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Town of North Hempstead

Board of Zoning Appeals

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

CALENDAR FOR FEBRUARY 14, 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 #21510 - Brian & Jennifer Fox; 34 Bayview Avenue, Port Washington; Section 5, Block 54, Lot 309; Zoned: Residence-A/Residence-C
Variance from § 70-100.1A to construct an outdoor kitchen with a barbeque, gas green egg and an outdoor bar in a side yard.

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 #21511 – Panagiotia Christakis; 24 Ridge Dr., Port Washington; Section 6, Block 80, Lot 1; Zoned: Residence-A
Variances from §§ 70-29(C), 70-30(C), & 70-101(B) to construct additions that would make the house too big and would be located too close to the street, and to construct an open porch that is too close to the street.

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 #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 and rear property lines and with smaller 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 (portico) that is too close to the street on a non-conforming dwelling.

APPEAL #21512 - Eduardo & Lidia Valverde; 1701 Aladdin Avenue, New Hyde Park; Section 8, Block 176, Lot 81; Zoned: Residence-C
Variances from 70-50.B and 70-51.B to construct a portico that is too close to the street, and additions, including a roofed over open area that is too close to the street and to the side property line.

APPEAL #21513 – Christopher Amico; 108 South St., Herricks; Section 9, Block 91, Lot 63; Zoned: Residence-B
Variances from §§ 70-101(B), 70-208(F) & 70-231 to legalize a non-conforming roofed-over raised terrace too close to a street, and a detached garage that is too deep.

APPEAL #21514 – Linda Cadelli; 19 Conway Rd., New Hyde Park; Section 9, Block 548, Lot 7; Zoned: Residence-C
Variances from §§ 70-101.B, 70-101.C, 70-100.2L, 70-100.2A(4)(b) & 70-100.2M to legalize a raised terrace and one-story vestibule too close to a street, light piers that are too tall, fencing that is too tall, and an arbor that is too tall.

APPEAL #21515 – Anthony & Johanna Bellissimo; 6 Hilton Ave., Garden City Park; Section 33, Block 562, Lot 941; Zoned: Residence-C
Variance from § 70-101(B) to legalize a raised terrace too close to a street.

COMMERCIAL CALENDAR

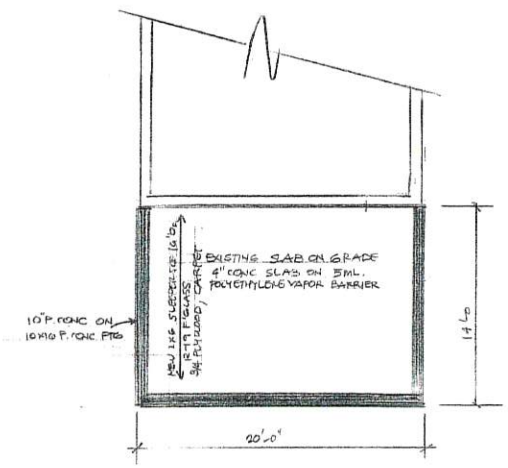
APPEAL #21516 – New York University (NYU Langone Health Signs); 1440 Northern Boulevard, Manhasset; Section 3, Block 145, Lots 16, 17 and 433; Zoned: Business-A
Variances from §§70-196.J(1), 70-196.J(1)(a), 70-196.J(1)(b), 70-196.J(1)(e), 70-196.J(1)(f), and 70-196.J(2)(a) to construct too many signs on a wall, signs that do not face a parking lot or street, signs that are too tall, signs that are too big, signs that are too high above the ground, a sign that is above the roof of a building, and too many ground signs on the premises.

APPEAL #21517 – Equistate, LLC (ACD Home Signs); 11 Glen Cove Rd., Greenvale; Section 7, Block D, Lot 122; Zoned: Business-B
Variances from §§ 70-196(J)(1)(b) & 70-196(J)(1)(f) to construct wall signs that are too big, too tall and too high above the ground.

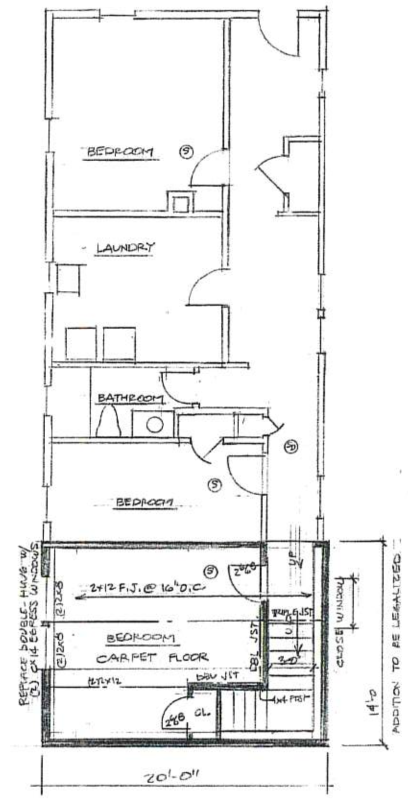
APPEAL #21518 – Puckhaber Realty, Inc. (Village Delicatessen Signs); 280 Westbury Ave., Carle Place; Section 10, Block 7, Lot 27; Zoned: Business-B
Variances from §§ 70-196(J)(2)(c) to construct a ground sign too close to a street.

APPEAL #21497 – Kevin Developers, LLC (Tropical Smoothie Café); 32 B Glen Cove Rd., Greenvale; Section 20, Block 29, Lot 161; Zoned: Business-B/Residence-C
Conditional Use §70-126(A) & Variance §70-103(A)(1) to construct interior alterations to convert an existing commercial space into a food use (a conditional use) and interior alterations to construct a mattress store with not enough parking.

#21482

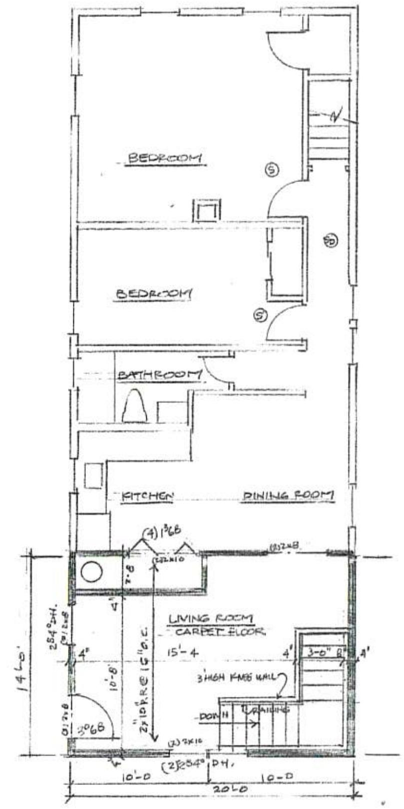


FOUNDATION FLOOR PLAN



FIRST FLOOR PLAN 1/4"=1'-0"

(S) SMOKE DETECTOR
(SD) COMBINATION SMOKE + CARBON MONOXIDE DETECTOR



SECOND FLOOR PLAN

DISAPPROVED
Nicholas Vastardis
09/11/2023

project: 1212 PORT WASHINGTON BLVD, PORT WASHINGTON			
drawing: PLANS			
number: A.2	drn by: DA	scale:	
	job no. 13-09	date: 7-31-23	

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revisions

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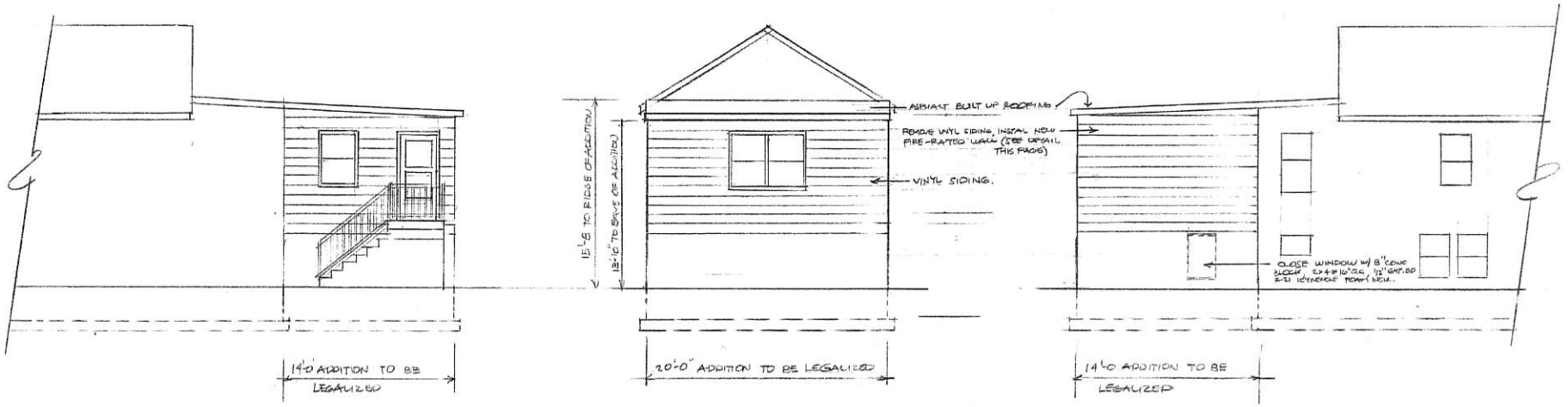
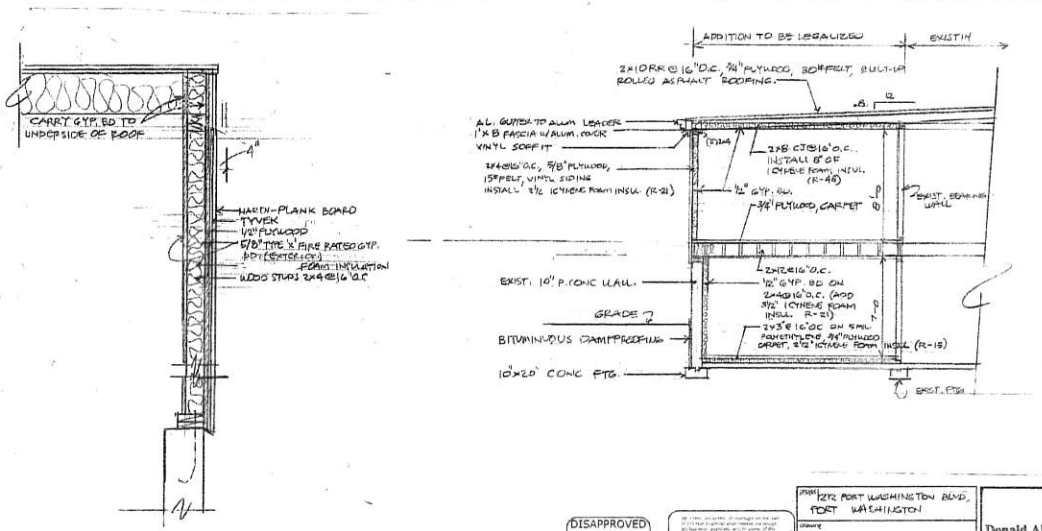
REGISTERED ARCHITECT
DONALD ALBERTO
STATE OF NEW YORK



RIGHT SIDE (NORTH) ELEVATION

REAR (WEST) ELEVATION

LEFT SIDE (SOUTH) ELEVATION 1/4"=1'-0"



SECTION AT FIRE-RATED WALLS 1"=1'-0"

IN CONFORMANCE W/ ASTM E119 : 1HOUR LOAD BEARING WALL ASSEMBLY (1H/EGS 60-02 AS PER MANUFACTURER)

DISAPPROVED

12TR PORT WASHINGTON BLVD, PORT WASHINGTON

ELEVATIONS, SECTION

A1.3 | B-09 | 7-31-23

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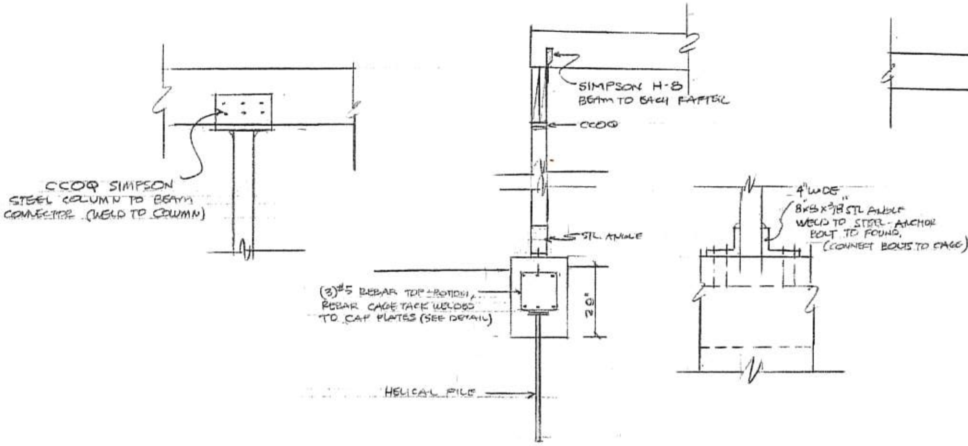
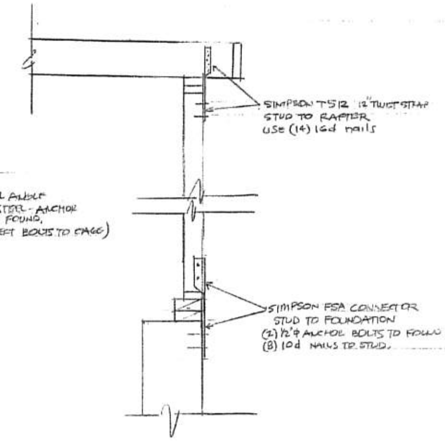
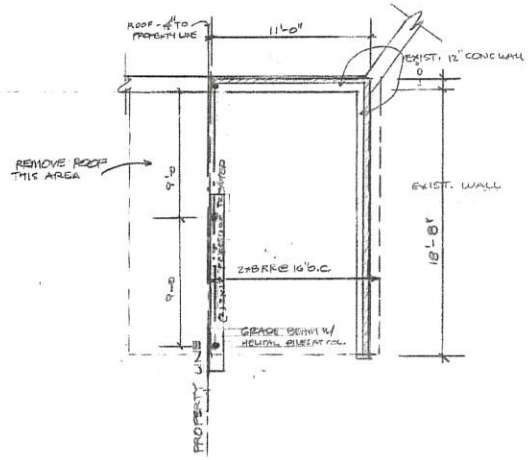


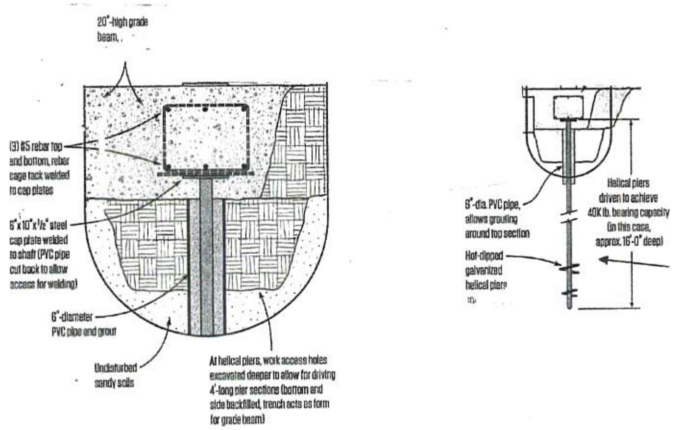
HURRICANE STRAPPING DIAGRAM- STEEL COLUMN



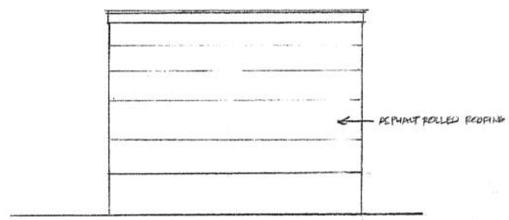
HURRICANE STRAPPING DIAGRAM: WALL



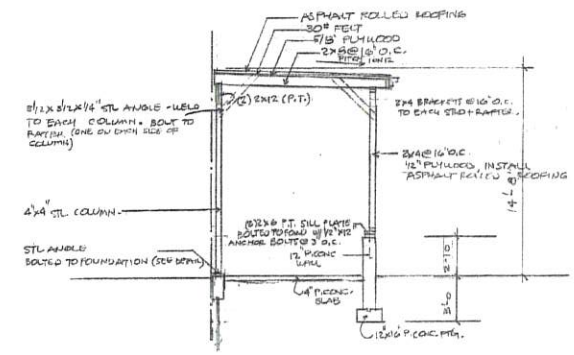
FLOOR PLAN- ROOF OVER CONCRETE 1/4"=1'-0"



HELICAL PILE DETAILS



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



SECTION - ROOF OVER GARAGE 1/4"=1'-0"

DISAPPROVED
Nicholas Vianchell
29/11/2023

project 1212 PORT WASHINGTON BLVD. PORT WASHINGTON		
drawing		
number A-4	dwn by DA	scale
	job no. 13-09	date 7-31-23

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revisions

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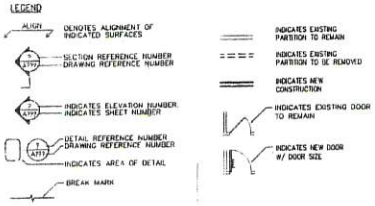
REGISTERED ARCHITECT DONALD ALBERTO STATE OF NEW YORK

GENERAL NOTES

(1) NO CONSTRUCTION OR DEMOLITION WORK TO COMMENCE BEFORE BUILDING DEPARTMENT HAVING JURISDICTION ISSUES A BUILDING PERMIT.
(2) THE DESIGNER HAS NOT BEEN RETAINED FOR ANY CONSTRUCTION REVIEW AND/OR INSPECTION. HIS RESPONSIBILITY IS LIMITED TO THE CONTENTS OF THESE PLANS ONLY.
(3) ALL WORK SHALL CONFORM TO THE RESIDENTIAL CODE OF NEW YORK STATE AND SHALL CONFORM TO ALL THE RECOMMENDATIONS AND REQUIREMENTS OF ANY OTHER AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL OBTAIN AND ARRANGE FOR ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, TESTS AND SURVEYS.
(4) THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING CONSTRUCTION AND SHALL NOTIFY THE DESIGNER OF ANY AMBIGUITIES OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF ANY QUESTIONS ARISE BEFORE OR DURING CONSTRUCTION AS TO THE INTENT OR DETAILS OF THE DRAWINGS, THE CONTRACTOR SHALL CALL THE DESIGNER FOR CLARIFICATION AND/OR INSTRUCTIONS. IF THE CONTRACTOR FAILS TO FOLLOW THE FOLLOWING PROCEDURE, HE SHALL ASSUME THE RESPONSIBILITY FOR THE CONSEQUENCES OF HIS ACTIONS AND/OR DECISIONS.
(5) CONTRACTOR IS REQUIRED TO PROVIDE HOMEOWNER WITH ALL REQUIRED LICENSES, INSURANCE CERTIFICATES AND INSURANCE COVERAGES.
(6) CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS AND ACTIONS TO SAFEGUARD THE RESIDENCE AND ITS CONTENTS FROM THE ELEMENTS DURING CONSTRUCTION.
(7) CONTRACTOR TO FOLLOW ALL MANUFACTURERS SPECS FOR THE INSTALLATION OF EQUIPMENT, PRODUCTS AND SYSTEM EQUIPMENT.
(8) THE OWNER SHALL ARRANGE FOR THE SUPERVISION OF THE CONSTRUCTION WORK TO INSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS.
(9) NO DRAWINGS SHALL BE SCALED; WRITTEN DIMENSIONS SHALL BE USED ONLY.
(10) ALL LUMBER FOR JOISTS AND RAFTERS SHALL BE HEM-FIR #2 HAVING A MIN. REPETITIVE FIBER STRESS OF 850 P.S.I., MARKED PRIOR TO DELIVERY TO JOB SITE, AND A MIN. BEARING OF 4" (UNLESS OTHERWISE NOTED)
(11) ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE; CHAPTERS 33, 34, 35, 36, 37, 38, 39, 40, AND 42 AND ALL APPLICABLE LOCAL CODES.
(12) UNDERWRITER'S CERTIFICATE SHALL BE OBTAINED AND PRESENTED TO THE OWNER UPON COMPLETION OF ALL ELECTRICAL WORK.
(13) ALL PLUMBING WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE; CHAPTERS 25, 26, 27, 28, 29, 30, 31, AND 32 AND ALL APPLICABLE LOCAL CODES AND HEALTH DEPARTMENT REQUIREMENTS.
(14) ALL AREAS WITHIN BATHROOM TO BE 5/8" WATER RESISTANT GYPSUM BOARD.
(15) INSULATE ALL PIPING AND DUCTWORK IN ATTIC AND CRAWL SPACES WITH 1" INSULATION ON ALL DUCTS; 1 1/2" INSULATION ON ALL PIPING; 3/4" INSULATION ON ALL WATER SERVICE SUPPLY PIPING.
(16) CAULK AND FINISH ALL WINDOWS AND DOORS AS REQUIRED.
(17) INSTALL METAL FLASHING AROUND ALL ROOF PENETRATIONS.
(18) PROVIDE AND INSTALL ALL MOLDINGS, SILLS, STOOLS AND TRIM AROUND ALL WINDOWS AND DOORS AS REQUIRED.
(19) ALL COLORS AND FINISHES ETC. SHALL BE SELECTED BY OWNER.
(20) ALL WINDOWS, AS SELECTED BY OWNER, SHALL HAVE HIGH PERFORMANCE INSULATED GLASS.
(21) ALL WINDOWS THAT SERVE AS EMERGENCY EGRESS MUST COMPLY WITH R310 OF RCNYS.
(22) ALL INSULATION, WHICH IS CAPABLE OF ABSORBING WATER, SHALL BE PROTECTED BY A VAPOR BARRIER LOCATED ON THE WINTER WARM SIDE OF THE INSULATION. INSULATION SHALL BE INSTALLED IN SUCH A MANOR THAT PROVIDES CONTINUITY OF INSULATION AT PLATE LINES, SILL LINES AND CORNERS AS PER R320 OF RCNYS.
(23) ALL FOUNDATIONS SHALL REST ON UNDISTURBED SOIL OF 2 TONS PER SQUARE FOOT BEARING CAPACITY; CONTRACTOR SHALL HAVE THE LEVEL OF BEARING STRATA VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
(24) ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS AND RECOMMENDATIONS OF ACI-301-89 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (f'c=3,000p.s.i.); REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. ALL FOUNDATIONS SHALL BE ADEQUATELY BRACED PRIOR TO BACKFILLING.
(25) ALL CONCRETE BLOCK SHALL CONFORM TO ASTM C-90 FOR GRADE "N" UNITS WITH TYPE "M" MORTAR. ALL MASONRY WORK SHALL CONFORM TO ACI 531-79. PROVIDE DUROWALL TRUSS TYPE REINFORCING EVERY OTHER COURSE (16" O.C.). PROVIDE MASONRY ANCHORS AT 16" O.C. AT ALL COLUMN, SPANDREL BEAMS, AND LINES OF BRIDGING.
(26) ALL MASONRY WORK SHALL CONFORM TO R606, R607, R608, R611 AND R708 OF RCNYS.
(27) ALL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS." STEEL SHALL CONFORM TO ASTM A-36 AND A-501. ALL CONNECTIONS SHALL USE A-325 HS BOLTS OR E70XX WELDS. STEEL JOISTS MANUFACTURERS DESIGN AND ERECTION SHALL CONFORM TO SJI SPECIFICATIONS.
(28) PROVIDE SINGLE-STATION SMOKE-DETECTING ALARM DEVICES ON EACH FLOOR AND ONE PER BEDROOM AS PER R317 OF RCNYS.
(29) RAILINGS AND HANDRAILS, BOTH INTERIOR AND EXTERIOR, SHALL BE DESIGNED TO RESIST LATERAL IMPACT AT TOP EQUIVALENT TO A MIN. LINEAR LOAD OF 50 lbs. PER FOOT AS PER R315 AND R316 OF RCNYS.
(30) STAIRS, DOORS AND EXITS SHALL COMPLY WITH R311, R312, AND R314 OF RCNYS.
(31) GLAZING IN DOORS, SHOWER STALLS, FIXED PANELS AND BATHTUB ENCLOSURES SHALL COMPLY WITH R308 OF RCNYS.
(32) FOAM PLASTIC INSULATION SHALL COMPLY WITH R318 OF RCNYS.
(33) DOUBLE ALL BEAMS AND JOISTS UNDER PARALLEL PARTITIONS AND AROUND OPENINGS IN FLOORS AND ROOFS.
(34) PLYWOOD SUBFLOORING SHALL BE INSTALLED AS PER R503 OF RCNYS.
(35) CHIMNEY CONSTRUCTION SHALL CONFORM TO CHAPTER 10 AND 18 OF RCNYS.
(36) CHIMNEY OUTLETS SHALL NOT BE LOWER THAN TOP OF ANY WINDOW WITHIN 20 FEET, NOR LESS THAN 2 FEET ABOVE THE COMBUSTIBLE PART OF THE ROOF OR BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3'-0" ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF AS PER R1001.6 OF RCNYS.
(37) ATTICS TO HAVE ACCESS AND CROSS VENTILATION AS PER R806 AND R807 OF RCNYS.
(38) CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING AREAS LEFT EXPOSED AND/OR DAMAGED DO TO THIS ADDITION WITH SIMILAR MATERIALS OR AS DIRECTED BY OWNER.
(39) PLACE HURRICANE CLIPS ON ALL ROOF RAFTERS.
(40) PUT DOUBLE HEADERS AND TRIMMERS AROUND ALL STAIR AND SKYLIGHT OPENINGS.
(41) ALL SUPPLY EXHAUST INTAKE AND OUTLETS TO BE EQUIPPED WITH TIGHT SHUT DAMPER AT BUILDING ENVELOPE TO MINIMIZE AIR LEAKAGE.
(42) PROVIDE MINIMUM 100cfm MECHANICAL EXHAUST FROM BATHROOMS AND MINIMUM 150cfm MECHANICAL VENTILATION IN KITCHEN AREAS.
(43) PROVIDE COMBUSTION AIR FOR FUEL BURNING EQUIPMENT AS PER CHAPTER 17 OF RCNYS.
(44) BOILERS AND HOT WATER HEATERS AS PER CHAPTER 20 AND 28 OF RCNYS.
(45) FUEL GAS EQUIPMENT AS PER CHAPTER 24 OF RCNYS.
(46) PROVIDE SIMPSON STRONG TIE JOIST HANGERS AT ALL FLUSH HEADER CONDITIONS.
(47) PROVIDE CARBON MONOXIDE DETECTOR ON EACH FLOOR AS PER NASSAU COUNTY PUBLIC HEALTH ORDINANCE SECTION 14(a).
(48) ALL WORK TO COMPLY WITH THE 2020 I.R.C.

LEGEND



BUILDING CODE NOTES:

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

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA
(REFER TO TABLE R301.2(1) OF THE RESIDENTIAL CODE OF NEW YORK STATE.)

GROUND SNOW LOAD	WIND SPEED * (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD
15 PSF	110 MPH OPTIONS B	NASSAU: C	SEVERE	3 FEET	MODERATE TO HEAVY	SLIGHT TO MODERATE	NASSAU: *3	YES	as per F.E.M.S

R301.2.1.1. DESIGN CRITERIA: AREA LOCATED WHERE WIND SPEEDS EQUAL OR EXCEED 110 MPH. DESIGN CRITERIA BASED ON AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE-AND-TWO FAMILY DWELLINGS (WFCM)

TABLE R301.6
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBERS	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS [1] WITH BRITTLE FINISHES	L/240
EXTERIOR WALLS - WIND LOADS [1] WITH FLEXIBLE FINISHES	L/240

NOTE: L = SPAN LENGTH, H = SPAN HEIGHT

1. 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.

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

USE	LIVE LOAD	DEAD LOAD
EXTERIOR BALCONIES	60 PSF	10 PSF
DECKS	40 PSF	10 PSF
PASSENGER VEHICLES GARAGES	50 PSF	AS PER PLAN
ATTICS WITHOUT STORAGE (ROOF BELOW 3 PITCH)	10 PSF	10 PSF
ATTICS WITH STORAGE (ROOF BELOW 3 PITCH)	20 PSF	10 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF	10 PSF
SLEEPING ROOMS	30 PSF	10 PSF
STAIRS	40 PSF	10 PSF
GUARDRAILS AND HANDRAILS	200 PSF	10 PSF
ROOF LOADING (LIVE = GROUND SNOW LOAD ADJUSTMENTS AS PER TABLE R301.5 OF THE RESIDENTIAL CODE OF NEW YORK STATE)	45 PSF	12 PSF FOR ATTIC 15 PSF FOR CATH

EGRESS WINDOWS

R310.1.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ.FT.
R310.1.2 MINIMUM OPENING HEIGHT SHALL BE 24"
R310.1.3 MINIMUM OPENING WIDTH SHALL HAVE A NET CLEAR OPENING OF 20".
R310.1.4 OPERATIONAL CONTRAINTS EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

WINDOW OPENING SCHEDULE (SEE PLANS)

MODEL #	CLEAR OPENING AREA (5.7 SQ.FT. MIN.)	CLEAR OPENING WIDTH (20" MIN.)	CLEAR OPENING HEIGHT (20" MIN.)	SILL HEIGHT A.F.F. (44" MAX.)

WINDOWS: INSTALLED AFTER 1/1/03, WITHIN WIND ZONE - ONE MILE FROM COASTLINE

R301.2.1.2 INTERNAL PRESSURE

WINDOWS IN BUILDINGS LOCATED IN WIND-BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND-BORNE DEBRIS OR THE BUILDING SHALL BE DESIGNED AS A PARTIALLY ENCLOSED BUILDING IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE.
GLAZED OPENING PROTECTION FOR WIND-BORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 REFERENCED THEREIN.
EXCEPTION: WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16" (11.1 mm) AND A MAXIMUM SPAN OF 8 FEET (2438 mm) SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO- STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R301.2.1.2 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF NEW YORK STATE.

TABLE 301.2.1.2
WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS [a,b,c,d]

FASTENER TYPE	PANEL SPAN ≤ 4 FOOT	4 FOOT < PANEL SPAN ≤ 6 FOOT	6 FOOT < PANEL SPAN ≤ 8 FOOT
2-1/2" #6 WOOD SCREWS	16"	12"	9"
2-1/2" #8 WOOD SCREWS	16"	16"	12"

FOR SI: 1 INCH= 25.4 mm, 1 FOOT= 304.8 mm, 1 POUND= 0.454 kg, 1 MILE PER HOUR= 1.609 KM/HR

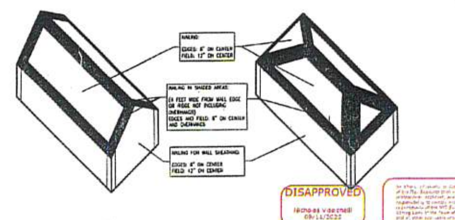
a. THIS TABLE IS BASED ON 110 MPH WIND SPEEDS AND A 33 FOOT MEAN ROOF HEIGHT.
b. FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOODEN STRUCTURAL PANEL.
c. NAILS SHALL BE 10d COMMON OR 12d BOX NAILS
d. WHERE SCREWS ARE ATTACHED TO MASONRY OR MASONRY/STUCCO, THEY SHALL BE ATTACHED UTILIZING VIBRATION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

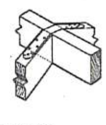
DRAWING SCHEDULE

DWG. #	TITLE
G001	GENERAL NOTES/SCHEDULES
A101	FLOOR PLANS
A201	ELEVATIONS
A202	SECTIONS
E101	ELECTRICAL

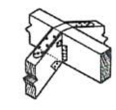
NAILING SCHEDULE
(REFER TO TABLE R602.3(1) OF THE RESIDENTIAL CODE OF NEW YORK STATE.)

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING	REMARKS
ROOF FRAMING				
RAFTER TO TOP PLATE (TOE-NAILED)	3-8d	3-10d	per rafter	
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3-8d	3-10d	per rafter	
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	3-16d	5-10d	each lap	
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED)	3-16d	4-10d	each lap	
COLLAR-TIE TO RAFTER (FACE-NAILED)	3-8d	3-10d	per tie	
BLOCKING TO RAFTER (TOE-NAILED)	2-8d	2-10d	each end	
RIM BOARD TO RAFTER (END-NAILED)	2-16d	3-10d	each end	
WALL FRAMING				
TOP PLATE TO TOP PLATE (FACE-NAILED)	2-16d	3-10d	per foot	
TOP PLATE AT INTERSECTIONS (FACE-NAILED)	4-16d	5-10d	joints-each side	
STUD TO STUD (FACE-NAILED)	2-16d	2-10d	24" o.c.	
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" o.c. along edges	
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	(see table 3.5A)	(see table 3.5A)	per stud	
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST				
BLOCKING (FACE-NAILED)	2-16d	2-16d	per foot	
FLOOR FRAMING				
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	4-10d	per joist	
BRIDGING TO JOIST (TOE-NAILED)	2-8d	2-10d	each end	
BLOCKING TO JOIST (TOE-NAILED)	2-8d	3-10d	each end	
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	4-10d	each block	
LEDGER STRIP TO BEAM (FACE-NAILED)	3-16d	4-10d	each joist	
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	3-10d	per joist	
BAND JOIST TO JOIST (END-NAILED)	3-16d	4-10d	per joist	
BAND JOIST TO SILL OR PLATE (TOE-NAILED)	2-16d	3-16d	per foot	
ROOF SHEATHING				
STRUCTURAL PANELS	8d	10d	see diagram	
CEILING SHEATHING				
GYPSUM WALLBOARD	(1/2" drywall screws)	(1/2" drywall screws)	7" edge/10" field	
WALL SHEATHING				
STRUCTURAL PANELS	8d	10d	see diagram	
GYPSUM WALLBOARD	(1/2" drywall screws)	(1/2" drywall screws)	7" edge/10" field	
FLOOR SHEATHING				
STRUCTURAL PANELS 1" OR LESS	8d	10d	6" edge/12" field	
STRUCTURAL PANELS GREATER THAN 1"	10d	10d	6" edge/6" field	

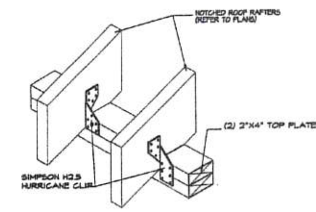




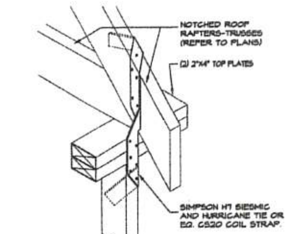
D1 RIDGE
SIMPSON STRONG TIE WITH CEILING COLLAR TIES @ 32" O.C. CS-20x18" MIN. WITH (7) 10D COMMON NAILS PER RAFTER INSTALLED OVER PLYWOOD



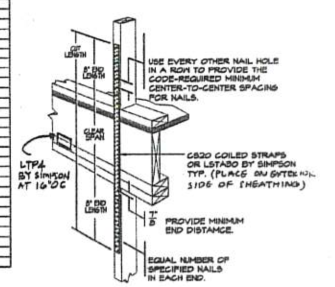
D2 STRUCTURAL RIDGE
CATHEDRAL CEILINGS
LSU26- 2x6
LSU28 - 2x8, 2x10, OR 2x12
CS-20x18" MIN. W/ (7) 10D COMMON NAILS PER RAFTER INSTALLED OVER PLYWOOD



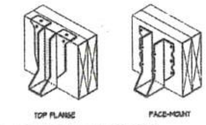
D3 HURRICANE CLIPS
FOR RAFTER SPANS UNDER 24'-0" -TIES TOP PLATES TO ROOF RAFTERS FOR TENSION CORD CONNECTION.



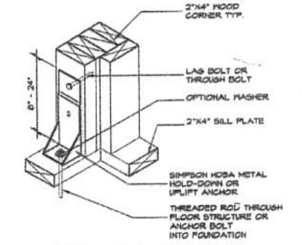
D4 SEISMIC/ HURRICANE TIE
FOR ROOF RAFTER OVER 24'-0" -PROVIDES TENSION FOR WOOD-TO-WOOD CONNECTIONS FOR WOOD TRUSSES AND JOISTS



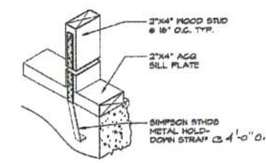
D5 FLOOR TIE ANCHOR
PROVIDES FLOOR-TO-FLOOR TENSION CONNECTION. REFER TO SIMPSON FOR NAILING REQUIRMENTS



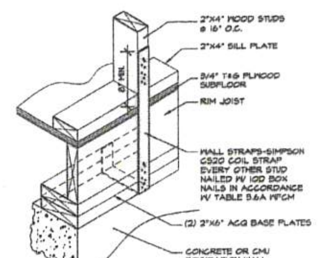
D6 JOIST HANGERS
JOIST CONNECTORS (IN WIDE VARIETY OF SIZES)



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



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



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

DISAPPROVED
Nicholas Visconti
09/11/2022

project	drawing	number	drawn by	scale	job no.	date
XXXXXX	XXXXXXXX	G001	JC	N.T.S.		XXXXXXXX

DONALD ALBERTO, Architect, AIA
88 Highland Avenue Port Washington, New York, 11050, 516-888-1251

revisions
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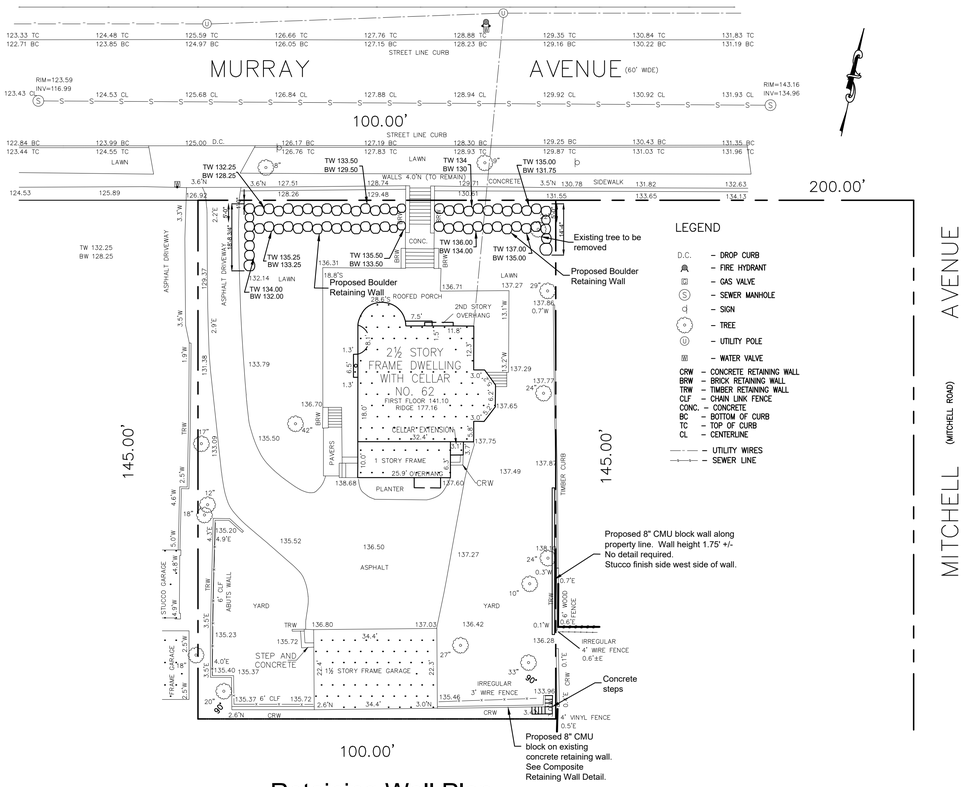
REGISTERED ARCHITECT DONALD ALBERTO STATE OF NEW YORK 017812-1

2020

#21494



Retaining Wall Plan

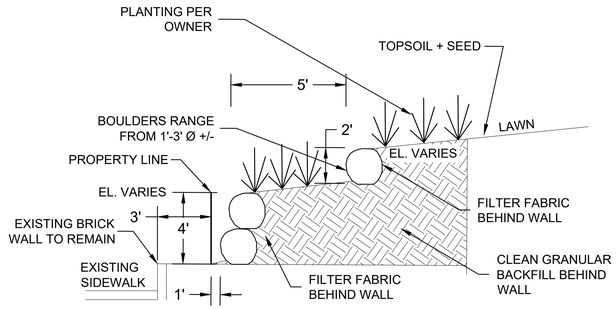
Graphic Scale

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.

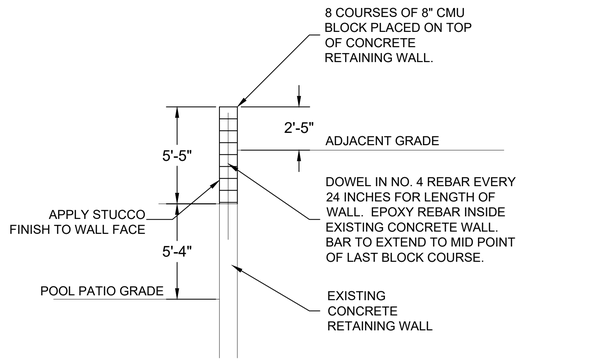


Boulder Retaining Wall Section

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

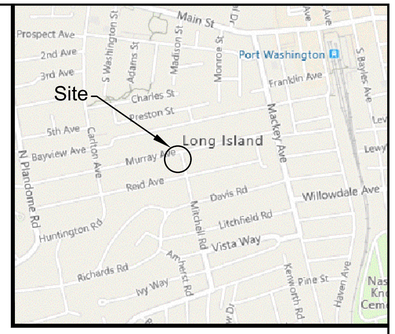
Demolition and Construction Notes :

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.

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

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	

#21497

N

NW NE W E SW SE

S

CHESTNUT ST.

BUSINESS "B-B" ZONE

RESIDENCE "R-C" ZONE

4" FIRE LINE

1" WATER SERVICE

T.C. 171.03'
B.C. 170.72'

T.C. 170.42'
B.C. 169.83'

T.C. 169.85'
B.C. 169.28'

T.C. 169.51'
B.C. 169.01'

T.C. 171.36'
B.C. 171.06'

EL. 171.94'

N84° 33' 20" E 126.72'

EL. 170.05'

168.71'

169.21'

T.C. 169.00'
B.C. 168.50'

EXISTING

168.50'

169.00'

CLEAR

T.C. 168.84'
B.C. 168.31'

T.C. 168.30'
B.C. 168.14'

EXIST. U.POLE

N84° 33' 20" E 50.0'

EL. 168.63'

LAWN

169.21'

PL

T.C. 169.71'
B.C. 169.21'

169.50'

T.C. 168.50'
B.C. 168.00'

JCPC (TYP)

T.C. 168.50'
B.C. 168.00'

T.C. 171.78'
B.C. 171.44'

PL

EXIST. COMMERCIAL ENTRANCE

GLEN COVE RD.

T.C. 172.03'
B.C. 171.67'

AREA OF WORK
at 1st FLOOR
32 GLEN COVE RD

EXIST. COMMERCIAL ENTRANCE

106.64'

N14° 33' 55" E

EXISTING 1 STORY BUILDING
6,472 SF

FF EL. 172.18'

T.C. 172.30'
B.C. 171.94'

EXISTING DUMPSTER GATE ENCLOSURE

EXISTING DUMPSTER

T.C. 172.48'
B.C. 172.27'

S84° 22' 00" W 162.05'

171.68'

E.T.

172.18'

T.C. 171.68'
B.C. 171.18'

HC PARKING SIGNAGE

HC PARKING SIGNAGE

EXISTING BRICK SIDEWALK

EXISTING BRICK SIDEWALK

EXIST. COMMERCIAL ENTRANCE

EXIST. 6" CONCRETE CURB

T.C. 104.5'
B.C. 104.0'

6" DIA.

23'-6"

LOADING ZONE

D

T.C. 171.99'
B.C. 171.46'

BUSINESS "B-B" ZONE

RESIDENCE "C" R-C" ZONE

EXIST. PARKING AREA (NO WORK)

T.C. 171.68'
B.C. 171.18'

171.75'

EL. 169.55'

EXISTING COMMERCIAL PARKING

PL

125'-0"

S4° 42' 40" E

125'-0"

S4° 42' 40" E

EL. 168.21'

EL. 168.62'

PL

S84° 33' 20" W 50.0'

PL

PLOT PLAN
1/8" = 1'-0"

Anthony Cucich R.A.

A.I.A.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES ,OR PROCEDURES,OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK,FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN.DRAWINGS ARE NOT TO BE SCALED

No.	Description	Date

CUCICH

ANTHONY CUCICH
ARCHITECT PLANNERS
37 - 02 ASTORIA BLVD. , ASTORIA , NY , 11103
www.a-cucich.com

GENERAL RENOVATION OF EXISTING COMMERCIAL SPACE AT 1 st FLOOR.

32 GLEN COVE ROAD, GREENVALE, NY , 11548

PLOT PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY CUCICH 13489 STATE OF NEW YORK

Project no	T-32 GLEN COVE
Date	10/23/2023
Drawn by	LAVI
Checked by	AC
Scale	1/8" = 1'-0"

A-001.00

PAG. 1 OF 13

created by Alex(andru) Bobe

ZONING ANALYSIS

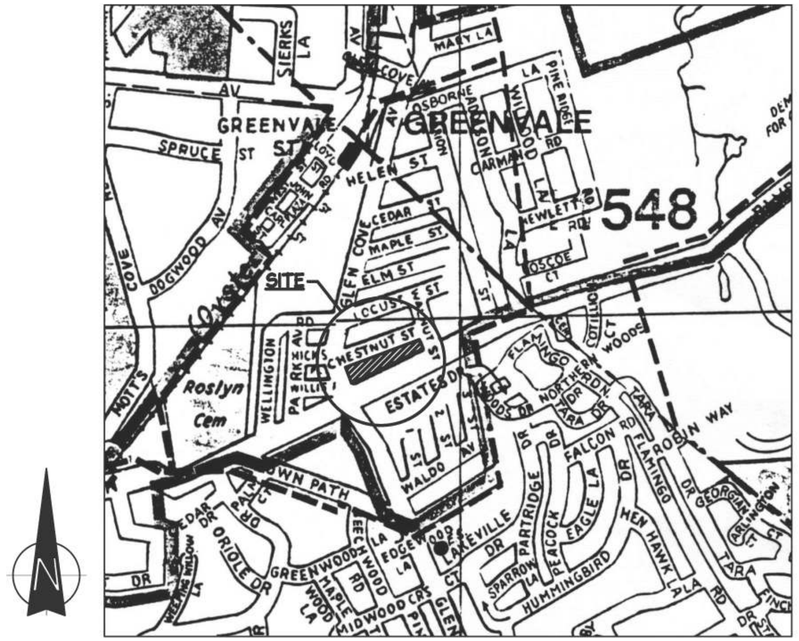
ADDRESS: 32 GLEN COVE ROAD, GREENVALE, NY , 11548	COUNTY NASSAU , TOWN : NORTH HEMPSTEAD	
	SECTION : 20 ; BLOCK : 29 ; LOT 161,162,163,164,49	ZONE : BUSINESS "B-B" RESIDENTIAL "R-C"
LOT AREA	6,472 SF	
EXISTING BUILDING AREA	20,720 SF = 0.476 AC	
BUILDING INFO	BULDING OCCUPANCY = RETAIL STORE (C-2 MULTIPLE TENANTS) BUILDING STORIES = 1	USE : C-2, CONSTRUCTION CLASS. : TYPE 2B BUILDING IS FULLY SPRINKLERD BUILDING HAS A FIRE ALARM SYSTEM
AS PER ART XVI - BUSINESS DISTRICTS (B)		
SECTION	REQUIRED / ALLOWED BY ZR	PROVIDED / ACTUAL
PERMITTED USES	RETAIL STORE AND RESTAURANT	ACTUAL EXISTING - RETAIL STORE AND RESTAURANT
HEIGHT	MAX. HEIGHT = 3 STORIES AND 40'	ACTUAL HEIGHT = EXIST. 1 STORY, 20 FEET THERE IS NO INCREASE IN BUILDING HEIGHT
BUILDING AREA	85% OF LOT AREA	EXIST. AREA- 31.2 % THERE IS NO INCREASE IN FLOOR AREA
FRONT YARD	0 FT	EXIST. FRONT YARD- 0 FT THERE IS NO INCREASE IN BULK OF THE BUILDING
REAR YARD	20 FT	EXIST. REAR YARD- 128'-9" THERE IS NO INCREASE IN BULK OF THE BUILDING
SIDE YARD	0 FT	EXIST. SIDE YARD- 0 FT THERE IS NO INCREASE IN BULK OF THE BUILDING
PARKING	**CELLAR FLOOR : OCCUPANCY IS STORAGE (ACCESSORY USE TO 1st FLOOR STORE)** **THEREFORE PARKING IS NOT REQ'D** **1st FLOOR :** **C2education (suite A)** = 1697.77 SF (4 STAFF AND 15 CHIDREN) **Beach Bum Tanning (suite C)** = 2186.12 SF **TROPICAL SMOOTHIE CAFE (suite B)** = 1447.05 SF AND 19.25 LF THEN 4 + (15/15) = 5 (2186.12-1000) / 300 = 3.95 1447.05 / 80 = 18.09 17.85 / 3 = 5.95 **TOTAL REQ'D PARKING** = 32.99 = **33 SPACES**	ACTUAL 33 SPACES THERE IS NO CHANGE (SEE MORE INFO AND DIAGRAM ON PAG. A-003)
LOADING	1 PER 10,000 SF	ACTUAL 1 SPACE THERE IS NO CHANGE
HC SPACES	2 HC SPACES	ACTUAL 2 HC SPACES THERE IS NO CHANGE

THERE IS NO INCREASE IN BULK OF THE BUILDING. ALL THE YARDS ARE EXISTING.
NO CHANGE IN NUMBER OF PERSONS.
ALL THE PROPOSED WORK IS DONE INSIDE THE BUILDING ENVELOPE.

SCOPE OF WORK:
GENERAL RENOVATION OF EXISTING COMMERCIAL SPACE AT 1 st FLOOR.

NOTE : MECHANICAL SYSTEM IS EXISTING AND THERE IS NO WORK DONE UNDER THIS APPLICATION.

LOCATION MAP (NTS)



LEGEND

1		EXIST. PARTITION TO BE REMOVE
2A		EXIST. INTERIOR PARTITION TO REMAIN
2B		EXIST. EXTERIOR PARTITION TO REMAIN
3		**PROP. INTERIOR PARTITION** - 4" INTERIOR PARTITION- W/ ONE LAYER 5/8" th. TYPE X GYP. BD. APPLIED TO BOTH SIDES OF 3 5/8" METAL STUDS @ 16" O.C.: - 1HR FIRE RATED GA FILE NO. WP3510 SEE " INTERIOR PARTITION DETAIL "

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE AND BE RESPONSIBLE FOR HAVING RECORDED ALL CONDITIONS WITHIN THE SCOPE OF THE PROJECT. NO CLAIMS FOR EXTRA COMPENSATION BASED ON IGNORANCE OF VISIBLE OR IMPLIED CONDITIONS WILL BE CONSIDERED.
2. CONTRACTOR ARE TO VERIFY ALL INDICATED CONDITIONS BEFORE STARTING WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT. THE DRAWINGS REFLECT CONDITIONS REASONABLY INTERPRETED FROM THE EXISTING VISIBLE CONDITION OR FROM DRAWINGS OR INFORMATION FURNISHED BY THE OWNER, BUT CAN NOT BE GARANTEED BY THE ARCHITECT.
3. ALL WORK IS TO CONFORM TO THE BUILDING DEPARTMENT REQUIREMENTS AND FIRE DEPARTMENT REGULATIONS UTILITY COMPANIES REQUIREMENTS, OSHA AND THE BEST TRADE PRACTICES
4. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR THE PROPERTY AND ACCEPTABLE CONSTUCTION INSTALLATION OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE ARCHITECT, SHALL BE INCLUDED THE WORK AS IF WHERE SPECIFIED OR INDICATED ON THE DRAWINGS.
5. CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURE WITH LOCAL AUTHORITIES NEIGHBORHOOD ASSOCIATIONS OR BUILDING MANAGEMENT OR BOARD OF DIRECTORS REQUIREMENTS.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED INSPECTIONS OBTAIN ALL CODE APPROVALS AND FILE FOR NEW C.O. IF REQUIRED.
7. ALL INDICATED SURVEY MATERIAL IS FOR GENERAL INFORMATION, THE ARCHITECT CAN NOT BE RESPONSIBLE FOR ITS CONTENT OR CORRECTENESS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING NEW CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONS-TRUCTION AREA, DAMAGE CAUSED BY OR DURING THE EXECUTION OF THE WORK IS THE RESPONSABILITY OF THE CONTRACTOR AND SHALL BE REPAIRED TO THE OWNER SATISFACTION.
9. CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIES AND KEEP OUT ALL UNATHORIZED PERSONS UPON COMPLETELY CLEANED AND RESTORE TO ORIGINAL CONDITION.
10. DRAWINGS MAY BE ROUGH SCALED FOR ESTIMATING AND GENERAL REFERENCE FOR ALL OTHER DIMENSIONS OR LOCATIONS CONSULT WITH THE ARCHITECT , FIELD VERIFY ALL DIMENSIONS.

ADMINISTRATIVE:

THE ARCHITECT/ENGINEER HAS NOT BEEN RETAINED FOR THE SUPERVISION OF WORK & IT REMAINS INCUMBENT ON THE CONTRACTOR TO TO INFORM THE BUILDING DEPARTMENT OR THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CHANGES ON THE APPROVED PLANS.
NO WORK IS TO BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE GOVERNING AGENCIES.
THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK & SHALL REPORT ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS, LICENSED IN THE STATE OF NEW YORK & AS REQUIRED BY LOCAL AGENCIES. DO NOT SCALE DIMENSIONS FROM DRAWINGS.
WRITTEN DIMENSIONS ARE TO BE FALLOWED FOR CONSTRUCTION PURPOSES. LARGE SCALE DRAWINGS TAKE PREFERENCE OVER SMALLER SCALE DRAWINGS.
NO WORK IS TO BE STARTED UNTIL THE PLANS ARE APPROVED BY THE NEW YORK CITY DEP'T OF BUILDING AND A WORK PERMIT IS OBTAINED.
THESE NOTES ARE PART OF THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AND ARE TO FULLY COMPLIED WITH IN ALL RESPECT.
THE CONTRACTOR SHALL BE HELD TO HAVE VISITED THE SITE SO THAT HE MAY DETERMINE THE DIFFICULTIES HE MAY ENCOUNTER DURING CONSTRUCTION.
FOUNDATION AND SUBSOIL CONDITIONS HAVE BEEN DESIGNED BASED ON THE INFORMATION CONTAINED WITHIN THE BORINGS AND/OR TEST PITS AS FURNISHED BY THE OWNER. EXACT FOUNDATION REQUIREMENTS ARE SUBJECT TO CHANGE BASED ON CONTROLLED INSPECTIONS OF SUBSOIL CONDITIONS AND MAY VARY FROM THOSE INDICATED ON THESE DRAWINGS.
CONTRACTOR/OWNER IS RESPONSIBLE TO NOTIFYING UTILITY COMPANIES TO VERIFY EXACT LOCATIONS OF THEIR UTILITY LINES, SERVICE AND OTHER POSSIBLE EQUIPMENT.
THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING SITE.
PRIOR TO COMMENCEMENT OF WORK THE ADJACENT PROPERTY OWNERS SHALL BE GIVEN 5 DAYS WRITTEN NOTICE BY CERTIFIED MAIL, WHERE ADJACENT PROPERTY IS AFFECTED BY FOUNDATIONS, GRADING, EARTHWORK OR DEMO WORK.
AN ACCURATE AND COMPLETED SURVEY, MADE A LICENSED SURVEYOR, SHALL BE SUBMITTED TO THE APPLICANT OF RECORD AFTER COMPLETION OF WORK SHOWING THE LOCATION AND ELEVATIONS OF ANY NEW BUILDING OR EXTENSION, FINISHED FLOOR ELEVATION, GRADE ELEVATIONS AND SHALL COMPLY TO THE MINIMUM STANDARDS OF THE NYSSPLS.

Drawing List OT

PAGES	Sheet Number	Sheet Name	Drawn By	Checked By
1	A-001.00	PLOT PLAN	LAVI	AC
2	A-002.00	ZONING ANALYSIS-LOCATION MAP. ZONING INFORMATION AND NOTES	LAVI	AC
3	A-003.00	AREA DIAGRAMS	LAVI	AC
4	A-004.00	EXISTING 1st FLOOR	LAVI	AC
5	A-005.00	1st FLOOR PLAN	LAVI	AC
6	A-006.00	PLUMBING DIAGRAM AND NOTES	LAVI	AC
7	A-007.00	DETAILS	LAVI	AC
8	A-008.00	GENERAL NOTES	LAVI	AC
9	A-009.00	DETAILS AND NOTES	LAVI	AC
10	E-201.00	REFLECTED CEILING PLAN 1st FL.	LAVI	AC
11	E-210.00	LIGHTING FIXTURE SCHEDULE	LAVI	AC
12	EN-107.00	ENERGY CONSERVATION CODE	LAVI	AC
13	EN-108.00	ENERGY CONSERVATION CODE	LAVI	AC

Grand total: 13

Anthony Cucich R.A.

A.I.A.

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No.	Description	Date

CUCICH

ANTHONY CUCICH
ARCHITECT PLANNERS
37 - 02 ASTORIA BLVD. , ASTORIA , NY , 11103
www.a-cucich.com

GENERAL RENOVATION OF EXISTING COMMERCIAL SPACE AT 1 st FLOOR.

32 GLEN COVE ROAD, GREENVALE, NY , 11548

ZONING ANALYSIS-LOCATION MAP. ZONING INFORMATION AND NOTES

SEAL & SIGNATURE

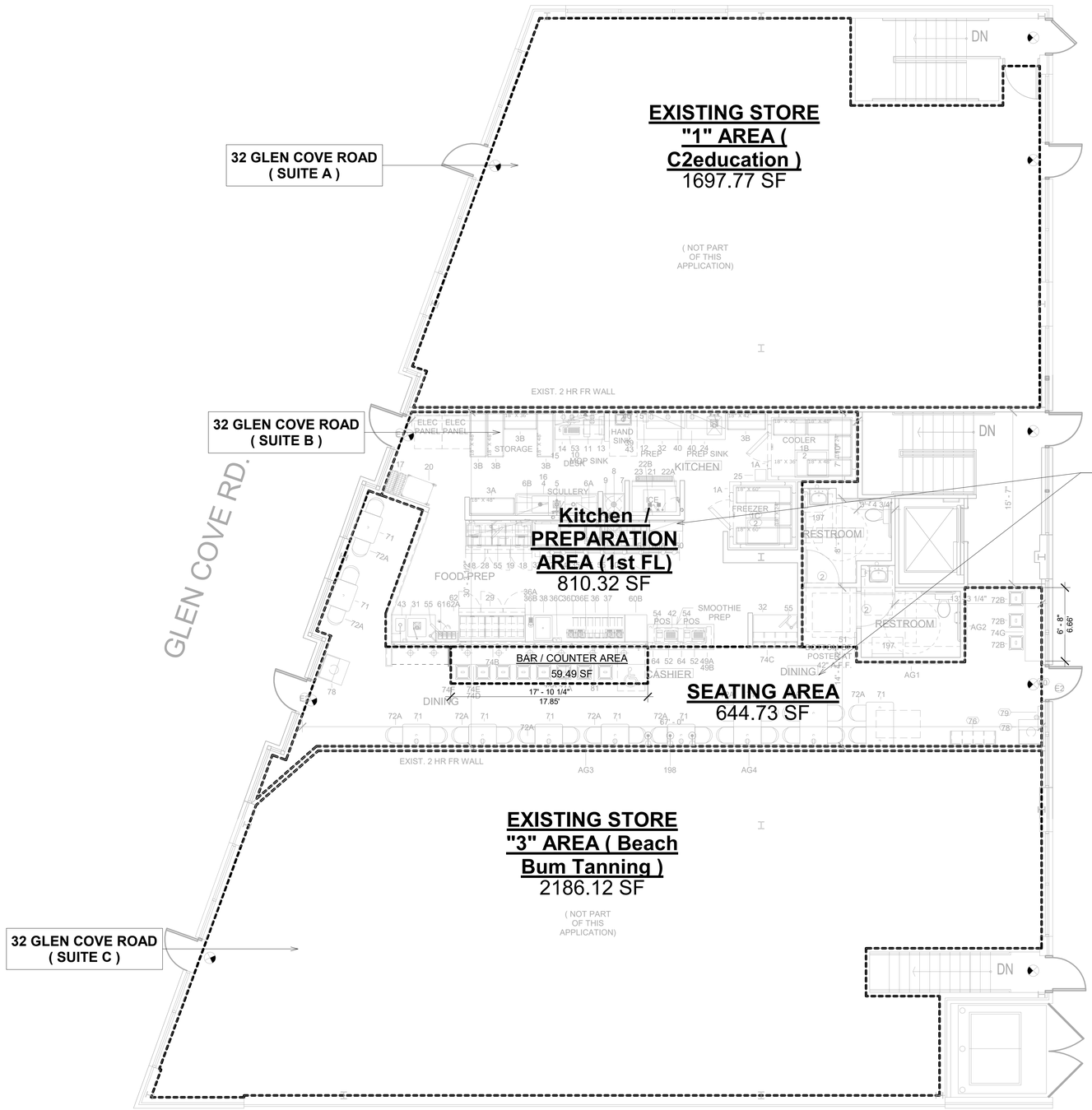
REGISTERED ARCHITECT ANTHONY CUCICH 13489 STATE OF NEW YORK

Project no	T-32 GLEN COVE
Date	10/23/2023
Drawn by	LAVI
Checked by	AC
Scale	1/4" = 1'-0"

A-002.00

PAG. 2 OF 13

created by Alex(andru) Bobe



1 ST. FLOOR - AREA
DIAGRAM - ENTIRE FLOOR
3/16" = 1'-0"

TROPICAL SMOOTHIE CAFE
810.32 SF + 636.73 SF = 1447.05 SF

REQUIRED PARKING PER § 70-103.A(1)			
Tenant	**Size**	**Use**	**Required Parking**
C2education	4 Staff	Child Care, Nursery School or Similar	1 per Staff Member
	15 Children		1 per 15 Children
Beach Bum Tanning	2186.12 SF	Personal Service Shop	1 per 300 SF in excess of 1,000 SF
Tropical Smoothie Café	1447.05 SF	Restaurant	1 per 80 SF
	17.85 LF		1 per 3 LF of counter

4 + (15/15) =	5.00
(2186.12 - 1000) / 300 = 1186.12 / 300 =	3.95
1447.05 / 80 =	18.09
17.85 / 3 =	5.95
Total Required Parking =	**32.99**

THEREFORE (PARKING REQ'D) 33 = 33 (PARKING PROVIDED) **OK**

Anthony Cucich R.A.

A.I.A.

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AREA DIAGRAMS

SEAL & SIGNATURE

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PAG. 3 OF 13

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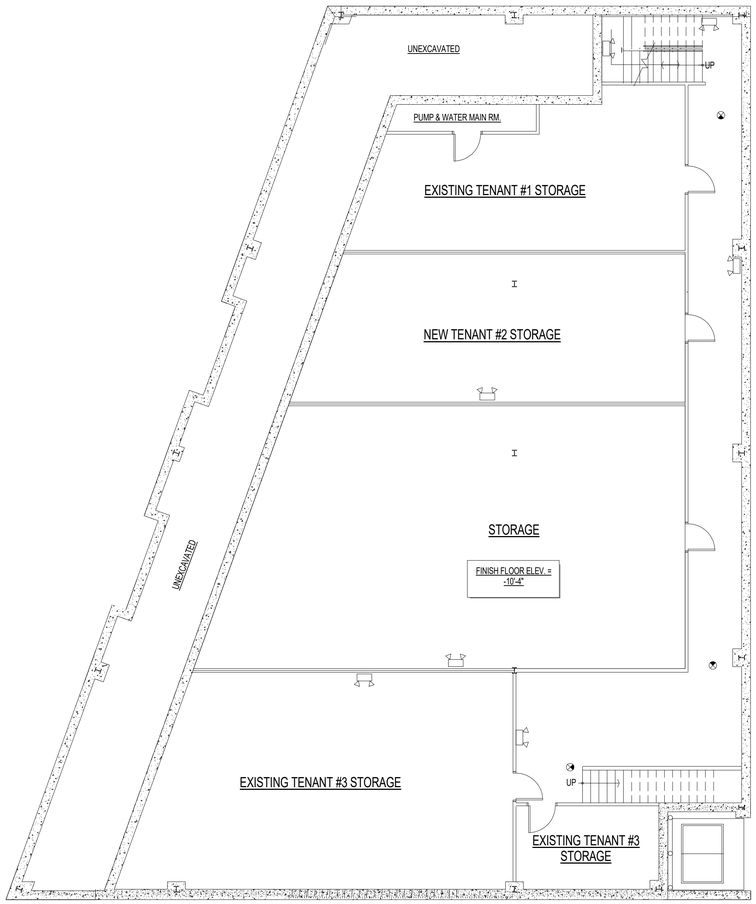
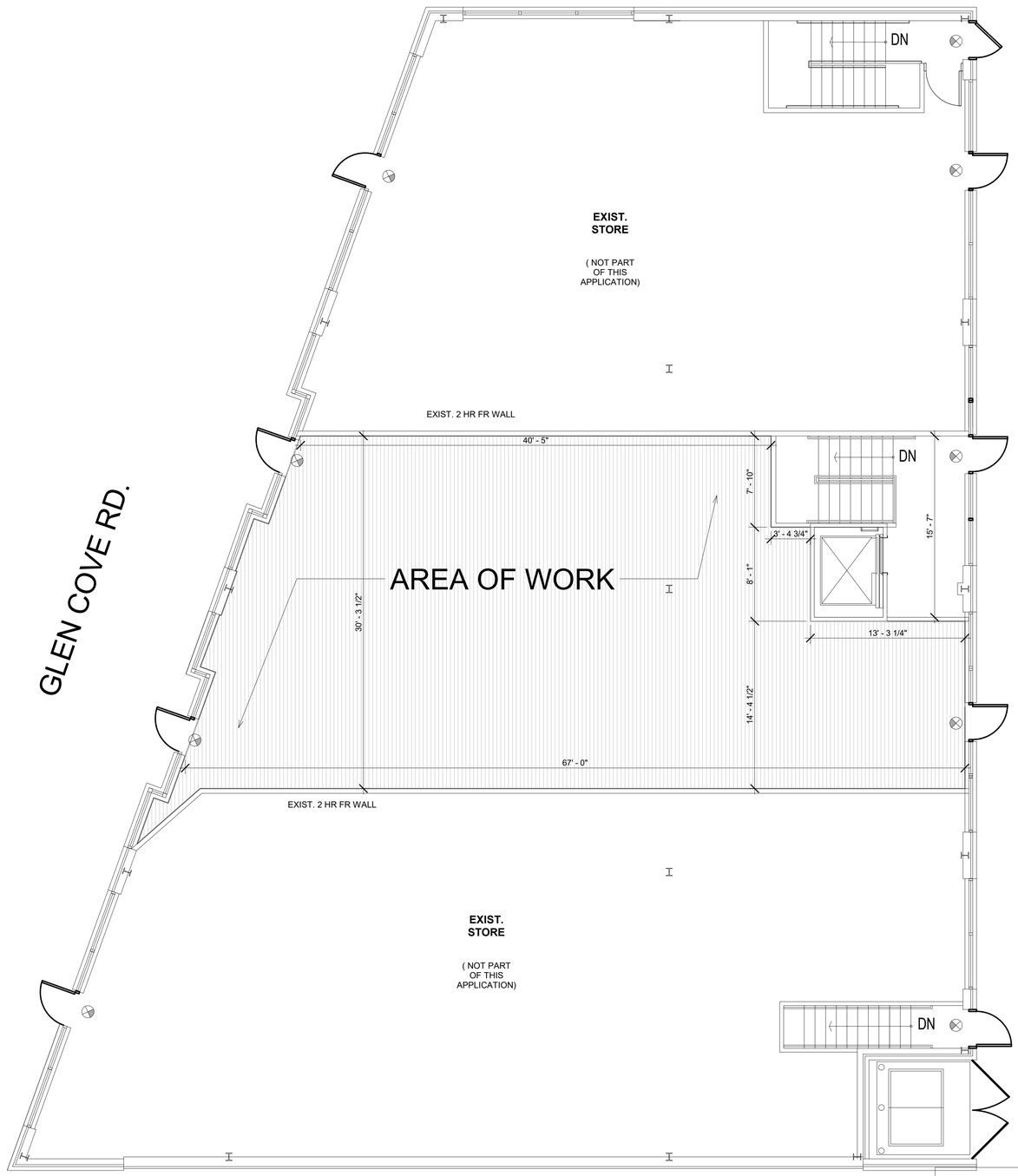


CELLAR FLOOR - EXISTING
1/8" = 1'-0"



1 ST. FLOOR - EXISTING
3/16" = 1'-0"

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EXISTING 1st FLOOR

SEAL & SIGNATURE

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A-004.00

PAG. 4 OF 13

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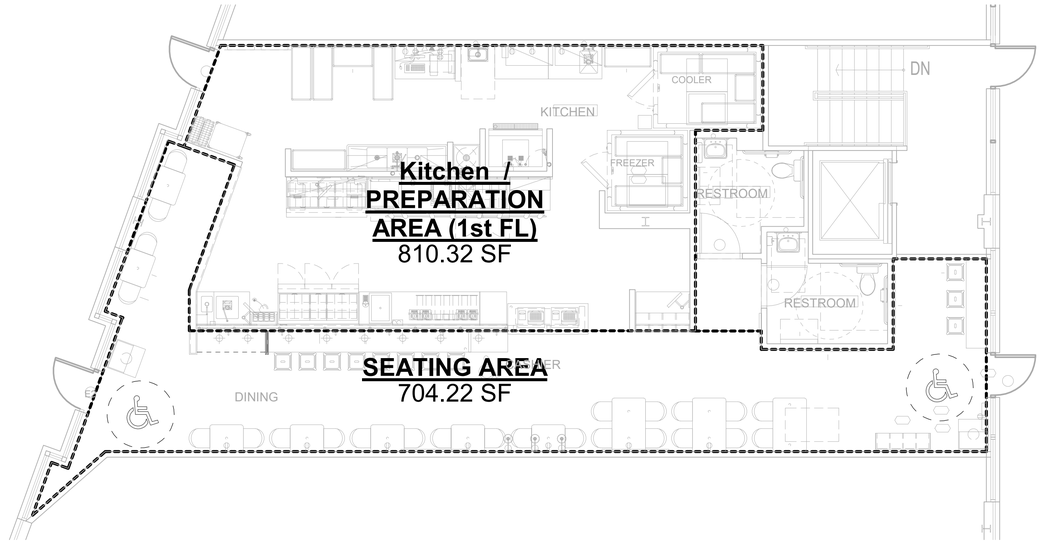
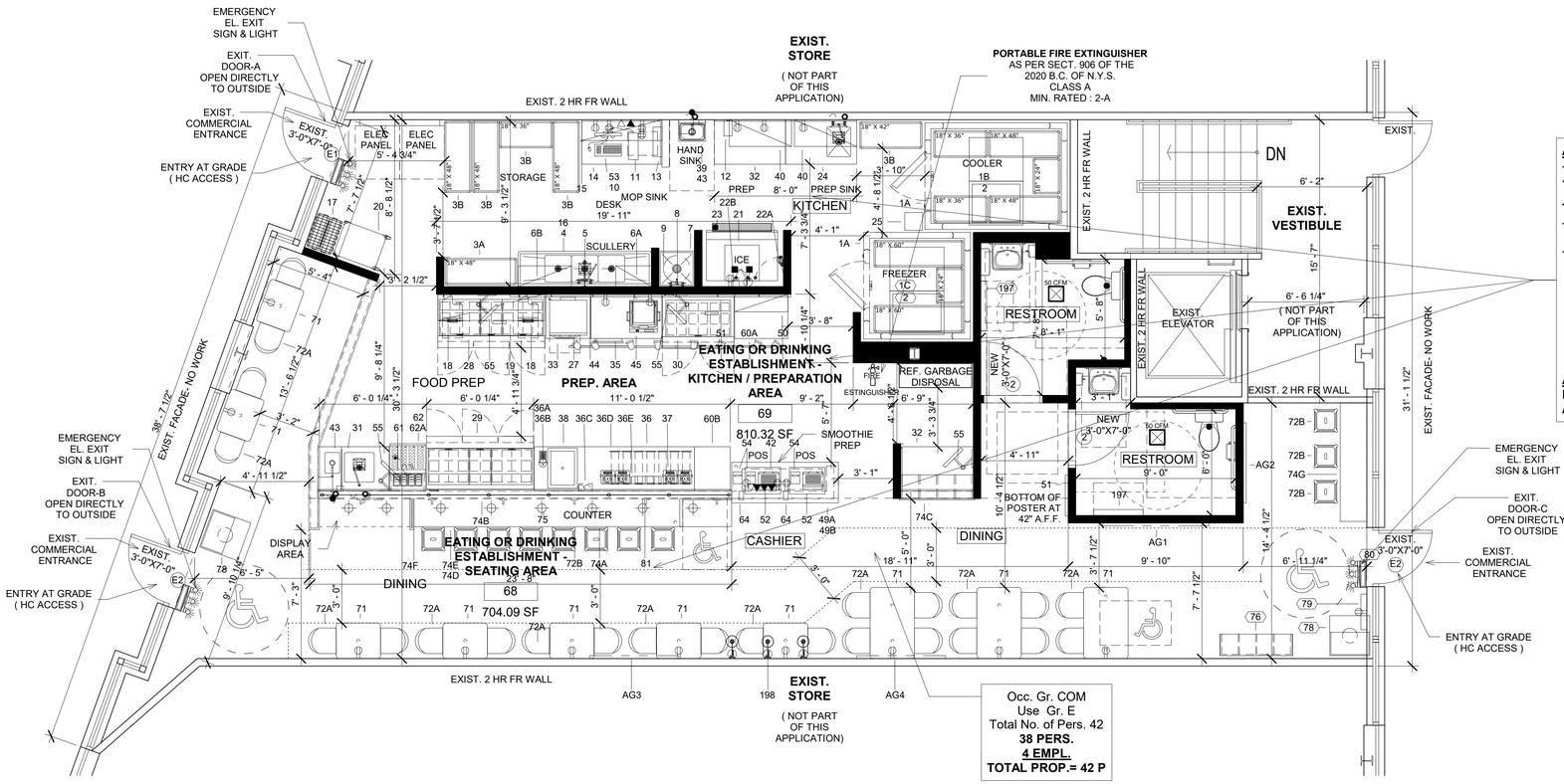


1 ST. FLOOR - AREA DIAGRAM
3/16" = 1'-0"



1 ST. FLOOR
1/4" = 1'-0"

AS PER SEC. 1004 OF 2020 B.C. OF NYS
- SEATING AREAS (MOVEABLE SEATS = 7 (Net Area / Occupant
- Kitchen (1st FL) = 200 (Net Area / Occupant)

THEREFORE
- SEATING AREA (1st FL) = 704.09 SF
  704.09 / 7 = 100.58 = Aprox. **100 PERS**.
- KITCHEN / PREPARATION AREA = 810.32 SF
  810.32 / 200 = 4.05 = Aprox. **4 PERS**.

TOTAL MAX. NO. OF PERS. = **100 + 4 = 104 PERS.**

ACTUAL PROPOSED SEATING AREA = 38 P
ACTUAL PROPOSED KITCHEN / PREPARATION AREA = 4 P
TOTAL ACTUAL NO. OF PERS. = **38 + 4 = 42 PERS.**

AS PER BC 27-365 - TABLE 6-3 EGRESS FROM SPACES
FOR OCC. GR "E" MAX OCC. LOAD WITH ONE DOOR = **75 PERS**
ACTUAL 42 PERS < 75 PERS THEREFORE IS **OK**

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1st FLOOR PLAN

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PAG. 5 OF 13

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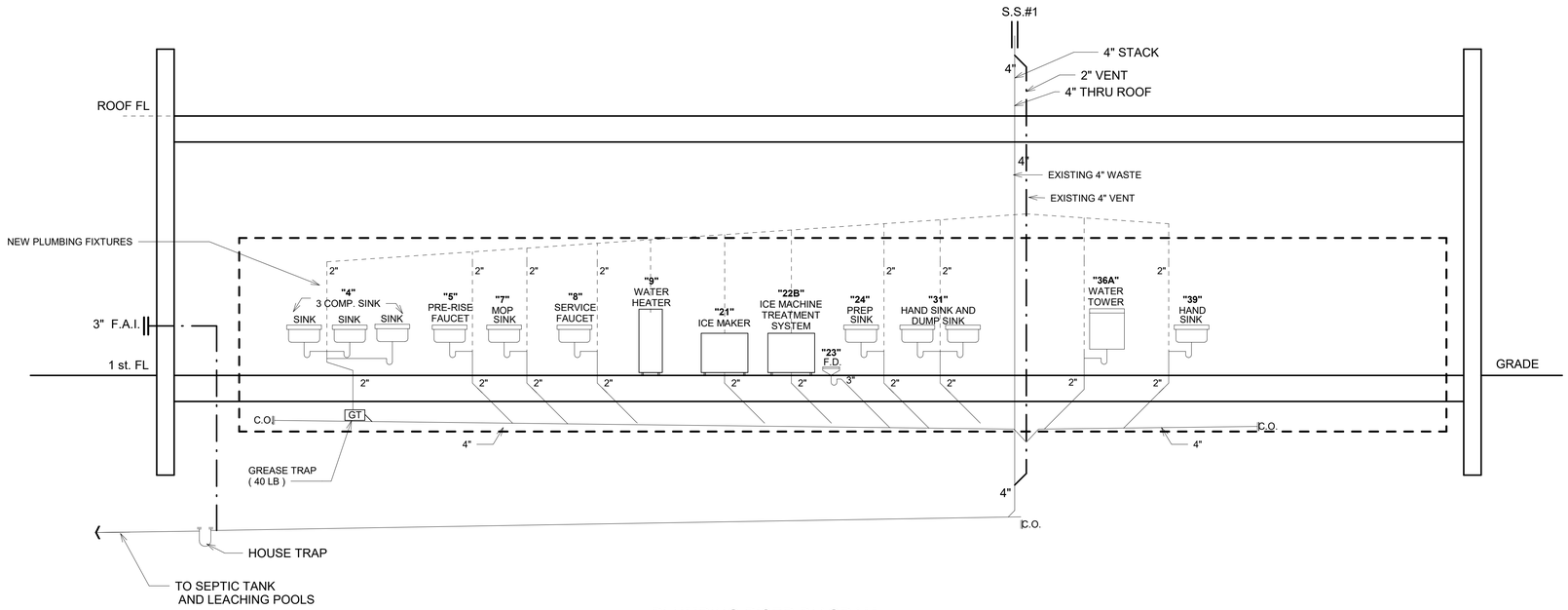

PLUMBING RISER DIAGRAM

NOTE:
1. INSTALL DRAINS AT BOTTOM OF ALL RISERS.
2. INSTALL AIR CHAMBERS BEHIND EACH FIXTURE (TYP.).
3. CONTRACTOR SHALL PROVIDE BACKFLOW PREVENTER DRAWINGS AND LAYOUT AND SUBMIT DRAWINGS AND APPLICATION TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) CROSS CONNECTION UNIT FOR APPROVAL. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL APPROVALS, COORDINATE ALL WORK, FILE APPLICATIONS AND PAY ALL FEES. THE BACKFLOW PREVENTER DRAWINGS SHALL BE GENERATED BY A LICENSED ENGINEER OR ARCHITECT. CONTRACTOR SHALL PAY ALL REQUIRED DESIGN FEES AND COORDINATE ALL WORK WITH THE LICENSED ENGINEER/ARCHITECT.

PLUMBING SPECIFICATION (NYC)

GENERAL

1. ALL PLUMBING SHALL COMPLY WITH REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE AND LOCAL LAW #58 AND #29.

2. ALL MATERIALS SHALL MEET B S & A AND M.E.A. REQUIREMENTS.

3. IT WILL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO OBTAIN PERMITS AND FINAL INSPECTION CERTIFICATES FROM THE MECHANICAL INSPECTION BUREAU.

4. ALL SHUT-OFF VALVES NEW OR EXISTING SHALL BE ACCESSIBLE FOR BUILDING MAINTENANCE.

5. THERE SHALL NOT BE TRENCHING OF STRUCTURAL CONCRETE SLAB FOR PLACEMENT OF PLUMBING LINES, WITHOUT PRIOR PERMISSION FROM STRUCTURAL ENGINEER.

6. PROVIDE NEW BRONZE BALL VALVES AT ALL POTABLE RISER CONNECTIONS.

7. THE PLUMBING CONTRACTOR MUST TEST ALL AFFECTED WATER SUPPLY SHUT-OFF VALVES PRIOR TO PROCEEDING WITH ANY PHASE OF WORK.THIS IS TO AVOID ANY EMERGENCY PROBLEMS.

8. TEMPORARY SHUTDOWNS OF BUILDING SERVICES FOR THE PURPOSES OF MAKING NEW CONNECTIONS TO EXISTING WORK SHALL BE DONE ONLY WITH EXPRESSED PERMISSION OF THE BUILDING OWNER AND MANAGEMENT,AND MUST BE PRESENTED TO THEM IN WRITING.

9. ALL PIPING,FITTINGS,VALVES,HANGERS ETC. SHALL CONFORM TO BASE BUILDING SPECIFICATIONS UNLESS OTHERWISE NOTED.

10. PLUMBING CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES.

11. ENGINEER'S DRAWINGS ARE SCHEMATIC REPRESENTATIONS ONLY,CONTRACTOR MUST REVIEW ARCHITECT'S DRAWINGS FOR LOCATIONS OF FIXTURES,EQUIPMENT ETC.

12. PLUMBING CONTRACTOR SHALL EXAMINE THE PROPOSED LAYOUT WITH REGARD TO EXISTING FIELD CONDITIONS,AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN ASSUMED FIELD CONDITIONS AND THOSE ENCOUNTERED DURING CONSTRUCTION,PLUMBING CONTRACTOR SHALL INFORM THE ENGINEER OF ANY REVISIONS TO PLAN WHICH SHALL BE NECESSARY,BASED ON CONDITIONS UNCOVERED IN THE FIELD,IN ORDER TO INSTALL ALL FIXTURES,EQUIPMENT AND PIPING IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE N.Y.C. BUILDING CODE.

13. NO DEVIATION FROM THE ENGINEER'S DRAWINGS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL.

14. ACCESS DOORS SHALL BE PROVIDED FOR ALL BRANCH AND RISER VALVES(EVEN IF NOT NOTED ON PLAN.)ACCESS DOOR SHALL BE LOCATED TO PROVIDE AMPLE ROOM FOR SERVICING AND OPERATING THE VALVES AND SHALL BE IN ACCORDANCE WITH THE BUILDINGS STANDARD RULES,REGULATIONS AND SPECIFICATIONS.

PIPING

1. ALL BRANCH PIPING(COLD WATER,HOT WATER,WASTE AND VENT.) SHALL BE REPLACED UNLESS OTHERWISE NOTED 0N THE PLAN.

2. ALL SANITARY DRAINAGE AND VENT. PIPING SHALL BE NO HUB CAST IRON SOIL PIPE PER ANSU 112-5-71.

3. PROVIDE CLEANOUTS NOT MORE THAN 50 FEET APART AND AT EACH CHANGE OF DIRECTION GREATER THAN 45 DEGREES IN ALL HORIZONTAL DRAINAGE LINES AND AT THE BASE OF ALL WASTE OR SOIL STACKS OF THE N.Y.STATE. BUILDING CODE.

4. PITCH HORIZONTAL DRAINAGE PIPING 2" OR LESS,A MINIMUM OF 1/4 INCH PER FOOT AND PIPING GREATER THAN 2 INCH A MINIMUM OF 1/8 INCH PER FOOT,IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.Y.STATE. BUILDING CODE.

5. THE WATER SUPPLY SYSTEM SHALL BE PROTECTED BY ANTI-HAMMER DEVICE (S) INSTALLED PER THE MANUFACTURER'S WRITTEN SPECIFICATIONS.

6. ALL VENT. PIPING SHALL BE INSTALLED IN ACCORDANCE WITH N.Y.STATE. PLUMBING CODE.

7. ALL GAS PIPING SHALL BE BLACK STEEL PIPE INSTALLED PER USA S1-Z21.30.

8.SANITARY DRAINAGE SYSTEM SHALL NOT BE VENT. VENTED.

9. ALL HOT AND COLD WATER SUPPLY PIPING SHALL BE COPPER TUBING, TYPE L PER ASTM B88 WITH WROUGHT COPPER FITTINGS PER ANSI B16.22 JOINED WITH SOLDER CONFORMING TO ASTM B32(95% TIN/5 % ANTIMONY.)NO SUPPLY WATER LINES SHALL USE FLEXIBLE OR BENDABLE FITTINGS.

10. CONDENSATE LINES,BOTH EXPOSED AND IN CAVITY AREAS,FROM AIR-HANDLERS SHALL BE 1 INCH DWV COPPER PIPE W/1/2 INCH THK. ARMSTRONG ARMAFLEX TYPE AP PIPE INSULATION.

11. ALL PORTABLE WATER LINES,BOTH HOT AND COLH SHALL BE INSULATED WITH ARMSTRONG TYPE AP ARMAFLEX PIPE INSULATION 1/2 INCH THICK.(AS AN ALTERNATE,THE PIPE MAY BE INSULATE WITH 1 INCH THICK PRE-MOLDED FIBERGLASS PIPE INSULATION WITH VAPOR BARRIER TYPE ASJ/SSL-II AS MANUFACTURED BY OWENS CORNING.)ALL PIPE INSULATION SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS.

12. ALL LOW PRESSURE STEAM AND CONDENSATE RETURN PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH THREADED CAST IRON FITTINGS.ALL PIPE AND FITTINGS SHALL BE SUITABLE FOR A WORKING PRESSURE OF 150 PSI STEM AND SHALL BE COVERED WITH PRE-MOLDED FIBERGLASS INSULATION WITH VAPOR BARRIER.THE INSULATION THICKNESS SHALL BE 1 INCH THICK FOR PIPES UP TO 2 INCH SIZE AND SHALL BE 1-1/2 INCH TICK FOR PIPE SIZES 2 1/2 INCH TO 8 INCH.THE INSULATION SHALL BE TYPE #ASH/SSL-II AS MANUFACTURED BY OWENS-CORNING AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS.

FIXTURES & APPLIANCES

1. ALL FIXTURES AND APPLIANCES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE PLUMBING CODE AND THE MANUFACTURERS WRITTEN INSTRUCTIONS.

2. BACKFLOW PREVENTERS SHALL BE PROVIDED FOR ALL BIDETS,WASHING MACHINES AND OTHER APPLIANCES OR FIXTURES AS REQUIRED BY THE N.Y.C. BUILDING CODE.

3. PROVIDE LOCAL SHUT-OFF VALVES AT ALL FIXTURES AND APPLIANCES THAT REQUIRE POTABLE WATER SERVICE.

4. ALL GAS-FIRED EQUIPMENT SHALL BE A.G.A. AND M.E.A. APPROVED.

5. ALL FLOOR DRAINS,FUNNEL DRAINS AND RECIVERS SHALL HAVE AUTOMATIC TRAP-PRIMERS EVEN IF NOT INDICATED ON THE PLAN.

6. ALL FIXTURES AND ASSOCIATED FAUCETS,FITTINGS ACCESSORIES SHALL BE AS SPECIFIED BY THE ARCHITECT.THE CONTRACTOR SHALL SUPPLY ANY ADDITIONAL HARDWARE NORMALLY REQUIRED TO PROVIDE A COMPLETE AND FULLY FUNCTIONAL INSTALLATIONS.

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PLUMBING DIAGRAM AND NOTES

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A-006.00

PAG. 6 OF 13

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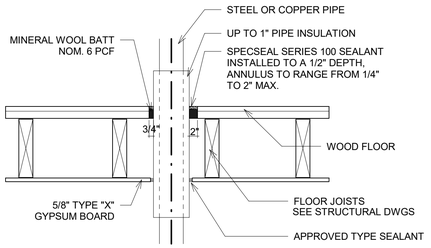
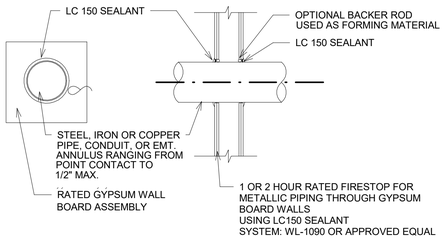
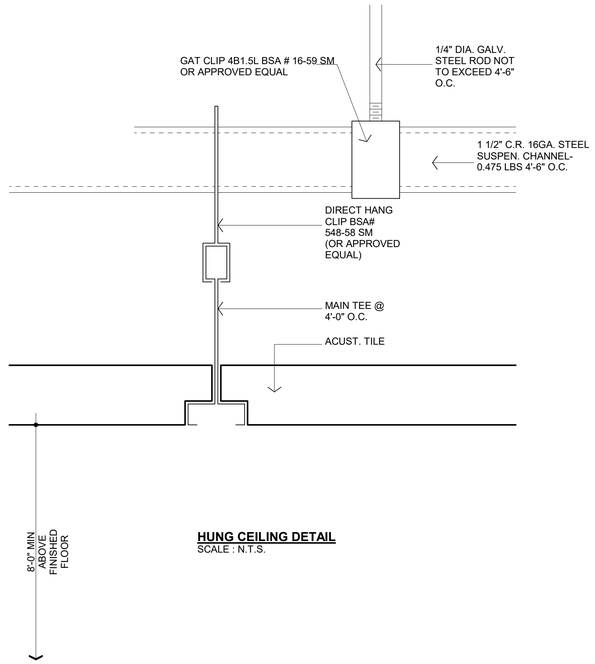


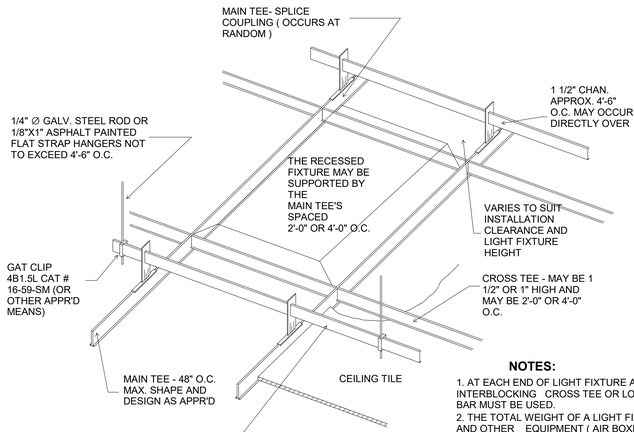


FIRESTOPPING DETAILS

N.T.S.



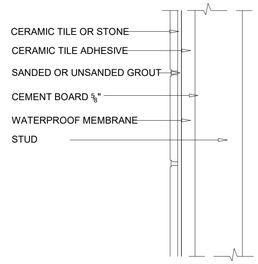
HUNG CEILING DETAIL
SCALE : N.T.S.

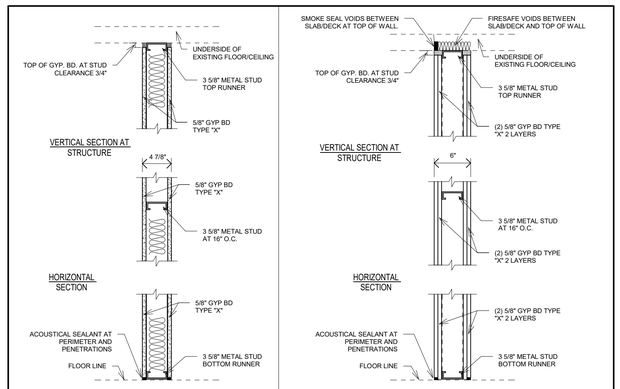


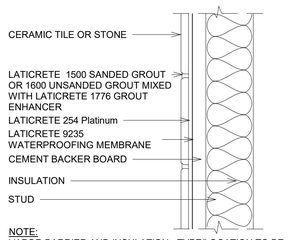
HUNG CEILING DETAIL
SCALE : N.T.S.

NOTES:

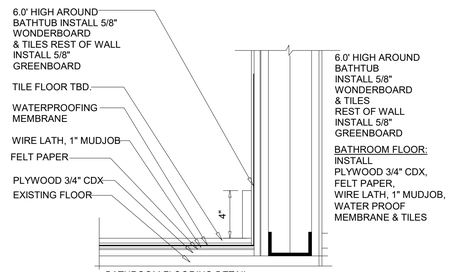
1. AT EACH END OF LIGHT FIXTURE AN INTERBLOCKING CROSS TEE OR LOCKING BAR MUST BE USED.
2. THE TOTAL WEIGHT OF A LIGHT FIXTURE AND OTHER EQUIPMENT (AIR BOXES, ETC.) AND CEILING MATERIALS SUPPORTED BY THE MAIN BEAM MUST NOT EXCEED THE ALLOWABLE DEFLECTION OF 1/360 OF IT'S SPAN. DEFLECTION DATA MUST BE FURNISHED AND CERTIFED BY THE MANUF.
3. SURFACE OR PENDENT FIVTURES MUST BE INDEP- DENTLY SUPPORTED FROM 1 1/2" BLACK IRON OR FROM FLOOR OR ROOF CONSTRUCTION.



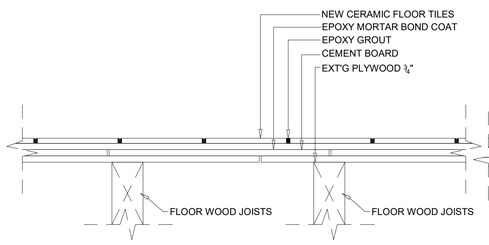




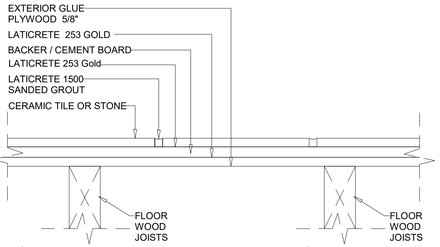
NOTE:
VAPOR BARRIER AND INSULATION - TYPE/LOCATION TO BE DETERMINED BY G.C.



BATHROOM FLOORING DETAIL
SCALE: N.T.S.



TILE / STONE "DRY AREA" FLOORING DETAIL
SCALE: N.T.S.



TILE / STONE "WET AREA" FLOORING DETAIL
SCALE: N.T.S.

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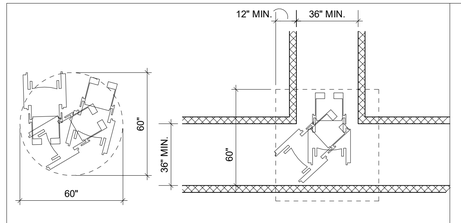
PAG. 7 OF 13

created by Alex(andru) Bobe

HANDICAP NOTES

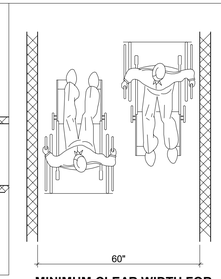
RAMPS: THE MIN. CLEAR WIDTH OF A RAMP SHALL BE NOT LESS THAN 36" AS PER 4.8.3 A.N.S.I.. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RUN. LANDINGS SHALL THE FOLLOWING FEATURES: A. THE LENDING SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO IT. B. THE LANDING LENGTH SHALL BE A MIN. OF 60" CLEAR. C. IF RAMPS CHANGE DIRECTION AT LANDING, THE MIN. LANDING SIZE SHALL BE 60"x60". D. IF A DOORWAY IS LOCATED AT A LANDING, THAN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH 4.13.6 A.N.S.I.. IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72", THAN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS SHALL HAVE THE FOLLOWING FEATURES: A. HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS. B. IF HANDRAILS ARE NOT CONTINUOUS, THEY SHALL EXTEND AT LEAST 12" BEYOND THE TOP AND BOTTOM OF THE RAMP SEGMENT AND SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE. C. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1.5". HANDRAILS MAYBE LOCATED IN A RECESS IF THE RECESS IS A MAX. 3" DEEP AND EXTENDS AT LEAST 18" ABOVE THE TOP OF THE RAIL. GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTIONS BY NEWEL POST, OTHER D. CONSTRUCTION ELEMENTS OR OBSTRUCTIONS. E. THE DIAMETER OF THE GRIPPING SURFACES OF THE HANDRAIL SHALL BE 1.5", OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. F. A HANDRAIL AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MIN. RADIUS OF 1/8"∅ %%uDOORS: DOORS TO ACCESSIBLE SPACES & ELEMENTS & ALONG ACCESSIBLE ROUTES SHALL COMPLY WITH 4.13.. DOORWAYS INTENDED FOR USER PASSAGE SHALL HAVE A MIN. CLEAR WIDTH OF 32" WITH THE DOOR OPEN 90°, MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. OPENINGS MORE THAN 24" IN DEPTH SHALL COMPLY WITH SECTION 4.2.1 & 4.3.3 OF THE A.N.S.I. STANDARD. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. HANDLES, PULL, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND & DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED WITHIN REACH RANGES SPECIFIED IN SECTION 4.2 OF THE A.N.S.I. STANDARDS. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT AN OPEN POSITION OF 90°, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO AN OPEN POSITION OF APPROX. 12°. THE MAX. FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOW: A. FIRE DOORS SHALL HAVE THE MIN. OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITIES. B. OTHER DOORS: 1. EXTERIOR HINGED DOOR.....8.5 lbs 2. INTERIOR HINGED DOOR.....5 lbs 3. SLIDING OR FOLDING DOOR.....5 lbs

THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISINGAGE OTHER DEVICES THAY MAY THE DOOR IN A CLOSED POSITION. IF AN AUTOMATIC DOOR IS USED, IT SHALL COMPLY WITH A.N.S.I./B.H.M.A. A156.10-1985. LIGHT SWITCHES, CONTROLS, FIRE ALARMS, ETC.., SHALL BE LOCATED NOT MORE THAN 48" A.F.F. AND CONVENIECEOULETS SHALL BE LOCATED NOT LESS THAN 18" A.F.F.. %%uURINALS: URINALS SHALL BE STALL TYPE OR WALL HUNG WITH AN ELONGATED RIM AT A MAX. OF 17" A.F.F.. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC COMPLYING WITH SECTION 4.25.4 A.N.S.I. AND MOUNTED NOT MORE THAN 44" A.F.F.. %%uWATER CLOSETS: THE HEIGHT OF A WATER CLOSET SHALL BE 17" TO 19" MEASURED FROM THE FINISHED FLOOR TO THE TOP OF THE TOILET SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH 4.25.4 A.N.S.I. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED FOR USE FROM THE WIDE SIDE OF THE TOILET STALL AND SHALL NO MORE THAN 44" A.F.F.. TOILET PAPER DISPENSERS SHALL COMPLY WITH 4.25.4 & SHALL BE INSTALLED WITHIN REACH. %%uLAVATORIES and SINKS: LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 29" FROM THE FLOOR TO TO HTE BOTTOM OF THE APROM. KNEE & TOE CLEARANCES SHALL COMPLY WITH THE A.N.S.I. STANDARDS. SINKS SHALL BE MOUNTED WITH THE COUNTER OR RIM NOT MORE 34" FROM THE FLOOR. EACH SINK SHALL BE A MAX. OF 6 1/2" DEEP. FAUCETS SHALL COMPLY WITH 4.25.4. CONVENTIONAL ONE-QUARTER TURN, LEVER OPERATED, PUSH-TYPE AND AUTOMATICALLY CONTROLLED MECHANISM ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELFCLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOE AT LEAST 10 SECONDS. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40" ABOVE FINISHED FLOOR.

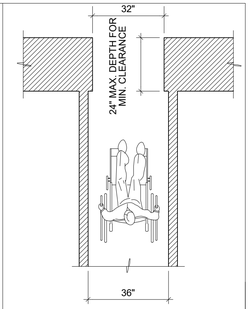


(a) 60" DIAMETER SPACE (b) T-SHAPED SPACE FOR 180° TURNS

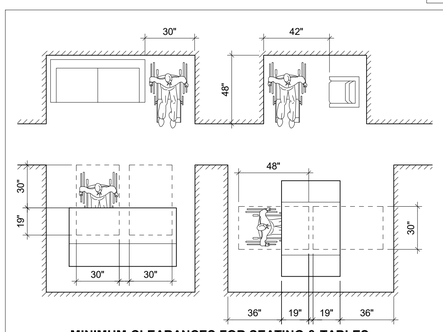
WHEELCHAIR TURNING SPACE



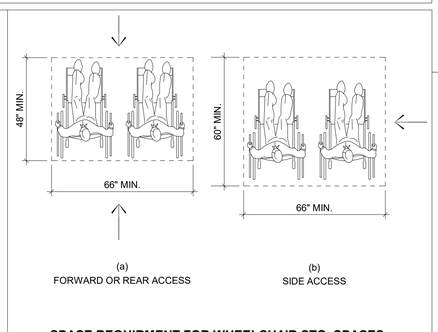
MINIMUM CLEAR WIDTH FOR TWO WHEELCHAIRS



MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR

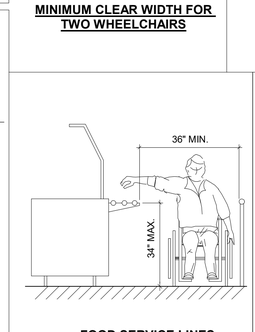


MINIMUM CLEARANCES FOR SEATING & TABLES

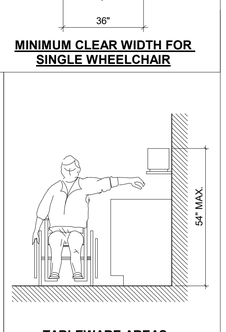


(a) FORWARD OR REAR ACCESS (b) SIDE ACCESS

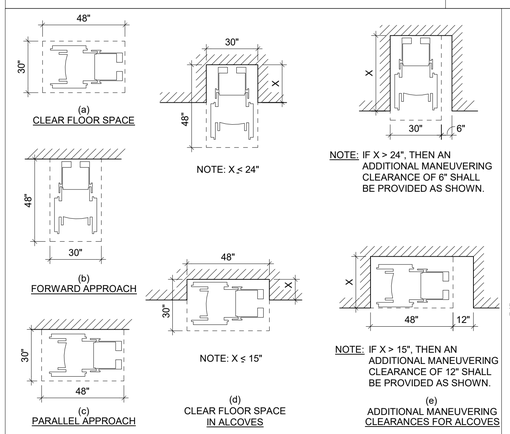
SPACE REQUIRMENT FOR WHEELCHAIR STG. SPACES



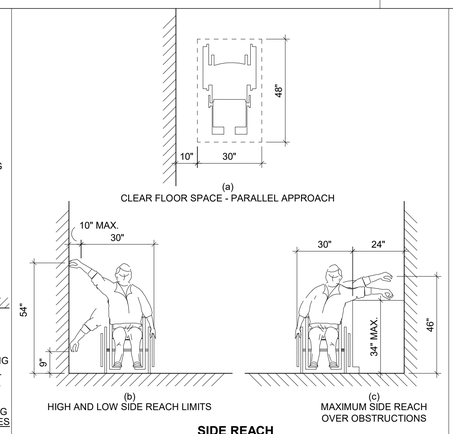
FOOD SERVICE LINES



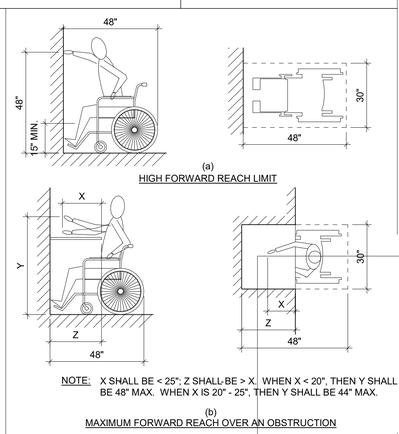
TABLEWARE AREAS



MINIMUM CLEAR FLOOR SPACE FOR WHEELCHAIRS



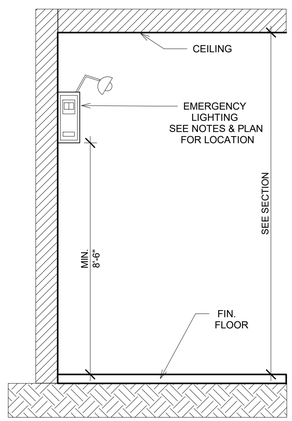
SIDE REACH



FORWARD REACH

LEGEND

EMERGENCY EL. EXIT SIGN & LIGHT	(3) 25 WATT BULBS AT ALL EXITS WITH LIGHT & SIGN.
EMERGENCY LIGHT	(2) 25 WATT BULBS AT PERIMETER OF SPACE MAX 25'-0" O.C.
COUNTER	COUNTER (NO SEATING)



EMERGENCY LIGHTING
scale : NTS

NOTE

25'-0" MAXIMUM SPACING FOR TWO BULB EMERGENCY LIGHTING

- ALL EXITS LIGHTS OVER EACH EXIT DOOR AND MAX 25'-0" APART AS PER DEPT. MEMO DATED 2 /19 /81.
- SOURCE POWER SEPARATE FROM GENERAL LIGHTING AND POWER CIRCUITS C26-801.18

Anthony Cucich R.A.

A.I.A.

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No.	Description	Date

CUCICH

ANTHONY CUCICH
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37 - 02 ASTORIA BLVD. , ASTORIA , NY , 11103
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GENERAL RENOVATION OF EXISTING COMMERCIAL SPACE AT 1 st FLOOR.

32 GLEN COVE ROAD, GREENVALE, NY , 11548

GENERAL NOTES

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY CUCICH 12489 STATE OF NEW YORK

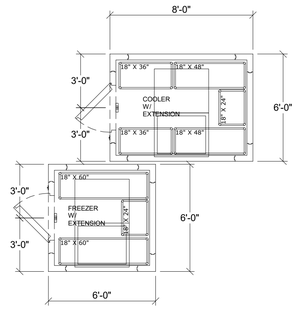
Project no	T-32 GLEN COVE
Date	10/23/2023
Drawn by	LAVI
Checked by	AC
Scale	1/4" = 1'-0"

A-008.00

PAG. 8 OF 13

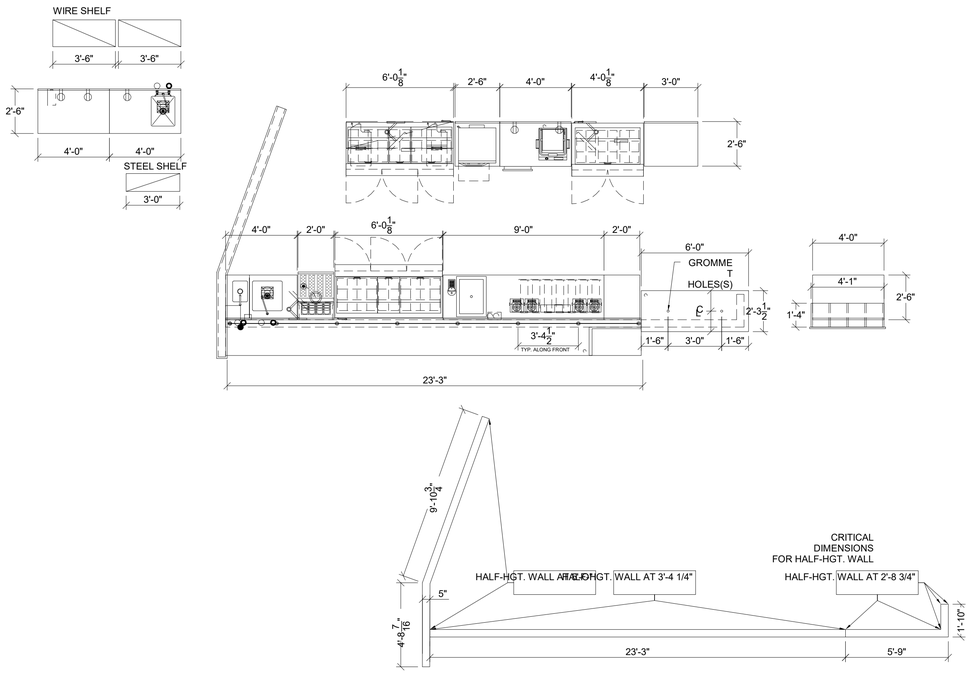
created by Alex(andru) Bobe

WALK-IN DIMENSIONS



EQUIPMENT VENDOR TO REVIEW DIMENSIONS AND ENSURE SIZES CONFORM TO STANDARD FABRICATOR MEASUREMENTS AND NOT SUBJECT TO ORDERING DELAYS. PLEASE CONTACT TSC IF MODIFICATION ARE REQUIRED TO MAKE WALK-INS CONFORM TO STANDARD SIZES.

SMOOTHIE LINE / FOOD LINE EQUIPMENT DIMENSIONS



EQUIPMENT SCHEDULE

NO.	QTY	EQUIPMENT DESCRIPTION	PROVIDER	VENDOR	INSTALL	FIN. CON.
		BACK OF HOUSE EQUIPMENT				
1A	2	WALK-IN COOLER / FREEZER COMBO UNIT W/ EXTENSION	F	EV	GC	EC
1B	1	COOLER REFRIGERATION, SELF-CONTAINED	F	EV	GC	EC
1C	1	FREEZER REFRIGERATION, SELF-CONTAINED	F	EV	GC	EC
2	8	WALK-IN COOLER / FREEZER SHELVING - TALL	F	EV	GC	-
3A	1	75" TALL DRY STORAGE SHELVING (EPOXY COATED)	F	EV	EV	-
3B	5	75" TALL DRY STORAGE SHELVING (ZINC COATED)	F	EV	EV	-
4	1	THREE COMPARTMENT SINK	F	EV	EV	PC
5	1	PRE-RINSE FAUCET	F	EV	EV	PC
6A	1	WALL SHELF, WIRE (EPOXY COATED), 14" X 24"	F	EV	EV	-
6B	1	WALL SHELF, WIRE (EPOXY COATED), 14" X 36"	F	EV	EV	-
7	1	MOP SINK	GC	SPS	GC	PC
8	1	SERVICE FAUCET	GC	SPS	GC	PC
9	1	WATER HEATER	GC	SPS	GC	EC/PC
10	LOT	SURVEILLANCE SYSTEM	F	VLL	V	V
11	1	SAFE	F	EV	EV	-
12	1	PRINTER WITH SHELF	F	JOLT	GC	V
13	1	POS PATCH PANEL	F	PB	PB	PB
14	1	MANAGER'S DESK	F	GC	GC	-
15	1	WALL SHELVES (EPOXY COATED)	F	GC	GC	-
16	LOT	WAREWASHING & SANITIZING PRODUCTS	F	KC	KC	-
17	1	18" X 24" DUNNAGE RACK	F	EV	EV	-
18	2	ON QUE	F	EV	EV	-
19	1	18" X 72", ON QUE SHELF	F	EV	EV	-
20	1	MOBILE HALF-HGT STORAGE UNIT WITH WORK TOP	F	EV	EV	-
21	1	ICE MAKER W / BIN	F	EV	EV	EC/PC
22A	1	WATER FILTER, 3-STAGE	F	EV	EV	PC
22B	1	ICE MACHINE TREATMENT SYSTEM	F	EV	EV	PC
23	1	CHANNEL DRAIN, 5" (3'-4" LONG)	GC	SPS	PC	PC
24	1	PREP SINK, 30" x 48"	F	EV	EV	PC
25	1	LOCKER SET	F	EV	EV	-
26	-	SPARE NUMBER	-	-	-	-
		SMOOTHIE LINE / FOOD LINE EQUIPMENT				
27	2	MICROWAVE CONVECTION OVEN	F	EV	EV	-
28	1	REFRIGERATED PREP TABLE, 30 PAN	F	EV	EV	-
29	1	REFRIGERATED PREP TABLE, 30 PAN	F	EV	EV	-
30	1	REFRIGERATED PREP TABLE, 18 PAN	F	EV	EV	-
31	1	WORK TABLE W/HAND SINK & DUMP SINK, 30" X 48"	F	EV	EV	PC
32	2	WORK TABLE, 30" X 48"	F	EV	EV	-
33	1	EQUIPMENT STAND, 30" X 30" (26" HGT.)	F	EV	EV	-
34	-	SPARE NUMBER	F	EV	EV	-
35	1	WORK TABLE, 30" X 48", WITH UTENSIL DRAWER	F	EV	EV	-
36	1	BLENDER TABLE, 30" X 108"	F	EV	EV	PC
36A	1	WATER TOWER	F	EV	EV	PC
36B	1	DRIP TRAY	F	EV	EV	-
36C	1	WATER FILTER, 2-STAGE	F	EV	EV	PC
36D	7	CUP DISPENSER	F	EV	EV	-
36E	1	LID DISPENSER	F	EV	EV	-
37	4	BLENDER, BAR TYPE	F	EV	EV	-
38	1	ICE BIN, DROP-IN	F	EV	EV	PC
39	1	HAND SINK, HANDS-FREE	F	EV	EV	PC
40	2	WALL SHELF, WIRE (ZINC COATED), 18" X 42"	F	EV	EV	-
41	-	SPARE NUMBER	F	EV	EV	-
42	1	MOBILE STORAGE UNIT, 14" X 36"	F	EV	EV	-
43	2	SOAP / PAPER TOWEL DISPENSERS	F	C	C	-
44	1	S/S L-SHAPED WALL PANEL	F	EV	EV	-
45	1	PANINI PRESS	F	EV	EV	-
		CASHIER AREA EQUIPMENT				
49A	1	CASHIER COUNTER TOP & SUPPORT LEG	F	EV	EV	
49B	1	CASHIER COUNTER SUPPORT WALL	F	GC	GC	EC
50	1	WALL SHELF, S/S, 12" X 36"	F	EV	EV	-
51	1	MENU BOARD SYSTEM, WALL MOUNT, 9 PANELS	F	EV	EV	-
52	2	POS TERMINAL	F	M	PB	PB
53	1	POS SYSTEM - BACK OF HOUSE	F	M	PB	PB
54	3	POS PRINTER	F	M	PB	PB
55	4	KDS MONITOR	F	M	PB	PB
56	-	SPARE NUMBER	F	EV	EV	-
57	-	SPARE NUMBER	-	-	-	-
58	-	SPARE NUMBER	-	-	-	-
59	-	SPARE NUMBER	F	EV	EV	-
60A	1	WORK TABLE, 30" X 36"	F	EV	EV	-
60B	1	WORK TABLE, 30" X 24"	F	EV	EV	-
61	2	SUPPLEMENT HOLDER	F	EV	EV	-
62	1	DRAIN BOARD	F	EV	EV	PC
62A	1	CUSTOM SHELF	F	EV	EV	-
63	-	SPARE NUMBER	EV	EV	EV	-
64	2	EMV CARD READER	F	M	PB	PB
		DINING EQUIPMENT				
71	10	TABLE TOP & BASE	F	EV	EV	-
72A	26	DINING CHAIR	F	EV	EV	-
72B	12	DINING STOOL	F	EV	EV	-
73	-	SPARE NUMBER	-	-	-	-
74A	1	SIT-DOWN COUNTER TOP & SUPPORT LEGS	F	EV	EV	-
74B	1	SIT-DOWN COUNTER SUPPORT WALL	F	GC	GC	-
74C	1	MILLWORK 3RD PARTY PICK-UP CABINET	F	EV	EV	-
74D	1	MILLWORK SOFFIT	F	EV	EV	EC
74E	1	THREADED MOUNTING RODS FOR SOFFIT	GC	GC	GC	-
74F	1	SNEEZEGUARD	F	EV	EV	-
74G	1	SIT-DOWN COUNTER TOP & SUPPORT LEGS	F	EV	EV	-
75	8	PENDANT LIGHT	F	HL	GC	EC
76	1	MILLWORK ON-LINE ORDER PICK-UP CABINET	F	EV	EV	-
77	-	SPARE NUMBER	F	EV	EV	EC
78	2	TRASH CAN ENCLOSURE WITH TRAY SHELF	F	EV	EV	-
79	1	TROPICAL SMOOTHIE NEON SIGN	F	EV	EV	-
80	2	EXTERIOR SIGNAGE	F	SC	SC	EC
81	6	APPAREL HOOK	F	GC	GC	-
100	1	SPARE NUMBER	F	SC	GC	EC
197	2	BABY CHANGING STATION	F	EV	EV	-
198	3	WALL SCONCE LIGHTING	F	HL	GC	EC

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32 GLEN COVE ROAD, GREENVALE, NY , 11548

DETAILS AND NOTES

SEAL & SIGNATURE

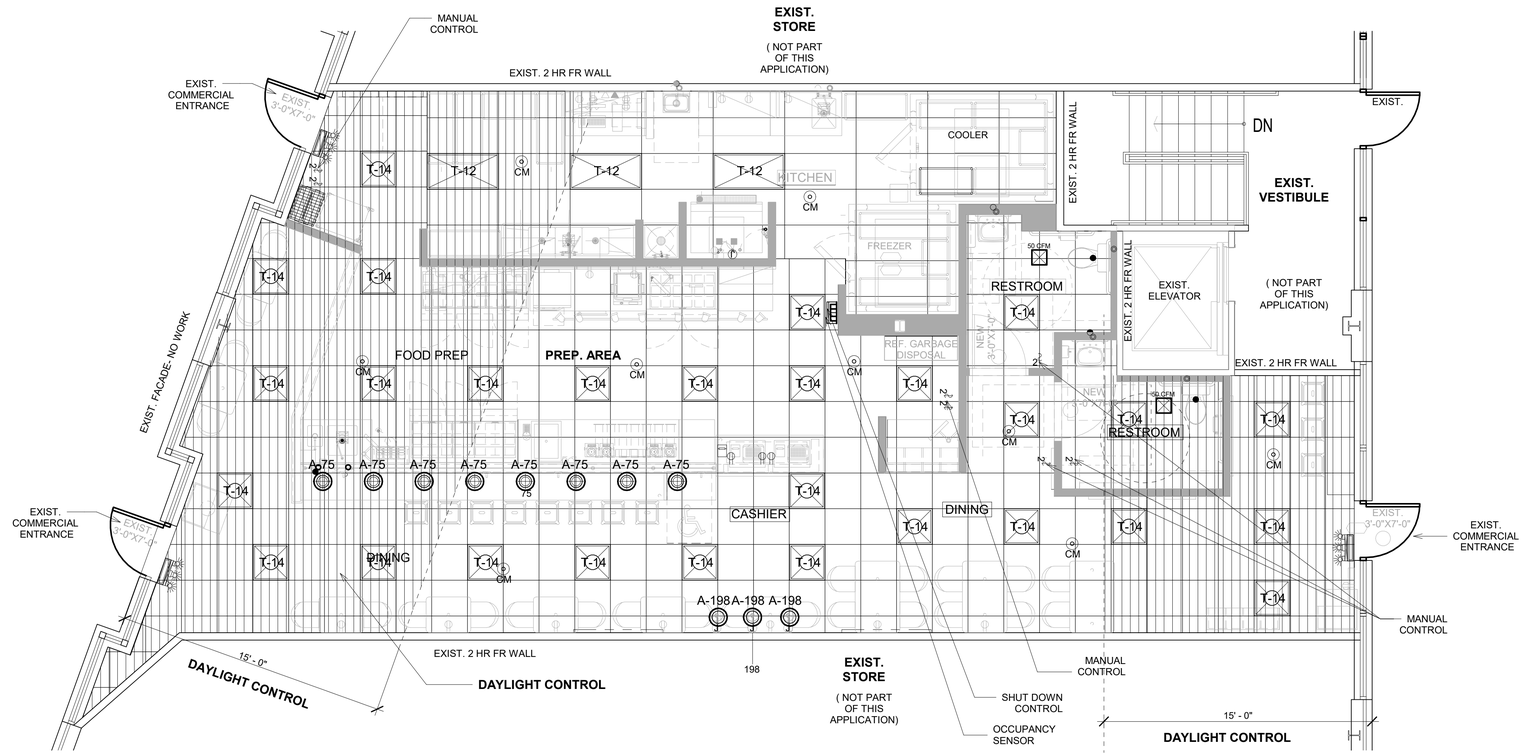
REGISTERED ARCHITECT ANTHONY CUCICH 13489 STATE OF NEW YORK

Project no	T-32 GLEN COVE
Date	10/23/2023
Drawn by	LAVI
Checked by	AC
Scale	1/4" = 1'-0"

A-009.00

PAG. 9 OF 13

created by Alex(andru) Bobe



1 ST. FLOOR
1/4" = 1'-0"

LEGEND

- **A-198 CEILING LIGHT** (WATTAGE PER LAMP SEE SCHEDULE)
- **A-75 CEILING LIGHT** (WATTAGE PER LAMP SEE SCHEDULE)
- **T-12 TROFFER LIGHT** (WATTAGE PER LAMP SEE SCHEDULE)
- **T-14 TROFFER LIGHT** (WATTAGE PER LAMP SEE SCHEDULE)
- C.M. **CARBON MONOXIDE DETECTOR** W/ BATTERY BACKUP & HARDWIRED POWER SOURCES AS PER SECT 915 OF 2020 FIRE CODE OF NYS
- $_{2}$ **SWITCH** (INDEPENDENT CONTROLS FOR EACH SPACE) (MANUAL CONTROL AS PER C405.2.1)
- $_{2d}$ **SWITCH** (INDEPENDENT CONTROLS FOR EACH SPACE) (MANUAL CONTROL AS PER C405.2.1 W/ DIMMER)
- E Exit L **EXIT SIGNS (STAIR)** (LESS THAN 5 WATTS PER SIGN)
- EXIT SIGN **EXIT SIGNS** (LESS THAN 5 WATTS PER SIGN)
- **SHUT DOWN CONTROL and OCCUPANCY SENSOR AS PER C405.2.2.2**
- CEILING DIFFUSER
- SPRIKLERS HEAD
- 2'X4' ACT. CEILING SYSTEM

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REFLECTED CEILING PLAN 1st FL.

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY CUCICH 13469 STATE OF NEW YORK

Project number	32 GLEN COVE
Date	10/23/2023
Drawn by	LAVI
Checked by	AC
Scale	1/4" = 1'-0"

E-201.00

created by Alex(andru) Bobe

LOCATION	LAMP	TYPE	COUNT	WATTAGE PER / LAMP	TOTAL WATTS	LUMENS x LAMP	FAMILY	OCCUPANCY	DESCRIPTION
1st FLOOR	A-198	9W-120V	3	9	27	75	WALL LIGHTING	COMMERCIAL	LED

COUNT : **3**

LOCATION	LAMP	TYPE	COUNT	WATTAGE PER / LAMP	TOTAL WATTS	LUMENS x LAMP	FAMILY	OCCUPANCY	DESCRIPTION
1st FLOOR	A-75	9W-120V	8	9	72	75	PENDANT LIGHT	COMMERCIAL	LED

COUNT : **8**

LOCATION	LAMP	TYPE	COUNT	WATTAGE PER / LAMP	TOTAL WATTS	LUMENS x LAMP	FAMILY	OCCUPANCY	DESCRIPTION
1st FLOOR	T-12	40W-120V	25	40	1000	75	Recessed	COMMERCIAL	LED

COUNT : **25**

TOTAL WATTS = 27+72+1000 =	**1099**

" LIGHTING " NARRATIVE :

1. AREA: CORRIDORS/STAIRWAY LANDING :
   OCCUPANT SENSOR CONTROLS WILL BE INSTALLED TO CONTROL LIGHTS IN THESE AREAS.
   FULL AUTOMATIC-ON CONTROLS WILL BE PROVIDED TO CONTROL LIGHTING IN PUBLIC CORRIDORS, STAIRWAYS,. PRIMARY BUILDING ENTRANCE AREAS AND LOBBIES.
   ALL FIXTURES IN CORRIDORS AND STAIRWAY LANDING (INCLUDING EMERGENCY LIGHTING) TO REMAIN ENERGIZED AT ALL TIMES.
   AUTOMATICALLY TURN OFF LIGHTS WITHIN 15 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE.
   OCCUPANT SENSOR CONTROLS WILL BE CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50 PERCENT POWER.
   THEY WILL INCORPORATE A MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN OFF LIGHTS
2. AREA: SPRINKLER ROOM AND STORAGE ROOMS:
   WILL HAVE OCCUPANCY SENSOR (AUTO TURN-OFF LIGHTS WITHIN 15 MIN OF ALL OCCUPANTS LEAVING THE SPACE.
   MANUAL ON OR CONTROLLED TO BE AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50% POWER)
3. AREA: EXTERIOR LIGHTING AND COMMON AREAS:
   ASTRONOMICAL TIME CLOCK PROVIDED AND PROGRAMMED WITH DUSK /DAWN SHUT-OFF.
4. SEPARATE ELECTRIC METERS WILL BE INSTALLED FOR EACH D.U. AND (1) FOR COMMON AND EXTERIOR AREAS.
   THEY BE LOCATED ON THE FRONT FACADE.

INTERIOR LIGHTING & POWER CALCULATION

INTERIOR LIGHTING POWER ALLOWANCES

A	B	C	D= BxC	
AREA CATEGORY	FLOOR AREA	ALLOWED WATTS/ SF	ALLOWED WATT	PROPOPSED WATT
COMMERCIAL	1684.60	1.0 / SF	1684.60	1099
HEALTH CARE FACILITY	N/A	1.0 / SF	N/A	N/A
STAIRWAYS	N/A	0.7 / SF	N/A	N/A
RESTROOM	N/A	1.0 / SF	N/A	N/A
STORAGE	N/A	0.8 / SF	N/A	N/A
RESIDENTIAL	N/A			N/A
TOTAL:	N/A		N/A	N/A

ADDITIONAL EFFICIENCY PACKAGE OPTION:

EFFICIENT LIGHTING SYSTEM

REDUCED INTERIOR LIGHTING POWER

A	B	C	D= BxC	
AREA CATEGORY	FLOOR AREA	ALLOWED WATTS/ SF	ALLOWED WATT	PROPOPSED WATT
MULTI FAMILY	N/A	0.6 / SF	N/A	N/A
COMMERCIAL	1684.60	1.4 / SF	2358.44	1099
HEALTH CARE FACILITY	N/A	1.4 / SF	N/A	N/A
TOTAL	1684.60		2358.44	1099

2358.44 W > 1099 W THEREFORE OK.

SECTION 1204
LIGHTING

1204.1 General.

Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1204.2 or shall be provided with artificial light in accordance with Section 1204.3. Exterior glazed openings shall open directly onto a *public way* or onto a *yard* or *court* in accordance with Section 1205.

1204.2 Natural light.

The minimum net glazed area shall be not less than 8 percent of the floor area of the room served.

1204.2.1 Adjoining spaces.

For the purpose of natural lighting, any room is permitted to be considered as a portion of an adjoining room where one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room or 25 square feet (2.32 m^2), whichever is greater.

Exception: Openings required for natural light shall be permitted to open into a sunroom with *thermal isolation* or a patio cover where the common wall provides a glazed area of not less than one-tenth of the floor area of the interior room or 20 square feet (1.86 m^2), whichever is greater.

1204.2.2 Exterior openings.

Exterior openings required by Section 1204.2 for natural light shall open directly onto a *public way*, *yard* or *court*, as set forth in Section 1205.

Exceptions:

1. Required exterior openings are permitted to open into a roofed porch where the porch meets all of the following criteria:
   1.1. Abuts a *public way*, *yard* or *court*.
   1.2. Has a ceiling height of not less than 7 feet (2134 mm).
   1.3. Has a longer side at least 65 percent open and unobstructed.
2. Skylights are not required to open directly onto a *public way*, *yard* or *court*.

1204.3 Artificial light.

Artificial light shall be provided that is adequate to provide an average illumination of 10 footcandles (107 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

1204.4 Stairway illumination.

Stairways within *dwelling units* and *exterior stairways* serving a *dwelling unit* shall have an illumination level on tread runs of not less than 1 footcandle (11 lux). *Stairways* in other occupancies shall be governed by Chapter 10.

1204.4.1 Controls.

The control for activation of the required *stairway* lighting shall be in accordance with NFPA 70.

1204.5 Emergency egress lighting.

The *means of egress* shall be illuminated in accordance with Section 1008.1.

1008.2.3 Exit discharge.

Illumination shall be provided along the path of travel for the *exit discharge* from each *exit* to the *public way*.

Exception: Illumination shall not be required where the path of the *exit discharge* meets both of the following requirements:

1. The path of exit discharge is illuminated from the exit to a safe dispersal area complying with Section 1028.5.
2. A dispersal area shall be illuminated to a level not less than 1 footcandle (11 lux) at the walking surface.

1008.3 Emergency power for illumination.

The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

1008.3.1 General.

In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. *Aisles*.
2. *Corridors*.
3. *Exit access stairways* and *ramps*.

1008.3.2 Buildings.

In the event of power supply failure in buildings that require two or more *means of egress*, an emergency electrical system shall automatically illuminate all of the following areas:

1. *Interior exit access stairways* and *ramps*.
2. *Interior* and *exterior exit stairways* and *ramps*.
3. *Exit passageways*.
4. Vestibules and areas on the level of discharge used for *exit discharge* in accordance with Section 1028.1.
5. Exterior landings as required by Section 1010.1.6 for *exit doorways* that lead directly to the *exit discharge*.

1008.3.3 Rooms and spaces.

In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms.
2. Fire command centers.
3. Fire pump rooms.
4. Generator rooms.
5. Public restrooms with an area greater than 300 square feet (27.87 m^2).

1008.3.4 Duration.

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.

1008.3.5 Illumination level under emergency power.

Emergency lighting facilities shall be arranged to provide initial illumination that is not less than an average of 1 footcandle (11 lux) and a minimum at any point of 0.1 footcandle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 footcandle (6 lux) average and a minimum at any point of 0.06 footcandle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. In Group I-2 occupancies, failure of a single lamp in a luminaire shall not reduce the illumination level to less than 0.2 footcandle (2.2 lux).

SECTION 1013
EXIT SIGNS

1013.1 Where required.

Exits and *exit access* doors shall be marked by an *approved* exit sign readily visible from any direction of egress travel. The path of egress travel to *exits* and within *exits* shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the *exit* or the path of egress travel is not immediately visible to the occupants. Intervening *means of egress* doors within *exits* shall be marked by exit signs. Exit sign placement shall be such that any point in an *exit access corridor* or *exit passageway* is within 100 feet (30 480 mm) or the *listed* viewing distance of the sign, whichever is less, from the nearest visible exit sign.

Exceptions:

1. Exit signs are not required in rooms or areas that require only one *exit* or *exit access*.
2. Main exterior *exit* doors or gates that are obviously and clearly identifiable as *exits* need not have exit signs where *approved* by the *building official*.
3. Exit signs are not required in occupancies in Group U and individual *sleeping units* or *dwelling units* in Group R-1, R-2 or R-3.
4. Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3.
5. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

1013.2 Low-level exit signs in Group R-1.

Where exit signs are required in Group R-1 occupancies by Section 1013.1, additional low-level exit signs shall be provided in all areas serving guest rooms in Group R-1 occupancies and shall comply with Section 1013.5.

The bottom of the sign shall be not less than 10 inches (254 mm) nor more than 18 inches (455 mm) above the floor level. The sign shall be flush mounted to the door or wall. Where mounted on the wall, the edge of the sign shall be within 4 inches (102 mm) of the door frame on the latch side.

1013.3 Illumination.

Exit signs shall be internally or externally illuminated.

Exception: Tactile signs required by Section 1013.4 need not be provided with illumination.

1013.4 Raised character and braille exit signs.

A sign stating EXIT in visual characters, raised characters and braille and complying with *ICC A117.1* shall be provided adjacent to each door to an *area of refuge*, providing direct access to a stairway, an exterior area for assisted rescue, an *exit stairway* or *ramp*, an *exit passageway* and the *exit discharge*.

1013.5 Internally illuminated exit signs.

Electrically powered, *self-luminous* and *photoluminescent* exit signs shall be *listed* and *labeled* in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Chapter 27. Exit signs shall be illuminated at all times.

Anthony Cucich R.A.

A.I.A.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES ,OR PROCEDURES,OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK,FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN.DRAWINGS ARE NOT TO BE SCALED

No.	Description	Date

CUCICH

ANTHONY CUCICH

ARCHITECT PLANNERS

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GENERAL RENOVATION OF EXISTING COMMERCIAL SPACE AT 1 st FLOOR.

32 GLEN COVE ROAD, GREENVALE, NY , 11548

LIGHTING FIXTURE SCHEDULE

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY CUCICH 13468 STATE OF NEW YORK

Project number	32 GLEN COVE
Date	10/23/2023
Drawn by	LAVI
Checked by	AC
Scale	1/4" = 1'-0"

E-210.00

PAG. 11 OF 13

created by Alex(andru) Bobe

TABLE II - PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE- COMMERCIAL BUILDINGS

REQUIRED		INSPECTIONS/TEST	PERIODIC (MINIMUM)	REFERENCE STANDARD (SEE ECC CHAPTER 6) OR OTHER CRITERIA	ECC OR OTHER CITATION	REMARKS
	IIA	**ENVELOPE INSPECTIONS**				
NO	IIA1	**PROTECTION OF EXPOSED FOUNDATION INSULATION:** INSULATION SHALL BE VISUALLY INSPECTED TO VERIFY PROPER PROTECTION WHERE APPLIED TO THE EXTERIOR OF BASEMENT OR CELLAR WALLS, CRAWL-SPACE WALLS AND/OR THE PERIMETER OF SLAB-ON-GRADE FLOORS.	AS REQUIRED DURING FOUNDATION WORK AND PRIOR TO BACKFILL	APPROVED CONSTRUCTION DOCUMENTS, ASTM C272	C303.2.1; ASHRAE 90.1 – 5.8.1, 5.9	SEE COMCHECK G.C. TO PROVIDE AS PER DRAWINGS INSULATION ASSEMBLY VALUE
NO	IIA2	**INSULATION PLACEMENT AND RVALUES:** INSTALLED INSULATION FOR EACH COMPONENT OF THE CONDITIONED SPACE ENVELOPE AND AT JUNCTIONS BETWEEN COMPONENTS SHALL BE VISUALLY INSPECTED TO ENSURE THAT THE RVALUES ARE MARKED, THAT SUCH RVALUES CONFORM TO THE R-VALUES IDENTIFIED IN THE CONSTRUCTION DOCUMENTS AND THAT THE INSULATION IS PROPERLY INSTALLED. CERTIFICATIONS FOR UNMARKED INSULATION SHALL BE SIMILARLY VISUALLY INSPECTED.	AS REQUIRED TO VERIFY CONTINUOUS ENCLOSURE WHILE WALLS, CEILINGS AND FLOORS ARE OPEN	APPROVED CONSTRUCTION DOCUMENTS	C303.1, C303.2, C402.1, C402.2, C402.6, C406; ASHRAE 90.1 –5.5, 5.6, 5.8, 5.9, 11 or Appendix G, Appendix I	AS PER COMCHECK G.C. TO COMPLY WITH ENVELOPE R- VALUES
NO	IIA3	**FENESTRATION U-FACTOR AND PRODUCT RATINGS:** U-FACTORS, SHGC AND VT VALUES OF INSTALLED FENESTRATION SHALL BE VISUALLY INSPECTED FOR CONFORMANCE WITH THE UFACTORS, SHGC AND VT VALUES IDENTIFIED IN THE CONSTRUCTION DRAWINGS BY VERIFYING THE MANUFACTURER'S NFRC LABELS OR, WHERE NOT LABELED, USING THE RATINGS IN ECC TABLES C303.1.3(1), (2) AND (3).	AS REQUIRED DURING INSTALLATION	Approved construction documents; NFRC 100, NFRC 200, NFRC 300, ANSI/DASMA 105, ASTM E972	C303.1, C303.1.3, C402.1.4, C402.4, C406; ASHRAE 90.1 –5.4.2, 5.5, 5.6, 5.8.2, 5.9, 11 or Appendix G, Appendix I	AS PER COMCHECK G.C. TO COMPLY WITH WINDOW SCHEDULE THERMAL VALUES. SEE DWG
NO	IIA4	**FENESTRATION AIR LEAKAGE:** WINDOWS AND SLIDING OR SWINGING DOOR ASSEMBLIES, EXCEPT SITE-BUILT WINDOWS AND/OR DOORS, SHALL BE VISUALLY INSPECTED TO VERIFY THAT INSTALLED ASSEMBLIES ARE LISTED AND LABELED BY THE MANUFACTURER TO THE REFERENCED STANDARD. FOR CURTAIN WALL, STOREFRONT GLAZING, COMMERCIAL ENTRANCE DOORS AND REVOLVING DOORS, THE TESTING REPORTS SHALL BE REVIEWED TO VERIFY THAT THE INSTALLED ASSEMBLY COMPLIES WITH THE STANDARD CITED IN THE APPROVED PLANS.	AS REQUIRED DURING INSTALLATION; PRIOR TO FINAL CONSTRUCTION INSPECTION	NFRC 400, AAMA/WDMA/CSA 101/I.S.2/A440 ASTM E283; ANSI/DASMA 105	C402.5.2, C402.5.6; ASHRAE 90.1 – 5.4.3.2, 5.4.3.3, 5.8.2, 5.9	THE AIR LEAKAGE OF WINDOW AND SLIDING OR SWINGING DOOR ASSEMBLIES THAT ARE PART OF THE BUILDING ENVELOPE SHALL BE DETERMINED IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440, OR NFC 400 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER AND SHALL NOT EXCEED 0.3 CFM PER SQUARE FOOT (1.5 L/s/m²), AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT (2.6 L/s/m²). G.C. TO COORDINATE WITH WINDOW MANUFACTURER.
NO	IIA5	**FENESTRATION AREAS:** DIMENSIONS OF WINDOWS, DOORS AND SKYLIGHTS SHALL BE VERIFIED BY VISUAL INSPECTION	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C402.4; ASHRAE 90.1 – 5.4, 5.5.4, 5.6, 5.9, 11 or Appendix G	G.C. TO COORDINATE DIMENSIONS OF UNITS WITH WINDOW SCHEDULE. SEE DWG
NO	IIA6	**AIR BARRIER VISUAL INSPECTION:** OPENINGS AND PENETRATIONS IN THE BUILDING ENVELOPE, INCLUDING SITE-BUILT FENESTRATION AND DOORS, MUST BE VISUALLY INSPECTED TO VERIFY THAT A CONTINUOUS AIR BARRIER AROUND THE ENVELOPE FORMS AN AIR-TIGHT ENCLOSURE. THE PROGRESS INSPECTOR MUST VISUALLY INSPECT TO VERIFY THAT MATERIALS AND/OR ASSEMBLIES HAVE BEEN TESTED AND MEET THE REQUIREMENTS OF THE RESPECTIVE STANDARDS, OR MUST OBSERVE THE TESTING OF THE BUILDING AND/OR ASSEMBLIES AND VERIFY THAT THE BUILDING AND/OR ASSEMBLIES MEET THE REQUIREMENTS OF THE STANDARD, IN ACCORDANCE WITH THE STANDARD(S) CITED IN THE APPROVED PLANS.	AS REQUIRED DURING CONSTRUCTION	APPROVED CONSTRUCTION DOCUMENTS; ASTM E2178; ASTM E2357; ASTM E1677, ASTM E779, ASTM E283.	C402.5; ASHRAE 90.1 – 5.4.3.1, 5.4.3.5, 5.9	G.C. TO COORDINATE WITH INSPECTION AND CONTACT DESIGN APPLICANT PRIOR TO INSTALLATION.
NO	IIA7	**AIR BARRIER TESTING:** TESTING MUST BE PERFORMED IN ACCORDANCE WITH SECTION ECC C402.5.1.3.1 OR ASHRAE 90.1 SECTION 5.4.3.1.3, AND SHALL BE ACCEPTED IF THE BUILDING MEETS THE REQUIREMENTS DETAILED IN SUCH SECTION. TEST RESULTS SHALL BE RETAINED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 28 OF THE ADMINISTRATIVE CODE. TESTING MUST BE PERFORMED BY A THIRDPARTY INDEPENDENT OF THE CONTRACTOR AND ACCEPTABLE TO THE DEPARTMENT.	AS REQUIRED DURING CONSTRUCTION, OR PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS; ASTM E 779, ANSI/BOMA Z65.1, ASTM E3158, RESNET/ICC 380	C402.5, C402.5.1.3, C406; ASHRAE 90.1 – 5.4.3.1.3, 5.9, Appendix I	
NO	IIA8	**AIR BARRIER CONTINUITY PLAN TESTING:** EACH UNIQUE AIR BARRIER JOINT OR SEAM MUST BE TESTED OR INSPECTED FOR COMPLIANCE. DOCUMENTATION INCLUDES THE METHOD OF TEST PERFORMED ON EACH UNIQUE AIR BARRIER JOINT OR SEAM AND THE RESULTS OF THE TEST. IF AN AIR BARRIER JOINT OR SEAM HAS A DEFICIENCY, THE DEFICIENCY MUST BE NOTED, AND RETESTED UNTIL IT COMPLIES WITH THE TESTING REQUIREMENTS. TEST RESULTS MUST BE RETAINED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 28 OF THE ADMINISTRATIVE CODE. TESTING MUST BE PERFORMED BY A THIRD-PARTY INDEPENDENT OF THE CONTRACTOR AND ACCEPTABLE TO THE DEPARTMENT.	AS REQUIRED DURING CONSTRUCTION	APPROVED CONSTRUCTION DOCUMENTS; ASTM E779, ASTM E1186, ASTM E2813, ASTM E3158	C402.5.1.3; ASHRAE 90.1 – 5.4.3.1.3, 5.9	
NO	IIA9	**VESTIBULES:** REQUIRED ENTRANCE VESTIBULES SHALL BE VISUALLY INSPECTED FOR PROPER OPERATION.	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C402.5.7; ASHRAE 90.1 – 5.4.3.4	G.C. TO COORDINATE AND PROVIDE REQUIRENTS TO COMPLY
	IIB	**MECHANICAL AND SERVICE WATER HEATING INSPECTIONS**				
NO	IIB1	**FIREPLACES:** PROVISION OF COMBUSTION AIR AND TIGHT-FITTING FIREPLACE DOORS SHALL BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS; UL 127	C402.2.8; BC 2111; MC Chapters 7, 8, 9; FGC Chapter 6	
NO	IIB2	**SHUTOFF DAMPERS:** DAMPERS FOR STAIR AND ELEVATOR SHAFT VENTS AND OTHER OUTDOOR AIR INTAKES AND EXHAUST OPENINGS INTEGRAL TO THE BUILDING ENVELOPE SHALL BE VISUALLY INSPECTED TO VERIFY THAT SUCH DAMPERS, EXCEPT WHERE PERMITTED TO BE GRAVITY DAMPERS, COMPLY WITH APPROVED CONSTRUCTION DRAWINGS. MANUFACTURER'S LITERATURE SHALL BE REVIEWED TO VERIFY THAT THE PRODUCT HAS BEEN TESTED AND FOUND TO MEET THE STANDARD.	AS REQUIRED DURING INSTALLATION	APPROVED CONSTRUCTION DOCUMENTS; AMCA 500D	C402.5.5.; C403.7.7; ASHRAE 90.1 – 6.4.3.4	STAIR AND ELEVATOR SHAFT VENTS AND OTHER OUTDOOR AIR INTAKES AND EXHAUST OPENINGS INTEGRAL TO THE BUILDING ENVELOPE SHALL BE EQUIPPED WITH NOT LESS THAN A CLASS I MOTORIZED, LEAKAGE-RATED DAMPER WITH A MAXIMUM LEAKAGE RATE OF 4 CFM PER SQUARE FOOT (6.8L/s * m) AT 1.0 INCH WATER GAUGE (w.g.) (1250 Pa) WHEN TESTED IN ACCORDANCE WITH aMCA 500D.
NO	IIB3	**HVAC-R AND SERVICE WATER HEATING EQUIPMENT:** EQUIPMENT SIZING, EFFICIENCIES, PIPE SIZING AND OTHER PERFORMANCE FACTORS OF ALL MAJOR EQUIPMENT UNITS, AS DETERMINED BY THE APPLICANT OF RECORD, AND NO LESS THAN 15% OF MINOR EQUIPMENT UNITS, SHALL BE VERIFIED BY VISUAL INSPECTION AND, WHERE NECESSARY, REVIEW OF MANUFACTURER'S DATA. POOL HEATERS AND COVERS SHALL BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL PLUMBING AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS, ASHRAE 183, ASHRAE HVAC SYSTEMS AND EQUIPMENT HANDBOOK	C403.1, C403.2, C403.3, C403.7.5, C404.2, C404.5, C404.9, C404.10, C406; ASHRAE 90.1 – 6.3, 6.4, 6.5, 6.7, 7.4, 7.5, 7.8, 10.4.6, Appendix I	

TABLE II - PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE- COMMERCIAL BUILDINGS CON'T

REQUIRED		INSPECTIONS/TEST	PERIODIC (MINIMUM)	REFERENCE STANDARD (SEE ECC CHAPTER 6) OR OTHER CRITERIA	ECC OR OTHER CITATION	REMARKS
NO	IIB4	**HVAC-R AND SERVICE WATER HEATING SYSTEM CONTROLS:** NO LESS THAN 20% OF EACH TYPE OF REQUIRED CONTROLS AND ECONOMIZERS SHALL BE VERIFIED BY VISUAL INSPECTION AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION. SUCH CONTROLS SHALL INCLUDE, BUT ARE NOT LIMITED TO : □ THERMOSTATIC □ OFF-HOUR □ ZONES □ FREEZE PROTECTION/SNOW- AND ICE-MELT SYSTEM □ VENTILATION SYSTEM AND FAN CONTROLS □ ENERGY RECOVERY SYSTEMS □ KITCHEN/LAB EXHAUST SYSTEMS □ FAN SYSTEMS SERVING SINGLE AND MULTIPLE ZONES □ OUTDOOR HEATING SYSTEMS □ HVAC CONTROL IN HOTEL/MOTEL GUEST ROOMS □ AIR/WATER ECONOMIZERS & CONTROLS □ HYDRONIC SYSTEMS □ HEAT REJECTION SYSTEMS □ HOT GAS BYPASS LIMITATION □ REFRIGERATION SYSTEMS □ DOOR SWITCHES □ COMPUTER ROOM SYSTEMS □ SERVICE WATER HEATING SYSTEMS □ POOL HEATER AND TIME SWITCHES **CONTROLS WITH SEASONALLY DEPENDENT FUNCTIONALITY:** CONTROLS WHOSE COMPLETE OPERATION CANNOT BE DEMONSTRATED DUE TO PREVAILING WEATHER CONDITIONS TYPICAL OF THE SEASON DURING WHICH PROGRESS INSPECTIONS WILL BE PERFORMED SHALL BE PERMITTED TO BE SIGNED OFF FOR THE PURPOSE OF A TEMPORARY CERTIFICATE OF OCCUPANCY WITH ONLY A VISUAL INSPECTION, PROVIDED, HOWEVER, THAT THE PROGRESS INSPECTOR SHALL PERFORM A SUPPLEMENTAL INSPECTION WHERE THE CONTROLS ARE VISUALLY INSPECTED AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION DURING THE NEXT IMMEDIATE SEASON THEREAFTER. THE OWNER SHALL PROVIDE FULL ACCESS TO THE PROGRESS INSPECTOR WITHIN TWO WEEKS OF THE PROGRESS INSPECTOR'S REQUEST FOR SUCH ACCESS TO PERFORM THE PROGRESS INSPECTION. FOR SUCH SUPPLEMENTAL INSPECTIONS, THE DEPARTMENT SHALL BE NOTIFIED BY THE APPROVED PROGRESS INSPECTION AGENCY OF ANY UNRESOLVED DEFICIENCIES IN THE INSTALLED WORK WITHIN 180 DAYS OF SUCH SUPPLEMENTAL INSPECTION.	AFTER INSTALLATION AND PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION, EXCEPT THAT FOR CONTROLS WITH SEASONALLY DEPENDENT FUNCTIONALITY, SUCH TESTING SHALL BE PERFORMED BEFORE SIGNOFF FOR ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING CONTROL SYSTEM NARRATIVES; ASHRAE GUIDELINE 1: THE HVAC COMMISSIONING PROCESS WHERE APPLICABLE	C403, C404, C406, ASHRAE 90.1 – 6.3, 6.4, 6.5. 6.6, 7.4, 7.5, Appendix I	G.C. TO VERIFY HOT WATER HEATER EFFICIENCY
NO	IIB5	**HVAC-R AND SERVICE WATER PIPING DESIGN AND INSULATION:** INSTALLED PIPING INSULATION MUST BE VISUALLY INSPECTED TO VERIFY PROPER INSULATION PLACEMENT AND VALUES. SERVICE HOT WATER DISTRIBUTION SYSTEMS MUST BE INSPECTED TO VERIFY THE SUPPLY OF HEATED WATER.	AFTER INSTALLATION AND PRIOR TO CLOSING SHAFTS, CEILINGS AND WALLS	APPROVED CONSTRUCTION DOCUMENTS;	C403.11, C404.4, C404.5; MC 603.9; ASHRAE 90.1 – 6.3, 6.4.4, 6.8.2, 6.8.3; 7.4.3	G.C. TO COORDINATE AND PROVIDE REQUIRENTS TO COMPLY
NO	IIB6	**DUCT LEAKAGE TESTING, INSULATION AND DESIGN:** FOR DUCT SYSTEMS DESIGNED TO OPERATE AT STATIC PRESSURES IN EXCESS OF 3 INCHES W.G. (747 PA), REPRESENTATIVE SECTIONS, AS DETERMINED BY THE PROGRESS INSPECTOR, TOTALING AT LEAST 25% OF THE DUCT AREA, MUST BE TESTED TO VERIFY THAT ACTUAL AIR LEAKAGE IS BELOW ALLOWABLE AMOUNTS. INSTALLED DUCT INSULATION MUST BE VISUALLY INSPECTED TO VERIFY PROPER INSULATION PLACEMENT AND VALUES. JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK MUST BE VISUALLY INSPECTED FOR PROPER SEALING.	AFTER INSTALLATION AND SEALING AND PRIOR TO CLOSING SHAFTS, CEILINGS AND WALLS	APPROVED CONSTRUCTION DOCUMENTS; SMACNA HVAC AIR DUCT LEAKAGE TEST MANUAL; SMACNA DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE	C403.11; ASHRAE 90.1 – 6.4.4.2.2	
	IIC	**ELECTRICAL POWER AND LIGHTING SYSTEMS**				
NO	IIC1	**METERING:** THE PRESENCE AND OPERATION OF ALL REQUIRED METERS FOR MONITORING TOTAL ELECTRICAL ENERGY USAGE AND/OR TOTAL FUEL USE, SYSTEM ENERGY USAGE, TENANT ENERGY USAGE, OR ELECTRICAL ENERGY USAGE IN THE BUILDING, IN INDIVIDUAL DWELLING UNITS, OR IN TENANT SPACES MUST BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.5, C405.11, C405.12; ASHRAE 90.1 – 8.4.3, 8.4.5, 8.4.6, 10.4.5	G.C. TO SUBMIT PRODUCT DATA FOR RECORD
NO	IIC2	**LIGHTING IN DWELLING UNITS:** LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE VISUALLY INSPECTED TO VERIFY COMPLIANCE WITH HIGH-EFFICACY REQUIREMENTS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.1; ASHRAE 90.1 – 9.1.1	G.C. TO SUBMIT PRODUCT DATA FOR RECORD
YES	IIC3	**INTERIOR LIGHTING POWER:** INSTALLED LIGHTING SHALL BE VERIFIED FOR COMPLIANCE WITH THE LIGHTING POWER ALLOWANCE BY VISUAL INSPECTION OF FIXTURES, LAMPS, BALLASTS AND TRANSFORMERS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.3, C406, ASHRAE 90.1 –9.1, 9.2, 9.5, 9.6, 9.7; 1RCNY § 10107(c)(3)(v)(C)4, Appendix I	G.C. TO SUBMIT PRODUCT DATA FOR RECORD
YES	IIC4	**EXTERIOR LIGHTING POWER:** INSTALLED LIGHTING SHALL BE VERIFIED FOR COMPLIANCE WITH SOURCE EFFICACY AND/OR THE LIGHTING POWER ALLOWANCE BY VISUAL INSPECTION OF FIXTURES, LAMPS, BALLASTS AND RELEVANT TRANSFORMERS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.4; ASHRAE 90.1 –9.4.2; 1RCNY §101-07(c)(3)(v)(C)4	G.C. TO SUBMIT PRODUCT DATA FOR RECORD
YES	IIC5	**LIGHTING CONTROLS:** EACH TYPE OF REQUIRED LIGHTING CONTROLS, INCLUDING: □ OCCUPANT SENSORS □ MANUAL INTERIOR LIGHTING CONTROLS □ LIGHT-REDUCTION CONTROLS □ AUTOMATIC LIGHTING SHUTOFF □ DAYLIGHT ZONE CONTROLS □ SLEEPING UNIT CONTROLS □ EXTERIOR LIGHTING CONTROLS □ EGRESS ILLUMINATION CONTROLS MUST BE VERIFIED BY VISUAL INSPECTION AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING CONTROL SYSTEM NARRATIVES	C405.2, C406; ASHRAE 90.1 – 9.4.1, 9.4.3, 9.7, APPENDIX I	G.C. TO SUBMIT PRODUCT DATA FOR RECORD
NO	IIC6	**ELECTRIC MOTORS AND ELEVATORS:** WHERE REQUIRED BY THE CONSTRUCTION DOCUMENTS FOR ENERGY CODE COMPLIANCE, MOTOR LISTING OR LABELS BE VISUALLY INSPECTED TO VERIFY THAT THEY COMPLY WITH THE RESPECTIVE ENERGY REQUIREMENTS IN THE CONSTRUCTION DOCUMENTS. ELEVATORS AND ESCALATORS MUST BE INSPECTED FOR COMPLIANCE WITH REGENERATIVE DRIVE REQUIREMENTS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C403.8, C405.6, C405.7, C405.8, C405.9; ASHRAE 90.1 – 8.4.4, 10.4, 10.8	G.C. TO SUBMIT PRODUCT DATA FOR RECORD
	IID	**OTHER**				
NO	IID1	**MAINTENANCE INFORMATION:** MAINTENANCE MANUALS FOR MECHANICAL, SERVICE HOT WATER AND ELECTRICAL EQUIPMENT AND SYSTEMS REQUIRING PREVENTIVE MAINTENANCE SHALL BE REVIEWED FOR APPLICABILITY TO INSTALLED EQUIPMENT AND SYSTEMS BEFORE SUCH MANUALS ARE PROVIDED TO THE OWNER. LABELS REQUIRED FOR SUCH EQUIPMENT OR SYSTEMS SHALL BE INSPECTED FOR ACCURACY AND COMPLETENESS.	PRIOR TO SIGN-OFF OR ISSUANCE OF CERTIFICATE OF OCCUPANCY	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING ELECTRICAL DRAWINGS WHERE APPLICABLE; ASHRAE GUIDELINE 4: PREPARATION OF OPERATING AND MAINTENANCE DOCUMENTATION FOR BUILDING SYSTEMS	C408.11, C408.2.5.2, C408.3.2; ASHRAE 90.1 – 4.2.2.3, 6.7.2.2, 6.7.2.3.5.2, 8.7.2, 9.4.3.2.2, 9.7.2.2	G.C. TO SUBMIT PRODUCT DATA FOR RECORD

Anthony Cucich R.A.

A.I.A.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES ,OR PROCEDURES,OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK.FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN.DRAWINGS ARE NOT TO BE SCALED

No.	Description	Date

CUCICH

ANTHONY CUCICH

ARCHITECT PLANNERS

37 - 02 ASTORIA BLVD. , ASTORIA , NY , 11103

www.a-cucich.com

GENERAL RENOVATION OF EXISTING COMMERCIAL SPACE AT 1 st FLOOR.

32 GLEN COVE ROAD, GREENVALE, NY , 11548

ENERGY CONSERVATION CODE

SEAL & SIGNATURE

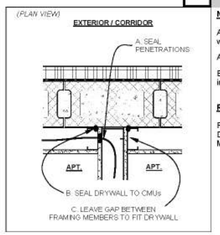
REGISTERED ARCHITECT ANTHONY CUCICH 13469 STATE OF NEW YORK

Project number	T-32 GLEN COVE
Date	10/23/2023
Drawn by	LAVI
Checked by	AC
Scale	1/4" = 1'-0"

EN-107.00

created by Alex(andru) Bobe

5 DEMISING WALL/INTERIOR PARTITION AT EXTERIOR/CORRIDOR WALL



Notes:

A, B. Intent: reduce leakage between exterior/corridor wall and demising wall / interior partition

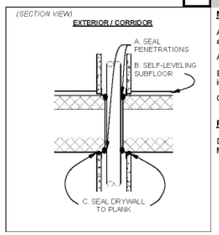
A. Includes ducts, pipes, wires, etc.

B. Size of gap depends on thickness of drywall to be installed

Responsibilities:

Framing: C
Drywall: B
Mech/elec/plumb: A

7 INTERIOR WALLS - TOP/BOTTOM



Notes:

A, B, C. Intent: reduce leakage between wall cavities and apartments

A. Includes ducts, pipes, wires, etc.

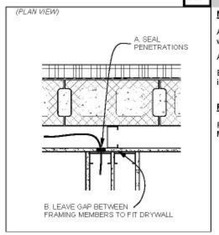
B. Size of gap depends on thickness of drywall to be installed

C. Option: seal drywall to slab (in lieu of plank)

Responsibilities:

Drywall: C
Mech/elec/plumb: A

6 ALTERNATE METHOD FOR WALL CAVITY SEPARATION



Notes:

A. Intent: reduce leakage between exterior/corridor wall and demising wall / interior partition

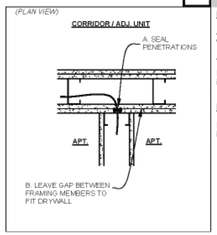
A. Includes ducts, pipes, wires, etc.

B. Size of gap depends on thickness of drywall to be installed

Responsibilities:

Framing: B
Mech/elec/plumb: A

8 INTERIOR PARTITION AT DEMISING/ CORRIDOR WALL



Notes:

A. Intent: reduce leakage between corridor/demising wall and interior partition

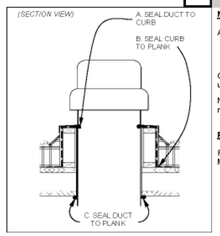
A. Includes ducts, pipes, wires, etc.

B. Size of gap depends on thickness of drywall to be installed

Responsibilities:

Framing: B
Mech/elec/plumb: A

9 ROOF FAN



Notes:

A, B. Intent:
- Reduce leakage between conditioned & unconditioned space
- Reduce duct leakage

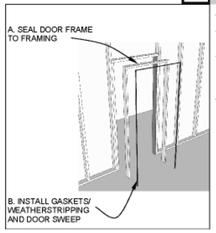
C. Intent: Reduce leakage between conditioned & unconditioned space

Note: connect fan to curb tightly (but do not seal permanently to allow removal for maintenance)

Responsibilities:

Roofing: B
Mech/elec/plumb: A, C

11 CORRIDOR/EXTERIOR DOOR



Notes:

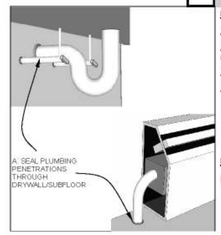
A, B. Intent: reduce leakage between apartment and corridor/outdoors

A, B. Also applicable at rooms that are vented to outdoors (i.e. boiler room, trash room, etc.)

Responsibility:

Framing: A
Window/door: B

13 PLUMBING PENETRATIONS



Notes:

A. Seal all penetrations BEFORE installing cabinetry

A. Intent: reduce leakage between wall cavities and apartment

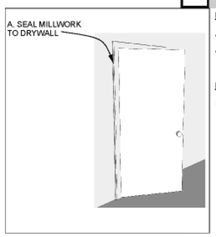
A. Seal penetrations before installing escutcheons

A. Typical plumbing penetrations include:
- Sink faucet supplies & drain
- Toilet supply
- Showerhead stub-out
- Heating supply/return
- Gas supply
- Sprinklers

Responsibility:

Drywall: A

12 MILLWORK (TRIM)



Notes:

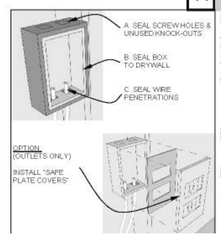
A. Seal ALL edges of millwork

A. Intent: reduce leakage between wall cavities and apartment

Responsibility:

Drywall: A

14 ELECTRICAL BOXES



Notes:

A, B, C. Intent: reduce leakage between structural cavities and apartment

A, B, C. Includes boxes in floors and ceilings

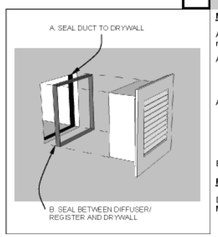
A, C. Options:
- Caulk
- Foam
- Mastic (over entire box)
- Putty pack

Option (at outlets only): In lieu of A/B/C, install air-tight covers and gaskets

Responsibility:

Drywall: B
Electrical: A, C

15 DUCTWORK



Notes:

A. Seal penetration BEFORE installing diffuser/ register

A. Intent:
- Reduce leakage between wall cavities and apartment
- Reduce duct leakage into wall cavities

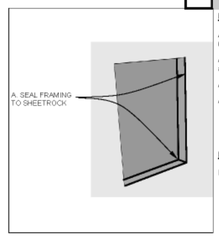
A. Typical penetrations include:
- Heating/cooling ductwork
- Exhaust ductwork
- Exhaust fans
- Dryer vent

B. Suggested (options: caulk, foam, gasket)

Responsibility:

Drywall: A
Mechanical: B

17 RECESSED COMPONENTS



Notes:

A. Seal all cracks/seams BEFORE recessed component is installed

A. Intent: reduce leakage between wall cavities and apartment

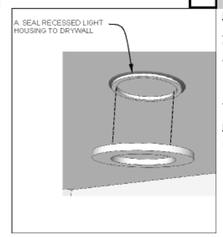
A. Seal holes in metal framing (if applicable)

A. Typical recessed components include:
- Medicine cabinet
- Fire extinguisher cabinets
- Mailboxes

Responsibility:

Drywall: A

19 RECESSED LIGHTING



Notes:

A. Intent: reduce leakage between attic/floor cavities and apartment

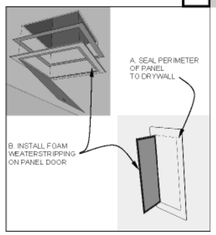
A. Options:
- Caulk
- Foam
- Gasket

A. Use insulation contact air-tight cans (ICAT)

Responsibility:

Drywall: A

16 UTILITY/ACCESS PANELS



Notes:

A, B. Intent: reduce leakage between structural cavities and apartment

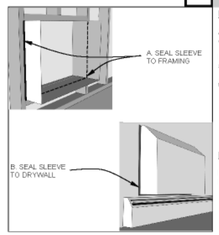
A. Options:
- Caulk
- Foam
- Gasket

B. Inexpensive, adhesive-backed weatherstripping usually works best

Responsibility:

Drywall: A
Mech/elec/plumb: B

18 PACKAGED HEATING/COOLING EQUIPMENT (PTACs)



Notes:

A. Intent: reduce leakage between apartment and outdoors

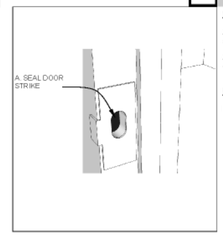
B. Intent: reduce leakage between wall cavity and apartment

Additional measures:
- Seal PTAC equipment to sleeve
- Provide insulated interior cover with compressible gasket

Responsibility:

Mechanical: A
Drywall: B

20 DOOR LATCH HOLE



Notes:

A. Intent: reduce leakage between wall cavities and apartment

A. Expanding foam works best (be careful not to overspray)

Responsibility:

Drywall: A

Anthony Cucich R.A.

A.I.A.

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No.	Description	Date

CUCICH

ANTHONY CUCICH
ARCHITECT PLANNERS
37 - 02 ASTORIA BLVD. , ASTORIA , NY , 11103
www.a-cucich.com

GENERAL RENOVATION OF EXISTING COMMERCIAL SPACE AT 1 st FLOOR.

32 GLEN COVE ROAD, GREENVALE, NY , 11548

ENERGY CONSERVATION CODE

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY CUCICH 73489 STATE OF NEW YORK

Project number	32 GLEN COVE
Date	10/23/2023
Drawn by	LAVI
Checked by	AC
Scale	1/4" = 1'-0"

EN-108.00

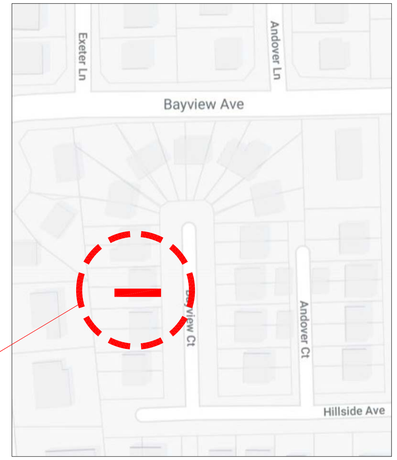
PAG. 13 OF 13

created by Alex(andru) Bobe

WANG'S RESIDENCE

#21498

13 Bayview Ct., Manhasset, NY



Street Locator

Not To Scale

Exist. Residence

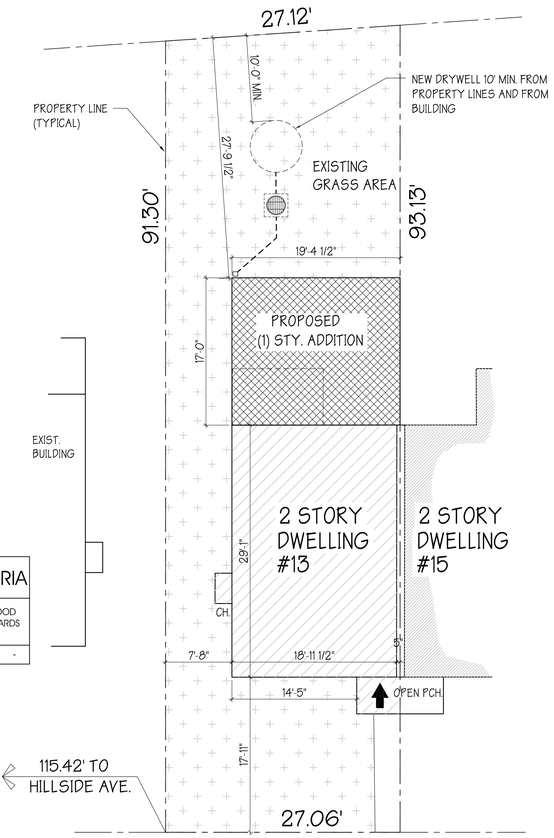
Not To Scale

SCOPE OF WORK

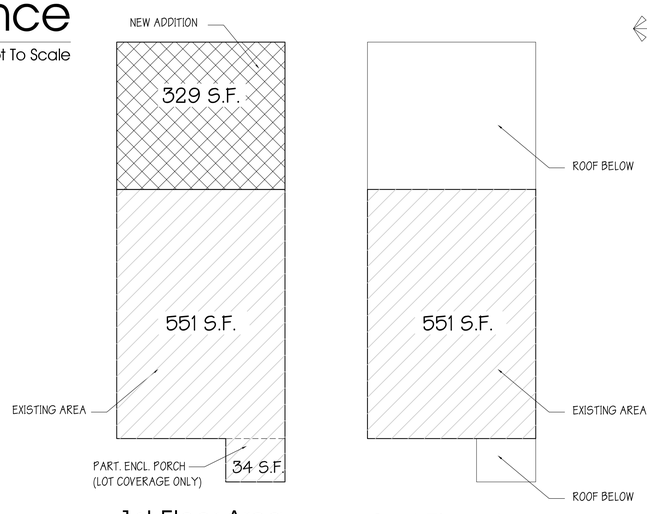
(1) STORY EXTENSION AT REAR OF BUILDING

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	-



Site Plan



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 = ACTUAL BUILDING HEIGHT (EXISTING, NO CHANGE) =	2 1/2 STY. / 30 S.F. 2 STY. / + - 26'-5"
SEC. 70-47	MINIMUM REQUIRED LOT AREA = ACTUAL LOT AREA =	5,000 S.F. 2,495 S.F., EXISTING.
SEC. 70-47.1	MINIMUM REQUIRED LOT WIDTH = ACTUAL LOT WIDTH (EXISTING) =	40' 27.06', EXISTING'
SEC. 70-48	MAX. LOT COVERAGE = 35% LOT AREA = ACTUAL LOT COVERAGE=585 s.f + 329 (ADDITION)	873 S.F. 880 S.F. = 35.3%
SEC. 70-49	MAX. GROSS FLOOR AREA = 50% LOT AREA = PROPOSED GROSS FLOOR AREA: 1,102 S.F. + 329 S.F. =	1,247.5 S.F. 1,431 S.F. = 57.3%
SEC. 70-50 (C)	MINIMUM REQUIRED FRONT YARD = SAME AS EXISTING ADJACENT BUILDINGS WITHIN 200'	30' NO CHANGE
SEC. 70-51 (A)	MINIMUM REQUIRED SIDE YARD= ACTUAL SIDE YARD	5' 7'-8"
SEC. 70-52	MINIMUM REQUIRED REAR YARD = ACTUAL REAR YARD =	15' 27'-9"
SEC. 70-52.6	MAX. EAVE HEIGHT ACTUAL EAVE HEIGHT =	22' + - 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 · 34560 · STATE OF NEW YORK

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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.

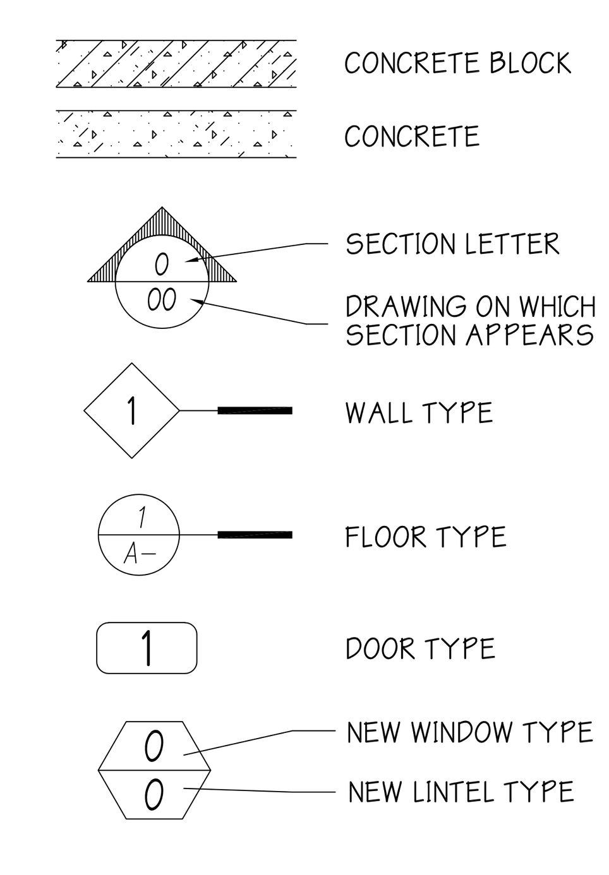
8- THE PLUMBING CONTRACTOR SHALL PERFORM ALL REQUIRED GAS OR OIL PIPING AND VERIFY ANY SITE CONDITIONS & REQUIREMENTS PERTAINING TO THERETO (IE. RELOCATION, UPGRADING, ETC.)- PRIOR TO BIDDING AND COMMENCEMENT OF ANY WORK.

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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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

CAD DWG FILE:

DATE: 10/15/23

DRAWN BY: MAK

SHEET TITLE

GENERAL NOTES

SHEET NUMBER: GN-001-00

PAGE NO. 2 of

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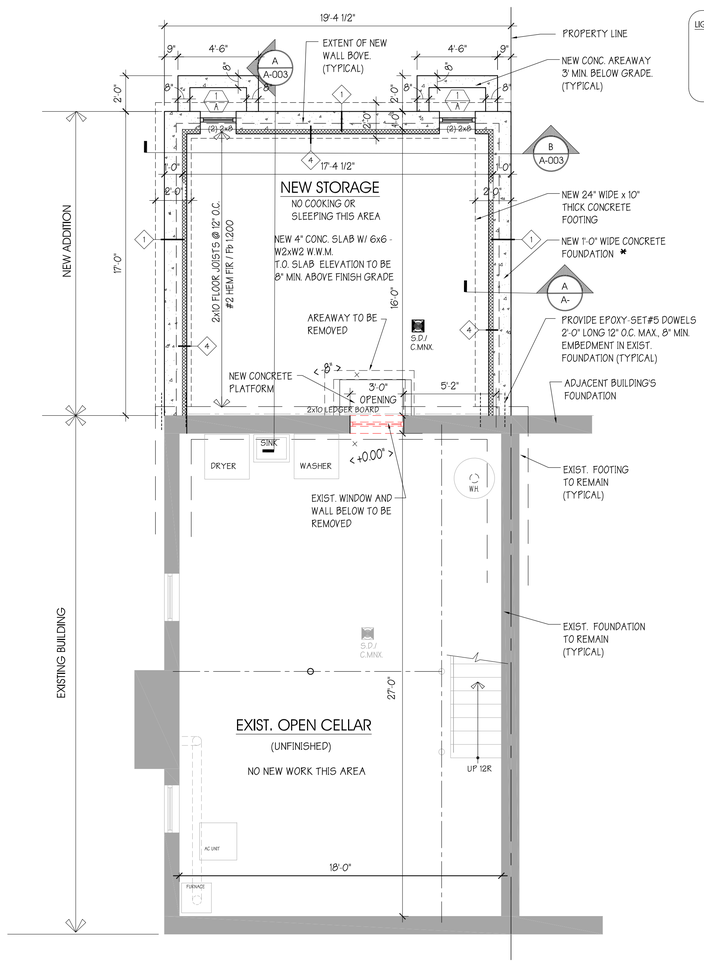
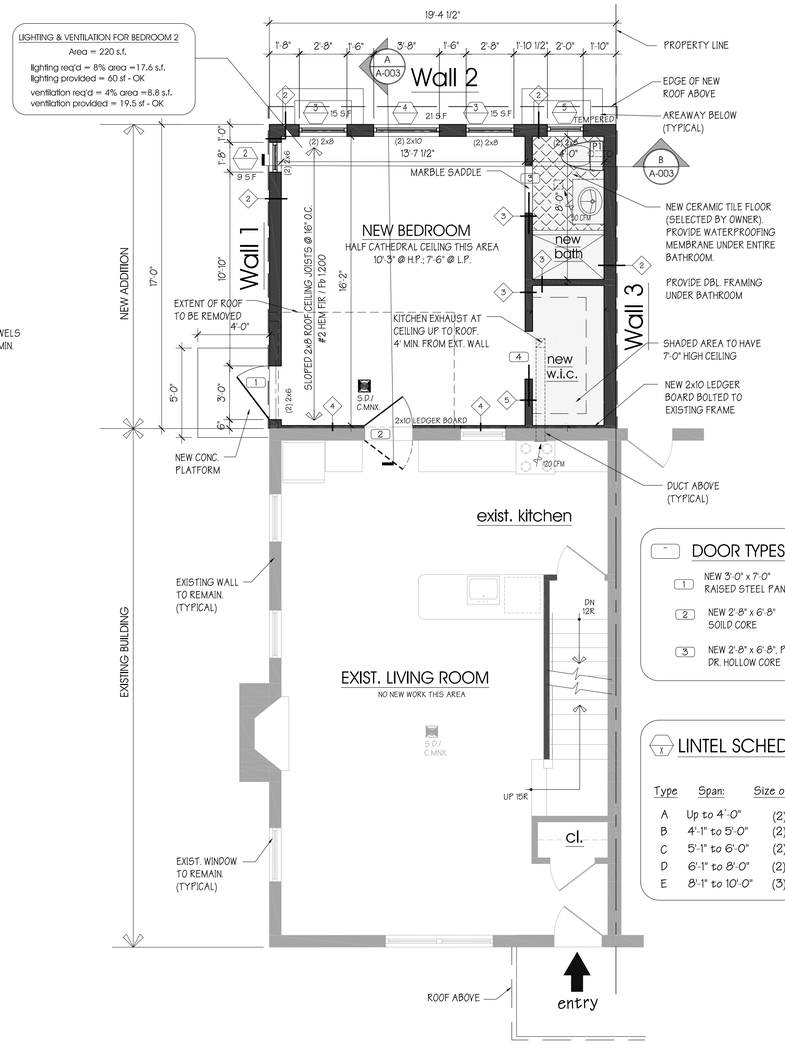
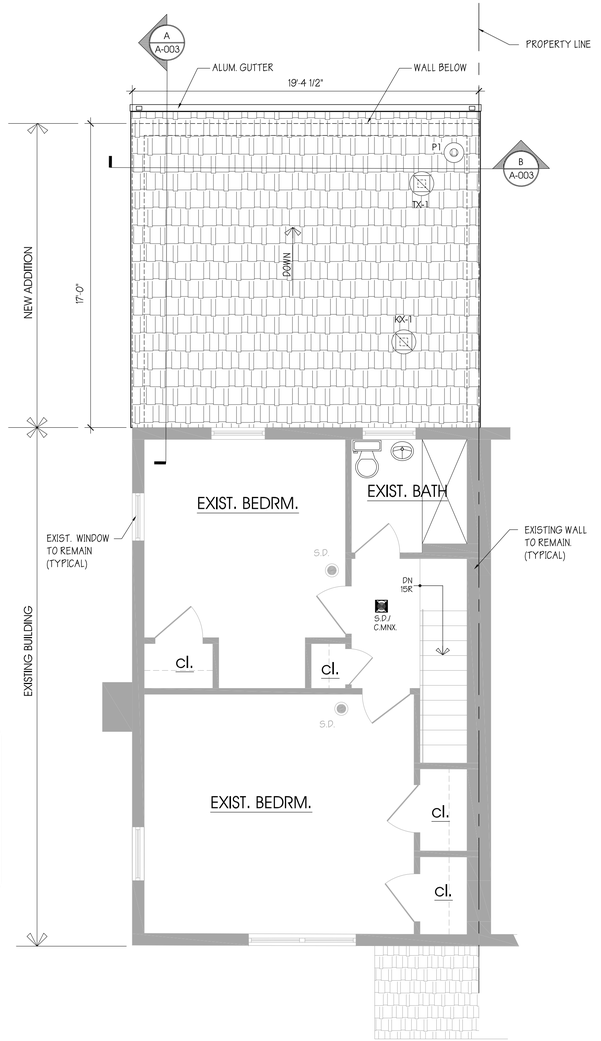
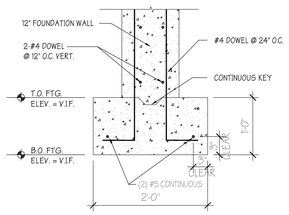






Exist. / Proposed Foundation Plan

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.

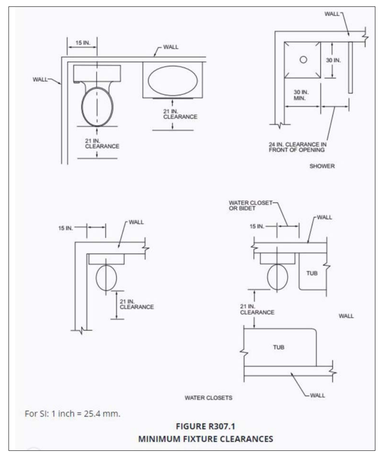
GENERAL DEMOLITION NOTES:

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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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

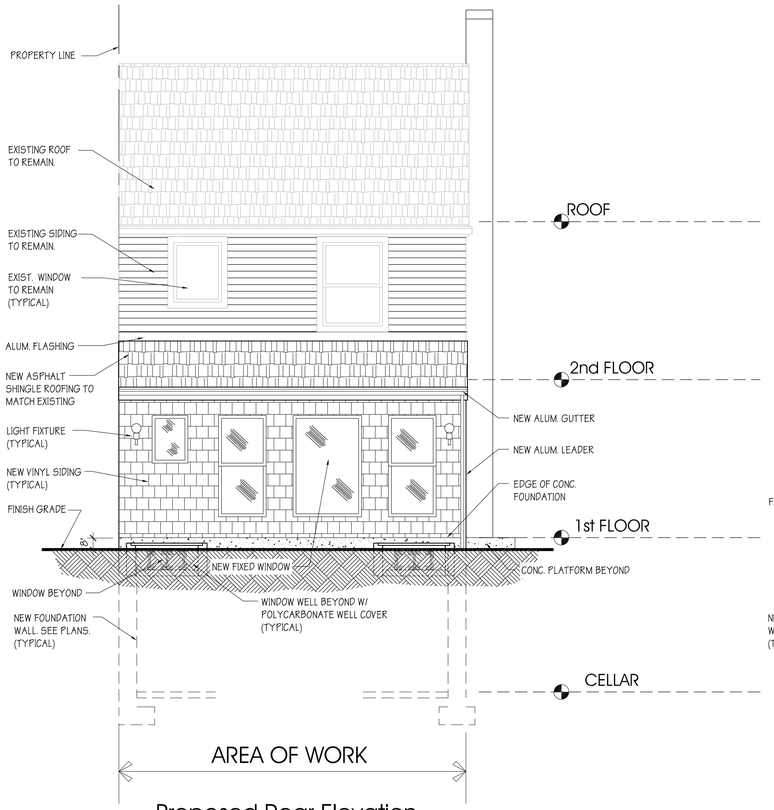
PROJECT NO:	2319
CAD DWG FILE:	
DATE:	10/15/23
DRAWN BY:	MAK

SHEET TITLE

EXIST. - PROPOSED PLANS / PLUMBING RISER DIAGRAM

SHEET NUMBER	PAGE NO.
A-001-00	3 of

12/20/2023 6:05:37 PM



Proposed Rear Elevation

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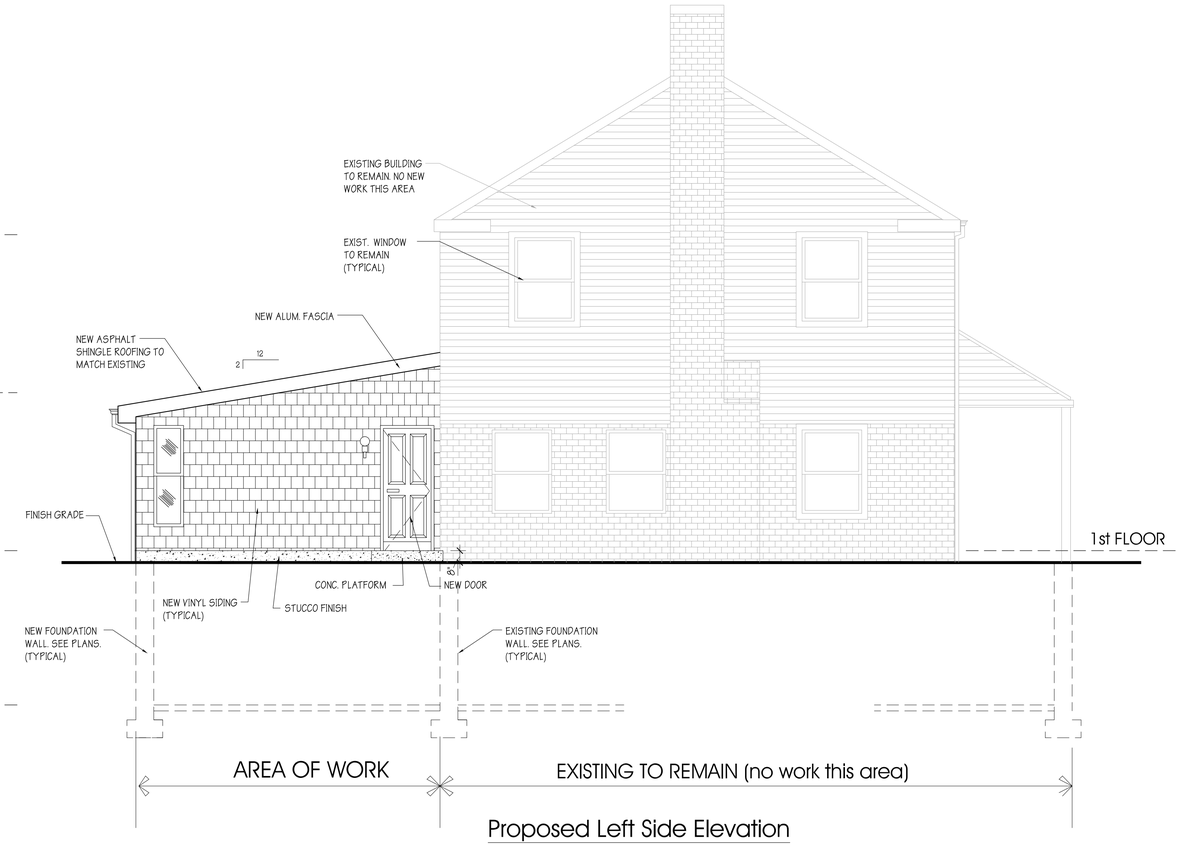
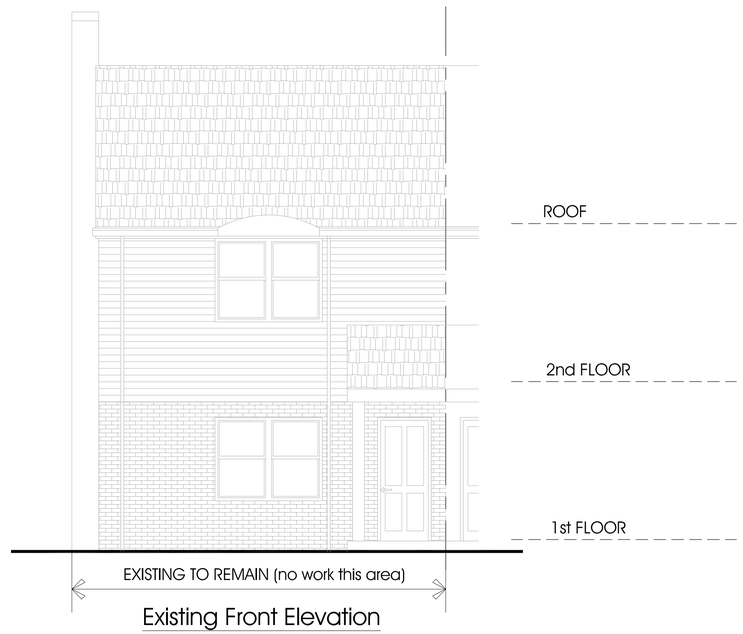


Proposed Left Side Elevation

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



Existing Front Elevation

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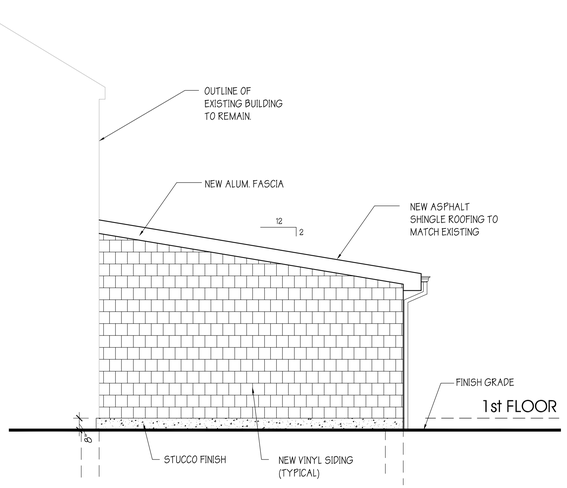

Proposed Right Side Eelevation

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

SEE LEFT SIDE ELEVATION FOR ADDITIONAL INFORMATION

5 0 5 10 15

GRAPHIC SCALE - FEET

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13 Bayview Ct.
Manhasset, NY, 11030

SECTION: 3
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1	10/18/23	FOR DOB FILING

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

SHEET TITLE

ELEVATIONS

SHEET NUMBER	PAGE NO.
A-002-00	4 of -

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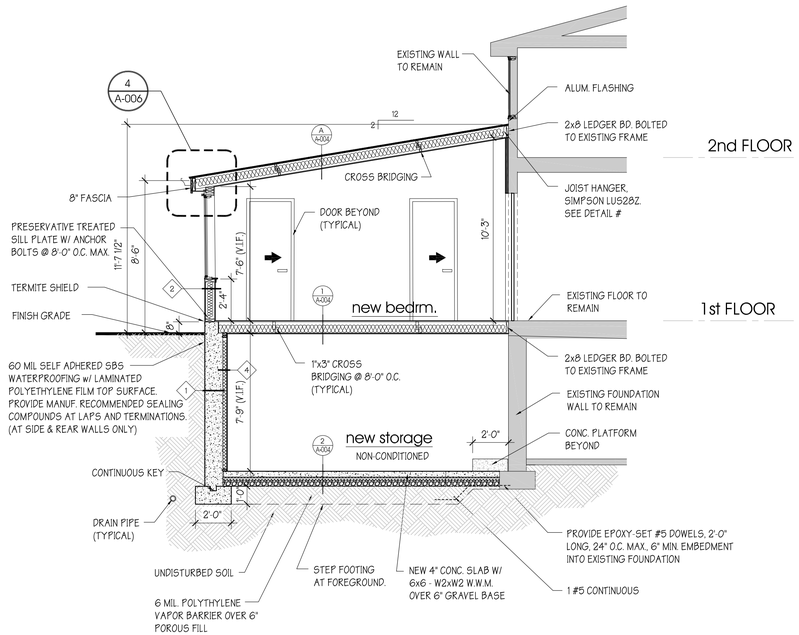

CROSS SECTION 'A'

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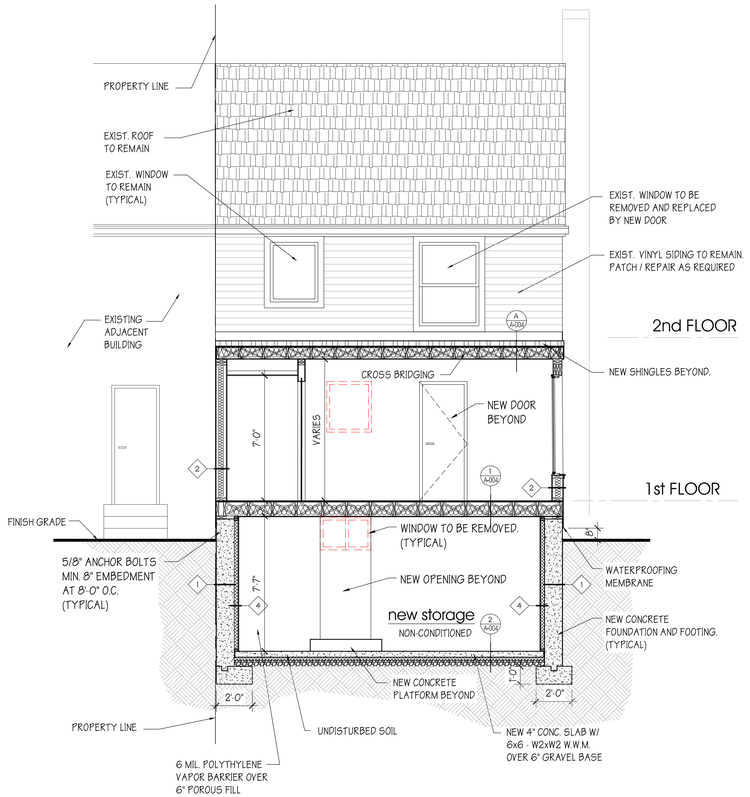

CROSS SECTION 'B'

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

5 0 5 10 15

GRAPHIC SCALE - FEET

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

SHEET TITLE

SECTIONS

SHEET NUMBER	PAGE NO.
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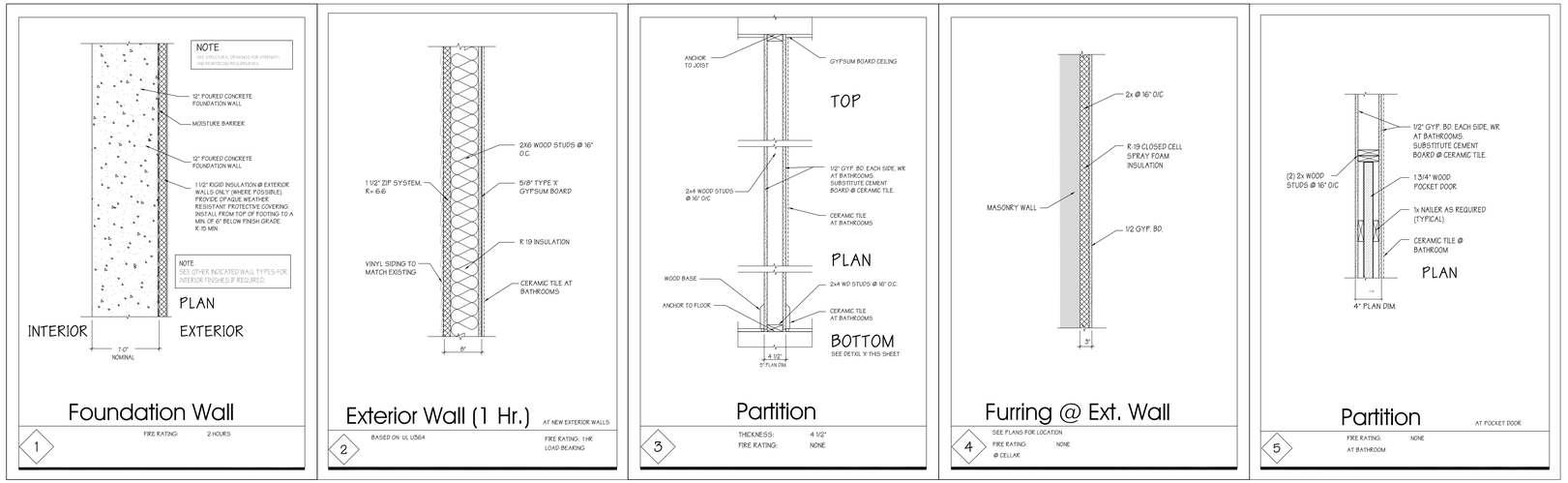


Wall Assemblies

NTS

EXTERIOR WALLS

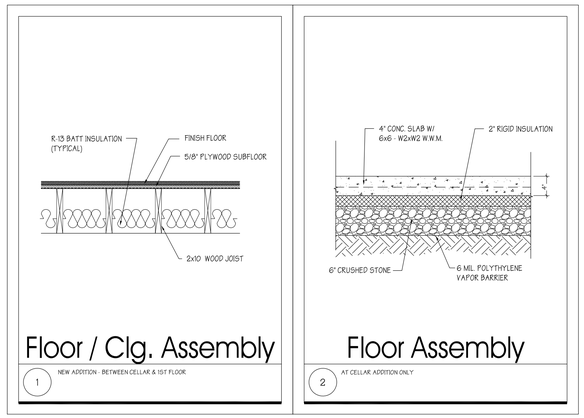
GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE

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.

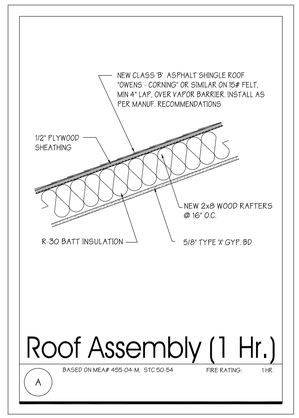
INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads 7" o.c. **(LOAD-BEARING)**

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)



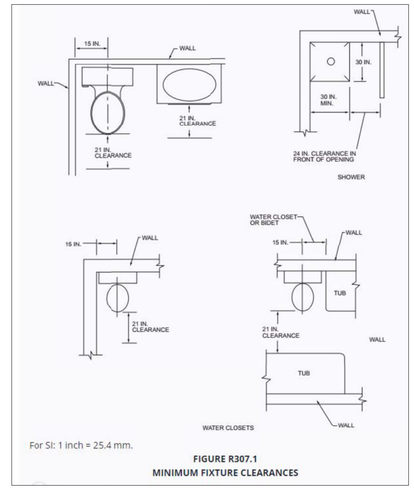
Floor / Assemblies

NTS



Roof Assembly

NTS



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

SHEET TITLE
WALL / FLOOR TYPES

SHEET NUMBER	PAGE NO.
A-004-00	6 of -

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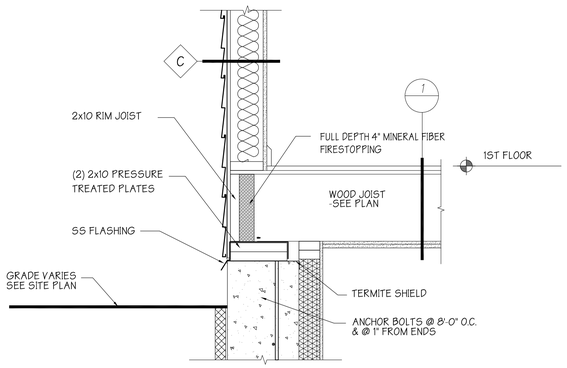
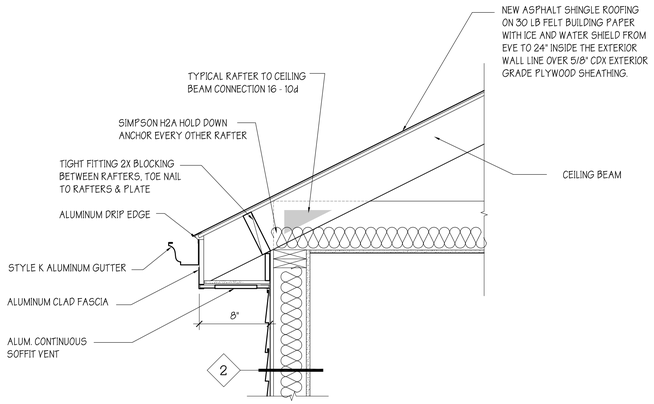


2 Exterior Wall

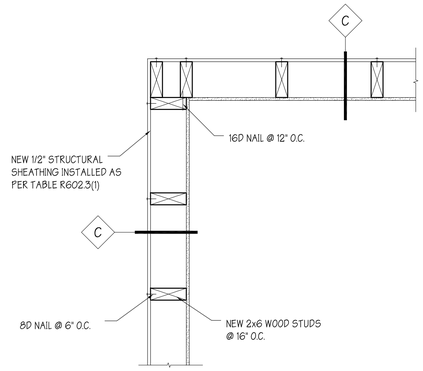
Scale : 1" = 1'-0"



4 Roof Edge

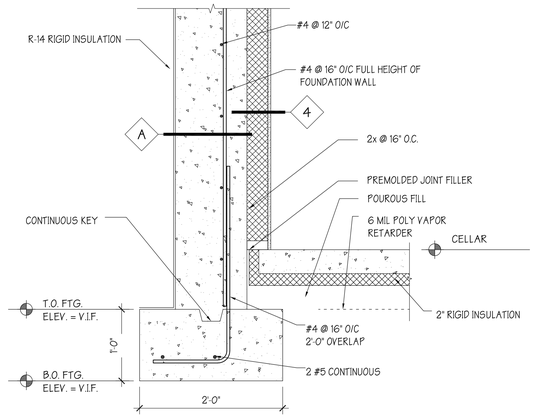
BASED ON ANSI/UL DESIGN L-513 Scale : 1" = 1'-0"

FIRE RATING: 1 HR.



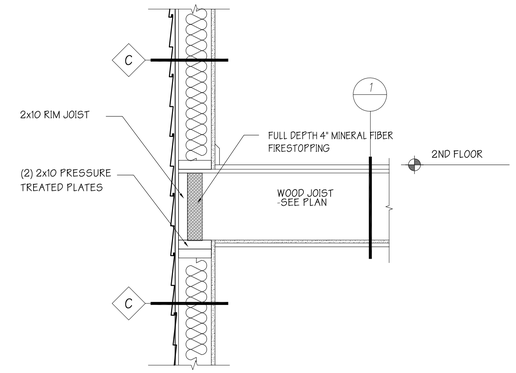
Corner Framing - PLan

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.)

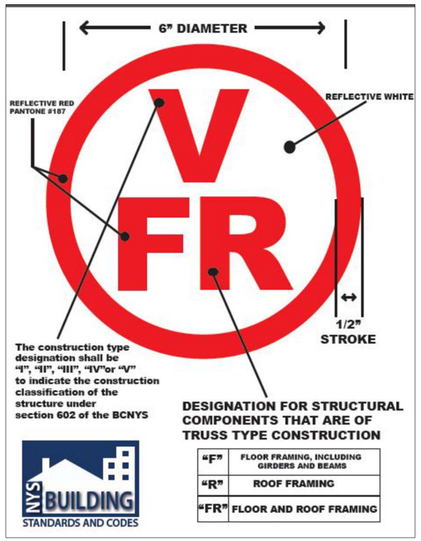
USE	LIVE LOADS
EXTERIOR BALCONIES	60
DECKS	40
PASSENGER VEHICLE GARAGES	50
ATTICS WITHOUT STORAGE	10
ATTICS WITH STORAGE	20
ROOMS OTHER THAN SLEEPING	40
SLEEPING ROOMS	30
STAIRS	40
GUARDRAILS AND HANDRAILS	200

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

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 * 34560 * STATE OF NEW YORK *

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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
CAD DWG FILE:
DATE: 10/15/23
DRAWN BY: MAK

SHEET TITLE
DETAILS

SHEET NUMBER A-005-00
PAGE NO. 7 of -

10/18/2023 12:52:21 PM

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'

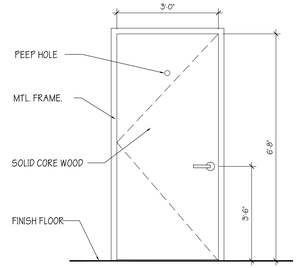
Finish Schedule

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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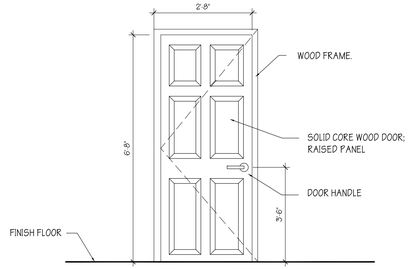

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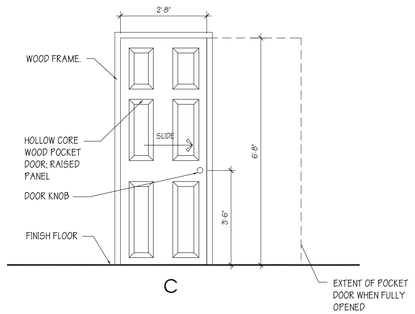
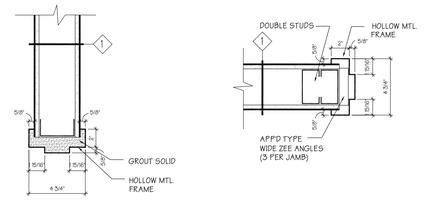


C

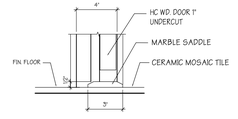
Door Elevations

NOT TO SCALE



H1 Head
NTS

J1 Jamb
NTS



S1 Saddle Type
NTS

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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

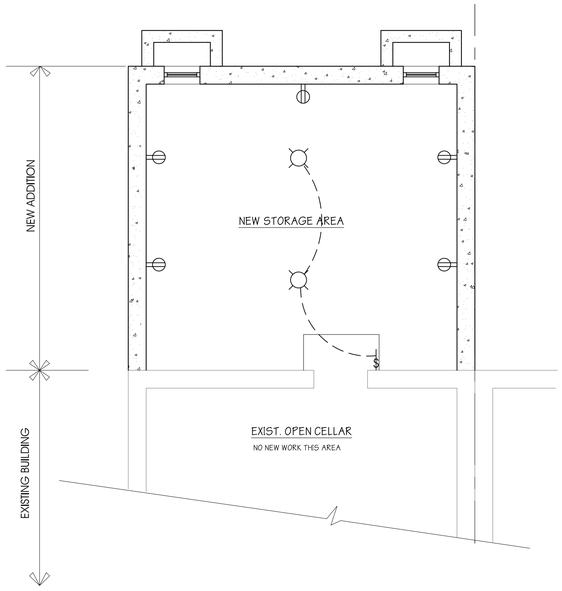
PROJECT NO:	2319
CAD DWG FILE:	
DATE:	10/15/23
DRAWN BY:	MAK

SHEET TITLE

DOOR - WINDOW - FINISH SCHEDULES

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

10/18/2023 12:54:00 PM



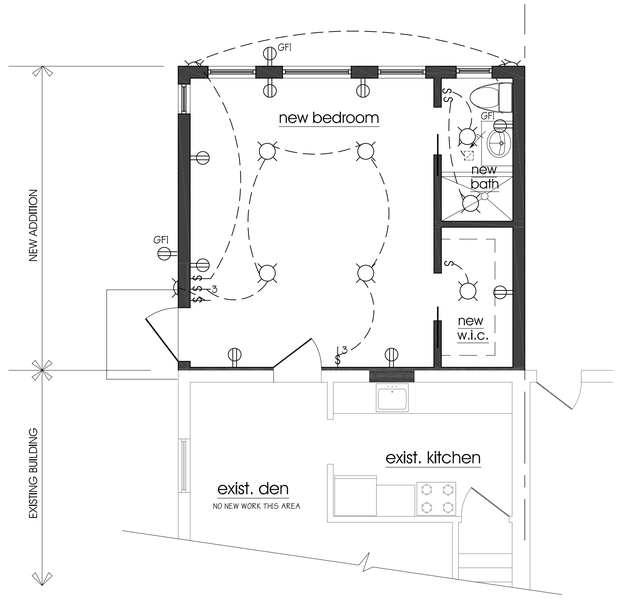
Elect. Plan @ Cellar

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

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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

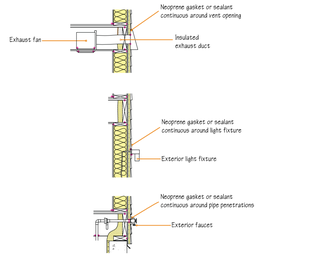
Illustration Key

- 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

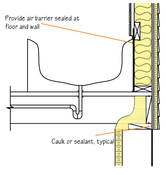
- Completely seal penetrations with gaskets, spray foam or tape. Use products appropriate to materials, following manufacturer recommendations.
- Because of deterioration due to exposure to the elements, monitoring and maintenance of sealed penetrations is essential.

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.



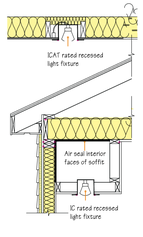
Heating and Electrical Penetrations

- 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.



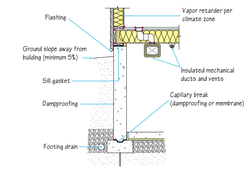
BASEMENTS

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.



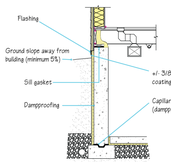
NOTES

- 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.

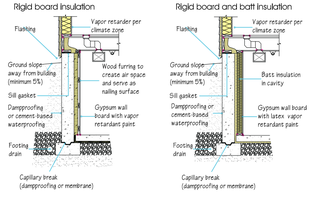


NOTES

- 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:



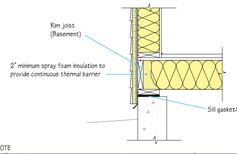
NOTE

- 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

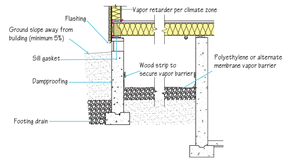
- Rim joists (or top plate) at attic are also part of the building thermal envelope and require similar treatment.

CRAWL SPACES

Vented Crawl Spaces

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

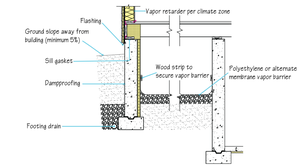
- Vented crawl spaces are losing favor in New York State since, in summer conditions, moist moisture-laden air moving into vented crawl spaces can condense on cold concrete or other surfaces.
- To minimize adverse effects where vented crawl spaces are used, vapor barrier should be installed at grade 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.



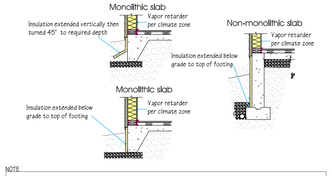
NOTES

- 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.



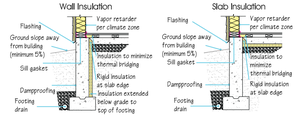
NOTE

- 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.



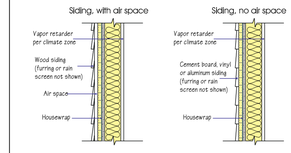
EXTERIOR WALLS

Cladding

Wood, Cement Board, Aluminum, and Vinyl

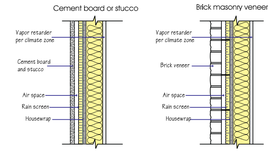
Exterior cladding acts as the outward component in a rainscreen assembly, helping to prevent water from entering exterior wall assemblies.

- 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.



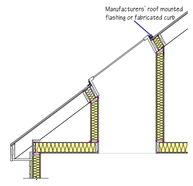
NOTES

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.

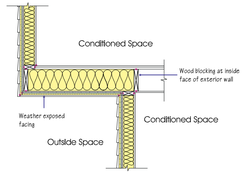


FLOORS

Cantilevered

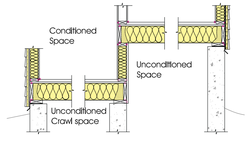
Floors cantilevered over outside air, such as over an open carport or porch, are part of the building thermal envelope.

- 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.

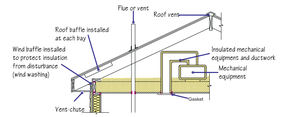


ATTICS AND ROOFS

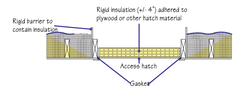
Vented Attics

Loose Fill (or Batt) Insulation

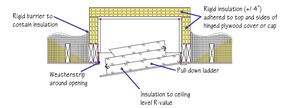
Unconditioned Attic



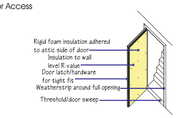
Access Hatch



Pull-Down Ladder

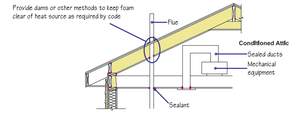


Full-Height Door Access

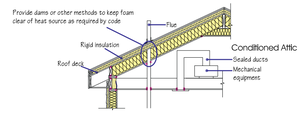


Unvented Attics

Spray Foam Roof Insulation

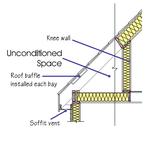


Fiberglass Batts and Rigid Board Insulation

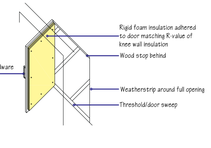


Knee Walls

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



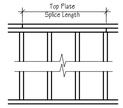
Knee Wall Access Door



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)

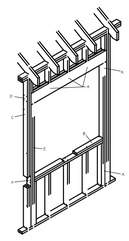
NAILING SCHEDULE 'B' : (WOOD FRAME CONSTRUCTION MANUAL)
ROUGH OPENING REQUIREMENTS FOR WINDOW OPENINGS

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 :

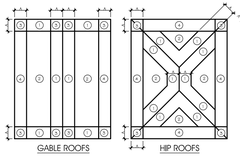
A. NUMBER OF 8D NAILS AT END STRAPPINGS
B. NUMBER OF SILL STUDS ON THE FLAT (DOES NOT APPLY TO DOORS)
C. NUMBER OF FULL HEIGHT KING STUDS AT EACH SIDE HEADER
D. NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT KING STUD TO END OF HEADER AT EACH SIDE
E. NUMBER OF JACK STUDS AT EACH END OF HEADERS (ASSUME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

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1	10/18/23	FOR DOB FILING

PROJECT NO: 2319
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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.

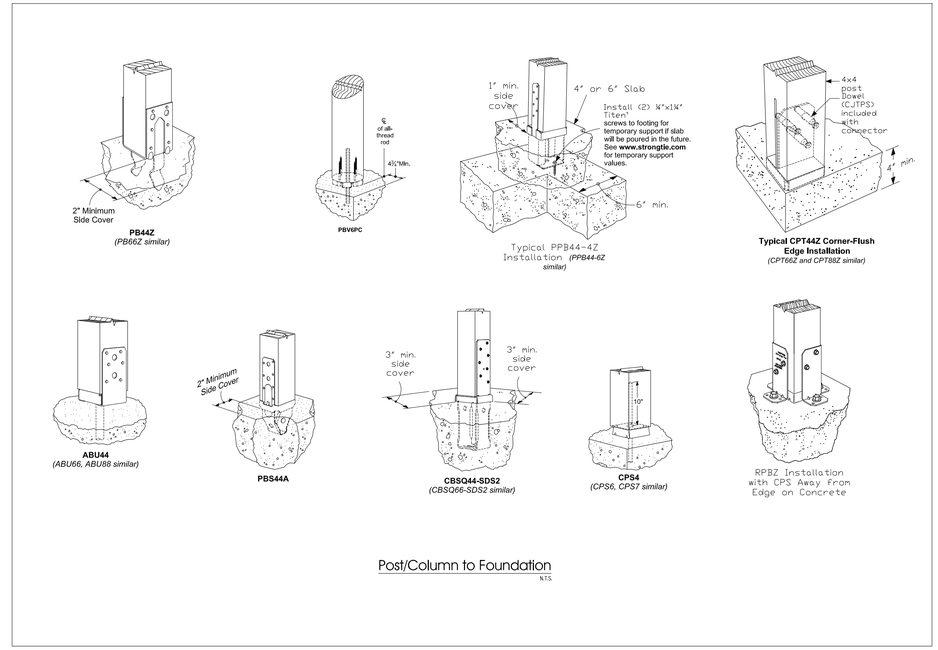
h. Gypsum sheathing shall conform to ASTM C 79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

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.

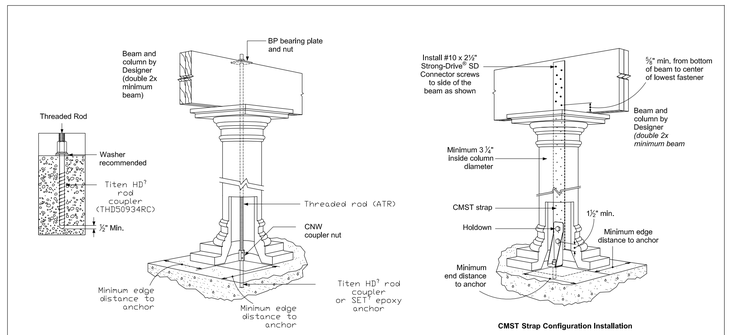
SCHEDULE FOR CONNECTORS, CLIPS, STRAPS, & FOUNDATION ANCHORAGE

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

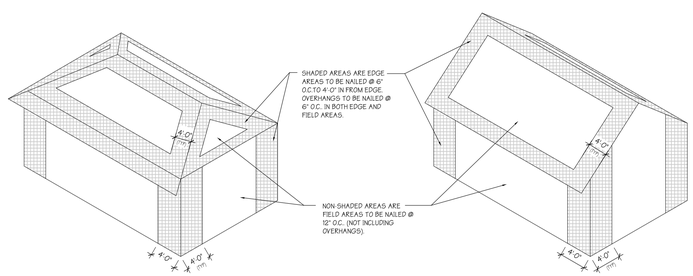
UPLIFT CONNECTION AT RIDGE	RIDGE TENSION STRAP (20GA x 1 1/4") 'SIMPSON CS20 INSTALL AT EVERY SET OF RAFTERS (@ 16" O.C.) 1 1/4"W x 18"L TOTAL FASTENERS = 14-10d (AS PER MANUF.)	
STUD TO TOP PLATE AT RAFTERS TOTAL FASTENERS (AS PER MANUF.)	'SIMPSON H2A, 18GA METAL HURRICANE TIES. INSTALL AT EVERY STUD (@ 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.	



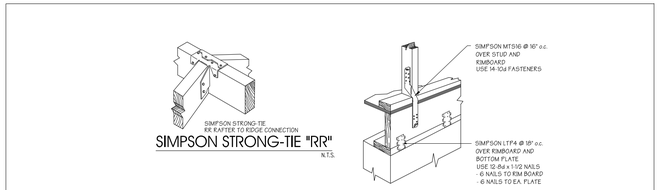
Post/Column to Foundation
N.T.S.



Hollow Column
N.T.S.

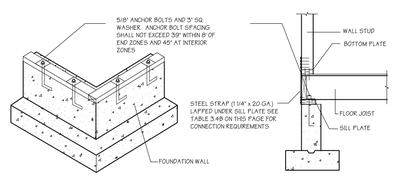


SHEATHING ATTACHMENT DIAGRAM
N.T.S.

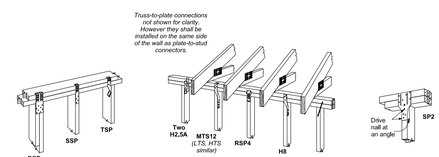


SIMPSON STRONG-TIE "RR"
N.T.S.

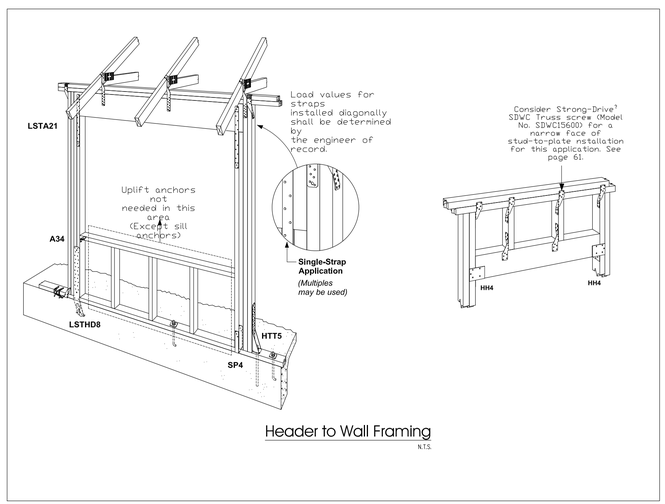
SIMPSON STRONG-TIE "LTP4"
N.T.S.



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



TOP PLATES TO STUD
N.T.S.



Header to Wall Framing
N.T.S.

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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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 -

10/18/2023 12:55:48 PM

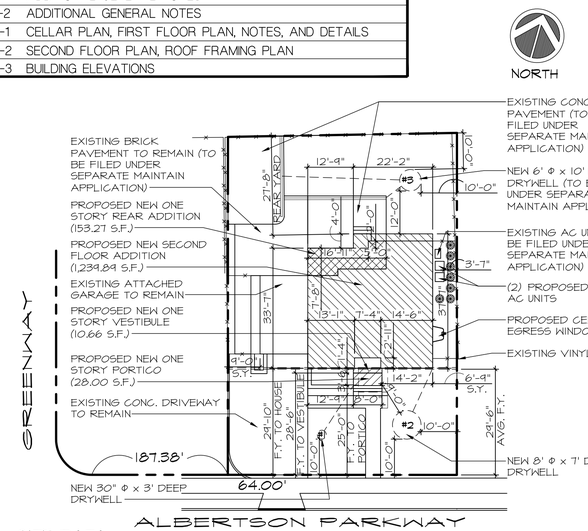
PROPOSED FIRST FLOOR REAR ADDITION, NEW SECOND FLOOR ADDITION & NEW FRONT PORTICO

RADOCAJ RESIDENCE

#21500

136 ALBERTSON PARKWAY, ALBERTSON, NY

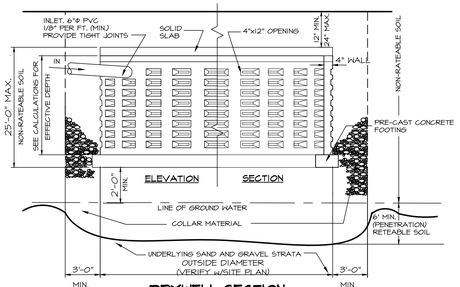
DRAWING INDEX



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.

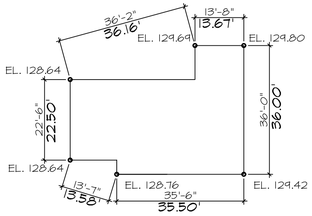
NOTES:
1. COLLAR IS NOT REQUIRED WHEN RATEABLE MATERIAL EXISTS FOR FULL DEPTH
2. THE MATERIAL USED FOR COLLARING SHALL BE COMPRISED OF SAND & GRAVEL FILTER MATERIAL CONTAINING LESS THAN FIFTEEN (15) PERCENT FINE SAND, SILT & CLAY (SILT & CLAY FRACTIONS ARE NOT TO EXCEED (5) PERCENT

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.

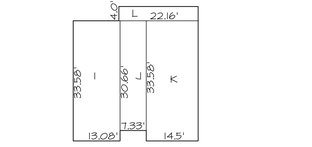
#3
REAR PAVING = 1,011.99 SQ. FT.
1,011.99 SQ. FT. x .2083' (2-1/2" RAINFALL) = 210.80 CU. FT.
6' Φ x 10'-0" DEEP WELL = 223.3 CU. FT.



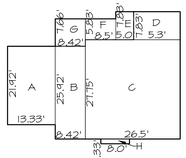
129.42 + 128.76 / 2 = 129.09	x	35.50'	=	4,582.695
128.76 + 128.64 / 2 = 128.7	x	13.58'	=	1,747.746
128.64 + 128.64 / 2 = 128.64	x	22.50'	=	2,894.4
128.64 + 129.64 / 2 = 129.165	x	36.16'	=	4,670.6064
129.64 + 129.80 / 2 = 129.745	x	13.67'	=	1,773.61415
129.80 + 129.42 / 2 = 129.61	x	36.00'	=	4,665.96
		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 27.75' =	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

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REVISIONS :
1 SUBMITTED TO BLDG. DEPT. FOR DENIAL (10-6-23)

PROJECT NO. :

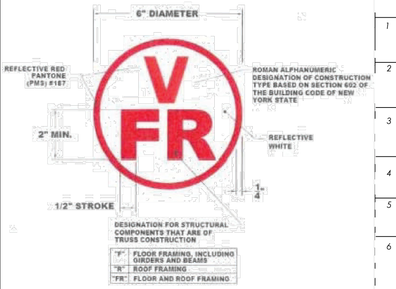
DRAWN BY : JB

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

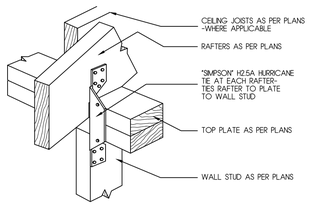
PROJECT NO. :

DRAWN BY : PS

SCALE : AS NOTED

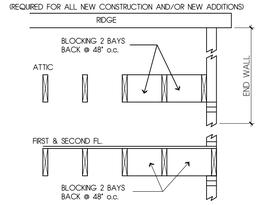
DATE :

SHEET NO. : N-1



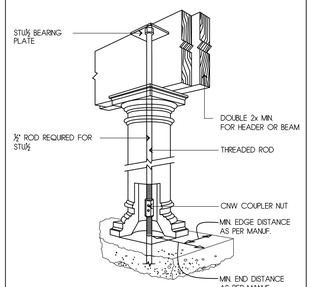
HURRICANE TIE DETAIL

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.

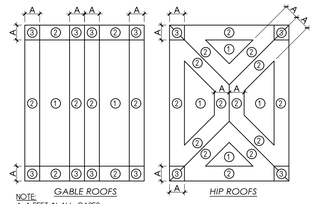
BLOCKING AT ENDWALL



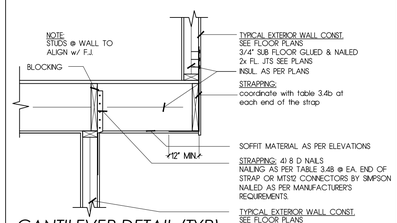
HOLLOW COLUMN DETAIL

NAIL SPACING FOR SHEATHING @ PRESSURE ZONES

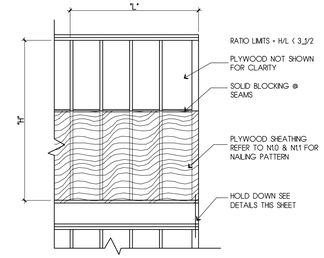
	ZONE 1	ZONE 2	ZONE 3	ZONE 4
FIELD	6" O.C.	6" O.C.	3" O.C.	4" O.C.
PANEL EDGES	4" O.C.	6" O.C.	3" O.C.	3" O.C.



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

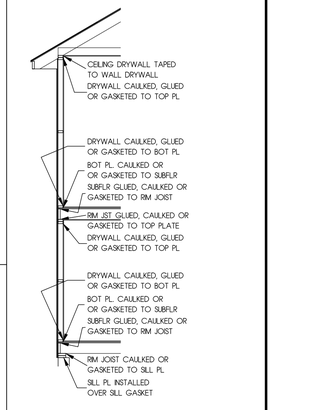


CANTILEVER DETAIL (TYP)

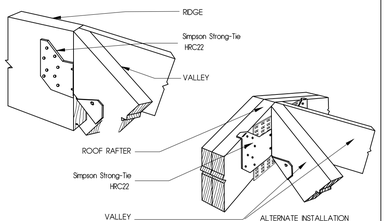


NOTE:
1. SHEATHING AS PART OF SHEARWALL SEGMENT WHERE NOTED ON FLOOR PLAN, SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT JOINTS.
2. HOLD DOWNS REQUIRED AT ALL CORNERS OF STRUCTURE SEE DETAILS THIS SHEET.
3. REFER TO NAILING AND STRAPPING DETAILS THIS SHEET TO FOR A CONTINUOUS LOAD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

SHEARWALL SEG. DETAIL (TYP)

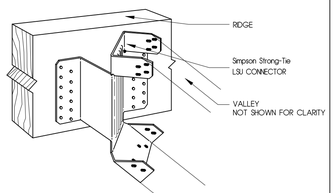


AIR SEALING DETAILS

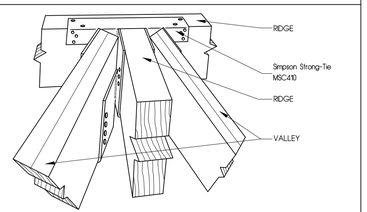


RIDGE TO VALLEY CONNECTOR

For Double Framing Use HRC44

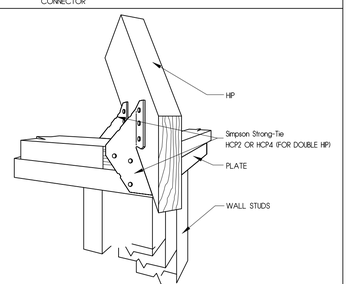


RIDGE TO VALLEY / HIP CONNECTOR



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.

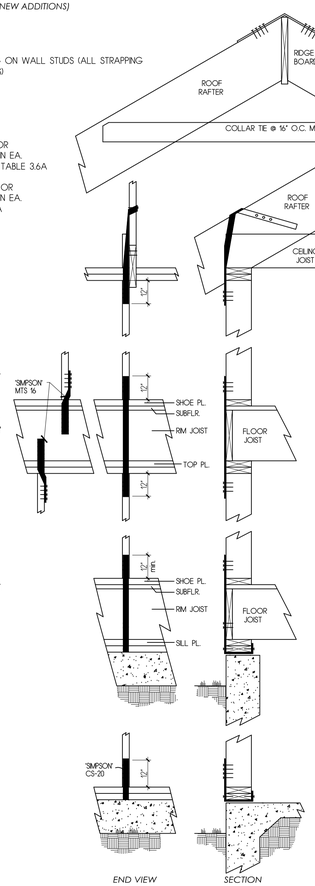
AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

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

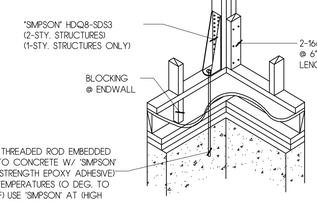
2-16d COMMON NAILS @ 6" O.C. FOR FULL LENGTH OF STUD

"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)

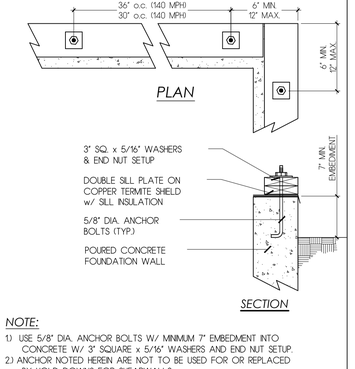


ANCHOR BOLT SPECIFICATION

(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

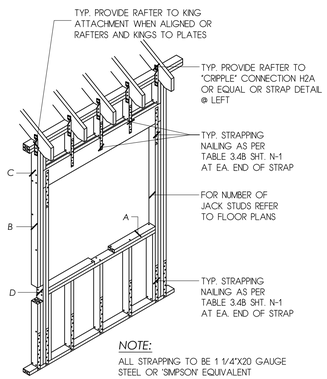
Notations :

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:

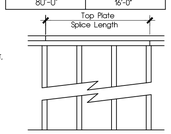
ALL STRAPPING TO BE 1 1/4"X20 GAUGE STEEL OR 'SIMPSON' EQUIVALENT CS20 (COILED STRAP)

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.

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

SITE LOCATION :

MATHAI RESIDENCE
18 HERBERT DRIVE
NEW HYDE PARK, NY

REGISTERED ARCHITECT EMILIO SUSA No. 028942 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 :

METAL STRAPPING DETAIL 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

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REVISIONS :

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

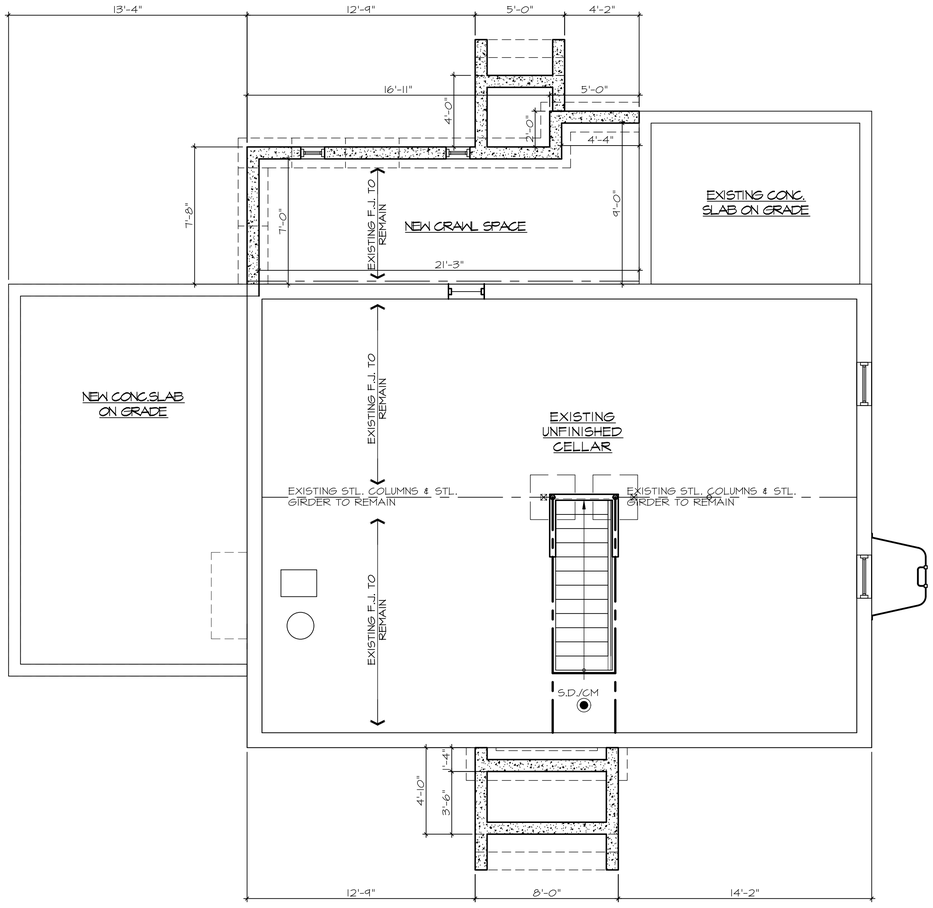
PROJECT NO. :

DRAWN BY : PS

SCALE : AS NOTED

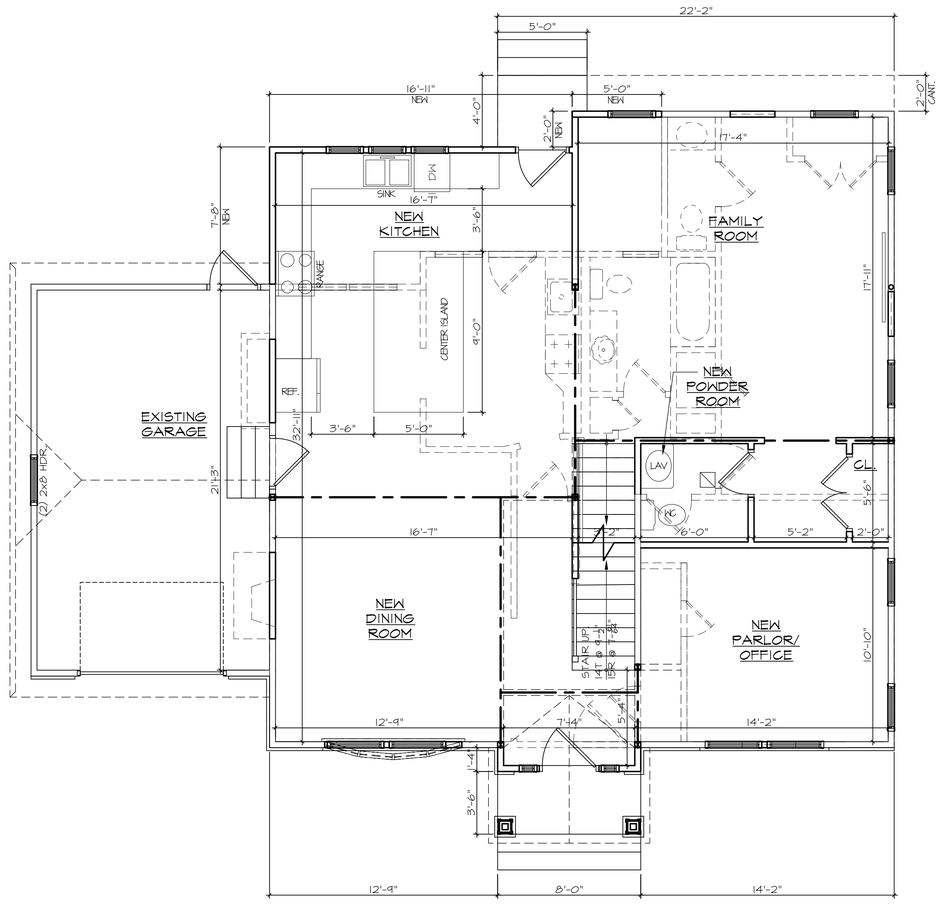
DATE :

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

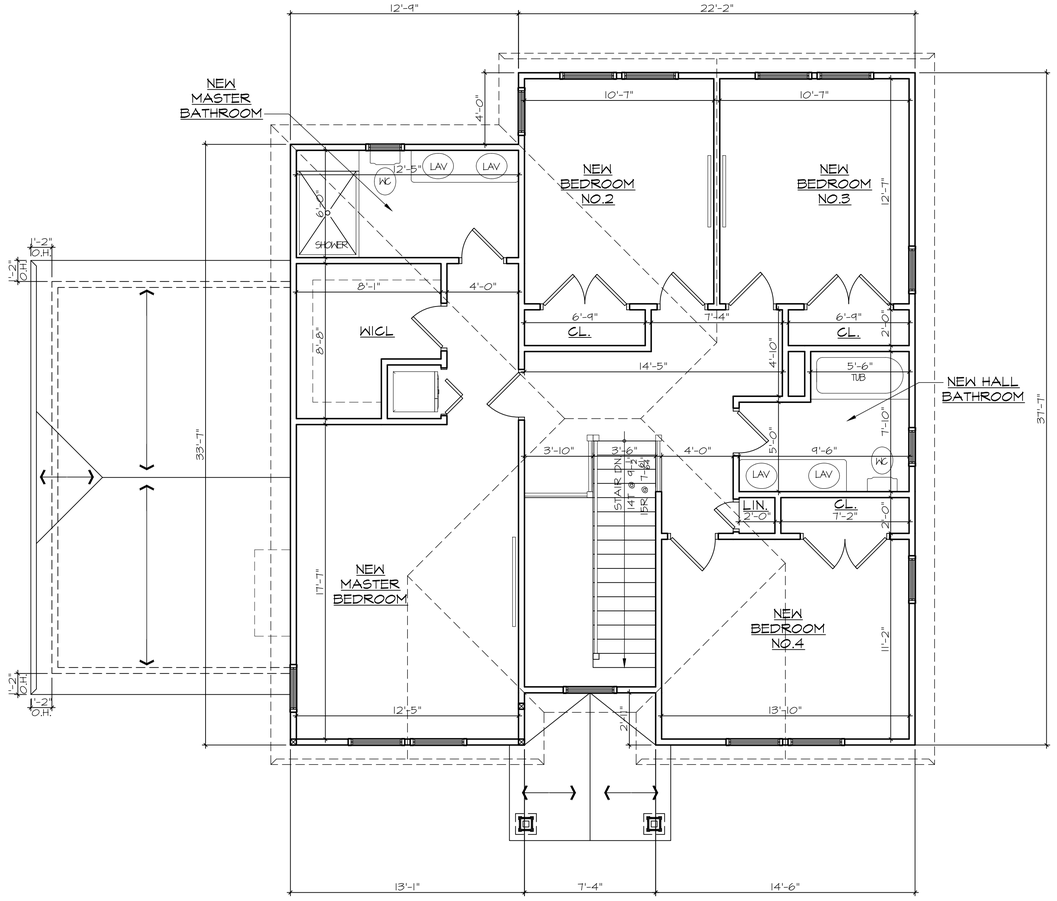
PROJECT NO. :

DRAWN BY : JB

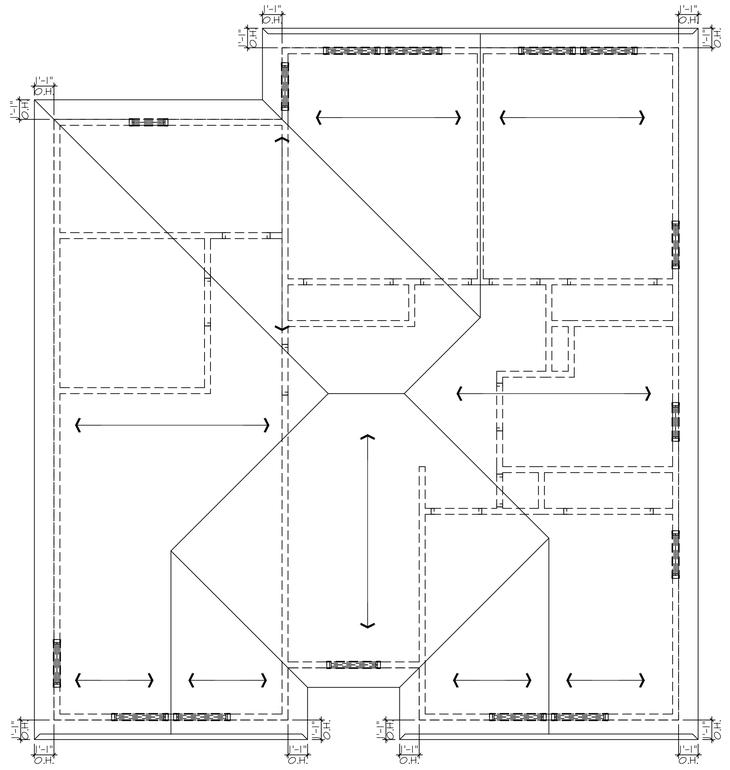
SCALE : AS NOTED

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

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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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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 :

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

Emilio Susa Architect
25 South Service Road, Suite 200
Jericho, N.Y. 11753
PHONE: 516_354_5609
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REVISIONS :
SUBMITTED TO BLDG. DEPT. FOR DENIAL (10-8-23)

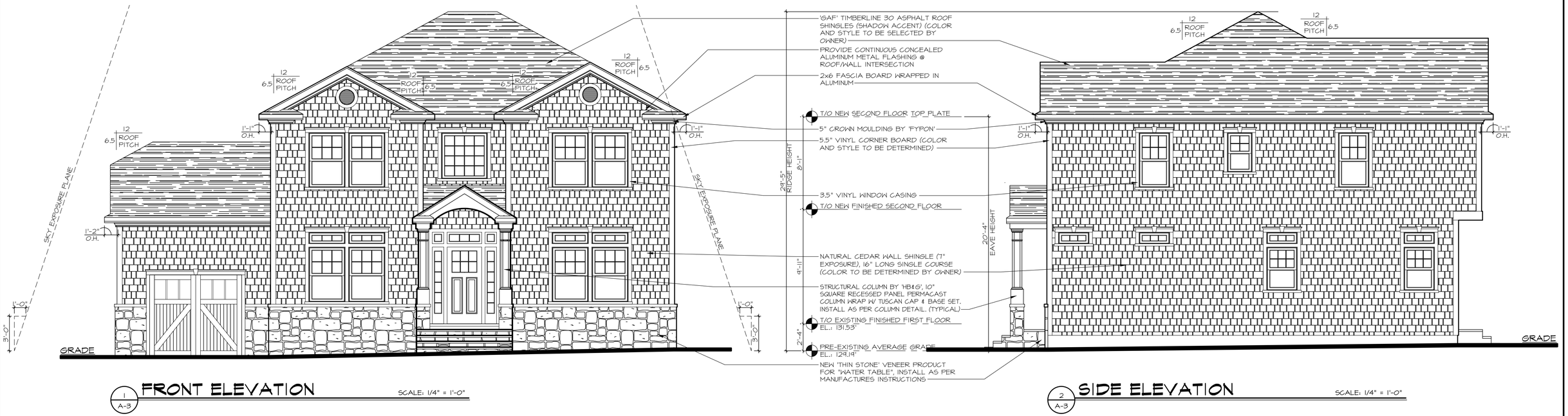
PROJECT NO. :

DRAWN BY : JB

SCALE : AS NOTED

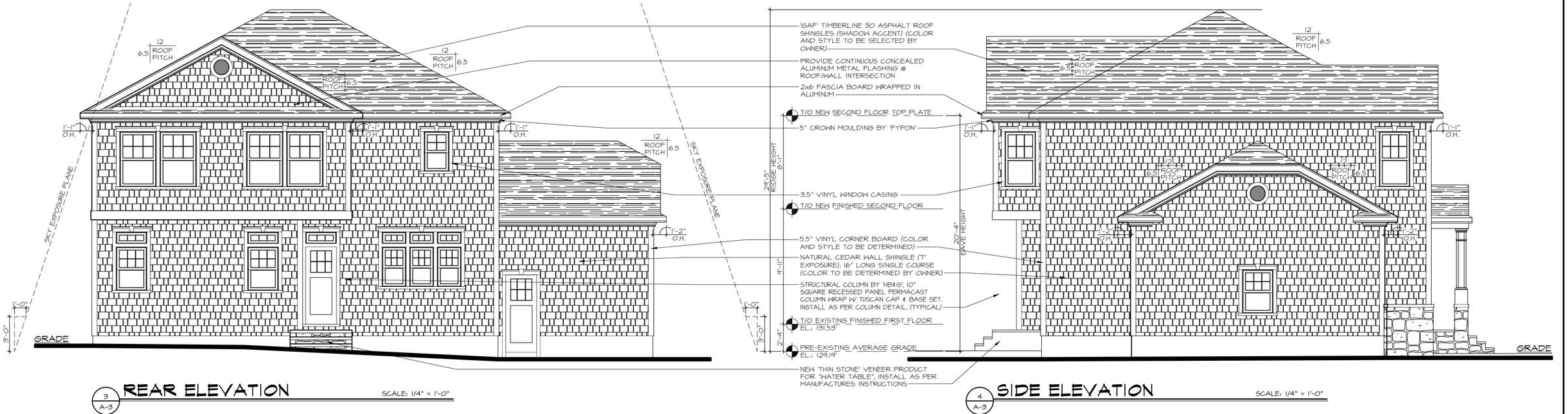
DATE :

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
Jericho, N.Y. 11753
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FAX: 516_776_9591
E-MAIL: esusa@esarchitectpc.com
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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

925 N 6th STREET, NEW HYDE PARK, NY

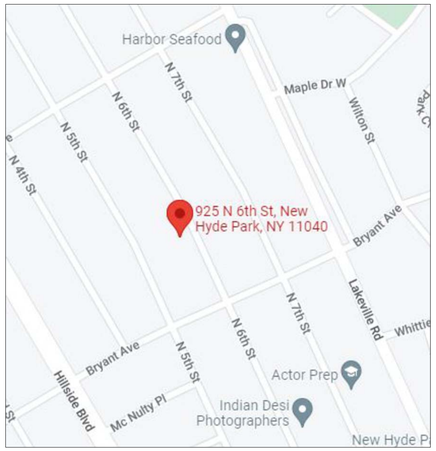
#21501

SCOPE OF WORK

- ADDITION OF A NEW COVERED PORCH AT FRONT.

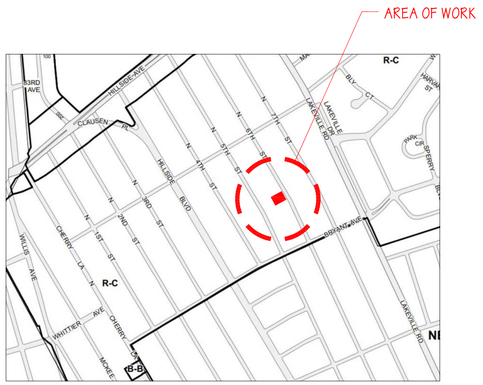
ZONING CALCULATIONS
EXISTING SINGLE FAMILY RESIDENCE

	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

N



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

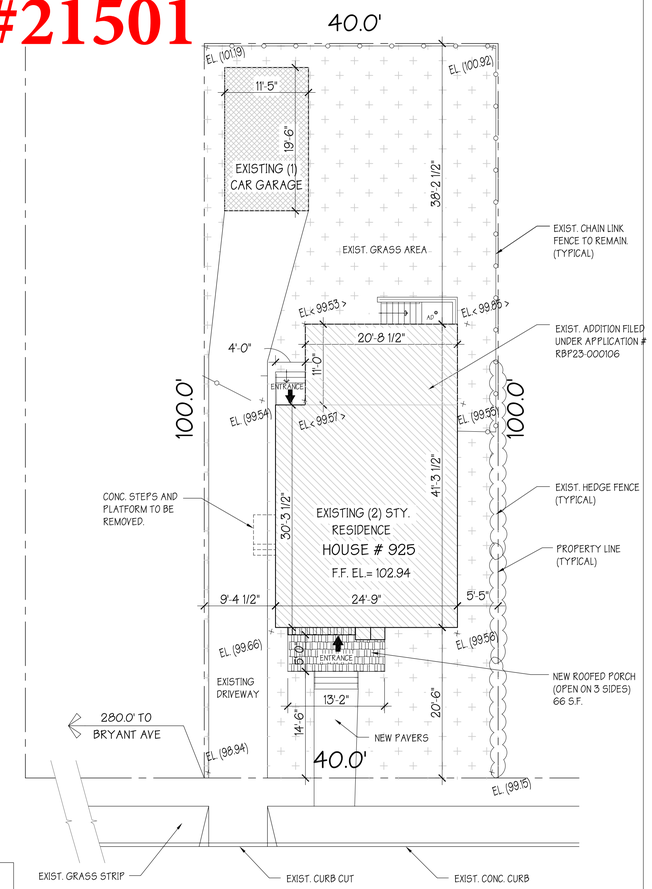
NOTE

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

LEGEND

- EXISTING BUILDING
- NEW. PAVERS
- GRASS AREA

BRYANT AVE.



NORTH 6TH STREET

TRAFFIC

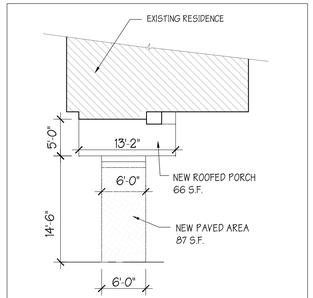
Site Plan

Scale: 1" = 10'

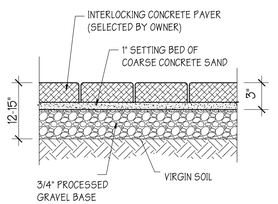
N

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
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Merrick, New York, 11566
Phone: 516.378.2178
Email: mak@delargentdesign.com

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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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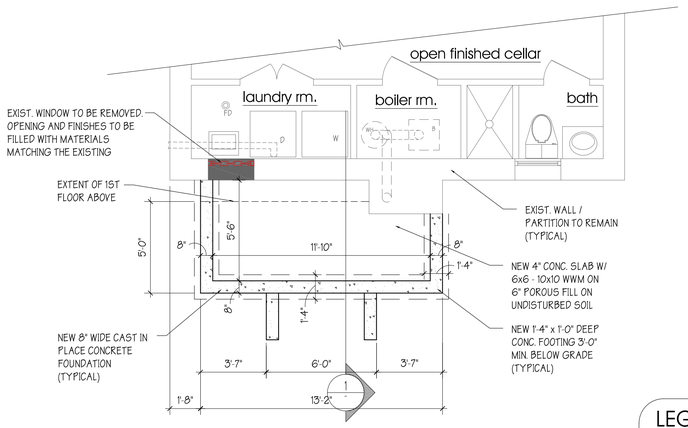
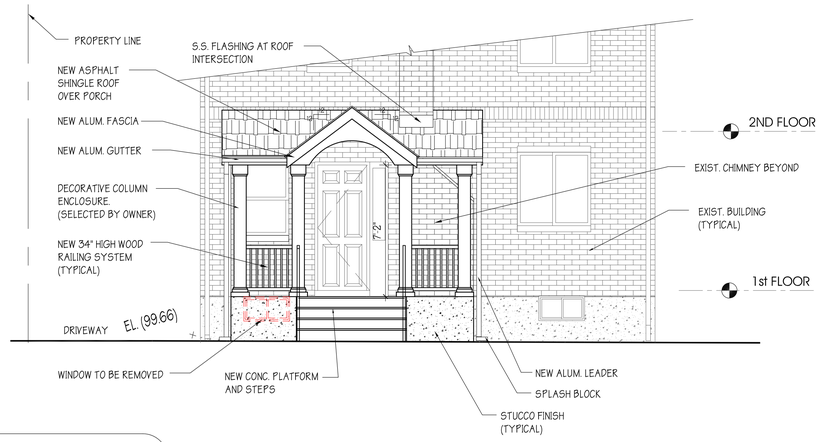


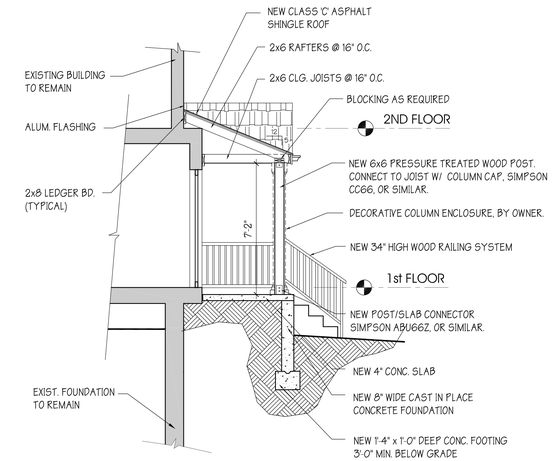
Porch Foundation Plan

SCALE = 1/4 = 1'-0"



Porch Front Elevation

SCALE = 1/4 = 1'-0"



Section '1'

SCALE = 1/4 = 1'-0"

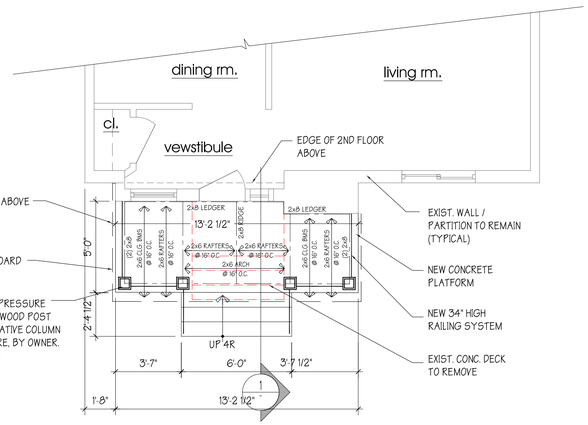
LEGEND:

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

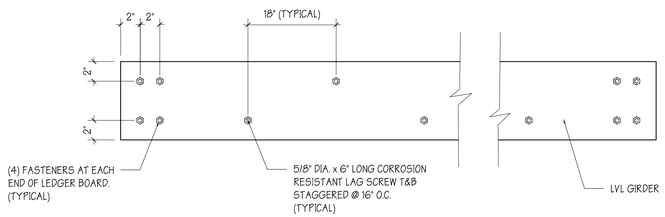
SCALE = 1/4 = 1'-0"

Right Side Elevation

SCALE = 1/4 = 1'-0"

2nd Floor Plan

SCALE = 1/4 = 1'-0"

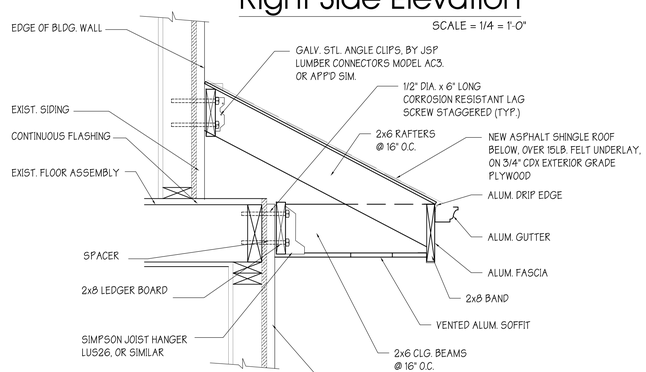


Elevation

NOT TO SCALE

Ledger Board Detail

NOT TO SCALE



Section '1'

NOT TO SCALE

Delargent Design Architecture, PC

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Merrick, New York, 11566

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PROJECT INFORMATION

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

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 EFFECTED 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.

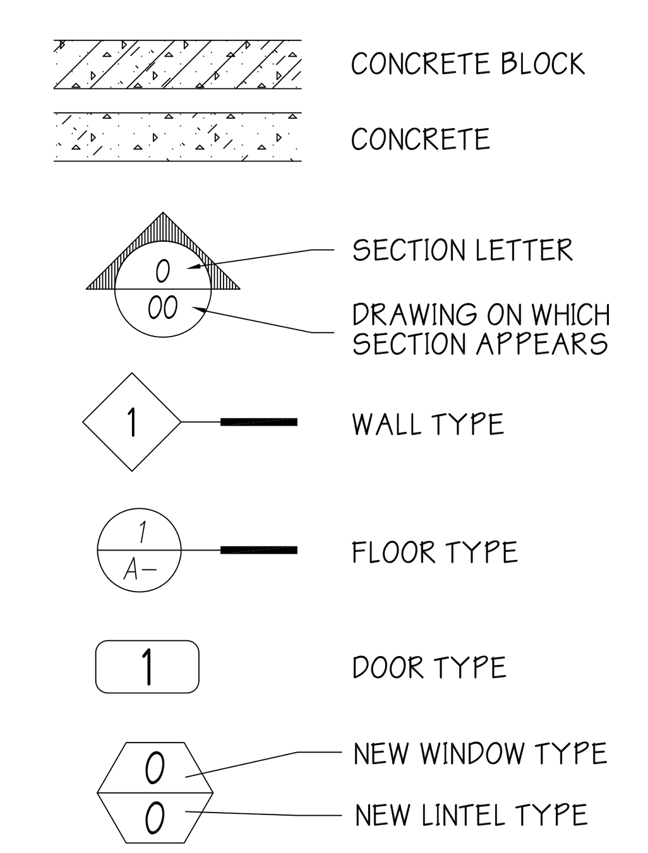
8- THE PLUMBING CONTRACTOR SHALL PERFORM ALL REQUIRED GAS OR OIL PIPING AND VERIFY ANY SITE CONDITIONS & REQUIREMENTS PERTAINING TO THERETO (IE. RELOCATION, UPGRADING, ETC.)- PRIOR TO BIDDING AND COMMENCEMENT OF ANY WORK.

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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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	PAGE NO.
GN-001.00	2 of 12

JOB NUMBER
-

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.

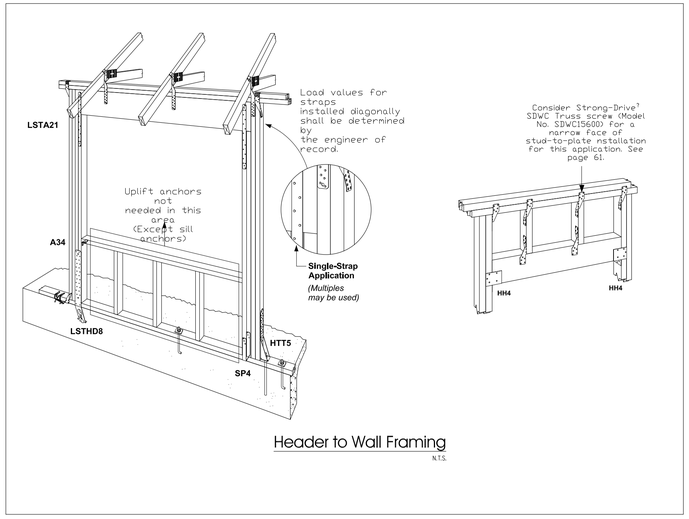
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

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.

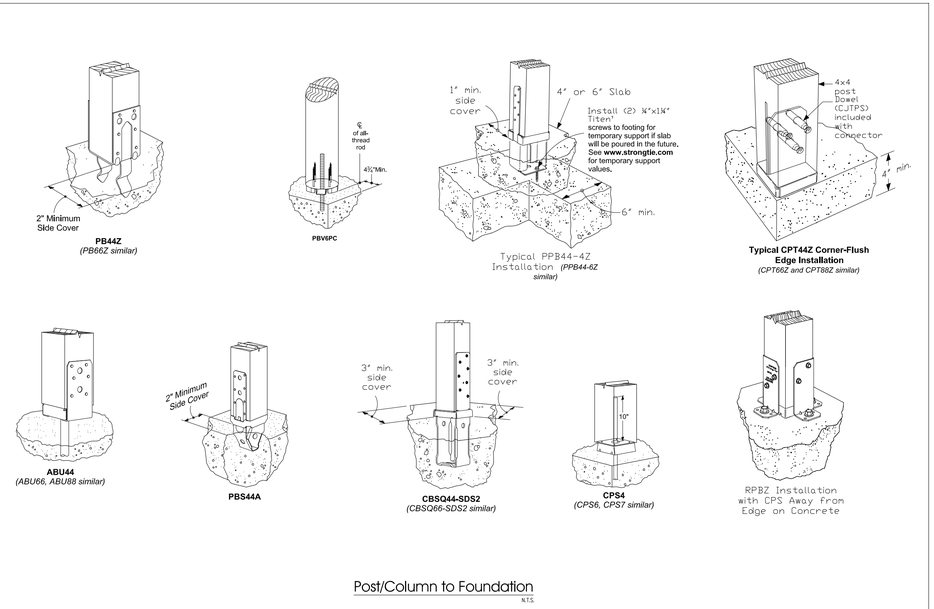


Header to Wall Framing
N.T.S.

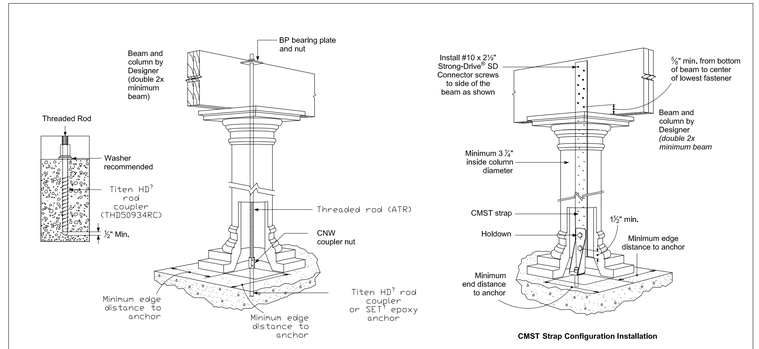
SCHEDULE FOR CONNECTORS, CLIPS, STRAPS, & FOUNDATION ANCHORAGE

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

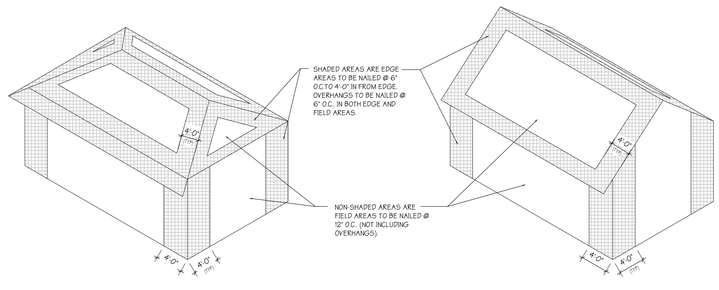
UPLIFT CONNECTION AT RIDGE	RIDGE TENSION STRAP (20GA x 1 1/4") 'SIMPSON CS20 INSTALL AT EVERY SET OF RAFTERS (@ 16" O.C.) 1 1/4"W x 18"L. TOTAL FASTENERS = 14-10d (AS PER MANUF.)	
STUD TO TOP PLATE AT RAFTERS TOTAL FASTENERS (AS PER MANUF.)	'SIMPSON H2A, 18GA METAL HURRICANE TIES. INSTALL AT EVERY STUD (@ 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.	



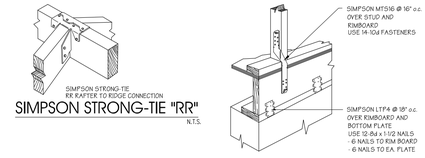
Post/Column to Foundation
N.T.S.



Hollow Column
N.T.S.

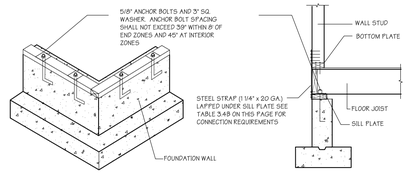


SHEATHING ATTACHMENT DIAGRAM
N.T.S.

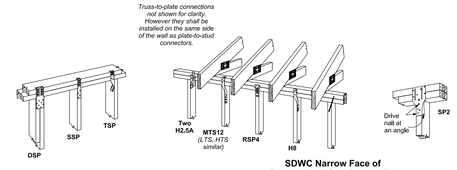


SIMPSON STRONG-TIE "RR"
N.T.S.

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

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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

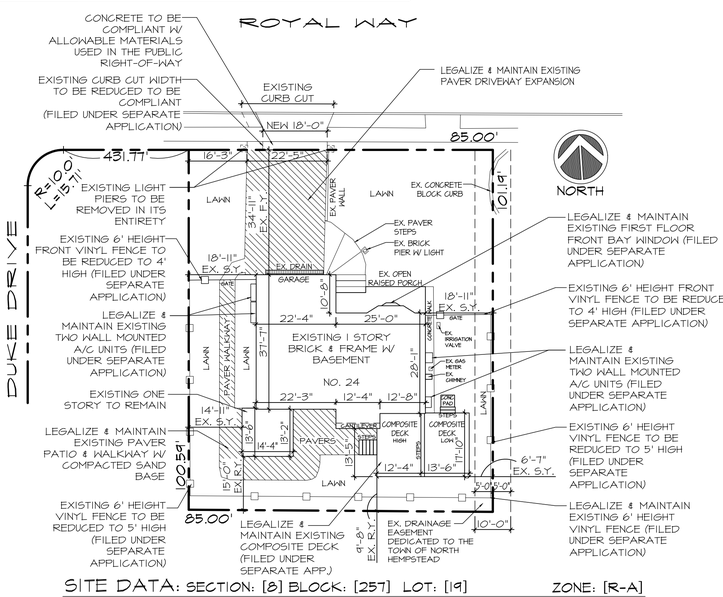
MAINTAIN & LEGALIZE DRIVEWAY EXPANSION & REAR PAVER PATIO

SINGH RESIDENCE

#21502

24 ROYAL WAY, NEW HYDE PARK, NY 11040

DRAWING INDEX

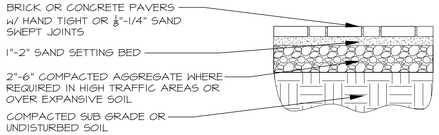


SITE DATA: SECTION: [8] BLOCK: [257] LOT: [19] ZONE: [R-A]

	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'-1" EXISTING / 21'-6" AGG. EXISTING	10'-0" MIN. / 30% LOT WIDTH = 25'-6" AGG.
BUILDING HEIGHT	24'-1" 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.

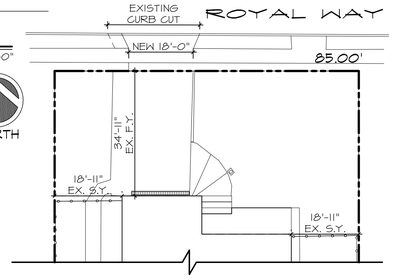
1 T-1 **ARCHITECTURAL SITE PLAN**

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

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

PROJECT NO. :

DRAWN BY : MC

SCALE : AS NOTED

DATE :

SHEET NO. :

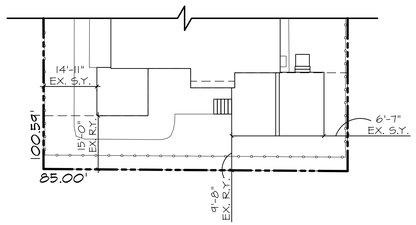
T-1

MAINTAIN & LEGALIZE EXISTING REAR DECK AND FRONT BAY WINDOW

SINGH RESIDENCE

24 ROYAL WAY, NEW HYDE PARK, NY 11040

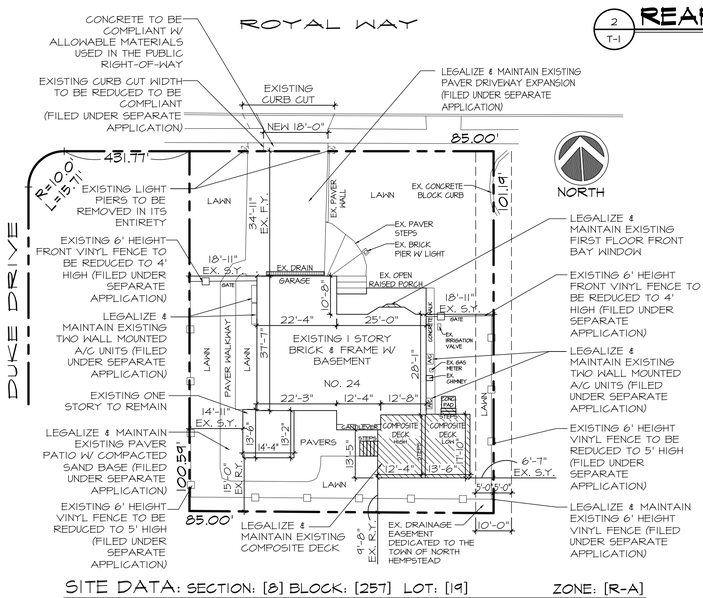
DRAWING INDEX



	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
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 :

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

PROJECT NO. :

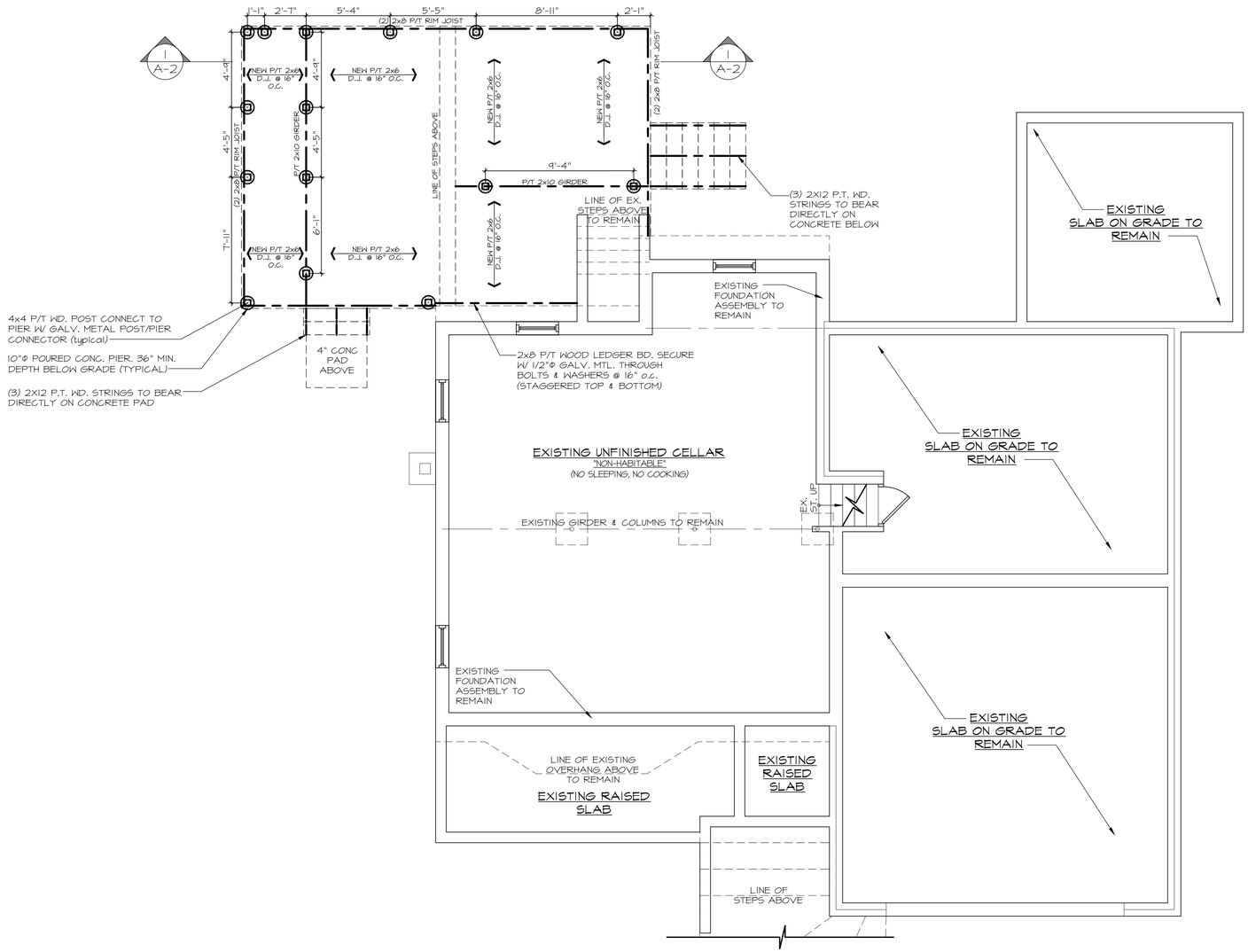
DRAWN BY : MC

SCALE : AS NOTED

DATE :

SHEET NO. :

T-1



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.

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.

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

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

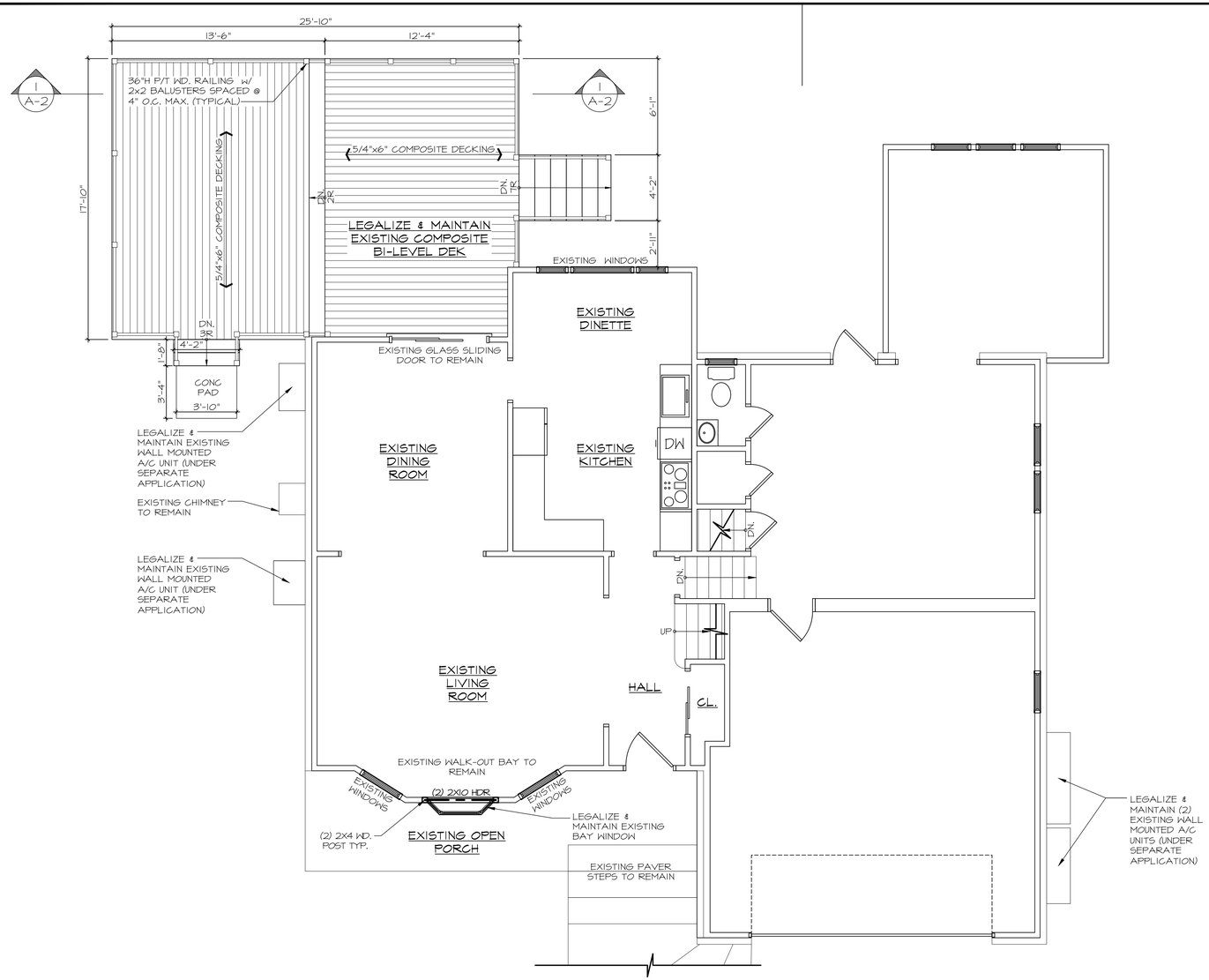
PROJECT NO. :

DRAWN BY : MC

SCALE : AS NOTED

DATE :

SHEET NO. : A-1



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)

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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.

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.

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.

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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
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website: esarchitectpc.com

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

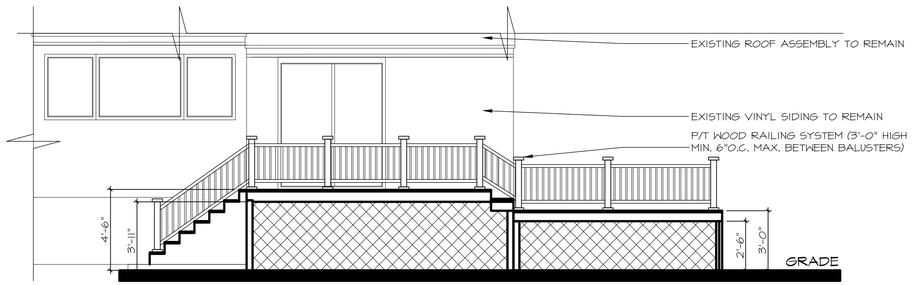
PROJECT NO. :

DRAWN BY : MC

SCALE : AS NOTED

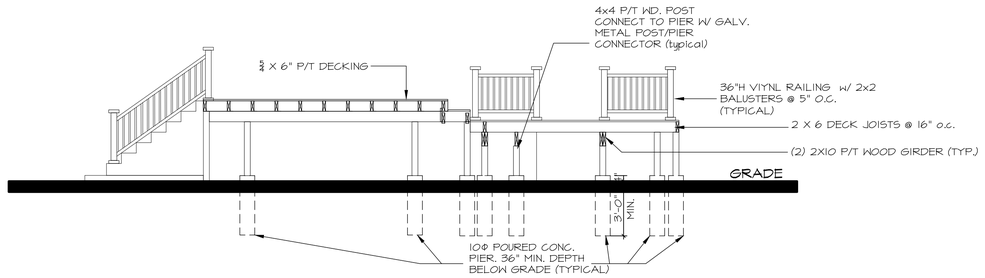
DATE :

SHEET NO. : A-2



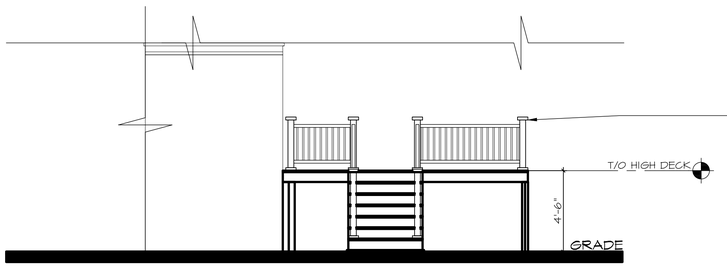
1 A-3 **REAR ELEVATION**

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



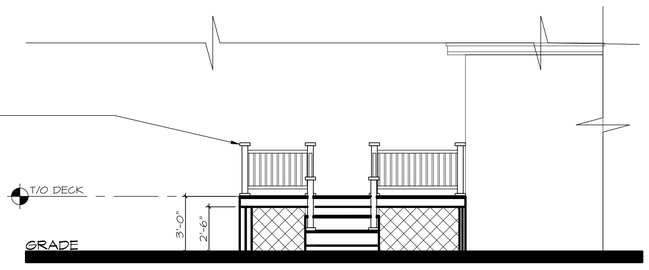
2 A-3 **SECTION**

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
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PROJECT NO. :

DRAWN BY : MC

SCALE : AS NOTED

DATE :

SHEET NO. : A-3

#21510

LEGEND

C.B.	Catch Basin
G.V.	Gas Valve
M.H.C.	Manhole Cover
Hyd.	Hydrant
L.P.	Light Pole
S.I.D.	Surface Inlet Drain
U.P.	Utility Pole
W.M.	Water Meter
W.V.	Water Valve
A/C	Air Conditioner
— OHP —	Overhead Wires

LEGEND:

EXISTING CONTOUR LINE

PROPOSED CONTOUR LINE 150

EXISTING SPOT ELEVATION: 98.82

PROPOSED SPOT ELEVATION: 98.82

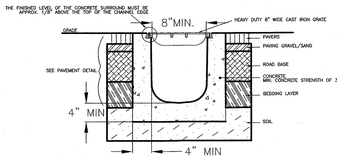
LIMITS OF DISTURBANCE

SILT FENCE

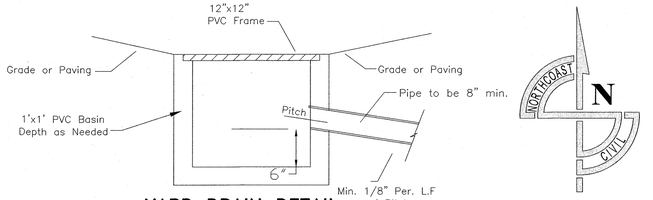
TREES TO BE PROTECTED SHOWN AS:

TREES TO BE REMOVED SHOWN AS:

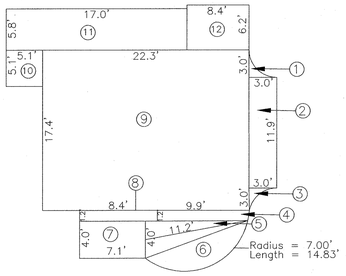
NUMBER OF TREES TO BE REMOVED: 0



STRIP DRAIN DETAIL



YARD DRAIN DETAIL



PROPOSED PATIO AREA ANALYSIS:

Area 1 = 3.0 x 3.0 = 9.0 Sq. Ft.
Area 2 = 3.0 x 11.9 = 35.7 Sq. Ft.
Area 3 = 3.0 x 3.0 = 9.0 Sq. Ft.
Area 4 = 1.2 x 9.9 = 11.88 Sq. Ft.
Area 5 = 4.0 x 11.2 = 44.8 Sq. Ft.
Area 6 = 3.14 x 7 x 7 = 153.86 Sq. Ft.
Area 7 = 4.0 x 7.1 = 28.4 Sq. Ft.
Area 8 = 1.2 x 8.4 = 10.08 Sq. Ft.
Area 9 = 17.4 x 22.3 = 388.02 Sq. Ft.
Area 10 = 5.1 x 5.1 = 26.01 Sq. Ft.
Area 11 = 5.8 x 17.0 = 98.6 Sq. Ft.
Area 12 = 6.2 x 8.4 = 52.08 Sq. Ft.

Total Proposed Patio Area = 867.43 Sq. Ft.

Percent Coverage

Percent Coverage Calculation

Lot Area: 12,022.9 Sq.Ft.

Existing Area:
Existing Dwelling = 1703.9 Sq Ft.
Existing Garage = 408.2 Sq Ft.
Total Coverage: 2,111.4 Sq.Ft.

Percent Coverage = Total Covrage / Lot Area x 100% = Percent Coverage

Percent Coverage = 2,111.4 Sq.Ft. / 12,022.9 Sq.Ft. x 100% = Percent Coverage

Percent Coverage = 17.6% < 25.0% M.C.

Front Yard Paving Coverage (Carlton Ave.)

Percent Coverage Calculation

Front Yard Area: 2,147.2 Sq.Ft.

Existing Area:
P/O Existing Asphalt Driveway = 655.04 Sq Ft.
Total Coverage: 655.04 Sq.Ft.

Percent Coverage = Total Covrage / Lot Area x 100% = Percent Coverage

Percent Coverage = 655.04 Sq.Ft. / 2147.2 Sq.Ft. x 100% = Percent Coverage

Percent Coverage = 30.5% < 40.0% M.C.

Front Yard Paving Coverage (Bayview Ave.)

Percent Coverage Calculation

Front Yard Area: 1967.5 Sq.Ft.

Existing Area:
Existing Brick Walls & Steps = 81.8 Sq Ft.
Existing Slate Steps = 18.4 Sq Ft.

Total Coverage: 729.2 Sq.Ft.

Percent Coverage = Total Covrage / Lot Area x 100% = Percent Coverage

Percent Coverage = 100.2 Sq.Ft. / 1967.5 Sq.Ft. x 100% = Percent Coverage

Percent Coverage = 5.1% < 40.0% M.C.

Rear Yard Percent Coverage

Percent Coverage Calculation

Rear Lot Area: 4591.5 Sq.Ft.

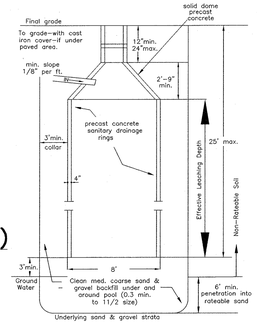
Existing Area:
Existing Garage = 408.2 Sq Ft.
Existing P/O Asphalt Driveway = 116.6 Sq Ft.
Existing Roof Over = 15.1 Sq Ft.
Existing Generator = 8.3 Sq Ft.
Existing Sports Court = 540.0 Sq Ft.
Proposed Area:
Proposed Masonry Landing = 133.0 Sq Ft.
Proposed Outdoor Platform Kitchen = 51.6 Sq Ft.
Proposed Outdoor Bar = 16.5 Sq Ft.

Total Coverage: 1300.2 Sq.Ft.

Percent Coverage = Total Covrage / Lot Area x 100% = Percent Coverage

Percent Coverage = 1300.2 Sq.Ft. / 4591.5 Sq.Ft. x 100% = Percent Coverage

Percent Coverage = 28.3% < 40.0% M.C.



DRYWELL DETAIL

DRAINAGE CALCULATIONS:

Proposed Patio, Landing, & Kitchen = 867.43 s.f.
Runoff = 867.43 s.f. x 2.5"/12 = 180.7 cu.f.

180.7 cu.f./ 42.3 cu.f. per ft. of ring
= 4.3 ft. req'd.

Existing Driveway & Sports Court = 1,290.8 s.f.
Runoff = 1,290.8 s.f. x 2.5"/12 = 268.9 cu.f.

268.9 cu.f./ 42.3 cu.f. per ft. of ring
= 6.4 ft. req'd.

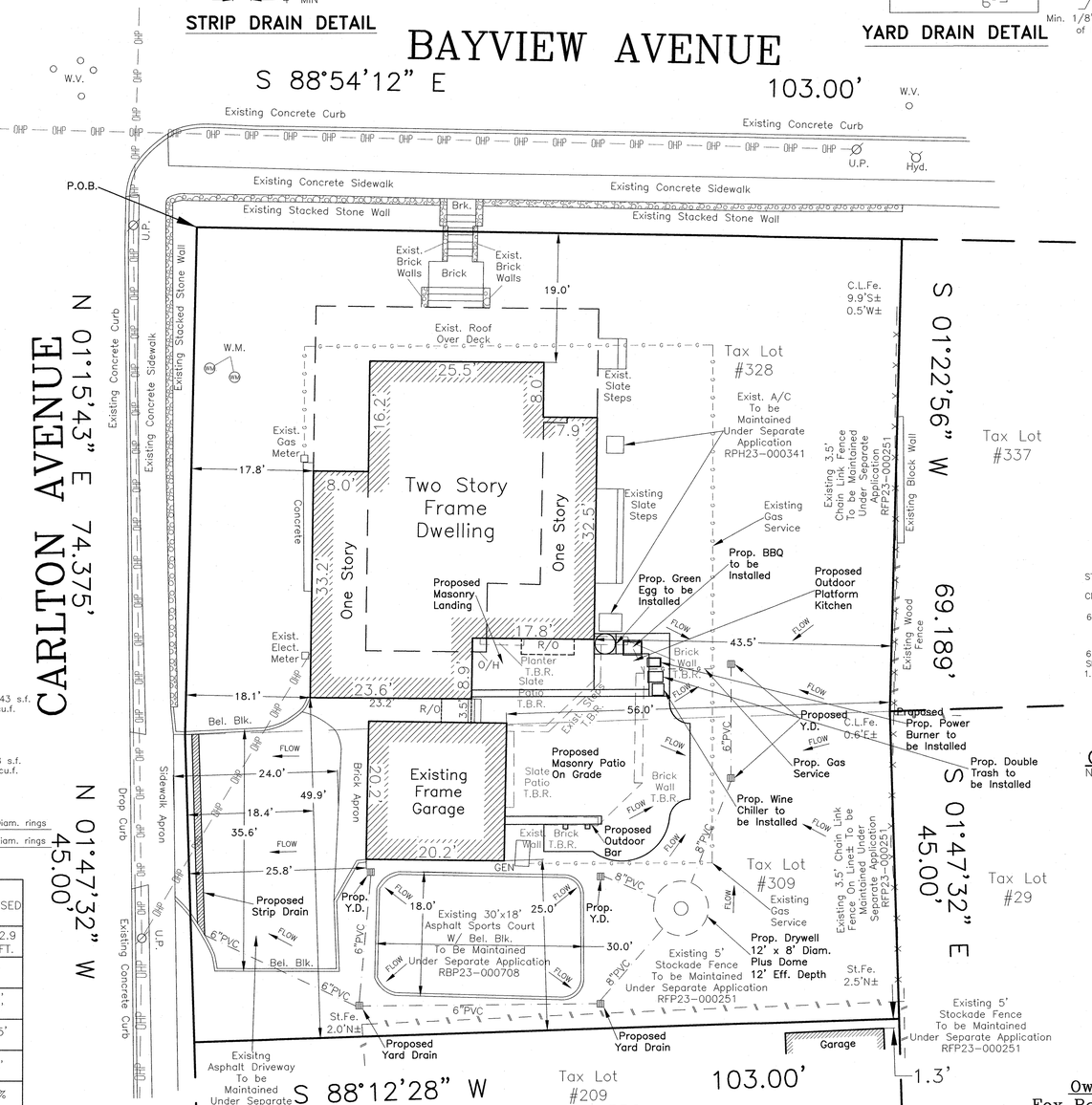
Total Storage Required = 10.7 ft. of 8 ft. Diam. rings

Total Storage Provided = 12.0 ft. of 8 ft. Diam. rings

ZONING	REQUIRED	EXISTING	PROPOSED
AREA	8500 SQ. FT.	12,022.9 SQ. FT.	12,022.9 SQ. FT.
Lot Width	65'	103'	103'
Front Yard	30' 35'	17.8' 19.0'	17.8' 19.0'
Side Yard	10'	43.5'	43.5'
Rear Yard	15'	49.9'	49.9'
Lot % Coverage	25%'	17.6%	17.6%
Front Yard Paving Coverage Carlton Ave.)	40%	30.5%	30.5%
Front Yard Paving Coverage (Bayview Ave.)	40%	5.1%	5.1%
Rear Yard % Coverage	40%	23.8%	23.8%

ZONED: Residence District R-A

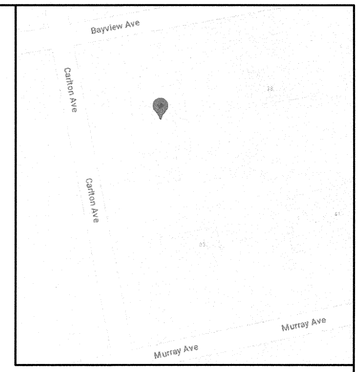
GRAPHIC SCALE
10 0 10 20 40 80
(IN FEET)
SCALE: 1" = 10'



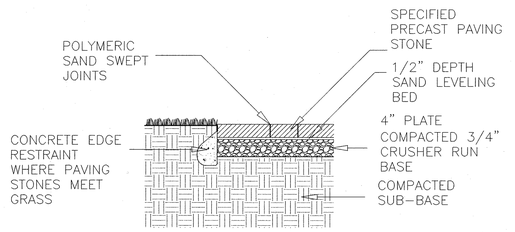
Pavement Detail
(NOT TO SCALE)

OUTDOOR KITCHEN GAS RISER DIAGRAM
N.T.S.

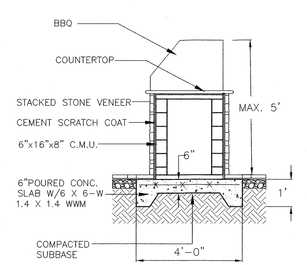
1" POLY GAS LINE FROM HOUSE APPROX. 20 L.F.



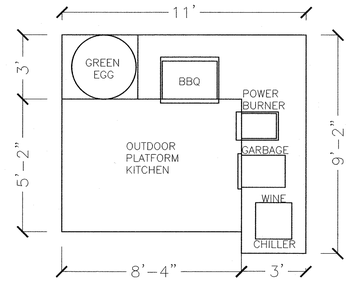
ATLAS LOCATION



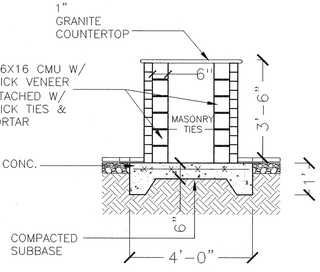
PAVING STONE DETAIL
N.T.S



OUTDOOR KITCHEN DETAIL
N.T.S.



OUTDOOR KITCHEN PLAN VIEW
N.T.S.



OUTDOOR BAR DETAIL
N.T.S

Owner
Fox Residence
34 Bayview Avenue
Port Washington, NY, 11050

PROJECT INFORMATION		PROJECT	
DATE:	04/18/2023		**SITE PLAN**
DRAWN BY:	JWZ		Of Property
CHECKED BY:	MJR		
SCALE:	1"=10'		
AREA:	0.28 ACRES		
	12,022.9 SQ.FT.	SITUATED:	TOWN OF NORTH HEMPSTEAD
DATUM:	NAVD 88	NCTM:	5-54-309.328

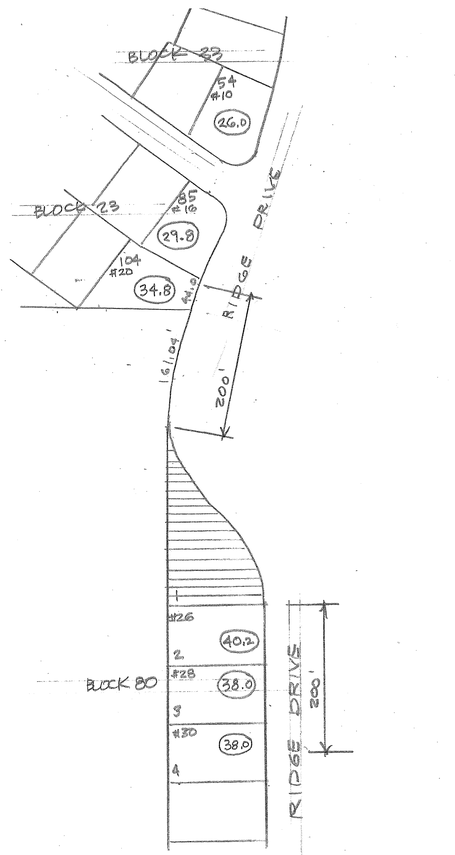
REVISED 12/20/2023
REVISED 9/20/2023
REVISED 8/30/2023

SEAL

STATE OF NEW YORK · MICHAEL J. RAHI · 099040 · LICENSED PROFESSIONAL ENGINEER

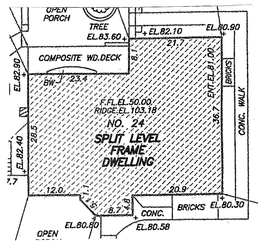
Northcoast Civil LAND SURVEYING & CIVIL ENGINEERING
39 WEST MAIN STREET
OYSTER BAY, NY 11771
P:(516)922-3031
INFO@NORTHCOASTCIVIL.COM

#21511



AVERAGE FRONT YARD SETBACK

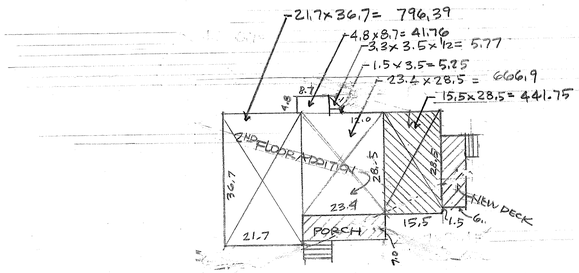
34.8+ 40.2 +38 +38 = 151 ÷4= 37.75'



PRE-EXISTING AVERAGE GRADE

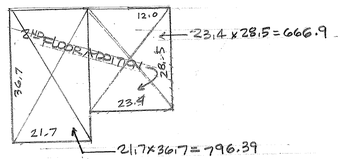
82.9+ 82.4 =165.3	÷2=	82.65	x 28.5 =	2355.5
82.4 + 80.8 = 163.2	÷ 2=	81.6	x 12. =	979.2
80.8 + 80.8 = 161.6	÷2=	80.8	x 4.2 =	339.36
80.8 + 80.58 = 161.38	÷2=	80.69	x 8.7 =	702.
80.58 + 80.58 = 161.16	÷2=	80.58	x 4.8 =	386.78
80.58 + 80.3 = 160.8	÷2=	80.44	x 20.9 =	1681.19
80.3 + 80.9 = 161.2	÷2=	80.6	x 36.7 =	2958.02
80.8 + 83.6 = 164.4	÷2=	82.2	x 21.7 =	1783.74
83.6 + 83.6 = 167.2	÷2=	83.6	x 8.1 =	677.16
83.6 + 82.9 = 166.5	÷2=	83.25	x 23.4 =	1948.05
		169		13,811

AVG. GRADE = 13,811 ÷ 169 = 81.72



FIRST FLOOR AREA

796.39 + 41.76 + 5.77 + 5.25 + 666.9 + 441.75 = 1957.82



SECOND FLOOR AREA

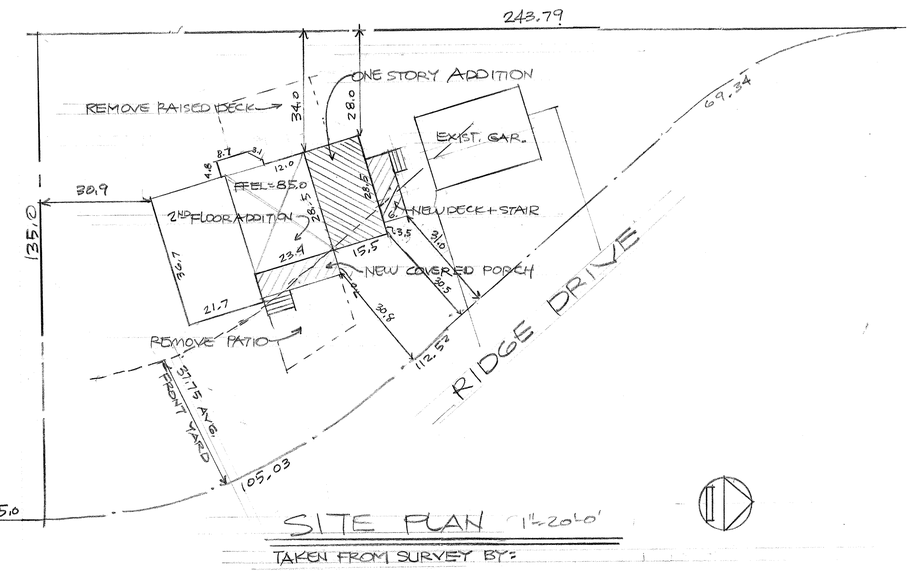
666.9 + 796.39 = 1463.29

GROSS FLOOR AREA CALC.

1ST FLR (1957.82) + 2ND FLOOR (1463.29) = 3421.1

GARAGE = 21. x 30.3 = 636.3

TOTAL G.F.A. = 4057.4 SF.



SITE PLAN 1"=20'-0"

TAKEN FROM SURVEY BY:

ZONING DATA

ZONE	RES. 'A'
LOT SIZE:	17,517.92
LOT COVERAGE	
HOUSE (1957.82) + GARAGE (636.3) + COVERED PORCH (163.8) =	2,757.92 = 15.7% < 25% ALLOWED
GROSS FLOOR AREA	
1ST FLOOR (1957.82) + 2ND FLOOR (1463.29) + GARAGE (636.3) =	4,057.4 = 23% < 36% ALLOWED *CAP FOR RES. A = 4000 SF VARIANCE REQ'D

FRONT YARD SETBACK

project	24 RIDGE DRIVE PORT WASHINGTON	revisions	
drawing	SITE PLAN		
number	A-1	dwn by	scale
	job no. 23-16	date 12/01/23	

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Port Washington, N.Y. 11050
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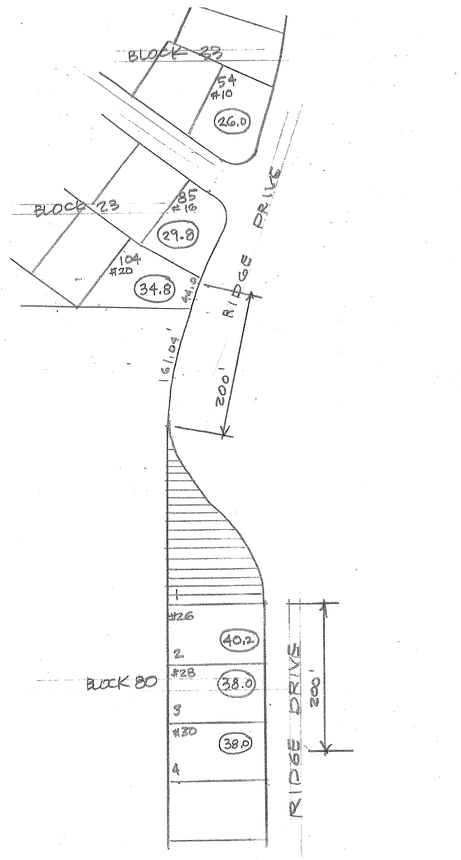

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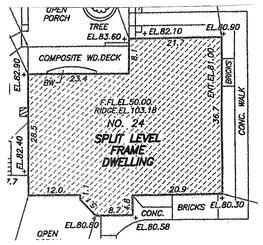

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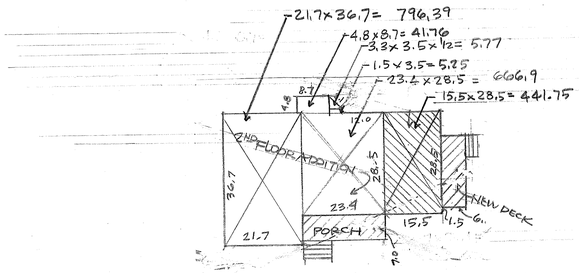

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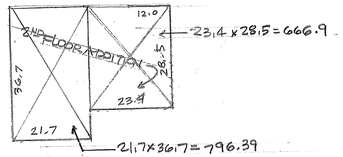

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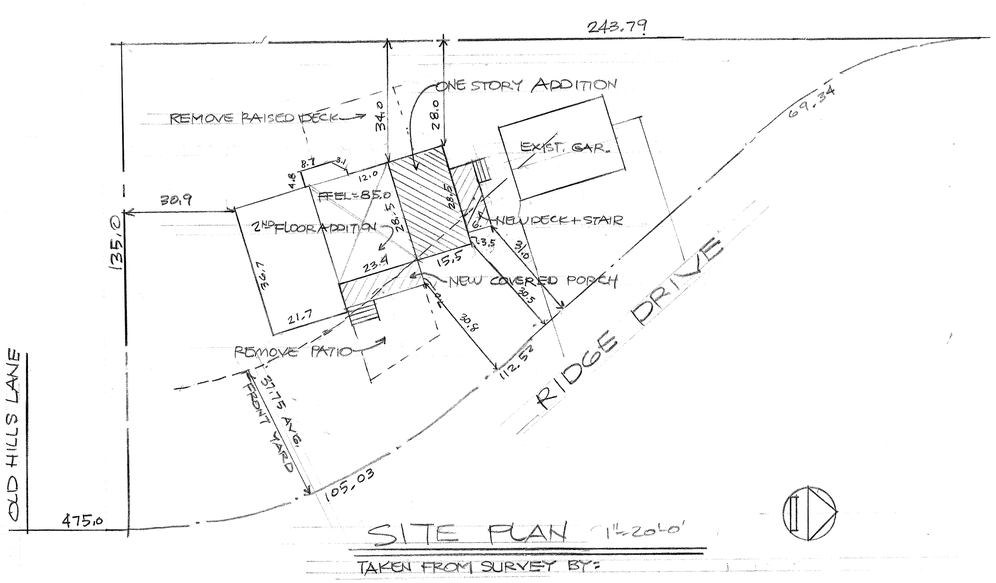

SITE PLAN 1"=20'-0"

TAKEN FROM SURVEY BY:

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FRONT YARD SETBACK

project	24 RIDGE DRIVE PORT WASHINGTON	revisions	
drawing	SITE PLAN		
number	A-1	dwn by	scale
	job no. 23-16	date 12/01/23	

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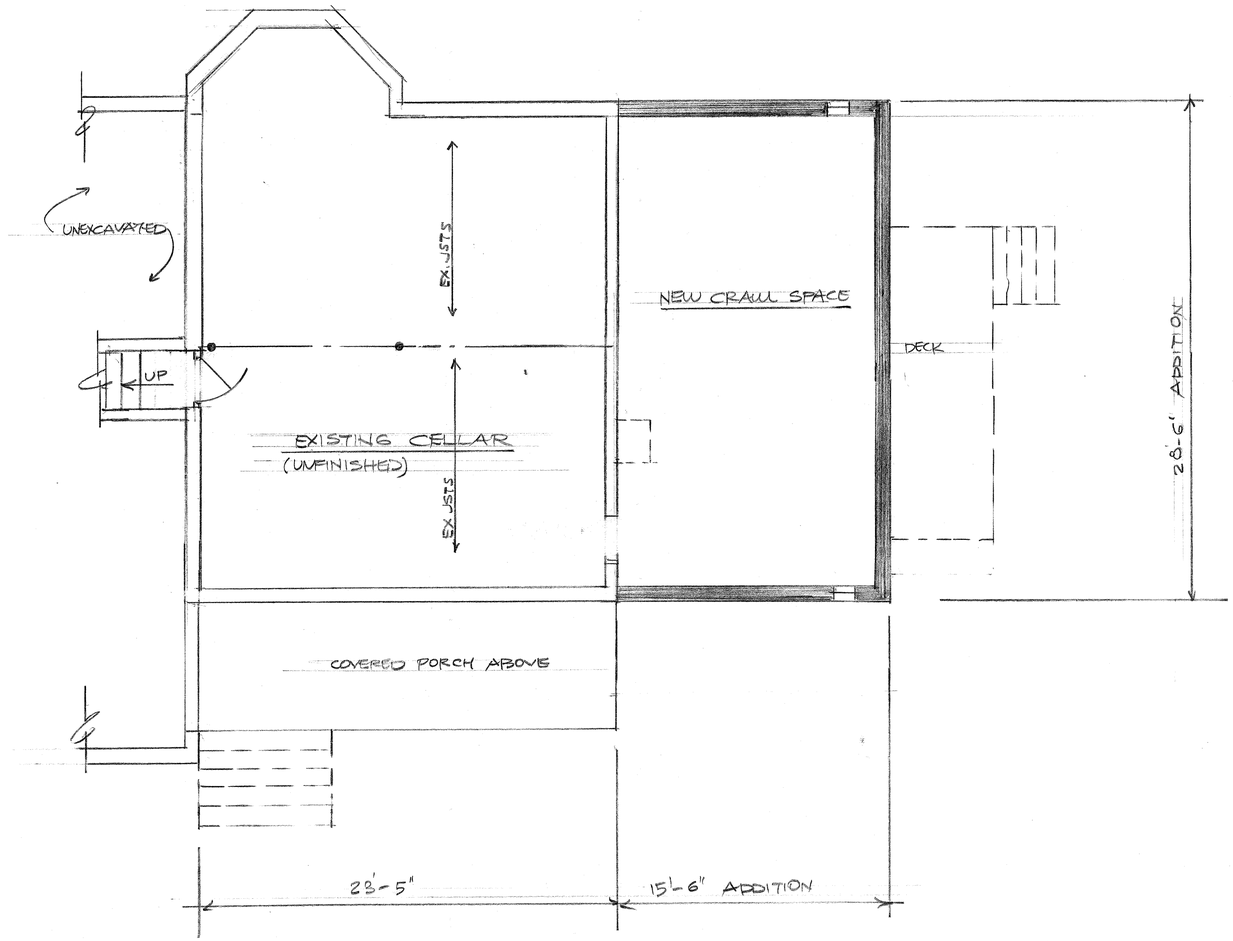

CELLAR/FOUNDATION PLAN 1/4"=1-0"

project
24 RIDGE DRIVE
PORT WASHINGTON
drawing
FOUNDATION

number A-2 | dwn by | scale
job no. 23-16 | date

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revisions

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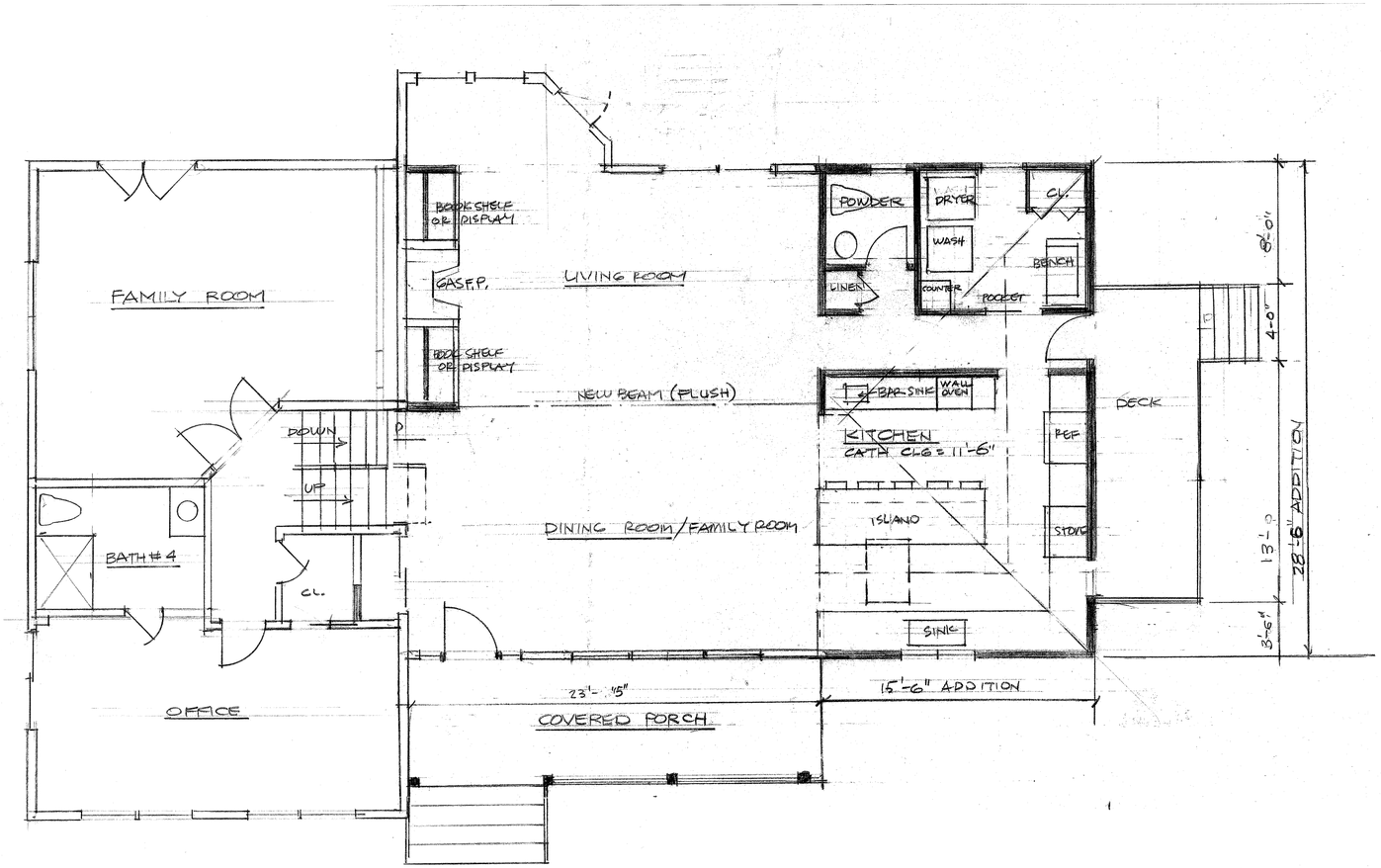
DONALD ALBERTO
NO. 017812
STATE OF NEW YORK



FIRST FLOOR PLAN 1/4"=1-0"

project: 24 RIDGE DRIVE PORT WASHINGTON		
drawing: 1ST FLOOR PLAN		
number: A13	drawn by: PA	scale: 1/4"=1'-0"
	job no.: 23-16	date

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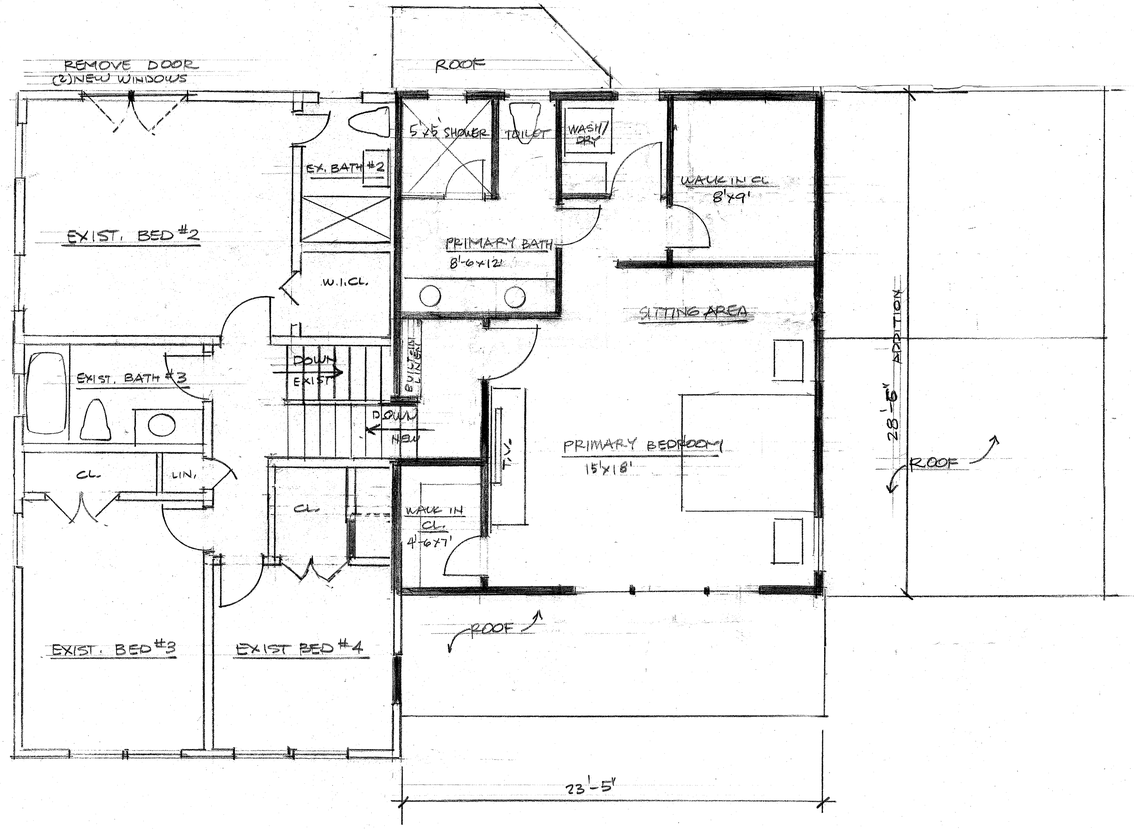

SECOND FLOOR PLAN 1/4"=1-0"

project
24 RIDGE DRIVE
PORT WASHINGTON
drawing
2ND FLOOR PLAN

number	dwn by	scale
A-4	PA	1/4"
	job no. 23-16	date

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DONALD ALBERTO
STATE OF NEW YORK

LEFT - SIDE (SOUTH) ELEVATION

FRONT (EAST) ELEVATION 1/4"=1-0"

REAR (WEST) ELEVATION

RIGHT-SIDE (NORTH) ELEVATION

project
24 RIDGE DRIVE
PORT WASHINGTON

drawing

number A1.5 | dwn by PA | scale

job no. 23-16 | date

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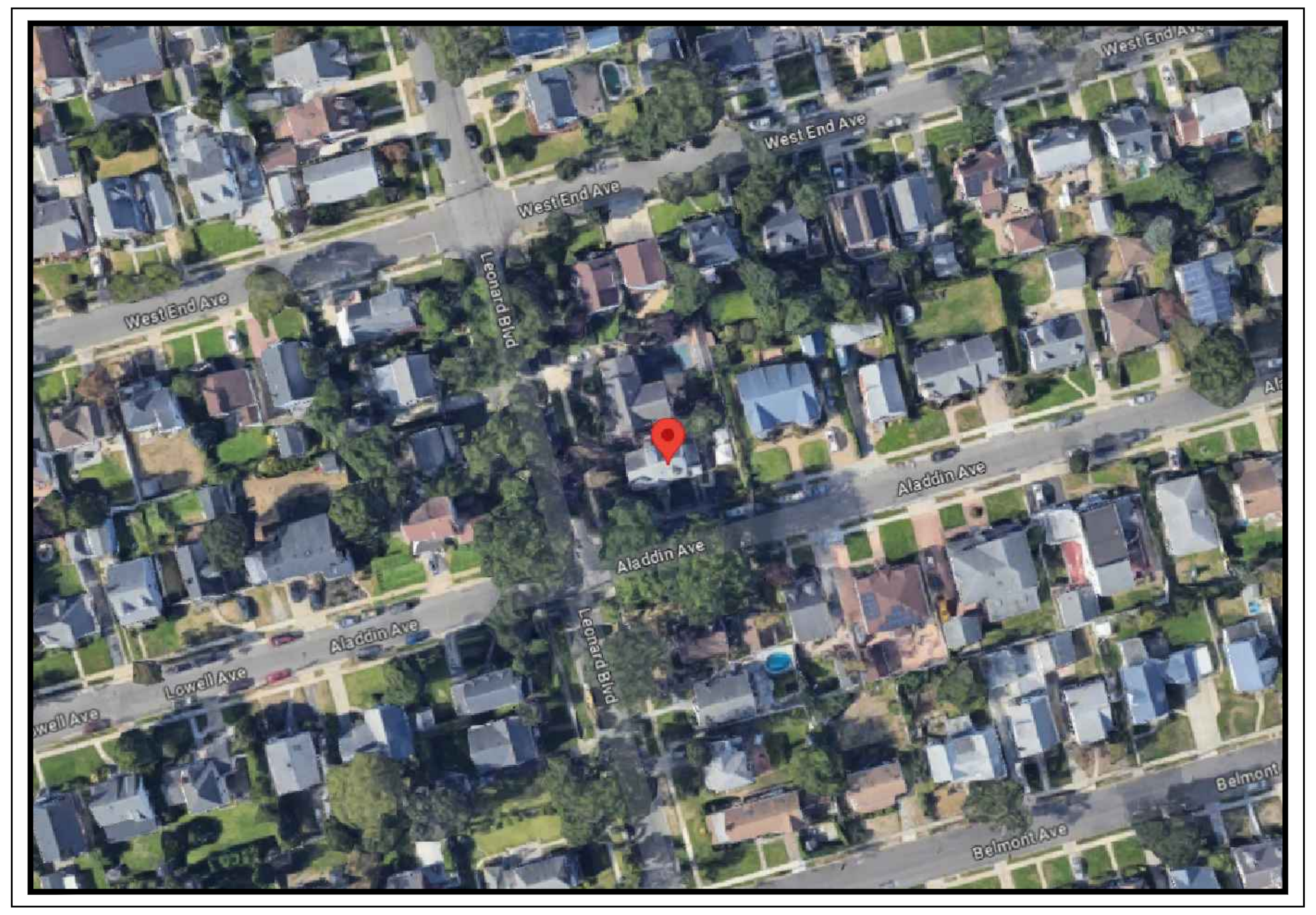
REGISTERED ARCHITECT
DONALD ALBERTO
025073
STATE OF NEW YORK

PRIVATE RESIDENCE

#21512

TOWN OF NORTH HEMPSTEAD

1701 ALADDIN AVENUE NEW HYDE PARK, NY 11040



PROPOSED 2ND STORY ADDITION, INTERIOR ALTERATIONS, PORTICO

CODE INFORMATION

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

THESE ENERGY CONSERVATION CALCULATIONS WERE PREPARED USING THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (2018 EDITION)

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS : TABLE 301.5

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

DIVISION 1 - GENERAL REQUIREMENTS

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
A. THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
B. BUILDING CODE AS SPECIFIED ON THE ARCHITECTURAL DRAWINGS.
C. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
D. IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODICALLY, THE CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH 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 ENGINEERING REQUIREMENTS SHALL BE APPLIED TO INSURE THE BUILDING'S STRUCTURAL INTEGRITY.
11. THESE REQUIREMENTS MAY BE SUPERSEDED BY MORE STRINGENT INFORMATION CONTAINED WITHIN THE DRAWINGS. THE MORE STRINGENT SHALL BE FOLLOWED.
12. SOIL CONDITIONS SHALL CONFORM TO OR EXCEED THE FOLLOWING CONDITIONS: BEARING CAPACITY: MIN. 2000 PSF. FIELD VERIFIED UNDER ALL FOOTINGS AND REINFORCED SLABS. WATER TABLE: MIN. 2'-0" BELOW BOTTOM OF ALL CONCRETE SLABS AND FOOTINGS. FOOTINGS, FOUNDATIONS, WALLS, AND SLABS SHALL NOT BE PLACED ON OR IN MARINE CLAY, PEAT AND OTHER ORGANIC MATERIALS.
13. BOTTOM OF FOOTINGS SHALL EXTEND BELOW FROST LINE OF THE LOCALITY AND MINIMUM 3'-0" BELOW EXISTING GRADE TO UNDISTURBED SOIL OR SOIL COMPACTED TO 95% DRY DENSITY HAVING A LOAD CARRYING CAPACITY AS SPECIFIED IN NOTE 12, AS VERIFIED BY A SOILS ENGINEER LICENSED IN THE LOCALITY WHERE PROJECT IS BEING BUILT.
14. ALL FOUNDATION WALL BACKFILL UNDER SLABS WHERE DISTANCE FROM EDGE OF WALL TO EDGE OF UNDISTURBED SOIL EXCEEDS 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. ½
15. FREE DRAINING GRANULAR BACKFILL (SM OR BETTER) SHALL BE USED AGAINST FOUNDATION WALLS CONSISTENT WITH THE ARCHITECTURAL PLANS AND RELATED DETAILS. EQUIVALENT FLUID PRESSURE OF BACKFILL NOT TO EXCEED 40PCF (POUNDS PER CUBIC FOOT). IF BACKFILL PRESSURES EXCEED 40PCF, THEN WALLS MUST BE DESIGNED FOR ACTUAL PRESSURES BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE LOCALITY WHERE PROJECT IS BEING BUILT.
17. UNBALANCED FILL NOT TO EXCEED 7'-0" UNLESS OTHERWISE NOTED AND SUBSTANTIATED BY ENGINEERING CALCULATIONS. BACKFILL SHALL NOT BE PLACED AGAINST WALLS UNTIL SLABS-ON-GRADE AND FRAMED FLOORS ARE IN PLACE AND HAVE REACHED THEIR DESIGN STRENGTH. PROPER PRECAUTIONS SHALL BE TAKEN TO BRACE FOUNDATION WALLS WHEN BACKFILLING. WHERE BACKFILL IS REQUIRED ON BOTH SIDES, BACKFILL BOTH SIDES SIMULTANEOUSLY.

DIVISION 3 - CONCRETE

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

B. REINFORCING STEEL:
1. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE NEW BILLET DEFORMED BARS GRADE 60 CONFORMING TO ASTM & 615. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SEE ARCHITECTURAL DRAWINGS FOR SIZES AND LOCATIONS.
2. DETAILING, FABRICATING AND PLACING OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI-318-99
CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
3. ALL REINFORCING BARS WHICH INTERCEPT PERPENDICULAR ELEMENTS SHALL TERMINATE IN HOOKS, PLACED TWO (2) INCHES CLEAR FROM OUTER FACE OF ELEMENT.
4. THE CONTRACTOR SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO 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 ENGINEER.
3. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED BY THE BUILDING OFFICIAL OR COUNTY APPROVED INSPECTOR PRIOR TO THE PLACING OF ANY CONCRETE. SAME SHALL BE GIVEN FORTY-EIGHT (48) HOURS NOTICE FOR THIS OBSERVATION.
4. SOIL INVESTIGATION AND REPORT: ALL EARTH WORK, COMPACTION AND SUPERVISIONS SHALL BE DONE ACCORDING TO THE RECOMMENDATIONS OF THE SOIL INVESTIGATION REPORT PREPARED BY A LICENSED GEOTECHNICAL ENGINEER. CONCRETE SLAB AND FOOTING CALCULATIONS ARE BASED ON A 2,000 PSF VALUE. IF ON-SITE TEST BORING INDICATE LESSER VALUES, NOTIFY ENGINEER, IN WRITING, SO THAT NECESSARY STRUCTURAL MODIFICATIONS CAN BE MADE.
5. SLAB-ON-GRADE SHALL BE 4" THICK REINFORCED WITH 6 X 6 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 AS PER PLANS. MINIMUM EMBEDMENT FOR ANCHORS SHALL BE AS SPECIFIED BY MANUFACTURER.
8. BEAM POCKETS SHALL BE FORMED INTO CONCRETE WALLS TO PROVIDE A CONTINUOUS LEVEL FLAT SOLID BEARING SURFACE FOR ALL BEAMS.

DIVISION 6 - WOOD

A. LUMBER GRADE: AMERICAN SOFTWOOD LUMBER STANDARD
GRADING SHALL COMPLY WITH DOC PS 20-70 AND APPLICABLE WESTERN WOOD PRODUCTS ASSOCIATION STANDARDS.
1. ALL LUMBER SHALL BE, UNLESS OTHERWISE NOTED, NO. 2 GRADE. DOUGLAS FIR-LARCH WITH THE FOLLOWING MINIMUM STRUCTURAL VALUES.
A. EXTREME FIBER BENDING STRESS: 2 X & WIDER FB 875 PSI
B. HORIZONTAL SHEAR: FV = 95 PSI
C. COMPRESSION PERPENDICULAR TO GRAIN: FCL = 625 PSI
D. COMPRESSION PARALLEL TO GRAIN: FC = 1300 PSI
E. MODULUS OF ELASTICITY: E = 1,600,000 PSI
F. MOISTURE CONTENT: 19% MAXIMUM.
2. OTHER SPECIES MAY BE USED PROVIDED SUBSTITUTED SPECIES SHALL MEET OR EXCEED REQUIREMENTS NOTED ABOVE.
3. MOISTURE CONTENT: ALL LUMBER 4" AND DEEPER SHALL HAVE MOISTURE CONTENT NOT GREATER THAN 19%, AIR DRIED LUMBER IS DESIRED BUT NOT NECESSARY. LUMBER MAY BE KILN DRIED, HOWEVER DRYING PROCESS MUST BE SLOW AND REGULATED TO CAUSE A MINIMUM AMOUNT OF CHECKING, COMPARABLE WITH AIR DRIED STOCK.
4. ALL EXTERIOR LUMBER AND LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH AF&PA STANDARDS AND STAMPED "GROUND CONTACT 0.40 LBS/CUBIC FOOT".
5. GRADE STAMPS SHALL APPEAR ON ALL LUMBER.
6. STORE ALL LUMBER ABOVE GRADE AND PROTECT FROM EXPOSURE TO WEATHER.
B. FLITCH BEAMS:
1. FLITCH BEAMS SHALL HAVE A MINIMUM FB = 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 ENGINEER. DO NOT ALTER SIZES OF MEMBERS NOTED WITHOUT APPROVAL OF ENGINEER.
G. BUILT-UP BEAMS:
1. BUILT-UP BEAMS OR JOISTS FORMED BY A MULTIPLE OF 2 X MEMBERS SHALL BE INTERCONNECTED AS FOLLOWS:
A. MEMBERS 9-1/4" AND LESS IN DEPTH: GLUE AND INTERNAIL W/2 ROWS 16D NAILS AT 12" O.C. STAGGERED.
B. MEMBERS GREATER THAN 9-1/4" IN DEPTH OR MULTIPLE 3 X MEMBERS THROUGH BOLT WITH 1/2" DIAMETER MACHINE BOLTS AT 24" O.C. STAGGERED.
H. CUTTING OF BEAMS, JOIST AND RAFTERS:
1. CUTTING OF WOOD BEAMS, JOISTS AND RAFTERS SHALL BE LIMITED TO CUTS AND BORED HOLES NOT DEEPER THAN 1/6 THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE OF 1/3 OF THE SPAN. NOTCH DEPTH OF THE ENDS AT THE MEMBER SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER. HOLES BORED OR 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)3½"X½" OR (2)2X6
4'-1" TO 5'-0"	(4)3½"X5/16" OR (2)2X8
5'-1" TO 6'-0"	(5)3½"X5/16" OR (2)2X10
6'-1" TO 8'-0"	(6)3½"X3/8" OR (2)2X12

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

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

A. ROOFING:
1. FIBERGLASS SHINGLES: THIRTY (30) YEAR SELF SEALING SHINGLES OVER 1 LAYER OF 30# ASPHALT SATURATED FELT UNDERLAYMENT UNLESS OTHERWISE NOTED. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
2. CEDAR SHAKES: #2 GRADE RED-LABEL CEDAR SHAKES (18" 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, AND NYS AND LOCAL CODES AND ORDINANCES. SEE DETAILS ON ARCHITECTURAL PLANS FOR LOCATIONS AND DETAILS.

DIVISION 8 - DOORS AND WINDOWS

A. GENERAL
1. WINDOWS IN BUILDINGS LOCATED IN WIND-BORNE DEBRIS REGIONS (WITH-IN DISTANCES OF THE OCEAN, BAY AND SOUND) SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND-BORNE DEBRIS OR THE BUILDING SHALL BE DESIGNED AS A PARTIALLY ENCLOSED BUILDING IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE. GLAZED OPENING PROTECTION FOR WIND-BORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTME 1996 AND OF ASTME 1886.
EXCEPTION:
WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH (11.1 MM) AND A MAXIMUM SPAN OF 8 FEET (2438 MM) SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO-STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R3022.1.2 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE RESIDENTIAL CODE OF NEW YORK STATE.
2. ALL WINDOWS SHALL HAVE INSULATING GLASS, OR SINGLE GLASS WITH STORM WINDOWS OR EQUAL. SIZES INDICATED ON PLANS ARE NOMINAL ONLY. BUILDER TO CONSULT WITH WINDOW MANUFACTURER TO DETERMINE EXACT SIZES, ROUGH OPENING, ETC. AT LEAST ONE WINDOW FROM EACH BEDROOM AREA SHALL HAVE A NET CLEAR OPENING AREA OF 5.7 SQ. FT. (GRADE FLOOR 5.0 SQ. FT.) WITH A NET CLEAR HEIGHT OF 24", A NET CLEAR OPENING WIDTH OF 20", AND A SILL HEIGHT OF 44" OR LESS ABOVE THE FLOOR FOR EGRESS PURPOSES. GLAZING IN DOORS AND FIXED GLAZED PANELS IMMEDIATELY ADJACENT TO DOORS OR WITHIN 18" OF THE FLOOR, WHICH MAY BE SUBJECT TO FREQUENT AND RECURRENT ACCIDENTAL HUMAN IMPACT SHALL BE TEMPERED AS PER RESIDENTIAL CODE OF NEW YORK STATE AND LOCAL CODES AND ORDINANCES.

DIVISION 9 - FINISHES

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

DIVISION 15 - MECHANICAL

A. HEATING VENTILATION AND AIR CONDITIONING:
1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CURRENT CODES AND REGULATIONS OF THE GOVERNING AGENCIES.
2. MECHANICAL SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS INDICATING DUCT LAYOUTS, CONDENSER LOCATION, DUCT SIZES, ETC. TO ENGINEER PRIOR TO INSTALLATION. MECHANICAL SUBCONTRACTOR TO REVIEW STRUCTURAL SHOP DRAWINGS AND NOTIFY THE ENGINEER OF ANY MECHANICAL AND STRUCTURAL AND DESIGN INTENT CONFLICTS PRIOR TO CONSTRUCTION.
3. ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER AND SO AS TO NOT NEEDLESSLY HAMPER THAT PORTION OF THE WORK PERFORMED BY OTHERS.
B. PLUMBING:
1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CURRENT CODES AND REGULATIONS OF 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 ENGINEER 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 APPLICABLE NATIONAL, STATE AND LOCAL 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 LINE VOLTAGE AND WIRED IN A MANNER SUCH THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL. EACH FLOOR LEVEL TO HAVE AT LEAST ONE SMOKE DETECTOR EACH BEDROOM TO HAVE ITS OWN SMOKE DETECTOR IN ADDITION TO A SMOKE DETECTOR LOCATED IN A HALLWAY OUTSIDE THE BEDROOMS.
F. A LINE VOLTAGE CARBON MONOXIDE DETECTOR SHALL BE LOCATED AT EACH LEVEL OF THE DWELLING , INCLUDING THE BASEMENT OR CELLAR.

NOTES

SUBMISSIONS

#	DATE	DESCRIPTION
1	10.12.23	INITIAL SUBMISSION
2	11.16.23	RESUBMISSION

EST. - 2009
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PAGE CONTENTS: GENERAL NOTES

APPLICATION #: __________

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

PROJECT #: 23038

DATE: 10.12.2023

SCALE: AS NOTED

SHEET NUMBER T-1

CONSTRUCTION NOTES

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

1. ALL ARCHITECTURAL PLANS AND CONSTRUCTION MEANS AND METHODS MUST BE REVIEWED AND INSPECTED BY A NEW YORK CODE ENFORCEMENT OFFICIAL PURSUANT TO TITLE 19 NYSRR PARTS 434 & 1208.
2. EACH RESIDENTIAL APPLICATION FOR A NEW STRUCTURE AND EACH ADDITION TO OR REHABILITATION TO AN EXISTING RESIDENTIAL STRUCTURE THAT UTILIZES TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND/OR TIMBER CONSTRUCTION SHALL BE IDENTIFIED BY A SIGN IN ACCORDANCE WITH THE PROVISIONS OF TITLE 19 NYCRR (PART 1265.). A SIGN MUST BE AFFIXED TO THE ELECTRONIC BOX. IF THERE IS ONE, ON THE EXTERIOR OF THE STRUCTURE. IF NO ELECTRONIC BOX EXISTS, THEN A CONSPICUOUS LOCATION ON THE STRUCTURE THAT IS APPROVED BY THE AUTHORITY HAVING JURISDICTION AND CAN BE SEEN BY FIRST RESPONDERS.
3. ALL EXISTING CONDITIONS ARE ASSUMED AND SHALL BE VERIFIED IN THE FILED BY THE CONTRACTOR. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY TO MODIFY THE STRUCTURAL PLANS. IF CONTRACTOR PROCEEDS WITHOUT NOTIFYING THE ARCHITECT, THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY ILLEGAL CONSTRUCTION. THE EXISTING FIRST FLOOR JOISTS ARE ASSUMED TO BE 2"X10" @ 16" O.C. AND ALL EXISTING EXTERIOR AND INTERIOR WALLS ARE ASSUMED TO BE 2"X4" @ 16" O.C. WITH INTERMEDIATE BLOCKING AT ALL BEARING PARTITIONS WITH (2) 2"X4" WOOD PLATES. THE FOUNDATION WALL AND FOOTINGS ARE ASSUMED TO BE CONCRETE (APPROXIMATELY 8" THICK WITH "T" SHAPED 16"Wx8" DEEP FOOTING (36" MINIMUM BELOW ADJACENT GRADE).
4. AJ6 ALTERATIONS - LEVEL 2:
   AJ601.3 COMPLIANCE - ALL NEWLY CONSTRUCTED ELEMENTS, COMPONENTS, SYSTEMS AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THIS CODE.

   EXCEPTIONS:

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

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5. TOILET, BATH AND SHOWER SPACES - FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1 AND IN ACCORDANCE WITH REQUIREMENTS OF P2705.1. BATHTUB AND SHOWER FLOOR AND WALLS ABOVE TUBS AND INSTALLED SHOWER HEADS AND IN SHOWER COMPONENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE AND SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET, 8 INCHES ABOVE AN AREA OF NOT LESS THAN 30 INCHES x 30 INCHES AT THE SHOWER HEAD.
6. EXTERIOR STAIRS SHALL BE FIELD MEASURED TO VERIFY THE NUMBER OF RISERS AND TREADS AS PER R311.5.
7. SMOKE/CARBON MONOXIDE DETECTOR ALARMS SHALL BE HARD WIRED W/ BATTERY BACKUP, INTERCONNECTED AND INSTALLED AS REQUIRED AS PER SECTION R314 AND R315 OF "BUILDING CODE OF NEW YORK STATE". SMOKE ALARMS/CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BATTERY OPERATED WHERE PERMITTED IN ACCORDANCE WITH APPENDIX J. (SEE CODE COMPLIANCE NOTES FOR ADDITIONAL INFORMATION).
8. LEVEL AND REINFORCE ANY EXISTING FLOOR JOISTS THAT IS SLOPED AND NOT LEVEL.
9. THE CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTIONS AND SERVICE LOCATIONS (I.E. DOMESTIC WATER, GAS, ELECTRIC, STORM AND SANITARY DRAIN AND/OR UNDERGROUND TANKS AND WELLS) LOCATIONS BEFORE EXCAVATION.
10. THE CONTRACTOR SHALL CAREFULLY INSPECT THE POINT OF CONTACT AT FOUNDATION SUPPORTING COLUMNS AND POINT TRANSFERRING LOADS FOR CRACKS OR OTHER DEFICIENCIES, AND ADVISE ARCHITECT IMMEDIATELY.
11. THE CONTRACTOR SHALL INSPECT THE EXISTING WOOD FRAMING FOR ANY INSECT OR WATER DAMAGE THAT WOULD EFFECT THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE. NOTIFY THE ARCHITECT AND OWNER IF DAMAGE IS ENCOUNTERED.
12. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING OF THE EXISTING STRUCTURE AS REQUIRED DURING THE OPERATION OF WORK. PROVIDE SUFFICIENT SHORING OF EXISTING WALL REMOVALS BEFORE ANY ENLARGEMENT OF OPENINGS AND/OR WALL REMOVALS. DO NOT MOVE SHORING FURTHER FROM WALL REMOVAL THAN THE ACTUAL DEPTH OF THE JOIST SUPPORT.
13. THE CONTRACTOR SHALL VERIFY IF ANY WALLS TO BE REMOVED ARE BEARING PARTITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY IF CONDITIONS VARY.
14. SISTER NEW FLOOR JOISTS WHERE SHOWN ON PLAN. EXTEND JOISTS TO OVERLAP UNDER BEARING PARTITION AND BOLT JOISTS WITH (2) 3/4" DIAMETER GALV. BOLTS OR WITH (2) SIMPSON TIMBERLOCK STRUCTURAL WOOD SCREWS @ 16" O.C. AND STAGGERED.
15. FIREBLOCKING INSTALLATION AND CONSTRUCTION SHALL COMPLY AS PER R602.8.
16. DRAFTSTOPPING SHALL BE REQUIRED AT CONCEALED SPACE OF A FLOOR CEILING ASSEMBLY AS PER R302.13. DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING MATERIALS SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS WITH MATERIALS TO COMPLY WITH R-302.12.1.
17. NEW MASONRY PATIO AND ALL WALKS SHALL BE SET ON SAND BASE.
18. PROVIDE METAL CONNECTORS TO THE EXISTING PORTION OF DWELLING TO REMAIN AS PER THE REQUIREMENTS OF THE NEW ADDITION.
20. PROVIDE COPPER CRICKET, STEPPED FLASHING AND COUNTER FLASHING AS REQUIRED WHERE ROOF MEETS EXTERIOR WALLS.
21. CONSULT WITH OWNER FOR ALL ELECTRICAL OUTLETS, SWITCHES, CEILING FANS AND EXTERIOR LIGHTING.
22. CONSULT WITH OWNER FOR TYPE OF ARCHITECTURAL STYLE ASPHALT ROOF SHINGLES.
23. ALL FLITCH BEAMS SHALL BE AS PER FLOOR PLANS. PROVIDE (2) 5/8" DIAM. STEEL BOLTS AT TOP AND BOTTOM, 16" O.C. AND STAGGERED OR 'BETTER HEADER' AS PER NUMBER SHOWN. PROVIDE APPROVED TYPE SIMPSON GALV. JOISTS HANGERS A EACH SUPPORTING JOISTS, RAFTERS AND GIRDER CONNECTION.
24. UNEXCAVATED AREAS UNDER MASONRY PORCHES AND STEPS SHALL HAVE 4" THICK (MIN.) CONCRETE SLAB WITH #4 REBARS AT 6" O.C. (EACH WAY) OVER COMPACTED SOIL. PROVIDE BRICK PAVERS OVER AT PORCH AND STEPS.
25. FURR-OUT CEILINGS AS REQUIRED FOR SHEETROCK TO BE FLUSH WITH STEEL BEAM.
26. ENCLOSED ACCESSIBLE SPACE UNDER STAIR STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH SHEETROCK FINISH.
27. ALL DOOR AND TRIMMED OPENINGS WITHIN BEARING WALLS SHALL HAVE DOUBLE WOOD HEADERS, 2-2"x10" MIN. UNLESS OTHERWISE NOTED.
28. ALL BEAMS AND BUILT-UP GIRDERS SHOULD BE FLUSH UNLESS OTHERWISE NOTED.
29. CONSULT WITH OWNER FOR EXACT SIZE AND LOCATION OF ATTIC FAN. PROVIDE ELECTRIC OUTLET.
30. INSULATE PERIMETER WALLS OF FIRST AND SECOND FLOOR CELLAR STAIRS AND UNDERSIDE OF STAIRS TO BE INSULATED WITH R-15 BATT INSULATION WHERE EXPOSED TO UNFINISHED CELLAR OR ATTIC SPACES.
31. PROVIDE WINDOW WELLS FOR ANY WINDOWS OR CRAWL SPACE VENT OPENINGS LOCATED AT GRADE. WELLS SHALL EXTEND BELOW GRADE WITH 12 INCH (MIN.) GRAVEL AT BASE.
32. WHERE RAFTERS MEET FROM VARYING ROOFS, INSTALL NEW WOOD SLEEPER (SEE ROOF PLAN FOR SIZE) AT VALLEY TO PROVIDE ADEQUATE SUPPORT , UNLESS NOTED OTHERWISE. SEE ROOF PLAN.
33. CONSULT WITH OWNER FOR TYPE OF FINISH FLOORING, ALL WOOD BASE, WINDOW, DOOR AND CROWN MOLDINGS.
38. WHERE EXISTING EXTERIOR WALLS ARE TO BE CONVERTED INTO INTERIOR WALLS, CAREFULLY REMOVE ALL EXISTING SIDING, BUILDING PAPER AND INSTALL N32 5/8" SHEETROCK FINISH.
39. CONSULT WITH OWNER INSTALLATION OF CENTRAL AIR CONDITIONING.
40. LAUNDRY CLOSET FLOOR SHALL HAVE RUBBEROID WATERPROOF MEMBRANE BASE WITH 3/4" TH. (MIN.) MORTAR, CERAMIC TILE FLOOR FINISH AND WATERPROOF GROUT PITCHED TO FLOOR DRAIN WITH TRAP PRIMER.
41. NEW GAS FIRED BOILER AND HOT WATER HEATER WITH INSTALLATION AS PER THE MANUFACTURER SPECIFICATIONS AND TO COMPLY WITH THE REQUIREMENTS FOR HEATING AS PER R303.10.
42. ALL EXTERIOR TRIM SHOWN AS 'AZEK' AND/OR 'FYPON' ARE GIVEN AS A GUIDE. ALL SHAPES SHALL MATCH THE EXISTING TRIM AND PROFILES. THE CONTRACTOR SHALL VERIFY ALL SIZES AND SHAPES AT LOCATIONS SHOWN ON DRAWINGS. CONSULT WITH OWNER AND ARCHITECT FOR ANY DISCREPANCIES.

FOUNDATION NOTES

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

STAIR NOTES:

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

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

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

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

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

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

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

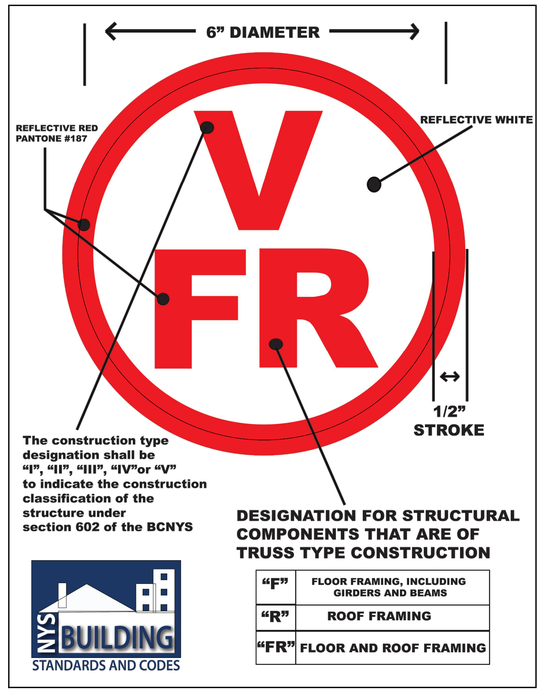
ALL WINDOW AND DOOR HEADER TO BE (2) 2X8 UNLESS OTHERWISE SPECIFIED ON PLANS.

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

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

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

-ALL EXTERIOR LIGHTING ON PREMISES SHALL BE DIRECTED AWAY FROM ADJOINING RESIDENCES OR PUBLIC RIGHTS OF WAY AND SHALL NOT EXCEED A HEIGHT OF 20 FT ABOVE GRADE OF THE PREMISES. THE LOCATION, CANDLEPOWER AND TYPE OF FIXTURES TO BE INSTALLED SHALL BE FIRST APPROVED BY THE BUILDING OFFICIAL AS PER 70-52.1



NYS BUILDING STANDARDS AND CODES

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

NOTES

SUBMISSIONS

#	DATE	DESCRIPTION
1	10.12.23	INITIAL SUBMISSION
2	11.16.23	RESUBMISSION

EST. - 2009

JM

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NEW HYDE PARK, NY 11040

PAGE CONTENTS: GENERAL NOTES

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

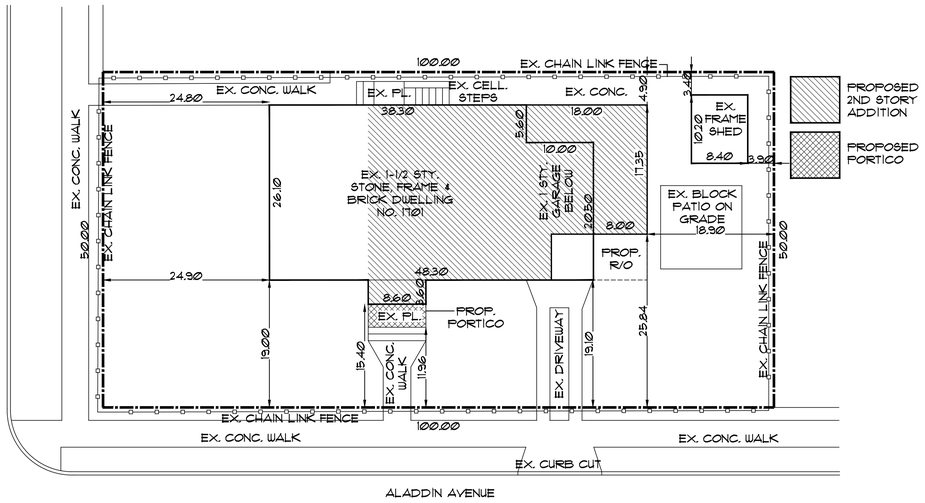
DRAWN BY: R.H. CHECKED BY: J.M.

PROJECT #: 23038

DATE: 10.12.2023

SCALE: AS NOTED

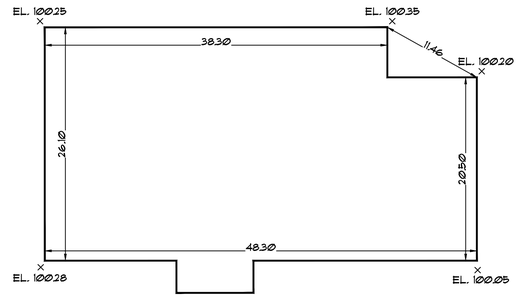
SHEET NUMBER: GN-1



1 Z-1 PLOT PLAN

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

TABLE R3012(1) CLIMATE AND GEOGRAPHIC DESIGN CRITERIA													NASSAU COUNTY
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAY-MENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMPERATURE
	SPEED (MPH)	TOPOGRAPHIC EFFECT	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20 psf	130	YES	NO	N/A	B	SEVERE	3 FEET	MODERATE TO HEAVY	15°	YES	NO	YES	45°

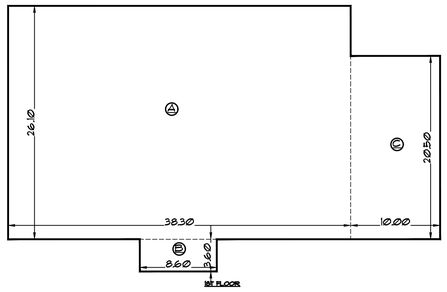


AVERAGE GRADE CALCULATION		
100.25+100.35 = 200.06 /2 = 100.03 x 38.30' = 3,831.15		
100.35+100.20 = 200.55 /2 = 100.28 x 11.46' = 1,149.21		
100.20+100.05 = 200.25 /2 = 100.13 x 20.50' = 2,052.67		
100.05+100.28 = 200.33 /2 = 100.17 x 48.30' = 4,828.21		
100.28+100.25 = 200.53 /2 = 100.27 x 26.10' = 2,617.05		
TOTALS	144.66'	14,478.29
14,478.29 /144.66' = FREEXISTING AVG. GRADE = 100.06'		

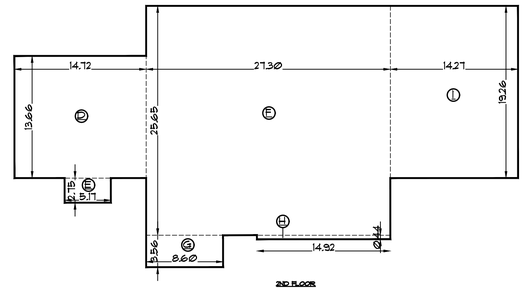
2 Z-1 PRE-EXISTING AVERAGE GRADE CALCULATION

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

ZONING ANALYSIS 1701 ALADDIN AVENUE NEW HYDE PARK, NY 11040		TOWN OF NORTH HEMPSTEAD RESIDENCE: R-C SECTION: 8, BLOCK: 176, LOT: 81	
ISSUE	REQUIRED/ PERMITTED	EXISTING	PROPOSED
LOT AREA	5,000 SF.	5,000 SF.	5,000 SF. (NO CHANGE)
LOT WIDTH	40.0 FT.	50.0 FT.	50.0 FT. (NO CHANGE)
LOT COVERAGE	35% = 1,750.00 SF.	25.81% = 1,290.31 SF.	33.10% = 1,654.77 SF.
FLOOR AREA	50% = 2,500 SF.	36.41% = 1,820.43 SF.	49.26% = 2,463.16 SF.
FRONT YARD ALADDIN AVENUE	25.00 FT.	15.40 FT.	15.40 FT. (NO CHANGE) 11.96 FT. TO PORTICO — VARIANCE REQ'D
FRONT YARD LEONARD BLVD.	AFYSB = 23.26 FT.	24.80 FT.	24.80 FT. (NO CHANGE)
MIN. SIDE YARD	5.0 FT.	4.90 FT.	4.90 FT. (NO CHANGE) — VARIANCE REQ'D
MIN. REAR YARD	15.0 FT.	26.90 FT.	18.90 FT.
MAX BUILDING HEIGHT	2 1/2 STY./ 30.0 FT.	N/A	26.08 FT.



FLOOR AREA BREAKDOWNS
PROP. 1ST FLOOR A = 38.30 FT. x 26.10 FT. = 999.63 SF. B = 8.60 FT. x 3.60 FT. = 30.96 SF. C = 10.00 FT. x 20.50 FT. = 205.00 SF. TOTAL = 1,235.59 SF.
PROP. 2ND FLOOR D = 14.72 FT. x 13.66 FT. = 201.08 SF. E = 5.17 FT. x 2.75 FT. = 14.22 SF. F = 27.30 FT. x 25.65 FT. = 700.25 SF. G = 8.60 FT. x 3.56 FT. = 30.62 SF. H = 14.92 FT. x 0.44 FT. = 6.56 SF. I = 14.27 FT. x 19.26 FT. = 274.84 SF. TOTAL = 1,227.57 SF.
TOTAL FLOOR AREA 2,463.16 SF.



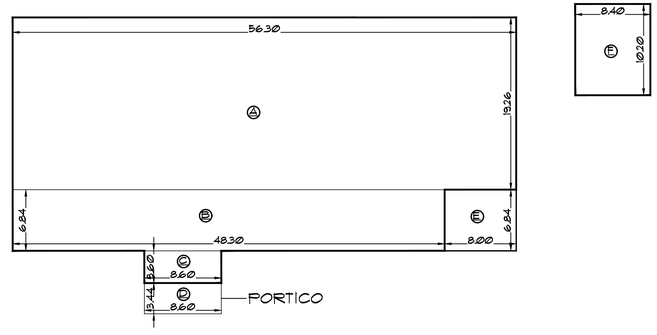
3 Z-1 FLOOR AREA DIAGRAMS

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

SITE NOTES:

1. SURVEYOR SHOULD STAKE-OUT ALL PROPOSED WORK AND PROVIDE A FOUNDATION SURVEY TO THE ARCHITECT AND BUILDING DEPARTMENT UPON COMPLETION OF THE FOUNDATION BEFORE PROCEEDING WITH FRAMING CONSTRUCTION. ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. REPAIR AND/OR REPLACE DAMAGED SIDEWALKS, CURBS, STREET PAVING AND CURB CUTS AS PER DEPT. OF PUBLIC WORKS REQUIREMENTS.

LOT COVERAGE BREAKDOWNS
DWELLING A = 56.30 FT. x 19.26 FT. = 1,084.34 SF. B = 48.30 FT. x 6.84 FT. = 330.37 SF. C = 8.60 FT. x 3.60 FT. = 30.96 SF. TOTAL = 1,445.67 SF.
PORTICO D = 8.60 FT. x 3.44 FT. = 29.58 SF.
ROOF OVER E = 8.00 FT. x 6.84 FT. = 54.72 SF.
GARAGE F = 8.40 FT. x 10.20 FT. = 85.68 SF.
TOTAL LOT COVERAGE 1,615.65 SF.



4 Z-1 LOT COVERAGE DIAGRAMS

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

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PLOT PLAN, ZONING

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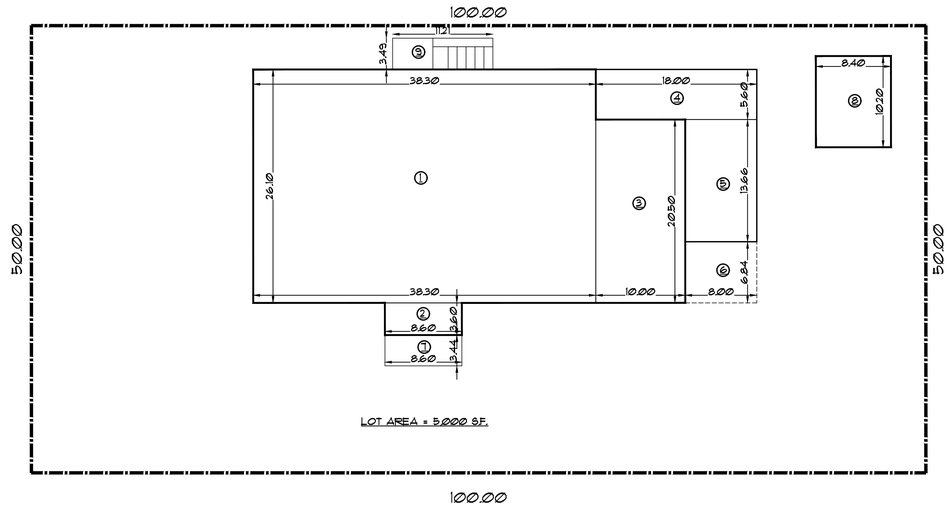

LOT COVERAGE BREAKDOWNS
PROP. DWELLING 1 = 38.30 FT. x 26.10 FT. = 999.63 SF. 2 = 8.60 FT. x 3.60 FT. = 30.96 SF. 3 = 10.00 FT. x 20.50 FT. = 205.00 SF. 4 = 18.00 FT. x 5.60 FT. = 100.80 SF. 5 = 8.00 FT. x 13.66 FT. = 109.28 SF. TOTAL = 1,445.67 SF.
PROP. ROOF OVER AREA 6 = 8.00 FT. x 6.84 FT. = 54.72 SF. TOTAL = 54.72 SF.
PROP. PORTICO 7 = 3.44 FT. x 8.60 FT. = 29.58 SF. TOTAL = 29.58 SF.
EX. GARAGE 8 = 8.44 FT. x 10.10 FT. = 85.68 SF. TOTAL = 85.68 SF.
EX. CELLAR STEPS 9 = 11.21 FT. x 3.49 FT. = 39.12 SF. TOTAL = 39.12 SF.
TOTAL COVERAGE AREA 1,654.71 SF.
TOTAL LOT AREA 5,000 SF.
COVERAGE PROPOSED 1,654.71/5,000 = 0.330935 = 33.10%

1 / Z-2 LOT COVERAGE DIAGRAM

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

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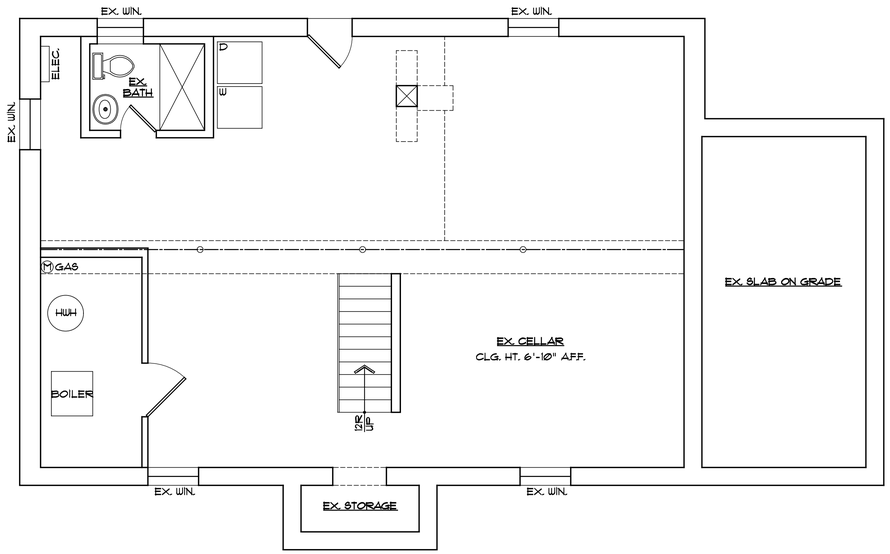
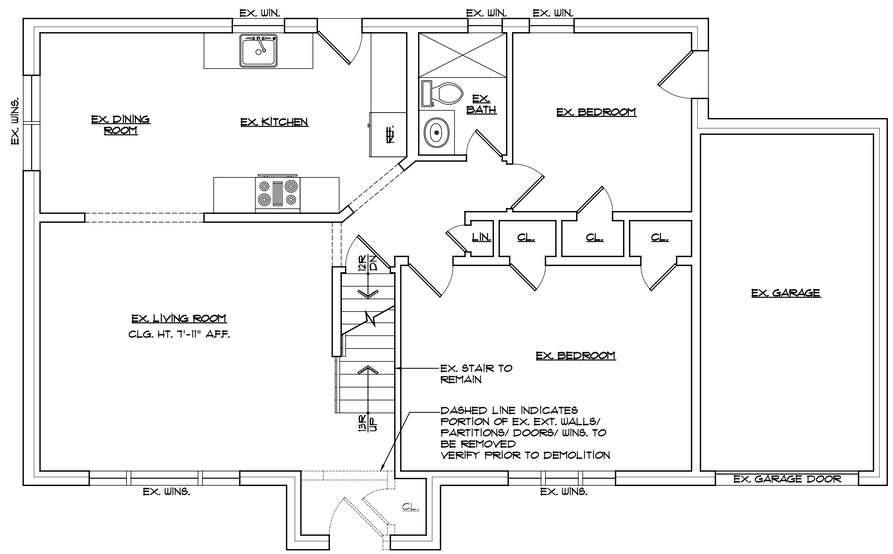
Z-2



1 / D-1 EX. CELLAR PLAN

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



2 / D-1 EX. FIRST FLOOR DEMOLITION PLAN

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

EXISTING CONDITION GENERAL NOTES

THE PURPOSE OF THESE PLANS IS NOT TO DESCRIBE THE EXISTING PHYSICAL CONDITIONS OF THE BUILDING. OUR WALKTHROUGH MAY OR MAY NOT AID IN CHECKING FOR GENERAL CODE CONFORMANCE TO ASSESS THE CURRENT FIELD CONDITIONS, IT SHOULD ALSO BE NOTED THAT THESE FINDINGS ARE BASED ON A LIMITED FIELD VISIT AND THAT TESTING, PROBING AND ADDITIONAL INFORMATION WILL BE REQUIRED TO REACH FULL CONCLUSIONS. ALL RECOMMENDATIONS OR SUGGESTIONS ARE PROVIDED TO ASSIST THE CLIENT IN FINDING OR CORRECTING THE NOTED DESCRIBED DEFICIENCIES. OUR SUGGESTIONS ARE NOT SPECIFICATIONS. FURTHERMORE, OUR FIELD VISIT WAS LIMITED VISUAL EXAMINATION OF CERTAIN READILY ACCESSIBLE SYSTEMS AND COMPONENTS. IT SHOULD ALSO BE NOTED THAT AN ARCHITECT IS A GENERALIST AND IS NOT AN EXPERT IN ANY SPECIFIC CRAFT OR TRADE AD THEREFORE IF AN ARCHITECT RECOMMENDS FURTHER ACTION INCLUDING (BUT NOT LIMITED TO) CONSULTING WITH A SPECIALIZED EXPERT(S), YOU MUST DO SO AT YOUR EXPENSE OR OTHERWISE ASSUME ALL RISKS ASSOCIATED WITH FAILURE TO DO SO. THIS INSPECTION IS NOT TECHNICALLY EXHAUSTIVE. THE ARCHITECT IS NOT RESPONSIBLE FOR DISCOVERING OR RECORDING ON THE PRESENCE OF MOLD OR MILDEW, LEAD, ASBESTOS, RADON, OR ANY OTHER HAZARDOUS SUBSTANCES.

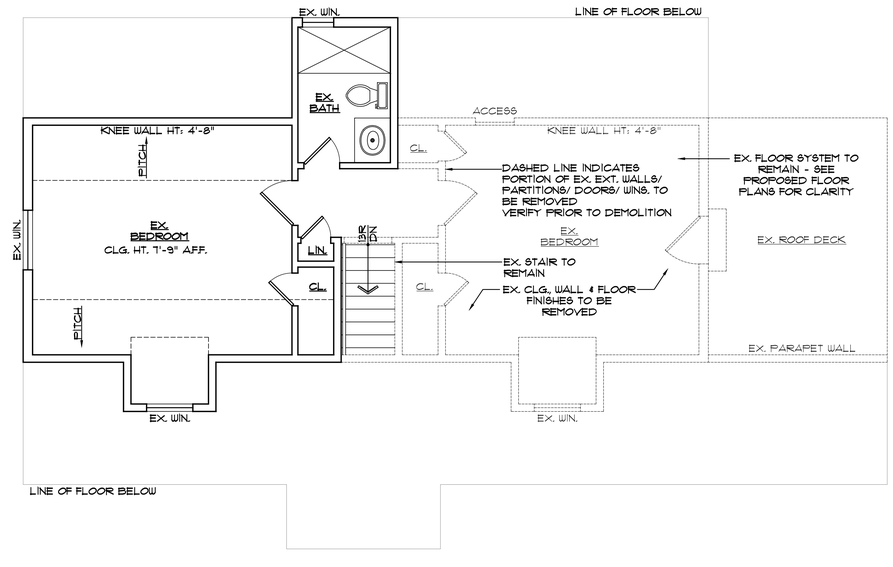
IT IS NOT THE INTENTION OF THESE PLANS TO COMPLETELY DOCUMENT THE EXISTING "AS-BUILT" CONDITIONS OF EVERY ELEMENT, NOR TO DEFINE THE CONSTRUCTION MEANS AND METHODS, OR EVALUATE DEFECTS. THESE PLANS ARE SIMPLY TO EVALUATE THE BASIC CONDITION OF THE BUILDING BASED ON OUR VISUAL OBSERVATIONS BY THE NAKED EYE. WE HAVE NOT UNCOVERED ANY FINISH MATERIALS, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT AND/OR ENGINEER OF ANY DEFECTS, DISCREPANCIES, OMISSIONS, DANGEROUS CONDITIONS, ETC. THESE PLANS ARE NOT A GAURENTEE OR WARRANTY ON THE PHYSICAL CONDITION OF THE PROJECT, ITS BUILDING COMPONENTS, OR ITS FUTURE PERFORMANCE.

DEMOLITION NOTES

1. ALL REMOVALS SHALL BE PERFORMED IN KEEPING WITH THE BEST SAFETY PRACTICES IN ACCORDANCE WITH ALL LOCAL VILLAGE, CITY, STATE AND/OR FEDERAL LAWS GOVERNING THE SAME.
2. ALL EXISTING CONSTRUCTION, SUCH AS COLUMNS, PIERS AND STRUCTURAL (BEARING) PARTITIONS, WHERE DISTURBED DUE TO ADJUSTMENT/DEMOLITION, ARE TO BE REPLACED AND REPAIRED WITH MATERIAL TO MATCH EXISTING CONSTRUCTION. MASONRY OPENINGS MUST BE FILLED WITH SAME MATERIAL.
3. THE CONTRACTOR SHALL VERIFY ALL FLOOR JOIST SPACING AND FRAMING INDICATED ON DRAWINGS. NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY IF CONDITIONS VARY.
4. THE WATER SUPPLY MUST BE DISCONNECTED PRIOR TO THE DEMOLITION OF ALL PLUMBING AND EQUIPMENT PIPING, FLOOR DRAINS AND PLUMBING FIXTURES. OBTAIN PROPER PERMITS PRIOR TO COMMENCEMENT OF WORK.
5. ALL UNUSED PLUMBING AND EQUIPMENT LINES MUST BE REMOVED AND CAPPED AT THE MAIN RISER OR BRANCH CONNECTION.
6. REMOVE ALL UNUSED ELECTRICAL LIGHTING FIXTURES, CEILING FANS, OUTLETS, SWITCHES, RECEPTACLES, PANELS, WIRING, CABLING, CONDUIT AND OTHER EQUIPMENT BACK TO THE SOURCE BY A LICENSED ELECTRICIAN WITH PROPER PERMITS AND INSURANCE.
7. GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO PERFORM THE WORK OF THIS SECTION AS SHOWN ON THE DRAWINGS AND/OR SPECIFIED HEREIN. IN GENERAL, THE WORK SHALL INCLUDE BUT NOT NECESSARILY BE LIMITED TO WORK SPECIFIED HEREIN.
8. REMOVE EXISTING ROOF STRUCTURE ABOVE DUELLING TO PREPARE FOR NEW ADDITION: RAFTERS, WALLS, CEILINGS, WOOD FLOORING AND MOULDINGS AT SECOND FLOOR.
9. REMOVE EXISTING INTERIOR WALLS, WINDOWS AND DOORS AS SHOWN ON PLANS.
10. REMOVE AND REPLACE EXISTING WALKS, STOOPS AND STEPS. REPLACE DRIVEWAY PAVING AS REQ'D, NEW WALKS, STOOPS, PATIO, ETC. AS SHOWN ON SITE PLAN.

CLEAN UP-SAFETY

1. ALL DEBRIS RESULTING FROM OPERATIONS UNDER THIS CONTRACT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL NOT BE STORED OR PERMITTED TO ACCUMULATE ON THE SITE.
2. UPON COMPLETION OF WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL REMOVE ALL TOOLS, EQUIPMENT, MATERIALS, APPARATUS, ETC. AND SHALL BROOM SWEEP.
3. CONTRACTOR PERFORMING THE WORK SHALL BE LICENSED, INSURED, HAVE KNOWLEDGE AND EXPERIENCE WITH SIMILAR DEMOLITION JOBS.



3 / D-1 EX. SECOND FLOOR DEMOLITION PLAN

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

NOTES

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EXISTING FLOOR PLANS, DEMOLITION PLANS, NOTES

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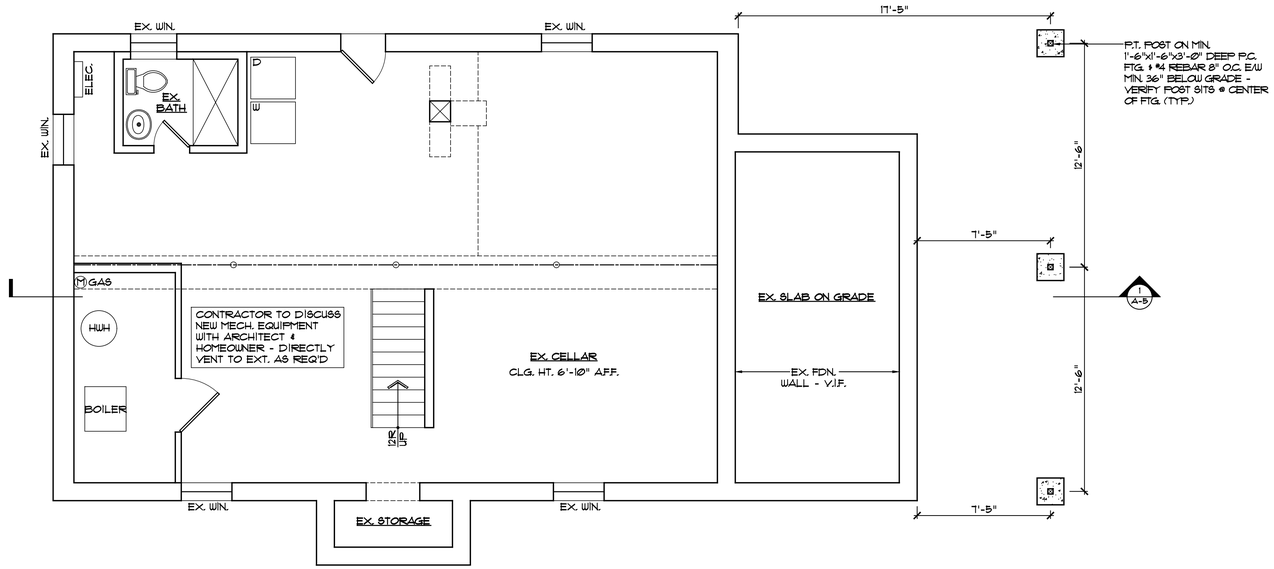
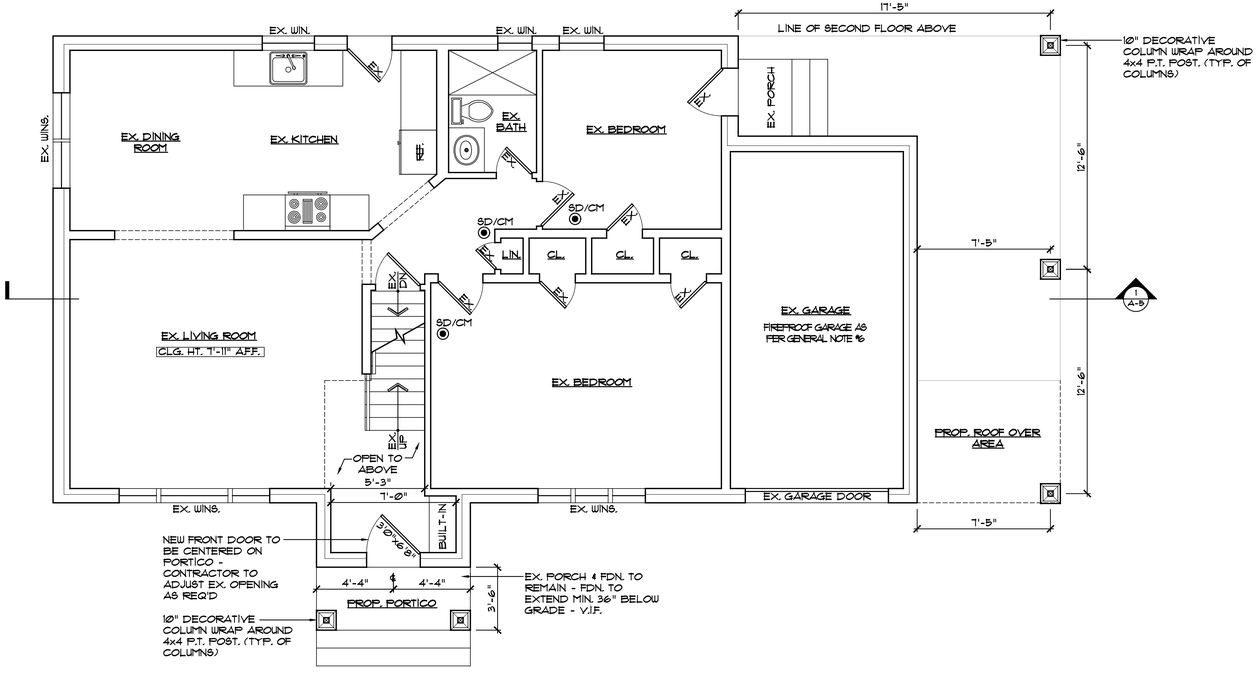


1 / A-1 PROPOSED FOUNDATION PLAN

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



2 / A-1 PROPOSED FIRST FLOOR PLAN

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

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

GENERAL NOTE #1

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

GENERAL NOTE #2

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

GENERAL NOTE #3

24" x 36" PULL DOWN ATTIC STAIR INSULATE AND SEAL ALL PENETRATIONS AS REQ.

GENERAL NOTE #4

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

GENERAL NOTE #5

EXTERIOR DIMENSIONS ARE PROVIDED TO FRAMING.

GENERAL NOTE #6

GARAGE FIRE PROTECTION NOTES

RCNYS R302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE FIRE-PROTECTION-RATED ASSEMBLIES EQUIPPED WITH SELF-CLOSING DEVICES

RCNYS DWELLING GARAGE SEPARATION: WHERE HORIZONTAL CONSTRUCTION IS USED TO SEPARATE THE GARAGE FROM THE LIVING SPACE OR ITS ATTIC, SUCH CONSTRUCTION SHALL BE PROTECTED WITH ONE LAYER OF 5/8in. THICK, TYPE-X, GYPSUM BOARD, INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF SECTION R702.3.5. OPENINGS IN HORIZONTAL SEPARATIONS SHALL NOT BE PERMITTED EXCEPT WHERE THE RESIDENCE IS OTHERWISE PROTECTED BY VERTICAL SEPARATIONS. WHERE THE HORIZONTAL SEPARATION IS FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NO LESS THAN 5/8in. TYPE-X GYPSUM BOARD OR EQUIVALENT

WALL LEGEND

	PORTION OF EXISTING WALL TO REMAIN
	NEW 2"x4" STUD WALL @ 16" O.C. W/ 5/8" GYP. BD. (UON)
	NEW 2"x6" INT. STUD WALL @ 16" O.C. W/ 5/8" GYP. BD.
	NEW 2"x6" EXT. STUD WALL 16" O.C. W/ 5/8" GYP. BD. (UON) W/ R-21 INSULATION
	2"x BEARING WALL
	NEW 10" P.C. FDN. WALL ON A 20"x10" DEEP FTG. (SIZES VARY AS PER PLAN

SD/CM	SMOKE DETECTOR/CARBON MONOXIDE DETECTOR AS PER R314, R315
	STRUCTURAL POST SHOWN TO BELOW VARIES AS PER PLAN
	STRUCTURAL POST SHOWN ABOVE
	STRUCTURAL STEEL POST
	STRUCTURAL BEAM IDENTIFIER

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PROPOSED FOUNDATION PLAN, FLOOR PLANS, NOTES

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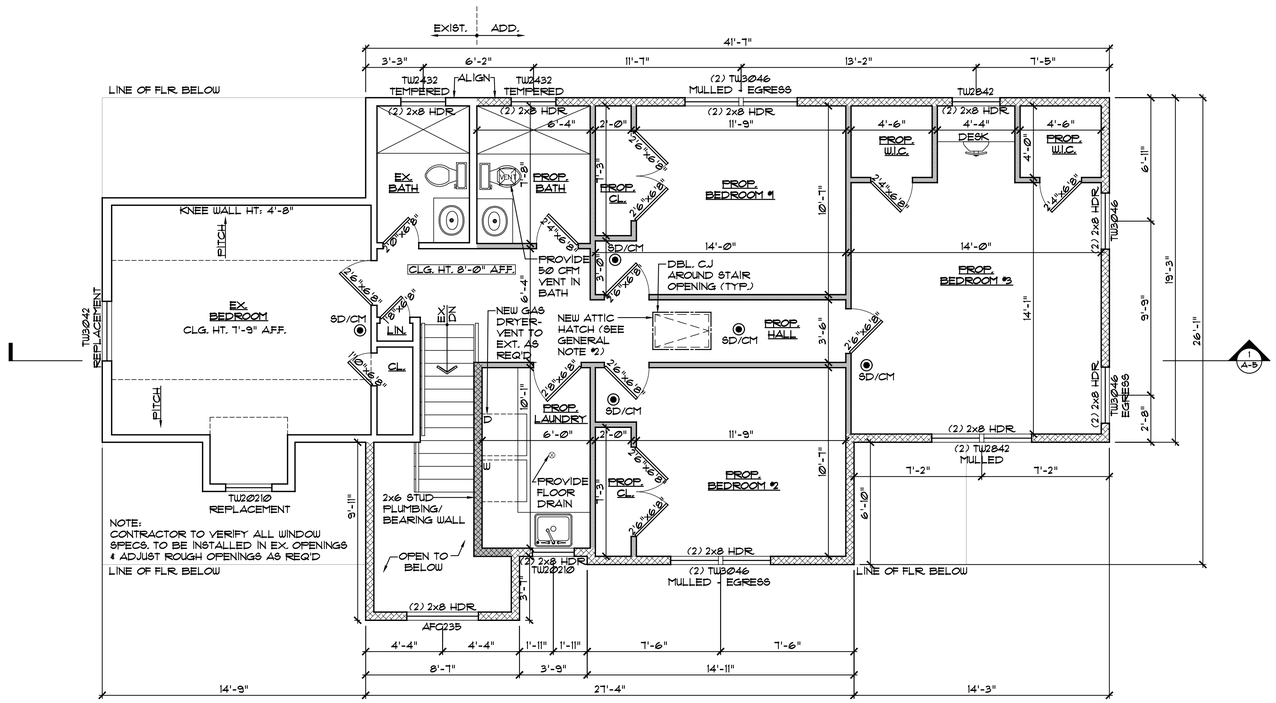
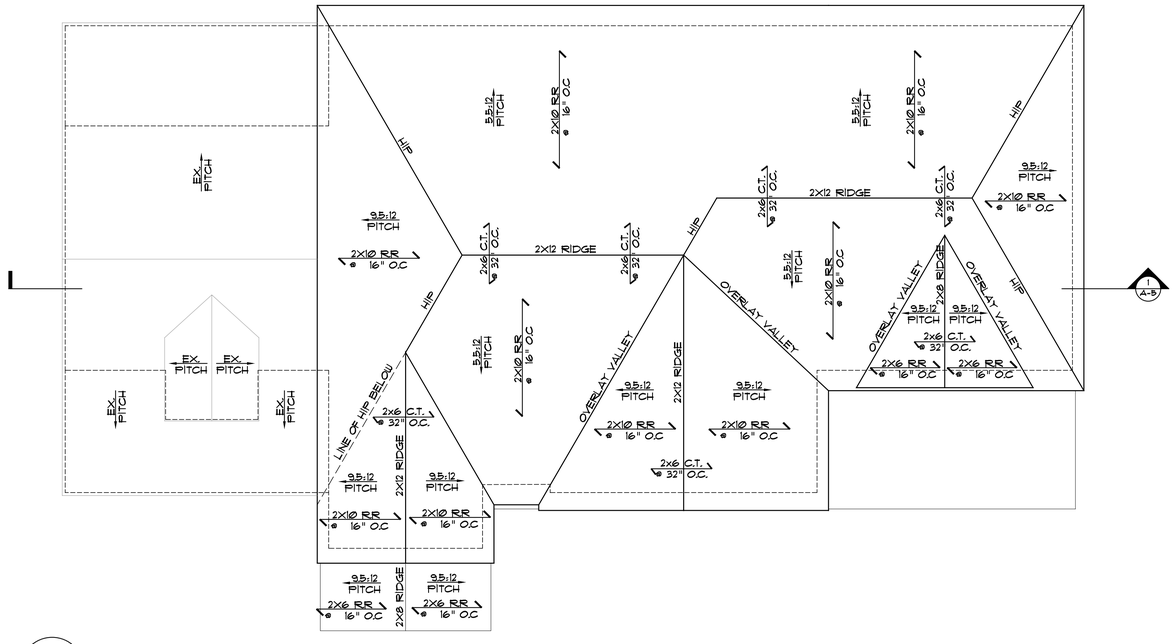


1 A-2 PROPOSED SECOND FLOOR PLAN

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



2 A-2 PROPOSED ROOF PLAN

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

TABLE T1.1: LIGHT AND VENTILATION CALCULATIONS

ROOM	AREA S.F.	REQUIRED LIGHT (8%), S.F.	NATURAL LIGHT, S.F.	REQUIRED VENT. (4%), S.F.	ACTUAL VENT.,S.F.	
SECOND FLOOR						
PROP. BATH	48.72	3.90	8.40	1.95	4.20	✓
PROP. BEDROOM #1	130.40	10.43	29.71	5.22	14.86	✓
PROP. BEDROOM #2	130.50	10.44	29.71	5.22	14.86	✓
PROP. BEDROOM #3	215.13	17.21	66.72	8.61	33.36	✓

AGG. 3.0 S.F. GLAZING IN BATHROOMS, WATER CLOSETS, AND SIMILAR COMPARTMENTS AND HALF OF THAT (1.5 S.F. VENT) HAS TO BE OPENABLE AS PER R303.3 (RCNYS 2020).
*EXCEPTION: GLAZING SHALL NOT BE REQUIRED IN BATHROOMS WHERE SUFFICIENT ARTIFICIAL LIGHT AND MECHANICAL VENTILATION ARE PROVIDED

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WALL LEGEND

- PORTION OF EXISTING WALL TO REMAIN
- NEW 2"x4" STUD WALL @ 16" O.C. W/ 5/8" GYP. BD. (UON)
- NEW 2"x6" INT. STUD WALL @ 16" O.C. W/ 5/8" GYP. BD.
- NEW 2"x6" EXT. STUD WALL 16" O.C. W/ 5/8" GYP. BD. (UON) W/ R-21 INSULATION
- 2"x BEARING WALL
- NEW 10" P.C. FDN. WALL ON A 20"x10" DEEP FTG. (SIZES VARY AS PER PLAN

- SD/CM — SMOKE DETECTOR/CARBON MONOXIDE DETECTOR AS PER R314, R315
- STRUCTURAL POST SHOWN TO BELOW VARIES AS PER PLAN
- STRUCTURAL POST SHOWN ABOVE
- STRUCTURAL STEEL POST
- STRUCTURAL BEAM IDENTIFIER

ROOF PLAN LEGEND

- LINE OF EXISTING ROOF
- LINE OF PROPOSED ROOF
- LINE OF PROPOSED ROOF BELOW
- LINE OF EXTERIOR WALL BELOW

- STRUCTURAL POST SHOWN TO BELOW VARIES AS PER PLAN
- STRUCTURAL BEAM IDENTIFIER

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PROPOSED FLOOR PLANS, ROOF PLAN

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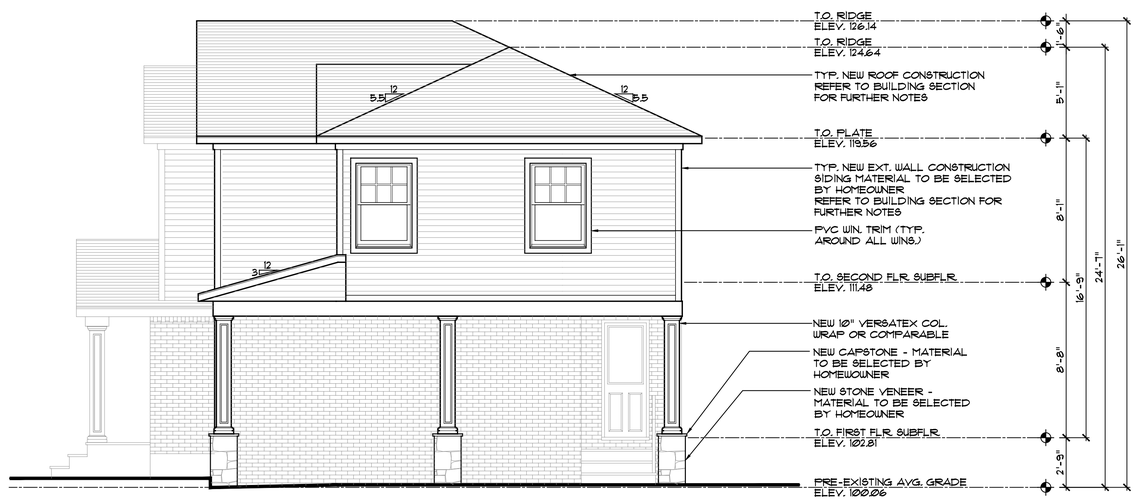
DATE: 10.12.2023

SCALE: AS NOTED

SHEET NUMBER
A-2

1 / A-3 PROPOSED FRONT ELEVATION

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



2 / A-3 PROPOSED RIGHT ELEVATION

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

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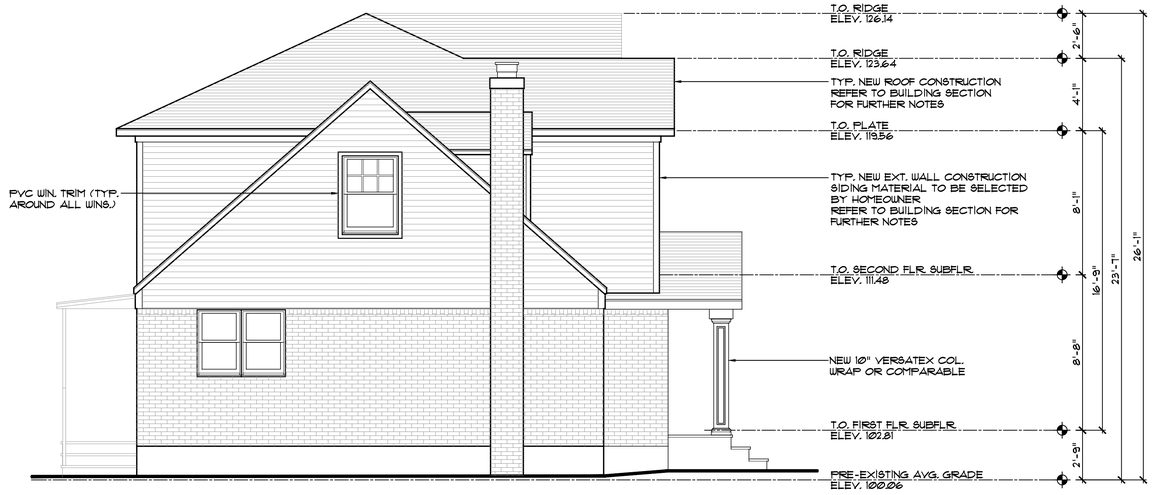
A-3



1 / A-4 PROPOSED LEFT ELEVATION

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

2 / A-4 PROPOSED REAR ELEVATION

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

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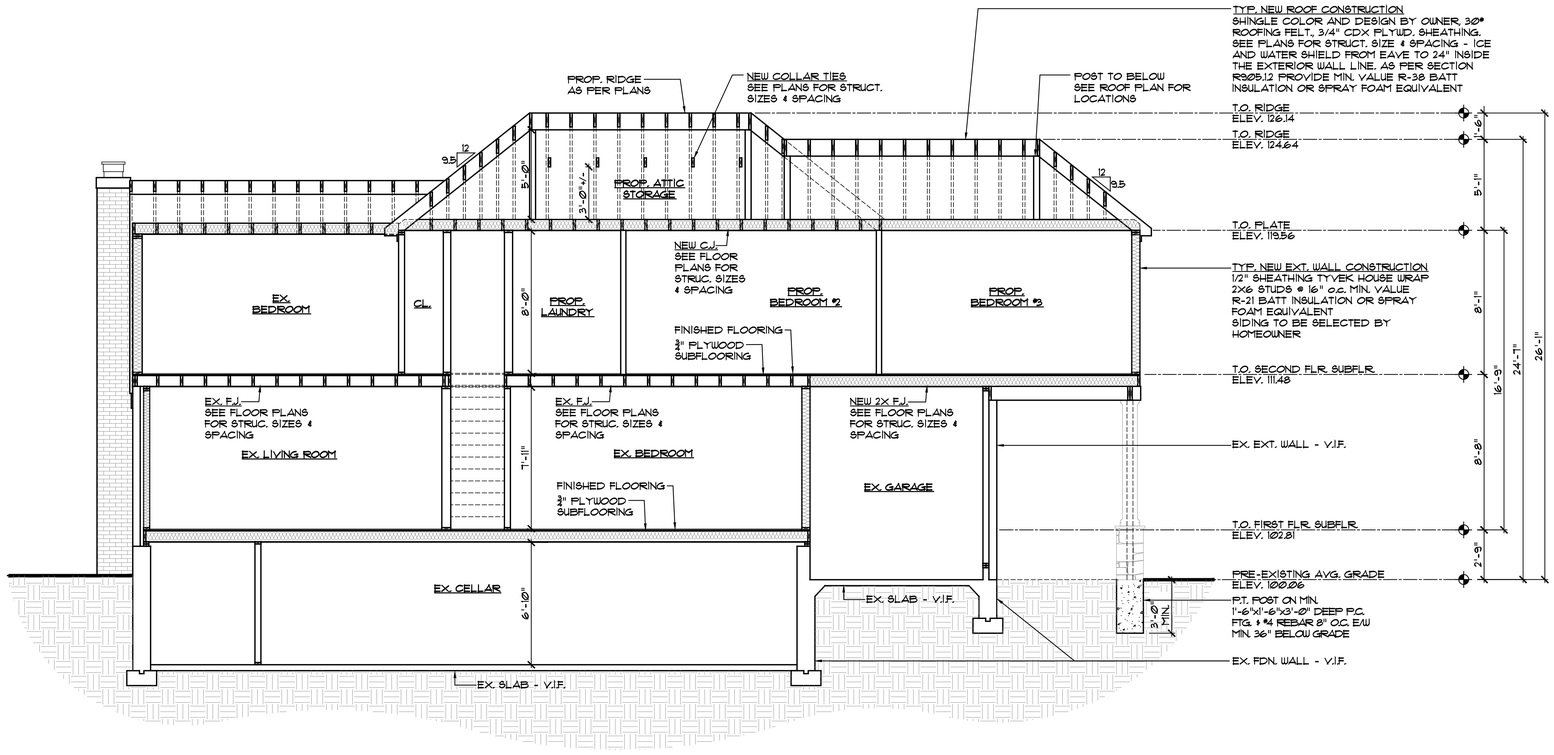
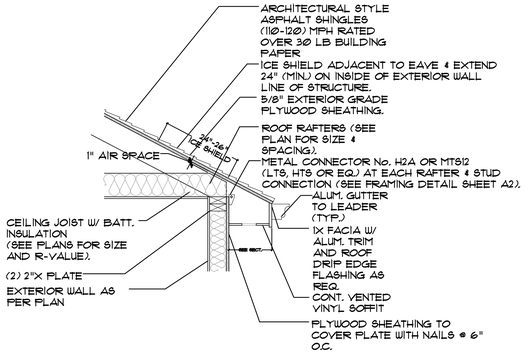


1 A-5 PROPOSED BUILDING SECTION

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



2 A-5 TYP. ROOF EAVE DETAIL

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

BUILDING SECTION NOTES:

1. **REGARDLESS OF ROOF PITCH OR DIMENSIONS SHOWN, THE ACTUAL HEIGHT OF THE HIGHEST ROOF RIDGE AND OR ROOF SHALL NOT EXCEED THE MAXIMUM ALLOWABLE HEIGHT AS ESTABLISHED BY THE TOWN OF NORTH HEMPSTEAD. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES TO MAXIMUM HEIGHT EXISTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD MEASUREMENTS REGARDING THESE HEIGHTS.**
2. ALL EXTERIOR WOOD FRAME WALL AND INTERIOR BEARING WALLS SHALL HAVE (2"THICK) SOLID WOOD BLOCKING AT INTERMEDIATE WALL HEIGHT AS PER SHEARWALL DETAIL ON FRAMING DETAIL SHEET FOR SHEARWALL DIAGRAM.
3. THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS REGARDING NEW YORK STATE CODE COMPLIANCE, GENERAL NOTES & REQUIREMENTS, FRAMING DETAILS AND NAILING REQUIREMENTS AND SHALL BE RESPONSIBLE FOR ALL METAL CONNECTOR REQUIREMENTS.
4. ALL LUMBER SHALL BE 'DOUGLAS FIR' No . 2 GRADE OR BETTER WITH A MINIMUM FIBER BENDING STRESS Fb OF 1,000 PSI SINGULAR AND 1400 PSI REPETITIVE WITH MODULUS OF ELASTICITY E = 1600,000.
5. ALL METAL CONNECTORS SHALL BE 'SIMPSON - STRONG TIE' AS PER NUMBERS SHOWN ON DRAWING AND DETAILS AND SHALL BE 'HDG - HOT DIPPED GALVANIZED'.
6. ALL CONNECTORS, FASTENERS, NAILS, BOLTS AND ANCHORS SHALL BE APPROVED BY THE MANUFACTURER FOR USE WITH THE 'ACQ' TREATED LUMBER. ' SIMPSON STRONG TIE', "Z-MAX" OR EQUAL.
7. NEW ROOF SHINGLES SHALL BE RATED TO WITHSTAND 120 MPH WIND LOADS.
8. PROVIDE METAL CONNECTOR AT WINDOW AD DOOR HEADER, NO HH6 OR EQUAL. SEE FRAMING DETAILS.
9. TOP PLATE MINIMUM SPLICE DIMENSION TO CONFORM AS PER SCHEDULE ON FRAMING DETAILS SHEET.
10. SEE PLANS FOR LOCATION OF ANY SHEAR WALL CORNER HOLD DOWNS.
11. SEE GENERAL NOTES FOR ALL OTHER CONSTRUCTION REQUIREMENTS.
12. PROVIDE EXTERIOR LIGHT FIXTURES AT EACH EXTERIOR ENTRANCE DOOR AS PER E3903.3.
13. PROVIDE MECHANICAL VENTILATION IN EACH BATHROOM & POWDER ROOM AS PER R303.3.
14. PROVIDE VALLEY FLASHING AT ALL ROOF VALLEYS AS PER R903.2.
15. DRYER SHALL BE VENTED TO THE EXTERIOR AS PER M1502.
16. GROUND FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER (GFI) RECEPTACLES SHALL BE REQUIRED IN A BATHROOM, TOILETS AND ALL OTHER WET LOCATIONS INCLUDING BUT NOT LIMITED TO THE GARAGE AND FRONT AND REAR OF DWELLING AS PER E3902.
17. SHEAR WALL DESIGN - TYPE 5.
    - CORNER SHEAR WALL TIE DOWNS AT EACH CORNER (SEE FLOOR PLANS FOR LOCATIONS) HDU8-SDS2.5 (ALLOWABLE LOAD = 7,870 LBS. EACH, SEE PLANS FOR CATALOG No. AND ALLOWABLE LOAD CAPACITY.
    - SHEAR WALL BETWEEN DOOR & WINDOW AND WINDOW & CORNER (INTERIOR SEGMENTED SHEAR WALL).
    - FIELD BUILT SHEARWALL USING 8D COMMON NAILS, 16" O.C. STUDS

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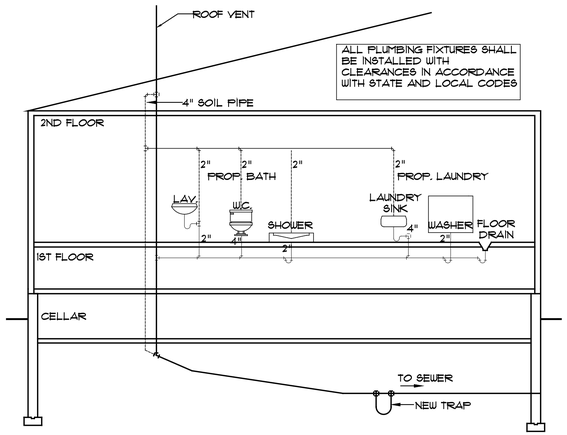


1 / A-6 PLUMBING RISER DIAGRAM

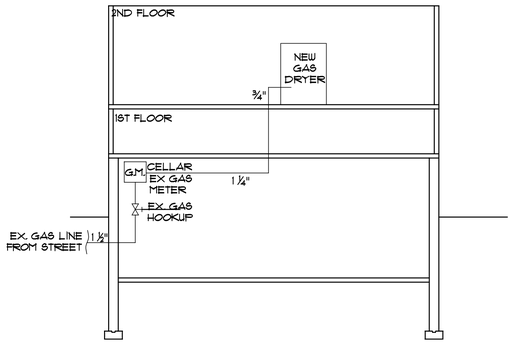
SCALE : N.T.S.

TABLE P3201.7
SIZE OF TRAPS AND TRAP ARMS
FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1 ½
BIDET	1 ¼
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPERATE TRAP)	1 ½
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND GARBAGE GRINDER)	1 ½
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1 ½
LAVATORY	1 ¼
SHOWER	2
WATER CLOSET	NOTE a

FIXTURE	BRANCH HOT WATER	BRANCH HOT WATER	SOIL OR WASTE CONNECTION	VENT CONNECTION
WATER CLOSET	¾"	¾"	3" X 4"	
SINK	¾"	¾"	1 ½"	1 ¼ "
BATHTUB	¾"	¾"	1 ½"	1 ¼ "
SHOWER	¾"	¾"	1 ½"	1 ¼ "
WASHER	¾"	¾"	1 ½"	1 ¼ "

FOR SI: 1 inch = 25.4 mm.
(a) CONSULT FIXTURE STANDARDS FOR TRAP DIMENSION OF SPECIFIC BOWLS



2 / A-6 GAS RISER DIAGRAM

SCALE : N.T.S.

Generated by REScheck-Web Software

Compliance Certificate

Project 1701 Aladdin Avenue

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

Construction Site: Owner/Agent: Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: **2.9% Better Than Code** Maximum UA: **140** Your UA: **136** Maximum SHGC: **0.40** Your SHGC: **0.29**
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 accurate of energy use or cost relative to a minimum-code home.

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

Envelope Assemblies

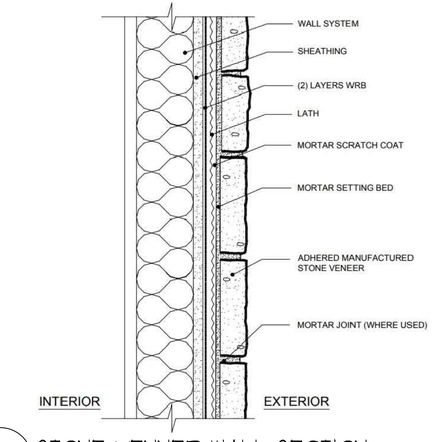
Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	1,012	38.0	0.0	0.030	0.026	30	26
Wall: Wood Frame, 16" o.c.	912	21.0	0.0	0.057	0.060	43	45
Window: Vinyl Frame SHGC: 0.29	156			0.320	0.320	50	50
Floor: All-Wood Joist/Truss	210	30.0	0.0	0.033	0.047	7	10
Floor 1: All-Wood Joist/Truss	195	30.0	0.0	0.033	0.047	6	9

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

Jared Mandel - Architect — Name - Title
Signature
10-23-23 — Date

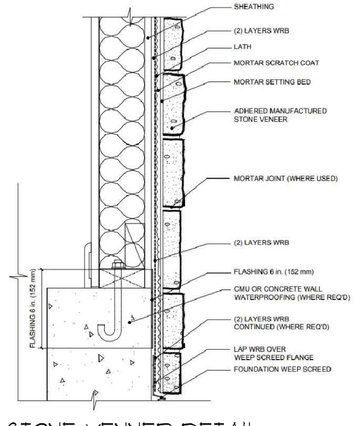
Project Title: 1701 Aladdin Avenue
Data filename:
Report date: 10/12/23
Page 1 of 9

RESCHECK COMPLIANCE



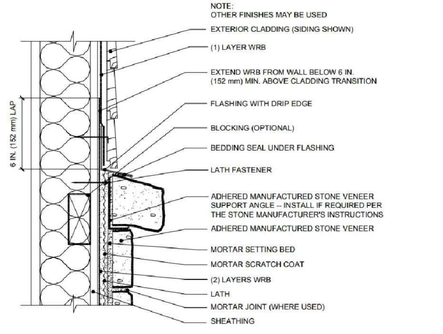
4 / A-6 STONE VENNER WALL SECTION

SCALE : N.T.S.



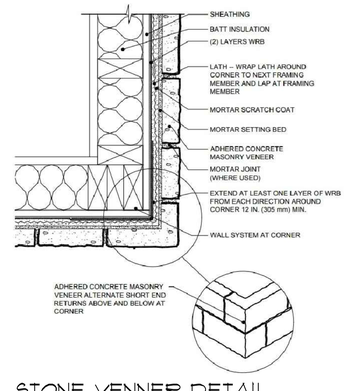
5 / A-6 STONE VENNER DETAIL @ FOUNDATION OVERLAP

SCALE : N.T.S.



6 / A-6 STONE VENNER DETAIL @ TRANSISTION

SCALE : N.T.S.



7 / A-6 STONE VENNER DETAIL @ OUTSIDE CORNER

SCALE : N.T.S.

NOTES

SUBMISSIONS

#	DATE	DESCRIPTION
1	10.12.23	INITIAL SUBMISSION
2	11.16.23	RESUBMISSION

EST. - 2009
JM
JARED MANDEL
ARCHITECTS
25 HILLSIDE AVE.
WILLISTON PARK - N.Y.
P: 516 -629-9060
F: 516 -750-9008
Email : Info@ Mandelarchitects.com

REGISTERED ARCHITECT JARED MANDEL 033491 STATE OF NEW YORK

PRIVATE RESIDENCE
1701 ALADDIN AVENUE
NEW HYDE PARK, NY 11040

PAGE CONTENTS:
RISER DIAGRAMS, DETAILS

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

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

PROJECT #: 23038

DATE: 10.12.2023

SCALE: AS NOTED

SHEET NUMBER
A-6

WOOD FRAME CONSTRUCTION MANUAL
FOR ONE & TWO FAMILY DWELLINGS (2018 EDITION)

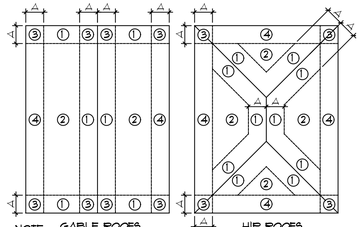
TABLE 3.1 NAILING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE NAILED)	SEE TABLE 3.4A	SEE TABLE 3.4A	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	SEE TABLE 3.4A	SEE TABLE 3.4A	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE NAILED)	SEE TABLE 3.9A	SEE TABLE 3.9A	EACH LAP
CEILING JOIST LAPS OVER PARTITION (FACE NAILED)	SEE TABLE 3.9A	SEE TABLE 3.9A	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	SEE TABLE 3.6	SEE TABLE 3.6	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2-8d	2-10d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-16d	3-16d	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE-NAILED)	2-16d[1]	2-16d[1]	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16d	5-16d	JOINTS - EACH SIDE
STUD TO STUD (FACE-NAILED)	2-16d	2-16d	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" O.C. ALONG EDGES
TOP PLATE OR BOTTOM PLATE TO STUD (END-NAILED)	SEE TABLE 3.5A	SEE TABLE 3.5A	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST ENDJOIST OR BLOCKING (FACE-NAILED)	2-16d[1,2]	2-16d[1,2]	PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	4-10d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2-8d	2-10d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2-8d	2-10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	4-16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3-16d	4-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	3-10d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-16d	4-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16d[1]	3-16d[1]	PER FOOT
ROOF SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	SEE TABLE 3.10
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2-8d	2-10d	PER SUPPORT
1"x10" or WIDER	3-8d	3-10d	PER SUPPORT
CEILING SHEATHING			
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
WALL SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	SEE TABLE 3.11
STRUCTURAL FIBERBOARD PANELS			
1/2"	11 GA. GALV. ROOFING NAIL (0.120"x1-3/4"LONG x 7/16" HEAD	-	3" EDGE / 6" FIELD
25/32	11 GA. GALV. ROOFING NAIL (0.120"x1-3/4"LONG x 3/8" HEAD	-	3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
HARDBOARD	8d	8d	SEE TABLE 3.11
PARTICLEBOARD PANELS	8d	8d	SEE MANUFACTURER
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2-8d	2-10d	PER SUPPORT
1"x10" or WIDER	3-8d	3-10d	PER SUPPORT
FLOOR SHEATHING			
STRUCTURAL PANELS			
1" OR LESS	8d	10d	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE / 12" FIELD
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2-8d	2-10d	PER SUPPORT
1"x10" or WIDER	3-8d	3-10d	PER SUPPORT

1. NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6 INCHES ON-CENTER AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 3 INCHES ON-CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, SHALL BE USED TO MAINTAIN THE LOAD PATH.
2. WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1-16d NAIL PER FOOT.
3. CORRISION RESISTANT 11 GAGE ROOFING NAILS AND 16 GAUGE STAPLES ARE PERMITTED, CHECK THE IBC FOR ADDITIONAL REQUIREMENTS.

NAIL 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: GABLE ROOFS
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

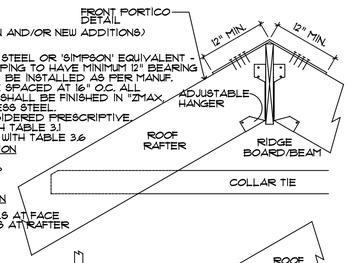
HIP ROOFS

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 CONNECTORS IN CONTACT W/ PT WOOD SHALL BE FINISHED IN "ZMAX, POST HOT-DIP GALVANIZED OR STAINLESS STEEL.
ALL 1 1/4"X20 GAGE STRAPPING IS CONSIDERED PRESCRIPTIVE. NAILING SHALL BE IN ACCORDANCE WITH TABLE 3.1 STRAPPING SHALL BE IN ACCORDANCE WITH TABLE 3.6

AT RAFTER TO RIDGE BOARD CONNECTION
FOR RIDGE STRAP -
(2) 8D COMMON AT EACH END OF STRAP
FOR ALT. COLLAR TIE -
(3) 10D COMMON NAILS AT EACH END

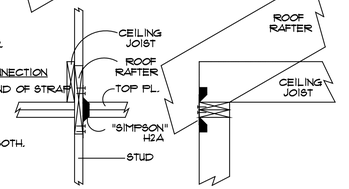
AT RAFTER TO RIDGE BEAM CONNECTION
FOR ADJUSTABLE (10) 10D COMMON NAILS AT FACE JOIST HANGERS - (5) 10D COMMON NAILS AT RAFTER "SIMPSON" LSSU28



NOTE: FOR CATHEDRAL CEILING AT SLOPING RAFTERS OR RAFTER TO HEADER CONNECTIONS PROVIDE SIMPSON "LSSU28" ADJUSTABLE HANGER IN ADDITION TO STRAPPING @ RIDGE.

AT RAFTER TO TOP PLATE TO STUD CONNECTION
H2A - (5) 8D COMMON NAILS AT EACH END OF STRAP BY "SIMPSON"

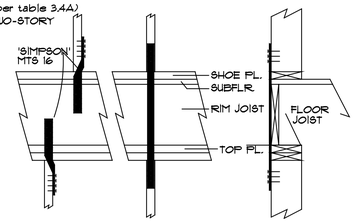
NOTE:
ALL CLIPS & STRAPS CAN BE MOUNTED FROM EITHER ALL EXTERIOR OR ALL INTERIOR, BUT NOT A COMBINATION OF BOTH.



AT STUD TO FLOOR ASSEMBLY
TO STUD CONNECTION (As per table 3.4A)
(ONLY APPLICABLE FOR TWO-STORY CONFIGURATIONS)

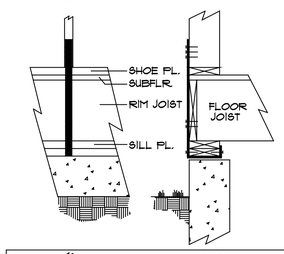
FOR STRAP -
(4) 8D COMMON NAILS AT EACH END OF STRAP

FOR ALTERNATE - STRAP CONFIG.
(14) 10D COMMON NAILS FOR EACH STRAP (TWO STRAPS TOTAL)



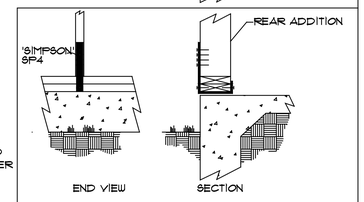
FOR SECOND FLR. - ADDITIONS
SHEATHING TO OVERLAP FIRST & SECOND FLOOR & STUDS BY MIN. 12"

AT STUD TO FLOOR ASSEMBLY
TO SILL PLATE CONNECTION
FOR STRAP - (4) 8D COMMON NAILS AT EACH END OF STRAP WRAP STRAPPING UNDER SILL PLATE

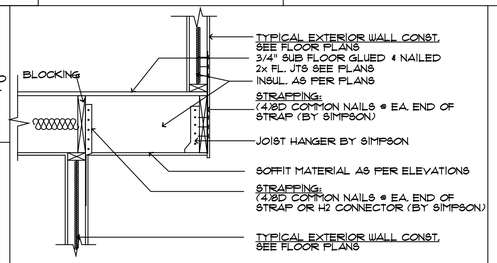


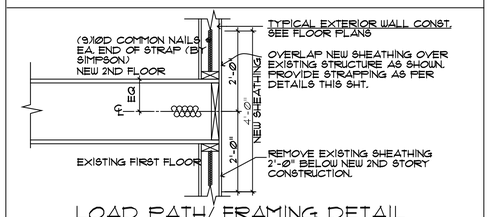
AT STUD TO FLOOR ASSEMBLY
TO SILL PLATE CONNECTION
(SLAB ON GRADE AND/OR GARAGE WALL APPLICATIONS)
FOR STRAP - (4) 8D COMMON NAILS AT EACH END OF STRAP WRAP STRAPPING UNDER SILL PLATE

FOR SP4 STRAP- (6) 8D COMMON NAILS AT EACH SIDE OF STUD WRAP STRAPPING UNDER SILL PLATE



CANTILEVER DETAIL (TYP)

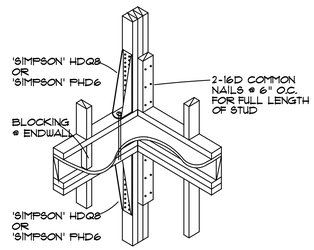




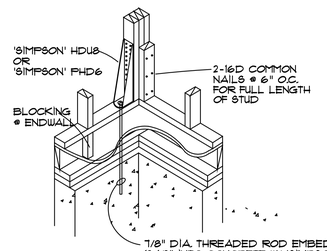
LOAD PATH/ FRAMING DETAIL

HOLD DOWN CONNECTIONS
(REQUIRED AT EACH BUILDING CORNER)
(REQUIRED AT EACH OVERHEAD GARAGE DOOR JAMB)

SECOND FLOOR ATTACHMENT
(REQUIRED FOR ALL NEW CONSTRUCTION AND SECOND FLOOR ADDITIONS)



FIRST FLOOR ATTACHMENT
(REQUIRED FOR ALL NEW CONSTRUCTION AND FIRST FLOOR ADDITIONS)



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

NAILING & STRAPPING AT EXTERIOR WINDOW / DOOR HEADERS
(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 STRAPPING SHALL BE INSTALLED PRIOR TO SHEATHING.)

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

Rough Opening \ Notation	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) 2x4 or (1) 2x6	3	3	3	3
8'-0"	8	(2) 2x4 or (1) 2x6	3	3	3	3
10'-0"	10	(2) 2x6	4	4	4	4
12'-0"	12	(2) 2x6	5	5	5	5

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

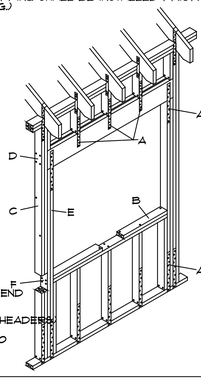


TABLE R301.2.1.2
WIND-BORNE DEBRIS PROTECTION
FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS a,b,c,d

FASTENER TYPE	FASTENER SPACING (INCHES)		
	PANEL SPAN ≤ 4 FOOT	4 FOOT < PANEL SPAN ≤ 6 FOOT	6 FOOT < PANEL SPAN ≤ 8 FOOT
NO.8 WOOD SCREW-BASED ANCHOR W/ 2" EMBEDMENT LENGTH	16"	10"	8"
NO.10 WOOD SCREW-BASED ANCHOR W/ 2" EMBEDMENT LENGTH	16"	12"	9"
1/4" LAG SCREW-BASED ANCHOR W/ 2" EMBEDMENT LENGTH	16"	16"	16"

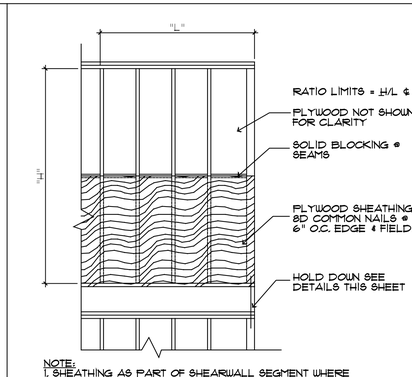
FOR SI: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 POUND = 4.448 N, 1 MILE PER HOUR = 0.447 M/S.

A. THIS TABLE IS BASED ON 180 MPH 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 W/ AN EMBEDMENT LENGTH OF OF NOT LESS THAN 2" 2" INTO THE BUILDING FRAME. FASTENERS SHALL BE LOCATED NOT LESS THAN 2.5" FROM 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

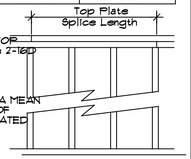


NOTE:
1. SHEATHING AS PART OF SHEARWALL SEGMENT WHERE NOTED ON FLOOR PLAN, SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT JOINTS.
2. HOLD DOWNS REQUIRED AT ALL CORNERS OF STRUCTURE SEE DETAILS THIS SHEET.
3. REFER TO NAILING AND STRAPPING DETAILS THIS SHEET TO FOR A CONTINUOUS LOAD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

SHEARWALL SEG. DETAIL (TYP)

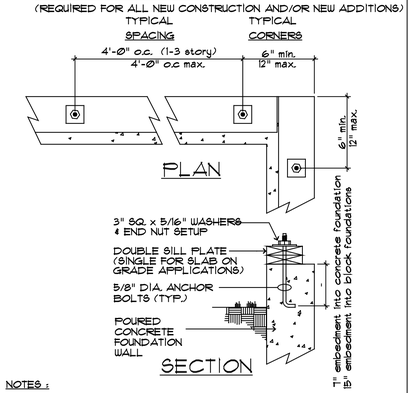
SPLICING OF TOP PLATE
(Required for all New Construction and/or New Additions)

TOP PLATE SPLICE REQUIREMENTS ONE STORY SLAB ON GRADE		TOP PLATE SPLICE REQUIREMENTS ALL OTHER CASES	
Building Dimension (ft.)	Minimum 12 Splice Length (ft.)	Building Dimension (ft.)	Minimum 12 Splice Length (ft.)
12'-0"	3'-0"	12'-0"	2'-0"
16'-0"	4'-0"	16'-0"	3'-0"
20'-0"	5'-0"	20'-0"	4'-0"
24'-0"	6'-0"	24'-0"	4'-0"
28'-0"	7'-0"	28'-0"	5'-0"
32'-0"	8'-0"	32'-0"	6'-0"
36'-0"	9'-0"	36'-0"	7'-0"
40'-0"	11'-0"	40'-0"	8'-0"
50'-0"	13'-0"	50'-0"	10'-0"
60'-0"	16'-0"	60'-0"	12'-0"
70'-0"	19'-0"	70'-0"	14'-0"
80'-0"	22'-0"	80'-0"	16'-0"



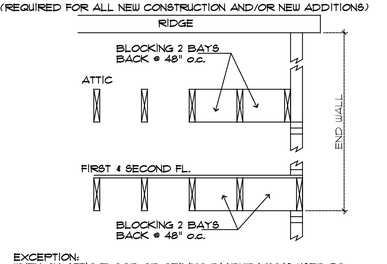
1. TABULATED SPLICE LENGTHS ASSUME TOP PLATE-TO-TOP PLATE CONNECTIONUSING 2-16D NAILS PER FOOT. FOR SHORTER SPLICE LENGTHS, THE NAIL SPACINGSHALL BE REDUCED IN ORDER TO PROVIDE AN EQUIVALENT NUMBER OF NAILS.
2. TABULATED SPLICE LENGTHS ASSUME A MEAN ROOF HEIGHT OF 33 FEET. FOR MEAN ROOF HEIGHTS OF 15 FEET OR LESS, THE TABULATED VALUES SHALL BEPERMITTED TO BE MULTIPLIED BY 0.80.

ANCHOR BOLT SPECIFICATION
(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)

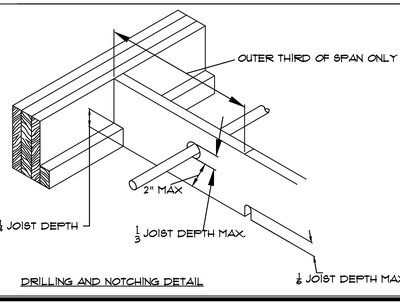


NOTES :
1. USE 5/8" DIA. ANCHOR BOLTS W/ MINIMUM 7" EMBEDMENT INTO CONCRETE W/ 3" SQUARE x 5/16" WASHERS AND END NUT SETUP.
2. ANCHOR NOTED HEREIN ARE NOT TO BE USED FOR OR REPLACED BY HOLD DOWNS FOR SHEARWALLS.
3. ONE ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MINIMUM TO 12" MAXIMUM FROM ENDS AND CORNERS.

BLOCKING AT ENDWALL
(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)



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.



DRILLING AND NOTCHING DETAIL

NOTES

SUBMISSIONS

#	DATE	DESCRIPTION
1	10.12.23	INITIAL SUBMISSION
2	11.16.23	RESUBMISSION

EST. - 2009

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REGISTERED ARCHITECT JARED MANDEL 033491 STATE OF NEW YORK

PRIVATE RESIDENCE
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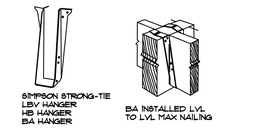
NEW HYDE PARK, NY 11040

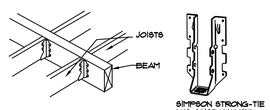
PAGE CONTENTS: NAILING & STRAPPING

APPLICATION #:	_____		
DRAWN BY:	R.H.	CHECKED BY:	J.M.
PROJECT #:	23038	SHEET NUMBER	A-7
DATE:	10.12.2023		
SCALE:	AS NOTED		



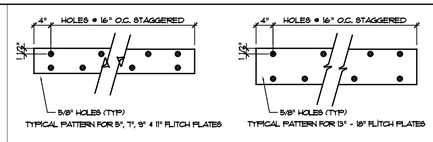
1 STRUCTURAL COMPOSITE LUMBER HANGERS

DETAIL - SCALE: N.T.S.



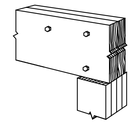
2 JOIST/WOOD BEAM CONNECTIONS

DETAIL - SCALE: N.T.S.



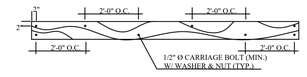
3 TYPICAL FLITCH PLATE HOLE PATTERNS
1/2" GRADE 5 CARRIAGE BOLTS W/ TAPERED NUTS

DETAIL SCALE: N.T.S.



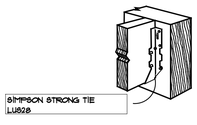
4 BEAM TO POST CONNECTION

DETAIL - SCALE: N.T.S.



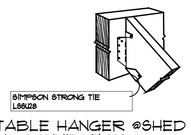
5 TYP. BOLT PATTERN FOR NAILER ATTACHMENT TO I-BEAM

DETAIL - SCALE: N.T.S.



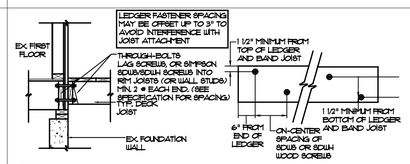
6 FACE MOUNT HANGER

DETAIL - SCALE: N.T.S.



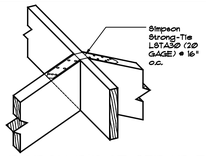
7 ADJUSTABLE HANGER @SHED ROOF TO WALL CONNECTION

DETAIL - SCALE: N.T.S.



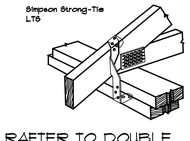
8 LEDGER ATTACHMENT

DETAIL - SCALE: N.T.S.



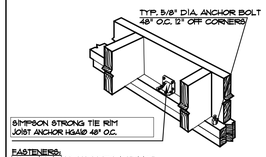
9 PORCH RIDGE STRAP TIE

DETAIL - SCALE: N.T.S.



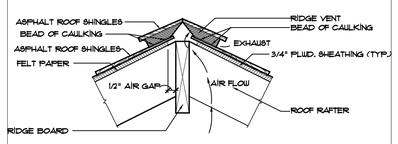
10 RAFTER TO DOUBLE TOP PLATE

DETAIL - SCALE: N.T.S.



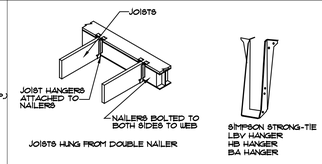
11 JOIST ANCHOR

DETAIL - SCALE: N.T.S.



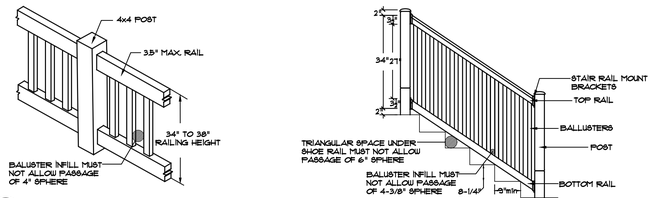
12 RIDGE VENT

DETAIL - SCALE: N.T.S.



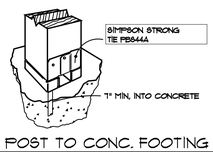
13 JOIST/STEEL BEAM CONNECTION

DETAIL - SCALE: N.T.S.



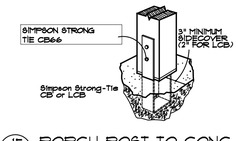
14 HANDRAIL AND GUARD DETAIL

DETAIL - SCALE: N.T.S.



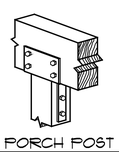
14 POST TO CONC. FOOTING

DETAIL - SCALE: N.T.S.



15 PORCH POST TO CONC. FTG.

DETAIL - SCALE: N.T.S.



16 PORCH POST TO GIRDER

DETAIL - SCALE: N.T.S.

NOTES

SUBMISSIONS

#	DATE	DESCRIPTION
1	10.12.23	INITIAL SUBMISSION
2	11.16.23	RESUBMISSION

EST. - 2009

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PAGE CONTENTS: DETAILS

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

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

PROJECT #: 23038

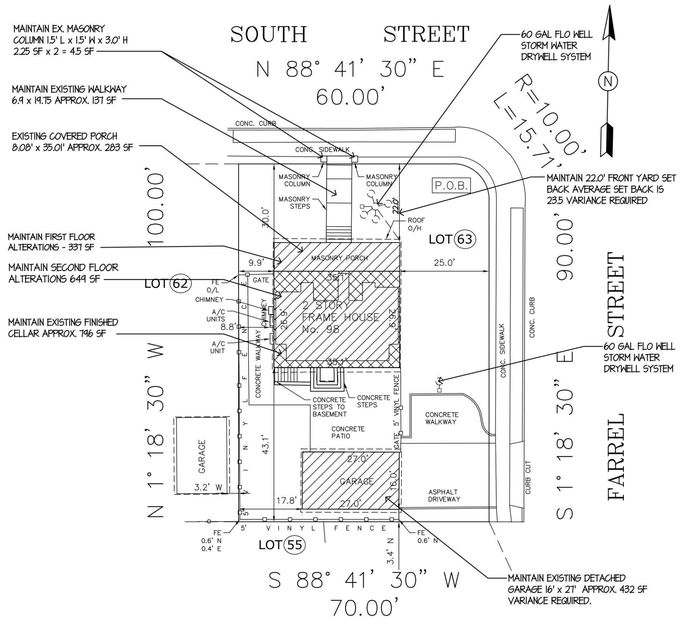
DATE: 10.12.2023

SCALE: AS NOTED

SHEET NUMBER A-8

#21513

MAINTAIN EXISTING FINISHED CELLAR, COVERED PORCH, GARAGE 1ST & 2ND FLOOR ALTERATIONS FOR CHRISTOPHER AMICO RESIDENCE 108 SOUTH ST. NEW HYDE PARK NY 11040



STORM DRAINAGE CALC:

1. RUNOFF COEFFICIENTS:
   PAVEMENT = 1.00
   ROOF = 1.00
   LANDSCAPE= 0.20
   #LAWN
2. PROVIDE STORAGE FOR 2.5" RAINFALL = .208
3. CONCRETE AREA (I.P).
   295 SF CONC x .208 x 100% = 48.8
4. CONCRETE WALK AND PIERS (I.P)
   175 SF CONC X .208 x 100% = 36.4
5. ROOF OVERHANG
   283 SF X .208 x 100 % = 56.9

TOTAL = 227.3

USE (5) FLOW 50 Gallon Flo Well Stormwater Dry Well System w/ 12 in. x 12 in. Drainage Catch Basin GRATE. = 250

1 PLOT PLAN

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

FINISHED CELLAR - 796 SF
FIRST FLOOR ALTERATIONS - 337 SF
SECOND FLOOR ALTERATIONS 649
EXISTING COVERED PORCH - 283 SF
FINISHED CELLAR - 796 SF
MAINTAIN EXISTING DETACHED GARAGE -432 SF

DRAWING INDEX

DWG. NO.	DRAWING TITLE	INITIAL ISSUANCE	LATEST ISSUANCE REVISION NO. & DATE	
T-1	TITLE SHEET	09-08-22		11-03-23
A-0	SCHEDULES, NOTES & DETAILS	09-08-22		06-06-23
A-1	AVERAGE SET BACK			11-03-23
A-2	FOUNDATION PLAN, FIRST FLOOR PLAN AND DETAILS	09-08-22		08-14-23
A-3	EXISTING SECOND FLOOR & RISER DIAGRAM	09-08-22		08-14-23
A-4	EXISTING GARAGE PLANS AND ELEVATIONS	09-08-22		06-06-23
A-5	COVERED PORCH PLANS AND ELEVATIONS	09-08-22		06-06-23
A-6	COVERED PORCH SECTIONS AND DETAILS	09-08-22		11-03-23

TAX MAP #: 09-091-63

JAZ

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ARCHITECT

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631.727.0644

SEAL:

REGISTERED ARCHITECT Jeff A. Zahn No. 028516 STATE OF NEW YORK

ISSUE:

05-06-22 - ISSUED FOR PERMIT
09-04-22 - REVISED PER BUILDING DEPARTMENT COMMNETS
01-30-23 - REVISED PER BUILDING DEPARTMENT COMMNETS
06-06-23 - REVISED PER BUILDING DEPARTMENT COMMNETS
08-14-23 - REVISED PER BUILDING DEPARTMENT COMMNETS
11-03-23 - REVISED PER BUILDING DEPARTMENT COMMNETS

DISAPPROVED
Carlos Reyes
12/07/2023

PROJECT: MAINTAIN EXISTING FINISHED CELLAR, COVERED PORCH, GARAGE 1ST & 2ND FLOOR ALTERATIONS FOR CHRISTOPHER AMICO RESIDENCE 108 SOUTH ST. NEW HYDE PARK NY 11040

TITLE: TITLE SHEET, GENERAL NOTES AND PLOT PLAN

PROJECT#: 22-029

CAD FILE: PROJECTS-22-029

DRAWING#: T1

TABLE 3.1
FASTENER SCHEDULE FOR STUCTURAL MEMBERS

JOINT DESCRIPTION	NUMBER AND TYPE OF FASTENER	NAIL SPACING
ROOF FRAMING		
Rafter to Top Plate (Toe-nailed)	3-8d	per rafter
Ceiling Joist to Top Plate (Toe-nailed)	3-8d	per joist
Ceiling Joist to Parallel Rafter (Face-nailed)	4-16d	each lap
Ceiling Joist Laps over Partitions (Face-nailed)	4-16d	each lap
Collar Tie to Rafter (Face-nailed)	4-8d	per tie
Blocking to Rafter (Toe-nailed)	2-8d	each end
Rim Board to Rafter (End-nailed)	2-16d	each end
WALL FRAMING		
Top Plate to Top Plate (Face-nailed)	2-16d[1]	per foot
Top Plate at Intersections (Toe-nailed)	4-16d	joints - each side
Stud to Stud (Face-nailed)	16d	24" o.c.
Header to Header (Face-nailed)	2-16d	16" o.c. along edges
Top or Bottom Plate to Stud (End-nailed)	2-16d	per 2x4 stud
	3-16d	per 2x6 stud
	4-16d	per 2x8 stud
Bottom Plate to Floor Joist, Bandjoist, Endjoist or Blocking (Face-nailed)	2-16d[1,2]	per foot
FLOOR FRAMING		
Joist to Sill, Top Plate or Girder (Toe-nailed)	4-8d	per joist
Bridging to Joist (Toe-nailed)	2-8d	each end
Blocking to Joist (Toe-nailed)	2-8d	each end
Blocking to Sill or Top Plate (Toe-nailed)	3-16d	each block
Ledger Strip to Beam (Face-nailed)	3-16d	each joist
Joist on Ledger to Beam (Toe-nailed)	3-8d	per joist
Band Joist to Joist (End-nailed)	3-16d	per joist
Band Joist to Sill or Top Plate (Toe-nailed)	2-16d[1]	per joist
ROOF SHEATHING		
Structural Panels	8d	6" edge / 6" field
Diagonal Board Sheathing		
1"x6" or 1"x8"	2-8d	per support
1"x10" or wider	3-8d	per support
CEILING SHEATHING		
Gypsum Wallboard	5d coolers	7" edge / 10" field
WALL SHEATHING		
Structural Panels	8d	6" edge / 12" field
Fiberboard Panels		
7/16"	6d	3" edge / 6" field
25/32"	8d	3" edge / 6" field
Gypsum Wallboard	5d coolers	7" edge / 10" field
Hardboard	8d	6" edge / 12" field
Particleboard Panels	8d	6" edge / 12" field
Diagonal Board Sheathing		
1"x6" or 1"x8"	2-8d	per support
1"x10" or wider	3-8d	per support
FLOOR SHEATHING		
Structural Panels		
1" or less	8d	6" edge / 12" field
greater than 1"	10d	6" edge / 6" field
Diagonal Board Sheathing		
1"x6" or 1"x8"	2-8d	per support
1"x10" or wider	3-8d	per support
ROOF SHINGLES		
Asphalt roof shingles	Galv. stl., min. 12 ga. shank w/ a min. 3/8" dia. head. fastener shall penetrate through the roofing materials and a min. of 3/4" into roof sheathing and shall roofing manufacturer and provide no less than 4 fasteners per strip shingle.	

[1] Nailing requirements are based on wall sheathing nailed 6" on center at the panel edge. If wall sheathing is nailed 3" on center at the panel edge to obtain higher shear capacities, nailing requirements for structural members shall be doubled, or alternate connectors, such as shear plates shall be used to maintain the load path.

[2] Nailing requirements are based on wall sheathing nailed 6" on center at the panel edge. If wall sheathing is nailed 3" on center at the panel edge to obtain higher shear capacities, nailing requirements for structural members shall be doubled, or alternate connectors, such as shear plates shall be used to maintain the load path.

NOTE: ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF **THE TOWN OF NORTH HEMPSTEAD** AND THE FOLLOWING:

THIS APPLICATION/ PROJECT WILL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

ENGINEERED STRUCTURAL COMPONENTS AS PER ASCE 7-10

CODE COMPLIANCE:
THESE PLANS HAVE BEEN PREPARED UNDER THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. ALL DETAILS AND INFORMATION HEREIN IS CERTIFIED BY THE LISTED DESIGN PROFESSIONAL AND IN COMPLIANCE WITH THE FOLLOWING:

1. 2020 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY HOUSES
2. 2020 NYS UNIFORM CODE SUPPLEMENT
3. 2020 IECC
4. ENGINEERED STRUCTURAL COMPONENTS PER ASCE 7-10
5. WOOD FRAME CONSTRUCTION MANUAL 2018 EDITION FOR ONE AND TWO STORY FAMILY DWELLINGS

THERE SHALL BE NO DEVIATION IN CONSTRUCTION PRACTICE FROM THE REQUIREMENTS OF THESE DOCUMENTS.

MATERIALS SHOWN AND SPECIFIED ON THESE PLANS HAVE BEEN CHOSEN BASED ON PERFORMANCE DATA AND MANUFACTURERS RECOMMENDATIONS. ANY SUBSTITUTIONS WILL BECOME THE BURDEN AND REASONABILITY OF THE CONTRACTOR TO VALIDATE THE COMPLIANCE WITH CODES AND TESTING PROCEDURES, INCLUDING THE PRODUCTION OF ANSI TEST RESULTS , AAMA TEST RESULTS, ETC.

GENERAL NOTES

1. All electric work shall comply with the National Electrice Code. Electrician shall obtain fire underwriters certificate for all electric work and shall submit to owner. Provide all outlets and junction boxes required for all appliances, pumps, equipment, etc. Contractor shall review service requirements, all lighting, outlets, fixtures, phone jacks, T.V. cable jacks, etc. with owner as required for the full installation and satisfaction of owners requirements and code compliance and shall provide same. Architect is not responsible for electrical designs for this project in any capacity.
2. All plumbing work shall comply with the National Plumbing Code and all local codes. Contractor shall review with the owner the requirements for plumbing installations including but not limited to fixtures, trim, accessories, etc. and requirements for water service and domestic hot water. Architect is not responsible for any plumbing systems in any capacity. Contractor shall provide sanitary system in accordance with the owners approved site plan and shall coordinate all inspections required for approval of same. And survey indicating final tank locations shall be by owners surveyor. Contractor shall provide surveyor with information as required.
3. All H.V.A.C. work shall comply with Article 10 of the N.Y.S. Uniform Fire Prevention and Building Code and Energy Code. Contractor shall review all mechanical systems with owner for type of system to be provided (I.E. oil, gas, or electric hot water or air, etc.) including air conditioning requirements. Architect is not responsible for heating or air conditioning systems in any capacity.
4. Owner shall obtain any and all required permits prior to allowing contractors to proceed with any of the work.
5. All site work including sanitary system, utilities, easements, setbacks, elevations, drainage, retaining walls, etc. shall be in accordance with a site plan prepared by the owners surveyor. The Architect is not responsible for site designs of any type in any capacity.
6. All work shall be performed by licensed contractors whom are experienced with the type of work being performed. All contractors shall maintain liability insurance and workers compensation insurance in accordance with all work being performed in project.
7. All materials, systems, equipment, fixtures, etc. shall be installed in strict compliance with the manufacturers written specifications and installation instructions including all clearances for service, etc.
8. All contractors shall warrant their work in writing to the owner for a minimum period of two years.
9. The Architect shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety programs in connection with the work or for acts or omissions of the contractor, subcontractors or any person performing any of the work, or for the failure of any of them to carry out the work in accordance with the intent of the contract documents in that said responsibility is the sole responsibility of the contractor.
10. All exterior doors, roofing shingles, trim, siding, etc. shall be reviewed and approved by owner.
11. All interior finishes including but not limited to walls, flooring, tile, etc. shall be reviewed with and approved by owner.
12. All miscellaneous interior items including but not limited to doors, trim, fireplaces, closet shelving, kitchen cabinets, shelving, hardware, etc. shall be reviewed with and approved by owner.
13. Where existing walls, posts etc. are removed it is the responsibility of the contractor to provide temporary support, shoring, bracing, etc. as required.

FRAMING NOTES:

1. ALL FRAMING LUMBER TO BE GRADE STAMPED DOUGLAS FIR-LARCH STRUCTURAL GRADE NO. 2 OR BETTER.
2. ALL EXTERIOR FRAMING TO BE STRUCTURAL GRADE CCA TREATED LUMBER.
3. ALL SHEATHING TO BE AP.A. RATED, EXPOSURE 1, 1/2" MIN. THICKNESS. PERIMETER PANELS AT EDGE OF ROOF & WALL CORNERS TO BE NAILED @ 4" O. ALONG EDGES & 6" O.C. IN FIELD W/ SOLID BLKG. UNDER ALL SEAMS.
4. USE SOLID BLOCKING OR X- BRACING BETWEEN ALL JOISTS @ 8'-0" MAX. SPACI
5. PROVIDE DOUBLE FRAMING UNDER ALL POSTS & PARALLEL PARTITIONS.
6. ALL FLUSH MD. CONNECTIONS TO BE FASTENED W/ RATED GALV. METAL CONNECTORS BY SIMPSON (OR EQUAL).

GLAZING NOTES:

WINDOWS / SL. GL. DOORS AS MANUF. BY MARVIN, INTEGRITY W/ INSUL. GLASS, IMPACT RESISTANT & DESIGN PRESSURE RATED AS REQ'D BY CODE OR USE: STRUCTURAL PANELS FOR STORM PROTECTION- PROVIDE PRECUT, PREDRILLED PLYWOOD, 7/16" THICK, INCLUDE ATTACHMENT HARDWARE: 2 1/2" NO.8 WD. SCREWS @ 16" O.C. F/ SPANS UP TO 6 FEET, AND @ 12" O.C. F/ SPANS BETWEEN 6 & 8 FEET.

BUILDER TO VERIFY & CONFORM TO ALL REQUIREMENTS. REVIEW OPTIONS WITH OWNER.

OPTION: PROV. 1"x4" PICTURE-FRAME TRIM (ALUM. CLAD) TO ATTACH STRUCT. PANELS. PREDRILL HOLES F/ HARDWARE, PROV. PLASTIC INSERTS TO PROTECT FROM WEATHER, ETC. (VERIFY DETAILS)

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA:

AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO- FAMILY DWELLINGS. (2001 EDITION)

GROUND SNOW LOAD	20 PSF
WIND SPEED-**TOWN OF NORTH HEMPSTEAD**	120 MPH (3 SECOND GUST)
WIND EXPOSURE CATEGORY	B (SUBURBAN, SEMI-WOODED)
SEISMIC DESIGN CATEGORY	C
WEATHERING AREA	SEVERE
ICE SHIELD	YES
FROST LINE DEPTH	3'-0"
TERMITE AREA	MODERATE TO HEAVY
DECAY AREA	SLIGHT TO MODERATE
WINTER DESIGN TEMP	11

CODE REFERENCE NOTES:

R308 Glazing at hazardous locations shall have glazing protection in conformance with r308. In general, glazing in all doors and fixed side panels, Glazings less than 60" above surfaces of tubs showers, etc. Glazing within 24" arc of doors in closed position with sills less than 60" above floor. Glazings over 9 square feet and less than 18" above finished floor. Glazing near stairways/landings. See complete text of R308.4. Glazing for specifics on locations and exceptions.

R308.6 Skylights and sloped glazing shall comply with this section and have fully tempered glazing.

R309 Garage opening protection and separation required to be as noted and in conformance with R309. Garage floor surfaces shall be sloped to facilitate the movement of liquids to drain toward the main vehicle entry doorway.

R310.1.1 All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. 24" minimum clear opening height, 20" minimum clear opening width, 44" max still height.

FINAL, INSTALLED STAIRWAYS, HANDRAILS, GUARDS SHALL BE INSTALLED IN FULL CONFORMANCE WITH THIER RESPECTIVE CODE SECTIONS. ARCHITECT IS NOT RESPONSIBLE FOR THESE INSTALLATIONS.

R314 Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either sideof the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides. The maximum riser height shall be 8.25" and the minimum tread depth shall be 9" in conformance with R314.2. Minimum headroom 6'-8". All stairs shall be provided with illumination in accordance with Section R303.4. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2-inch gypsum board.

R315.1 Handrails having a minimum and maximum heights of 34 inches and 38 inches, respectively, measured vertically from the nosing of the treads shall be provided on at least one side of stairways. All required handrails shallbe positioned to continuous the full length of the stairs with two or more risers from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight. Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a spce of not less than 1.5 inches (38mm) between the wall and the handrail. The handgrip portion of handrails shall have a circular cross section of 1-1/4 inches minimum to 2-5/8 inches maximum. Edge radius of 1/8".

R316.1 Guards are to be a minimum of 36 inches (914mm) in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards (each side) not less than 34 inches in height measured vertically from the nosing of the treads. (Second story guards are recommended to be higher.)

R317.1 Single and multiple-station smoke alarms shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedroom, on each additional story of the dwelling, including CELLARS. The alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over backround noise levels with all intervening doors closed. All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fireworning equipment provisions of NFPA72.

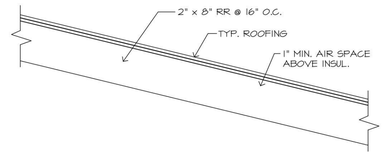
R319.1.2 Wall and ceiling finishes not including trim, door, and window frames shall have a flame-spread classification of not greater than 200. Wall and ceiling finishes shall have a smoke-developed index of not greater than 450.
R322. A vapor retarder shall be installed on the warm-in-winter side of insulation.
R1001.1 Masonry chimneys shall be constructed, anchored, supported, and reinforced as required in this chapter and the applicable provisions of Chapters 3, 4, and 6 with applicable clearances to combustibles and firestopping.

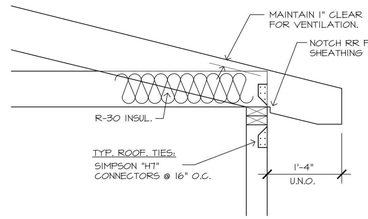
R801.1 Attic access. An attic access opening shall be provided to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The rough-framed openin shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location. A 30-inch minimum unobstructed headroom in the attic space shall be provided at some point above the access opening. See Section M1305.1.3 for access requirements where mechanical equipment is located in attic.

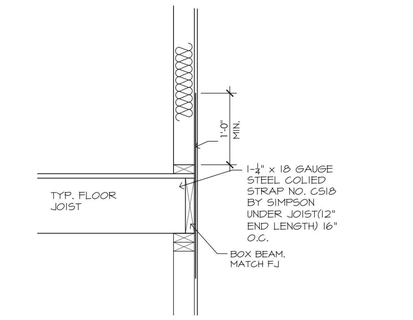
R808.1 Combustible insulation shall be separated a minimum of 3 inches from recessed lighting fixtures, fan motors, and other heat-producing devices or separated in accordance with the conditions stipulated in the fixtures listing. Recessed lighting installed in the building thermal envelope shall meet the requirements of Section N1101.3.

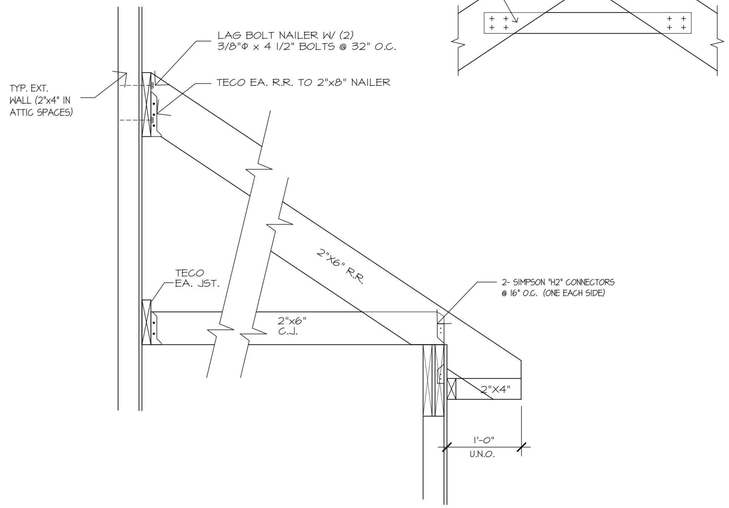
DESIGN LOADS:

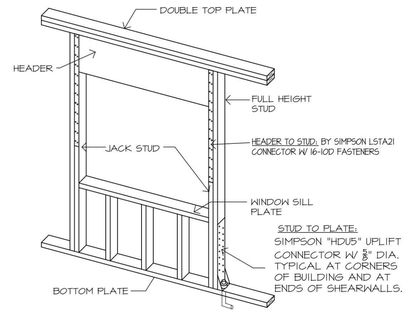
LIVE	DEAD	
20	10	ROOF ; SNOW LOAD; PER 12 PITCH
40	10	DECKS / PORCHES
40	10	ROOMS OTHER THAN SLEEPING ROOMS
30	10	SLEEPING ROOMS
20	10	ATTICS WITH STORAGE
10	10	ATTICS WITHOUT STORAGE

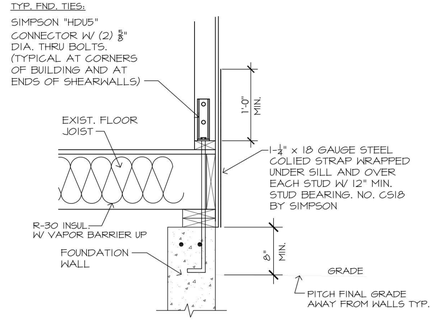


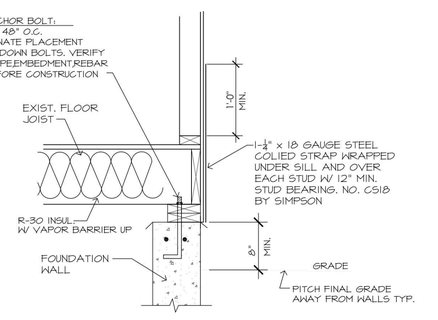












TAX MAP #: 09-091-63

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ISSUE:

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11-03-23 - REVISED PER BUILDING DEPARTMENT COMMNETS

DISAPPROVED
Carlos Reyes
12/07/2023

PROJECT: MAINTAIN EXISTING FINISHED CELLAR, COVERED PORCH, GARAGE 1ST & 2ND FLOOR ALTERATIONS FOR CHRISTOPHER AMICO RESIDENCE 108 SOUTH ST. NEW HYDE PARK NY 11040

TITLE: SCHEDULES, NOTES & DETAILS

PROJECT#: 22-029

CAD FILE: PROJECTS-22-029

DRAWING#: A0

LOTS	ADDRESS	TAX MAP #	FRONT YARD
1	92 SOUTH ST	09-081-57	29.9'
2	100 SOUTH ST	09-091-61	30.0'
3	104 SOUTH ST	09-091-62	30.0'
4	116 SOUTH ST	09-114-59	29.96'
5	120 SOUTH ST	09-114-58	30.13'
6	55 GRATTAN ST	09-114-57	30.08'

TOTAL AVERAGE SET BACK = 180.07/6 =30.01'

SUBJECT PROPERTY = 22.0'

TAX MAP #: 09-091-63

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DISAPPROVED
Carlos Reyes
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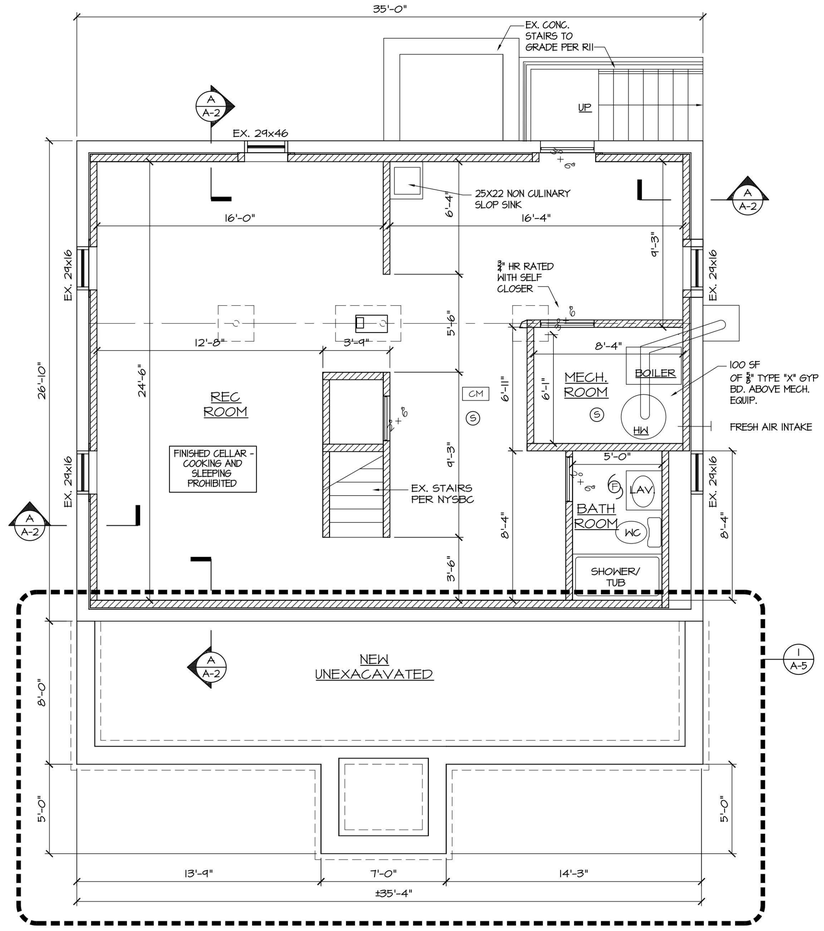
TITLE: AVERAGE FRONT SETBACK

PROJECT#: 22-029

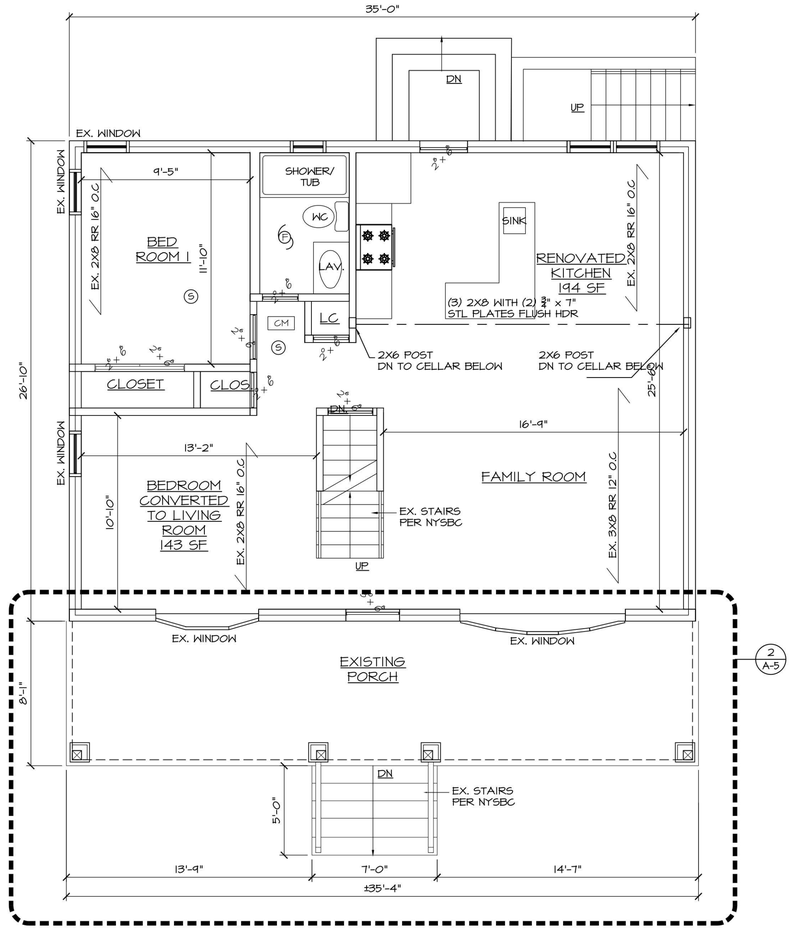
CAD FILE: PROJECTS-22-029

DRAWING#: A1



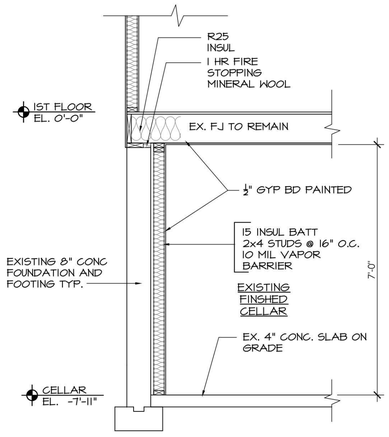
1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0" FINISHED CELLAR - 796 SF



2 EXISTING FIRST FLOOR

SCALE: 1/4" = 1'-0" 1ST FLOOR ALTERATIONS - 337 SF



A TYPICAL SECTION

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

LEGEND

ELECTRICAL LEGEND

- GFI — GROUND FAULT INTERUPTOR
- CM — CARBON MONOXIDE DETECTOR
- S — SMOKE DETECTOR

WALL LEGEND

- EX. 8" REINFORCED CONC. FOUNDATION WALL & EXIST. 1'-8" CONC. FOOTING
- EXIST WALL TO REMAIN
- 2"x6" OR 2"x4" HD FRAMED WALLS @ 16" O.C. W/ 5/8" GWB. EA. SIDE
- F — EXHAUST FAN MIN 75 CFM

NOTE:
SMOKE ALARM TO CONFORM WITH R314 OF THE 2020 IRC. CARBON MONOXIDE DETECTORS TO OF THE 2020 IRC AND SHALL COMPLY WITH SECTION 915 OF THE 2020

NOTE:
WINDOWS TO CONFORM WITH R310.2 OF THE 2020 IRC WHERE APPLICABLE

GENERAL NOTES:

FLOOR PLANS SHOWING AS BUILT CONDITIONS AND COMPLETED TO THE BEST OF OUR KNOWLEDGE AS PER FIELD MEASUREMENTS.

THESE PLANS WERE DRAWN TO REPRESENT EXISTING CONDITIONS. COMPONENTS SHOWN WERE BASED ON A VISUAL NON DESTRUCTIVE "CLOSED WALL" INSPECTION

JEFF A ZAHN A.I.A. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY HIDDEN DEFECTS OR FAULTY CONSTRUCTIONS PRACTICES WHICH ARE NOT DIRECTLY VISIBLE

JEFF A ZAHN A.I.A. ARCHITECT AND CONSULTANTS HAS NOT BEEN RETAINED FOR THE SUPERVISION OF THIS PROJECT OR TO FILE ANY OTHER APPLICATION RELATED OR REQUIRED TO THIS PROJECT.

IT IS THE RESPONSIBILITY OF THE OWNER TO FILE FOR AND OBTAIN ALL REQUIRED APPROVALS AND PERMITS FROM ANY AND ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS PROJECT.

JEFF A ZAHN A.I.A. ARCHITECT ASSUMES NO RESPONSIBILITY FOR PRE-EXISTING VIOLATIONS, CODE/ZONING DEFICIENCIES AND / OR NON CONFORMING USAGE'S

JEFF A ZAHN A.I.A. ARCHITECT ASSUMES NO RESPONSIBILITY FOR DELAYS IN APPROVALS BY THE BUILD. DEPT. OR OTHER AUTHORITIES INVOLVED.

ALL BUILDING PERMITS REQUIRE AN INSPECTION BY AREA INSPECTOR.

AN ELECTRICAL CERTIFICATE MAY BE REQUIRED. HOMEOWNER IS RESPONSIBLE TO PROVIDE ACCORDINGLY.

TAX MAP #: 09-091-63

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DISAPPROVED
Carlos Reyes
12/07/2023

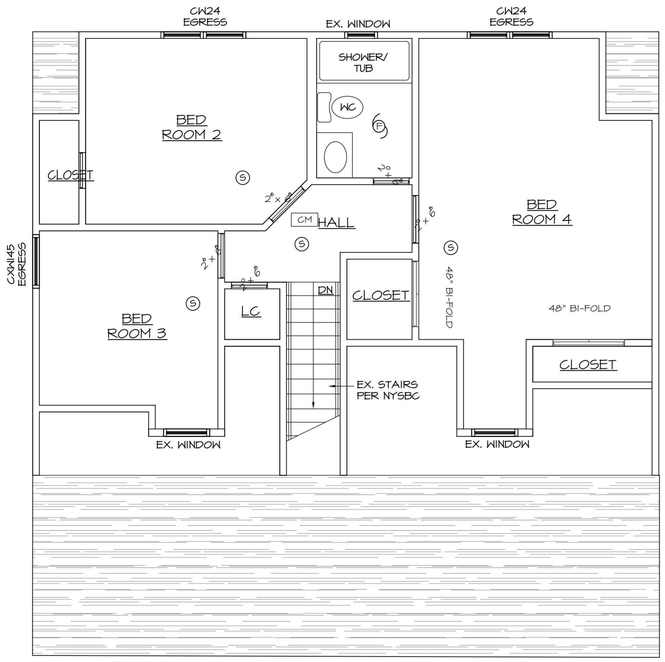
PROJECT: MAINTAIN EXISTING FINISHED CELLAR, COVERED PORCH, GARAGE 1ST & 2ND FLOOR ALTERATIONS FOR CHRISTOPHER AMICO RESIDENCE 108 SOUTH ST. NEW HYDE PARK NY 11040

TITLE: FOUNDATION PLAN, FIRST FLOOR PLAN AND DETAILS

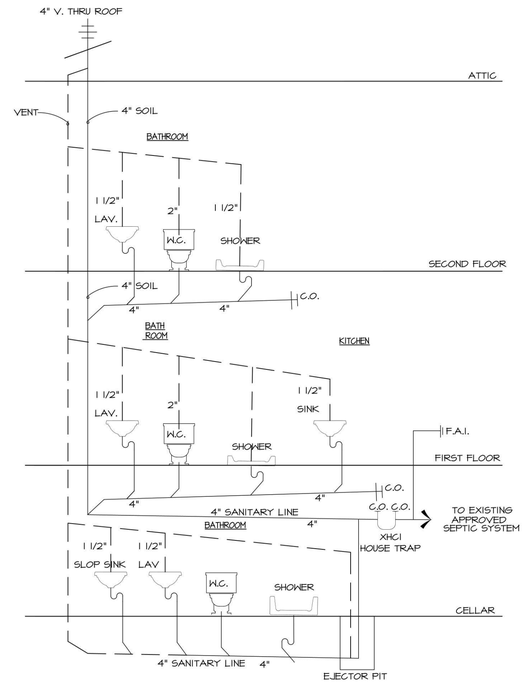
PROJECT#: 22-029

CAD FILE: PROJECTS-22-029

DRAWING#: A2



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



2 PLUMBING RISER DIAGRAM
SCALE: NTS

TAX MAP #: 09-091-63

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12/07/2023

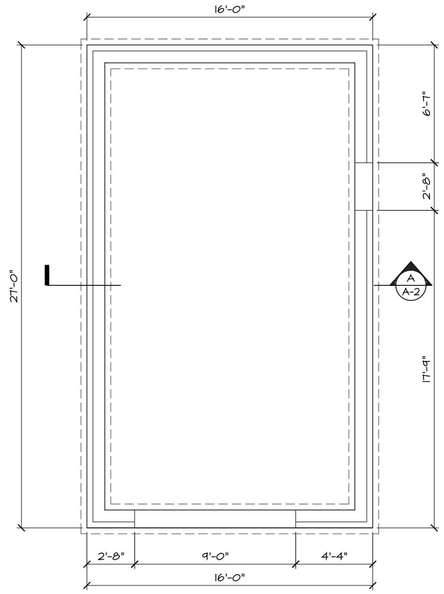
PROJECT: MAINTAIN EXISTING FINISHED CELLAR, COVERED PORCH, GARAGE 1ST & 2ND FLOOR ALTERATIONS FOR CHRISTOPHER AMICO RESIDENCE 108 SOUTH ST. NEW HYDE PARK NY 11040

TITLE: EXISTING SECOND FLOOR & RISER DIAGRAM

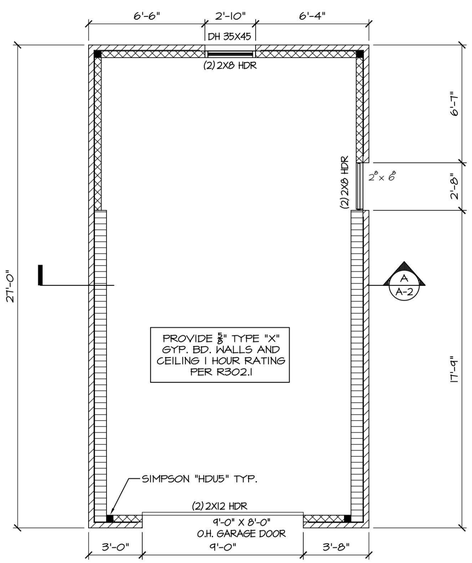
PROJECT#: 22-029

CAD FILE: PROJECTS-22-029

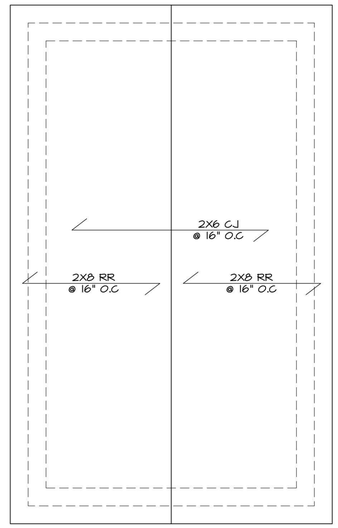
DRAWING#: A3



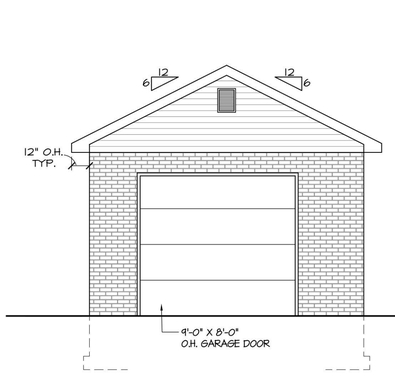
1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



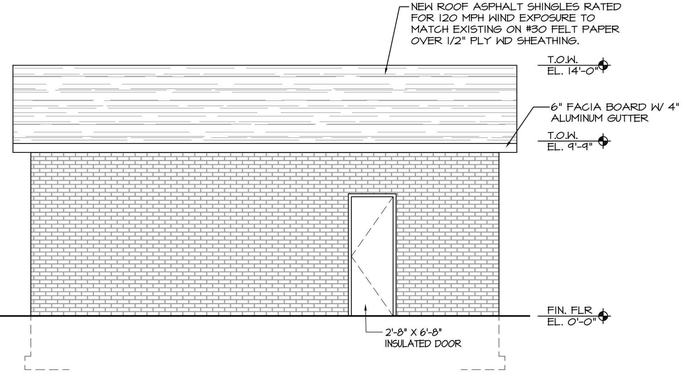
2 FIRST FLOOR
SCALE: 1/4" = 1'-0"



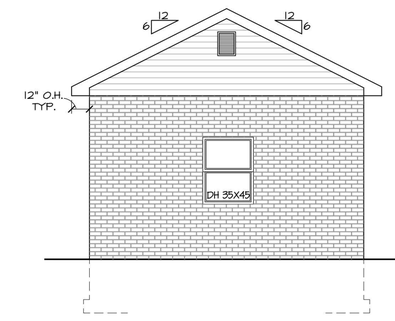
3 ROOF PLAN
SCALE: 1/4" = 1'-0"



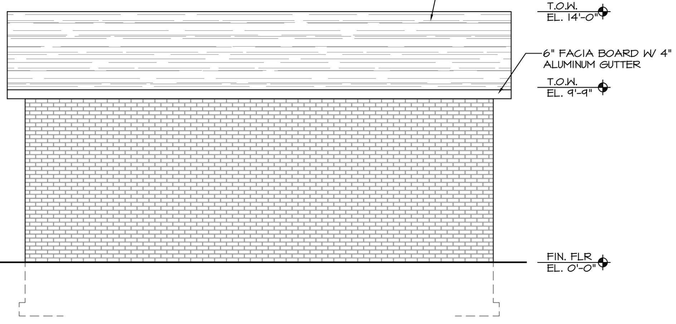
4 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

LEGEND

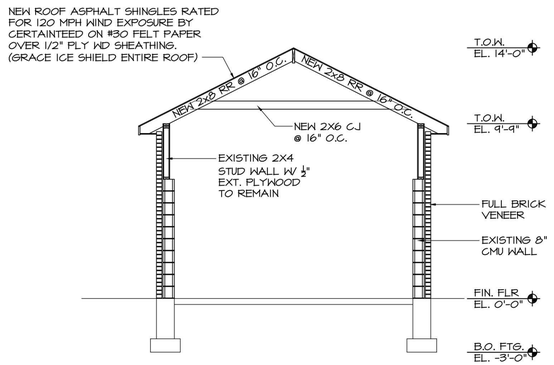
ELECTRICAL LEGEND

- GFI — GROUND FAULT INTERUPTOR
- CM — CARBON MONOXIDE DETECTOR
- S — SMOKE DETECTOR

WALL LEGEND

- EX. 8" REINFORCED CONC. FOUNDATION WALL & EXIST. 1'-8" CONC. FOOTING
- EXIST WALL TO REMAIN
- 2"x6" OR 2"x4" WD FRAMED WALLS @ 16" O.C. W/ 5/8" GWB. EA. SIDE
- F — EXHAUST FAN MIN 75 CFM

NOTE:
WINDOWS TO CONFORM WITH R310.2 OF THE 2020 IRC WHERE APPLICABLE



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

TAX MAP #: 09-091-63

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DISAPPROVED
Carlos Reyes
12/07/2023

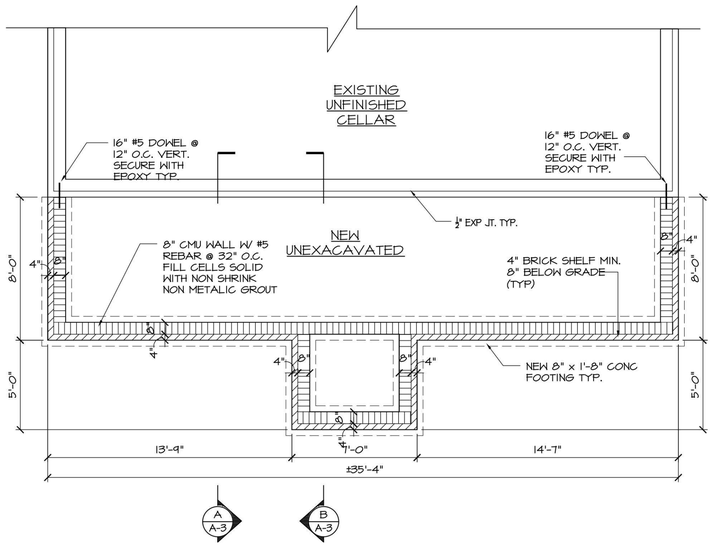
PROJECT: MAINTAIN EXISTING FINISHED CELLAR, COVERED PORCH, GARAGE 1ST & 2ND FLOOR ALTERATIONS FOR CHRISTOPHER AMICO RESIDENCE 108 SOUTH ST. NEW HYDE PARK NY 11040

TITLE: EXISTING GARAGE PLANS AND ELEVATIONS

PROJECT#: 22-029

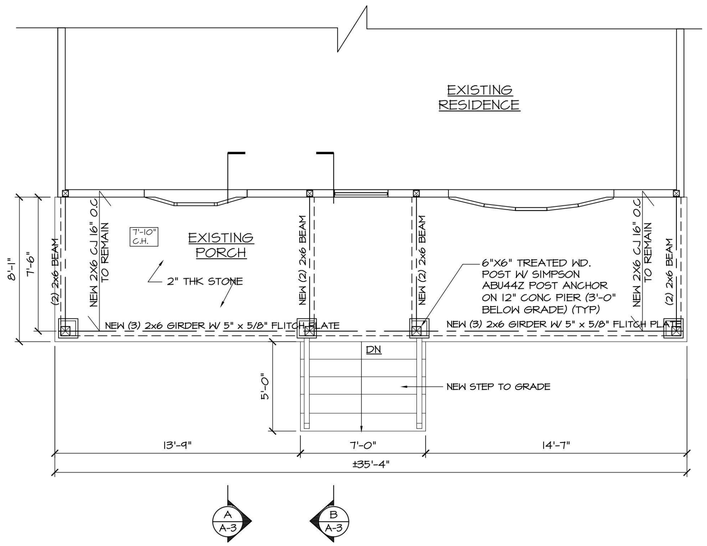
CAD FILE: PROJECTS-22-029

DRAWING#: A4



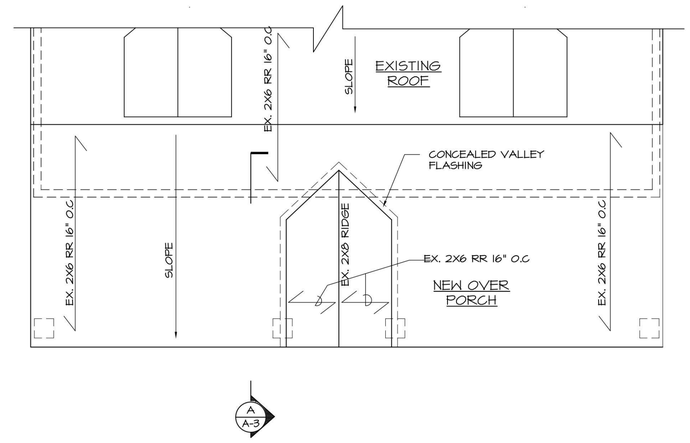
1 FOUNDATION PLAN AT COVERED PORCH

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



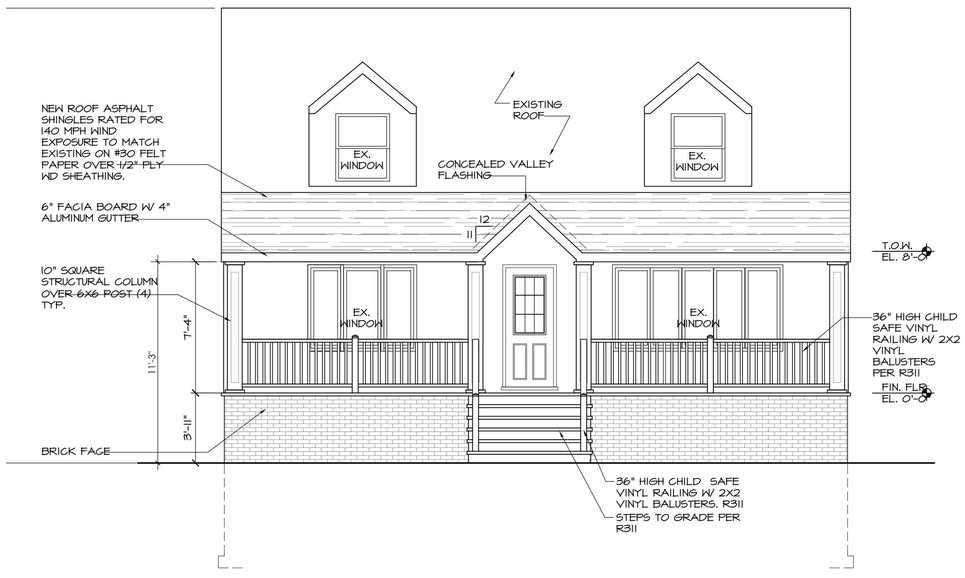
2 FIRST FLOOR PLAN AT COVERED PORCH

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



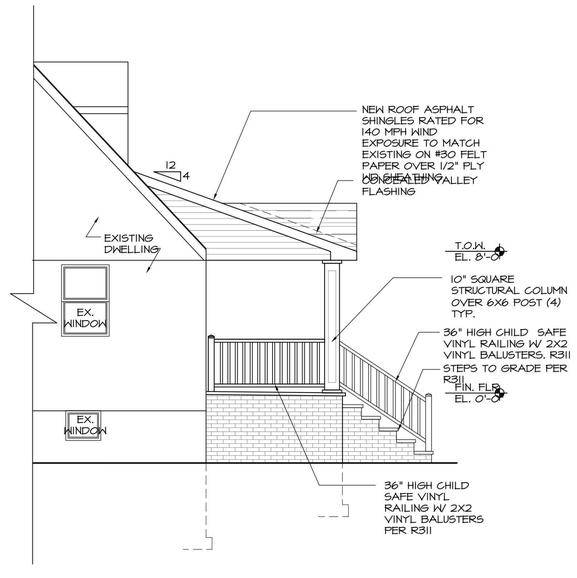
3 ROOF PLAN AT COVERED PORCH

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



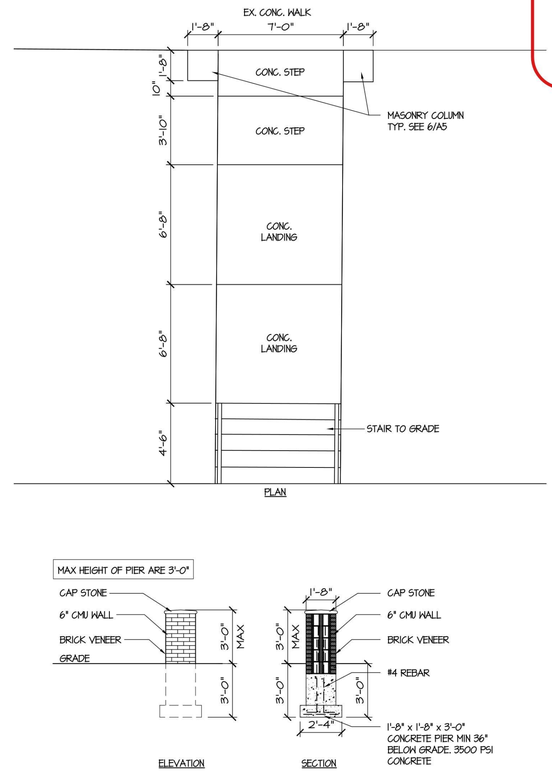
4 FRONT ELEVATION

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



5 SIDE ELEVATIONS

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



6 MASONRY COLUMN DETAIL

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

TAX MAP #: 09-091-63

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DISAPPROVED

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12/07/2023

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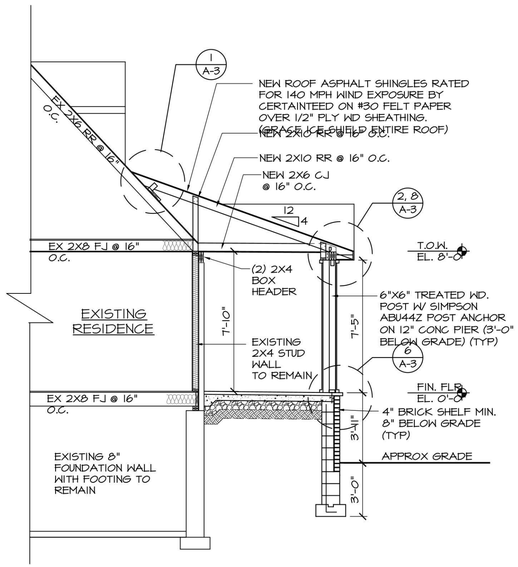
TITLE: COVERED PORCH PLANS AND ELEVATIONS

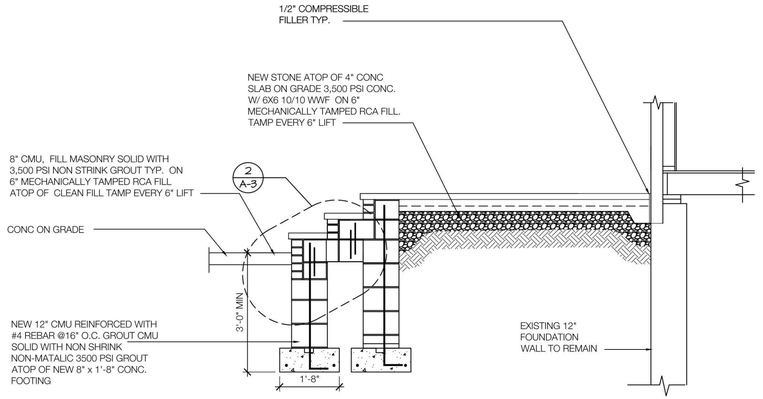
PROJECT #: 22-029

CAD FILE: PROJECTS-22-029

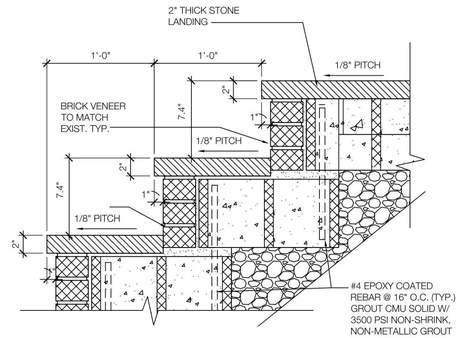
DRAWING #: A5



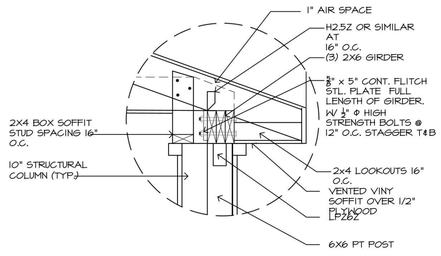
A SECTION AT COVERED PORCH
SCALE: 1/4" = 1'-0"



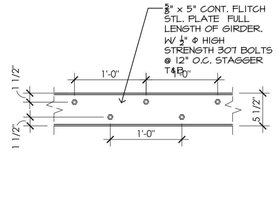
B SECTION AT PORCH STEPS
SCALE: 1/2" = 1'-0"



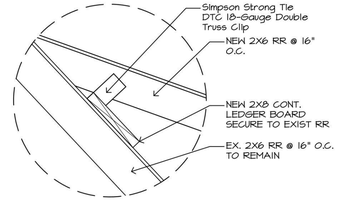
1 STEP DETAIL
SCALE: 1" = 1'-0"



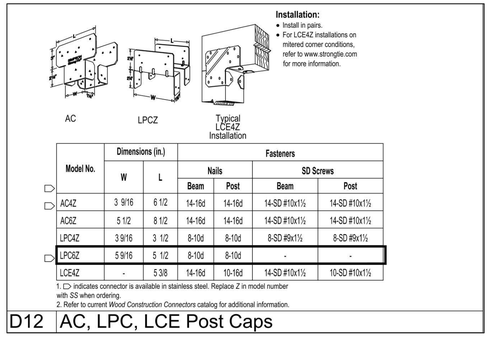
2 SOFFIT DETAIL
SCALE: 1" = 1'-0"



3 FLITCH PLATE DETAIL
SCALE: 1" = 1'-0"



3 DETAIL AT LEDGER BOARD
SCALE: 1" = 1'-0"

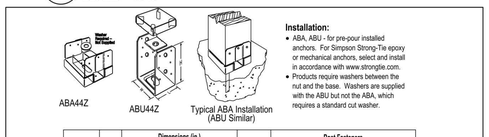


Model No.	Dimensions (in.)		Fasteners			
	W	L	Nails		SD Screws	
			Beam	Post	Beam	Post
AC4Z	3 9/16	6 1/2	14-16d	14-16d	14-SD #10x1½	14-SD #10x1½
AC6Z	5 1/2	8 1/2	14-16d	14-16d	14-SD #10x1½	14-SD #10x1½
LPC4Z	3 9/16	3 1/2	8-10d	8-10d	8-SD #9x1½	8-SD #9x1½
LPC6Z	5 9/16	5 1/2	8-10d	8-10d	-	-
LCE4Z	-	5 3/8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

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

D12 AC, LPC, LCE Post Caps

5 SIMPSON DETAIL @ TOP OF POST
SCALE: NTS

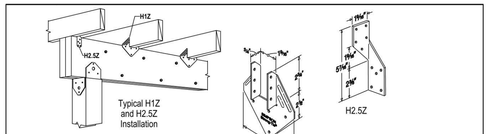


Model No.	Post Size	Dimensions (in.)				Anchor Dia.	Post Fasteners			
		W	L	H	HB		Nails	SD Screws	Machine Bolts	
									Qty.	Dia.
ABA44Z	4x4	3 9/16	3 1/8	3 1/16	-	1/2	6-10d	6-SD #9x1½	-	-
ABU44Z	4x4	3 9/16	3	5 1/2	1 3/4	5/8	12-16d	12-SD #10x1½	2	1/2
ABA46Z	4x6	3 9/16	5 3/16	3 1/8	-	5/8	8-16d	8-SD #10x1½	-	-
ABU46Z	4x6	3 9/16	5	7	2 5/8	5/8	12-16d	-	2	1/2
ABA66Z	6x6	5 1/2	5 1/4	3 1/8	-	5/8	8-16d	8-SD #10x1½	-	-
ABU66Z	6x6	5 1/2	5	6 1/16	1 3/4	5/8	12-16d	-	2	1/2
ABU88Z	8x8	7 1/2	7	7	-	2 - 5/8	18-16d	-	-	-

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

D08 ABA, ABU Post Bases

6 SIMPSON DETAIL AT POST BASE
SCALE: NTS

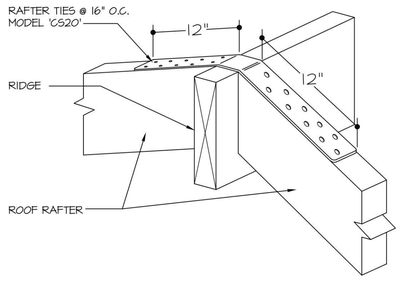


Model No.	Fasteners			
	Nails		SD Screws	
	To Joist	To Beam	To Joist	To Beam
H1Z	6-8d/x1½	4-8d/x1½	6-SD #9x1½	4-SD #9x1½
H2.5Z	5-8d/x1½	5-8d/x1½	5-SD #9x1½	5-SD #9x1½
H8Z	5-10d/x1½	5-10d/x1½	5-SD #9x1½	5-SD #9x1½

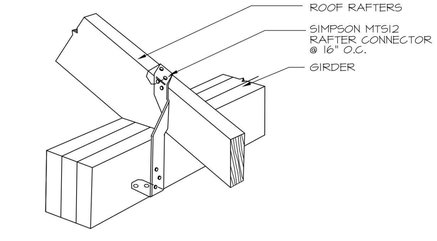
1. ▷ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current *Wood Construction Connectors* catalog for additional information.

D16 H Hurricane Ties

6 SIMPSON DETAIL @ CEILING JOIST
SCALE: NTS



7 DETAIL AT RIDGE
SCALE: NTS



8 TYP RAFTER CONNECTOR
SCALE: NTS

TAX MAP #: 09-091-63

JEFF A. ZAHN, A.I.A.
ARCHITECT
216 ROANOKE AVENUE
RIVERHEAD, NY 11901
631.727.0644

SEAL:

REGISTERED ARCHITECT Jeff A. Zahn No. 028516 STATE OF NEW YORK

ISSUE:

05-06-22 - ISSUED FOR PERMIT
09-04-22 - REVISED PER BUILDING DEPARTMENT COMMNETS
01-30-23 - REVISED PER BUILDING DEPARTMENT COMMNETS
06-06-23 - REVISED PER BUILDING DEPARTMENT COMMNETS
08-14-23 - REVISED PER BUILDING DEPARTMENT COMMNETS
11-03-23 - REVISED PER BUILDING DEPARTMENT COMMNETS

DISAPPROVED
Carlos Reyes
12/07/2023

PROJECT: MAINTAIN EXISTING FINISHED CELLAR, COVERED PORCH, GARAGE 1ST & 2ND FLOOR ALTERATIONS FOR CHRISTOPHER AMICO RESIDENCE 108 SOUTH ST. NEW HYDE PARK NY 11040

TITLE: COVERED PORCH SECTIONS AND DETAILS

PROJECT#: 22-024

CAD FILE: PROJECTS-22-024

DRAWING#: A6

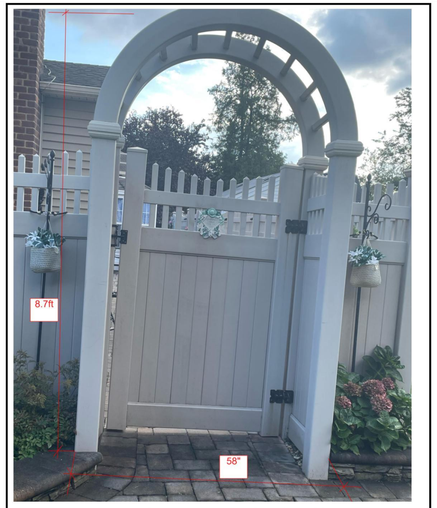
Project: #21514

Cadelli Residence

19 Conway Rd

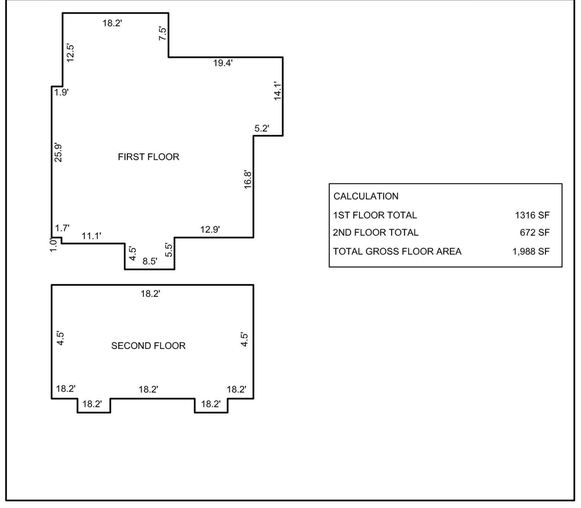
New Hyde Park, NY 11040

N.C.T.M. NO 9-548-7

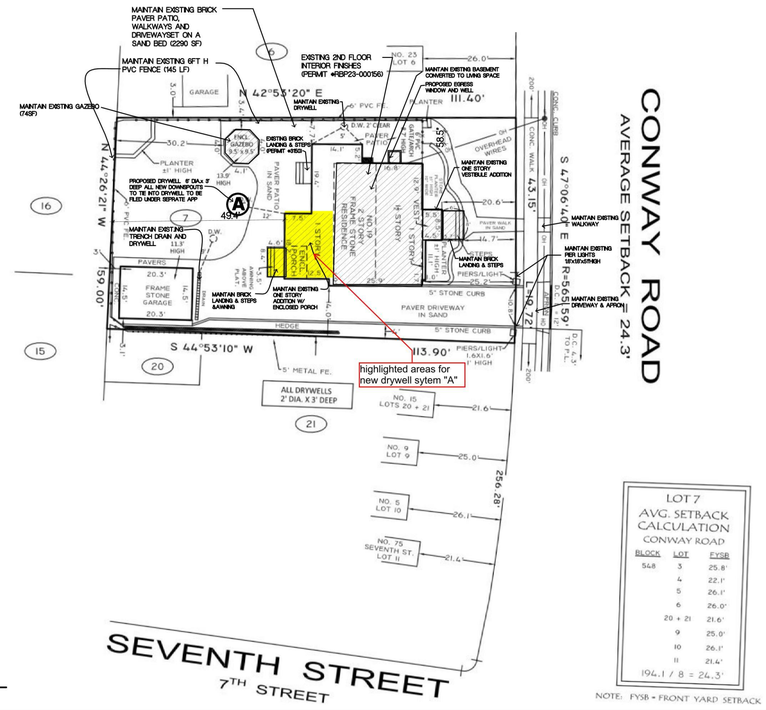


ARBOR ELEVATION (NTS)

LIGHT PIER ELEVATION (NTS)



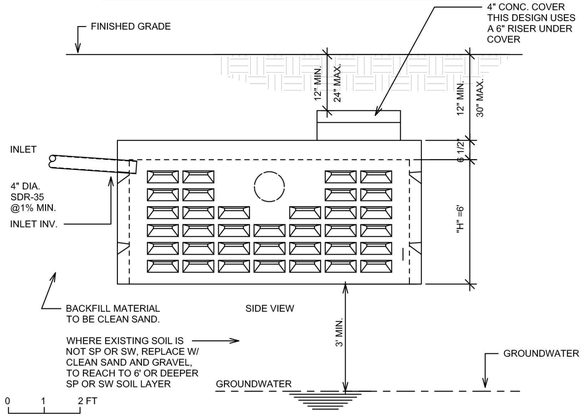
CALCULATION	
1ST FLOOR TOTAL	1316 SF
2ND FLOOR TOTAL	672 SF
TOTAL GROSS FLOOR AREA	1,988 SF



LOT 7 AVG. SETBACK CALCULATION CONWAY ROAD		
BLOCK	LOT	FYSB
548	3	25.8'
	4	22.1'
	5	26.1'
	6	26.0'
	20 + 21	21.6'
	9	25.0'
	10	26.1'
	11	21.4'
		194.1 / 8 = 24.3'

NOTE: FYSB = FRONT YARD SETBACK

SITE PLAN
SCALE: 1"=10'



④ DRYWELL
1/2" = 1'-0"

DISAPPROVED
Dorys Rendon
10/30/2023

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

STORM DRAIN CALCULATION

SYSTEM	USE	MATERIAL	AREA IN S.F.	RUNOFF FACTOR	EFFECTIVE DRAINAGE	DESIGN RAINFALL (2.5")	VOLUME OF WATER IN C.F.	VOLUME PER FOOT OF HEIGHT (CU. FT.)	REQ'D. LIN. FT. OF STORAGE	RING DIA. REQ'D & TOTAL DEPTH FOR STORAGE
A	REAR ADDITION ROOF	ASPHALT	218 x	1.0 =	218 x	.21 =	45.78 /	22.34 =	2.1	NEW 6' DIA. RINGS x 3 TOTAL DEPTH
	REAR ROOF AWNING	ALUMN.	35 x	1.0 =	35 x	.21 =	7.35 /	22.34 =	.33'	

DRY WELLS TO BE MIN. 10' FROM DWELLING AND MIN. 10' FROM PROPERTY LINES

DRAWING INDEX	
T-01	COVER PAGE
T-01	SITE PLAN
A-01	ELEVATIONS
A-02	FOUNDATION & 1ST FL. PLAN
A-03	2ND FLOOR PLAN & SECTIONS

CODE INFORMATION

THE PROJECT WAS BUILT PRIOR TO THE ADDAPTION OF THE 2003 BUILDING CODE

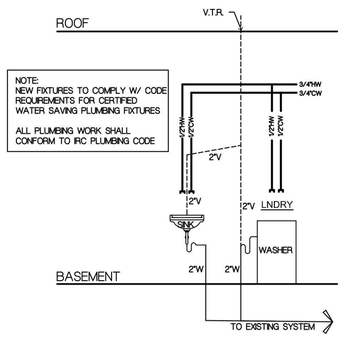
THE PROJECT WAS BUILT PRIOR TO THE ADDAPTION The New York state energy code became effective on January 1, 1979. The state energy code was amended for residential buildings in 1989 and substantially rewritten in March 1991.

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

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE SHIELD UNDERLAY-MENT REQUIRED	FLOOD HAZARDS	LIMIT OF MODERATE WAVE ACTION	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHICAL EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE						
20 psf	120	NO	NO	NO	B	SEVERE	3 FEET	MODERATE TO HEAVY	13	YES	NA	NA	618	52.1 DEG.

Minimum Uniformly Distributed Live Loads : Table R3015

USE	LIVE LOAD	DEAD LOAD
Exterior Balconies	40 psf	10 psf
Decks	40 psf	10 psf
Passenger Vehicle Garages	50 psf	as per plan
ATTICS without Storage	10 psf	10 psf
ATTICS with Storage	20 psf	10 psf
ROOMS other than sleeping rooms	40 psf	10 psf
Sleeping Rooms	30 psf	10 psf
Stairs	40 psf	10 psf
Guardrails and Handrails	200 psf	10 psf
ROOFS : Flat or rise less than 4 inches per foot (1:3)	16 psf	10 psf
Rise 4 inches per ft. less than 12 inches per ft.	12 psf	



PLUMBING RISER DIAGRAM
SCALE: N.T.S.

ISSUED FOR:	
DATE	DESCRIPTION
1/18/23	DOB SUBMISSION
8/16/23	DOB SUBMISSION

REVISIONS		
NO.	DATE	DESCRIPTION

Michael Sudano Architect P.C.
90 Senix Ave, Center Moriches, NY 11934
Phone: 631-874-0588 | MS@SudanoArchitecture.com

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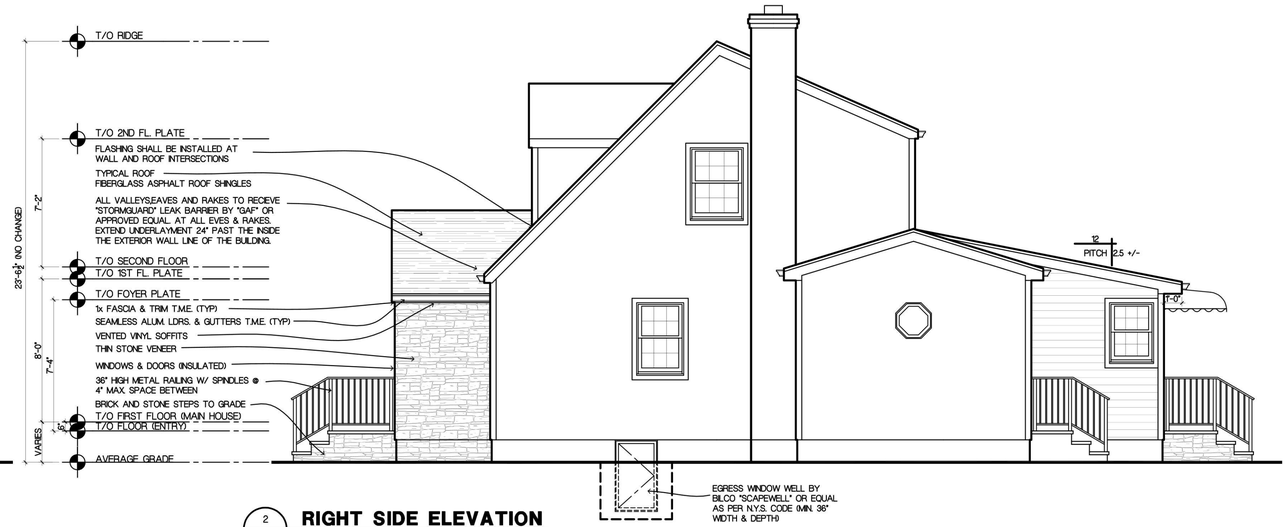
REGISTERED ARCHITECT MICHAEL SCOTT SUDANO 036276 STATE OF NEW YORK

THIS CERTIFIES THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT COMPLY WITH THE LATEST PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION, BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

DRAWING
COVER SHEET

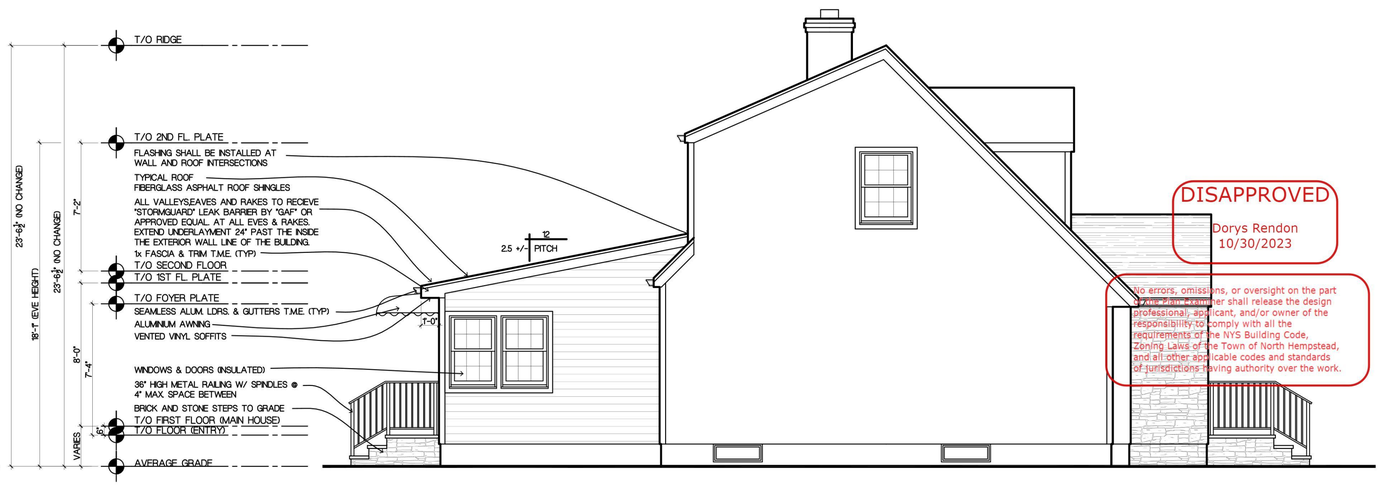
PROJECT:
Cadelli Residence
19 Conway Rd
New Hyde Park, NY 11040

DATE	1/6/23
PROJECT NO.	23/002-Cadelli
DRAWN BY	MS
CHECK BY.	MS
DWG NO.	T-01
SCALE	AS NOTED
SHT. NO.	



1 A-01 **FRONT ELEVATION**
SCALE: 1/4"=1'-0"

2 A-01 **RIGHT SIDE ELEVATION**
SCALE: 1/4"=1'-0"



4 A-01 **REAR ELEVATION**
SCALE: 1/4"=1'-0"

1 A-01 **LEFT SIDE ELEVATION**
SCALE: 1/4"=1'-0"

DISAPPROVED
Dorys Rendon
10/30/2023

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NOTE:
1/2" GYPSUM BD. (TAPED & SPACKLED-3 COATS MIN) ON ALL WALLS & CEILINGS. (TYP)

1/2" MOISTURE RESISTANT GYPSUM BD. (TAPED & SPACKLED-3 COATS MIN) BEHIND ALL TUBS, SHOWERS, SINKS & W.C IN BATHROOMS. (TYP)

FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS; WHERE EVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ALL ROOF OPENINGS. FLASHING SHALL BE CORROSION RESISTANT (MINIMUM 26 GAUGE)

ALL EXPOSED FASCIAS & TRIM TO BE CAPPED BY ALUM.

ALL VALLEYS, CHIMNEYS, SKYLIGHTS, EAVES AND RAKES TO RECEIVE "STORMGUARD" LEAK BARRIER BY "GAF" OR APPROVED EQUAL AT ALL EVES & RAKES. EXTEND UNDERLAYMENT 24" PAST THE INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

NOTE:
ALL EXTERIOR WALLS ARE DESIGNED AS "TYPE I" PERFORATED SHEARWALLS.
SHEATHING TO BE MIN. 1/2" WOOD STRUCTURAL PANELS ON EXTERIOR ATTACHED W/ 8D COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD. EXTERIOR SHEATHING SHALL BE CONTINUOUS FROM BOTTOM PLATE TO THE UPPER TOP PLATE, WITH ALL PANEL EDGES OVER FRAMING.
HOLDOWNS ARE REQUIRED AT EACH END OF PERFORATED SHEAR WALL.

RESIDENTIAL CODE OF NYS
R313.11 SMOKE ALARMS
EXISTING BUILDINGS UNDERGOING REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION OR RELOCATION SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY APPENDIX J.
R313.12 POWER SOURCE
IN NEW CONSTRUCTION, THE REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, OR AN ON-SITE ELECTRICAL POWER SYSTEM AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM THE BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THEN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY POWER OPERATED WHEN INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER OR AN ON-SITE ELECTRICAL POWER SYSTEM OR IN BUILDINGS THAT UNDERGOING REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION, OR RELOCTION IN ACCORDANCE WITH APPENDIX J.
R313.4.2 EXISTING BUILDINGS
CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN EXISTING BUILDINGS UNDERGOING REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION, OR RELOCTION IN ACCORDANCE WITH APPENDIX J.

NOTE:
NEW WOOD STAIR & RAILING. TO BE SELECTED BY OWNER (MAX RISER HGT 8-1/4" & MIN. TREAD DEPTH SHALL BE 9") MIN. HEAD ROOM 6'-8". HANDRAIL ON AT LEAST ONE SIDE OF STAIRWAY. HANDRAIL HGHT NOT TO BE LESS THAN 34" & NOT MORE THAN 38" ABOVE STAIR TREAD NOSING. HANDRAIL SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" & NOT GREATER THAN 6-1/4" W/ A MAX CROSS SECTION OF 2-1/4".

NOTE:
OWNER RESPONSIBLE FOR ORDERING SOIL TEST TO CHECK FOR BEARING CAPACITY OF SOIL AND WATER TABLE LEVEL.

CONTRACTOR TO RE-GRADE EXISTING EARTH. PITCH AWAY FROM THE HOUSE. MAINTAIN MIN. 6" CLEAR FROM BOTTOM OF NEW SIDING TO GRADE.

CONTRACTOR TO VERIFY EXISTING FIRST FLOOR WINDOW HEADER SIZES. MIN. SIZE TO BE (2)2x6 U.N.O.

SYMBOL LEGEND
SD SINGLE & MULTIPLE STATION SMOKE ALARMS
CM CARBON MONOXIDE DETECTOR SMOKE DETECTOR
75 CFM FAN
POST TERMINATION
HOLD DOWN SEE SHT N-01
T.G. TEMPERED GLASS

NOTE:
EXTG. WALLS TO BE REMOVED
EXTG. WALLS TO REMAIN
NEW CONSTRUCTION
BEARING WALL
NEW P.C FND. WALL
CS-WSP (Continuously sheathed wood structural panel) FASTENERS 6" EDGE 12" FIELD

NOTE:
R-19 KRAFT FACED FIBERGLASS INSULATION IN ALL CATHEDRAL CEILINGS.
R-19 KRAFT FACED FIBERGLASS INSULATION IN ALL FLAT CEILINGS.
R-19 KRAFT FACED FIBERGLASS INSULATION IN ALL FLOORS OVER UNCONDITIONED SPACE
R-13 KRAFT FACED FIBERGLASS INSULATION IN ALL EXTERIOR WALLS.
@ TO BE PROVIDE IN CEILINGS EXPOSED TO UNHEATED SPACES.
INSULATION BY "OWENS CORNING" OR APPROVED EQUAL

ISSUED FOR:

DATE	DESCRIPTION
1/18/23	DOB SUBMISSION
8/16/23	DOB SUBMISSION

REVISIONS

NO.	DATE	DESCRIPTION

MSA
Michael Sudano Architect P.C.
90 Senix Ave, Center Moriches, NY 11934
Phone: 631-874-0358 | MS58@SudanoArchitecture.com

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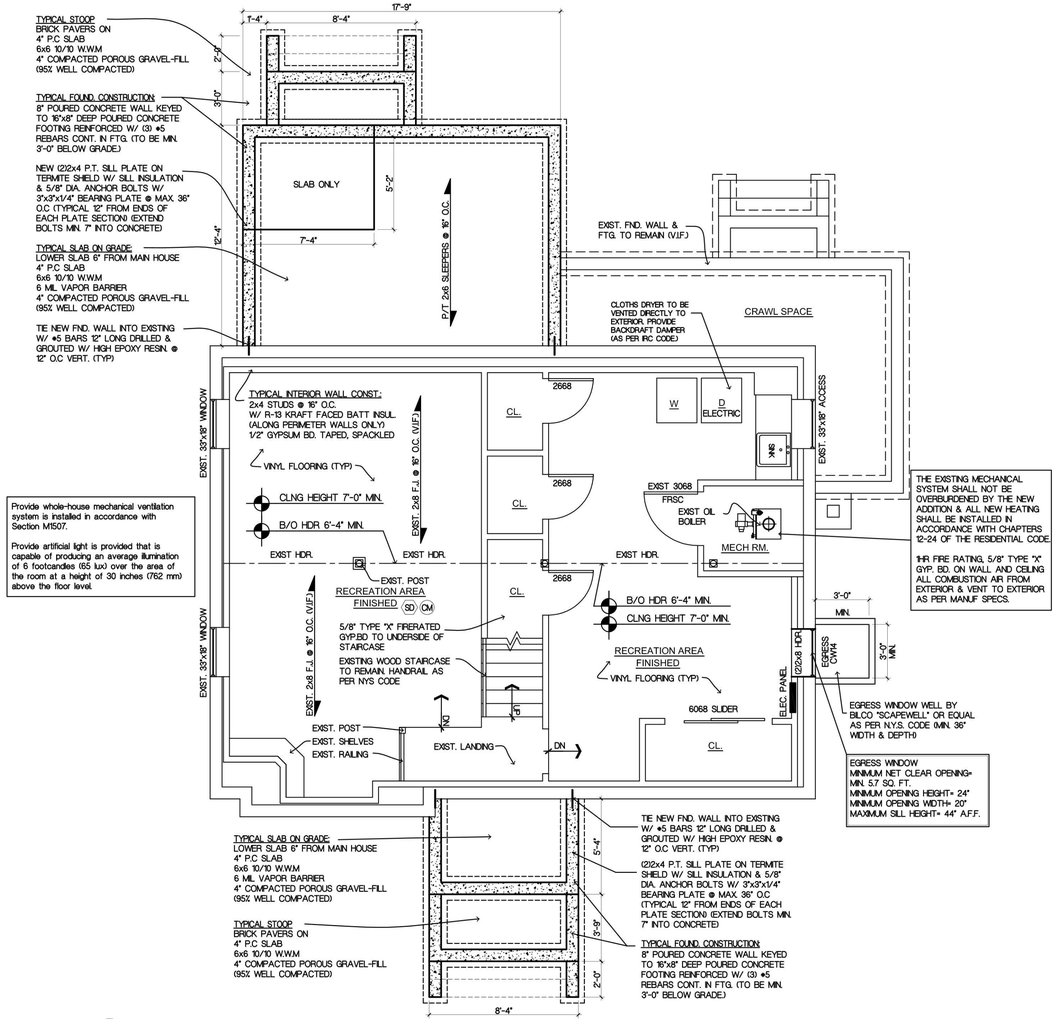
REGISTERED ARCHITECT MICHAEL SCOTT SUDANO 036275 STATE OF NEW YORK

THIS CERTIFIES THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT COMPLY WITH THE LATEST PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION, BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

DRAWING
ELEVATIONS

PROJECT:
Cadelli Residence
19 Conway Rd
New Hyde Park, NY 11040

DATE	1/6/23
PROJECT NO.	23/002-Cadelli
DRAWN BY	MS
CHECK BY.	MS
DWG NO.	A-01
SCALE	AS NOTED
SHT. NO.	

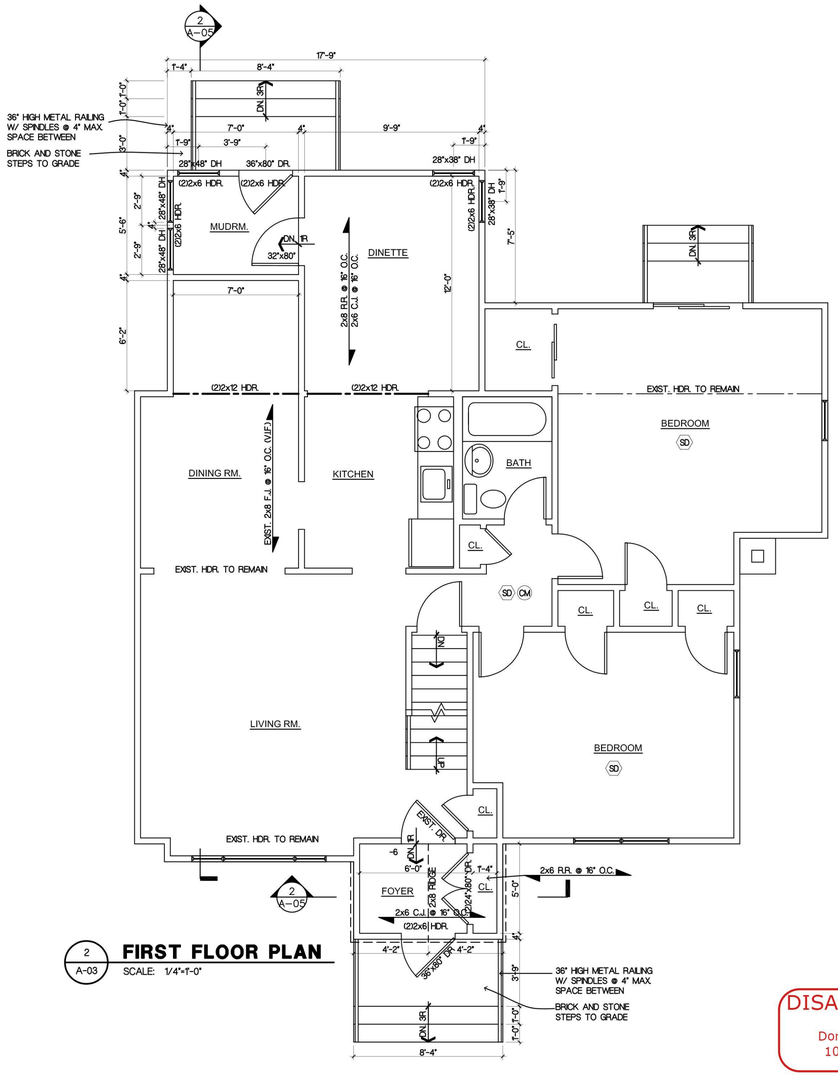


1 A-03 **FOUNDATION PLAN**

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

Provide whole-house mechanical ventilation system is installed in accordance with Section M1507.

Provide artificial light is provided that is capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.



2 A-03 **FIRST FLOOR PLAN**

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

DISAPPROVED

Dorys Rendon
10/30/2023

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EXISTING BUILDINGS UNDERGOING REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION OR RELOCATION SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY APPENDIX J.
R313.12 POWER SOURCE
IN NEW CONSTRUCTION, THE REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, OR AN ON-SITE ELECTRICAL POWER SYSTEM AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM THE BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THEN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY POWER OPERATED WHEN INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER OR AN ON-SITE ELECTRICAL POWER SYSTEM OR IN BUILDINGS THAT UNDERGOING REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION, OR RELOCTION IN ACCORDANCE WITH APPENDIX J.
R313.4.2 EXISTING BUILDINGS
CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN EXISTING BUILDINGS UNDERGOING REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION, OR RELOCTION IN ACCORDANCE WITH APPENDIX J.

NOTE:
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NOTE:
OWNER RESPONSIBLE FOR ORDERING SOIL TEST TO CHECK FOR BEARING CAPACITY OF SOIL AND WATER TABLE LEVEL.

CONTRACTOR TO RE-GRADE EXISTING EARTH. PITCH AWAY FROM THE HOUSE. MAINTAIN MIN. 6" CLEAR FROM BOTTOM OF NEW SIDING TO GRADE.

CONTRACTOR TO VERIFY EXISTING FIRST FLOOR WINDOW HEADER SIZES. MIN. SIZE TO BE (2)2x6 U.N.O.

SYMBOL LEGEND
- SD — SINGLE & MULTIPLE STATION SMOKE ALARMS
- CM — CARBON MONOXIDE DETECTOR SMOKE DETECTOR
- 75 CFM FAN
- POST TERMINATION
- HOLD DOWN SEE SHT N-01
- T.G. — TEMPERED GLASS

NOTE:
- EXTG. WALLS TO BE REMOVED
- EXTG. WALLS TO REMAIN
- NEW CONSTRUCTION
- BEARING WALL
- NEW P.C FND. WALL
- CS-WSP (Continuously sheathed wood structural panel) FASTENERS 6" EDGE 12" FIELD

NOTE:
- R-19 KRAFT FACED FIBERGLASS INSULATION IN ALL CATHEDRAL CEILINGS.
- R-19 KRAFT FACED FIBERGLASS INSULATION IN ALL FLAT CEILINGS.
- R-19 KRAFT FACED FIBERGLASS INSULATION IN ALL FLOORS OVER UNCONDITIONED SPACE
- R-13 KRAFT FACED FIBERGLASS INSULATION IN ALL EXTERIOR WALLS.
- TO BE PROVIDE IN CEILINGS EXPOSED TO UNHEATED SPACES.

INSULATION BY "OWENS CORNING" OR APPROVED EQUAL

ISSUED FOR:

DATE	DESCRIPTION
1/18/23	DOB SUBMISSION
8/16/23	DOB SUBMISSION

REVISIONS

NO.	DATE	DESCRIPTION

MSA
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90 Senix Ave., Center Moriches, NY 11934
Phone: 631-874-0588 | MS@sudanoArchitecture.com

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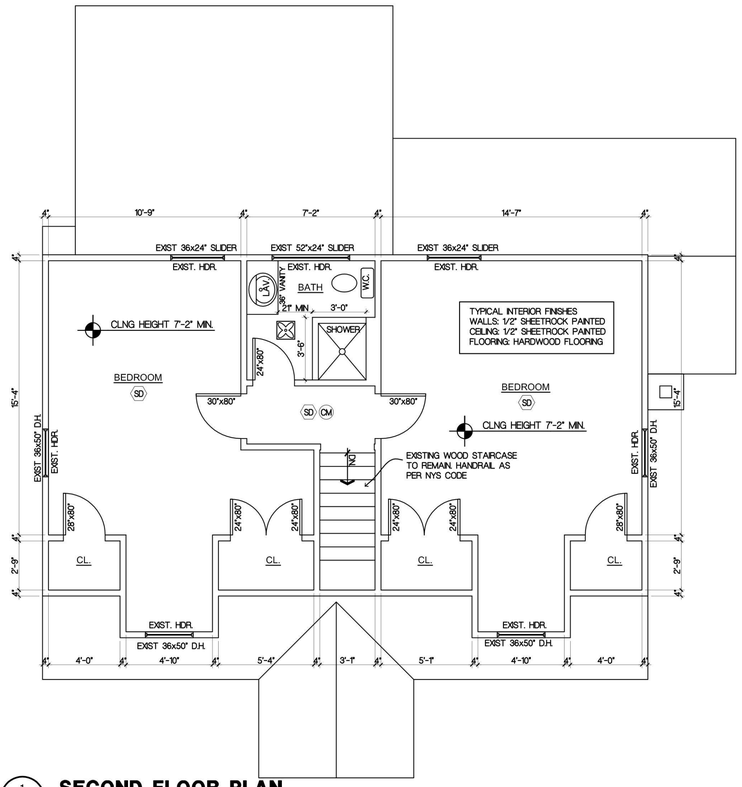
REGISTERED ARCHITECT MICHAEL SCOTT SUDANO 038278 STATE OF NEW YORK

THIS CERTIFIES THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT COMPLY WITH THE LATEST PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION, BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

DRAWING
FOUNDATION & 1ST FLOOR PLANS

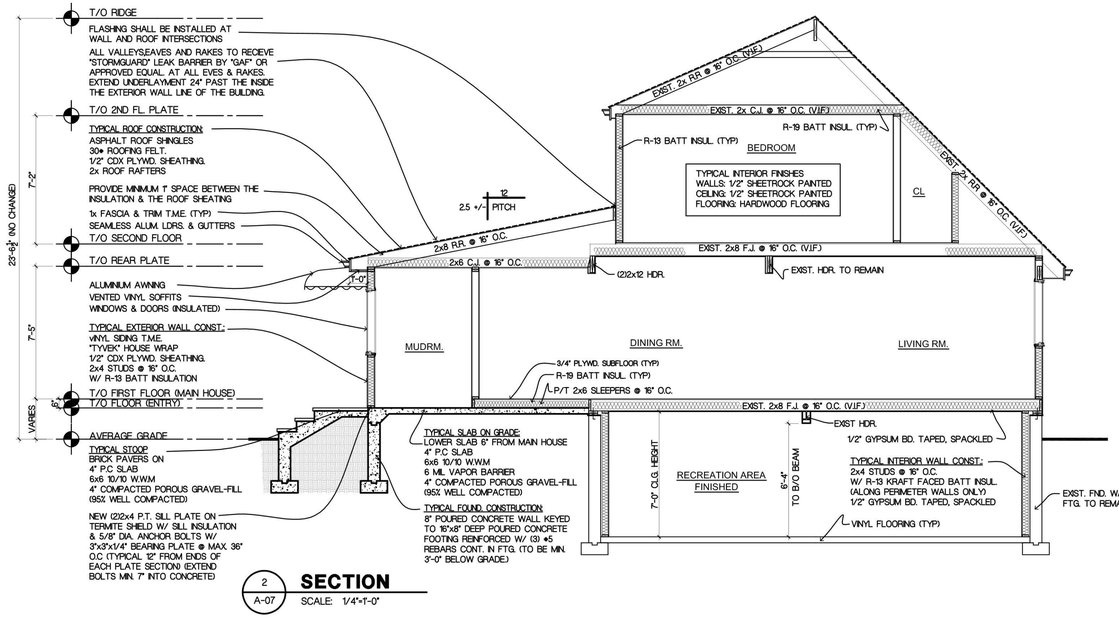
PROJECT:
Cadelli Residence
19 Conway Rd
New Hyde Park, NY 11040

DATE	1/6/23
PROJECT NO.	23/002-Cadelli
DRAWN BY	MS
CHECK BY.	MS
DWG NO.	A-02
SCALE	AS NOTED
SHT. NO.	



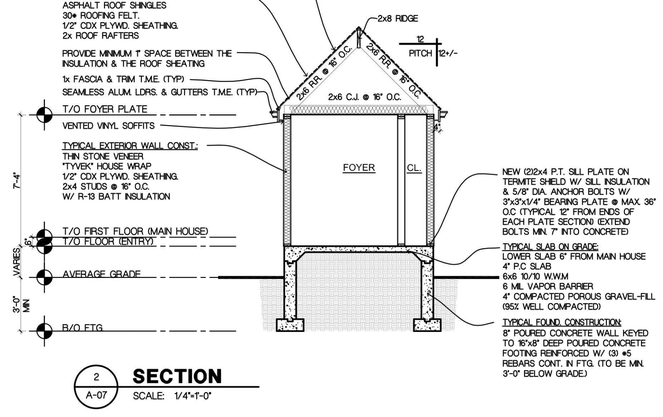
1 A-04 **SECOND FLOOR PLAN**

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



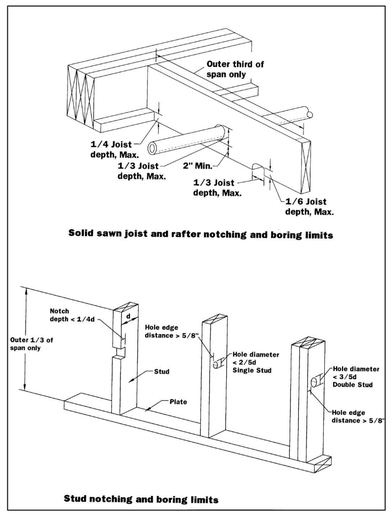
2 A-07 **SECTION**

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



2 A-07 **SECTION**

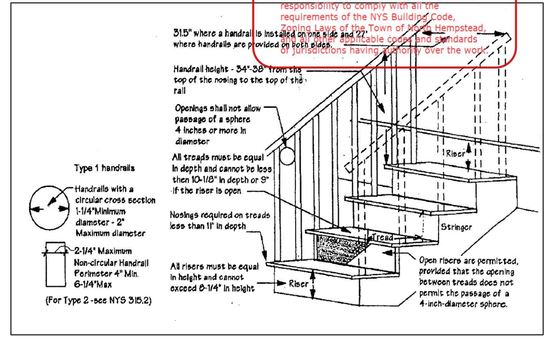
SCALE: 1/4"=1'-0"



DISAPPROVED

Dorys Rendon
10/30/2023

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



NOTE:
1/2" GYPSUM BD. (TAPED & SPACKLED-3 COATS MIN) ON ALL WALLS & CEILINGS. (TYP)

1/2" MOISTURE RESISTANT GYPSUM BD. (TAPED & SPACKLED-3 COATS MIN) BEHIND ALL TUBS, SHOWERS, SINKS & W.C IN BATHROOMS. (TYP)

FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS; WHERE EVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ALL ROOF OPENINGS. FLASHING SHALL BE CORROSION RESISTANT (MINIMUM 26 GAUGE)

ALL EXPOSED FASCIAS & TRIM TO BE CAPPED BY ALUM.

ALL VALLEYS, CHIMNEYS, SKYLIGHTS, EAVES AND RAKES TO RECEIVE "STORMGUARD" LEAK BARRIER BY "GAF" OR APPROVED EQUAL AT ALL EVES & RAKES. EXTEND UNDERLAYMENT 24" PAST THE INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

NOTE:
ALL EXTERIOR WALLS ARE DESIGNED AS "TYPE I" PERFORATED SHEARWALLS.
SHEATHING TO BE MIN. 1/2" WOOD STRUCTURAL PANELS ON EXTERIOR ATTACHED W/ 8D COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD. EXTERIOR SHEATHING SHALL BE CONTINUOUS FROM BOTTOM PLATE TO THE UPPER TOP PLATE, WITH ALL PANEL EDGES OVER FRAMING.
HOLDOWNS ARE REQUIRED AT EACH END OF PERFORATED SHEAR WALL.

RESIDENTIAL CODE OF NYS
R313.11 SMOKE ALARMS
EXISTING BUILDINGS UNDERGOING REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION OR RELOCATION SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY APPENDIX J.
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SYMBOL LEGEND
- (SD) SINGLE & MULTIPLE STATION SMOKE ALARMS
- (CM) CARBON MONOXIDE DETECTOR SMOKE DETECTOR
- 75 CFM FAN
- POST TERMINATION
- HOLD DOWN SEE SHT N-01
- T.G. TEMPERED GLASS

NOTE:
EXTG. WALLS TO BE REMOVED
EXTG. WALLS TO REMAIN
NEW CONSTRUCTION
BEARING WALL
NEW P.C FND. WALL
CS-WSP (Continuously sheathed wood structural panel) FASTENERS 6" EDGE 12" FIELD

NOTE:
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TO BE PROVIDE IN CEILINGS EXPOSED TO UNHEATED SPACES.

INSULATION BY "OWENS CORNING" OR APPROVED EQUAL

ISSUED FOR:

DATE	DESCRIPTION
1/18/23	DOB SUBMISSION
8/16/23	DOB SUBMISSION

REVISIONS

NO.	DATE	DESCRIPTION

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REGISTERED ARCHITECT MICHAEL SCOTT SUDANO 036276 STATE OF NEW YORK

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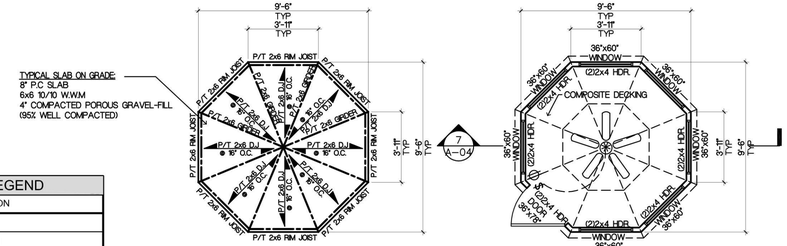
DRAWING
2ND FL PLAN
SECTIONS

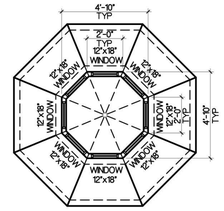
PROJECT:
Cadelli Residence
19 Conway Rd
New Hyde Park, NY 11040

DATE	1/6/23
PROJECT NO.	23/002-Cadelli
DRAWN BY	MS
CHECK BY.	MS
DWG NO.	A-03
SCALE	AS NOTED
SHT. NO.	

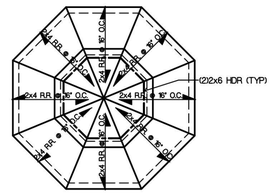


1 A-04 **FOUNDATION PLAN**
SCALE: 1/4"=1'-0"

2 A-04 **GAZEBO PLAN**
SCALE: 1/4"=1'-0"

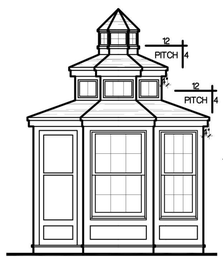


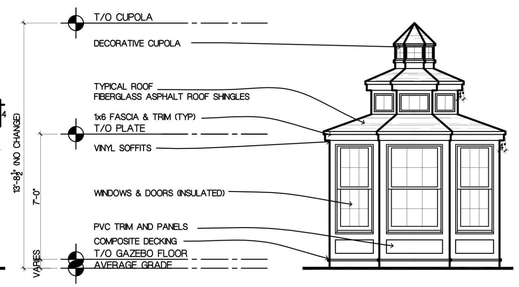
3 A-04 **UPPER WINDOW PLAN**
SCALE: 1/4"=1'-0"



4 A-04 **ROOF PLAN**
SCALE: 1/4"=1'-0"

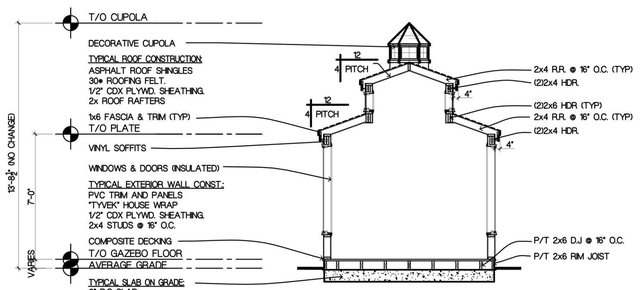
ELECTRICAL LEGEND	
SYMBOLS	DESCRIPTION
	WIRE RUN
$	SINGLE POLE SWITCH
	DUPLEX RECEPTACLE
	CEILING FAN WITH MOUNTING BRACKET





5 A-04 **GAZEBO ELEVATION (TYP)**
SCALE: 1/4"=1'-0"

6 A-04 **GAZEBO ELEVATION**
SCALE: 1/4"=1'-0"



7 A-04 **GAZEBO ELEVATION (TYP)**
SCALE: 1/4"=1'-0"

DISAPPROVED

Dorys Rendon
10/30/2023

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NOTE:
EXTG. WALLS TO BE REMOVED
EXTG. WALLS TO REMAIN
NEW CONSTRUCTION
BEARING WALL
NEW P.C FND. WALL
CS-WSP
(Continuously sheathed wood structural panel)
FASTENERS 6" EDGE 12" FIELD

ISSUED FOR:

DATE	DESCRIPTION
1/18/23	DOB SUBMISSION
8/16/23	DOB SUBMISSION

REVISIONS

NO.	DATE	DESCRIPTION

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REGISTERED ARCHITECT
MICHAEL SCOTT SUDANO
038276
STATE OF NEW YORK

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DRAWING
GAZEBO PLANS

PROJECT:
Cadelli Residence
19 Conway Rd
New Hyde Park, NY 11040

DATE	1/6/23
PROJECT NO.	23/002-Cadelli
DRAWN BY	MS
CHECK BY.	MS
DWG NO.	A-04
SCALE	AS NOTED
SHT. NO.	

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: 20psf. 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	3,000	1/2"-1"	4" T
Slab-on-Grade	3,000	1/2"-1"	4" 1/2"
Walls	3,000	1/2"-1"	4" 1/2"
Garage Slabs & exterior slabs	3,500	1/2"-1"	4" T 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-318-99 Manual of Building Code Requirements for Structural Concrete

3. All reinforcing bars which intercept perpendicular elements shall terminate in hooks, placed two (2) inches clear from outer face of element.
4. The contractor shall notify the building official at least forty-eight (48) hours prior to 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 as per plans. Minimum embedment for anchors shall be as specified by manufacturer.
8. Beam pockets shall be formed into concrete walls to provide a continuous level flat solid bearing surface for all beams.

DIVISION 6 - WOOD

A. Lumber Grade: American Softwood Lumber Standard

Grading shall comply with DOC PS 20-70 " " and applicable Western Wood Products Association standards.

1. All lumber shall be, unless otherwise noted, No. 2 grade. Douglas Fir-Larch with the following minimum structural values.

a. Extreme fiber bending stress: 2 x & WIDER Fb 875 PSI
b. Horizontal Shear: Fv = 95 PSI
c. Compression perpendicular to grain: Fcl. = 625 PSI
d. Compression parallel to grain: Fc = 1300 PSI
e. Modulus of elasticity: E = 1,600,000 PSI
f. Moisture content: 19 % maximum.

2. Other species may be used provided substituted species shall meet or exceed requirements noted above.
3. Moisture content: All lumber 4" and deeper shall have moisture content not greater than 19 %, air dried lumber is desired but not necessary. Lumber may be kiln dried, however drying process must be slow and regulated to cause a minimum amount of checking, comparable with air dried stock.
4. All exterior lumber and lumber in contact with masonry or concrete shall be pressure preservative treated in accordance with AF&PA standards and stamped "Ground Contact 0.40 lbs/cubic foot".
5. Grade stamps shall appear on all lumber.
6. Store all lumber above grade and protect from exposure to weather.
B. Flitch Beams:
1. Flitch beams shall have a minimum fb = 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 all 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 Walls or Shear Walls:
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 at 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 DOC PS 1-95 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 nailing schedule
2. Lap plates at all corners.
N. Nailing:
1. All nailing shall comply with nailing schedules (see attached schedule) and all state and local building codes, or maufacturer's recommendations.
O. Fire Stopping:
1. Fire stopping shall be provided to cut off all concealed draft openings (both vertical and horizontal) with 2" nominal lumber or 2 thicknesses of 1" nominal lumber with broken lap joints or other approved material.
P. Alignment:
1. All rafters and joists framing from opposite sides shall lap at least six (3) inches and be nailed together with min. (3) 10d face nails. ((see attached nailing schedule for superceeding requirements)
2. When framing end to end joists shall be secured together by metal straps.
Q. Partitions:
1. General:
a. Provide solid blocking at 4'-0" o.c. between the joist and first interior parallel joist.
b. Splices of the top and bottom portion of double top plates must be staggered a minimum of 4'-0".
c. Splices shall occur only directly over studs.
d. Structural variations are allowed if substantiated by 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.

R. Wood Roof Trusses:
1. Timber trusses shall be designed in accordance with accepted Architecting practices. Calculations, joint strength information (allowable load per square inch or per nail, allowable edge distance, allowable end distances) load test data and other information as necessary shall be submitted to local authorities for approval prior to fabrication. Each truss shall be secured at bearing with one "rafter tie" metal type anchor at each end.
2. Scissor Trusses: Manufacturer to calculate horizontal thrust of trusses subjected to design loads and to include this information with shop drawings. Each truss to be secured at one end with a metal "rafter tie" type anchor and a scissors truss connector, "Simpson" or approved equal, at the other end to tie down the truss while permitting the truss to move outward without deflecting the wall.
3. Truss diagrams and truss layout plan show design intent only. Truss manufacturer shall verify all spans, dimensions, heel heights, pitches, etc. Fabricator must submit two sets of component shop drawings and truss layout plan, each sealed by a professional Architect registered in the jurisdiction where the construction is taking place, to Architect prior to fabrication, one for Architect's records and one to be returned to contractor after review.
4. Truss shop drawings indicating calculations, loading, load test data, horizontal thrust and any other information required shall be sealed by a professional Architect registered in the jurisdiction where construction is taking place and be submitted to building officials prior to fabrication.
5. Store trusses above grade on wood sticking in such a way to prevent bending, warping or deflection of trusses.
6. Roof Truss Bracing: Install permanent bracing for all wood roof trusses as specified below. Follow all recommendations specified in Bracing Wood Trusses: Commentary and Recommendations BWT-76 published by the Truss Plate Institute, Inc.
a. Top Chord Plane: Properly installed plywood sheathing with staggered joints and correct nailing should adequately brace the top chord plan. However, when gable end trusses are used, continuous 2 x 4 braces should be installed at a 45° angle to the truss framing. These braces should occur at 3 points on each gable end: midspan between roof center-line and wall on each side of center-line and at center line of roof.
b. Web Member Plane: Provide continuous 2 x 4 braces at 45deg angle from the bottom chord of the truss. This brace should cross at least 4 adjacent trusses and terminate at the truss ridge. Securely nail this brace to all members it crosses. Install this bracing at all gable or end wall conditions and at 14 foot minimum intervals throughout the truss system.
c. Bottom Chord Plane: Provide continuous 2 x 4 braces on top of the bottom chord of all roof trusses. Three rows minimum are required located at the 1/4 points of the truss span. Securely nail these braces to all members that it crosses.
S. Wood Floor Trusses:
1. Floor trusses to be manufactured and installed in strict accordance with manufacturer's recommendations. All spans, joist depth and spacing to be verified by manufacturer's. Shop drawings indicating calculations, loading, load test data and any other information required shall be sealed by a professional Architect registered in the jurisdiction where construction is taking place. Truss manufacturer shall verify all spans, dimensions, bearing points spacing, etc. Fabricator must submit two sets of complete shop drawings and truss layout plan, each sealed by a professional Architect registered in the jurisdiction where the construction is taking place, to Architect prior to fabrication, one for Architect's records and one to be returned to contractor after review.
2. Store trusses above grade on wood sticking to prevent contact with bare each Cover with tarpaulins to prevent exposure to the elements. Always store upright, especially if stacking.

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, NYS and local codes and ordinances. See details on architectural plans for locations and details.

DIVISION 8 - DOORS AND WINDOWS

A. General
1. Windows in buildings located in wind-borne debris regions (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 of ASTME 1996 and of ASTME 1886
Exception:
Wood structural panels with a minimum thickness of 7/16 inch (11.1 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one- and two-story buildings. Panels shall be precut to cover the glazed openings with attachment hardware provided. Attachments shall be provided in accordance with Table R302.2.1.2 or shall be designed to resist the components and cladding loads determined in accordance with the provisions of the Residential Code of New York State.

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

DIVISION 9 - FINISHES

A. General
1. All gypsum wallboard shall be installed in accordance with the provisions of the Residential Code of New York State and local codes and ordinances (as applicable).
2. Gypsum wallboard shall not be installed until weather protection for the installation is provided. Storage should be in accordance with manufacturer's instructions.
3. All edges and ends of gypsum wallboard shall occur on the framing members except those edges which are perpendicular to the framing members. All edges of gypsum wallboard shall be in moderate contact except in concealed spaces where fire resistive construction is not required.
4. The sizes and spacing of fasteners shall comply with the Residential Code of NYS and local codes and ordinances (as applicable).
5. Provide moisture resistant drywall cement board at tubs and showers as shown on details in architectural drawings.
6. Fire-resistive construction: Garage ceilings and walls when adjacent to a dwelling unit shall be of rated construction according to the UL Design specified on the drawings when units are designed under NYS standards as indicated on the drawings. (5/8" type X walls and ceilings)

DIVISION 15 - MECHANICAL

A. Heating Ventilation and Air Conditioning:
1. All work shall be in full accordance with all current codes and regulations of the governing agencies.
2. Mechanical subcontractor to submit shop drawings indicating duct layouts, condenser location, duct sizes, etc. to Architect prior to installation. Mechanical subcontractor to review structural shop 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 applicable National, State and Local 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 line voltage and wired in a manner such that the activation of one will activate all. Each floor level to have at least one smoke detector. Each bedroom to have its own smoke detector in addition to a smoke detector located in a hallway outside the bedrooms.
f. A line voltage carbon monoxide detector shall be located at each level of the dwelling , including the basement or cellar.

DISAPPROVED
Dorys Rendon
10/30/2023

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

ISSUED FOR:

DATE	DESCRIPTION
1/18/23	DOB SUBMISSION

REVISIONS

NO.	DATE	DESCRIPTION

MSA
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REGISTERED ARCHITECT
MICHAEL SCOTT SUDANO
036275
STATE OF NEW YORK

THIS CERTIFIES THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT COMPLY WITH THE LATEST PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION, BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

DRAWING
GENERAL NOTES

PROJECT:
Cadelli Residence
19 Conway Rd
New Hyde Park, NY 11040

DATE	1/6/23
PROJECT NO.	23/002-Cadelli
DRAWN BY	MS
CHECK BY.	MS
DWG NO.	G-01
SCALE: AS NOTED	SHT. NO.

BELLISSIMO RESIDENCE
6 HILTON AVENUE,
GARDEN CITY PARK, NEW YORK 11040

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.

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 = 4,000 PSI @ 28 DAYS SEE STRUCTURAL ENGINEERS NOTE THIS PAGE

17. STRUCTURAL STEEL: SEE STRUCTURAL ENGINEERS NOTES ON THIS PAGE

18. FOOTINGS: SHALL BEAR ON UNDISTURBED SOIL.

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. 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.

21. CONTRACTOR TO PROVIDE A MINIMUM OF ONE SINGLE STATION SMOKE DETECTOR AT EACH NEW BEDROOMS, HALLWAYS ETC. SEE REFLECTED CEILING PLAN OF THE HOUSE IN COMPLIANCE WITH NYSEC A9.10. DETECTORS SHALL BE ELECTRIC AND SHALL BE DIRECTLY CONNECTED TO LIGHTING CIRCUITS WITH NO INTERVENING SWITCHES.

22. 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.

23. 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.

24. 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.

25. 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.

26. GENERAL CONTRACTOR SHALL PERFORM ALL THE CUTTING AND PATCHING FOR ALL TRADES.

27. CLOSETS: ALL NEW CLOSETS TO BE AS PER PLANS.

28. FLOORING: CONTRACTOR TO SUPPLY AND INSTALL NEW FLOORS AS PER OWNER. CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS AS PER OWNER.

32. 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 LEVITON, 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.

33. 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
0'-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'-0" O.C.

34. HEATING CONTRACTOR TO PROVIDE NEW HEATING AND COOLING AS REQUIRED IN NEW ADDITIONS

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 BUILDING CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 MECHANICAL CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 FIRE CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 RESIDENTIAL CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 FUEL GAS CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 PLUMBING CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE

NOTE: NOTE: CONSTRUCTION COMPLIES WITH 2020 EXISTING BUILDING CODE OF NEW YORK STATE

STRUCTURAL LOAD CALCULATIONS

UPLIFT
20 PSF X 10' = 200 PSF

ROOF ATTIC
LL= 95 PSF X 10' = 950 PSF
DL= 15 PSF X 10' = 150 PSF

WALL
DL = 80 PSF

FLOOR
LL =40 PSF X 10' = 400 PSF
DL = 10 PSF X 10' = 100 PSF

FOUNDATION/ FOOTING
DL = 600 PSF

TOTAL BEARING LOAD
LL = 1350 PSF
DL = 850 PSF
2200 PSF

THEREFORE MIN. 1.5 TON SOIL CAPACITY ACCEPTABLE

SITE AND ZONING DATA — 6 HILTON AVE., GARDEN CITY PARK, N.Y. 11040

SECTION	33		
BLOCK	562		
LOT(S)	941		
ZONE DESCRIPTION	RESIDENCE C		
LOT AREA	5,513.50 SF OR .126 ACRE		
ZONING	REQUIRED	PROPOSED	CODE SECTION
MAXIMUM BUILDING HEIGHT	2 1/2-STY / 30.0'	EXTG 22'-4 1/4"	70-46
MINIMUM LOT AREA	5,000 SF	EXTG 5,513.50 SF	70-47
MINIMUM LOT WIDTH	40.0'	EXTG FRONT 57.82' EXTG REAR 52.45'	70-47.1
LOT COVERAGE	35%	EXTG 23%	70-48
MAXIMUM F.A.R.	50% IN NO CASE DON'T EXCEED 2,800 SF	1ST FLR = 1242 2ND FLR = 810 2,052/5,513 EXTG 37%	70-49
MINIMUM FRONT YARD SETBACK	25'-0"	EXTG 25.1'	70-50.A
AVE. FRONT YARD SETBACK 200' EACH DIRECTION	N/A	EXTG NO CHANGE	70-50.C
MINIMUM SIDE YARD SETBACK	25% LOT WIDTH MIN. 5' 15' COMBINED	EXTG 6.2' + 21.98' EXTG 28.18' COMBINED	70-51
MINIMUM REAR YARD SETBACK	15-0"	EXTG 24'-1 1/4"	70-52
PARKING	MIN. 2	0 PROVIDED	70-52.1
SKY EXPOSURE PLANE	4 VERT. 1 HORIZ.	EXTG NO CHANGE	70-52.3
EAVE HEIGHT	22'-0"	EXTG NO CHANGE	70-52.6
FRONT YARD PAVING	55%	N/A	70-52.5
REAR YARD LOT COVERAGE	40%	N/A	70-100.1A
ACCESSORY STRUCTURES CENTRAL AIR-CONDITIONING	LOCATED IN REAR OR SIDE YARDS ONLY AND NOT LESS THAN 3'-0" FROM REAR AND SIDE PROPERTY	NEW SIDE YARD 6'-2"	70-100.2H

2020 RESIDENTIAL CODE OF NEW YORK STATE TABLE R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN: WIND SPEED (MPH)	WIND DESIGN: DESIGN CATEGORY	WIND-BORNE DEBRIS ZONE	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYING REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
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

GROSS FLOOR AREA CALCULATIONS

EXTG. LOT AREA		=	5,513.50 sf
'A' EXTG. FIRST FLR.	26.2 X 38.8	=	1,017 sf
'B' EXTG. REAR 1 STORY	12.0 X 18.7	=	225 sf
'C' EXTG. FRONT PORCH	6.1 X 21.8	=	0 sf
TOTAL FIRST FLOOR		=	1,242 sf
'D' EXTG. SECOND FLR.	26.2 X 30.9	=	810 sf
TOTAL SECOND FLOOR		=	810 sf
TOTAL GROSS FLOOR		=	2,052 sf
		2,052 / 5,513.50 =	37% OK

FIRST FLOOR

SECOND FLOOR

LOT COVERAGE CALCS. MAX. 35%

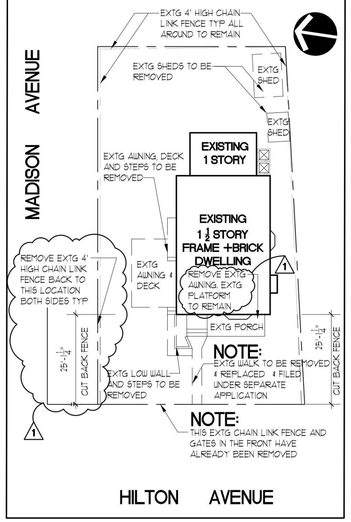
EXTG. LOT AREA = 5,513.50 sf

EXTG. FIRST FLR. = 1,242 sf

LOT COVERAGE 1,242 / 5,513.50 = 23% OK

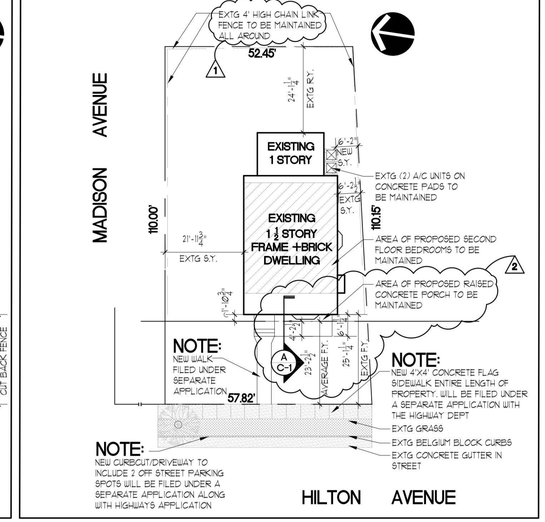
SITE DEMO PLAN

SCALE: 1" = 20.0'



SITE PLAN

SCALE: 1" = 20.0'



AVERAGE F.Y. CALCULATIONS

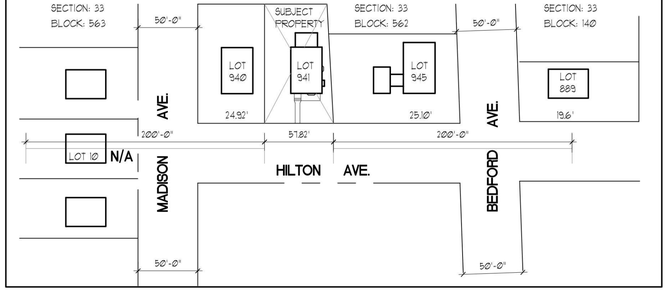
6 HILTON AVE
GARDEN CITY PARK NY 11030
SECTION: 33

BLOCK	LOT	AVERAGE F.Y.
563	10	N/A
BLOCK	LOT	AVERAGE F.Y.
562	940	24.92'
562	941	SUBJECT PROPERTY
562	945	25.10'
BLOCK	LOT	AVERAGE F.Y.
140	889	19.6'

63.62' / 3 = 23.20'

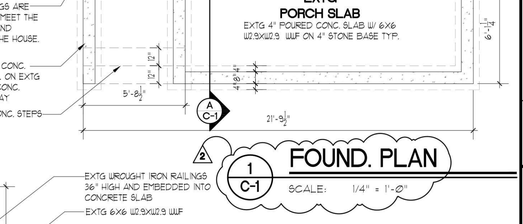
AVERAGE FRONT YARD SETBACKS

SCALE: 1" = 60.0'



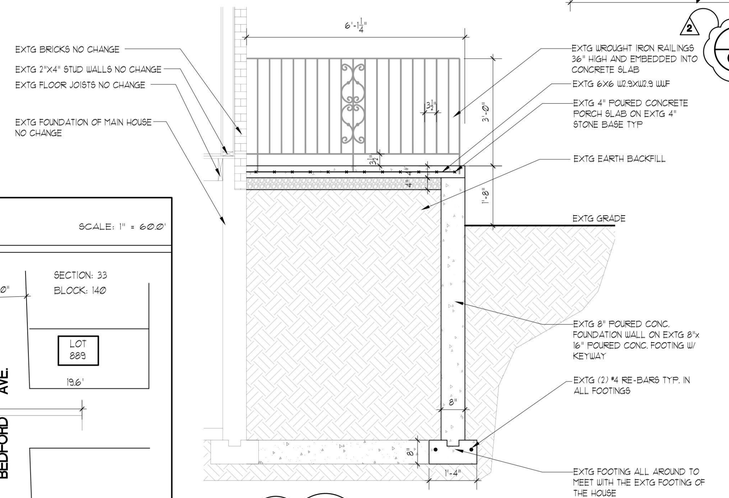
FOUND. PLAN

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



SECTION

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



#21515

DISAPPROVED
Carlos Reyes
12/01/2023

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No.	REVISION	DATE
1	per bldg dept comments on 7.5.23	8.31.23
2	per bldg dept comments on 9.19.23	10.10.23

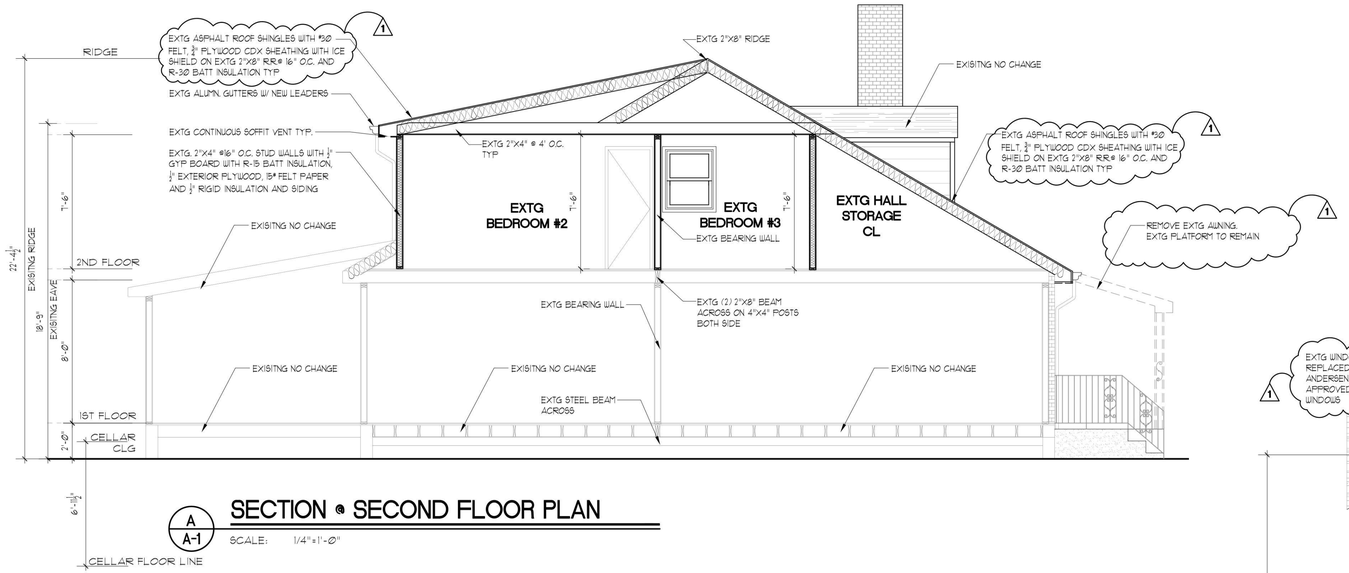
DRAWING TITLE: GENERAL NOTES, ZONING

PROJECT NAME: BELLISSIMO RESIDENCE
6 HILTON AVE.
GARDEN CITY PARK, NY 11040

DATE:	SCALE:	DRAWN BY:	JOB NO.:
4.6.23	AS NOTED	A.D.B	223103

EDWARD PAUL BUTT
Architect, AIA
499 Jericho Turnpike Suite 100
Mineola, New York 11501
(516)625-6625

DRAWING NO.: C-1



A / A-1 **SECTION @ SECOND FLOOR PLAN**

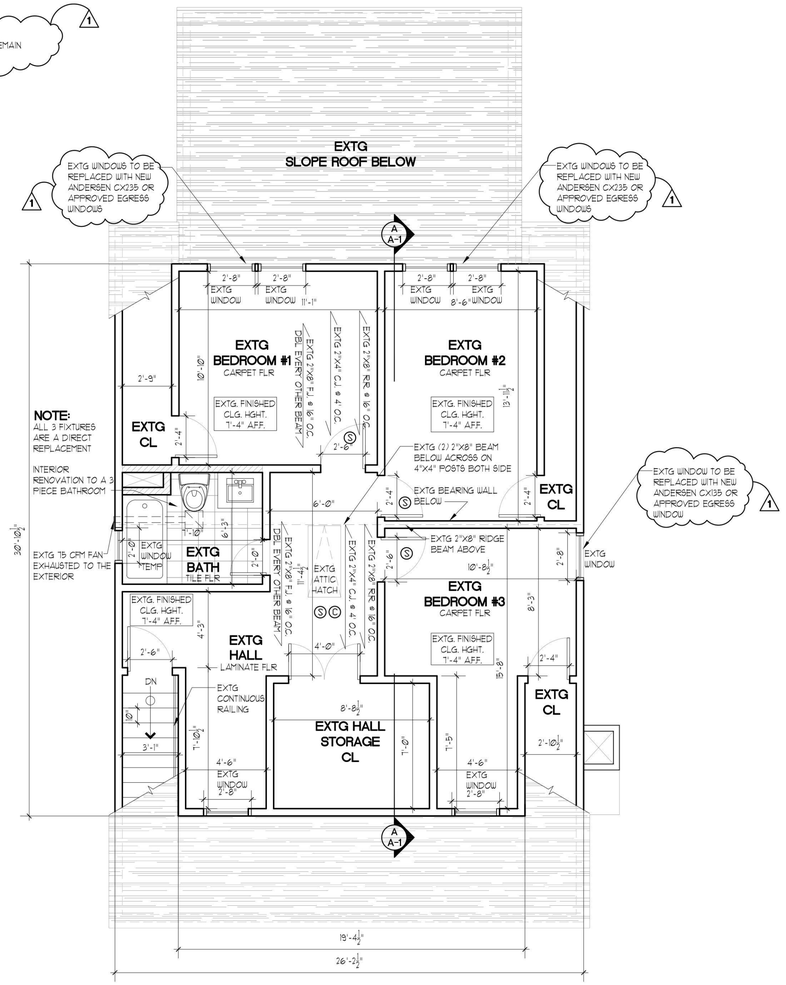
SCALE: 1/4"=1'-Ø"

EXTG SECOND FLOOR LEGEND

EXTG (PLUMBING WALL) WITH 2"X6" INTERIOR STUD WALLS @ 16" O.C. WITH ½" GYP. BOARD WATER RESISTANT AND CEMENT BOARD AROUND TUB AND SHOWER ENCLOSURE

EXTG. 2"X4" @16" O.C. STUD WALLS WITH ½" GYP BOARD WITH R-15 BATT INSULATION, ½" EXTERIOR PLYWOOD, 15# FELT PAPER AND ½" RIGID INSULATION AND SIDING

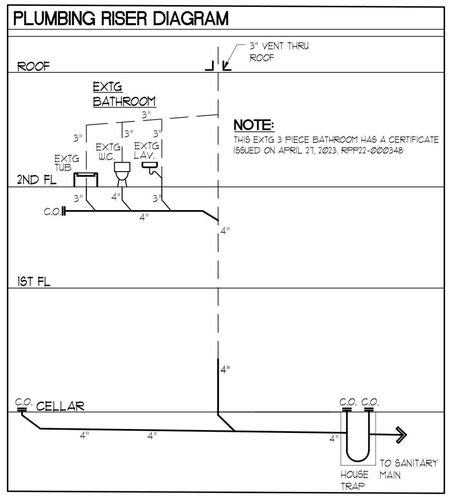
NOTE:
EXTG ASPHALT ROOF SHINGLES WITH #30 FELT, ¾" PLYWOOD CDX SHEATHING WITH ICE SHIELD ON EXTG 2"X8" RR@ 16" O.C. AND R-21 BATT INSULATION TYP



2 / A-1 **EXTG SECOND FLOOR PLAN**

SCALE: 1/4"=1'-Ø"

PLUMBING RISER DIAGRAM



NOTE:
THIS EXTG 3 PIECE BATHROOM HAS A CERTIFICATE ISSUED ON APRIL 27, 2023. RPP22-000348

BEDROOM #1 LIGHT AND VENTILATION REQUIREMENTS

SECTION 303 – LIGHT, VENTILATION AND HEATING
303.1 HABITABLE ROOMS

LIGHT FOR HABITABLE SPACES — ROOM AREA
BEDROOM #1 — 120 S.F.
120 S.F. x 8% = 9.6 SQ.FT. REQUIRED FOR LIGHT

NEW WINDOWS:
(2) ANDERSEN TW2632 = 5.54 GLASS (2) = 11.08 SQ.FT.

REQ'D. = 9.6 SQ.FT.
PROVIDED = 11.08 SQ.FT.

VENTILATION FOR HABITABLE SPACES — ROOM AREA
BEDROOM #1 — 120 S.F.
120 S.F. x 4% = 4.8 SQ.FT. REQUIRED FOR VENTILATION

NEW OPERABLE WINDOWS
(2) ANDERSEN TW2632 = 3.17 VENT (2) = 6.34 SQ.FT.

REQ'D. = 4.8 SQ.FT.
PROVIDED = 6.34 SQ.FT

BEDROOM #2 LIGHT AND VENTILATION REQUIREMENTS

SECTION 303 – LIGHT, VENTILATION AND HEATING
303.1 HABITABLE ROOMS

LIGHT FOR HABITABLE SPACES — ROOM AREA
BEDROOM #2 — 119 S.F.
119 S.F. x 8% = 9.52 SQ.FT. REQUIRED FOR LIGHT

NEW WINDOWS:
(2) ANDERSEN TW2632 = 5.54 GLASS (2) = 11.08 SQ.FT.

REQ'D. = 9.52 SQ.FT.
PROVIDED = 11.08 SQ.FT.

VENTILATION FOR HABITABLE SPACES — ROOM AREA
BEDROOM #2 — 119 S.F.
119 S.F. x 4% = 4.76 SQ.FT. REQUIRED FOR VENTILATION

NEW OPERABLE WINDOWS
(2) ANDERSEN TW2632 = 3.17 VENT (2) = 6.34 SQ.FT.

REQ'D. = 4.76 SQ.FT.
PROVIDED = 6.34 SQ.FT

BEDROOM #3 LIGHT AND VENTILATION REQUIREMENTS

SECTION 303 – LIGHT, VENTILATION AND HEATING
303.1 HABITABLE ROOMS

LIGHT FOR HABITABLE SPACES — ROOM AREA
BEDROOM #3 — 122 S.F.
122 S.F. x 8% = 9.76 SQ.FT. REQUIRED FOR LIGHT

NEW WINDOWS
(1) ANDERSEN TW2632 = 5.54 GLASS (1) = 5.54 SQ.FT.
(1) ANDERSEN TW2610 = 4.84 GLASS (1) = 4.84 SQ.FT
REQ'D. = 9.76 SQ.FT.
PROVIDED = 10.38 SQ.FT.

VENTILATION FOR HABITABLE SPACES — ROOM AREA
BEDROOM #3 — 122 S.F.
122 S.F. x 4% = 4.88 SQ.FT. REQUIRED FOR VENTILATION

NEW OPERABLE WINDOWS
(1) ANDERSEN TW2632 = 3.17 VENT (1) = 3.17 SQ.FT.
(1) ANDERSEN TW2610 = 2.78 VENT (1) = 2.78 SQ.FT.
REQ'D. = 4.88 SQ.FT.
PROVIDED = 5.95 SQ.FT

LIGHTING & ELECTRICAL SYMBOLS

Ⓢ	SMOKE DETECTOR		
Ⓒ	CARBON MONOXIDE DETECTOR		

NOTE:
SEE SHEET A-2 FOR ALL LIGHTING AND OUTLETS ETC

DISAPPROVED
Carlos Reyes
12/01/2023

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No.	REVISION	DATE
1	per bldg dept comments on 7.5.23	8.31.23
2	per bldg dept comments on 9.19.23	10.10.23

DRAWING TITLE: SECOND FLOOR PLAN

PROJECT NAME: BELLISSIMO RESIDENCE
6 HILTON AVE.
GARDEN CITY PARK, NY 11040

DATE:	4.6.23
SCALE:	AS NOTED
DRAWN BY:	ADB
JOB NO.:	223103

LICENSED ARCHITECT EDWARD PAUL BUTT 017539 STATE OF NEW YORK

EDWARD PAUL BUTT
Architect, AIA
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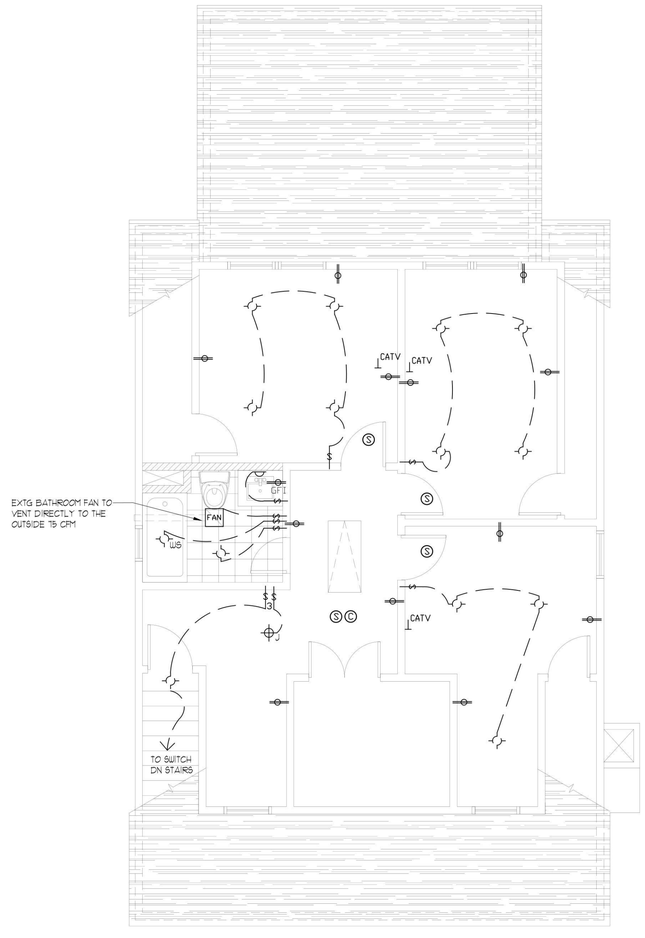
Mineola, New York 11501
(516)605-6625

DRAWING NO.: A-1



2 / A-2 EXTG 2ND. FLOOR REFL. CEILING

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

LIGHTING & ELECTRICAL SYMBOLS

	HIGH HATS FLUSH MOUNTED LIGHT FIXTURE TO BE SPECIFIED BY OWNER	GFI	GFI DUPLEX OUTLET
	WALL SCONCE		DUPLEX OUTLET
S / C	SMOKE DETECTOR / CARBON MONOXIDE DETECTOR	CATV	CABLE TELEVISION JACK
S	SINGLE POLE SWITCHES	J	JUNCTION BOX
3	3 WAY SWITCHES	LWS	HIGH HATS WATER SAFE FLUSH MOUNTED LIGHT FIXTURE TO BE SPECIFIED BY OWNER
FAN	EXHAUST FANS 75 CFM		

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No.	REVISION	DATE
1	per bldg dept comments on 7.5.23	8.31.23
2	per bldg dept comments on 9.19.23	10.10.23

DRAWING TITLE: REFLECTED CLG PLAN

PROJECT NAME: BELLISSIMO RESIDENCE
6 HILTON AVE.
GARDEN CITY PARK, NY 11040

DATE:	4.6.23
SCALE:	AS NOTED
DRAWN BY:	ADB
JOB NO.:	223103

REGISTERED ARCHITECT EDWARD PAUL BUTT 017537 STATE OF NEW YORK

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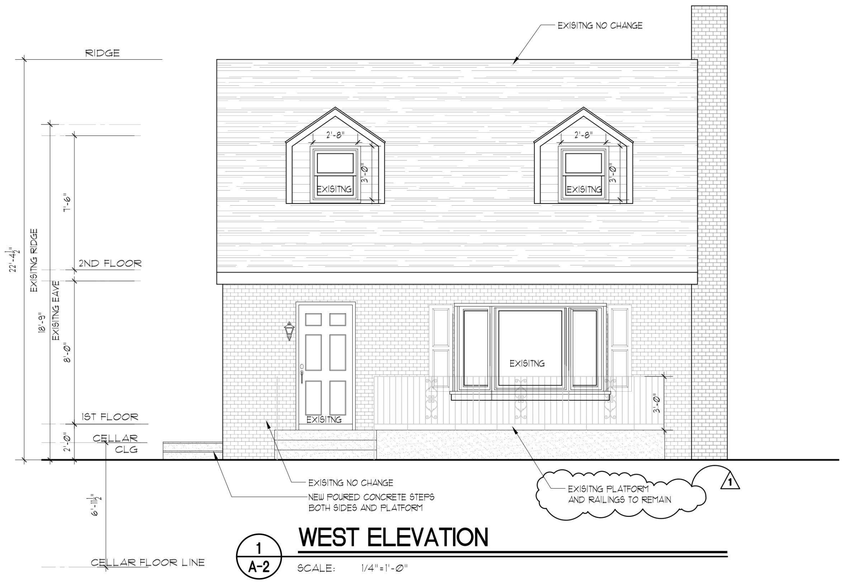
499 Jericho Turnpike Suite 100 Mineola, New York 11501
(516)625-6625

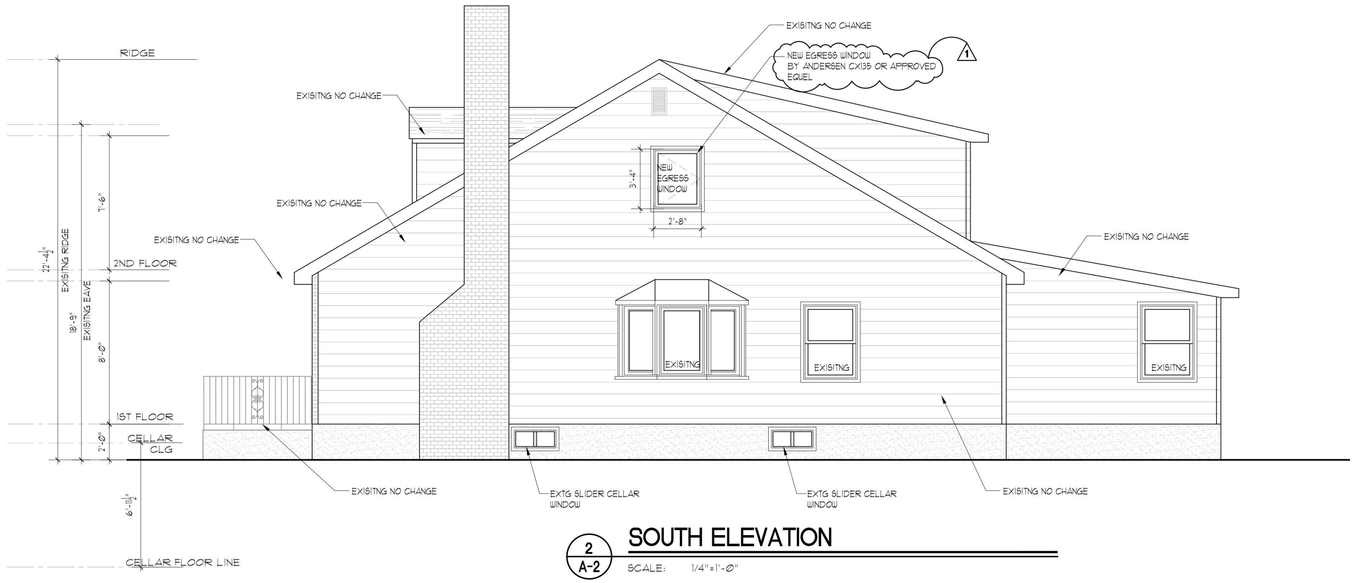
DISAPPROVED
Carlos Reyes
12/01/2023

DRAWING NO.: A-2



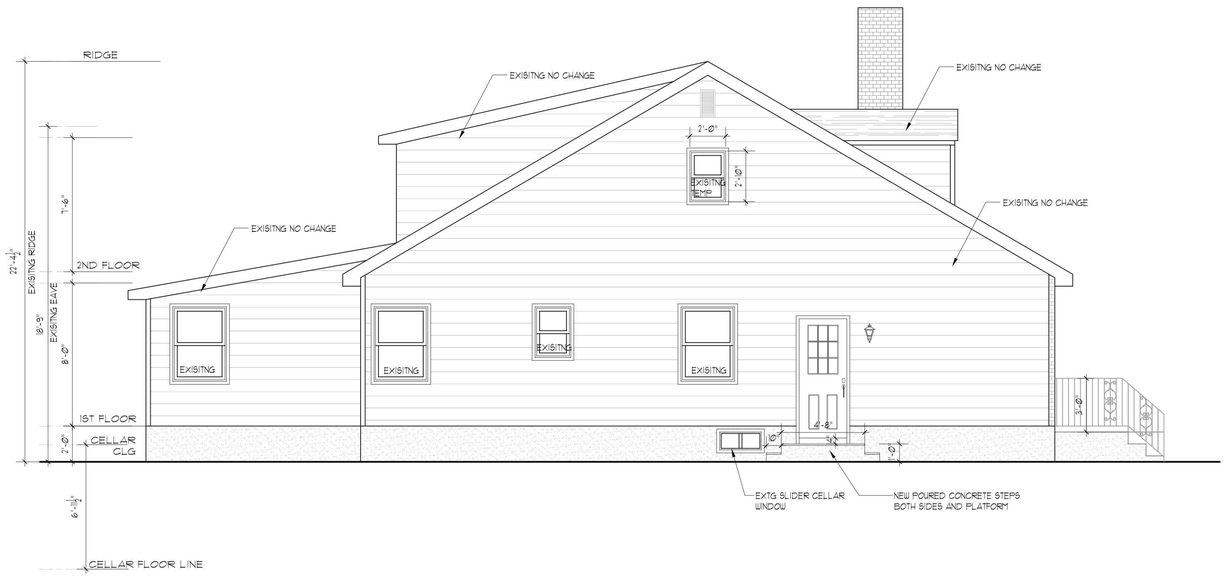
1 A-2 **WEST ELEVATION**

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



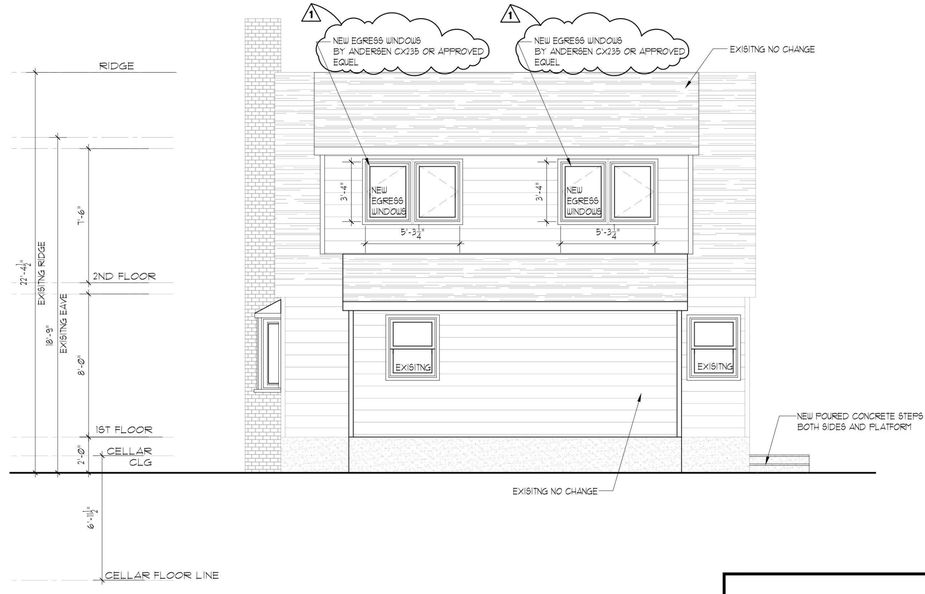
2 A-2 **SOUTH ELEVATION**

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



3 A-2 **NORTH ELEVATION**

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



4 A-2 **EAST ELEVATION**

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

DISAPPROVED

Carlos Reyes
12/01/2023

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No.	REVISION	DATE
1	per bldg dept comments on 7.5.23	8.31.23
2	per bldg dept comments on 9.19.23	10.10.23

DRAWING TITLE: ELEVATIONS

PROJECT NAME: BELLISSIMO RESIDENCE
6 HILTON AVE.
GARDEN CITY PARK, NY 11040

DATE:	4.6.23
SCALE:	AS NOTED
DRAWN BY:	A.D.B
JOB NO.:	223103

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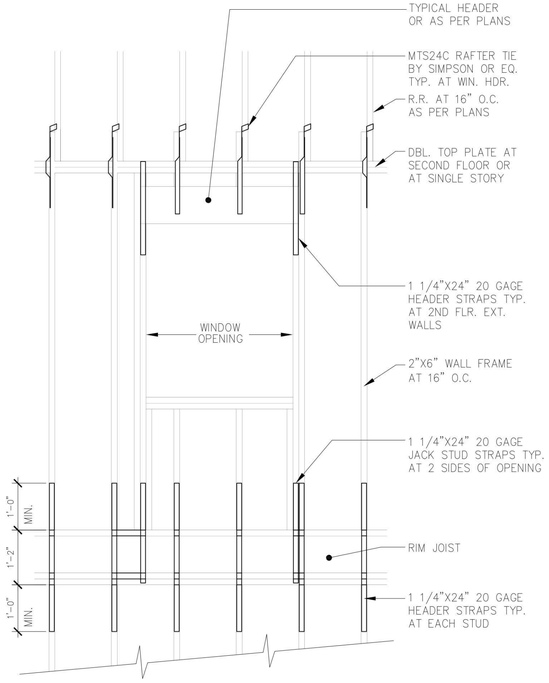
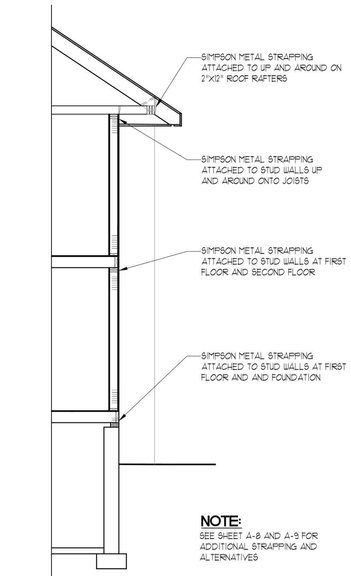
Mineola, New York 11501

DRAWING NO.: A-3



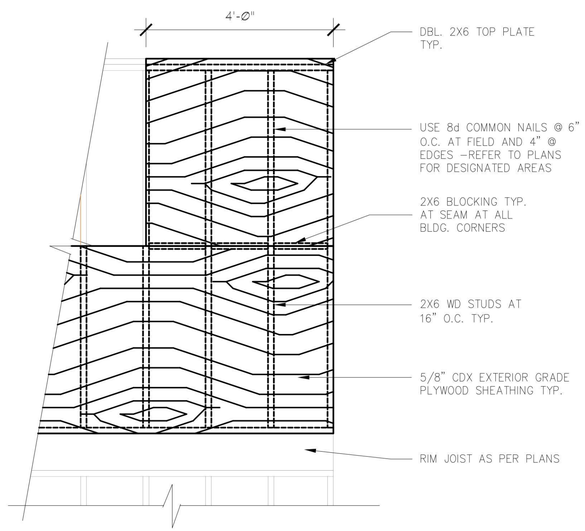
WALL/HEADER

NOT TO SCALE



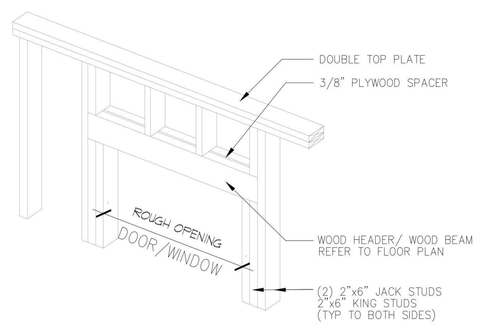
A-9 BASIC STRAP DETAIL

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



NAILING DETAIL (ELEVATION)

NOT TO SCALE



HEADER DETAIL

NOT TO SCALE

NAILING SCHEDULE (TABLE 3.1) WFCM 1995

JOINT DESCRIPTION	NUMBER OF NAILS	NAIL SPACING
ROOF FRAMING		
RAFTER TO TOP PLATE (TOE NAILED)	(SEE TABLE 3.3A)	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE NAILED)	(SEE TABKE 3.3A)	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE NAILED)	(SEE TABLE 3.7)	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE NAILED)	(SEE TABLE 3.7)	EACH LAP
COLLAR TIE TO RAFTER (FACE NAILED)	(SEE TABLE 3.4)	PER TIE
BLOCKING TO RAFTER (TOE NAILED)	2-8d	EACH END
RIM BOARD TO RAFTER (END NAILED)	2-16d	EACH END
WALL FRAMING		
TOP PLATE TO TOP PLATE (FACE NAILED)	2-16d [1]	PER FOOT
TOP PLATES AT INTERSECTION (FACE NAILED)	4-16d	JOINTS EACH SIDE
STUD TO STUD (FACE NAILED)	2-16d	24" O.C.
HEADER TO HEADER (FACE NAILED)	16d	16" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD	2-16d	PER 2"X4" STUD
	3-16d	PER 2"X6" STUD
	4-16d	PER 2"X8" STUD
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, END JOIST OR BLOCKING (FACE NAILED)	2-16d [1,2]	PER FOOT
FLOOR FRAMING		
JOIST TO SILL, TOP PLATE OR GIRDER	4-8d	PER JOIST
BRIDGING TO JOIST (TOE NAILED)	2-8d	EACH END
BLOCKING TO JOIST (TOE NAILED)	2-8d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE NAILED)	3-16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE NAILED)	3-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE NAILED)	3-8d	PER JOIST
BAND JOIST TO JOIST (END NAILED)	3-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE NAILED)	2-16d [1]	PER FOOT
ROOF SHEATHING		
STRUCTURAL PANELS	8d	(SEE TABLE 3.8)
DIAGONAL BOARD SHEATHING		
1"X6" OR 1"X8"	2-8d	PER SUPPORT
1"X10" OR WIDER	2-16d	PER SUPPORT
CEILING SHEATHING		
GYPSUM WALLBOARD	5d COOLERS	7" EDGE / 10" FIELD
STRUCTURAL PANELS	8d	(SEE TABLE 3.9)
FIBERBOARD PANELS		
7/16"	6d	3" EDGE / 6" FIELD
25/32"	8d	3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	7" EDGE / 10" FIELD
HARDBOARD	8d	(SEE TABLE 3.9)
PARTICLEBOARD PANELS	8d	(SEE TABLE 3.9)
DIAGONAL BOARD SHEATHING		
1"X6" OR 1"X8"	2-8d	PER SUPPORT
1"X10" OR WIDER	3-8d	PER SUPPORT
FLOOR SHEATHING		
STRUCTURAL PANELS		
1" OR LESS	8d	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	6" EDGE / 12" FIELD
DIAGONAL BOARD SHEATHING		
1"X6" OR 1"X8"	2-8d	PER SUPPORT
1"X10" OR WIDER	3-8d	PER SUPPORT

1. NAILING REQUIREMENTS ARE BASE ON WALL SHEATHING NAILED 6" ON CENTER AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 3" ON CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR OTHER CONNECTORS, SUCH AS SHEAR PLATES, SHALL BE USED TO MAINTAIN THE LOAD PATH.
2. WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1-16d NAIL PER FOOT.

DISAPPROVED
Carlos Reyes
12/01/2023

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No.	REVISION	DATE
1	per bldg dept comments on 7.5.23	8.31.23
2	per bldg dept comments on 9.19.23	10.10.23

DRAWING TITLE: STRAPPING DETAILS

PROJECT NAME: BELLISSIMO RESIDENCE
6 HILTON AVE.
GARDEN CITY PARK, NY 11040

DATE:	SCALE:	DRAWN BY:	JOB NO.:
4.6.23	AS NOTED	A.D.B	223103

REGISTERED ARCHITECT EDWARD PAUL BUTT 017539 STATE OF NEW YORK

EDWARD PAUL BUTT
Architect, AIA
499 Jericho Turnpike Suite 100
(516)625-6625
Mineola, New York 11501

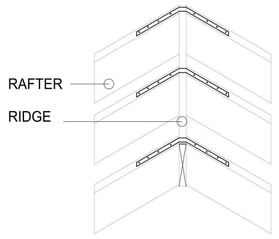
DRAWING NO.: A-4

CONSTRUCTION DETAILS & WIND LOAD PATH CONNECTION DETAILS

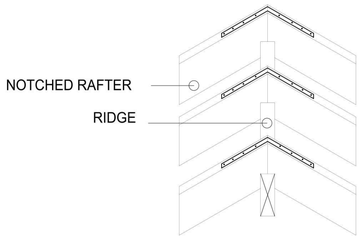
WIND RESISTANT CONSTRUCTION CONNECTORS

CONNECTION LOCATION:	PART NUMBER:	NOTES:
RIDGE-TO-RAFTERS	LSTA24	APPLY TO EACH PAIR OF RAFTERS
RAFTER-TO-WALL	RT20	APPLY TO EACH RAFTER
RAFTER-TO-PLATE	RT15	APPLY TO EACH RAFTER (USE WITH SPTH4 CONNECTOR)
PLATE-TO-WALL STUD	SPTH4	APPLY TO EACH WALL STUD
2ND. FLOOR WALL-TO-1ST. FLOOR WALL	KLFTA OR MSTA36	APPLY TO EACH WALL STUD
HEADER-TO-JACK STUD	LSTA12	APPLY TO EACH JACK STUD
CRIPPLE STUD-TO-HEADER	RT3 OR RT7	APPLY TO EACH CRIPPLE STUD
SHEAR WALL HOLDDOWN ANCHOR	ADS5	APPLY TO EACH SIDEWALL END
1ST. FLOOR-UNDER-SILL PLATE	MSTA36 OR RS16-R	WRAP UNDER DOUBLE SILL PLATE (USE WITH 3" SQUARE WASHERS)

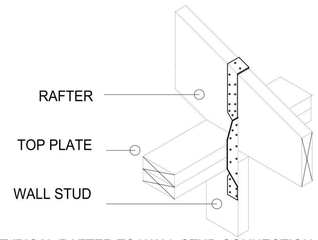
USE THE FOLLOWING OR APPROVED USP METAL CONNECTORS FOR PROPER WIND RESISTANT CONSTRUCTION.
FOLLOW MANUFACTURE'S RECOMENDED INSTALLATION INSTRUCTIONS TO ACHIEVE MAXIMUM UPLIFT LOAD CAPACITY.



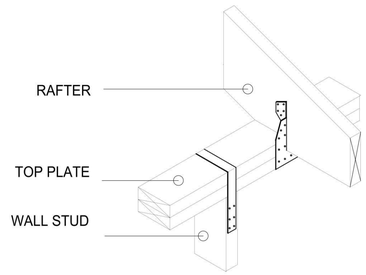
TYPICAL RIDGE TO RAFTER STRAPPING



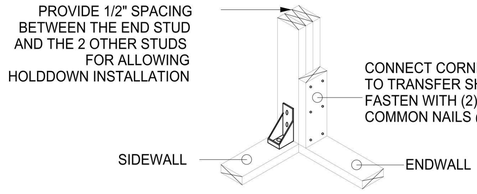
TYPICAL RIDGE BEAM TO RAFTER STRAPPING



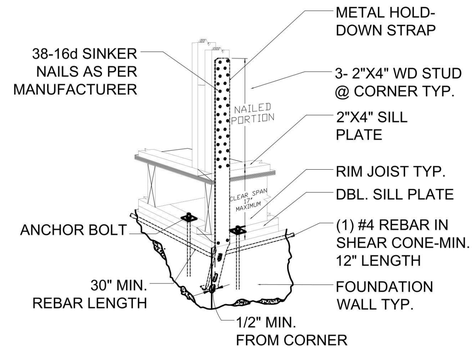
TYPICAL RAFTER TO WALL STUD CONNECTION



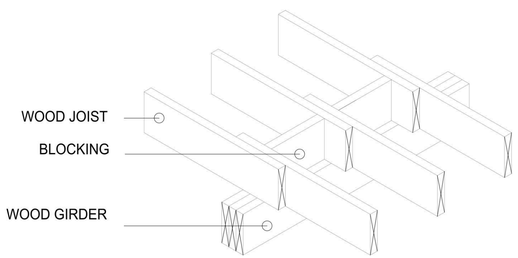
ALTERNATIVE RAFTER TO WALL STUD CONNECTION



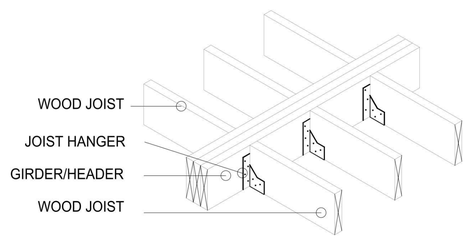
SHEAR WALL CORNER CONNECTION



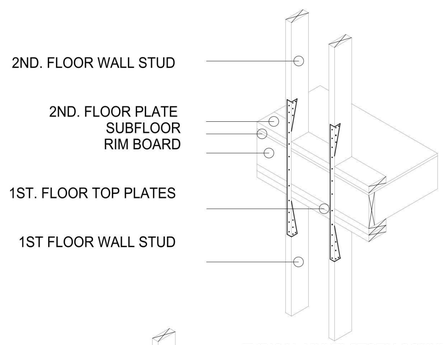
METAL HOLD-DOWN / UPLIFT ANCHOR



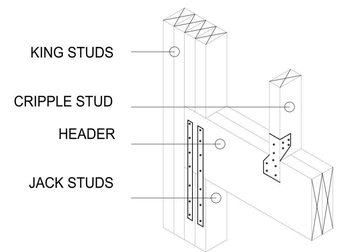
JOIST FRAMING OVER WOOD GIRDER



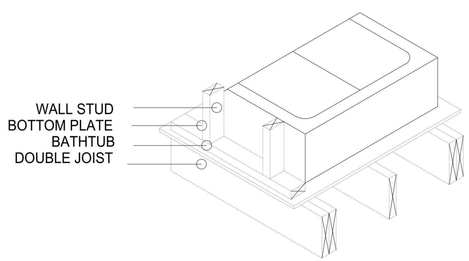
JOIST FRAMING FLUSH WITH GIRDER/HEADER



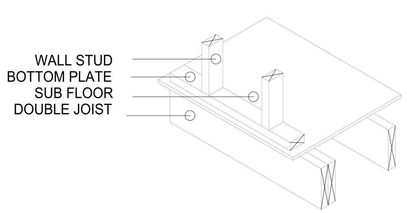
TYPICAL MULTI-STORY CONNECTIONS



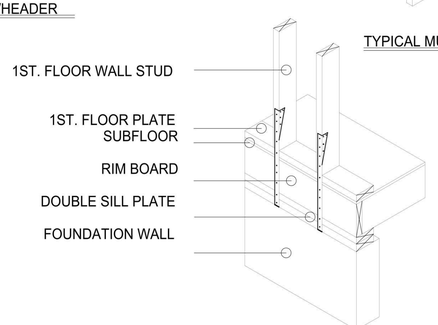
TYPICAL HEADER CONNECTION



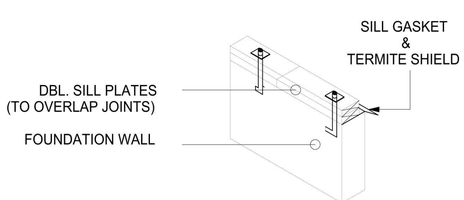
DOUBLE JOIST FOR UNDER A BATHTUB



DOUBLE JOIST FOR NON-BEARING WALLS



1ST. FLOOR TO FOUNDATION CONNECTIONS



SILL PLATES TO FOUNDATION ANCHORING

DISAPPROVED
Carlos Reyes
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 FIELD 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
1	per bldg dept comments on 7.5.23	8.31.23
2	per bldg dept comments on 9.19.23	10.10.23

DRAWING TITLE: STRAPPING DETAILS

PROJECT NAME: BELLISSIMO RESIDENCE
6 HILTON AVE.
GARDEN CITY PARK, NY 11040

DATE:	SCALE:	DRAWN BY:	JOB NO.:
4.6.23	AS NOTED	AD.B	223103

REGISTERED ARCHITECT EDWARD PAUL BUTT 017594 STATE OF NEW YORK

EDWARD PAUL BUTT
Architect, AIA
499 Jericho Turnpike Suite 100
(516)625-6625
Mineola, New York 11501

DRAWING NO.: A-5

#21516

NYU LANGONE HEALTH
MANHASSET AMBULATORY CARE CENTER

1440 NORTHERN BLVD. MANHASSET, NY 11030

SIGNAGE VARIANCE SHEET LIST

WJ Architecture & Engineering D.P.C. Doing Business As EWING COLE

330 7th Ave.
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New York, NY 10001
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GZA GEOENVIRONMENTAL
104 W 29TH ST 10TH FLOOR
NEW YORK, NY 10001

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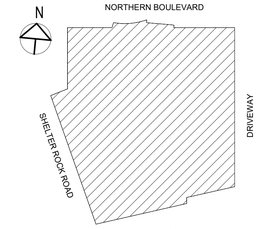
NEW YORK, NY 10018

KEY PLAN



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PROJECT MANAGER
SOPHIE BUTTIENS
PROJECT ARCHITECT
ALEENA MAJUMDAR
PROJECT DESIGNER
X.CHEN / A.RODRIGUEZ

SIGNATURE / SEAL

REVISIONS

NO.	BY	DESCRIPTION	DATE
		EXTERIOR SIGNAGE - TOWN OF NORTH HEMPSTEAD VARIANCE REQUEST	08/18/2023

NYU LANGONE HEALTH

MANHASSET AMBULATORY CARE CENTER

1440 NORTHERN BOULEVARD, MANHASSET, NEW YORK

DRAWN BY BK DATE 08/07/2023

PROJECT NO. 20220443 SCALE

DRAWING NAME

SIGNAGE ADDENDUM COVER SHEET

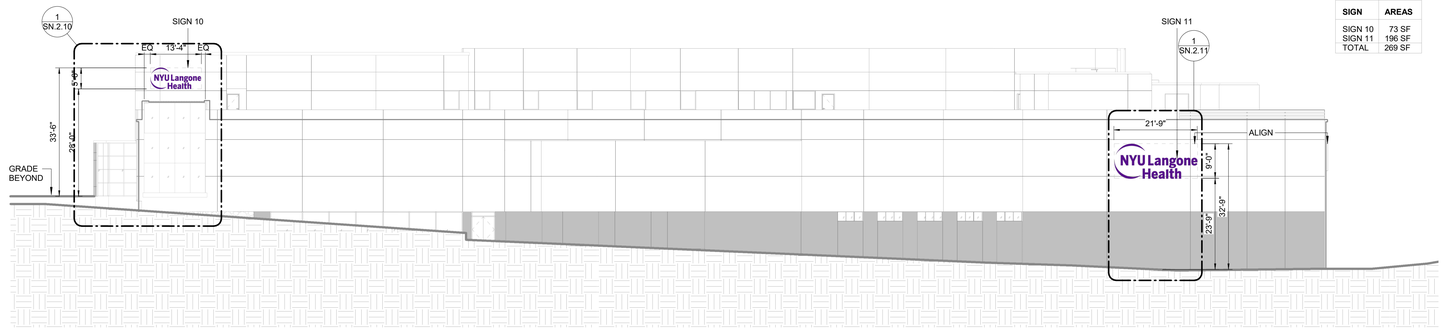
FLOOR/SECTION PHASE DRAWING NO.

CD SN.1.0

9/19/2023 3:18:24 PM Autodesk Docs://20220443 - NYU Manhasset ACC/20220443_A23_CENTRAL.rvt

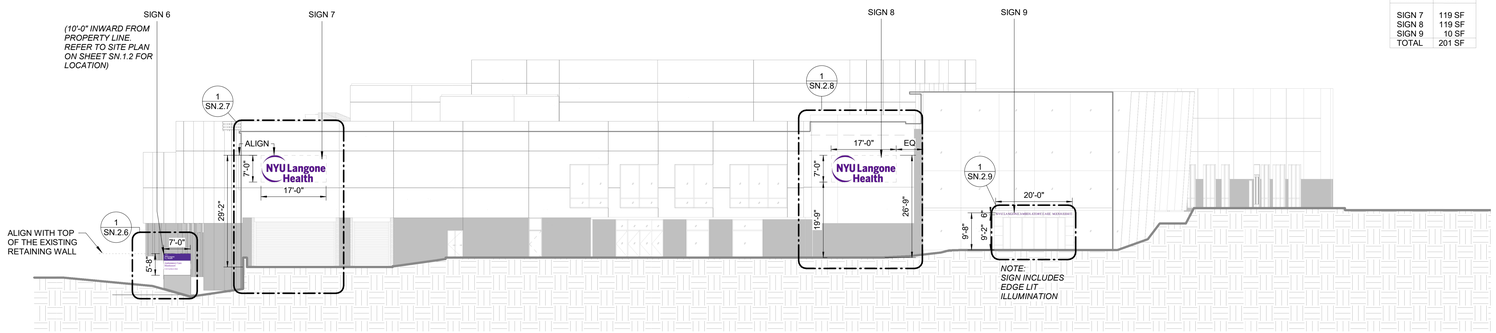
EXISTING HIGHEST POINT (TO BE VERIFID)

SIGN	AREAS
SIGN 10	73 SF
SIGN 11	196 SF
TOTAL	269 SF



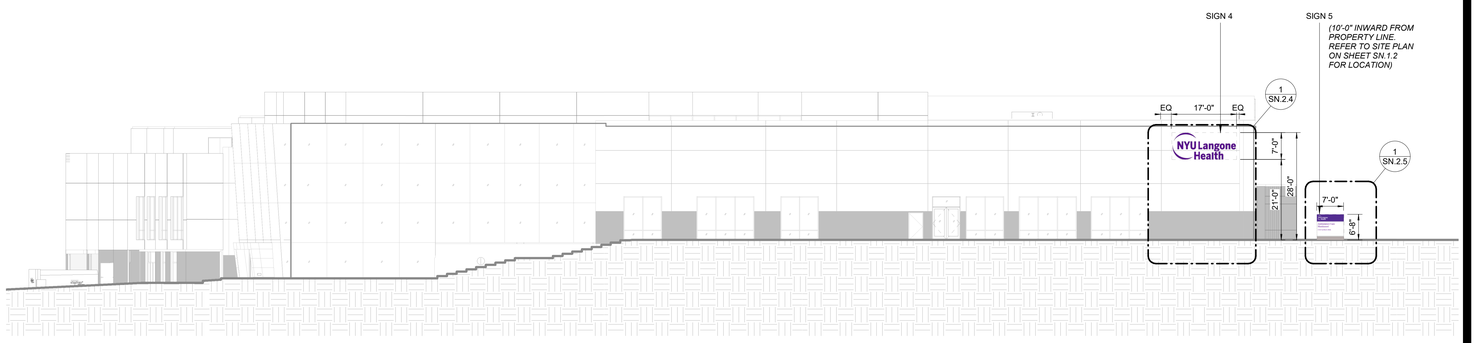
04 WEST BUILDING ELEVATION_SIGNAGE
SCALE: 1/16" = 1'-0"

SIGN	AREAS
* GROUND SIGN	
SIGN 6	70 SF
SIGN 7	119 SF
SIGN 8	119 SF
SIGN 9	10 SF
TOTAL	201 SF



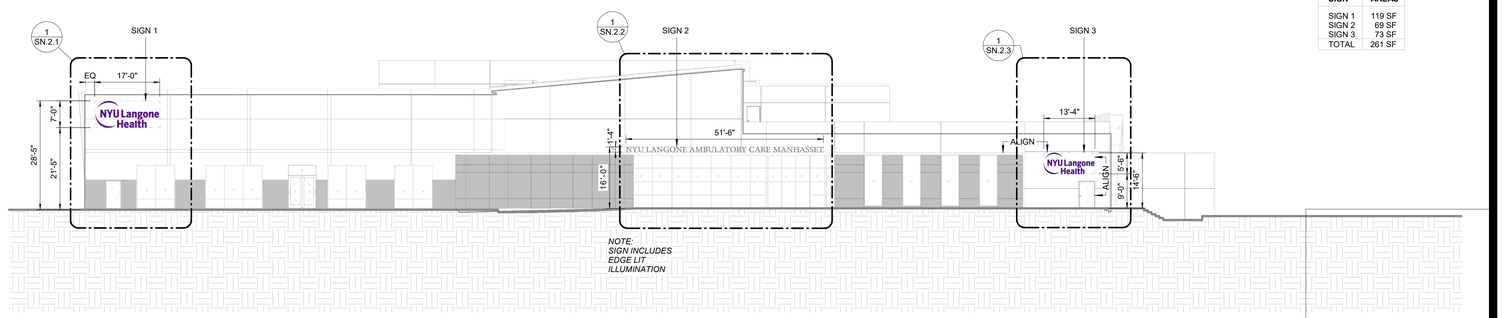
03 SOUTH BUILDING ELEVATION_SIGNAGE
SCALE: 1/16" = 1'-0"

SIGN	AREAS
* GROUND SIGN	
SIGN 4	119 SF
SIGN 5	47 SF



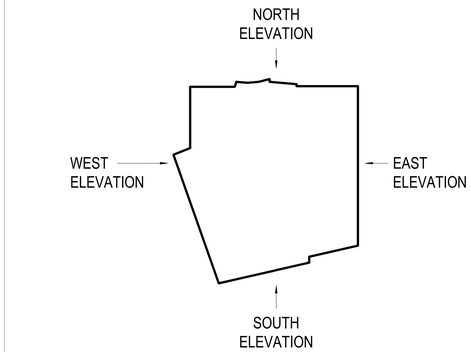
02 EAST BUILDING ELEVATION_SIGNAGE
SCALE: 1/16" = 1'-0"

SIGN	AREAS
SIGN 1	119 SF
SIGN 2	69 SF
SIGN 3	73 SF
TOTAL	261 SF



01 NORTH BUILDING ELEVATION_SIGNAGE
SCALE: 1/16" = 1'-0"

KEY PLAN



NOTE :
REFER TO SITE PLAN FOR LOCATION OF THE GROUND SIGNS ON SHEET SN.1.2
& BUILDING SIGNAGE COMPLIANCE CHARTS ON SHEETS SN.2.1 - SN.2.12

WJ Architecture & Engineering D.P.C. Doing Business As EWING COLE

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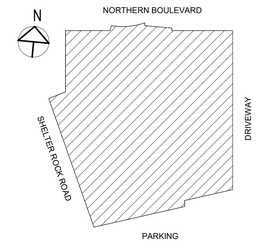
KEY PLAN



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SIGNATURE / SEAL

REVISIONS

NO.	BY	DESCRIPTION	DATE
		EXTERIOR SIGNAGE - TOWN OF NORTH HEMPSTEAD VARIANCE REQUEST	08/18/2023

NYU LANGONE HEALTH

MANHASSET AMBULATORY CARE CENTER

1440 NORTHERN BOULEVARD, MANHASSET, NEW YORK

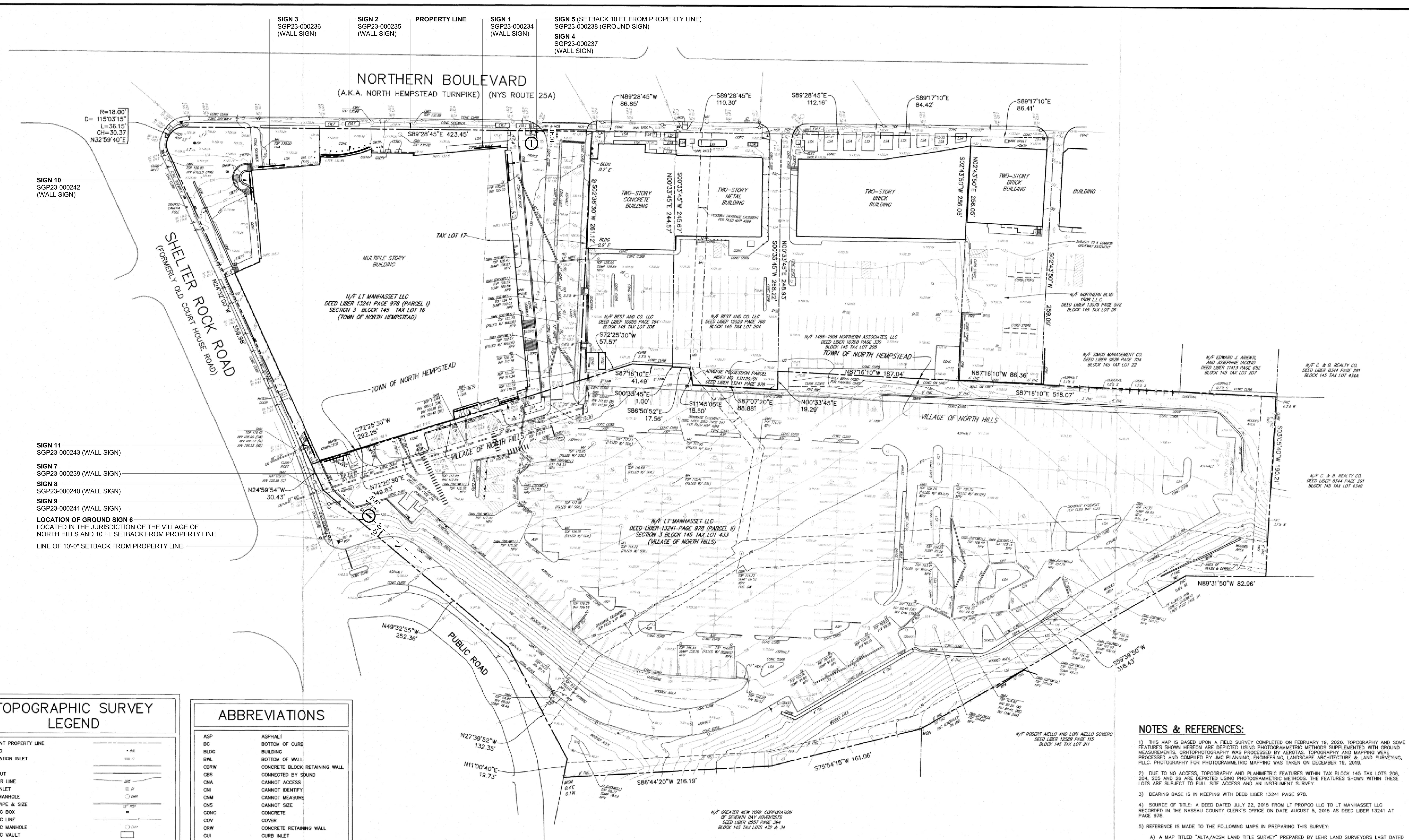
DRAWN BY	BK	DATE	08/07/2023
PROJECT NO.	20220443	SCALE	1/16" = 1'-0"

DRAWING NAME

SIGNAGE ADDENDUM - ELEVATIONS

FLOOR/SECTION PHASE	DRAWING NO.
CD	SN.1.1

9/19/2023 4:22:36 PM Autodesk Docs://20220443 - NYU Manhasset ACC/20220443_A23_CENTRAL.rvt



TOPOGRAPHIC SURVEY LEGEND

- ADJACENT PROPERTY LINE
- BOLLARD
- COMBINATION INLET
- CURB
- CURB CUT
- CONTOUR LINE
- DRAIN INLET
- DRAIN MANHOLE
- DRAIN PIPE & SIZE
- ELECTRIC BOX
- ELECTRIC LINE
- ELECTRIC MANHOLE
- ELECTRIC VAULT
- FENCE
- FLAG POLE
- GAS LINE
- GUIDERAIL
- GUY WIRE
- HANDICAP TRACTION PAD
- HYDRANT
- LOOP DETECTOR LINE
- LIGHT
- LIGHT POST
- MANHOLE
- MONUMENT
- OVERHEAD WIRE
- PEDESTRIAN SIGNAL POLE
- PROPERTY LINE
- ROOF OVER
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE & SIZE
- SIGN
- SPOT GRADE
- TELECOMMUNICATIONS BOX
- TELECOMMUNICATIONS MANHOLE
- TELECOMMUNICATIONS LINE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL LINE
- TRAFFIC SIGNAL POLE
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- VENT PIPE
- WALL
- WATER LINE
- WATER MANHOLE
- WATER VALVE

ABBREVIATIONS

ASP	ASPHALT
BC	BOTTOM OF CURB
BLDG	BUILDING
BWL	BOTTOM OF WALL
CBRW	CONCRETE BLOCK RETAINING WALL
CBS	CONNECTED BY SOUND
CNA	CANNOT ACCESS
CNI	CANNOT IDENTIFY
CNM	CANNOT MEASURE
CNS	CANNOT SIZE
CONC	CONCRETE
COV	COVER
CRW	CONCRETE RETAINING WALL
CUI	CURB INLET
DIP	DUCTILE IRON PIPE
DW	DRYWELL
E	EAST
ESERV	ELECTRICAL SERVICE
FFE	FINISHED FLOOR ELEVATION
FNC	CHAIN LINK FENCE
FNM	METAL FENCE
FNPVC	POLYVINYL CHLORIDE FENCE
GSERV	GAS SERVICE
HCR	HANDICAP RAMP
HDPE	HIGH-DENSITY POLYETHYLENE
HDR	HANDRAIL
INV	INVERT
LSA	LANDSCAPED AREA
N	NORTH
NPV	NO PIPES VISIBLE
POS.	POSSIBLE
RCP	REINFORCED CONCRETE PIPE
RMS	REMAINS
RO	ROOF OVER
S	SOUTH
SBC	STONE BLOCK CURB
SBRW	STONE BLOCK RETAINING WALL
STB	STOP BAR
STN	STONE
SWLK	SIDEWALK
TC	TOP OF CURB
THRS	THRESHOLD
TWL	TOP OF WALL
TYP	TYPICAL
UNK	UNKNOWN
UBX	UNKNOWN BOX
W	WEST

PARKING SPACE COUNT

REGULAR SPACES	503
HANDICAP ACCESSIBLE SPACES	9
TOTAL PARKING SPACES	512

NOTES & REFERENCES:

1) THIS MAP IS BASED UPON A FIELD SURVEY COMPLETED ON FEBRUARY 19, 2020. TOPOGRAPHY AND SOME FEATURES SHOWN HEREON ARE DEPICTED USING PHOTOGRAMMETRIC METHODS SUPPLEMENTED WITH GROUND MEASUREMENTS. ORHTOPHOTOGRAPHY WAS PROCESSED BY AEROTAS. TOPOGRAPHY AND MAPPING WERE PROCESSED AND COMPILED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC. PHOTOGRAPHY FOR PHOTOGRAMMETRIC MAPPING WAS TAKEN ON DECEMBER 19, 2019.

2) DUE TO NO ACCESS, TOPOGRAPHY AND PLANIMETRIC FEATURES WITHIN TAX BLOCK 145 TAX LOTS 206, 204, 205 AND 26 ARE DEPICTED USING PHOTOGRAMMETRIC METHODS. THE FEATURES SHOWN WITHIN THESE LOTS ARE SUBJECT TO FULL SITE ACCESS AND AN INSTRUMENT SURVEY.

3) BEARING BASE IS IN KEEPING WITH DEED LIBER 13241 PAGE 978.

4) SOURCE OF TITLE: A DEED DATED JULY 22, 2015 FROM LT PROPCO LLC TO LT MANHASSET LLC RECORDED IN THE NASSAU COUNTY CLERK'S OFFICE ON DATE AUGUST 5, 2015 AS DEED LIBER 13241 AT PAGE 978.

5) REFERENCE IS MADE TO THE FOLLOWING MAPS IN PREPARING THIS SURVEY:

A) A MAP TITLED "ALTA/ACSM LAND TITLE SURVEY" PREPARED BY LEHR LAND SURVEYORS LAST DATED ON JULY 15, 2015 AND NOT FILED.

B) A MAP TITLED "LORD AND TAYLOR FINAL SURVEY" PREPARED BY CONTRACTORS LAYOUT ON DATE DECEMBER 29, 2016 AND NOT FILED.

C) A MAP TITLED "LORD & TAYLOR EXPANSION" PREPARED BY VHB ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, PC DATED MARCH 1, 2013 AND NOT FILED.

D) A MAP TITLED "EASEMENTS TO BE ACQUIRED FOR MANHASSET DRAIN SEC. 2 FOR THE RELIEF OF OLD COURT HOUSE ROAD" FOR THE DEPARTMENT OF PUBLIC WORKS NASSAU COUNTY NY PREPARED BY JOHN H. WHITTLE DATED JUNE, 1939 FILED IN THE NASSAU COUNTY CLERK'S OFFICE ON FEBRUARY 19, 1940 AS MAP NO. R-136 (MAP NO. 4025).

E) A MAP TITLED "MAP SHOWING PROPERTY TO BE ACQUIRED FOR MANHASSET DRAIN" FOR THE DEPARTMENT OF PUBLIC WORKS NASSAU COUNTY NY DATED MARCH, 1945 FILED IN THE NASSAU COUNTY CLERK'S OFFICE AS MAP NO. 4268.

6) THE PREMISES SURVEYED IS DESIGNATED AS SECTION 3 BLOCK 145 LOTS 16 AND 17 ON THE TOWN OF NORTH HEMPSTEAD TAX ROLLS, AND SECTION 3 BLOCK 145 LOT 433 ON THE TOWN OF NORTH HEMPSTEAD TAX ROLLS (VILLAGE OF NORTH HILLS). THE TOTAL LOT AREA = 9.31237 ACRES OR 405,647± SQ FT

7) THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH.

8) CONTOUR INTERVAL IS (2) TWO FEET. VERTICAL DATUM IS REFERENCED TO NAVD 1988 WHICH WAS OBTAINED BY GPS METHODS.

9) THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION. SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE. PIPE CONNECTIONS SHOWN AS (R) ARE AS SHOWN ON A MAP REFERENCE 5C.

10) UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUB-DIVISION 2.

11) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. UNAUTHORIZED REPRODUCTION OF THIS MAP IS A VIOLATION APPLICABLE LAWS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THOMAS M. SCHMIDT NYS LICENSE NO. 50221

08/09/2022
DATE

CLIENT: LORD & TAYLOR LLC
225 LIBERTY STREET
NEW YORK, NY 10281

TOPOGRAPHIC SURVEY
YORK FACTORY-MANHASSET
1440 NORTHERN BOULEVARD
HAMLET OF MANHASSET, NASSAU COUNTY, NEW YORK

Drawing No: TS-1

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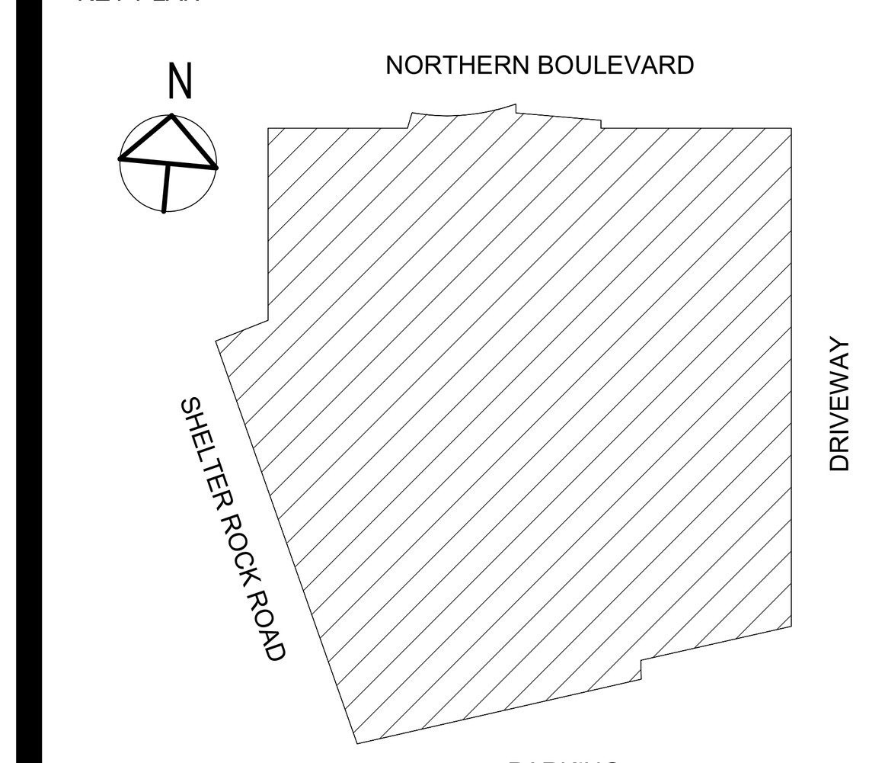
KEY PLAN



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SIGNATURE / SEAL

REVISIONS

NO.	BY	DESCRIPTION	DATE
		EXTERIOR SIGNAGE - TOWN OF NORTH HEMPSTEAD VARIANCE REQUEST	08/18/2023

NYU LANGONE HEALTH

MANHASSET AMBULATORY CARE CENTER

1440 NORTHERN BOULEVARD, MANHASSET, NEW YORK

DRAWN BY	BK	DATE	08/07/2023
PROJECT NO.	20220443	SCALE	1" = 50'-0"

DRAWING NAME

SIGNAGE ADDENDUM - SITE PLAN

FLOOR/SECTION PHASE: CD

DRAWING NO.: SN.1.2

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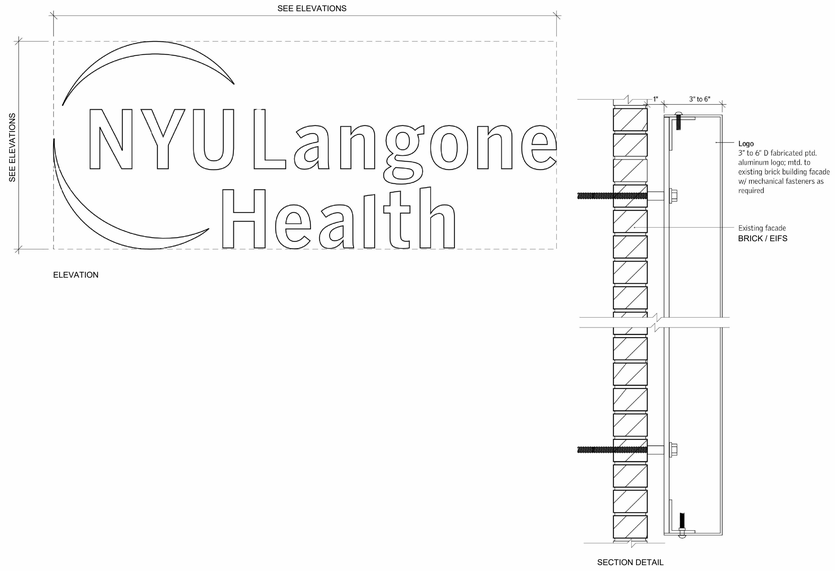
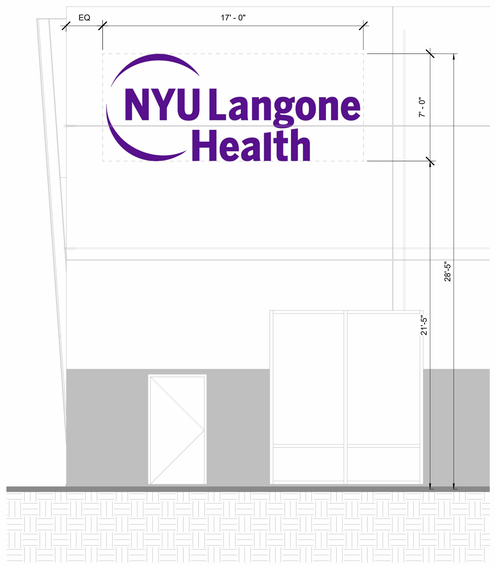


2 SIGN 1 ELEVATION AND SECTION DETAIL



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

BUILDING SIGNAGE CODE COMPLIANCE CHART

TOWN OF NORTH HEMPSTEAD CODE REQUIREMENTS - CHAPTER 70, ARTICLE XX1, SECTION 70-196	PROPOSED NORTH ELEVATION SIGNAGE CONDITIONS (PUBLIC STREET FACING)
(1) WALL SIGN, ATTACHED TO AND PARALLEL TO A SINGLE BUILDING WALL ON A PUBLIC STREET OR PARKING AREA AND ADVERTISING ONLY THE BUSINESS CONDUCTED IN SUCH BUILDING PROVIDED THAT (a) THERE BE **ONLY ONE SUCH SIGN FOR EACH WALL ON ANY WALL** WHERE SUCH SIGN IS PERMITTED	3 SIGNS ADVERTISING THE INSTITUTION'S NAME AND BUSINESS CONDUCTED WITHIN HAVE BEEN PROVIDED ON A SINGLE BUILDING ELEVATION FACING A PUBLIC STREET. SIGN 1, SIGN 2 & SIGN 3 ARE LOCATED ON THE NORTH ELEVATION **REQUIRES VARIANCE**
(b) THE SIGN ON THE BUILDING WALL FACING UPON A **PUBLIC STREET** SHALL NOT EXCEED **4 1/2 FEET IN VERTICAL DIMENSION OR,** **TWO SQUARE FEET PER LINEAR FOOT OF WALL WIDTH**	HEIGHT OF SIGN 1 = 7FT & EXCEEDS 4 1/2 FT, BUT MEETS THE TOTAL AREA LIMITATION ELEVATIONAL WALL WIDTH = 271'- 4" TOTAL AREA OF SIGNAGE PERMITTED = 542.6 SF AREA OF SIGN 1 = 119 SF **COMPLIES**
THE SIGN ON THE BUILDING WALL FACING UPON A PARKING AREA SHALL NOT EXCEED **2 FEET IN VERTICAL DIMENSION** OR, **ONE SQUARE FEET PER LINEAR FOOT OF WALL WIDTH** , BUT IN NO CASE SHALL EXCEED 24 SQ FT IN AREA	**N/A**
(c) THE SIGN IS NOT WIDER THAN THE BUILDING UPON WHICH IT IS PLACED	**COMPLIES**
(d) THE SIGN OR ANY PART THEROF, INCLUDING LIGHTING DEVICES AND REFLECTORS, DOES NOT PROJECT MORE THAN ONE FOOT FROM SUCH WALL, BUT IN NO CASE SHALL EXTEND INTO ANY RIGHT OF WAY	SIGN 1 TO BE LIT BY EXTERIOR LIGHTING ON THE FACADE. LIGHT THROW AND SIGN NOT TO EXCEED ONE FOOT FROM THE WALL OR INTO ANY RIGHT OF WAY **COMPLIES**
(e) THE SIGN DOES NOT EXTEND HIGHER THAN THE ROOF OF ANY BUILDING	**COMPLIES**
(f) THE SIGN IS NOT HIGHER THAN THE DISTANCE BETWEEN THE HEAD OF THE WINDOWS OF ONE STORY AND THE LOWER SILL COURSE OF THE WINDOWS OF THE NEXT HIGHER STORY, OR THE TOP OF THE PARAET WALL IF A ONE-STORY BUILDING, AND IN NO EVENT SHALL THE TOP OF THE SIGN BE HIGHER THAN 18 FT ABOVE THE MEAN LEVEL OF GROUND	HEIGHT OF THE TOP OF THE SIGN 1 ABOVE THE GROUND = 28'-5" FT **REQUIRES A VARIANCE**
(g) ANY SUCH SIGN SHALL BE MAINTAINED IN A GOOD STATE OF REPAIR, IN WORKING ORDER AND NEATLY PAINTED; ALL PROJECTING LIGHTING DEVICES, INCLUDING RELFLECTORS AND ALL PARTS THEREOF, SHALL BE PAINTED ALUMINUM ON THE OUTSIDE.	**COMPLIES**
(h) THE PROVISIONS OF SUBSECTIONS J(1)(a) THROUGH J(1)(g) ABOVE SHALL NOT PROHIBIT A SIGN PROJECTING NOT MORE THAN ONE FOOT FROM THE WALL OF ANY BUILDING AND NOT MORE THAN ONE FOOT BY ONE FOOT IN AREA USED TO INDICATE THE LOCATION ON THE PREMISES OF A PUBLIC TELEPHONE OR OTHER PUBLIC UTILITY FACILITY FOR THE USE	**COMPLIES**
(i) ALL SIGNS IN SHOPPING CENTERS SHALL BE UNIFORM IN APPEARANCE, CONSTRUCTION AND DIMENSIONS.	**N/A** **USE OF THE BUILDING HAS BEEN CHANGED FROM A SHOPPING CENTER TO AN OUTPATIENT MEDICAL FACILITY**
(2) DETACHED OR GROUND SIGN, ADVERTISING ONLY THE BUSINESS CONDUCTED ON THE PREMISES UPON WHICH THE SIGN IS LOCATION, PROVIDED THAT : (a) THERE BE ONLY ONE SUCH SIGN DETATCHED FROM A BUILDING	**N/A**
(b) SUCH A SIGN SHALL NOT EXCEED 24 SF IN AREA OR 15 FT IN HEIGHT FROM THE MEAN LEVEL OF THE GROUND	**N/A**
(c) SUCH SIGN SHALL BE LOCATED NOT LESS THAN 10 FT FROM ANY PROPERTY LINE	**N/A**
(d) AN OPEN SPACE OF AT LEAST THREE FEET IN HEIGHT SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE SIGN AND THE GROUND	**N/A**
(e) THE AREA BETWEEN THE SIGN AND FRONT PROPERTY LINE SHALL BE MAINTAINED FREE OF WEEDS AND DEBRIS	**N/A**

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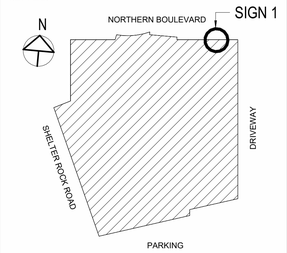

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		EXTERIOR SIGNAGE - TOWN OF NORTH HEMPSTEAD VARIANCE REQUEST	08/18/2023

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PROJECT NO. 20220443 | SCALE As indicated
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SIGNAGE ADDENDUM - SIGN 1

FLOOR/SECTION PHASE: CD | DRAWING NO.: SN.2.1

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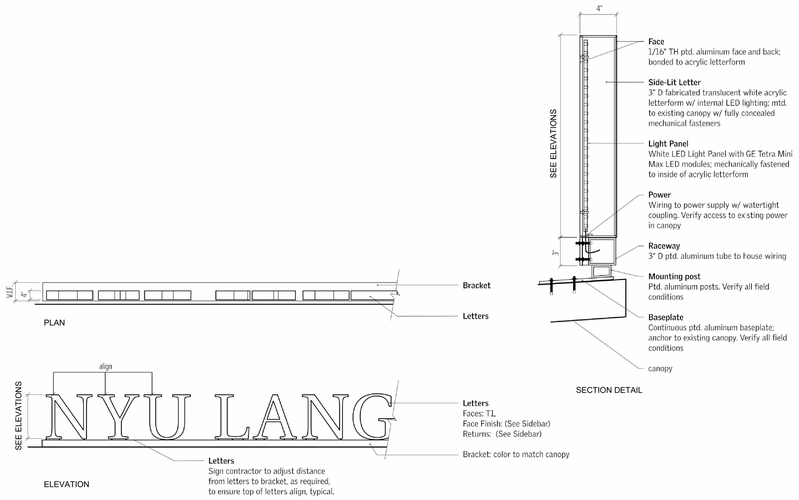
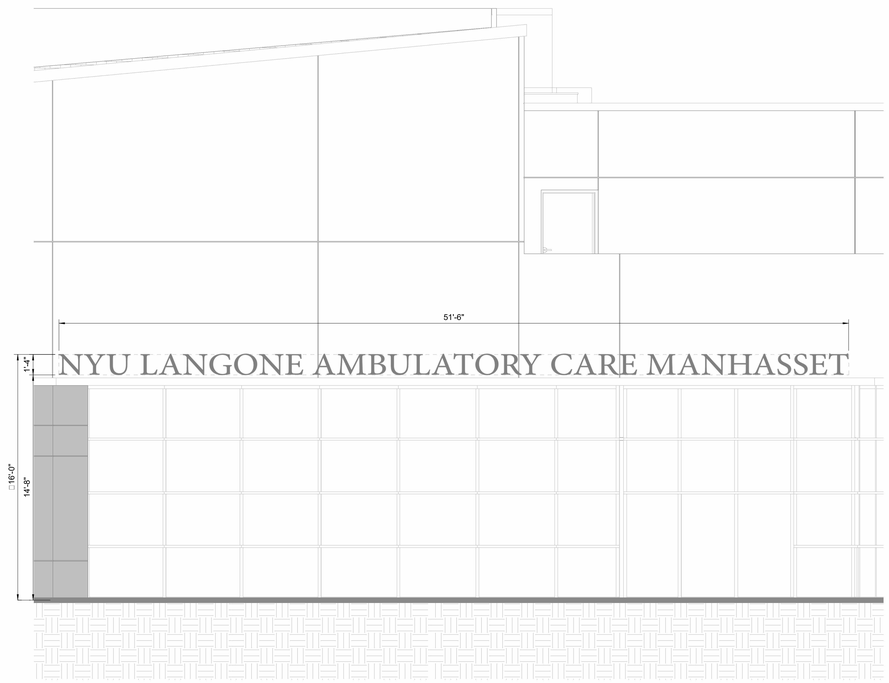


2 SIGN 2 ELEVATION AND SECTION DETAIL
SCALE: 12" = 1'-0"

BUILDING SIGNAGE CODE COMPLIANCE CHART

TOWN OF NORTH HEMPSTEAD CODE REQUIREMENTS - CHAPTER 70, ARTICLE XX1, SECTION 70-196	PROPOSED NORTH ELEVATION SIGNAGE CONDITIONS (PUBLIC STREET FACING)
(1) WALL SIGN, ATTACHED TO AND PARALLEL TO A SINGLE BUILDING WALL ON A PUBLIC STREET OR PARKING AREA AND ADVERTISING ONLY THE BUSINESS CONDUCTED IN SUCH BUILDING PROVIDED THAT (a) THERE BE **ONLY ONE SUCH SIGN FOR EACH WALL ON ANY WALL** WHERE SUCH SIGN IS PERMITTED	3 SIGNS ADVERTISING THE INSTITUTION'S NAME AND BUSINESS CONDUCTED WITHIN HAVE BEEN PROVIDED ON A SINGLE BUILDING ELEVATION FACING A PUBLIC STREET. SIGN 1, SIGN 2 & SIGN 3 ARE LOCATED ON THE NORTH ELEVATION **REQUIRES VARIANCE**
(b) THE SIGN ON THE BUILDING WALL FACING UPON A **PUBLIC STREET** SHALL NOT EXCEED **4 1/2 FEET IN VERTICAL DIMENSION OR,** **TWO SQUARE FEET PER LINEAR FOOT OF WALL WIDTH**	SIGN 2 MEETS THE SIGN HEIGHT LIMITATION, AND MEETS THE AREA LIMITATION HEIGHT OF SIGN 2 = 1'-4" ELEVATIONAL WALL WIDTH = 271'-4" TOTAL AREA OF SIGNAGE PERMITTED = 542.6 SF TOTAL AREA OF SIGNAGE PROVIDED = 261 SF AREA OF SIGN 2 = 69 SF. **COMPLIES**
THE SIGN ON THE BUILDING WALL FACING UPON A PARKING AREA SHALL NOT EXCEED **2 FEET IN VERTICAL DIMENSION** OR, **ONE SQUARE FEET PER LINEAR FOOT OF WALL WIDTH** , BUT IN NO CASE SHALL EXCEED 24 SQ FT IN AREA	**N/A**
(c) THE SIGN IS NOT WIDER THAN THE BUILDING UPON WHICH IT IS PLACED	**COMPLIES**
(d) THE SIGN OR ANY PART THEROF, INCLUDING LIGHTING DEVICES AND REFLECTORS, DOES NOT PROJECT MORE THAN ONE FOOT FROM SUCH WALL, BUT IN NO CASE SHALL EXTEND INTO ANY RIGHT OF WAY	SIGN 2 TO BE LIT BY EXTERIOR LIGHTING ON THE FACADE. LIGHT THROW AND SIGN NOT TO EXCEED ONE FOOT FROM THE WALL OR INTO ANY RIGHT OF WAY **COMPLIES**
(e) THE SIGN DOES NOT EXTEND HIGHER THAN THE ROOF OF ANY BUILDING	**COMPLIES**
(f) THE SIGN IS NOT HIGHER THAN THE DISTANCE BETWEEN THE HEAD OF THE WINDOWS OF ONE STORY AND THE LOWER SILL COURSE OF THE WINDOWS OF THE NEXT HIGHER STORY, OR THE TOP OF THE PARAET WALL IF A ONE-STORY BUILDING, AND IN NO EVENT SHALL THE TOP OF THE SIGN BE HIGHER THAN 18 FT ABOVE THE MEAN LEVEL OF GROUND	HEIGHT OF TOP OF THE SIGN 2 ABOVE THE GROUND = 16 FT **COMPLIES**
(g) ANY SUCH SIGN SHALL BE MAINTAINED IN A GOOD STATE OF REPAIR, IN WORKING ORDER AND NEATLY PAINTED; ALL PROJECTING LIGHTING DEVICES, INCLUDING REFLECTORS AND ALL PARTS THEREOF, SHALL BE PAINTED ALUMINUM ON THE OUTSIDE.	**COMPLIES**
(h) THE PROVISIONS OF SUBSECTIONS J(1)(a) THROUGH J(1)(g) ABOVE SHALL NOT PROHIBIT A SIGN PROJECTING NOT MORE THAN ONE FOOT FROM THE WALL OF ANY BUILDING AND NOT MORE THAN ONE FOOT BY ONE FOOT IN AREA USED TO INDICATE THE LOCATION ON THE PREMISES OF A PUBLIC TELEPHONE OR OTHER PUBLIC UTILITY FACILITY FOR THE USE	**COMPLIES**
(i) ALL SIGNS IN SHOPPING CENTERS SHALL BE UNIFORM IN APPEARANCE, CONSTRUCTION AND DIMENSIONS.	**N/A** USE OF THE BUILDING HAS BEEN CHANGED FROM A SHOPPING CENTER TO AN OUTPATIENT MEDICAL FACILITY
(2) DETACHED OR GROUND SIGN, ADVERTISING ONLY THE BUSINESS CONDUCTED ON THE PREMISES UPON WHICH THE SIGN IS LOCATION, PROVIDED THAT : (a) THERE BE ONLY ONE SUCH SIGN DETATCHED FROM A BUILDING	**N/A**
(b) SUCH A SIGN SHALL NOT EXCEED 24 SF IN AREA OR 15 FT IN HEIGHT FROM THE MEAN LEVEL OF THE GROUND	**N/A**
(c) SUCH SIGN SHALL BE LOCATED NOT LESS THAN 10 FT FROM ANY PROPERTY LINE	**N/A**
(d) AN OPEN SPACE OF AT LEAST THREE FEET IN HEIGHT SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE SIGN AND THE GROUND	**N/A**
(e) THE AREA BETWEEN THE SIGN AND FRONT PROPERTY LINE SHALL BE MAINTAINED FREE OF WEEDS AND DEBRIS	**N/A**



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

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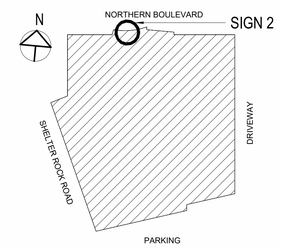

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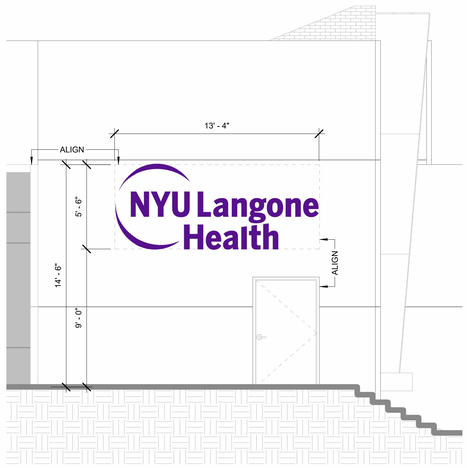
2 SIGN 3 ELEVATION AND SECTION DETAIL
SCALE: 1/2" = 1'-0"



1 NORTH ELEVATION - SIGN 3
SCALE: 1/4" = 1'-0"

BUILDING SIGNAGE CODE COMPLIANCE CHART

TOWN OF NORTH HEMPSTEAD CODE REQUIREMENTS - CHAPTER 70, ARTICLE XX1, SECTION 70-196	PROPOSED NORTH ELEVATION SIGNAGE CONDITIONS (PUBLIC STREET FACING)
(1) WALL SIGN, ATTACHED TO AND PARALLEL TO A SINGLE BUILDING WALL ON A PUBLIC STREET OR PARKING AREA AND ADVERTISING ONLY THE BUSINESS CONDUCTED IN SUCH BUILDING PROVIDED THAT (a) THERE BE **ONLY ONE SUCH SIGN FOR EACH WALL ON ANY WALL** WHERE SUCH SIGN IS PERMITTED	3 SIGNS ADVERTISING THE INSTITUTION'S NAME AND BUSINESS CONDUCTED WITHIN HAVE BEEN PROVIDED ON A SINGLE BUILDING ELEVATION FACING A PUBLIC STREET. SIGN 1, SIGN 2 & SIGN 3 ARE LOCATED ON THE NORTH ELEVATION **REQUIRES VARIANCE**
(b) THE SIGN ON THE BUILDING WALL FACING UPON A **PUBLIC STREET** SHALL NOT EXCEED **4 1/2 FEET IN VERTICAL DIMENSION OR,** **TWO SQUARE FEET PER LINEAR FOOT OF WALL WIDTH**	SIGN 2 DOES NOT MEET THE SIGN HEIGHT LIMITATION, BUT MEETS THE AREA LIMITATION HEIGHT OF SIGN 3 = 5'-6" ELEVATIONAL WALL WIDTH = 271'- 4" TOTAL AREA OF SIGNAGE PERMITTED = 542.6 SF TOTAL AREA OF SIGNAGE PROVIDED = 261 SF AREA OF SIGN 3 = 73 SF **COMPLIES**
THE SIGN ON THE BUILDING WALL FACING UPON A PARKING AREA SHALL NOT EXCEED **2 FEET IN VERTICAL DIMENSION** OR, **ONE SQUARE FEET PER LINEAR FOOT OF WALL WIDTH** , BUT IN NO CASE SHALL EXCEED 24 SQ FT IN AREA	**N/A**
(c) THE SIGN IS NOT WIDER THAN THE BUILDING UPON WHICH IT IS PLACED	**COMPLIES**
(d) THE SIGN OR ANY PART THEROF, INCLUDING LIGHTING DEVICES AND REFLECTORS, DOES NOT PROJECT MORE THAN ONE FOOT FROM SUCH WALL, BUT IN NO CASE SHALL EXTEND INTO ANY RIGHT OF WAY	SIGN TO BE LIT BY EXTERIOR LIGHTING ON THE FACADE. LIGHT THROW AND SIGN NOT TO EXCEED ONE FOOT FROM THE WALL OR INTO ANY RIGHT OF WAY **COMPLIES**
(e) THE SIGN DOES NOT EXTEND HIGHER THAN THE ROOF OF ANY BUILDING	**COMPLIES**
(f) THE SIGN IS NOT HIGHER THAN THE DISTANCE BETWEEN THE HEAD OF THE WINDOWS OF ONE STORY AND THE LOWER SILL COURSE OF THE WINDOWS OF THE NEXT HIGHER STORY, OR THE TOP OF THE PARAET WALL IF A ONE-STORY BUILDING, AND IN NO EVENT SHALL THE TOP OF THE SIGN BE HIGHER THAN 18 FT ABOVE THE MEAN LEVEL OF GROUND	HEIGHT OF TOP OF THE SIGN 3 ABOVE THE GROUND = 14' - 6" **COMPLIES**
(g) ANY SUCH SIGN SHALL BE MAINTAINED IN A GOOD STATE OF REPAIR, IN WORKING ORDER AND NEATLY PAINTED; ALL PROJECTING LIGHTING DEVICES, INCLUDING RELFLECTORS AND ALL PARTS THEREOF, SHALL BE PAINTED ALUMINUM ON THE OUTSIDE.	**COMPLIES**
(h) THE PROVISIONS OF SUBSECTIONS J(1)(a) THROUGH J(1)(g) ABOVE SHALL NOT PROHIBIT A SIGN PROJECTING NOT MORE THAN ONE FOOT FROM THE WALL OF ANY BUILDING AND NOT MORE THAN ONE FOOT BY ONE FOOT IN AREA USED TO INDICATE THE LOCATION ON THE PREMISES OF A PUBLIC TELEPHONE OR OTHER PUBLIC UTILITY FACILITY FOR THE USE	**COMPLIES**
(i) ALL SIGNS IN SHOPPING CENTERS SHALL BE UNIFORM IN APPEARANCE, CONSTRUCTION AND DIMENSIONS.	**N/A** USE OF THE BUILDING HAS BEEN CHANGED FROM A SHOPPING CENTER TO AN OUTPATIENT MEDICAL FACILITY
(2) DETACHED OR GROUND SIGN, ADVERTISING ONLY THE BUSINESS CONDUCTED ON THE PREMISES UPON WHICH THE SIGN IS LOCATION, PROVIDED THAT : (a) THERE BE ONLY ONE SUCH SIGN DETATCHED FROM A BUILDING	**N/A**
(b) SUCH A SIGN SHALL NOT EXCEED 24 SF IN AREA OR 15 FT IN HEIGHT FROM THE MEAN LEVEL OF THE GROUND	**N/A**
(c) SUCH SIGN SHALL BE LOCATED NOT LESS THAN 10 FT FROM ANY PROPERTY LINE	**N/A**
(d) AN OPEN SPACE OF AT LEAST THREE FEET IN HEIGHT SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE SIGN AND THE GROUND	**N/A**
(e) THE AREA BETWEEN THE SIGN AND FRONT PROPERTY LINE SHALL BE MAINTAINED FREE OF WEEDS AND DEBRIS	**N/A**

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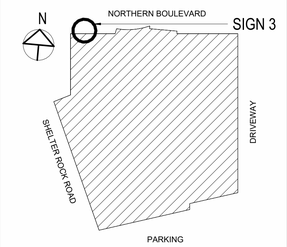

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SIGNAGE ADDENDUM - SIGN 3

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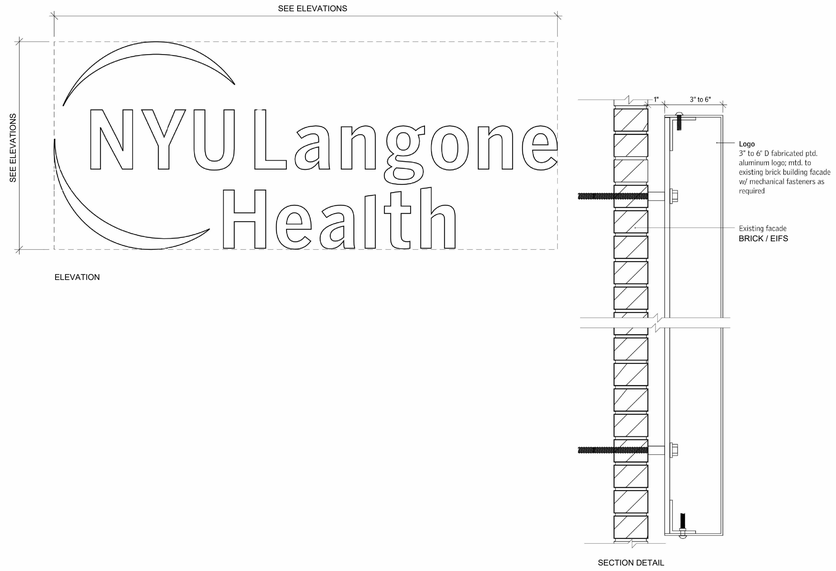
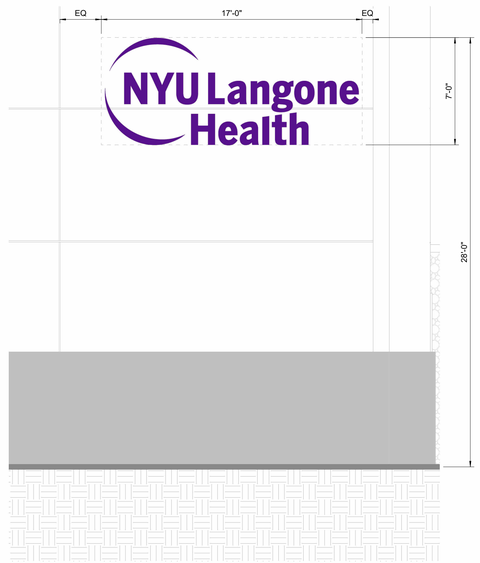


2 SIGN 4 ELEVATION AND SECTION DETAIL
SCALE: 12" = 1'-0"



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

BUILDING SIGNAGE CODE COMPLIANCE CHART

TOWN OF NORTH HEMPSTEAD CODE REQUIREMENTS - CHAPTER 70, ARTICLE XX1, SECTION 70-196	PROPOSED EAST ELEVATION SIGNAGE CONDITIONS (STREET FACING - WITHIN PROPERTY LINE)
(1) WALL SIGN, ATTACHED TO AND PARALLEL TO A SINGLE BUILDING WALL ON A PUBLIC STREET OR PARKING AREA AND ADVERTISING ONLY THE BUSINESS CONDUCTED IN SUCH BUILDING PROVIDED THAT (a) THERE BE **ONLY ONE SUCH SIGN FOR EACH WALL ON ANY WALL** WHERE SUCH SIGN IS PERMITTED	1 SIGN ADVERTISING THE INSTITUTION'S NAME AND BUSINESS CONDUCTED WITHIN HAS BEEN PROVIDED ON A SINGLE BUILDING ELEVATION FACING A PRIVATELY OWNED STREET , IN ADDITION TO 1 GROUND SIGN - SIGN 4 IS LOCATED ON THE EAST ELEVATION WALL - GROUND SIGN 5 IS LOCATION ON THE EAST ELEVATION **COMPLIES**
(b) THE SIGN ON THE BUILDING WALL FACING UPON A **PUBLIC STREET** SHALL NOT EXCEED **4 1/2 FEET IN VERTICAL DIMENSION OR,** **TWO SQUARE FEET PER LINEAR FOOT OF WALL WIDTH**	SIGN 4 EXCEEDS THE SIGN HEIGHT LIMITATION, BUT MEETS THE AREA LIMITATION HEIGHT OF SIGN = 7'-0" ELEVATIONAL WALL WIDTH = 251'-2" TOTAL AREA OF SIGNAGE PERMITTED = 502.2 SF TOTAL AREA OF SIGN 4= 119 SF **COMPLIES**
THE SIGN ON THE BUILDING WALL FACING UPON A PARKING AREA SHALL NOT EXCEED **2 FEET IN VERTICAL DIMENSION** OR, **ONE SQUARE FEET PER LINEAR FOOT OF WALL WIDTH** , BUT IN NO CASE SHALL EXCEED 24 SQ FT IN AREA	**N/A**
(c) THE SIGN IS NOT WIDER THAN THE BUILDING UPON WHICH IT IS PLACED	**COMPLIES**
(d) THE SIGN OR ANY PART THEROF, INCLUDING LIGHTING DEVICES AND REFLECTORS, DOES NOT PROJECT MORE THAN ONE FOOT FROM SUCH WALL, BUT IN NO CASE SHALL EXTEND INTO ANY RIGHT OF WAY	SIGN TO BE LIT BY EXTERIOR LIGHTING ON THE FACADE, GROUND SIGN TO BE LIT FROM THE INTERIOR OF THE SIGN LIGHT THROW AND SIGN NOT TO EXCEED ONE FOOT FROM THE WALL OR INTO ANY RIGHT OF WAY **COMPLIES**
(e) THE SIGN DOES NOT EXTEND HIGHER THAN THE ROOF OF ANY BUILDING	**COMPLIES**
(f) THE SIGN IS NOT HIGHER THAN THE DISTANCE BETWEEN THE HEAD OF THE WINDOWS OF ONE STORY AND THE LOWER SILL COURSE OF THE WINDOWS OF THE NEXT HIGHER STORY, OR THE TOP OF THE PARAET WALL IF A ONE-STORY BUILDING, AND IN NO EVENT SHALL THE TOP OF THE SIGN BE HIGHER THAN 18 FT ABOVE THE MEAN LEVEL OF GROUND	HEIGHT OF TOP OF THE SIGN 4 ABOVE THE MEAN LEVEL OF THE GROUND = 28 FT **REQUIRES A VARIANCE**
(g) ANY SUCH SIGN SHALL BE MAINTAINED IN A GOOD STATE OF REPAIR, IN WORKING ORDER AND NEATLY PAINTED; ALL PROJECTING LIGHTING DEVICES, INCLUDING RELFLECTORS AND ALL PARTS THEREOF, SHALL BE PAINTED ALUMINUM ON THE OUTSIDE.	**COMPLIES**
(h) THE PROVISIONS OF SUBSECTIONS J(1)(a) THROUGH J(1)(g) ABOVE SHALL NOT PROHIBIT A SIGN PROJECTING NOT MORE THAN ONE FOOT FROM THE WALL OF ANY BUILDING AND NOT MORE THAN ONE FOOT BY ONE FOOT IN AREA USED TO INDICATE THE LOCATION ON THE PREMISES OF A PUBLIC TELEPHONE OR OTHER PUBLIC UTILITY FACILITY FOR THE USE	**COMPLIES**
(i) ALL SIGNS IN SHOPPING CENTERS SHALL BE UNIFORM IN APPEARANCE, CONSTRUCTION AND DIMENSIONS.	**N/A** USE OF THE BUILDING HAS BEEN CHANGED FROM A SHOPPING CENTER TO AN OUTPATIENT MEDICAL FACILITY
(2) DETACHED OR GROUND SIGN, ADVERTISING ONLY THE BUSINESS CONDUCTED ON THE PREMISES UPON WHICH THE SIGN IS LOCATION, PROVIDED THAT : (a) THERE BE ONLY ONE SUCH SIGN DETATCHED FROM A BUILDING	**N/A**
(b) SUCH A SIGN SHALL NOT EXCEED 24 SF IN AREA OR 15 FT IN HEIGHT FROM THE MEAN LEVEL OF THE GROUND	**N/A**
(c) SUCH SIGN SHALL BE LOCATED NOT LESS THAN 10 FT FROM ANY PROPERTY LINE	**N/A**
(d) AN OPEN SPACE OF AT LEAST THREE FEET IN HEIGHT SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE SIGN AND THE GROUND	**N/A**
(e) THE AREA BETWEEN THE SIGN AND FRONT PROPERTY LINE SHALL BE MAINTAINED FREE OF WEEDS AND DEBRIS	**N/A**

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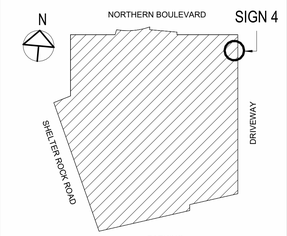

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REVISIONS

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		EXTERIOR SIGNAGE - TOWN OF NORTH HEMPSTEAD VARIANCE REQUEST	08/18/2023

NYU LANGONE HEALTH

MANHASSET AMBULATORY CARE CENTER

1440 NORTHERN BOULEVARD, MANHASSET, NEW YORK

DRAWN BY BK DATE 08/07/2023
PROJECT NO. 20220443 SCALE As indicated
DRAWING NAME

SIGNAGE ADDENDUM - SIGN 4

FLOOR/SECTION PHASE DRAWING NO.
CD SN.2.4

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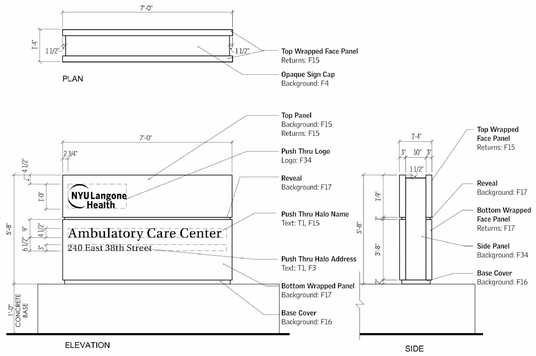
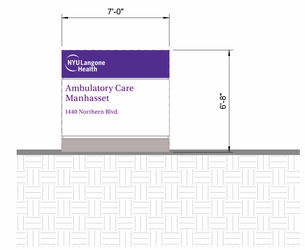


2 SIGN 5 ELEVATION AND SECTION DETAIL
SCALE: 1/2" = 1'-0"

BUILDING SIGNAGE CODE COMPLIANCE CHART

TOWN OF NORTH HEMPSTEAD CODE REQUIREMENTS - CHAPTER 70, ARTICLE XX1, SECTION 70-196	PROPOSED EAST ELEVATION SIGNAGE CONDITIONS (STREET FACING - WITHIN PROPERTY LINE)
(1) WALL SIGN, ATTACHED TO AND PARALLEL TO A SINGLE BUILDING WALL ON A PUBLIC STREET OR PARKING AREA AND ADVERTISING ONLY THE BUSINESS CONDUCTED IN SUCH BUILDING PROVIDED THAT	
(a) THERE BE **ONLY ONE SUCH SIGN FOR EACH WALL ON ANY WALL** WHERE SUCH SIGN IS PERMITTED	SIGN 5 IS A GROUND SIGN LOCATED ON THE EAST ELEVATION **N/A**
(b) THE SIGN ON THE BUILDING WALL FACING UPON A **PUBLIC STREET** SHALL NOT EXCEED **4 1/2 FEET IN VERTICAL DIMENSION OR,** **TWO SQUARE FEET PER LINEAR FOOT OF WALL WIDTH**	**N/A**
THE SIGN ON THE BUILDING WALL FACING UPON A PARKING AREA SHALL NOT EXCEED **2 FEET IN VERTICAL DIMENSION** OR, **ONE SQUARE FEET PER LINEAR FOOT OF WALL WIDTH** , BUT IN NO CASE SHALL EXCEED 24 SQ FT IN AREA	**N/A**
(c) THE SIGN IS NOT WIDER THAN THE BUILDING UPON WHICH IT IS PLACED	**COMPLIES**
(d) THE SIGN OR ANY PART THEROF, INCLUDING LIGHTING DEVICES AND REFLECTORS, DOES NOT PROJECT MORE THAN ONE FOOT FROM SUCH WALL, BUT IN NO CASE SHALL EXTEND INTO ANY RIGHT OF WAY	GROUND SIGN TO BE LIT FROM THE INTERIOR OF THE SIGN LIGHT THROW AND SIGN NOT TO EXCEED ONE FOOT FROM THE WALL OR INTO ANY RIGHT OF WAY **N/A**
(e) THE SIGN DOES NOT EXTEND HIGHER THAN THE ROOF OF ANY BUILDING	**N/A**
(f) THE SIGN IS NOT HIGHER THAN THE DISTANCE BETWEEN THE HEAD OF THE WINDOWS OF ONE STORY AND THE LOWER SILL COURSE OF THE WINDOWS OF THE NEXT HIGHER STORY, OR THE TOP OF THE PARAET WALL IF A ONE-STORY BUILDING, AND IN NO EVENT SHALL THE TOP OF THE SIGN BE HIGHER THAN 18 FT ABOVE THE MEAN LEVEL OF GROUND	**N/A**
(g) ANY SUCH SIGN SHALL BE MAINTAINED IN A GOOD STATE OF REPAIR, IN WORKING ORDER AND NEATLY PAINTED; ALL PROJECTING LIGHTING DEVICES, INCLUDING RELFLECTORS AND ALL PARTS THEREOF, SHALL BE PAINTED ALUMINUM ON THE OUTSIDE.	**COMPLIES**
(h) THE PROVISIONS OF SUBSECTIONS J(1)(e) THROUGH J(1)(g) ABOVE SHALL NOT PROHIBIT A SIGN PROJECTING NOT MORE THAN ONE FOOT FROM THE WALL OF ANY BUILDING AND NOT MORE THAN ONE FOOT BY ONE FOOT IN AREA USED TO INDICATE THE LOCATION ON THE PREMISES OF A PUBLIC TELEPHONE OR OTHER PUBLIC UTILITY FACILITY FOR THE USE	**N/A**
(i) ALL SIGNS IN SHOPPING CENTERS SHALL BE UNIFORM IN APPEARANCE, CONSTRUCTION AND DIMENSIONS.	**N/A** USE OF THE BUILDING HAS BEEN CHANGED FROM A SHOPPING CENTER TO AN OUTPATIENT MEDICAL FACILITY
(2) DETACHED OR GROUND SIGN, ADVERTISING ONLY THE BUSINESS CONDUCTED ON THE PREMISES UPON WHICH THE SIGN IS LOCATION, PROVIDED THAT : (a) THERE BE ONLY ONE SUCH SIGN DETATCHED FROM A BUILDING	TWO GROUND SIGNS (SIGNS 5 & 6) HAVE BEEN PROPOSED **REQUIRES A VARIANCE**
(b) SUCH A SIGN SHALL NOT EXCEED 24 SF IN AREA OR 15 FT IN HEIGHT FROM THE MEAN LEVEL OF THE GROUND	EACH GROUND SIGN IS 47 SF AND EXCEEDS THE AREA LIMITATION **REQUIRES A VARIANCE**
(c) SUCH SIGN SHALL BE LOCATED NOT LESS THAN 10 FT FROM ANY PROPERTY LINE	**COMPLIES**
(d) AN OPEN SPACE OF AT LEAST THREE FEET IN HEIGHT SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE SIGN AND THE GROUND	THE GROUND SIGN DOES NOT HAVE A 3FT DISTANCE BETWEEN THE UNDERSIDE OF THE SIGN AND THE GROUND **REQUIRES A VARIANCE**
(e) THE AREA BETWEEN THE SIGN AND FRONT PROPERTY LINE SHALL BE MAINTAINED FREE OF WEEDS AND DEBRIS	**COMPLIES**



1 EAST ELEVATION - SIGN 5
SCALE: 1/4" = 1'-0"

NOTE :
10 FT SET BACK FROM PROPERTY LINE.
REFER TO KEY PLAN IN THE TITLEBLOCK &
SITE PLAN ON SHEET SN.1.2 FOR LOCATION
OF THE GROUND SIGNS

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GZA GEOENVIRONMENTAL
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SGH
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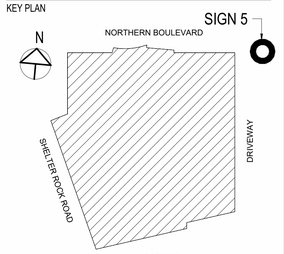
KEY PLAN



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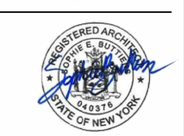


SIGNATURE / SEAL

REVISIONS

NO.	BY	DESCRIPTION	DATE
		EXTERIOR SIGNAGE - TOWN OF NORTH HEMPSTEAD VARIANCE REQUEST	08/18/2023

NYU LANGONE HEALTH

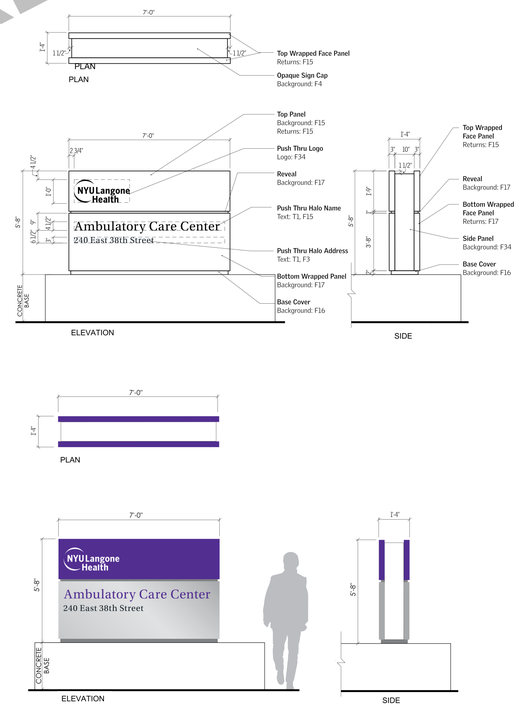
MANHASSET AMBULATORY CARE CENTER
1440 NORTHERN BOULEVARD, MANHASSET, NEW YORK

DRAWN BY BK DATE 08/07/2023
PROJECT NO. 20220443 SCALE As indicated
DRAWING NAME
SIGNAGE ADDENDUM - SIGN 5

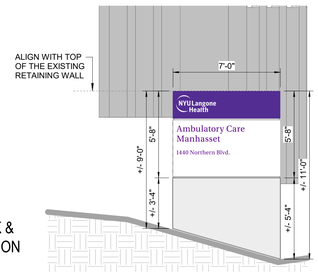
FLOOR/SECTION PHASE DRAWING NO.
CD SN.2.5

9/18/2023 5:32:06 PM Autodesk Docs://20220443 - NYU Manhasset ACC/20220443_A23_CENTRAL.rvt

FOR REFERENCE ONLY



2 SIGN 6 ELEVATION AND SECTION DETAIL
SCALE: 12" = 1'-0"



NOTE :
REFER TO KEY PLAN IN THE TITLEBLOCK & SITE PLAN ON SHEET SN.1.2 FOR LOCATION OF THE GROUND SIGNS

1 SOUTH BUILDING ELEVATION_SIGN 6
SCALE: 1/4" = 1'-0"

BUILDING SIGNAGE CODE COMPLIANCE CHART

TOWN OF NORTH HEMPSTEAD CODE REQUIREMENTS - CHAPTER 70, ARTICLE XX1, SECTION 70-196	PROPOSED SOUTH ELEVATION SIGNAGE CONDITIONS (PARKING AREA FACING)
(1) WALL SIGN, ATTACHED TO AND PARALLEL TO A SINGLE BUILDING WALL ON A PUBLIC STREET OR PARKING AREA AND ADVERTISING ONLY THE BUSINESS CONDUCTED IN SUCH BUILDING PROVIDED THAT (a) THERE BE **ONLY ONE SUCH SIGN FOR EACH WALL ON ANY WALL** WHERE SUCH SIGN IS PERMITTED	SIGN 6 IS A GROUND SIGN LOCATED ON THE SOUTH ELEVATION **N/A**
(b) THE SIGN ON THE BUILDING WALL FACING UPON A **PUBLIC STREET** SHALL NOT EXCEED **4 1/2 FEET IN VERTICAL DIMENSION OR**, **TWO SQUARE FEET PER LINEAR FOOT OF WALL WIDTH**	**N/A**
THE SIGN ON THE BUILDING WALL FACING UPON A PARKING AREA SHALL NOT EXCEED **2 FEET IN VERTICAL DIMENSION** OR, **ONE SQUARE FEET PER LINEAR FOOT OF WALL WIDTH**, BUT IN NO CASE SHALL EXCEED 24 SQ FT IN AREA	**N/A**
(c) THE SIGN IS NOT WIDER THAN THE BUILDING UPON WHICH IT IS PLACED	**N/A**
(d) THE SIGN OR ANY PART THEROF, INCLUDING LIGHTING DEVICES AND REFLECTORS, DOES NOT PROJECT MORE THAN ONE FOOT FROM SUCH WALL, BUT IN NO CASE SHALL EXTEND INTO ANY RIGHT OF WAY	GROUND SIGN TO BE LIT FROM THE INTERIOR OF THE SIGN LIGHT THROW AND SIGN NOT TO EXCEED ONE FOOT FROM THE WALL OR INTO ANY RIGHT OF WAY **COMPLIES**
(e) THE SIGN DOES NOT EXTEND HIGHER THAN THE ROOF OF ANY BUILDING	**N/A**
(f) THE SIGN IS NOT HIGHER THAN THE DISTANCE BETWEEN THE HEAD OF THE WINDOWS OF ONE STORY AND THE LOWER SILL COURSE OF THE WINDOWS OF THE NEXT HIGHER STORY, OR THE TOP OF THE PARAET WALL IF A ONE-STORY BUILDING, AND IN NO EVENT SHALL THE TOP OF THE SIGN BE HIGHER THAN 18 FT ABOVE THE MEAN LEVEL OF GROUND	**N/A**
(g) ANY SUCH SIGN SHALL BE MAINTAINED IN A GOOD STATE OF REPAIR, IN WORKING ORDER AND NEATLY PAINTED; ALL PROJECTING LIGHTING DEVICES, INCLUDING REFLECTORS AND ALL PARTS THEREOF, SHALL BE PAINTED ALUMINUM ON THE OUTSIDE.	**COMPLIES**
(h) THE PROVISIONS OF SUBSECTIONS J(1)(a) THROUGH J(1)(g) ABOVE SHALL NOT PROHIBIT A SIGN PROJECTING NOT MORE THAN ONE FOOT FROM THE WALL OF ANY BUILDING AND NOT MORE THAN ONE FOOT BY ONE FOOT IN AREA USED TO INDICATE THE LOCATION ON THE PREMISES OF A PUBLIC TELEPHONE OR OTHER PUBLIC UTILITY FACILITY FOR THE USE	**N/A**
(i) ALL SIGNS IN SHOPPING CENTERS SHALL BE UNIFORM IN APPEARANCE, CONSTRUCTION AND DIMENSIONS.	**N/A**
(2) DETACHED OR GROUND SIGN, ADVERTISING ONLY THE BUSINESS CONDUCTED ON THE PREMISES UPON WHICH THE SIGN IS LOCATION, PROVIDED THAT : (a) THERE BE ONLY ONE SUCH SIGN DETATCHED FROM A BUILDING	TWO GROUND SIGNS (SIGNS 5 & 6) HAVE BEEN PROPOSED **REQUIRES A VARIANCE**
(b) SUCH A SIGN SHALL NOT EXCEED 24 SF IN AREA OR 15 FT IN HEIGHT FROM THE MEAN LEVEL OF THE GROUND	EACH GROUND SIGN IS 70 SF AND EXCEEDS THE AREA LIMITATION **REQUIRES A VARIANCE**
(c) SUCH SIGN SHALL BE LOCATED NOT LESS THAN 10 FT FROM ANY PROPERTY LINE	SIGN 6 IS LOCATED 10 FT SETBACK FROM THE PROPERTY LINE **REQUIRES A VARIANCE**
(d) AN OPEN SPACE OF AT LEAST THREE FEET IN HEIGHT SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE SIGN AND THE GROUND	THE GROUND SIGN DOES NOT HAVE A 3FT DISTANCE BETWEEN THE UNDERSIDE OF THE SIGN AND THE GROUND **REQUIRES A VARIANCE**
(e) THE AREA BETWEEN THE SIGN AND FRONT PROPERTY LINE SHALL BE MAINTAINED FREE OF WEEDS AND DEBRIS	**COMPLIES**

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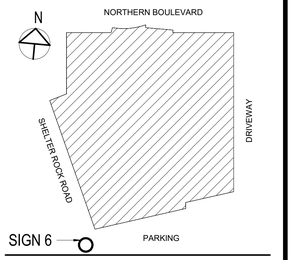
KEY PLAN



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1440 NORTHERN BOULEVARD, MANHASSET, NEW YORK

DRAWN BY	BK	DATE	08/07/2023
PROJECT NO.	20220443	SCALE	As indicated

DRAWING NAME

SIGNAGE ADDENDUM - SIGN 6

FLOOR/SECTION PHASE	DRAWING NO.
CD	SN.2.6

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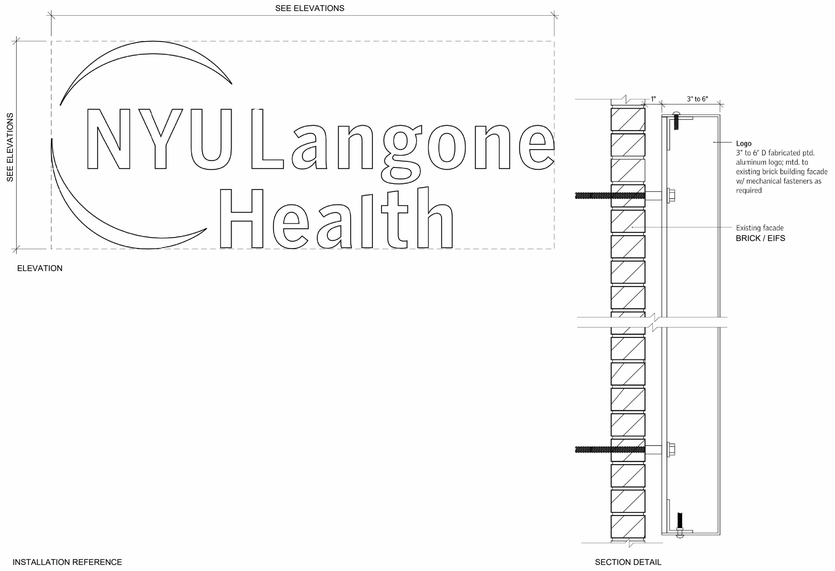
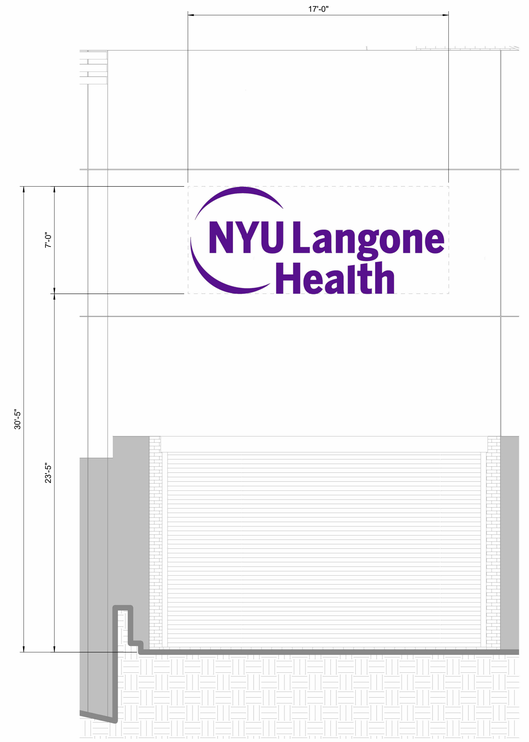


2 SIGN 7 ELEVATION AND SECTION DETAIL
SCALE: 12" = 1'-0"

BUILDING SIGNAGE CODE COMPLIANCE CHART

TOWN OF NORTH HEMPSTEAD CODE REQUIREMENTS - CHAPTER 70, ARTICLE XX1, SECTION 70-196	PROPOSED SOUTH ELEVATION SIGNAGE CONDITIONS (PARKING AREA FACING)
(1) WALL SIGN, ATTACHED TO AND PARALLEL TO A SINGLE BUILDING WALL ON A PUBLIC STREET OR PARKING AREA AND ADVERTISING ONLY THE BUSINESS CONDUCTED IN SUCH BUILDING PROVIDED THAT (a) THERE BE **ONLY ONE SUCH SIGN FOR EACH WALL ON ANY WALL** WHERE SUCH SIGN IS PERMITTED	3 SIGNS ADVERTISING THE INSTITUTION'S NAME AND BUSINESS CONDUCTED WITHIN HAVE BEEN PROVIDED ON A SINGLE BUILDING ELEVATION FACING A PARKING AREA, IN ADDITION TO 1 GROUND SIGN - SIGN 7, SIGN 8 AND SIGN 9 ARE LOCATED ON THE SOUTH ELEVATION WALL - GROUND SIGN 6 IS LOCATED ON THE SOUTH ELEVATION **REQUIRES VARIANCE**
(b) THE SIGN ON THE BUILDING WALL FACING UPON A **PUBLIC STREET** SHALL NOT EXCEED **4 1/2 FEET IN VERTICAL DIMENSION OR,** **TWO SQUARE FEET PER LINEAR FOOT OF WALL WIDTH**	**N/A**
THE SIGN ON THE BUILDING WALL FACING UPON A PARKING AREA SHALL NOT EXCEED **2 FEET IN VERTICAL DIMENSION** OR, **ONE SQUARE FEET PER LINEAR FOOT OF WALL WIDTH** , BUT IN NO CASE SHALL EXCEED 24 SQ FT IN AREA	SIGN 7 EXCEEDS THE SIGN HEIGHT LIMITATION, BUT MEETS THE AREA LIMITATION HEIGHT OF SIGN 7 = 7 FT ELEVATIONAL WALL WIDTH = 231'-3" TOTAL AREA OF SIGNAGE PERMITTED = 231.25 SF AREA OF SIGN 7 = 119 SF **REQUIRES VARIANCE**
(c) THE SIGN IS NOT WIDER THAN THE BUILDING UPON WHICH IT IS PLACED	**COMPLIES**
(d) THE SIGN OR ANY PART THEROF, INCLUDING LIGHTING DEVICES AND REFLECTORS, DOES NOT PROJECT MORE THAN ONE FOOT FROM SUCH WALL, BUT IN NO CASE SHALL EXTEND INTO ANY RIGHT OF WAY	SIGN TO BE LIT BY EXTERIOR LIGHTING ON THE FACADE. GROUND SIGN TO BE LIT FROM THE INTERIOR OF THE SIGN LIGHT THROW AND SIGN NOT TO EXCEED ONE FOOT FROM THE WALL OR INTO ANY RIGHT OF WAY **COMPLIES**
(e) THE SIGN DOES NOT EXTEND HIGHER THAN THE ROOF OF ANY BUILDING	**COMPLIES**
(f) THE SIGN IS NOT HIGHER THAN THE DISTANCE BETWEEN THE HEAD OF THE WINDOWS OF ONE STORY AND THE LOWER SILL COURSE OF THE WINDOWS OF THE NEXT HIGHER STORY, OR THE TOP OF THE PARAET WALL IF A ONE-STORY BUILDING, AND IN NO EVENT SHALL THE TOP OF THE SIGN BE HIGHER THAN 18 FT ABOVE THE MEAN LEVEL OF GROUND	HEIGHT OF TOP OF SIGN 7 = 30'-5" **REQUIRES VARIANCE**
(g) ANY SUCH SIGN SHALL BE MAINTAINED IN A GOOD STATE OF REPAIR, IN WORKING ORDER AND NEATLY PAINTED; ALL PROJECTING LIGHTING DEVICES, INCLUDING REFLECTORS AND ALL PARTS THEREOF, SHALL BE PAINTED ALUMINUM ON THE OUTSIDE.	**COMPLIES**
(h) THE PROVISIONS OF SUBSECTIONS J(1)(e) THROUGH J(1)(g) ABOVE SHALL NOT PROHIBIT A SIGN PROJECTING NOT MORE THAN ONE FOOT FROM THE WALL OF ANY BUILDING AND NOT MORE THAN ONE FOOT BY ONE FOOT IN AREA USED TO INDICATE THE LOCATION ON THE PREMISES OF A PUBLIC TELEPHONE OR OTHER PUBLIC UTILITY FACILITY FOR THE USE	**COMPLIES**
(i) ALL SIGNS IN SHOPPING CENTERS SHALL BE UNIFORM IN APPEARANCE, CONSTRUCTION AND DIMENSIONS.	**N/A** USE OF THE BUILDING HAS BEEN CHANGED FROM A SHOPPING CENTER TO AN OUTPATIENT MEDICAL FACILITY
(2) DETACHED OR GROUND SIGN, ADVERTISING ONLY THE BUSINESS CONDUCTED ON THE PREMISES UPON WHICH THE SIGN IS LOCATION, PROVIDED THAT : (a) THERE BE ONLY ONE SUCH SIGN DETATCHED FROM A BUILDING	**N/A**
(b) SUCH A SIGN SHALL NOT EXCEED 24 SF IN AREA OR 15 FT IN HEIGHT FROM THE MEAN LEVEL OF THE GROUND	**N/A**
(c) SUCH SIGN SHALL BE LOCATED NOT LESS THAN 10 FT FROM ANY PROPERTY LINE	**N/A**
(d) AN OPEN SPACE OF AT LEAST THREE FEET IN HEIGHT SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE SIGN AND THE GROUND	**N/A**
(e) THE AREA BETWEEN THE SIGN AND FRONT PROPERTY LINE SHALL BE MAINTAINED FREE OF WEEDS AND DEBRIS	**N/A**



1 SOUTH BUILDING ELEVATION_SIGN 7
SCALE: 1/4" = 1'-0"

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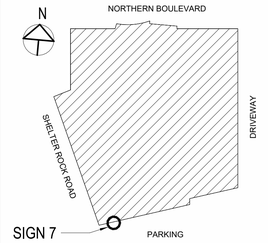
KEY PLAN



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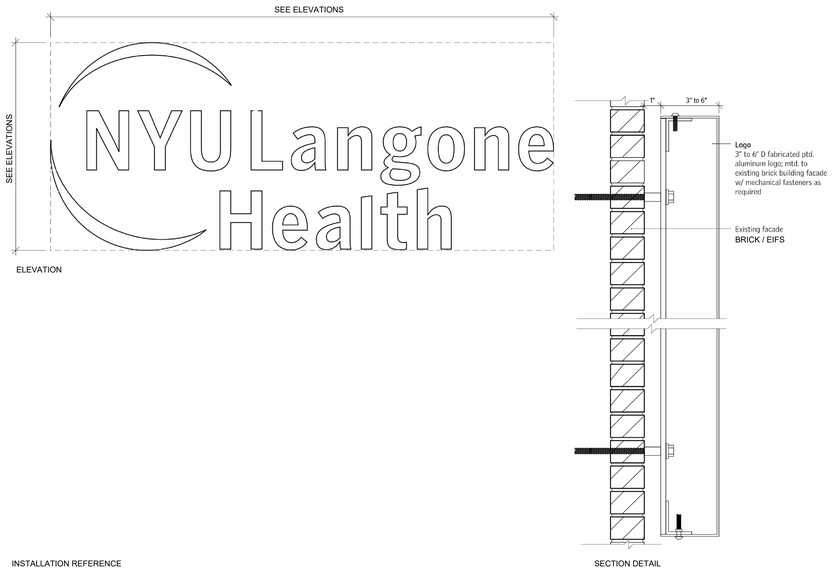
DRAWN BY	BK	DATE	08/07/2023
PROJECT NO.	20220443	SCALE	As indicated

DRAWING NAME

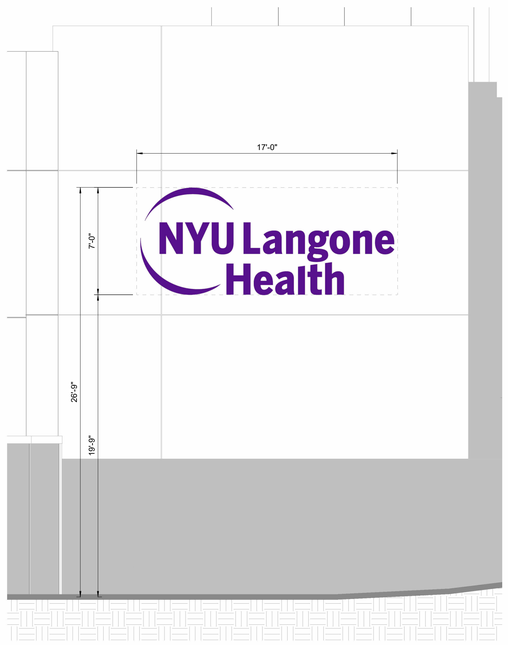
SIGNAGE ADDENDUM - SIGN 7

FLOOR/SECTION	PHASE	DRAWING NO.
	CD	SN.2.7

9/18/2023 5:32:25 PM Autodesk Docs://20220443 - NYU Manhasset ACC/20220443_A23_CENTRAL.rvt



2 SIGN 8 ELEVATION AND SECTION DETAIL
SCALE: 12" = 1'-0"



1 SOUTH BUILDING ELEVATION_SIGN 8
SCALE: 1/4" = 1'-0"

BUILDING SIGNAGE CODE COMPLIANCE CHART

TOWN OF NORTH HEMPSTEAD CODE REQUIREMENTS - CHAPTER 70, ARTICLE XX1, SECTION 70-196	PROPOSED SOUTH ELEVATION SIGNAGE CONDITIONS (PARKING AREA FACING)
(1) WALL SIGN, ATTACHED TO AND PARALLEL TO A SINGLE BUILDING WALL ON A PUBLIC STREET OR PARKING AREA AND ADVERTISING ONLY THE BUSINESS CONDUCTED IN SUCH BUILDING PROVIDED THAT (a) THERE BE **ONLY ONE SUCH SIGN FOR EACH WALL ON ANY WALL** WHERE SUCH SIGN IS PERMITTED	3 SIGNS ADVERTISING THE INSTITUTION'S NAME AND BUSINESS CONDUCTED WITHIN HAVE BEEN PROVIDED ON A SINGLE BUILDING ELEVATION FACING A PARKING AREA, IN ADDITION TO 1 GROUND SIGN - SIGN 7, SIGN 7 AND SIGN 9 ARE LOCATED ON THE SOUTH ELEVATION WALL - GROUND SIGN 6 IS LOCATED ON THE SOUTH ELEVATION **REQUIRES VARIANCE**
(b) THE SIGN ON THE BUILDING WALL FACING UPON A **PUBLIC STREET** SHALL NOT EXCEED **4 1/2 FEET IN VERTICAL DIMENSION OR,** **TWO SQUARE FEET PER LINEAR FOOT OF WALL WIDTH**	**N/A**
THE SIGN ON THE BUILDING WALL FACING UPON A PARKING AREA SHALL NOT EXCEED **2 FEET IN VERTICAL DIMENSION** OR, **ONE SQUARE FEET PER LINEAR FOOT OF WALL WIDTH** , BUT IN NO CASE SHALL EXCEED 24 SQ FT IN AREA	SIGN 8 EXCEEDS THE SIGN HEIGHT LIMITATION, BUT MEETS THE AREA LIMITATION HEIGHT OF SIGN 8 = 7 FEET ELEVATIONAL WALL WIDTH = 231'-3" TOTAL AREA OF SIGNAGE PERMITTED = 231.25 SF AREA OF SIGN 8 = 119 SF **COMPLIES**
(c) THE SIGN IS NOT WIDER THAN THE BUILDING UPON WHICH IT IS PLACED	**COMPLIES**
(d) THE SIGN OR ANY PART THEROF, INCLUDING LIGHTING DEVICES AND REFLECTORS, DOES NOT PROJECT MORE THAN ONE FOOT FROM SUCH WALL, BUT IN NO CASE SHALL EXTEND INTO ANY RIGHT OF WAY	SIGN TO BE LIT BY EXTERIOR LIGHTING ON THE FACADE. GROUND SIGN TO BE LIT FROM THE INTERIOR OF THE SIGN LIGHT THROW AND SIGN NOT TO EXCEED ONE FOOT FROM THE WALL OR INTO ANY RIGHT OF WAY **COMPLIES**
(e) THE SIGN DOES NOT EXTEND HIGHER THAN THE ROOF OF ANY BUILDING	**COMPLIES**
(f) THE SIGN IS NOT HIGHER THAN THE DISTANCE BETWEEN THE HEAD OF THE WINDOWS OF ONE STORY AND THE LOWER SILL COURSE OF THE WINDOWS OF THE NEXT HIGHER STORY, OR THE TOP OF THE PARAET WALL IF A ONE-STORY BUILDING, AND IN NO EVENT SHALL THE TOP OF THE SIGN BE HIGHER THAN 18 FT ABOVE THE MEAN LEVEL OF GROUND	HEIGHT OF TOP OF SIGN 8 = 26'-9" **REQUIRES A VARIANCE**
(g) ANY SUCH SIGN SHALL BE MAINTAINED IN A GOOD STATE OF REPAIR, IN WORKING ORDER AND NEATLY PAINTED; ALL PROJECTING LIGHTING DEVICES, INCLUDING REFLECTORS AND ALL PARTS THEREOF, SHALL BE PAINTED ALUMINUM ON THE OUTSIDE.	**COMPLIES**
(h) THE PROVISIONS OF SUBSECTIONS J(1)(a) THROUGH J(1)(g) ABOVE SHALL NOT PROHIBIT A SIGN PROJECTING NOT MORE THAN ONE FOOT FROM THE WALL OF ANY BUILDING AND NOT MORE THAN ONE FOOT BY ONE FOOT IN AREA USED TO INDICATE THE LOCATION ON THE PREMISES OF A PUBLIC TELEPHONE OR OTHER PUBLIC UTILITY FACILITY FOR THE USE	**COMPLIES**
(i) ALL SIGNS IN SHOPPING CENTERS SHALL BE UNIFORM IN APPEARANCE, CONSTRUCTION AND DIMENSIONS.	**N/A** USE OF THE BUILDING HAS BEEN CHANGED FROM A SHOPPING CENTER TO AN OUTPATIENT MEDICAL FACILITY
(2) DETACHED OR GROUND SIGN, ADVERTISING ONLY THE BUSINESS CONDUCTED ON THE PREMISES UPON WHICH THE SIGN IS LOCATION, PROVIDED THAT : (a) THERE BE ONLY ONE SUCH SIGN DETATCHED FROM A BUILDING	**N/A**
(b) SUCH A SIGN SHALL NOT EXCEED 24 SF IN AREA OR 15 FT IN HEIGHT FROM THE MEAN LEVEL OF THE GROUND	**N/A**
(c) SUCH SIGN SHALL BE LOCATED NOT LESS THAN 10 FT FROM ANY PROPERTY LINE	**N/A**
(d) AN OPEN SPACE OF AT LEAST THREE FEET IN HEIGHT SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE SIGN AND THE GROUND	**N/A**
(e) THE AREA BETWEEN THE SIGN AND FRONT PROPERTY LINE SHALL BE MAINTAINED FREE OF WEEDS AND DEBRIS	**N/A**

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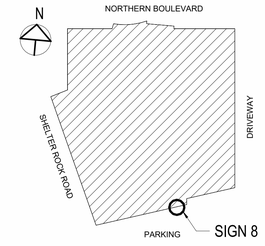

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		EXTERIOR SIGNAGE - TOWN OF NORTH HEMPSTEAD VARIANCE REQUEST	08/18/2023

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DRAWN BY Author DATE 08/07/2023
PROJECT NO. 20220443 SCALE As indicated
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SIGNAGE ADDENDUM - SIGN 8

FLOOR/SECTION PHASE DRAWING NO.
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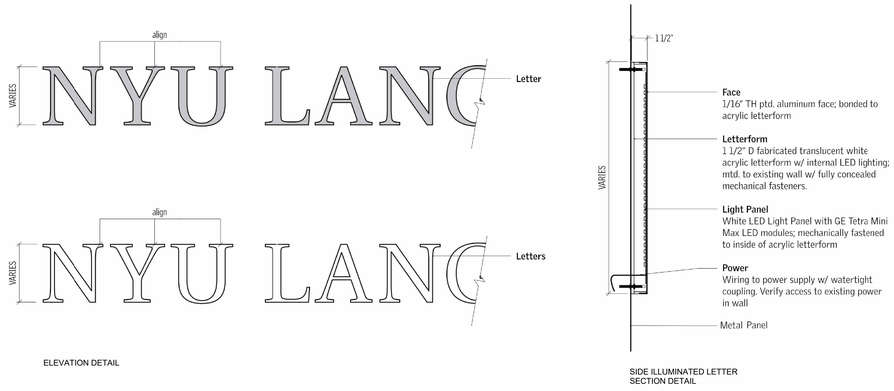
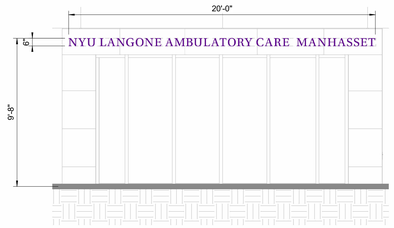


ELEVATION DETAIL

SIDE ILLUMINATED LETTER SECTION DETAIL

2 SIGN 9 ELEVATIONS AND SECTION DETAIL
SCALE: 12" = 1'-0"



1 SOUTH BUILDING ELEVATION SIGN 9
SCALE: 1/4" = 1'-0"

BUILDING SIGNAGE CODE COMPLIANCE CHART

TOWN OF NORTH HEMPSTEAD CODE REQUIREMENTS - CHAPTER 70, ARTICLE XX1, SECTION 70-196	PROPOSED SOUTH ELEVATION SIGNAGE CONDITIONS (PARKING AREA FACING)
(1) WALL SIGN, ATTACHED TO AND PARALLEL TO A SINGLE BUILDING WALL ON A PUBLIC STREET OR PARKING AREA AND ADVERTISING ONLY THE BUSINESS CONDUCTED IN SUCH BUILDING PROVIDED THAT (a) THERE BE **ONLY ONE SUCH SIGN FOR EACH WALL ON ANY WALL** WHERE SUCH SIGN IS PERMITTED	3 SIGNS ADVERTISING THE INSTITUTION'S NAME AND BUSINESS CONDUCTED WITHIN HAVE BEEN PROVIDED ON A SINGLE BUILDING ELEVATION FACING A PARKING AREA, IN ADDITION TO 1 GROUND SIGN - SIGN 7, SIGN 8 AND SIGN 9 ARE LOCATED ON THE SOUTH ELEVATION WALL - GROUND SIGN 6 IS LOCATED ON THE SOUTH ELEVATION **REQUIRES VARIANCE**
(b) THE SIGN ON THE BUILDING WALL FACING UPON A **PUBLIC STREET** SHALL NOT EXCEED **4 1/2 FEET IN VERTICAL DIMENSION OR,** **TWO SQUARE FEET PER LINEAR FOOT OF WALL WIDTH**	**N/A**
THE SIGN ON THE BUILDING WALL FACING UPON A PARKING AREA SHALL NOT EXCEED **2 FEET IN VERTICAL DIMENSION** OR, **ONE SQUARE FEET PER LINEAR FOOT OF WALL WIDTH** , BUT IN NO CASE SHALL EXCEED 24 SQ FT IN AREA	SIGNS 9 MEETS THE SIGN HEIGHT LIMITATION, AND MEETS THE AREA LIMITATION HEIGHT OF SIGN 9 = 6 INCHES ELEVATIONAL WALL WIDTH = 231'-3" TOTAL AREA OF SIGNAGE PERMITTED = 231.25 SF AREA OF SIGN 9 = 10 SF **COMPLIES**
(c) THE SIGN IS NOT WIDER THAN THE BUILDING UPON WHICH IT IS PLACED	**COMPLIES**
(d) THE SIGN OR ANY PART THEROF, INCLUDING LIGHTING DEVICES AND REFLECTORS, DOES NOT PROJECT MORE THAN ONE FOOT FROM SUCH WALL, BUT IN NO CASE SHALL EXTEND INTO ANY RIGHT OF WAY	SIGN TO BE LIT BY EXTERIOR LIGHTING ON THE FACADE. GROUND SIGN TO BE LIT FROM THE INTERIOR OF THE SIGN LIGHT THROW AND SIGN NOT TO EXCEED ONE FOOT FROM THE WALL OR INTO ANY RIGHT OF WAY **COMPLIES**
(e) THE SIGN DOES NOT EXTEND HIGHER THAN THE ROOF OF ANY BUILDING	**COMPLIES**
(f) THE SIGN IS NOT HIGHER THAN THE DISTANCE BETWEEN THE HEAD OF THE WINDOWS OF ONE STORY AND THE LOWER SILL COURSE OF THE WINDOWS OF THE NEXT HIGHER STORY, OR THE TOP OF THE PARAET WALL IF A ONE-STORY BUILDING, AND IN NO EVENT SHALL THE TOP OF THE SIGN BE HIGHER THAN 18 FT ABOVE THE MEAN LEVEL OF GROUND	HEIGHT OF TOP OF SIGN 9 = 9'-8" **COMPLIES**
(g) ANY SUCH SIGN SHALL BE MAINTAINED IN A GOOD STATE OF REPAIR, IN WORKING ORDER AND NEATLY PAINTED; ALL PROJECTING LIGHTING DEVICES, INCLUDING RELFLECTORS AND ALL PARTS THEREOF, SHALL BE PAINTED ALUMINUM ON THE OUTSIDE.	**COMPLIES**
(h) THE PROVISIONS OF SUBSECTIONS J(1)(a) THROUGH J(1)(g) ABOVE SHALL NOT PROHIBIT A SIGN PROJECTING NOT MORE THAN ONE FOOT FROM THE WALL OF ANY BUILDING AND NOT MORE THAN ONE FOOT BY ONE FOOT IN AREA USED TO INDICATE THE LOCATION ON THE PREMISES OF A PUBLIC TELEPHONE OR OTHER PUBLIC UTILITY FACILITY FOR THE USE	**COMPLIES**
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(2) DETACHED OR GROUND SIGN, ADVERTISING ONLY THE BUSINESS CONDUCTED ON THE PREMISES UPON WHICH THE SIGN IS LOCATION, PROVIDED THAT : (a) THERE BE ONLY ONE SUCH SIGN DETATCHED FROM A BUILDING	**N/A**
(b) SUCH A SIGN SHALL NOT EXCEED 24 SF IN AREA OR 15 FT IN HEIGHT FROM THE MEAN LEVEL OF THE GROUND	**N/A**
(c) SUCH SIGN SHALL BE LOCATED NOT LESS THAN 10 FT FROM ANY PROPERTY LINE	**N/A**
(d) AN OPEN SPACE OF AT LEAST THREE FEET IN HEIGHT SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE SIGN AND THE GROUND	**N/A**
(e) THE AREA BETWEEN THE SIGN AND FRONT PROPERTY LINE SHALL BE MAINTAINED FREE OF WEEDS AND DEBRIS	**N/A**

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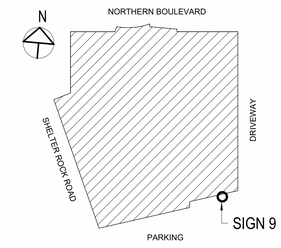

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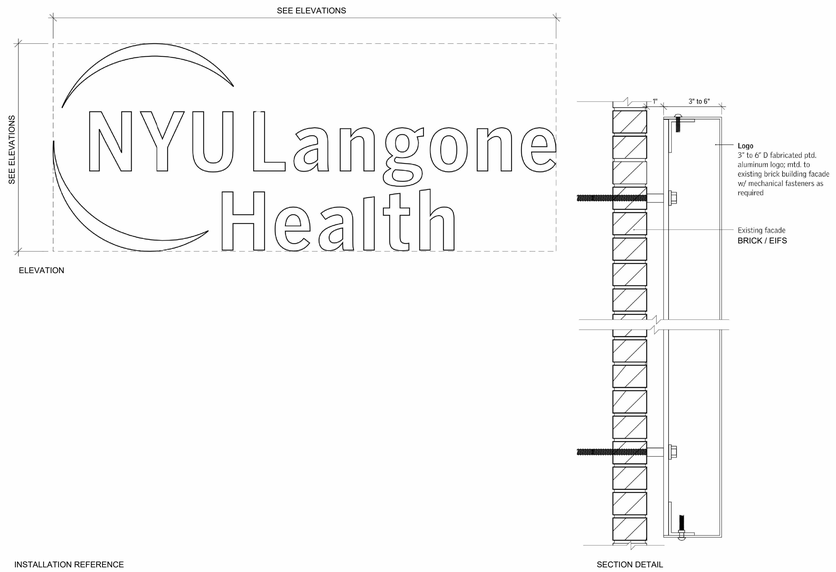
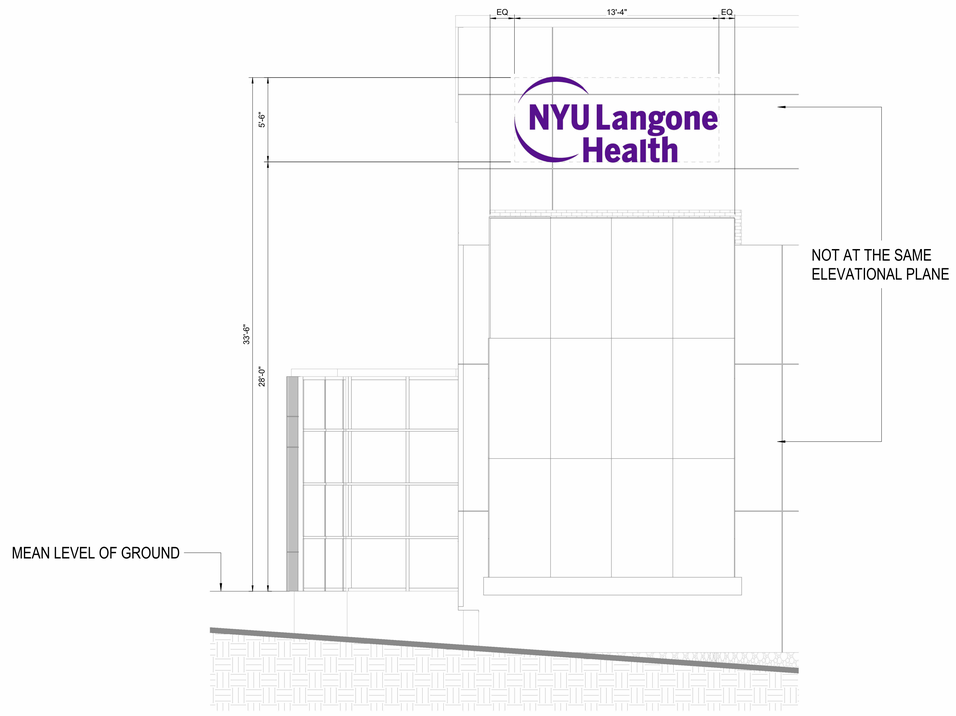


2 SIGN 10 ELEVATION AND SECTION DETAIL
SCALE: 12" = 1'-0"



1 WEST BUILDING ELEVATION_SIGN 10
SCALE: 1/4" = 1'-0"

BUILDING SIGNAGE CODE COMPLIANCE CHART

TOWN OF NORTH HEMPSTEAD CODE REQUIREMENTS - CHAPTER 70, ARTICLE XX1, SECTION 70-196	PROPOSED WEST ELEVATION SIGNAGE CONDITIONS (PUBLIC STREET FACING)
(1) WALL SIGN, ATTACHED TO AND PARALLEL TO A SINGLE BUILDING WALL ON A PUBLIC STREET OR PARKING AREA AND ADVERTISING ONLY THE BUSINESS CONDUCTED IN SUCH BUILDING PROVIDED THAT (a) THERE BE **ONLY ONE SUCH SIGN FOR EACH WALL ON ANY WALL** WHERE SUCH SIGN IS PERMITTED	2 SIGNS ADVERTISING THE INSTITUTION'S NAME AND BUSINESS CONDUCTED WITHIN HAVE BEEN PROVIDED ON A SINGLE BUILDING ELEVATION FACING A PUBLIC STREET ON TWO SEPARATE WALLS. SIGN 10 & SIGN 11 ARE LOCATED ON THE WEST ELEVATION WALL **REQUIRES VARIANCE**
(b) THE SIGN ON THE BUILDING WALL FACING UPON A **PUBLIC STREET** SHALL NOT EXCEED **4 1/2 FEET IN VERTICAL DIMENSION OR,** **TWO SQUARE FEET PER LINEAR FOOT OF WALL WIDTH**	SIGNS 10 EXCEEDS THE SIGN HEIGHT LIMITATION, BUT, MEETS THE AREA LIMITATION HEIGHT OF SIGN 10 = 5'-6" ELEVATIONAL WALL WIDTH = 310'-5" TOTAL AREA OF SIGNAGE PERMITTED = 620.8 SF TOTAL AREA OF SIGNAGE PROVIDED = 269 SF AREA OF SIGN 10 = 73 SF **COMPLIES**
THE SIGN ON THE BUILDING WALL FACING UPON A PARKING AREA SHALL NOT EXCEED **2 FEET IN VERTICAL DIMENSION** OR, **ONE SQUARE FEET PER LINEAR FOOT OF WALL WIDTH** , BUT IN NO CASE SHALL EXCEED 24 SQ FT IN AREA	**N/A**
(c) THE SIGN IS NOT WIDER THAN THE BUILDING UPON WHICH IT IS PLACED	**COMPLIES**
(d) THE SIGN OR ANY PART THEROF, INCLUDING LIGHTING DEVICES AND REFLECTORS, DOES NOT PROJECT MORE THAN ONE FOOT FROM SUCH WALL, BUT IN NO CASE SHALL EXTEND INTO ANY RIGHT OF WAY	SIGN TO BE LIT BY EXTERIOR LIGHTING ON THE FACADE. LIGHT THROW AND SIGN NOT TO EXCEED ONE FOOT FROM THE WALL OR INTO ANY RIGHT OF WAY **COMPLIES**
(e) THE SIGN DOES NOT EXTEND HIGHER THAN THE ROOF OF ANY BUILDING	**COMPLIES**
(f) THE SIGN IS NOT HIGHER THAN THE DISTANCE BETWEEN THE HEAD OF THE WINDOWS OF ONE STORY AND THE LOWER SILL COURSE OF THE WINDOWS OF THE NEXT HIGHER STORY, OR THE TOP OF THE PARAET WALL IF A ONE-STORY BUILDING, AND IN NO EVENT SHALL THE TOP OF THE SIGN BE HIGHER THAN 18 FT ABOVE THE MEAN LEVEL OF GROUND	HEIGHT OF TOP OF SIGN 10= 33' - 6" **REQUIRES VARIANCE**
(g) ANY SUCH SIGN SHALL BE MAINTAINED IN A GOOD STATE OF REPAIR, IN WORKING ORDER AND NEATLY PAINTED; ALL PROJECTING LIGHTING DEVICES, INCLUDING RELFLECTORS AND ALL PARTS THEREOF, SHALL BE PAINTED ALUMINUM ON THE OUTSIDE.	**COMPLIES**
(h) THE PROVISIONS OF SUBSECTIONS J(1)(a) THROUGH J(1)(g) ABOVE SHALL NOT PROHIBIT A SIGN PROJECTING NOT MORE THAN ONE FOOT FROM THE WALL OF ANY BUILDING AND NOT MORE THAN ONE FOOT BY ONE FOOT IN AREA USED TO INDICATE THE LOCATION ON THE PREMISES OF A PUBLIC TELEPHONE OR OTHER PUBLIC UTILITY FACILITY FOR THE USE	**COMPLIES**
(i) ALL SIGNS IN SHOPPING CENTERS SHALL BE UNIFORM IN APPEARANCE, CONSTRUCTION AND DIMENSIONS.	**N/A** USE OF THE BUILDING HAS BEEN CHANGED FROM A SHOPPING CENTER TO AN OUTPATIENT MEDICAL FACILITY
(2) DETACHED OR GROUND SIGN, ADVERTISING ONLY THE BUSINESS CONDUCTED ON THE PREMISES UPON WHICH THE SIGN IS LOCATION, PROVIDED THAT : (a) THERE BE ONLY ONE SUCH SIGN DETATCHED FROM A BUILDING	**N/A**
(b) SUCH A SIGN SHALL NOT EXCEED 24 SF IN AREA OR 15 FT IN HEIGHT FROM THE MEAN LEVEL OF THE GROUND	**N/A**
(c) SUCH SIGN SHALL BE LOCATED NOT LESS THAN 10 FT FROM ANY PROPERTY LINE	**N/A**
(d) AN OPEN SPACE OF AT LEAST THREE FEET IN HEIGHT SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE SIGN AND THE GROUND	**N/A**
(e) THE AREA BETWEEN THE SIGN AND FRONT PROPERTY LINE SHALL BE MAINTAINED FREE OF WEEDS AND DEBRIS	**N/A**

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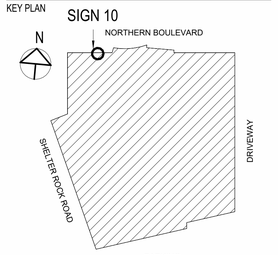

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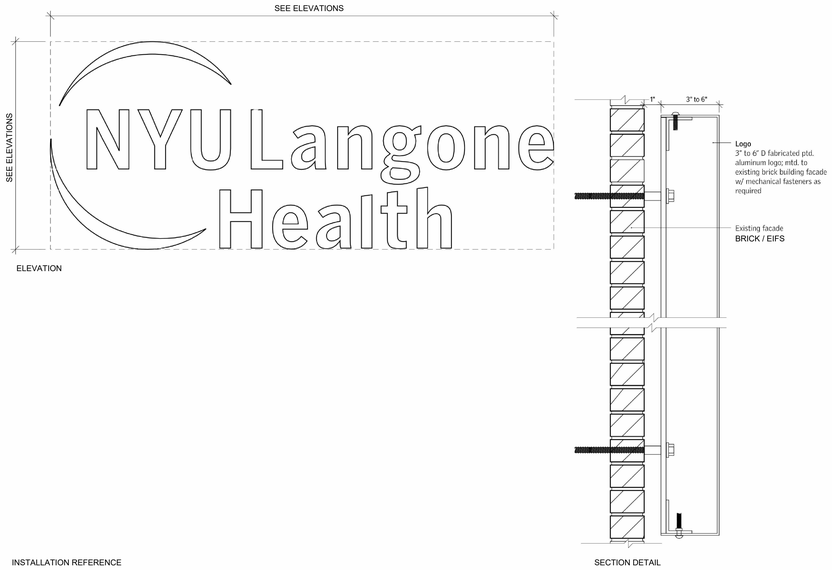

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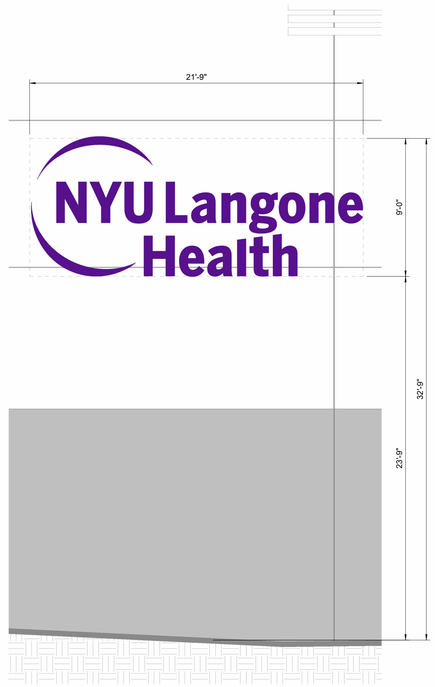

1 WEST BUILDING ELEVATION_SIGN 11
SCALE: 1/4" = 1'-0"

BUILDING SIGNAGE CODE COMPLIANCE CHART

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(b) THE SIGN ON THE BUILDING WALL FACING UPON A **PUBLIC STREET** SHALL NOT EXCEED **4 1/2 FEET IN VERTICAL DIMENSION OR,** **TWO SQUARE FEET PER LINEAR FOOT OF WALL WIDTH**	SIGNS 11 EXCEEDS THE SIGN HEIGHT LIMITATION, BUT, MEETS THE AREA LIMITATION HEIGHT OF SIGN 11 = 9'-0" ELEVATIONAL WALL WIDTH = 310'-5" TOTAL AREA OF SIGNAGE PERMITTED = 620.8 SF TOTAL AREA OF SIGNAGE PROVIDED = 269 SF AREA OF SIGN 11 = 196 SF **COMPLIES**
THE SIGN ON THE BUILDING WALL FACING UPON A PARKING AREA SHALL NOT EXCEED **2 FEET IN VERTICAL DIMENSION** OR, **ONE SQUARE FEET PER LINEAR FOOT OF WALL WIDTH** , BUT IN NO CASE SHALL EXCEED 24 SQ FT IN AREA	**N/A**
(c) THE SIGN IS NOT WIDER THAN THE BUILDING UPON WHICH IT IS PLACED	**COMPLIES**
(d) THE SIGN OR ANY PART THEROF, INCLUDING LIGHTING DEVICES AND REFLECTORS, DOES NOT PROJECT MORE THAN ONE FOOT FROM SUCH WALL, BUT IN NO CASE SHALL EXTEND INTO ANY RIGHT OF WAY	SIGN TO BE LIT BY EXTERIOR LIGHTING ON THE FACADE. LIGHT THROW AND SIGN NOT TO EXCEED ONE FOOT FROM THE WALL OR INTO ANY RIGHT OF WAY **COMPLIES**
(e) THE SIGN DOES NOT EXTEND HIGHER THAN THE ROOF OF ANY BUILDING	**COMPLIES**
(f) THE SIGN IS NOT HIGHER THAN THE DISTANCE BETWEEN THE HEAD OF THE WINDOWS OF ONE STORY AND THE LOWER SILL COURSE OF THE WINDOWS OF THE NEXT HIGHER STORY, OR THE TOP OF THE PARAET WALL IF A ONE-STORY BUILDING, AND IN NO EVENT SHALL THE TOP OF THE SIGN BE HIGHER THAN 18 FT ABOVE THE MEAN LEVEL OF GROUND	HEIGHT OF TOP OF SIGN 11 = 32'-9" **REQUIRES VARIANCE**
(g) ANY SUCH SIGN SHALL BE MAINTAINED IN A GOOD STATE OF REPAIR, IN WORKING ORDER AND NEATLY PAINTED; ALL PROJECTING LIGHTING DEVICES, INCLUDING REFLECTORS AND ALL PARTS THEREOF, SHALL BE PAINTED ALUMINUM ON THE OUTSIDE.	**COMPLIES**
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(b) SUCH A SIGN SHALL NOT EXCEED 24 SF IN AREA OR 15 FT IN HEIGHT FROM THE MEAN LEVEL OF THE GROUND	**N/A**
(c) SUCH SIGN SHALL BE LOCATED NOT LESS THAN 10 FT FROM ANY PROPERTY LINE	**N/A**
(d) AN OPEN SPACE OF AT LEAST THREE FEET IN HEIGHT SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE SIGN AND THE GROUND	**N/A**
(e) THE AREA BETWEEN THE SIGN AND FRONT PROPERTY LINE SHALL BE MAINTAINED FREE OF WEEDS AND DEBRIS	**N/A**

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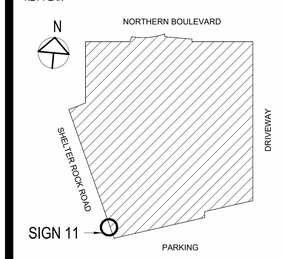

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PROJECT ARCHITECT
ALEENA MAJUMDAR
PROJECT DESIGNER
X.CHEN / A.RODRIGUEZ

SIGNATURE / SEAL

REVISIONS

NO.	BY	DESCRIPTION	DATE
		EXTERIOR SIGNAGE - TOWN OF NORTH HEMPSTEAD VARIANCE REQUEST	08/18/2023

NYU LANGONE HEALTH

MANHASSET AMBULATORY CARE CENTER

1440 NORTHERN BOULEVARD, MANHASSET, NEW YORK

DRAWN BY	BK	DATE	08/07/2023
PROJECT NO.	20220443	SCALE	As indicated

DRAWING NAME

SIGNAGE ADDENDUM - SIGN 11

FLOOR/SECTION	PHASE	DRAWING NO.
	CD	SN.2.11

9/18/2023 5:33:14 PM Autodesk Docs://20220443 - NYU Manhasset ACC/20220443_A23_CENTRAL.rvt

Sunbrella Fabric Frame (Non-Illuminated Sign)

BEFORE ✓ PREVIEW FOR ILLUSTRATION ONLY

AFTER ✓ PREVIEW FOR ILLUSTRATION ONLY

ZIP STRIP

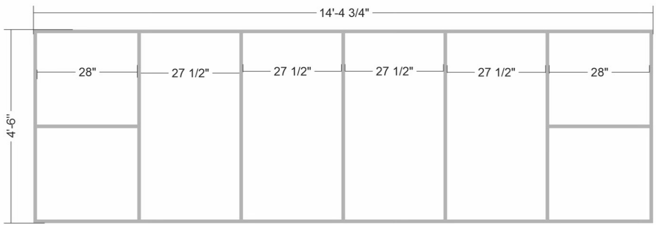
INSTALLATION

SPECIFICATIONS

- New Fabric Frame
- 1" x 1" mill finish Aluminum tubing frame (staple system)
- Black Sunbrella Fabric
- Black Zip Strip
- White painted Letters

®

#21517



I, ______________ have reviewed the above specifications & hereby fully understand the content of work to be performed

Print Name | Signature | Date / /

PLEASE CHECK PROOF FOR CORRECT COLORS, SPELLING, SIZE, CORRECT LOGO AND PLACEMENT FOR ART.
BY REPLYING "APPROVED", YOU AGREE THAT THE ART IS READY TO PRODUCE AS SHOWN.
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516.408.3440
888.254.7322
www.vallesigns.com

DATE	07-28-2023
REVISION	A
PROJECT NAME	AD HOME LUXURY FURNISHINGS
ADDRESS	11 Glen Cove Road Greenvale NY
SIGN TYPE	Sunbrella Fabric Frame
PM	Brenda
DESIGNER	Jonathan

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APPROVAL REQUIRED
FABRICATED IN THE U.S.A

SCALE
1:20

P-3/5

COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED

Sunbrella Fabric Frame (Non-Illuminated Sign)

ZIP STRIP

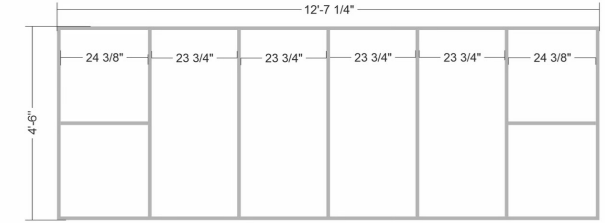
BLACK

INSTALLATION

SPECIFICATIONS

- New Fabric Frame
- 1" x 1" mill finish Aluminum tubing frame (staple system)
- Black Sunbrella Fabric
- Black Zip Strip
- White painted Letters

A



I, _____ have reviewed the above specifications & hereby fully understand the content of work to be performed

Print Name _____ Signature _____ Date ___/___/___

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PROJECT NAME
AD HOME LUXURY FURNISHINGS

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11 Glen Cove Road
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SIGN TYPE
Sunbrella Fabric Frame

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SCALE
1:20

P-2/5

COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED

GENERAL NOTES

GENERAL NOTES:

1. All design, fabrication, installation and construction shall conform to the following specifications, unless specifically noted otherwise on the drawing:
- The 2020 New York State Building Code
- American Concrete Institute Building Code Requirements for Reinforced Concrete (318-02)
- American Institute of Steel Construction, Inc. Manual of Steel Construction (9th Edition).
- American Welding Society ANSI/AWS D1.1-2002 Structural Welding Code - Steel

2. All steel components shall be as listed below, unless noted otherwise:
- All rolled shapes, plates and bars shall be ASTM A36, or equal.
- All pipe shall meet the requirements of ASTM A53, Type S or E, Grade B, or shall meet the requirements of ASTM A252, Grade 2 or better, with a minimum yield stress and wall thickness that meets or exceeds the minimum values specified for that pipe on this drawing (ASTM A252 thickness tolerances are not allowed).
- All structural tubing shall be ASTM A500, Grade B or equal.
- All bolted connections shall be made with ASTM A325 Bolts and shall be installed as per AISC Specifications.
- All exposed materials shall be properly protected from weathering and/or corrosion.

3. All field welds shall be made by a welder certified in the specified position.
- All welds shall be made with E70XX electrode, or equal.
- All welds shall be made in a sequence that will balance the applied heat of welding while the welding progresses.

4. All concrete shall have a minimum compressive strength at 28 days of 3000 psi.
- If a spread footing option is used, the signage may be installed on the structure after a minimum curing time of 7 days, provided the curing process has been properly maintenanced in accordance with ACI 318-02.
- If a cube or drilled footing option is used, the signage may be installed on the structure after a minimum curing time of 5 days, provided the curing process has been properly maintenanced in accordance with ACI 318-02.

5. All reinforcement steel shall have a minimum yield strength of 60,000 psi and shall conform to ASTM A615. All reinforcement steel shall be placed in accordance with ACI 318-02.
- All reinforcement steel shall be provided with a minimum concrete cover of 3" when concrete is cast against earth.
- Reinforcement steel shall not be "tack" welded at crossing points.
- No steel reinforcement is required in cube or auger style footings where the support column is embedded directly to the bottom of the footing.

6. The structure has been designed to withstand a 120 mph (3-sec gust) design wind speed with a maximum design pressure of 36.9 psf according to ACSE 7-98. (Exposure C)
-This design is not valid for areas with special wind requirements in excess of those listed above.
- If the proposed structure is located in the proximity of a bluff, the top or base of a steep hill, or any other geographical feature that may affect the wind flow around the sign, the installer shall contact the Architect for potential redesign or re-evaluation.

7. The foundation has been designed assuming the following average soil conditions:
- Allowable Vertical Bearing Pressure of 2000 psf (This value is used for spread type footings.)
- Allowable Lateral Bearing Pressure of 250 psf/ft. (This value is used for cube and auger footings.)
- The soil allowable is multiplied by two for isolated footing as per IBC 1804.3.1.
- 200 psf/ft. corresponds to a sandy gravel, gravel or equal.

8. If soil conditions other than those assumed are encountered (including soft soils, unstable or collapsing soils, expansive soils, organic materials, groundwater, adjacent utilities, or any other condition of potential concern) cease excavation immediately and contact the Architect so that the foundation design can be re-evaluated.

9. If the structure is to be located in the proximity of a building or any other structure, the Architect shall be contacted prior to installation to evaluate any potential impact on the adjacent footings.
- If the structure is located on the side or top of a slope in excess of 3:1, the installer shall contact the Architect for re-evaluation. The foundation shall not be placed in or near a fill slope without the Architect's approval.

10. All concrete shall be placed in direct contact with undisturbed soil. There shall be no backfilled soil placed in or around the foundation without written approval from the Architect.
- The Architect is in no way responsible for the safety of the work site during installation. The installer shall take appropriate measures to make sure that the installation of the foundation and the erection of the structure is performed using methods in compliance with OSHA regulations.

11. If existing and proposed conditions are not as detailed in this design drawing the installer shall cease work and notify the Architect immediately.
- The Architect will not be performing on-site inspections or verification of conditions. It is the responsibility of the installer, the structure owner, and the property owner to identify the on-site conditions and to contact the Architect with any discrepancies or concerns. It is the owner's responsibility to locate and mark all underground utilities.

12. Any deviation from these plans or non-compliances with the general notes without written approval from the Architect will render the entire design to be void.

"VILLAGE DELICATESSEN" #21518

280 WESTBURY AVENUE
CARLE PLACE, NY 11514

NOTICE:
EAB ARCHITECTURAL DESIGNS, PLLC IS RESPONSIBLE FOR FOOTING DESIGN & ZONING COMPLIANCE ONLY. SIGN AND CABINET COMPONENTS AND ATTACHMENT ARE THE RESPONSIBILITY OF THE SIGN MANUFACTURER. ALL SITE, ILLUMINATION AND ANY OTHER NON-STRUCTURAL STATEMENTS OR DETAILS SHOWN ARE FOR INFORMATION PURPOSES ONLY.
ALL NON-STRUCTURAL INFORMATION SHOWN IS AS PROVIDED IN A DRAWING BY THE SIGN COMPANY, SIGNWAVES.

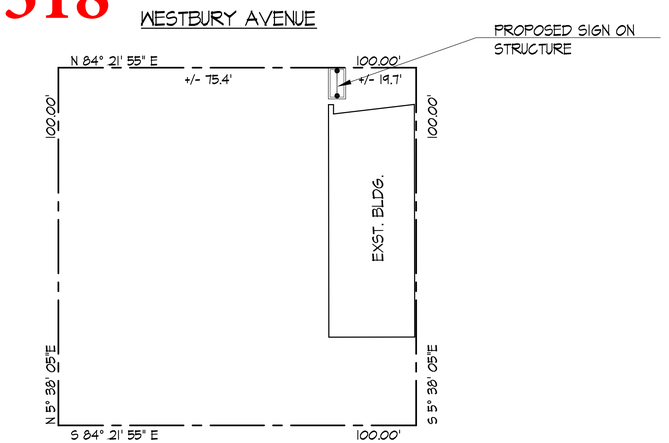
ZONING CALCULATIONS

ZONING ANALYSIS:

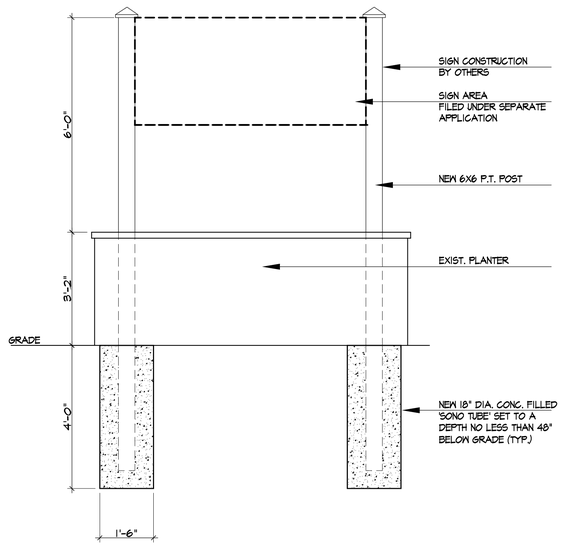
SECTION: 10 BLOCK: 7 LOT: 27 ZONE: BUSINESS

GROUND SIGNAGE

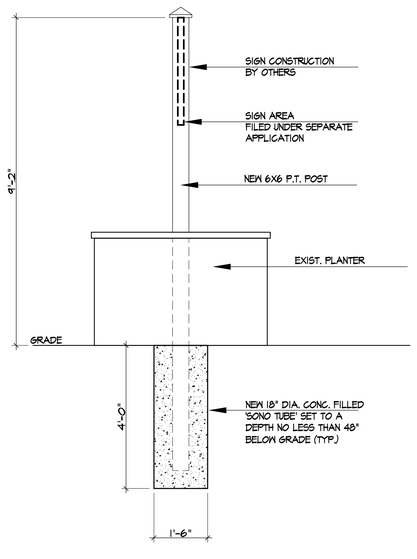
MAX. AREA OF SIGN: 24 SQ. FT.	PROPOSED AREA: +/- 19.5 S.F.
MAX. HEIGHT OF SIGN: 15 FT.	PROPOSED HEIGHT: +/- 9.2'
FRONT YARD REQUIRED: 10 FT.	FRONT YARD EXISTING: 0.0' VARIANCE NEEDED*
MIN. SIDE YARD REQUIRED: 10 FT.	SIDE YARD EXISTING: +/- 19.7'
MIN. SIDE YARD REQUIRED: 10 FT.	SIDE YARD EXISTING: +/-75.4'
REAR YARD REQUIRED: 10 FT.	REAR YARD EXISTING: +/- 91.3'



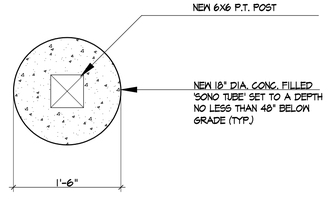
PARTIAL SITE LOCATION
SCALE: NTS



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



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



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

Project:
PROPOSED MONUMENT SIGN

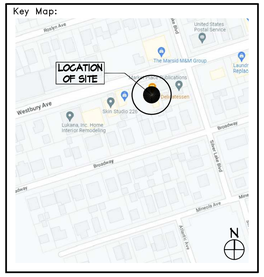
280 WESTBURY AVENBE
CARLE PLACE, NY 11514

SECTION: 10 BLK: 7 LOT: 27
ZONE: R7-3

CONTRACTORS:

ENGINEERS:

Key Map:



EAB
ARCHITECTURAL DESIGNS, PLLC
4250 VETERANS HIGHWAY, STE 3150N HOLBROOK, NY 11741
tel. (631) 319-1047 fax (631) 319-1049

No.	Date	Revision

Project Manager:	EAB
Project Architect:	ERIK A. BJORNEBY R.A.
Project Designer:	
Drawn by:	AS
Checked by:	EAB
Design No.:	Date: 01/27/23

DOB Job No.

Drawing Title:

NOTES, SITE LOCATION, PLAN, ELEVATIONS & SECTION

Drawing Scale: AS NOTED

Architect:
ERIK A. BJORNEBY R.A.

REGISTERED ARCHITECT ERIK A. BJORNEBY 032488 STATE OF NEW YORK

Drawing No.:
ST-001.00

Sheets in Contract:
1 of 1