (3 1/2″ × 0.162″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	At each joist or rafter, face nail
29	Bridging to joist	2-10d (3″ × 0.128″)	Each end, toe nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a, b, c	SPACING OF FASTENERS: Edges (inches)[h]	SPACING OF FASTENERS: Intermediate supports[c, e] (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particalboard wall sheathing to framing [see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing]			
30	3/8″ – 1/2″	6d common (2″ × 0.113″) nail (subfloor, w 8d common (2 1/2″ × 0.131″) nail (roof)	6"	12[f]
31	19/32″ – 1″	8d common nail (2 1/2″ × 0.131″)	6"	12[f]
32	11/8″ – 11/4″	10d common (3″ × 0.148″) nail; or 8d (2 1/2″ × 0.131″) deformed nail	6"	12
	Other wall sheathing[g]			
33	1/2″ structural cellulosic fiberboard sheathing	1 1/2″ galvanized roofing nail, 7/16 head diameter, or 1″ crown staple 16 ga., 1 1/4	3	6
34	25/32 structural cellulosic fiberboard sheathing	1 3/4″ galvanized roofing nail, 7/16 head diameter, or 1″ crown staple 16 ga., 1 1/4 long	3	6
35	1 /2″ gypsum sheathing[d]	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[d]	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″ and less	6d deformed (2″ × 0.120″) nail; or 8d common (2 1/2″ × 0.131″) nail	6	12
38	7/8″ – 1″	8d common (2 1/2″ × 0.131″) nail; or 8d deformed (2 1/2″ × 0.120″) nail	6	12
39	11/8″ – 11/4″	10d common (3″ × 0.148″) nail; or 8d deformed (2 1/2″ × 0.120″) nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.
a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. Where the ultimate design wind speed is 130 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

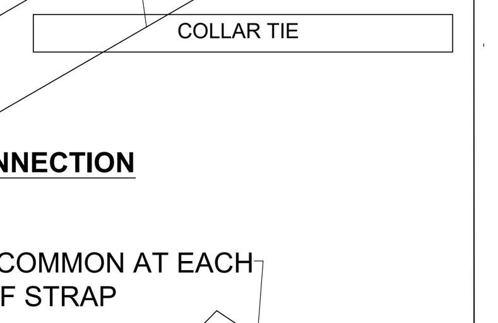
NAILING AND STRAPPING
(REQUIRED FOR ALL NEW CONSTRUCTION AND NEW ADDITIONS)

NOTE:
ALL STRAPPING TO BE 1$\frac{1}{4}$" X 20 GAUGE STEEL. OR SIMPSON EQUIVALENT - CS2O (COILED STRAP)
(ALL STRAPPING SHALL BE INSTALLED AS PER MANUF. SPECIFICATIONS)

AT RAFTER TO RIDGE CONNECTION

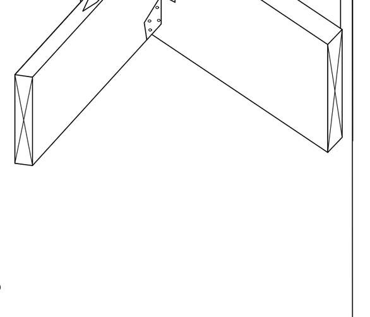
FOR RIDGE STRAP- (4) 8D COMMON AT EACH END OF STRAP

FOR ALT COLLAR TIES (3) 10D COMMON NAILS AT EACH END



AT RAFTER TO RIDGE CONNECTION AT STRUCTURAL RIDGE

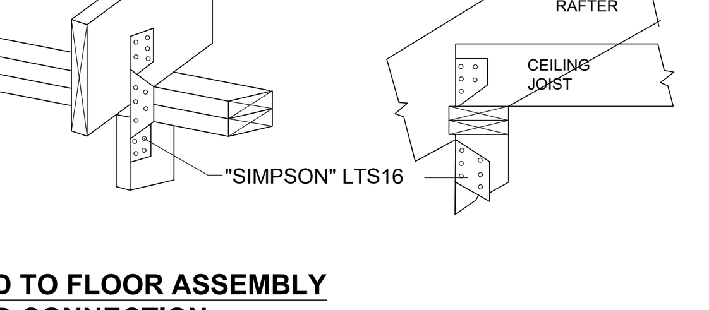
FOR RIDGE STRAP- (4) 8D COMMON AT EACH END OF STRAP



=AT RAFTER TO TOP PLATE TO STUD CONNECTION

FOR STRAP (3) 8D COMMON NAILS AT EACH END OF STRAP

FORESTING BY "SIMPSON" (7) 10D COMMON NAILS AT EACH END OF STRAP



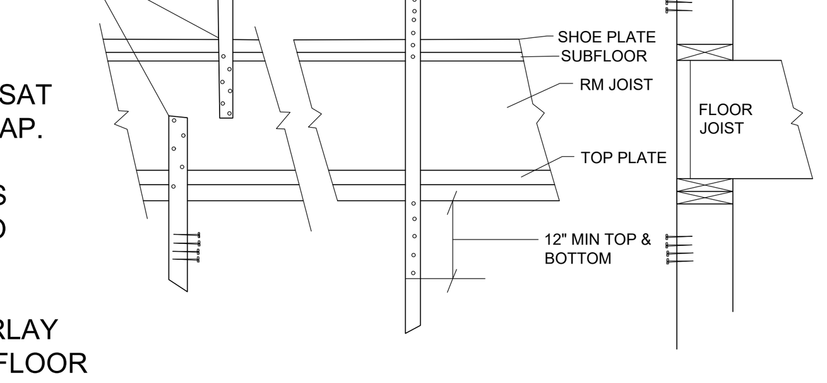
AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION

(ONLY APPLICABLE TO TWO STORY CONFIGURATIONS)

FOR STRAP (3) 10d COMMON NAILS SAT EACH END OF THE STRAP.

FOR ALTERNATE STRAP CONFIG. (14) 10d COMMON NAILS FOR EACH STRAP (TWO STRAPS TOTAL

FOR SECOND FLOOR ADDITIONS SHEATHING TO OVERLAY FIRST AND SECOND FLOOR & STUDS BY MIN 12"

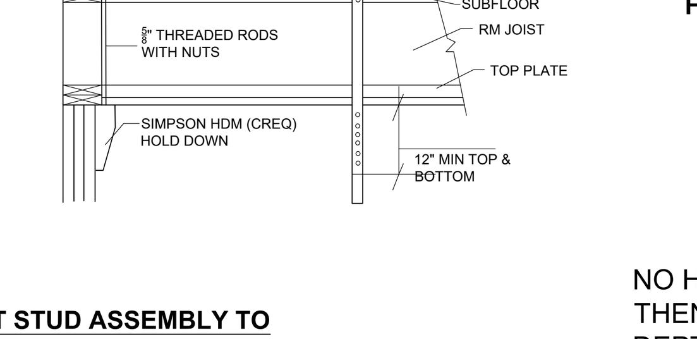


HOLD DOWN DETAIL FLOOR TO FLOOR

(ONLY APPLICABLE FOR TWO STORY CONFIGURATIONS)

FOR STRAP- (9) 10D COMMON NAIL SAT EACH END OF STRAP OR SCREWS PER MANI

FOR SECOND FLOOR ADDITIONS SHEATHING TO OVERLAY FIRST AND SECOND FLOOR & STUDS BY MIN 12"



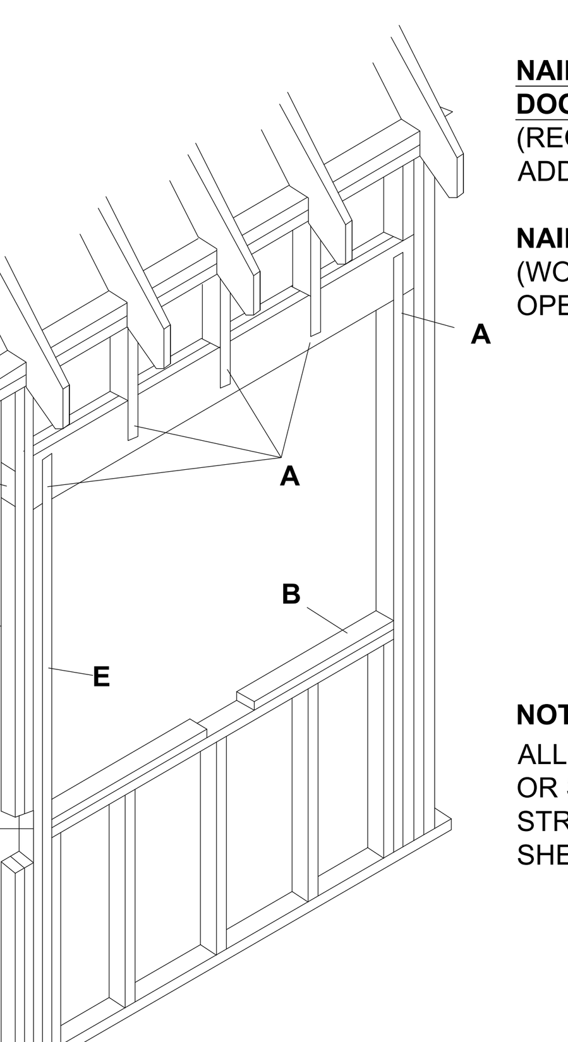
AT STUD ASSEMBLY TO SILL PLAT CONNECTION

FOR STRAP- (9) 10D COMMON NAIL AT EACH END OF STRAP

FOR ALTERNATE STRAP CONFIG LTP4 (12) 8d- COMMON NAILS

AT STUD TO SLAB ASSEMBLY

R303.6 UON ALL HABITABLE SPACE ARE TO BE HEATED BY PERIMETER BASE BOARD HOT WATER AND WILL COMPLY WITH THE REQUIREMENTS OF THE NYS BUILDING CODE.



NAILING AND STRAPPING AT EXTERIOR WINDOW/ DOOR HEADERS
(REQUIRED FOR ALL NEW CONSTRUCTION AND NEW ADDITIONS)

NAILING SCHEDULE "B"
(WOOD FRAME CONSTRUCTION MANUAL ROUGH OPENING REQUIREMENTS FOR WINDOW OPENINGS

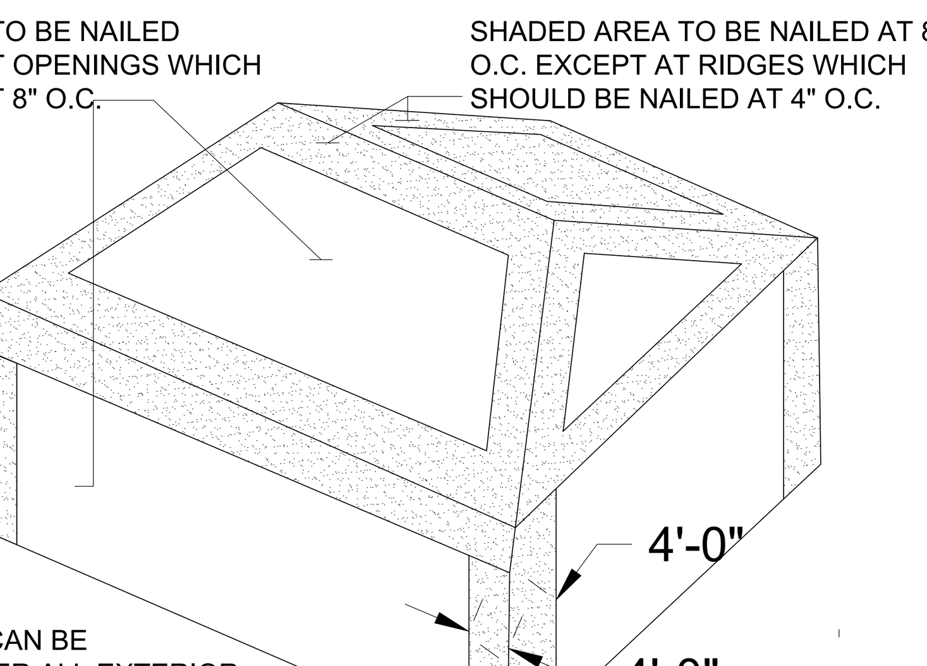
R.O.	A	B	C	D	E	F
2'-0"	2	(1) 2X4	1	1	1	1
4'-0"	4	(1) 2X4	2	2	2	2
6'-0"	6	(2) 2X4OR (1) 2X6	3	3	3	3
8'-0"	8	(2) 2X4OR (1) 2X6	3	3	3	3
10'-0"	10	(2) 2X6	4	4	4	4
12'-0"	12	(2) 2X6	5	5	5	5

NOTE:
ALL STRAPPING TO BE 1$\frac{1}{4}$" X 20 GAUGE STEEL OR SIMPSON EQUIVALENT (COILED STRAP) ALL STRAPPING SHALL BE INSTALLED PRIOR TO SHEATHING.

SHEATHING ATTACHMENT DIAGRAM

NON-SHADED AREAS TO BE NAILED AT 12" O.C. EXCEPT AT OPENINGS WHICH SHOULD BE NAILED AT 8" O.C.

SHADED AREA TO BE NAILED AT 8" O.C. EXCEPT AT RIDGES WHICH SHOULD BE NAILED AT 4" O.C.



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

FIGURE R602.10.5-EXTERIOR CORNER FRAMING

(A) OUTSIDE CORNER DETAIL (B) INSIDE CORNER DETAIL

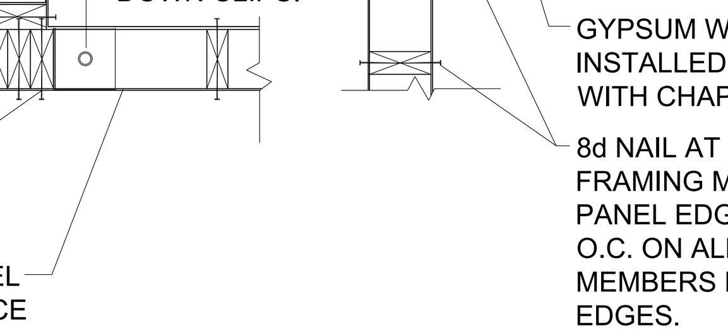
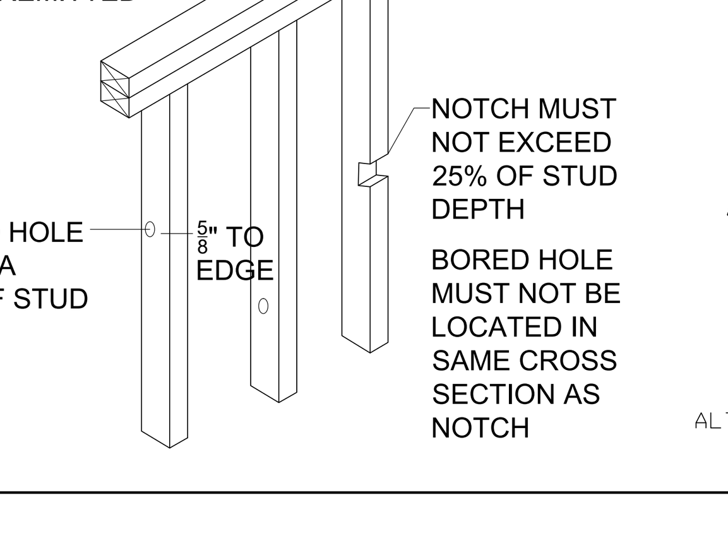
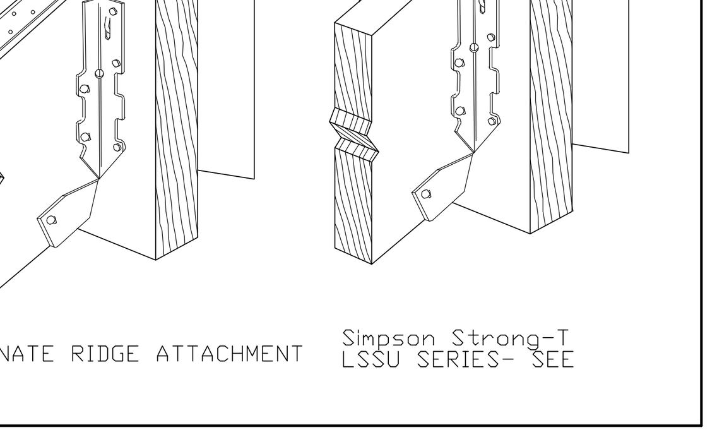


TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES a, b, c

MINIMUM NAIL: Size	MINIMUM NAIL: Penetration (inches)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING: Edges (inches o.c.)	PANEL NAIL SPACING: Field (inches O.C.)	ULTIMATE DESIGN WIND SPEED Vult (mph) WIND EXPOSURE CATEGORY: A	B
6d Common (2.0″ × 0.113″)	1.5	24/0	3/8	16	6	12	140	115
8d Common (2.5″ × 0.131″)	1.75	24/16	7/16	16	6	12	170	140
				24	6	12	140	115

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.
c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.





ALTERNATE RIDGE ATTACHMENT
Simpson Strong-T LSSU SERIES- SEE

REVISION	BY

CAPTAIN PERMIT
245 NEW YORK 109, WEST BABYLON, NY 11704
(516) 513-8838

Andreas Letkovsky Architecture
91-101 Broadway, Suite 11
Greenlawn, NY 11740
T: 631-757-6204
andreas@alarchitecture.com

MAINTAIN REAR DECK WITH ROOF OVER

PROPERTY AT: 31 KINGSTON ST NEW HYDE PARK NY 11040

Date:	10/25/23
Scale:	NOTED
Drawn:	---/LETKOV
Job:	
Sheet	A4
of	– Sheets

SECTION R314
SMOKE ALARMS AND HEAT DETECTION
[NY] 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.

R314.2.1 NEW CONSTRUCTION. SMOKE ALARMS SHALL BE PROVIDED IN DWELLING UNITS. HEAT DETECTION SHALL BE PROVIDED IN NEW ATTACHED GARAGES.

R314.2.2 SMOKE ALARMS IN EXISTING BUILDINGS. EXISTING DWELLINGS UNDERGOING REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION OR RELOCATION SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY APPENDIX J.

314.2.3 ATTACHED GARAGES. HEAT DETECTION RATED FOR THE AMBIENT OUTDOOR TEMPERATURES SHALL BE INSTALLED IN NEW GARAGES THAT ARE ATTACHED TO OR LOCATED WITHIN NEW AND EXISTING DWELLINGS. HEAT DETECTION SHALL BE INSTALLED IN A CENTRAL LOCATION AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

EXCEPTION: HEAT DETECTION SHALL NOT BE REQUIRED IN DWELLINGS WITHOUT COMMERCIAL POWER.

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 THIS SECTION.
R314.3.1 INSTALLATION NEAR COOKING APPLIANCES. SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS

TABLE R 301.2.2.2
WIND BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL

FASTENER TYPE	FASTER SPACING		
	PANEL SPAN <4 FT	> 4 FT SPAN < 6 FT	>6 FT SPAN <= 8FT
2- 1/2" #6 WOOD SCREWS	16" OC	12" OC	9" OC
2- 1/2" #6 WOOD SCREWS	16" OC	16" OC	12" OC

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

R301.1.2.13 WIND SPEED CONVERSION WHEN REFERENCED DOCUMENTS ARE BASED ON FASTEST MILE WIND SPEEDS. THE THREE SECOND GUST WIND VELOCITIES OF FIGURE R301.2(4) SHALL BE CONVERTED TO FASTEST MILE WIND VELOCITIES USING TABLE R301.2.1.3.

TABLE R 201.2.1.3
EQUIVALENT BASIC WIND SPEEDS

3 SEC GUST	85	90	100	105	110	120	125	130	140	145	150	160	170
FASTEST MILE	70	75	80	85	90	100	105	110	120	125	120	140	150

LINEAR INTERPOLATION IS PERMITTED.

TABLE R301.2.1.2
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELSa, b, c, d

FASTENER TYPE	FASTENER SPACING (inches)a, b		
	Panel $\sigma\pi\alpha\nu \leq$ 4 feet	4 feet < panel span □ 6 feet	6 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-inch 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 45-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 21/2 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.

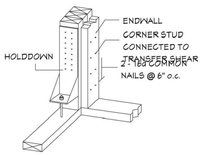
R301.2.1.3 Wind speed conversion. Where referenced documents are based on nominal design wind speeds and do not provide the means for conversion between ultimate design wind speeds and nominal design wind speeds, the ultimate design wind speeds, Vult , of Figure R301.2(5)A shall be converted to nominal design wind speeds, Vasd , using Table R301.2.1.3.

R301.2.1.4 Exposure category. For each wind direction considered, an exposure category that adequately reflects the characteristics of ground surface irregularities shall be determined for the site at which the building or structure is to be constructed. For a site located in the transition zone between categories, the category resulting in the largest wind forces shall apply. Account shall be taken of variations in ground surface roughness that arise from natural topography and vegetation as well as from constructed features. For a site where multiple detached one- and two-family dwellings, townhouses or other structures are to be constructed as part of a subdivision or master-planned community, or are otherwise designated as a developed area by the authority having jurisdiction, the exposure category for an individual structure shall be based on the site conditions that will exist at the time when all adjacent structures on the site have been constructed, provided that their construction is expected to begin within 1 year of the start of construction for the structure for which the exposure category is determined. For any given wind direction, the exposure in which a specific building or other structure is sited shall be assessed as being one of the following categories:

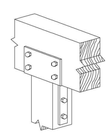
1. Exposure B. Urban and suburban areas, wooded areas or other terrain with numerous closely spaced obstructions having the size of single-family dwellings or larger. Exposure B shall be assumed unless the site meets the definition of another type exposure.
2. Exposure C. Open terrain with scattered obstructions, including surface undulations or other irregularities, having heights generally less than 30 feet (9144 mm) extending more than 1,500 feet (457 m) from the building site in any quadrant. This exposure shall apply to any building located within Exposure B type terrain where the building is directly adjacent to open areas of Exposure C type terrain in any quadrant for a distance of more than 600 feet (183 m). This category includes flat, open country and grasslands.
3. Exposure D. Flat, unobstructed areas exposed to wind flowing over open water, smooth mud flats, salt flats and unbroken ice for a distance of not less than 5,000 feet (1524 m). This exposure shall apply only to those buildings and other structures exposed to the wind coming from over the unobstructed area. Exposure D extends downwind from the edge of the unobstructed area a distance of 600 feet (183 m) or 20 times the height of the building or structure, whichever is greater.

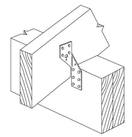
TABLE R301.2(3)
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS FOR TABLE R301.2(2)

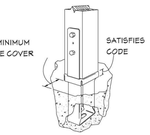
MEAN ROOF HEIGHT	EXPOSURE		
	BCD		
15	1.00	1.21	1.47
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66
35	1.05	1.45	1.70
40	1.09	1.49	1.74
45	1.12	1.53	1.78
50	1.16	1.56	1.81
55	1.19	1.59	1.84
60	1.22	1.62	1.87



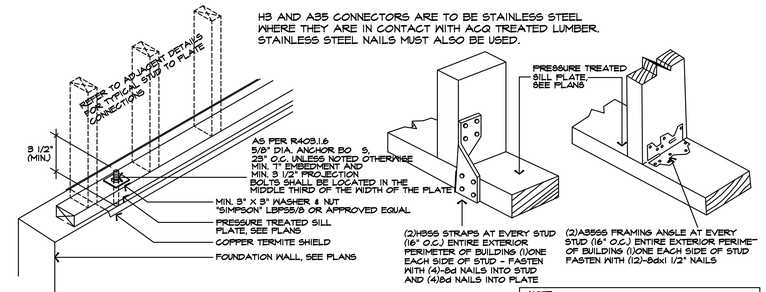
A SHEAR WALL HOLD DOWN
SIMPSON HD7B


B POST TO GIRDER DETAIL
BC4Z ZMAX® 4X4 POST CAP OR EQUAL


C HURRICANE STRAP DETAIL
HURRICANE CLIPS: SIMPSON H2.5A OR EQUAL

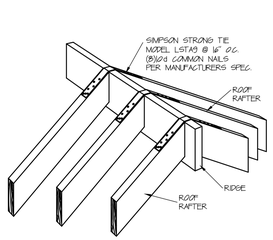


D POST TO CONC. FOOTING DETAIL
SIMPSON ABU44Z 4X4 POST BASE OR EQUAL

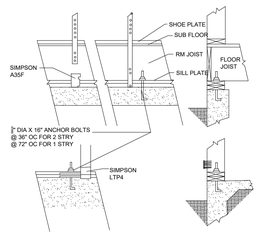


TYPICAL SLAB-ON GRADE SILL CONNECTIONS ENTIRE PERIMETER OF BUILDING
(NOT TO SCALE)
* TO MEET 130 MPH WIND LOAD CRITERIA

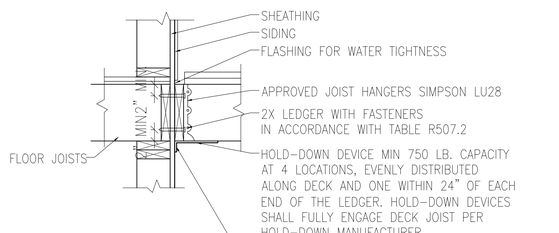
TYPICAL SILL CONNECTIONS
(NOT TO SCALE)
* TO MEET 130 MPH WIND LOAD CRITERIA



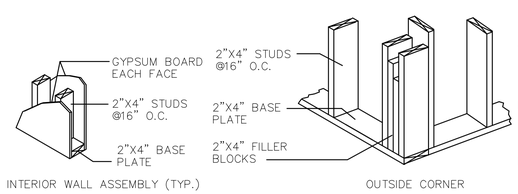
E RIDGE STRAPDETAIL



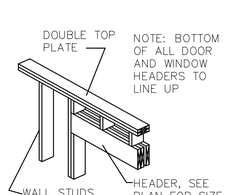
F FLOOR TO CONC. FOOTING CONNECTION



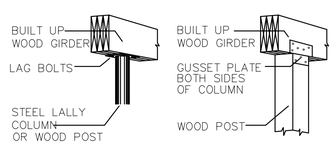
G LEDGER DETAIL



WALL CONSTRUCTION DETAILS
NOT TO SCALE



HEADER FRAMING
NOT TO SCALE



COLUMN DETAILS
NOT TO SCALE

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 provided for those portions of 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 (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the nosings.

Exceptions:
Guards on the open sides of stairs shall have a height of not less than 34 inches (864 mm) measured vertically from a line connecting the nosings.
Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the nosings.

REVISION	BY

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91-101 Broadway, Suite 11
Greenlawn, NY 11740
T: 631-757-6204
andreas@alarchitecture.com

MAINTAIN REAR DECK WITH ROOF OVER

PROPERTY AT: 31 KINGSTON ST NEW HYDE PARK NY 11040

Date:	10/25/23
Scale:	NOTED
Drawn:	---/LETKOV
Job:	
Sheet	A5
of	– Sheets

GENERAL NOTES

1. Contractor shall visit site and verify all conditions and dimensions. Any discrepancies, omissions, or problems shall be reported to the Architect before submission of bids. A submission of bid shall give written notice to the Architect, of any materials or apparatus that he believes inadequate or unsuitable, in violation of laws or ordinances and rules or regulations of all Authorities having jurisdiction, and notice of any necessary items of work omitted. If the Contractor fails to give such notice, it shall be assumed that he has included the cost of all items in his proposal, and he will be held responsible for the satisfactory functioning and approval of all work under this Contract without extra compensation.

2. Owner shall procure and pay for all permits, fees, etc., necessary to perform all work and services herein specified or indicated on the drawings unless otherwise noted. All work shall be done in compliance with local codes, ordinances, rules and regulations. Contractor shall be responsible for obtaining Certificate of Occupancy and other municipal inspections.

3. No work shall be started until plans have been approved by the Building Department and all other agencies having jurisdiction.

4. Contractor shall file Certificate of Workmen's Compensation and Disability Certificates with Building Department before starting work.

5. Only written dimensions and never scaled dimensions from architectural drawings will be recognized as valid. If there are any missing dimensions contact the Architect for dimensions prior to proceeding with work.

6. The AIA General Conditions or most current supplements whether attached hereto or not shall form a part of this Contract. The Architect has not been retained for on site supervision or observation of construction unless agreed to in writing.

7. Insurance:
   A. Unless specifically stated otherwise in the Contract Agreement, each Subcontractor shall file Certificates of Insurance, acceptable to the Owner, prior to starting work. The Contractor shall be responsible for all work of every description and distinctly assume and does so assume all risks for damage or injury from whatever cause to property and persons used or employed on or in connection with his work, and of all damages or injury to any persons or property wherever located, resulting from any action or operation under the Contract or in connection with the work, and undertakes and promises to defend the Owner against all claims on the account of any such damage or injury. The Contractor shall carry insurance as follows:

      1. Workmen's Compensation as required by labor Laws.
      2. General Liability with limits of $1,000,000 each person and $3,000,000 each accident.
         A. Bodily Injury Liability with limits of $1,000,000 each person, $3,000,000 each accident.
         B. Property Damage Liability with limits of $3,000,000 each accident.
         C. Protective Bodily Injury Liability with limits of $1,000,000 each person, $3,000,000 each accident.
         D. Protective Property Damage Liability with limits of $3,000,000 each accident.
      3. Owner's Protective Liability, naming Owner as insured with Bodily Injury Liability Limits and Property Damage Liability Limits as stated in 2.

8. Removal of debris, procurement of dumpster and related work shall be the responsibility of the General Contractor. Location of dumpster shall be by mutual agreement between Owner and General Contractor. Site shall be kept clean & orderly.

9. Alternates: If the Contractor feels that an alternate material or method would result in a time or cost saving, he should submit specifications and catalogue cuts to the Architect for his approval before proceeding with any substitution. Substitutions must be of like quality to item specified and will be allowed only with the approval of Architect.

10. General Contractor is to include in bid any and all work necessary to raise existing floor areas to provide flush floor levels at transition of existing to new construction. (except where steps are noted on architectural drawings.)

11. Discrepancies:
    A. Wherever there are discrepancies between the drawings or the drawings and specifications, the Contractor shall contract for, provide and install the better quality or greater quantity of material or work called for unless otherwise ordered in writing.
    B. Written dimensions shall govern over scaled dimensions.

12. Omissions:
    A. The drawings and specifications are intended to coordinate. Anything found on the drawings and not mentioned in the specifications, or vice versa, or anything not expressly set forth in either, but which is reasonably implied, shall be furnished as though specifically shown and mentioned in both, without extra charge.

13. Guarantee:
    A. Except where longer guarantee periods are specifically required in the specifications, each Contractor shall guarantee all work performed and materials used by him under this Contract against defects for a period of one year from date of completion as evidenced by the date of the final certificate of payment.
    B. Should any defects develop in aforesaid work within the guarantee period, due to faulty material or workmanship, the Contractor shall do, or cause to be done, necessary repairs or corrective work without extra cost to the Owner. The entire cost to be borne by the Contractor. The required repairs and corrective work shall be commenced within (30) days after written notice to Contractor by the Owner. If this work has not been commenced within (30) days, the Owner shall have the right to employ his own corrective measures and back charge the General Contractor.

14. By entering into Contract on the construction project the Contractor (or Construction Manager) accepts the responsibility to be knowledgeable as to the requirements of the latest Issue Construction Code and other federal, state, and local ordinances having jurisdiction. The requirements of the foregoing codes and ordinances shall supplement the requirements shown on the drawings and elsewhere in the specifications and in the event of conflict with the architectural specifications the requirement of the code or ordinance shall prevail unless the architectural specification is more stringent.

15. Any and all workmen employed on the project are to be either skilled craftsmen in their respective trade or work under the continuous direct supervision of such skilled craftsmen so that all work installed shall be to a high professional quality standard of workmanship.

16. If there are any materials called for on the drawings and specifications that in the judgement of the Contractor will not yield satisfactory results in the intended application, the Contractor shall notify the Architect of same prior to award of the construction contract, for Architects decision.

17. Any Contractor installing any work shall examine the existing conditions including any new work already installed in place, prior to commencing his installation. commencement of his installation shall be construed to mean acceptance by such Contractor of the condition of the substrate as proper and adequate for the installation of his work.

18. If, in the course of construction, a condition exists which differs from that as indicated on the plans, the Contractor shall stop all related work and notify the Architect. Should he fail to follow these procedures and continue with the work, he shall assume all responsibility and liability arising therefrom.

19. Contractor is to supply the Owner, in writing, a waiver of all liens for himself and all suppliers and Subcontractors before final payment is requested, as well as final inspection approval(s).

20. General Contractor to coordinate with Owners Lawn Sprinkler Contractor and landscape Contractor for all necessary work.

2.1 Demolition

1. The work under this section shall include all labor materials, appliances, and services necessary to complete all demolition and removal work and related work which required by drawings. The Contractor is to remove indicated interior partitions, ceiling, cabinetwork, plumbing fixtures, heating elements, air conditioning units and electrical fixtures. The Contractor is to report any discrepancies of encountered conditions with the drawings to the Architect. Demolition is to include any work necessary to make existing premises conform to new plans.
2. Where walls are shown removed patch floor and ceiling adjacent materials and finishes to match for homogenous finish, (typical of all walls removed).
3. Remove existing base and door moldings and replace as required.
4. The General Contractor is responsible for all demolition required to complete the job according to the construction drawings whether or not shown on the demolition plan.
5. Care is to be taken in the demolition phase due to unknown conditions inside existing walls, floors and ceilings such as continuous exhaust or chimney flues, electrical wiring, HVAC ducts, structure, etc.

2.4 Site Grading and Drainage

1. Work included: excavate, back fill, compact, and grade the site to the elevations shown on the drawings and as needed to meet requirements of the construction shown on the contract documents. Grading to be executed in a manner to permit proper drainage of storm water without ponding and be town approved.
2. Fill to be compacted, free from clay, organic matter, loam, waste or other objectionable matter.
3. Grade area adjacent to building to achieve drainage away from the structures and to prevent ponding.

2.5 Excavating

1. Include excavation of any materials that are unsatisfactory for bearing of slabs, and footings and replacement by satisfactory materials as part of the work of this section.
2. Excavate and back fill in a manner and sequence that will provide proper drainage at all times.
3. In excavating for footings and foundations take care not to disturb bottom of excavation:
   A. Excavate by hand tools to final grade just before concrete is placed.
   B. Trim bottom to required likes and grades to leave solid base to receive concrete.
   C. Excavate to depth required for adequate soil bearing.
   D. Footing bottoms are to be inspected by building inspector prior to pouring of footings.

3.1 Concrete

1. Design the mix to obtain a compression strength of 3500 psi after 28 days for slabs and 3000 psi for footings and foundations, unless otherwise specified.
2. All footings to rest on undisturbed 1 ton soil and extend to minimum of 3'-0" below grade.
3. All new concrete slabs to have 6x6 w1.4/w1.4 min. welded wire fabric and steel trowel finish.
4. Concrete slabs on grade shall be poured over 4" crushed base and 6 mil polyethylene vapor barrier (1'-0" min. overlaps).
5. Patch existing concrete slab to maintain flush level floor throughout.
6. Avoid freezing before initial set of the concrete. Do not place concrete at temperatures less than 40 degrees F, nor when freezing conditions are expected in less than 24 hours.
7. Locate vertical construction joints when required.
8. Do not place one density range of concrete against other while both are still plastic. Do not pour cold joints.
9. Finish the surface to relatively uniform plane.
10. New foundation walls adjacent to existing shall be connected with a min. of (3) #5 rebars 18" long drilled into existing concrete.
11. Provide 1/4" remolded filler where slabs butts into wall.
12. Provide 4"x24" rigid insulation horizontal or vertical at new slab perimeter and foundation wall (min.R-16). Rigid insulation to extend 24" minimum below grade or as called out on drawings, or as required.
13. All mud sills to be pressure treated lumber, wolmanized or equal. Treated wood sills shall be anchored with 5/8" diameter steel bolts hooked type.
14. For forming of exposed concrete surfaces use 1/4" min.thickness Douglas Fir plywood Grade B/B Class I or II, exterior, sanded both sides complying with PS-1. Seal edges and coat both faces with colorless coating which will not affect application of applied finishes.
15. Basement slabs where exposed are to have steel troweled monolithic finish to provide dense, hard polished surface and to be sealed with anti-dusting sealer or equal.
16. Crawl space to be moisture sealed with a 2" concrete slab over 6 mil. Polyethylene vapor barrier.
17. Where down spouts are show hidden within an exterior wall, the Contractor is to insure that an adequately sized PVC chase is set within the foundation wall so that the down spout can exit the building below grade. This has to be set while the foundation wall is being poured. It will be unacceptable to patch the foundation walls after the concrete is set. Waterproofing in and around chase.
18. All concrete reinforcing bars to be ASTM grade 60, unless otherwise specified.
19. Water shall not be allowed to stand in excavations until after concrete work has set. Contractor shall remove such water at his expense.
20. All basement walls below grade shall be damp proofed with two coats of asphaltic, k self-priming plastic cement, trowel or spray applied to walls if water table is determined to be minimum 2'-0" below basement slab elevation. Bentonite or 60ml liquid waterproof membrane as mfr. by Anti-Hydro or equal shall be used if water table is higher. Contractor shall verify water table location in the field.
21. All stepped footing, if required shall not exceed 30 degrees.

4.1 Concrete Unit Masonry

1. Do not place masonry units when air temperature is below 40 degrees F.
2. Clean surface of masonry as required for proper application of the specified finishes Provide normal weight (125 bls./cu. ft.) hollow load bearing block conforming to ASTM C90, Grade N-1.
3. Installation shall follow National Concrete Masonry Institute's recommendations.
4. Lay walls in running bond pattern, unless otherwise indicated, provide control joints 30 ft. o.c., locations to be verified by Architect unless indicated otherwise on drawings. (if applicable).
5. Tie intersecting walls with truss type reinforcing 16" o.c. vertically and back min. 2'-0" into each wall.
6. Wall reinforcement to be truss type, continuously welded wire as manufactured by duro-wall or equal, 9GA; follow manufacturers installation details.
7. Provide misc. anchors and ties as required. Min. 14GA. Galvanized steel or 3/8" diameter galvanized steel rod for thin stone veneer applications.
8. Use type "M" mortar conforming to ASTM C-270. Maintain a constant joint width throughout the work. Unless otherwise indicated or noted, joints shall be minimum 1/4" wide.

4.2 Masonry Veneer

1. Connect new masonry veneer to sheathing with Heckman (or equal) #187 Corrogatted Clips, 16GA galvanized steel (non-corrosive) at 16" O.C H & V.

5.1 Steel

1. Rolled steel plates and bars-comply with ASTM A572 grade 50.
2. All steel columns bearing on foundation walls to bear on 8"x8"x3/8" steel plate, unless otherwise noted.
3. Comply with AWS code for procedures, appearance, quality of welds, and for method used in correcting welding.

6.1 Rough Carpentry

1. All framing shall be Doug Fir #1 (Fb=975psi) or better as per latest issue Building Code.
2. Interior partitions to be 2"x4" and exterior walls shall be 2"x4" nominal dimension @16" o.c. unless otherwise noted on drawings.
3. All headers to be (2)2"x8" unless otherwise noted.
4. Contractor to fir existing ceiling if required, to lower ceiling height as noted on floor plans and elevations.
5. Exterior trim including facias, window trims, corner boards and other exterior trim to be prime-loc to be painted, or as shown on drawings.
6. EXTERIOR PAINT, STAIN AND ROOF COLORS TO BE SELECTED BE ARCHITECT.
7. All structural lumber shall comply with and be erected in accordance with National Forest Products Association's National Design Specification for wood construction, latest edition. All Lumber shall be grade marked.
8. All plywood shall be grade marked and meet the standards of American Plywood Association (APA).
9. All wall (exterior) shall be braced against lateral loads by structural sheathing, 18GA steel strapping, or let in 1/4" corner bracing.
10. Double joists under all parallel partitions (verify).
11. Joists shall be doubled around all openings, under all parallel walls and partitions, and at cantilevers beyond the foundation wall or wall below.
12. Provide joist hanger for all flush framed conditions, as manufactured by Simpson, or equal. Install in accordance with manufacturer's instructions.
13. All floor joists shall be bridged at mid span or at intervals not the exceed 8 feet. Metal, solid wood blocking, and (2) 5/4"x3" bridging is acceptable.
14. All items of rough hardware of every description including nails, spikes, screws, bolts, anchors, ties, expansion shields and bolts, and other items which are required to assemble or secure the work shown or specified herein shall be furnished as needed.
15. Contractor to furnish to other trades all anchors, bolts, wall plates, corrugated wall plugs, nailing blocks ledgers, wood etc., which are required for the proper fastening and secure installation of other items. Detailed instructions with sketches, if necessary, shall be given to the other trades of this section showing the location and other details of such nailing devices.
16. General Contractor to coordinate with Owner's audiovisual & telephone contractors exact locations of all equipment, speakers, wiring,antenna wiring and and conduit that may be necessary for future installations. Walls and finished floors are not to be closed until audiovisual installations is complete.
17. General Contractor is responsible for any and all coordination work, including coordination with Owner's subcontractors so as to assure the proper and timely performance of work within the overall scheduling of the project.

6.2 Finish Carpentry

1. All new floors to be as per drawings & specifications.
2. New floor molding specified by Architect on Elevations.
3. All interior trims including window trims shall be clear pine, kiln dried and free from defects to be painted and selected by Architect as per Elevations.

6.3 Custom Cabinetry

1. Contractor is responsible for field measurements and verification of all dimensions. Any discrepancies or adjustments should be discussed with Architect before fabrication. Determine what field joints are required in shop assembled units due to access limitations of the built in location.
2. Cabinetry Contractor to verify with Owner the size and type of all equipment being built into cabinetry. Contractor to provide access to all equipment. Contractor to coordinate with Electrical Contractor when necessary for running of all wire through cabinets before completion.
3. Cabinet Contractor is responsible to coordinate all trade, electrical, granite, etc. and obtain necessary information, in writing from trades.

2.5 Waterproofing

1. Where indicated on the drawings and where otherwise required for proper waterproofing of planters and similar items, provide a complete "Bituthane" waterproofing system as manufactured by W.R. Grace Co. or approved equal.
2. Provide and install 6 mil. thick polyethylene sheet with 12" min. lap, where drawings call for new concrete slabs or screed coats.

7.2 Insulation

1. Provide the following building insulation where shown on the drawings or otherwise needed to achieve the degree of insulation required under pertinent regulations of governmental agencies hang jurisdiction. Insulation is to be installed with vapor barrier.
2. Contractor shall furnish and install all blanket type insulation batts in new walls, floors, and ceilings. All batt will be Owens Coring Fiberglass or equal with foil vapor barrier wrapping,; install full thick in walls as required in ceiling stapled so that the vapor barrier side faces interior of building.
3. All hot and cold water pipes to be wrapped with pipe insulation tubes.

7.3 Roofing

1. Contractor to provide positive slope down to roof drain by shimming roof sheathing. Review with Architect before construction. Method of shimming shall provide full bearing of roof sheathing through to rafters or roof joists.
2. Asphalt shingles to match prop. metal roof color or as required.
3. Install Cant strips in angles of intersection between roof deck and vertical walls and curbs as required by roof manufacturer's specifications.
4. Installation of roofing to be by qualified roofers who understand how to achieve a watertight roofing and flashing system with the conditions indicated on the architectural drawings as the existing conditions pertaining to the project. Refer to manufacturer's directions regarding installation.
5. All details of shingle roof application, including but not limited to shingles, flashings and shingle underlayment shall be in keeping with the standards of the "Asphalt Roofing Manufacturers Association".
6. Roof shingles shall not be installed on a roof slop of less than 2 vertical to 12 horizontal.
7. Roof shingles installed on slopes between 2 on 12 and 4 on 12 shall be installed in accordance with the low slope roof installation standards of the "Asphalt Roofing Manufacturers Association" or of the specific installation. Directions of the shingle manufacturer for low slope roof installation.
8. All roof sealants to be compatible with roof materials being used.

7.4 Flashing and Sheet Metal

1. Provide and install flashing around all windows and new openings.
2. All exterior door jambs, head and sill to be weather-stripped with exterior zinc system.
3. Exterior door saddles to be solid hard wood with lip to engage weather strip. Set in waterproof compound.
4. New gutter and leaders to be selected by Architect and tie into town approved dry wells as may be required.
5. Coat back-side of fabricated sheet metal with bituminous coating, where required to separate metals from corrosive substrates including cementiuous materials, wood, or other absorbent materials; or provide other approved permanent separation.
6. All roof drains and leaders to have removable dome type strainer on top if required.
7. Roof leaders to be sized for drainage area of roof being drained with a minimum leader size of 3" diameter.

7.5 Sealant and Caulking

1. All roof areas to be adequately vented to guard against condensation built-up in roof plenums.
2. Contractor to install 2" aluminum soffit vents with insect screens where indicated on the drawings. Submit cut or sample to Architect for approval prior to installation. Finish to be specified by Architect. Refer to drawings for additional information.
3. Provide one way type roof vents where required. Review with Architect all necessary locations prior to installation.

8.1 Wood Doors

1. All new doors to be stain grade solid core doors, pine face. See Drawing Specs.
2. All exterior door jambs, head, and sill to be weather-stripped with exterior zinc system.

8.5 Custom Windows

1. All windows (head, jamb, sill to be flush and water tight), as selected.

8.6 Operable Windows

1. All new operable window to be insulated High Performance glass as selected. Verify for code compliance, prior to installation.

8.7 Glass (General)

1. For all glass, provide the type and thickness shown on the drawings or specified herein,or else required.

8.8 Tempered Glass

1. Provide 3/8" thick tempered glass or glass where indicated on drawings and where required by governmental agencies having jurisdiction.
2. For plate glass or float glass use Type I, Class I, Quality 3.

8.9 Hardware

1. See Owner or Architect for all door hardware sets to be selected.
2. Hardware for exterior doors:
   Contractor to install exterior lock sets provided by Owner.
3. Closet Hardware
   A. All new closet interiors to be by Others.
   B. Closet door hardware to be selected by Architect or Owner.

8.10 Tile

1. All joints and layouts of tile/marble/granite shall be gone over with Architect before installation. Joints shall be flush and narrow as possible.
2. All tile/marble/granite intersections and returns shall be as perfectly formed. All cutting and drilling shall be neatly done without marring. All cut edges shall be carefully ground and jointed.
3. All tile/marble/granite in toilet/bath areas to have wet ground mitered corners and edges.
4. New tile/marble/granite to be installed as per latest suggested method of the handbook for ceramic tile installation. Mud for flooring mud base/thin set walls.
5. All walls, floors, and notches to be tile/marble full height unless otherwise noted. See drawing details.
6. Prepare all floor and wall surfaces to receive new tile/marble/granite as shown on architectural plans.
7. Contractor is to take all necessary precautions to protect new tile/marble/granite from areas still being worked on.
8. All tile/marble/granite to be supplied by Contractor. General Contractor is to prepare walls &/or floors to receive tile.
9. Marble/granite slabs, flooring and veneer to be min. 1/4" thick.
10. Built in soap dish tile/chrome/marble to be supplied by General Contractor in the shower and tub. See plan for locations.
11. Wood stud partitions to receive marble/tile to be spaced 12" o.c.
12. Marble that is installed on shower floors is to have either ribbed or honed finish.
13. All tile shall be laid out lengthwise on walls so that no tiles less than half full size shall occur. Joints shall be the narrowest possible. Vertical units and joints shall be maintained plumb, level and even, and centered on plumbing trim.
14. Cut edges of tiles against any trims, finish, built-in fixtures, etc. shall be carefully ground and jointed. Around electrical outlets, plumbing pipes, fixtures and fittings, tile shall fit closet, so that plates, collars or coverings will overlap the tile. No split tile will be permitted, except in those areas where pipes or trims make cutting necessary.

9.2 Gypsum Wall Boards

1. Interior walls and ceilings shall be 1/2" GWB, taped and given three coats of spackle, left in polished conditions to be inspected by Architect before and after first coat of paint. All exposed wall surfaces to have GWB unless otherwise noted. All existing plaster or GWB must be patched, flush with new GWB and free from defects and prepared for new paint. Otherwise, it must be replaced with new GWB. All GWB joints to be staggered. All exposed joints to be taped and covered smooth with joint compound. Provide Durabond 90 pre-fill for sealing wall board joints. Provide all necessary corner beads, stops, edge trim, casing beads and similar trim as all wall board surfaces, new and existing shall have depressions, filled seams smooth openings and holes patched flush, spackled and sanded and otherwise left ready and acceptable for painting and finishing.
2. Provide cross bracing between studs in pipe chases. Bracing shall be cut from 5/8" wallboard into pieces no smaller than 12" wide by chase width, and shall be screw attached at quarter points in the studs height with screws 8" o.c., min., three screws per brace per stud web.
3. Apply wallboard with the long dimensions perpendicular to the framing member.
4. Install 5/8" type "X" gypsum board (fire retardant) on all wall and ceilings in garage and mechanical spaces.

9.3 Painting

1. Contractor shall include in bid a prime coat and two finish coats of Benjanim Moore or approved equal. Upon completion of prime coat, Architect shall be notified for inspection of same before final coats are applied. COLOR AND LOCATIONS TO BE DETERMINED BY ARCHITECT. Allow up to 4 custom mix colors.

16.1 Electrical

1. Duplex outlets shall be by Leviton-decora line or Slater Decoraine or approved equal square face receptacles. Dimmer switches and regular switches to be thin Lutron Nova T switch, approved equal, or otherwise specified. Color to be white or as selected.
2. All gang switches to receive a cover plate including the Lutron Nova T switch. All switch ganging to be reviewed with Architect for quantity and exact locations.
3. All electrical work to be per national electrical codes and local authorities having jurisdiction and to be Board of Fire Underwriters Approval. Contractor shall secure Board of Fire Underwriter Certificate at end of work.
4. Existing lighting and electrical not included in scope of project to remain. See Reflected Ceiling Plan
5. Contractor to supply all new light bulbs and fixtures, unless noted. Contractor shall install all fixtures supplied.
6. Electrical contractor is responsible for running empty conduits for phone, security, and audio/visual systems.
7. Electrical Contractor is responsible for all required electrical wiring to H.V.A.C. system.
8. Electrical Contractor is to contact and coordinate installation of cable T.V. wires to all locations indicated by the Contract Documents. Installation is to be performed in a timely manner with respect to the overall project scheduling.
9. Install smoke and carbon monoxide detectors so as to comply with Building Codes.

17.1 Energy Notes

1. The enclosed architectural drawings, plans and specifications has been prepared by the undersigned Registered Architect and in his best professional knowledge and belief satisfy the requirements of the Latest Issue Energy Code.
2. Masonry and factory-built chimney, gas vents, and their supports shall be designed and constructed so as to be structurally safe, durable, smoke-tight, non-combustible and capable of withstanding the action of flue gases as per all applicable codes.

REVISION	BY

CAPTAIN PERMIT
245 NEW YORK 109, WEST
BABYLON, NY 11704
(516) 513-8838

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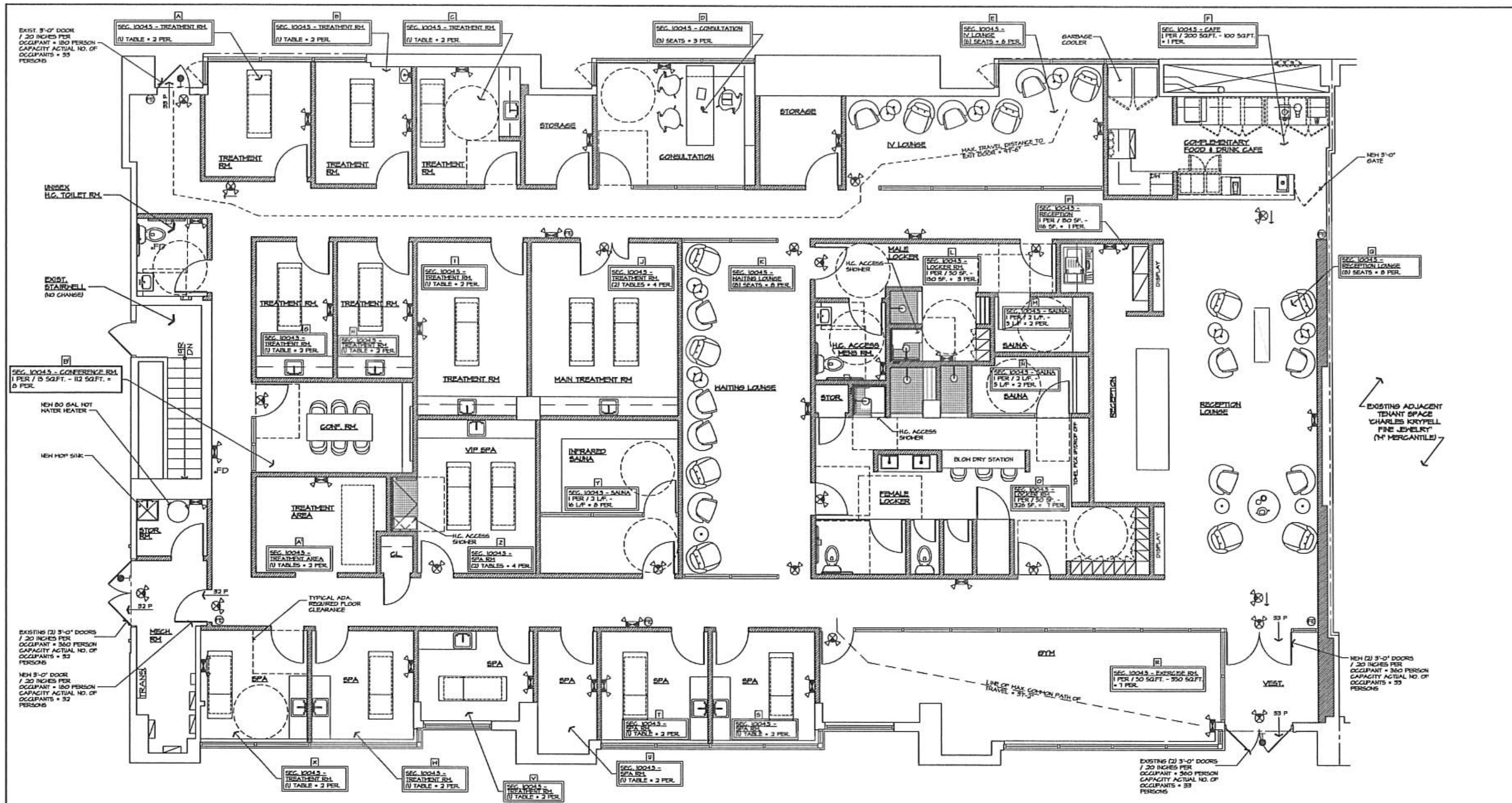
91-101 Broadway, Suite 11
Greenlawn, NY 11740
T: 631-757-6204
andreas@alarchitecture.com

MAINTAIN REAR DECK WITH ROOF OVER

PROPERTY AT: 31 KINGSTON ST NEW HYDE PARK NY 11040

Date:	10/25/23
Scale:	NOTED
Drawn:	---/LETKOV
Job:	
Sheet	A5
of	– Sheets

#21509



PROPOSED FIRST FLOOR PLAN

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

LEGEND

EXISTING DOOR TO REMAIN

NEW DOOR

NEW SINGLE-FACED ILLUMINATED EMERGENCY EXIT SIGN & EMERGENCY EXIT LIGHTS WITH BATTERY BACK-UP - PROVIDE EGRESS DIRECTION ARROWS AS INDICATED

NEW DOUBLE-FACED ILLUMINATED EMERGENCY EXIT SIGN & EMERGENCY EXIT LIGHTS WITH BATTERY BACK-UP - PROVIDE EGRESS DIRECTION ARROWS AS INDICATED

NEW WALL MOUNTED EMERGENCY LIGHTS WITH BATTERY BACK-UP FOR MEANS OF EGRESS ILLUMINATION

NEW SURFACE MOUNTED EXTERIOR EGRESS LIGHT WITH BATTERY BACK-UP

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

EXISTING PARTITION TO REMAIN

NEW PARTITION

FE Fire Extinguisher- SEE FLOOR PLAN FOR LOCATIONS

FIRE EXTINGUISHER NOTES:
1. PORTABLE FIRE EXTINGUISHERS-MODEL #MP10 (10 LBS. ABC TYPE) MOUNTED ON STANDARD BRACKET AS MANUFACTURE BY LARSEN'S MANUFACTURING COMPANY OR APPROVED EQUAL. MOUNT TO MEET ADA REQUIREMENTS. INSTALL AS PER MANUFACTURE INSTRUCTIONS.
2. VERIFY THAT SPECIFIED EXTINGUISHER MEETS FIRE MARSHALL APPROVAL PRIOR TO ORDERING
3. VERIFY & COORDINATE FIRE EXTINGUISHER QUANITY, LOCATION, SIZE AND TYPE WITH FIRE MARSHALL PRIOR TO ORDERING

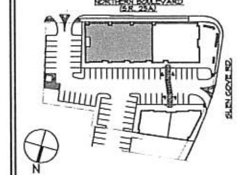
EGRESS CALCULATIONS

'B' BUSINESS OCCUPANCY		
A	TREATMENT RM.	2
B	TREATMENT RM.	2
C	TREATMENT RM.	2
D	CONSULTATION	3
E	IV LOUNGE	6
F	CAFE	1
G	TREATMENT RM.	2
H	TREATMENT RM.	2
I	TREATMENT RM.	2
J	MAIN TREATMENT RM.	4
K	WAITING LOUNGE	8
L	MALE LOCKER RM.	5
M	SAUNA	2
N	SAUNA	2
O	FEMALE LOCKER RM.	7
P	RECEPTION	1
Q	RECEPTION LOUNGE	8
R	EXERCISE ROOM	7
S	SPA RM.	2
T	SPA RM.	2
U	SPA RM.	2
V	SPA RM.	2
W	SPA RM.	2
X	SPA RM.	2
Y	SAUNA	8
Z	VIP SPA	4
A'	TREATMENT AREA	2
B'	CONFERENCE RM.	8
TOTAL OCCUPANT LOAD =		48

NO.	DATE	REVISION
1	11-8-23	BUILDING DEPARTMENT COMMENTS

NO.	DATE	ISSUED
3	11-8-23	REVISION #1
2	9-26-23	ISSUED FOR OWNER'S REVIEW
1	8-25-23	ISSUED FOR OWNER'S REVIEW

KEY PLAN



DOB STAMP

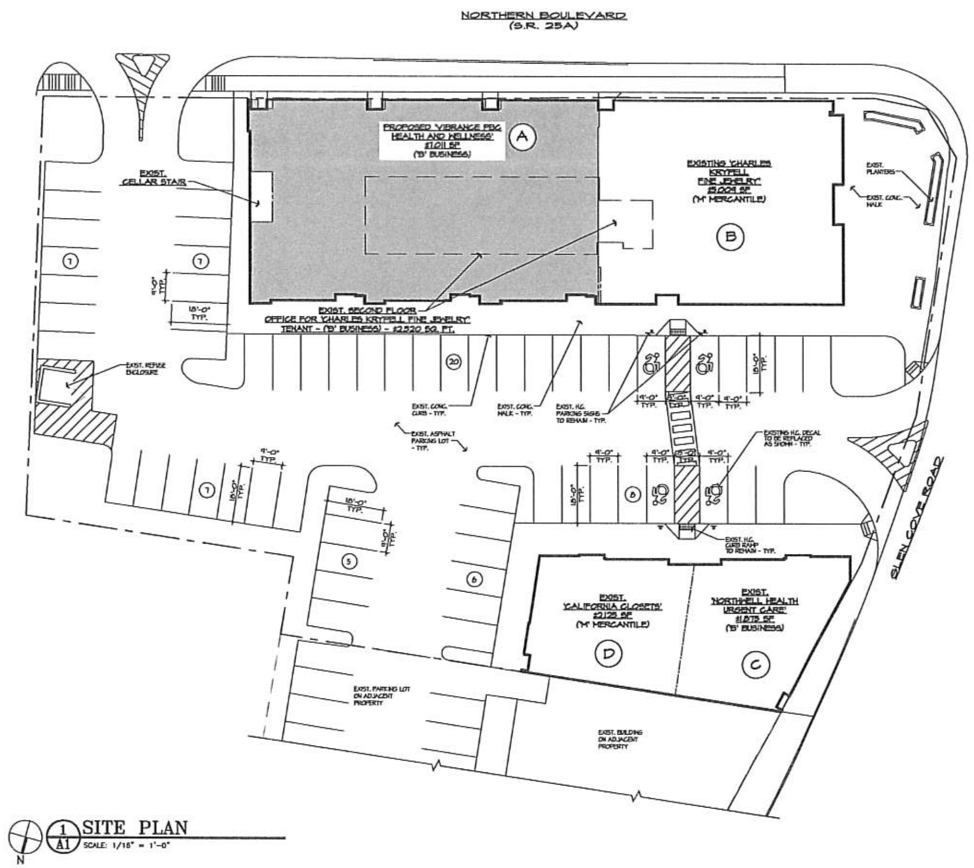
CONSULTANT

ARCHITECT
LUIGI GILENO ARCHITECT PC
ARCHITECTURE PLANNING INTERIORS
URBAN & REGIONAL DESIGN
PROJECT MANAGEMENT

PROJECT
PROPOSED INTERIOR ALTERATIONS
VIBRANCE BPC
HEALTH AND WELLNESS
30 GLEN COVE ROAD
GREENVALE, NY 11548

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN & EGRESS CALCULATIONS

DATE: 8-25-23	DWN. BY: LG
JOB NO.: 23083	SCALE: AS SHOWN
SEAL	DWG. No. A-2



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

LIST OF DRAWINGS

ARCHITECTURAL

A-1 SITE PLAN, BLDG. CODE ANALYSIS & PARKING CALCULATIONS

A-2 PROPOSED FIRST FLOOR PLAN & EGRESS CALCULATIONS

BUILDING CODE ANALYSIS

ADDRESS
30 GLEN COVE RD.
GREENVALE, NY 11548

S: 20
B: 029
L: 52

USE GROUP
'B' BUSINESS

ZONING
'B-B' & 'R-C'

CONSTRUCTION CLASS
TYPE II B

FIRE PROTECTION
FULLY SPRINKLERED

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

PREVIOUS TENANT -
ULTA BEAUTY
'M' MERCANTILE

PROPOSED TENANT -
VIBRANCE BPC HEALTH AND WELLNESS
'B' BUSINESS

FIRE ALARM
EXISTING TO BE MODIFIED

BLDG. HEIGHT
1 STORY WITH CELLAR AND PARTIAL SECOND FLOOR

COMPLIANCE METHOD
WORK AREA

TENANT DATA & PARKING CALCULATIONS

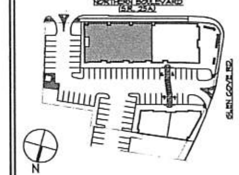
TAG	TENANT	OCCUPANCY	GROSS FLOOR AREA	PARKING REQUIREMENT	PARKING REQUIRED
A	VIBRANCE BPC HEALTH & WELLNESS	B	±7,011 SQ.FT.	1 PER 150 S.F.	46.7
B	'CHARLES KRYPELL FINE JEWELRY	B	±2,320 SQ.FT. SECOND FL.	1 PER 200 S.F.	11.6
		M	±5,009 SQ.FT. FIRST FL.	1 PER 300 S.F.	16.7
C	NORTHWELL HEALTH URGENT CARE	B	±1,875 SQ.FT.	1 PER 150 S.F.	12.5
D	CALIFORNIA CLOSETS	M	±2,125 SQ.FT.	1 PER 300 S.F.	7.1
PARKING CREDIT FOR URGENT CARE		-	1,000	1 PER 150 S.F.	(6.7)
PREVIOUS PARKING VARIANCE					(5.0)
PARKING SPACES REQUIRED					82.4 = 83 SPACES
PARKING SPACES PROVIDED					60 SPACES
PARKING SPACES DEFICIENT					23 SPACES

PREVIOUS VARIANCES & SPECIAL USE PERMIT APPROVALS
ZBA# 11109
GRANTED: 1-25-2012
CASE# 11109: THE FOLLOWING VARIANCES AND PERMIT WERE GRANTED ON 1-25-2012:
SECT. 70-103.B: INSUFFICIENT OFF-STREET PARKING
SECT. 70-103.F: INSUFFICIENT LOADING ZONES
SECT. 70-203.G: PLANTED BUFFER STRIP & PARKING WITHIN A RESIDENTIAL DISTRICT
SECT. 70-126.H: CONDITIONAL USE PERMIT FOR ACCESSORY PARKING IN A GREATER RESTRICTED DISTRICTED (RES. C)

NO.	DATE	REVISION
1	11-8-23	BUILDING DEPARTMENT COMMENTS

NO.	DATE	ISSUED
3	11-8-23	REVISION #1
2	9-26-23	ISSUED FOR OWNER'S REVIEW
1	8-25-23	ISSUED FOR OWNER'S REVIEW

KEY PLAN



DOB STAMP

CONSULTANT

ARCHITECT
LUIGI GILENO
ARCHITECT PC
ARCHITECTURE PLANNING INTERIORS
URBAN & REGIONAL DESIGN
PROJECT MANAGEMENT

PROJECT
PROPOSED INTERIOR ALTERATIONS
VIBRANCE BPC
HEALTH AND WELLNESS
30 GLEN COVE ROAD
GREENVALE, NY 11548

DRAWING TITLE
SITE PLAN, BLDG. CODE ANALYSIS & PARKING CALCULATIONS

DATE: 8-25-23	DWN. BY: LG
JOB NO.: 23083	SCALE: AS SHOWN
SEAL	DWG. No. A-1