Town of North Hempstead

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

Vice Chairman Leslie Francis, Esq.

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



Board of Zoning Appeals

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

CALENDAR FOR JUNE 26, 2024

RESIDENTIAL CALENDAR

APPEAL #21564 – Julian & Brenda Bailey; 111 Village Rd., Manhasset; Section 3, Block 183, Lot 2; Zoned: Residence-A

Variances from §§ 70-29.C & 70-30.C to construct additions that would make the house too big and are located too close to a street.

APPEAL #21565 - Linda Ressa; 12 South Court, Port Washington; Section 5, Block C, Lot 100; Zoned: Residence-A

Variances from §§70-30, 70-29, 70-101 and 70-100.2(K) to construct a new dwelling on an existing foundation which is too big, is located too close to the street, with a portico that is located too close to the street, and a generator that is located too far away from the home.

APPEAL #21566 - Wei Wei; 10 Belmont Drive South, Roslyn Heights; Section 7, Block 168, Lot 45; Zoned: Residence-AA

Variance from §70-20.C to construct additions that are located too close to the street.

APPEAL #21567 – Steven Hurwitz; 113 North Ct., Roslyn Heights; Section 7, Block 310, Lot 31; Zoned: Residence-B

Variance from § 70-41.A to construct additions that are located too close to the side property line and would make the combined side yards too small.

APPEAL #21568 - Vaibhav Kolekar; 31 Jeffrey Pl., New Hyde Park; Section 8, Block 256, Lot 16; Zoned: Residence-A

Variance from § 70-29.B to construct a second-story addition that would make the house too big.

APPEAL #21552- Edward Perlow; 2 Kent Road, New Hyde Park; Section 8, Block 294, Lot 20; Zoned: Residence-B

Variance from §70-231 to legalize a professional office in a cellar (not permitted).

APPEAL #21569 - Samuel & Iliana Pau; 158 Birchwood Dr., New Hyde Park; Section 9, Block 529, Lot 41; Zoned: Residence-C

Variances from §§ 70-100.2.A(4) & 70-100.2.A(4)(a) to construct fences exceeding the permitted height.

COMMERICAL CALENDAR

APPEAL #21570 - Manhasset Northern Enterprises, LLC; 999-1009 Northern Blvd., Manhasset; Section 2, Block 189, Lot 27; Zoned: Business-A/Residence-C

Conditional Use § 70-126.D and variance from §§ 70-103(O) and 70-231 to permit the interior alteration to a commercial building for the sale, storage and parking of automobiles for sale (a conditional use) with parking spaces that are too small.

APPEAL #21571 – Port Land Development Corp.; 510 Plandome Rd., Manhasset; Section 3, Block 69, Lot 61; Zoned: Business-A/Residence-B

Conditional Use §70-126(A) and variance from §70-103(A)(1) to expand an existing food use (a conditional use) with not enough off-street parking.

APPEAL #21572 – Fifth Avenue of Long Island Realty, LLC (MaxMara Signs); 2102 Northern Blvd., Manhasset; Section 3, Block 183, Lot 12; Zoned: Business-A/Parking District

Variances from §§ 70-196(J)(1), 70-196(J)(1)(a) to erect wall signs that do not face a public street or parking area, are not parallel to the wall, with too many signs for one store.

APPEAL #21573 - Commonwealth O'Leary Real Estate Corp, 1833 Guilford Avenue, New Hyde Park; Section 8, Block 190, Lot 15; Zoned: Industrial-B

Variances from §§70-103.A(1) and 70-103.B to legalize an interior mezzanine that requires site plan review with not enough parking on site and parking stall sizes that are too small and an appeal for determination that site plan review under 70-219.A(1)(a) is not required.

APPEAL #21554 – Mohinder Singh; 2000 Hillside Ave., New Hyde Park; Section 8, Block 211-14, Lot 607; Zoned: Business-B

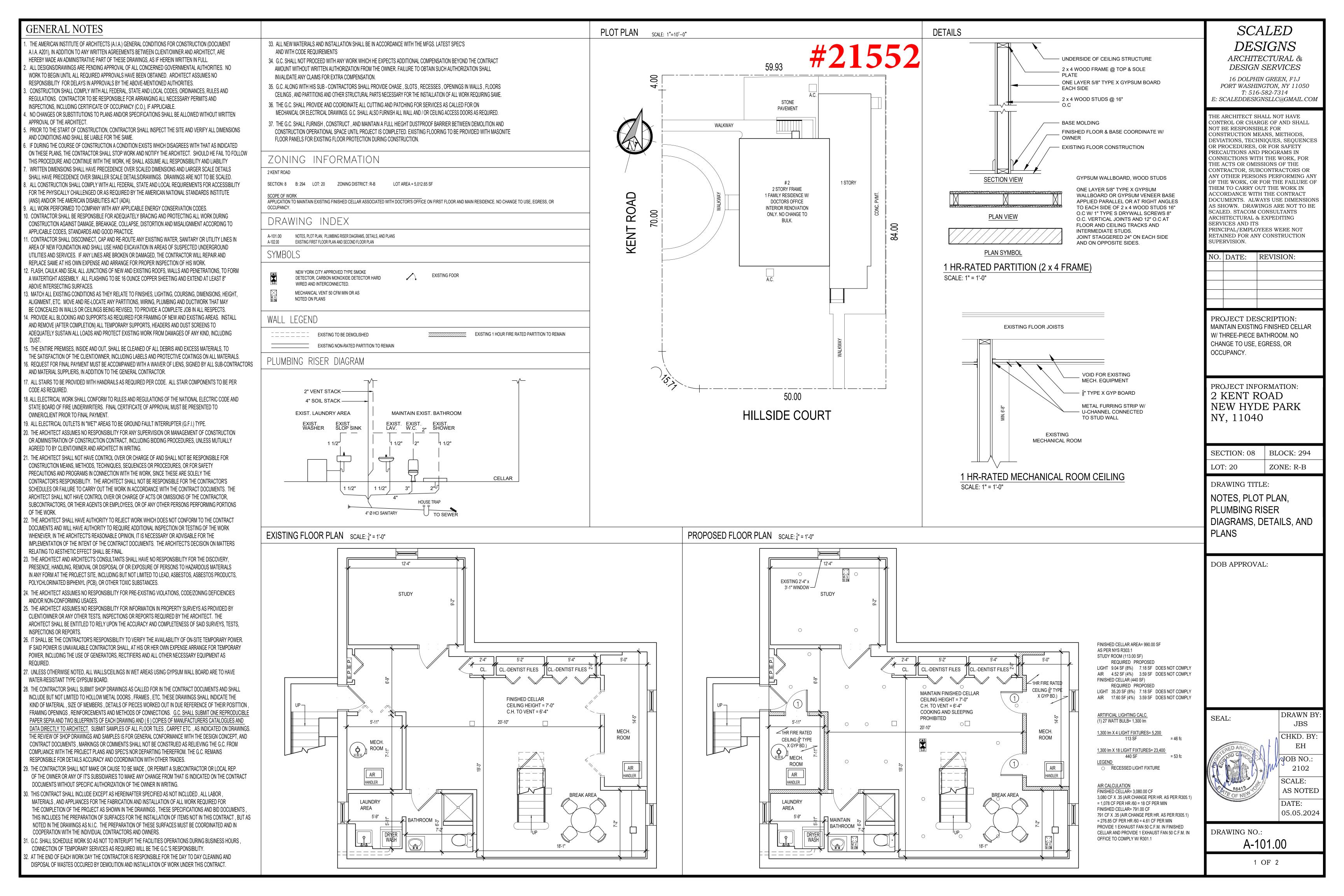
Variance from § 70-50(A) to convert a funeral home to a place of worship that is too close to the street.

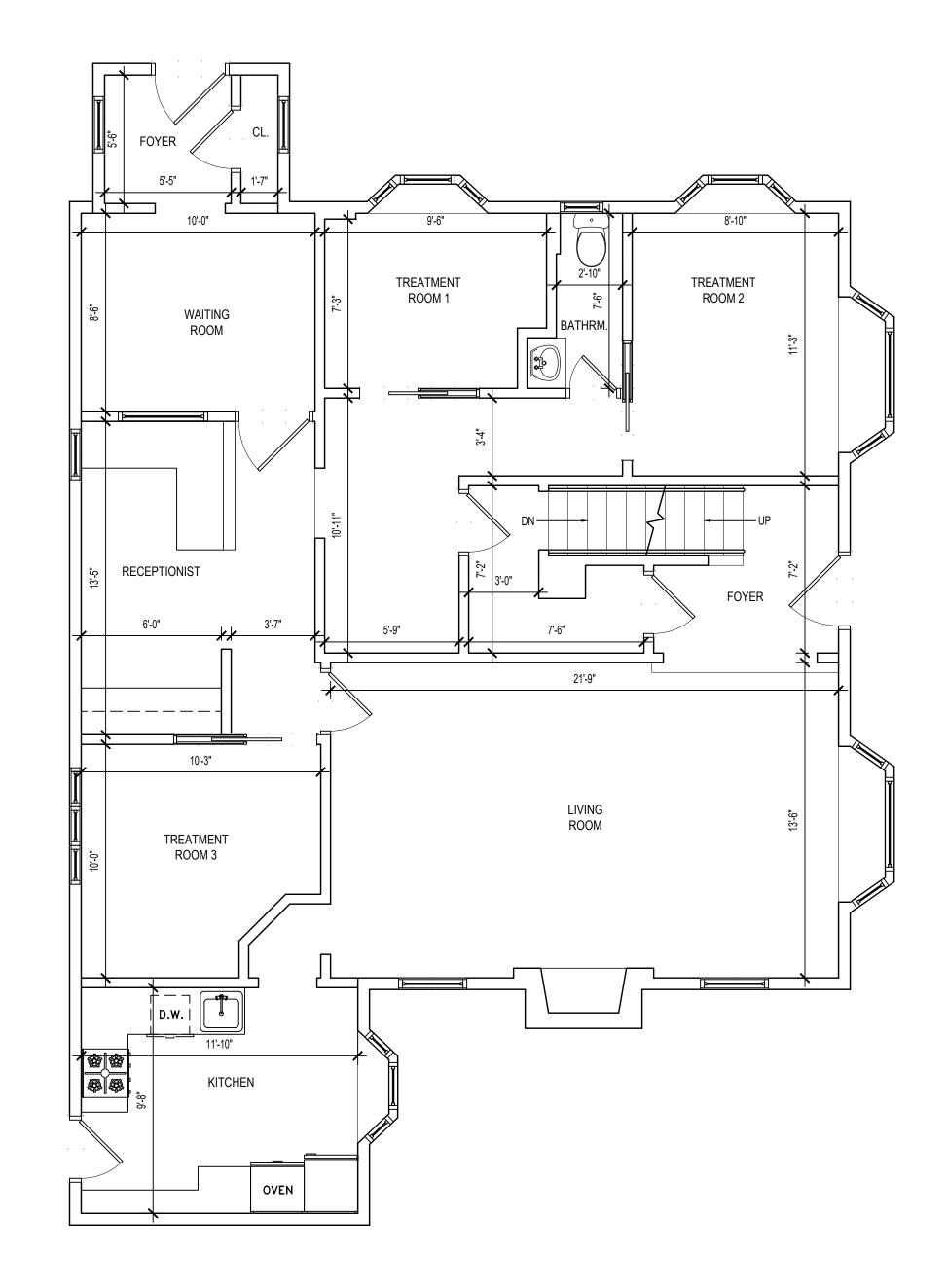
APPEAL #21574 - Lake Success Shopping Center (Target Drive Up Sign); 1400 Union Turnpike, New Hyde Park; Section 8, Block 235, Lot 56; Zoned: Business-AA

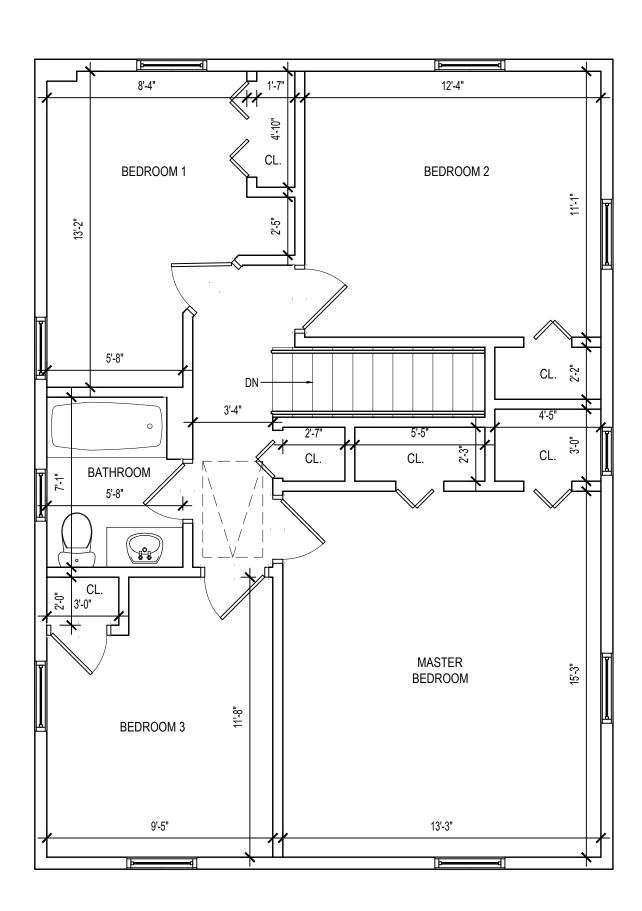
Variances from §§70-196.J(2)(a) and 70-196.J(2)(d) to construct a ground sign with no open space between the bottom of the sign and the ground and exceeding the number of permitted ground signs on site.

APPEAL #21575 - Garden City Trans-Mix Corp. (renewal); 196-198 Atlantic Avenue, Garden City Park; Section 33, Block 159, Lot 426; Zoned: Industrial-B

Renewal of conditional use §70-187.B to maintain a non-conforming concrete business and variance from 70-203.J to legalize a rolling vehicle entry gate that is too close to the street.







EXISTING FIRST FLOOR PLAN (REFERENCE ONLY, NO CHANGE)

SCALE: 4" = 1'-0"

EXISTING SECOND FLOOR PLAN
(REFERENCE ONLY, NO CHANGE)
SCALE: 4" = 1'-0"

SCALED DESIGNS

ARCHITECTURAL & DESIGN SERVICES

16 DOLPHIN GREEN, F1J PORT WASHINGTON, NY 11050

T: 516-582-7314
E: SCALEDDESIGNSLLC@GMAIL.COM

THE ARCHITECT SHALL NOT HAVE

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 CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. STACOM CONSULTANTS ARCHITECTURAL & EXPEDITING SERVICES AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION

NO. DATE: REVISION:

SUPERVISION.

PROJECT DESCRIPTION:
MAINTAIN EXISTING FINISHED CELLAR
W/ THREE-PIECE BATHROOM. NO
CHANGE TO USE, EGRESS, OR
OCCUPANCY.

PROJECT INFORMATION:
2 KENT ROAD
NEW HYDE PARK
NY, 11040

SECTION: 08 BLOCK: 294
LOT: 20 ZONE: R-B

DRAWING TITLE:

EXISTING FIRST AND SECOND FLOOR PLANS. REFERENCE ONLY, NO CHANGE

DOB APPROVAL:

SEAL:

DRAWN BY
JBS
CHKD. BY:



JOB NO.: 2102 SCALE: AS NOTED DATE: 05.05.2024

DRAWING NO.:

A-102.00

2 OF 2

ALTERATION AND VERTICAL EXTENSION (HOUSE OF WORSHIP)

2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

ZONING COMPUTATION

BLOCK # 21114 LOT # 607 ZONE BB SECTION # 08 CONSTRUCTION CLASS: Type Ib INTERIOR FINISH CLASS: C

(70-47) PLOT AREA MINIMUM REQUIRED LOT AREA FOR RELIGIOUS BUILDING (K) = 6.000.00 S.FACTUAL AREA:

LOT # 607 AREA = 9676.4 s.f LOT @ 608 AREA = 5140 s.f LOT @ 609 AREA = 10883.60 s.f.TOTAL LOT AREA = 9676.4+5140.0+10883.60

= 25700.0 s.f > 4,000.00 s.f

BUILDINGS CODE OCCUPANCY CLASIFICATION: (A-3) HOUSE OF WORSHIP

(70-48) LOT COVERAGE MAXIMUM LOT COVERAGE = 35% OF THE LOT AREA $25700.0 \times 35\% = 8995.0 \text{sg.ft}$ ACTUAL LOT COVERAGE = 4115.93 s.f < 8995.0

FLOOR AREA	PROPOSED
CELLAR FLOOR	4115.93
FIRST FLOOR	4115.93
SECOND FLOOR	3057.18
THIRD FLOOR	3057.18
TOTAL FLOOR AREA	10230.29s.f

70-50(A) FRONT YARD REQUIRED FRONT YARD = 25'-0" EXISTING FRONT YARD = $10'-9\frac{3}{4'}$ PROPOSED FRONT YARD SETBACK AT SECOND FLOOR LEVEL = 25'-0"

70-51 SIDE YARD MINIMUM REQUIRED SIDE YARD = 20'-0" (Each side) EXISTING SIDE YARD = 38'-0"+137'-0"

MINIMUM REQUIRED REAR YARD = 25'-0" EXISTING REAR YARD = 38'-0"

70-46(B) PERMITTED HEIGHT ALLOWABLE HEIGHT (3) STORIES OR 45'-0" ACTUAL HEIGHT = 45'-0"

(70–103) (70–128.1) REQUIRED PARKING TOTAL EMPLOYEES PARKING = 8

FIRST FLOOR OCCUPANCY = 88

SECOND FLOOR OCCUPANCY = 19 THIRD FLOOR OCCUPANCY = 17 TOTAL FIRST+SECOND+THIRD FLOOR OCCUPANCY = 126 PersonsREQUIRED PARKING 1 = 4 Persons REQUIRED PARKING = 126/4 = 31.50TOTAL REQUIRED PARKING INCLUDING EMPLOYEES = 31.50 + 8 = 40ACTUAL PARKING SPACES = 43 REQUIRED PARKING SIZE = 10'x20'PARKING SPACE SIZE ALONG REAR PROPERTY LINE = 10'x23'

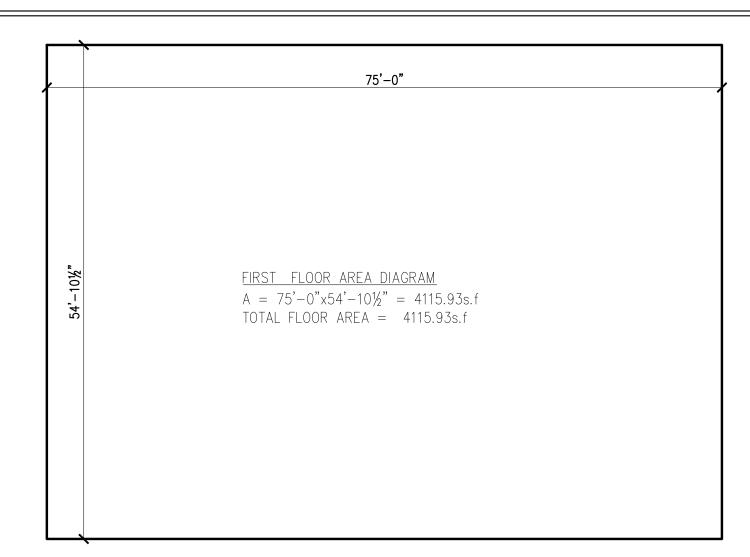
AVERAGE GRADE CALCULATION

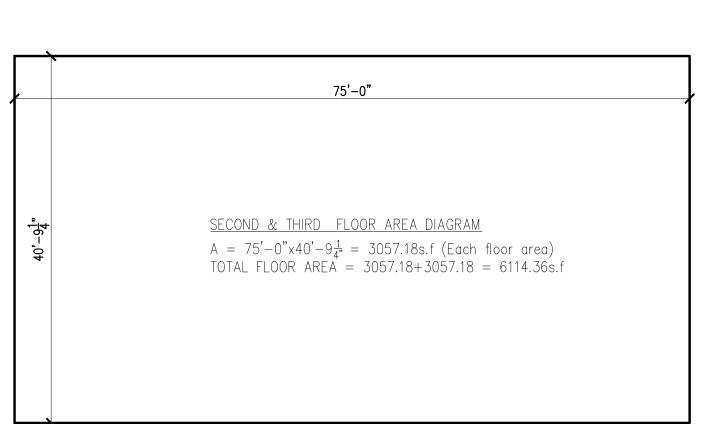
 $115.01+115.45 / 2 = 115.23 \times 54.87 = 6322.67$ $115.45+115.68 / 2 = 115.56 \times 75.0 = 8667.0$ $115.68+115.65 / 2 = 115.66 \times 54.87 = 6346.26$ $115.65+115.01 / 2 = 115.33 \times 75.0 = 8649.75$ 259.74= 29985.68

PREXISTING AVERAGE GRADE = 29985.68/259.74 = 115.44

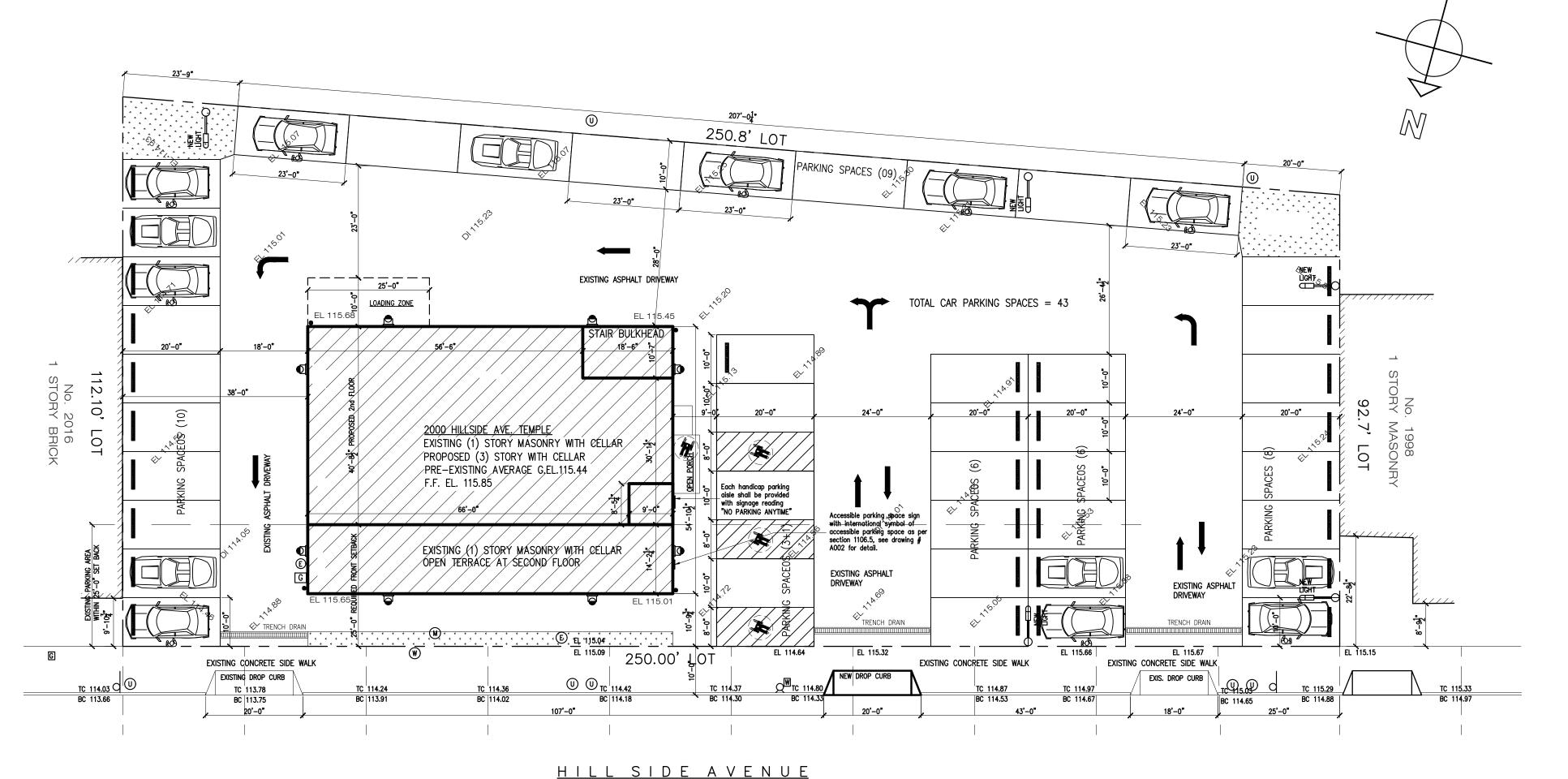
REQUIRED VERIFICATION & INSPECTION AS PER TABLE 1704.3 & 1704.4

- 1. Material verification of high-strength bolts, nuts and washers 2. Inspection of high-strength
- Material verification of structural
- 4. Material verification of weld filler materials:
- 5. Inspection of welding: 6. Inspection of steel frame joint details for compliance with approved construction documents:
- Inspection of reinforcing steel, including prestressing tendons, and
- Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5b.
- 3. Inspect bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been
- Verifying use of required design
- 5. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.
- 5. Inspection of concrete and shotcrete placement for proper
- . Inspection for maintenance of specified curing temperature and techniques.
- Inspection of prestressed concrete a. Application of prestressing forces b.Grouting of bonded prestressing tendons in the seismic-forceresisting system.
- 9. Erection of precast concrete members.
- 10. Verification of in-situ concrete strength, prior to stressing of tendons in posttensioned concrete and prior to removal of shores and forms from beams and structural
- 11.Inspect formwork for shape, location and dimensions of the concrete member being formed.





#21554



SITE PLAN

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

| | 03-13-24 | Issued for D.O.B Approval

SITE PLAN AND NOTES

As Shown

sued for D.O.B review

Remarks

Seal & signature

ARCHITECTURAL AND ENGINEERING SERVICES

1227 Tulip Avenue Franklin Square, NY 11010

TEL: 646-403-5592, FAX # 866-403-6314

E. Mail: ArchConcept1@Gmail.com

ALTERATION AND VERTICAL

EXTENSION HOUSE OF WORSHIP

2000 HILLSIDE AVENUE

NEW HYDE PARK NY 11040

Project:

Date: 01-02-21 | 1 OF22

NO. Date:

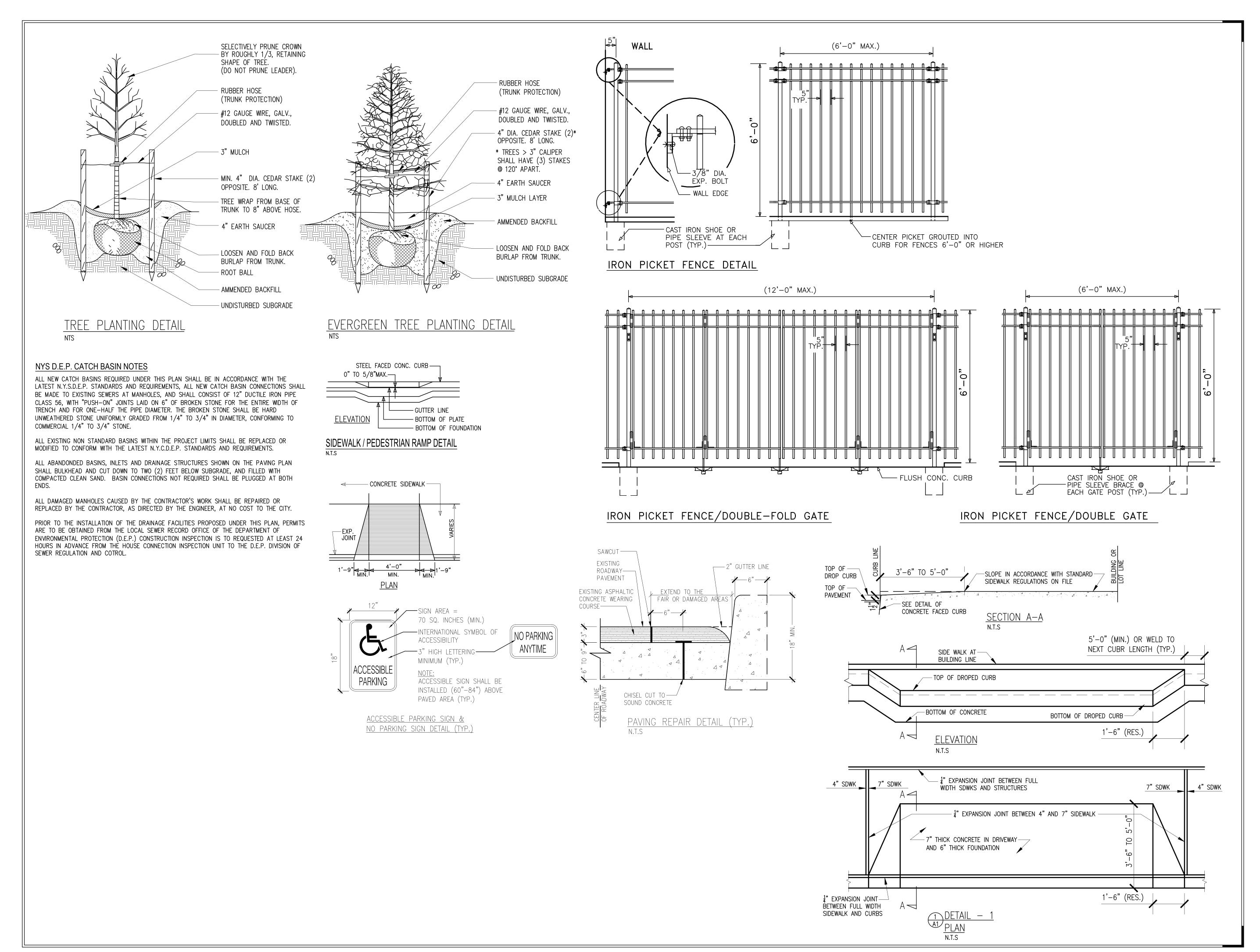
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Chk. By:

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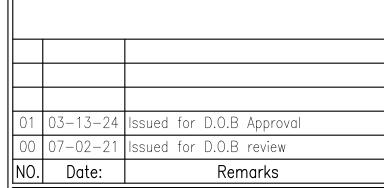
ARCHITECTURAL CONCEPT INC. ARCHITECTURAL AND ENGINEERING SERVICES

1227 Tulip Avenue Franklin Square, NY 11010 TEL: 646-403-5592, FAX # 866-403-6314 E. Mail: ArchConcept1@Gmail.com

Project:

ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP

2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040



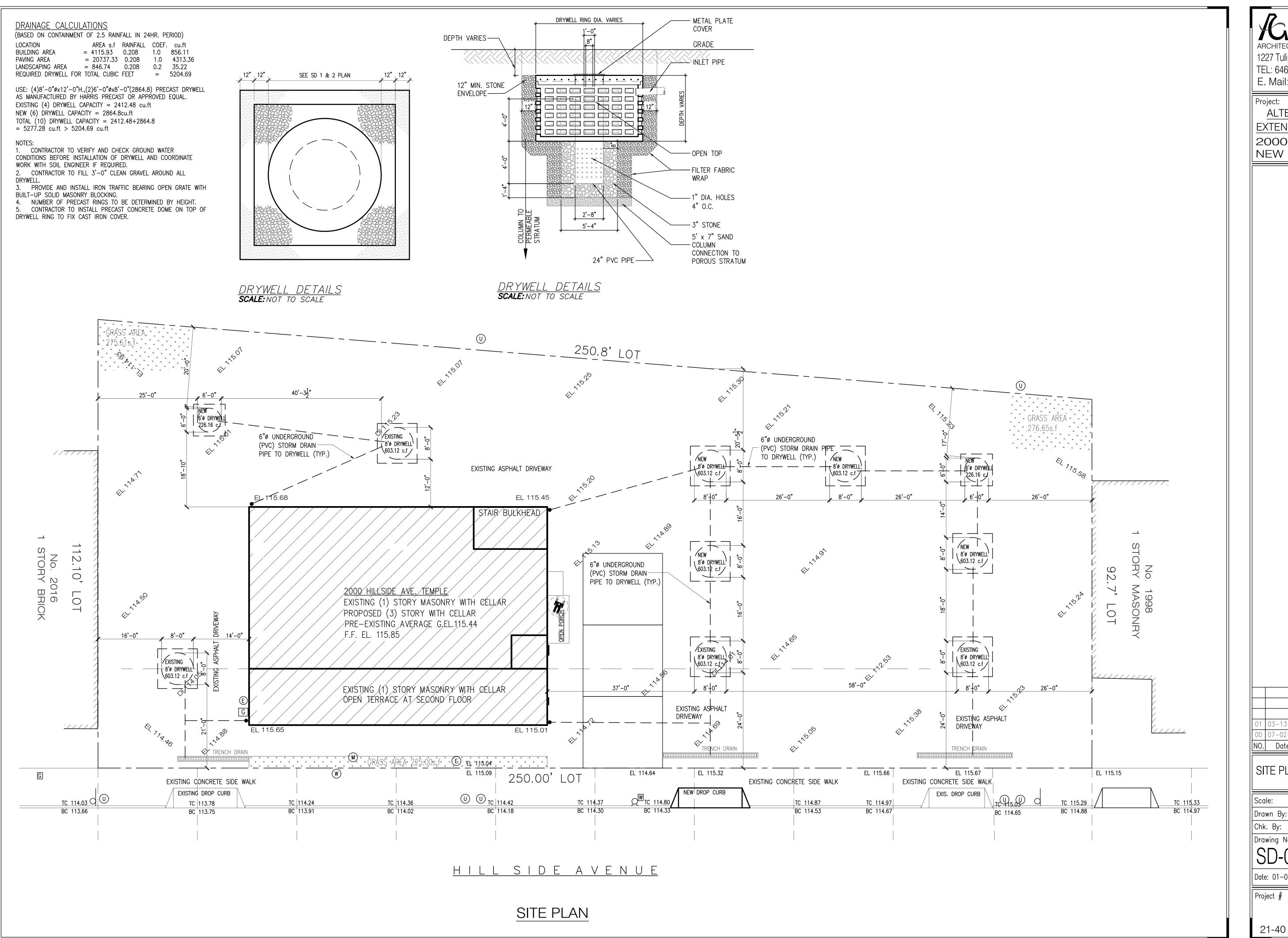
||PLANTER & FENCE AND CURB|| CUB NOTES AND DETAIL

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| Project # Tracking No.



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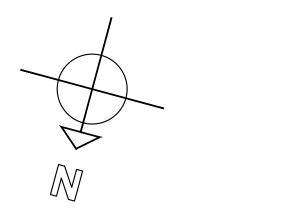
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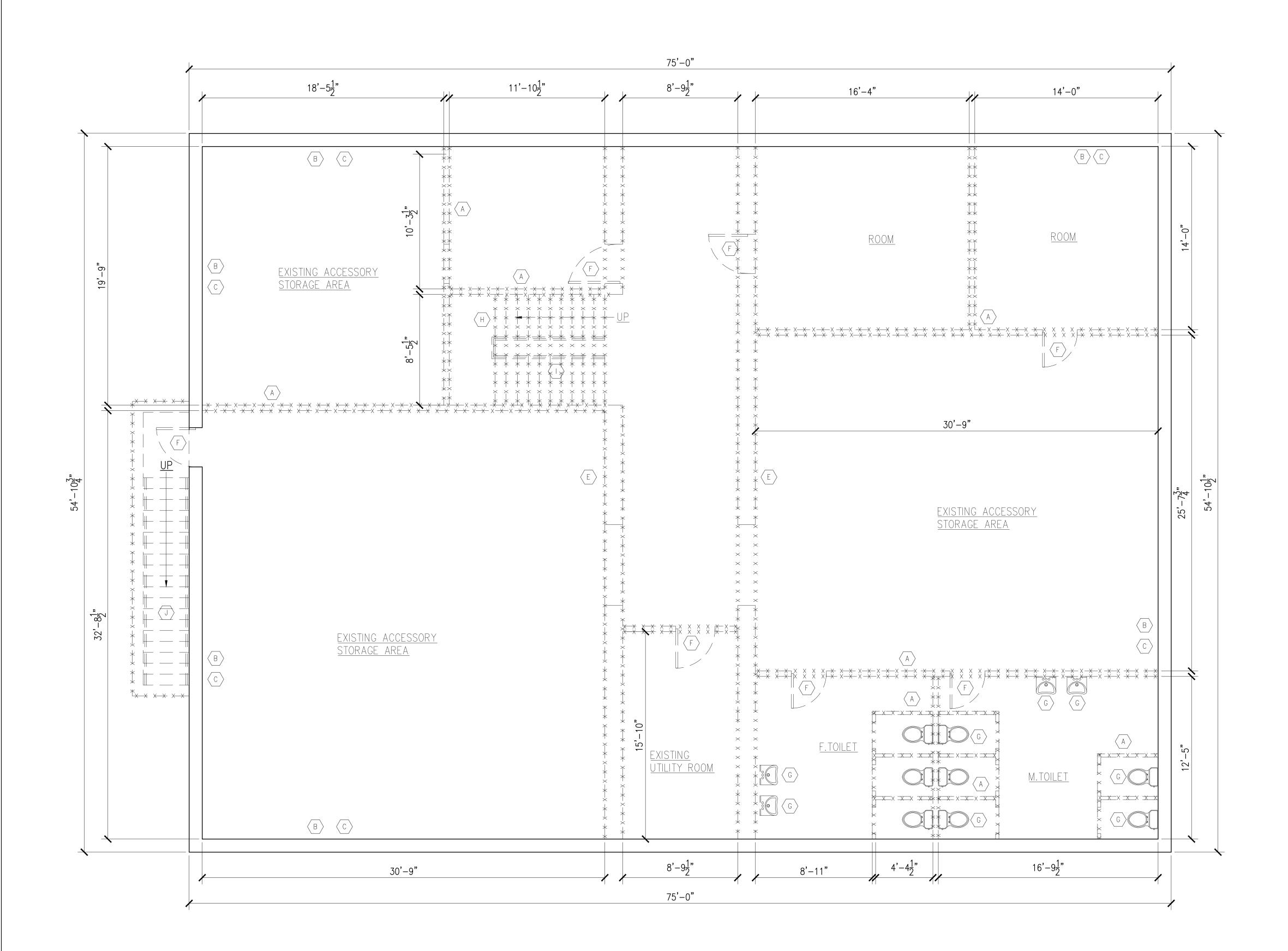
ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP

2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

01 03-13-24 Issued for D.O.B Approval Issued for D.O.B review NO. Date: Remarks SITE PLAN AND DRYWELL DETAILS

Scale: 3/3	2=1'-0"	Seal &	& signature
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Chk. By:	Jamal	100	NEW YORK
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Date: 01-02-21	2 OF22		SED PROFESSION
Project #	racking No.		





CELLAR FLOOR INTERIOR DEMOLITION PLAN

ARCHITECTURAL CONCEPT INC.

ARCHITECTURAL AND ENGINEERING SERVICES 1227 Tulip Avenue Franklin Square, NY 11010 TEL: 646-403-5592, FAX # 866-403-6314 E. Mail: ArchConcept1@Gmail.com

Project:

ALTERATION AND VERTICAL

EXTENSION HOUSE OF WORSHIP 2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

LEGEND

CONCRETE WALL

<u>2-HR. RATED - UL DESIGNATION U425</u> NON-LOADBEARING PARTITION - (2) LAYERS §" TYPE 'X' G.W.B. EACH SIDE OF 18ga.

35" STEEL STUD @ 16" O.C.; MIN. STC=49 8" C.M.U WALL

WITH BRICK VENEER

SMOKE & CARBON MONO. DETECTOR W/BATTERY BACKUP (TYP.)

ILLUMINATED EXIT SIGN BLOW HUNG CEILING WITH BATTERY BACKUP (TYP.)

EMERGENCY LIGHT FOR MEANS

PORTABLE FIRE EXTINGUISHER AS PER (NFPA) REQUIREMENT

SEE WALL SCHEDULE

SECTION DESIGNATION DRAWING NUMBER

FLOOR LEVEL AND HEIGHT SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL

W/BATTERY BACKUP (TYP.)

FD. FLOOR DRAIN

ELECTRIC METER

01 | 03-13-24 | Issued for D.O.B Approval ||NO.| Date: Remarks

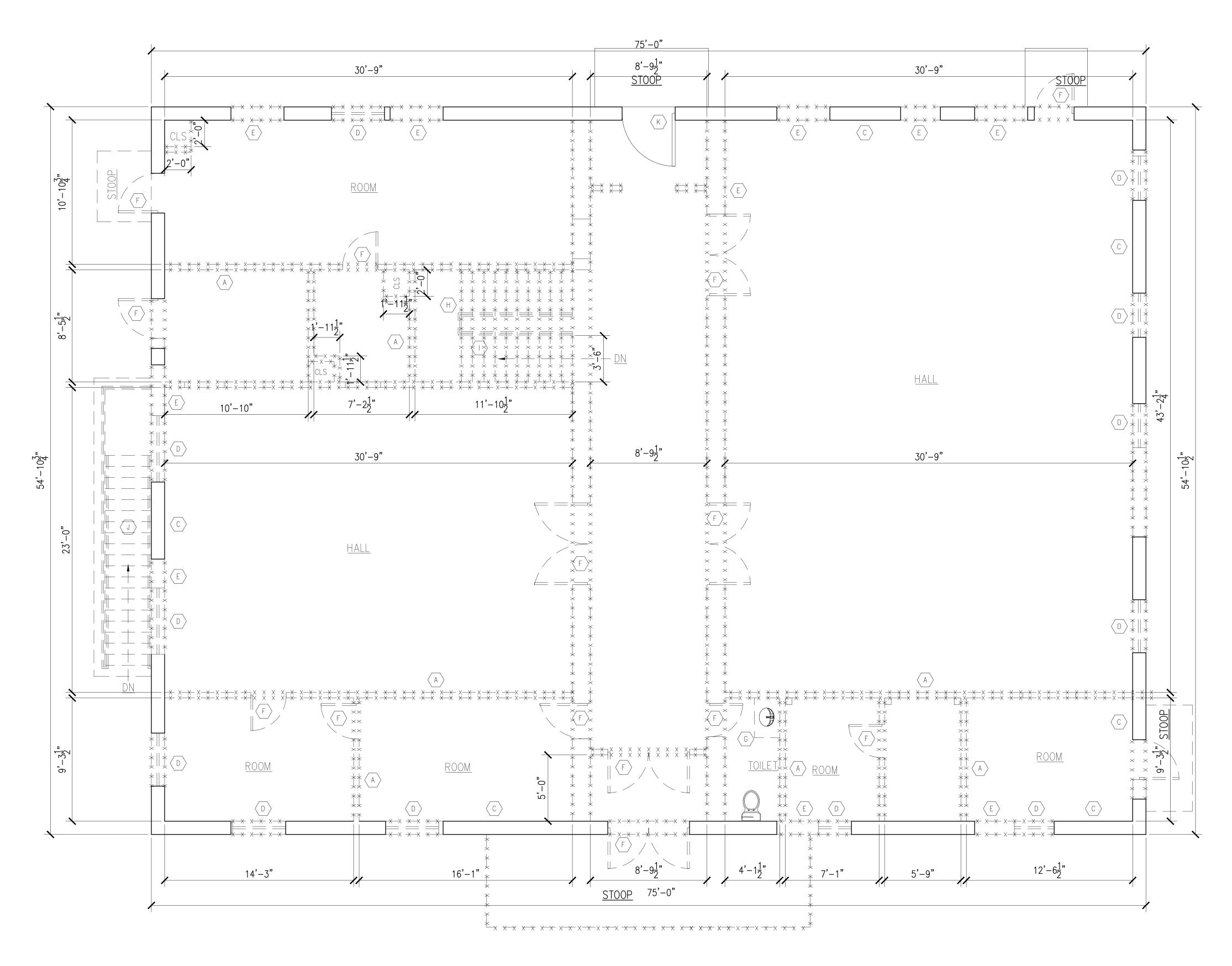
CELLAR FLOOR INTERIOR DEMOLITION PLAN

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

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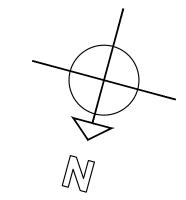
Project # | Tracking No.

Date: 01-02-21 3 OF22



DEMOLITION KEY NOTES:

- ALL PARTITIONS SHEET ROCK TO BE REMOVED. EXISTING FRAMING TO BE REMOVED.
- B EXISTING CONCRETE SLAB TO REMAIN.
- $\langle c \rangle$ EXISTING LOAD BEARING WALL TO REMAIN.
- $\langle D \rangle$ EXITING WINDOWS TO BE REMOVED.
- EXITING LOAD BEARING WALL TO REMAIN.
- \langle F \rangle EXISTING DOOR TO BE REMOVED.
- G EXISTING BATHROOM FIXTURES INCLUDING RISERS TO BE REMOVED.
- \langle H \rangle EXISTING STAIR TO REMOVED.
- EXISTING RAILING TO BE REMOVED.
- \langle \rfloor EXISTING STAIR TO BE REMOVED.
- $\langle \mathsf{K} \rangle$ EXISTING DOOR TO REMAIN.
- EXISTING WATER METER TO REMAIN.
- M EXISTING BOILER FIXTURES TO BE REMOVED.
- \langle N \rangle EXISTING CHEMNY TO BE REMOVED.
- \bigcirc Existing sewer to remain.



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|| Project:

ALTERATION AND VERTICAL

EXTENSION HOUSE OF WORSHIP 2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

35" STEEL STUD @ 16" O.C.; MIN. STC=49

LEGEND CON

CONCRETE WALL

2-HR. RATED - UL DESIGNATION U425 NON-LOADBEARING PARTITION - (2) LAYERS §" TYPE 'X' G.W.B. EACH SIDE OF 18ga.

8" C.M.U WALL
BRICK VENEER

BRICK VENEER

EARTH

GRAVEL

STRUCTURAL ST

SIRUCIURAL SIEEL

BLOCKING

SMOKE & CARBON MONO. DETECTOR W/BATTERY BACKUP (TYP.)

ILLUMINATED EXIT SIGN BLOW HUNG CEILING WITH BATTERY BACKLIP (TYP.)

BACKUP (TYP.)

- EMERGENCY LIGHT FOR MEANS

PORTABLE FIRE EXTINGUISHER
AS PER (NFPA) REQUIREMENT

AS PER (NEPA) REQUIREMENT

WALL TYPE

SEE WALL SCHEDULE

SECTION DESIGNATION DRAWING NUMBER

EL. 0'-0" FLOOR LEVEL AND HEIGHT

SO SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL

HEAT DETECTOR
W/BATTERY BACKUP (TYP.)

FD. FLOOR DRAIN

RD. ROOF DRAIN

YD YARD DRAIN

E ELECTRIC METER

01 03-13-24 Issued for D.O.B Approval
00 07-02-21 Issued for D.O.B review
NO. Date: Remarks

FIRST FLOOR INTERIOR DEMOLITION PLAN

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

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Chk. By: Jamal

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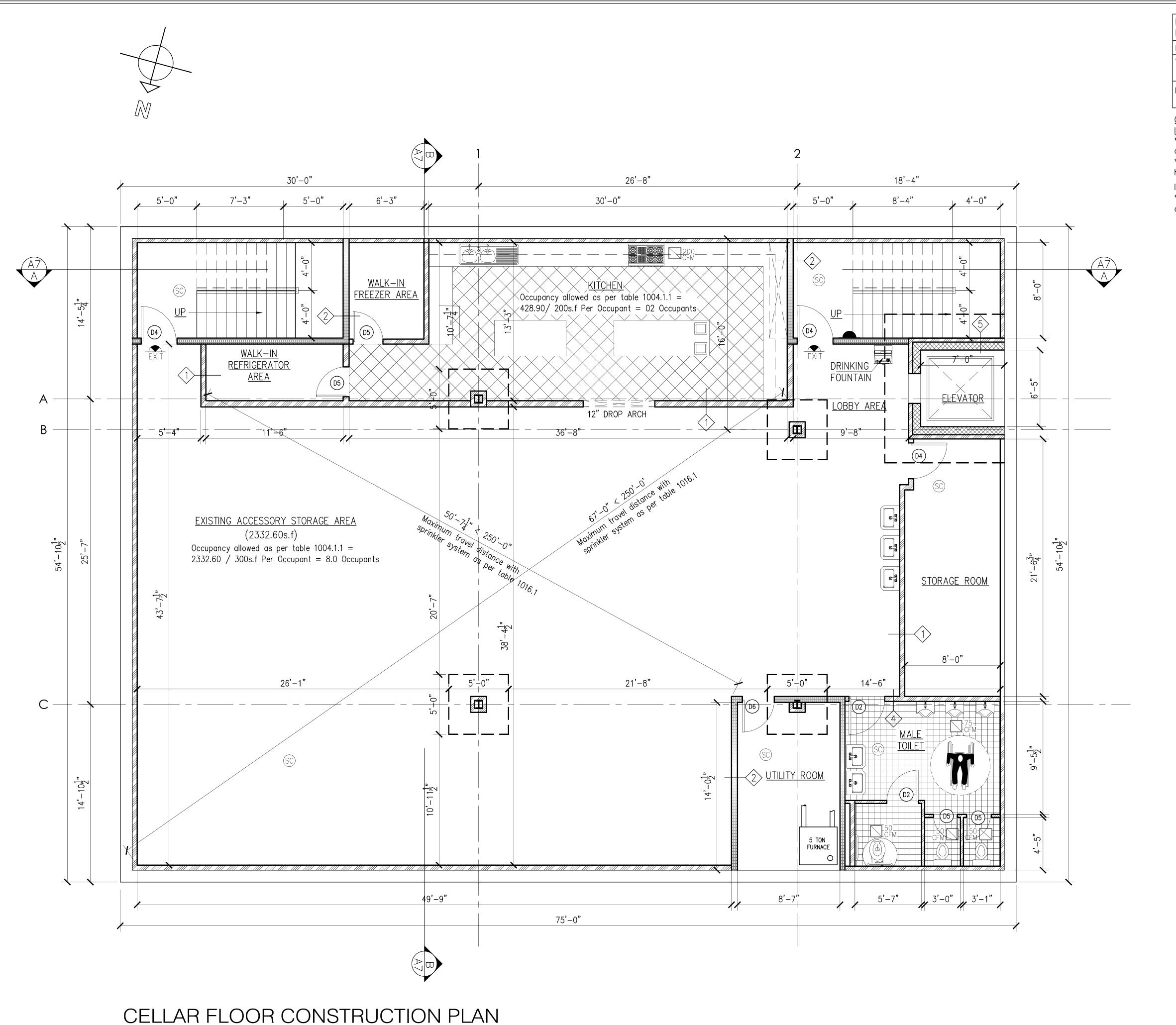
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FIRST FLOOR INTERIOR DEMOLITION PLAN



	REQUIRED PLUMBING FIXTURES				
<u> </u>	FOR (A-3) TABLE 2902.1:				
F	TIXTURES	REQUIRED	PROVIDED		
V	Vater Closet	1 per 150 Occupants	7 for 85 Occupants		
[L	.avatories	1 per 200 Occupants	3 for 85		

CEILING AND WALLS FINISH NOTES:

INTERIOR FINISH CLASS "B" * See wall types and building section for finish

* Ceiling: (1) layer 5%" gyp. board type "X" one hr. rated ceiling (typ.) (BSA # 88-80-M)

INTERIOR FLOOR FINISH REQUIREMENTS: * Install 24"x24" class "b" acoustic floor tiles

on concrete floor, see section for detail (typ.)

ARCHITECTURAL CONCEPT INC.

ARCHITECTURAL AND ENGINEERING SERVICES 1227 Tulip Avenue Franklin Square, NY 11010 TEL: 646-403-5592, FAX # 866-403-6314 E. Mail: ArchConcept1@Gmail.com

Project:

ALTERATION AND VERTICAL

EXTENSION HOUSE OF WORSHIP

2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

LEGEND

CONCRETE WALL

2-HR. RATED - UL DESIGNATION U425 NON-LOADBEARING PARTITION - (2) LAYERS §" TYPE 'X' G.W.B. EACH SIDE OF 18ga. 3§" STEEL STUD @ 16" O.C.; MIN. STC=49

8" C.M.U WALL

BRICK VENEER

STRUCTURAL STEEL

SMOKE & CARBON MONO. DETECTOR W/BATTERY BACKUP (TYP.)

ILLUMINATED EXIT SIGN BLOW HUNG CEILING WITH BATTERY BACKUP (TYP.)

EMERGENCY LIGHT FOR MEANS

PORTABLE FIRE EXTINGUISHER

AS PER (NFPA) REQUIREMENT

WALL TYPE
SEE WALL SCHEDULE

SECTION DESIGNATION DRAWING NUMBER EL. 0'-0" FLOOR LEVEL AND HEIGHT

SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL

HEAT DETECTOR W/BATTERY BACKUP (TYP.)

FD. FLOOR DRAIN

RD. ROOF DRAIN

E ELECTRIC METER

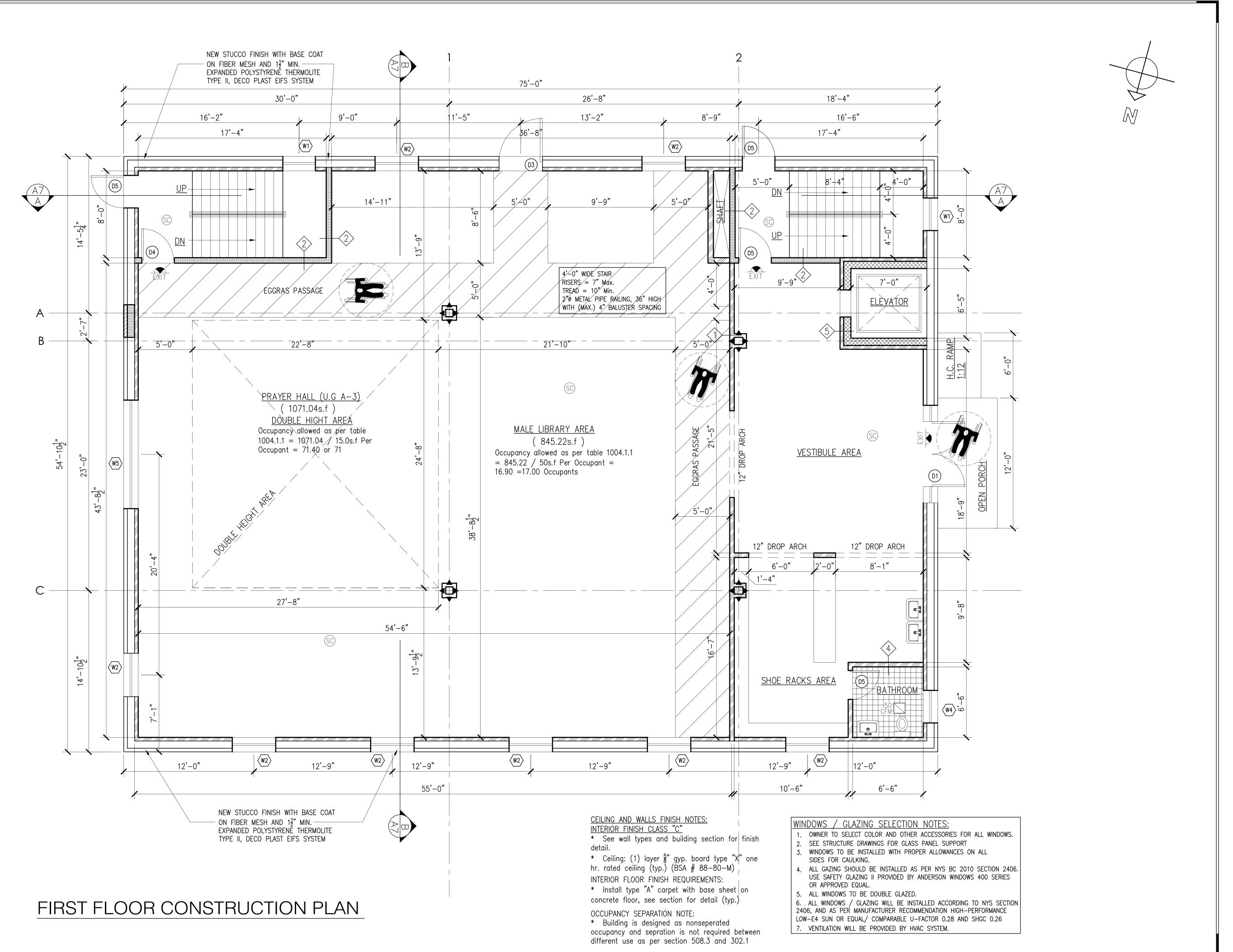
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CELLAR FLOOR CONSTRUCTION PLAN

Scale: 1/4"=1'-0" ||Drawn By: Chk. By:

Date: 01-02-21 5 0F22



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ALTERATION AND VERTICAL

EXTENSION HOUSE OF WORSHIP 2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

LEGEND

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8" C.M.U WALL BRICK VENEER

SMOKE & CARBON MONO. DETECTOR

W/BATTERY BACKUP (TYP.) ILLUMINATED EXIT SIGN BLOW

HUNG CEILING WITH BATTERY BACKUP (TYP.)

EMERGENCY LIGHT FOR MEANS

PORTABLE FIRE EXTINGUISHER AS PER (NFPA) REQUIREMENT

SEE WALL SCHEDULE

SECTION DESIGNATION DRAWING NUMBER

FLOOR LEVEL AND HEIGHT

SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL

W/BATTERY BACKUP (TYP.)

FD. FLOOR DRAIN

ELECTRIC METER

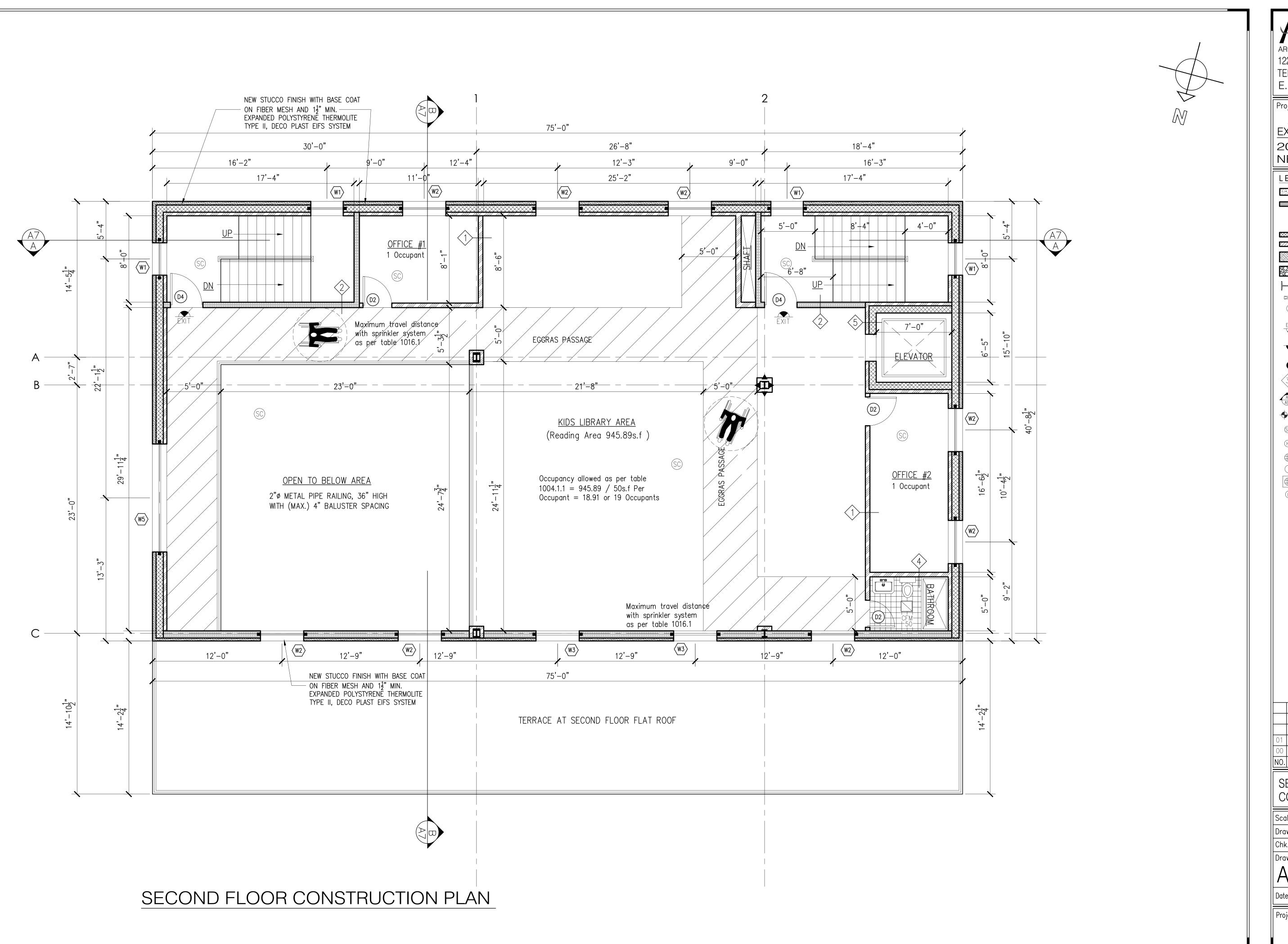
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FIRST FLOOR CONSTRUCTION PLAN

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Date: 01-02-21 6 0F22



ARCHITECTURAL AND ENGINEERING SERVICES 1227 Tulip Avenue Franklin Square, NY 11010 TEL: 646-403-5592, FAX # 866-403-6314 E. Mail: ArchConcept1@Gmail.com

Project:

ALTERATION AND VERTICAL

EXTENSION HOUSE OF WORSHIP

2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

LEGEND

CONCRETE WALL

2—HR. RATED — UL DESIGNATION U425 NON—LOADBEARING PARTITION — (2) LAYERS 5" TYPE 'X' G.W.B. EACH SIDE OF 18ga. 35" STEEL STUD @ 16" O.C.; MIN. STC=49

8" C.M.U WALL

BRICK VENEER

STRUCTURAL STEEL

SMOKE & CARBON MONO. DETECTOR W/BATTERY BACKUP (TYP.)

ILLUMINATED EXIT SIGN BLOW HUNG CEILING WITH BATTERY BACKUP (TYP.)

EMERGENCY LIGHT FOR MEANS

PORTABLE FIRE EXTINGUISHER

AS PER (NFPA) REQUIREMENT

SEE WALL SCHEDULE SECTION DESIGNATION DRAWING NUMBER

FLOOR LEVEL AND HEIGHT

SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL

W/BATTERY BACKUP (TYP.) FD. FLOOR DRAIN

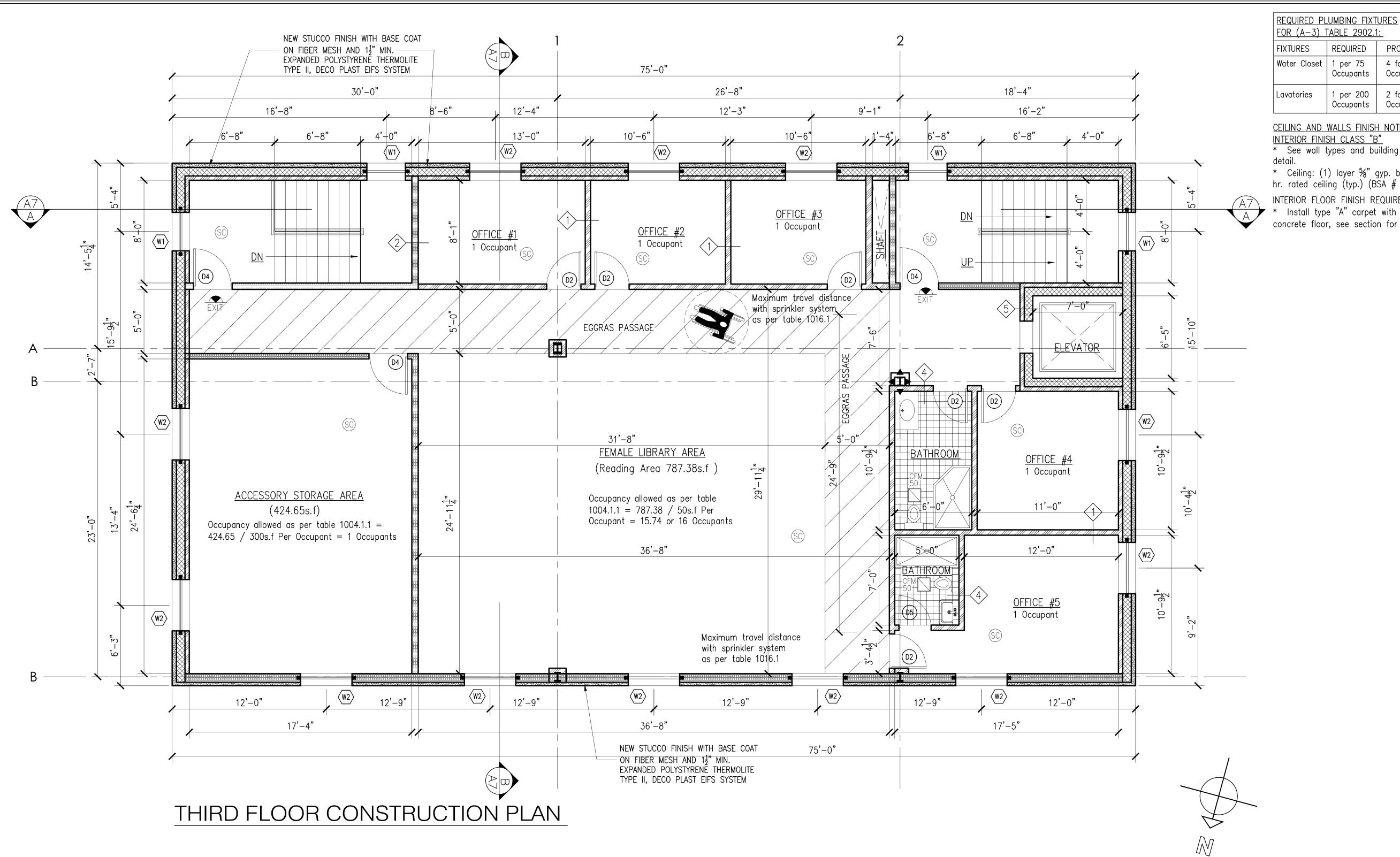
ELECTRIC METER

01 03-13-24 Issued for D.O.B Approval 00 07-02-21 Issued for D.O.B review NO. Date: Remarks

SECOND FLOOR CONSTRUCTION PLAN

Scale: 1/4"=1'-0" ||| Seal & signature Drawn By: Chk. By:

Date: 01-02-21 7 0F22



	DOOR SCHEDULE					
TYPE	DOOR SIZE	REMARKS	FIRE R.	U- FACTOR	SHGC	AIR LEAKAGE
D1	9'-0"x8'-0"	MAIN DOOR WITH 20" GLASS PANEL AND WEATHER-STRIPPING	_	0.30	0.40	< 3.00 ACH
D2	2'-8"x8'-0"	BATHROOM & OFFICE DOORS	_	0.30	0.40	< 3.00 ACH
D3	4'-0"x8'-0"	DOOR WITH PEEP HOLE AND WEATHER—STRIPPING	_	0.30	0.40	< 3.00 ACH
D4	3'-0"x8'-0"	FIRE RATED SELF CLOSING DOOR	1 1 /2	0.30	0.40	< 3.00 ACH
D5	2'-6"x8'-0"	BATHROOM & WALK IN FREEZER DOORS	_	0.30	0.40	< 3.00 ACH
<u>D6</u>	2'-8"x8'-0"	FIRE RATED SELF CLOSING DOOR	1½	0.30	0.40	< 3.00 ACH

WINDOW SCHEDULE					
TYPE	WINDOW SIZE	REMARKS	U- FACTOR	SHGC	AIR LEAKAGE PER SQ.FT
W1>	3'-0" x 5'-6"	STAIR HALL WINDOWS	0.28	0.40	< 0.3 CFM
W 2	4'-0"x 7'-0"	KIDS LIBRARY AREA WINDOWS	0.28	0.40	< 0.3 CFM
W 3	4'-0"x 5'-6"	FEMALE LIBRARY AREA WINDOWS	0.28	0.40	< 0.3 CFM
W4	3'-0"x 3'-0"	BATHROOM WINDOWS	0.28	0.40	< 0.3 CFM
W 5	10'-0"x 6'-0"	PAYER HALL AND OPEN AREA WINDOW	0.28	0.40	< 0.3 CFM

- 1. OWNER TO SELECT COLOR, DESIGN AND OTHER ACCESSORIES.
- FOR ALL DOORS AND WINDOWS.
- 2. WINDOWS TO BE INSTALLED WITH PROPER ALLOWANCES ON ALL SIDES FOR CAULKING AND WEATHER STRIPPING AS PER R402.2.3.
- 3. PROVIDE FROSTED INSULATED GLASS WINDOW FOR ALL BATHROOMS.
- 4. ALL FIRST FLOOR WINDOWS TO MEET "ANSI" HANDICAP STANDARDS.
- 5. ALL WINDOWS TO BE (MIN.) DOUBLE GLAZED AS PER (ZR 28-22).
- 6. ALL WINDOWS TO BE CASEMENT BY ANDERSON 400 SERIES,
- HIGH-PERFORMANCE LOW-E4 SUN OR EQUAL/ COMPARABLE.

U-FACTOR 0.30 AND SHGC 0.40

WINDOWS AND SLIDING DOOR AIR LEAKAGE WINDOWS AND SLIDING DOORS AIR LEAKAGE SHOULD BE LESS THAN

< 3.00ACH OR EQUAL AS PER ASTM E283 AND R402.4.

AIR LEAKAGE TESTING SHALL BE PERFORMED AS PER R402.4.1.2.

ARCHITECTURAL CONCEPT INC. PROVIDED ARCHITECTURAL AND ENGINEERING SERVICES

4 for 43 Occupants 2 for 43 Occupants Occupants

CEILING AND WALLS FINISH NOTES:

* See wall types and building section for finish

* Ceiling: (1) layer 5%" gyp. board type "X" one hr. rated ceiling (typ.) (BSA # 88-80-M)

INTERIOR FLOOR FINISH REQUIREMENTS: * Install type "A" carpet with base sheet on

concrete floor, see section for detail (typ.)

TEL: 646-403-5592, FAX # 866-403-6314 E. Mail: ArchConcept1@Gmail.com Project: ALTERATION AND VERTICAL

EXTENSION HOUSE OF WORSHIP 2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

1227 Tulip Avenue Franklin Square, NY 11010

LEGEND

CONCRETE WALL

2-HR. RATED - UL DESIGNATION U425 NON-LOADBEARING PARTITION - (2) LAYERS §" TYPE 'X' G.W.B. EACH SIDE OF 18ga.

35" STEEL STUD @ 16" O.C.; MIN. STC=49

8" C.M.U WALL

BRICK VENEER

STRUCTURAL STEEL

SMOKE & CARBON MONO. DETECTOR W/BATTERY BACKUP (TYP.)

ILLUMINATED EXIT SIGN BLOW HUNG CEILING WITH BATTERY

EMERGENCY LIGHT FOR MEANS

PORTABLE FIRE EXTINGUISHER AS PER (NFPA) REQUIREMENT

_ WALL TYPE SEE WALL SCHEDULE

SECTION DESIGNATION DRAWING NUMBER

FLOOR LEVEL AND HEIGHT

SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL

HEAT DETECTOR W/BATTERY BACKUP (TYP.)

FLOOR DRAIN \bigcirc RD.

ELECTRIC METER

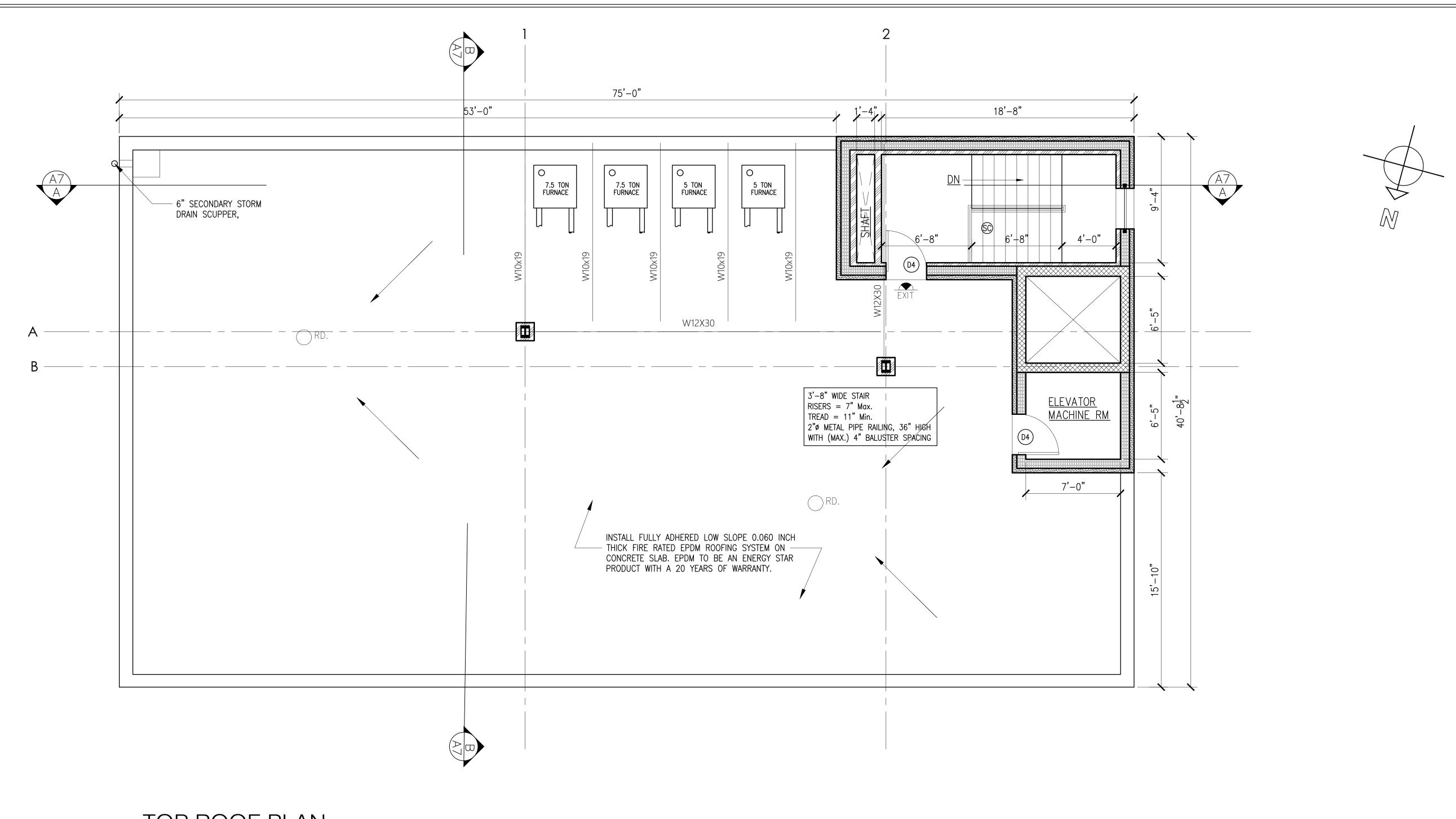
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THIRD FLOOR CONSTRUCTION PLAN

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TOP ROOF PLAN

ARCHITECTURAL CONCEPT INC.

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ALTERATION AND VERTICAL

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LEGEND

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8" C.M.U WALL BRICK VENEER

STRUCTURAL STEEL

SMOKE & CARBON MONO. DETECTOR W/BATTERY BACKUP (TYP.)

EXIT ILLUMINATED EXIT SIGN BLOW HUNG CEILING WITH BATTERY BACKUP (TYP.)

EMERGENCY LIGHT FOR MEANS OF EGRESS

PORTABLE FIRE EXTINGUISHER AS PER (NFPA) REQUIREMENT

WALL TYPE SEE WALL SC SEE WALL SCHEDULE

SECTION DESIGNATION DRAWING NUMBER

EL. 0'-0"
FLOOR LEVEL AND HEIGHT SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL

HEAT DETECTOR W/BATTERY BACKUP (TYP.)

FD. FLOOR DRAIN

RD. ROOF DRAIN

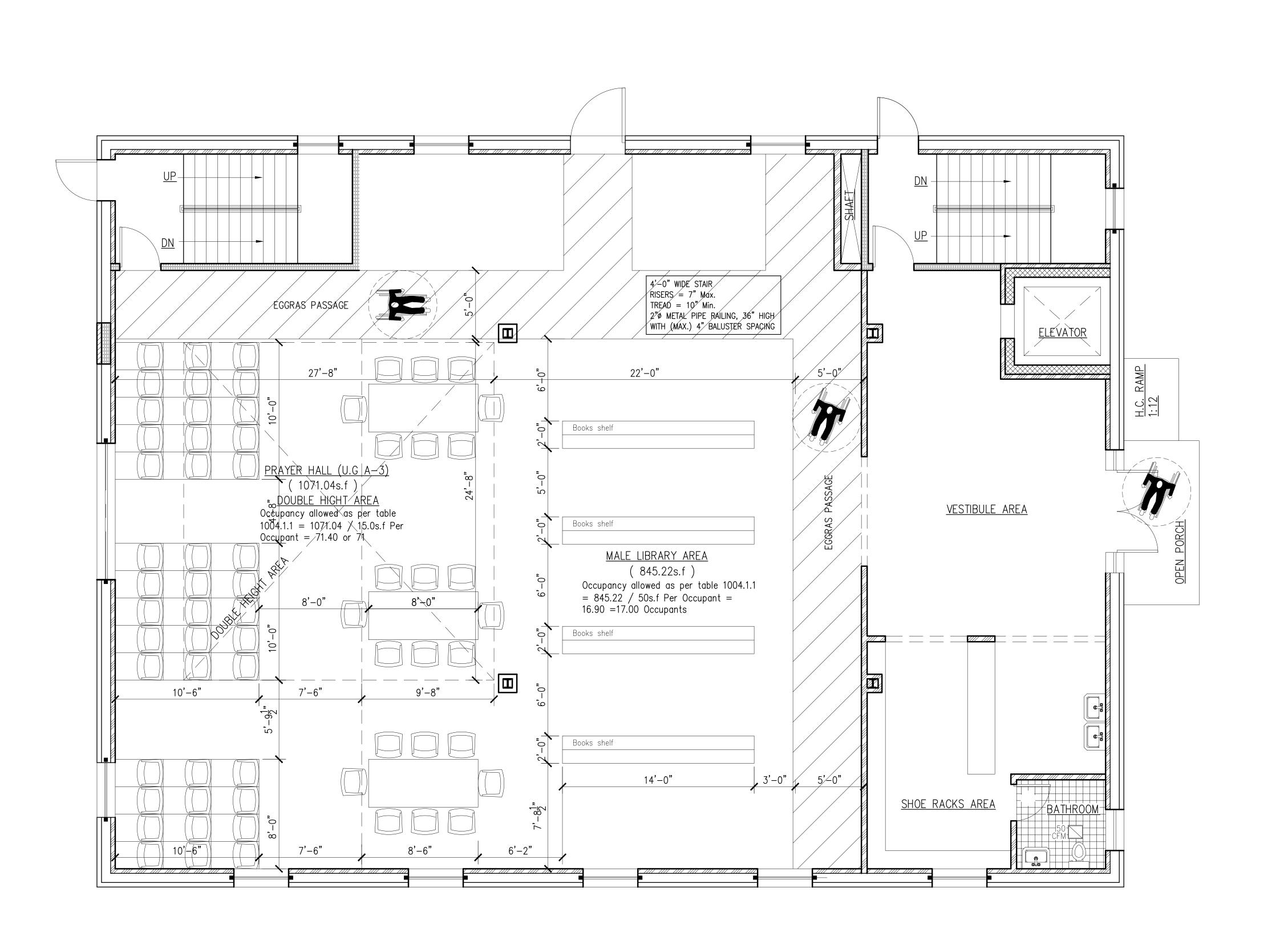
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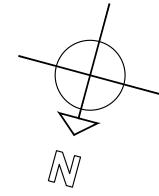
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TOP ROOF CONSTRUCTION PLAN

Scale: 1/4"=1'-0" Seal & signature Drawn By:

Date: 01-02-21 9 0F22





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Project:

ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP

2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

LEGEND

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8" C.M.U WALL

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ILLUMINATED EXIT SIGN BLOW HUNG CEILING WITH BATTERY BACKUP (TYP.)

EMERGENCY LIGHT FOR MEANS OF EGRESS

PORTABLE FIRE EXTINGUISHER

AS PER (NFPA) REQUIREMENT

WALL TYPE SEE WALL SC SEE WALL SCHEDULE

SECTION DESIGNATION DRAWING NUMBER

FLOOR LEVEL AND HEIGHT

SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL

HEAT DETECTOR W/BATTERY BACKUP (TYP.)

ELECTRIC METER

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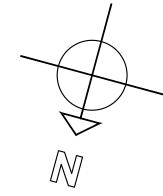
FIRST FLOOR FURNITURE LAYOUT PLAN

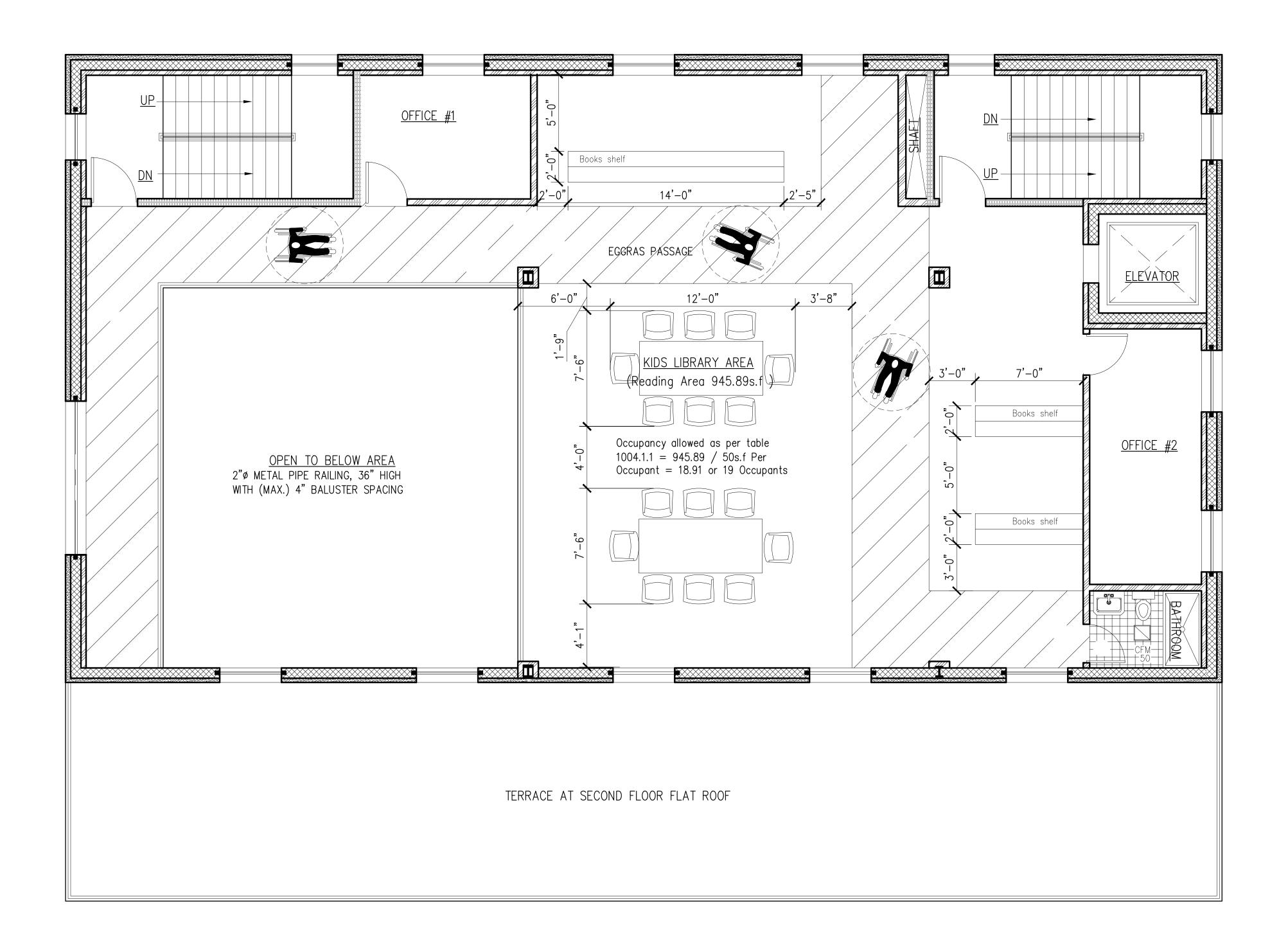
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FIRST FLOOR FURNITURE LAYOUT PLAN





SECOND FLOOR FURNITURE LAYOUT PLAN

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|| Project:

ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP

2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

LEGEND

CONCRETE WALL

2—HR. RATED — UL DESIGNATION U425 NON—LOADBEARING PARTITION — (2) LAYERS 5" TYPE 'X' G.W.B. EACH SIDE OF 18ga. 35" STEEL STUD @ 16" O.C.; MIN. STC=49

8" C.M.U WALL

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STRUCTURAL STEEL

SMOKE & CARBON MONO. DETECTOR W/BATTERY BACKUP (TYP.)

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PORTABLE FIRE EXTINGUISHER
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SEE WALL SCHEDULE SECTION DESIGNATION DRAWING NUMBER

FLOOR LEVEL AND HEIGHT

SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL

HEAT DETECTOR W/BATTERY BACKUP (TYP.)

ELECTRIC METER

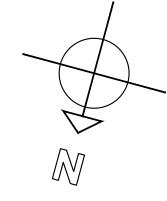
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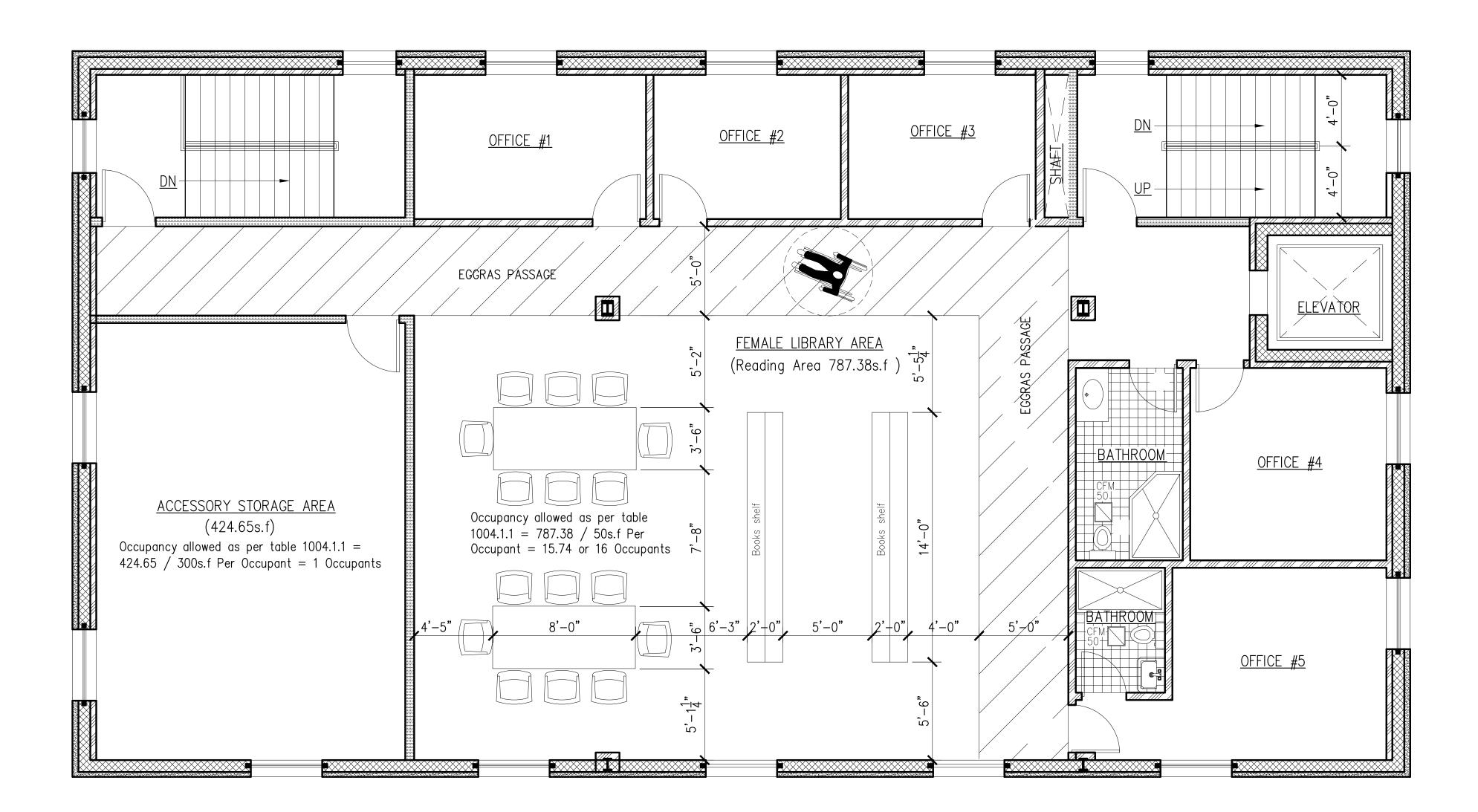
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SECOND FLOOR FURNITURE LAYOUT PLAN

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THIRD FLOOR FURNITURE LAYOUT PLAN

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ALTERATION AND VERTICAL

EXTENSION HOUSE OF WORSHIP 2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

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EMERGENCY LIGHT FOR MEANS

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WALL TYPE SEE WALL SC SEE WALL SCHEDULE

SECTION DESIGNATION DRAWING NUMBER

FLOOR LEVEL AND HEIGHT SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL

HEAT DETECTOR

W/BATTERY BACKUP (TYP.)

ELECTRIC METER

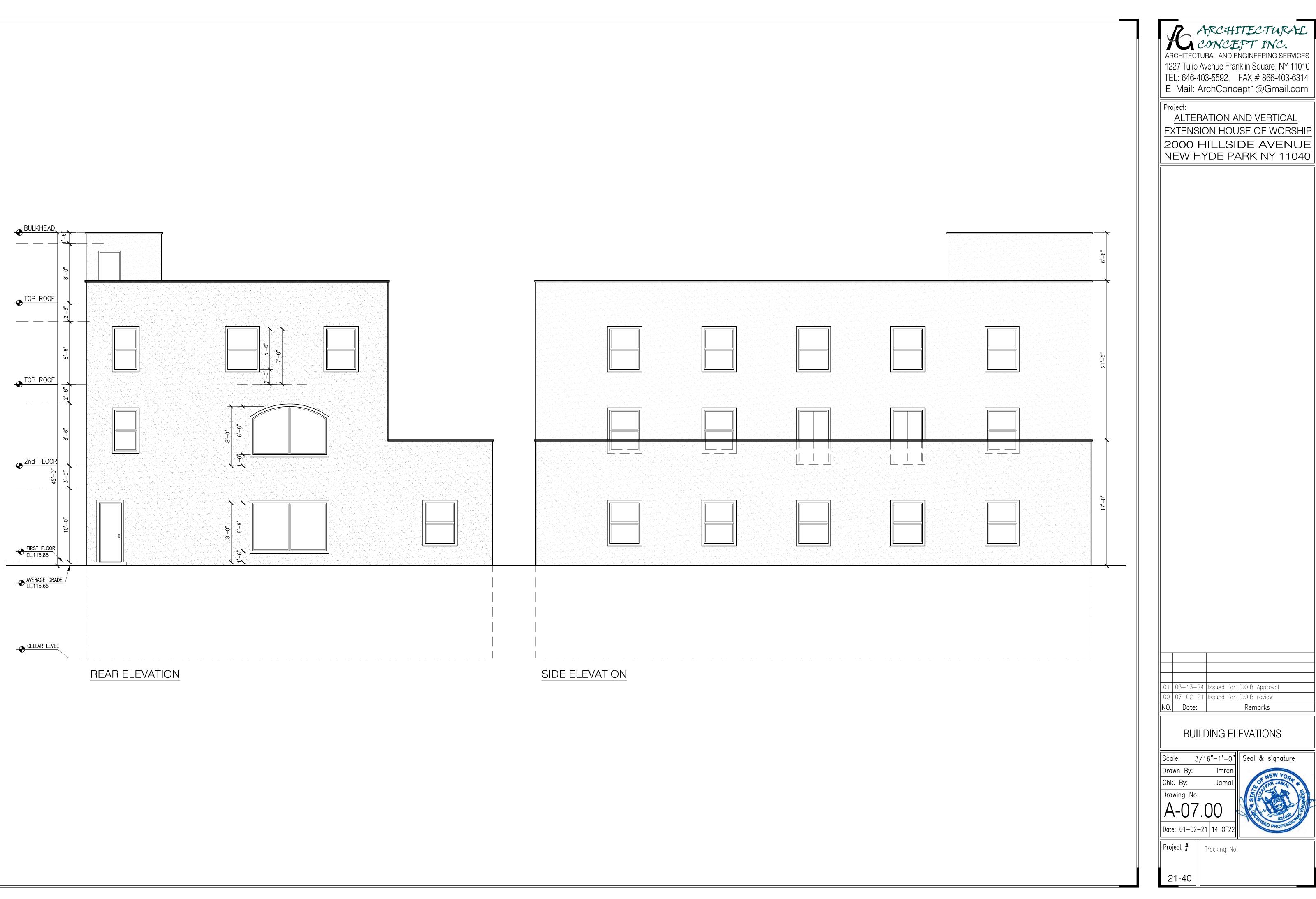
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THIRD FLOOR FURNITURE LAYOUT PLAN

Scale: 1/4"=1'-0" Seal & signature

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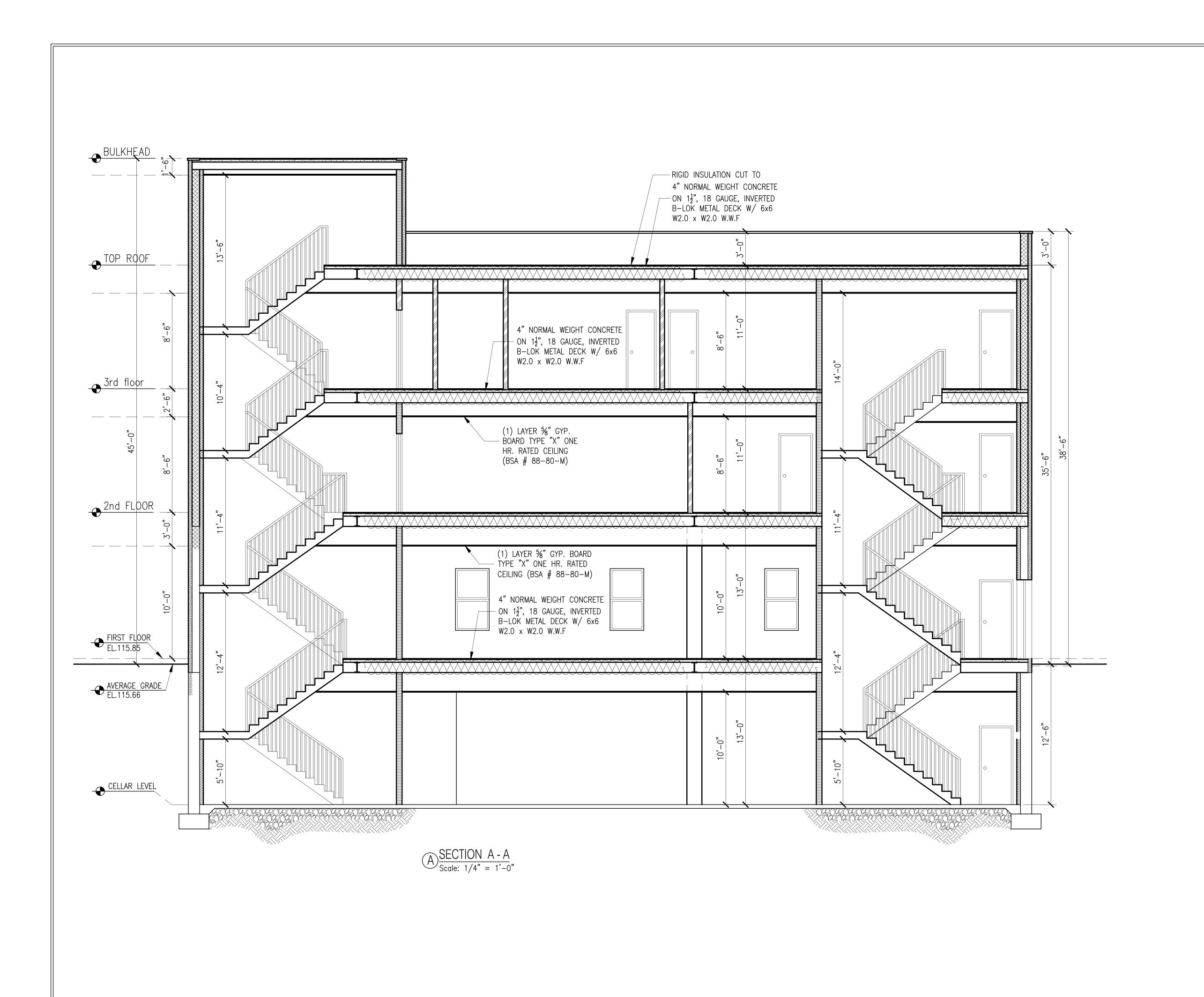
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ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP

2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

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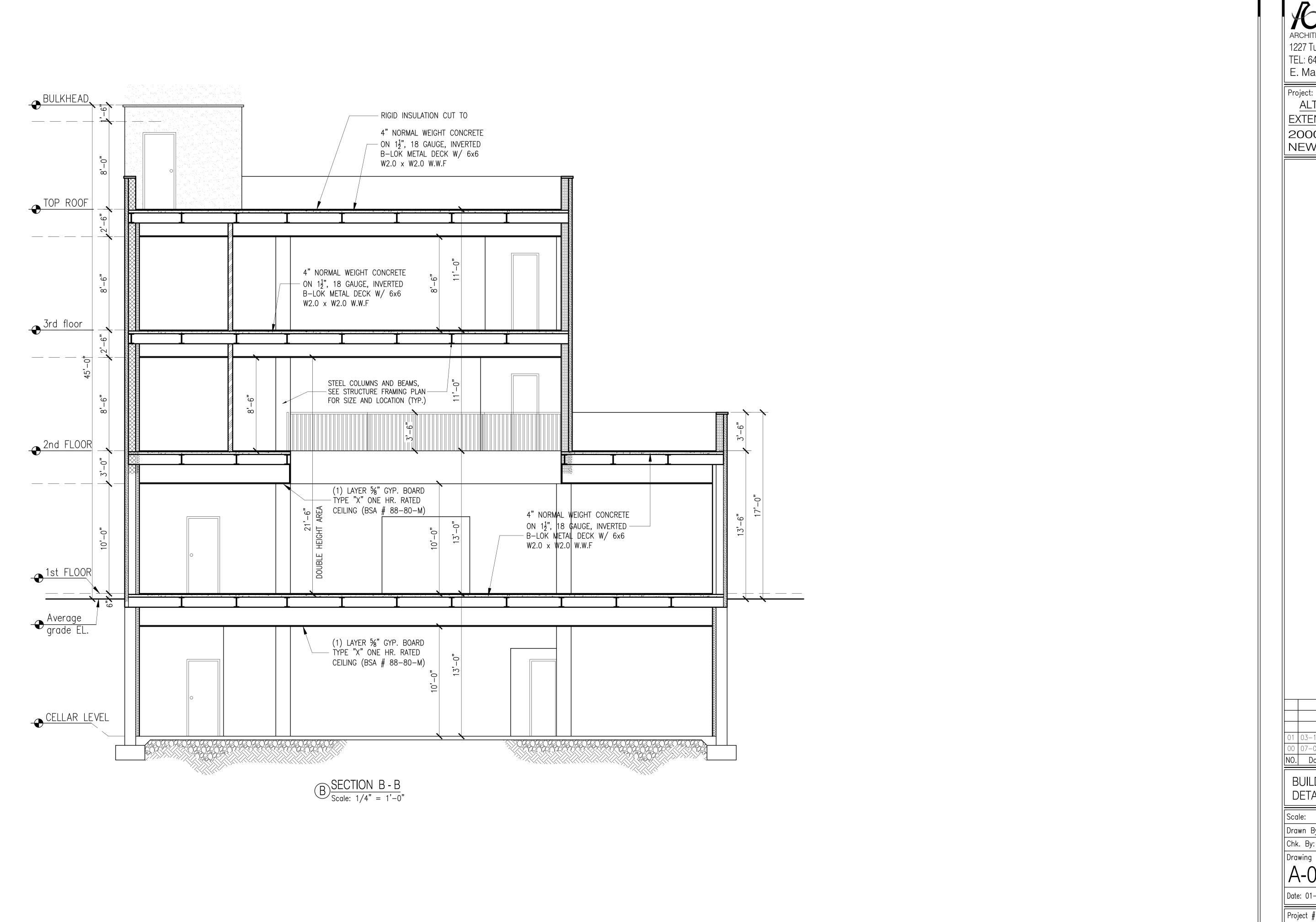
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ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP

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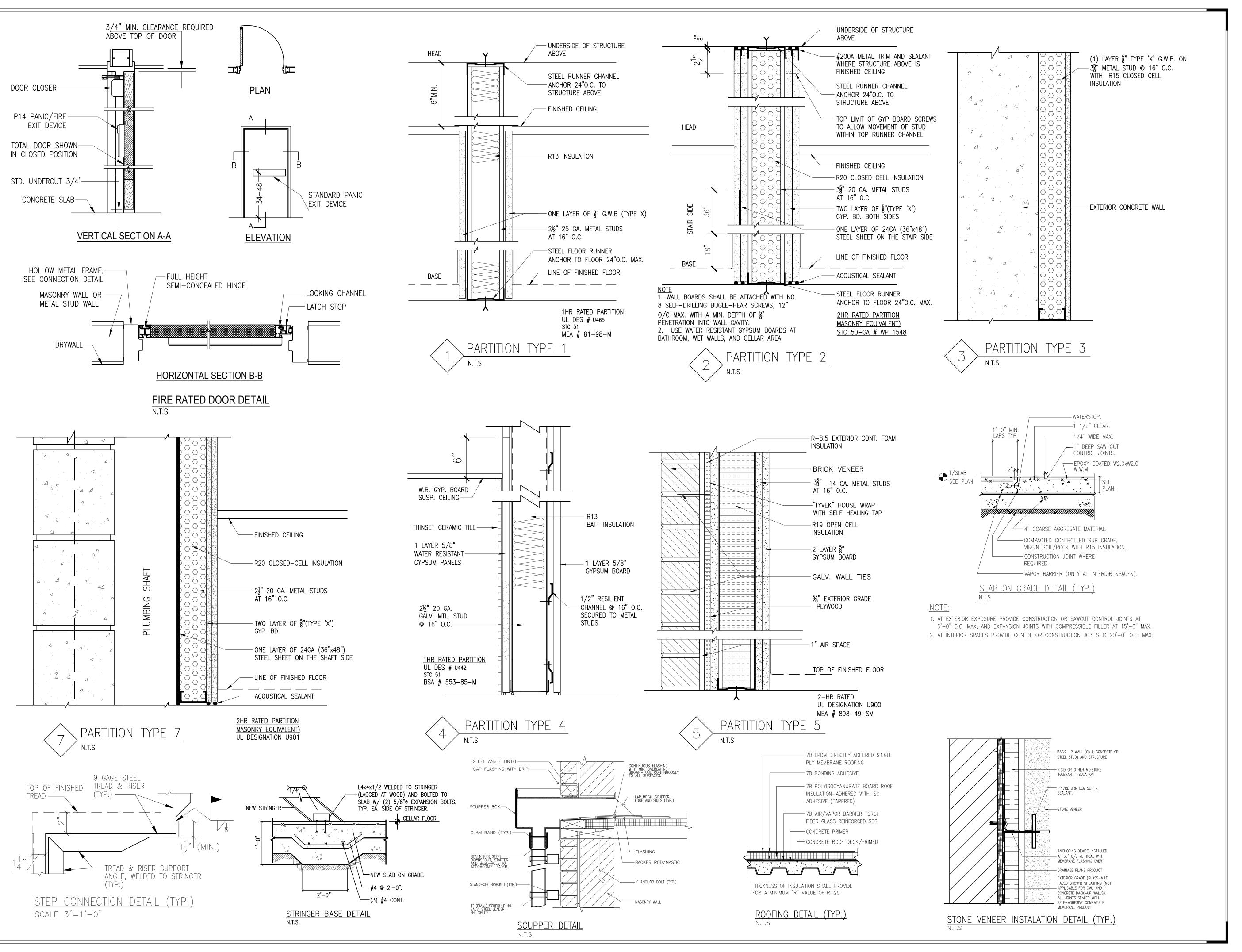
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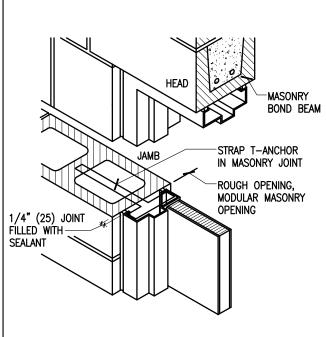


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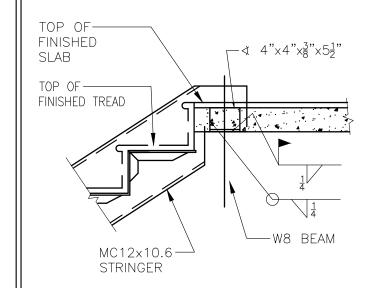
Project:

ALTERATION AND VERTICAL
EXTENSION HOUSE OF WORSHIP

2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040







STRINGER CONNECTION DETAIL

Remarks

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04	11-06-14	Revised as per field condition
01	03-13-24	Issued for D.O.B Approval

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CONSTRUCTION DETAILS

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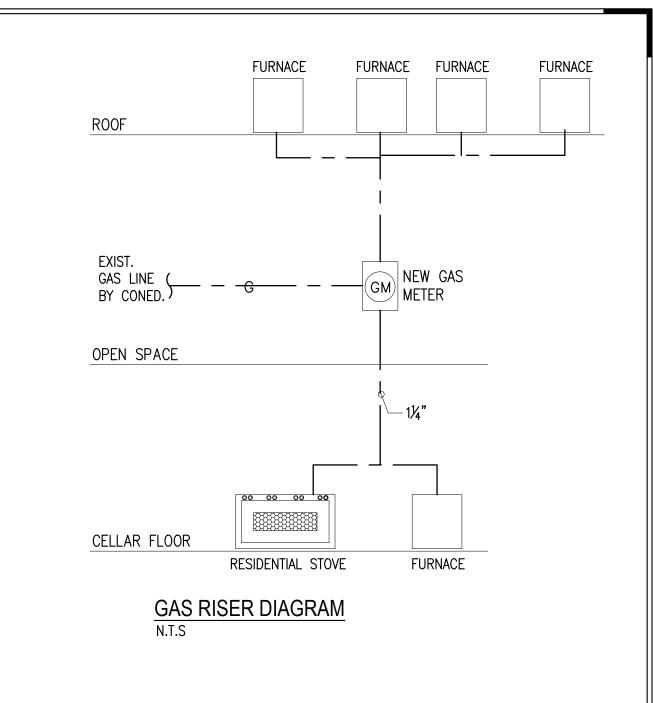
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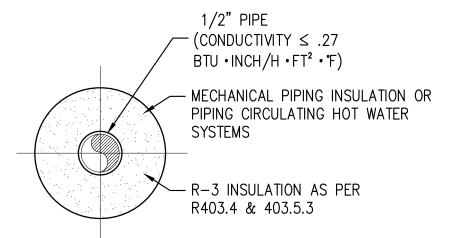
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Project # Tracking No.

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PLUMBING NOTES VTR III 1. ALL WORK SHALL FOLLOW THE NEW YORK CITY BUILDING CODE AND COMPLY WITH APPLICABLE STATE AND NATIONAL STANDARDS. INSTALLATION SHALL BE DONE IN A GOOD WORKMANSHIP MANNER TO MAKE THE SYSTEM FUNCTIONAL. 2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS, LOCATIONS AND SIZES OF PIPING AND FITTINGS AND MAKE APPROPRIATE CONNECTIONS TO THE NEW PIPING. CONTRACTOR SHALL BE RESPONSIBLE FOR LEAKS & DAMAGE IN EXTG. PIPING DUE TO CARELESS HANDLING WHILE MAKING OR REMOVING CONNECTIONS. 3. ALL EXISTING AND NEW PIPE INSTALLATION SHALL BE ACCORDING TO THE N.Y. STATE ENERGY CONSERVATION CODE. ALL HOT WATER PIPING SHALL HAVE 3/4" LAV THICK GLASS FIBER INSULATION WITH VAPOR BARRIER. COLD WATER PIPING SHALL HAVE 1/2" THICK GLASS FIBER INSULATION WITH VAPOR BARRIER. GLASS FIBER INSULATION SHALL HAVE AT LEAST 4.0 LB. DENSITY WITH 0.25 K-FACTOR AS MANUFACTURED BY JOHNS-MANVILL, OWENS-CORNING OR ARMSTRONG. 4. INSULATION AT HANGERS SHALL BE PROTECTED ON COLD WATER, AND DOMESTIC 3RD FLOOR HOT WATER PIPING BY A SECTION OF COMPRESSED GLASS FIBER PIPE INSULATION WITH A METAL SADDLE ON THE OUTSIDE OF THE INSULATION. 5. FOR FITTINGS AND VALVE, USE PRE-MANUFACTURED PRE-MOLDED FITTING OF THE SAME MATERIAL AND THICKNESS AS THE PIPE. 6. ALL VAPOR BARRIERS SHALL BE CONTINUOUS THROUGHOUT AND COMPLETELY SEALED AGAINST MOISTURE PENETRATION. DO NOT USE STAPLES IN VAPOR BARRIER JACKETS. 7. ALL PIPING AND FITTINGS MATERIAL SHALL COMPLY WITH NEW YORK CITY BUILDING CODE. MARK AND TAG ALL PIPES AND VALVES IN ACCORDANCE WITH THE BUILDING STANDARD. 8. ALL VALVES FOR DOMESTIC WATER SHALL BE 125 TEST BRONZE WEDGE GATE 2nd FLOOR VALVES AS MANUFACTURED BY FAIRBANKS, JENKINS, WALWORTH OR EQUAL. 9. ALL PIPING SHALL BE SUPPORTED FROM BUILDING STRUCTURE WITH APPROVED CLAMPS AND HANGERS. 10. ALL WASTE LINE CONNECTIONS SHALL BE MADE BY MEANS OF 45 DEGREE 'Y' FITTINGS, WITH CLEANOUTS. PITCH SHALL BE 1/4" PER FT FOR PIPES LESS THAN 2" IN DIA AND 1/8" PER FT MIN. FOR PIPES LARGER THAN 2" IN DIA. 11. THE CONTRACTOR SHALL VERIFY EXACT LOCATION OF WASTE, VENT, COLD WATER AND HOT WATER RISERS FOR ALL PLUMBING HOOK-UPS IN THE FIELD. **ENERGY ANALYSIS NOTES:** 1. ALL VENT PIPES OR OTHER PROTRUSIONS IN THE ROOF ARE TO BE PROPERLY FLASHED WITH BASE AND CAP FLASHING OR EQUAL AS APPROVED 1st FLOOR BY THE ARCHITEC/ENGINEER OR OWNER. 2. PROVIDE ALL FLASHING AND SHEET METAL NOT SPECIFICALLY DESCRIBED, BUT REQUIRED, TO PREVENT PENETRATION OF WATER THRU EXTERIOR SHELL OF THE BUILDING. 3. USE ONLY GALVANIZED NAILS AND FASTENERS FOR ALL ROOFING OR FLASHING APPLICATIONS. 4. CAULK AND SEAL ALL JOINTS WITH SILICONE CAULK WHERE SHOWING ON THE DRAWINGS AND ELSEWHERE AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST PASSAGE OF AIR AND PASSAGE OF MOISTURE URINAL 5. INSULATION TO BE OWEN/CORNING FIBERGLASS OR EQUAL APPROVED BY THE ARCHITECT/ENGINNER, WITH THE VAPOR BARRIER INSTALLED ON WARM SIDE ONLY. 6. ALL VAPOR BARRIER, WHERE REQUIRED SHALL BE MOIST CAPTOR BARRIER BY FORTIFIER CORP. ROLLED DOWN IN THE WIDEST WIDTH PARALLEL WITH DIRECTION OF THE POUR. ALL JOINTS TO BE OVERLAPPED NO LESS THAN 6" AND SEALED WITH FORTIFIER GRADE 495 PRESSURE SENSITIVE TAPE. CELLAR FLOOR 7. RIGID INSULATION WHEN SPECIFIED SHALL BE DECK MATE INSULATION BOARD BY "STYROFOAM" FOR ROOF AND CAVITY MATE BY "STYROFOAM" FOR STUD CAVITY WALL OR AS OTHERWISE SPECIFIED ON THE DRAWINGS. 8. PROPOSED R-VALUES ARE GREATER THAN SPECIFIED IN NYC CODE 402.3 1RCNY 5000-01(g)(1) 9. PROPOSED U-FECTORS AND SHGC FENESTRATION VALUES IN DRAWINGS MATCH WITH ENERGY ANALYSIS. 10. MINIMUM R-3 INSULATION WILL BE USED ON MECHANICAL DUCT AND EXISTING 4" SEWER -PIPING AS PER NYC BUILDING CODE (403.3) AND VENT RISER 11. MINIMUM R-2 INSULATION WILL BE USED ON HOT WATER SYSTEM PIPING TO MAIN SEWER AS PER NYC BUILDING CODE (403.4). 12. CONTRACTOR TO PROVIDE AND INSTALL CIRCULATING HOT WATER SHUT-OFF SWITCH AS PER NYC BUILDING CODE (403.4) 13. OUTDOOR AIR INTAKE AND EXHAUST DUCTS WILL BE INSTALLED WITH PLUMBING RISER DIAGRAM AUTOMATIC OR GRAVITY DAMPERS AS PER NYC BUILDING CODE (403.5) METAL ESCUTCHEON -OUTSIDE BUILDING FRESH AIR INLET PIPE -W. R2 INSULATION





PIPE INSULATION DETAIL SCALE: N.T.S



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Project:

ALTERATION AND VERTICAL
EXTENSION HOUSE OF WORSHIP

2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

01 03-13-24 Issued for D.O.B Approval
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PLUMBING NOTES, RISER DIAGRAM AND DETAILS

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

Drawn By: Imran

Chk. By: Jamal

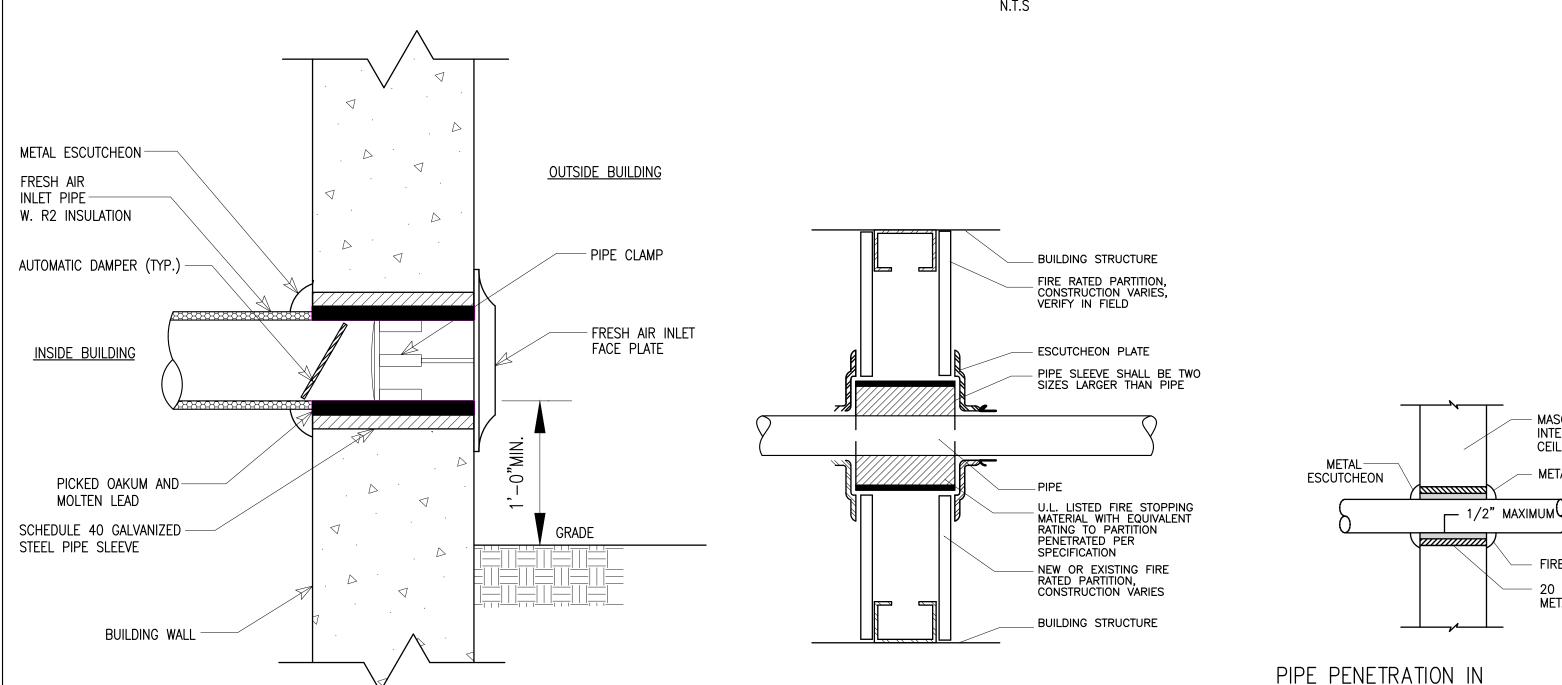
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Project # Tracking No.



FRESH AIR INLET DETAIL

PIPE PENETRATION AT RATED PARTITION

NOT TO SCALE

MASONRY OR CONCRETE

METAL ESCUTCHEON

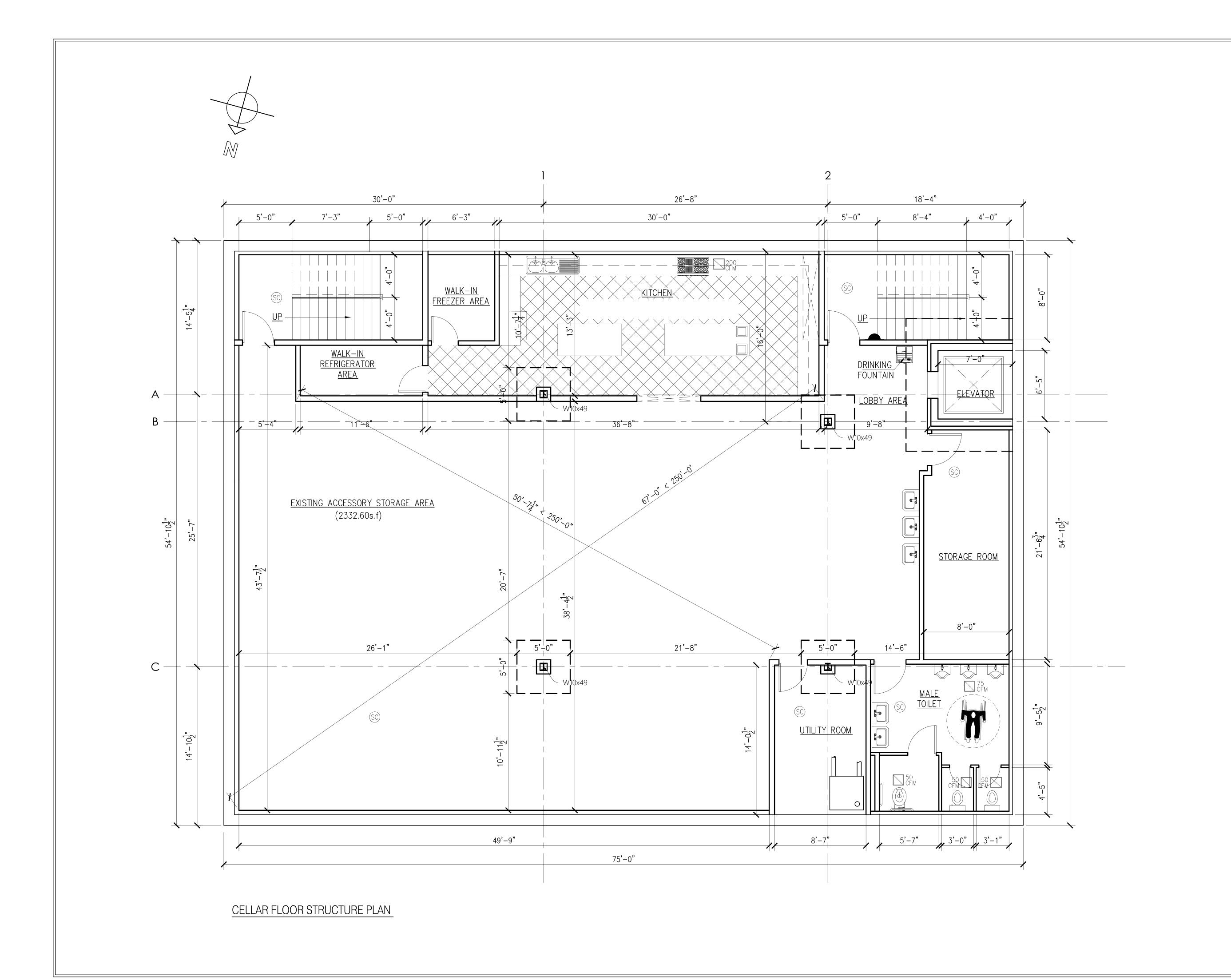
FIRE STOP MATERIAL

- 20 GAUGE SHEET METAL SLEEVE

INTERIOR WALL / FLOOR / CEILING

NOT TO SCALE

INTERIOR WALL, FLOOR, OR



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ALTERATION AND VERTICAL

EXTENSION HOUSE OF WORSHIP

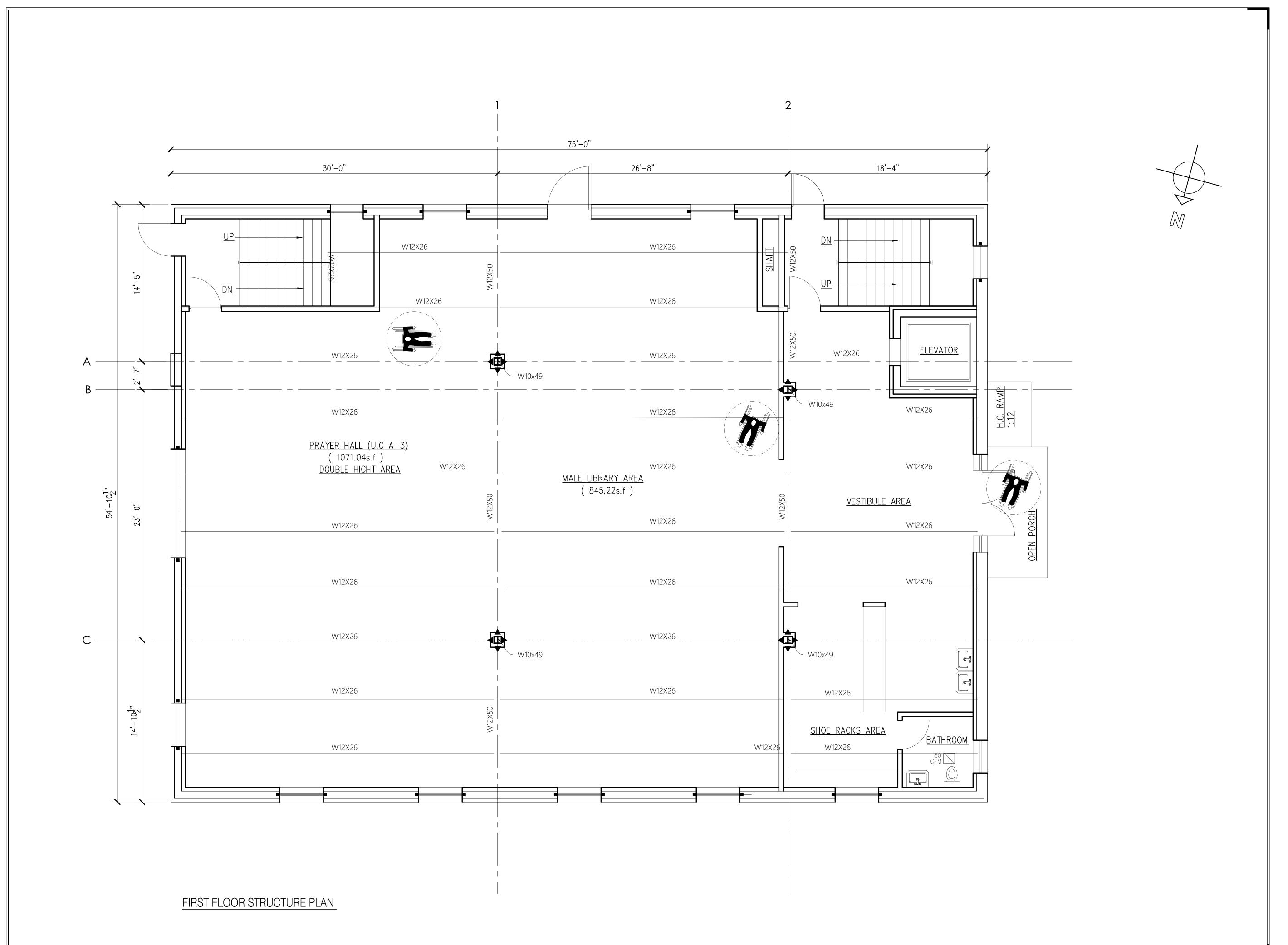
2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

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CELLAR FLOOR STRUCTURE PLAN

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ALTERATION AND VERTICAL

EXTENSION HOUSE OF WORSHIP

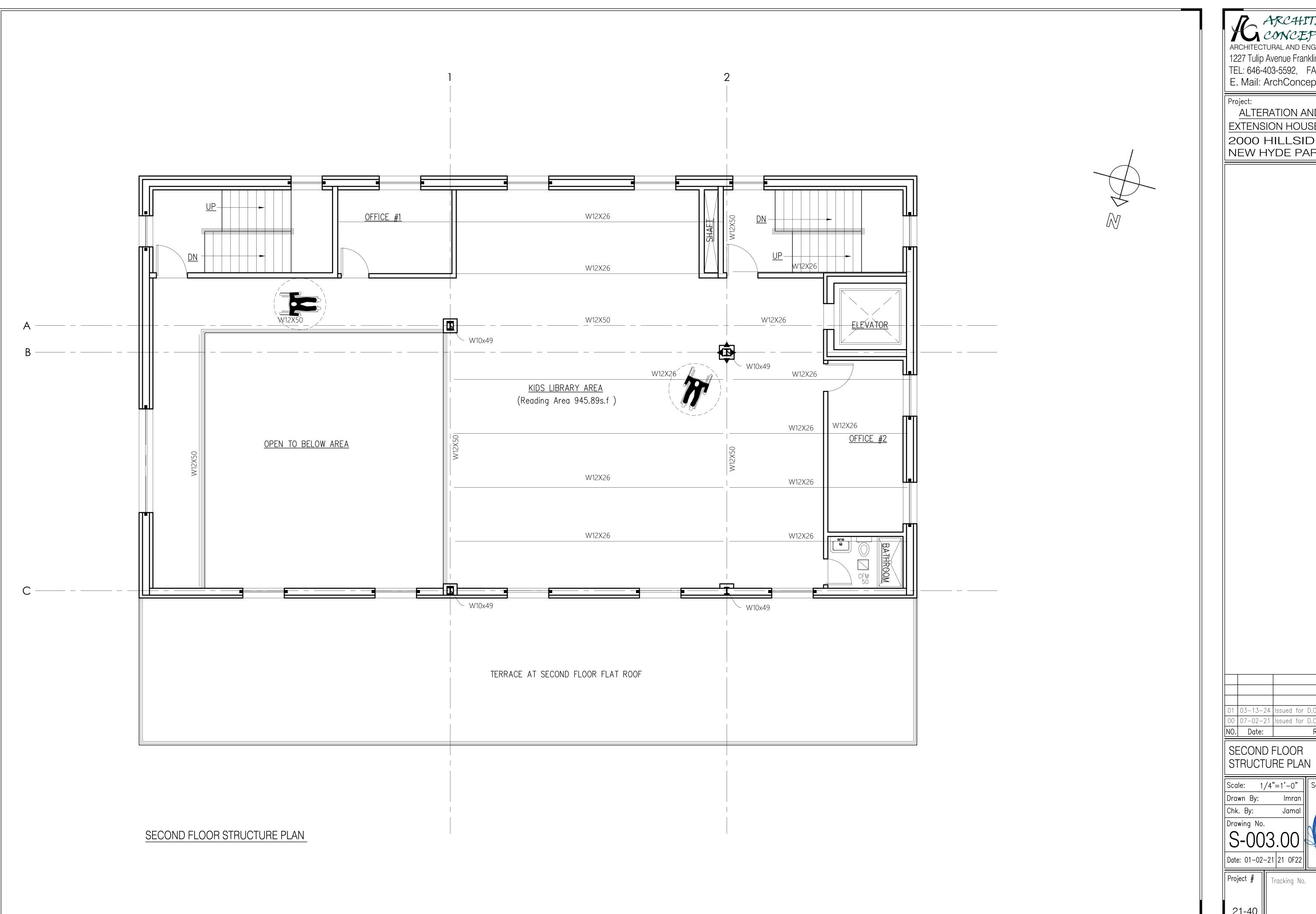
2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

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Date: 01-02-21 20 0F22



ARCHITECTURAL

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ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP

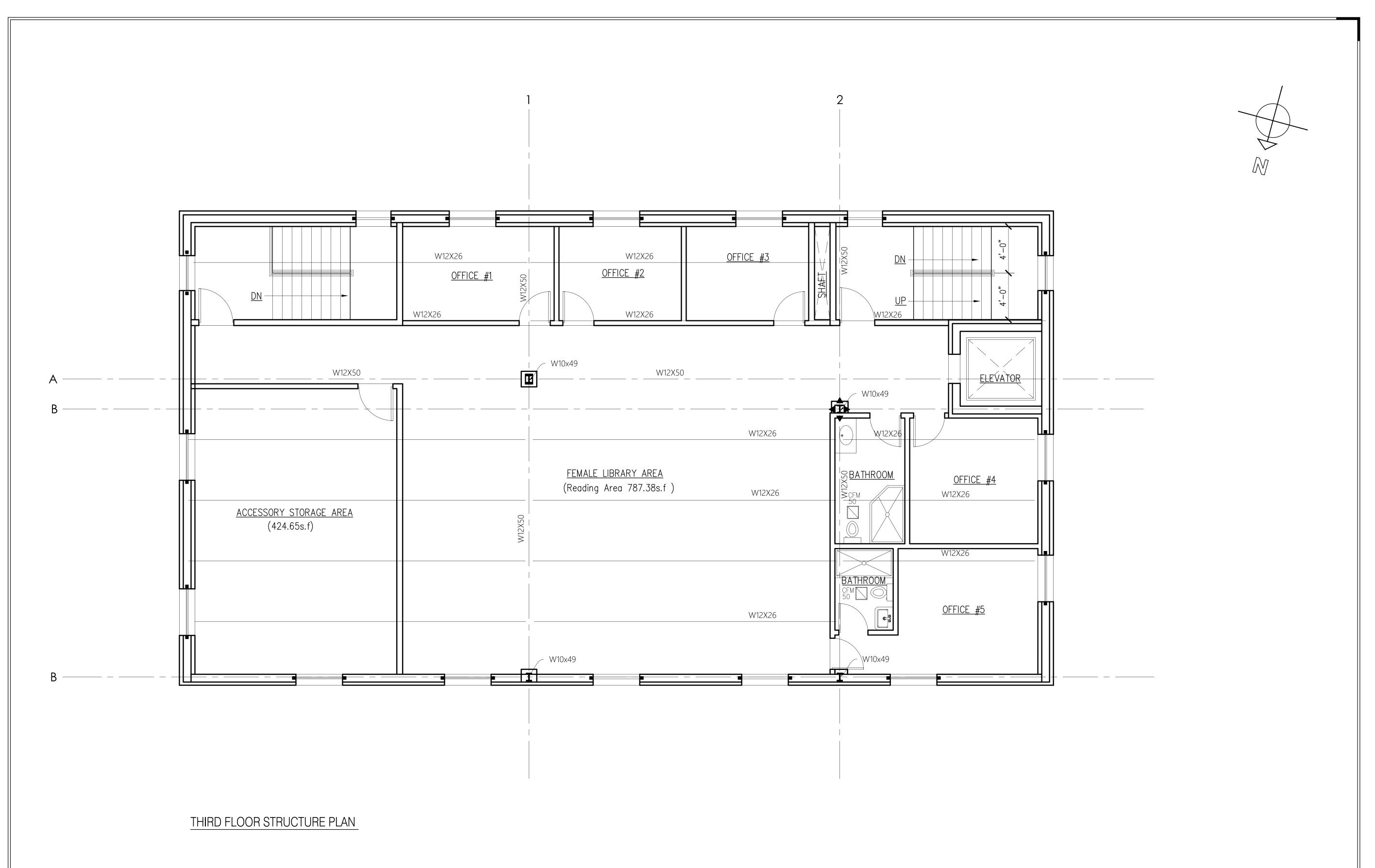
2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

01 03-13-24 Issued for D.O.B Approval 00 07-02-21 Issued for D.O.B review NO. Date: Remarks SECOND FLOOR

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Drawn By:	lmr
Chk. By:	Jan
Drawina N	0.

Date: 01-02-21 21 OF22

Seal & signature



ARCHITECTURAL
CONCEPT INC.
ARCHITECTURAL AND ENGINEERING SERVICES

1227 Tulip Avenue Franklin Square, NY 11010 TEL: 646-403-5592, FAX # 866-403-6314 E. Mail: ArchConcept1@Gmail.com

ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP

2000 HILLSIDE AVENUE

NEW HYDE PARK NY 11040

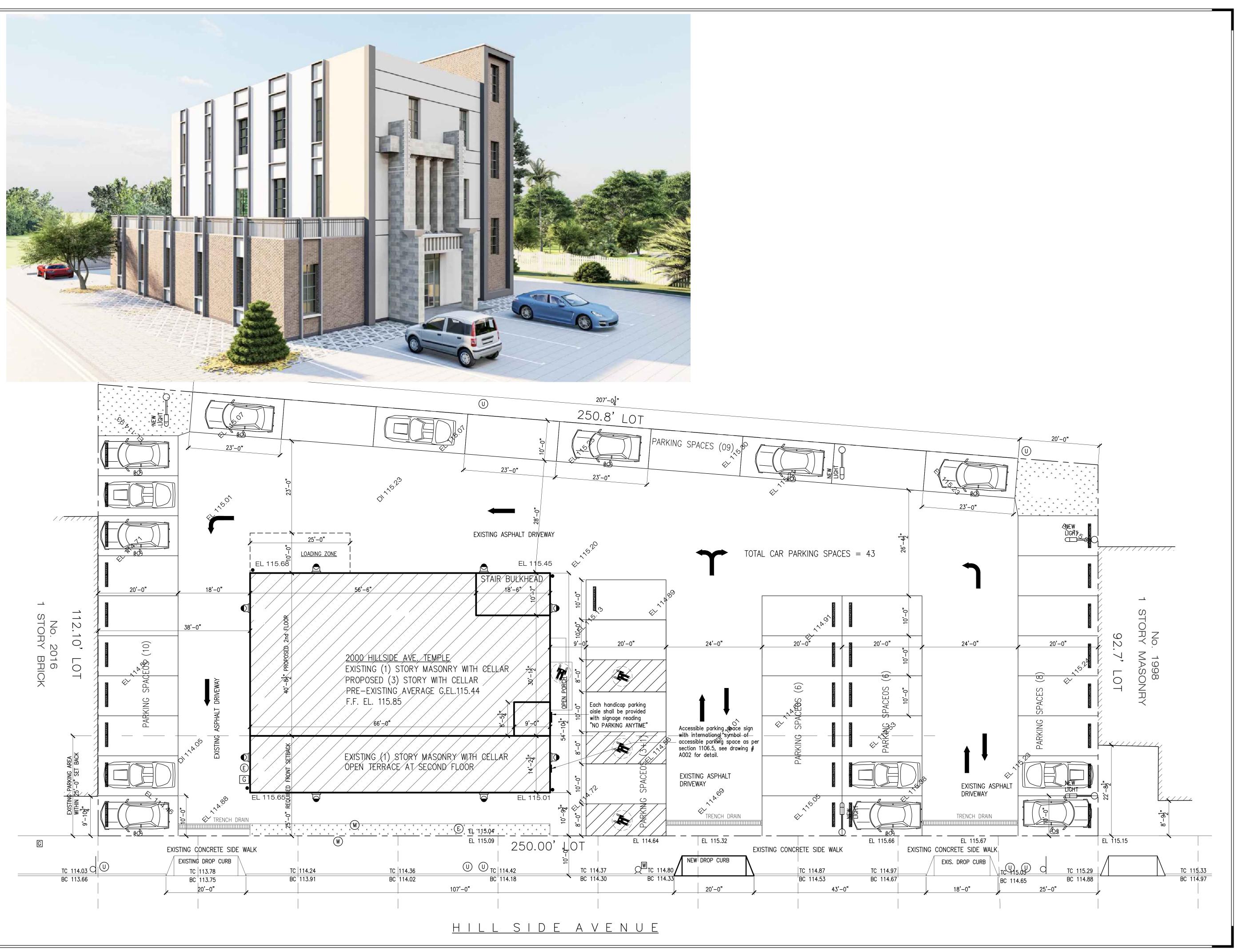
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review
NO.	Date:	Remarks

THIRD FLOOR STRUCTURE PLAN

Scale: 1/	4"=1'-0
Drawn By:	lmr
Chk. By:	Jam
Drawing No.	

Seal & signature

Date: 01-02-21 22 0F22



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Project:

ALTERATION AND VERTICAL
EXTENSION HOUSE OF WORSHIP

2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

01 03-13-24 Issued for D.O.B Approval
00 07-02-21 Issued for D.O.B review
NO. Date: Remarks

SITE PLAN AND 3D VIEW

Scale: As Shown
Drawn By: Imran
Chk. By: Jamal
Drawing No.
Z1-001.0

Date: 01-02-21 1 0F22

Project # Tracking No.

GENERAL NOTES

I 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

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. AIØT "GENERAL CONDITIONS OF THE CONTRACT" SHALL BE NCORPORATED 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.

1. 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 MMEDIATELY. 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

10. CONTRACTOR SHALL PATCH AND MATCH ALL FINISHES AFFECTED BY CONSTRUCTION.

1. ALL MATERIALS USED ARE TO BE PERMANENT. MATERIALS TO BE USED IN THE CONSTRUCTION OF THE PREMISES

2. 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.

3. CONTRACTOR TO SUPPLY TO OWNER IN WRITING A WAIVER OF ALL LIENS FOR HIMSELF AND ALL SUBCONTRACTORS AT TIME OF FINAL

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:

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

1. STRUCTURAL STEEL: SEE STRUCTURAL ENGINEERS NOTES ON THIS

18. FOOTINGS: SHALL BEAR ON UNDISTURBED SOIL.

SHALL BE NEW AND UNUSED.

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 I 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 ASIO. DETECTORS SHALL BE ELECTRIC AND SHALL BE DIRECTLY CONNECTED TO LIGHTING CIRCUITS WITH NO INTERVENING

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 SHALI 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

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. INSTALL NEW SOFFIT VENTS AS INDICATED ON PLANS.

PATCHING FOR ALL TRADES.

27. GENERAL CONTRACTOR SHALL PERFORM ALL THE CUTTING AND

28. GUTTERS: CONTRACTOR TO INSTALL NEW GUTTERS AND LEADERS THROUGHOUT. GUTTERS AND LEADERS TO BE AS PER PLANS AND

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

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

I. ROOFING: CONTRACTOR TO SUPPLY AND INSTALL NEW ROOF ON ENTIRE HOUSE, STYLE AND COLOR TO BE SELECTED BY OWNER, PURCHASED AND INSTALLED BY CONTRACTOR

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 LEVITION, DECOR WHITE, SUPPLIED AND INSTALLED BY CONTRACTOR, OUTLETS AND SWITCHES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR, CONTRACTOR TO DO ALL HOOK-UPS AS REQUIRED FOR

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

2-2"×8" 2-2×10"

CODE OF NEW YORK NEW YORK STATE

DL = 10 PSF X 10' = 100 PSF

2-2×12" 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: CONSTRUCTION NOTE: CONSTRUCTION NOTE: CONSTRUCTION NOTE: CONSTRUCTION COMPLIES WITH 2020 COMPLIES WITH 2020 COMPLIES WITH 2020 COMPLIES WITH 2020 FIRE CODE OF NEW BUILDING CODE OF MECHANICAL CODE OF RESIDENTIAL CODE FUEL GAS CODE OF NEW YORK STATE NEW YORK STATE YORK STATE OF NEW YORK STATE NEW YORK STATE NOTE: CONSTRUCTION NOTE: CONSTRUCTION NOTE: CONSTRUCTION NOTE: CONSTRUCTION COMPLIES WITH 2020 COMPLIES WITH 2020 COMPLIES WITH 2020 ENERGY CONSERVATION PLUMBING CODE OF EXISTING BULDING CODE

MAINTENANCE CODE

OF NEW YORK STATE

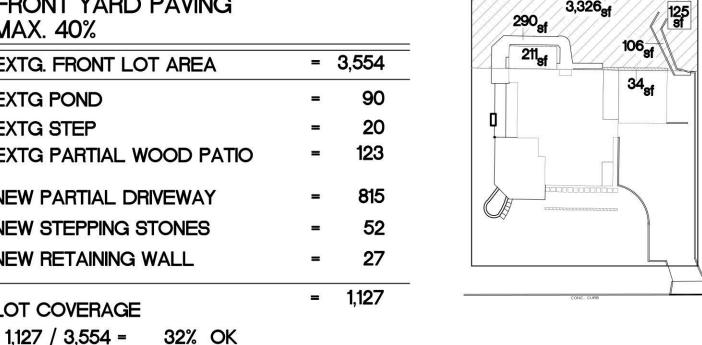
OF NEW YORK STATE

STRUCTURAL LO	OAD CALCULATIONS
<u>UPLIFT</u> 20 PSF X 10' = 200 PSF	FOUNDATION/ FOOTING DL = 600 PSF
ROOF ATTIC LL= 95 PSF X 10' = 950 PSF DL= 15 PSF X 10' = 150 PSF	TOTAL BEARING LOAD LL = 1350 PSF DL = 850 PSF
WALL DL = 80 PSF	2200 PSF
<u>FLOOR</u> LL =40 PSF X 10' = 400 PSF	THERFORE MIN. 1.5 TON SOIL CAPACITY ACCEPTABLE

SITE AND ZONING DATA III VILLAGE RD, MANHASSET N.Y. 11030									
SECTION		3							
BLOCK		183							
LOT(S)		2							
ZONE DESCRIPTION		RESIDENCE A							
LOT AREA	12,00	00 SF OR 21 ACRE							
ZONING	REQUIRED	REQUIRED PROPOSED							
MAXIMUM BUILDING HEIGHT	2 1/2-STY / 3Ø.Ø'	NEW 20.54'	70-26						
MINIMUM LOT AREA	8,500 SF	EXTG 12,000	TØ-2T						
MINIMUM LOT WIDTH	65.0'	EXTG 100'	TØ-27.1						
_OT COVERAGE	25%	NEW 24.43%	70-28						
MAXIMUM F.A.R.	36% NOT TO EXCEED 4,000 SF	NEW 1ST FLR =2,808,52 SQ/FT NEW 2ND FLR =1,503,94 SQ/FT	70-29						
	12,000 × 36% = 4,320	NEW 4,312.46 SQ/FT NEW 35.93%							
MINIMUM FRONT YARD SETBACK	35'	NEW 35.2'	7Ø-3ØA						
AVERAGE FRONT YARD SETBACK	38.61	NEW 35.2' @ 16T FLR ADD.	70-30C VARIANCE						
MINIMUM SIDE YARD SETBACK	30% LOT WIDTH MIN 10' MIN REQ AGGR = 30'	EXTG 16.6' & NEW 13.4' NEW COMBINED AGGREGATE = 30'	70-31						
MINIMUM REAR YARD SETBACK	15-0"	NEW 32.2'	7∅-32						
PARKING	MIN. 2	2	70-42.1						
BKY EXPOSURE PLANE	2 VERT. 1 HORIZ.	2 VERT. 1 HORIZ.	7∅-32.3						
FRONT YARD PAVING	40%	NEW 31%	70-32.6						
EAVE HEIGHT	22'-Ø"	NEW 16.8'	TØ-32.T						
REAR YARD LOT COVERAGE 40%	40%	NEW 24%	70-100.1A						
ACCESSORY STRUCTURES CENTRAL HVAC UNITS	LOCATED IN REAR OR SIDE YARDS ONLY AND NOT LESS THAN 3'-Ø" FROM REAR AND SIDE PROPERTY	2 NEW HVAC UNITS LOCATED ON THE ROOF HVAC UNIT #1 S.Y. = 42.7' R.Y. = 58.7'	70-1002(H)						
	<u></u>	HVAC UNIT #2 5.Y. = 17.6') RY. = 39.19							

	2020 RESIDENTIAL CODE OF NEW YORK STATE TABLE R301.2(1)											
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA												
GROUND	WIND DESIGN			CT TO DAMA	GE FORM		WINTER	ICE SHIELD	FLOOD	AIR	MEAN	
SNOW LOAD	WIND SPEED (MPH)	SEMIC DESIGN CATEGORY	WIND-BORNE DEBRIS ZONE	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	TEMP	UNDERLAYING REQUIRED	HAZARDS	FREEZING INDEX	ANNUAL TEMP.
45	130	С	YES	SEVERE	3'-0" MIN.	MODERATE / HEAVY	SLIGHT/ MODERATE	15°F	YES / 24"	PER FEMA FLOOD MAP	1500 OR <	52.9°F

FRONT YARD PAVING MAX. 40% EXTG. FRONT LOT AREA **EXTG POND EXTG STEP** 123 EXTG PARTIAL WOOD PATIO **NEW PARTIAL DRIVEWAY** 815 123_{sf} **NEW STEPPING STONES** 27_{sf} 3,554_{sf} **NEW RETAINING WALL** = 1,127 LOT COVERAGE

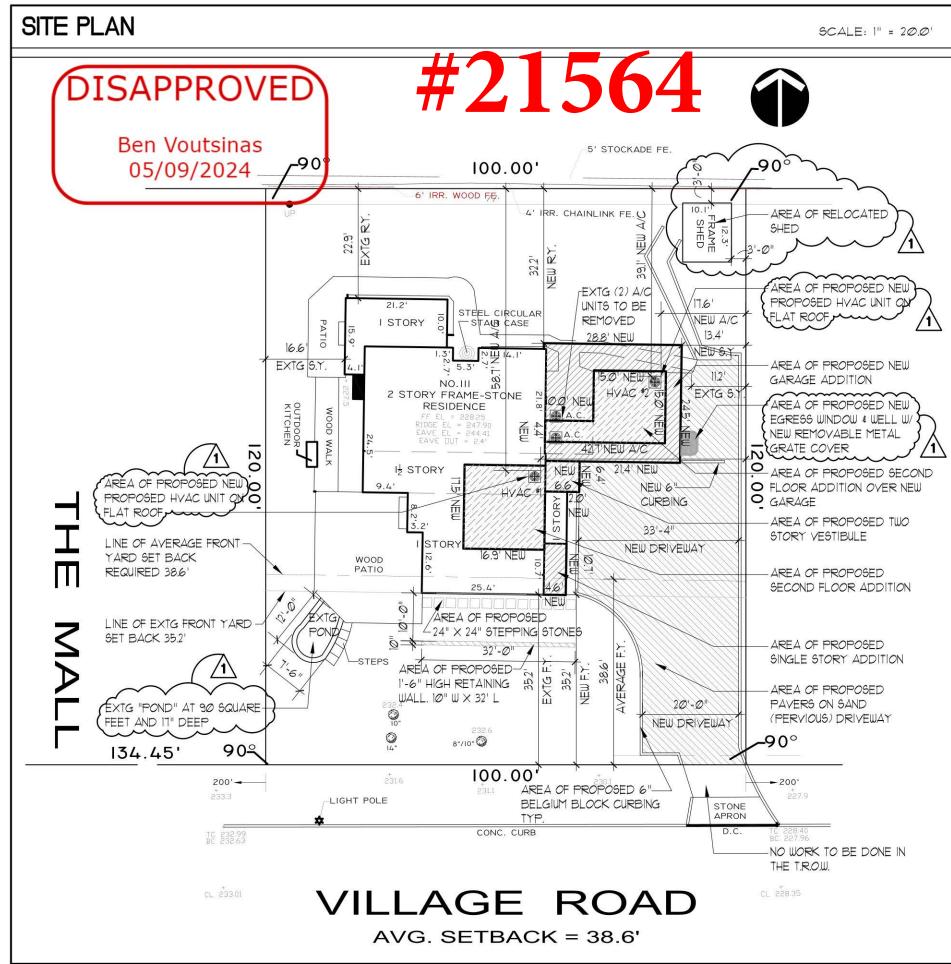


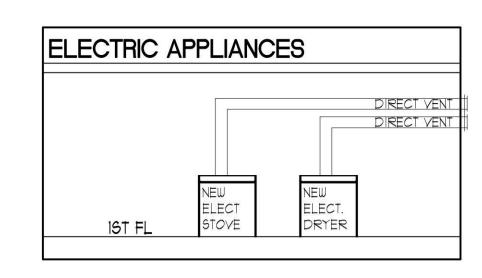
REAR YARD LOT COVERAG MAX. 40%	E	
EXTG. REAR LOT AREA	=	3,209
EXTG SHED	=	125
EXTG BRICK ON SAND WALKWAY	=	106
EXTG PARTIAL WOOD PATIO	=	290
EXTG PARTIAL 1 STORY	-	211
NEW PARTIAL GARAGE/ADDITION	=	34
LOT COVERAGE	=	766

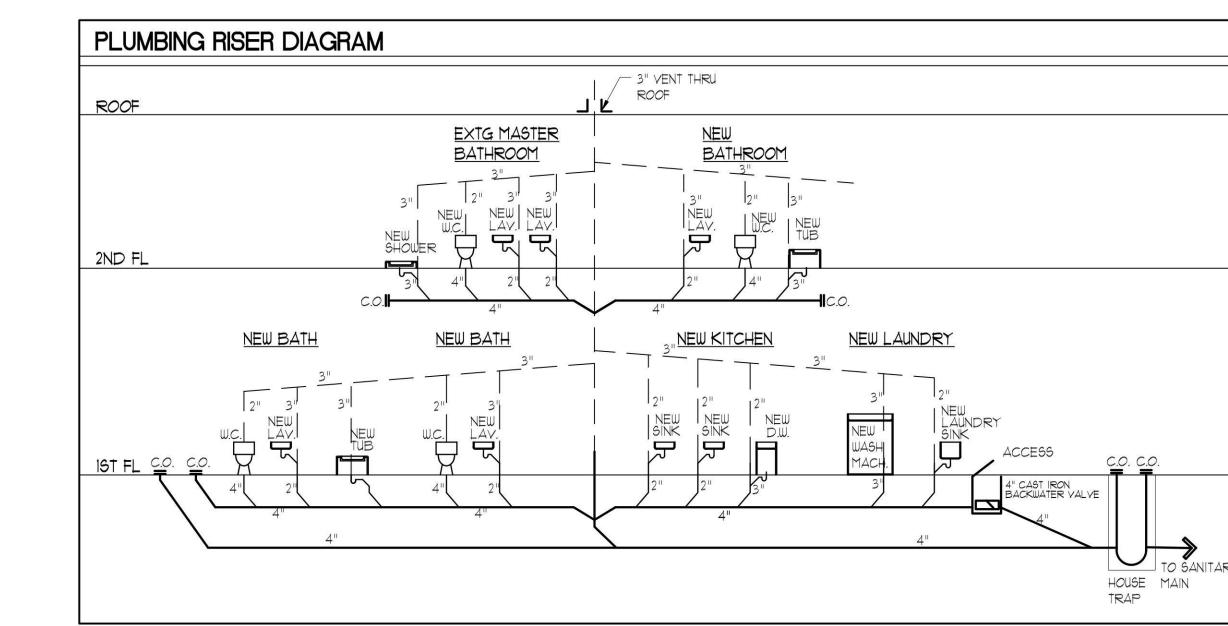
766 / 3,209 = 24% OK

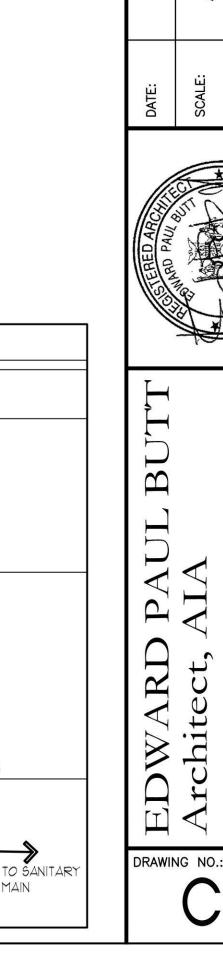
BAILEY RESIDENCE

111 VILLAGE ROAD, MANHASSET, NEW YORK 11030









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ARCHITECT. INFRINGEMENTS

ONTRACTOR SHALL VERIFY

LL CONDITIONS AND

MEASUREMENTS IN THE FIELD

AND BE RESPONSIBLE FOR FIELD

IO ALLOWANCES SHALL B

CONTRACTOR FOR ANY ERROR

REVISION DATE

per plan exam. 5.2.24

MADE IN BEHALF OF

on (4.30.24)

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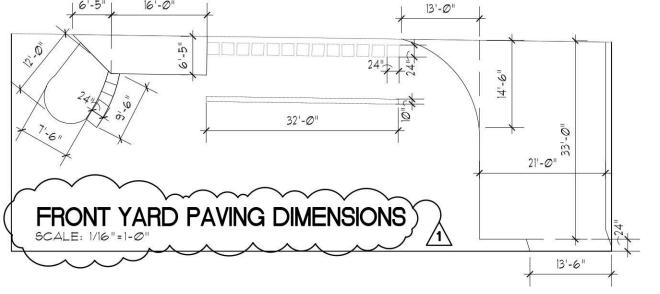
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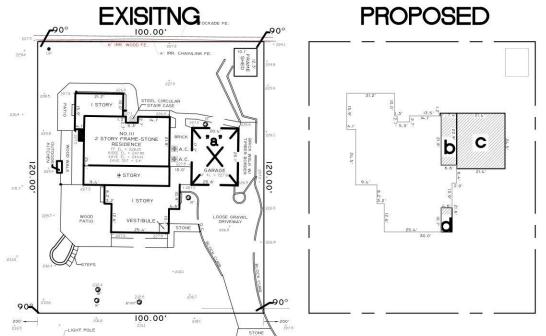
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RESIDENCE ROAD ET, NY 11030

T AND QUANTITY OF WORK.

WILL BE PROSECUTED.





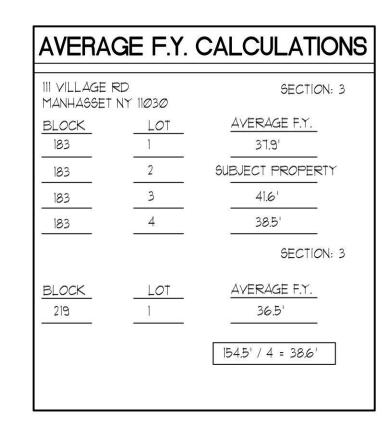
DRAINAGE CALCULATIONS

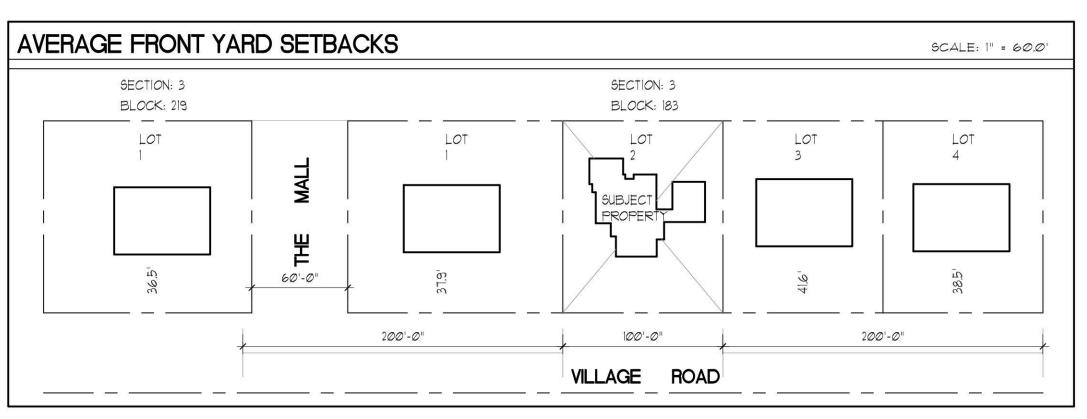
= 12,000 sf EXTG. LOT AREA "a" EXTG. GARAGE = 512.04 sf TO BE REMOVED

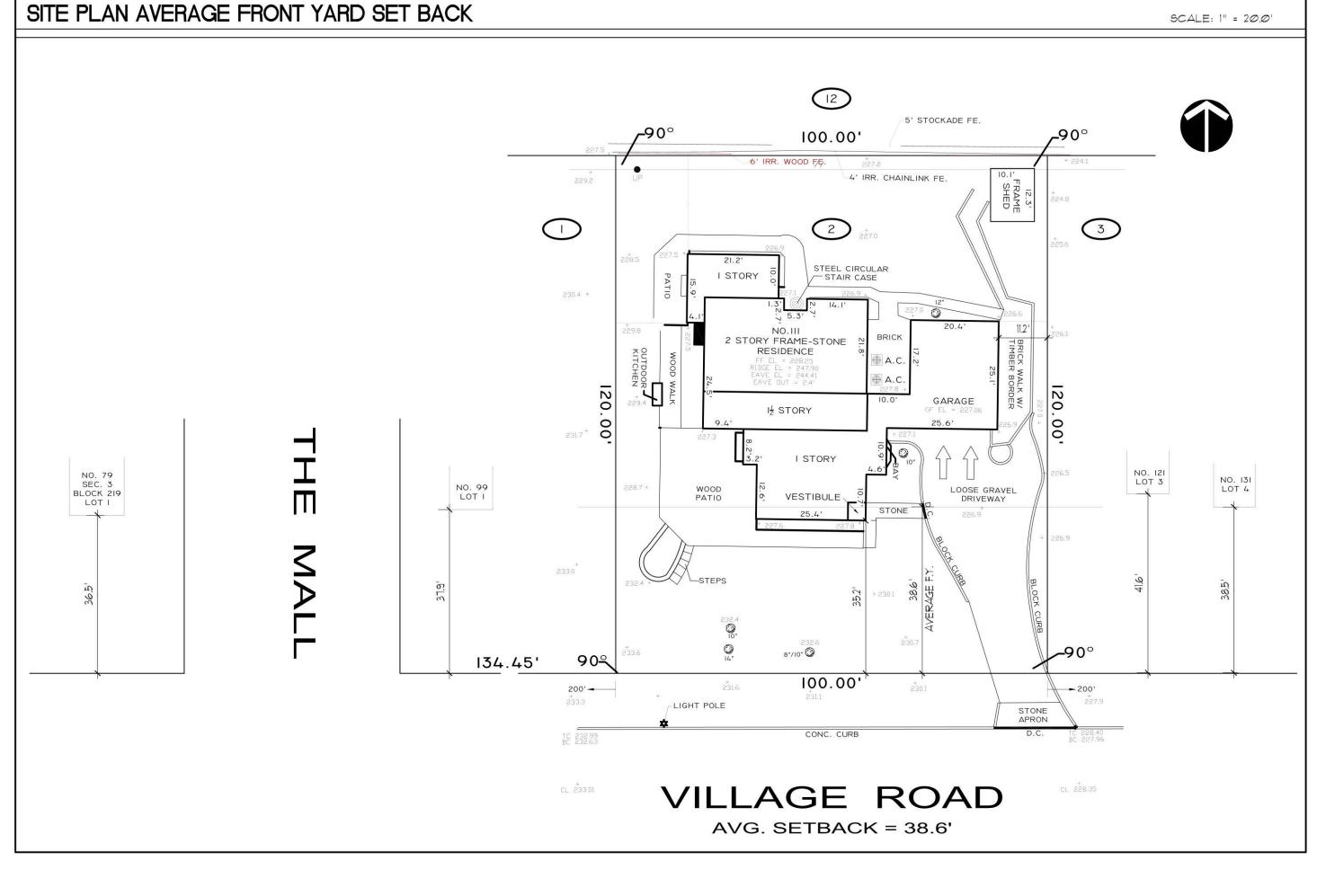
LOT 12,000 X .05 = 600 ALLOWED

164.6 sf b. NEW 1ST FLR ADDITION 524.3 sf c. NEW 1ST FLR ADD (GARAGE) = = 49.22 sf d. NEW 1ST FLR ADDITION 738.12 sf EXTG "a" = -512.04 sf

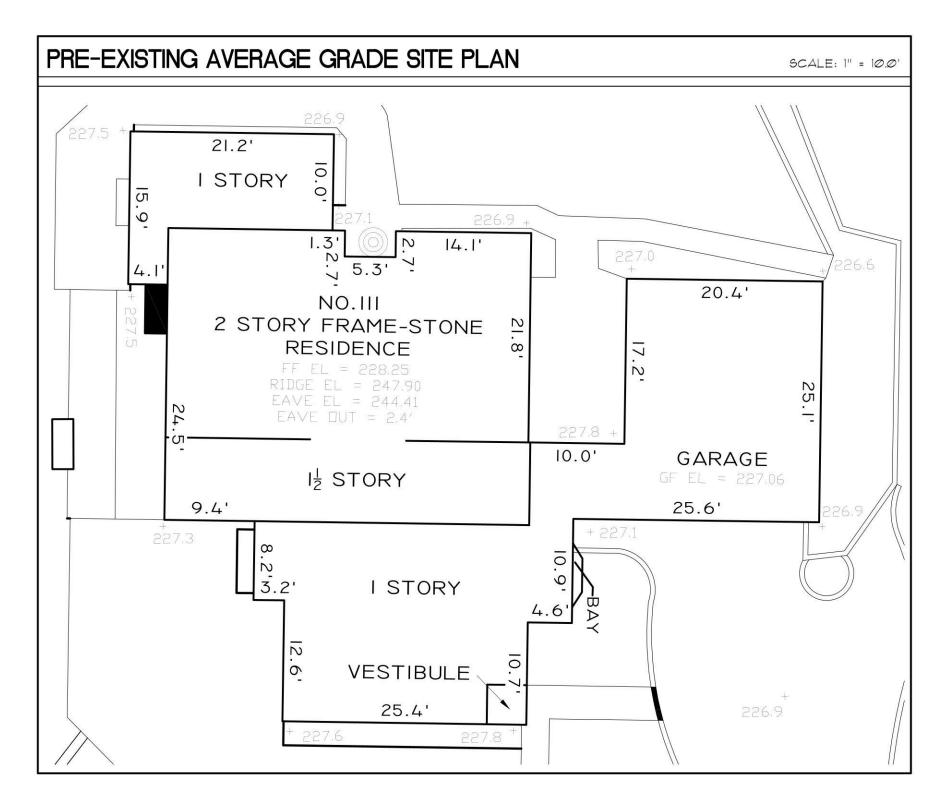
> 226.08 sf NO DRYWELLS REQUIRED

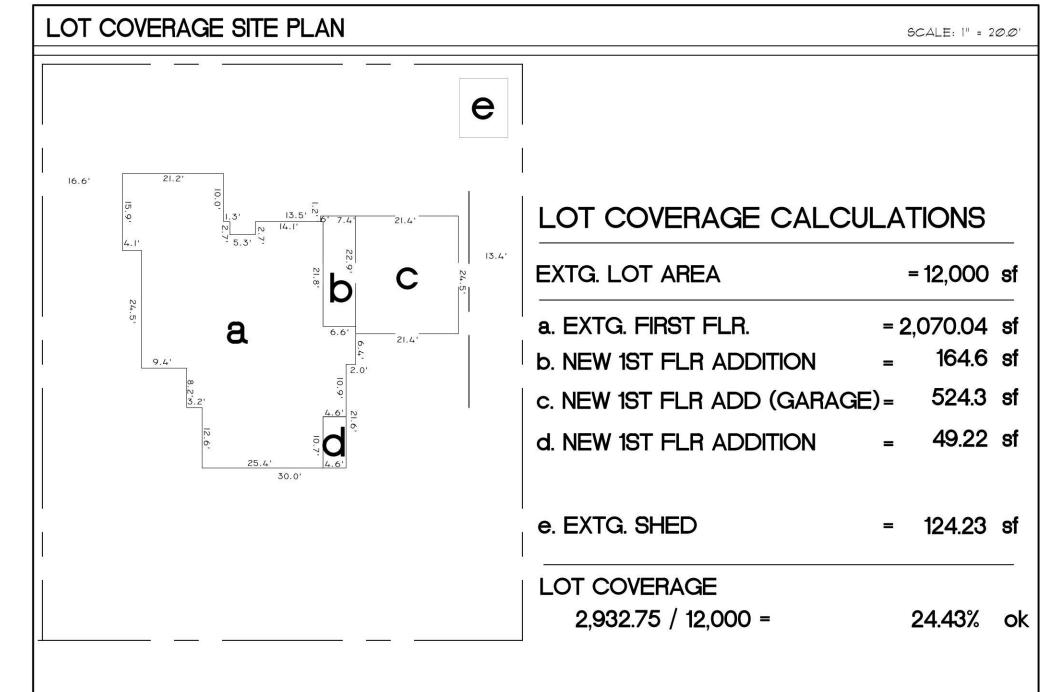


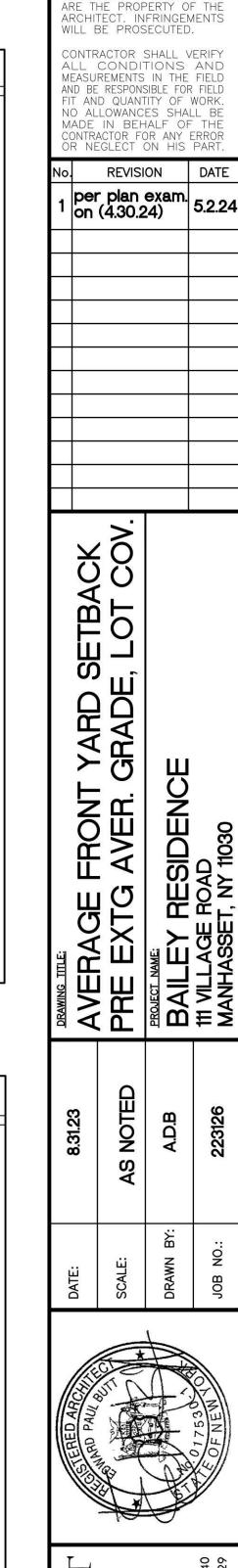


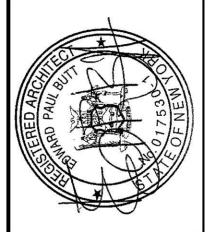




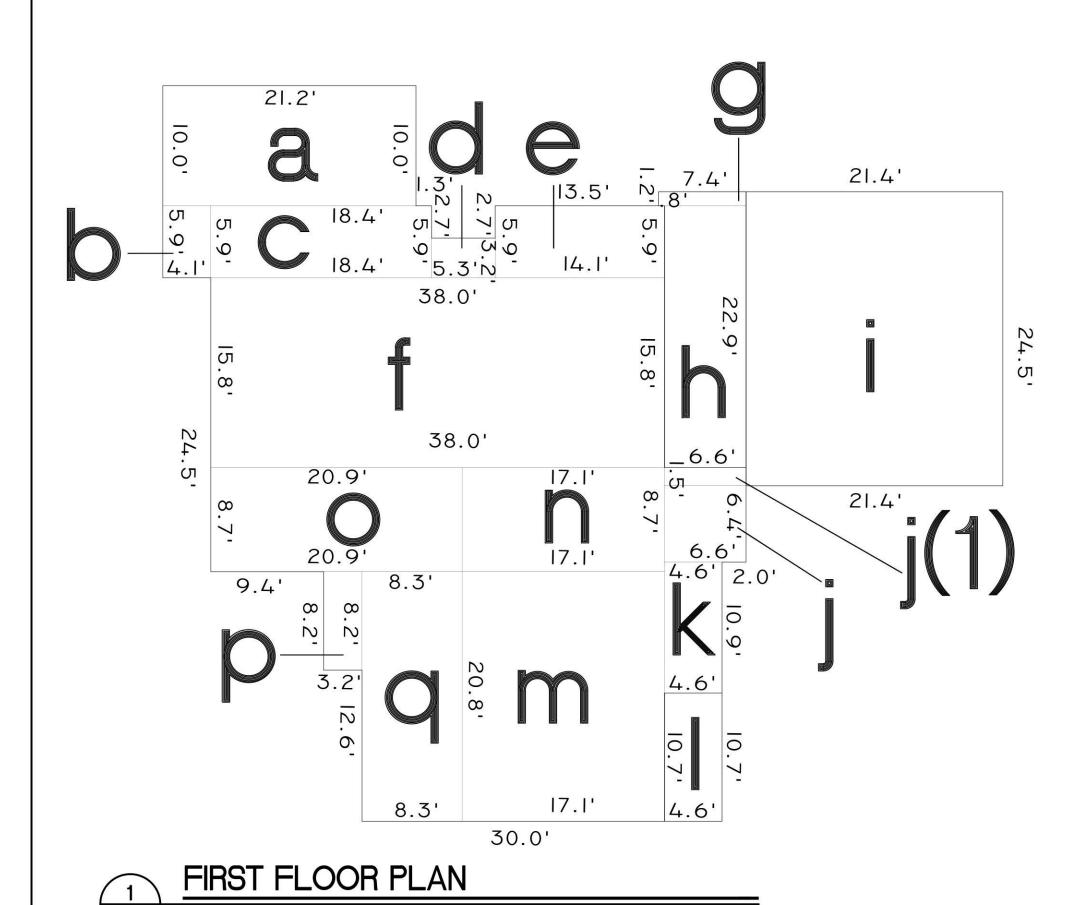


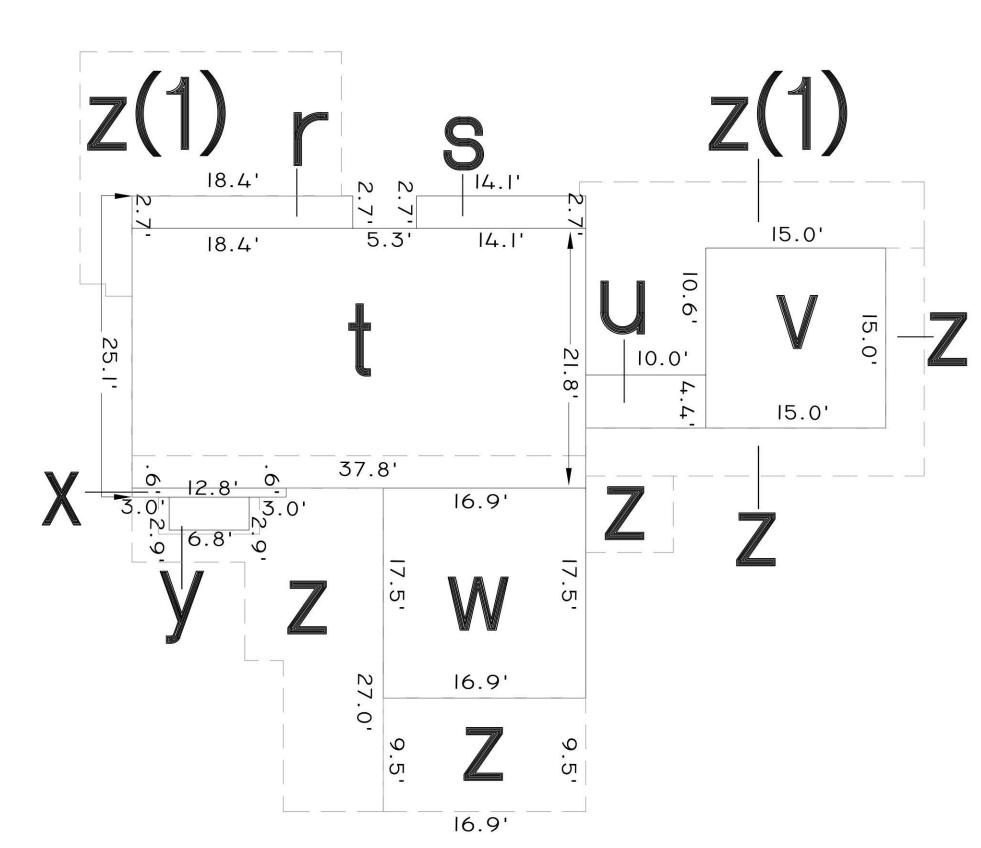




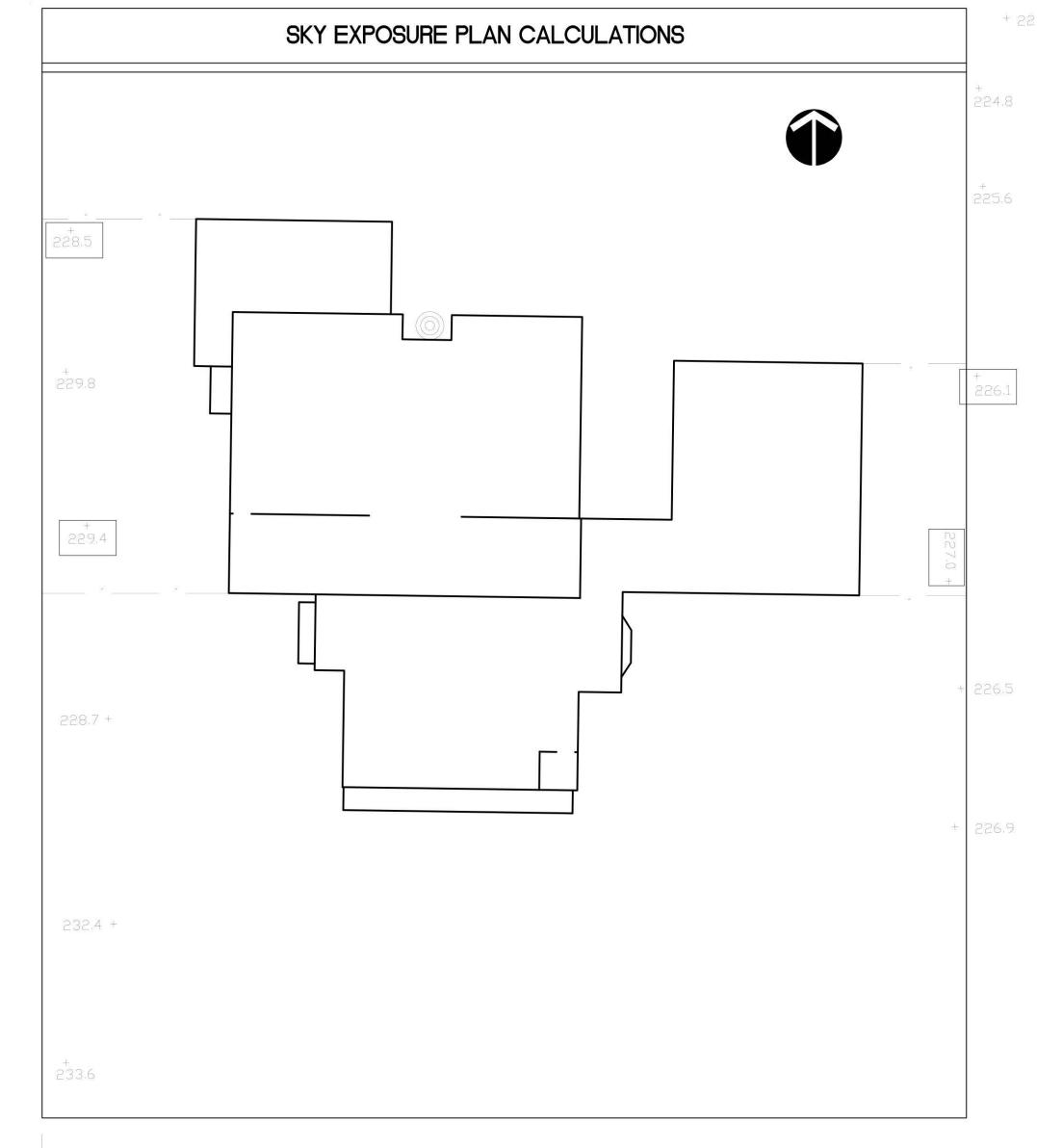


C-2



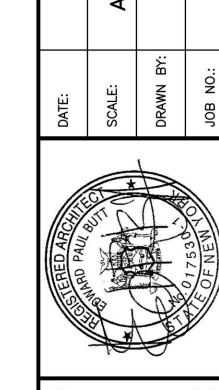


a" (ONE STORY)	10.0' X 21.2'	=	212 sf
b" (ONE STORY AREA)	4.1' X 5.9'	=	24.19 sf
'c" (MAIN DWELLING)	5.9' X 18.4'	=	108.56 sf
'd" (MAIN DWELLING)	3.2' X 5.3'	=	16.96 sf
'e" (MAIN DWELLING)	5.9' X 14.1'	=	83.19 sf
f" (MAIN DWELLING)	15.8' 38.0'	=	600.4 sf
g" (ONE STORY)	1.2' X 7.4'		8.88 sf
'h" (ONE STORY)	6.6' X 22.9'	=	151.14 sf
'i' (GARAGE)	21.4' X 24.5'	=	524.3 sf
'j" (TWO STORY VESTIBULE)	6.4' X 6.6' X 2	=	84.48 sf
j(1)" (ONE STORY)	1.5' X 6.6'	=	9.9 sf
'k" (ONE STORY)	4.6' X 10.9'	=	50.14 sf
I" (ONE STORY)	4.6' X 10.7'	=	49.22 sf
m" (MAIN DWELLING)	17.1' X 20.8'	=	= 355.68 sf = 148.77 sf
'n" (MAIN DWELLING)	8.7' X 17.1'	=	
o" (ONE STORY)	8.7' X 20.9'	=	181.83 sf
p" (ONE STORY)	3.2' X 8.2'	=	= 26.24 sf
'q" (ONE STORY)	8.3' X 20.8'	_	172.64 sf
	FIRST FLOOR TOTA	AL =	2,808.52 sf
7-7 (NANINI DINICI I INICI)	0.7' V 10 4'		40.69
r" (MAIN DWELLING)	2.7' X 18.4'		= 49.68 s
's" (MAIN DWELLING)	2.7' X 14.1'		= 38.07 s
't" (MAIN DWELLING)	21.8' X 37.8'		= 824.04 s
u" (NEW BREEZWAY)	4.4' X 10.0'		= 44 s
v" (NEW BEDROOM)	15.0' X 15.0'		= 225 s
w" (NEW GYM AREA)	16.9' X 17.5'		= 295.75 s
x" (MAIN DWELLING)	.6' X 12.8'		= 7.68 s
Y" (MAIN DWELLING)	2.9 X 6.8'		= 19.72 s
Z" (FLAT ROOF AREAS)	0		= 0 s
Z(1)" (SLOPE ROOF AREAS)	0		= 0 s
	SECOND FLOOR TOTAL	=	1,503.94 s



VILLAGE ROAD

SKY EXPOSURE PLAN CALCULATIONS					
<u>WEST SIDE</u>	<u>EAST SIDE</u>				
228.5 + 229.4 2 = 228.95	226.1 + 227.00 = 226.55				
AVERAGE GRADE WEST SIDE 228.95	AVERAGE GRADE EAST SIDE 226.55				



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

REVISION DATE

per plan exam. on (4.30.24) 5.2.24

DWARD PAUL BUTT
rchitect, AIA

C-3

SECOND FLOOR PLAN

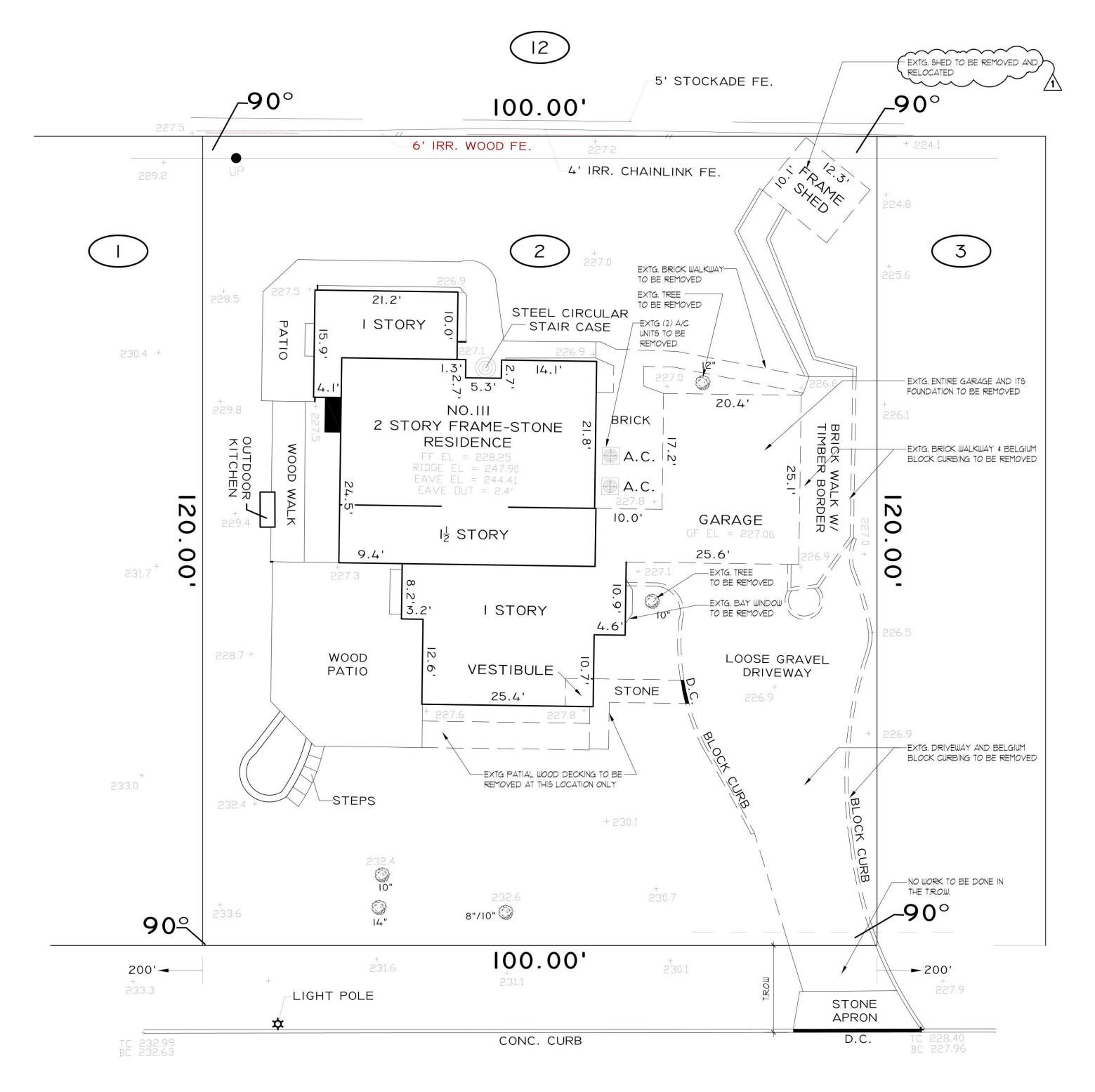
C-3 SCALE: 1/8"=1'-

LEGEND

EXTG. WALLS, DOORS, FIXTURES ETC.

EXTG. WALLS TO REMAIN

NOTE:
NOTE: CONTRACTOR IS TO SHORE UP
ANY LOAD BEARING WALLS PRIOR TO
DEMOLITION OF STRUCTURAL LOADS

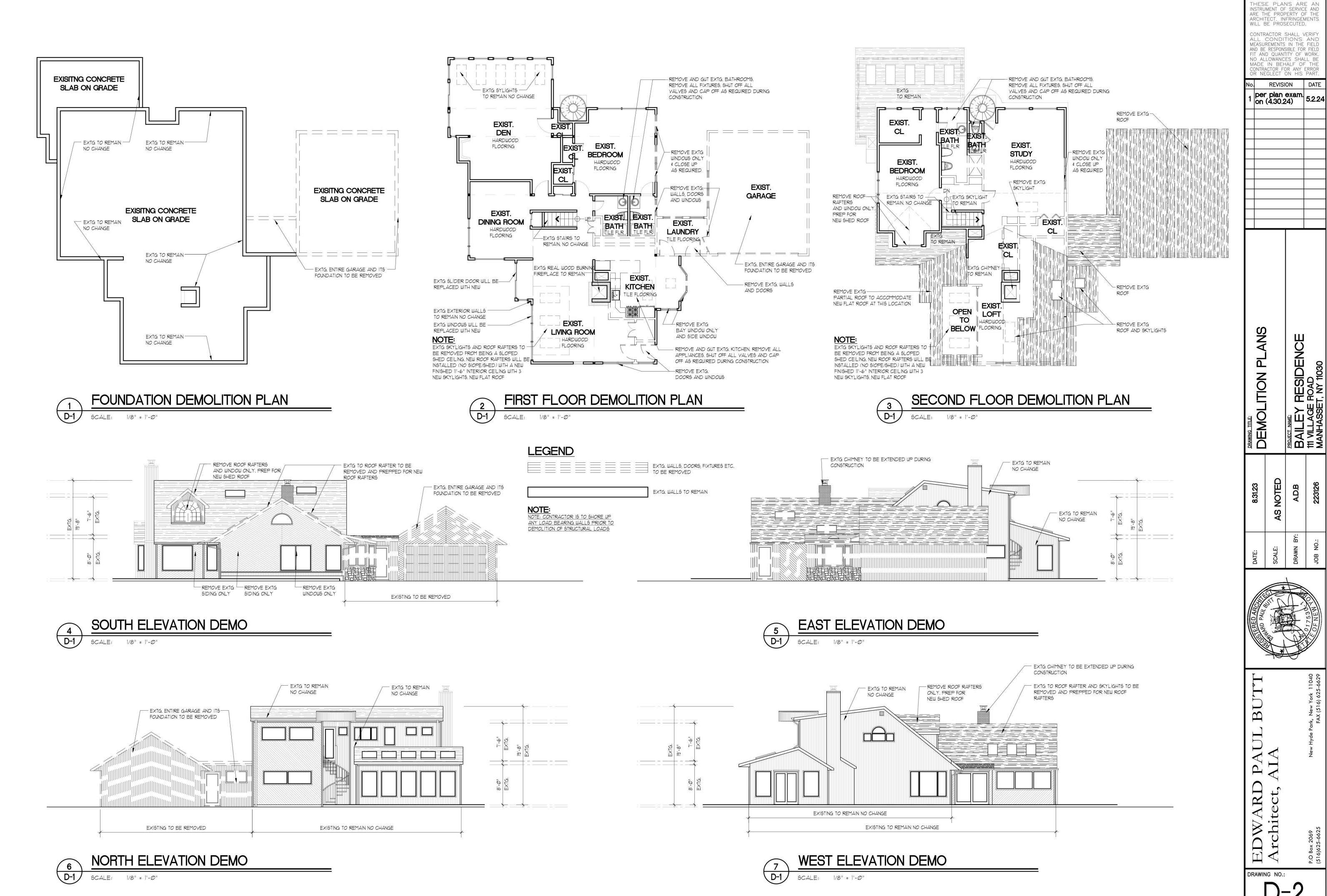




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DRAWING TITLE: DENATION OF THE DIAN.		BAILEY RESIDENCE	111 VILLAGE ROAD MANHASSET, NY 11030	
8.31.23	AS NOTED	A.D.B	223126	
DATE:	SCALE:	DRAWN BY:	JOB NO.:	
COSTERED ARCON			FOF NEW YOU	
PAUL BUTT	VIA		New Hyde Park, New York 11040 FAX (516) 625-6629	

DRAWING NO .:

D-1



DRAWING NO .:

REVISION DATE

RESIDENCE E ROAD ET, NY 11030

AS NOTED
A.D.B

NOTE:

NOTE: CONTRACTOR TO PROVIDE ON ALL CORNERS OF THE

NOTE: FOR ALL NEW HEADER BUILDING (BETWEEN FLOORS) SIMPSON STRONG TIES CORNER HOLDOWN CONNECTIONS USE SIMPSON HDU W/ 5/8" THREADED RODS

NOTE: CONTRACTOR IS NOT USE PRESSURE TREATED POST ANYWHERE, PRESSURE TREATED IS UNACCEPTABLE.

SIZES AND OPENINGS SEE SHEET A-1 COVER SHEETS GENERAL

ALL NEW STEEL COLUMN

NOTE: CONTRACTOR TO PROVIDE SOLID BRIDGING AS REQ. IN ALL FLOOR JOISTS TYP.

POST MUST REST ON NEW OR

EXTG FOUNDATIONS BELOW

NOTE: FOR ALL STEEL COLUMNS TO HAVE $\frac{1}{2}$ " TOP AND BOTTOM PLATES TO COVER THE SIZE OF BEAMS DESCRIBED IN THE PLANS WINDOWS UNLESS OTHERWISE NOTED.

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS AND MEANS OF EGRESS SHALL CONFORM TO SECTION 310 THROUGH 311.5 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE:
CONTRACTOR TO PROVIDE 4"X6" WOOD POSTS NOTE: CONTRACTOR TO PROVIDE AND INSTALL ALL NEW (DBL. JACK STUDS) BETWEEN ALL WINDOWS AND FASCIA BOARDS, RACER BOARDS, TRIMS ETC. AS DOORS W/ HEADERS ACROSS TYP. ON ALL REQUIRED. MIN. OF ONE COAT OF PRIMER BOTH SIDES TO ALL WOODS PRIOR TO CAPPING OF ANY ALUMINUM.

NOTE: CONTRACTOR TO PROVIDE AND INSTALL ALL NEW ALUMINUM CAPPING AS REQUIRED THR-OUT ALL WINDOWS, DOORS, FASCIAS, RAKERS, TRIM WORK ETC. AND CAULK AROUND ALL VOIDS EXPOSED TO THE WEATHER AS REQUIRED.

GUARD OPENING LIMITATIONS. ANY OPENING SHALL NOT ALLOW PASSAGE OF BOLTED TOGETHER 24" O.C. TYP. A SPHERE 4" OR MORE IN DIAMETER AS PER SECTION R312 OF THE 2020

RESIDENTIAL CODE OF NEW YORK STATE

NOTE: ALL GLASS SHOWER ENCLOSURE DOORS AND GLASS SURROUND. GLAZING MUST BE TEMPERED GLASS TYP.

NOTE: FOR ALL NEW LVL MUST BE UNLESS OTHERWISE NOTED

NOTE:

ALL HALLWAYS, STAIRWAYS , HEADROOM ETC SHALL CONFORM TO SECTION 311.6, AND 311.7 THROUGH 311.8.3 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE: PROVIDE SIMPSON H2 STRAPPINGS ON ALL RAFTER, BEAMS AND JOISTS

NOTE:

WINDOWS TO BE TEMPERED GLASS AT ALL LOCATIONS WHERE SILLS THAT ARE 18" OR LESS TO THE

ALL TREADS SHALL BE NOT LESS THAN 9" INCHES AND ALL RISER HEIGHTS SHALL BE NOT MORE THAN 8 $\frac{1}{4}$ " INCHES AS PER SECTION 311.7.5 OF THE 2020 RESIDENTIAL CODE OF NEW YORK

NOTE: GYPSUM COMPLY WITH SECTION R102.3.5 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

NOTE: PLUMBING COMPLY WITH SECTION R301 OF THE 2020 RESIDENTIAL CODE OF NEW YORK

NOTE: PROVIDE STRAPPING AT FIRST FLOOR DECKING TO STUD

WALLS TYP.

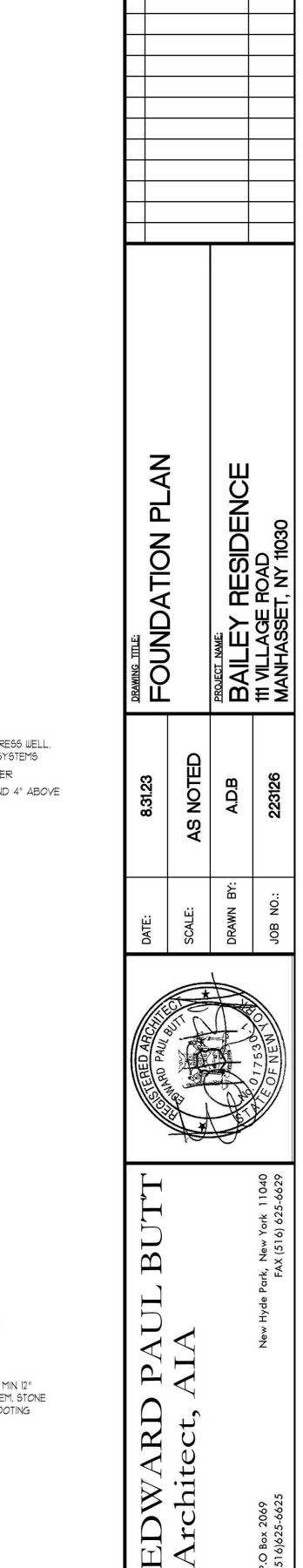
INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS NOTE: NOTE: BATHROOM ROOM TO HAVE MARBLE SADDLE

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.

REVISION DATE

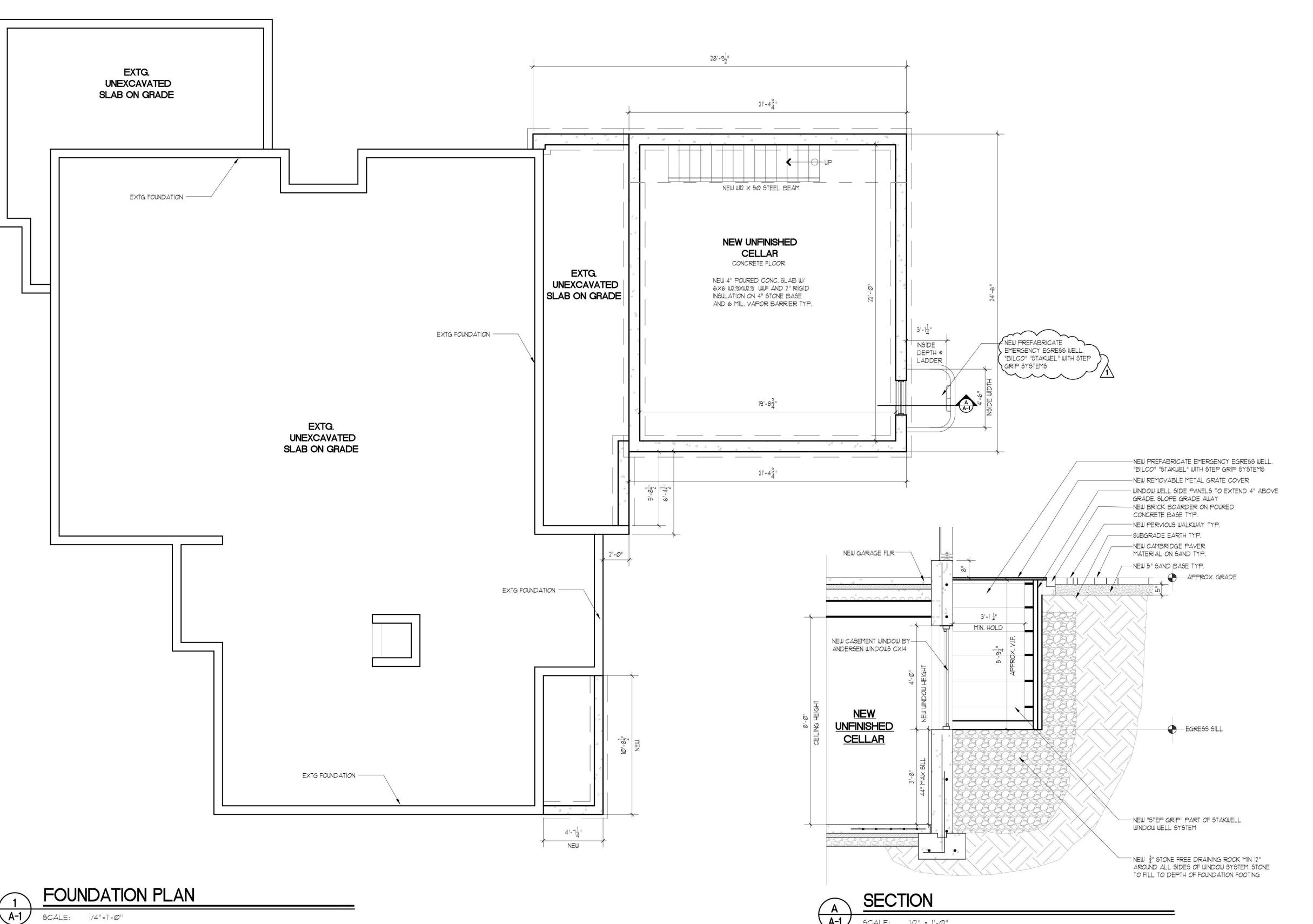
1 per plan exam. 5.2.24

HESE PLANS ARE AN



DRAWING NO .:

 A^{-7}



NOTE:

NOTE: CONTRACTOR TO PROVIDE ON ALL CORNERS OF THE

NOTE: FOR ALL NEW HEADER BUILDING (BETWEEN FLOORS) SIMPSON STRONG TIES CORNER HOLDOWN CONNECTIONS USE SIMPSON HDU W/ 5/8" THREADED RODS

NOTE: CONTRACTOR IS NOT USE PRESSURE TREATED POST ANYWHERE, PRESSURE TREATED IS UNACCEPTABLE.

SIZES AND OPENINGS SEE SHEET A-1 COVER SHEETS GENERAL

NOTE: CONTRACTOR TO PROVIDE SOLID BRIDGING AS REQ. IN ALL FLOOR JOISTS TYP.

NOTE: FOR ALL STEEL COLUMNS TO HAVE $\frac{1}{2}$ " TOP AND BOTTOM PLATES TO COVER THE SIZE OF BEAMS DESCRIBED IN THE PLANS

ALL NEW STEEL COLUMN POST MUST REST ON NEW OR EXTG FOUNDATIONS BELOW

NOTE: CONTRACTOR TO PROVIDE 4"X6" WOOD POSTS (DBL. JACK STUDS) BETWEEN ALL WINDOWS AND DOORS W/ HEADERS ACROSS TYP. ON ALL WINDOWS UNLESS OTHERWISE NOTED.

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS AND MEANS OF EGRESS SHALL CONFORM TO SECTION 310 THROUGH 311.5 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

NOTE: CONTRACTOR TO PROVIDE AND INSTALL ALL NEW FASCIA BOARDS, RACER BOARDS, TRIMS ETC. AS REQUIRED. MIN. OF ONE COAT OF PRIMER BOTH SIDES TO ALL WOODS PRIOR TO CAPPING OF ANY ALUMINUM.

NOTE: CONTRACTOR TO PROVIDE AND INSTALL ALL NEW ALUMINUM CAPPING AS REQUIRED THR-OUT ALL WINDOWS, DOORS, FASCIAS, RAKERS, TRIM WORK ETC. AND CAULK AROUND ALL VOIDS EXPOSED TO THE WEATHER AS REQUIRED.

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RESIDENTIAL CODE OF NEW YORK STATE

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FLOOR

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THAT ARE 18" OR LESS TO THE

LOCATIONS WHERE SILLS

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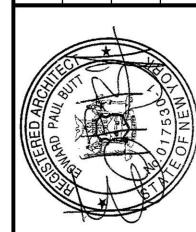
NOTE: PROVIDE STRAPPING AT FIRST FLOOR DECKING TO STUD WALLS TYP.

NOTE: NOTE: BATHROOM ROOM TO HAVE MARBLE SADDLE

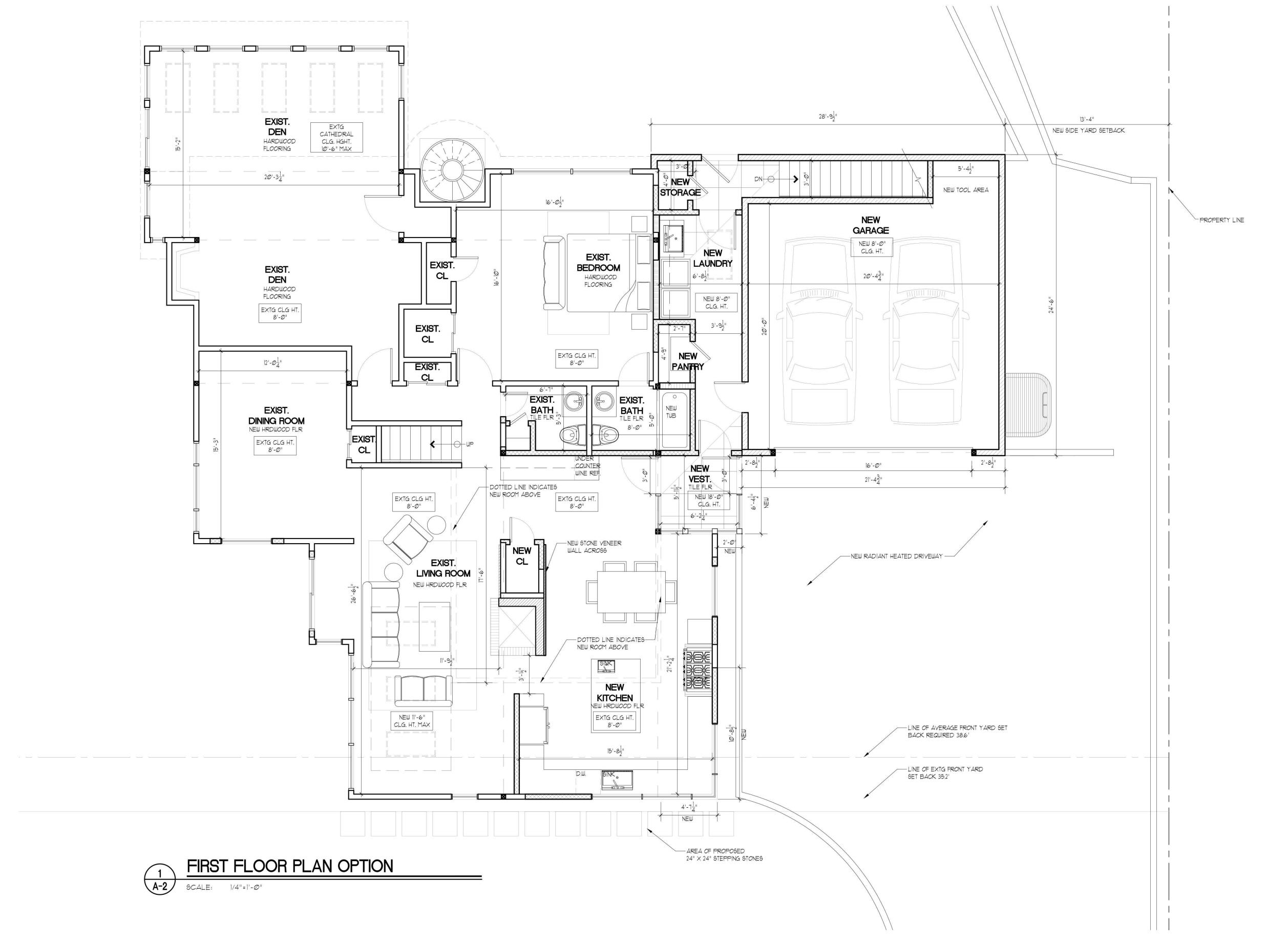
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REVISION DATE

1,0.		, LVIOI		DAIL
1	per plan exam. on (4.30.24)			5.2.24
DRAWING TITLE:	FIRST FLOOR PLAN		BAILEY RESIDENCE	## VILLAGE ROAD MANHASSET, NY 11030
00.60	6.31.23	AS NOTED	A.D.B	223126
DATE.	DAIE:	SCALE:	DRAWN BY:	JOB NO.:
		of Suri		



DRAWING NO .: A-2



NOTE:

NOTE: CONTRACTOR TO PROVIDE ON ALL CORNERS OF THE

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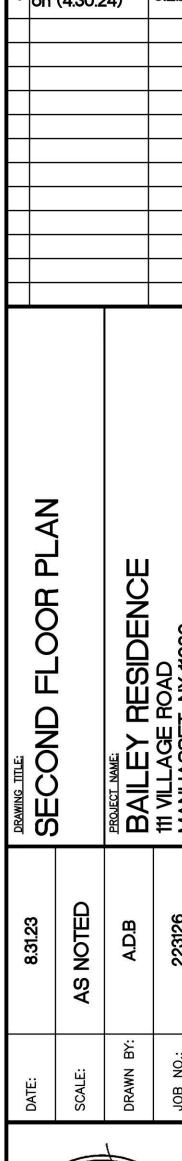
NOTE: PLUMBING COMPLY WITH SECTION R301 OF THE 2020 RESIDENTIAL CODE OF NEW YORK

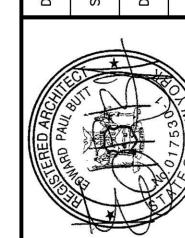
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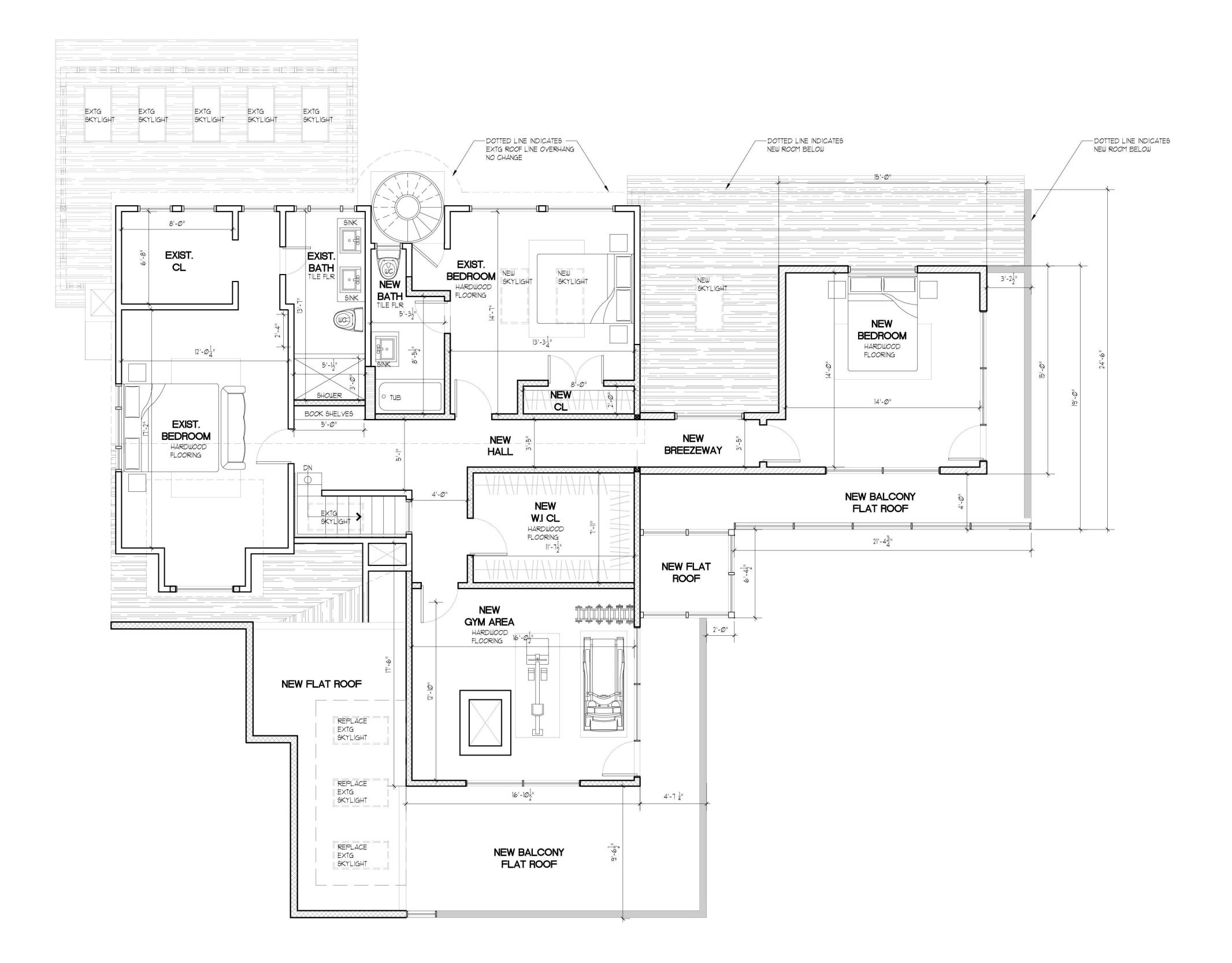
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HESE PLANS ARE AN

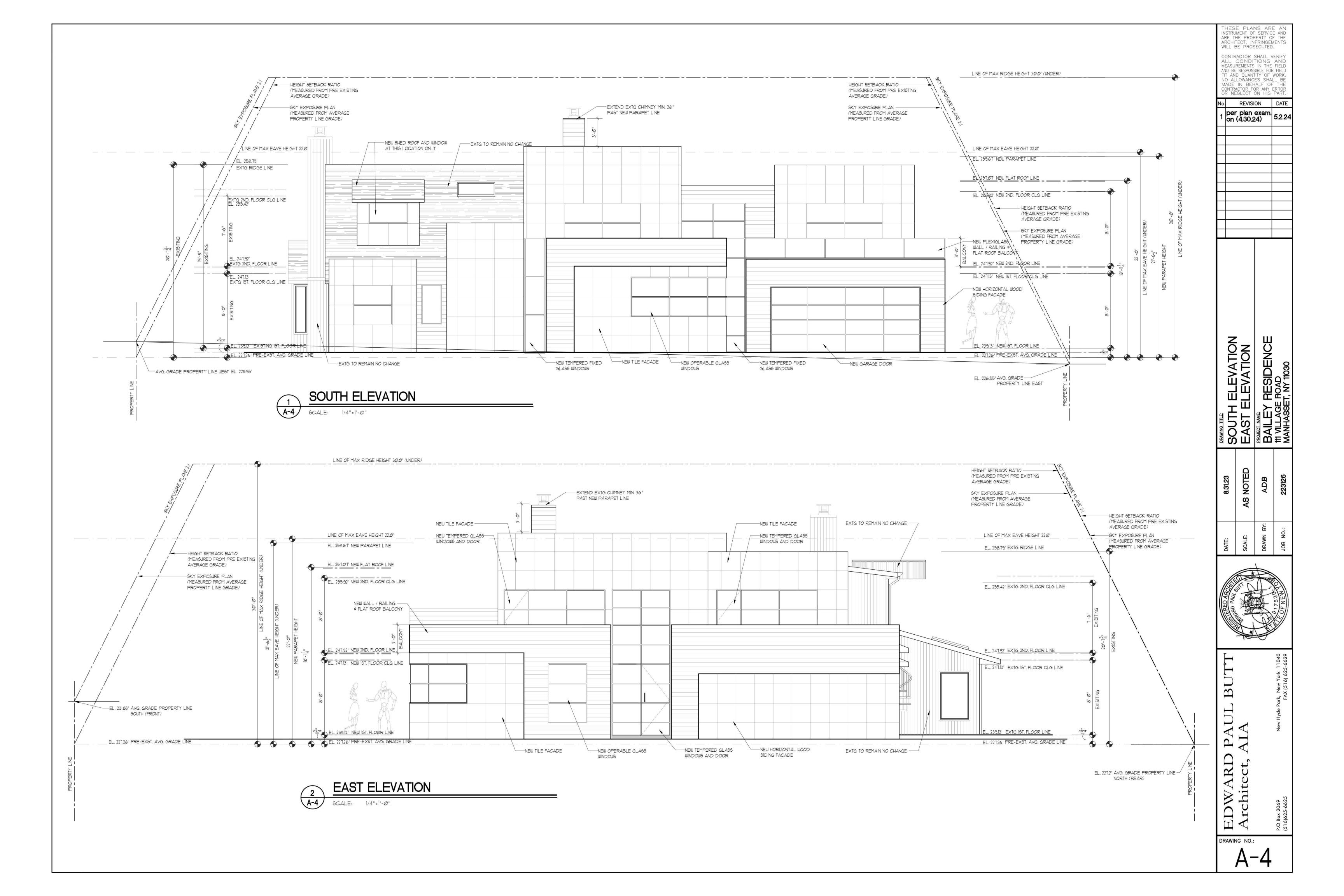


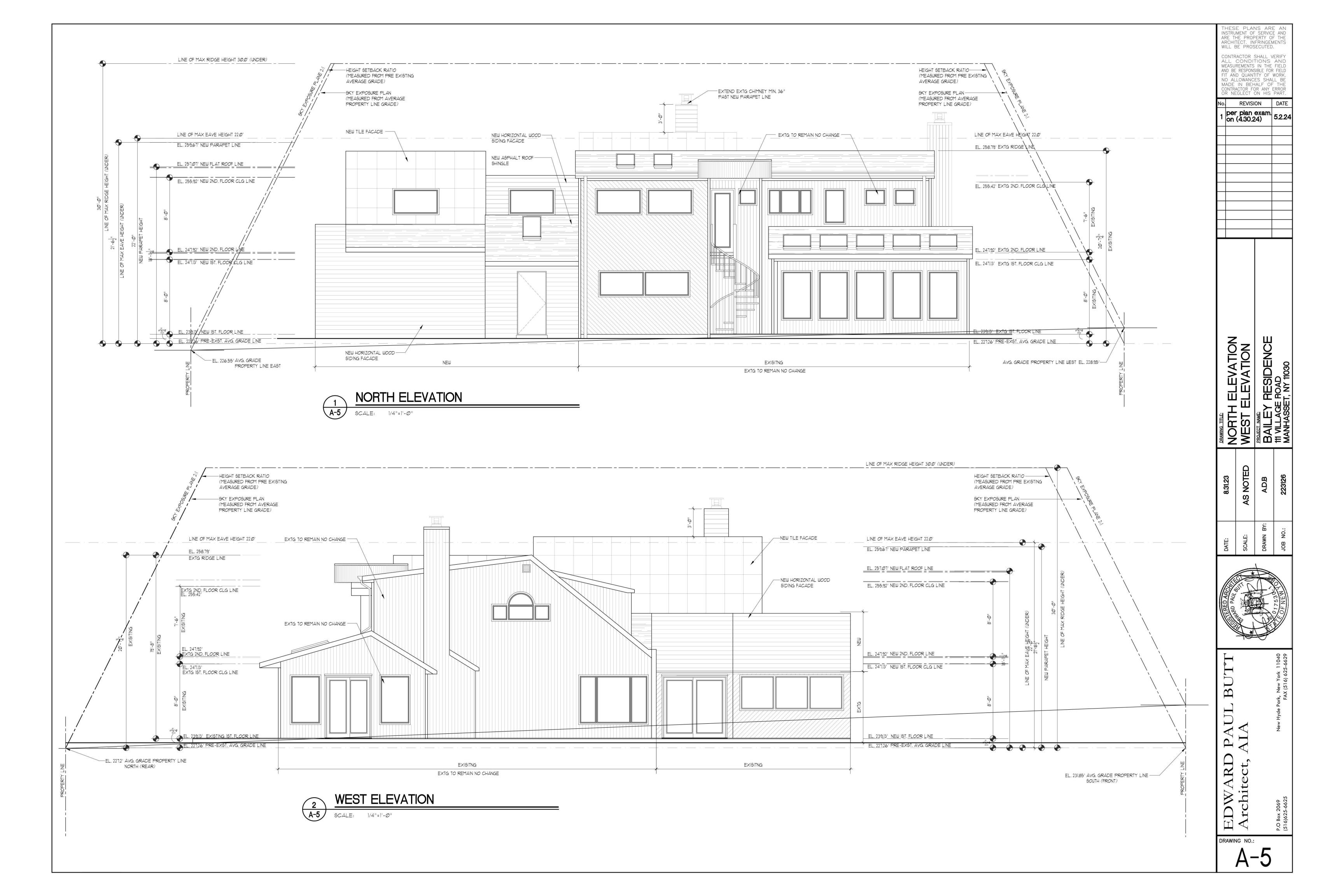


DRAWING NO .: A-3

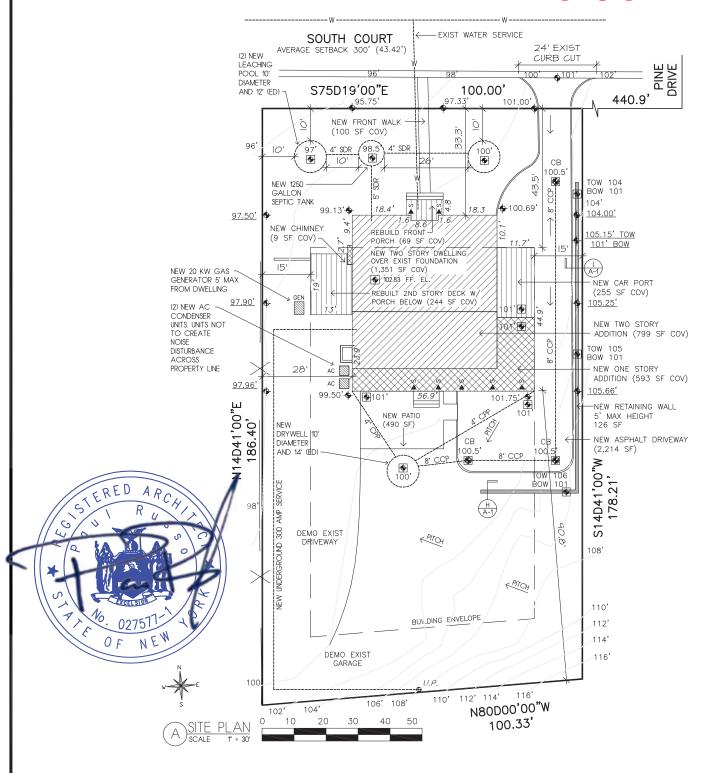








#21565



NEW DWELLING OVER EXISTING FOUNDATION

5/2024

PAUL RUSSO, A.I.A.

ARCHITECT, P.C.

114 BIRCH HILL ROAD
LOCUST VALLEY, NEW YORK 11560

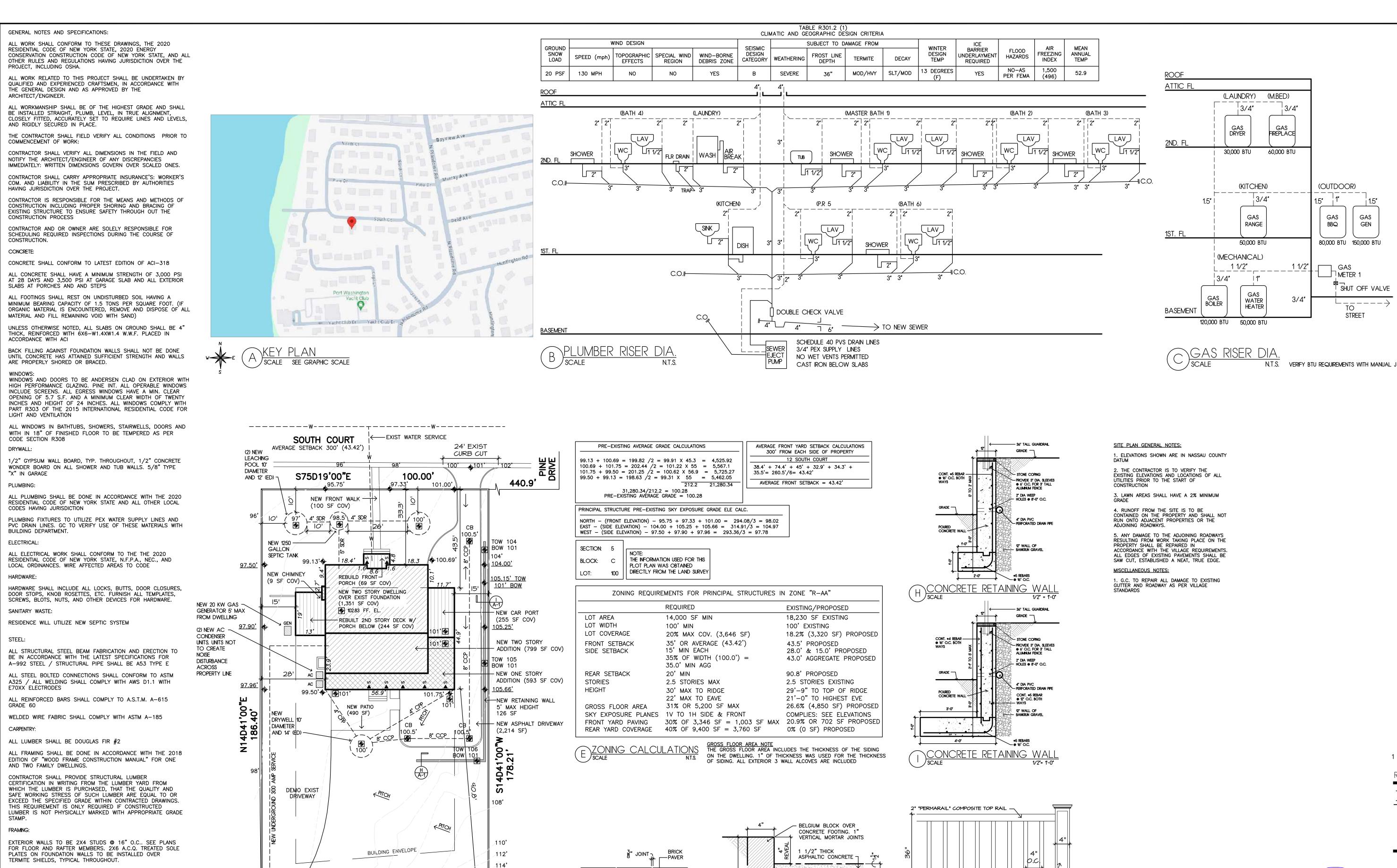
(TEL) 516-671-5002 (PAX) 516-671-5915 www.russoarchilect.com

RESSA RESIDENCE 12 SOUTH COURT PORT WASHINGTON, NY 11050 516-510-7823

SITE PLAN DATE: 5/2024
SCALE: AS NOTED
DRAWN: PR
CHECKED: PR

CHECKED: PR
PROJECT: 2023–49
CAD FILE: 2023-49-4-site





LIGHTING LEGEND ►S NEW WALL SCONCE @ 6'-6"

ABOVE 1ST FLOOR (50 WATTS) + EXISTING GRADE SPOT ELEVATIONS PROPOSED GRADE SPOT ELEVATIONS TOW (TOP OF WALL) BOW (BOTTOM OF WALL)

NO WORK TO COMMENCE UNTIL A BUILDING PERMIT IS ISSUED

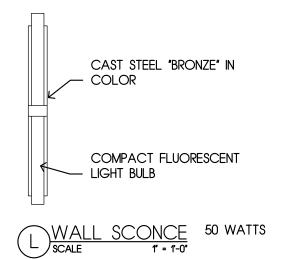
GEN

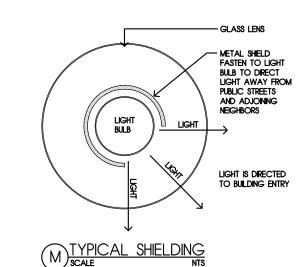
THESE PLANS COMPLY WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

OWNERSHIP AND USE OF DOCUMENTS: PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF PAUL RUSSO ARCHITECT.

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NEW DWELLING OVER EXISTING FOUNDATION REV NO. DESCRIPTION

5/2024 DATE BY:

PAUL RUSSO, A.I.A ARCHITECT, P.C.

114 BIRCH HILL ROAD LOCUST VALLEY, NEW YORK 11560 (TEL) 516-671-5082 (FAX) 516-671-5915 www.russoarchitect.com

SECTION 5, BLOCK C, LOT 100 RESSA RESIDENCE 12 SOUTH COURT PORT WASHINGTON, NY 11050 516-510-7823

SITE PLAN ZONING CALCULATIONS



110' 112' 114' 116'

N80D00'00"W

100.33'

-116**'**

DEMO EXIST

10 20

SHEATHING:

INSULATION:

ON ROOF RAFTERS.

HARDIE SIDING. SEE DRAWINGS.

1/2" C.D.X. PLYWOOD ON ALL EXTERIOR WALLS. 3/4" C.D.X.

PLYWOOD ON ALL FLOOR JOISTS AND 5/8" C.D.X. PLYWOOD

SPRAY FOAM OR BATTS AS INDICATED ON DRAWINGS

RESSA RESIDENCE

12 SOUTH COURT, PORT WASHINGTON, NY 11050

TOP OF DECK J

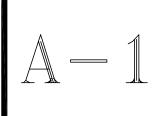
COMPOSITE BOTTOM RAIL -

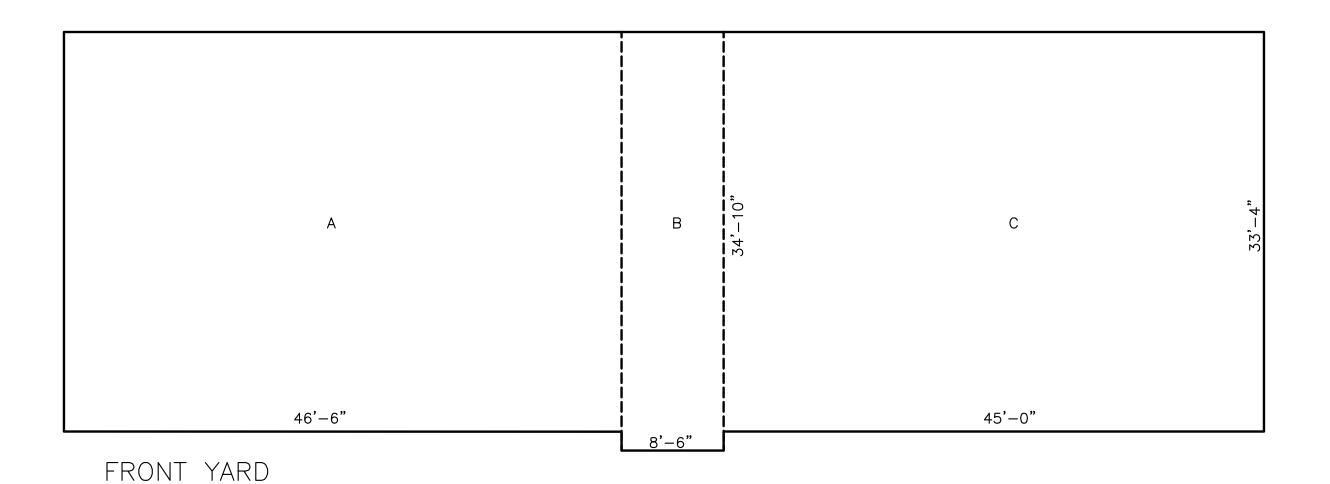
COMPOSITE -

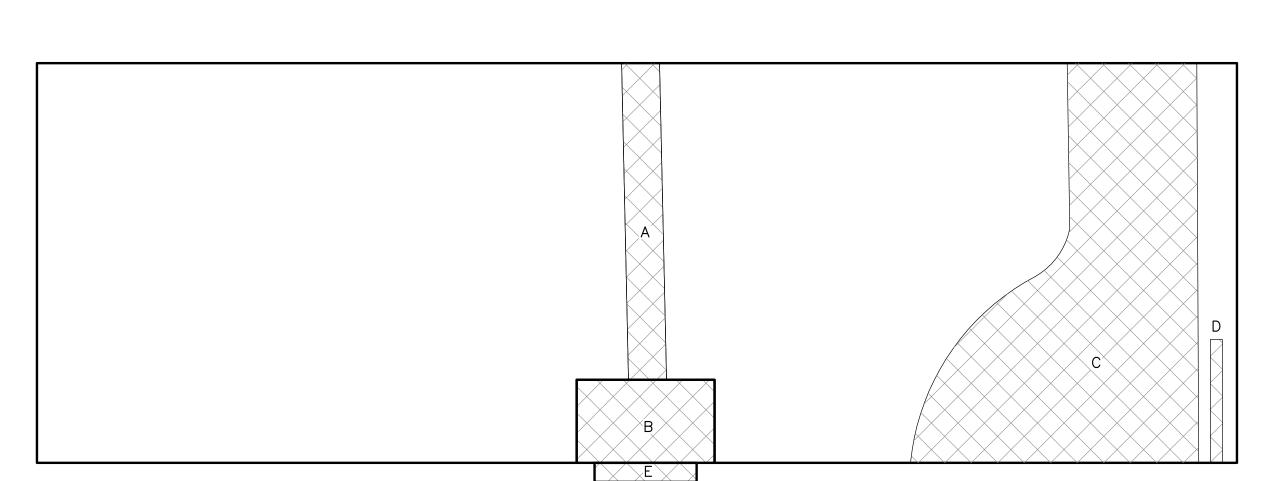
NEWEL POST @

DIA. GALVANIZED CARRIAGE BOLTS

5/2024 DATE: SCALE: AS NOTED DRAWN: PR CHECKED: PR PROJECT: 2023-49 CAD FILE: 2023-49-4-A1







FRONT YARD PAVING

** TOTAL PRIMARY FRONT YARD PAVING = 20.9% (702 SF) **

ALLOWABLE PRIMARY FRONT YARD PAVING: 1,003 SF

TOTAL FRONT PRIMARY YARD: 3,346 SF X 30% = 1,003 SF MAX

A: 46'-6" X 33'-4" = 1,550 SF B: 8'-6" X 34'-10" = 296 SF C: 45' X 33'-4" = 1,500 SF

PROPOSED FRONT YARD PAVING: 20.9% (702 SF)

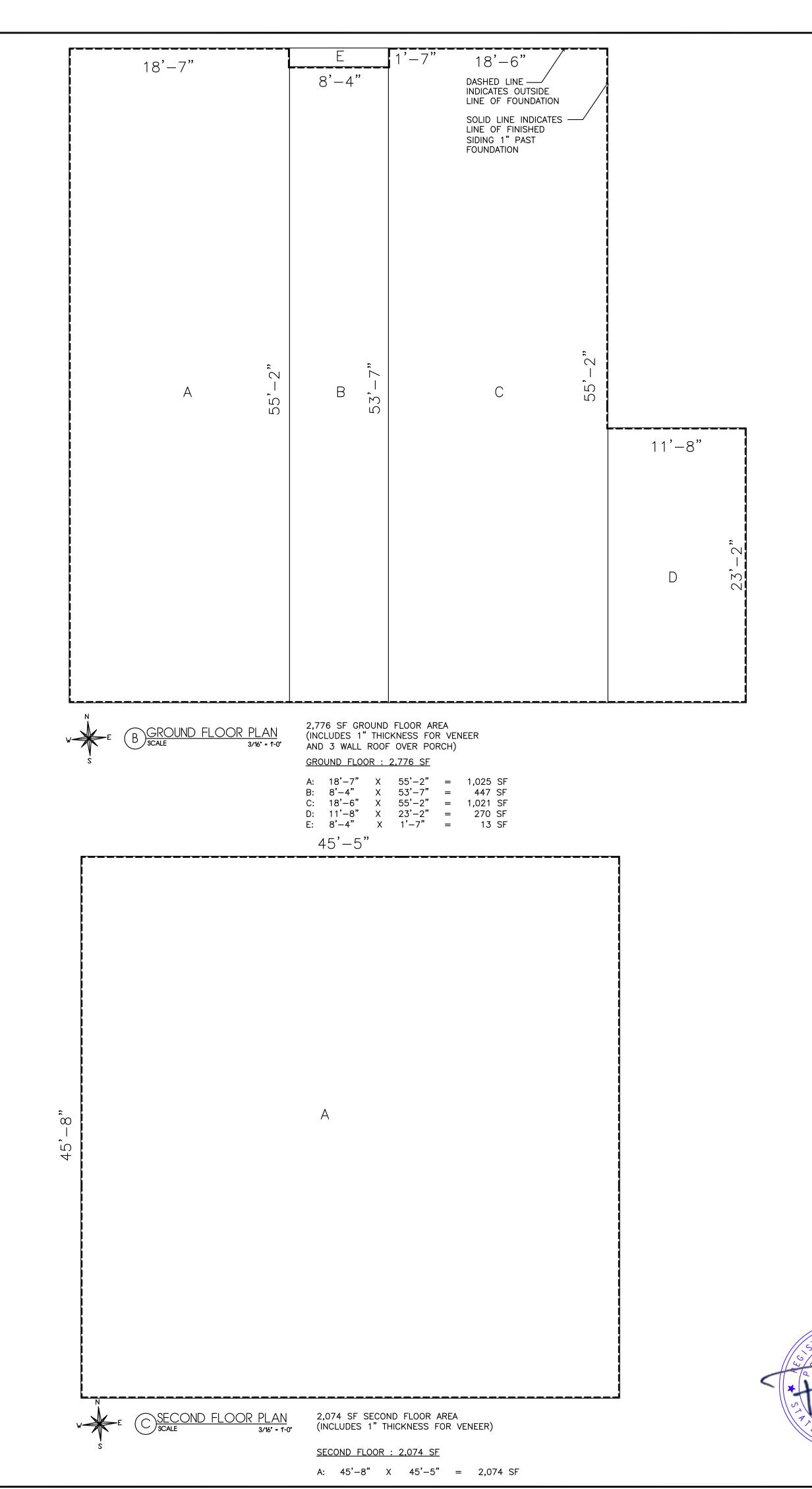
TOTAL FRONT YARD: 702 SF / 3,346 = 0.20 X 100 = 20.9%

A: FRONT WALK = 84 SF B: FRONT PORCH = 79 SF

B: FRONT PORCH = 79 SF C: DRIVEWAY = 516 SF

D: RETAINING WALL = 10 SF E: FRONT ALCOVE = 13 SF





NOTE:
NO WORK TO COMMENCE UNTIL
A BUILDING PERMIT IS ISSUED

THESE PLANS COMPLY WITH
THE 2020 ENERGY
CONSERVATION CONSTRUCTION
CODE OF NEW YORK STATE

OWNERSHIP AND USE OF DOCUMENTS:

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF PAUL RUSSO ARCHITECT.

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VERIFICATION OF CONDITIONS

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1 NEW DWELLING OVER EXISTING FOUNDATION
REV NO. DESCRIPTION

DATE BY:

PAUL RUSSO, A.I.A. ARCHITECT, P.C.

114 BIRCH HILL ROAD LOCUST VALLEY, NEW YORK 11560 (TEL) 516-671-5082 (FAX) 516-671-5915 www.russoarchitect.com

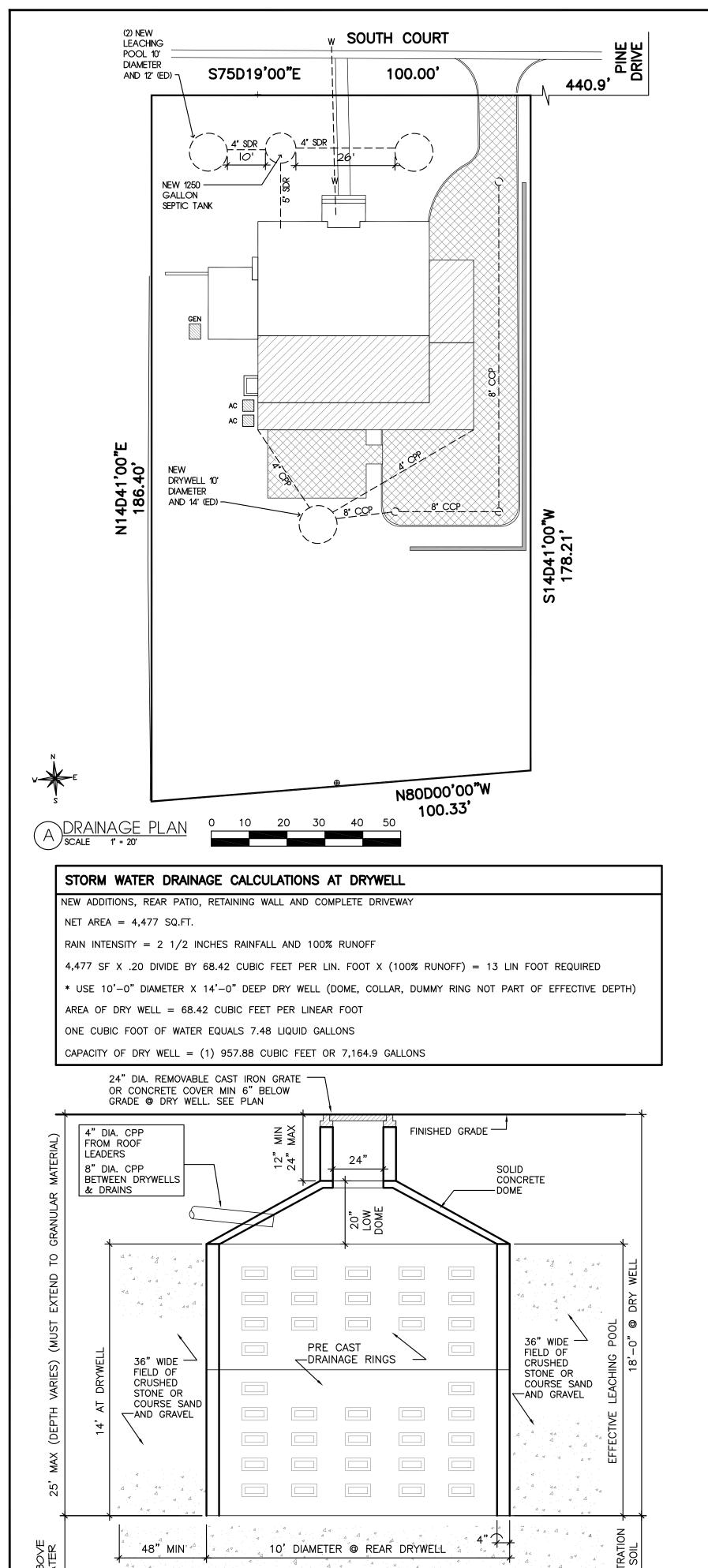
RESSA RESIDENCE
12 SOUTH COURT
PORT WASHINGTON, NY 11050
516-510-7823

FRONT YARD
PAVEMENT AND
GROSS FLR AREA

DATE: 5/2024
SCALE: AS NOTED
DRAWN: PR
CHECKED: PR
PROJECT: 2023–49

CAD FILE: 2023-49-4-A1

A-1B



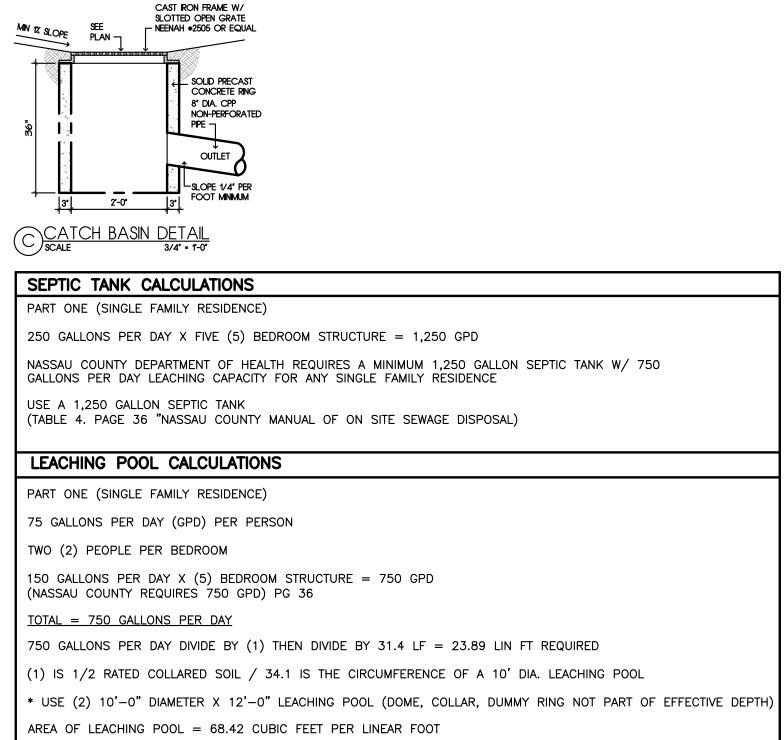
6' (72") MIN PENETRATION INTO RATABLE SOIL

- NEW BED OF CRUSHED STONE OR COURSE

SAND AND GRAVEL UP FROM GROUND WATER LINE TO UNDER SIDE OF NEW DRYWELL

\DRYWELI

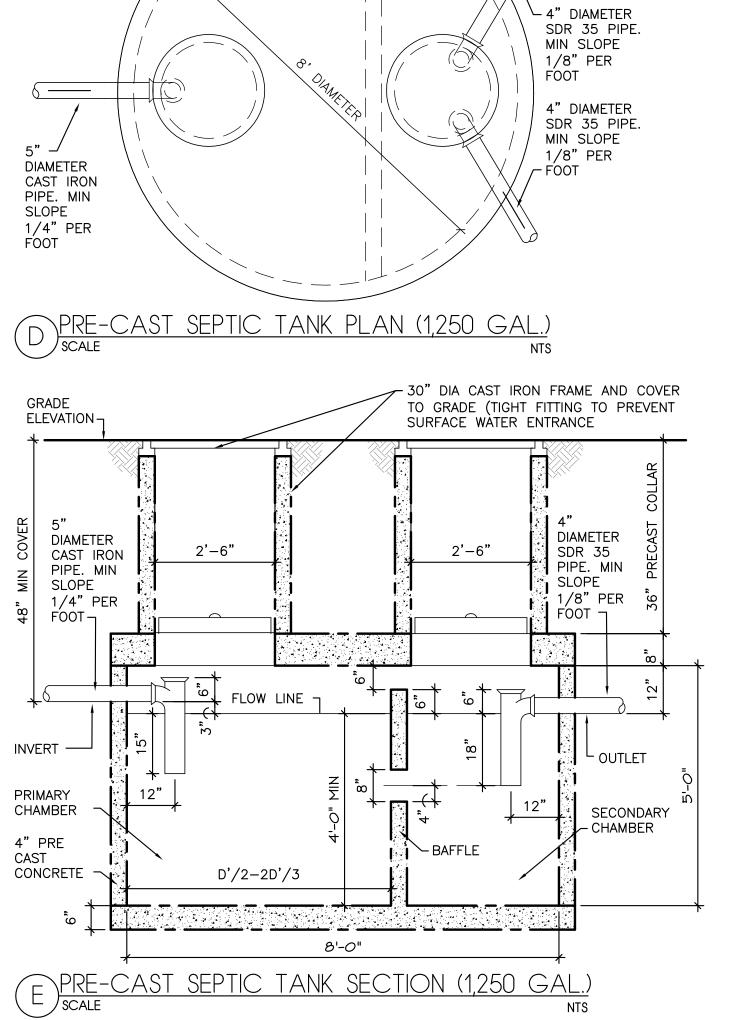
(B) SCALE NTS

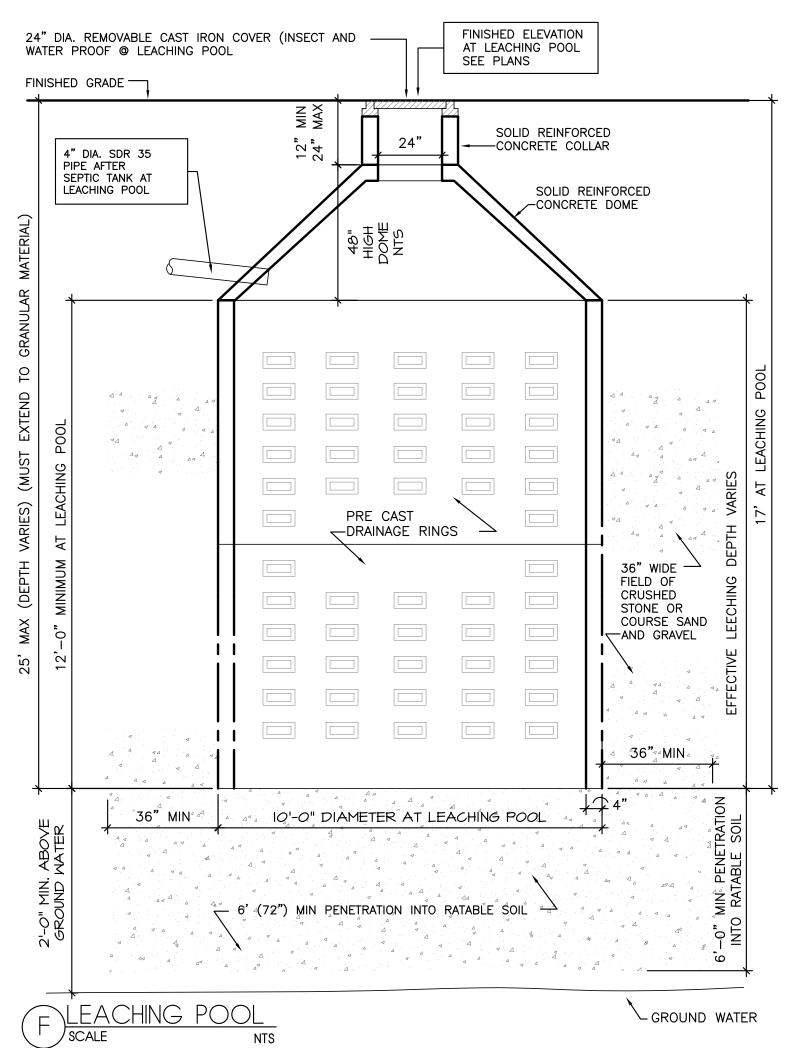


ONE CUBIC FOOT OF WATER EQUALS 7.48 LIQUID GALLONS

CAPACITY OF LEACHING POOL = (2) 821 CUBIC FEET OR (2) 6,141 GALLONS

BAFFLE





LIGHTING LEGEND ►S NEW WALL SCONCE @ 6'-6"

ABOVE 1ST FLOOR (50 WATTS) <u>LEGEND</u> + EXISTING GRADE SPOT ELEVATIONS PROPOSED GRADE SPOT ELEVATIONS TOW (TOP OF WALL)

BOW (BOTTOM OF WALL)

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SITE PLAN GENERAL NOTES: 1. ELEVATIONS SHOWN ARE IN NASSAU COUNTY

2. THE CONTRACTOR IS TO VERIFY THE EXISTING ELEVATIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION

3. LAWN AREAS SHALL HAVE A 2% MINIMUM 4. RUNOFF FROM THE SITE IS TO BE CONTAINED ON THE PROPERTY AND SHALL NOT RUN ONTO ADJACENT PROPERTIES OR THE

ADJOINING ROADWAYS. 5. ANY DAMAGE TO THE ADJOINING ROADWAYS RESULTING FROM WORK TAKING PLACE ON THE PROPERTY SHALL BE REPAIRED IN ACCORDANCE WITH THE VILLAGE REQUIREMENTS. ALL EDGES OF EXISTING PAVEMENTS SHALL BE SAW CUT, ESTABLISHED A NEAT, TRUE EDGE.

MISCELLANEOUS NOTES: 1. G.C. TO REPAIR ALL DAMAGE TO EXISTING GUTTER AND ROADWAY AS PER VILLAGE STANDARDS

NEW DWELLING OVER EXISTING FOUNDATION REV NO. DESCRIPTION

5/2024 DATE BY:

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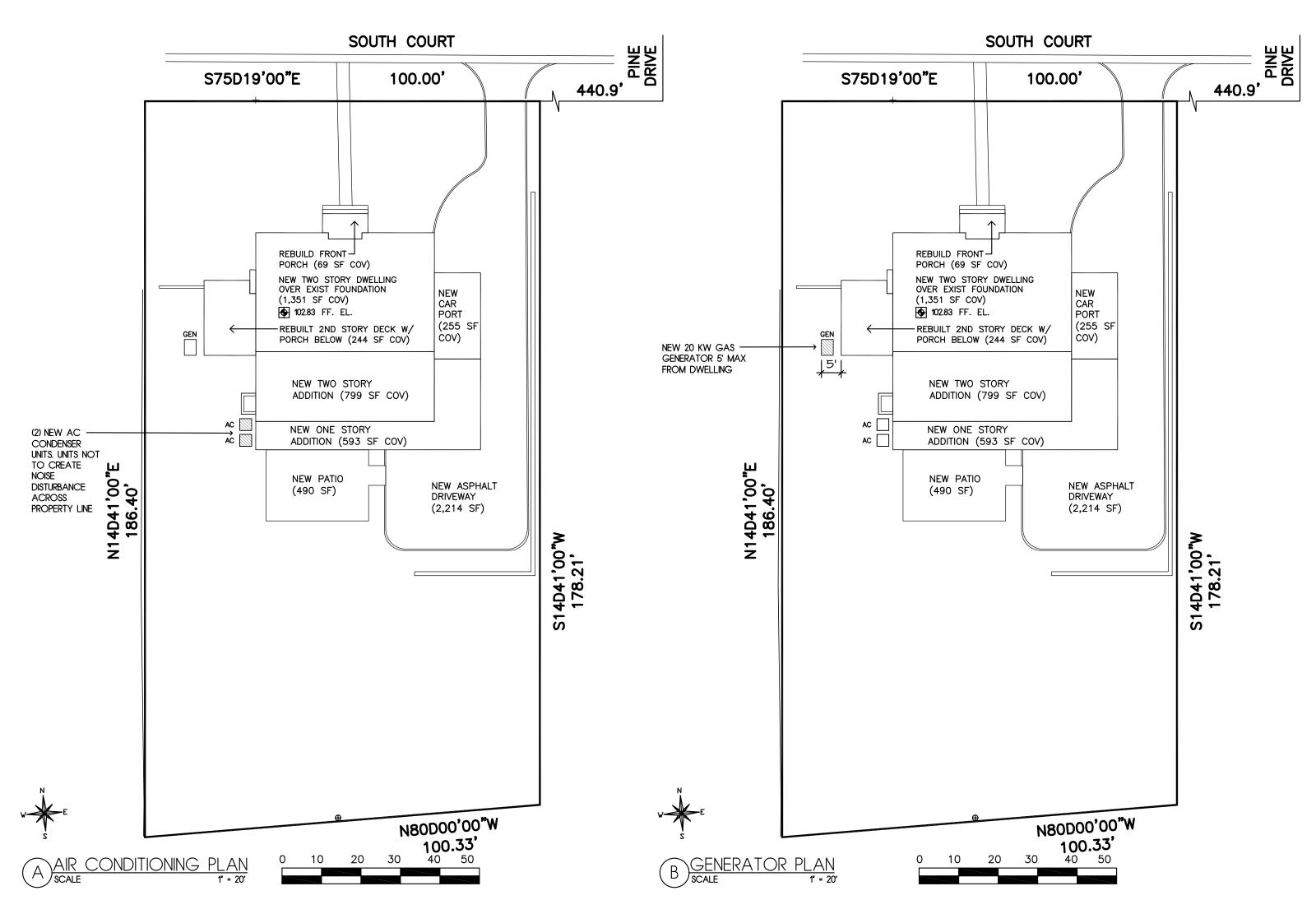
SECTION 5, BLOCK C, LOT 100 RESSA RESIDENCE 12 SOUTH COURT PORT WASHINGTON, NY 11050 516-510-7823

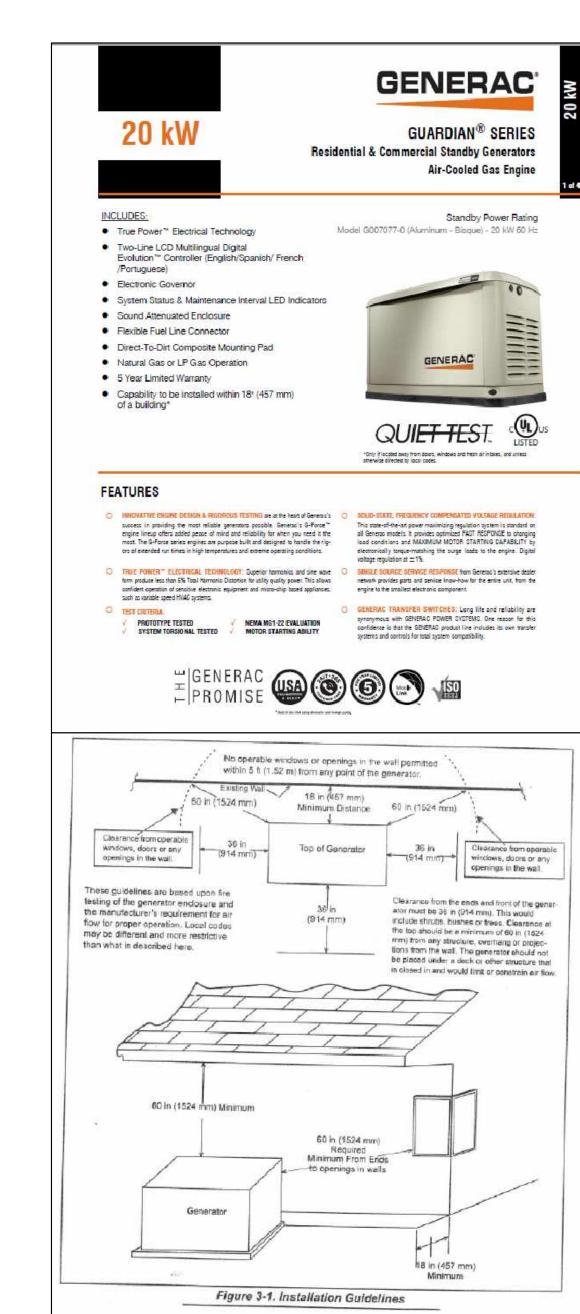
> DRAINAGE AND SEPTIC DESIGN



5/2024 SCALE: AS NOTED DRAWN: PR CHECKED: PR PROJECT: 2023-49

CAD FILE: 2023-49-4-A1





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ARCHITECT'S WRITTEN CONSENT.

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5/2024 DATE BY:

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SECTION 5, BLOCK C, LOT 100 RESSA RESIDENCE 12 SOUTH COURT PORT WASHINGTON, NY 11050 516-510-7823

A/C & GENERATOR

5/2024 DATE: SCALE: AS NOTED DRAWN: PR CHECKED: PR PROJECT: 2023-49 CAD FILE: 2023-49-4-A1



NAILING REQUIREMENTS

TJI® **joists at bearings:** Two 8d $(2\frac{1}{2})$ box nails (1 each side), $1\frac{1}{2}$ minimum from end.

Blocking panels, rim joist or rim board to bearing plate:

TJI® blocking panels or rim joist: 10d (3") box nails at 6" o.c.

Trus Joist rim board: Toenail with 10d (3") box nails at 6" o.c. or 16d ($3\frac{1}{2}$ ") box nails at 12" o.c. Shear transfer: Connections equivalent to decking nail schedule.

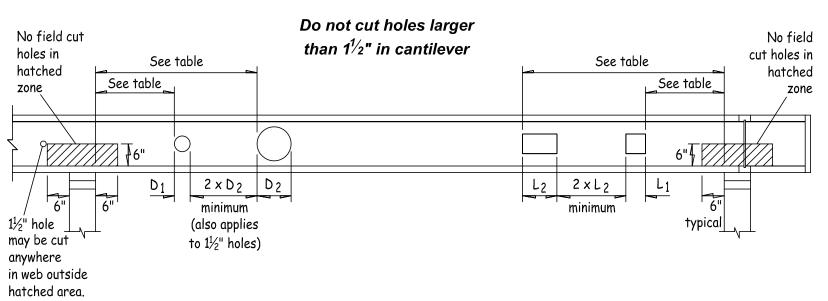
Rim board, rim joist or closure to TJI® joist:

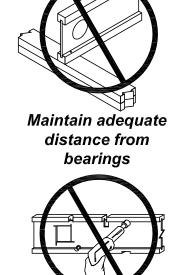
13/4" width or less: Two 10d (3") box nails, one each at top and bottom flange

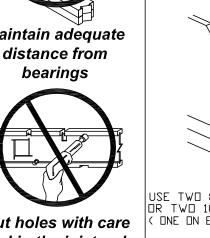
TJI®/Pro™ 130, 350, 100C & 300C rim joist: Two 16d (3½") box nails, one each at top and bottom flange. TJI®/Pro™ 550 & 400C rim joist: Toenail joist to rim joist with one 10d (3") box nail each side of joist top

2x4 minimum squash blocks: Two 10d (3") box nails, one each at top and bottom flange.

ALLOWABLE HOLES - TJI® Joists







Minimum Distance from Inside Face of Any Support to Nearest Edge of Hole

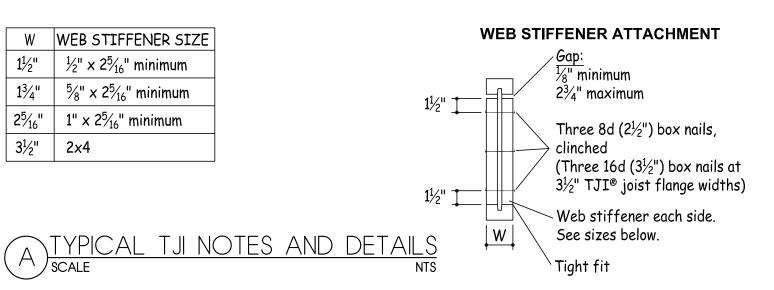
For other load conditions or hole configurations not included in this to
TJ-Beam® software or contact your Trus Joist representative.

JOIST DEPTH TJI®/Pro	T II®/ProTM	ROUND HOLE SIZE								SQUARE OR RECTANGULAR HOLE SIZE											
	13 9/210	2"	3"	4"	5"	61⁄4"	7"	85/8"	9"	10¾"	12"	2"	3"	4"	5"	61⁄4"	7"	85/8"	9"	10¾"	12"
	100TS	1'-6"	2'-0"	2'-6"	3'-6"	5'-6"						1'-6"	2'-6"	3'-6"	5'-0"	6'-0"					
	130	2'-0"	3'-0"	3'-6"	4'-6"	7'-0"						2'-0"	3'-0"	4'-0"	6'-0"	7'-0"					
	150	2'-0"	3'-0"	3'-6"	5'-0"	6'-6"						2'-0"	3'-0"	4'-0"	6'-0"	6'-6"					
9½"	250	2'-0"	3'-6"	4'-6"	5'-6"	7'-0"						2'-0"	3'-6"	4'-6"	6'-6"	7'-0"					
9/2	350	1'-6"	3'-6"	5'-0"	6'-6"	7'-0"						1'-6"	3'-6"	5'-0"	6'-6"	7'-0"					
	100C	1'-6"	2'-0"	2'-6"	3'-6"	4'-6"						1'-6"	2'-0"	3'-0"	4'-0"	4'-6"					
	300C	2'-6"	3'-0"	4'-0"	5'-0"	6'-6"						2'-0"	3'-0"	4'-0"	5'-6"	6'-6"					
	400C	2'-0"	3'-0"	4'-0"	5'-6"	7'-6"						3'-0"	4'-0"	5'-6"	7'-0"	7'-6"					
	100TS	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	6'-0"				1'-6"	2'-0"	3'-0"	4'-0"	6'-6"	7'-0"	8'-6"			
	130	1'-6"	2'-0"	2'-6"	3'-6"	4'-6"	5'-0"	8'-0"				2'-0"	3'-0"	3'-6"	5'-0"	7'-6"	8'-0"	9'-6"			
	150	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-6"	8'-6"				1'-0"	2'-0"	3'-6"	5'-0"	7'-6"	8'-0"	9'-0"			
	250	1'-0"	1'-6"	2'-6"	4'-0"	5'-6"	6'-6"	9'-0"				1'-0"	2'-0"	4'-0"	5'-6"	8'-0"	8'-6"	9'-6"			
117/8"	350	1'-6"	2'-6"	3'-6"	5'-0"	6'-6"	7'-6"	9'-6"				1'-6"	3'-0"	4'-6"	6'-0"	8'-6"	9'-0"	9'-6"			
	550	1'-6"	2'-6"	4'-0"	5'-0"	7'-0"	8'-0"	10'-6"				3'-6"	5'-0"	6'-0"	7'-6"	9'-6"	9'-6"	10'-6"			
	100C	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	4'-0"	6'-6"				1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	5'-6"	7'-0"			
	300C	1'-6"	2'-0"	3'-0"	3'-6"	4'-6"	5'-6"	9'-0"				1'-6"	2'-6"	3'-6"	4'-6"	7'-0"	7'-6"	9'-0"			
	400C	1'-0"	2'-0"	3'-0"	4'-0"	5'-6"	6'-6"	9'-6"				3'-0"	4'-0"	5'-0"	6'-6"	9'-0"	9'-0"	10'-0"			
	130	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	3'-6"	5'-0"	5'-6"	8'-6"		1'-0"	2'-0"	3'-0"	4'-0"	6'-0"	7'-6"	10'-0"	10'-0"	11'-6"	
	250	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	4'-0"	6'-6"	7'-0"	10'-0"		1'-0"	1'-0"	2'-0"	4'-6"	7'-0"	8'-6"	10'-6"	10'-6"	12'-0"	
	350	1'-0"	1'-0"	1'-0"	2'-6"	4'-0"	5'-0"	7'-6"	8'-0"	11'-0"		1'-0"	1'-0"	3'-0"	5'-0"	7'-6"	9'-0"	10'-6"	11'-0"	12'-0"	
14"	550	1'-0"	1'-0"	2'-0"	3'-6"	5'-6"	6'-6"	8'-6"	9'-0"	12'-0"		2'-6"	4'-0"	5'-6"	7'-0"	9'-0"	10'-0"	12'-0"	12'-0"	13'-0"	
	100C	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	3'-6"	4'-0"	7'-0"		1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	7'-0"	7'-6"	9'-0"	
	300C	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	4'-0"	5'-6"	6'-0"	10'-0"		1'-0"	1'-6"	3'-0"	4'-0"	5'-6"	7'-0"	9'-6"	10'-0"	11'-6"	
	400C	1'-0"	1'-0"	1'-6"	3'-0"	4'-6"	5'-0"	7'-0"	8'-0"	11'-0"		2'-0"	3'-6"	4'-6"	6'-0"	8'-0"	9'-6"	11'-0"	11'-0"	12'-0"	
	130	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	4'-0"	5'-6"	7'-6"	1'-0"	1'-0"	2'-6"	3'-6"	5'-0"	6'-0"	10'-6"	10'-6"	12'-0"	13'-0"
	250	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	4'-0"	7'-0"	9'-6"	1'-0"	1'-0"	1'-0"	2'-0"	5'-0"	7'-0"	11'-0"	11'-0"	12'-0"	13'-6"
	350	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	5'-6"	8'-6"	10'-6"	1'-0"	1'-0"	1'-0"	3'-6"	6'-0"	7'-6"	11'-6"	11'-6"	12'-6"	13'-6"
16"	550	1'-0"	1'-0"	1'-0"	1'-6"	3'-6"	4'-6"	7'-0"	7'-6"	10'-0"	12'-0"	1'-0"	2'-6"	4'-6"	6'-0"	8'-6"	9'-6"	13'-0"	13'-0"	14'-0"	15'-0"
	100C	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	2'-6"	4'-0"	5'-6"	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-6"	7'-0"	7'-6"	9'-0"	10'-6"
	2000	41.0"	41.0"	41.0"	4! 0"	01.011	01.011	41.01	41.61		01.01		41.01	01.011	01.0"	FI 0"	01.01			401.01	

	300C	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-0"	4'-6"	6'-6"	8'-6"	1'-0"	1'-0"	2'-0"	3'-0"	5'-0"	6'-0"	9'-6"	10'-0"	12'-0"	13
	400C	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	5'-6"	6'-0"	8'-6"	11'-0"	1'-0"	2'-0"	3'-6"	5'-0"	7'-0"	8'-6"	12'-0"	12'-6"	13'-0"	14
		2"	4"	6"	8"	10"	12"	14¾"	16¾"			2"	4"	6"	8"	10"	12"	14¾"	16¾"		
	350	1'-0"	1'-0"	1'-0"	1'-0"	4'-0"	7'-6"	13'-0"				1'-0"	1'-0"	3'-0"	8'-0"	13'-0"	15'-0"	17'-6"			
18"	550	1'-0"	1'-0"	1'-0"	3'-6"	6'-6"	10'-0"	15'-0"				1'-0"	2'-0"	6'-6"	10'-6"	14'-6"	16'-0"	18'-0"			
10	300C	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	6'-0"	11'-0"				1'-0"	1'-0"	3'-0"	6'-6"	10'-6"	13'-0"	16'-6"			
	400C	1'-0"	1'-0"	1'-0"	2'-6"	5'-6"	8'-0"	13'-6"				1'-0"	2'-0"	5'-6"	9'-0"	13'-6"	15'-0"	17'-0"			
	350	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	6'-0"	10'-0"	14'-6"			1'-0"	1'-0"	1'-0"	6'-0"	11'-6"	15'-0"	17'-6"	19'-6"		
20"	550	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	7'-0"	12'-0"	16'-0"			1'-0"	1'-0"	4'-0"	9'-0"	14'-0'	17'-0"	18'-6"	19'-6"		
20	300C	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	5'-0"	8'-0"	12'-0"			1'-0"	1'-0"	1'-6"	5'-0"	9'-0"	12'-6"	16'-6"	19'-0"		
	400C	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-0"	10'-0"	14'-6"			1'-0"	1'-0"	4'-0"	8'-0"	12'-6"	16'-0"	18'-0"	20'-0"		

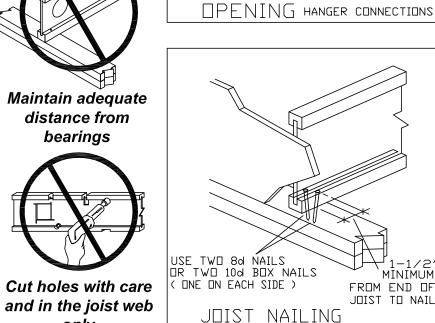
- Leave $rac{1}{8}$ " web at top and bottom of hole. **DO NOT cut joist flanges.** Table is based on uniform load tables in current design literature.
- For simple span (5 foot minimum) uniformly loaded joists not requiring commercial concentrated loads, one maximum size round hole may be located at the center of the joist span provided no other holes occur in the joist.

W	WEB STIFFENER SIZE
1½"	$\frac{1}{2}$ " x $2\frac{5}{16}$ " minimum
13/4"	$\frac{5}{8}$ " × $2\frac{5}{16}$ " minimum
25/ ₁₆ "	1" x 25/16" minimum
3½"	2x4

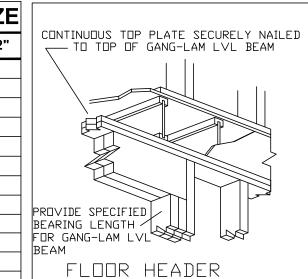


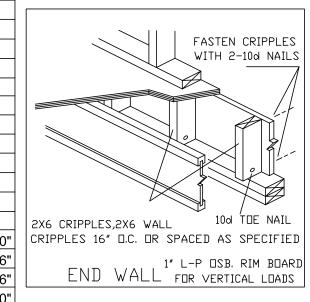


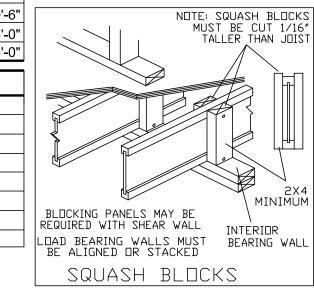
DEPTH	SERIES	BLOCK	FILLER		
	26 ^A	1-1/8″ DSB (6″ HIGH)	1/2″ OR 5/8 OSB		
9-1/2"	30 A	2X6	3/4″ DSB		
AND	36 ^A	3/8" DSB	7/8″ OSB		
11-7/8″	20 & 32	2X6 + 5/8″ OSB	1" □SB		
	56 ^A	(2)2X6	2X6		
14"	30 ^A	2X8	3/4" DSB		
AND	36 ^A	3/8″ □SB	7/8″ OSB		
16 <i>″</i>	32	2X8 + 5/8″ OSB	1" □SB		
	56 ^A	(2)2X8	2X8		
HAN	GER CE	INNECT	ZIONS		
WEB STI REQUIRE			FILLER ON BACK SIDE		
r W.º][> <u>*</u> //			

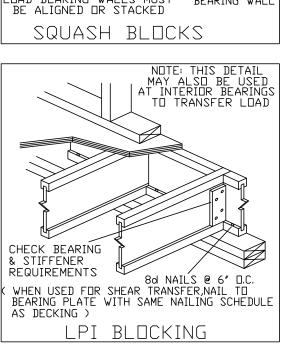


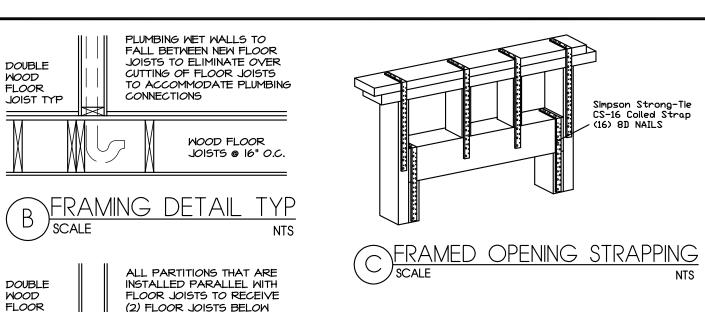
SEE DETAIL 61)

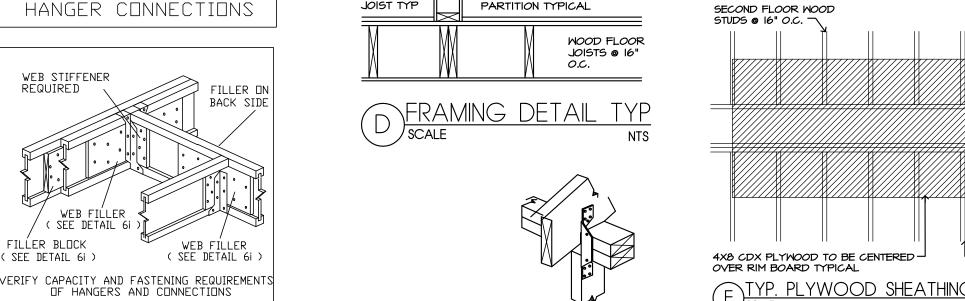




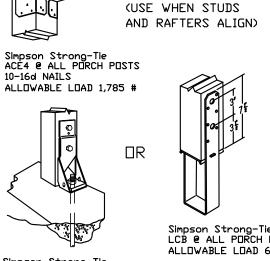








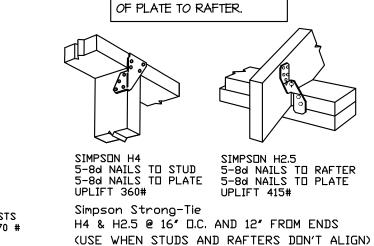
H2A @ 16" D.C. AND 12" FROM ENDS



ASH NOZAWIS

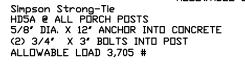
5-10d NAILS TO RAFTER 5-10d NAILS TO STUD

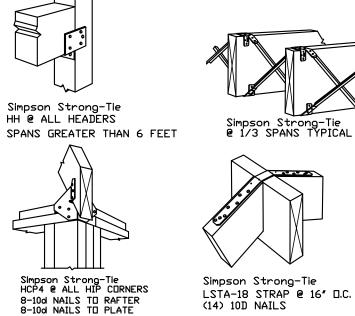
Simpson Strong-Tie

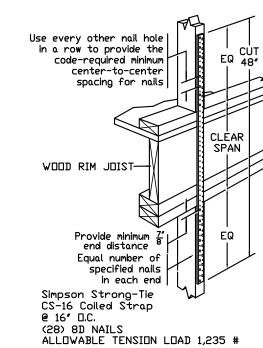


TIE TO PROVIDE CONTINUOUS

SUPPORT FROM STUD TO TOP







CONC FOUND

Simpson Strong-Tie

WRAP AROUND SILL

Simpson Strong-Tie

SPH4 @ 16" D.C.

CS16 COIL STRAP @ 16" O.C.

3" X 3" BP AT ALL ANCHOR BOLTS

ALLOWABLE TENSION LOAD 1,235 #

5/8" X 12" ANCHOR BOLTS AT 36" D.C.

WFCM TABLE 3.2A 2001 & 12" DFF CORNERS

CONC

3" X 3" BP AT ALL ANCHOR BOLTS

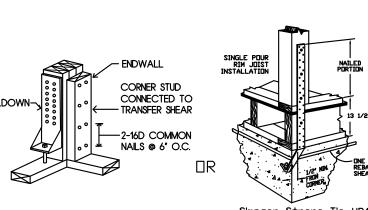
5/8" X 12" ANCHOR BOLTS AT 36" D.C.

WFCM TABLE 3.2A 2001 & 12" DFF CORNERS

FOUND

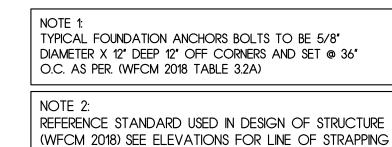
— SIMPSON SPH4 12-10d NAILS TO STUD

UPLIFT 1,360 #



Simpson Strong-Tie HPAHD CORNER HOLDOWNS - USE "SIMPSON" HDU8-SDS2.5 (20) SDS 1/4" X 2.5" WOOD SCREWS (1) 5/8" DIA X 12" STEEL ANCHOR ALLOWABLE LOAD 6,970 #

DRILL AND SET 5/8" DIAMETER ANCHORS 8 1/2" MIN INTO CONCRETE. HOLE TO BE 11/16" DIAMETER. FILL HOLE HALFWAY WITH "SET EPOXY-TIE" BY "SIMPSON" IF TEMPERATURE IS BETWEEN 40 AND 100 DEGREES. FILL HOLE WITH "AT-ACRYLIC TIE" IF TEMPERATURE IS BETWEEN 0-40 DEGREES. REFER TO MANUFACTURES INSTRUCTIONS FOR MIXING AND CLEANING HOLES. SEE GROUND FLOOR PLAN FOR LOCATIONS



ALL STEEL CONNECTORS AND NAILS ATTACHED TO A.C.Q. LUMBER TO BE HOT DIPPED GALVANIZED, Z MAX TREATED. OR STAINLESS STEEL TYPICALLY



DETAILS AS PRESCRIBED ABOVE



RESSA RESIDENCE

2018 IECC Nassau County, New York Construction Type Single-family Project Type: **New Construction** Conditioned Floor Area: 1,940 ft2 Glazing Area Climate Zone: 4 (5499 HDD)

Permit Date: Permit Number:

Construction Site: Owner/Agent: Designer/Contractor:

mpliance: Passes using UA trade-off

Maximum UA: 472 Your UA: 449 Maximum SHGC: **0.40** Your SHGC: **0.32** The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.

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

Project Title: RESSA RESIDENCE

Data filename:

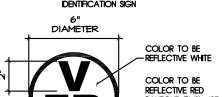
Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Cathedral Ceiling	2,744	40.0	0.0	0.026	0.026	71	71
Wall: Wood Frame, 16" o.c.	3,361	19.0	0.0	0.060	0.060	164	164
Door: Glass Door (over 50% glazing) SHGC: 0.32	125			0.300	0.320	38	40
Window: Wood Frame SHGC: 0.32	502			0.300	0.320	151	161
Floor: All-Wood Joist/Truss	772	30.0	0.0	0.033	0.047	25	36
Compliance Statement: The proposed building calculations submitted with the permit applicate REScheck Version: REScheck-Web and to com	tion. The proposed bu	uilding has l	been desigr	ned to meet	the 2018 II	ECC requir	ements ir

R-Value



Above-Grade Wall	19.00	
Below-Grade Wall	0.00	
Floor	30.00	
Ceiling / Roof	40.00	
Ductwork (unconditioned spaces):		
Glass & Door Rating	U-Factor	SHGC
Window	0.30	0.32
Door	0.30	0.32
leating & Cooling Equipment	Efficiency	
Heating System:		
Cooling System:	_	
Water Heater:		
lame:	Date <u>:</u>	
Comments		





SIGNS TO BE LOCATED ON ELECTRICAL METER

SIGN LOCATION:

PRE-ENGINEERED WOOD CONST ID SIGN SCALE

TABLE R301.2.1.2

WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD

a. This table is based on 180 mph ultimate design wind speeds, V_{ult} and a 45-

b. Fasteners shall be installed at opposing ends of the wood structural panel.

embedment length of not less than 2 inches into the building frame. Fasteners shall be located not less than 2^{1} / $_{2}$ inches from the edge of

d. Panels attached to masonny or masonny/sturno shall be attached using vibration-resistant anchors having an ultimate withdrawal capacity of not

Fasteners shall be located not less than 1 inch from the edge of the panel.

anchor with 2-inch embedment

anchor with 2-inch embedment

anchor with 2-inch embedment

/₄-inch lag-screw-based

less than 1,500 pounds.

FASTENER SPACING (inches)a, b

Panel 4 feet < 6 feet <

span≤ panel span panel spar 4 feet ≤6 feet ≤8 feet

NO WORK TO COMMENCE UNTIL A BUILDING PERMIT IS ISSUED

> THESE PLANS COMPLY WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

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CONTRACT, WITHOUT THE SPECIFIC WRITTEN

AUTHORIZATION OF PAUL RUSSO ARCHITECT

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AND PROPOSED CONDITIONS ON THE
CONSTRUCTION DOCUMENTS WITH THOSE AT THE ITE. ANY DISCREPANCIES MUST BE BROUGHT THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCREPANCIES NO REPORTED TO THE ARCHITECT ONCE WORK HAS COMMENCED, EXCEPT FOR HIDDEN CONDITIONS

WHERE APPLICABLE

NEW DWELLING OVER EXISTING FOUNDATION

Report date: 01/28/24

5/2024 REV NO. DESCRIPTION DATE BY:

PAUL RUSSO, A.I.A ARCHITECT, P.C.

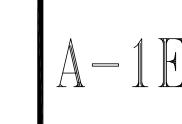
114 BIRCH HILL ROAD LOCUST VALLEY, NEW YORK 11560 (TEL) 516-671-5082 (FAX) 516-671-5915 www.russoarchitect.com

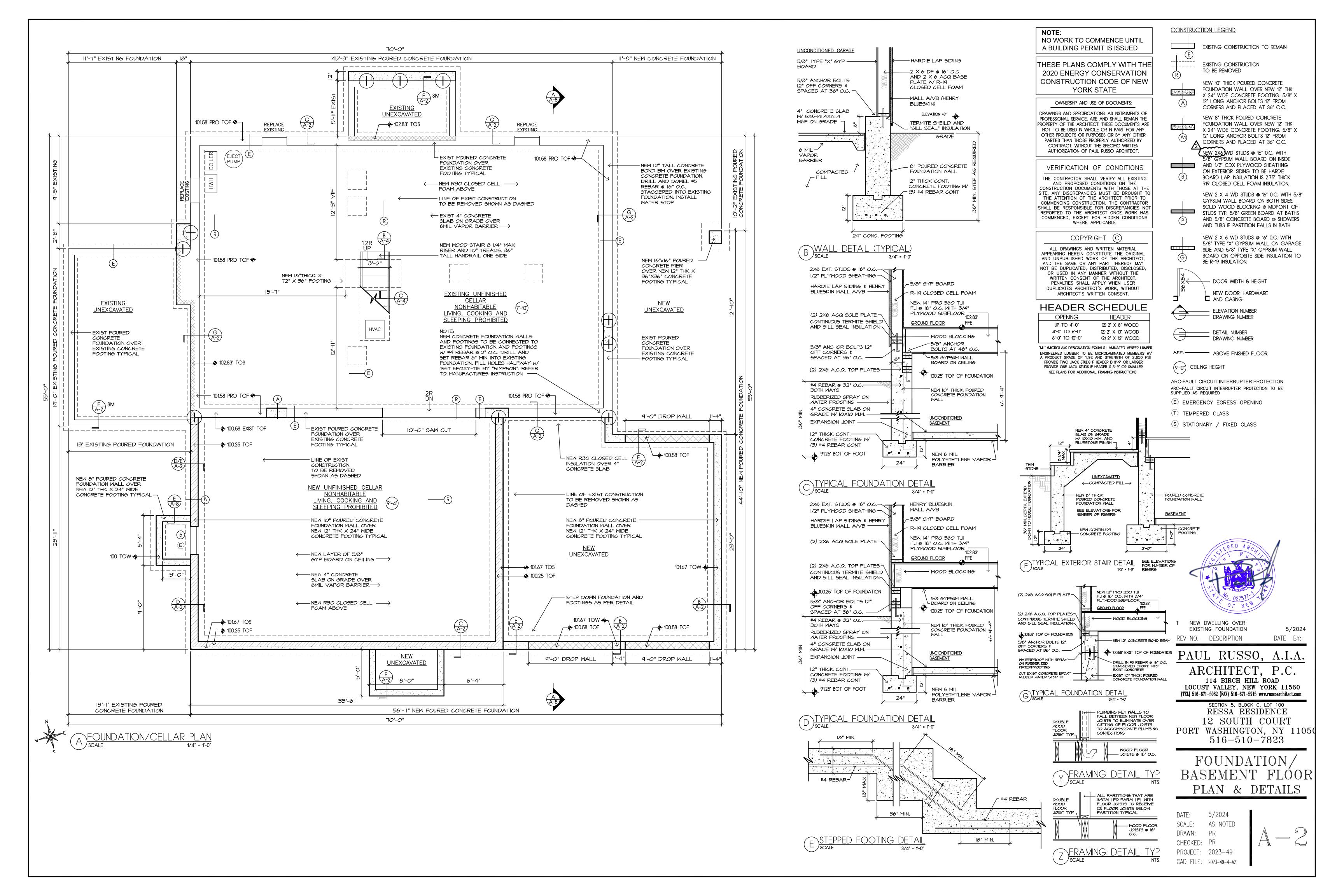
SECTION 5, BLOCK C, LOT 100 RESSA RESIDENCE 12 SOUTH COURT PORT WASHINGTON, NY 11050 516-510-7823

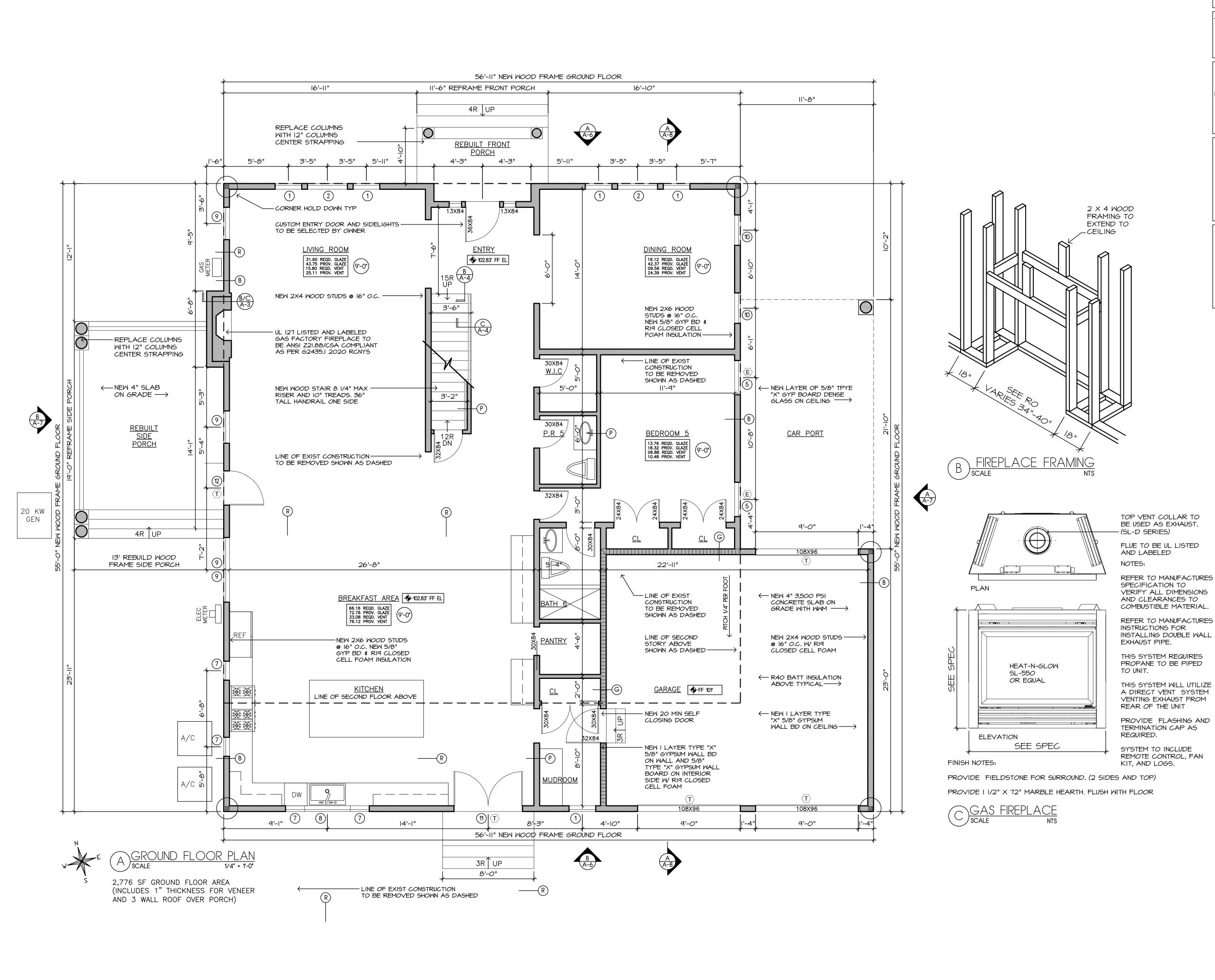
TJI DETAILS STRAPPING AND RES CHECK

5/2024 SCALE: AS NOTED DRAWN: PR CHECKED: PR PROJECT: 2023-49 CAD FILE: 2023-49-4-A1









2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW

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AND PROPOSED CONDITIONS ON THE CONSTRUCTION DOCUMENTS WITH THOSE AT THE SITE. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT REPORTED TO THE ARCHITECT ONCE WORK HAS COMMENCED, EXCEPT FOR HIDDEN CONDITIONS

HEADER SCHEDULE

OPENING	HEADER
UP TO 4'-0"	(2) 2" X 8" WOOD
4'-0" TO 6'-0"	(2) 2" X 10" WOOD
6'-0" TO 10'-0"	(2) 2" X 12" WOOD

ENGINEERED LUMBER TO BE MICROLAMINATED MEMBERS W/ A PRODUCT GRADE OF 1.9E AND STRENGTH OF 2,650 PSI PROVIDE TWO JACK STUDS IF HEADER IS 3'-9" OR LARGER PROVIDE ONE JACK STUDS IF HEADER IS 3'-9" OR SMALLER SEE PLANS FOR ADDITIONAL FRAMING INSTRUCTIONS

NOTE:

THESE PLANS COMPLY WITH THE YORK STATE

PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF PAUL RUSSO ARCHITECT.

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"ML" (MICROLAM) DESIGNATION EQUALS LAMINATED VENEER LUMBER

TO BE REMOVED NEW 10" THICK POURED CONCRETE FOUNDATION WALL OVER NEW 12" THK X 24" WIDE CONCRETE FOOTING. 5/8" X 12" LONG ANCHOR BOLTS 12" FROM CORNERS AND PLACED AT 36" O.C. NEW 8" THICK POURED CONCRETE FOUNDATION WALL OVER NEW 12" THK X 24" WIDE CONCRETE FOOTING. 5/8" X 12" LONG ANCHOR BOLTS 12" FROM CORNERS AND PLACED AT 36" O.C. NEW 2X6 WD STUDS @ 16" O.C. WITH 5/8" GYPSUM WALL BOARD ON INSIDE AND 1/2" CDX PLYWOOD SHEATHING ON EXTERIOR. SIDING TO BE HARDIE BOARD LAP. INSULATION IS 2.75" THICK R19 CLOSED CELL FOAM INSULATION. NEW 2 X 4 WD STUDS @ 16" O.C. WITH 5/8" GYPSUM WALL BOARD ON BOTH SIDES. SOLID WOOD BLOCKING @ MIDPOINT OF STUDS TYP. 5/8" GREEN BOARD AT BATHS AND 5/8" CONCRETE BOARD @ SHOWERS AND TUBS IF PARTITION FALLS IN BATH NEW 2 X 6 WD STUDS @ 16" O.C. WITH 5/8" TYPE "X" GYPSUM WALL ON GARAGE SIDE AND 5/8" TYPE "X" GYPSUM WALL BOARD ON OPPOSITE SIDE. INSULATION TO BE R-19 INSULATION. - DOOR WIDTH & HEIGHT NEW DOOR, HARDWARE lacksquare and casing - ELEVATION NUMBER DRAWING NUMBER - DETAIL NUMBER DRAWING NUMBER

CONSTRUCTION LEGEND

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION

(E) EMERGENCY EGRESS OPENING T TEMPERED GLASS S STATIONARY / FIXED GLASS

A.F.F. — ABOVE FINISHED FLOOR.

ARC-FAULT CIRCUIT INTERRUPTER PROTECTION ARC-FAULT CIRCUIT INTERRUPTER PROTECTION TO BE SUPPLIED AS REQUIRED

(9'-0") CEILING HEIGHT

H PLUMBING WET WALLS TO FALL BETWEEN NEW FLOOR JOISTS TO ELIMINATE OVER CUTTING OF FLOOR JOISTS MOOD FLOOR TO ACCOMMODATE PLUMBING JOIST TYP-WOOD FLOOR - JOISTS @ 16" O.C.

FRAMING DETAIL TYP

ALL PARTITIONS THAT ARE
INSTALLED PARALLEL WITH
FLOOR JOISTS TO RECEIVE FLOOR JOIST TYP-(2) FLOOR JOISTS BELOW PARTITION TYPICAL - WOOD FLOOR JOISTS @ 16" 0.0.

7 FRAMING DETAIL TYP

NEW DWELLING OVER EXISTING FOUNDATION REV NO. DESCRIPTION

PAUL RUSSO, A.I.A. ARCHITECT, P.C.

114 BIRCH HILL ROAD LOCUST VALLEY, NEW YORK 11560 (TEL) 516-671-5082 (FAX) 516-671-5915 www.russoarchitect.com

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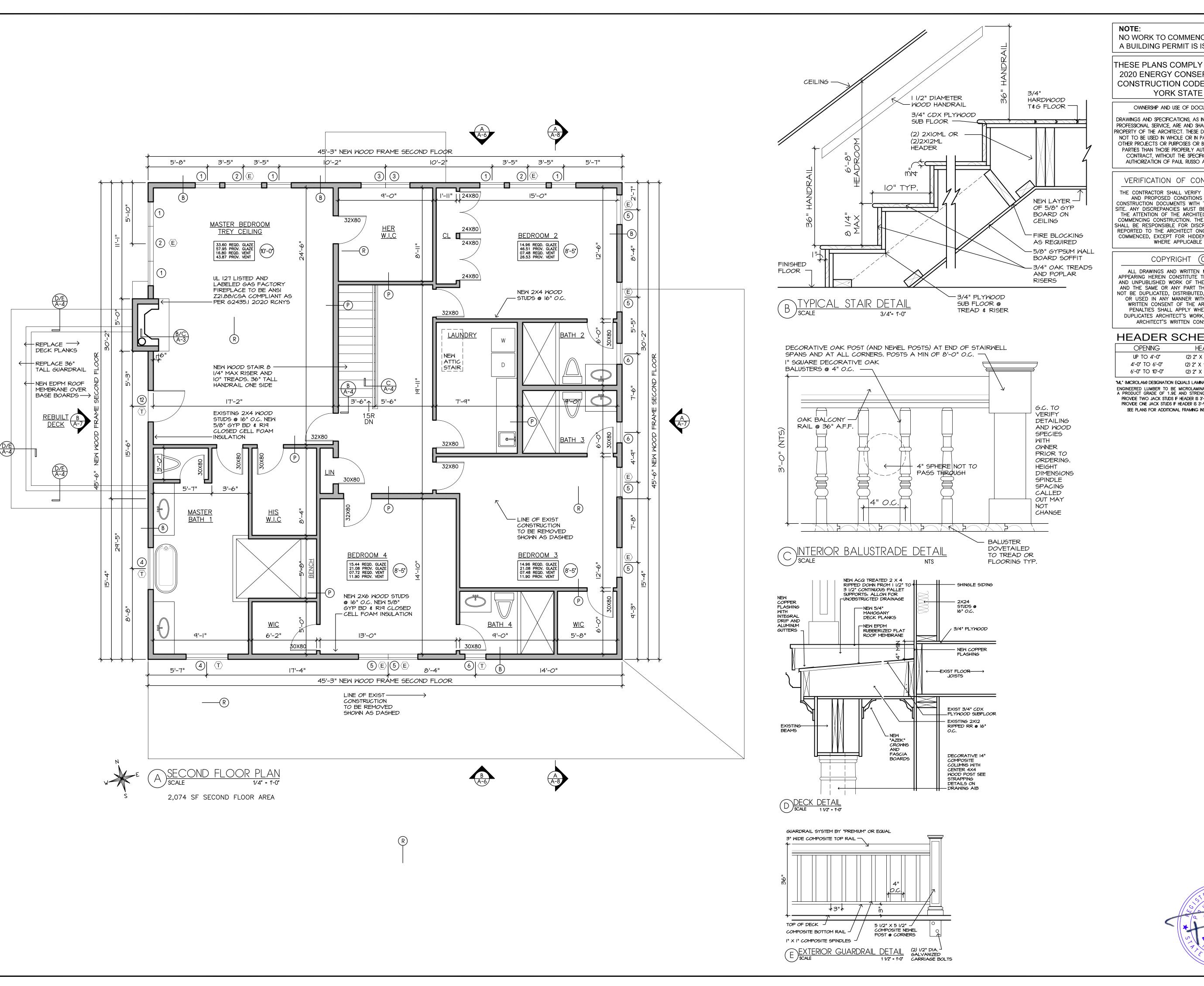
GROUND FLOOR PLAN AND DETAILS



5/2024 SCALE: AS NOTED DRAWN: PR CHECKED: PR PROJECT: 2023-49 CAD FILE: 2023-49-4-A2

5/2024

DATE BY:



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THESE PLANS COMPLY WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW

NEW 10" THICK POURED CONCRETE FOUNDATION WALL OVER NEW 12" THK X 24" WIDE CONCRETE FOOTING. 5/8" X

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION

TO BE REMOVED

CONSTRUCTION LEGEND

12" LONG ANCHOR BOLTS 12" FROM CORNERS AND PLACED AT 36" O.C. NEW 8" THICK POURED CONCRETE FOUNDATION WALL OVER NEW 12" THK X 24" WIDE CONCRETE FOOTING. 5/8" X 12" LONG ANCHOR BOLTS 12" FROM

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NEW 2 X 4 WD STUDS @ 16" O.C. WITH 5/8" GYPSUM WALL BOARD ON BOTH SIDES. SOLID WOOD BLOCKING @ MIDPOINT OF STUDS TYP. 5/8" GREEN BOARD AT BATHS AND 5/8" CONCRETE BOARD @ SHOWERS AND TUBS IF PARTITION FALLS IN BATH

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- DOOR WIDTH & HEIGHT NEW DOOR, HARDWARE AND CASING - ELEVATION NUMBER DRAWING NUMBER

— DETAIL NUMBER DRAWING NUMBER

A.F.F. — ABOVE FINISHED FLOOR.

(9'-0") CEILING HEIGHT

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(E) EMERGENCY EGRESS OPENING

⟨T⟩ TEMPERED GLASS

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FALL BETWEEN NEW FLOOR JOISTS TO ELIMINATE OVER CUTTING OF FLOOR JOISTS MOOD FLOOR TO ACCOMMODATE PLUMBING WOOD FLOOR — JOISTS @ 16" O.C.

FRAMING DETAIL TYP

ALL PARTITIONS THAT ARE INSTALLED PARALLEL WITH FLOOR JOISTS TO RECEIVE FLOOR JOIST TYP-(2) FLOOR JOISTS BELOW PARTITION TYPICAL — WOOD FLOOR JOISTS @ 16" O.C.

7 FRAMING DETAIL TYP

NEW DWELLING OVER **EXISTING FOUNDATION** REV NO. DESCRIPTION

5/2024 DATE BY:

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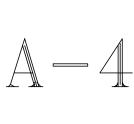
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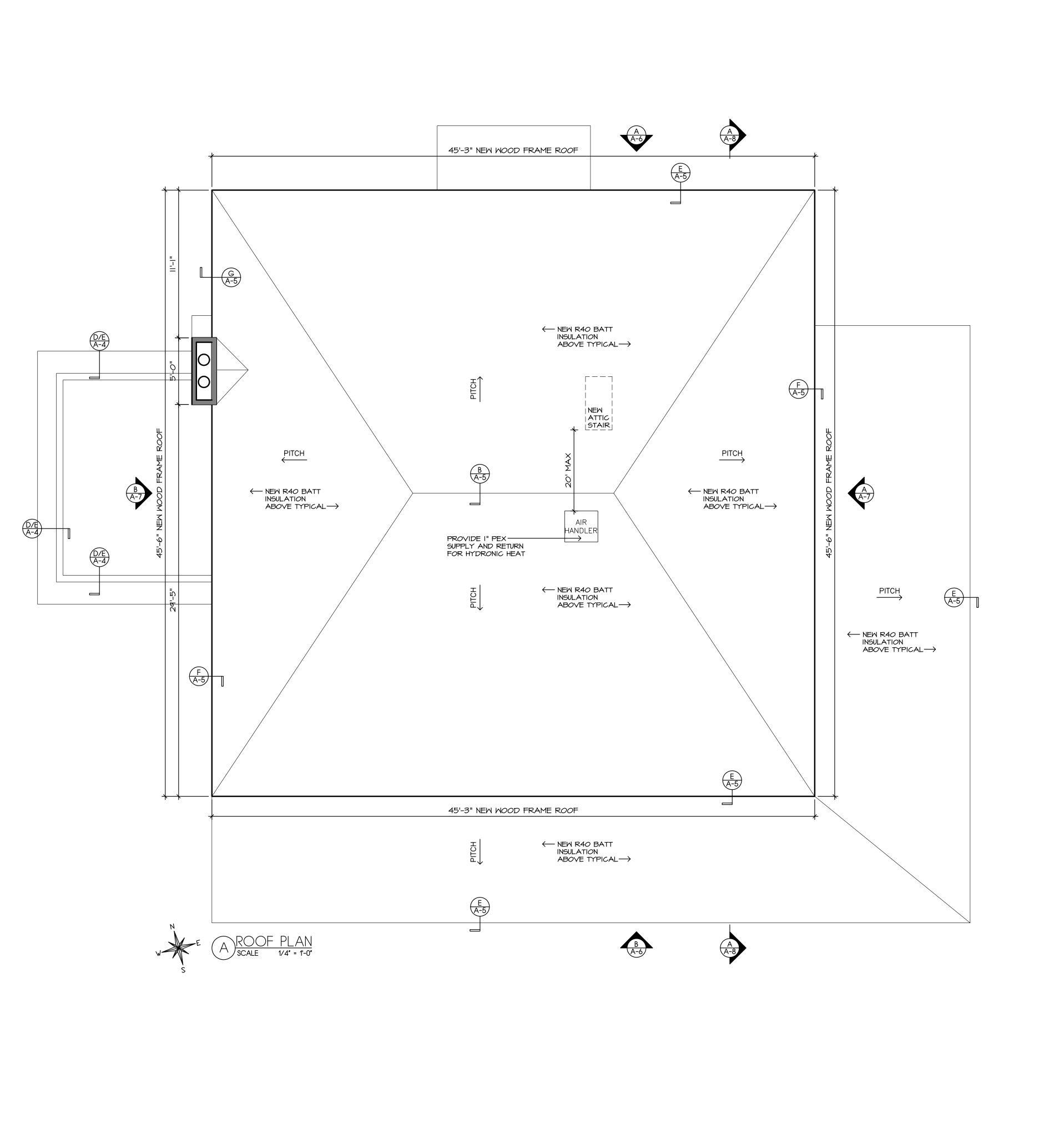
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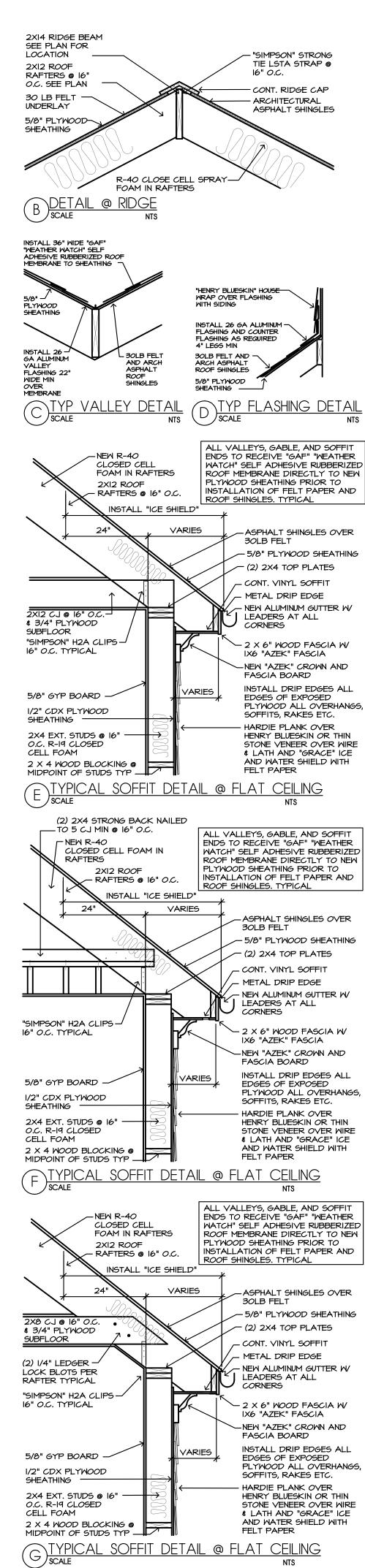
SECOND FLOOR PLAN AND DETAILS



5/2024 SCALE: AS NOTED DRAWN: PR CHECKED: PR PROJECT: 2023-49 CAD FILE: 2023-49-4-A2







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DRAWING NUMBER

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(9'-0") CEILING HEIGHT

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7 FRAMING DETAIL TYP

NEW DWELLING OVER EXISTING FOUNDATION REV NO. DESCRIPTION

5/2024 DATE BY:

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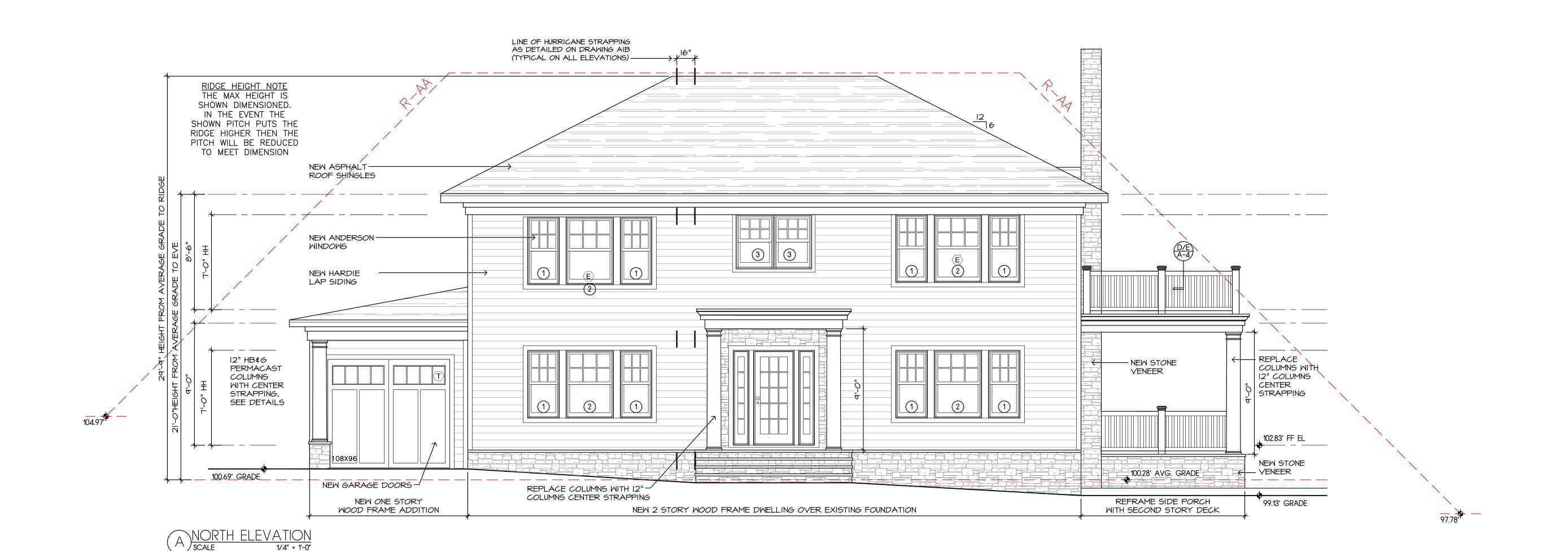
SECTION 5, BLOCK C, LOT 100

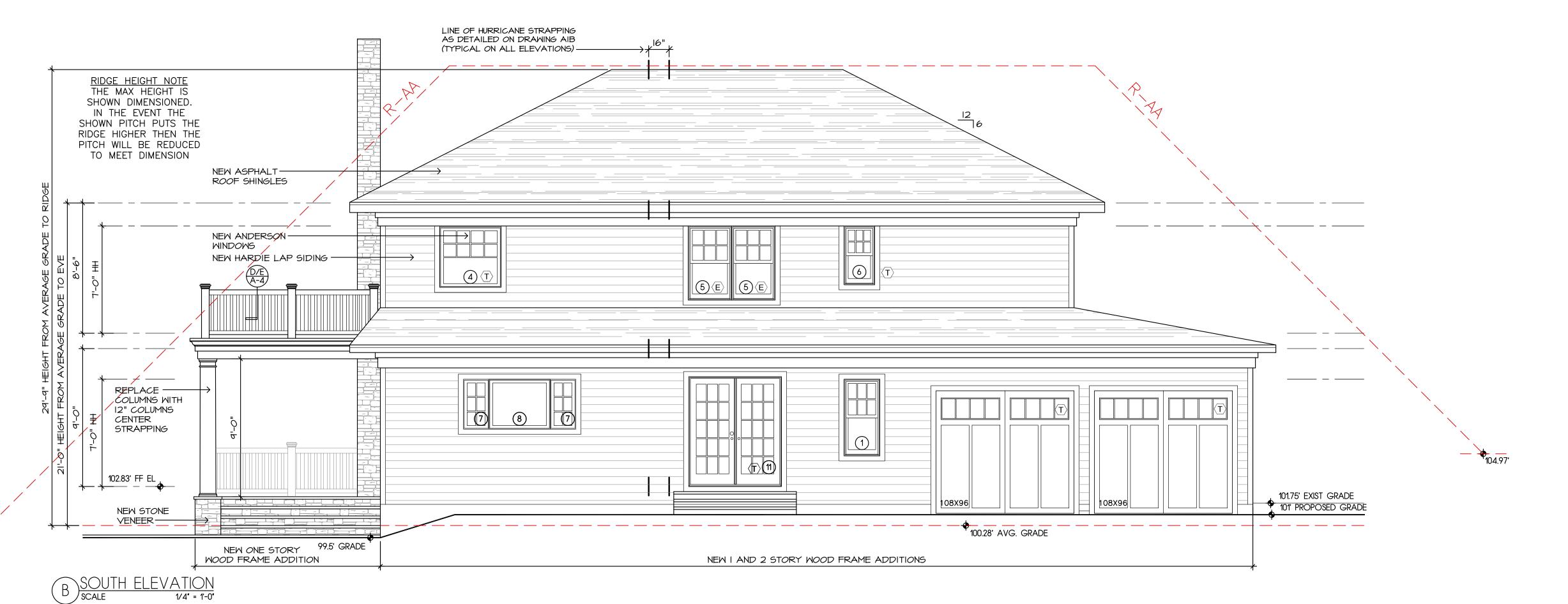
RESSA RESIDENCE 12 SOUTH COURT PORT WASHINGTON, NY 11050 516-510-7823

> ROOF PLAN AND **DETAILS**

5/2024 DATE: SCALE: AS NOTED DRAWN: PR CHECKED: PR PROJECT: 2023-49

CAD FILE: 2023-49-4-A2





CONSTRUCTION LEGEND

ELEVATION NUMBER DRAWING NUMBER

---- DETAIL NUMBER DRAWING NUMBER

(9'-0") CEILING HEIGHT

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114 BIRCH HILL ROAD LOCUST VALLEY, NEW YORK 11560

SECTION 5, BLOCK C, LOT 100 RESSA RESIDENCE 12 SOUTH COURT PORT WASHINGTON, NY 11050

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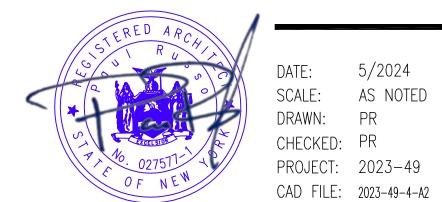
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ELEVATIONS

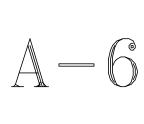
5/2024

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AS NOTED



SCALE: DRAWN: CHECKED: PR PROJECT: 2023-49



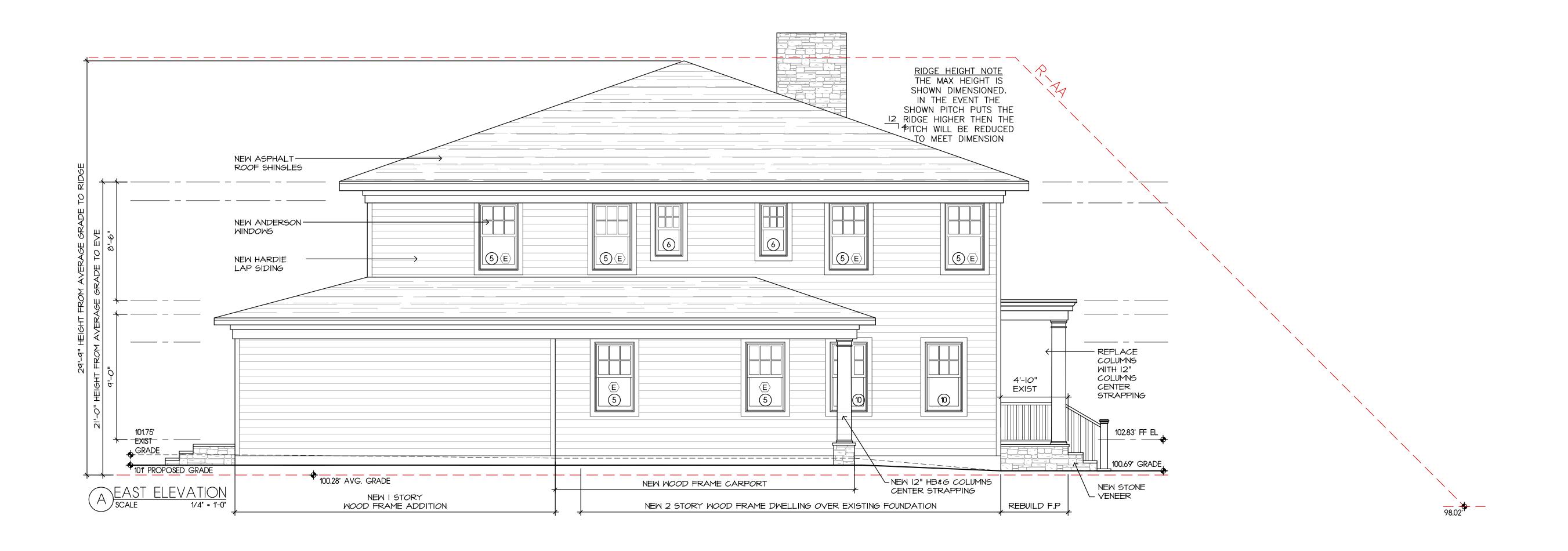
PRE-EXISTING AVERAGE GRADE CALCULATIONS

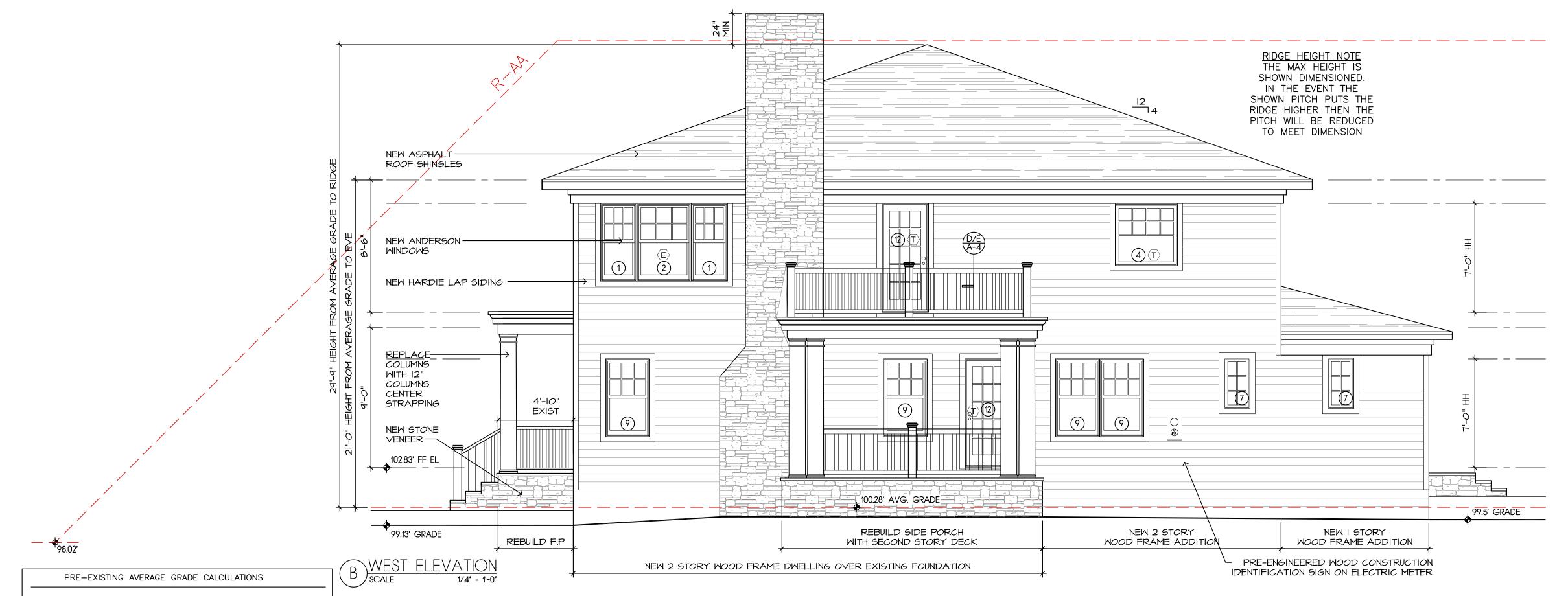
 $99.13 + 100.69 = 199.82 / 2 = 99.91 \times 45.3 = 4,525.92$ $100.69 + 101.75 = 202.44 / 2 = 101.22 \times 55 = 5,567.1$ $101.75 + 99.50 = 201.25 / 2 = 100.62 \times 56.9 = 5,725.27$ $99.50 + 99.13 = 198.63 / 2 = 99.31 \times 55 = 5,462.05$

> 212.2 21,280.34 31,280.34/212.2 = 100.28 PRE-EXISTING AVÉRAGE GRADE = 100.28

PRINCIPAL STRUCTURE PRE-EXISTING SKY EXPOSURE GRADE ELE CALC.

NORTH - (FRONT ELEVATION) - 95.75 + 97.33 + 101.00 = 294.08/3 = 98.02EAST - (SIDE ELEVATION) - 104.00 + 105.25 + 105.66 = 314.91/3 = 104.97WEST - (SIDE ELEVATION) - 97.50 + 97.90 + 97.96 = 293.36/3 = 97.78





 $99.13 + 100.69 = 199.82 / 2 = 99.91 \times 45.3 = 4,525.92$ $100.69 + 101.75 = 202.44 / 2 = 101.22 \times 55 = 5,567.1$ $101.75 + 99.50 = 201.25 / 2 = 100.62 \times 56.9 = 5,725.27$

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CONSTRUCTION LEGEND

ELEVATION NUMBER ----- DRAWING NUMBER

---- DETAIL NUMBER DRAWING NUMBER

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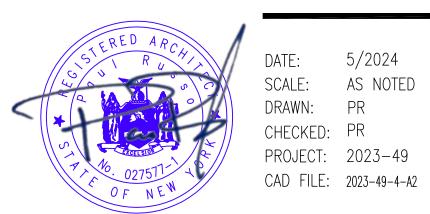
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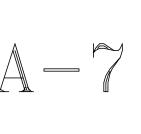
(TEL) 516-671-5082 (FAX) 516-671-5915 www.russoarchitect.com SECTION 5, BLOCK C, LOT 100 RESSA RESIDENCE 12 SOUTH COURT PORT WASHINGTON, NY 11050

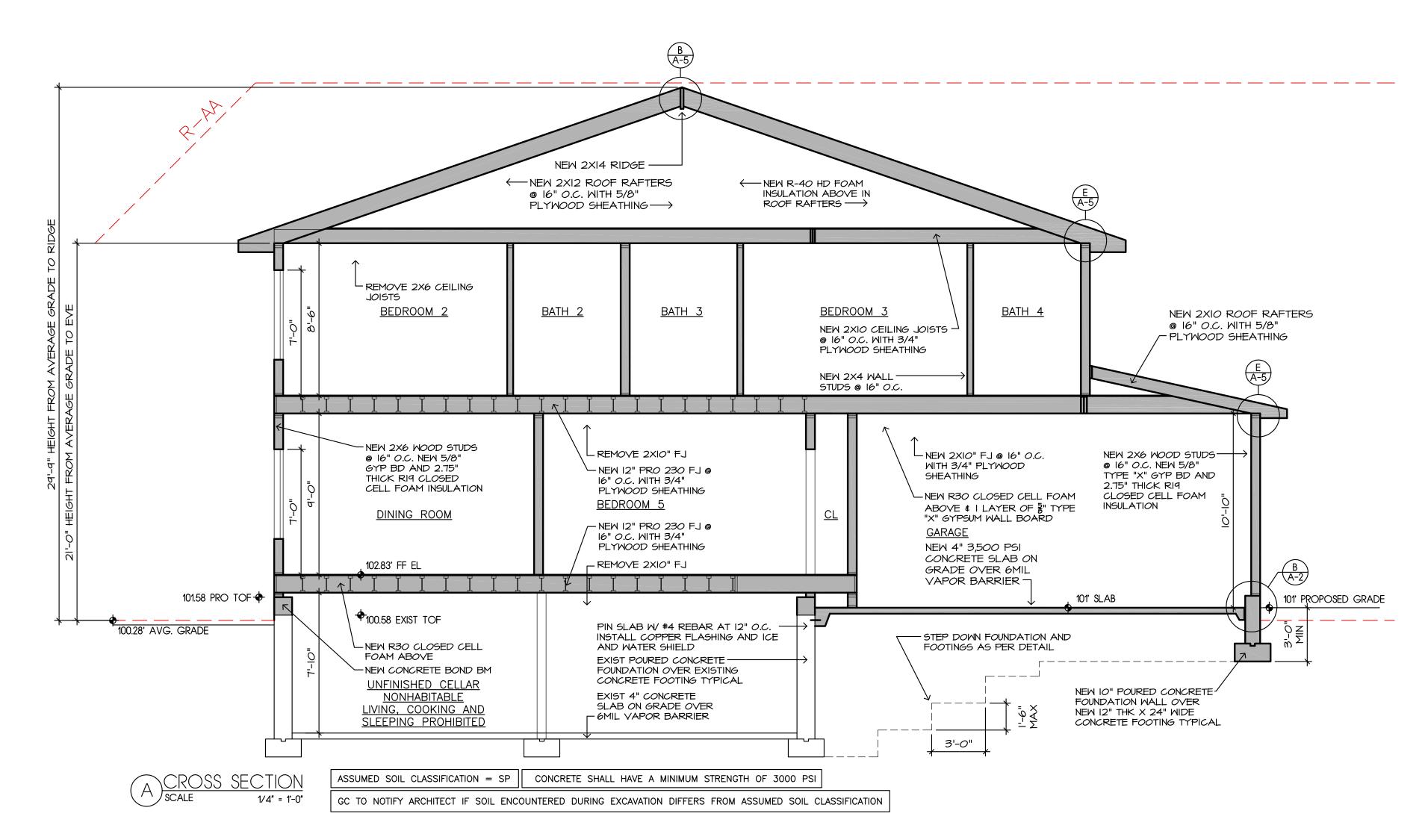
ELEVATIONS

516-510-7823



5/2024 SCALE: AS NOTED DRAWN: PR CHECKED: PR PROJECT: 2023-49





WINDOW AND DOOR SCHEDULE (ANDERSON "A" SERIES WINDOWS - DOUBLE PANE)

UNIT	UNIT	UNIT	SQ. FT.	MAX. C	PENING	SQ. FT.	SQ. FT.
NUMBER	DESCR.	ROUGH OPENING	CL.OPN	WIDTH	HEIGHT	GLÁSS	VENT
1	ADH2450	2'-4" X 5'-0"	4.02	23 3/16"	25"	7.10	4.16
2	ADH3450	3'-4" X 5'-0"	6.11	35 3/16"	25"	11.23	6.31
3	ADH2840	2'-8" X 4'-0"	2.41	23 3/16"	15"	4.24	2.55
4	ADH4040	4'-0 " X 4'-0"	5.69	43 3/16"	19"	10.60	5.95
⟨E⟩ 5	ADH3250	3'-2" X 5'-0"	5.76	33 3/16"	25"	10.54	5.95
6	ADH2038	2'-0" X 3'-8"	2.26	19 3/16"	17"	3.87	2.38
7	ACW1838	1'-8" X 3'-8"	2.29	9 13/16"	33 5/8"	2.78	2.97
8	APW4038	4'-0" X 3'-8"	NA	NA	NA	8.97	NA
9	ADH21050	2'-10" X 5'-0"	5.06	29 3/16"	25"	9.16	5.24
10	ADH2850	2'-8" X 5'-0"	4.72	27 3/16"	25"	8.47	4.88
(T) 11	FWHID60611	6'-0" X 6'-11"	36.42	67 1/8"	78 1/8 "	22.91	36.42
(T) 12	FWHID31611	3'-1" X 6'-11"	17.34	32"	78 1/8 "	11.44	17.34

WINDOW NOTES:

ALL WINDOWS MEET PART R303 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE FOR LIGHT AND

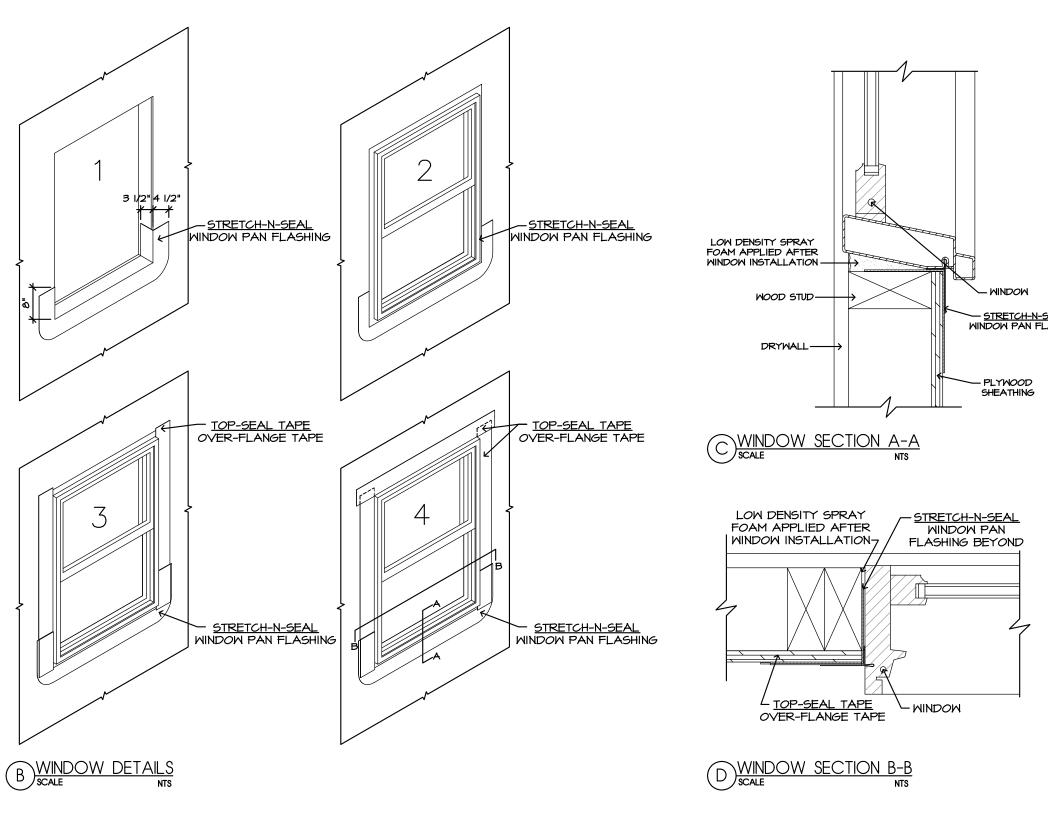
ALL EGRESS WINDOW HAVE A MIN CLEAR OPENING OF 5.7 SQ FEET. MIN OPENING HEIGHT OF 24 INCHES. AND MIN OPENING WIDTH OF 20 INCHES AND MEET PART R310 OF THE CODE

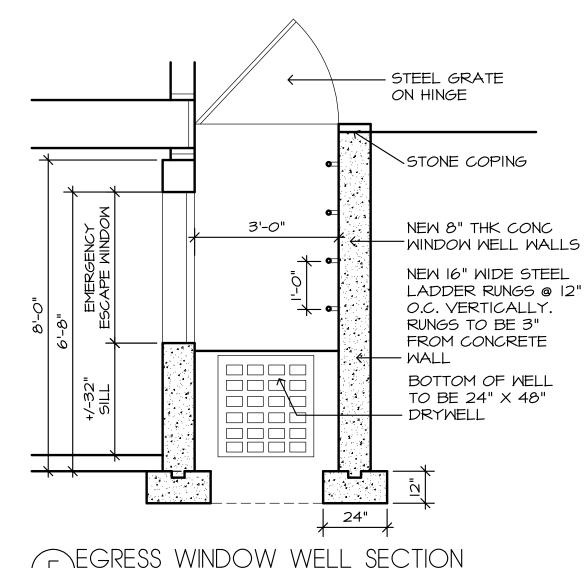
ALL WINDOWS AND DOORS TO BE "ANDERSON" A SERIES WINDOWS AND DOORS. G.C. TO VERIFY ALL ROUGH OPENING WITH DISTRIBUTOR. G.C. TO PROVIDE SHOP DRAWINGS FOR ARCH APPROVAL PRIOR TO

WINDOW CONTROL DEVICES REQUIRED FOR OPERABLE WINDOWS WITH SILL HEIGHT LOCATED LESS THAN (C) 24 INCHES ABOVE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE FINISHED GRADE. CONTROL DEVICES TO BE COMPLIANT WITH ASTM F 2090, WHICH WIL NOT REDUCE THE NET CLEAR OPENING AREA TO LESS THAN REQUIRED FOR EMERGENCY.

ALL WINDOWS IN BATHTUBS, SHOWERS, STAIRWELLS, DOORS TO BE TEMPERED AS PER CODE SECTION

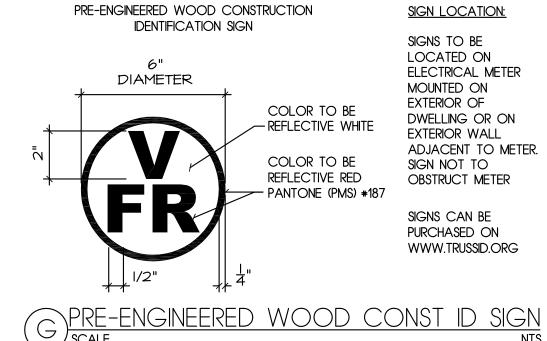
- (E) EMERGENCY EGRESS OPENING
- T TEMPERED GLASS
- S STATIONARY / FIXED GLASS



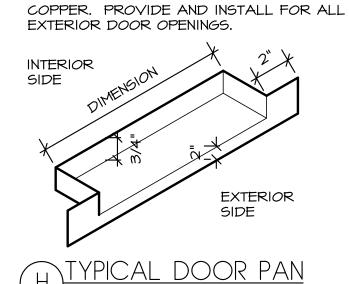


"GRACE" ICE AND WATER SHIELD AND I LAYER 30LB FELT METAL LATH -OF MORTAR -

REFER TO MANUFACTURES COMPLETE INSTRUCTIONS FOR STONE INSTALLATION



NOTE: DOOR PAN TO BE LEAD-COATED



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HEADER SCHEDULE

<u>OPENING</u>	HEADER
UP TO 4'-0"	(2) 2" X 8" WOOD
4'-0" TO 6'-0"	(2) 2" X 10" WOOD
6'-0" TO 10'-0"	(2) 2" X 12" WOOD

"ML" (MICROLAM) DESIGNATION EQUALS LAMINATED VENEER LUMBER ENGINEERED LUMBER TO BE MICROLAMINATED MEMBERS W/ A PRODUCT GRADE OF 1.9E AND STRENGTH OF 2,650 PSI PROVIDE TWO JACK STUDS IF HEADER IS 3'-9" OR LARGER PROVIDE ONE JACK STUDS IF HEADER IS 3'-9" OR SMALLER SEE PLANS FOR ADDITIONAL FRAMING INSTRUCTIONS

TABLE R301.2.1.2

WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELSa, b, c, d

	FASTE	NER SPACING	(inches) ^{a, b}
FASTENER TYPE	Panel span ≤ 4 feet	4 feet < panel span ≤6 feet	6 feet < panel span ≤ 8 feet
No. 8 wood-screw-based anchor with 2-inch embedment length	16	10	8
No. 10 wood-screw-based anchor with 2-inch embedment length	16	12	9
1/ ₄ -inch lag-screw-based anchor with 2-inch embedment length	16	16	16

a. This table is based on 180 mph ultimate design wind speeds, V_{ult} and a 45-

foot mean roof height, b. Fasteners shall be installed at opposing ends of the wood structural pane

Fasteners shall be located not less than 1 inch from the edge of the panel. c. Anchors shall penetrate through the exterior wall covering with an embedment length of not less than 2 inches into the building frame.

Fasteners shall be located not less than 21/2 inches from the edge of d. Panels attached to masonry or masonry/stucco shall be attached using

NEW DWELLING OVER **EXISTING FOUNDATION**

less than 1,500 pounds.

REV NO. DESCRIPTION

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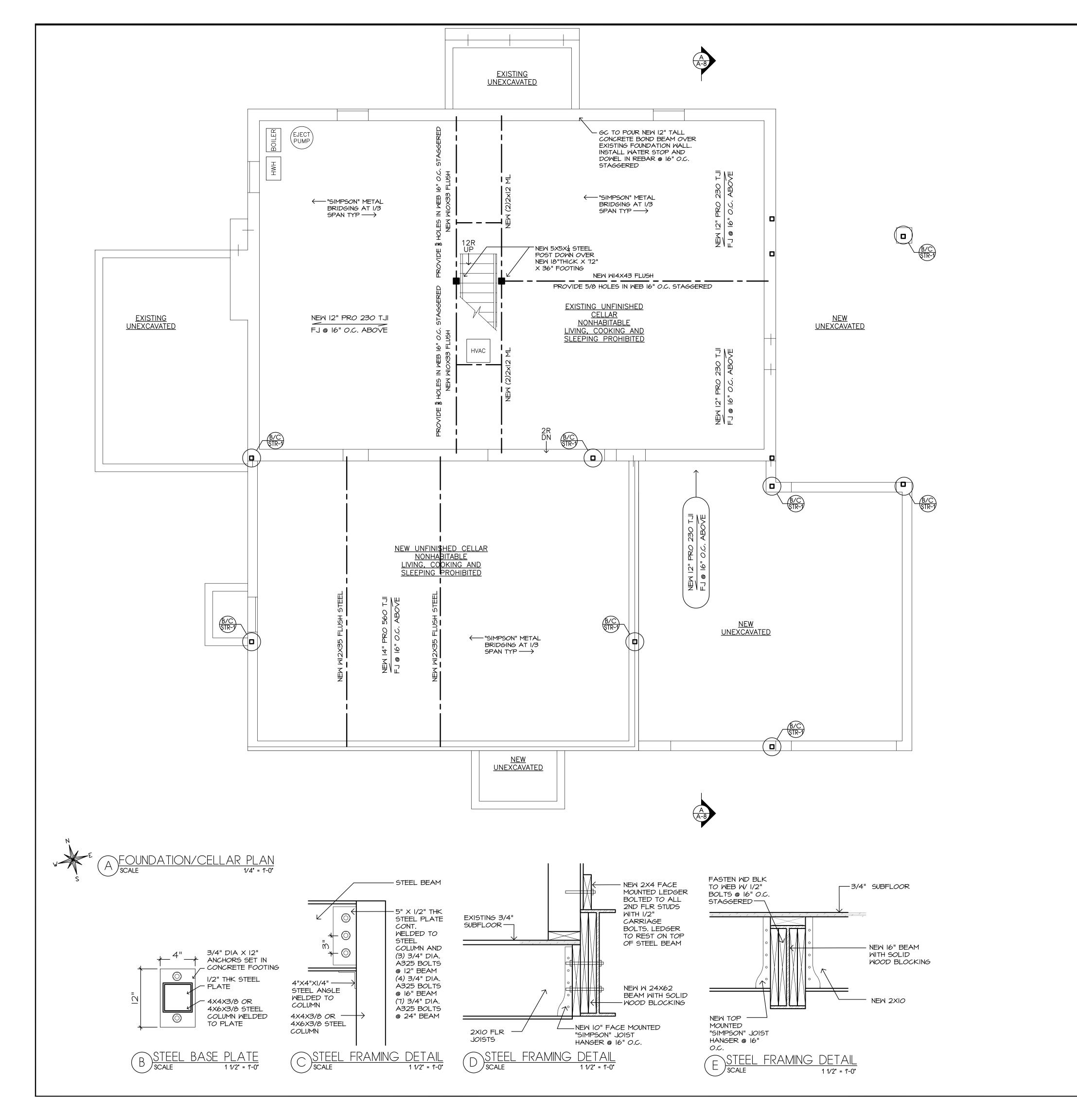
SECTION WINDOW SCHEDULE AND DETAILS



5/2024 SCALE: AS NOTED DRAWN: PR CHECKED: PR PROJECT: 2023-49

5/2024

DATE BY:



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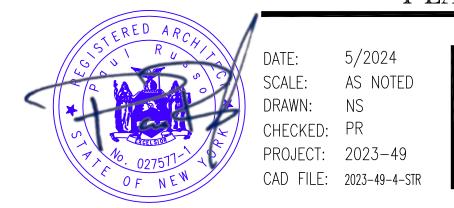
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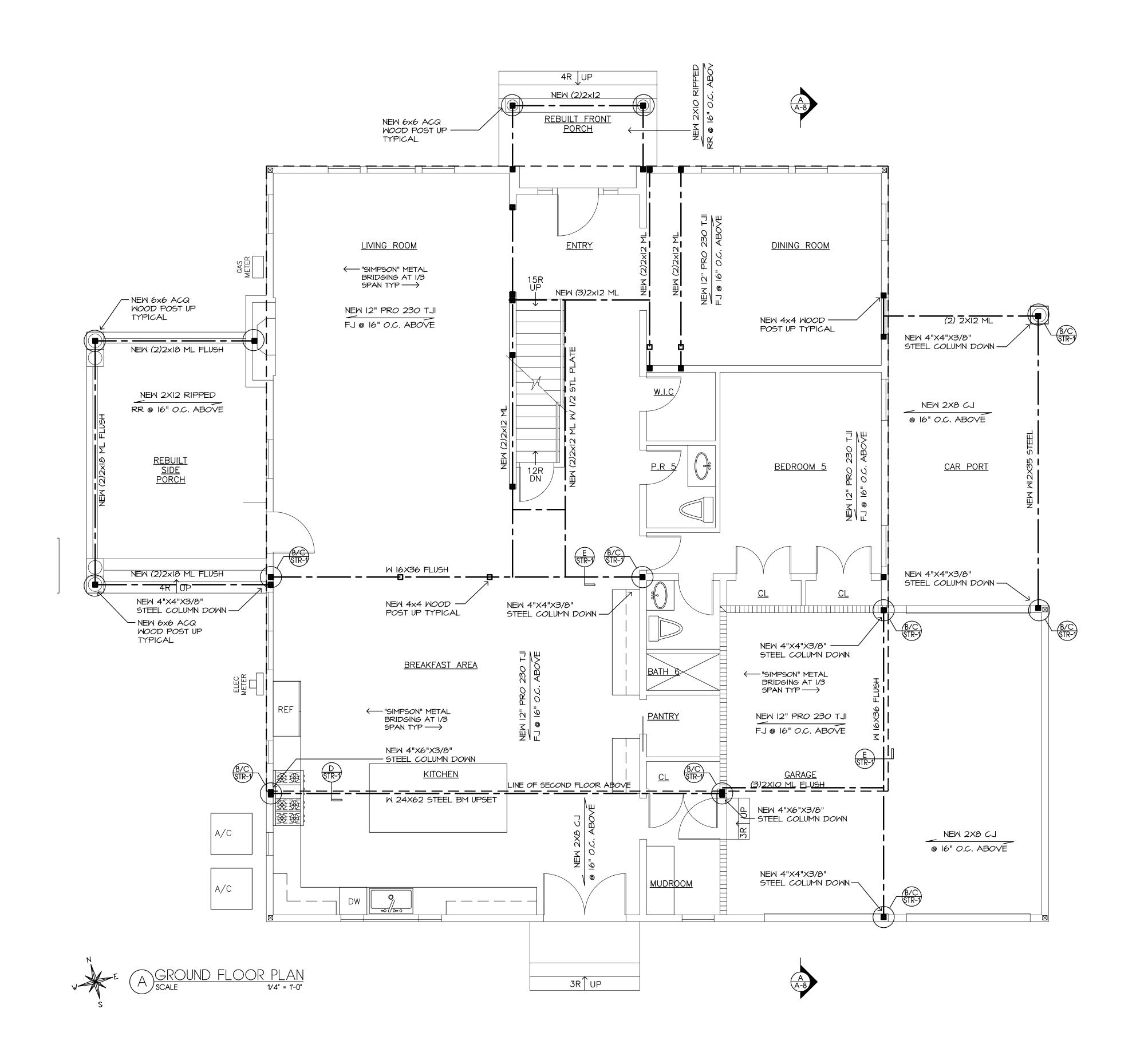
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> BASEMENT STRUCTURAL PLAN



DATE: 5/2024 SCALE: AS NOTED DRAWN: CHECKED: PR



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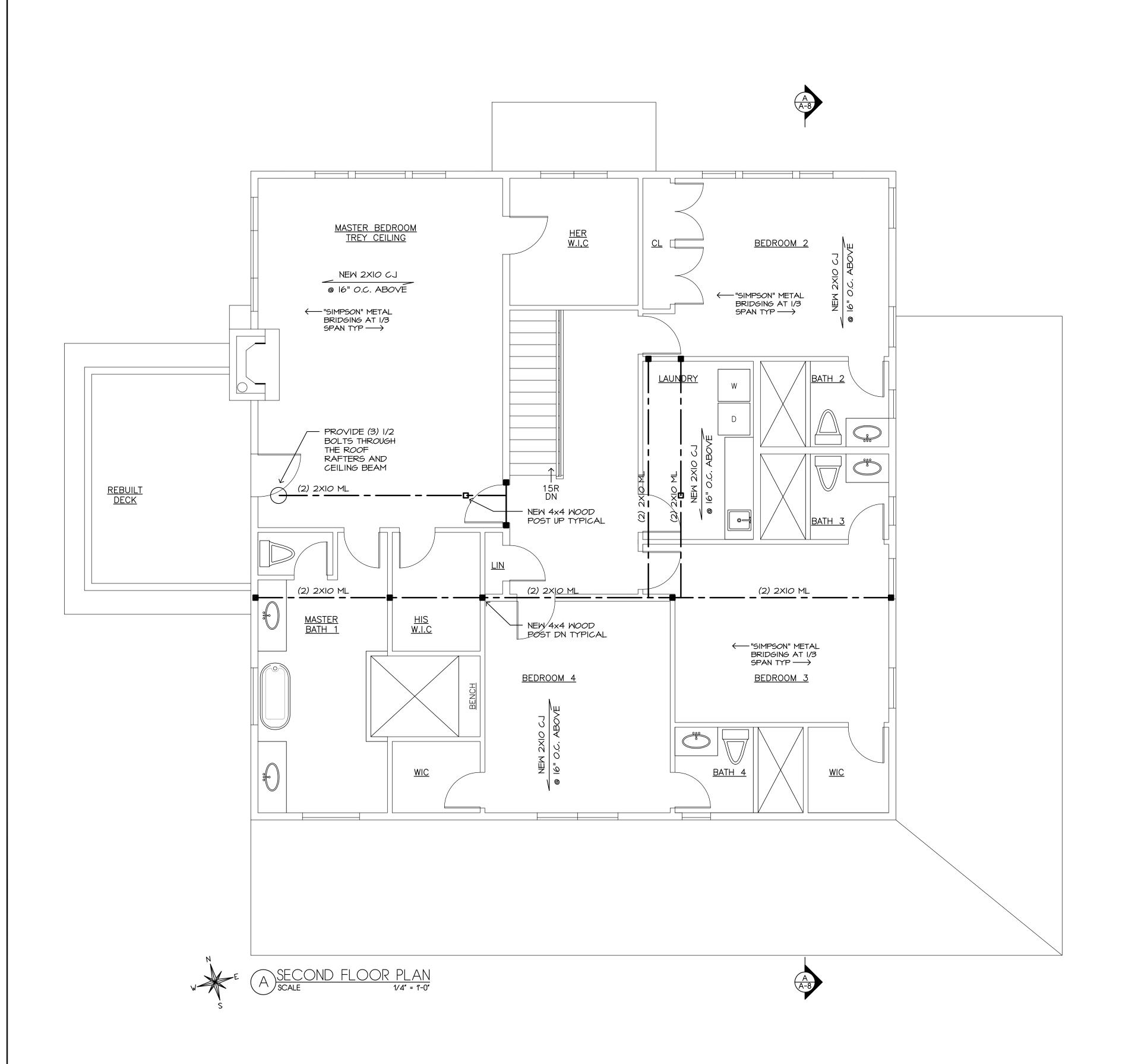
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GROUND FLOOR STRUCTURAL PLAN



5/2024 SCALE: AS NOTED DRAWN: NS CHECKED: PR PROJECT: 2023-49 CAD FILE: 2023-49-4-STR



OTE:

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HEADER SCHEDULE

AUTHORIZATION OF PAUL RUSSO ARCHITECT.

OPENING HEADER

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1 NEW DWELLING OVER EXISTING FOUNDATION
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5/2024 DATE BY:

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SECTION 5, BLOCK C, LOT 100

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12 SOUTH COURT
PORT WASHINGTON, NY 11050
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SECOND FLOOR STRUCTURAL PLAN



DATE: 5/2024

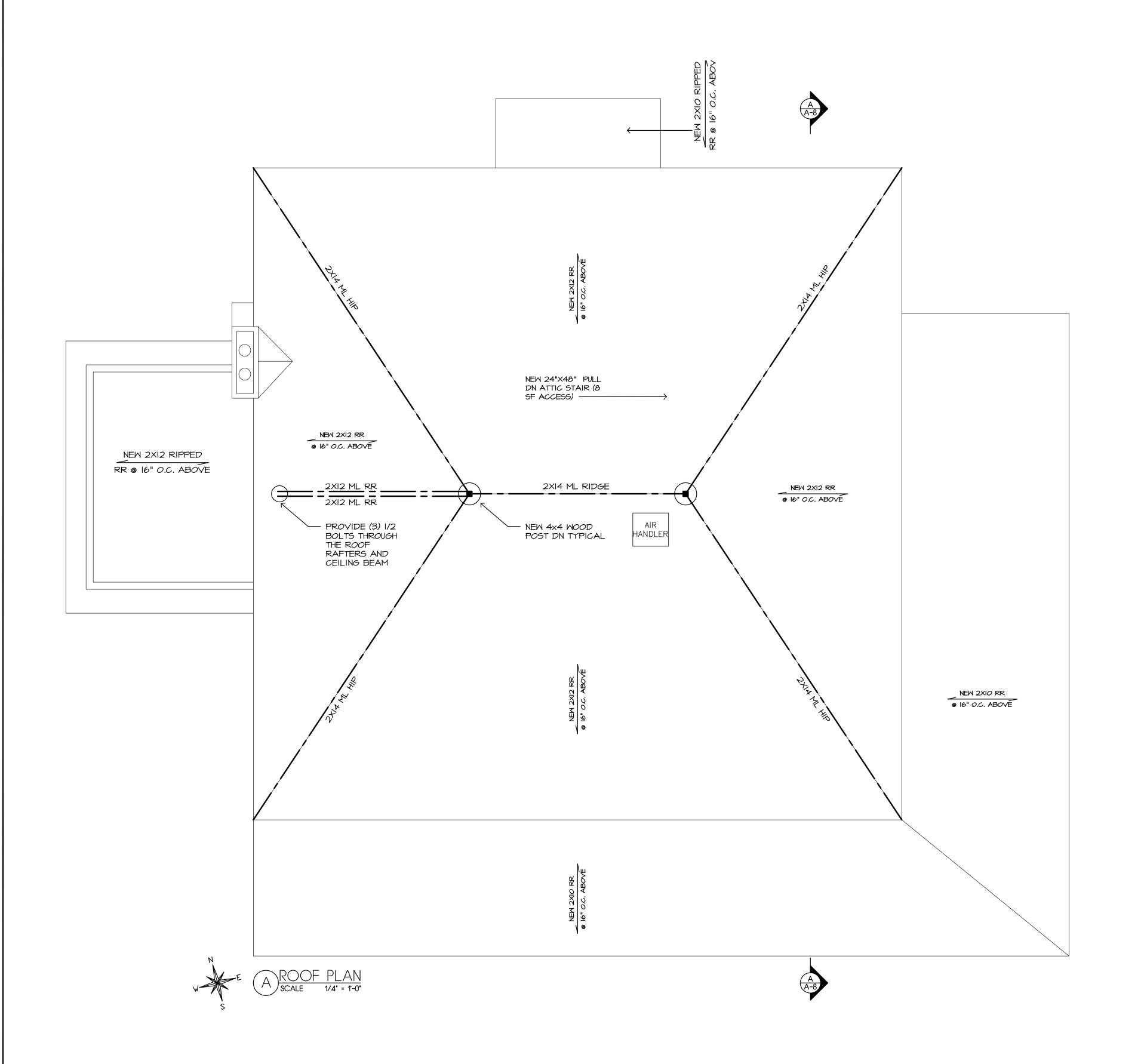
SCALE: AS NOTED

DRAWN: NS

CHECKED: PR

PROJECT: 2023-49

CAD FILE: 2023-49-4-STR



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ATTIC FLOOR STRUCTURAL PLAN & DETAIL



DATE: 5/2024

SCALE: AS NOTED

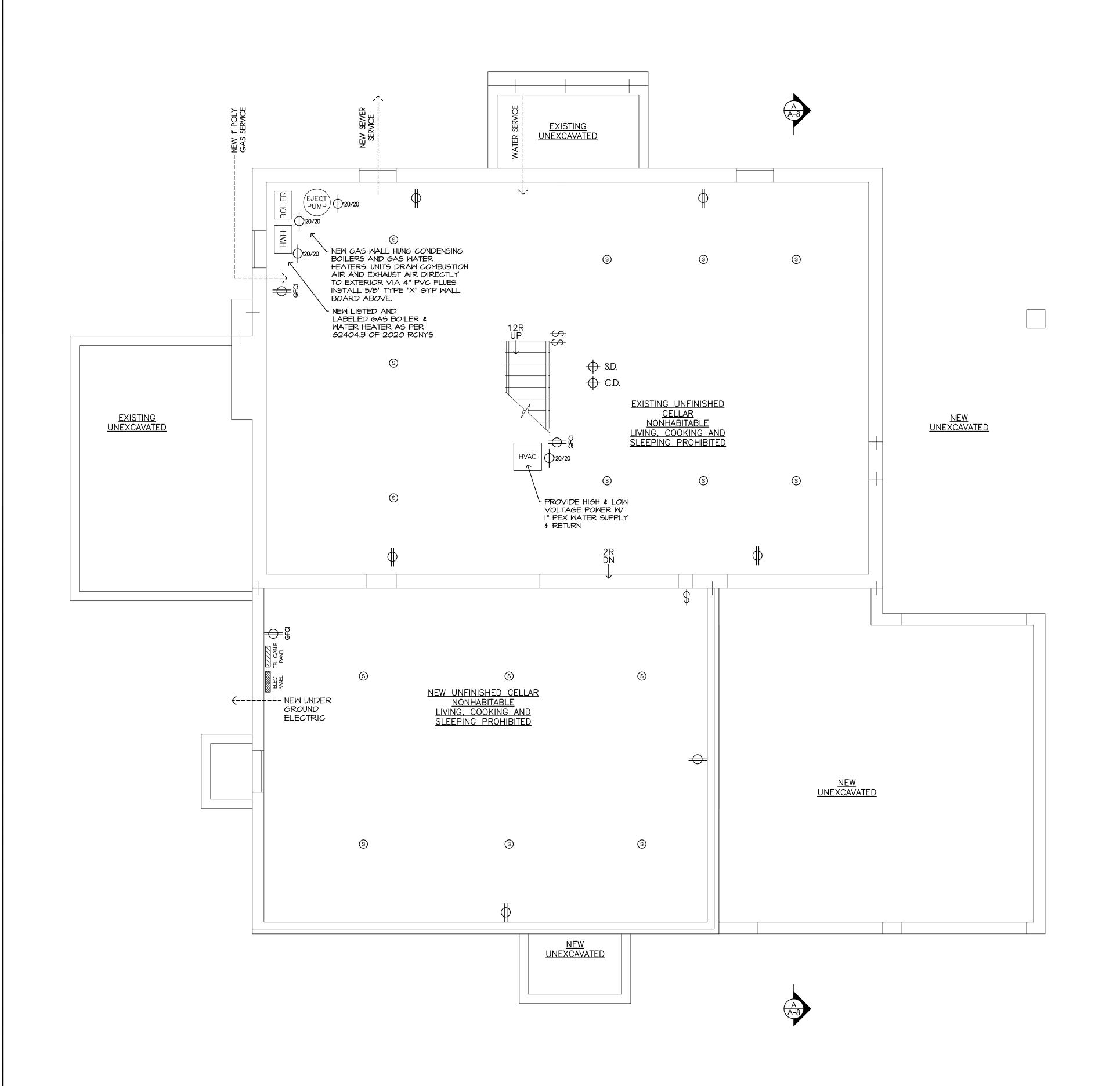
DRAWN: NS

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CAD FILE: 2023-49-4-STR





ONLY SPECIAL OUTLETS ARE INDICATED ON THE DRAWINGS. ELECTRICAL CONTRACTOR IS TO PROVIDE ADDITIONAL OUTLETS SPACED AS PER CODE REQUIREMENTS, INCLUDING ALL GFI OUTLETS. ALL OUTLETS TO BE DECORA COLOR

ALL WALL SWITCHES TO BE DIMMER CONTROLLED.

ALL BATH FANS ON SEPARATE CIRCUIT.

PROVIDE ALL NECESSARY CONTROL AND POWER WIRING FOR ALL HVAC, PLUMBING EQUIPMENT.

PROVIDE ALL NECESSARY POWER WIRING FOR ALL APPLIANCES. APPLIANCES TO BE SPECIFIED BY OWNER

INSTALL CARBON AND SMOKE DETECTORS

ATTIC LIGHTING NOTE:

HEATING NOTE:

PROVIDE 4 PORCELAIN FIXTURES ON SWITCHED CIRCUIT @ BASE OF ATTIC DOOR

G.C. TO UTILIZE NEW GAS BOILER AND HOT

WATER HEATER. SEE MANUALS J S D

NEW HYDRONIC HEAT IN ALL GROUND FLOOR AND SECOND FLOOR ROOMS TYP. GC TO PROVIDE I" WATER SUPPLY TO NEW AIRHANDLER.

NATURAL GAS SUPPLY

DRYER, FIREPLACES, RANGE, BBQ, GENERATOR TO RUN ON NATURAL GAS. GC TO RUN IRON PIPE TO APPLIANCES.

CENTRAL AIR-CONDITIONING NOTES:

AIR CONDITIONING TYPICAL THROUGHOUT. ALL DUCTWORK TO BE INSULATED. AIR HANDLERS TO BE ON VIBRATION ISOLATORS. UNITS TO BE "CARRIER" OR "LENNOX". G.C. TO INSTALL WHOLE HOUSE ELECTRIC AIR CLEANERS IN ALL

INSTALL ONE UNIT FOR GROUND FLOOR. MOUNT DUCTWORK ON CEILING AND FED ROOMS FROM CEILING REGISTERS. UNIT TO BE IN BASEMENT

INSTALL ONE UNIT FOR SECOND FLOOR. (SEER RATING TO BE VERIFIED WITH ENERGY STAR CONSULTANT PRIOR TO ORDERING)

SECOND FLOOR TO BE FED VIA DUCT WORK MOUNTED ON CEILING JOISTS IN ATTIC.

PLUMBING NOTES

PLUMBING FIXTURES AND FITTINGS TO BE SPECIFIED BY OWNER. VERIFY STYLE, MANUFACTURE, AND COLOR PRIOR TO ORDERING. G.C. TO PROVIDE ALLOWANCES

GC TO INSTALL 3/4" PEX SUPPLY LINES TYPICAL AND PVC DRAIN AND VENT LINES. NO WET VETS ARE PERMITTED. GC TO INSTALL NO-HUB BELOW SLABS

SECURITY SYSTEM NOTE:

ALL WINDOWS, EXTERIOR DOORS AND SKYLIGHTS TO BE HARDWIRED FOR SECURITY SYSTEM. INSTALL TWO MOTION DETECTORS PER FLOOR

INSPECTIONS:

G.C. IS SOLELY RESPONSIBLE FOR OBTAINING PERMITS AND INSPECTIONS/SIGN OFFS FROM UNDERWRITERS, AND ALL LOCAL INSPECTORS

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ELECTRICAL NOTES:

1/2 SWITCHED 120 VOLT 15AMP DUPLEX OUTLET

120 VOLT / 15AMP DUPLEX OUTLET

POWER LEGEND

GFGI 20 AMP / 120 VOLT DUPLEX OUTLET DEDICATED GFCI PROTECTED

20 AMP / 120 VOLT DUPLEX

OUTLET DEDICATED 120 VOLT QUAD OUTLET- ONE OUTLET TO BE DEDICATED 20 AMP

120/20 120 VOLT / 20 AMP

DEDICATED HARDWIRE SUPPLY 120 / 15 AMP

DEDICATED HARDWIRE SUPPLY 1 240/30 220 VOLT / 30 AMP

DEDICATED HARDWIRE SUPPLY

TM DIGITAL WALL THERMOSTAT BY "LUX"

TELEPHONE JACK - HOME RUN TO TELEPHONE PANEL

(CAT 3 - 4 PAIR) CABLE TELEVISION JACK - HOME

RUN TO TELEPHONE PANEL (RG-6 CABLE)

CABLE MODEM HOME RUN TO TELEPHONE PANEL (CAT 5 - 4 PAIR WIRE)

RECESSED 4" LIGHT FIXTURE

PROVIDE LENS AT CLOSETS & TUBS SURFACE MOUNTED FIXTURE

WALL MOUNTED LIGHT FIXTURE

EXHAUST FAN TO EXTERIOR

WALL SWITCH

UC UNDER COUNTER LINEAR LITE.
GC TO INSTALL ON SEPERATE CIRCUIT

> "LEVITON" (47603-AHT) DISTRIBUTION PANEL (OR EQUAL) TO BE PROVIDED AT NOTED LOCATIONS.

PANEL TO BE MOUNTED TO 24"X24"X3/4" WOOD PANEL "MURRAY" CIRCUIT BREAKER PANEL (OR EQUAL) TO BE PROVIDED AT NOTED LOCATIONS. SEE PLAN FOR

> PANEL SPEC. PANEL TO BE MOUNTED IN METAL STUD CAVITY OR TO 24"X48"X3/4" WOOD PANEL ON CONCRETE WALL

ELECTRICIAN TO WIRE ALL DEVICES AND

EQUIPMENT TO CODE.

ELECTRICIAN TO VERIFY ALL POWER REQUIREMENTS AT ALL EQUIPMENT

SMOKE DETECTING ALARM DEVICE \bigcirc S.D. SMOKE DETECTING ALARM DEVICES TO BE INSTALLED IN EACH BEDROOM AND OUTSIDE OF BEDROOM SLEEPING AREAS. ALARMS TO BE INSTALLED NOT LESS THAN 3' OF ANY BATHROOM WITH A SHOWER OR BATHTUB UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. ADDITIONALLY ALARM DETECTOR TO BE LOCATED IN BASEMENTS AND ON EACH FLOOR OF THE STRUCTURE. ALL SMOKE ALARMS SHALL BE COMPLY WITH NFPA 72 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R314 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. FIRE ALARM DETECTORS SHALL BE WIRED WITH CONSTANT POWER AND INTER CONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE

ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. ALARMS TO BE SUPPLIED WITH BATTERY BACKUP. SMOKE DETECTOR ALARM TO BE EQUIPPED WITH A DISTINCTLY DIFFERENT ALARM SIGNAL THAN CARBON MONOXIDE ALARM. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS ARE PERMITTED INSTEAD OF SMOKE ALARMS. HEAT DETECTING ALARM DEVICE \bigoplus H.D. HEAT DETECTING ALARM DEVICES TO BE INSTALLED CENTRALLY IN ATTACHED GARAGES AS PER R314 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. HEAT DETECTING ALARM SHALL BE CONNECTED TO AN ALARM OR SMOKE ALARM THAT IS INSTALLED IN THE DWELLING UNIT. ALARMS AND SMOKE ALARMS THAT ARE INSTALLED FOR THIS PURPOSE SHALL BE LOCATED IN A HALLWAY, ROOM OR OTHER LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.

CARBON MONOXIDE ALARM

ALARM DEVICES TO BE INSTALLED WITHIN IN 15' OF A BEDROOM SLEEPING AREAS AND IN ALL BEDROOMS WITH A FUEL BURNING APPLIANCE, AND IN ALL BEDROOMS WITH A BATHROOM WITH A FUEL BURNING APPLIANCE. ALARM DEVICES TO BE INSTALLED ON EACH STORY THAT CONTAINS A CARBON MONOXIDE SOURCE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED, OPERATED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R315 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. ALARM DETECTORS SHALL BE WIRED WITH CONSTANT POWER AND INTER CONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. ALARMS TO BE SUPPLIED WITH BATTERY BACKUP. CARBON MONOXIDE ALARM SIGNAL THAN SMOKE ALARM. COMBINATION CARBON MONOXIDE AND SMOKE ALARM. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS. ARE PERMITTED INSTEAD OF CARBON MONOXIDE ALARMS.

ARC-FAULT CIRCUIT INTERRUPTER PROTECTION ARC-FAULT CIRCUIT INTERRUPTER PROTECTION TO BE SUPPLIED AS REQUIRED

NEW DWELLING OVER EXISTING FOUNDATION REV NO. DESCRIPTION

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ARCHITECT, P.C. 114 BIRCH HILL ROAD LOCUST VALLEY, NEW YORK 11560

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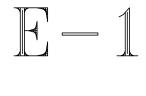
SECTION 5, BLOCK C, LOT 100 RESSA RESIDENCE 12 SOUTH COURT PORT WASHINGTON, NY 11050

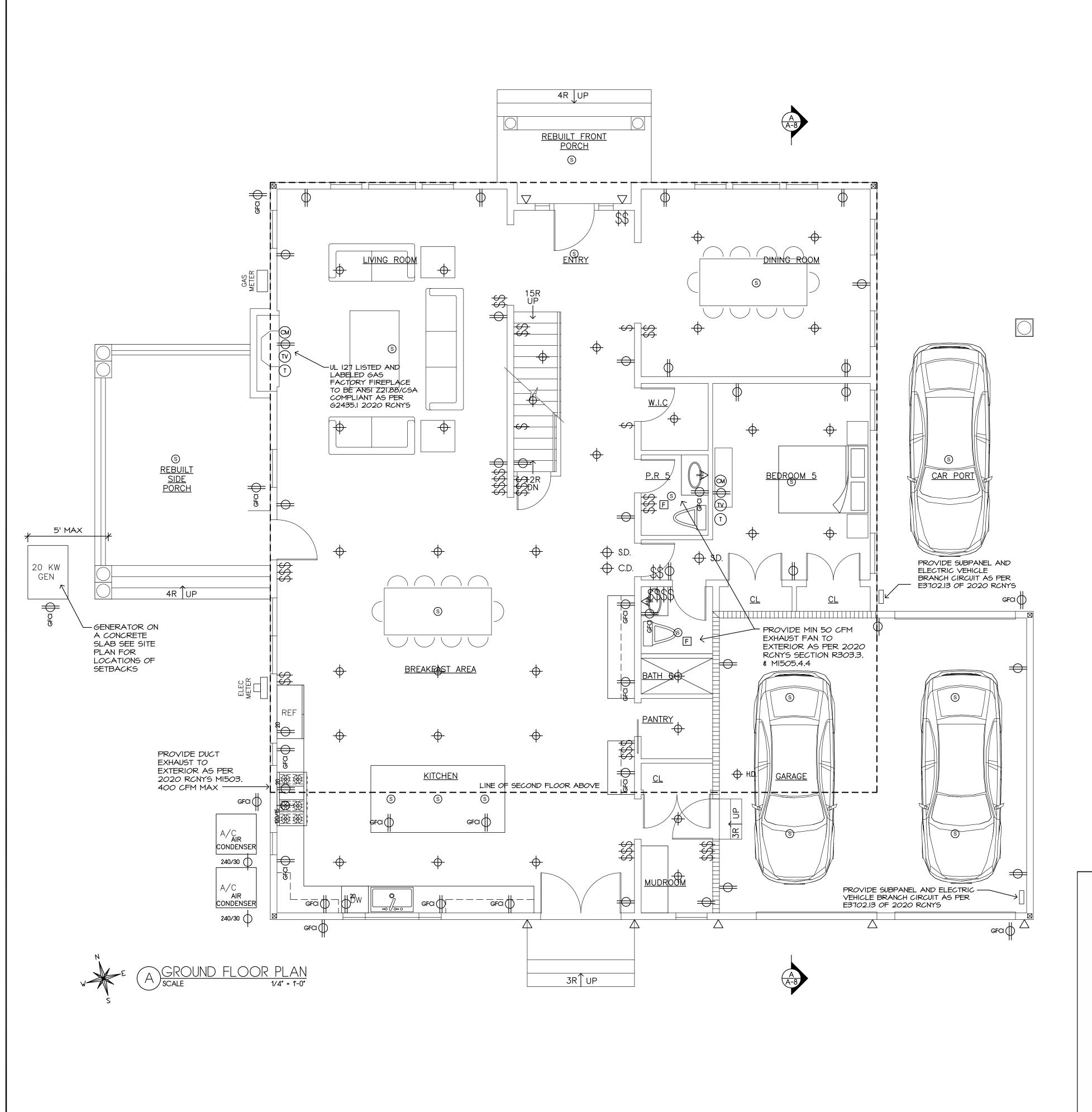
BASEMENT ELECTRICAL PLAN

516-510-7823

5/2024 DATE: SCALE: AS NOTED DRAWN: NS CHECKED: PR

PROJECT: 2023-49 CAD FILE: 2023-49-4-POWER





ELECTRICAL NOTES:

ONLY SPECIAL OUTLETS ARE INDICATED ON THE DRAWINGS. ELECTRICAL CONTRACTOR IS TO PROVIDE ADDITIONAL OUTLETS SPACED AS PER CODE REQUIREMENTS, INCLUDING ALL GFI OUTLETS. ALL OUTLETS TO BE DECORA COLOR

ALL WALL SWITCHES TO BE DIMMER CONTROLLED.

ALL BATH FANS ON SEPARATE CIRCUIT.

PROVIDE ALL NECESSARY CONTROL AND POWER WIRING FOR ALL HVAC, PLUMBING

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INSTALL CARBON AND SMOKE DETECTORS

ATTIC LIGHTING NOTE:

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WATER HEATER. SEE MANUALS J S D NEW HYDRONIC HEAT IN ALL GROUND FLOOR AND SECOND FLOOR ROOMS TYP. GC TO

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GENERAC GUARDIAN® SERIES Residential & Commercial Standby Generators Air-Cooled Gas Engine INCLUDES Standby Power Rating True Power" Electrical Technology Mode: G007077-0 (Aurninum - Braque) - 20 kW 60 Hz Two-Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French /Portuguese) Electronic Governor System Status & Maintenance Interval LED Indicators Sound Attenuated Enclosure Flexible Fuel Line Connector Direct-To-Dirt Composite Mounting Pad Natural Gas or LP Gas Operation 5 Year Limited Warranty Capability to be installed within 18° (457 mm) QUIET TEST. Out Only if locates over here doors, wholeve and hear all militar and unitary observed doctors in local costs. FEATURES estanically laisse-matching the surge houts to the engine. Digital Regularization of ±1%. the produce less than \$4.0 cannot be support converse as the later than \$7.00 cannot be supported by the second confidence of conduct electric equipment and micro-disc based appliances such as various against AMA cyclema. E PROMISE WAS TO BE WELL TO BE WE

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AUTHORIZATION OF PAUL RUSSO ARCHITECT.

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120 VOLT / 15AMP DUPLEX OUTLET

1/2 SWITCHED 120 VOLT

15AMP DUPLEX OUTLET GFGI 20 AMP / 120 VOLT DUPLEX OUTLET

DEDICATED GFCI PROTECTED 20 AMP / 120 VOLT DUPLEX

OUTLET DEDICATED 120 VOLT QUAD OUTLET- ONE

OUTLET TO BE DEDICATED 20 AMP

120/20 120 VOLT / 20 AMP DEDICATED HARDWIRE SUPPLY

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) 240/30 220 VOLT / 30 AMP DEDICATED HARDWIRE SUPPLY

TM DIGITAL WALL THERMOSTAT

TELEPHONE JACK - HOME RUN TO TELEPHONE PANEL

(CAT 3 - 4 PAIR) CABLE TELEVISION JACK - HOME

RUN TO TELEPHONE PANEL (RG-6 CABLE)

CABLE MODEM HOME RUN TO TELEPHONE PANEL

(CAT 5 - 4 PAIR WIRE) RECESSED 4" LIGHT FIXTURE

PROVIDE LENS AT CLOSETS & TUBS SURFACE MOUNTED FIXTURE

WALL MOUNTED LIGHT FIXTURE

EXHAUST FAN TO EXTERIOR

WALL SWITCH

UNDER COUNTER LINEAR LITE.
GC TO INSTALL ON SEPERATE CIRCUIT

"LEVITON" (47603-AHT) DISTRIBUTION PANEL (OR EQUAL) TO BE PROVIDED AT NOTED LOCATIONS.

PANEL TO BE MOUNTED TO 24"X24"X3/4" WOOD PANEL "MURRAY" CIRCUIT BREAKER PANEL (OR EQUAL) TO BE PROVIDED AT

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ELECTRICIAN TO WIRE ALL DEVICES AND

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ARC-FAULT CIRCUIT INTERRUPTER PROTECTION ARC-FAULT CIRCUIT INTERRUPTER PROTECTION TO BE SUPPLIED AS REQUIRED

1 NEW DWELLING OVER EXISTING FOUNDATION REV NO. DESCRIPTION

5/2024 DATE BY:

PAUL RUSSO, A.I.A. ARCHITECT, P.C.

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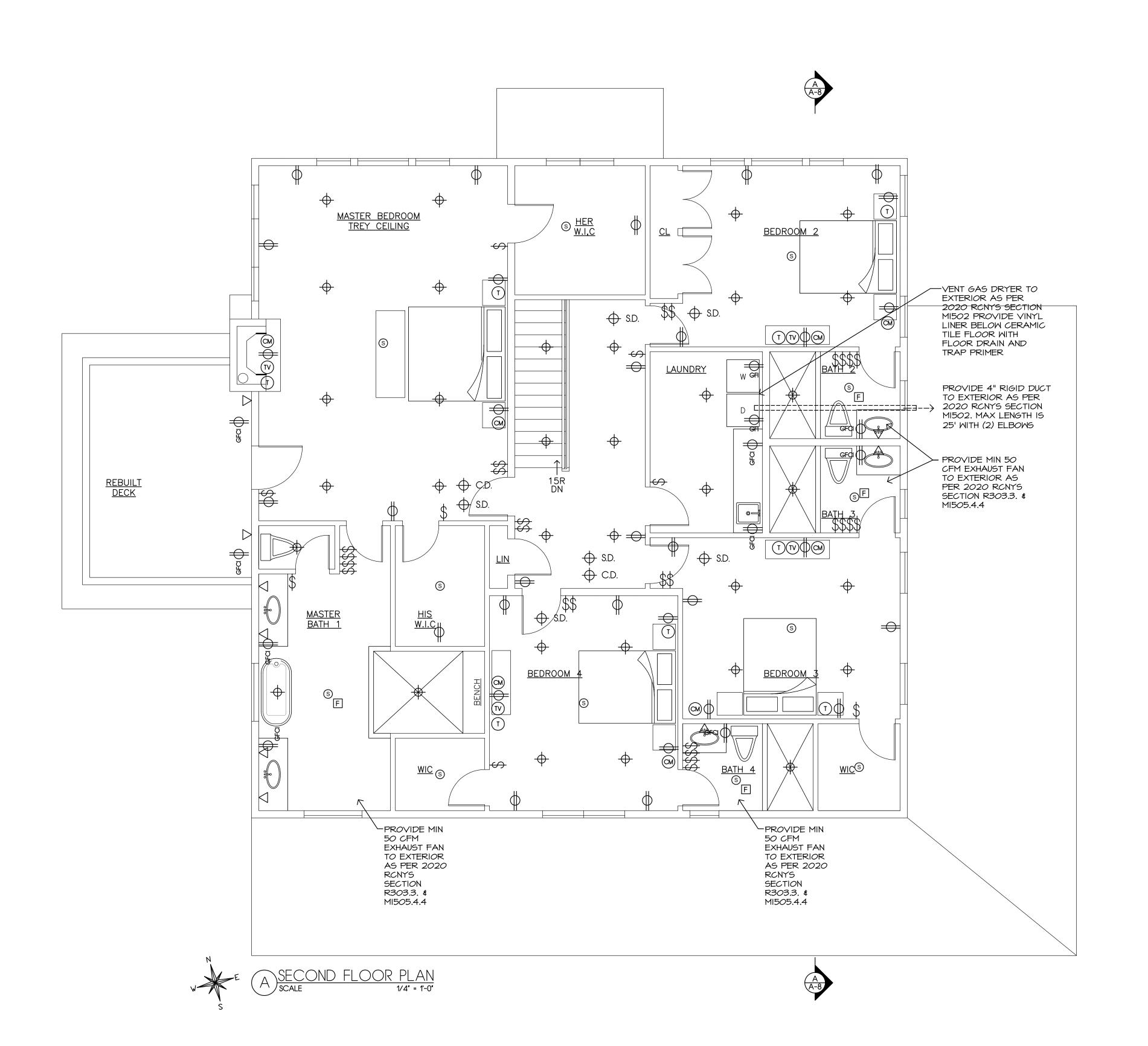
SECTION 5, BLOCK C, LOT 100 RESSA RESIDENCE 12 SOUTH COURT PORT WASHINGTON, NY 11050 516-510-7823

GROUND FLOOR ELECTRICAL PLAN

5/2024 DATE: SCALE: DRAWN: NS

CAD FILE: 2023-49-4-POWER

AS NOTED CHECKED: PR PROJECT: 2023-49



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CIRCUIT @ BASE OF ATTIC DOOR

WATER HEATER. SEE MANUALS J S D

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> NEW DWELLING OVER EXISTING FOUNDATION

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120 VOLT / 15AMP DUPLEX OUTLET

120/20 120 VOLT / 20 AMP

120 / 15 AMP

D 240/30 220 VOLT / 30 AMP

TM DIGITAL WALL THERMOSTAT BY "LUX"

(CAT 3 - 4 PAIR)

(RG-6 CABLE)

TELEPHONE PANEL

(CAT 5 - 4 PAIR WIRE)

RECESSED 4" LIGHT FIXTURE

SURFACE MOUNTED FIXTURE

WALL MOUNTED LIGHT FIXTURE

EXHAUST FAN TO EXTERIOR

WALL SWITCH

UC UNDER COUNTER LINEAR LITE.
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EQUIPMENT TO CODE.

REV NO. DESCRIPTION

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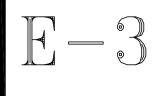
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SECOND FLOOR ELECTRICAL PLAN

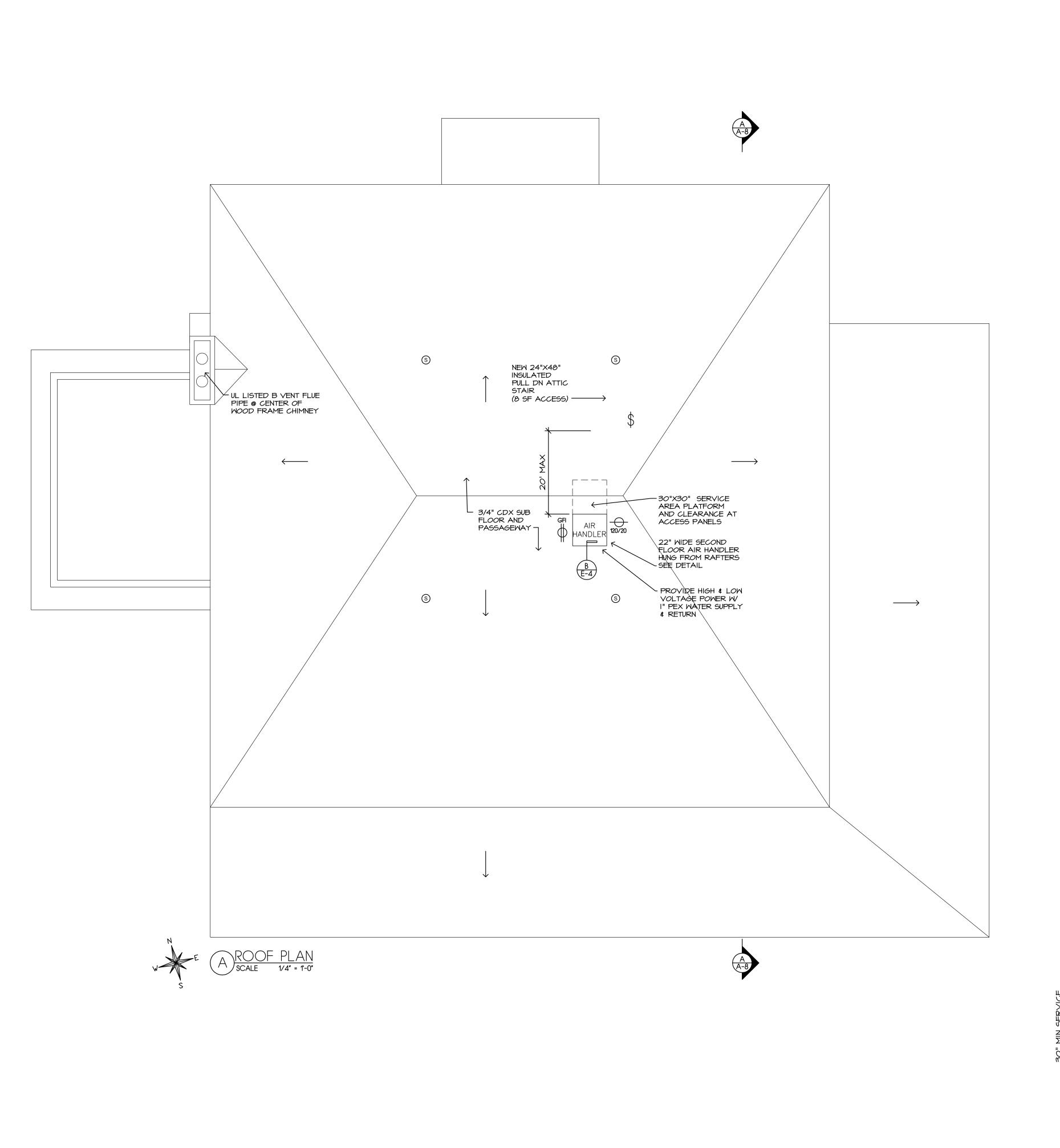
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5/2024

DATE BY:



ROOF -RAFTERS HANG UNIT
WITH STEEL
CHAIN OR
THREADED
RODS FROM
RAFTERS @ 16" O.C. W/ 3/4" PLYWOOD SHEATHING AIR HANDLER 30" MIN SERVICE CLEARANCE SHEET METAL PAN - BELOW AIRHANDLER

PVC DRAIN FROM -

PAN TO EXTERIOR

3/4" PLYWOOD SUBFLOOR -OVER INSULATED CEILING JOISTS @ 16" O.C.

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- OUTLET TO BE DEDICATED 20 AMP 120/20 120 VOLT / 20 AMP

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EQUIPMENT TO CODE.

ELECTRICIAN TO VERIFY ALL POWER REQUIREMENTS AT ALL EQUIPMENT

SMOKE DETECTING ALARM DEVICE \bigcirc S.D. SMOKE DETECTING ALARM DEVICES TO BE INSTALLED IN EACH BEDROOM AND OUTSIDE OF BEDROOM SLEEPING AREAS. ALARMS TO BE INSTALLED NOT LESS THAN 3' OF ANY BATHROOM WITH A SHOWER OR BATHTUB UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. ADDITIONALLY ALARM DETECTOR TO BE LOCATED IN BASEMENTS AND ON EACH FLOOR OF THE STRUCTURE. ALL SMOKE ALARMS SHALL BE COMPLY WITH NFPA 72 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R314 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. FIRE ALARM DETECTORS SHALL BE WIRED WITH CONSTANT POWER AND INTER CONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE

ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. ALARMS TO BE SUPPLIED WITH BATTERY BACKUP. SMOKE DETECTOR ALARM TO BE EQUIPPED WITH A DISTINCTLY DIFFERENT ALARM SIGNAL THAN CARBON MONOXIDE ALARM. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS ARE PERMITTED INSTEAD OF SMOKE ALARMS. HEAT DETECTING ALARM DEVICE + H.D. HEAT DETECTING ALARM DEVICES TO BE INSTALLED CENTRALLY IN ATTACHED GARAGES AS PER R314 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. HEAT DETECTING ALARM SHALL BE CONNECTED TO AN ALARM OR SMOKE ALARM THAT IS INSTALLED IN THE DWELLING UNIT. ALARMS AND SMOKE ALARMS THAT ARE INSTALLED FOR THIS PURPOSE SHALL BE LOCATED IN A HALLWAY, ROOM OR OTHER LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.

CARBON MONOXIDE ALARM

ALARM DEVICES TO BE INSTALLED WITHIN IN 15' OF A BEDROOM SLEEPING AREAS AND IN ALL BEDROOMS WITH A FUEL BURNING APPLIANCE, AND IN ALL BEDROOMS WITH A BATHROOM WITH A FUEL BURNING APPLIANCE. ALARM DEVICES TO BE INSTALLED ON EACH STORY THAT CONTAINS A CARBON MONOXIDE SOURCE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED, OPERATED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R315 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. ALARM DETECTORS SHALL BE WIRED WITH CONSTANT POWER AND INTER CONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. ALARMS TO BE SUPPLIED WITH BATTERY BACKUP. CARBON MONOXIDE ALARM SIGNAL THAN SMOKE ALARM. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS. ALARMS ARE PERMITTED INSTEAD OF CARBON MONOXIDE ALARM SMOKE ALARMS.

ARC-FAULT CIRCUIT INTERRUPTER PROTECTION ARC-FAULT CIRCUIT INTERRUPTER PROTECTION TO BE SUPPLIED AS REQUIRED

NEW DWELLING OVER EXISTING FOUNDATION

REV NO. DESCRIPTION DATE BY:

5/2024

PAUL RUSSO, A.I.A. ARCHITECT, P.C.

114 BIRCH HILL ROAD LOCUST VALLEY, NEW YORK 11560 (TEL) 516-671-5082 (FAX) 516-671-5915 www.russoarchitect.com

SECTION 5, BLOCK C, LOT 100 RESSA RESIDENCE 12 SOUTH COURT PORT WASHINGTON, NY 11050 516-510-7823

ATTIC FLOOR ELECTRICAL PLAN & DETAIL

5/2024 DATE: SCALE: DRAWN: NS

AS NOTED CHECKED: PR PROJECT: 2023-49

CAD FILE: 2023-49-4-POWER

2018 WFCM - 130 MPH WIND ZONE

1-16d mail per foot.

Joint Description	Number of Common Nails	Number of Box Nails	Nail Spacing
	ROOF FRAMING		
Rafter to Top Plate (Toe-nailed)	(see Table 3.4A)	(see Table 3.4A)	per rafter
Ceiling Joist to Top Plate (Toe-nailed)	(see Table 3.4A)	(see Table 3.4A)	per joist
Ceiling Joist to Parallel Rafter (Face-nailed)	(see Table 3.9A)	(see Table 3.9A)	each lap
Ceiling Joist Laps over Partitions (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
min sector so transer ferra maneay	WALL FRAMING	3 200	Courtena
Too Nicks to Too Diets (Fore soiled)	2-16d ¹	2-16d ¹	T
Top Plate to Top Plate (Face-nailed)		2-16d 5-16d	per foot
Top Plates at Intersections (Face-nailed)	4-16d		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 edg
Top or Bottom Plate to Stud (End-nailed)	(see Table 3.5A)	(see Table 3.5A)	perstud
Bottom Plate to Floor joist, Bandjoist, Endjoist or Blocking (Face-nailed)	2-16d ^{1,2}	2-16d ^{1,2}	per foot
The state of the s	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	1.016
*** YEAR PART (MINE) **** TAKE YARRAN	2-16d ¹	3-16d	per joist per foot
Band Joist to Sill or Top Plate (Toe-nailed)	•	2-100	perioot
W 10 - 10 - 1	ROOF SHEATHING	101	(T-t)- 3 to3
Wood Structural Panels Diagonal Board Sheathing	8d	10d	(see Table 3.10)
1"x6" or 1"x8"	2-8d	2-10d	ner support
1"x10" or wider	3-8d	3-10d	per support per support
1 125 01 11021	CEILING SHEATHING	2200	persupport
Gypsum Wallboard	5d coolers	5d coolers	7" edge / 10" field
oypsom wandoms	WALL SHEATHING	30 coolers	/ coge / 10 hea
Wood Structural Panels	8d 8d	10d	(eee Teble 2 44)
Structural Fiberboard Panels	80	100	(see Table 3.11)
1/2"	11 ga. galv. roofing nail		3" edge / 6" field
42	(0.120"x1-1/2"long x 7/16" head)	- 5	3 euge/ 6 Helb
ar faau	Section 1980 Company Street Company (Control		regges areas Campanian
25/32"	11 ga. galv. roofing nail (0.120"×1-3/4"long × 3/8" head)	- 2	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 manufacture
Diagonal Board Sheathing			
1"x6" or 1"x8"	2-8d	2-10d	per support
1"x10" or wider	3-8d	3-10d	per support
T-English we T-Model/O	FLOOR SHEATHING		
Wood Structural Panels			
1" or less	8d	10d	6" edge / 12" field
greater than 1"	10d	16d	6" edge / 12" field
Diagonal Board Sheathing	100000	200	
1"x6" or 1"x8"	2-8d	2-10d	per support
A CONT. NO. A. CONT.	3-8d	3-10d	per support
1"x10" or wider			Lan and branch
•	77/57:		
Nailing requirements are based on wall she be used where wall sheathing nailing is red	: 10 : 2 TH : [10 : 20 : 10 : 10 : 10 : 10 : 10 : 10 :	THE RESERVE OF THE PROPERTY.	

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able		Sill Plate to I Shear Loads Prescriptive Alt	from	Win	d*		ions	Resi	sting	g		E	хр	05	ur€	E
w	ind Speed 3-seco (See Figure		90	95	100	105	110	115	120	130	140	150	160	170	180	190
Anchor Bolt Size	Foundation Supporting	Building Dimension Perpendicular to Sill Plate (ft)			2 -2 22	0 120 0	Numi	per of Bo	ilts Requ	uired in s	ill Plate ^L	.2.3.A	tro one		21	
	Roof & 1 Floor	12 16 20 24 28 32 36 40 50	2 2 2 3 3 4 4	2 2 3 3 4 4 4 5	2 2 3 3 4 4 5	2 2 3 4 4 5 5	2 2 3 3 4 4 5	2 3 3 4 4 5 5 6 7	2 3 4 5 6 6	3 3 4 5 5 6 7 7	3 4 5 5 6 7 8 9	3 4 5 6 7 8 9 10	4 5 6 7 8 9 10 11	4 5 6 8 9 10 11 12	4 6 7 8 10 11 12 14 17	5 7 8 10 11 13 14 16 20
		60 70 80	6 7 8	6 7 8	7 8 9	7 8 10 4	8 9 10 4	9 10 11 5	9 11 12	11 13 14 6	13 15 17	14 17 19 7	16 19 21 8	18 21 24	20 24 27 10	24 28 32
1/2"	Roof & 2 Floors	20 24 28 32 36 40 50 60 70 80	5 6 6 8 9	5 5 6 8 9 11	4 5 5 6 7 8 10 11	5 5 6 7 7 9 11 12 14	5 6 7 8 10 12 13	5 6 7 8 9 11 13 15	5 7 8 8 9 12 14 16 18	7 5 9 10 11 13 16 19 21	9 10 11 13 16 19 22 25	9 10 12 13 14 18 21 25 28	10 11 13 15 16 20 24 28 32	11 13 15 16 18 23 27 32 36	10 12 14 16 18 20 25 30 35 40	14 17 19 21 24 30 35 41
3	Roof & 3 Floors	28 32 36 40 50 60 70 80	6 7 7 8 10 12 14 16	6 7 7 8 10 12 14 16	6 7 8 9 11 13 15	7 8 9 10 12 14 16 19	7 8 9 10 13 15 18 20	8 9 10 11 14 17 19	9 10 11 12 15 18 21 24	10 12 13 14 18 21 25 28	12 13 15 17 21 25 29 33	13 15 17 19 24 28 33 37	15 17 19 21 27 32 37 42	17 19 22 24 30 36 42 48	19 22 24 27 34 40 47 54	22 25 29 32 39 47 55 63
	Roof & 1 Floor	12 16 20 24 28 32 36 40 50 60 70 80	1 2 2 2 3 3 4 4 5	1 2 2 2 3 3 4 4 5 6	2 2 3 3 3 4 5 6 6	1 2 2 3 3 4 4 5 6 7	2 2 3 3 4 4 5 6 7	2 2 2 3 3 4 4 4 5 6 7 8	2 2 3 3 4 4 5 6 7 8 9	2 2 3 3 4 4 5 5 7 8 9	2 3 4 4 5 6 6 8 9 10 12	2 3 4 4 5 6 6 7 9 10 12 13	3 3 4 5 6 6 7 8 10 11 13	3 4 5 6 7 8 9 11 13	3 4 5 6 7 8 9 10 12 14 17 19	4 5 6 7 8 9 10 11 14 17 20 22
5/8"	Roof & 2 Floors	20 24 28 32 36 40 50 60 70 80	2 3 4 4 4 5 6 7 8	3 3 4 4 5 6 7 8	3 3 4 4 5 6 7 8	3 4 4 5 6 8 9	3 4 4 5 5 6 7 8 10	3 4 4 5 6 6 8 9 10	4 4 5 6 7 8 10 11	4 5 6 6 7 8 10 11 13 15	5 6 6 7 8 9 11 13 15	5 6 7 8 9 10 13 15 17 20	6 7 8 9 10 12 14 17 20 23	7 8 9 10 12 13 16 19 22 25	7 9 10 12 13 14 18 21 25 28	9 10 12 14 15 17 21 25 29
	Roof & 3 Floors	28 32 36 40 50 60 70 80	4 5 5 6 7 9	4 5 5 6 7 9	5 5 6 6 8 9	5 6 6 7 8 10	5 6 7 7 9 11 13	6 7 7 8 10 12 14	6 7 8 9 11 13	7 8 9 10 13 15 17	8 10 11 12 15 17 20	10 11 12 13 17 20 23	11 12 14 15 19 23 26	12 14 15 17 21 25 30	14 15 17 19 24 28 33	16 18 20 22 28 33 39

abie 3	Bolts)	Resis	e to Foun ting Later ternative to	ral and	Shear					•		3 &			ures C
			For E	xposures B	& C and a	all Wind S	peed	5	-						
			Anchor Bolt	Diameter (15.00	aximum .			Ħ.						
			* 1	1/2"		Process of the last of the las	1		-3						
				5/8 ³¹	1	4	8		: ::						
1	Prescriptive limits a	re based	d on assumptio	ns in Table	3.2.										
2	When anchor bolts the lesser of the tal bolt limitations see	bulated v	alues for uplif	t loads (Tab		100									
3	Tabulated anchor b wall sheathing type	s the tab	oulated anchor	bolt spacin	gs shall b	e multipl	ed by	the ap	ргорг						
4	factor in Table 3.17 Lateral connections				(5)		feet o	n cent	er.						
able 3	Lateral connections 2C Sill or (Ancho (Prescrip	Botto Pr Boli ptive Al	m Plate to ts) Resist ternative to	esist the loa Found ing Upli	ation ft Loa	le 3.5. Conne	ctio	ns	ter.		E	хр	0	su	re E
	Lateral connections .2C Sill or (Ancho	Botto or Boli otive Al	m Plate to ts) Resist ternative to	esist the loa Found ing Upli	ation (ft Load)	le 3.5. Conne	ctio	ns	130	140	E)	X p	170	5 U	re E
Sill Foun	.2C Sill or (Ancho (Prescrip Wind Speed 3-second	Botto or Boli otive Al	m Plate to ts) Resist ternative to	Found Found ing Upli Table 3.2	ation (ft Load)	Conne	ectio m W	ns ind	130	(7.0/K/)	150	160			
Sill Foun	Lateral connections .2C Sill or (Ancho (Prescrip Wind Speed 3-seco (See Figur or Bottom Plate to	Botto Prive Al ond gust re 1.1)	m Plate to tests) Resist ternative to (mph) Foundation Supporting	Founding Upli Table 3.2	ation (ft Load)	Conneds fro 110 Maxim	ectio m W 115	ns ind 120 achor l	130 Bolt Sp	acing	150 (in.) ¹	160	170	180	195
Sill Foun	Lateral connections .2C Sill or (Ancho (Prescrip Wind Speed 3-seco (See Figur or Bottom Plate to	Botto Prive Al ond gust re 1.1)	m Plate to rets) Resist ternative to (mph)	Found Found ing Upli Table 3.2	ation (ft Load)	Conne ds fro	115 um Ar	120 achor	130 Bolt Sp Zones 57	acing 43	150	160			
Sill Foun	Lateral connections 2.2C Sill or (Ancho (Prescription Speed 3-section Speed 3-section Plate to Indiation Anchor Bolt Innection Resisting	Botto Pr Boli ptive Al ond gust re 1.1) Plate Size	m Plate to ts) Resist ternative to (mph) Foundation Supporting	Founding Upli Table 3.2	ation (ft Load)	Conne ds fro 05 110 Maxim	115 um Ar	120 achor	130 Bolt Sp Zones 57 Zone	acing 43	150 (in.) ¹	160	170	180	195
Sill Foun	Lateral connections .2C Sill or (Ancho (Prescrip Wind Speed 3-seco (See Figur or Bottom Plate to	Botto Pr Boli ptive Al ond gust re 1.1) Plate Size	m Plate to tests) Resist ternative to (mph) Foundation Supporting	Founding Upli Table 3.2	ation (ft Load)	Conneds fro 110 Maxim	115 um Ar	120 achor 1 71 aterior	130 Bolt Sp Zones 57	acing 43	150 (in.) ¹	160	170	180	195
Sill Foun	Lateral connections 2.2C Sill or (Ancho (Prescription Speed 3-section Speed 3-section Plate to Indiation Anchor Bolt Innection Resisting	Botto or Boli otive Al ond gust re 1.1) Plate Size	m Plate to ts) Resist ternative to (mph) Foundation Supporting	Founding Upli Table 3.2	ation (ft Load) 100 10 72 7	Conne ds fro 05 110 Maxim	115 um Ar	120 achor 1 71 aterior	130 Bolt Sp Zones 57 Zone 66	acing 43	150 (in.) ¹	160	170	180	195
Sill Foun	Lateral connections 2.2C Sill or (Ancho (Prescription Speed 3-section Speed 3-section Plate to Indiation Anchor Bolt Innection Resisting	Botto Pr Boli ptive Al ond gust re 1.1) Plate Size	m Plate to ts) Resist ternative to (mph) Foundation Supporting 1-3 stories	Founding Upli Table 3.2		Conne ds fro 05 110 Maxim	115 um Ar 72 172 72	120 achor 71 nterior 72 8 End 72	Zones 57 Zone 66 Zones	43 s 50	150 (in.) ¹ 35	160 .2 30	170 27 31	180 24 28	195 22 26

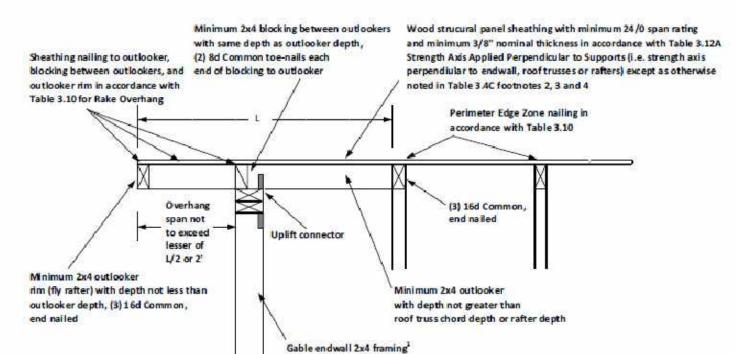
Table 3.4A	She	ar Co	nnect		equir	et to I emen e 3.4)	10 10 10 10 10 10 10 10 10 10 10 10 10 1	ate L	ateral	and		Ex	oos	ure	B
Wind Spee 3-second gust ((See Figure 1	mph)	90	95	100	105	110	115	120	130	140	150	160	170	180	195
Rafter/Ceiling Joist Spacing (in.)	Wall Height (ft.)			li		umber of				signa com	· Charles of the con-	11.0	9		
12	8	2	2	2	2	2	2,	2	2	3	3	3	3	3	3
3.5	10	2	2	2	2	2	2	2	2	3	3	3	3	3	3
16	8	2	2	2	2	2	2	3	3	3	3	3	3	3	3
***	10	2	2	2	2	2	2	3	3	3	3	3	3	3	4
24	8	3	3	3	3	3	3	4	4	5	5	5	5	5	5
24	10	3	3	3	3	3	3	4	4	5	5	5	5	5	6
Prescriptive	limits are b	ased on a	ssumption	ns in Table	3.4.			83-1110-1	<u> </u>			0			
When ceiling	g joists are	installed p	arallel to	rafters, the	sum of th	he toenails	in the raft	er and cei	ling joist sl	hall equal	or exceed	the tabula	ted numbe	er of nails	nequired
Company of the Compan	litting, no m		2 toenails	shall be in:	stalled in e	each side o	f a rafter o	r ceiling jo	oist when f	astened to	a 2x4 top	plate or 3	toenails in	n each side	e when
factoried to	a 2x6 top p	ate													

- Where top plate-to-ridge heights exceed 10', they shall be adjusted as follows:

Wall Height	8'	10'
Top Plate to Ridge Height (ft)	Adjustme	ent Factor
10'	1.00	1.00
15'	1.15	1.25
20'	1.40	1.50

able 3.40	Rake 0		- C	utloo	ker U	plift (onne	ection	Ē			Ex	005	ure	9 E
3-second	Speed gust (mph) gure 1.1)	90	95	100	105	110	115	120	130	140	150	160	170	180	195
Overhang Span (in.)	Outlooker Spacing (in.)						U <mark>plif</mark> t	Connect	tion Load	i (lbs)¹					
12	12	86	96	104	117	129	140	153	180	208	239	272	308	344	404
	16	115	128	139	156	172	187	204	240	278	319	363	411	459	539
	24	172	192	208	234	257	281	306	359	416	478	544	616	688	(e2
16	12	108	121	131	147	162	177	192	226	262	300	342	387	432	508
	16	144	161	175	196	216	235	256	301	349	401	456	516	576	677
	24	216	241	262	295	323	353	385	452	523	601	683	774	50	(e.
19.2	12	128	142	155	174	191	208	227	266	309	354	403	456 ²	510 ²	599
	16	170	190	207	231	254	278	302	355	411	472	537	608 ²	680 ²	798
	24	255	284	310	347	381	416	453	533	617	708	806 ²	Kes .	19	Kes
24	12	159	178	194	217	238	260	283	333	386 ²	443 ³	503 ⁴	570 ⁴	6374	748
	16	213	237	259	289	318	347	378	444	514 ²	590 ³	6714	760 ⁴	849 ⁴	(*)
	24	319	355	389	434	476	520	567	665²	771²	£5	32	2.22	12	123

- on inside face of walls with framing members larger than 2x4. It shall be permitted to locate the connector on the outside face of walls with 2x4 and larger framing.
- Wood structural panel sheathing with minimum 24/16 span rating required (minimum 7/16" nominal thickness).
- Wood structural panel sheathing with minimum 32/16 span rating required (minimum 15/32" nominal thickness).
- Wood structural panel sheathing with minimum 40/20 span rating required (minimum 19/32" nominal thickness).



able 3	for V	Vind	Load				.atera	l Con	necti	ons		Ex	pos	ure	e E
3-seco	rind Speed and gust (mph) e Figure 1.1)	90	95	100	105	110	115	120	130	140	150	160	170	180	195
Stud Spacing (in.)	Wall Height (ft)	C 10	Re	quired N	umber o	f 16d Cor	mmon Na	ils or 40	d Box Na	ils per St	tud to Pla	ate Conn	ection (p	lf) ¹	-0
	8	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	10	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	12	2	2	2	2	2	2	2	2	2	2	2	2	2	2
12	14	2	2	2	2	2	2	2	2	2	2	2	2	2	3
	16	2	2	2	2	2	2	2	2	2	2	2	2	2	3
	18	2	2	2	2	2	2	2	2	2	2	2	2	3	3
	20	2	2	2	2	2	2	2	2	2	2	2	3	3	3
Ĭ	8	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	10	2	2	2	2	2	2	2	2	2	2	2	2	2	3
	12	2	2	2	2	2	2	2	2	2	2	2	2	3	3
16	14	2	2	2	2	2	2	2	2	2	2	2	3	3	3
	16	2	2	2	2	2	2	2	2	2	2	3	3	3	4
	18	2	2	2	2	2	2	2	2	2	3	3	3	4	4
	20	2	2	2	2	2	2	2	2	2	3	3	3	4	5
	8	2	2	2	2	2	2	2	2	2	2	2	3	3	3
	10	2	2	2	2	2	2	2	2	2	2	3	3	3	4
	12	2	2	2	2	2	2	2	2	2	3	3	4	4	5
24	14	2	2	2	2	2	2	2	2	3	3	4	4	4	5
	16	2	2	2	2	2	2	2	3	3	3	4	4	5	6
	18	2	2	2	2	2	2	2	3	3	4	4	5	5	6
	20	2	2	2	2	2	2	3	3	4	4	5	5	6	7

able 3.6			nnec Assun									EX	pos	sur	e l
Wind Sp 3-second gus (See Figur	t (mph)	90	95	100	105	110	115	120	130	140	150	160	170	180	1.95
Roof Pitch	Roof Span (ft)					Re	quired Cap	acity of Ric	ige Connec	tion (plf) ^{1,2}	,3,4				
	12	.28	39	51	64	77	91	105	136	169	205	243	284	327	397
	16	37	52	68	85	103	121	141	182	226	274	325	379	436	529
	20	46	65	85	106	128	152	176	227	282	342	406	473	545	661
3:12	24	56	78	102	128	154	182	211	272	339	410	487	568	654	793
	28	65	91	119	149	180	212	246	318	395	479	568	663	763	925
	32	74	105	137	170	206	243	281	363	452	547	649	758	873	105
	36	83	118	154	192	231	273	316	409	508	616	730	852	982	119
	12	26	35	45	55	65	77	88	113	139	168	199	231	266	321
	16	35	47	60	73	87	1.02	118	150	186	224	265	308	354	428
127528	20	43	58	75	91	109	128	147	188	232	280	331	385	443	536
4:12	24	52	70	89	110	131	153	176	226	279	336	397	463	532	643
	28	61	82	104	128	153	1.79	206	263	325	392	464	540	620	750
	32	69	94	119	146	174	204	235	301	372	448	530	617	709	857
	36	78	105	134	164	196	230	264	338	418	504	596	694	797	964
	12	20 26	27 36	35 46	43 57	51	60	69	88	109 146	132 176	156 208	182 242	209	255
	16 20	33	45	58	71	68 85	100	92 115	118	182	220	260	303	279 348	421
5:12	20	40	45 54	69	85	102	119	138	177	219	264	312	364	418	506
3.12	28	46	63	81	99	119	139	161	206	255	308	364	424	488	590
	32	53	72	92	114	136	159	184	236	292	352	416	485	557	674
	36	60	61	104	128	153	179	207	265	328	396	468	545	627	758
	12	20	26	33	40	48	55	63	81	99	119	141	164	188	227
	16	27	35	44	54	63	74	85	108	133	159	188	218	250	302
	20	33	44	55	67	79	92	106	135	166	199	235	273	313	378
6:12	24	40	53	66	80	95	111	127	162	199	239	282	327	376	453
	28	47	61	77	94	111	129	148	188	232	279	329	382	438	529
	32	53	70	88	107	127	1.48	169	215	265	319	376	436	501	605
	36	60	79	99	121	143	1.66	190	242	298	358	423	491	564	580
	12	27	32	37	43	49	55	62	76	94	112	132	153	175	211
	16	36	43	50	57	65	73	82	102	125	149	176	204	233	281
	20	45	53	6.2	72	81	92	103	127	156	187	220	254	291	351
7:12-12:12	24	54	64	75	86	98	110	123	153	187	224	263	305	350	421
	28	62	74	67	100	114	129	144	178	218	261	307	356	408	491
	32	71	85	99	115	130	1.47	164	204	250	299	351	407	466	562
	36 connection requ	80	96	112	129	147	1.65	185	229	281	336	395	458	525	632

- 2 Tabulated connection requirements are based on total uplift minus the roof assembly dead load of 6 psf (0.6 x 10 psf = 6 psf).
- 3 Tabulated connection requirements are based on a 12 inch ridge connection spacing, for different ridge connection spacing, multiply the tabulated values by the appropriate multiplier below:
 - Ridge Connection Spacing (in.)
 12
 16
 19.2
 24
 48

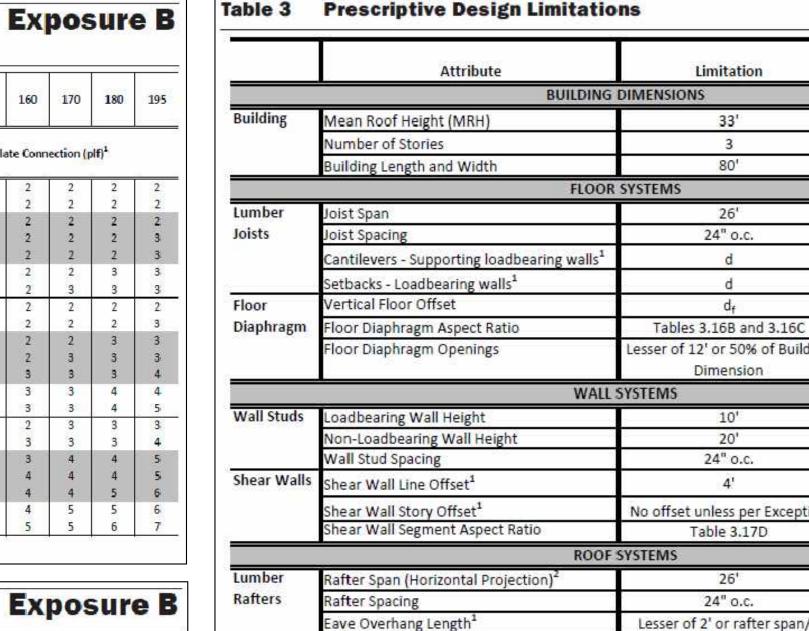
 Multiplier
 1.00
 1.33
 1.60
 2.00
 4.00
- For jack rafter uplift connections, use a roof span equal to twice the jack rafter length. The jack rafter length includes the overhang length and the jack span.

able 3.12A Roo	f Shea	thing	Req	uirem	ents	for W	ind L	oads			Ex	005	ure	e B
Wind Speed 3-second gust (mph) (See Figure 1.1)	90	95	100	105	110	115	120	130	140	150	160	170	180	195
					(Strengt			TURAL P. erpendicu		pports) ¹				
Rafter/Truss Spacing (inches, o.c.)	Minimum Panel Span Rating ³ (Minimum Nominal Panel Thickness, in.)													
12	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)
755	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0

(inches, o.c.)					(M	inimum I		Panel Th	3816	in.)				
12	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0
	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)
16	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0	24/0
	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)
19.2	24/0 (3/8)	24/0 (3/8)	24/0 (3/8)	24/16 (7/16)	24/16 (7/16)	32/16 (15/32								
24	24/0	24/0	24/0	2 4 /0	24/0	24/0	24/0	24/0	24/16	32/16	40/20	40/20	40/20	40/20
	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(3/8)	(7/16)	(15/32)	(19/32)	(19/32)	(19/32)	(19/32

					(0	new world I		HEATHIN For more	G support	s)				
Rafter/Truss Spacing (inches, o.c.)		1121		142		Minim	um Boar	d Thickne	ess (in.)		, .	1141		**
12	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8
16	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	5/8	3/4	3/4	3/4	3/4	3/4
19.2	5/8	5/8	5/8	5/8	5/8	5/8	5/8	3/4	3/4	3/4		1920	= 1	. 2
24	3/4	3/4	3/4	3/4	3/4	3/4	3/4	-						

- 1 Tabulated values assume a two-span continuous condition.
- 2 Strength axis is defined as the axis parallel to the face and back orientation of the flakes or the grain (veneer), which is generally the long panel direction, unless otherwise marked.
- 3 Minimim PS 1 or PS 2 panel span rating. Minimum nominal panel thickness for a given span rating is shown in parentheses.



¹ See exceptions.

Diaphragms

For roof snow loads, tabulated spans are limited to 20 ft.

Roof Diaphragm Aspect Ratio¹

oof Slope

Rake Overhang Length¹

Table 3.10A	Loads (neathing 7/16", PA	A.N	EL	G	=0	.5	0)		lui	ire	m	en	ts	fo	r V	Vir	1 d			:)	(F)()5	i	ır	e	:
	(Liescill)	LIVE AILEITIC	LIV	e L	U	auı	е.)L())																	- 1			
	3-second gust (m Figure 1.1)	nph)	9	90		95	1	00	10	05	1	1.0	1	15	1	20	13	10	14	10	15	0	1.6	0	17	0	180		195
			1					-		-				STR	ист	JRAI	SHE	ATH	ING			_		_		100			
			E	F	E	F	E	F	E	F	E	F	Ε	F	E	F	Ε	F	E	F	E	F	E	F	E	F	E	F	E F
Sheathing Location ¹	Refter/Truss Framing Specific Gravity, G	Refter/Truss Spacing (in.)						Max	imur	m Ne	sil Sp	ecin	ig for	r Bed	Com	mon	Naik	s, or	104	Box	Nails	(inc	hes,	0.2.)2.4				
MI SAYAN	0.49	12 15 19.2 24	6 6 6	12 12 12 12	9 9 9 9	12 12 12 12	6	12 12 12 12	20.0	12 12 12	6 6 6	12 12 12	6 6 6	12 12 12	6 6	12 12 12 12	9999	12 12 12 12	6 6 6	12 12 12 12	6	12 12 12 12		12 12 12 6	6	12 12 12 6	6	6	6 1 6 6 6 6
Interior Zone	0.42	12 16 19.2 24	6 6 6	12 12 12 12	6 6 6 6	12 12 12 12	6 6	12 12 12 12	6 6	12 12 12	6 6 6 6	12 12 12 12	6	12 12 12 12	6 6 6 6	12 12 12 12		12 12 12 12 6	6	12 12 12 6		12 12 6 6	6 6 6 6	12 6 6 6		12 6 6	6 :	1.2 6 6	6 6 6
	0.49	12 16 19.2 24	6 6 6	12 12 12 12	5 5 5 5	12 12 12 12	6	12 12 12 12	6	12 12 12 12	6 6 6	12 12 12 12	6 6 6	12 12 12	6 6 6	12 12 12 6	6 6 6 6	12 12 6 6	5 5 5 5	12 6 6	6 6	12 6 6	6 6	12 6 6	6 6 6	6 6 6	6	6	6 6
Perimeter Edge Zone	0.42	12 16 19.2 24	6 6 6 6	12 12 12 12	6 6 6 6	12 12 12 6	6	12 12 12 6	6	12 12 12 6	6 6 6 6	12 12 12	6 6 6	12 12 6	6 6 6	12 6 6	6699	12 6 6	6 6 6 4	6 6 4	6 4	6 6 4	6 4	6 6 4	4	4	6 4	6	4 4
Gable Endwall Rake or	0.49	-		6		6		6		6	31	6		6		5	6	-	6	-	- 6	_	6	_	6		4	ľ	4
Rake Truss with up to 9" Rake Overhang	0.42		Į į	6	. 3	6	. 3	6		6		6		6	1	5	6		6	5	4		4	ē	4		3		3
														E	OAF	D SI	IEAT	HING	1										
Sheathing S	ize	Rafter/Truss Spacing (in.)								18	Min	imun	n Nu	mbe	r of	Bd C	o muni	on N	sils	Per:	Supp	ort*	Š						

12-19.2 1x10 or Larger Sheathing E - Nail spacing at panel edges (in.) F - Nail spacing at intermediate supports in the panel field (in.) for roof sheathing within 4 feet of the perimeter edge of the roof, including 4 feet on each side of the roof peak, the 4 foot perimeter edge cone attachment requirements

STRUCTURAL MEMBER

2 For wind speeds greater than 130 mph, blocking is required which transfers lateral load to two additional joists (3 joists total).

3 See Table 3.10 for other fastener and sheathing combinations. 4 Tabulated values for 8d common and 10d box nails are applicable to carbon steel nails (bright or galvanized).

ROOF SLOPE

Flat or rise less than 4 inches per

Rise 4 inches per foot (1:3) to

Rise 12 inches per foot (1:1)

Interior walls and partitions

Lintels supporting masonry veneer walls*

and greater

less than 12 inches per foot (1:1)

USE	LIVE LOAD
Uninhabitable attics without storage [®]	10
Uninhabitable attics with limited storage® 0	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks ^e	40
Fire escapes	40
Guards and handrails ^d	200 ^h
Guard in-fill components ^f	50%
Passenger vehicle garages ^a	50*
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40*

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS^{b. o.}

STRUCTURAL MEMBER

PAUL RUSSO, A.I.A
ARCHITECT, P.C.
114 BIRCH HILL ROAD LOCUST VALLEY, NEW YORK 11560

NEW DWELLING OVER EXISTING FOUNDATION

REV NO. DESCRIPTION

Section

2.1.3.1 1.1.3.1a

1.1.3.1b

3.1.3.2a

3.1.3.2b

3.1.3.2c

3.1.3.2d

3.1.3.2e

3.1.3.2f

3.1.3.2g

3.1.3.3a

3.1.3.3a

3.1.3.3b

3.1.3.30

3.1.3.3d

3.1.3.3e

3.1.3.4a

3.1.3.4b

3.1.3.4c

3.1.3.4d

3.1.3.4e

3.1.3.4c

1.5:12 - 12:12

Lesser of 2' or outlooker length/2 Tables 3.16A and 3.16C 2.1a

2.1d

2.1i

2.1k

2.1**l**, 3.1b

2.1f

2.1g

(TEL) 516-671-5082 (FAX) 516-671-5915 www.russoarchitect.com MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION RESSA RESIDENCE 12 SOUTH COURT TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY

Over 600

DEFLECTION

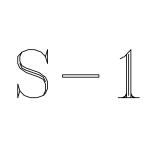
PORT WASHINGTON, NY 11050 516-510-7823 SECTION 5, BLOCK C, LOT 100

ANCHOR, NAILING & STRAPPING

Rafters having slopes greater than 3:12 with finished ceiling not attached to rafters L/180 H/180 Ceilings with brittle finishes (including plaster L/360 Ceilings with flexible finishes (including gypsum L/240 Exterior walls-wind loads2 with plaster or H/360 Exterior walls-wind loads^a with other brittle H1240 Exterior walls-wind loads? with flexible finishes H/120°

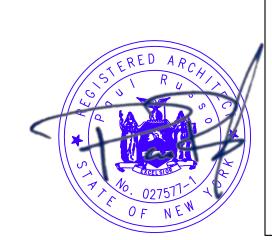
0 to 200

5/2024 SCALE: AS NOTED DRAWN: PR CHECKED: PR CAD FILE: 2023-49-4-S1



5/2024

DATE BY:



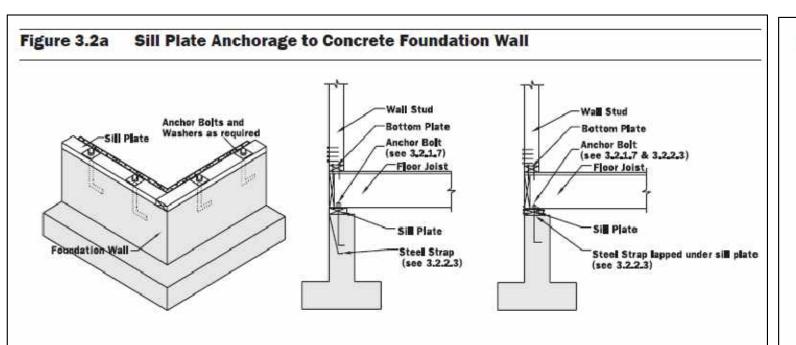
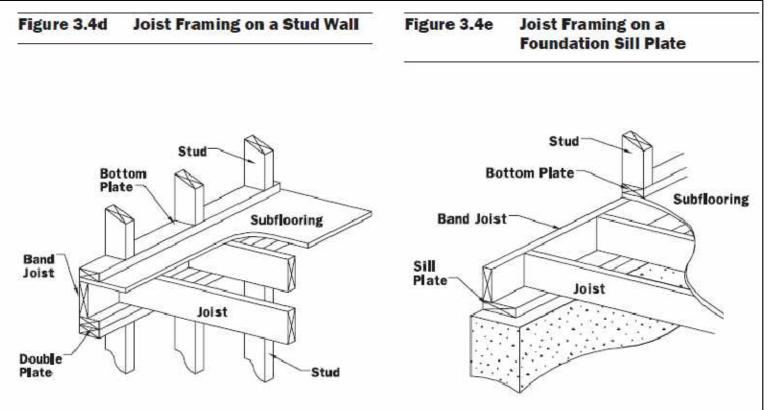
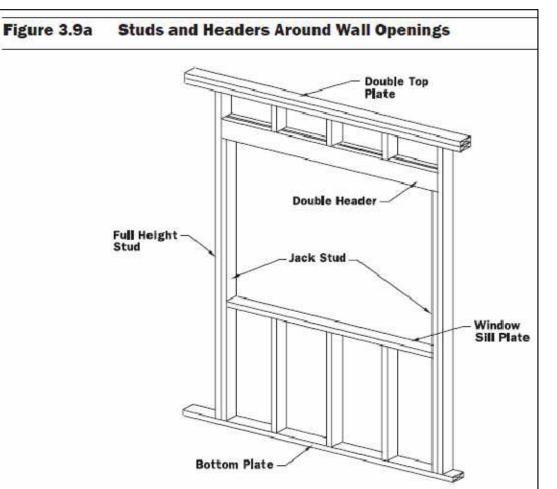
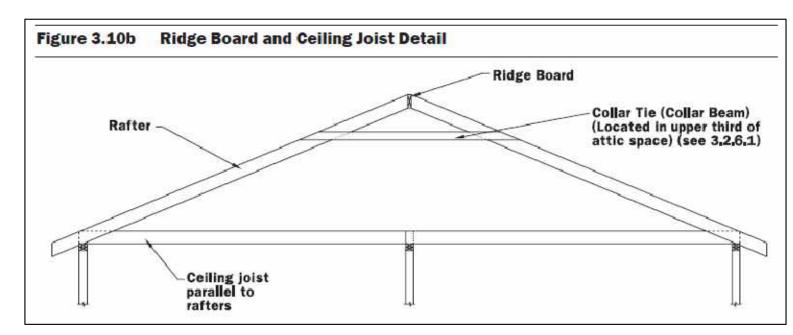


Figure 3.4a Joists Framing on a Solid Sawn Girder

Figure 3.4c Joists Framing on a Steel Beam

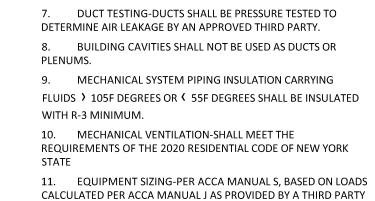






Ridge Board

Trimmer Rafter



2020 ENERGY CONSERVATION CONSTRUCTION CODE NOTES

AUTHORITY HAVING JURISDICTION SHALL BE PERMITTED TO DETERMINE AN ENERGY EFFICIENCY PROGRAM TO EXCEED THE

BUILDER AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED. CERTIFICATE SHALL COMPLY WITH IRC

ENERGY EFFICIENCY REQUIRED BY THIS CODE.

3. ATTIC OR CRAWL SPACE ACCESS SHALL BE

COMPONENTS AND VERIFY COMPLIANCE.

THIRD PARTY.

THE INSULATION ON THE SURROUNDING SURFACES.

ALL CONSTRUCTION SHALL COMPLY WITH THE 2020 ENERGY

CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE. THE

2. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE

WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO

INSTALLATION-THE COMPONENTS OF THE BUILDING

THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE WITH

TESTING-BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED HAVING LESS THAN OR EQUAL TO 3 AIR CHANGES

THE CRITERIA LISTED IN TABLE 402.4.1.1 WHERE REQUIRED BY CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL

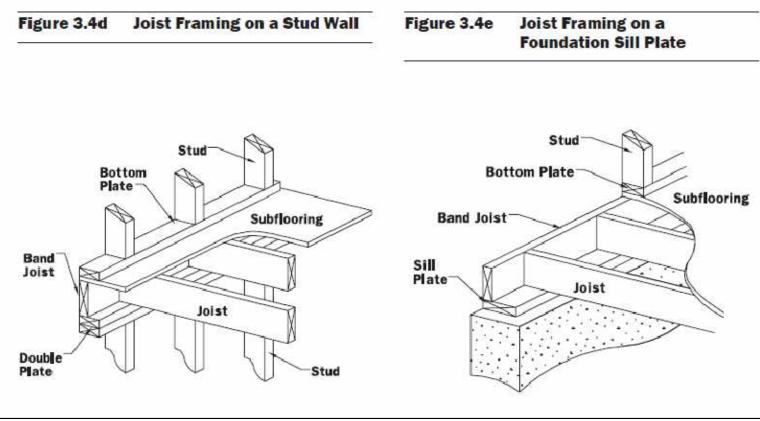
PER HOUR. TESTING SHALL BE CONDUCTED BY AN APPROVED

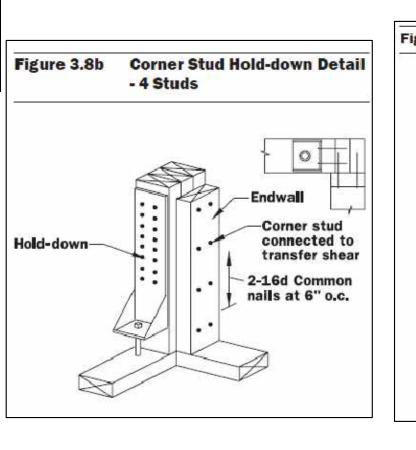
6. DUCTS-SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 @ 3" OR GREATER IN

6a. DUCT SEALING-DUCTS, AIR HANDLERS AND FILLER BOXES SHALL

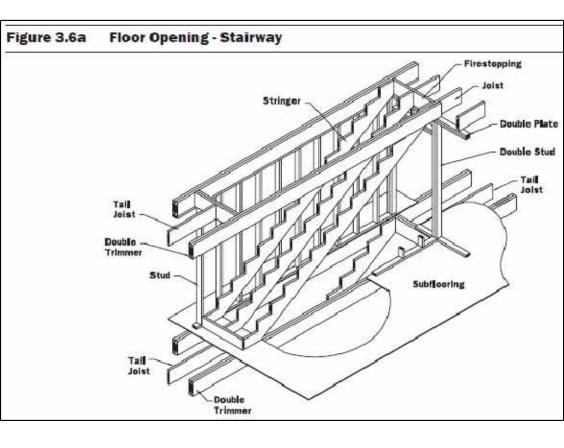
DIAMETER, AND R-6 @ DUCTS LESS THAN 3" IN DIAMETER.

- HERS RATER. 12. LIGHTING-A MINIMUM OF 90% OF PERMANENTLY INSTALLED FIXTURES MUST HAVE HIGH-EFFICACY LAMPS.
- 13. ALL HVAC, PLUMBING & ELECTRICAL SYSTEMS SHALL MEET THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, CHAPTER 11 ENERGY EFFICIENCY, 2020 MECHANICAL CODE OF NYS, 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUBMIT, IN DETAIL, THE DESIGN, CALCULATIONS, DRAWINGS, WRITTEN STATEMENTS OF THE MECHANICAL, AIR CONDITIONING, VENTILATION, HEATING SYSTEMS (NEW, EXISTING OR UPGRADED) STAMPED BY A PROFESSIONAL ENGINEER IF REQUIRED BY THE OWNER OR BUILDING DEPARTMENT.
- 14. ADDITIONS, ALTERATIONS, OR RENOVATION SHALL COMPLY WITH 2020 EXISTING BUILDING CODE OF NYS. UNALTERED PORTIONS OF THE EXISTING BUILDING ARE NOT REQUIRED TO COMPLY WITH THIS CODE.
- 15. MINIMUM ONE PROGRAMMABLE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM IN ACCORDANCE WITH SECTION N1103 CONTROL SYSTEMS.
- 16. ALL EXTERIOR WALL/FLOOR/CEILING JOISTS SHALL BE AIR SEALED AND INSULATED IN ACCORDANCE WITH TABLE R402.4.1.1. APPLY A FRESH BEAD OF CAULK TO THE TOP AND BOTTOM PLATE IMMEDIATELY PRIOR TO INSTALLING INTERIOR GYPSUM WALL





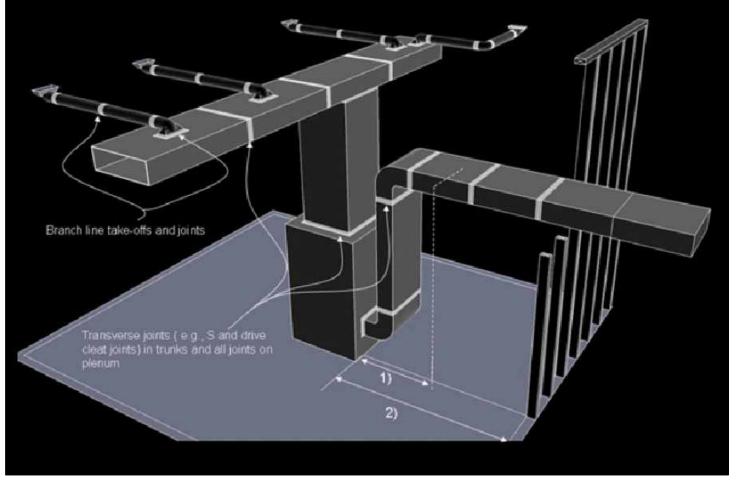
BATH TUB

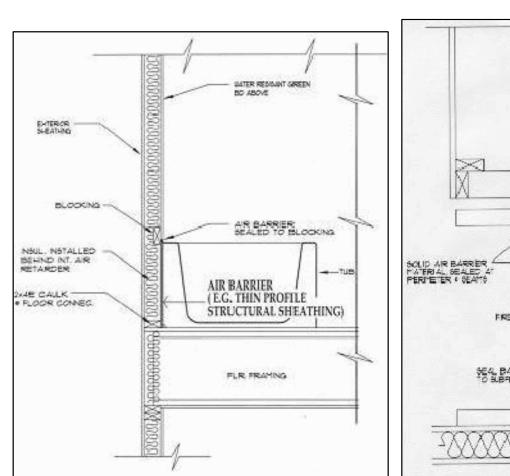


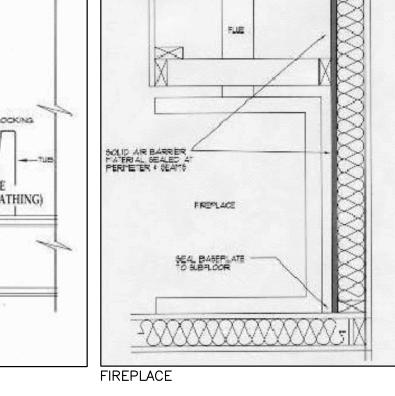
	Building Dimension of Wall Containing Top Plate Splice (ft)	Numer of 16d Common Nails per Each Side of Splice ^{1,2,3}
	12	5
	16	6
	20	8
	24	10
	28	11
	32	13
	36	14
	40	16
	50	20
	60	24
	70	28
	80	32
	 Tabulated splice top plate to top shall not have more than 2-16d Tabulated splice assume a build 	nails per 6".
	3 Top plates shall be a minimum o	f stud grade material.
	Top Plate Spl 	ice Length

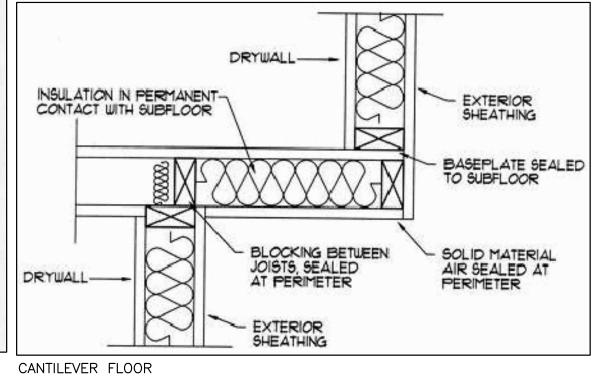


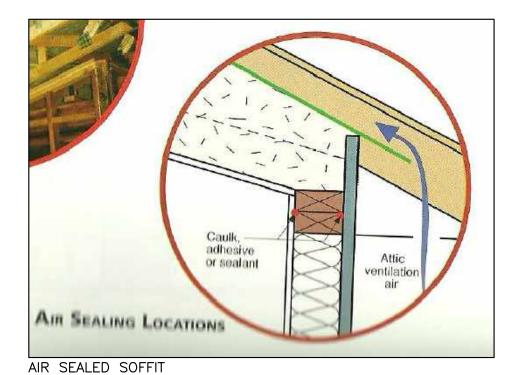
AIR SEALED WALL JOINTS













RESIDENTIAL ENERGY EFFICIENCY

Figure 3.11b Roof Openings - Gable Dormer

COMPONENT	AIR BARRIER AND INSULATION INSTALL AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
Oom Oraci	A continuous <i>air barrier</i> shall be installed in the building envelope.	native and regional fill and an in-
General requirements	The exterior thermal envelope contains a continuous air barrier.	Air-permeable insulation shall not be used as a sealing material.
	Breaks or joints in the air barrier shall be sealed.	
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, R-value, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and
	711	continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	No. of the second second second
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors, including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing; and shall extend from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	goly a madride to the
Narrow cavities		Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	_	In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing, or insulation, that on installation readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The <i>air barrier</i> installed at <i>exterior walls</i> adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	——————————————————————————————————————



NEW DWELLING OVER EXISTING FOUNDATION REV NO. DESCRIPTION

5/2024 DATE BY:

PAUL RUSSO, A.I.A.

ARCHITECT, P.C. 114 BIRCH HILL ROAD LOCUST VALLEY, NEW YORK 11560 (TEL) 516-671-5082 (FAX) 516-671-5915 www.russoarchitect.com

RESSA RESIDENCE 12 SOUTH COURT PORT WASHINGTON, NY 11050 516-510-7823 SECTION 5, BLOCK C, LOT 100

FRAMING INSULATION AND DETAILS

5/2024 DATE: SCALE: AS NOTED PR CAD FILE: 2023-49-4-S1

DRAWN: CHECKED: PR PROJECT: 2023-49

DUCT SEALING REQUIREMENTS

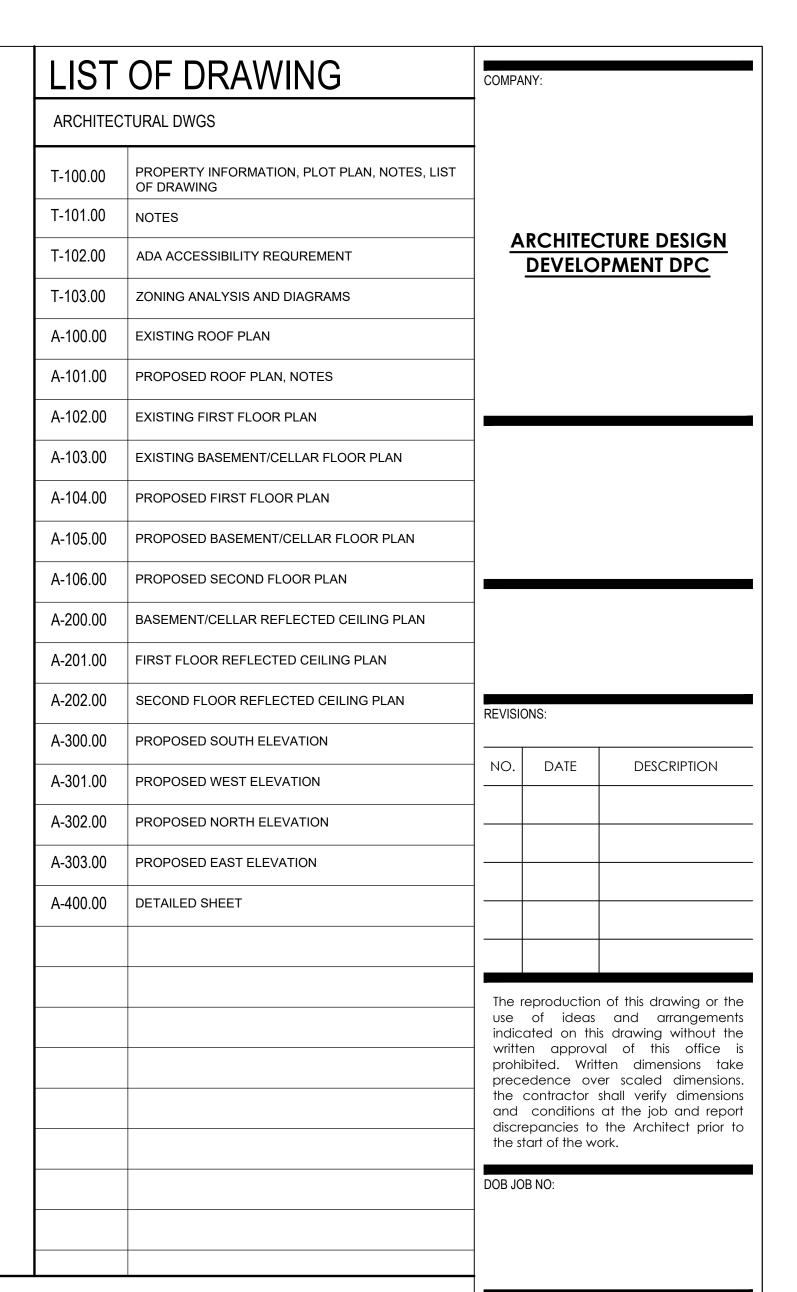
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

KEY PLAN BELMONT (50'WIDE) DRIVE SOUTH S.78°50'03"E. — 110' OPEN PORCH - AREA OF WORK (2ND FLOOR ADDITION AND ONE-STORY FRONT PORCH) SETBACK FROM ____EL 130.15 6' WOOD FENCE I.U. WILLETS (60' WIDE) ROAD SITE PLAN DATA ABSTRACTED FROM SURVEY PERFORMED BY LMF LAND SURVEYING, P.C. ON AUGUST 14, 2023

#21566

HOME ADDITION AND RENOVATION 10 BELMONT DRIVE SOUTH,

ROSLYN HEIGHTS 11577



Self-point Sel	SYMBOLS	3	CODE INFORMATION	ABBREVIATIONS AND MATERIALS	PROJECT:
PROPERTY INFORMATION	F	EXISTING WALL TO REMAIN EXISTING WALL TO REMOVE DETAIL TAG DRAWING NUMBER SHEET NUMBER		ANCHOR BOLT AB AREA A BASEMENT BSMT BATHROOM BATH CONCRETE MASONRY UNIT	10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577
STREET		$lackbox{}{f Y}$		BUILDING BLDG EARTH CLOSET CL CONCRETE CONC	DRAWING TITLE:
DESCRIPTION			LOT 45	CONSTRUCTION MANAGER CM DIMENSION DIM DISHWASHER DW	PROPERTY INFORMATION, LEGEND, LIST OF DRAWINGS
PRESENT NOTE PROPERTY NOTE			ZONING R-AA	EXISTING EX'G EXTERIOR FINISH EXISTING RIGID INSULATION RIGID INSULATION RIGID INSULATION RIGID INSULATION RIGID INSULATION	SEAL AND SIGNATURE:
SO DOOR S S OWN ONLY S OWN OWN OF THE SENSOR				GARAGE GR GENERAL CONTRACTOR GC GLASS GL	ERED ARO
**************************************		DOOR#		HARDWARE HDW MANUFACTURER MFG MAXIMUM MAX WOOD	CS VING XU
DISCALIMER NOTE THIS PLANIS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SPECIF	\$ \$ _M \$ ₂	MOTION SWITCH 2-WAY SWITCH	ALTERATION 2 INTERIOR RENOVATION AND HOME ADDITION (1349 SQ FT). NO CHANGE IN USE,	MISCELLANEOUS MISC ON CENTER OC PREFABRICATED PREFAB PROPERTY LINE PL REVISION REV ROOM RM	0 Q40601 Q
WIDE FLANGE WF WITH W/			THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTER SHOWN ARE NOT TO BE	SCHEDULE SCH SECTION SECT SHEET SHT SPECIFICATION SPEC SQUARE FOOT SF STAIRS STR STANDARD STD SWITCH S TYPICAL TYP UNLESS OTHERWISE NOTED UON UTILITY ROOM UTIL RM VESTIBULE VEST WASHING MACHINE W WATER RESISTANT WR WATER RESISTANT WR WATER RESISTANT WR WATER STRIPPING WS WEEPHOLE WH	04/10/2024 PROJECT NO: 23262 DRAWN BY: B CHECK BY: Y SCALE: AS NOTED

SPECIFICATIONS

DIVISION 1 - GENERAL REQUIREMENT

GENERAL CONDITIONS

- 1. THE GENERAL CONDITIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS FOR THE CONSTRUCTION OF INTERIORS, LATEST EDITION, IS HEREBY MADE PART OF THIS CONTRACT AS IF THEY WERE PRINTED HEREIN IN FULL.
- 1.1. CONTRACTOR SHALL PROVIDE THE LANDLORD WITH APPLICABLE CERTIFICATES OF INSURANCE, GENERAL LIABILITY AND COMPLY WITH THE AMOUNTS OF SUCH INSURANCE COVERAGE REQUIRED TO WORK IN THE BUILDING.
- 1.2. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE OWNER. TENANT AND JOB SITE AGAINST FIRE AND DAMAGE.
- 1.3. CONTRACTOR SHALL SUBMIT A MECHANICAL LIEN RELEASE FOR ALL TRADES AFTER THE FIRST REQUISITION AND WAIVER OF LIEN FROM ALL SUBCONTRACTORS PRIOR TO FINAL APPLICATION FOR PAYMENT.
- 1.4. CONTRACTOR SHALL CAUSE THE BUILDING OWNER, TENANT, AND THE ARCHITECT, THEIR AGENTS AND ASSIGNS, TO BE HELD HARMLESS FROM ALL LIABILITIES RESULTING FROM ANY AND ALL SITUATIONS WITH RESPECT TO THE WORK.
- 1.5. CONTRACTOR SHALL CHECK JOB SITE CONDITIONS, INCLUDING MEASUREMENTS BEFORE ORDERING ANY MATERIALS OR PERFORMING ANY WORK. ANY DISCREPANCY, VARIANCE, OR INCONSISTENCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR
- 1.6. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY AND REASONABLY INFERABLE FOR THE PROPER COMPLETION OF THE WORK OF ALL TRADES.
- 1.7. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL COOPERATE WITH OTHER TRADES NOT SPECIFICALLY PART OF THIS CONTRACT.
- 1.8. ALL WORK CALLED FOR ON PLANS, IN NOTE, AND SPECIFICATIONS OR AS REQUIRED TO COMPLETE THIS CONTRACT, MUST COMPLY WITH ALL RULES AND REGULATIONS OF ALL MUNICIPAL AGENCIES HAVING JURISDICTION TO ALL DEPARTMENT OF BUILDING WORK RULES AND TO ALL SPECIFIC RULES AND REGULATIONS OF THE PARTICULAR BUILDING IN WHICH THE WORK IS LOCATED, AS WELL AS THE LEASE SPECIFICATIONS BETWEEN THE TENANT AND THE LANDLORDS.

- 1. GENERAL CONTRACTOR SHALL SUBMIT HIS PROPOSAL BASED ON EXECUTING ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL SHALL BE DONE BEFORE AND AFTER BUILDING OFFICE HOURS.
- 2. GENERAL CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENT WITH BUILDING MANAGER FOR USE OF ELEVATOR SERVICE, AND SHALL
- PAY ALL OVERTIME FOR ELEVATOR SERVICE REQUIRED. NO MATERIAL OR EQUIPMENT SHALL BE CARRIED UNDER OR ON TOP OF ELEVATORS. 3. ALL LIGHTING FIXTURES, DOORS, BUCKS, HARDWARE, PLUMBING FIXTURES, PIPES, SWITCHES AND OTHER ITEMS WHICH ARE NOT TO BE
- REUSED BY TENANT IN THE NEW CONSTRUCTION, AND ARE SALVAGEABLE, SHALL BE RETURNED TO THE BUILDING UPON REQUEST. ALL ITEMS NOT BEING REUSED OR RETURNED TO THE BUILDING SHALL BE REMOVED FROM THE PREMISES. 4. GENERAL CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT DUST BEING A NUISANCE TO THE TENANTS WHILE DEMOLITION
- AND CONSTRUCTION ARE IN PROGRESS.
- 5. GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING OBJECTS DESIGNATED TO REMAIN AND IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE APPROVAL OF ARCHITECT AT NO ADDITIONAL COST TO THE
- 6. GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTING THROUGHOUT THE START OF DEMOLITION THROUGH.
- 7. GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTING THROUGHOUT THE START OF DEMOLITION THROUGH.

CONSTRUCTION CLEANING

- GENERAL CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL AND RUBBISH INCLUDING CARPET SCRAPS, AND AT THE COMPLETION OF THE WORK, HE SHALL REMOVE ALL DEBRIS. THE PREMISES ARE TO BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.
- 2. GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN OUT DEBRIS AND VACUUM CLEAN WITHIN THE CONVECTOR ENCLOSURE BEFORE THESE UNITS ARE PAINTED OR A FINISH FLOOR IS INSTALLED.
- 3. GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN BASE, VIEWABLE WINDOWS METAL FRAMES, MAIL CHUTE, ALL DOORS AND CONVECTOR ENCLOSURE, ETC., PRIOR TO LEAVING THE JOB.

PATCHING AND CUTTING

- 1. EACH CONTRACTORS SHALL DO ALL CUTTING, FITTING AND PATCHING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY, AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS SHOWN UPON OR REASONABLY IMPLIED BY THE DRAWINGS AND NOTES.
- GENERAL CONTRACTOR SHALL PROVIDE ALL FLOOR CUTOUTS AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL
- 3. ALL DAMAGED SURFACES SUCH AS FLOOR SLAB, CONVECTOR ENCLOSURES, DRAPERY POCKETS, ETC., SHALL BE REPAIRED TO THE SATISFACTION OF THE ARCHITECT.
- 4. ALL DAMAGED EXISTING AREAS TO REMAIN AND EXISTING AREA AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHALL BE PREPARED AND/OR PATCHED AS REQUIRED TO MATCH IMMEDIATE EXISTING ADJACENT AREAS IN MATERIAL, FIRE RATING, FINISH AND COLOR, UNLESS OTHERWISE NOTED.

- GENERAL CONTRACTOR SHALL PROTECT EXISTING CARPET THAT IS TO REMAIN AND/OR PROTECTION SHALL CONSIST OF
- SEVERAL LAYERS OF BUILDING CONSTRUCTION PAPER OR EQUIVALENT. 2. GENERAL CONTRACTOR SHALL PROTECT ACCESS AREAS TO FLOOR TO REDUCE POSSIBILITY OF DAMAGING ADJACENT AREAS. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR PUBLIC CORRIDORS, ELEVATORS, LOBBIES, ETC., THAT ARE USED BY HIM.
- AIR CONDITIONING SYSTEM. 4. GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING TO REMAIN, EXISTING RELOCATED OR NEW ITEMS IN PREMISES

3. GENERAL CONTRACTOR SHALL PROTECT EXISTING A/C VENTS TO PREVENT DUST AND DEBRIS FROM ENTERING BUILDING

THROUGHOUT THE PERIOD OF CONSTRUCTION. 5. ALL WORK SHALL BE PROTECTED FROM DAMAGED, STAINED OR IMPERFECTIONS AT ALL TIMES. DAMAGED, STAINED, OR IMPERFECT MATERIALS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ARCHITECT, TO THE ARCHITECT'S SATISFACTION, WITHOUT COST TO OWNER.

SUBMITTALS

- 1. PRIOR TO EACH SUBMITTAL, CAREFULLY REVIEW AND COORDINATE ALL ASPECTS OF EACH ITEM BEING SUBMITTED.
- 2. VERIFY THAT EACH ITEM AND THE SUBMITTAL FOR IT CONFIRM IN ALL RESPECTS TO THE SPECIFIED REQUIREMENTS.
- 3. SHOP DRAWINGS: MAKE SHOP DRAWINGS ACCURATELY TO SCALE SUFFICIENTLY LARGE TO SHOW ALL PERTINENT ASPECTS OF THE ITEM AND ITS METHOD OF CONNECTION TO THE WORK.
- 4. MANUFACTURES LITERATURE: WHERE SUBMITTED LITERATURE FROM MANUFACTURES INCLUDES DATA NOT PERTINENT TO THE SUBMITTAL, CLEARLY SHOW WHICH PORTIONS OF CONTENTS ARE BEING SUBMITTED FOR REVIEW.
- 5. SAMPLES: SUBMIT AND IDENTIFY SAMPLES IDENTICAL TO THE ITEMS PROPOSED TO BE PROVIDED. UNLESS OTHERWISE SPECIFIED SUBMIT SAMPLES IN THE QUANTITY TO BE RETURNED, PLUS ONE WHICH WILL BE RETAINED BY THE ARCHITECT.
- 6. ACCOMPANY EACH SUBMITTAL WITH A LETTER OF TRANSMITTAL. CONSECUTIVELY NUMBER EACH SUBMITTAL AND RE-SUBMITTAL. IDENTIFY EACH SUBMITTAL WITH THE NAME OF THE PROJECT, CONTRACTOR'S NAME, SUB-CONTRACTOR'S NAME. MAINTAIN AND MAKE AVAILABLE TO THE ARCHITECT A LOG SHOWING THE CURRENT STATUS OF ALL SUBMITTALS.
- 7. CONTRACTOR SHALL SUBMIT AND ADHERE TO A SCHEDULE INDICATING PROPOSED DATES OF REQUIRED SUBMITTALS. MAKE SUBMITTAL FAR ENOUGH IN ADVANCE OF SCHEDULED DATES FOR INSTALLATION TO PROVIDE TIME REQUIRED FOR REVIEWS, FOR SECURING NECESSARY APPROVALS, FOR POSSIBLE REVISIONS AND RE-SUBMITTALS, AND FOR PLACING ORDERS AND SECURING DELIVERY.
- 8. ALL CHARGES IN CONNECTION WITH THE DELIVERY OF SHOP DRAWING AND PRODUCT DATA TO THE ARCHITECT, SUB-CONTRACTOR AND TO THEIR TRADES SHALL BE PAID BY THE CONTRACTOR.
- 9. THE SCHEDULE OF SUBMITTALS INCLUDES, BUT NOT LIMITED TO THE FOLLOWING:
- ARCHITECTURAL WOODWORK
- DOORS AND HARDWARE
- LIGHT FIXTURES
- FINISHES; FLOORING, CEILING SYSTEM, PAINT, WALL COVERING
- MECHANICAL EQUIPMENT
- ELECTRICAL FIXTURES AND EQUIPMENT
- PLUMBING FIXTURES AND EQUIPMENT

DIVISION 2 - SITE WORK

- **DIVISION 3 CONCRETE**
- **DIVISION 4 MASONRY**
- DIVISION 5 METAL **DIVISION 6 - WOOD AND PLASTIC**

ARCHITECTURAL WOODWORK

- 1. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF CABINET CONTRACTOR.
- ALL CABINET ATTACHED TO PREMISES SHALL COMPLY WITH THE APPLICABLE CODES.
- ALL FINISHED CABINET WOOD AND FINISHES SHALL BE AS NOTED ON DETAIL DRAWINGS CONCERNED.
- 4. THE CABINET CONTRACTOR SHALL SHOP-PRIME ALL ITEMS SHOWN ON DETAIL DRAWINGS CONCERNED. THE CABINET CONTRACTOR SHALL FIELD TOUCH-UP ALL CABINETWORK AS REQUIRED.
- ALL PLASTIC LAMINATE FINISHED SURFACES SHALL HAVE PLASTIC LAMINATE BACKING AS REQUIRED.
- 6. ALL SHELVES SHALL BE 3/4" PLYWOOD VENEERED, AS NOTED ON DRAWINGS, WITH HARDWOOD EDGE TO MATCH THE VENEERS USED, UNLESS OTHERWISE NOTED. ANY SHELVING WIDER THAN 4'-0" SHALL HAVE A CENTER SUPPORT.
- 7. CABINET CONTRACTOR SHALL PROVIDE ALL BLOCKING INCLUDING THAT CONCEALED BY THE WORK OF OTHER TRADES, REQUIRED TO SUPPORT HIS FINISH WORK.
- 8. THE CABINET CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
- 9. THE CABINET CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND APPROVAL. 10. WHERE MEMBERS ARE MITERED OR BUTTED, THEY SHALL BE JOINED AND SECURED IN A MANNER TO INSURE AGAINST THE JOINT
- 11. ALL FINISHED WORK SHALL, AS FAR AS PRACTICAL, BE ASSEMBLED AND FINISHED IN THE SHOP AND DELIVERED TO THE BUILDING
- READY TO ERECT IN PLACE. 12. ALL OF THE WORK SHALL BE FABRICATED, ASSEMBLED, FINISHED AND ERECTED IN THE METHOD KNOWN TO THE CABINET TRADE.

SURFACES SHALL BE TRUE, STRAIGHT AND FREE FROM MACHINE AND TOOL MARKINGS, BRUISES, INDENTATIONS, CHIPS OR

- 13. WHERE FILES ARE SHOWN AS BEING SET INTO CABINETWORK, THE CABINET CONTRACTOR SHALL SET AND BOLT ALL FILES
- 14. ALL NEW WOOD TO BE FIRE RETARDANT TO COMPLY WITH APPLICABLE CODES. FABRICATE ALL CABINETRY AND MILLWORK TO THE "PREMIUM" GRADE STANDARDS OF AWI SECTION N 400.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

DIVISION 8 - DOORS AND WINDOWS

STEEL DOORS AND FRAMES

- 1. STEEL DOORS TO BE MANUFACTURED FROM COMMERCIAL QUALITY, LEVEL, COLD-ROLLED STEEL, FACE SHEETS
- 2. 18 GAUGE MIN., MIN. DOOR THICKNESS 1-3/4" SOUND DEAD ENDED TOP AND BOTTOM EDGES CLOSED, BEVELED EDGE PROFILES ON BOTH VERTICAL EDGES.
- 3. STEEL FRAMES TO BE UL LABELED FRAMES AND NON-LABELED FRAMES AS NOTED IN DOOR SCHEDULE AND SHALL BE COMMERCIAL GRADE COLD-ROLLED STEEL OF 16 GAUGES MIN. ALL FRAMES TO HAVE CONCEALED FASTENERS, 5/8" HIGH INTEGRAL STOPS. FRAMES TO BE FULL SEAM AND FACE WELDED AND GROUND SMOOTH.
- 4. ACCESSORIES: PROVIDE ALL THE NECESSARY HARDWARE REINFORCEMENT, 12 GAUGE EXCEPT HINGE AND PIVOT REINFORCEMENTS 7 GAUGE; DOOR SILENCERS, PLASTER GUARDS, ANCHORS AND ALL OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.

WOOD DOOR AND FRAME OPENINGS

- 1. FRAME OPENINGS SHALL BE PLUMB, STRAIGHT, AND TRUE WITH HORIZONTAL LINES LEVEL AND ALL VERTICAL LINES PLUMB. DOOR SHALL BE SECURED RIGIDLY IN PLACE AND SHALL BE ANCHORED TO THE FLOORS, JAMBS AND HEADS IN AN APPROVED MANNER. ALL FRAMED OPENINGS SHALL BE BRACED SECURELY TO ADJACENT CONSTRUCTION TO ATTAIN SUFFICIENT STRENGTH TO MAINTAIN THE DOOR OPERATION DURING NORMAL USE.
- INSTALLATION OF DOOR OPENINGS SHALL INCLUDE ALL SPACER CLIPS, SHIMS, CHANNEL LINTELS AND SUB-FRAMES AS REQUIRED.
- 3. DOORS SHALL BE INSTALLED PLUMB AND TRUE AND SHALL OPERATE FREELY WITHOUT BINDING.
- 4. DOORS AND FRAMES SHALL CONFORM TO APPLICABLE AWI, API, ASTM AND ASI STANDARDS. REFER TO DRAWINGS FOR DOORFRAME DIMENSIONS AND CONSTRUCTION DETAILS.

ROLL-UP DOORS ACCESS DOORS & PANELS

- 1. PROVIDE ACCESS DOOR AND FRAME AS INDICATED ON THE DRAWINGS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: SHUT OFF AND BALANCING VALVE FIRE DAMPER, POINT OF DUCT ACCESS, CONTROLS OF MECHANICAL AND ELECTRICAL PANEL, AUTOMATIC DAMPER AND MOTOR.
- 2. ASSEMBLY SHALL BE AN INTEGRAL UNIT COMPLETE WITH ALL PARTS AND READY FOR INSTALLATION.
- 3. PROVIDE ACCESS DOORS WITHOUT EXPOSED FRAMES AND FLUSH WITH ADJACENT SURFACES.

WINDOW TREATMENT

1. BUILDING STANDARD OF WINDOW TREATMENT SHALL BE INSTALLED BY THE GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED.

GLASS & GLAZING

- 1. ALL GLASS BELOW 18"A.F.F. SHALL BE TEMPERED GLASS. **DIVISION 9 - FINISHES**

GYPSUM DRYWALL

- 1. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL PARTITIONS TO MEET BUILDING REGULATIONS AND AS DESIGNATED ON
- 2. ALL DIMENSIONS GIVEN FOR PARTITIONS ARE FROM FINISH SURFACE TO FINISH SURFACE UNLESS OTHERWISE INDICATED. DRAWINGS ARE NOT TO BE SCALED.
- 3. GENERAL CONTRACTOR IS TO PREPARE THE JOB SITE PARTITION LAYOUT FOR APPROVAL BY THE ARCHITECT PRIOR TO ERECTING
- PARTITIONS. 4. ALL DEFECTIVE PLASTER AND/OR DRYWALL ON COLUMNS AND EXISTING WALLS SHALL BE SNAPPED OUT AND/OR PATCHED FREE OF
- ALL IRREGULARITIES AND SHALL MATCH ADJACENT WALLS IN FINISH AND THICKNESS. 5. ALIGNMENT OF NEW DRYWALL CONSTRUCTION TO EXISTING WALLS AND COLUMNS SHALL BE DONE IN A MANNER AS TO VISIBLY ELIMINATE THE POINT OF CONTACT OR JOINT OF NEW AND EXISTING MATERIALS BY SHEATHED OVER OUTER LAYER OF GYPSUM BOARD TO EXISTING WALL AND/OR COLUMN.
- 6. METAL CORNER BEADS SHALL BE USED AT ALL EXPOSED OUTSIDE CORNERS ON ALL DRYWALL PARTITIONS. METAL CASING BEAD SHALL BE USED WHEREVER DRYWALL BULLS ANOTHER SURFACE OR TO PREVENT AN UNFINISHED EDGE. BOTH OF THESE SHALL RECEIVE SPACKLE.
- 7. WHERE INTERFERENCE CAUSED BY EXISTING DUCTWORK PREVENTS SECURING METAL STUDS TO SLAB -SECURE STUDS TO BLACK IRON AND SECURE BLACK IRON TO SLAB IN AN APPROVED METHOD.
- 8. WHERE NEW PARTITIONS INTERSECT CONVECTOR ENCLOSURES, CONTRACTOR SHALL CONFORM TO BUILDING REQUIREMENTS AND PROVIDE SOUND BAFFLES INSIDE ENCLOSURE BETWEEN DIVIDED AREAS.
- 9. FLOOR AND CEILING RUNNERS AND METAL STUDS ARE TO BE SECURELY ATTACHED. METAL STUDS 16" O.C. TO STRUCTURE ABOVE,
- 10. ALL DEFECTIVE PLASTER OR DRYWALL CORNER BEADS SHALL BE REMOVED AND REPLACED WITH NEW.
- 11. GENERAL CONTRACTOR SHALL DOUBLE UP METAL STUDS AT ALL DOORS, UNLESS OTHERWISE NOTED.
- 12. NO PARTITION SHALL BE ATTACHED TO CORE WALLS. PROVIDE NEOPRENE GASKET BETWEEN PARTITION AND CORE WALL
- 13. THE SPACE AROUND PIPE, DUCTS, ETC. PENETRATING RATED WALLS, SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH THERMAL FIBER FIREPROOFING MANUFACTURED BY U.S. GYPSUM COMPANY OR APPROVED EQUAL AND BE CLOSED OFF BY CLOSE FITTING METAL ESCUTCHEONS ON BOTH SIDES OF CONSTRUCTION AS REQUIRED BY APPLICABLE CODES. THE INSTALLATION OF ALL REQUIRED FIRE STOPPING SHALL BE SUBJECT TO CONTROL INSPECTION REQUIREMENTS AS PER APPLICABLE CODES. APPROVED MINERAL WOOL OR EQUIVALENT NON-COMBUSTIBLE FIREPROOFING SHALL BE TIGHTLY PACKED INTO ALL VOIDS AND IN VOIDS BETWEEN TOP PARTITION CHANNEL AND RIBBED STEEL DECKING OF THE FLOOR SLAB ABOVE.
- 13. METAL STUDS SHALL BE IN ROLLED FORMED CHANNEL TYPE SECTIONS OF U.S.S. NO. 20 AND 25 GAUGE AS INDICATED IN DRAWINGS, GALVANIZED SHEET STEEL, 2-1/2 INCHES WIDE, OR AS INDICATED IN DRAWINGS AND IN THE LONGEST ONE PIECE LENGTHS AVAILABLE.
- 14. GYPSUM WALLBOARD SHALL BE GRADE "X" FIRE-RETARDANT WALLBOARD 48 INCHES AND OF 5/8-INCH THICKNESS OR AS INDICATED ON THE CONTRACT DRAWINGS AND SHALL BE OF UNIFORM QUALITY CONFORMING TO ASTM C36.
- CONFORMING TO ASTM C36. 16. WALLBOARD USED IN FIRE RATED PARTITIONS SHALL BE DELIVERED TO THE CONSTRUCTION SITE BEARING UNDERWRITERS

15. GYPSUM WALLBOARD SHALL BE GRADE W/R, WATER RESISTANT WALLBOARD AT PANTRIES AND SHALL BE OF UNIFORM QUALITY

- 17. CEILING AND FLOOR RUNNERS SHALL BE ROLL FORMED CHANNEL TYPE SECTIONS FABRICATED OF U.S.S. NO. 25 GAUGE, GALVANIZED STEEL. RUNNERS SHALL BE IN 10'-0" LENGTHS AND SHALL MATCH THE STUDS.
- 18. TRIM MEMBERS SHALL BE FABRICATED OF U.S.S. NO. 25 GAUGES GALVANIZED STEEL AND SHALL INCLUDE CORNER REINFORCEMENT AND CASTING TYPE EDGE TRIM.

- 1. GENERAL CONTRACTOR SHALL PROVIDE HUNG CEILING SYSTEM TO MATCH EXISTING AS SHOWN ON THE ARCHITECT'S
- 2. CEILING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS, BUILDING DEPARTMENT REQUIREMENTS AND ALL APPLICABLE CODES.
- 3. GENERAL CONTRACTOR SHALL PROVIDE AND IDENTIFY ALL CEILING ACCESS PANELS IN CEILING TO FURNISH ACCESS FOR INSPECTION MAINTENANCE TO ALL AIR-CONDITIONING, PLUMBING, TELEPHONE AND ELECTRICAL CONTROL REQUIRING
- 4. PRIOR TO CLOSING UP ANY CEILING, ALL PLENUM SYSTEMS (HVAC, SPRINKLER, PLUMBING AND ELECTRICAL), SHALL BE INSPECTED AND WHERE REQUIRED, TESTED BY BUILDING MANAGEMENT (IF REQUIRED) AND BY AUTHORITIES HAVING JURISDICTION TO INSURE THEIR PROPER INSTALLATION AND FUNCTION.
- 5. CEILING IN CLOSET SHALL BE OF THE SAME HEIGHT AND CONSTRUCTION AS THAT OF ADJOINING SPACE UNLESS OTHERWISE NOTED.
- 6. GENERAL CONTRACTOR SHALL PROVIDE CUTS AND OTHER SPECIAL PROVISIONS IN CEILING AS REQUIRED FOR LIGHTING CARPET TILE FIXTURES, REGISTERS, DIFFUSERS AND OTHER INSERTED ITEMS. GYPSUM DRYWALL SUSPENDED
- 1. BLACK IRON 1-1/2" COLD ROLLED CARRYING CHANNELS SHALL BE SECURELY SUPPORTED BY 1/4" DIAMETER ROD HANGERS FASTENED TO THE OVERHEAD STRUCTURAL SLAB, CHANNELS SHALL BE SPACED ON CENTER MAX. AND AS REQUIRED TO ADEQUATELY SUPPORT LIGHT FIXTURES, DRAPERY POCKET AND THE CEILING ASSEMBLY. PROVIDE
- CEILING CLIPS AND INSERTS TO RECEIVE HANGERS, TYPE AS RECOMMENDED BY MANUFACTURE. 2. SUSPENSION SYSTEM MANUFACTURE, SIZED FOR PULLOUT RESISTANCE OF NOT LESS THAN 5 TIMES THE HANGER DESIGN
- 3. CEILING SUSPENSION SYSTEM SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND SHALL CONFORM TO ASTM C635.
- 4. A WATER RESISTANT SEALANT AS RECOMMENDED BY GYPSUM BOARD MANUFACTURER FOR SEALING CUT EDGES AND HOLES IN WATER RESISTANT GYPSUM BOARD SHALL BE USED.

ACOUSTIC CEILING

- ACOUSTIC TILE SHALL BE AS NOTED ON FINISH SCHEDULE.
- 2. BLACK IRON CARRYING CHANNELS SHALL BE SECURELY SUPPORTED BY HANGERS FASTENED TO THE OVERHEAD STRUCTURAL MEMBERS, CHANNELS SHALL BE SPACED AS REQUIRED TO ADEQUATELY SUPPORT LIGHT FIXTURES, DRAPERY POCKET AND THE ACOUSTIC CEILING ASSEMBLY.
- 3. CEILING TILE SHALL BE INSTALLED IN A TRUE AND EVEN PLANE, BUTT JOINTS TIGHTLY TOGETHER, INSTALL METAL EDGE MOLDING AS REQUIRED.
- 4. CEILING SUSPENSION SYSTEM SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND SHALL CONFORM TO ASTM C635.
- 5. ALL JOINTS IN THE TILE FIELD SHALL BE SQUARE, LEVEL AND PERFECTLY ALIGNED WITH EACH OTHER AND WITH THE LIGHTING FIXTURES, DOWN LIGHTS; SMOKE DETECTORS AND OTHER SUCH DEVICES SHALL BE CENTERED ON TILE UNLESS OTHERWISE NOTED.
- 6. GENERAL CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY AND ALL TILES, WHICH ARE REMOVED TO FACILITATE TELEPHONE INSTALLATION.
- 7. GENERAL CONTRACTOR SHALL PROVIDE (2) BOXES OF EXTRA CEILING TILES TO CLIENT AT THE COMPLETION OF WORK. 1. ALL EXISTING FLOORS SHALL HAVE SURFACES PROPERLY PREPARED BY FLASH PATCH AND/OR FILING VOIDS; BY
- REMOVING HIGH SPOTS AND IRREGULARITIES; BY SCRAPPING AND/OR GRINDING AS REQUIRED TO PROVIDE A CONTINUOUS SMOOTH FLOOR SURFACE PRIOR TO INSTALLATION OF ANY FINISH FLOOR MATERIAL. 2. ALL NEW FLOOR FINISHING, INCLUDING CARPETING SHALL, MEET THE REQUIREMENTS OF APPLICABLE CODES FOR

BASEBOARD

1. ALL BASE BOARDS REFER THE ARCHITECT'S DRAWINGS.

FLAMMABILITY AND SMOKE RATINGS.

- 2. 4" RUBBER BASE TO BE INSTALLED ON ALL WALLS, UNLESS OTHERWISE NOTED. STRAIGHT BASE FOR CARPET FLOOR AND COVE BASE FOR RESILIENT TILE FLOOR.
- 3. WALL BASE SHALL BE APPLIED AGAINST THE WALL WITH APPROVED TYPE CEMENT ADHESIVE KEEPING CEMENT 1/4" BELOW TOP OF BASE. ADHESIVE FOR INSTALLATION OF BASE AND TILE SHALL BE FURNISHED BY THE CONTRACTOR AND
 2. HVAC CONTRACTOR, AFTER COMPLETION OF ALL AIR CONDITIONING WORK, SHALL BALANCE ALL SYSTEMS AND SUBMIT DESIGN RECOMMENDED BY TILE/BASE MANUFACTURER. VERTICAL JOINTS IN BASE SHALL BE HELD TO A MINIMUM WITH A MINIMUM DISTANCE FROM A JOINT TO A CORNER EQUAL TO ONE FOOT. SUBMIT FULL SIZE SAMPLES OF TILES AND BASE

SPECIFIED FOR APPROVAL PAINTING

- 1. ALL PAINTS SHALL BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE. PAINTS SHALL BE OF THE TYPE SPECIFICALLY MANUFACTURED FOR APPLICATION TO THE SURFACE TO WHICH 1. REFER TO THE ENGINEER'S DRAWING FOR NOTES AND SPECIFICATIONS. IT IS TO BE APPLIED. USE PAINT MANUFACTURER'S RECOMMENDATIONS FOR PRIMER COLORS OF SPECIFIED FINISH
- 2. ALL PAINT SHALL BE APPLIED CAREFULLY WITH GOOD CLEAN BRUSHES, OR APPROVED ROLLERS. PAINT SHALL BE EVENLY SPREAD AND WHEN BRUSHES ARE USED SHALL BE THOROUGHLY BRUSHED OUT. THE WORK SHALL BE SO A MANNER SATISFACTORY TO THE ARCHITECT, FINISH COATS SHALL BE SMOOTH AND FREE FROM RUNS, SAGS. HOLIDAYS OR OTHER DEFECTS. FINISH SURFACES SHALL BE UNIFORM IN SHEEN, COLOR AND TEXTURE. EACH COAT OF
- PAINT SHALL BE OF SUFFICIENT THICKNESS TO COVER COMPLETELY THE PREVIOUS COAT OR SURFACE. 3. WALLS TO BE PAINTED SHALL INCLUDE SURFACES FROM FLOOR TO CEILING, INCLUDING PILASTERS, FASCIAS, JAMBS,
- DOORS, BUCKS, REVEALS, LIGHT COVES AND ALL OTHER VERTICAL SURFACES. 4. PRIOR TO PAINTING, THE FINISH CONTRACTOR SHALL REMOVE OR PROTECT ALL FINISHED SURFACES, SURFACE HARDWARE, ALL ELECTRICAL SWITCH PLATES AND OUTLET PLATES, ETC., REPLACING AND UNCOVERING THE SAME
- WHEN PAINTING HAS BEEN COMPLETED. 5. THE FINISH CONTRACTOR IS RESPONSIBLE TO PROVIDE THE PROPER PROTECTION AGAINST DAMAGE TO ADJACENT FINISHED WORK AND FLOORING. PARTICULAR ATTENTION SHALL BE GIVEN TO AREAS WHERE CARPET IS INSTALLED AND CONSTRUCTION WORK IS NOT COMPLETED.
- 6. ALL PAINTED WALL AND CEILING SURFACES SHALL RECEIVE (1) PRIME COAT AND (2) FINISH COATS AS INDICATED ON PLAN (PAINT FINISH AS NOTED ON PLAN).
- 7. PAINT FINISHES TEXTURE:
 - GYPSUM BOARD CEILING: FLAT
 - GYPSUM BOARD WALL: EGG SHELL

- FERROUS METAL & SHOP PRIMED WOOD: SEMI GLOSS

- 8. SURFACES NOT TO BE PAINTED SHALL BE LEFT COMPLETELY FREE OF DROPPINGS AND ACCIDENTALLY APPLIED MATERIALS. UNLESS OTHERWISE NOTED THE FOLLOWING SHALL NOT BE PAINTED: NON-FERROUS METAL, FINISH HARDWARE, AND CONCEALED SURFACES NOT EXPOSED TO VIEW.
- 9. WHERE COLOR IS INDICATED AT DOOR, THE DOOR AND BUCK ARE TO BE PAINTED THAT COLOR ON BOTH SIDES UNLESS OTHERWISE INDICATED.
- 10. PAINTING CONTRACTOR TO SUBMIT 12" X 12" SAMPLES OF ALL PAINT COLOR AND SPECIAL FINISHES FOR APPROVAL TO THE ARCHITECT PRIOR TO STARTING THIS WORK. 11. AT CONVECTOR COVERS, REMOVE REMOVABLE SECTIONS AND GRILLS. AT EXISTING COVERS, SCRAPE AND SAND ALL

EDGES OF EXCESS PAINT. PAINT REMOVABLE SECTIONS WITH (1) PRIME AND (2) FINISH COATS. REPLACE SECTIONS AND

- GRILLS WHEN FULLY DRY. 12. THE FINISH CONTRACTOR SHALL, UPON COMPLETION, REMOVE ALL ADHESIVE AND PAINT FROM WHERE IT WAS SPILLED, SPLASHED OR SPLATTERED ON SURFACES, INCLUDING LIGHT FIXTURES, DIFFUSERS AND REGISTERS, ETC., AND SHALL
- LEAVE ALL SURFACES FREE OF SPOTS AND/OR SPLATTERS. 13. THE FINISH CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK BY ALL TRADES INCLUDING TELEPHONE INSTALLATION, COMPLETION OF FURNITURE INSTALLATION, FLOORING, ETC. AND SHALL "TOUCH-UP" ALL NECESSARY PAINTING AND/OR PATCHING WHICH IS REQUESTED BY PAINTING WHICH IS REQUESTED BY
- 14. THE FINISH CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK BY ALL TRADES INCLUDING TELEPHONE INSTALLATION, FLOORING, ETC. AND SHALL "TOUCH-UP" ALL NECESSARY PAINTING AND/OR PATCHING WHICH IS REQUESTED BY THE ARCHITECT.

WALL COVERING

- 1. ALL SURFACES INDICATED TO RECEIVE WALL COVERINGS SHALL BE PROPERLY PREPARED TO ASSURE SMOOTHNESS AND ELIMINATE VISIBLE TAPE JOINTS PRIOR TO COMMENCING INSTALLATION.
- 2. ALL WALL COVERINGS SHALL BE INSTALLED AS SPECIFIED BY THE PRINTED INSTRUCTION OF THE MANUFACTURE. ADHESIVE SHALL
- BE AS RECOMMENDED BY THE WALL COVERING MANUFACTURE. 3. WALL COVERING SHALL BE INSTALLED WITH BUTT JOINTS. ALL SEAMS SHALL BE VERTICAL. HORIZONTAL SEAMS WILL NOT BE ACCEPTABLE.
- 4. WHERE COVERINGS END AT REVEALS OR OUTSIDE CORNERS, METAL STOP BEAD SHALL BE PROVIDED.
- 5. SUBMIT FABRIC SAMPLES AS SPECIFIED IN FINISH SCHEDULE, PRIOR TO PURCHASE AND INSTALLATION. FLAME SPREADING RATE AND SMOKE DEVELOPING RATE SHALL BE CONFORMED TO APPLICABLE CODES.
- 6. REMOVE EXISTING WALL COVERINGS FROM ALL EXISTING SURFACES DESIGNATED TO RECEIVE NEW FINISHES AND COMPLETELY RESTORE WALL SURFACES PRIOR TO INSTALLATION OF NEW FINISH.

- 1. PROVIDE 30 SQ. YARDS OF CARPET TILE AS ATTIC STOCK.
- 2. CARPET TILE SHALL BE LAID OUT IN QUARTER TURN PATTERN.
- 3. THE CONTRACTOR SHALL FLASH PATCH ALL CRACKS, HOLES, OR OTHER IMPERFECTIONS AT CARPETED AREAS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CARPET CONTRACTOR AFTER ALL FLOOR PATCHING IS COMPLETED AND RECEIVES THEIR APPROVAL TO INSTALLATION OF FINISHED FLOORING.
- 4. CARPETING SHALL BE PLACED OVER PROPERLY PREPARED SURFACE. CARPET INSTALLER SHALL REVIEW WITH GENERAL CONTRACTOR THE CONDITION OF THE FLOORING FOR ACCEPTANCE AS WELL AS THE SCHEDULING OF THE CARPET INSTALLATION PRIOR TO COMMENCING WORK. PREPARE, APPLY CARPET TILE APPROVED ADHESIVE COMPOUND.
- 5. CHECK STARTING WALL FOR SQUARENESS. ALLOW FOR OFF SQUARE WALLS. CHALK LINE ENTIRE LENGTH OF AREA WHERE SEAM FALLS. PLACE CARPET TILE IN PROPER POSITION FOR INSTALLING AND TRIM EDGE. LINE UP CARPET EDGE WITH CHALK LINE. MAKE SURE THAT CARPET TILE LAYS PERFECTLY FLAT AND TENSION-FREE. DO NOT CREASE
- 6. BRUSH OR ROLL OUT LOOSENESS AND RESET CARPET TILE SO AS TO HAVE NO GAPS BETWEEN TILES. USE SUITABLE TRIMMER FOR
- TRIMMING CARPET. 7. CARPET INSTALLER TO PROVIDE REDUCING STRIPS AS REQUIRED AT ALL DOOR AND OPENING TRANSITION AREAS.

DIVISION 10 - SPECIALTIES ACCESS FLOORING

OPERATABLE PARTITIONS MISCELLANEOUS SPECIALTIES

DIVISION 12 - FURNISHINGS

DIVISION 11 - EQUIPMENT

DIVISION 13 - SPECIAL CONSTRUCTION

DIVISION 14 - CONVEYING SYSTEMS

DIVISION 15 - MECHANICAL

PLUMBING AND SPRINKLER

1. REFER TO THE ENGINEER'S DRAWINGS FOR NOTES AND SPECIFICATIONS.

- REFER TO THE ENGINEER'S DRAWINGS FOR NOTES AND SPECIFICATIONS.
- BALANCE FIGURES TO THE ARCHITECT

DIVISION 16 - ELECTRICAL

SINGLE COVER PLATE.

- **ELECTRICAL**
- 2. ARCHITECTURAL DRAWINGS SHALL GOVERN FOR LOCATIONS OF LIGHTING, SWITCHES, ELECTRICAL AND TELEPHONE OUTLETS. 3. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LIGHTING FIXTURES AND ELECTRICAL WORK AS SHOWN OR IMPLIED ON ALL DRAWINGS AND NOTES.
- PERFORMED AS TO AVOID DAMAGE TO OTHER SURFACES. ANY DAMAGE TO ADJACENT SURFACES SHALL BE REPAIRED IN 4. THE WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS AND ALL AUTHORITIES HAVING
 - 6. ALL NEW LIGHT BULBS SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. BULB TYPE SHALL BE RECOMMENDED BY THE
 - 7. ALL EXISTING RELOCATED FLUORESCENT FIXTURES SHALL BE RE-FURBISHED AS REQUIRED, CLEANED AND RE-LAMPED.

i. ALL MATERIALS USED SHALL HAVE UNDERWRITERS LABORATORIES, INC., APPROVED SEAL

- 8. THE ELECTRICAL CONTRACTOR SHALL SUBMIT CUTS OF ALL FIXTURES TO THE ARCHITECT FOR APPROVAL 9. ALL NEW SWITCHES SHALL BE INSTALLED AT 3'-2" A.F.F. AND 6" FROM DOOR JAMB OR MATCH EXISTING HEIGHT 10. WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME; LOCATION, SWITCH SHALL BE INSTALLED IN GANG TYPE BOX WITH
- 11. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ANY ELECTRICAL OR LIGHTING INSTALLATION INTO CABINETWORK WITH
- CABINET CONTRACTOR, IF ANY, AS REQUIRED. 12. THE ELECTRICAL CONTRACTOR PROVIDES ALL TEMPORARY LIGHTING FOR ALL TRADES AS REQUIRED.
- 13. ALL OUTLET FACEPLATES AND FLOOR HEADS SHALL MATCH EXISTING, UNLESS OTHERWISE NOTED. 14. ALL WALL MOUNTED ELECTRICAL AND TELEPHONE OUTLETS SIDE BY SIDE SHALL BE 6" FROM CENTER OF PLATED TO CENTER OF PLATE AND 15" A.F.F. AT BOTTOM, AND ALL FLOOR MOUNTED OUTLETS SIDE BY SIDE SHALL BE FLUSH MOUNTED AND 8" FROM CENTER TO CENTER OR TO MATCH EXISTING, UNLESS OTHERWISE NOTED.
- 15. PROVIDE DATA/TELEPHONE OUTLETS (WHERE SHOWN ON POWER AND COMMUNICATION PLAN) WITH 3/4" EMPTY CONDUIT IN WALL TO ABOVE CEILING WITH DRAG LINES FROM BOX UP TO CEILING ABOVE, UNLESS OTHERWISE NOTED. OR, WITH ALL NECESSARY CONDUIT RUNS TO TELEPHONE EQUIPMENT ROOM PER CONTRACT AGREEMENT.
- 16. ALL ELECTRICAL, TELEPHONE AND DEDICATED DATA LINES WIRING SHALL BE CONCEALED IN WALL AND/OR CEILING.
- 17. PROVIDE NEW BLANK COVER PLATES FOR EXISTING OUTLETS NOT BEING REUSED REFER TO DEMOLITION NOTES. 18. CONVENIENCE RECEPTACLES SHALL BE BUILDING STANDARD DUPLEX, 20 AMPERES, 110 VOLTS GROUND TYPES.

AREAS AS PER REQUIREMENTS OF THE TELEPHONE COMPANY.

- 19. GENERAL CONTRACTOR SHALL PROVIDE 3/4" FIRE RATED PLYWOOD AC BACKER BOARD, 4'X8', IN ALL TELEPHONE EQUIPMENT
- 20. THE ELECTRICAL CONTRACTOR SHALL INSTALL GROUND FAULT INTERRUPTER ON ELECTRICAL OUTLETS NEAR WATER SOURCE, SUCH AS LAVATORIES, KITCHEN SINKS, DRINKING FOUNTAINS, ETC., AS REQUIRED BY CODE.

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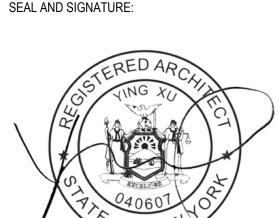
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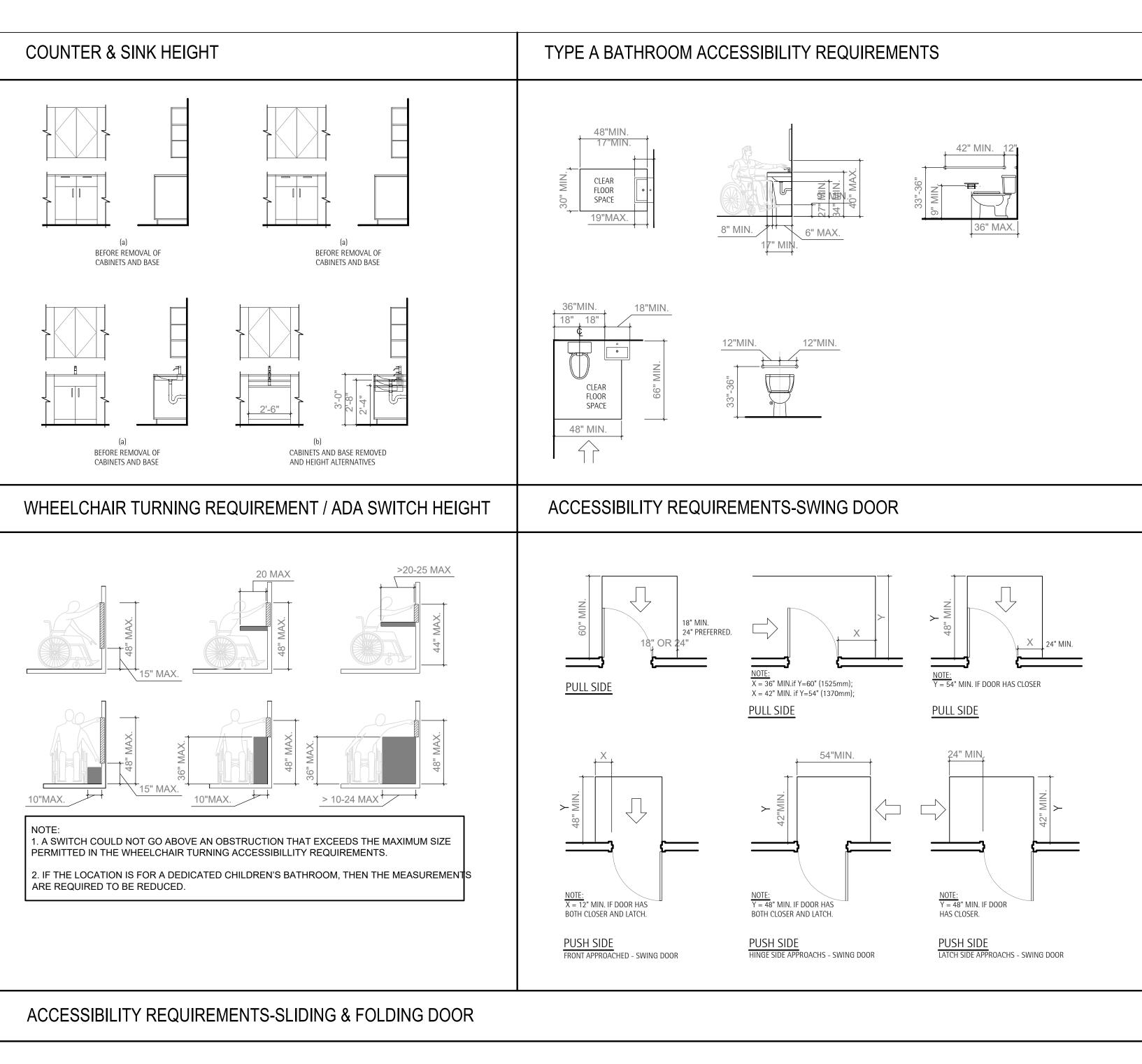
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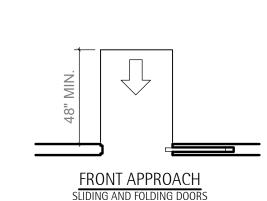


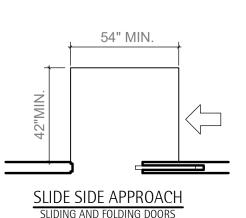
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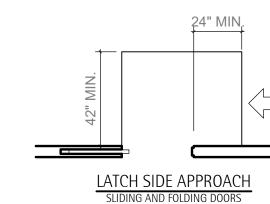
AS NOTED

LABORATORY CERTIFICATION.









GENERAL NOTES:

- 1. THE CONTRACTOR AND SUBCONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS, NOTES AND CONDITIONS AT THE SITE BEFORE WORK IS STARTED. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.
- 2. THE CONTRACTOR SHALL USE FIGURE DIMENSIONS AT ALL TIMES. DO NO SCALE PLANS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS
- AND EXISTING CONDITIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS. AND ARRANGE FOR ND SCHEDULE, AT HIS EXPENSE, ALL
- REQUIRED TESTS AND INSPECTIONS OF MATERIALS, ASSEMBLIES OR EQUIPMENT. THE CONTRACTOR IS TO CARRY WORKMAN'S COMP. AND DISABILITY INSURANCE AS REQUIRED BY LAW.
- 5. THE CONTRACTOR SHALL NOTIFY THE ADJOINING PROPERTY OWNERS, IN WRITING, 5 DAYS BEFORE ANY COMMENCEMENT OF WORK.
- THE NOTICES SHALL BE FILED WITH THE DEPT. OF BUILDINGS BEFORE ANY PERMITS CAN BE ISSUED. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE SITE AND ADJOINING PROPERTIES.
- ALL DIMENSIONS SHOWN HEREIN AREA APPROXIMATE AND MAY VARY DUE TO UNSEEN EXISTING CONDITIONS.
- GLASS DOOR TO COMPLY WITH BSA 501.68 SR. AND PLATE GLASS TO COMPLY WITH RS 107. 10-8.
- EXIT SIGN AND LIGHT PER 27-387.
- WET-CHEMICAL EXTINGUISHING SYSTEMS, IN ACCORDANCE WITH THE NEW YORK STATE FIRE CODE.
- 11. ALL WORK MUST COMPLY WITH 2020 NYS BUILDING CODE.

ALL WORK TO BE PERFORMED IN COMPLIANCE WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE 2020, AND ALL OTHER BUILDING DIVISION CODES BY THE AUTHORITIES HAVING JURISDICTION OVER THE PROPOSED SCOPE OF WORK.

THE HOURS OF ALL CONSTRUCTION ACTIVITIES, INCLUDING SITE WORK, DEMOLITION, CONSTRUCTION, ALTERATIONS, OR REPAIRS SHALL BE BETWEEN 7:30AM AND 6:00PM. MONDAY THROUGH FRIDAY ONLY. NO WORK SHALL BE PERMITTED OUTSIDE THE STATED HOURS WITHOUT THE SPECIFIC WRITTEN APPROVAL FROM THE BUILDING COMMISSIONER

PROP. PROJ. SHALL COMPLY WITH THE FOLLOWING SECTIONS & TABLES OF THE NEW YORK STATE RESIDENTIAL CODE:

TABLE R301.2(1) - NYSRC

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

TABLE R301.2.1.1 - NYSRC DESIGN CRITERIA: CONSTRUCTION DESIGNED IN ACCORDANCE WITH AMERICAN FOREST & PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE OR TWO FAMILY DWELLINGS (WFCM)

TABLE R304.1 - NYSRC MINIMUM UNIFORMLY DISTRIBUTED LIVE LOAD

TABLE R602.3(1) - NYSRC FASTENERS SCHEDULE FOR STRUCTURAL MEMBERS

TABLE R905.2.5 - NYSRC

FASTENERS

R301.2(8) - NYSRC SHEAR WALLS

R303.1 - NYSRC HABITABLE ROOMS **GLAZING 8% FLOOR AREA VENTILATION 4% FLOOR AREA**

R310 - NYSRC EMERGENCY EGRESS

R310.1.1 - NYSRC MINIMUM OPENING AREA ALL SLEEPING ROOMS TO HAVE EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. EXCEPTION GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQ. FT.

R310.1.2 - NYSRC MINIMUM OPENING HEIGHT THE MINIMUM NET CLEAR HEIGHT SHALL BE 24"

R310.1.3 - NYSRC MINIMUM OPENING WIDTH THE MINIMUM NET CLEAR WIDTH SHALL BE 20"

R310.1.4 - NYSRC OPERATIONAL CONSTRAINTS

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOMS WITHOUT THE USE OF KEYS OR TOOLS

R308 - NYSRC GLAZING

OR WALKING SURFACE

POTENTIAL DAMAGE.

R301.1 - NYSRC IDENTIFICATION

EACH PANEL OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4, SHALL BE PROVIDED WITH A MANUFACTURER'S OR INSTALLER'S LABEL. DESIGNATING THE TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARDS WITH WHICH IT COMPLIES WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, EMBOSSED MARK, OR SHALL BE OR A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.

R308.4 - NYSRC HAZARDOUS LOCATIONS GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNA, STEAM ROOMS, BATHTUBS, AND SHOWERS, GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING

CODES TO THE ATTENTION OF THE ARCHITECT AND OWNER.

PROPERTY IN ACCORDANCE WITH ALL GOVERNMENT REGULATIONS.

BE PERFORMED TO ASSURE ORDERLY PROGRESS OF THE PROJECT.

SPECIFICATIONS AND CUSTOMARY, INDUSTRY STANDARDS.

GENERAL NOTES AND SPECIFICATIONS FOR CONSTRUCTIONS

AND EXECUTE THE DESIGN INTENT OF THE ARCHITECT AND OWNER TO THE FULLEST.

BEING PERFORMED IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS

BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. THE CONTRACTOR SHALL VERIFY ALL CODE

2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE COMPETENT, FULL-TIME PROJECT SUPERVISION TO OVERSEE

3. ALL DETAILS AND SECTIONS WITHIN THE CONTRACT DOCUMENTS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO

5. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING SUBGRADE AND ELEVATED UTILITY SERVICES WITHIN THE SITE

AREA AND ITS IMMEDIATE SURROUNDINGS FROM DAMAGE AND/OR DETERIORATION, AS THEY RELATE TO THE PROJECT.

6. THE ARCHITECT AND HIS ASSIGNED CONSULTANTS SHALL NOT BE RESPONSIBLE FOR SITE SAFETY AND CONSTRUCTION

CONTRACTOR SHALL FILE AND OBTAIN ALL BUILDING PERMITS. ALL FEES SHALL BE REIMBURSED BY OWNER.

SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY.

4. ALL DRAWINGS AND SPECIFICATIONS TO BE FULLY REVIEWED AND COORDINATED BY THE CONTRACTOR TO VERIFY ALL DIMENSIONS

PROCEDURES, TECHNIQUES, MEANS/METHODS, OR FAILURE BY THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH

THE CONTRACT DOCUMENTS OR GOVERNING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND

SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE PROTECTION AND SAFETY OF PERSONS AND

CONTRACTOR SHALL BRING ALL ERRORS AND OMISSIONS WHICH MAY OCCUR WITHIN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER, SUCH NOTIFICATION MUST BE SUBMITTED IN WRITTEN FORM, AND AWAIT WRITTEN DIRECTION PRIOR TO PROCESSING WITH THAT PORTION OF THE WORK WHICH IS DIRECTLY AFFECTED BY SUCH ERROR AND/OR OMISSION. THE CONTRACTOR WILL BE HELD LIABLE FOR THE RESULT OF AND ERRORS, DISCREPANCIES OR OMISSION FOR WHICH THE CONTRACTOR DID NOT PROPERLY ADVISE THE ARCHITECT AND OWNER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE

9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE SITE SUFFICIENTLY IN ADVANCE OF ALL WORK TO

10. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND FREE OF ALL DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM

11. SHOP DRAWINGS ARE REQUIRED FOR STRUCTURAL, SPECIALIZED CONSTRUCTION AND WHERE OTHERWISE REQUESTED/REQUIRED

BY THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT OF THE INSTALLATION. THE CONTRACTOR SHALL PERFORM ALL INSTALLATIONS IN STRICT ACCORDANCE WITH ALL MANUFACTURERS

ANY/ALL INSTALLATIONS RELATED TO THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK

R313 - NYSRC SMOKE ALARMS, SPRINKLERS & CARBON MONOXIDE

COMBINATION SMOKE & CARBON MONOXIDE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SLEEPING AREA AND ON EACH STORY - INTERCONNECTED

R314 - NYSRC STAIRWAYS

R314.1 - NYSRC WIDTH MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE

HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS SHALL NOT BE LESS THAN 31.5" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES

R314.2 - NYSRC TREADS & RISERS THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4" AND THE MINIMUM TREAD DEPTH SHALL BE 9"

R314.3 - NYSRC HEADROOM

THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY

R316 - NYSRC GUARDS

R316.1 - NYSRC GUARDS REQUIRED RAISED FLOOR SURFACES...SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT

R316.2 - NYSRC GUARD OPENING LIMITATIONS REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREA,... SHALL HAVE INTERMEDIATE RAILS...THAT DO NOT ALLOW PASSAGE OF SPHERE 4" OR MORE IN DIAMETER

TERMITE SHIELD

R402.2 - NYSRC CONCRETE

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH AS SHOWN IN TABLE R402.2 - NYSRC, SHALL BE AIR ENTAINED AS SPECIFIED IN TABLE 402.2 - NYSRC. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME OR SLAG THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND EXTERIOR PORCHES, CARPORT SLABS, AND STEPS THAT WILL BE EXPOSED TO DE-ICING CHEMICALS SHALL NOT EXCEED THE PERCENTAGE OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN ACI318. IN ADDITION TO THE CEMENTS PERMITTED BY ACI318, CEMENT COMPLYING WITH ASTM C 1157 IS PERMITTED.

R406 - NYSRC FOUNDATION WATERPROOFING & DAMP PROOFING

R406.2 - NYSRC CONCRETE & MASONRY FOUNDATION

WATERPROOFING ..EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH & ENCLOSE

HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE WATERPROOFED WITH A MEMBRANE EXTENDED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. THE MEMBRANE SHALL CONSIST OF (2 PLY) HOT MOPPED FELTS, 55# ROLL ROOFING, (6 MIL.) POLYVINYL CHLORIDE, (6 MIL) POLYETHYLENE OR (40 MIL) PLYMER-MODIFIED ASPHALT. THE JOINTS IN THE MEMBRANE SHALL BE LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE WATERPROOFING MEMBRANE.

VAPOR BARRIER

R408 - NYSRC UNDER FLOOR SPACE

R408.1 - NYSRC CRAWL SPACE VENTILATION THE MINIMUM NET AREA OF VENTILIATION OPENINGS SHALL NOT BE LESS THAN (1) SQ. FT. FOR EACH (150) SQ. FT. OF UNDER FLOOR SPACE AREA

R408.3 - NYSRC CRAWL SPACE ACCESS ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE MIN. 18" BY 24" OPENINGS THROUGH A PERIMETER WALL SHALL BE 16" BY 24"

R502 - NYSRC BEARING

- A. ALL ENDS OF EACH JOIST, BEAM OR GIRDER FLOOR SYSTEMS & JOIST FRAMING SHALL COMPLY WITH SECTION R502.6 OF THE NEW YORK STATE RESIDENTIAL CODE
- B. ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM END BEARING OF NOT LESS THAN 3:

R602.8 - NYSRC FIRE BLOCKING

FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL & HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORE AND THE ROOF SPACE

R806.1 & R806.2 - NYSRC ROOF VENTILATION VENTAILITION OPENINGS SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE MESH WITH $\frac{1}{8}$ " MIN. TO $\frac{1}{4}$ " MAX. OPENING. FREE VENTILATING AREA SHALL NOT BE LESS THAN 1:150 SPACE VENTILATED

R905 - NYSRC REQUIREMENTS FOR ROOF COVERINGS

R905.2.5 - NYSRC FASTENERS FASTENERS FOR ASPHALT SHINGLES SHALL BE

GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MIN. 12 GA. SHANK WITH A MIN. 3" HEAD ASTMF 1667 OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MIN. OF $\frac{3}{4}$ " INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN $\frac{3}{4}$ " THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING FASTENERS SHALL COMPLY WITH ASTMF 1667

R905.2.6 - NYSRC ATTACHMENT ASPHALT ROOF SHINGLES SHALL HAVE A MIN. OF (6) SIX FASTENERS PER SHINGLE WHERE THE ROOF IS ON ONE OF THE FOLLOWING CATEGORIES - THE BASIC WIND SPEED PER R401.2(4) IS 110MPH OR GREATER; AND THE EAVE IS 20' OR HIGHER ABOVE GRADE

R905.2.7 - NYSRC UNDERLAYMENT APPLICATION FOR ROOF SLOPES FROM (2) VERTICAL UNITS IN (12) UNITS HORIZONTAL (2:12) UP TO (4) VERICAL UNITS IN (12) UNITS HORIZONTAL (4:12), SHALL RECEIVE (2) LAYERS

R905.2.8 - NYSRC ICE SHIELD ALL ROOF EAVES SHALL BE PROVIDED WITH ICE SHIELD MEMBRANE FROM EDGE TO 24" PAST INSIDE WALL

1. ALL APPLICABLE CODES HAVING JURISDICTION IN THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED, SHALL BE OBSERVED

THE CONTRACT DOCUMENTS ARE TO BE OF THE LATEST EDITION. STRICTLY IN CONSTRUCTION OF THE PROJECT, INCLUDING ALL STATE COUNTY AND LOCAL CODES RELATING BUT NOT LIMITED TO: REQUIREMENTS PRIOR TO START OF CONSTRUCTION AND BRING ALL DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND

- 13. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY THE ARCHITECT 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING AND VERIFYING ALL
- EXISTING AND ADJOINING CONDITIONS AND REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION PRIOR TO PROCEEDING WITH THE WORK.

12. ALL CODES, TRADE STANDARDS AND MANUFACTURERS INSTRUCTIONS, AS SPECIFIED IN

- 15. ALL NEW INFILL EXTERIOR WALLS TO BE 2X4 WOOD STUD FRAMING @16" O.C. WITH R-15 BATT INSULATION WITH 1/2" GWB, "GREENBOARD" MOISTURE RESISTANT DRYWALL TO BE USED IN ALL KITCHENS AND BATHROOMS, UNLESS OTHERWISE NOTED.
- 16. ALL INTERIOR WALLS ON ALL FLOORS TO BE 2X4 WOOD FRAMING @ 16' O.C. 17. ALL SHOWER/TUB WALLS TO USE 1/2" "DUROCK" CEMENT BOARD OR EQUIVALENT.
- 18. ALL BASE AND TRIM TO BE SELECTED BY OWNER.
- 19. ALL TILE AND FLOORING MATERIALS TO BE SELECTED BY OWNER. 20. ALL INTERIOR FINISH SELECTIONS TO BE MADE BY OWNER.
- 21. ALL WOOD FLOORING TO BE FURNISHED BY OWNER AND INSTALLED BY GENERAL
- CONTRACTOR. 22. ALL EXTERIOR WALL SHEATHING TO BE 1/2" CDX PLYWOOD WITH TYVEK HOUSE WRAP,
- 23. ALL DIMENSIONS ARE "FINISH TO FINISH," TYP.

ARCHITECTURE DESIGN DEVELOPMENT DPC

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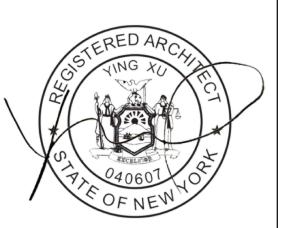
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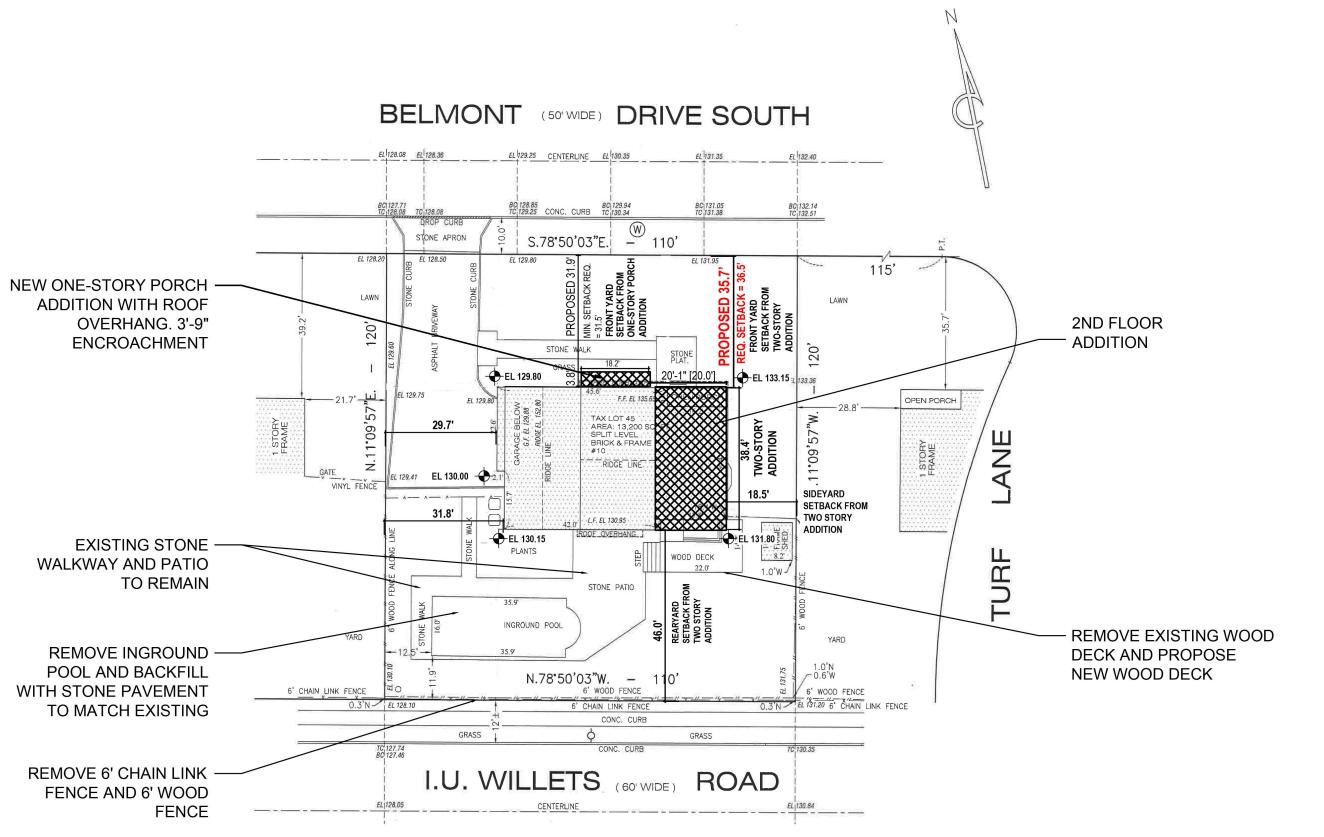
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PRE-EXISTING AVERAGE GRADE CALCULATION:

130.15 + 131.8 = 261.95 / 2 = 130.975 X

59.8 = 7832.305

130.0 + 130.0 = 260.0 / 2 = 130.0 X

2.1 = 273

131.8 + 133.15 = 264.95 / 2 = 132.475 X

133.15 + 129.8 = 262.95 / 2 = 131.475 X

61.8 = 8125.155

129.8 + 130.0 = 259.8 / 2 = 129.9 X

22.6 = 2935.74

130.0 + 130.15 = 260.15 / 2 = 130.075 X

15.7 = 2042.178

197.4 25897.993

25897.993/ 197.4 = 131.196

PRE-EXISTING AVERAGE GRADE = 131.2

LOT 48

AVERAGE FRONT YARD SET BACK CALCULATION:

BLOCK: 168

LOT 44: 35.5'

LOT 46: 35.3' FRONT YARD SITE BACK TAKEN FROM SITE LOT 47: 37' SURVEYS PROVIDED BY THE TOWN

LOT 48: 38.25'

TOTAL AVERAGE: (35.5' + 35.3' + 37.0' + 38.25') / 4 = 36.5

FRONT YARD MINIMUM 35' OR AVERAGE SITE BACK = 36.5', WHICHEVER IS GREATER. PROPOSED SETBACK 36.5' > 36.5' OK....

BELMONT DRIVE SOUTH
(50FT)

LOT 46

LOT 45

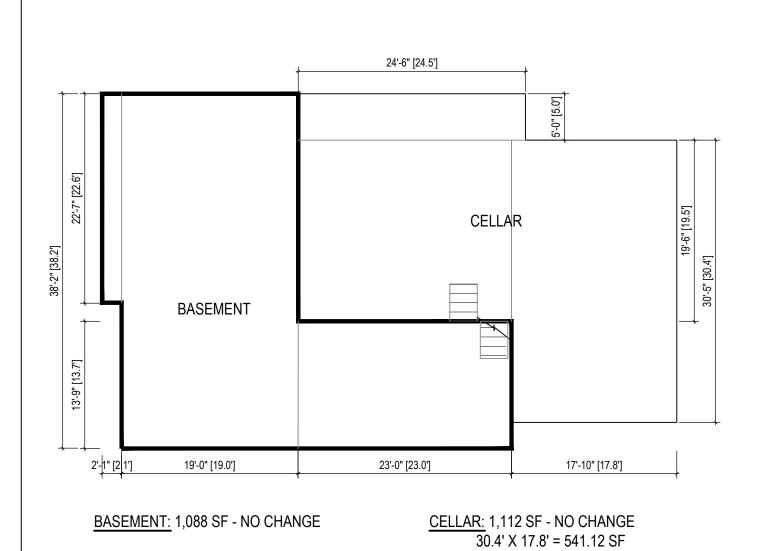
LOT 44

2 SETBACK SURVEY DIAGRAM
T-103 SCALE: N.T.S.

LOT 47

1 SITE PLAN T-103 SCALE: 1/16"=1'-0"

SITE PLAN DATA ABSTRACTED FROM SURVEY PERFORMED BY LMF LAND SURVEYING, P.C. ON AUGUST 14, 2023



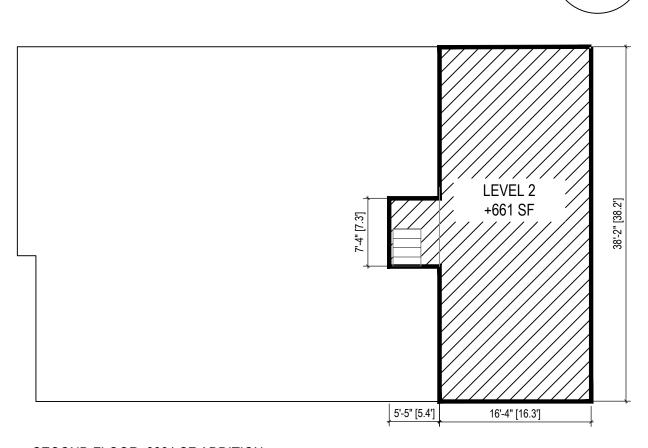
MAIN LEVEL

| 16-2" [16.2"] | 16-2" [16.2"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.8"] | 17-10" [17.

FIRST FLOOR: 2329 SF

EXISTING SF = 2198.5 SF (CALCULATED USING SURVEY DIMENSIONS)

ADDITIONAL SF = 81 + 49.8 = 130.8 SF



SECOND FLOOR: 6661 SF ADDITION

GROSS FLOOR AREA

LEVEL 2

I.U. WILLETS ROAD (60 FT)

16.3' X 38.2' = 622 SF 5.4' X 7.3' = 39.42 SF

LEVEL 2 TOTAL:

MAIN LEVEL

22.6' X 2.1' = 47.46 SF 59.8' X 38.2' = 2284.36 SF 7.6' X 1.4' = 10.64 SF

BASEMENT 22.6' X 2

22.6' X 2.1' = 47.46 SF 38.2' X 19.0' = 725.8 SF 23.0' X 13.7' = 315.1 SF BASEMENT TOTAL:

MAIN LEVEL TOTAL:

TOTAL GROSS FLOOR AREA:

TOTAL LOT AREA = 13,200 SF X 31%

PERMITTED GROSS FLOOR AREA FOR RESIDENCE AA DISTRICT AS PER TOWN OF NORTH HEMPSTEAD BUILDING CODE 70-19(B) = 4,092 SF

PROPOSED GROSS FLOOR AREA = 4,091 SF < 4,092 SF PERMITTED OK....

2342 SF

<u>1088 S</u>F

4091 SF

ISSUED: 04/10/2024 PROJECT NO: 23262

DRAWN BY:
B
CHECK BY:

SCALE:
AS NOTED
DWG NO:

T-103.00

GROSS FLOOR AREA DIAGRAM
T-103 SCALE: N.T.S.

19.5' X 23.0' = 448.5' SF

24.5' X 5.0' = 122.5' SF

NEW ADDITION

ARCHITECTURE DESIGN

DEVELOPMENT DPC

REVISIONS:

NO. DATE DESCRIPTION

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precedence over scaled dimensions. the contractor shall verify dimensions and conditions at the job and report discrepancies to the Architect prior to

DOB JOB NO:

the start of the work.

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

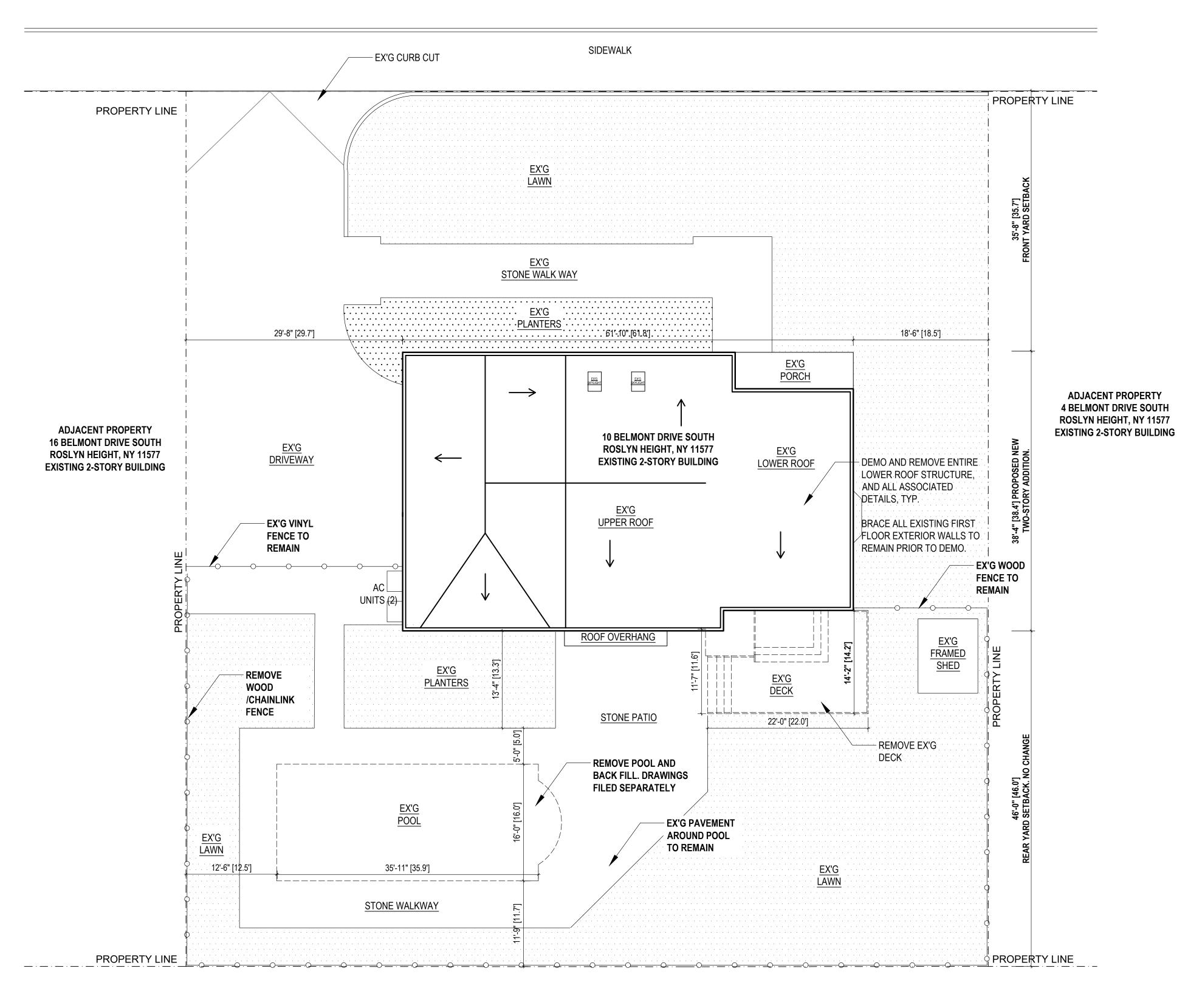
SETBACK SURVEY DIAGRAM, GROSS FLOOR AREA DIAGRAM, AND CALCULATIONS

SEAL AND SIGNATURE:





BELMONT DRIVE SOUTH (50FT)



SIDEWALK



I.U. WILLETS ROAD (60 FT)

COMPANY

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO. DATE DESCRIPTION

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DOB JOB NO

ROJECT:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

EXISTING ROOF PLAN AND NOTES

SEAL AND SIGNATURE:



ISSUED:
04/10/2024
PROJECT NO:
23262
DRAWN BY:
B
CHECK BY:

CHECK BY:

SCALE:
AS NOTED
DWG NO:

A-100.00

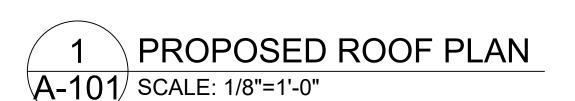
05.40

BELMONT DRIVE SOUTH (50FT)

18'-6" [18.5']

SIDE YARD SETBACK 29'-8" [29.7'] SIDE YARD. NO CHANGE. FROM TWO-STORY 61'-10" [61.8'] **ADDITION** - EX'G CURB CUT SIDEWALK PROPERTY LINE PROPERTY LINE EX'G LAWN EX'G STONE WALK WAY NEW PORCH WITH OVERHANG = 3'-9" ENCROACHMENT < 5' MAXIMUM <u>EX'G</u> ALLOWED BY CODE OK 18'-2" [18.1'] PLANTERS **NEW PORCH** 20'-1" [20.0'] WITH ROOF OVERHANG NEW LOWER ROOF 7.4.12 PITCH PROPOSED NEW TWO-STORY **ADDITION FRONT** PITCH **ADJACENT PROPERTY** YARD SETBACK = **PITCH** DRIVEWAY **4 BELMONT DRIVE SOUTH** 35'-8". **NOT ROSLYN HEIGHT, NY 11577** COMPLAINT WITH **ADJACENT PROPERTY EXISTING 2-STORY BUILDING** EX'G LOWER 36'-6" REQUIRED **16 BELMONT DRIVE SOUTH** UPPER ROOF **LOWER ROOF** MINIMUM SETBACK **ROSLYN HEIGHT, NY 11577** ROOF 3.4:12 PITCH 6:12 PITCH **EXISTING 2-STORY BUILDING** 29'-8" [29.7'] SIDE YARD WIDTH PITCH HIGHEST RIDGE NO CHANGE. POINT = 30'-0" FROM PRE-EXISTING EX'G VINYL AVERAGE GRADE 10 BELMONT DRIVE SOUTH **FENCE TO** OF 131.2 **ROSLYN HEIGHT, NY 11577** REMAIN **PROPOSED 2-STORY BUILDING** EX'G WOOD NEW SIDEYARD SETBACK PITCH FENCE TO REMAIN FROM TWO STORY 7.8:12 PITCH AC_ ADDITION UNITS₋(2) NEW LOWER ROOF 7.4:12 PITCH 31'-10" [31.8'] ROOF OVERHANG SIDE YARD WIDTH TO BUILDING. EX'G FRAMED SHED NO CHANGE. EX'G PLANTERS NEW PAVEMENT = 482 SF < 5% OF NEM MOOD 5 LOT (660 SF) OR 750 SF. DOES NOT DECK **REQUIRE ON-SITE RETENTION OR** 16'-6" [16.5']
SIDEYARD SETBACK
FROM NEW WOOD DECK DRAINAGE APPLICAITON. 22'-0" [22.0'] STONE PATIO PAVEMENT TO MATCH EXISTING CONCRETE PAVEMENT EX'G LAWN **EX'G PAVEMENT AROUND POOL** 12'-6" [12.5'] TO REMAIN EX'G LAWN 35'-11" [35.9'] STONE WALKWAY PROPERTY LINE PROPERTY LINE

SIDEWALK



I.U. WILLETS ROAD (60 FT)





ZONING CODE COMPLIANCE:

70-20 FRONT YARD

MINIMUM SETBACK OF 35' (70-20-A) OR THE MINIMUM FRONT YARD DEPTH FOR DETACHED DWELLINGS IS THE SAME AS THE AVERAGE FRONT YARD DEPTH OF THE EXISTING PRIMARY BUILDINGS USED AS DWELLINGS WITHIN 300 FEET ON EACH SIDE OF THE LOT ON THE SAME SIDE OF THE STREET WITHIN THE SAME ZONING DISTRCIT (70-20-C) WHICHEVER IS GREATER. PROPOSED FRONT YARD SETBACK = 35'-8"

35'-8" < 36'-6" VARIANCE REQUIRED.

70-21 SIDE YARD

MINIMUM AGGREGATE WIDTH SHALL NOT BE LESS THAN 35% OF THE WIDTH OF THE LOT AND NO SIDE YARD SHALL BE LESS THAN 15 FEET IN WIDTH.

WIDTH OF LOT = 110' X .35 = 38.5'

AGGREGATE SIDE YARD PROPOSED: 18.5' + 31.8' = 50.3' > MINIMUM AGGREGATE SIDE YARD REQUIREMENT OF 38.5

OK.....

70-22 REAR YARD

MINIMUM REAR YARD FOR SINGLE-FAMILY RESIDENCES = 20 FEET PROPOSED REAR YARD = 46'-0"

OK....

70-202.2 NEW PROPOSED PAVEMENT = 482 SF < 5% OF LOT (660 SF) OR 750 SF. DOES NOT REQUIRE ON-SITE RETENTION OR DRAINAGE APPLICATION

OK....

ARCHITECTURE DESIGN **DEVELOPMENT DPC**

REVISIONS:

NO. DATE DESCRIPTION

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DOB JOB NO:

10 BELMONT DRIVE SOUTH ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

PROPOSED ROOF PLAN

SEAL AND SIGNATURE:



04/10/2024 PROJECT NO: DRAWN BY CHECK BY:

AS NOTED

⁰⁶ OF 19

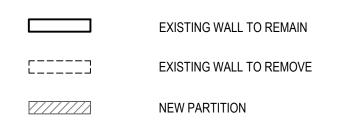
ALL GENERAL NOTES SHALL APPLY TO ALL AREAS WITHIN DESIGNATED AREA OF WORK.

SHEET NOTES:

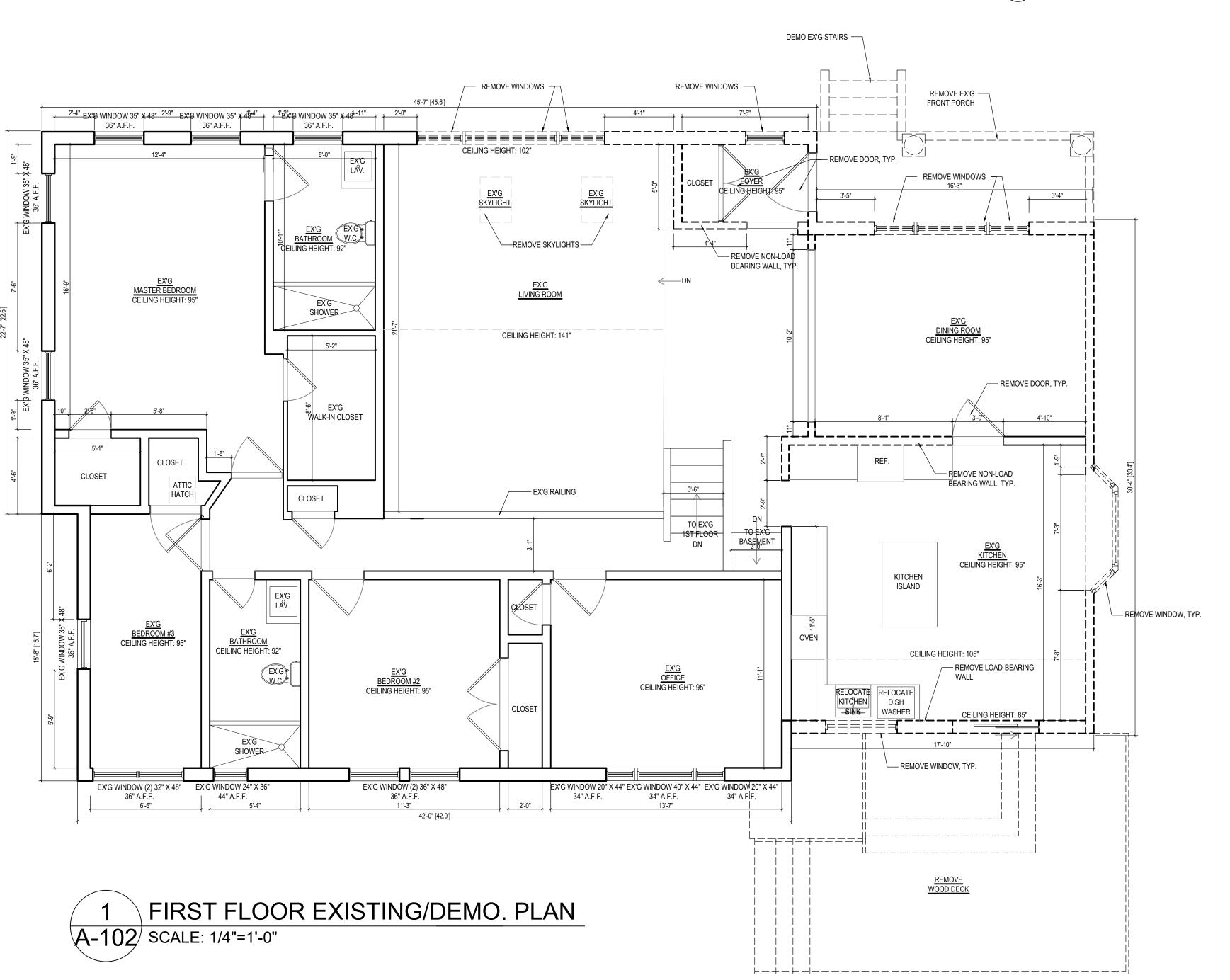
- CONTRACTOR TO COORDINATE ALL PHASES OF DEMOLITION FOR PROJECT & NOTIFY ARCHITECT & ENGINEERS OF ANY DISCREPANCIES OR CONFLICTING CONDITIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF DEMOLITION.
- 2. REMOVE ALL EXISTING WALLS AND CEILINGS THROUGHOUT AS INDICATED. ALL EXISTING WALLS TO BE STRIPPED TO BARE STUDS, REMOVING ALL SHEATHING, DRYWALL AND INSULATION. CONTRACTOR TO PROVIDE DIMENSION OVERALLS TO ARCHITECT UPON COMPLETION OF DEMOLITION FOR COORDINATION OF NEW WORK.
- 3. EXISTING LIGHT FIXTURES TO BE REMOVED U.O.N. PROVIDE TEMPORARY POWER AND LIGHTING THROUGHOUT COURSE OF JOB.
- 4. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING ITEMS TO
- 5. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL DEBRIS AND DISCARDED MATERIALS AND/OR EQUIPMENT WITHIN THE DESIGNATED AREA OF WORK.
- 6. CONTRACTOR SHOULD COORDINATE WITH THE OWNER AS TO THE PROTECTION AND/OR STORAGE OF ANY ITEMS TO BE SAVED FROM DEMOLITION.
- 7. CONTRACTOR TO LIMIT REMOVE ALL ELECTRICAL WIRING AND DEVICES TO THOSE AREAS SPECIFIED, OTHERWISE ALL EXISTING TO REMAIN. REFER TO ELECTRICAL PLANS FOR REMOVAL LOCATIONS.
- 8. DEMOLITION SHALL BE COORDINATED WITH THE GC ON SITE PRIOR TO ANY REMOVALS.
- 9. CONTRACTOR TO PATCH ALL SCAR JOINTS AS REQUIRED ON EXISTING CONSTRUCTION TO REMAIN.
- 10. CONTRACTOR IS RESPONSIBLE TO PROTECT INTEGRITY OF AREA IN OWNER'S DEMISED AREA THAT IS NOT IN CONTRACT.
- 11. DEMOLITION/REMOVAL OF ALL STRUCTURAL ELEMENTS SHALL BE PERFORMED DURING STRUCTURAL DEMOLITION AS IDENTIFIED BY STRUCTURAL SPECIFICATIONS.
- 12. ALL FLOORING MATERIALS WITHIN THE DEMOLITION AREA TO BE REMOVED IN THEIR ENTIRETY, AS NOTED. GC RESPONSIBLE FOR REMOVAL OF ALL EXCESS ADHESIVES AND RESIDUES REMAINING ON FLOORS AS TO NOT IMPEDE WITH NEW WORK.
- 13. GC RESPONSIBLE FOR DAILY CLEAN-UP AND MAINTENANCE OF JOBSITE AI,D SURROUNDING AREAS, AND NOT INTERFERE WITH ADJACENT TENANCIES. GC TO INCLUDE ALL DUMPSTER AND CARTING COSTS, AS WELL AS LABOR TO MAINTAIN CLEANLINESS OF SITE.
- 14. GC TO ENSURE PROPER DISPOSAL OF ALL CONSTRUCTION DEBRIS.
- 15. GC TO COORDINATE ALL SHUT-OFFS, NOTIFICATIONS AND DIG ALERTS FOR GAS, ELECTRIC, WATER AND SEWER SERVICES WITH THE MUNICIPALITY AND LOCAL UTILITY COMPANIES HAVE JURISDICTION OVER THE PROJECT.
- 16. PLUMBING CONTRACTOR TO REUTILIZE RISERS IN SEPARATE FILING
- 17. ALL EXISTING DRYWALL CEILINGS A.LL WALLBOARD TO BE REMOVED IN AREAS AS NOTED
- 18. ALL WINDOWS AND DOORS TO BE REMOVED .\S NOTED.
- 19. ALL PERIMETER WALLS TO REMAIN TO BE SUFFICIENTLY BRACED PRIOR TO DEMOLITION.

KEYED DEMOLITION NOTES:

- 1. DEMO AND REMOVE WINDOWS
- 2. DEMO AND REMOVE DOOR AND FRAME
- 3. DEMO AND REMOVE NON-LOAD BEARING WALLS AND ALL ASSOCIATED DETAILS
- 4. REMOVE ALL CABINETRY, COUNTERTOPS, APPLIANCES, AND CUT/CAP/SAFE OFF ALL PLUMBING AND ELECTRIC AS REQUIRED
- 5. REMOVE ALL CABINETRY, PLUMBING FIXTURES AND CUT/CAP/SAFE OFF ALL PLUMBING AND ELECTRIC AS REQUIRED.
- 6. INSTALL TEMPORARY 2X4 SHORE WALL COORDINATE WITH STRUCTURAL WORK AND REMOVE UPON COMPLETION.







COMPA

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO. DATE DESCRIPTION

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DOB JOB NO

PROJECT

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

EXISTING / DEMO FIRST FLOOR PLAN

SEAL AND SIGNATURE:



ISSUED:
04/10/2024
PROJECT NO:
23262
DRAWN BY:
B
CHECK BY:
Y
SCALE:
AS NOTED

A-102.00

ALL GENERAL NOTES SHALL APPLY TO ALL AREAS WITHIN DESIGNATED AREA OF WORK.

SHEET NOTES:

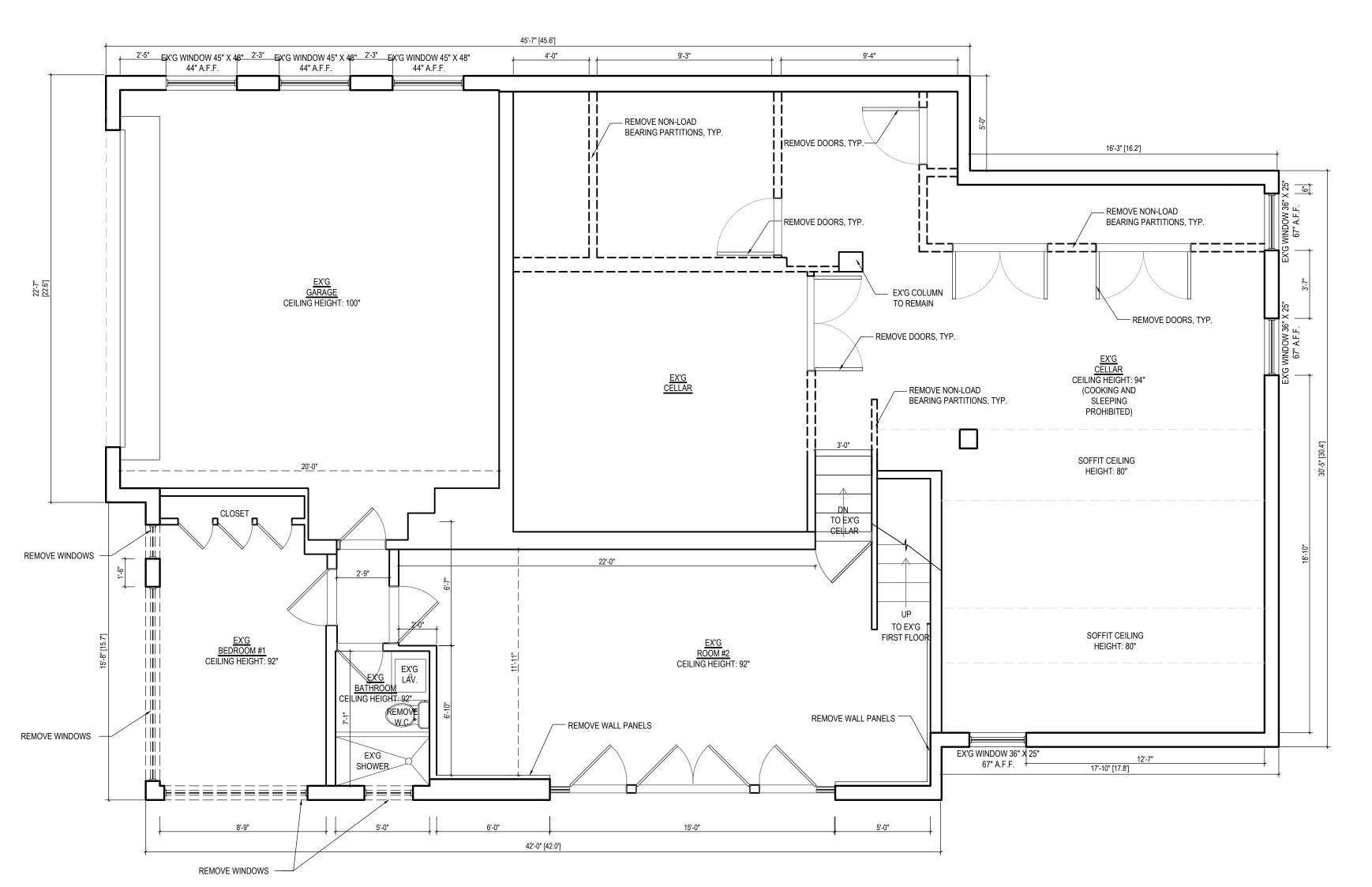
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KEYED DEMOLITION NOTES:

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- 6. INSTALL TEMPORARY 2X4 SHORE WALL COORDINATE WITH STRUCTURAL WORK AND REMOVE UPON COMPLETION.









COMPA

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO. DATE DESCRIPTION

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DOB JOB NO

PROJECT

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

EXISTING/ DEMOLITION BASEMENT/CELLAR

SEAL AND SIGNATURE:

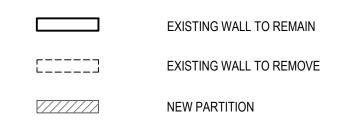


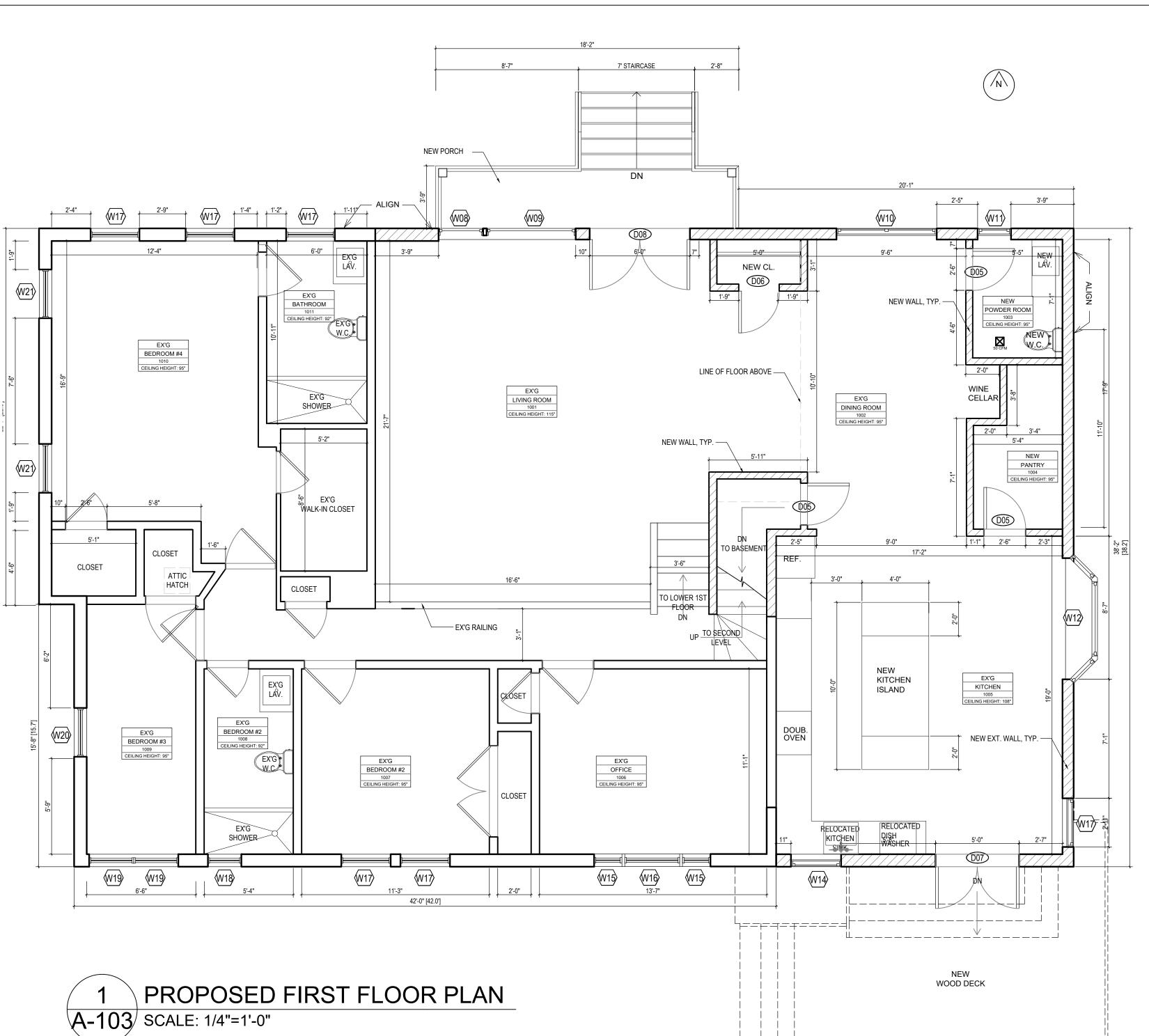
ISSUED:
04/10/2024
PROJECT NO:
23262
DRAWN BY:
B
CHECK BY:
Y
SCALE:
AS NOTED

A-103.00

GENERAL REQUIREMENTS:

- 1. ALL APPLICABLE CODES HAVING JURISDICTION IN THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED, SHALL BE OBSERVED STRICTLY IN CONSTRUCTION OF THE PROJECT, INCLUDING ALL STATE, COUNTY, AND LOCAL CODES RELATING BUT NOT LIMITED TO: BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES. THE CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO START OF CONSTRUCTION AND BRING ALL DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES TO THE ATTENTION OF THE ARCHITECT AND OWNER.
- 2. THE GC SHALL BE RESPONSIBLE TO PROVIDE COMPETENT, FULL-TIME PROJECT SUPERVISION TO OVERSEE ANY/ALL INSTALLATIONS RELATED TO THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK BEING PERFORMED IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS
- 3. ALL DETAILS AND SECTIONS WITHIN THE CONTRACT DOCUMENTS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY.
- 4. ALL DRAWINGS AND SPECIFICATIONS TO BE FULLY REVIEWED AND COORDINATED BY THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXECUTE THE DESIGN INTENT OF THE ARCHITECT AND OWNER TO THE FULLEST.
- 5. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING AND SUBGRADE ELEVATED UTILITY SERVICES WITHIN THE SITE AREA AND ITS IMMEDIATE SURROUNDS FROM DAMAGE AND/OR DETERIORATION, AS THEY RELATE TO THE PROJECT.
- 6. THE ARCHITECT AND ASSIGNED CONSULTANTS SHALL NOT BE RESPONSIBLE FOR SITE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, MEANS/METHODS, OR FAILURE BY THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR GOVERNING CODES THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE PROTECTION AND SAFETY OF PERSON.
- 7. CONTRACTOR SHALL FILE AND OBTAIN ALL BUILDING PERMITS ALL FEES SHALL BE REIMBURSED BY OWNER
- 8. CONTRACTOR SHALL BRING ALL ERRORS AND OMISSIONS WHICH MAY OCCUR WITHIN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER. SUCH NOTIFICATION MUST BE SUBMITTED IN WRITTEN FORM, AND AWAIT WRITTEN DIRECTION PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK WHICH IS DIRECTLY AFFECTED BY SUCH ERROR AND/OR OMISSION.THE CONTRACTOR WILL BE HELD LIABLE FOR THE RESULT OF ANY ERRORS, DISCREPANCIES OR OMISSION FOR WHICH THE CONTRACTOR DID NOT PROPERLY ADVISE THE ARCHITECT AND OWNER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
- 9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE SITE SUFFICIENTLY IN ADVANCE OF ALL WORK TO BE PERFORMED TO ASSURE ORDERLY PROGRESS OF THE PROJECT.
- 10. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND FREE OF ALL DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM POTENTIAL DAMAGE
- 11. SHOP DRAWINGS ARE REQUIRED FOR STRUCTURAL SPECIALIZED CONSTRUCTION AND WHERE OTHERWISE REQUESTED/REQUIRED BY THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT OF THE INSTALLATION, THE CONTRACTOR SHALL PERFORM ALL INSTALLATIONS IN STRICT ACCORDANCE WITH ALL MANUFACTURERS SPECIFICATIONS AND CUSTOMARY. INDUSTRY STANDARDS.
- 12. ALL CODES, TRADE STANDARDS AND MANUFACTURERS INSTRUCTIONS, AS SPECIFIED IN THE CONTRACT DOCUMENTS ARE TO BE OF THE LATEST CONDITION.
- 13. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY THE ARCHITECT.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING AND
- 15. VERIFYING ALL EXISTING AND ADJOINING CONDITIONS AND REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION PRIOR TO PROCEEDING WITH THE WORK.





					WINDOV	W SCHED	ULE				
WINDOW NO.	WINDOW TYPE	ROOM NO.	WINDOW SIZE	QUANTITY	REMARKS	WINDOW NO.	WINDOW TYPE	ROOM NO.	WINDOW SIZE	QUANTITY	REMARKS
W01	-	BASEMENT - B001	45" X 48"	3	EX'G TO REMAIN	W15	-	FIRST FLOOR - 1006	20" X 44"	2	EX'G TO REMAIN
W02	FIXED	BASEMENT - B002	24" X 33"	1	NEW	W16	-	FIRST FLOOR - 1006	40" X 44"	1	EX'G TO REMAIN
W03	DOUBLE HUNG	BASEMENT - B002	24" X 36"	2	NEW	W17	-	FIRST FLOOR - 1007	36" X 48"	2	EX'G TO REMAIN
W04	DOUBLE HUNG	BASEMENT - B002	64" X 36"	1	NEW	W18	-	FIRST FLOOR - 1008	24" X 36"	1	EX'G TO REMAIN
W05	HUNG	BASEMENT - B003	31" X 26"	1	NEW	W19	-	FIRST FLOOR - 1009	32" X 48"	2	EX'G TO REMAIN
W06	-	CELLAR - C003	36" X 25"	1	EX'G TO REMAIN	W20	-	FIRST FLOOR - 1009	35" X 48"	1	EX'G TO REMAIN
W07	-	CELLAR - C002	36" X 25"	2	EX'G TO REMAIN	W21	-	FIRST FLOOR - 1010	35" X 48"	5	EX'G TO REMAIN
W08	-	FIRST FLOOR - 1001	32" X 102"	1	NEW	W22	HUNG	SECOND FLOOR - 2005	83" X 36"	2	NEW
W09	-	FIRST FLOOR - 1001	64" X 102"	1	NEW	W23	HUNG	SECOND FLOOR - 2005	35" X 36"	2	NEW
W10	DOUBLE HUNG	FIRST FLOOR - 1002	72" X 48"	1	NEW	W24	HUNG	SECOND FLOOR - 2003	36" X 36"	3	NEW
W11	HUNG	FIRST FLOOR - 1003	24" X 48"	1	NEW	W25	FIXED	FIRST FLOOR	78" X 40"	1	NEW
W12	BAY	FIRST FLOOR - 1005	-	1	NEW	W26	FIXED	FIRST FLOOR	64" X 40"	1	NEW
W13	HUNG	FIRST FLOOR - 1005	35" X 48"	1	NEW	W27	FIXED	FIRST FLOOR	32" X 40"	1	NEW
\\\/1/		FIRST FLOOR - 1005	50" Y 36"	1	NEW/						

GENERAL CONSTRUCTION NOTES:

- 1. ALL NEW INFILL EXTERIOR WALLS TO BE 2X4
 WOOD STUD FRAMING @ 16" O.C. WITH BATT
 INSULATION WITH 1/2" GWB. "GREENBOARDS"
 MOISTURE RESISTANT DRYWALL TO BE USED IN
 ALL KITCHENS, BATHROOMS, UNLESS OTHERWISE
 NOTED.
- 2. ALL INTERIOR WALLS ON ALL FLOORS TO BE 2X4 WOOD FRAMING @ 16" O.C.
- 3. REFER TO ALL RADIUS DIMENSIONS ON PLANS
- 4. ALL SHOWER/TUB WALLS TO USE 1/2" "DUROCK" CEMENT BOARD.
- 5. ALL BASE AND TRIM TO BE SELECTED BY OWNER.
- 6. ALL MILLWORK TO BE DESIGNED BY OWNER'S VENDOR.
- 7. ALL TILE AND FLOORING MATERIAL TO BE SELECTED BY OWNER.
- 8. ALL CLOSET SHELVING TO BE PROVIDED BY OWNER'S VENDOR.
- 9. ALL CARPET AND WOOD FLOORING TO BE FURNISHED BY OWNER AND INSTALLED BY G.C.
- 10. ALL WINDOWS TO BE DOUBLE-HUNG WINDOWS WITH DOUBLE INSULATED LOW E- GLASS, ARGON FILLED, TYP. U.O.N.
- 11. ALL EXTERIOR WALL SHEATHING TO BE 1/2" CDX PLYWOOD WITH TYVEK HOUSE WRAP, TYP.
- 12. ALL DIMENSIONS ARE "FINISH TO FINISH," TYP.
- 13. ALL NEW 2ND FLOOR EXTERIOR WALLS TO MATCH TOP PLATE HEIGHT OF EXISTING. REFER TO DETAILS.
- 14. FOR TYPE 2 EXTERIOR WALLS, SEE SHEET A-400 FOR DETAILS

COMPAN

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO. DATE DESCRIPTION

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DOB JOB NO:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

PROPOSED FIRST FLOOR PLAN

SEAL AND SIGNATURE:



[
ISSUED:
04/10/2024
PROJECT NO:
23262
DRAWN BY:
В
CHECK BY:
Υ
SCALE:
AS NOTED
DWC NO:

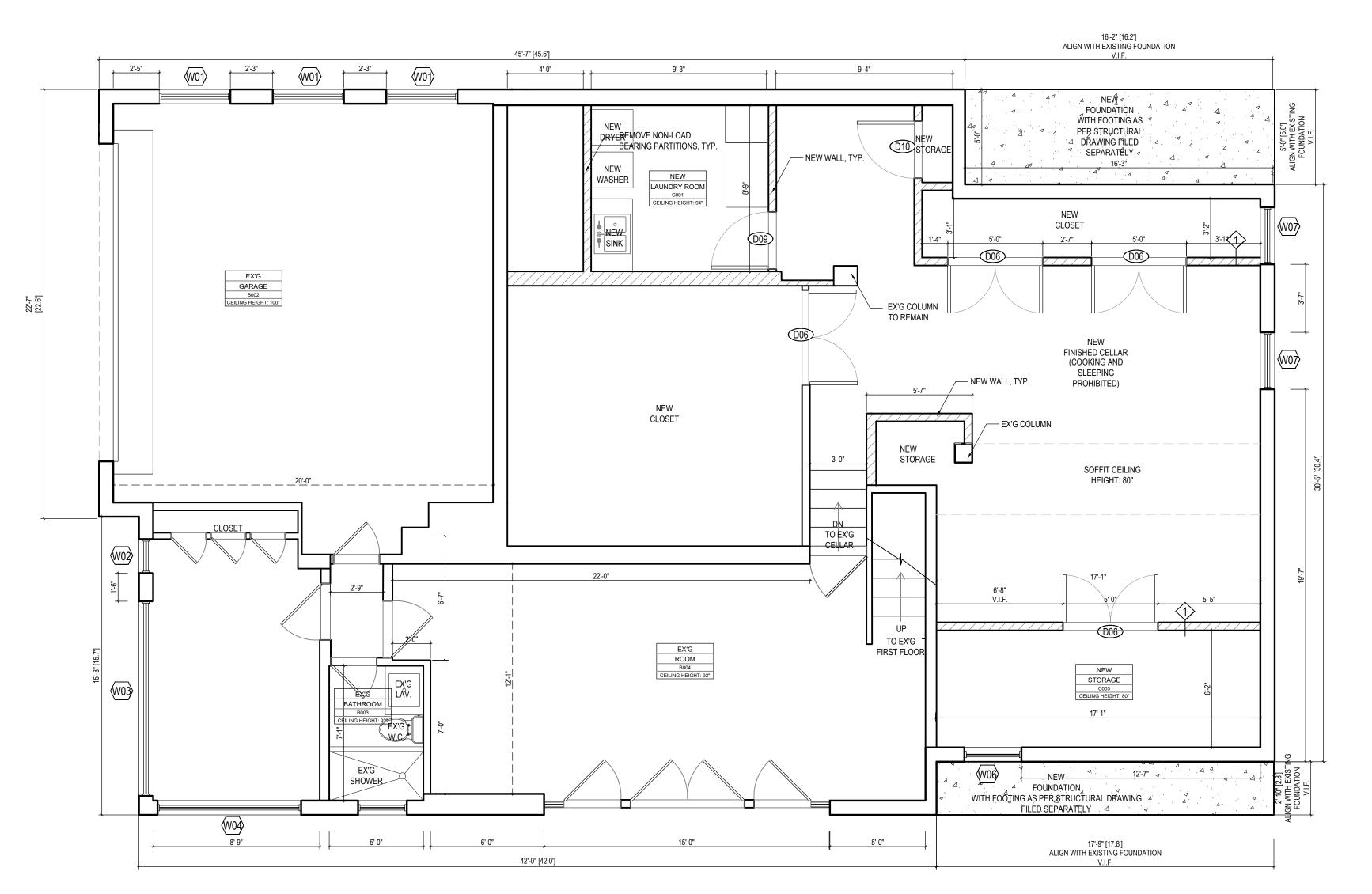
A-104.00

GENERAL REQUIREMENTS:

- 1. ALL APPLICABLE CODES HAVING JURISDICTION IN THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED, SHALL BE OBSERVED STRICTLY IN CONSTRUCTION OF THE PROJECT, INCLUDING ALL STATE, COUNTY, AND LOCAL CODES RELATING BUT NOT LIMITED TO: BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES. THE CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO START OF CONSTRUCTION AND BRING ALL DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES TO THE ATTENTION OF THE ARCHITECT AND OWNER.
- 2. THE GC SHALL BE RESPONSIBLE TO PROVIDE COMPETENT, FULL-TIME PROJECT SUPERVISION TO OVERSEE ANY/ALL INSTALLATIONS RELATED TO THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK BEING PERFORMED IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS
- 3. ALL DETAILS AND SECTIONS WITHIN THE CONTRACT DOCUMENTS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY.
- 4. ALL DRAWINGS AND SPECIFICATIONS TO BE FULLY REVIEWED AND COORDINATED BY THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXECUTE THE DESIGN INTENT OF THE ARCHITECT AND OWNER TO THE FULLEST.
- 5. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING AND SUBGRADE ELEVATED UTILITY SERVICES WITHIN THE SITE AREA AND ITS IMMEDIATE SURROUNDS FROM DAMAGE AND/OR DETERIORATION, AS THEY RELATE TO THE PROJECT.
- 6. THE ARCHITECT AND ASSIGNED CONSULTANTS SHALL NOT BE RESPONSIBLE FOR SITE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, MEANS/METHODS, OR FAILURE BY THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR GOVERNING CODES THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE PROTECTION AND SAFETY OF PERSON.
- 7. CONTRACTOR SHALL FILE AND OBTAIN ALL BUILDING PERMITS ALL FEES SHALL BE REIMBURSED BY OWNER
- 8. CONTRACTOR SHALL BRING ALL ERRORS AND OMISSIONS WHICH MAY OCCUR WITHIN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER. SUCH NOTIFICATION MUST BE SUBMITTED IN WRITTEN FORM, AND AWAIT WRITTEN DIRECTION PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK WHICH IS DIRECTLY AFFECTED BY SUCH ERROR AND/OR OMISSION.THE CONTRACTOR WILL BE HELD LIABLE FOR THE RESULT OF ANY ERRORS, DISCREPANCIES OR OMISSION FOR WHICH THE CONTRACTOR DID NOT PROPERLY ADVISE THE ARCHITECT AND OWNER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
- 9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE SITE SUFFICIENTLY IN ADVANCE OF ALL WORK TO BE PERFORMED TO ASSURE ORDERLY PROGRESS OF THE PROJECT.
- 10. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND FREE OF ALL DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM POTENTIAL DAMAGE
- 11. SHOP DRAWINGS ARE REQUIRED FOR STRUCTURAL SPECIALIZED CONSTRUCTION AND WHERE OTHERWISE REQUESTED/REQUIRED BY THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT OF THE INSTALLATION, THE CONTRACTOR SHALL PERFORM ALL INSTALLATIONS IN STRICT ACCORDANCE WITH ALL MANUFACTURERS SPECIFICATIONS AND CUSTOMARY, INDUSTRY STANDARDS.
- 12. ALL CODES, TRADE STANDARDS AND MANUFACTURERS INSTRUCTIONS, AS SPECIFIED IN THE CONTRACT DOCUMENTS ARE TO BE OF THE LATEST CONDITION.
- 13. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY THE ARCHITECT.
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- 15. VERIFYING ALL EXISTING AND ADJOINING CONDITIONS AND REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION PRIOR TO PROCEEDING WITH THE WORK.







1 PROPOSED BASEMENT/CELLAR PLAN A-104 SCALE: 1/4"=1'-0"

WINDOW SCHEDULE											
WINDOW NO.	WINDOW TYPE	ROOM NO.	WINDOW SIZE	QUANTITY	REMARKS	WINDOW NO.	WINDOW TYPE	ROOM NO.	WINDOW SIZE	QUANTITY	REMARKS
W01	-	BASEMENT - B001	45" X 48"	3	EX'G TO REMAIN	W15	-	FIRST FLOOR - 1006	20" X 44"	2	EX'G TO REMAIN
W02	FIXED	BASEMENT - B002	24" X 33"	1	NEW	W16	-	FIRST FLOOR - 1006	40" X 44"	1	EX'G TO REMAIN
W03	DOUBLE HUNG	BASEMENT - B002	24" X 36"	2	NEW	W17	-	FIRST FLOOR - 1007	36" X 48"	2	EX'G TO REMAIN
W04	DOUBLE HUNG	BASEMENT - B002	64" X 36"	1	NEW	W18	-	FIRST FLOOR - 1008	24" X 36"	1	EX'G TO REMAIN
W05	HUNG	BASEMENT - B003	31" X 26"	1	NEW	W19	-	FIRST FLOOR - 1009	32" X 48"	2	EX'G TO REMAIN
W06	-	CELLAR - C003	36" X 25"	1	EX'G TO REMAIN	W20	-	FIRST FLOOR - 1009	35" X 48"	1	EX'G TO REMAIN
W07	-	CELLAR - C002	36" X 25"	2	EX'G TO REMAIN	W21	-	FIRST FLOOR - 1010	35" X 48"	5	EX'G TO REMAIN
W08	-	FIRST FLOOR - 1001	32" X 102"	1	NEW	W22	HUNG	SECOND FLOOR - 2005	83" X 36"	2	NEW
W09	-	FIRST FLOOR - 1001	64" X 102"	1	NEW	W23	HUNG	SECOND FLOOR - 2005	35" X 36"	2	NEW
W10	DOUBLE HUNG	FIRST FLOOR - 1002	72" X 48"	1	NEW	W24	HUNG	SECOND FLOOR - 2003	36" X 36"	3	NEW
W11	HUNG	FIRST FLOOR - 1003	24" X 48"	1	NEW	W25	FIXED	FIRST FLOOR	78" X 40"	1	NEW
W12	BAY	FIRST FLOOR - 1005	-	1	NEW	W26	FIXED	FIRST FLOOR	64" X 40"	1	NEW
W13	HUNG	FIRST FLOOR - 1005	35" X 48"	1	NEW	W27	FIXED	FIRST FLOOR	32" X 40"	1	NEW
W14	-	FIRST FLOOR - 1005	50" X 36"	1	NEW						

GENERAL CONSTRUCTION NOTES:

- 1. ALL NEW INFILL EXTERIOR WALLS TO BE 2X4
 WOOD STUD FRAMING @ 16" O.C. WITH BATT
 INSULATION WITH 1/2" GWB. "GREENBOARDS"
 MOISTURE RESISTANT DRYWALL TO BE USED IN
 ALL KITCHENS, BATHROOMS, UNLESS OTHERWISE
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- 2. ALL INTERIOR WALLS ON ALL FLOORS TO BE 2X4 WOOD FRAMING @ 16" O.C.
- 3. REFER TO ALL RADIUS DIMENSIONS ON PLANS
- 4. ALL SHOWER/TUB WALLS TO USE 1/2" "DUROCK" CEMENT BOARD.
- 5. ALL BASE AND TRIM TO BE SELECTED BY OWNER.
- 6. ALL MILLWORK TO BE DESIGNED BY OWNER'S VENDOR.
- 7. ALL TILE AND FLOORING MATERIAL TO BE SELECTED BY OWNER.
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- 14. FOR TYPE 2 EXTERIOR WALLS, SEE SHEET A-400 FOR DETAILS

COMPAN

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO. DATE DESCRIPTION

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DOB JOB NO:

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

PROPOSED BASEMENT/CELLAR PLAN

SEAL AND SIGNATURE:



ISSUED:
04/10/2024
PROJECT NO:
23262
DRAWN BY:
В
CHECK BY:
Υ
SCALE:
AS NOTED
DIMO NO.

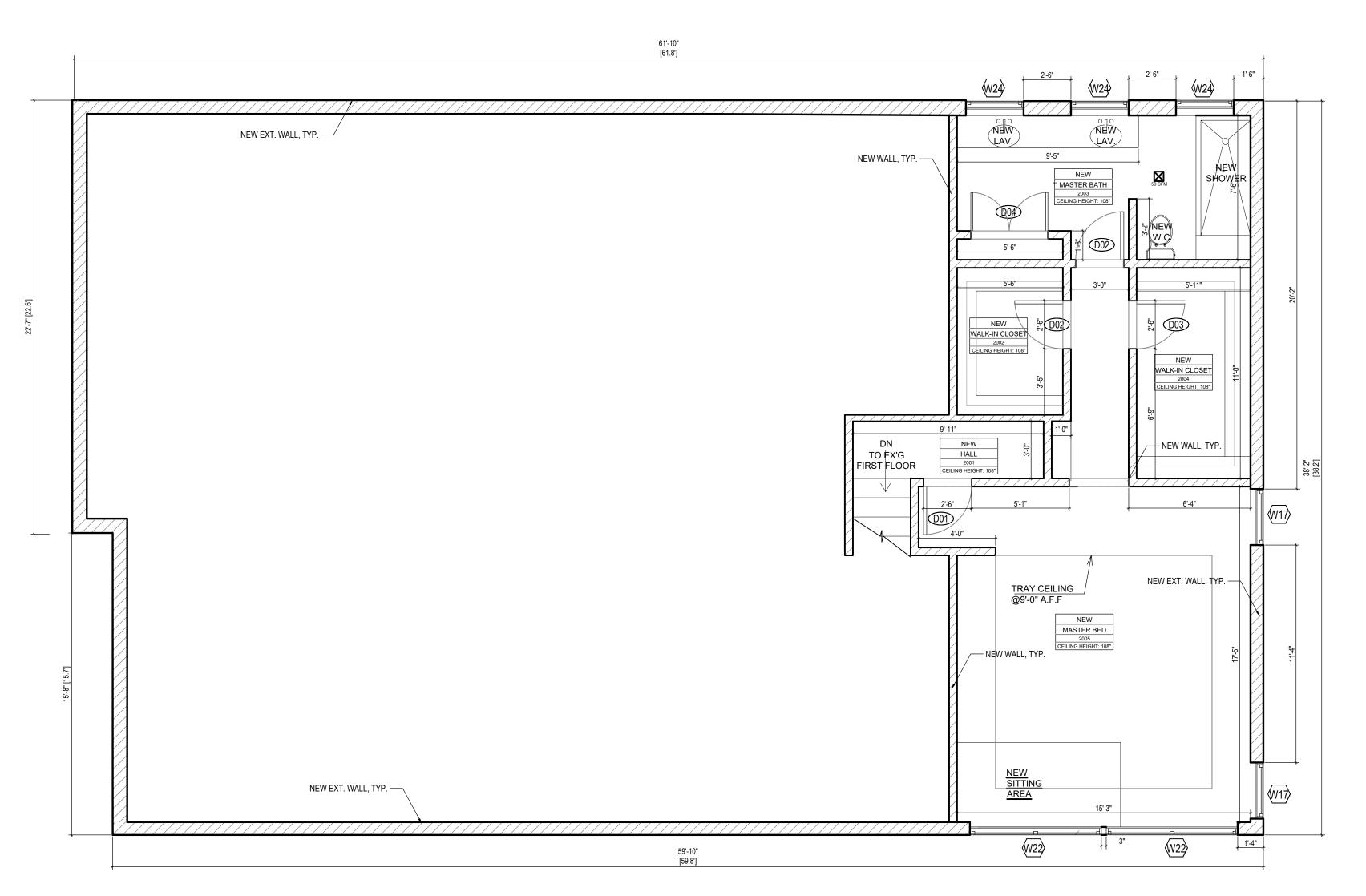
A-105.00

GENERAL REQUIREMENTS:

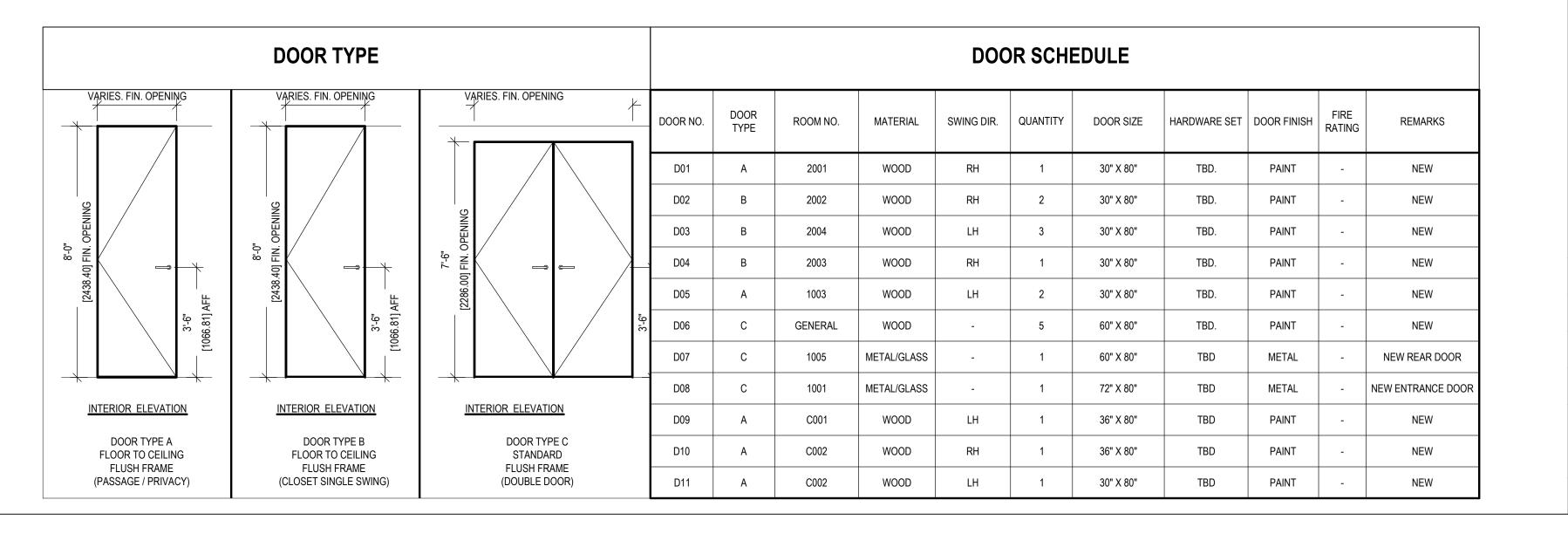
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1 PROPOSED SECOND FLOOR PLAN A-105 SCALE: 1/4"=1'-0"



GENERAL CONSTRUCTION NOTES:

- 1. ALL NEW INFILL EXTERIOR WALLS TO BE 2X4
 WOOD STUD FRAMING @ 16" O.C. WITH BATT
 INSULATION WITH 1/2" GWB. "GREENBOARDS"
 MOISTURE RESISTANT DRYWALL TO BE USED IN
 ALL KITCHENS, BATHROOMS, UNLESS OTHERWISE
- 2. ALL INTERIOR WALLS ON ALL FLOORS TO BE 2X4 WOOD FRAMING @ 16" O.C.
- 3. REFER TO ALL RADIUS DIMENSIONS ON PLANS
- 4. ALL SHOWER/TUB WALLS TO USE 1/2" "DUROCK" CEMENT BOARD.
- 5. ALL BASE AND TRIM TO BE SELECTED BY OWNER.6. ALL MILLWORK TO BE DESIGNED BY OWNER'S
- 6. ALL MILLWORK TO BE DESIGNED BY OWNER'S VENDOR.
- 7. ALL TILE AND FLOORING MATERIAL TO BE SELECTED BY OWNER.
- 8. ALL CLOSET SHELVING TO BE PROVIDED BY OWNER'S VENDOR.
- 9. ALL CARPET AND WOOD FLOORING TO BE FURNISHED BY OWNER AND INSTALLED BY G.C.
- 10. ALL WINDOWS TO BE DOUBLE-HUNG WINDOWS WITH DOUBLE INSULATED LOW E- GLASS, ARGON FILLED, TYP. U.O.N.
- 11. ALL EXTERIOR WALL SHEATHING TO BE 1/2" CDX PLYWOOD WITH TYVEK HOUSE WRAP, TYP.
- 12. ALL DIMENSIONS ARE "FINISH TO FINISH," TYP.
- 13. ALL NEW 2ND FLOOR EXTERIOR WALLS TO MATCH TOP PLATE HEIGHT OF EXISTING. REFER TO DETAILS.
- 14. FOR TYPE 2 EXTERIOR WALLS, SEE SHEET A-400 FOR DETAILS
- 15. ALL JOISTS WILL HAVE THE REQUIRED BACKSPAN TO CANTILEVER SPAN RATIO FOR 2ND FLOOR CANTILEVER IN ACCORDANCE WITH SECTION R502.3.3 FLOOR CANTILEVERS OF THE 2020 NYS RESIDENTIAL CODE.

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:					
NO.	DATE	DESCRIPTION			

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DOD	JOD	NO.	

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

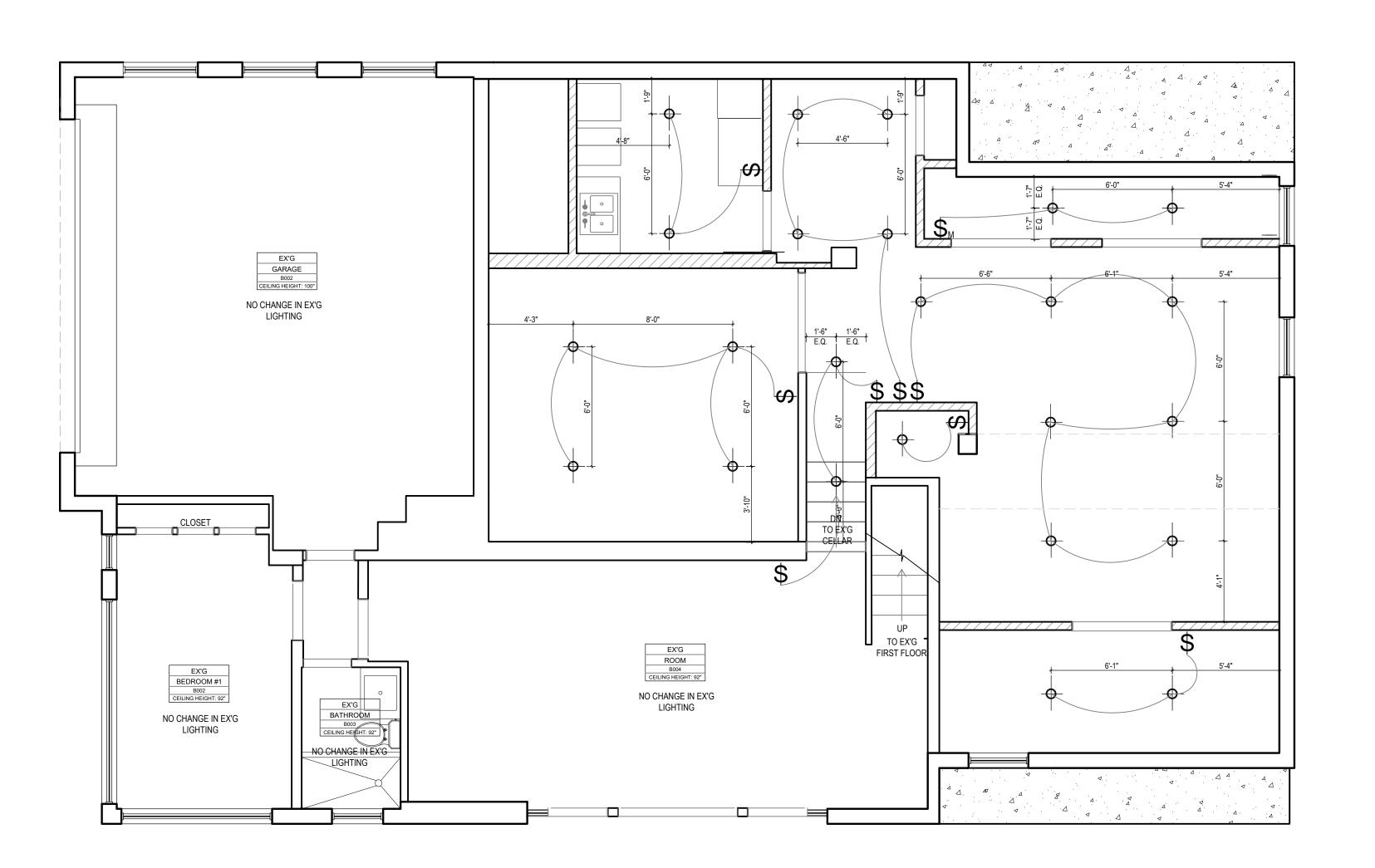
PROPOSED SECOND FLOOR PLAN

SEAL AND SIGNATURE:



ISSUED:
04/10/2024
PROJECT NO:
23262
DRAWN BY:
В
CHECK BY:
Υ
SCALE:
AS NOTED

A-106.00



BASEMENT REFLECTED CEILING PLAN A-200 SCALE: 1/4"=1'-0"

LI	GHT FIXT	URE LEGEND					
FIXTURE TYPE			LAMP	WATTS	LAMP QTY	TOTAL WATT	LOCATION
LT1		RECESSED LIGHT	LED	60W	24	1440 W	GENERAL LIGHTING
				ED TOTAL W	/ATTAGE	1380 W	
						1060 SF	
			PROPOS	SED W/SF		1.30 W/SF	

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO. DATE DESCRIPTION

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10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

BASEMENT/CELLAR REFLECTED CEILING PLAN

SEAL AND SIGNATURE:

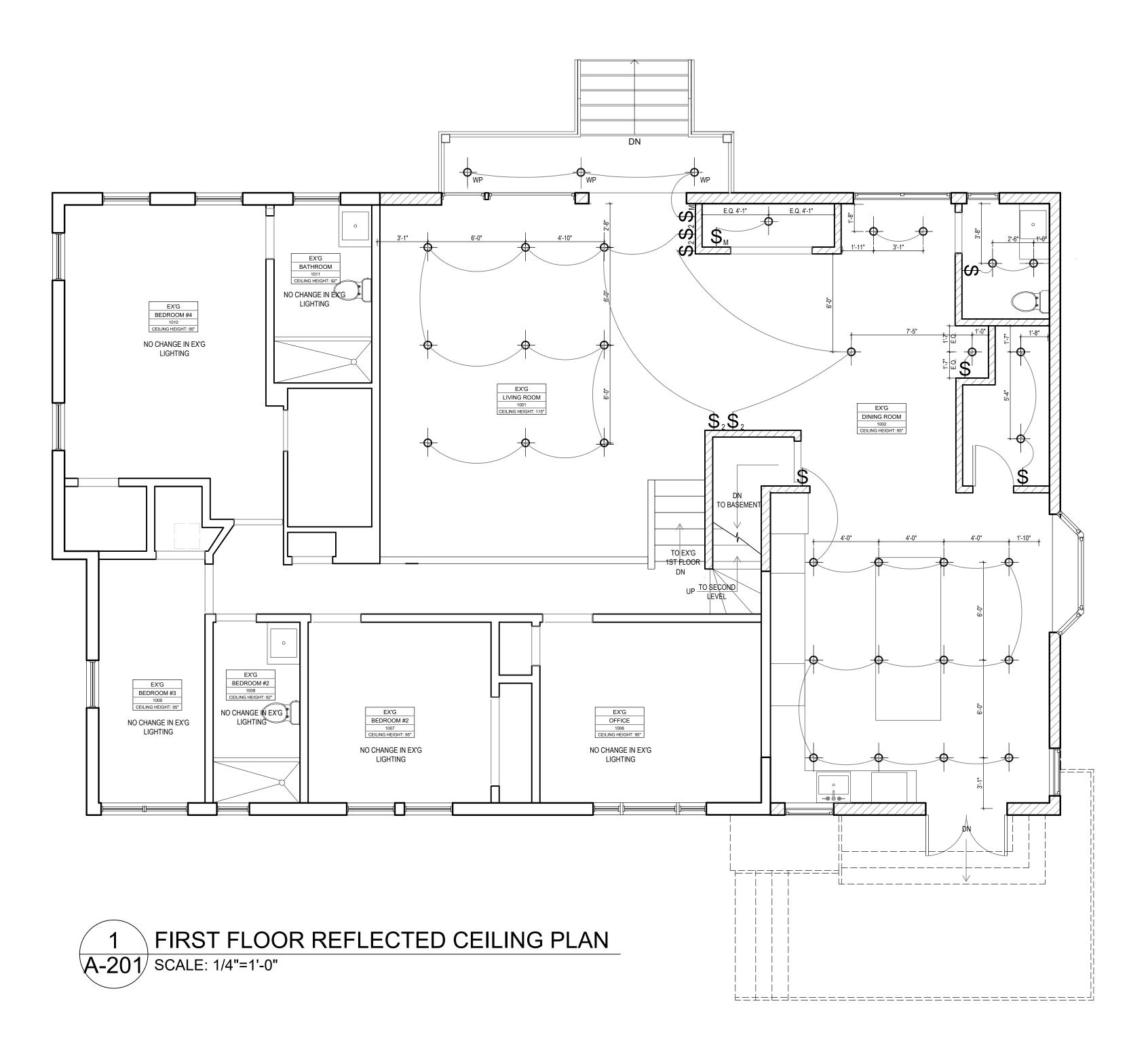


04/10/2024 PROJECT NO:

DRAWN BY:

CHECK BY:

SCALE: AS NOTED



LI	GHT FIXT	URE LEGEND					
FIX	TURE TYPE		LAMP	WATTS	LAMP QTY	TOTAL WATT	LOCATION
LT1		RECESSED LIGHT	LED	60W	30	1800 W	GENERAL LIGHTING
LT2		WATERPROOF LIGHT	LED	60W	3	180 W	PORCH
				ED TOTAL W	/ATTAGE	1980W	
						1126 SF	
			PROPOS	SED W/SF		1.76 W/SF	

COMPANY

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

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DOB JOB

PROJECT

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITL

FIRST FLOOR REFLECTED CEILING PLAN

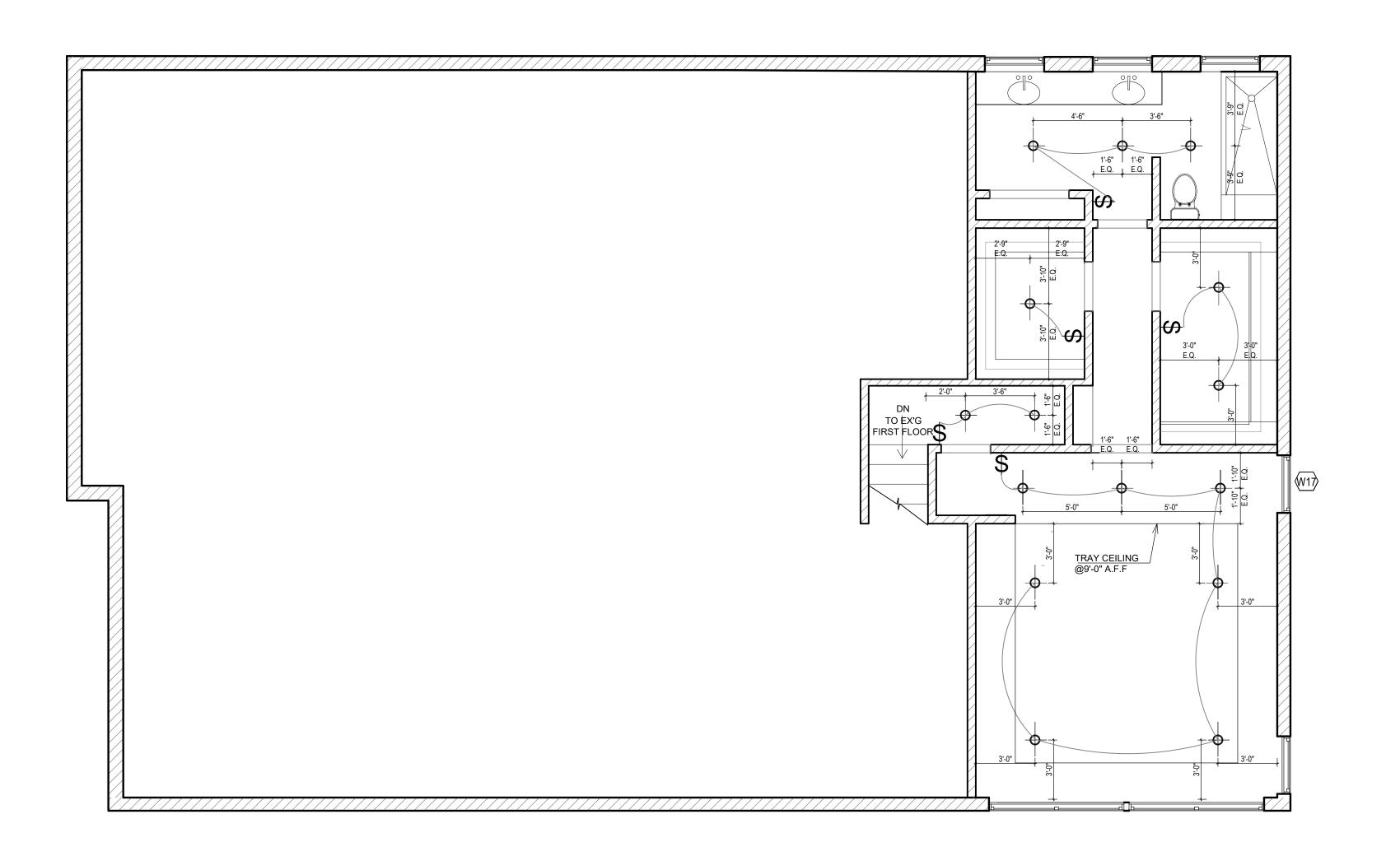
SEAL AND SIGNATURE:



ISSUED:
04/10/2024
PROJECT NO:
23262
DRAWN BY:
B
CHECK BY:
Y

AS NOTED

DWG NO:



SECOND FLOOR REFLECTED CEILING PLAN A-202 SCALE: 1/4"=1'-0"

LI	LIGHT FIXTURE LEGEND						
FIX	FIXTURE TYPE			WATTS	LAMP QTY	TOTAL WATT	LOCATION
LT1		RECESSED LIGHT	LED	60W	17	1020W	GENERAL LIGHTING
				ED TOTAL W	/ATTAGE	1020 W	
						729 SF	
			PROPOS	SED W/SF		1.40 W/SF	

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

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10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

SECOND FLOOR REFLECTED CEILING PLAN

SEAL AND SIGNATURE:

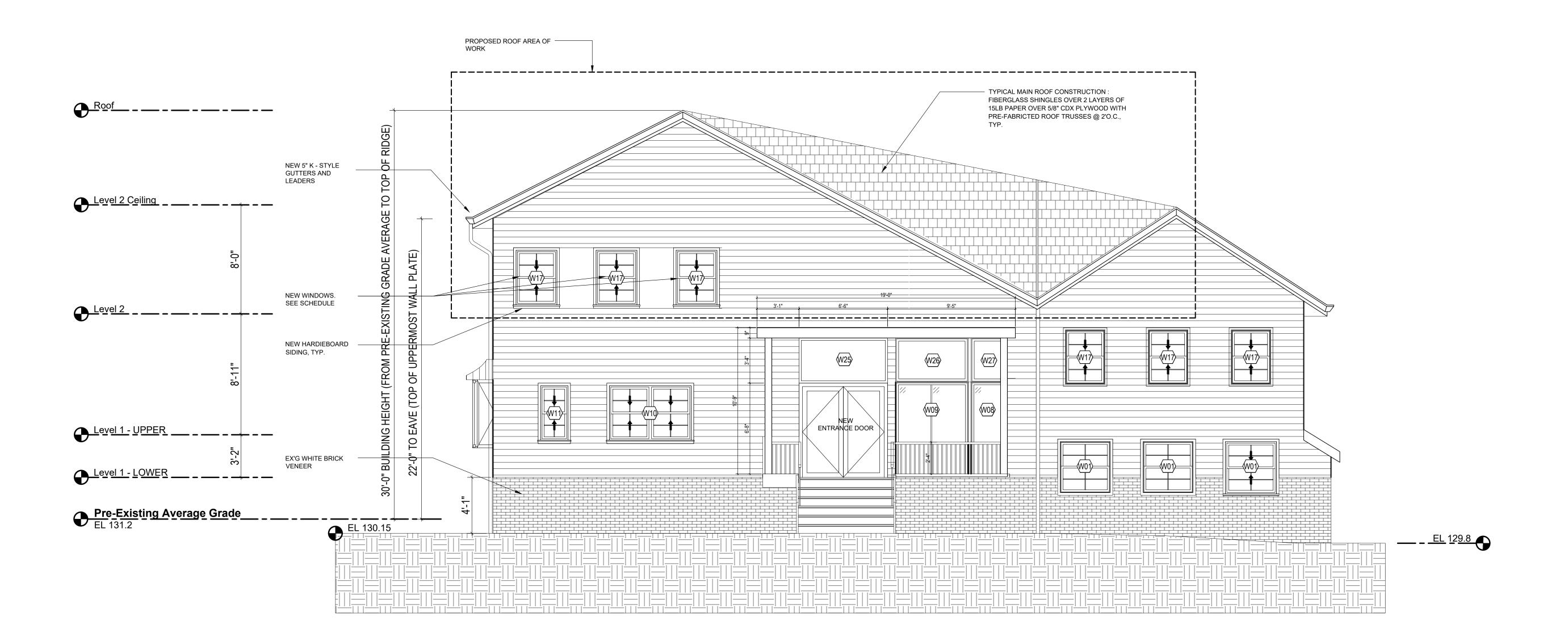


04/10/2024 PROJECT NO:

DRAWN BY:

CHECK BY:

SCALE:
AS NOTED
DWG NO:





ARCHITECTURE DESIGN DEVELOPMENT DPC

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10 BELMONT DRIVE SOUTH, **ROSLYN HEIGHTS, NY 11577**

DRAWING TITLE:

PROPOSED SOUTH ELEVATION

SEAL AND SIGNATURE:

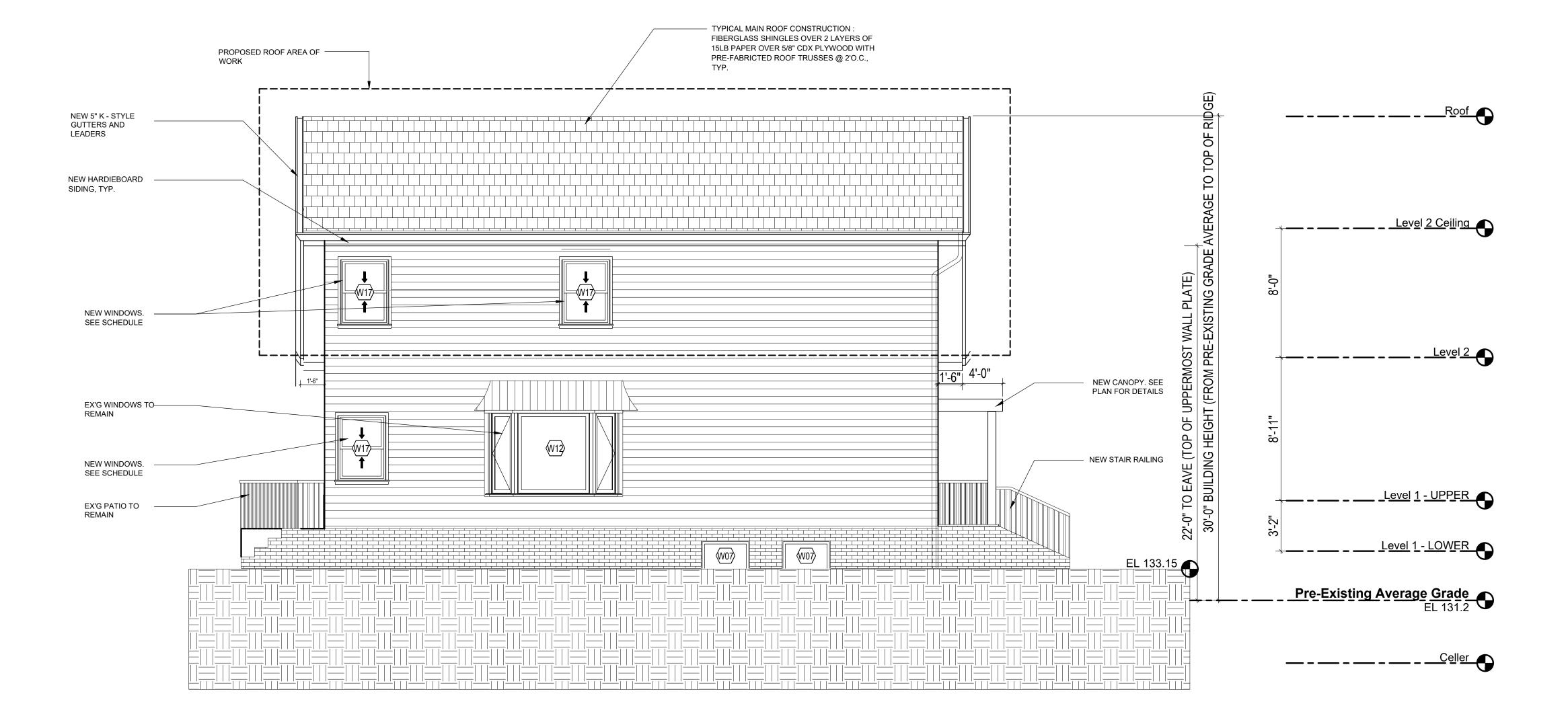


04/10/2024 PROJECT NO:

DRAWN BY:

CHECK BY:

AS NOTED





COMPAN

ARCHITECTURE DESIGN DEVELOPMENT DPC

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DOB JOB NO:

PROJECT

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

PROPOSED WEST ELEVATION

SEAL AND SIGNATURE:

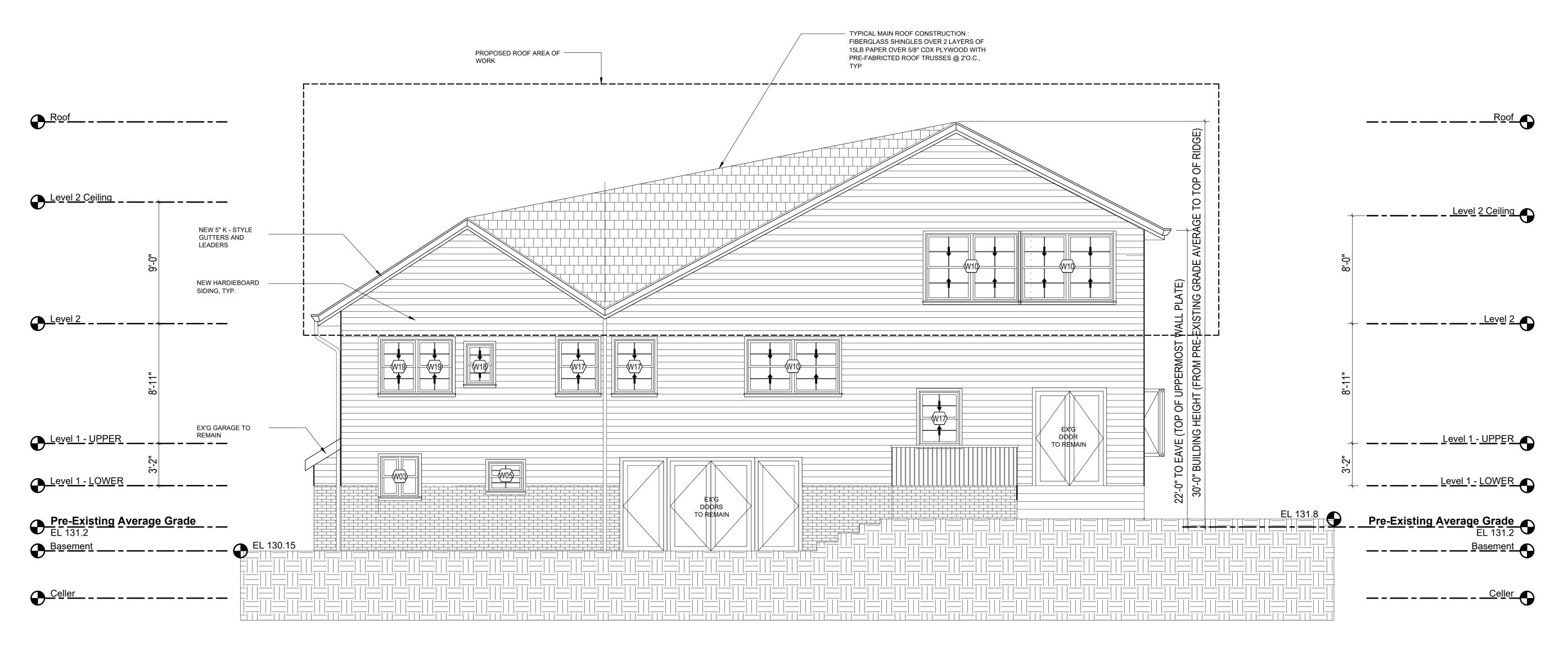


ISSUED: 04/10/2024 PROJECT NO: 23262 DRAWN BY:

B CHECK BY:

Y SCALE: AS NOTED

7-30 1.00



the start of the work. DOB JOB NO: DRAWING TITLE: SEAL AND SIGNATURE:

PROPOSED NORTH ELEVATION A-302 SCALE: 1/4"=1'-0"

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO. DATE DESCRIPTION

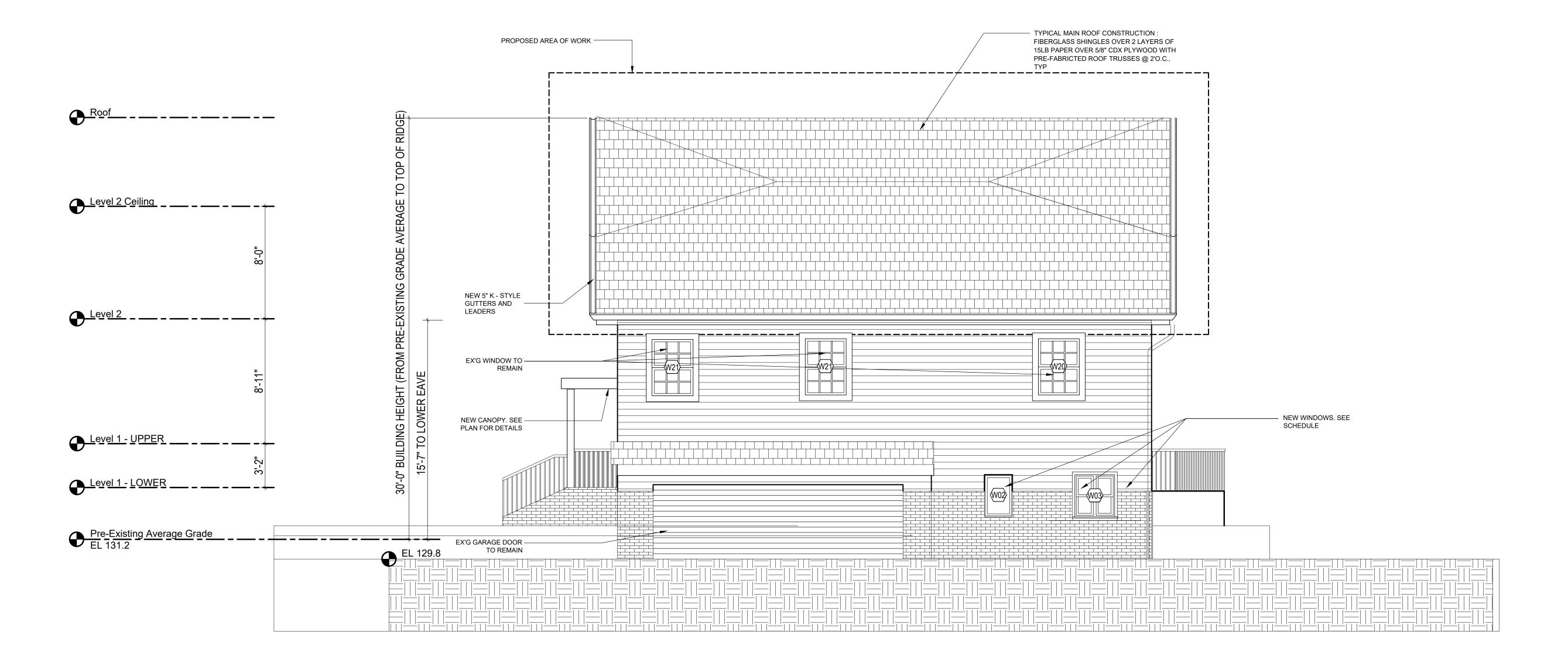
The reproduction of this drawing or the use of ideas and arrangements indicated on this drawing without the written approval of this office is prohibited. Written dimensions take precedence over scaled dimensions. the contractor shall verify dimensions and conditions at the job and report discrepancies to the Architect prior to

10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

PROPOSED SOUTH ELEVATION



04/10/2024 PROJECT NO: DRAWN BY: CHECK BY: AS NOTED



PROPOSED EAST ELEVATION A-303 SCALE: 1/4"=1'-0"

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO. DATE DESCRIPTION

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10 BELMONT DRIVE SOUTH, ROSLYN HEIGHTS, NY 11577

DRAWING TITLE:

PROPOSED EAST ELEVATION

SEAL AND SIGNATURE:



04/10/2024 PROJECT NO:

CHECK BY:

AS NOTED

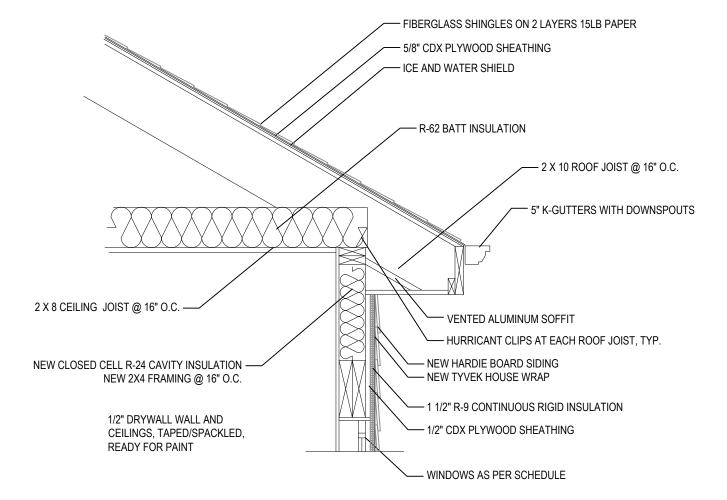
				GEOGRAPHIC ABLE R301.2(1)		RITERIA			
GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT WEATHERING	TO DAMAGE FROST LINE DEPTH		DECAY	WINTER DESIGN TEMP	ICE-SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
45psi	110	С	SEVERE	3'-6"	M - H	S - M		YES	

45psi 110 C	SEVERE 3-0	IVI - IT	3 - IVI			1	LO				
ROOF SHE	EATHING ATTACHMENT RE TABLE 3.8 -		TS FOR V	VIND L	OADS	3					
				FASTE	EST-M	ILE WI	ND SF	PEED (mph)		
			5	90		100		110	1:	20	
				S	TRUC	TURAL	SHEA	THING	3		
			Е	F	E	F	Е	F	Е	F	
SHEATHING LOCATION	RAFTER / TRUSS SI (INCHES O.C		MAX	. NAIL		ING F			MON N	AILS	
4'(ft) PERIMETER EDGE ZONE	12		6	12	6	12	6	12	6	6	
	16		6	12	6	6	6	6	6	6	48"
	19.2		6	6	6	6	6	6	6	6	48"
	24		6	6	6	6	6	6	4	4	100
INTERIOR ZONE	12		6	12	6	12	6	12	6	12	
	16		6	12	6	12	6	12	6	12	48" 48"
	19.2		6	12	6	12	6	12	6	6	GABLE ENDWALL (EDGE ZONE)
	24		6	12	6	12	6	6	6	6	INTERIOR ZONE
GABLE ENDWALL RAKE & RAKE TR	JSS		4	4	4	4	4	4	4	4	PERIMETER ZONE
					ВО	ARD SI	HEATH	IING			
SHEATHING SIZE	RAFTER / TRUSS S (INCHES O.C			MIN. N		ER OF PER SI			NAIL	S	NOTE: 1. FOR GABLE ROOFS 10° TO 45° PITCHES.
1x6 OR 1x8 SHEATHING	12 - 19.2			2		2		2		2	2. SEE FASTENING SCHEDULE FOR NAILING IN
1x10 OR LARGER SHEATHING	12 - 19.2			3	8	3		3		3	EACH ZONE.

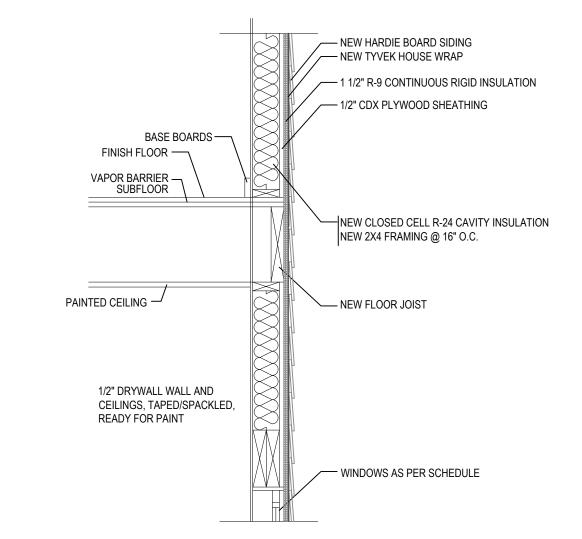
9004000 A CONTROL OF THE CONTROL OF	STRAP CONNE TABLE 3.3	BB - WFC	M			FASTENER SCHEDULE FOR STRUC TABLE 3.1 - WFCM	
	WALL, WALL TO W RIPTIVE ALTERNA					DESCRIPTION OF BLDG. ELEMENTS	# OF NA
		FASTES	T MILE W	IND SPEE	ED (mph)	ROOF FRAMIN	١G
		90	100	110	120	RAFTER TO TOP PLATE (TOE-NAILED)	3 - 8d
FRAMING SPAN	MING SPAN ROOF SPAN NUMBER OF 8d COMMON NAILS IN				NAILS IN	CEILING JOIST TO TOP PLATE (TOE-NAILED)	3 - 8d
(in) O.C.	(ft)			4" x 20 GA		CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	3 - 160
12	12	2	2	3	3	CEILING JOIST LAPS OVER PARTITION (FACE-NAILED)	3 - 160
	16	2	2	3	4	COLLAR-TIE TO RAFTER (FACE-NAILED)	3 - 8d
	20	2	3	3	4	BLOCKING TO RAFTER (TOE-NAILED)	2 - 8d
	24	2	3	4	5	RIM BOARD TO RAFTER (END-NAILED)	2 - 160
	28	3	3	4	5	WALL FRAMIN	1G
	32	3	4	5	6	TOP PLATE TO TOP PLATE (FACE-NAILED)	2 - 160
	36	3	4	5	7	TOP PLATE AT INTERSECTIONS (FACE-NAILED)	4 - 160
16	12	2	3	3	4	STUD TO STUD (FACE-NAILED)	2 - 160
	16	2	3	4	5	HEADER TO HEADER (FACE-NAILED)	16d
	20	3	4	4	5	TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2 - 160
	24	3	4	5	6		3 - 160
	28	3	4	6	7		4 - 160
	32	4	5	6	8	BOTTOM PLATE TO FLOOR JOIST, BAND JOIST,	2 - 160
	36	4	5	7	-	END JOIST OR BLOCKING (FACE-NAILED)	
19.2	12	2	3	4	5	FLOOR FRA	MING
	16	3	4	4	5	JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4 - 8d
	20	3	4	5	6	BRIDGING TO JOIST (TOE-NAILED)	2 - 8d
	24	4	5	6	7	BLOCKING TO JOIST (TOE-NAILED)	2 - 8d
	28	4	5	7	8	BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3 - 160
	32	4	6	7	-	LEDGER STRIP TO BEAM (FACE-NAILED)	3 - 160
	36	5	6	8	-	JOIST ON LEDGER TO BEAM (TOE-NAILED)	3 - 8d
24	12	3	4	5	6	BAND JOIST TO JOIST (END-NAILED)	3 - 160
	16	3	4	5	7	BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2 - 160
	20	4	5	6	8	ROOF FRAM	ЛING
	24	4	6	7	-	STRUCTURAL PANELS	8d
	28	5	6	8	_		
	32	5	7	_	-		
	36	6	8	-	-	DIAGONAL BOARD SHEATHING	
1. TABULATED UPLIF						1x6 OR 1x8	2 - 8d
(10 psf). IF A CEILIN	D TO THE ROOF A	SSEMBLY,	THE TABULA	ATED NUMBE	ER OF	1x10 OR WIDER	3 - 8d
NAILS SHALL BE IN (5 psf) INCREASES	IN STRUCTURAL F	ROOF CEILIN	NG DEAD LC	AD, THE TA		CEILING SHEA	ATHING
NUMBER OF NAILS 2. FOR WALL TO WAL					ULATED	GYPSUM WALLBOARD	5d COOL
NUMBER OF NAILS END OF THE STRA	SHALL BE PERMI	TTED TO BE	REDUCED			WALL SHEAT	THING

FASTENER SCHEDULE FOR STRUC TABLE 3.1 - WFCM		5	1
DESCRIPTION OF BLDG. ELEMENTS	# OF NAILS	SPACING	
ROOF FRAMI RAFTER TO TOP PLATE (TOE-NAILED)	NG 3 - 8d	PER RAFTER	
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3 - 8d	PER JOIST	FRAMINO
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	3 - 16d	EACH LAP	(in) C
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED)	3 - 16d	EACH LAP	12
COLLAR-TIE TO RAFTER (FACE-NAILED)	3 - 8d	PER TIE	12
BLOCKING TO RAFTER (TOE-NAILED)	2 - 8d	EACH END	
RIM BOARD TO RAFTER (END-NAILED)	2 - 16d	EACH END	
WALL FRAMI		E/IOII EIIO	
TOP PLATE TO TOP PLATE (FACE-NAILED)	2 - 16d	PER FOOT	
OP PLATE AT INTERSECTIONS (FACE-NAILED)	4 - 16d	JOISTS - EACH SIDE	
STUD TO STUD (FACE-NAILED)	2 - 16d	24" O.C.	16
HEADER TO HEADER (FACE-NAILED)	16d	16" O.C. ALONG EDGES	10
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2 - 16d	PER 2x4 STUD	
OF OR BOTTOM PLATE TO STOD (END-NAILED)	3 - 16d	PER 2x6 STUD	
	4 - 16d	PER 2x8 STUD	
SOTTOM PLATE TO FLOOR JOIST, BAND JOIST.		I I I I I I I I I I I I I I I I I I I	
END JOIST OR BLOCKING (FACE-NAILED)	2 - 16d	PER FOOT	
FLOOR FRA	MING		19.
OIST 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	
EDGER STRIP TO BEAM (FACE-NAILED)	3 - 16d	EACH JOIST	
OIST ON LEDGER TO BEAM (TOE-NAILED)	3 - 8d	PER JOIST	
BAND JOIST TO JOIST (END-NAILED)	3 - 16d	PER JOIST	24
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2 - 16d	PER FOOT	
ROOF FRA	MING		
STRUCTURAL PANELS	8d	12" O.C.	
		6" O.C. ON EDGE	
		4" O.C. ON GABLE RAKE	
DIAGONAL BOARD SHEATHING			
x6 OR 1x8	2 - 8d	PER SUPPORT	1. TABULA
x10 OR WIDER	3 - 8d	PER SUPPORT	(10 psf). IS NOT (
CEILING SHE	ATHING		NAILS SI (5 psf) IN
SYPSUM WALLBOARD	5d COOLERS	7" EDGE / 10" FIELD	2. FOR WA
WALL SHEA	THING		NUMBER END OF
STRUCTURAL PANELS	8d	12" O.C.	LIND OF
BERBOARD PANELS			
16"	6d	3" EDGE / 6" FIELD	
5/32"	8d	3" EDGE / 6" FIELD	
SYPSUM WALLBOARD	5d COOLERS	7" EDGE / 10" FIELD	
HARDBOARD	8d	12" O.C.	
PARTICLE BOARD PANELS	8d	12" O.C.	
DIAGONAL BOARD SHEATHING			
x6 OR 1x8	2 - 8d	PER SUPPORT	
x10 OR WIDER	3 - 8d	PER SUPPORT	
FLOOR SHEA			
STRUCTURAL PANELS			
" OR LESS	8d	6" EDGE / 12" FIELD	
GREATER THAN 1"	10d	6" EDGE / 6" FIELD	
DIAGONAL BOARD SHEATHING			
x6 OR 1x8	2 - 8d	PER SUPPORT	
x10 OR WIDER	3 - 8d	PER SUPPORT	

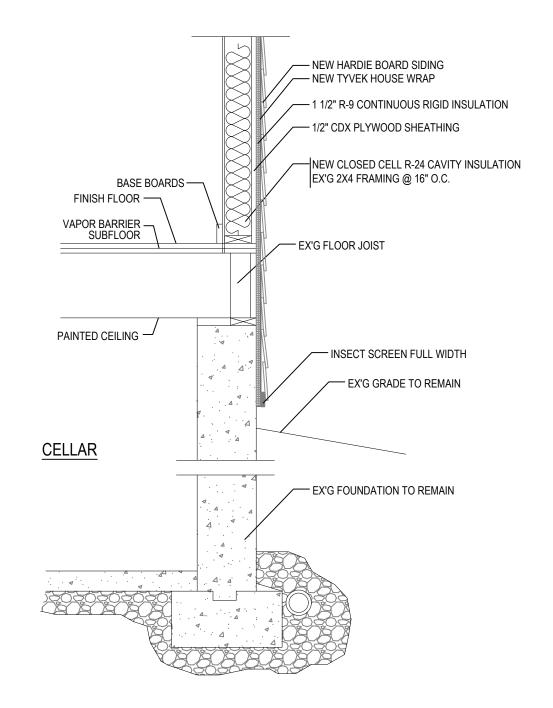
		FASTES	T MILE W	IND SPEE	D (mph
		90	100	110	120
FRAMING SPAN (in) O.C.	ROOF SPAN (ft)		R OF 8d C		
12	12	2	2	3	3
	16	2	2	3	4
	20	2	3	3	4
	24	2	3	4	5
	28	3	3	4	5
	32	3	4	5	6
	36	3	4	5	7
16	12	2	3	3	4
	16	2	3	4	5
	20	3	4	4	5
	24	3	4	5	6
	28	3	4	6	7
	32	4	5	6	8
	36	4	5	7	-
19.2	12	2	3	4	5
	16	3	4	4	5
	20	3	4	5	6
	24	4	5	6	7
	28	4	5	7	8
	32	4	6	7	-
	36	5	6	8	-
24	12	3	4	5	6
	16	3	4	5	7
	20	4	5	6	8
	24	4	6	7	-
	28	5	6	8	-
	32	5	7	-	
	36	6	8	-	_
I. TABULATED UPLIF (10 psf). IF A CEILIN IS NOT CONNECTE NAILS SHALL BE IN (5 psf) INCREASES NUMBER OF NAILS	T REQUIREMENTS IG ASSEMBLY IS N D TO THE ROOF A CREASED BY (1) N IN STRUCTURAL R SHALL BE PERMIT L & WALL TO FOUR	ASSUME A OT PRESEN SSEMBLY, T IAIL AT EACH COOF CEILIN TTED TO BE	ROOF CEILI IT OR IF THE THE TABULA H END OF T IG DEAD LO REDUCED I	E CEILING AS TED NUMBE HE STRAP. I AD, THE TAI BY (1) NAIL.	SSEMBLY ER OF FOR EAC BULATED JLATED



SECOND FLOOR



FIRST FLOOR



TYPICAL WALL DETAIL SCALE: N.T.S.

ARCHITECTURE DESIGN DEVELOPMENT DPC

REVISIONS:

NO. DATE DESCRIPTION

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DOB JOB NO:

10 BELMONT DRIVE SOUTH, **ROSLYN HEIGHTS, NY 11577**

DRAWING TITLE:

PROPOSED EAST ELEVATION

SEAL AND SIGNATURE:



04/10/2024 PROJECT NO: 23262 DRAWN BY: CHECK BY: AS NOTED

#21567

HOME RENOVATION AND ADDITION FOR THE HURWWITZ FAMILY

113 NORTH COURT ROSLYN HEIGHTS, NY 11577

DRAWING MANIFEST

ARCHITECTURAL:

TITLE SHEET SPECIFICATION SHEET **DEMOLITION PLAN AND NOTES**

2ND FL PLAN AND NOTES

FOUNDATION PLAN 1ST FL PLAN AND NOTES

CEILING FRAMING AND ROOF PLAN POWER AND LIGHTING PLANS AND WALL DETAIL

ELEVATIONS

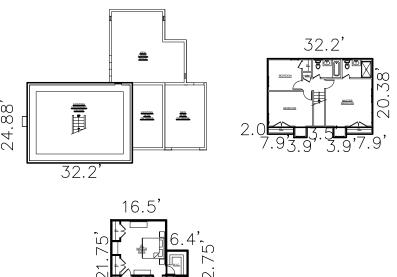
SKY EXPOSURE PLANE **DETAIL SHEET** A-11

SCOPE OF WORK

NEW ONE STORY GARAGE AND BEDROOM SUITE ADDITION, PARTIAL 1ST FL RENOVATION AND ASSOCIATED DETAILS

ZONING ANALYSIS

ZONING INFORMAT	TION		TOWN OF N. HEMPSTEAD TOWN 7 BLOCK310 LOT 31
ZONING ITEM	REQUIRED	EXISTING	PROPOSED
ZONING	RESIDENTIAL "B"	RESIDENTIAL "B"	NO CHANGE
USES	ONE FAMILY	ONE FAMILY	NO CHANGE
FRONTAGE	50'-0" MIN.	76.56'	NO CHANGE
LOT AREA	6,000 S.F. MIN.	12,388 S.F.	NO CHANGE
MAX. LOT COVERAGE	30% MAX. (3,716.4 S.F.)	2,829 S.F. (22.8%)	3,518 S.F. (28.4%) COMPLIES
MAX. GROSS FLOOR AREA RATIO	45%= 5,574.6 SQ. FT.	1,956.2 SF	2,396.7 SF COMPLIES
HEIGHT	2 STORIES (28'-0") MAX.	COMPLIES	COMPLIES
FRONT YARD	30'-0" MIN.	37.9'	NO CHANGE
SIDE YARD SETBACK	AGGREGATE MIN. 30% LOT W/7' MIN.= 23'	17'/34.2'	5'/22' NOT COMPLIANT
REAR YARD	15'-0" MIN.	50'	77.8'



MAIN HOUSE BEDROOM BATH/CL.

CLOSET(S) 2X

UNFIN. CELLAR 32.2' X 24.88'= 801.1 SQ FT 801.1 SQ FT

1ST FLOOR 32.2' X 24.88'= 801.1 SQ FT 22.0' X 20.0'= 440 SQ FT 21.75' X 16.5'= 358.9 SQ FT $6.4' \times 12.75' = 81.6 \text{ SQ FT}$

1,681.6 SQ FT 1,681.6 GFA

2ND FLOOR 32.2' X 20.38'= 656.2 SQ FT 3.5' X 3.9'= 13.65 X2= 27.3 SQ FT 7.9' X 2.0'= 15.8' X2= 31.6 SQ FT

715.1 SQ FT 715.1 GFA

TOTAL PROPOSED GFA= 2,396.7 SQ FT GFA

COHEN DESIGN / BUILD

ARCHITECT

5512 MERRICK RD.

113 NORTH COURT

ROSLYN HEIGHTS, NY

ARCHITECT:

COHEN DESIGN/BUILD ARCHITECT

CONTACT: WILLIAM J. COHEN, AIA

5512 MERRICK RD. MASSAPEQUA, NY 11758

(516) 799-0022 WCOHEN@COHENDESIGNBUILD.COM

ALL WORK TO BE PERFORMED IN **COMPLIANCE WITH THE 2020** RESIDENTIAL CODE OF NEW YORK AND ALL OTHER BUILDING DIVISION CODES BY THE AUTHORITIES HAVING

JURISDICTION OVER THE PROPOSED

ALL WORK TO BE PERFORMED IN COMPLIANCE WITH THE NEW YORK STATE ENERGY CODE 2020 IECC

SCOPE OF WORK

SQ. FOOTAGE ADDED 247 SQ FT GARAGE= 442 SQ FT BEDROOM SUITE 689 SQ FT

CU. VOLUME ADDED= 9,223 CU. FT.

ABBREVIATIONS & MATERIALS

Aluminum	AL.	Flush
Anchor Bolt	AB	Footin
Angle	_	Found
Architectural	ARCH'L	Frame
AREA	Α	Frost
Asphalt	ASPH	Furrin
Basement	BSMT	Galvar
Bathroom	BATH	Garag
Beam	BM	Gener
Bearing Plate	BRG PL	Glass
Bedroom	BR	Groun
Blocking	BLK	Gypsu
Building	BLDG	Hardw
Building Line	BL	Hollow
Caulking	CLKG	Hose
Casing	CSG	lnsula [.]
Ceiling	CLG	Interio
Center	CTR	Jamb
Center to Center	C to C	Kitche
Conton to Conton	0 10 0	

CONCRETE

CONCRETE MASONRY UNIT

BRICK

EARTH

GRAVEL

BATT INSULATION

Ceramic Closet

Concrete

Concrete Floor

Construction

Dimension

Dishwasher

Expansion Joint

Exterior Grade

Finished Floor

Fixed Window

Fireplace

Flashing

Floor Joist

Floor Drain

Concrete Masonry Unit

Construction Manager

nd Fault Interru sum Wallboard ow Metal Doo Laundry Length Linen Closet Marble Threshold Masonry Openina Material Maximum

Moulding

On Center

Partition

Recessed

Refrigerator

Miscellaneous Per Square Inch Prefabricated

Rough Opening Sheathing Square Foot Storage Switch Telephone Threshold Tongue & Groove Typical Unexcavated Utility Room Vent Stack Vestibule Washing Machine Water Resistant

Revision

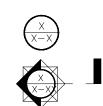
Rod & Shelf

UTIL RM Welded Wire Fabric Wood Frame

STEEL

WOOD STUD PARTITION INTERIOR BEARING PARTITION

STONE STUCCO/EIFS WOOD



SYMBOLS

DRAWING NUMBER SECTION SHEET NUMBER

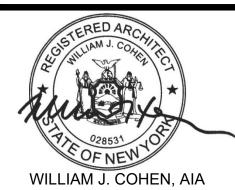
DRAWING NUMBER ELEVATION SHEET NUMBER CENTER LINE

ELEVATION/GRADE DOOR # WINDOW # ROOM # 220 VOLT OUTLET WEATHERPROOF DUPLEX OUTLET COUNTER HT. G.F.I. DUPLEX OUTLET SPLIT WIRED DUPLEX OUTLET DUPLEX OUTLET SPECIAL OUTLET JUNCTION BOX SMOKE DETECTOR EXHAUST FAN TELEVISION CABLE

TELEPHONE 3-WAY SWITCH 4-WAY SWITCH WALL MOUNTED LIGHT FIXTURE CEILING MOUNTED LIGHT FIXTURE CLG. FIXT. W/PULL CHAIN GARBAGE DISPOSER FLUORESCENT STRIP LIGHT 2X4 FLUORESCENT LIGHT

MASSAPEQUA, NY 11758 (516) 799-0022 REVISION 3/17/24 BUILDING DEPT COMMENTS

SPECIFICATION SHEET



8/15/23

CHECKED BY: WJC

SHEET NUMBER:

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GENERAL REQUIREMENTS

1. All codes having jurisdiction shall be observed strictly in the construction of the project, including all applicable state, city, and county building, zoning, electrical, mechanical, plumbing, and fire codes. Contractor shall verify all code requirements before commencement of construction and bring any discrepancies between code requirements and the construction documents to the Architect.

2. Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted "typical" imply all conditions treated similarly. Modifications to be made by contractor to accomodate minor variations.

3. All drawings shall be fully coordinated by Contractor to verify all dimensions, locate depressed slabs, slopes, drains, outlets, recesses, reglets, bolt settings, sleeves, etc.

4. The Contractor shall verify and protect all service lines and existing site area from deterioration or damage.

5. The Architect/Engineer shall not be responsible for the safety and construction procedures, techniques, means, methods, or the failure of the builder to carry out the work in accordance with the drawings or th required codes. All Contractors shall be responsible for initiating, maintaining and supervising all safety precautions and programs necessary for the protection of persons and property in accordance with applicable governing regulations.

6. Contractor shall obtain all necessary building permits, controlled inspections, sign—offs, etc. and is responsible for acquisition of final Certificate of Occupancy as required by local Municipality having

7. Contractor shall bring errors and omissions which may occur in Contract Documents to the attention of the architect in writing and written instructions shall be obtained before proceeding with the work. The Contractor will be held responsible for the results of any errors, discrepancies, or omissions in the Contract Documents, of which the Contractor failed to notify the Architect before construction and/or fabrication of the work.

8. The Contractor and Subcontractor shall verify all dimensions and job conditions at the job site sufficiently in advance of work to be performed to assure the orderly progress of the work.

9. Contractors shall maintain the premises clean and free of all trash, debris and shall protect all adjacent work from damage, soiling, paint overspray, etc. All fixtures, equipment, glazing, floors, etc., shall be left clean and ready for occupancy upon completion of the project.

10. Shop drawings are required for structural, specialized construction and where otherwise requested with these documents. Shop drawings shall be submitted to Owner and Architect for review of conformance with the design concept of the work. In areas where the drawings do not address methodology, the Contractor shall be bound to perform in strict compliance with the manufacturer's specifications and/or

11. All manufacturer's printed warnings for handling of products must be strictly observed. The words "or equal" are to be assumed whenever a specific manufacturer is noted.

12. All codes, trade standards, and manufacturer's instructions referenced in the Contract Documents shall be the latest edition.

13. The Contractor shall make no structural changes without written approval of the Architect/Engineer and Owner.

14. All Contractors shall be responsible for checking and verifying existing conditions, carefully studying and comparing the contract documents and shall at once report to the Architect any error, inconsistency or omission he may discover before proceeding with the work.

15. NOT USED

16. All wiring, outlets and other appurtenances shall comply with the requirements of the NJ Electrical Code and N.E.C. All outlets and switches, bells, and other devices to be located per direction of Owner, if not otherwise indicated on

17. The Contractor shall provide all chases, slots, recesses, wall/ceiling/floor openings, and other structural parts necessary for installation of work requiring same.

18. All lumber shall be fire—rated in accordance with local

19. NOT USED 20. The Contractor shall caulk all joints between drywall and door frames, windows and toilet accessories. Caulk shall be smooth and suitable for scheduled finish.

21. NOT USED

22. The premises shall be turned over to the Owner upon completion and acceptance of the work in a perfectly clean manner. The Contractor shall employ the services of a professional cleaning crew unless otherwise directed by Owner. Should the Owner choose to provide such services on his own, the Contractor shall be required to provide "construction broom clean" condition.

23. The Contractor shall provide protection for all existing windows, floors, equipment and any other existing componants which are to be saved and reutilized. Protection shall also be provided for all new work in accordance with industry

24. The Contractor shall furnish and install access panels at walls and/or ceilings, as required. Shop drawings of all locations shall be submitted to the Architect for approval.

25. Certificates of insurance shall be furnished by the Contractor to the Owner

26. The Contractor shall not proceed with any work which he expects additional compensation for without written authorization to proceed is given by Owner. Failure to obtain such authorization shall invalidate any claim for extra

27. All construction materials and workmanship is subject to approval by Owner.

28. The Contractor shall refer to all Architectural, Engineering, vendor shop drawings, manuals, etc, to provide fully coordinated and seamless execution of design intent of the project.

29. The Contractor shall provide all labor, equipment, materials, transportation, insurance and supervision necessary to complete this project in accordance with the Contract

30. The Contractor shall ensure daily clean—up and maintenace of the jobsite, and at all times, keep premises free from dust and accumulation of construction—related debris.

31. The Contractor shall direct the work and be solely responsible for all construction means and methods, techniques, sequencing and

32. The Contractor shall coordinate all equipment and work provided by Owner.

33. Upon completion of the work, the Contractor shall furnish a written guaranty to Owner against faulty materials, equipment and workmanship for a period of one (1) year from date of final acceptance, except where longer duration is noted (ie manufacturer's product warranties). Any defective equipment or material shall be replaced without additional cost to Owner.

34. All work is to be of new and best quality of kind specified.

35. Written dimensions should have precedence over scaled dimensions on drawings. Contractor shall be responsible to verify all conditions and notify the Architect of any variations which affect design intent.

CONSTRUCTION NOTES

1. Final placement of all partitions to be approved in the field by architects' representative prior to commencement of any work.

2. The General Contractor shall layout partitions starting from conditions where alignment with existing construction is shown.

3. All partition dimensions are from finished surface or from face of convector enclosure, unless otherwise noted.

4. Where a partition meets the window mullion, provide a continuous compessible filler strip. A soundproofing filler panel shall be used inside the metal convector enclosure to prevent sound

transmission between offices. 5. All metal trims on gypsum board partitions shall be type #200

6. All gypsum board partitions shall be properly braced.

series as manufactured by U.S. Gypsum or equal.

7. All gypsum board shall be installed vertically in full length

8. Gypsum board at toilets and around pantry sink to be water-resistant type. 9. General Contractor shall be responsible for taping and spackling

of gypsum board installed, as well as patching and repairing all walls, ceilings, and columns to remain as existing. 10. Align partitions where new walls abut existing column and/or

walls, remove existing corner bead tape and spackle joint (3 coats

min.) except at column where gyp. bd. will pass over col. face. 11. General Contractor shall cap all exposed existing piping not being used behind finish surface.

12. All fireproofing on steel must be replaced if damaged or missing at contractor's expense.

13. All existing doors, door frames or hardware to remain or be reused shall be patched, repaired, undercut, or adjusted as required for a proper installation.

14. All doors, existing and new, to be undercut to $\frac{5}{8}$ " A.F.F. unless

15. All doors (new and existing) shall have door stops and bumpers or silencers. Door stops to be floor mounted type, unless otherwise noted.

16. All locksets shall be master keyed as required by the building management. See door schedule/hardware schedule for information. 17. General Contractor shall supply and install, where indicated, hat shelves and chrome hang rod in all coat closets. See details on

18. All hat shelves shall be birch, clear laquer finish, unless

19. Contractor shall furnish and install fireproof blocking in ceilings or partitions as required, or where wall—mounted equipment or cabinetry is indicated, for a complete installation.

20. The General Contractor is responsible to provide and install all blocking and gounds as required for the installation of window blinds, draperies, and curtains, as required, using fire—retardant

21. Where metal and glass partition is specified, the GC shall be responsible to provide for any leveling of floor slab as may be required for a plumb, level installation.

22. All existing construction to remain shall be patched and repaired as required and prepared to receive new finishes per finish

23. All surfaces designated to remain, if damaged during demolition or any stage of the work, shall be repaired by the GC at his expense to "like new" condition. It shall be the GC's resonsibility to document any pre-existing damage.

REFLECTED CEILING NOTES

1. See Engineer's drawings for additional notes and general

2. See Engineer's drawings for all light fixture circuiting, emergency and exit lighting, smoke detectors, strobe lighting, alarm speakers, switching and related work. Light switches and dimmers as indicated on Architect's plans are for location only. Contractor is to verify all light fixture wattage (max.) and provide proper number at that location to service indicated light fixtures.

3. See Engineer's drawings for all ceiling diffusers, ductwork layouts, transfer ducts, fusible link dampers, etc. Architect's drawings indicate diffusers for location only. Where discrepancies occur between engineering and architectural drawings regarding locations, architectural drawings shall govern.

4. General Contractor shall provide a composite ceiling plan and necessary shop drawings coordinating all trades, showing the location of suspension members, light fixtures, emergency and exit lighting, HVAC fixtures, drapery pockets, fire dampers, access doors, fascias, soffits and all other items penetrating or attached to the ceiling.

5. See reflected ceiling plan for ceiling heights, maintain ceiling height throughout, notify architect of any complications with height. 6. No ceiling breaks will be permitted within a room, unless

7. GC shall be responsible for verifying compatibility of lighting fixtures with the specified ceiling system.

8. All fluorescent fixtures shall have warm white lamps, U.O.N. see lighting schedule.

9. All switches/dimmers to be mounted at 3'-2" A.F.F. to center line of switch/dimmer. Multiple switches and/or dimmers to be ganged and provided with single gang plate.

10. General Contractor to provide initial lamping of all fixtures and install appropriate lamps as required by specified light fixture. 11. General contractor to clean, relamp, and replace all faulty

ballasts and/or ballasts not conforming to the latest local building

12. General Contractor shall provide and install shallow depth fixtures as field conditions require, with Architect's approval.

13. All HVAC return air grilles shall be located in the ceiling unless otherwise noted.

14. General contractor to thoroughly clean all existing HVAC ceiling diffusers and return air grilles.

15. GC to provide appropriate sized cut—out above ceiling where partition walls extend to slab above, as required for circulation of return air to H.V.A.C. system. Furnish and install fire dampers as required to maintain the integrity of rated walls.

16. General contractor shall remove ceiling tile as required by the telephone copany, or other communicaions agency authorized by the architect for telephone and signal cable installation, and replace tile when work is copleted (for a pre—established unit price per tile).

17. Install directional acoustical tile with the grain in one direction only in any single space, as directed by the architect.

MILLWORK NOTES

1. All items of woodwork indicated on the drawings and/or specifications shall be performed by skilled mechanics using the best techniques known to the trade and in conformance with all trade standards, specifically the "premium grade" quality standards and the guidelines for "high pressure laminate" of the Architectural Woodwork Institute.

2. Millwork contractor to submit four (4) sets of fabrication shop drawings to the architect for review and approval prior to fabrication

3. Millwork contractor is responsible for coordination of all installtions with the GC.

4. Millwork contractor to inspect the alignment of all gyp. bd. installations and should advise the architect and GC of any condition that would prevent him from completing or executing his work as

5. All millwork shall have a fine, smooth finish, free from any machine or tool marks, abrasions or raised grain on exposed surfaces. All joints shall be tight as to conceal shrinkage. Al miters shall be glued and feathered, locked, splined and doweled, as

6. Screw and glue all joints and connections.

hardware for their installation

7. Millwork contractor shall utilize all fire—retardant wood.

8. All high—pressure plastic laminate work shall be solid, in one piece and without splice joints (except where prohibited by the maximum availability of the material) and shall be bonded to core stock using "hot plate" press method. All edges and exposed corners shall be finely joined.

9. Millwork contractor shall coordinate all grounds and blocking as

required for their installation with the GC 10. Where electrical work is specified in the cabinetry, lamps and fixtures are to be provided and coordinated by the GC. All cutouts for switches, fixtures, wiring, etc. is to be coordinated in the field

11. Millwork contractor shall provide and coordinate all required

12. Coordinate all holes in the field with the GC and provide coordinating plastic grommets to conceal all locations.

14. Millwork contractor is responsible to clean, polish, touch up,

and protect all finished work upon completion of installation.

13. Millwork contractor shall be responsible to shim all cabinetry and countertops to achieve level finish. Millworker to provide all filler strips and scribe to fit around all transitions as required.

FINISH NOTES

1. Samples of all finishes specified shall be submitted to the architect for approval in triplicate form, prior to commencement of the work. All samples shall be formatted to comply with 12" x 12"

2. All walls (new and existing) shall be properly prepared (tape and spackle) prior to receiving paint as per plans and manufacturer's specifications.

3. All paints shall be applied in accordance with the manufacturer's specifications for the particular surface and product.

4. All painted surfaces shall recieve one (1) prime coat and two (2) finish coats.

5. All walls to be painted using a latex—based eggshell finsh paint, unless otherwise noted. All ceilings to be painted using a latex—based flat finsh paint, unless otherwise noted. All hollow metal doors and frames to be painted using a semi gloss latex—based paint, unless otherwise noted.

6. All doors and frames to be painted the same color on both sides of the door unless otherwise noted.

7. All walls which have been painted using an eggshell finish which are designated to be touched—up per punchlist request, shall be repainted entirely between the two (2) closest break points.

8. All existing gyp. bd. ceilings that are patched shall be repainted

9. GC is responsible to flash patch all floors and transitions to create a smooth finish, free from defects or tripping hazards.

10. Flooring contractor is responsible to inspect all subfloors prior to installations, and to advis ethe GC of any defect or inconsistancies in the subfloor condition that may adversely affect the finish installation.

11. All floors shall be free from dirt, dust, oil and debris, and all room temperatures shall be a minimum of 65 degrees for 24 hours prior to installations.

12. GC shall install new 4" flat wall base on all walls in carpeted areas and 4" cove base in all areas designated to receive VCT or resiliant flooring. GC shall clean all base upon installation.

13. Flooring contractor to provide all transition strips and reducers

as required for the installation specified. 14. GC to seal all tile and stone floors upon completion. GC to coordinate with tile/stone manufacturer for specified products. 15. Floor covering in closets shall match adjacent finish unless

otherwise noted. 16. All flooring seams shall be trimmed and treated per

17. All excess finish materials shall be turned over to the Owner for attic stock. GC is responsible to coordinate the turnover and dlivery of such requirements.

18. GC to provide fire retardant wood blocking in all window pockets for window treatment installation.

MECHANICAL NOTES

manufacturer's specifications.

1. All Mechanical work to be coordinated with engineering drawings. Any conflicts between the architect's plans and the engineer's plans shall be brought to the attention of the architect in writing prior to start of work

2. All thermostats to be installed at 54" A.F.F. in locations approved by Architect unless otherwise noted.

3. H.V.A.C. Contractor to submit a layout shop drawing indicating ll diffuser locations and ductwork lavouts to architect's office for review and approval prior to fabrication of any work.

4. HVAC Contractor to coordinate all new ductwork with the existing layout and HVAC equipment. GC and HVAC contractor to verify condition of all existing equipment prior to installation. 5. All exhaust fan equipment to be located outside the specified

room and ducted into the space to the ceiling register. All exhaust fans to be controlled by a (red) pilot light wall mounted switch. 6. GC is responsible to balance the HVAC system after the installation is completed and submit a written report to the

architect's office for review and approval. 7. Provide flexible connectors at all ductwork connections to

vibration producing equipment. 8. All ductwork shall be fabricated and installed in accordance with the latest edition of SMACNA hvac duct construction standards, unless otherwise permitted by code.

9. All duct branches and/or air outlets to individual registers shall

have balancing dampers. 10. Gas piping shall be schedule 40 or standard weight steel pipe

(ASTM A53) with wrought iron fittings. flexible stainless steel tubing

shall be allowed if approved by local utilty company. 11. Ductwork branches may be pre-insulated flexible ductwork for runs up to 10'. Flexible ductwork shall be installed using thermaflex flexties and flex elbows. all other ductwork shall be sheet metal. all branch take offs shall be made with 45 degree fittings. Splitter dampers, scoops and extractors will not be permitted. Turning

vanes shall be installed in all square or rectangular elbows.

12. Supply diffusers are 4 way throws, U.O.N.

PLUMBING NOTES

- 1. All fixtures and risers shall have shut off valves on the domesticwater piping. Risers and low points shall have drain valves with hose adapters.
- 2. All domestic water piping shall be installed so entire system is
- 3. Proviude vibration isolation pads and/or hangers and flexible connections at all vibration producing equipment.
- 4. All sanitary and vent piping to be pvc, dwv (ASTM D2665) with
- 5. All domestic water piping shall be TYPE "L" copper tubing
- (ASTM B88) with soldered fitttings. 6. Domestic water systems to be sanatized as per code.
- 7. All systems to be tested per code.

socket weld fittings or abs (ASTM 26661).

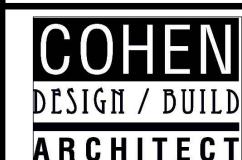
ELECTRICAL NOTES

- 1. Interior wiring shall be non—metalic sheathed cable (NMC) except as otherwise noted or directed by code. Wiring above removable ceilings shall be BX or THWN in rigid conduit.
- 2. Exterior wiring, except as otherwise noted, shall be #12 copper with #12 ground wire, THNN-75C, in min. 3/4" conduit.
- 4. Condensing unit wiring shall be liquid—ite cable. 5. All equipment shall be UL labeled
- 6. All switches, receptacles and cover plates shall be white.

3. All underground wiring shall be THWN in EMT or ENT, or UF

- 7. All electrical distributing equipment shall be properly labeled.
- 8. Install receptacles at 18" to centerline and switches to 42" to centerline above finished floor unless otherwise required per Barrier-Free Code.
- 9. GC to verify all requirements of local utilty company.
- 10. All wiring shall be #12 AWG with #12g unless otherwise

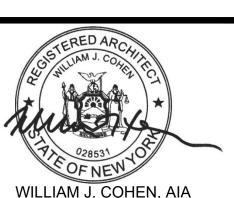
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SHEET TITLE: SPECIFICATION SHEET



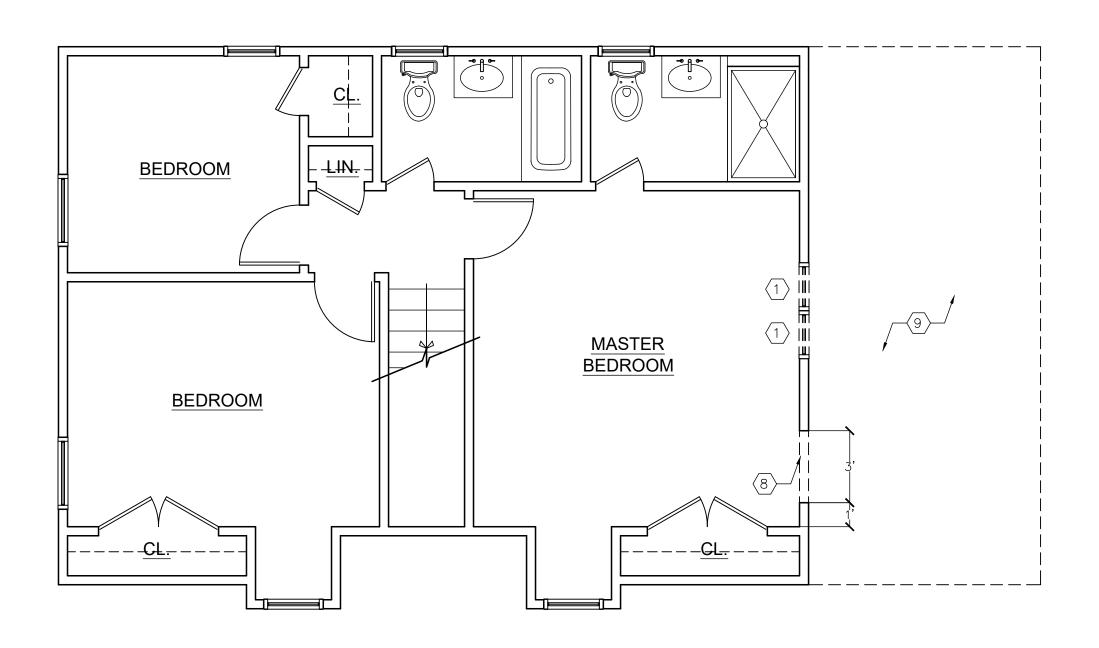
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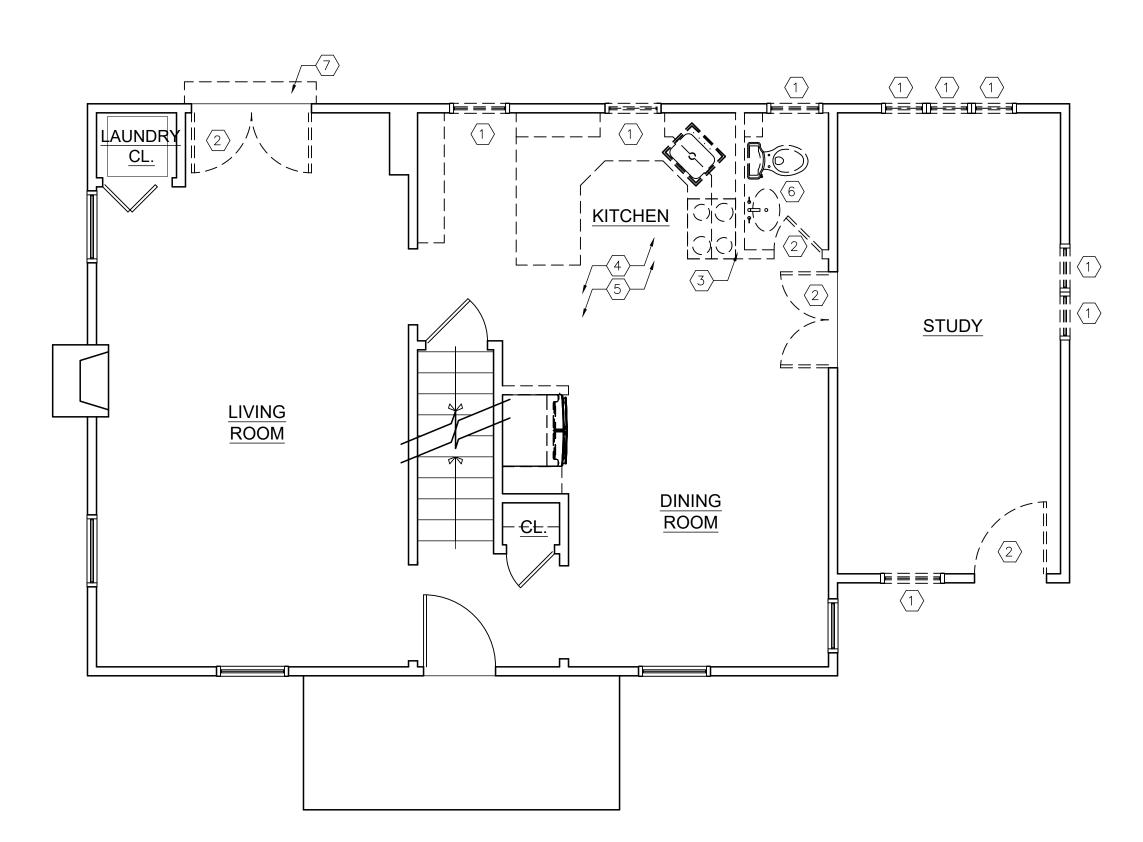
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2ND FL. DEMOLITION PLAN



1ST FL. DEMOLITION PLAN SCALE: 1/4"= 1'-0"

1. SEE SHEET A-2 FOR ADDITIONAL NOTES & SPECIFICATIONS. ALL GENERAL NOTES SHALL APPLY TO ALL AREAS WITHIN DESIGNATED AREA OF

2. CONTRACTOR TO COORDINATE ALL PHASES OF DEMOLITION FOR PROJECT & NOTIFY ARCHITECT & ENGINEERS OF ANY DISCREPANCIES OR CONFLICTING CONDITIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF DEMOLITION.

3. REMOVE ALL EXISTING WALLS AND CEILINGS THROUGHOUT ONLY AS INDICATED. CONTRACTOR TO PROVIDE DIMENSION OVERALLS TO ARCHITECT UPON COMPLETION OF DEMOLITION FOR COORDINATION OF NEW WORK.

4. PROVIDE TEMPORARY POWER AND LIGHTING THROUGHOUT COURSE OF JOB AS REQUIRED.

5. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING ITEMS TO

6. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL DEBRIS AND DISCARDED MATERIALS AND/OR EQUIPMENT WITHIN THE DESIGNATED AREA OF WORK.

7. CONTRACTOR SHOULD COORDINATE WITH THE OWNER AS TO THE PROTECTION AND/OR STORAGE OF ANY ITEMS TO BE SAVED FROM

8. CONTRACTOR TO LIMIT REMOVE ALL ELECTRICAL WIRING AND DEVICES TO THOSE AREAS SPECIFIED, OTHERWISE ALL EXISTING TO REMAIN. REFER TO ELECTRICAL PLANS FOR REMOVAL LOCATIONS.

9. DEMOLITION SHALL BE COORDINATED WITH THE GC ON SITE PRIOR TO ANY REMOVALS.

10. CONTRACTOR TO PATCH ALL SCAR JOINTS AS REQUIRED ON EXISTING CONSTRUCTION TO REMAIN.

11. CONTRACTOR IS RESPONSIBLE TO PROTECT INTEGRITY OF AREA IN OWNER'S DEMISED AREA THAT IS NOT IN CONTRACT.

12. DEMOLITION/REMOVAL OF ALL STRUCTURAL ELEMENTS SHALL BE PERFORMED DURING STRUCTURAL DEMOLITION AS IDENTIFIED BY STRUCTURAL SPECIFICATIONS.

13. GC RESPONSIBLE FOR DAILY CLEAN-UP AND MAINTENANCE OF JOBSITE AND SURROUNDING AREAS, AND NOT INTERFERE WITH ADJACENT TENANCIES. GC TO INCLUDE ALL DUMPSTER AND CARTING COSTS, AS WELL AS LABOR TO MAINTAIN CLEANLINESS OF SITE.

14. GC TO ENSURE PROPER DISPOSAL OF ALL CONSTRUCTION DEBRIS.

15. GC TO COORDINATE ALL SHUT-OFFS, NOTIFICATIONS AND DIG ALERTS FOR GAS, ELECTRIC, WATER AND SEWER SERVICES WITH THE MUNICIPALITY AND LOCAL UTILITY COMPANIES HAVE JURISDICTION OVER THE PROJECT.

16. ALL WINDOWS AND DOORS TO BE REMOVED AS NOTED.

KEYED DEMOLITION NOTES

1 DEMO AND REMOVE WINDOW

 $\langle 2 \rangle$ DEMO AND DOOR AND FRAME

DEMO AND REMOVE NON-LOAD BEARING WALL-COORDINATE WITH NEW WORK

DEMO AND REMOVE KITCHEN CABINETS, APPLIANCES, COUNTERS AND ASSOCIATED DETAILS

5 CUT/CAP ALL ELECTRICAL AND PLUMBING TO FIXTURES AND APPLIANCES, TYP.

6 DEMO AND REMOVE ALL FIXTURES, VANITIES, AND ASSOCIATED DETAILS, TYP.

7 DEMO AND REMOVE STEP-COORDINATE WITH NEW WORK

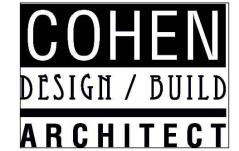
PREPARE NEW WINDOW OPENING-COORDINATE WITH NEW WORK

9 DEMO AND REMOVE CEILING JOISTS, ROOF JOISTS, AND ALL ASSOC. ROOFING

=======

EXISTING WALL TO BE REMOVED EXISTING WALL TO REMAIN

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DEMOLITION PLANS AND NOTES

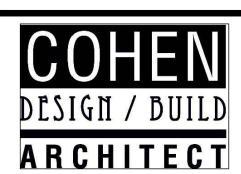


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FOUNDATION/1ST FL FRAMING PLAN



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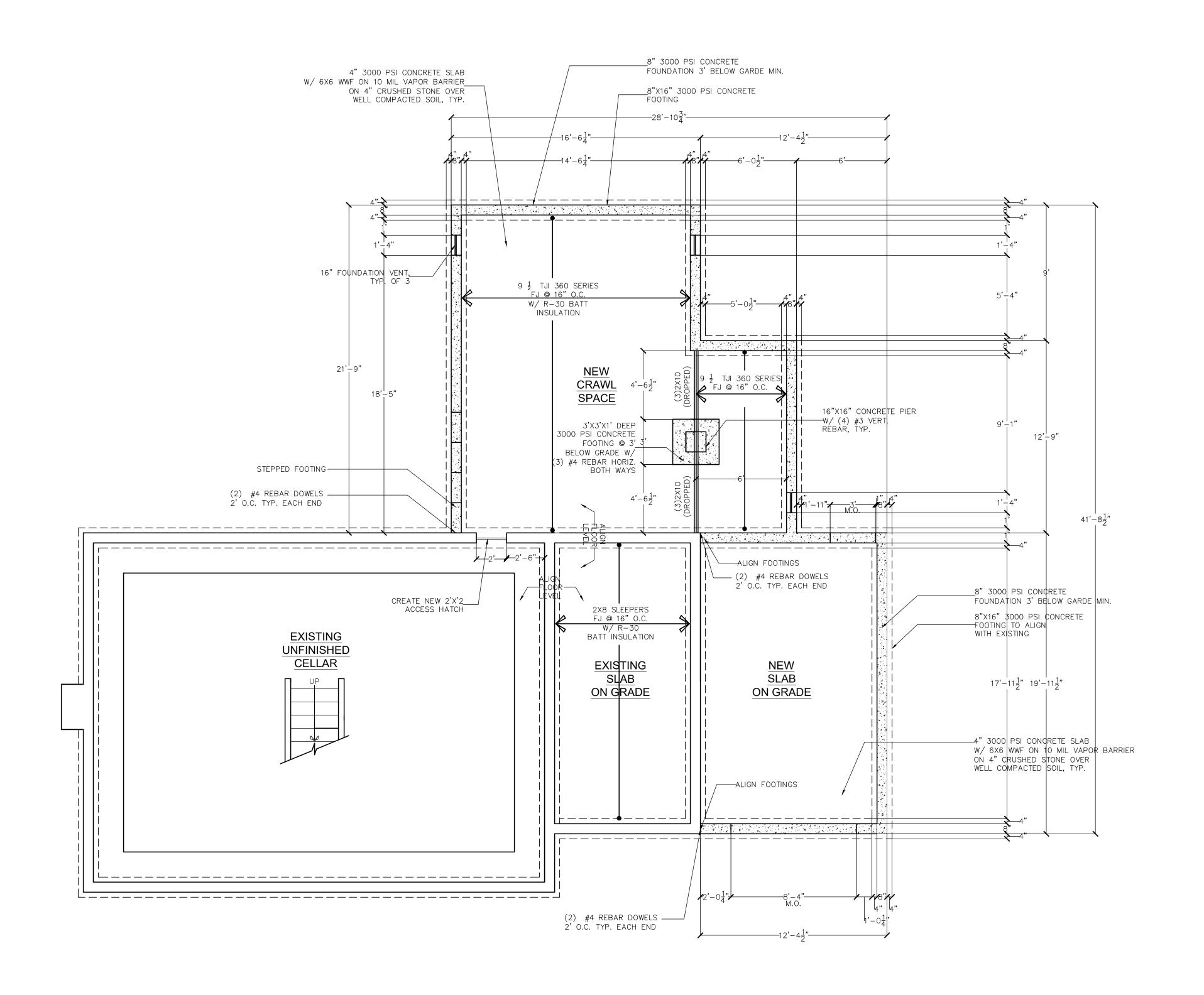
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FOUNDATION/1ST FL FRAMING PLAN SCALE: 1/4"= 1'-0"

1ST FL. PLAN

GENERAL NOTES AND SPECIFICATIONS FOR CONSTRUCTION

GENERAL REQUIREMENTS

1. ALL APPLICABLE CODES HAVING JURISTICTION IN THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED, SHALL BE OBSERVED STRICTLY IN CONSTRUCTION OF THE PROJECT, INCLUDING ALL STATE, COUNTY AND LOCAL CODES RELATING BUT NOT LIMITED TO: BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. THE CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO START OF CONSTRUCTION AND BRING ALL DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES TO THE ATTENTION OF THE ARCHITECT AND OWNER

2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE COMPETENT, FULL—TIME PROJECT SUPERVISION TO OVERSEE ANY/ALL INSTALLATIONS RELATED TO THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK BEING PERFORMED IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

3. ALL DETAILS AND SECTIONS WITHIN THE CONTRACT DOCUMENTS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY.

4. ALL DRAWINGS AND SPECIFICATIONS TO BE FULLY REVIEWED AND COORDINATED BY THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXECUTE THE DESIGN INTENT OF THE ARCHITECT AND OWNER TO THE FULLEST.

5. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING SUBGRADE AND ELEVATED UTILITY SERVICES WITHIN THE SITE AREA AND ITS IMMEDIATE SURROUNDINGS FROM DAMAGE AND/OR DETERIORATION, AS THEY RELATE TO THE PROJECT.

6. THE ARCHITECT AND HIS ASSIGNED CONSULTANTS SHALL NOT BE RESPONSIBLE FOR SITE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, MEANS/METHODS, OR FAILURE BY THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR GOVERNING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE PROTECTION AND SAFETY OF PERSONS AND PROPERTY IN ACCORDANCE WITH ALL GOVERNMENT REGULATIONS.

7. CONTRACTOR SHALL FILE AND OBTAIN ALL BUILDING PERMITS. ALL FEES SHALL BE REIMBURSED BY OWNER.

8. CONTRACTOR SHALL BRING ALL ERRORS AND OMMISSIONS WHICH MAY OCCUR WITHIN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER. SUCH NOTIFICATION MUST BE SUBMITTED IN WRITTEN FORM, AND AWAIT WRITTEN DIRECTION PRIOR TO PROCEDING WITH THAT PORTION OF THE WORK WHICH IS DIRECTLY AFFECTED BY SUCH ERROR AND/OR OMISSION. THE CONTRACTOR WILL BE HELD LIABLE FOR THE RESULT OF ANY ERRORS, DISCREPENCIES OR OMISSION FOR WHICH THE CONTRACTOR DID NOT PROPERLY ADVIS ETHE ARCHITECT AND OWNER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE SITE SUFFICIENTLY IN ADVANCE OF ALL WORK TO BE PERFORMED TO ASSURE ORDERLY PROGRESS OF THE PROJECT.

10. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND FREE OF ALL DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM POTENTIAL DAMAGE.

11. SHOP DRAWINGS ARE REQUIRED FOR STRUCTURAL, SPECIALIZED CONSTRUCTION AND WHERE OTHERWISE REQUESTED/REQUIRED BY THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT OF THE INSTALLATION. THE CONTRACTOR SHALL PERFORM ALL INSTALLATIONS IN STRICT ACCORDANCE WITH ALL MANUFACTURERS SPECIFICATIONS AND CUSTOMARY INDUSTRY STANDARDS.

12. ALL CODES, TRADE STANDARS AND MANUFACTURERS INSTRUCTIONS, AS SPECIFIED IN THE CONTRACT DOCUMENTS ARE TO BE OF THE LATEST FOITION

13. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY THE ARCHITECT.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING AND VERIFYING ALL EXISTING AND ADJOINING CONDITIONS AND REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION PRIOR TO PROCEEDING WITH THE WORK.

GENERAL CONSTRUCTION NOTES

1. ALL EXTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16" O.C. W/ R-15
BATT INSULATION. ALL NEW INTERIOR WALLS TO BE 2X4 WOOD FRAMING @

- 2. REFER TO ALL RADIUS DIMENSIONS ON PLANS
- 3. ALL ANGLED WALLS TO BE 45° U.O.N.
- 4. ALL BASE AND TRIM TO MATCH EXISTING.
- 5. ALL CLOSET MILLWORK TO BE DESIGNED BY OWNER'S VENDOR.
- 6. ALL FLOORING MATERIAL TO BE SELECTED BY OWNER.
- 7. ALL INTERIOR FINISH SELECTIONS TO BE MADE BY OWNER.8. ALL WOOD FLOORING TO BE FURNISHED AND INSTALLED BY G.C.
- 9. ALL DIMENSIONS ARE "FINISH TO FINISH," TYP.

NEW WALLS

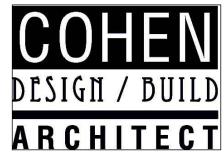
FYISTING WALL

EXISTING WALLS

E ADDITION & RENOVATION
FOR

113 NORTH COURT ROSLYN HEIGHTS, NY 11577

PROJECT ADDRESS:



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1ST FL PLAN AND NOTES



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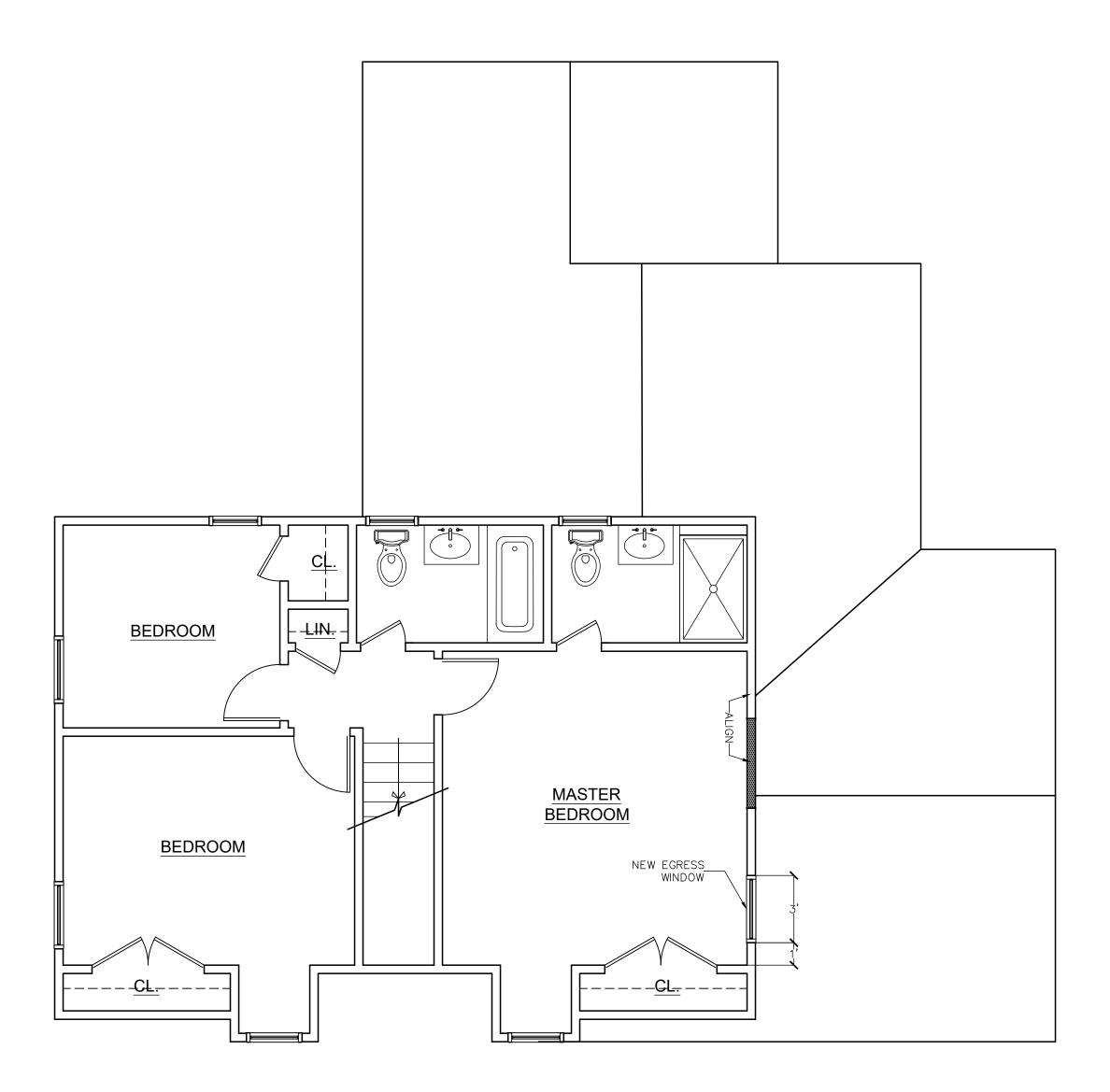
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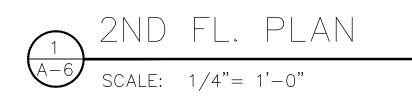
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GENERAL NOTES AND SPECIFICATIONS FOR CONSTRUCTION

GENERAL REQUIREMENTS

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13. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY THE ARCHITECT.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING AND VERIFYING ALL EXISTING AND ADJOINING CONDITIONS AND REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION PRIOR TO PROCEEDING WITH THE WORK.

GENERAL CONSTRUCTION NOTES

1. ALL EXTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16" O.C. W/ R-15
BATT INSULATION. ALL NEW INTERIOR WALLS TO BE 2X4 WOOD FRAMING @

- 2. REFER TO ALL RADIUS DIMENSIONS ON PLANS
- 3. ALL ANGLED WALLS TO BE 45° U.O.N.
- 4. ALL BASE AND TRIM TO MATCH EXISTING.
- 5. ALL CLOSET MILLWORK TO BE DESIGNED BY OWNER'S VENDOR.
- 6. ALL FLOORING MATERIAL TO BE SELECTED BY OWNER.
- 7. ALL INTERIOR FINISH SELECTIONS TO BE MADE BY OWNER.8. ALL WOOD FLOORING TO BE FURNISHED AND INSTALLED BY G.C.
- 9. ALL DIMENSIONS ARE "FINISH TO FINISH," TYP.

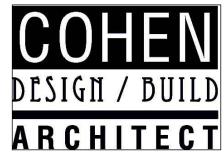
NEW WALLS

EXISTING WALLS

A & RENO

PROJECT ADDRESS:

113 NORTH COURT
ROSLYN HEIGHTS, NY
11577



5512 MERRICK RD. MASSAPEQUA, NY 11758 (516) 799-0022

	REVISION								
NO.	DATE	DESCRIPTION							

CUEET TITLE

2ND FL PLAN AND NOTES



188UE DATE: 8/15/23

DRAWN BY:

CHECKED BY:

SHEET NUMBER:

A-6

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SHEET TITLE

CEILING FRAMING AND ROOF PLAN



ISSUE DATE: 8/15/23

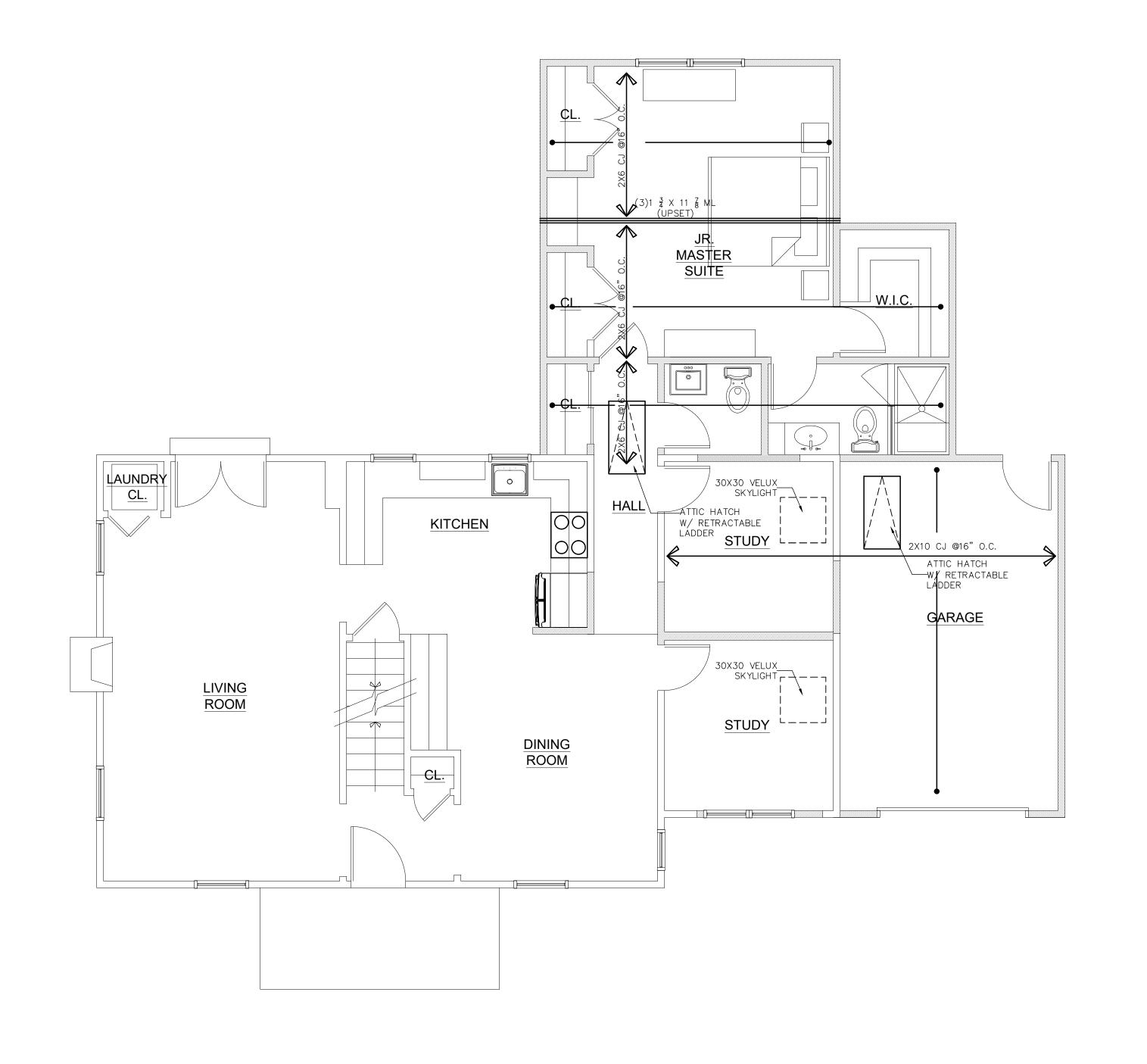
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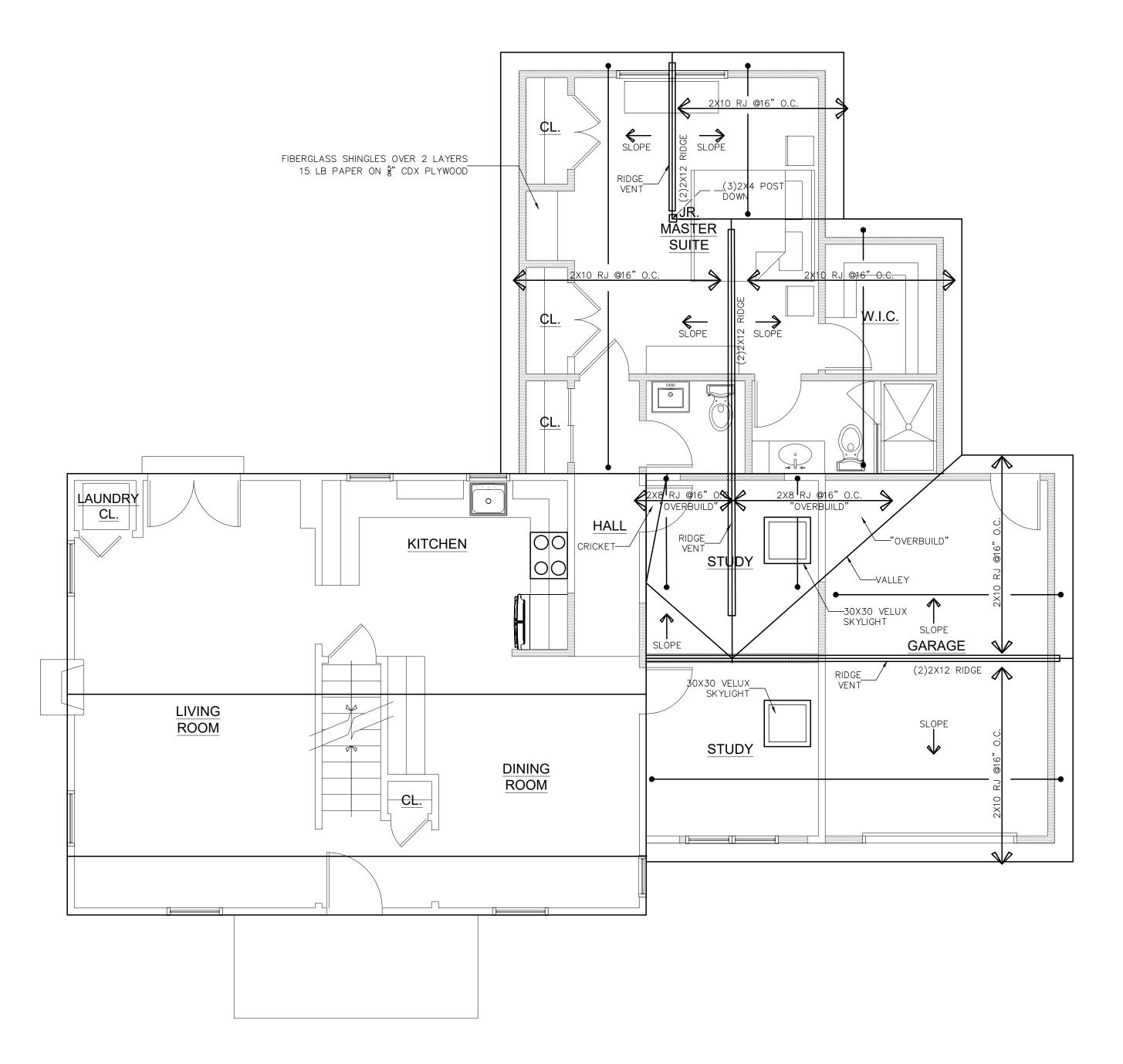
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SHEET NUMBER:

<u>A-7</u>

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CEILING FRAMING PLAN

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

 $\frac{2}{A-7}$ SCALE: 1/4"= 1'-0"

- ROOF JOISTS AS SPECIFIED CEILING JOISTS AS SPECIFIED - R-49 BATT INSULATION

- HURRICANE STRAPS

— 5' K STYLE GUTTERS

-VENTED VINYL SOFFIT

-R-30 INSULATION

-2x6 p.t. sill plate w/ termite shield

—NEW ANDERSEN WINDOWS, AS SCHEDULED

-FLOOR JOISTS AS SCHEDULED

-7/8" T&G PLYWOOD SUBFLLOR, GLUED

- TYPICAL WALL ASSEMBLY IS 2x4 STUDS @16" OC W/ R-15 BATT INSULATION.

- GRADE

- RIGID INSULATION

-8" 3000 PSI CONCRETE FOUNDATION WALL 4" CONCRETE SLAB ON 10 MIL POLY VAPOR BARRIER AND W/ 95%

VENTS NOTE:

P3101.1: GENERAL

R.C.N.Y.S.

VENT SYSTEMS SHALL BE PROVIDED IN ACCORANCE WITH CHAPTER 31 OF THE 2020

THIS CHAPTER SHALL GOVERN THE SELECTION AND INSTALLATION OF PIPING, TUBING AND FITTINGS FOR VENT SYSTEMS.

THIS CHAPTER SHALL CONTROL THE MINIMUM

BRANCH VENTS AND INDIVIDUAL VENTS, AND THE SIZE AND LENGTH OF VENTS AND VARIOUS ASPECTS OF VENT STACKS AND STACK VENTS. ADDITIONALLY, THIS CHAPTER REGULATES VENT GRADES AND CONNECTIONS, HEIGHT ABOVE FIXTURES AND RELIEF VENTS FOR STACKS AND FIXTURE TRAPS, AND THE

IN CLIMATES WHERE THE 97.5— PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS

CHAPTER 3), VENT PIPES INSTALLED ON THE EXTERIOR OF THE STRUCTURE SHALL BE

DIAMETER OF VENT PIPES, CIRCUIT VENTS,

VENTING OF SUMPS AND SEWERS.

0° F (-18° C) OR LESS (ASHRAE 97.5-PERCENT COLUMN, WINTER, SEE

PROTECTED AGAINST FREEZING BY INSULATION, HEAT OR BOTH. VENT

TERMINALS SHALL BE PROTECTED FROM FROST CLOSURE IN ACCORDANCE WITH SECTION P3103.2.

P3103.2: FROST CLOSURE

COMPACTED FILL BELOW.

CONTINOUS 4" PERF. DRAIN PIPE
 IN CRUSHED STONE FILL

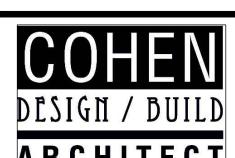
- 8'X16' CONCRETE FOOTING

- HURRICANE CLIPS, TYP

_ NEW VINYL SIDING TO MATCH

- DIMENSIONAL FIGERGLASS ROOF SHINGLES

PROJECT ADDRESS: 113 NORTH COURT ROSLYN HEIGHTS, NY 11577



ARCHITECT 5512 MERRICK RD. MASSAPEQUA, NY 11758 (516) 799-0022

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SHEET TITLE:

1ST FL POWER & LIGHTING PLAN & WALL DETAIL

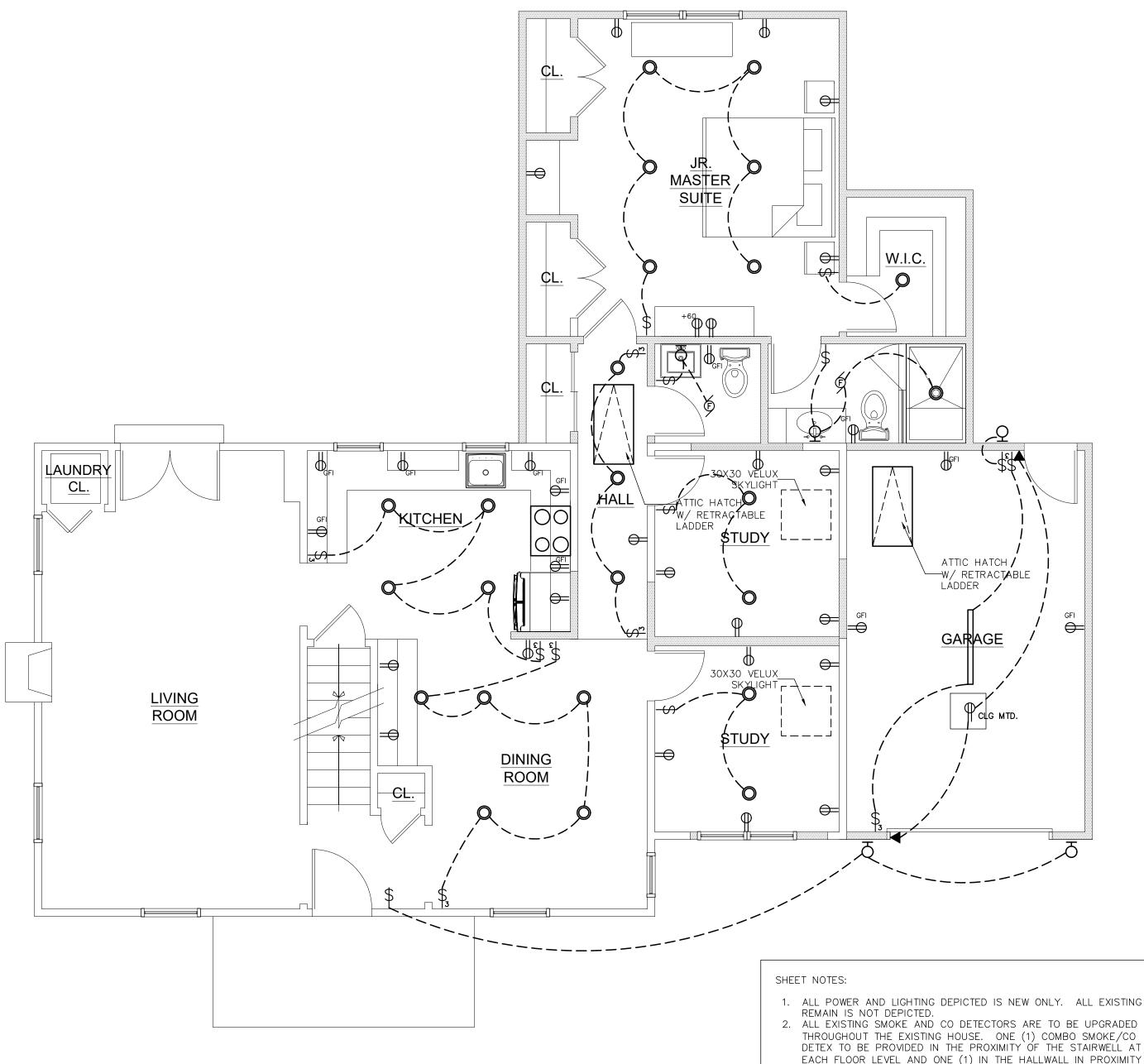


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WALL DETAIL NEW FIXTURES TO COMPLY W/NEW YORK STATE D.E.C. REQUIREMENTS FOR CERTIFIED WATER SAVING PLUMBING FIXTURES ALL DRAINAGE & VENT PIPING SHALL COMPLY WITH ALL LOCAL BUILDING CODES. DOMESTIC WATER PIPING SHALL BE TYPE "L" COPPER, TYPE "K" WHEN BELOW GRADE. 4" VENT THRU ROOF DRAINAGE, WASTE & VENT ABOVE GRADE SHALL BE SCHEDULE 40 P.V.C. OR GREATER ROOF PROP. BATH PROP. $\frac{1}{2}$ BATH

½" DRYWALL WALL AND CEILINGS, TAPED/SPACKLED, READY FOR PAINT

1ST FLOOR

CRAWL SPACE

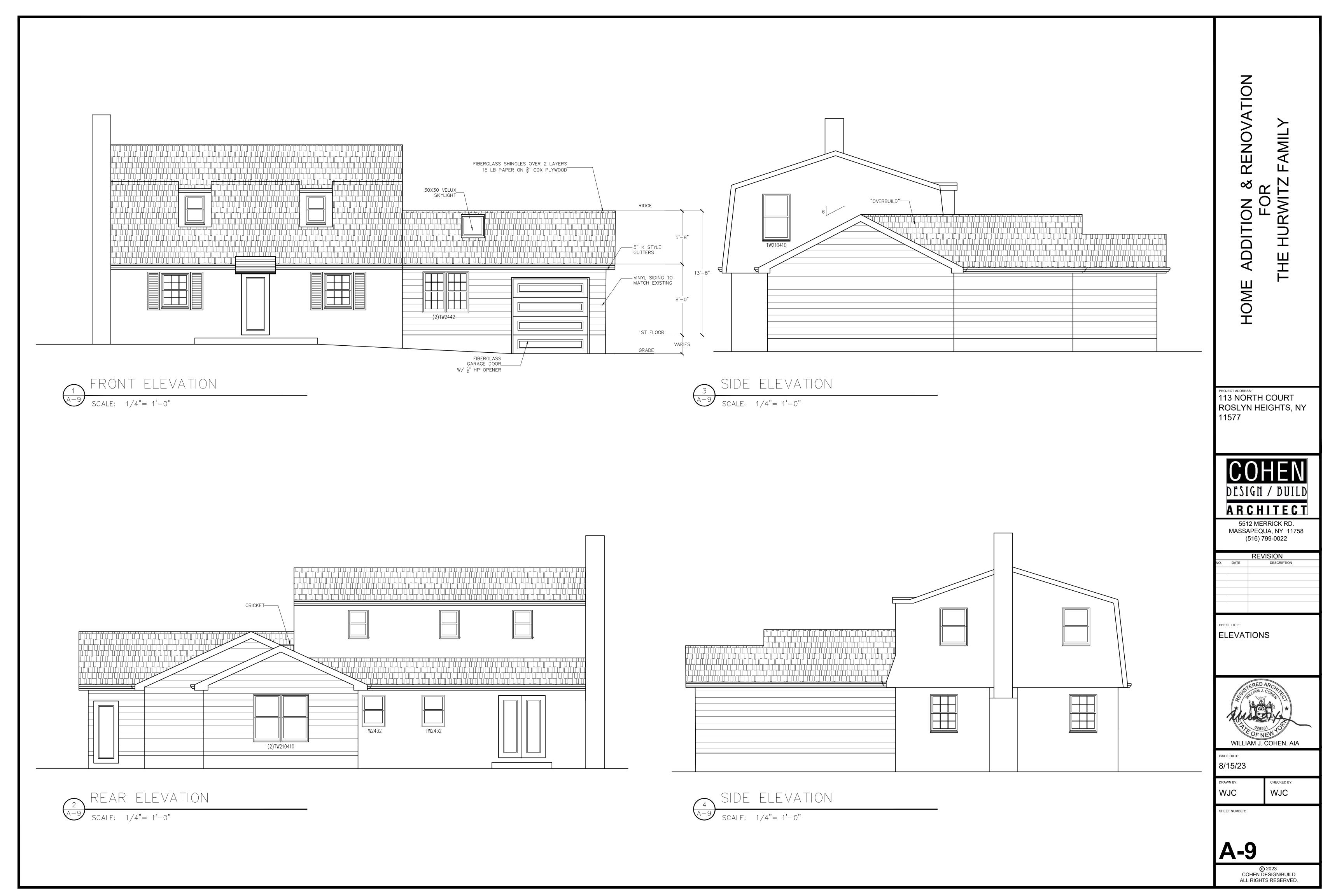
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PLUMBING RISER DIAGRAM

NOT TO SCALE

1. ALL POWER AND LIGHTING DEPICTED IS NEW ONLY. ALL EXISTING TO THROUGHOUT THE EXISTING HOUSE. ONE (1) COMBO SMOKE/CO DETEX TO BE PROVIDED IN THE PROXIMITY OF THE STAIRWELL AT EACH FLOOR LEVEL AND ONE (1) IN THE HALLWALL IN PROXIMITY TO THE BEDROOMS. ALL BEDROOMS TO INCLUDE ONE (1) SMOKE DETEX IN THE HIGHEST ELEVATION OF THE CEILING. ALL DETECTORS TO BE HARDWIRED AND INCLUDE BATTERY BACK UP, TYP.

1ST FL POWER & LIGHTING PLAN

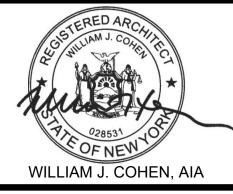




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		REVISION
NO.	DATE	DESCRIPTION

SKY EXPOSURE **ELEVATIONS**



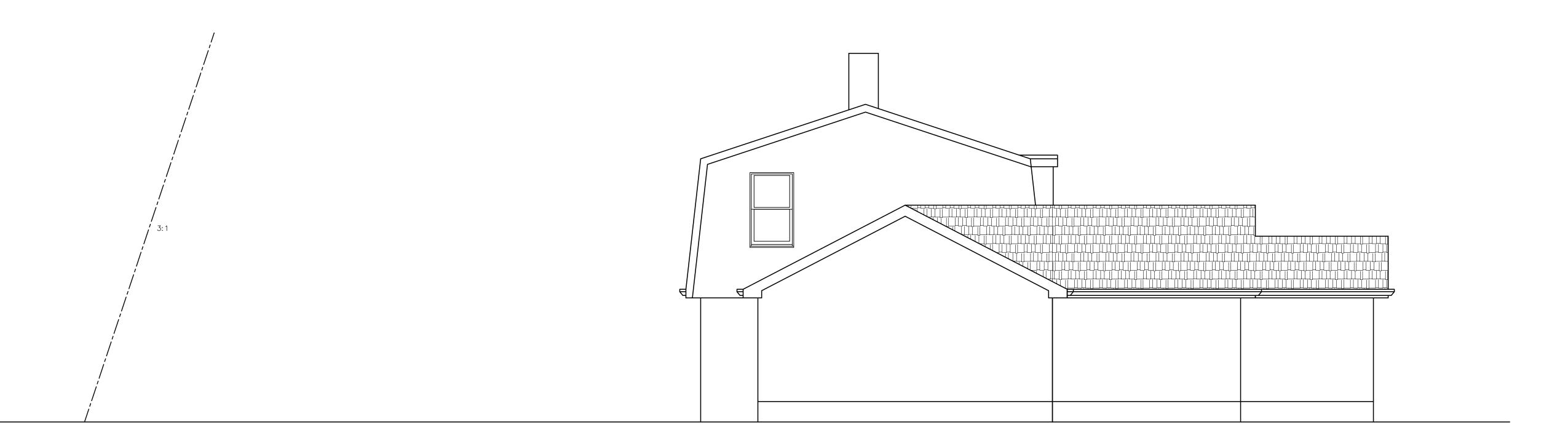
8/15/23

WJC WJC

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FRONT EXPOSURE PLANE

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

PLYWD SHEATHING PLYWD SHEATHING 8d COMMON NAILS @ 8d COMMON NAILS @ 6" O.C. EDGE & FIELD 6" O.C. EDGE & FIELD HOLD-DOWN-SOLID BLK'G [→] HOLD-DOWN -

. SHEATHING AS PART OF SHEARWALL SEGMENT (SWS), WHERE NOTED ON FLOOR PLAN, SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT SHEATHING JOINTS.

8d COMMON NAILS @ 6" O.C. EDGE & FIELD.

Od COMMON NAILS (a) 0 O.C. LDGL & FIL	LLU.		
2. HOLD REQUIRED AT ALL (4) CORNERS C	F STRUCTURE U	.O.N.	
TYP. SHEARWALL	DETAIL		**ALL STRAPPING TO BE 1 ½" x 20 GA. STL.** "SIMPSON" EQUIVALENT - CS20 (COILED STRAP)
FASTENER SCHEDULE FOR STRUC TABLE 3.1 - WFCM		<u> </u>	RAFTER TO RIDGE CONNECTION FOR STRAP - (3) 8d COMMON NAILS @ EA. END OF STRAP FOR NOTED COLLAR CLG TIE - (3) 10d COMMON NAILS EA.
DESCRIPTION OF BLDG. ELEMENTS	# OF NAILS	SPACING	
ROOF FRAMII	NG		RAFTER TO TOP PLATE TO STUD CONNECTION
RAFTER TO TOP PLATE (TOE-NAILED)	3 - 8d	PER RAFTER	FOR STRAP: (3) 8d COMMON NAILS @ EA. END OF STRAP FOR TOE-NAILING: (5) 8d COMMON NAILS
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3 - 8d	PER JOIST	FOR CJ TO RR: (11) 16d COMMON NAILS (FOR (5) PITCH)
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	3 - 16d	EACH LAP	(9) 16d COMMON NAILS (FOR (8) PITCH) FOR C OF EA. PLATE TO PLATFORM ABOVE - (1) 16d COMMON NAILS
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED)	3 - 16d	EACH LAP	@ 16" O.C.
COLLAR-TIE TO RAFTER (FACE-NAILED)	3 - 8d	PER TIE	
BLOCKING TO RAFTER (TOE-NAILED)	2 - 8d	EACH END	STUD TO FLOOR ASSEMBLY TO STUD CONNECTION
RIM BOARD TO RAFTER (END-NAILED)	2 - 16d	EACH END	ONLY APPLICABLE FOR (2) TWO STORY CONFIGURATIONS) FOR STRAP: (3) 8d COMMON NAILS @ EA. END OF STRAP
WALL FRAMIN	NG		FOR C OF EA. PLATE TO PLATFORM ABOVE: (1) @ C OF EA.
TOP PLATE TO TOP PLATE (FACE-NAILED)	2 - 16d	PER FOOT	PLATE TO PLATFORM BELOW: (1) 16d COMMON NAILS @ 16" O.C.
TOP PLATE AT INTERSECTIONS (FACE-NAILED)	4 - 16d	JOISTS - EACH SIDE	STUD TO FLOOR ASSEMBLY TO SILL PLATE(S) CONNECTION
STUD TO STUD (FACE-NAILED)	2 - 16d	24" O.C.	FOR STRAP: (3) 8d COMMON NAILS @ EA. END OF STRAP
HEADER TO HEADER (FACE-NAILED)	16d	16" O.C. ALONG EDGE	
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2 - 16d	PER 2x4 STUD	TEATH ON MISEE SWITT (1) TOU SOMMON TAKES WE TO S.S.
	3 - 16d	PER 2x6 STUD	STUD TO FLOOR ASSEMBLY TO SILL PLATE(S) CONNECTION
	4 - 16d	PER 2x8 STUD	SLAB ON GRADE APPLICATION FOR STRAP: (3) 8d COMMON NAILS @ EA. END OF STRAP
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, END JOIST OR BLOCKING (FACE-NAILED)	2 - 16d	PER FOOT	FOR C OF EA. PLATE TO PLATFORM BELOW: (1) 16d COMMON NAILS @ 16" O.C.
FLOOR FRA	L MING		TYP.SECTION DETAILS
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4 - 8d	PER JOIST	N.T.S. N.T.S.
BRIDGING TO JOIST (TOE-NAILED)	2 - 8d	EACH END	NAILING & STRAPPING
BLOCKING TO JOIST (TOE-NAILED)	2 - 8d	EACH END	N.T.S.
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3 - 16d	EACH BLOCK	CENEDAL NOTES
LEDGER STRIP TO BEAM (FACE-NAILED)	3 - 16d 3 - 16d	EACH JOIST	GENERAL NOTES 1. G.C. TO FIELD VERIFY ALL EXISTING CONDITIONS AND 25. ELECTRICAL WORK TO BE IN ACCORDANCE W/ NEC
LEDGER STRIF TO BEAW (FACE-NAILED)	3 - 10u	LACITIONI	1. G.C. TO FIELD VERIFY ALL EXISTING CONDITIONS AND 25. ELECTRICAL WORK TO BE IN ACCORDANCE WINEC

VERIFY LOCAL REQUIREMENTS WITH LOCAL BUILDING

OFFICIALS PRIOR TO CONSTRUCTION. 2. G.C. TO VERIFY ALL DIMENSIONS AND CONDITIONS

PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING

FILE FOR AND OBTAIN ALL REQUIRED APPROVALS &

PERMITS FROM ANY & ALL GOVERNING AGENCIES

DESIGN TO THE LATEST NYS RESIDENTIAL CODES AND

HAVING JURISDICTION OVER THIS PROJECT.

28. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO

ALL OTHER APPLICABLE CODES, LAWS, RULES &

IS THE RESPONSIBILITY OF THE CONTRACTOR TO

28. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO

ALL OTHER APPLICABLE CODES, LAWS, RULES &

REGULATIONS IN THE DESIGN OF THIS PROJECT AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO

CONSTRUCT PROJECT AS PER PLANS & RESIDENTIAL

29. MECHANICAL SYSTEM SHALL COMPLY WITH CHAPTER 12

30. PLUMBING SYSTEM SHALL COMPLY WITH CHAPTER 25

31. ELECTRICAL SYSTEM SHALL COMPLY WITH CHAPTER 33

ELECTRIC, TELEPHONE, ANTENNA & CABLE TV SERVICE

33. ALLOW MINIMUM OF 18"(in) BETWEEN BOTTOM OF FLOOR

JOIST & TOP OF SCREED COAT OR PROVIDE CCA

34. ALL INTERIOR DOORS ARE TO CONFORM WITH NYSRC.

FLASHED AT HEADS & PROPERLY SEALED & WEATHER

%"(in) TYPE "X" FOR ALL GARAGE & MECHANICAL ROOMS

1/2"(in) M/R GREENBOARD FOR ALL BATHROOMS AND WET

35. WINDOW & EXTERIOR DOORS SHALL BE PROPERLY

2"(in) SHEETROCK FOR ALL WALLS & CEILING

37. ALL FINISHES SHALL BE DIRECTED BY OWNER.

"TRU-JOIST CORP." OR APPROVED EQUAL

PRIOR TO ISSUANCE OF BUILDING PERMIT.

INSURANCE AND INSURANCE CERTIFICATES.

PRECAUTIONS TO SAFE GUARD THE EXISTING

ELEMENTS DURING CONSTRUCTION.

43. DRAWINGS ARE NOT TO BE SCALED. FOLLOW

ARCHITECT / ENGINEER OF RECORD.

UPON COMPLETION OF THIS PROJECT.

ITS ORIGINAL CONDITION.

38. ALL MICROLAM LUMBER IS TO BE MANUFACTURED BY

39. NO CONSTRUCTION OR DEMOLITION SHALL COMMENCE

RESIDENCE & CONTENTS AGAINST DAMAGE FROM THE

42. CONTRACTOR SHALL REPAIR ALL EXISTING CONDITIONS

DIMENSIONS ONLY. NOTIFY ARCHITECT DESIGNER

IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.

44. NO CHANGE WILL BE PERMITTED WITHOUT PRIOR

WRITTEN NOTIFICATION OF & APPROVAL OF THE

45. CONTRACTOR SHALL PROVIDE THE OWNER WITH A

CERTIFICATE OF OCCUPANCY OR COMPLETION & AND

ELECTRICAL CERTIFICATE FROM AN APPROVED AGENCY

DAMAGED DUE TO THE EXECUTION OF THIS WORK TO

THROUGH CHAPTER 24 OF THE NYSRC.

THROUGH CHAPTER 32 OF THE NYSRC.

THROUGH CHAPTER 42 OF THE NYSRC.

WIRING AS REQUIRED.

(3) COATS READY FOR PAINT:

32. CONTRACTOR SHALL RELOCATE ALL EXISTING

REGULATIONS IN THE DESIGN OF THIS PROJECT AND

CONSTRUCT PROJECT AS PER PLANS & RESIDENTIAL

DESIGN TO THE LATEST NYS RESIDENTIAL CODES AND

- MATERIALS. RECORD ARCHITECT / ENGINEER OR DESIGN CONSULTANTS ARE NOT CONSIDERED AS FIELD
- SUPERVISOR OR DAILY INSPECTOR OF THIS PROJECT. 4. ALL FOUNDATIONS & FOOTINGS SIZED FOR BEARING ON VIRGIN (UNDISTURBED) SOIL AT MINIMUM BEARING CAPACITY OF (2 TONS) PER SQ. FT. WITH A MINIMUM
- OF 3"(in) COVER. 5. ALL WOOD FRAMING, INCLUDING JOISTS, BEAMS, POSTS, STUDS, ETC. TO BE DOUGLAS FIR
- CONSTRUCTION GRADE OR BETTER @ fd 1200psi. 6. WOOD SILLS ON SLABS TO BE (2)2x6 cca WOLMINIZED LUMBER W/ 3"(in) SQUARE WASHER - SEE TABLE 3.2A-WFCM.
- 7. ALL HEADERS TO BE SUPPORTED BY 4x4 POST (TYP)
- 8. PROVIDE DOUBLE HEADERS & TRIMMERS AT ALL FLOOR & STAIR OPENINGS AND UNDER ALL POSTS & PARTITIONS RUNNING PARALLEL TO FRAMING. FLOOR JOIST SHALL BE DOUBLED BENEATH ALL PARALLEL PARTITIONS.
- 9. BRIDGING TO BE EITHER SOLID BLOCKING OR 18 GA. CROSS BRIDGING, NOT EXCEEDING 8'(ft) O.C.
- 10. ALL HEADERS TO BE (2)2x8 MIN. U.O.N. ON PLAN. 11. THE TOP & BOTTOM OF JOISTS MAY BE NOTCHED, NOTCH IS NOT TO EXCEED 2"(in) & NO NOTCHING AT
- MIDDLE 1/3 OF JOIST SPAN. 12. ALL STRUCTURAL WOOD TO BE KEPT BACK 2"(in) MIN.
- FROM CHIMNEY. 13. JOIST HANGERS & OTHER METAL FASTENERS TO BE
- "TECO", "SIMPSON-STRONG-TIE" OR EQUAL & ARE TO COMPLY WITH NYSRO
- 14. ALL CONCRETE HAUNCH FOOTINGS TO HAVE (2) #5 REBAR REINFORCING RODS U.O.N.
- 15. ALL CONCRETE" T " FOOTINGS TO HAVE (3) #5 REBAR 36. ALL GYPSUM WALLBOARD SHALL BE TAPED & SPACKLED REINFORCING RODS U.O.N. 16. THE EXTERIOR SURFACE OF ALL FOUNDATION WALLS
- BELOW GRADE (EXCLUDING SLABS) SHALL BE DAMP PROOFED W/ AN ELASTIC COAL TAR BASE. 17. FIREPLACE FOOTINGS SHALL EXTEND 6"(in) FROM
- FOUNDATION ON ALL SIDES. 18. PROVIDE COMBUSTION AIR VENTS AS PER NYS
- ENERGY CODE. 19. FOR ALL 4"(in) POURED CONCRETE SLABS, PROVIDE 6x6 10/10 WWF OVER 10 MIL MIN (U.O.N.) POLYETHYLENE VAPOR BARRIER OVER 6"(in) WELL COMPACTED FILL.

21. GLAZING IN DOORS, SHOWER DOORS AND

- 40. CONTRACTOR SHALL PROVIDE ALL REQUIRED 20. BASEMENTS WITH HABITABLE SPACE SHALL COMPLY WITH EMERGENCY EGRESS SECTION 310 - NYSRC. A 41. CONTRACTOR SHALL TAKE ALL NECESSARY SILL OF NOT MORE THAN 44"(in) ABOVE FLOOR AREA OF WINDOW AND SKYLIGHTS SHALL BE NOT MORE THAN 8% OF EXTERIOR WALL AREA.
- MATERIALS AS TO MINIMIZE THE POSSIBILITY OF INJURY TO PERSONS IN THE EVENT THAT THE GLAZING IS BROKEN OR DAMAGED. SEE SECTION R308 - NYSRC. 22. ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/

ENCLOSURES SHALL BE SIZED & CONSTRUCTED OF

- THE NYSRC CODES, THE IRC BUILDING CONSTRUCTION MANUAL & THE NYS ENERGY CODE (ALL LATEST ADDITIONS).
- 23. ALL PLUMBING FIXTURES SHALL BE INDIVIDUALLY TRAPPED & VENTED AS REQUIRED BY NYS CODE. CAST IRON PIPE SHALL CONFORM W/ LOCAL CODE REQUIREMENTS & HAVE APPROVED CLEAN-OUTS &
- 24. ALL HEATING & COOLING DESIGNS SHALL CONFORM W/ A.S.H.R.A.E.

N.T.S.	ROSLYN HEIGHTS, 11577
25. ELECTRICAL WORK TO BE IN ACCORDANCE W/ NEC AND TO BE CERTIFIED BY THE BOARD OF FIRE UNDERWRITERS.	
26. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.	
27. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO	

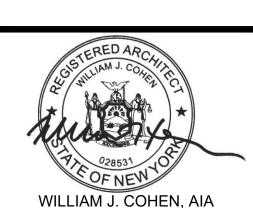
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DETAIL SHEET

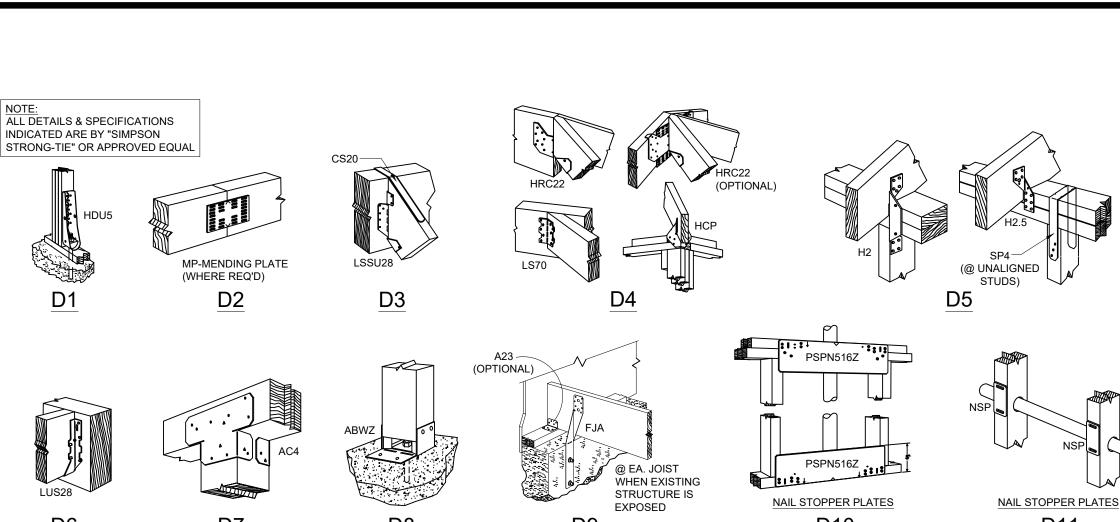


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_CS20 (12" MIN ON SLPR) CANTILEVER STUD SHOE FOR (12" MIN ON STUD) RFINFORCING GABLE END WALL CONNECTION NOTCHED STUDS D13 D14 A35F

MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE TABLE R402.2 - NYSRC							
	MINIMUM SPECIFIED COMPRESSIVE STRENGTH						
	WEATHERING POTENTIAL						
TYPE OF LOCATIONS OF CONCRETE CONSTRUCTION	NEGLIGIBLE	MODERATE	SEVERE				
BASEMENT WALLS, FOUNDATIONS & OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2,500	2,500	2,500 с				
BASEMENT SLABS & INTERIOR SLABS ON GRADE EXCEPT GARAGE FLOOR SLABS	2,500	2,500	2,500 с				
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS & OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	2,500	3,000 d	3,000 d				
PORCHES, CARPORT SLABS & STEPS EXPOSED TO THE WEATHER & GARAGE FLOOR SLABS	2,500	3,000 d, e	3,500 d, e				
FOR SI: 1 POUND PER SQUARE INCH = 6,895 kPa							

UNDER PL1

CONCRETE IN THESE LOCATIONS THAT MAY BE SUBJECT TO FREEZING & THAWING DURING CONSTRUCTION SHALL BE AIRENTRAINED CONCRETE IN I. CONCRETE SHALL BE AIR ENTRAINED. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN (5%) FIVE PERCENT OF MORE THAN (7%) SEVEN PERCENT

. SEE SEC	SEE SECTION R402.2 FOR MINIMUM CEMENT CONTENT								
			<u> </u>	GEOGRAPHIC ABLE R301.2(1)		RITERIA			
ROUND NOW OAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	WEATHERING	TO DAMAGE FROST LINE DEPTH		DECAY	WINTER DESIGN TEMP	ICE-SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD

	CLIMATE & GEOGRAPHIC DESIGN CRITERIA TABLE R301.2(1) - NYSRC									
GROUND WIND SEISMIC SUBJECT TO DAMAGE FROM 1,2 WINTER ICE-SHIELD FLOOD										
SNOW LOAD	SPEED (mph)	DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	DESIGN TEMP	UNDERLAYMENT REQUIRED	HAZARDS	
45psi	110	С	SEVERE	3'-6"	M - H	S - M		YES		
	ROOF SHEATHING ATTACHMENT REQUIREMENTS FOR WIND LOADS TABLE 3.8 - WFCM									

	TABLE 3.8 - WFCM									-74
		FASTEST-MILE WIND SPEED (mph)								
		90		100	-	110	1	20		
			STRUCTURAL SHEATHING							
		Е	F	Е	F	Е	F	Е	F	
SHEATHING LOCATION	RAFTER / TRUSS SPACING (INCHES O.C.)	MAX	X. NAIL		CING F			MON N	AILS	
4'(ft) PERIMETER EDGE ZONE	12	6	12	6	12	6	12	6	6	
	16	6	12	6	6	6	6	6	6	
	19.2	6	6	6	6	6	6	6	6	48"
	24	6	6	6	6	6	6	4	4	
INTERIOR ZONE	12	6	12	6	12	6	12	6	12	
	16	6	12	6	12	6	12	6	12	48" 48"
	19.2	6	12	6	12	6	12	6	6	GABLE ENDWALL (EDGE ZONE
	24	6	12	6	12	6	6	6	6	INTERIOR ZONE
GABLE ENDWALL RAKE & RAKE TRU	SS	4	4	4	4	4	4	4	4	PERIMETER ZONE
				ВО	ARD SI	HEATH	IING		•	
SHEATHING SIZE	RAFTER / TRUSS SPACING (INCHES O.C.)		MIN. N		ER OF PER SI			NAIL	S	NOTE: 1. FOR GABLE ROOFS 10° TO 45° PITCHES.
1x6 OR 1x8 SHEATHING	12 - 19.2		2		2		2		2	2. SEE FASTENING SCHEDULE FOR NAILING IN
1x10 OR LARGER SHEATHING	12 - 19.2		3		3		3		3	EACH ZONE.

PROP. PROJ. SHALL COMPLY WITH THE FOLLOWING SECTIONS & TABLES OF THE NEW YORK STATE RESIDENTIAL CODE:

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA DESIGN CRITERIA: CONSTRUCTION DESIGNED IN ACCORDANCE WITH AMERICAN FOREST & PAPER ASSOCIATION (AF & PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (WFCM)

TABLE R301.4 - NYSRC MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS FASTENERS SCHEDULE FOR STRUCTURAL MEMBERS

TABLE R905.2.5 - NYSRC FASTENERS R301.2(8) - NYSRC

SHEAR WALLS R303.1 - NYSRC HABITABLE ROOMS **GLAZING 8% FLOOR AREA** VENTILATION 4% FLOOR AREA

R310 - NYSRC EMERGENCY EGRESS R310.1.1 - NYSRC MINIMUM OPENING AREA ALL SLEEPING ROOMS TO HAVE EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. EXCEPTION GRADE FLOOR OPENINGS SHALL HAVE

A MINIMUM NET CLEAR OPENING OF 5.0 SQ. FT. R310.1.2 - NYSRC MINIMUM OPENING HEIGHT THE MINIMUM NET CLEAR HEIGHT SHALL BE 24"(in) R310.1.3 - NYSRC MINIMUM OPENING WIDTH

R310.1.4 - NYSRC OPERATIONAL CONSTRAINTS EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOMS WITHOUT THE USE OF KEYS OR TOOLS

THE MINIMUM NET CLEAR WIDTH SHALL BE 20"(in)

R308 - NYSRC GLAZING R308.1 - NYSRC IDENTIFICATION

EACH PANEL OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4, SHALL BE PROVIDED WITH A MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING THE TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARDS WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, EMBOSSED MARK, OR SHALL BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.

R308.4 - NYSRC HAZARDOUS LOCATIONS 5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60"(in)(1524mm) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

R313 - NYSRC SMOKE ALARMS, SPRINKLERS & CARBON MONOXIDE ALARM COMBINATION SMOKE & CARBON MONOXIDE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SLEEPING ROOM AREA AND ON EACH STORY -INTERCONNECTED

R314 - NYSRC STAIRWAYS ...MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5"(in)(787mm) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27"(in)(698mm) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES

R314.2 - NYSRC TREADS & RISERS THE MAXIMUM RISER HEIGHT SHALL BE 8 ½"(in)(209mm) AND THE MINIMUM TREAD DEPTH SHALL BE 9"(in)(229mm)

THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" (2032mm) MEASURED

R315 - NYSRC HANDRAILS

R315.1 - NYSRC HANDRAILS ..HANDRAIL HEIGHT MEASURED ABOVE STAIR TREAD NOSINGS, SHALL NOT BE LESS THAN 34"(in)(864mm) AND NOT MORE THAN 38"(in)(965mm)....HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE NOT LESS THAN 1 ½"(in)(38mm) BETWEEN THE WALL AND HANDRAIL

R316 - NYSRC GUARDS

VERTICALLY

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS TABLE R301.4 - NYSRC

(lbs / sq ft) OR (psf)

LIVE LOADS

60

10

20

200

(in) O.C.

USE

PASSENGER VEHICLE GARAGES

ROOMS OTHER THAN SLEEPING

ATTICS WITHOUT STORAGE

GUARDRAILS & HANDRAILS

ATTICS WITH STORAGE

SLEEPING ROOMS

EXTERIOR BALCONIES

DECKS

R316.1 - NYSRC GUARDS REQUIRED ..RAISED FLOOR SURFACES....SHALL HAVE GUARDS NOT LESS THAN 36"(in)(914mm) IN HEIGHT

R316.2 - NYSRC GUARD OPENING LIMITATIONS REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREA.....SHALL HAVE INTERMEDIATE RAILS....THAT DO NOT ALLOW PASSAGE OF A SPHERE 4"(in)(102mm) OR MORE IN

TERMITE SHIELD

R402.2 - NYSRC CONCRETE CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH AS SHOWN IN TABLE R402.2 - NYSRC. CONCRETE SUBJECT TO WEATHERING AS INDICATED IN TABLE 301.2(1) - NYSRC, SHALL BE AIR ENTAINED AS SPECIFIED IN TABLE 402.2 - NYSRC. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME OR SLAG THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND EXTERIOR PORCHES, CARPORT SLABS AND STEPS THAT WILL BE EXPOSED TO DE-ICING CHEMICALS SHALL NOT EXCEED THE PERCENTAGE OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN ACI318. IN ADDITION TO THE CEMENTS PERMITTED BY ACI318, CEMENT COMPLYING WITH ASTM C 1157 IS PERMITTED.

R406 - NYSRC FOUNDATION WATERPROOFING & DAMP PROOFING R406.2 - NYSRC CONCRETE & MASONRY FOUNDATION

- SP4 @ UNALIGNED STUDS

CS20 STRAP (STRAP TO BE

WRAPPED UP ON LOWER END)

CORNER HOLD-DOWN REQ. AT

HDR's SPANNING OVER 6'-0"

TYP. HEADER DETAIL

(W/ THREADED ROD)

FASTEST MILE WIND SPEED (mph)

JOIST ON LEDGER TO BEAM (TOE-NAILED)

BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)

BAND JOIST TO JOIST (END-NAILED)

DIAGONAL BOARD SHEATHING

1x6 OR 1x8

1x10 OR WIDER

GYPSUM WALLBOARD

STRUCTURAL PANELS

FIBERBOARD PANELS

GYPSUM WALLBOARD

PARTICLE BOARD PANELS

DIAGONAL BOARD SHEATHING

DIAGONAL BOARD SHEATHING

HARDBOARD

1x6 OR 1x8

1" OR LESS

1x6 OR 1x8

1x10 OR WIDER

STRUCTURAL PANELS

GREATER THAN 1"

90 | 100 | 110 | 120

EACH END OF 1 1/4" x 20 GA. STRAP

3 4 5 6

4 5 6 8

4 5 6 8

TABULATED UPLIFT REQUIREMENTS ASSUME A ROOF CEILING DEAD LOAD OF

(10 psf). IF A CEILING ASSEMBLY IS NOT PRESENT OR IF THE CEILING ASSEMBL'

NAILS SHALL BE INCREASED BY (1) NAIL AT EACH END OF THE STRAP. FOR EACH

(5 psf) INCREASES IN STRUCTURAL ROOF CEILING DEAD LOAD, THE TABULATED

IS NOT CONNECTED TO THE ROOF ASSEMBLY. THE TABULATED NUMBER OF

NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED BY (1) NAIL.

END OF THE STRAP FOR EACH FULL WALL ABOVE.

2. FOR WALL TO WALL & WALL TO FOUNDATION CONNECTIONS. THE TABULATED

NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED BY (1) NAIL AT EACH

4 6 7

<u>UPLIFT STRAP CONNECTION REQUIREMENTS</u>

TABLE 3.3B - WFCM (ROOF TO WALL, WALL TO WALL & WALL TO FOUNDATION)

FRAMING SPAN ROOF SPAN NUMBER OF 8d COMMON NAILS IN

WATERPROOFING ...EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH & ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE WATERPROOFED WITH A MEMBRANE EXTENDED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. THE MEMBRANE SHALL CONSIST OF (2 PLY) HOT MOPPED FELTS, 55# ROLL ROOFING, (6 MIL) POLYVINYL CHLORIDE, (6 MIL) POLYETHYLENE OR (40 MIL) PLYMER-MODIFIED ASPHALT. THE JOINTS IN THE MEMBRANE SHALL BE LAPPED AND SEALED WITH AN ADHESIVE COMPATIBLE WITH THE WATERPROOFING MEMBRANE.

R406.3.2 - NYSRC VAPOR BARRIER

R408 - NYSRC UNDER FLOOR SPACE

R408.1 - NYSRC CRAWL SPACE VENTILATION THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN (1) SQ. FT. FOR EACH (150) SQ. FT. OF UNDER FLOOR SPACE AREA.

R408.3 - NYSRC CRAWL SPACE ACCESS ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE MIN. 18"(in) BY 24"(in). OPENINGS THROUGH A PERIMETER WALL SHALL BE 16"(in)

A. ALL ENDS OF EACH JOIST, BEAM OR GIRDER FLOOR SYSTEMS & JOIST FRAMING SHALL COMPLY WITH SECTION R502.6 OF THE NEW YORK STATE RESIDENTIAL CODE

B. ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM END BEARING OF NOT LESS THAN 3"(in)

R806.1 & R806.2 - NYSRC ROOF VENTILATION VENTILATION OPENINGS SHALL BE PROVIDED W/ CORROSION RESISTANT WIRE MESH W/ 1/8" MIN. TO 1/4" MAX. OPENING. FREE VENTILATING AREA SHALL NOT BE LESS THAN 1:150 SPACE

R905 - NYSRC REQUIREMENTS FOR ROOF COVERINGS

FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MIN. 12 GA. SHANK W/ A MIN. 3/8" HEAD ASTMF 1667 OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MIN. OF 3/4" INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 3/4" THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING FASTENERS SHALL COMPLY WITH

R905.2.7 - NYSRC UNDERLAYMENT APPLICATION HORIZONTAL (2:12) UP TO (4) VERTICAL UNITS IN (12) UNITS HORIZONTAL (4:12), SHALL RECEIVE (2) LAYERS

ALL ROOF EAVES SHALL BE PROVIDED WITH ICE SHIELD MEMBRANE FROM EDGE TO 24"(in) PAST INSIDE WALL

3 - 8d PER SUPPORT FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL & HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE.

PER JOIST

PER FOOT

6" O.C. ON EDGE

PER SUPPORT

PER SUPPORT

3" EDGE / 6" FIELD

3" EDGE / 6" FIELD

5d COOLERS 7" EDGE / 10" FIELD

12" O.C.

5d COOLERS 7" EDGE / 10" FIELD

12" O.C.

12" O.C.

PER SUPPORT

PER SUPPORT

6" EDGE / 12" FIELD

6" EDGE / 6" FIELD

PER SUPPORT

4" O.C. ON GABLE RAKE

3 - 8d

3 - 16d

2 - 16d

2 - 8d

3 - 8d

8d

8d

2 - 8d

3 - 8d

10d

ROOF FRAMING

CEILING SHEATHING

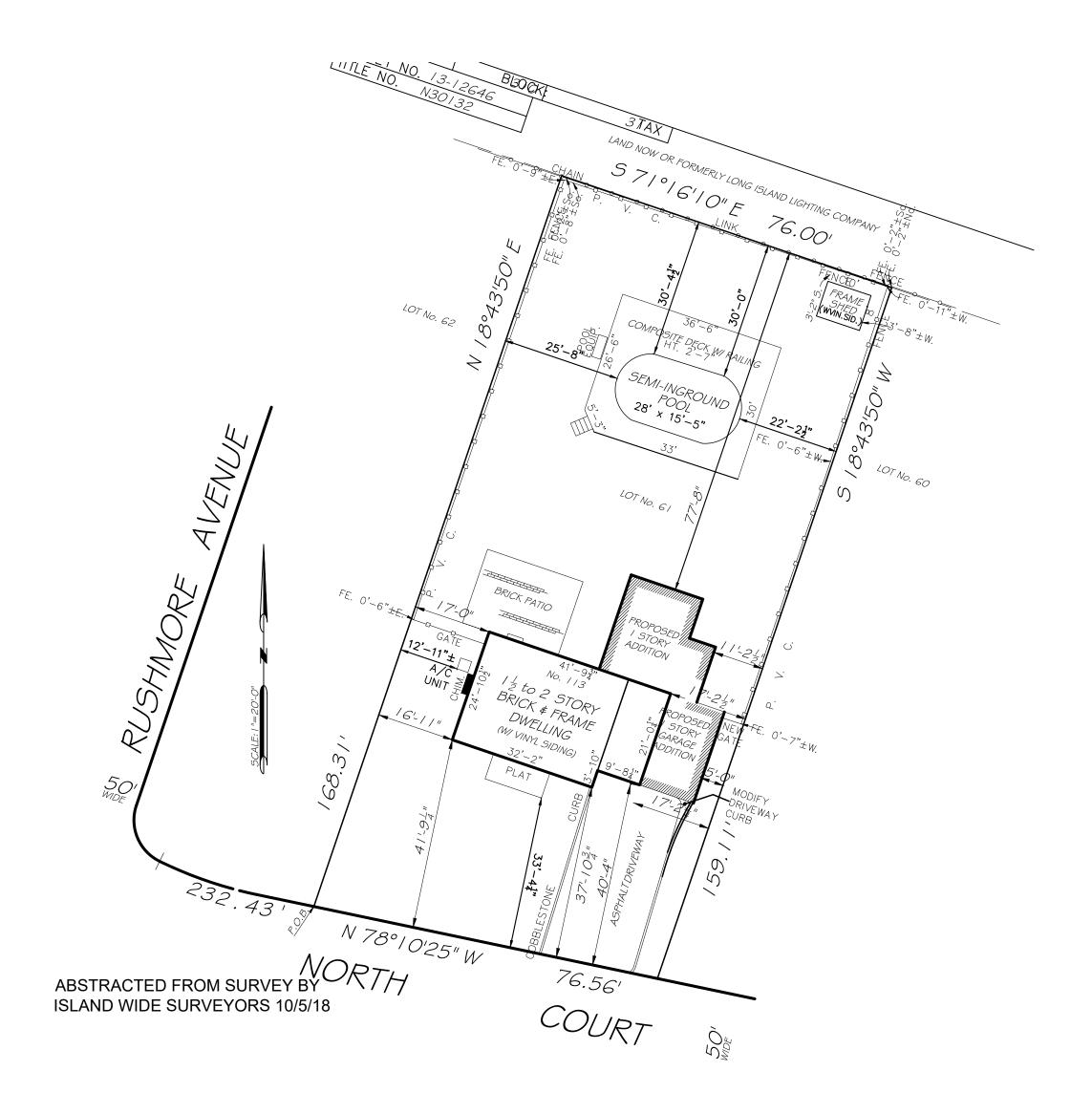
WALL SHEATHING

FLOOR SHEATHING

VENTILATED.

R905.2.6 - NYSRC ATACHMENT ASPHALT ROOF SHINGLES SHALL HAVE A MIN. OF (6) SIX FASTENERS PER SHINGLE WHERE THE ROOF IS ON ONE OF THE FOLLOWING CATEGORIES - THE BASIC WIND SPEED PER R301.2(4) IS 110mph OR GREATER; AND THE EAVE IS 20'(ft) OR HIGHER ABOVE

FOR ROOF SLOPES FROM (2) VERTICAL UNITS IN (12) UNITS R905.2.8 - NYSRC ICE SHIELD



ZONING INFORMA	TION		TOWN OF N. HEMPSTEAD TON 7 BLOCK310 LOT 3
ZONING ITEM	REQUIRED	EXISTING	PROPOSED
ZONING	RESIDENTIAL "B"	RESIDENTIAL "B"	NO CHANGE
USES	ONE FAMILY	ONE FAMILY	NO CHANGE
FRONTAGE	50'-0" MIN.	76.56'	NO CHANGE
LOT AREA	6,000 S.F. MIN.	12,388 S.F.	NO CHANGE
MAX. LOT COVERAGE	30% MAX. (3,716.4 S.F.)	2,829 S.F. (22.8%)	3,518 S.F. (28.4%) COMPLIES
MAX. GROSS FLOOR AREA RATIO	45%= 5,574.6 SQ. FT.	1,956.2 SF	2,396.7 SF COMPLIES
HEIGHT	2 STORIES (28'-0") MAX.	COMPLIES	COMPLIES
FRONT YARD	30'-0" MIN.	37.9'	NO CHANGE
SIDE YARD SETBACK	AGGREGATE MIN. 30% LOT W/7' MIN.= 23'	17'/34.2'	5'/22' NOT COMPLIANT
REAR YARD	15'-0" MIN.	50'	77.8' COMPLIES

HOME ADDITION & RENOVATION FOR THE HURWITZ FAMILY

PROJECT ADDRESS:
113 NORTH COURT
ROSLYN HEIGHTS, NY
11577

COHENDESIGN / BUILD

5512 MERRICK RD. MASSAPEQUA, NY 11758 (516) 799-0022

		REVISION
NO.	DATE	DESCRIPTION

SHEET T

SITE PLAN AND ZONING ANALYSIS



ISSUE DATE: 8/15/23

DRAWN BY: CHECKED BY: WJC

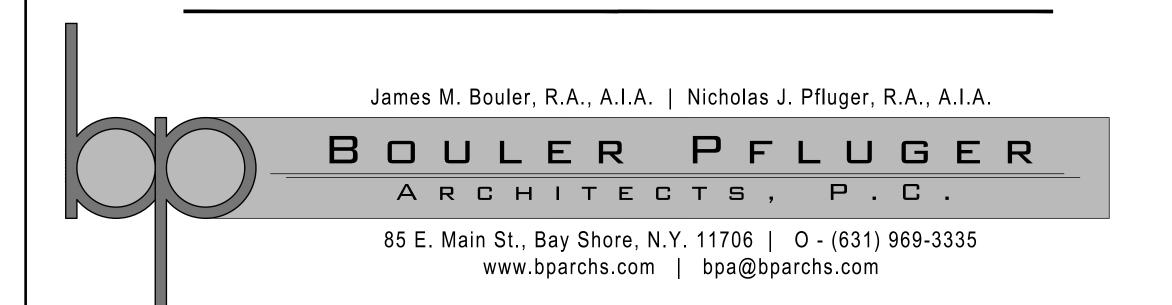
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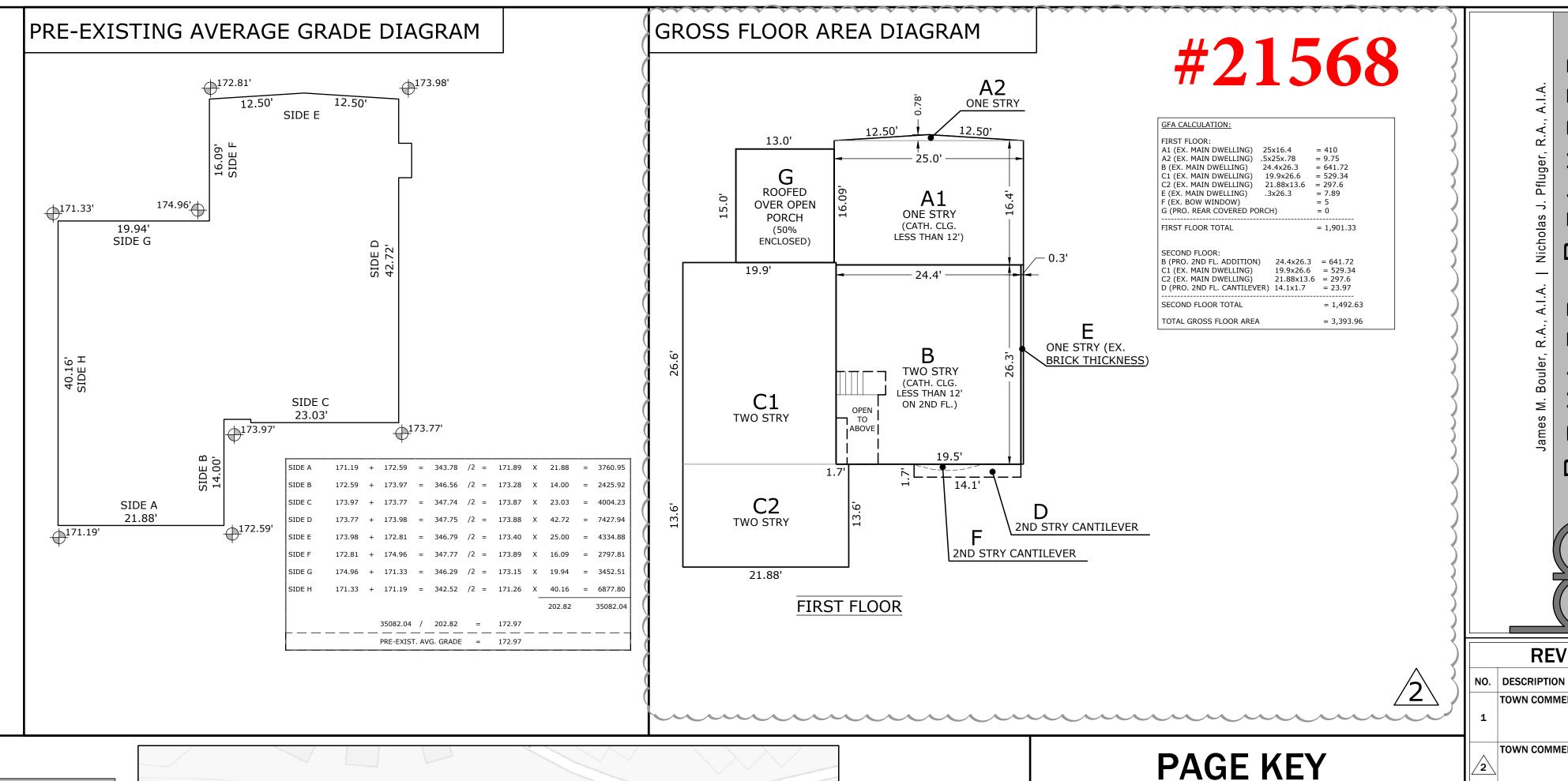
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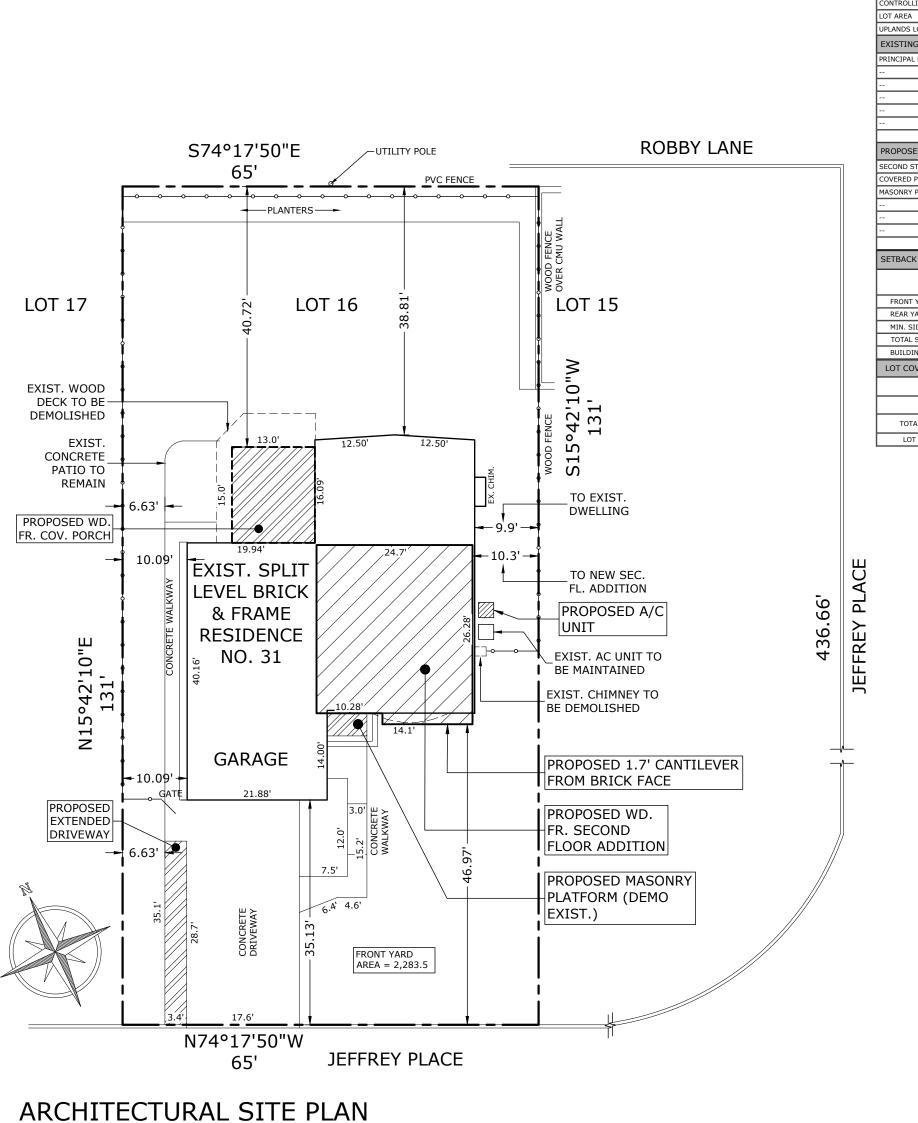
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KOLEKAR RESIDENCE

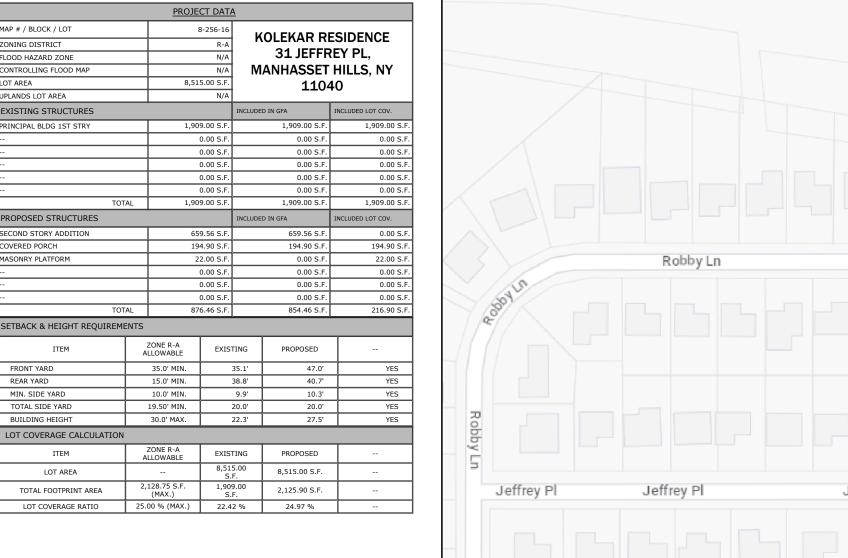
31 JEFFREY PL, MANHASSET HILLS, NY 11040



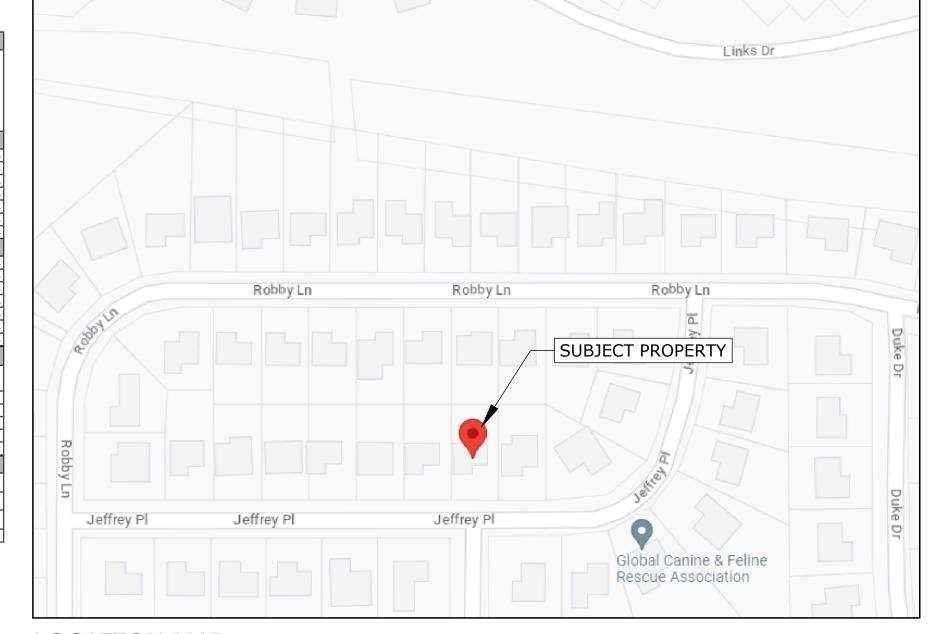




SCALE: 1" = 15'-0"



1.	ALL ELEVATIONS SHALL BE MEASURED IN NAVD88
2	DATUM FOOTPRINT DIMENSIONS ON SITE PLAN MAY NOT
2.	REFLECT ACTUAL DIMENSIONS OF NEW/EXIST.
	FOUND. DUE TO THICKNESSES OF VARIOUS
	MATERIALS (IE. SIDING)
3.	ALL UTILITY DESIGNATIONS ARE APPROXIMATE
	AND ARE FOR REFERENCE PURPOSES ONLY.
4	THIS IS AN ARCHITECTS SITE PLAN & IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR. THE
	INFORMATION REPRESENTED ON THIS SITE PLAN
	IS THE ARCHITECT'S BEST OF KNOWLEDGE AND
	WAS OBTAINED FROM A SURVEY PREPARED BY:
	PETER J. BRABAZON
	PROFESSIONAL LAND SURVEYOR
	430 W. OLD COUNTRY RD.
	HICKSVILLE, NY 11801
_	TEL. (516) 822-5111
D.	ATED:
	07-28-2016



LOCATION MAP SCALE: NTS

ALTITUDE

CORRECTION

FACTOR

DESIGN TEMP.

70

BUILDING CODE: 2020 RESIDENTIAL CODE OF NEW YORK STATE

WINTER HEATING

12.5

COOLING

SPECIES - DOUGLAS FIR LARCH (NORTH) #2 w/ MIN. Fb = 850 PSI (OR BETTER)

SHEARWALL METHOD: WALL BRACING: 2020 RCNYS (R602.10)

ELEVATION

141 FT

LATITUDE

CLIMATIC AND	GEOGRAPHIC	DESIGN CRITER	RIA
[REFER TO TABLE R301.2(1)	OF THE 2020 RESIDEN	TIAL CODE OF NEW YORK	(STA

GROUND	WIND DESIGN				SEISMIC	SUBJECT TO DAMAGE FROM			WINTER	ICE SHIELD		AIR	MEAN
SNOW LOAD	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE	DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	DESIGN TEMP	UNDERLAYMENT REQUIRED	FLOOD HAZARD	FREEZING INDEX	ANNUAL TEMP.
20 PSF	130 MPH EXPOSURE B	NO	NO	NO	В	SEVERE	3 FT.	MODERATE TO HEAVY	11°	REQUIRED (2'-0" IN FROM INSIDE FACE OF STUD)	N/A	599	51°
					MANU	AL 'J' DES	IGN CR	ITERIA					

A301.00 FLOOR PLANS - STRUCTURE A302.00 ROOF PLAN PLUMBING RISER 7 OF 15 A400.00 ELEVATIONS 8 OF 15 A401.00 ELEVATIONS 8 OF 15 A401.00 ELEVATIONS 9 OF 15 FROJECT: KOLEKAR RESIDENCE 31 JEFFREY PL, MANHASSET HILLS, NY 11040 A600.00 SCHEDULES DESIGN CRITERIA A600.00 SCHEDULES DESIGN CRITERIA 10 OF 15 A600.00 SCHEDULES DESIGN CRITERIA 11 OF 15 DESIGN CRITERIA A600.00 DETAILS 12 OF 15 TO THE PEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPILIANCE WITH THE 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE GEOGRAPHIC DESIGN CRITERIA A601.00 DETAILS A602.00 DETAILS 13 OF 15 T100.00 DETAILS T1100.00 DATE: T1100.00 DAT)r				A300.00	FLOOR PLANS - LAYOUT WIN / DOOR SCHEDULES	5 OF 15		
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75°F (3D) 57.5°F 9 15 7.5 M 30% 45%-55% PROJECT NORTH	COOLING	TEMP.	TEMP.	VELOCITY	VELOCITY				II .	=	INFORMATION	15 OF 15	BPA-23-0471	
	75°F (db) 63° (wb)	57.5°F	9	15	7.5	71.5	М	30%	45%-55%			1		PROJECT NORTH

T100.00

A100.00

A101.00

A200.00

TITLE PAGE; SITE PLAN

PROJECT INFO

ZONING CHART

GENERAL NOTES

FOUNDATION PLAN

DEMO PLANS

REVISIONS

01-24-2024

04-12-2024

05-03-2024

TOWN COMMENTS

TOWN COMMENTS

1 OF 15

2 OF 15

3 OF 15

NOTES & SPECIFICATIONS

IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP THIS CONSTRUCTION DOCUMENT BINDED TOGETHER AT ALL TIMES. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO READ ALL NOTES, SPECIFICATIONS, AND BE FAMILIARIZED WITH THE PLANS PRIOR TO WORK

1. NO WORK TO START UNTIL APPROVED PLANS ARE OBTAINED FROM THE APPLICABLE

2. ALL CONSTRUCTION SHALL BE PERFORMED IN A WORKMAN LIKE MANNER. ALL DIMENSIONS, CONDITIONS, AND APPLICABLE INFORMATION OF EXISTING STRUCTURE/SITE SHALL BE FIELD VERIFIED BY GENERAL CONTRACTOR 3. ALL WORK SHALL CONFORM TO NATIONAL, STATE, AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.

4. ALL UNNOTED OR NON-VISIBLE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER

5. ANY OMISSIONS OR DISCREPANCIES OF PLANS AND/OR JOB CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT/ENGINEER BEFORE PROCEEDING

6. NO DEVIATIONS OR CHANGES TO THE STRUCTURAL SYSTEM SHALL BE MADE UNLESS APPROVED BY THE ARCHITECT/ENGINEER

7. CONTRACTOR TO VERIFY DIMENSIONS OF FOUNDATION WITH FLOOR PLANS BEFORE THE START OF FRAMING

8. DRY WELLS AS REQUIRED BY STATE AND LOCAL CODES.

9. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE

10. OWNER/BUILDER ARE RESPONSIBLE FOR ALL INSPECTIONS, APPROVALS, CERTIFICATES, CERT. OF OCCUPANCY OR COMPLETION AND U.L. APPROVAL

11. THESE SET OF DRAWINGS ARE THE PROPERTY OF JAMES M. BOULER JR., R.A. OR NICHOLAS J. PFLUGER, R.A. (WHICH EVER HAS SIGNED AND SEALED THESE PRINTS) AND SHALL NOT BE ALTERED OR BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM

12. THE ARCHITECT IS NOT RETAINED FOR SUPERVISION OF THE WORK AND IS RESPONSIBLE FOR DESIGN INTENT ONLY.

13. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY.

14. THE CONTRACTOR SHALL KEEP PREMISES REASONABLY CLEAN AT ALL TIMES. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL RUBBISH, WASTE MATERIALS, TOOLS, ETC., CLEAN GLASS AND LEAVE WORK BROOM CLEAN.

15. THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE. ALL SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES.

16. THE CONTRACTOR SHOULD FULLY GUARANTEE HIS WORK AND THE WORK OF THE SUB-CONTRACTORS FOR A PERIOD OF AT LEAST ONE YEAR AFTER COMPLETION OF PROJECT.

17. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT/ENGINEER, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSES AND EXPENSES, INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF INCLUDING THE LOSS OR USE RESULTING THEREFROM). (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREINDER

18. ALL MATERIALS, ASSEMBLIES, AND METHOD OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORM-WORK, BLOCK-WORK, FRAMING, NAILING, PLACING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THEY ARE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT/ENGINEER.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SHOP DRAWINGS NEEDED, UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS AND CONDITIONS PERTAINING ARE TO BE FIELD

20. CONTRACTOR TO REMOVE & RELOCATE AS REQUIRED ALL EXISTING WORK WHICH INTERFERES WITH NEW CONSTRUCTION IN A WORKMAN LIKE MANNER 21. ALL MATERIALS ARE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS,

22. PROVIDE FIREBLOCKING AND DRAFTSTOPPING AS PER 2020 RESIDENTIAL CODE OF NEW YORK STATE, SECTIONS; R602.8, R302.7, R302.11, R302.11, R302.12, R1003.19,

PLEASE NOTE THAT THESE PLANS ARE PROTECTED AGAINST ANY UNAUTHORIZED U UNDER FEDERAL LAW BY THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990 (AWCPA), WHICH HAS SEVERE PENALTIES.

FOUNDATION, CONCRETE, AND MASONRY

UNLESS NOTED OTHERWISE.

SOLID WITH CONCRETE.

EVER APPLICABLE.

CONTRACTORS TO VERIFY ALL DIMENSIONS OF EXISTING FOUNDATION AS IT APPLIES TO THE NEW WORK BEING PERFORMED AND SHALL COORDINATE THE SUB-CONTRACTORS IN SUCH A MANNER TO ASSURE THAT THE CONDITIONS OF THE FIRST AND SECOND FLOORS. ARE TAKEN INTO ACCOUNT.

2. ALL FOOTINGS TO BEAR ON FIRM, VIRGIN, UNDISTURBED SOIL

3. SOIL TO HAVE MIN. BEARING CAPACITY OF (1) TON/SQ. FT.

4. FOOTINGS TO REST A MIN. OF 3'-0" BELOW GRADE, UNLESS OTHERWISE NOTED 5. WALLS TO BE POURED CONCRETE OF SIZE SHOWN ON DRAWINGS.

6. NO BACK FILL SHALL BE PLACED AGAINST FOUNDATION WALLS UNTIL 1ST TIER OF FRAMING IS IN PLACE.

7. FOOTINGS TO BE POURED CONCRETE OF SIZE SHOWN ON DRAWINGS. 8. ALL OPENINGS FOR BEAM POCKETS, UTILITIES, ETC. TO BE FILLED

9. ANCHOR BOLTS SHALL BE IN ACCORDANCE WITH PAGE A600.

10. SEE FOUNDATION PLAN FOR CONCRETE COMPRESSIVE STRENGTH.

11. CONC. SLABS TO REST ON MIN. OF 6" FINE GRAVEL OR SAND WITH 6 MIL. POLYETHYLENE VAPOR BARRIER UNDER OCCUPIED SPACE

12. FLASH ALL JOINTS WHERE SLAB ABUTS FRAMING.

13. BRICK VENEER TO BE ANCHORED WITH (1) WALL TIE PER (3) SQ. FT.

14. FLASH JOINT AT BRICK LEDGE AND PROVIDE WEEP HOLES. MAX. 4'-0" O.C., TO DIRECT ANY CONDENSATION TO THE EXTERIOR.

15. APPLY (1) COAT OF TAR BASED WATERPROOFING TO EXTERIOR OF FOUND. FROM FOOTING TO 2" ABOVE FINISH GRADE.

16. NO CONCRETE OR MASONRY WORK IS TO BE PERFORMED IN TEMPERATURES OF 40°F AND FALLING, UNLESS APPROVED BY ARCHITECT/ENGINEER. NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES.

17. NO ADDITIVES SHALL BE PLACED IN CONCRETE UNLESS SPECIFIED BY ARCHITECT/ 18. PROVIDE BITUMINOUS JOINTS BETWEEN SLABS AND FOUNDATION WALLS AND WHERE

19. UNLESS OTHERWISE INDICATED, ALL FOUNDATION FOOTINGS ARE TO BE A MIN. 10" DEEP PROJECTING 6" ON EACH SIDE OF THE FOUNDATION WALL. PROVIDE TWO #4 DEFORMED BARS CONTINUOUS IN THE FOOTING. ALL 4" THICK CONCRETE SLABS TO HAVE

20. FOR SECOND STORY ADDITIONS, EXIST. FOUNDATIONS ARE TO BE VERIFIED AS IN SOLID & SOUND CONDITION WITH AN EXIST. FOOTING OF MIN. 16" WIDE x 8" DEEP & 3'-0"

21. ALL P. CONC. SHALL BE AIR ENTRAINED

6x6 10/10 WELDED WIRE REINFORCING.

. WHEN KRAFT FACED FIBERGLASS BATT INSULATION IS SPECIFIED IT SHALL BE BY JOHN MANVILLE (OR EQUAL), UNLESS OTHERWISE NOTED. KRAFT FACE TO BE PLACED TOWARD

2. WHEN RIGID FOAM INSULATION IS SPECIFIED FOR EXTERIOR FACE OF FOUNDATION WALLS, CARE SHOULD BE TAKEN NOT TO DAMAGE FOUNDATION WATERPROOFING OR INSULATION FROM BACKELLING.

3. ALL INSULATION SHALL BE OF THE SPECIFIED VALUE STATED IN PLANS, SECTIONS, DETAILS, AND DIAGRAMS. ALL INSULATION SHALL INSTALLED AS PER MANU. SPEC.'s. 4. ALL FOAM PLASTIC INSULATIONS SHALL ADHERE TO THE 2020 RESIDENTIAL CODE OF 1. ALL LUMBER SHALL BE DOUGLAS FIR LARCH (NORTH) #2 OR BETTER

(Fb = 850 PSI), UNLESS OTHERWISE NOTED

2. ALL LUMBER IN CRAWL SPACES TO BE 18" ABOVE SCRATCH COAT. MAINTAIN 8" MIN. FOUNDATION EXPOSURE

3. SILLS TO BE P.T. AND SECURELY FLASHED WITH A TERMITE SHIELD, ALSO PROVIDE SILL SEAL/INSULATION. SIZE OF SILL TO BE (2) 2"x6", UNLESS (1) 2"x6" IS NECESSARY TO MATCH FLOOR HEIGHTS WITH THE EXISTING STRUCTURE

4. AT FLUSH FRAMING USE 16 GAGE METAL JOISTS HANGERS BY "SIMPSON" (OR EQUAL) 5. MINIMUM, DOUBLE HEADERS AND TRIMMERS AROUND ALL OPENINGS IN FLOORS, ROOFS, AND WALLS - UNLESS OTHERWISE NOTED

6. DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS, POSTS, AND BATH TUBS, U.O.N.

7. ALL BEAMS, GIRDERS, ETC. TO HAVE MIN. OF 3-1/2" BEARING

8. MIN. HEADER TO BE (2) 2"x10" UNLESS OTHERWISE NOTED. 9. ALL WOOD SILLS AND WOOD IN CONTACT WITH MASONRY/CONCRETE TO BE P.T.

10. ALL EXTERIOR SHEATHING SHALL BE NAILED AS PER FASTENING SCHEDULE ON PAGE A601. GENERALLY, SHEATHING IS OF 1/2" THICKNESS ON WALLS AND ROOF AND IS OF CDX GRADE, UNLESS OTHERWISE NOTED. SEE FLOOR PLANS FOR ADDITIONAL NAILING OR DIFFERENT NAILING REQUIREMENTS WHEN APPLICABLE.

11. SUB FLOORING, GENERALLY, TO BE OF 3/4" THICKNESS AND OF CDX GRADE. NAILING AS PER FASTENING SCHEDULE ON PAGE A601 AND GLUED, U.O.N

12. EXTERIOR SHEATHING TO BE COVERED WITH 'TYVEK' HOUSE WRAP OR APPROVED

13. BLOCK EXTERIOR STUD WALLS AT HALF STORY HEIGHTS AND AT UNSUPPORTED EDGE SEAMS OF EXTERIOR SHEATHING

14. PROVIDE 'X' CROSS BRACING AT JOISTS, STUDS, AND RAFTERS WHEN SPANS EXCEED 8'-0" AND AT FVFRY 8'-0".

15. TOP PLATES TO BE DOUBLED AND LAPPED AT CORNERS, SEE ALSO PAGE A600 TO A604 16. APPLY ALL CONDITIONS ADDRESSED IN FASTENING SCHEDULE AS NECESSARY.

17. PROVIDE ALL NAILING AND STRAPPING ADDRESSED ON PAGES A600 TO A604 18. AT "WET WALL" PARALLEL TO JOISTS FRAME DOUBLE JOIST AS PER CODE, GENERALLY SEPARATE DOUBLE JOIST THE THICKNESS OF WALL ABOVE. SUB FLOOR SHALL NEVER

19. AT ROUGH OPENINGS PROVIDE ALL APPLICABLE NAILING AND STRAPPING AS PER PAGE

20. "P.T." SPECIFIES PRESSURE PRESERVATIVELY TREATED LUMBER IN ACCORDANCE w/ AWPA C22; WHERE DRILLING AND/OR CUTTING OCCURS, FIELD TREAT LUMBER W/ COPPER NAPTHENATE WHICH SHALL CONTAIN 2% COPPER METAL BY REPEATED BRUSHING, DIPPING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE. ALSO, FOR HARDWARE USED WITH P.T. LUMBER, CONTRACTOR IS TO INSTALL HARDWARE THAT IS SPECIFIED BY P.T. LUMBER MANUFACTURER SUCH AS: HANGERS, NAILS, SCREWS, FLASHING, ANCHOR BOLTS, ETC. FOR LOCATIONS SUCH AS: LEDGER BD., SILL PLATE, DECK CONSTRUCTION, ETC. ANY REFERENCES TO CCA ARE TO REPLACED WITH P.T.

21. LVL (LAMINATED VENEER LUMBER) DENOTES EITHER OF THE FOLLOWING: A. TRUSS JOIST McMILLIAN 2.0E MICROLAM B. GEORGIA PACIFIC 2.0E G-P LAM

PSI (PARALLEL STRAND LUMBER) DENOTES A. TRUSS 101ST McMILLIAN 2.0F PARALLAM

ALL TO BE INSTALLED AS PER MANU, SPEC.'s

22. SEE PAGES A600 TO A602 FOR SHEARWALL INFORMATION

ALL GLAZING SHALL COMPLY WITH SECTION R308 OF INTERNATIONAL RESIDENTIAL

2. ALL GLAZING SHALL BE IDENTIFIED AS PER SECTION R308 OF 2020 RCNYS

3. ALL GLASS TO BE A MIN. OF INSULATED LOW-E, DOUBLE PANE GLASS, UNLESS OTHERWISE SPECIFIED.

4. GLASS DOORS AND WINDOWS SHALL NOT BE INSTALLED UNTIL PROPER CLEARANCES

5. GLAZING IN ALL SKYLIGHTS SHALL BE TEMPERED GLASS

6. GLAZING IN WINDOWS THAT ARE 18" OR LESS OF FINISHED FLOOR, AND HAVE AN INDIVIDUAL PANE OF GLASS 9 SF OR LARGER, AND HAVE THE TOP EDGE OF GLASS 36" OR MORE ABOVE THE FINISHED FLOOR, AND ARE ADJACENT A WALKING SURFACE SHALL BE TEMPERED GLASS, UNLESS OTHERWISE NOTED.

7. GLAZING IN ALL DOORS SHALL BE TEMPERED GLASS.

ALL GLASS UNITS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH

MANUFACTURER'S SPECIFICATIONS 9. ALL WINDOWS TO BE CAULKED AND SEALED AS PER 2020 ENERGY CONSERVATION

CODE OF NEW YORK STATE. 10. PROVIDE FLASHING PANS UNDER ALL SLIDING GLASS DOORS, WINDOWS, OR ANY

OTHER TYPE OF GLASS UNIT WHEN WITHIN 6" OF AN EXTERIOR SURFACE. 11. ALL EXTERIOR DOORS ARE TO BE WEATHERED STRIPPED AND PROVIDE ALL SCREENS

AND HARDWARE NECESSARY FOR PROPER FUNCTION OF SUCH UNITS. 12. ALL GLASS IS TO BE FREE OF SCRATCHES AND IMPERFECTIONS. GLASS SHOULD BE

GUARANTEED BY THE MANUFACTURER FOR A PERIOD OF 5 YEARS. 13. FOR WINDOW MANUFACTURER SUBSTITUTIONS - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE CHARACTERISTICS OF THE WINDOW MATCH THE CHARACTERISTICS OF THE WINDOWS SPECIFIED ON THE PLANS. THE CHARACTERISTICS ARE AS FOLLOWS, BUT NOT LIMITED TO: DESIGN PRESSURE, ROUGH

14. ALL WINDOWS AND DOORS SHALL MEET A DESIGN PRESSURE EXCEEDING VALUES IN ABLE 301.2(2) OF 2020 RESIDENTIAL CODE OF NEW YORK STATE.

PENING, U-FACTOR, LIGHT AREA, VENT AREA, AND EGRESS AREA / WIDTH / HEIGHT.

15. WINDOWS / GLAZING IN TUB/SHOWER ENCLOSURES (INCLUDING "SHOWER DOORS") AND WITHIN STAIRWAYS SHALL BE TEMPERED GLASS AS PER 2020 RESIDENTIAL CODE OF NEW YORK STATE, SECTION R308.

. GYPSUM WALL BOARD SYSTEMS SHALL BE OF A TAPE JOINT AND JOINT COMPOUND

2. ALL GYPSUM BOARD SHALL BE 1/2" ON WALLS AND CEILING, UNLESS OTHERWISE NOTED. WATER RESISTANT (W.R.) AT BATHROOMS AND WHERE DEEMED APPLICABLE.

3. 5/8", ONE HOUR RATED, TYPE 'X' GYPSUM BOARD ON CEILING AND WALLS (WHERE APPLICABLE) AT HEAT PRODUCING EQUIPMENT TO EXTEND THREE FEET IN EACH DIRECTION BEYOND THE UNIT(S). ALSO AT HEAT PRODUCING FOUIPMENT, CONCRETE FLOOR OR IF PLACED ON WOOD FRAME, INSTALL CONCRETE PANELS OF 5/8" THICKNESS MINIMUM.

4. FINISH JOINTS, J-BEADS, NAIL DIMPLES, CORNERS, AND EDGES SHALL BE TAPED AND RECEIVE THREE COATS OF JOINT COMPOUND. ALLOW 24 HOURS TO DRY BETWEEN COATS. FINAL COAT TO BE SANDED SMOOTH.

5. METAL CORNER BEAD TO BE USED ON ALL OUTSIDE CORNERS AND AROUND ALL

6. FASTEN GYPSUM BOARD AS PER FASTENING SCHEDULE ON PAGE A601.

MECHANICAL CONNECTIONS

1. ALL MECHANICAL CONNECTIONS SPECIFIED AS "SIMPSON" MAY BE SUBSTITUTED WITH AN

2. THE SUBSTITUTION SHALL MEET ALL OF THE MINIMUM CRITERIA SPECIFIED BY "SIMPSON"

ALL LOADING CAPACITIES SHALL MATCH EXACTLY OR EXCEED VALUES INDICATED IN "SIMPSON" PRODUCT LITERATURE. THERE MAY BE SEVERAL LOADING VALUES, CONTRACTOR SHALL CONTACT ARCHITECT IF ANY LOADING VALUES ARE LESS THAN WHAT IS SPECIFIED BY

4. ALL MECHANICAL CONNECTIONS SHALL BE HOT DIPPED GALVANIZED

INSTALLATION PROCEDURES SHALL ALWAYS BE CARRIED OUT AS PER MANUFACTURER SPECIFICATIONS OF THE PRODUCT BEING INSTALLED. ALL FASTENING CRITERIA SHALL BE CARRIED OUT AS PER MANUFACTURER SPECIFICATIONS OF THE PRODUCT BEING INSTALLED

VARIATIONS IN CONNECTOR CONFIGURATION SHALL BE APPROVED BY ARCHITECT . ALL CONNECTORS SPECIFIED AS A "SIMPSON" TOP MOUNTED BEAM HANGER SHALL BE ALLOWED TO BE SUBSTITUTED WITH A TOP MOUNTED BEAM HANGER ONLY ALONG WITH SPECIFICATIONS LISTED ABOVE.

KITCHEN SINK.

CONTRACTOR SHALL INSTALL WATER SUPPLY, DRAIN, WASTE, AND VENT (DWV) SYSTEMS TO NASSAU/SUFFOLK COUNTY DEPT. OF HEALTH SERVICES, LOCAL BLDG. DEPT., AND PLUMBING SECTIONS OF THE INTERNATIONAL RESIDENTIAL CODE

2. SITE SANITARY SYSTEMS ARE TO COMPLY w/ N.C.D.H.S./S.C.D.H.S. REQUIREMENTS.

3. PROVIDE HOT AND COLD SHUT OFF VALVES AT ALL FIXTURES 4. ALL WATER PIPING TO HAVE CLEAN OUTS AT ALL CHANGES IN DIRECTION AND AT BASE OF VERTICAL WASTE PIPES.

5. USE 4" CAST IRON THROUGH FOUNDATION WALL AND PITCHED AT 1/8" PER FOOT. 6. GENERAL TRAP AND WASTE SIZES AS FOLLOWS, UNLESS OTHERWISE NOTED - DISH WASHER.

SHOWER/TUB. 7. ALL SYSTEMS TO HAVE ONE 3" MAIN VENT STACK AND INCREASED TO 4" THROUGH ROOF. 8. PROVIDE FROST-PROOF HOSE BIBS WITH EASILY ACCESSIBLE DRAIN & DRAIN COCKS AS

REQ'D. HOSE BIBS SHALL BE PROVIDED WITH BACKFLOW PROTECTION.

9. WASTE FROM CLOTHES WASHERS AND LAUNDRY TUBS ARE TO BE PROVIDED WITH BACK

10. THE WATER SUPPLY AND SANITARY SYSTEM SHALL COMPLY WITH LOCAL HEALTH DEPARTMENT STANDARDS AND REGULATIONS 11. APPROVAL AND INSPECTION IS REQUIRED BY LOCAL JURISDICTION PRIOR TO

12. NOTCHING AND BORING OF STUDS, JOISTS, RAFTERS AS PER BUILDING CODE. NO. NOTCHING AND BORING OF STRUCTURAL MEMBERS SHALL BE PERMITTED NOR ANY POTENTIAL DAMAGE THEREOF

CONCEALMENT OF PLUMBING

1. ALL NEWLY INSTALLED ELECTRICAL WORK OR APPLIANCES SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE SECTIONS FOR ELECTRICAL.

2. CONTRACTOR WILL FURNISH A FIRE UNDERWRITERS CERTIFICATE UPON

3. ELECTRICAL WIRING AND EQUIPMENT TO COMPLY w/ CHAPTERS 34-43 AND LOCAL BUILDING DEPARTMENT

4. SMOKE DETECTORS AS PER N.Y.S. CODE SECTION R314. - GENERALLY, VERIFY OR PROVIDE HARD WIRED SMOKE DETECTORS w/ BATTERY BACK-UP IN:

(BASMENT, FIRST FLOOR, & SECOND FLOOR, ETC.)

A. EACH SLEEPING ROOM

C. EVERY LEVEL OF DWELLING

PROPOSED LOADING APPLIED TO THAT SYSTEM.

B. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS (GENERALLY THE HALLWAY)

MECHANICAL, FUEL GAS:

1. MECHANICAL AND FUEL GAS SYSTEMS SHALL COMPLY w/ THE INTERNATIONAL RESIDENTIAL CODE SECTIONS FOR MECHANICAL AND FUEL GAS.

FOR ELECTRICAL, PLUMBING, FUEL GAS, AND MECHANICAL SYSTEMS: 1. TRADE CONTRACTORS ARE TO VERIFY THAT THE EXISTING AND PROPOSED SYSTEMS OF THEIR TRADE ARE ABLE TO SUSTAIN THE EXISTING AND

1. ALL SLOPED ROOFING SHINGLES SHALL BE GAF-CLASS-A ASPHALT ROOFING SHINGLES

2. SHINGLES SHALL BE APPLIED OVER 15# BUILDING FELT, UNLESS OTHERWISE NOTED. ALSO, CONTRACTORS OPTION TO APPLY GAF-WEATHER-WATCH ICE AND WATER BARRIER FROM EDGE OF EAVE TO 24" INSIDE EXTERIOR WALL LINE. & 24" FROM ALL VALLEYS, AND

ROOF FLASHING CONDITIONS. 3. PROVIDE FLASHING NECESSARY FOR WATER TIGHT AND WEATHERPROOF

CONSTRUCTION. 4. ROOFING IS TO BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S

SPECIFICATIONS. 5. NAILING OF ROOFING SHALL BE TO CODE.

6. CORROSION RESISTANT 11 GAGE ROOFING NAILS AND 16 GAGE STAPLES ARE PERMITTED 7. PROVIDE (2) LAYERS OF 15# ASPHALT BUILDING FELT UNDERLAYMENT FOR 2:12 PITCHES TO 4:12 PITCHES

1. STAKEOUT IS TO BE PERFORMED BY A LICENSED SURVEYOR

2. VERIFY ALL GIVEN DATA ON DRAWINGS. IF THERE IS A DISCREPANCY, RECEIVE CLARIFICATION FROM ARCHITECT/ENGINEER PRIOR TO PROCEEDING.

3. EXCAVATE AND BACK FILL FOR WORK INDICATED ON DRAWINGS. STOCKPILE TOPSOIL OBTAINED FROM STRIPPING DRIVEWAY AND BUILDING SITE. STOCKPILE ALL EXCAVATED 4. NEW AND EXISTING BACK FILL MATERIAL ARE TO BE FREE OF WEEDS, TREE ROOTS,

ROCKS, AND DEBRIS. ALL SURPLUS MATERIAL THAT IS UNSUITABLE FOR BACK FILL

MATERIAL SHALL BE REMOVED FROM SITE. 5. PROTECT TREES WITHIN EIGHT FEET OF THE BUILDING.

NOTCHES IN THE TOP OR BOTTOM EDGE OF SOLID SAWN RAFTERS SHALL NOT BE CUT IN THE MIDDLE ONE-THIRD OF THE RAFTER SPAN. NOTCHES IN THE OUTER THIRDS OF THE SPAN SHALL NOT EXCEED ONE-SIXTH OF THE ACTUAL RAFTER DEPTH. WHERE NOTCHES ARE MADE AT SUPPORTS THEY SHALL NOT EXCEED ONE-FORTH THE ACTUAL RAFTER DEPTH. BORED HOLES ARE LIMITED IN DIAMETER TO ONE-THIRD THE ACTUAL RAFTER DEPTH AND THE EDGE OF THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM

IOTCHES IN EITHER EDGE OF STUDS SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE STUD LENGTH, NOTCHES IN THE OUTER THIRDS OF THE STUD LENGTH SHALL NOT EXCEED 25% OF THE ACTUAL DEPTH. BORED HOLES SHALL NOT EXCEED 40% OF THE ACTUAL STUD DEPTH AND THE EDGE OF THE HOLE SHALL NOT BE CLOSER THAN 5/8" TO THE EDGE OF THE STUD. NOTCHES AND HOLES SHALL NOT OCCUR IN THE SAME CROSS-SECTION

M: MATERIALS STANDARDS THE PROVISIONS OF THIS STANDARD ARE NOT INTENDED TO PREVENT THE USE OF ANY MATERIAL OR METHOD OF CONSTRUCTION NOT SPECIFICALLY PRESCRIBED HEREIN. WHEN IT CAN BE SHOWN, AND THE AUTHORITY HAVING JURISDICTION FINDS BY EXPERIENCE, MODELING, OR TESTING BY AN

APPROVED AGENCY, THAT A PRODUCT OR PROCEDURE PROVIDES EQUIVALENT OR GREATER STRUCTURAL SAFETY OR DURABILITY, SUCH PRODUCT OR PROCEDURE SHALL BE DEEMED TO

CONFORM TO THE REQUIREMENTS OF THIS DOCUMENT (THIS DOCUMENT IS TO MEAN A REFERENCE TO THE CURRENT AMERICAN WOOD COUNCIL'S WFCM WOOD FRAME CONSTRUCTION MANUAL, AS APPLICABLE AS A

M 1 IDENTIFICATION ALL SOLID-SAWN LUMBER, GLUED LAMINATED TIMBER, PREFABRICATED WOOD I-JOISTS, STRUCTURAL COMPOSITE LUMBER, PREFABRICATED WOOD TRUSSES. GYPSUM. HARDBOARD.

AND STRUCTURAL PANELS, SHALL CONFORM TO THE APPLICABLE STANDARDS OR GRADING RULES SPECIFIED IN M.1 THROUGH M1.8. ALL WOOD MEMBERS USED FOR LOAD-BEARING PURPOSES, INCLUDING END-JOINTED AND

EDGE-GLUED LUMBER, SHALL BE IDENTIFIED BY THE GRADEMARK OF A LUMBER GRADING OR INSPECTION AGENCY WHICH PARTICIPATES IN AN ACCREDITATION PROGRAM, SUCH AS THE AMERICAN LUMBER STANDARDS COMMITTEE OR EQUIVALENT. THE GRADEMARK SHALL INCLUDE AN EASILY DISTINGUISHABLE MARK OR INSIGNIA OF THE GRADING AGENCY WHICH COMPLIES WITH THE REQUIREMENTS OF U.S. DEPARTMENT OF COMMERCE PS20-99.

M 1.2 GLUED LAMINATED TIMBERS GLUED LAMINATED TIMBERS SHALL MEET THE PROVISIONS OF ANSI/ALTC A 1 90.1 STRUCTURAL GLUED LAMINATED TIMBERS.

M 1.3 PREFABRICATED WOOD I-JOISTS ASSEMBLIES USING PREFABRICATED WOOD I-JOISTS SHALL MEET THE PROVISIONS OF ASTM

SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORT.

D5055 STANDARD SPECIFICATION FOR ESTABLISHING AND MONITORING STRUCTURAL CAPACITIES OF PREFABRICATED WOOD I-JOISTS, THIS DOCUMENT, THE GOVERNING BUILDING CODE AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORT.

M 1.4 STRUCTURAL COMPOSITE LUMBER SINGLE MEMBERS OR ASSEMBLIES USING STRUCTURAL COMPOSITE LUMBER SHALL MEET THE PROVISIONS OF ASTM D5456 STANDARD SPECIFICATION FOR EVALUATION OF STRUCTURAL COMPOSITE LUMBER PRODUCTS THIS DOCUMEN, THE GOVERNING BUILDING CODE, AND ANY ADDITIONAL REQUIREMENTS AS

M 1.5 PREFABRICATED WOOD TRUSSES ASSEMBLIES USING PREFABRICATED WOOD TRUSSES SHALL MEET THE PROVISIONS OF THIS DOCUMENT, THE GOVERNING BUILDING CODE, AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN ANSI/TPI I NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, THE TRUSS

GYPSUM MATERIAL USED IN A STRUCTURAL APPLICATION SHALL MEET THE PROVISIONS OF ASTM C36 6 SPECIFICATION FOR GYPSUM WALLBOARD, ASTM C37 SPECIFICATION FOR GYPSUM LATH, OR C7ASTM 9 SPECIFICATION FOR GYPSUM SHEATHING BOARD.

HARDBOARD USED IN A STRUCTURAL APPLICATION SHALL MEET THE PROVISIONS OF

ANSI/AHA A135.4 BASIC HARDBOARD OF ANSI/AHA AL35.6 HARDBOARD SIDING.

DESIGN DRAWINGS OR THE MANUFACTURER'S CODE EVALUATION REPORT

M 1.8 STRUCTURAL PANELS

M 1.8.1 PLYWOOD PLYWOOD USED IN STRUCTURAL APPLICATIONS SHALL MEET THE PROVISIONS OF U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD I (PS 1) CONSTRUCTION AND INDUSTRIAL PLYWOOD, U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD 2 (PS2) PERFORE STANDARD FOR WOOD-BASED STRUCTURAL- USE PANELS, APPLICABLE CODE EVALUATION REPORTS.

ORIENTED-STRAND BOARD (OSB), WAFERBOARD ORIENTED-STRAND BOARD OR WAFERBOARD USED IN STRUCTURAL IONS SHALL MEET THE PROVISIONS OF U.S. DEPARTMENT OF CORNMERCE VOLUNTARY PRODUCT STANDARD 2 (PS2) PERFORMANCEVOLUNTARY PRODUCT STANDARD FOR WOOD-BASED STRUCTURAL- USE PANELS OR APPLICABLE CODE EVALUATION

M I 8 3 PARTICI FROARD

PARTICLEBOARD USED IN STRUCTURAL APPLICATIONS SHALL CONFORM TO ANSI A208.1 AND ANY REQUIREMENTS AS SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORT. M 1.8.4 FIBERBOARD

FIBERBOARD USED IN STRUCTURAL APPLICATIONS SHALL MEET THE PROVISIONS OF

ANSI/AHA A194.1 CELLULOSIC FIBERBOARD OR ASTM C208 STANDARD SPECIFICATION FOR CELLULOSIC FIBER INSULATING BOARD.

REPORTS.

STRUCTURAL PANEL SIDING STRUCTURAL PANEL SIDING USED IN STRUCTURAL APPLICATIONS SHALL MEET THE REQUIREMENTS OF U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD I (PS- 1), THE GOVERNING BUILDING CODE, AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN APPLICABLE CODE EVALUATION REPORTS.

M 2.2 FASTENERS AND CONNECTORS ALL FASTENERS AND CONNECTORS SHALL CONFORM TO THE STANDARDS SPECIFIED IN M 2.2.1 THROUGH M 2.2.7. M 2.2.1 BOLTS

BOLTS SHALL COMPLY WITH ANSI/ASME B 18.2.1 SQUARE AND HEX BOLTS AND SCREWS

ANSI/TPI 1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS

M 2.2.2 LAG SCREWS LAG SCREWS OR LAG BOLTS SHALL COMPLY WITH ANSI/ ASME B18.2.1 SQUARE AND HEX

BOLTS AND SCREWS (INCH SERIES). M 2.2.3 TRUSS METAL CONNECTOR PLATES TRUSS METAL CONNECTOR PLATES SHALL MEET THE REQUIREMENTS OF

CONSTRUCTION, THE GOVERNING BUILDING CODE, AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORTS.

M 2.2.7 SCREWS

METAL CONNECTORS WHERE METAL PLATE OR STRAPPING SIZE AND GAGE ARE SPECIFIED, MINIMUM ASTM A653, STRUCTURAL QUALITY, GRADE 33 STEEL SHALL BE USED. OTHER METAL CONNECTORS SHALL MEET THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORTS.

BLDG.

BOT.

B.O.W.

ELEV.

EXIST.

FF ELEV.

RCNYS

BCNYS

ECCNYS

PCNYS

MCNYS

EBCNYS

FLOOR JOISTS

FIREPROOF

NAILS SHALL COMPLY WITH ASTM F 1667 STANDARD SPECIFICATION FOR DRIVEN FASTENERS: NAILS, SPIKES, AND STAPLES.

M 2.2.6 PNEUMATIC NAILS AND STAPLES PNEUMATIC NAILS AND STAPLES SHALL MEET THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ANY ADDITIONAL REQUIREMENTS AS SET FORTH IN THE MANUFACTURER'S CODE EVALUATION REPORTS.

SCREWS SHALL COMPLY WITH ANSI/ASME B 18.6.1 WOODSCREWS (INCH SERIES)

GENERAL SYMBOL KEY:

EXISTING TO BE DEMOLISHED HARD WIRED SMOKE DETECTOR w/ BATTERY BACK-UP EXISTING TO REMAIN CARBON MONOXIDE DETECTOR NEW WOOD FRAME (L.G. w/ BATTERY BACK-UP STL. WHEN APPLICABLE) HARD WIRED SMOKE AND CARBON NEW BRICK VENEER MONOXIDE DETECTOR COMBO w/ BATTERY BACK-UP NEW POURED CONCRETE HEAT DETECTOR NEW/EXIST. INTERIOR LOAD BEARING WALL WALL (EXIST, OR PRO.) TO HAVE 3-1/2" F.G. SOUND BATTS 50 C.F.M. EXHAUST FAN w/ DAMPER MIN. (2) 2"x4" STRUCTURAL 50 C.F.M. EXHAUST POST FOR 4" WALLS

ANNOTATION LEGEND

(MIN. (2) 2"x6" STRUCTURAL

POST FOR 6" WALLS), U.O.N

FAN & LIGHT COMBP

w/ DAMPER

FLOOR PLAN NOTE CROSS SECTION NOTE FOUNDATION PLAN NOTE **DEMOLITION NOTE** STRUCTURAL NOTE **ROOF PLAN NOTE** STRUCTURAL POST NOTE ARCHITECTURAL SITE PLAN NOTE HANGER/CONNECTION NOTE INTERIOR DOOR TAG **ELEVATION NOTE** EXTERIOR DOOR TAG MECHANICAL/UTILITY NOTE EXTERIOR WINDOW TAG

REVISIONS NO. DESCRIPTION DATE: **TOWN COMMENTS** 01-24-2024 TOWN COMMENTS 04-12-2024 **TOWN COMMENTS** 05-03-2024

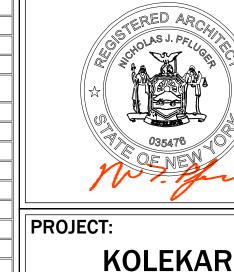
ABBREVIATIONS ABBREVIATIONS **ABBREVIATIONS** ACOUSTICAL CEILING TILE FIRE RATED ROOF RAFTER STL. FLOOD VENT STEEL BASE FLOOD ELEVATION GROSS FLOOR AREA SMART VENT TO BE DETERMINED BUILDING GYPSUM BOAR TEMP. GL. OR TEMPERED GLASS HOLD DOWN BOTTOM OF H.D.G. HOT DIPPED GALVANIZED THK. THICK ВОТТОМ HEADER T.O.W. TOP OF WALL BOTTOM OF WALL HNGR HANGER T.O.J. TOP OF JOIST BOTTOM OF JOIS T.O. TOP OF INSUL. INSULATION INTERIOR TREAD DOUBLE KIPS (1000 LBS TRIPLE DESIGN FLOOD ELEVATION MANUFACTURER'S SPECIFICATIONS DIMENSION UNLESS OTHERWISE NOTED MAX. DECK JOISTS VERIFY IN FIELD EACH ∥ with MIN. MINIMUM | ELEVATION WOOD NORTH AMERICAN VERTICAL DATUM OF NAVD88 **EXISTING** NEW YORK STATE ON CENTER FRESH AIR INTAKE OCCUPANCY FLOOR AREA RATIO PRELIMINARY BASE FLOOD ELEVATION FRESH ATR VENT P. CONC. POURED CONCRETE FLOOR DRAIN PLATE FINISHED FLOOR PLYWD. PLYWOOD FIRST FLOOR ELEVATION PRESSURE TREATED **FULL HEIGH**

REQUIRED

RISER ROOM

COD	E ABBREVIATIONS		COD	E ABBREVIATIONS
SUBC	NEW YORK STATE UNIFORM BUILDING		FCNYS	FIRE CODE OF NEW YORK STATE
NYS	RESIDENTIAL CODE OF NEW YORK STATE		FGCNYS	FUEL GAS CODE OF NEW YORK STATE
NYS	BUILDING CODE OF NEW YORK STATE		PMCNYS	PROPERTY MAINTENANCE CODE OF NEW YORK STATE
CNYS	ENERGY CONSERVATION CODE OF NEW YORK STATE		WFCM	WOOD FRAME CONSTRUCTION MANUAL
NYS	PLUMBING CODE OF NEW YORK STATE		NEC	NATIONAL ELECTRIC CODE
NYS	MECHANICAL CODE OF NEW YORK STATE		NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CNYS	EXISTING BUILDINGS CODE OF NEW YORK STATE		ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
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REQ'D



RESIDENCE 31 JEFFREY PL

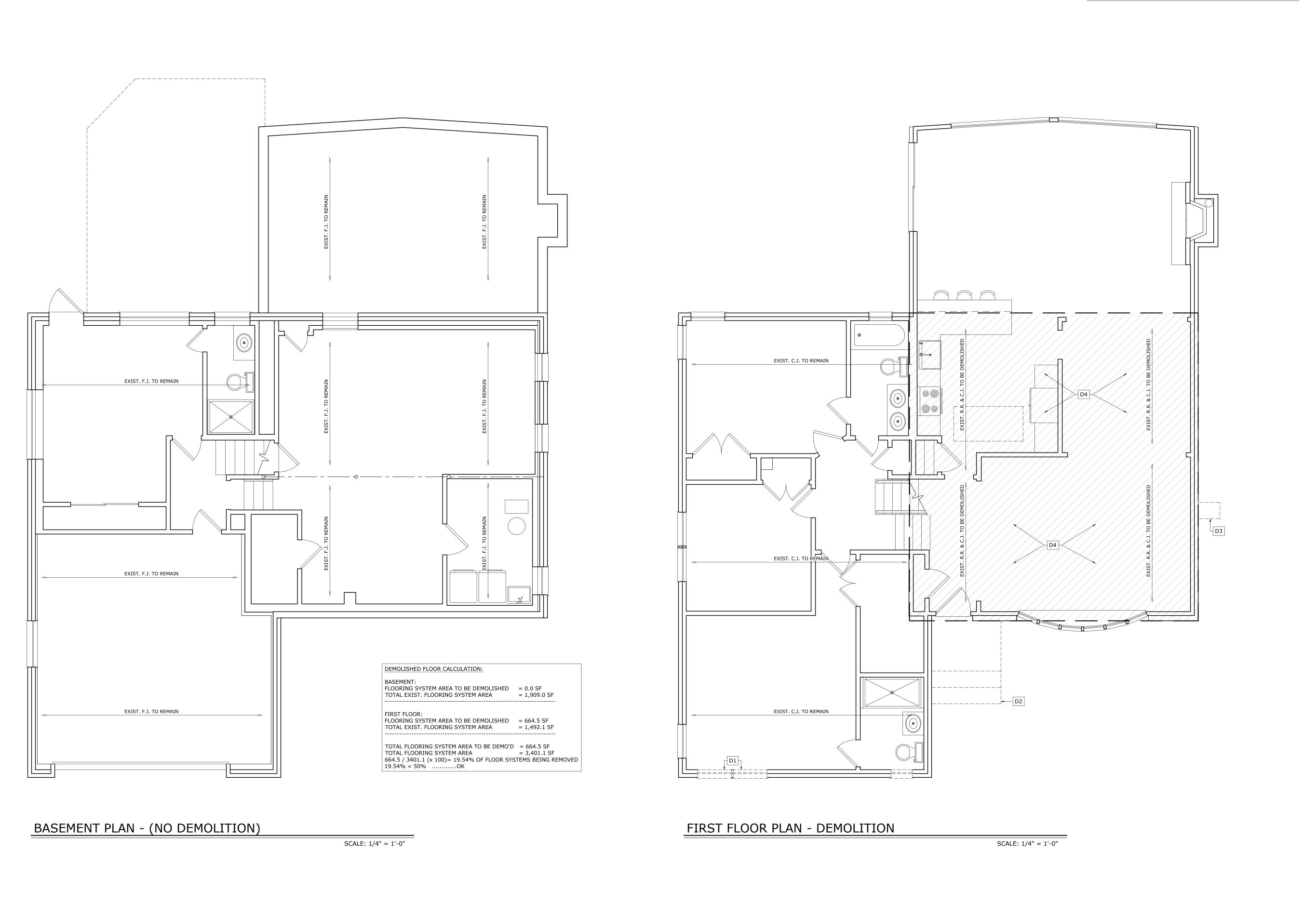
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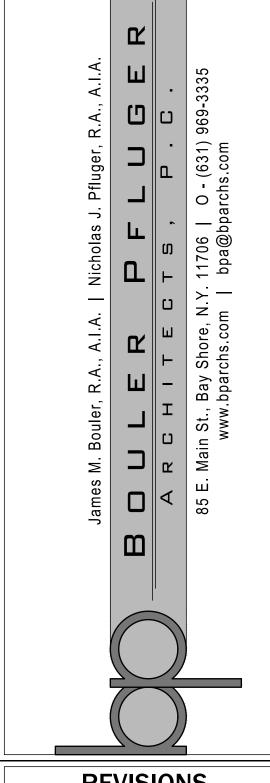
BPA-23-0471

MANHASSET HILLS, NY 11040

GENERAL NOTES

2 OF 15 09/11/2023





DEMOLITION PLAN KEY NOTES

EXIST. WINDOWS TO BE REMOVED AS SHOWN

EXIST. MASONRY STAIRS TO BE DEMOLISHED

D3 EXIST. BRICK CHIMNEY TO BE DEMOLISHED

AREA OF REMOVED JOISTS

	REVISION	NS
NO.	DESCRIPTION	DATE:
1	TOWN COMMENTS	01-24-2024
<u></u>	TOWN COMMENTS	04-12-2024
3	TOWN COMMENTS	05-03-2024



PROJECT:

KOLEKAR RESIDENCE

31 JEFFREY PL, MANHASSET HILLS, NY 11040

DRAWING TITLE:
DEMO PLANS

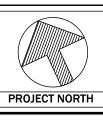
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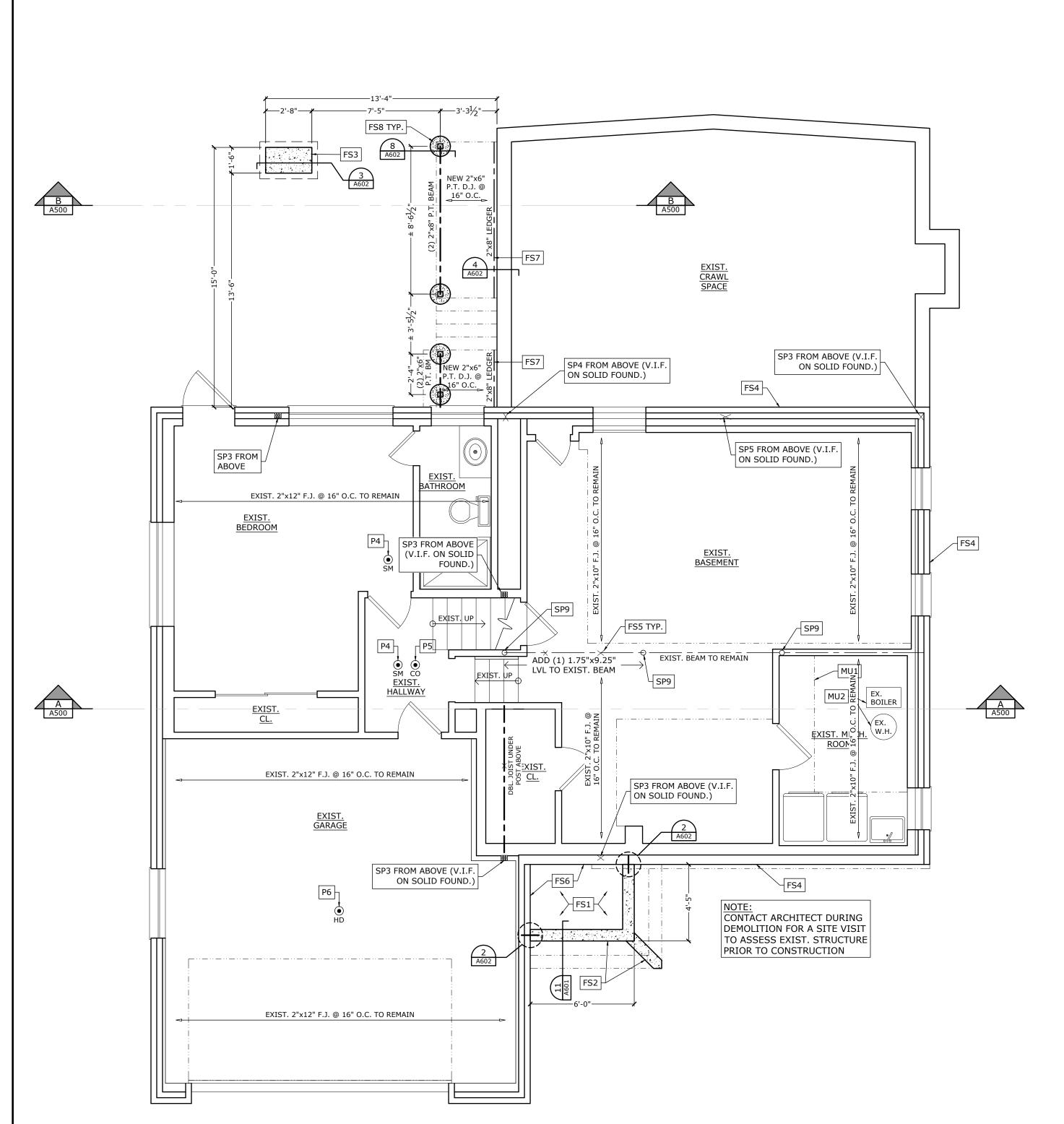
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DATE: 09/11/2023

3 OF 15

JOB #: BPA-23-0471





FOUNDATION PLAN - LAYOUT/ STRUCTURE

	FLOOR PLAN KEY NOTES
	EXTERIOR MASONRY STAIR & STAIR RAIL NOTE:
P1	1. ALL NEW STAIRS SHALL HAVE MAX. 8-1/4" Ri & MIN. 9" Tr - RISERS SHALL BE CLOSED 2. TREADS SHALL HAVE A 1" NOSING
P2	EXTERIOR WOOD STAIR & STAIR RAIL NOTE: 1. ALL NEW STAIRS SHALL HAVE MAX. 8-1/4" RI & MIN. 9" Tr - RISERS SHALL BE CLOSED 2. TREADS SHALL HAVE A 1" NOSING 3. 34"-38" HIGH HANDRAIL / GUARDRAIL COMBINATION. 4. SPINDLE SPACING NOT TO ALLOW PASSAGE OF A 4.375" Ø SPHERE (ONLY AT STAIR) 5. BOTTOM RAIL OF STAIR RAIL AND STAIR WALKING SURFACE NOT TO ALLOW PASSAGE OF 6" SPHERE 6. GRIP SIZE OF HANDRAIL AS PER CODE 7. STAIR RAIL SHALL BE CAPABLE OF WITHSTANDING A 200 LB. POINT LOAD AT THE TOP OF RAIL APPLIED HORIZONTALLY. 8. STAIR RAIL INFILL SHALL BE CAPABLE OF WITHSTANDING 50 PSF LOAD APPLIED HORIZONTAL. 9. STAIR RAIL MATERIAL SHALL BE WOOD, COMPOSITE PLASTIC, VINYL, PVC, ALUMINUM, OR EPOXY PAINTED STL. 10. RAILING SYSTEM KITS, OR PRE-FAB. RAILS SHALL BE INSTALLED AS PER MANU. SPEC.'S
P3	INTERIOR STAIR & RAILING NOTE: 1. ALL NEW STAIRS SHALL HAVE MAX. 8-1/4" RI & MIN. 9" Tr - RISERS SHALL BE CLOSED 2. HEAD CLEARANCE SHALL BE 6'-8" (MIN.) 3. TREADS SHALL HAVE A 1" NOSING 4. 34"-38" HIGH HANDRAIL / GUARDRAIL COMBINATION. 5. SPINDLE SPACING NOT TO ALLOW PASSAGE OF A 4.375" Ø SPHERE (ONLY AT STAIR) 6. BOTTOM RAIL OF STAIR RAIL AND STAIR WALKING SURFACE NOT TO ALLOW PASSAGE OF 6" SPHERE 7. GRIP SIZE OF HANDRAIL AS PER CODE 8. STAIR RAIL SHALL BE CAPABLE OF WITHSTANDING A 200 LB. POINT LOAD AT THE TOP OF RAIL APPLIED HORIZONTALLY. 9. STAIR RAIL INFILL SHALL BE CAPABLE OF WITHSTANDING 50 PSF LOAD APPLIED HORIZONTAL. 10. STAIR RAIL MATERIAL SHALL BE WOOD, ALUMINUM, OR EPOXY PAINTED STL. 11. RAILING SYSTEM KITS, OR PRE-FAB. RAILS SHALL BE INSTALLED

AS PER MANU. SPEC.'s

	FLOOR PLAN KEY NOTES	
P4	SMOKE DETECTOR: 1. PROVIDE SMOKE DETECTOR (DENOTED AS "SM") AS PER PLAN. 2. DETECTOR POWER SOURCE SHALL BE HARDWIRED TO THE BUILDING WIRING W/ BATTERY BACK UP. 3. MULTIPLE DETECTORS SHALL BE PHYSICALLY INTERCONNECTED WHERE IF ONE ALARM IS ACTIVATED, ALL ALARMS ARE ACTIVATED 4. DETECTOR SHALL COMPLY W/ NFPA 72, UL 217, AND R314 OF 2020 RESIDENTIAL CODE OF NEW YORK STATE 5. INSTALL AS PER MANU. SPEC.'S	
P5	CO DETECTOR: 1. PROVIDE CARBON MONOXIDE DETECTOR (DENOTED AS "CO") AS PER PLAN. 2. DETECTOR POWER SOURCE SHALL BE HARDWIRED TO THE BUILDING WIRING W/ BATTERY BACK UP. 3. DETECTOR SHALL COMPLY W/ UL 2034 AND R315 OF 2020 RESIDENTIAL CODE OF NEW YORK STATE 4. INSTALL AS PER MANU. SPEC.'S	
P6	HEAT DETECTOR: 1. PROVIDE HEAT DETECTOR (DENOTED AS "HD") AS PER PLAN. 2. DETECTOR POWER SOURCE SHALL BE HARDWIRED TO THE BUILDING WIRING W/ BATTERY BACK UP. 3. HEAT DETECTORS SHALL BE PHYSICALLY INTERCONNECTED TO SMOKE ALARMS. 4. DETECTOR SHALL COMPLY W/ NFPA 72, UL 521 OR UL 539, AND R314 OF 2020 RESIDENTIAL CODE OF NEW YORK STATE 5. INSTALL AS PER MANU. SPEC.'S	
P7	LINE OF CANTILEVERED FLOOR ABOVE - PROVIDE R-30 BATT INSUL. IN FLOOR ABOVE OPEN AIR	
P8	10" SQUARE STRAIGHT POST ENCLOSURE BY "HB&G PERMACAST" (OR EQUAL) ON STONE PIER. SEE NOTED DETAIL	
P9	NEW ATTIC ACCESS OVER CONDITIONED SPACE: 1. 24"x54" (APPROX.) PULL DOWN ATTIC STAIR 2. DBL. FRAMING WHEN NEW OPENING 3. INSTALL AS PER MANU. SPEC.'s 4. CONSULT OWNER FOR PRECISE LOCATION OF ACCESS 5. ACCESS SHALL WE WEATHERSTRIPPED 6. ACCESS SHALL BE INSULATED TO SAME RATING AS CEILING - OR PROVIDE ATTICC ACCESS COVER OF SAME RATING AS CEILING	

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

	FLOOR PLAN KEY NOTES
P10	LINE OF VAULTED CEILING
P11	GENERAL LIGHTING NOTE: NOT LESS THAN 100% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY LAMPS OR NOT LESS THAN 100% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS
P12	EXHAUST FAN: 1. 50 CFM BATHROOM EXHAUST FAN TO EXTERIOR w/ DAMPER 2. PROVIDE INSECT SCREEN TERMINATION @ WALL OR SOFFIT AS REQ'D
P13	GUARD RAIL NOTE: 1. 36" HIGH GUARDRAIL 2. SPINDLE SPACING NOT TO ALLOW PASSAGE OF A 4" Ø SPHERE 3. GUARD RAIL SHALL BE CAPABLE OF WITHSTANDING A 200 LB. POINT LOAD AT THE TOP OF RAIL APPLIED HORIZONTALLY. 4. GUARD RAIL INFILL SHALL BE CAPABLE OF WITHSTANDING 50 PSF LOAD APPLIED HORIZONTAL. 5. GUARD RAIL MATERIAL SHALL BE WOOD, COMPOSITE PLASTIC, VINYL, PVC, ALUMINUM, OR EPOXY PAINTED STL. 6. RAILING SYSTEM KITS, OR PRE-FAB. RAILS SHALL BE INSTALLED AS PER MANU. SPEC.'S
P14	INFILL WALL TO MATCH EXIST. CONSTRUCTION & THICKNESS

FS1	TYPICAL PORCH / STOOP SLAB CONSTRUCTION: 1. 4" THICK (MIN.) P. CONC. SLAB UPON 2. 6" COMPACTED FILL UPON COMPACTED/RAISED GRADE 3. 6x6 10/10 WWM REINFORCEMENT 4. 3500 PSI & AIR ENTRAINED P. CONC.	
FS2	CHEEK WALLS @ CONC. STAIR: 1. 8" THICK P. CONC. CHEEK WALLS 2. 3'-0" BELOW GRADE MIN. 3. STEP T.O.W. AS REQ'D FOR CAST IN PLACE STEPS w/ MAX. 8-1/4" RI & MIN. 9" Tr 4. MASON TO ACCOUNT FOR FINISH STONE ON THIN SET FOR HEIGH OF WALL (WHEN APPLICABLE)	
FS3	FOUND. @ REAR ROOFED OVER PORCH: 1. P. CONC. PIERS UPON P. CONC. FOOTINGS AS DETAILED TO 3'-0" BELOW GRADE MIN.	
FS4	V.I.F. PRIOR TO ALL CONSTRUCTION THAT EXIST. FOUNDATION IS II SOLID AND SOUND CONDITION w/ MIN. 8" THK. WALL AND 16"x8" P CONC. FOOTING. IF NOT, CONTACT ARCHITECT.	
FS5	POINT LOAD FROM ABOVE POST (TYP.)	
FS6	FOR SLABS ABUTTING FRAMING: INSTALL COPPER FLASHING FROM 12" ABOVE AND ADJACENT TO SLAB, BED ALL FLASHING IN ASPHALTIC MASTIC (OR EQUAL)	
FS7	S7 EXTERIOR DECK LEDGER BD.: 1. SEE NOTED DETAIL FOR MORE INFORMATION	
FS8	TYPICAL EXTERIOR DECK SUPPORT: 1. SEE NOTED DETAIL FOR POST AND FOOTING INFORMATION	
DOLLO		
1. Al	ED CONCRETE AND STEEL REINFORCEMENT NOTES: L EXCAVATIONS SHALL NOT UNDERMINE EXIST. ADJACENT FOUNDATION N ANGLE OF 45° PROJECTED OUTWARD AND DOWNWARD FROM THE BO EXISTING ADJACENT FOOTINGS	
DE	WATER ENCOUNTERED DURING POURING OF CONC., EXCAVATION SHA EWATERED. THE POUR SITE SHALL REMAIN DRY FOR ENTIRETY OF POU DITACT ARCHITECT WHEN WATER ENCOUNTERED	
	ONCRETE MIX DESIGN SHALL BE PERFOMED BY THE CONCRETE PLANT'S	

- PROFESSIONAL ENGINEER AND IN ACCORDANCE WITH ACI 318
- 4. POURED CONCRETE SHALL BE KEPT MOIST FOR A MIN. OF 14 DAYS
- . ALL FOUNDATION WORK SHALL BE MIN. 3,000 PSI POURED CONCRETE AT 28 DAYS AND SHALL CONFORM TO THE CURRENT ACI 318 CODE (3,500 MIN. PSI FOR PORCH, PATIO, GARAGE SLABS, AND BASEMENT ENTRIES)
- 5. U.O.N., REBAR LAPS SHALL BE A MIN. OF 40 DIAMETERS. ALL LAPS SHALL BE
- . PROVIDE MECHANICAL DEVICES TO HOLD STEEL & HARDWARE IN PLACE AT TIME OF POURING & MAINTAIN REQUIRED CLEARANCES, COVERAGES, AND
- 8. CEMENT SHALL CONFORM TO ASTM C-33 FOR STANDARD WEIGHT CONCRETE
- 9. ALL POURED CONCRETE SHALL BE AIR ENTRAINED
- 10. 1/2" EXPANSION JOINTS @ PERIMETER OF ALL SLABS

ADDITIONAL FOUNDATION NOTES:

- 1. SEE FLOOR PLANS FOR LOCATIONS OF HOLDOWNS AND COORDINATE AS REQ'D
- 2. SOLID BLOCK ALL POINT LOADS TO THE FOUND. OR BEAM BELOW IT
- PRESSURE TREATED LUMBER (DENOTED AS "P.T.) SHALL BE ACQ IN ACCORDANCE w/ AWPA U1
- 4. ALL EXTERIOR HARDWARE (BOLTS, HANGERS, NUTS, WASHERS ETC.) SHALL BE STAINLESS STEEL AS PER ASTM F1667 OR HOT DIPPED GALV. STEEL AS RECOMMENDED BY MANUFACTURER OR AS PER ASTM A153 AND ASTM A653 TYPE G185 ZINC COATED GALV. STEEL.
- 5. V.I.F. ALL EXIST. FOUND.'s TO BE OF MIN. 8" THK. WALL w/ MIN. 16"x8" DEEP P. CONC. FOOTING TO 3'-0" BELOW GRADE; IF NOT, CONTACT ARCHITECT PRIOR TO CONSTRUCTION.
- 6. MASON TO DETERMINE HEIGHT OF NEW FOUND. WALL IN FIELD TO ACCOUNT
- 6.1. FINISHED FLOORING TO ALIGN w/ EXIST. 6.2. DIFFERENCE IN JOIST SIZE
- 6.3. NUMBER/THICKNESS OF SILL PL.'s
- 6.4. SUBFLOOR THICKNESS, ETC. 6.5. MAINTAIN 8" FOUND. EXPOSURE @ EXT. (VERIFY THIS CONDITION IN

	MECHANICAL/UTILITY KEY NOTES
MU1	PROTECTION FROM HEAT PRODUCING EQUIPMENT: 1. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD @ CEILING OVER HEAT PRODUCING EQUIPMENT 2. CONFIGURE GYP. DB. TO MIN. 3'-0" BEYOND EACH EDGE OF THE EQUIPMENT.
MU2	HEAT PRODUCING EQUIPMENT: 1. EXIST. GAS FIRED BOILER AND WATER STORAGE TANK TO REMAIN 2. CONTRACTOR TO VERIFY EXIST. CAPACITY OF BOILER SHALL ACCOMMODATE ADDITIONAL HABITABLE AREA 3. ALL CALCULATIONS AND SIZING SHALL BE AS PER ACCA MANUAL J AND S
MU3	A/C CONDENSER: 1. NEW A/C COND. AS SPECIFIED ON ACCA MANUAL J & S (BY OTHERS) 2. PROVIDE 4" P. CONC. PAD OF SUFFICIENT SIZE TO SUPPORT EQUIPMENT 3. FASTEN TO SLAB AS PER MANU. SPEC.'S 4. RUN COOLANT & RETURN LINE TO AIR HANDLER IN ATTIC AS PER MANU.
MU4	EXIST. A/C CONDENSER TO REMAIN
MU5	AIR HANDLER: 1. NEW AIR HANDLER ABOVE SIZED AS PER ACCA MANUAL J AND S. (BY OTHERS) 2. A/H TO SERVE COOLING FOR SECOND FLOOR.

3. ALL DUCTWORK SIZED AS PER ACCA MANUAL D (BY OTHERS)

STRUCTURAL KEY NOTES

- CANTILEVER ABOVE:

 1. PROVIDE BLOCKING PERPENDICULAR TO JOISTS IN EA. FRAMING BAY ABOVE WALL ON FIRST FLOOR 2. DBL. F.J. UNDER ALL POSTS/ JACK STUDS @ CANTILEVER ATTACH RAISED CEILING JOISTS AS PER CONNECTION 3A/A601 POINT LOAD FROM ABOVE POST (TYP.) BUILD UP CRIPPLE WALL ABOVE EXIST. WALL w/ 2"x4" STUDS @ 16"
 - BEAM HANGER/CONNECTION SCHEDULE SIMPSON' HUS210-2 BEAM HANGER; FASTEN AS PER MANU. (OR
- 'SIMPSON' HUS28-2 BEAM HANGER; FASTEN AS PER MANU. (OR 'SIMPSON' HUS26-2 BEAM HANGER; FASTEN AS PER MANU. (OR
- EQUAL) *ALL HANGERS TO BE FASTENED FOR MAXIMUM LOADING AS PER MANUF. USING 16d NAILS (UNLESS OTHERWISE NOTED)*

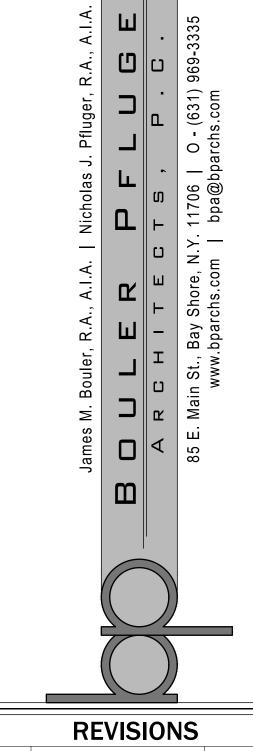
SIMPSON' IUS3.56/16 BEAM HANGER; FASTEN AS PER MANU. (OR

	STRUCTURAL POST SCHEDULE	
SP1	WINDOW / DOOR FRAMING: SEE 6/A601 FOR FRAMING ELEMENTS AROUND DOORS AND WINDOWS (TYP. FOR ALL @ EA. END) U.O.N.	
SP2	(2) 2"x4" POST	
SP3	(3) 2"x4" POST	
SP4	(4) 2"x4" POST	
SP5	(5) 2"x4" POST	
SP6	(3) 2"x6" POST	
SP7	(4) 2"x6" POST	
SP8	PORCH SUPPORT: 6"x6" P.T. WOOD POST - SEE PORCH DETAIL FOR MORE INFO.	
	N	

SP9 EXIST. STL. COL. TO REMAIN (V.I.F. EXIST. LOCATIONS)

ADDITIONAL STRUCTURAL PLAN NOTES:

- PROVIDE DBL. JOISTS UNDER ALL WALLS PARALLEL TO FRAMING ON ALL FLOORS. PLUMBING WALLS MAY BE BLOCKED @ 12" O.C.
- WHEN WOOD 'I'-JOISTS ARE SPECIFIED. BEAMS DENOTED AS "DBL. JOISTS" MAY BE SUBSTITUTED w/ (2) LVL's OF SAME DEPTH w/
- CONNECTION PATTERN 'F' POSTS SHOWN ARE MIN. (2) 2"x4" IN 4" WALLS & MIN. (2) 2"x6" IN 6"
- WALLS, UNLESS OTHERWISE NOTED . PROVIDE STRAPPING, NAILING, AND ANCHOR BOLTS AS PER PAGES
- A600 AND A601 5. SOLID BLOCK ALL POSTS FROM ABOVE TO THE FOUND. OR BEAM
- ALL EXTERIOR HARDWARE (BOLTS, HANGERS, NUTS, WASHERS ETC.) SHALL BE STAINLESS STEEL AS PER ASTM F1667 OR HOT DIPPED GALV. STEEL AS RECOMMENDED BY MANUFACTURER OR AS PER ASTM A153 AND ASTM A653 TYPE G185 ZINC COATED GALV. STEEL.
- FRAMING SHALL BE COORDINATED w/ ALL LOCATIONS OF OUTLETS, SWITCHES, LIGHT FIXTURES, ELEC. BOXES, ETC.
- 8. <u>SEE PAGE A600-A601 FOR:</u>
 8.1. NUMBER OF JACK AND KING STUDS AT OPENINGS
- 8.2. NUMBER OF SILLS FOR OPENINGS
- 8.3. NAILING AND STRAPPING AT OPENINGS 8.4. GENERAL (AND TYP.) NAILING AND STRAPPING 8.5. TOP PLATE SPLICING
- 8.6. PRECUT PLYWOOD PANELS FOR WIND-BORNE DEBRIS AREAS (WHEN APPLICABLE) 8.7. BLOCKING AT GABLE END WALLS (AND WALLS PARALLEL TO
- 8.8. RAKE OVERHANG CONSTRUCTION
- 8.9. STUD CORNER CONSTRUCTION AT HOLDOWNS 8.10. BEAM CONNECTION PATTERNS
- 8.11. FASTENING SCHEDULE
- 8.12. CONTINUOUS BUILT UP GIRDER 8.13. TYPICAL JOIST HANGERS 8.14. FIRE BLOCKING
- 8.15. ENGINEERED WOOD PLACARD DETAIL



REVISIONS		
NO.	DESCRIPTION	DATE:
1	TOWN COMMENTS	01-24-202
<u></u>	TOWN COMMENTS	04-12-202
3	TOWN COMMENTS	05-03-202



PROJECT:

KOLEKAR RESIDENCE

31 JEFFREY PL MANHASSET HILLS, NY 11040

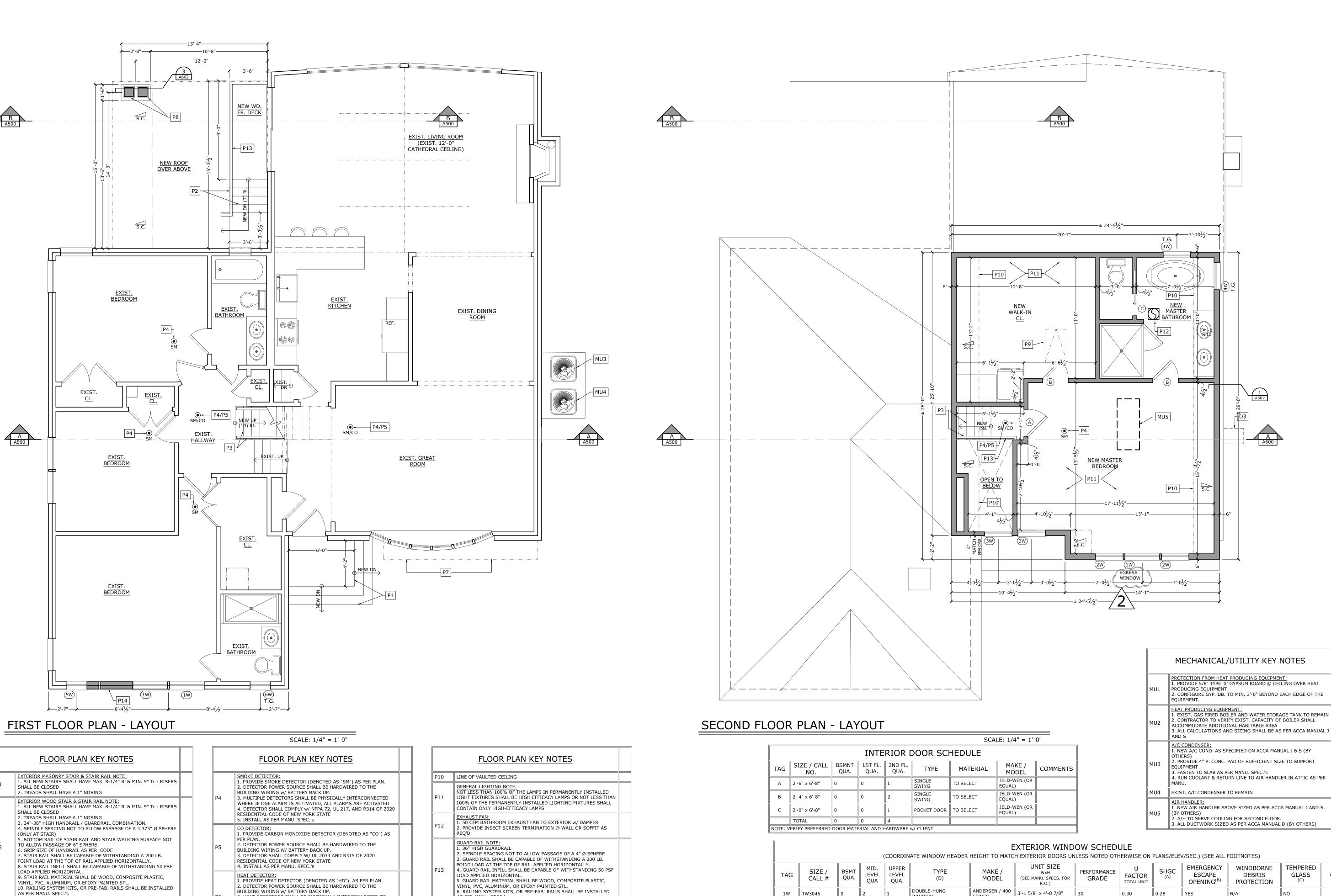
DRAWING TITLE: **FOUNDATION PLAN**

A200.00

09/11/2023

BPA-23-0471





REVISIONS

01-24-2024

04-12-2024

05-03-2024

NO. DESCRIPTION

TOWN COMMENTS

TOWN COMMENTS

TOWN COMMENTS

PROJECT:

KOLEKAR RESIDENCE

31 JEFFREY PL MANHASSET HILLS, NY 11040

DRAWING TITLE: FLOOR PLANS - LAYOUT WIN / DOOR SCHEDULES

PAGE:

A300.00

09/11/2023 BPA-23-0471

PROJECT NORTH

5 OF 15

INTERIOR STAIR & RAILING NOTE: 1. ALL NEW STAIRS SHALL HAVE MAX. 8-1/4" RI & MIN. 9" Tr - RISERS SHALL BE CLOSED 2. HEAD CLEARANCE SHALL BE 6'-8" (MIN.)

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PROVIDE ATTICC ACCESS COVER OF SAME RATING AS CEILING

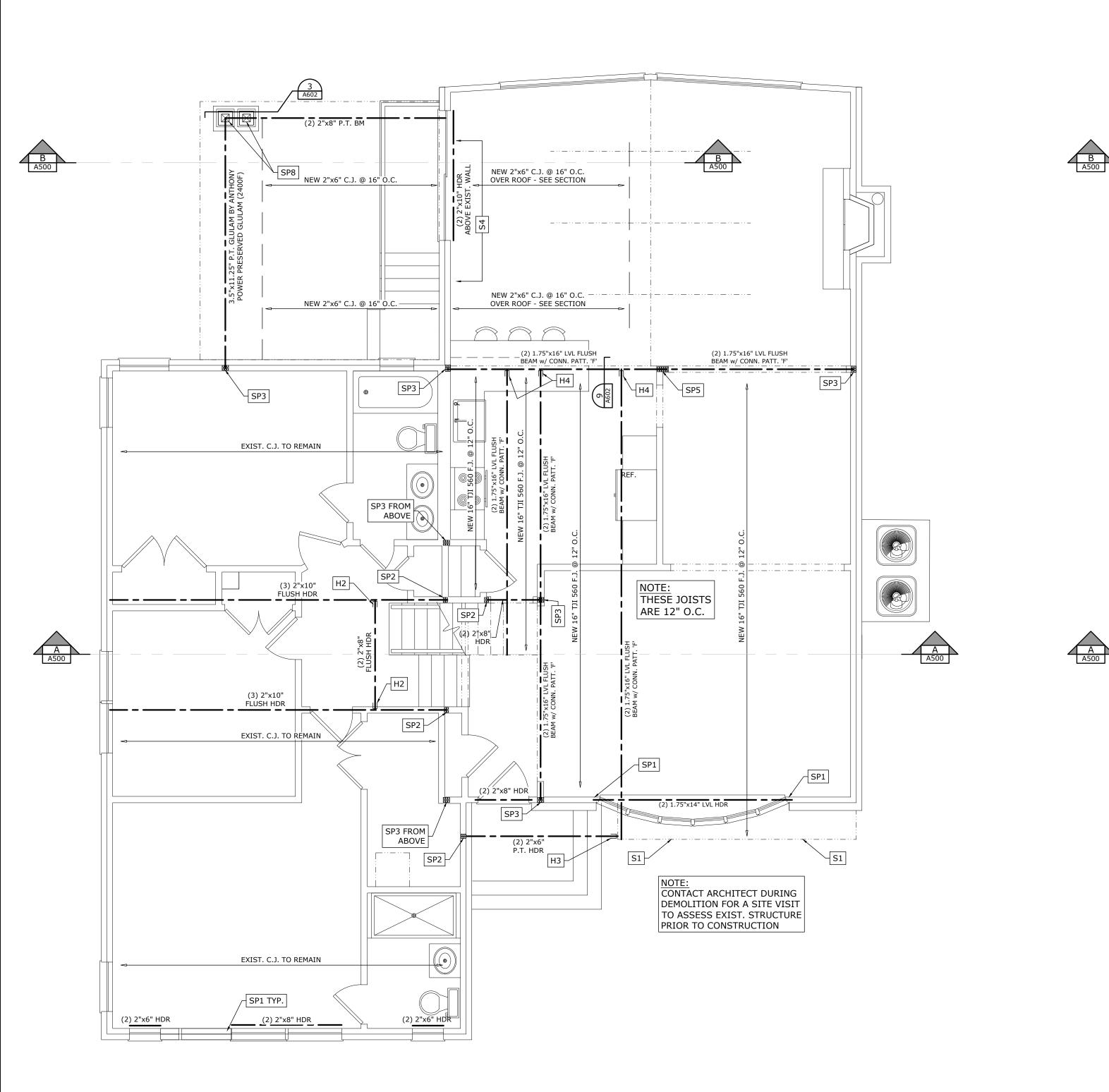
	FLOOR PLAN KEY NOTES
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P12	EXHAUST FAN: 1. 50 CFM BATHROOM EXHAUST FAN TO EXTERIOR w/ DAMPER 2. PROVIDE INSECT SCREEN TERMINATION @ WALL OR SOFFIT AS REQ'D
P13	GUARD RAIL NOTE: 1. 36" HIGH GUARDRAIL 2. SPINDLE SPACING NOT TO ALLOW PASSAGE OF A 4" Ø SPHERE 3. GUARD RAIL SHALL BE CAPABLE OF WITHSTANDING A 200 LB. POINT LOAD AT THE TOP OF RAIL APPLIED HORIZONTALLY. 4. GUARD RAIL INFILL SHALL BE CAPABLE OF WITHSTANDING 50 PSF LOAD APPLIED HORIZONTAL. 5. GUARD RAIL MATERIAL SHALL BE WOOD, COMPOSITE PLASTIC, VINYL, PVC, ALUMINUM, OR EPOXY PAINTED STL. 6. RAILING SYSTEM KITS, OR PRE-FAB. RAILS SHALL BE INSTALLED AS PER MANU. SPEC.'S
P14	INFILL WALL TO MATCH EXIST. CONSTRUCTION & THICKNESS

DOUBLE-HUNG 1W TW3046 WINDOW DOUBLE-HUNG 2W TW2446 WINDOW DOUBLE-HUNG 3W TW24210 WINDOW DOUBLE-HUNG

(COORDINATE WINDOW HEADER HEIGHT TO MATCH EXTERIOR DOORS UNLESS NOTED OTHERWISE ON PLANS/ELEV/SEC.) (SEE ALL FOOTNOTES) TEMPERED WINDBORNE **DEBRIS** GLASS COMMENT PROTECTION ANDERSEN / 400 | 3'-1 5/8" x 4'-8 7/8" ANDERSEN / 400 | 2'-5 5/8" x 4'-8 7/8" 0.28 SERIES ANDERSEN / 400 | 2'-5 5/8" x 3'-0 7/8" 0.28 ANDERSEN / 400 | 2'-5 5/8" x 3'-0 7/8" TW24210 0.28 WINDOW SERIES ANDERSEN / 400 | 1'-9 5/8" x 3'-0 7/8" DOUBLE-HUNG 5W TW18210 0.28 WINDOW SERIES ANDERSEN / 400 | 1'-9 5/8" x 3'-0 7/8" DOUBLE-HUNG TW18210 0.28

TOTAL 0 (A) GLASS TYPE TO BE DOUBLE IG, ARGON FILLED, HIGH PERFORMANCE LOW-E4 OR BETTER. (B) EMERGENCY ESCAPE OPENINGS AS PER 2020 RCNYS R310: - NET CLEAR OPENING = 5.7 S.F. (5.0 S.F. FOR GRADE FLOOR WINDOWS) - NET CLEAR HEIGHT = 24" - NET CLEAR WIDTH = 20" - MAXIMUM SILL HEIGHT = 44" C) GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 OF 2020 RCNYS SHALL BE SAFETY GLAZING. D) GRILLES PROFILE AND TYPE TO SELECT BY OWNER.

(E) PROVIDE WINDOW OPENING CONTROL DEVICE AS PER ASTM F 2090 FOR WINDOWS w/ SILLS MORE THAN 72" ABOVE GRADE AND LESS THAN 24" ABOVE FINISHED FLOOR.



FIRST FLOOR PLAN - STRUCTURE

	STRUCTURAL KEY NOTES	
S1	CANTILEVER ABOVE: 1. PROVIDE BLOCKING PERPENDICULAR TO JOISTS IN EA. FRAMING BAY ABOVE WALL ON FIRST FLOOR 2. DBL. F.J. UNDER ALL POSTS/ JACK STUDS @ CANTILEVER	
S2	ATTACH RAISED CEILING JOISTS AS PER CONNECTION 3A/A601	
S3	POINT LOAD FROM ABOVE POST (TYP.)	
S4	BUILD UP CRIPPLE WALL ABOVE EXIST. WALL w/ 2"x4" STUDS @ 16" O.C.	
-	BEAM HANGER/CONNECTION SCHEDULE	
ш	'SIMPSON' HUS210-2 BEAM HANGER; FASTEN AS PER MANU. (OR	

S3	POINT LOAD FROM ABOVE POST (TYP.)	
S4	BUILD UP CRIPPLE WALL ABOVE EXIST. WALL w/ 2"x4" STUDS @ 16" O.C.	
<u>B</u>	EAM HANGER/CONNECTION SCHEDULE	
H1	'SIMPSON' HUS210-2 BEAM HANGER; FASTEN AS PER MANU. (OR EQUAL)	
H2	'SIMPSON' HUS28-2 BEAM HANGER; FASTEN AS PER MANU. (OR EQUAL)	
НЗ	'SIMPSON' HUS26-2 BEAM HANGER; FASTEN AS PER MANU. (OR EQUAL)	
H4	'SIMPSON' IUS3.56/16 BEAM HANGER; FASTEN AS PER MANU. (OR EQUAL)	
II	ANGERS TO BE FASTENED FOR MAXIMUM LOADING AS PER MAN 16d NAILS (UNLESS OTHERWISE NOTED)*	UF.

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

	STRUCTURAL POST SCHEDULE	
SP1	WINDOW / DOOR FRAMING: SEE 6/A601 FOR FRAMING ELEMENTS AROUND DOORS AND WINDOWS (TYP. FOR ALL @ EA. END) U.O.N.	
SP2	(2) 2"x4" POST	
SP3	(3) 2"x4" POST	
SP4	(4) 2"x4" POST	
SP5	(5) 2"x4" POST	
SP6	(3) 2"x6" POST	
SP7	(4) 2"x6" POST	
SP8	PORCH SUPPORT: 6"x6" P.T. WOOD POST - SEE PORCH DETAIL FOR MORE INFO.	
SP9	EXIST. STL. COL. TO REMAIN (V.I.F. EXIST. LOCATIONS)	

ADDITIONAL STRUCTURAL PLAN NOTES:

- PROVIDE DBL. JOISTS UNDER ALL WALLS PARALLEL TO FRAMING ON ALL FLOORS. PLUMBING WALLS MAY BE BLOCKED @ 12" O.C. . WHEN WOOD 'I'-JOISTS ARE SPECIFIED. BEAMS DENOTED AS "DBL. JOISTS" MAY BE SUBSTITUTED w/ (2) LVL's OF SAME DEPTH w/ CONNECTION PATTERN 'F'
- 3. POSTS SHOWN ARE MIN. (2) 2"x4" IN 4" WALLS & MIN. (2) 2"x6" IN 6" WALLS, UNLESS OTHERWISE NOTED
- PROVIDE STRAPPING, NAILING, AND ANCHOR BOLTS AS PER PAGES
- 5. SOLID BLOCK ALL POSTS FROM ABOVE TO THE FOUND. OR BEAM
- 6. ALL EXTERIOR HARDWARE (BOLTS, HANGERS, NUTS, WASHERS ETC.) SHALL BE STAINLESS STEEL AS PER ASTM F1667 OR HOT DIPPED GALV. STEEL AS RECOMMENDED BY MANUFACTURER OR AS PER ASTM A153 AND ASTM A653 TYPE G185 ZINC COATED GALV. STEEL.
- . FRAMING SHALL BE COORDINATED w/ ALL LOCATIONS OF OUTLETS, SWITCHES, LIGHT FIXTURES, ELEC. BOXES, ETC.

8. <u>SEE PAGE A600-A601 FOR:</u> 8.1. NUMBER OF JACK AND KING STUDS AT OPENINGS

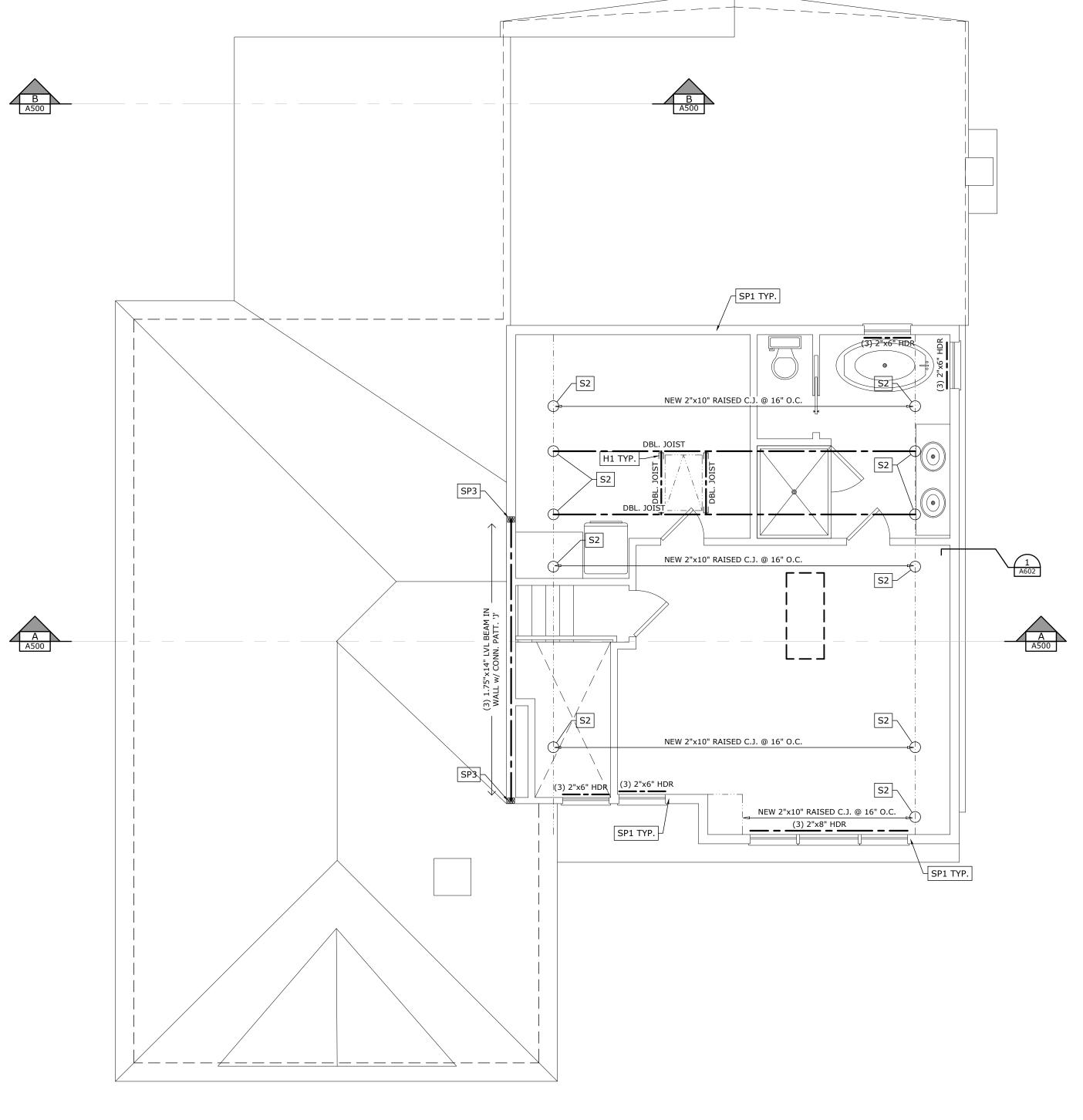
- 8.2. NUMBER OF SILLS FOR OPENINGS 8.3. NAILING AND STRAPPING AT OPENINGS 8.4. GENERAL (AND TYP.) NAILING AND STRAPPING
- 8.5. TOP PLATÈ SPLICING 8.6. PRECUT PLYWOOD PANELS FOR WIND-BORNE DEBRIS AREAS (WHEN APPLICABLE) 8.7. BLOCKING AT GABLE END WALLS (AND WALLS PARALLEL TO
- JOISTS)

 8.8. RAKE OVERHANG CONSTRUCTION

 8.9. STUD CORNER CONSTRUCTION AT HOLDOWNS

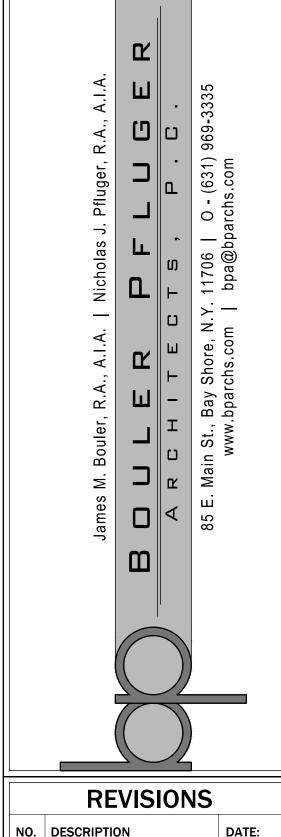
 8.10. BEAM CONNECTION PATTERNS

 8.11. FASTENING SCHEDULE
- 8.12. CONTINUOUS BUILT UP GIRDER
- 8.13. TYPICAL JOIST HANGERS 8.14. FIRE BLOCKING 8.15. ENGINEERED WOOD PLACARD DETAIL



SECOND FLOOR PLAN - STRUCTURE

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



DESCRIPTION FOWN COMMENTS FOWN COMMENTS	DATE: 01-24-2024 04-12-2024
TOWN COMMENTS	04-12-2024
TOWN COMMENTS	05-03-2024



PROJECT:

KOLEKAR RESIDENCE

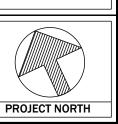
31 JEFFREY PL MANHASSET HILLS, NY 11040

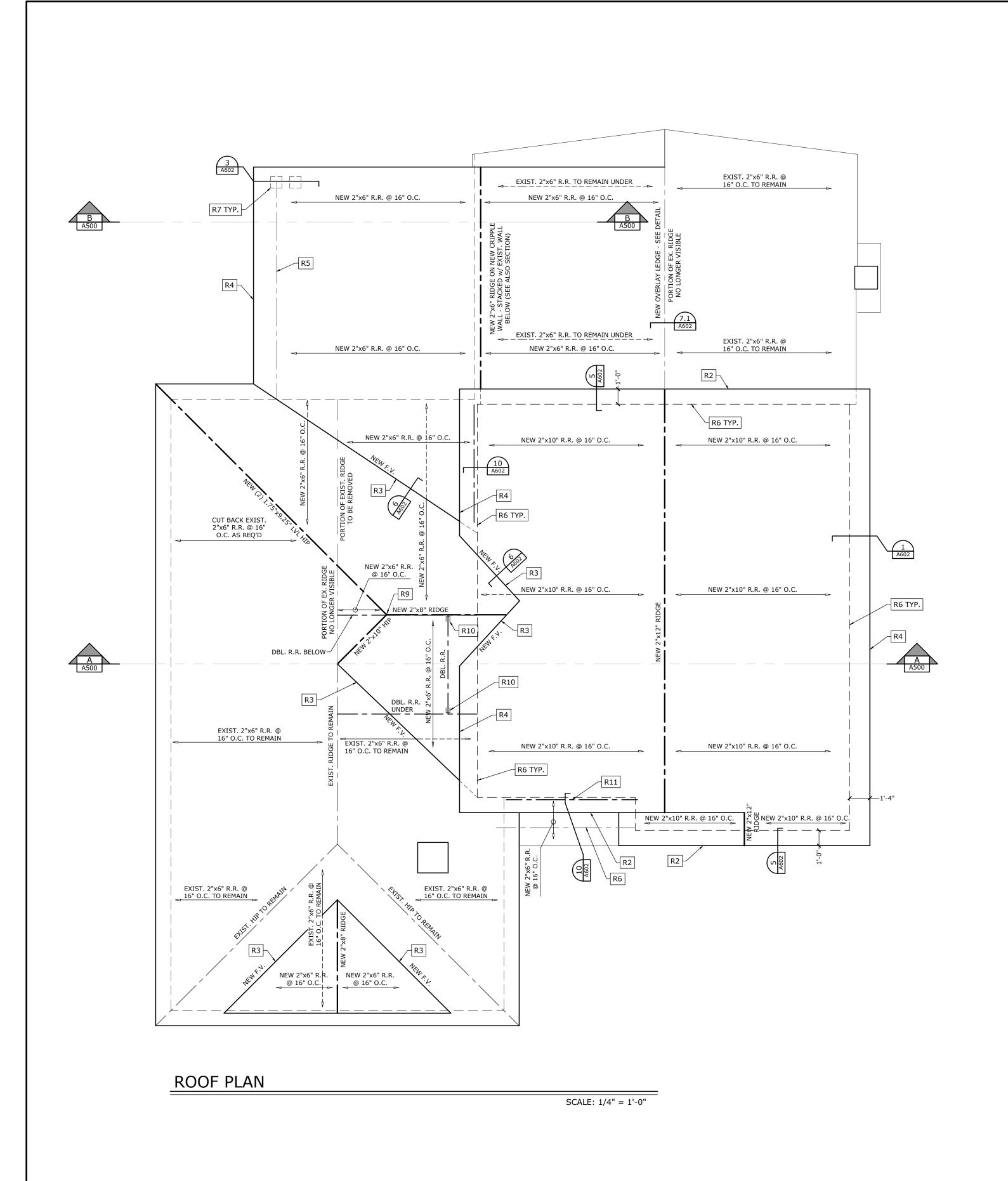
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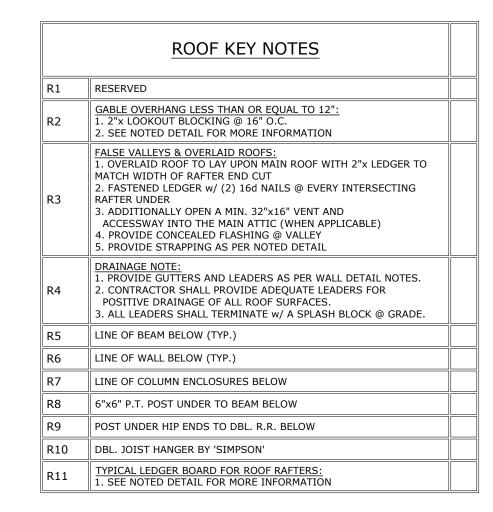
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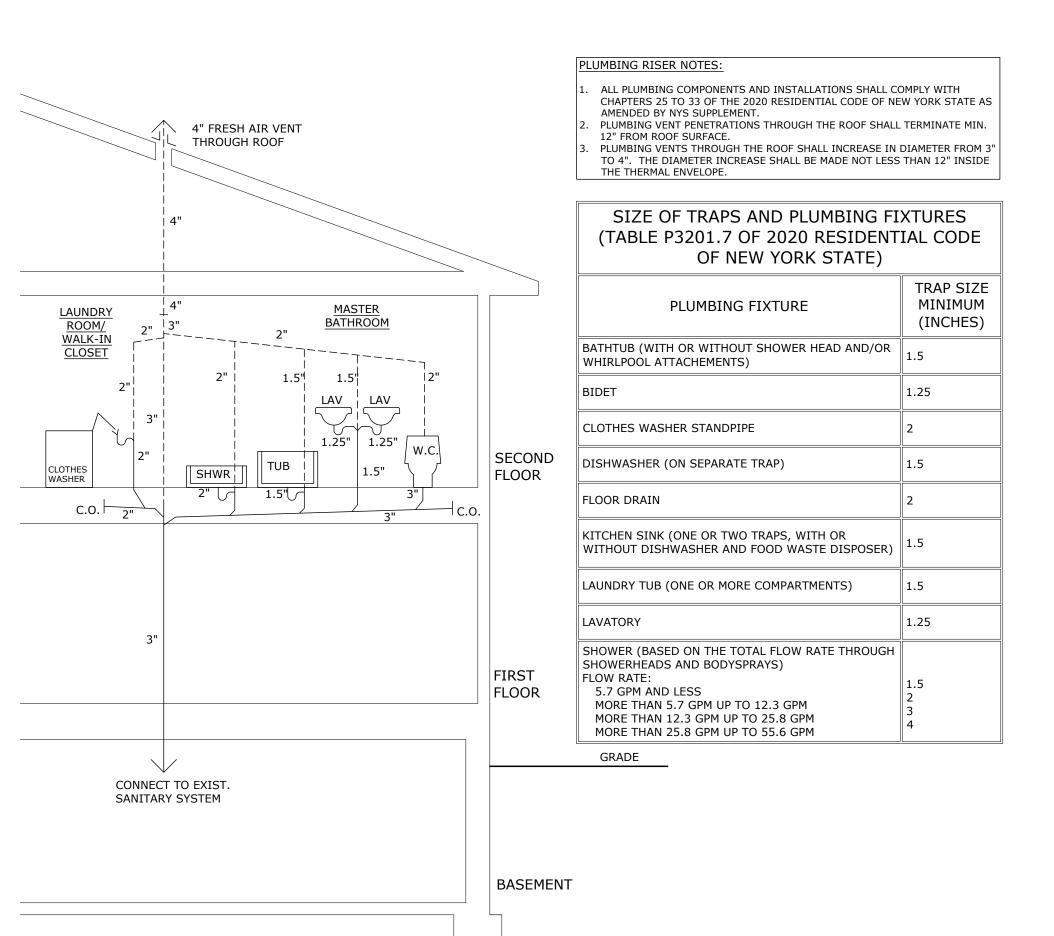
09/11/2023

BPA-23-0471









PLUMBING RISER - DRAIN / WASTE / VENT

SCALE: NTS



	REVISION	NS
NO.	DESCRIPTION	DATE:
1	TOWN COMMENTS	01-24-2024
<u></u>	TOWN COMMENTS	04-12-2024
<u></u>	TOWN COMMENTS	05-03-2024



PROJECT:

KOLEKAR RESIDENCE

31 JEFFREY PL, MANHASSET HILLS, NY 11040

DRAWING TITLE:
ROOF PLAN
PLUMBING RISER

PAGE:

A302.00

DATE: 09/11/2023 7 OF 15

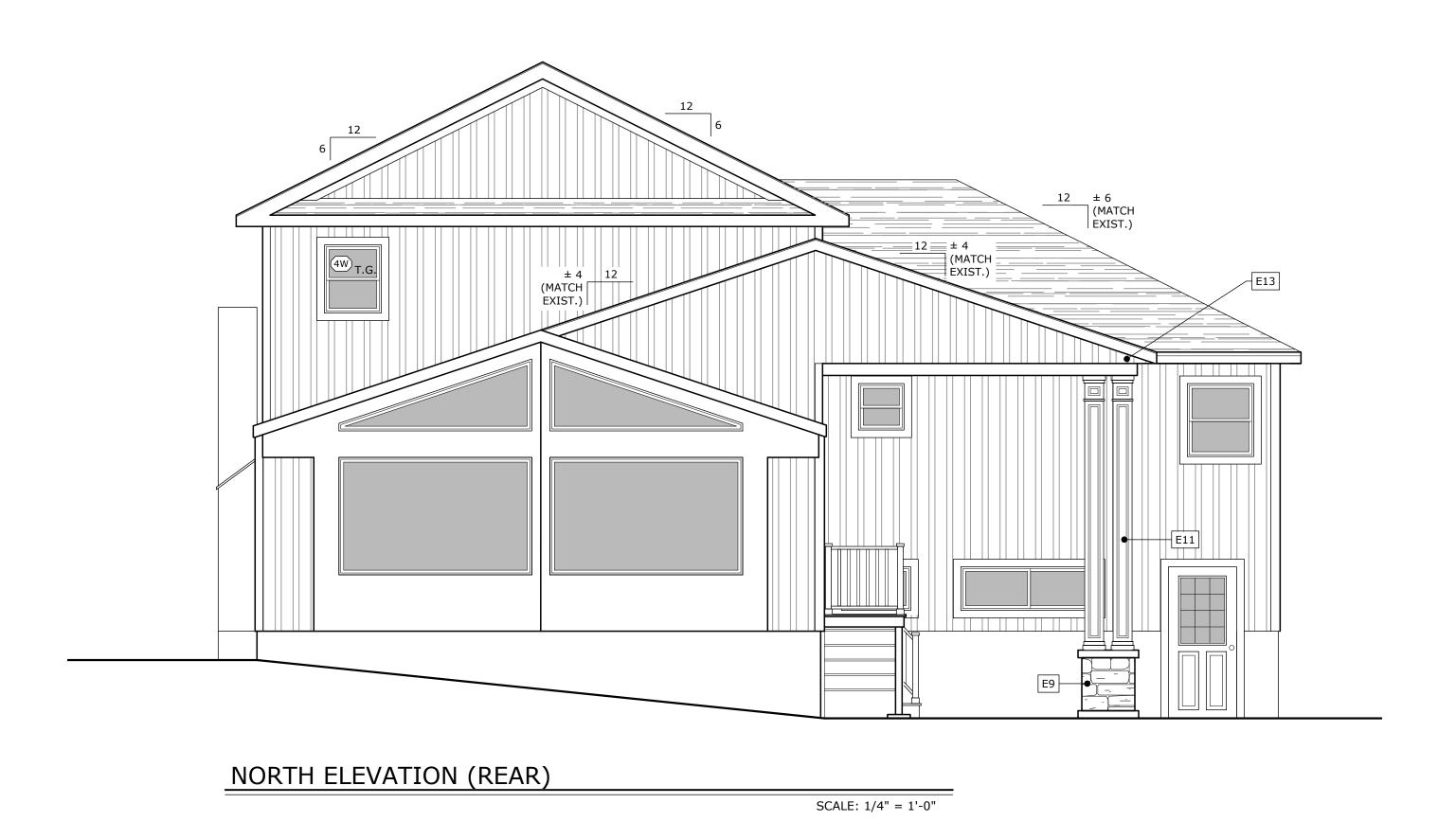
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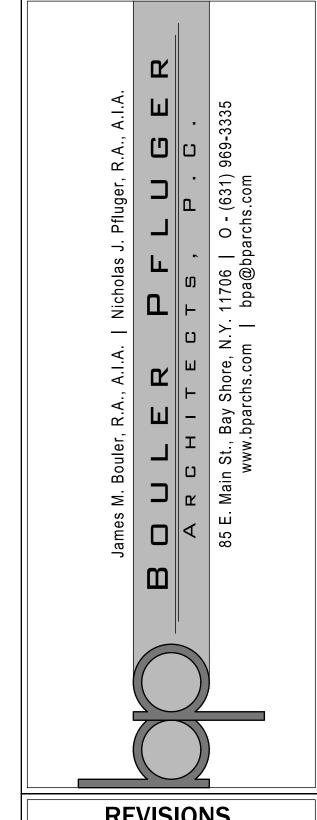


SOUTH ELEVATION (FRONT)

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



E1	SIDING / CLADDING #1: 1. BOARD & BATTEN SIDING BY "JAMES HARDIE" (OR SIDING TYPE TO SELECT) 2. EXPOSURE = 2" BATTEN & 12" BOARD RECOMMENDED (TO SELECT 3. COLOR = TO SELECT BY OWNER 4. ALL TRIMMING AS NECESSARY FOR CHOSEN SIDING TYPE 5. INSTALL ALL AS PER MANU.
E2	EXIST. BRICK VENEER TO BE FURRED OUT w/ P.T. FURRING STRIPS. ANCHOR TO BRICK w/ MASONRY ANCHORS BY 'TAPCON' (OR EQUAL). INSTALL AS PER MANU. SPEC.'s. NEW SIDING AS PER NOTE E1
E3	MAIN ROOFING: 1. ASPHALT ROOFING SHINGLES BY 'GAF' (OR EQUAL) 2. MIN. 30 YR WARRANTY 3. STYLE TO SELECT BY OWNER 4. COLOR TO SELECT BY OWNER
E4	WINDOW/DOOR CASING: 1. 5/4"x4" PVC WINDOW/DOOR CASING BY "AZEK" (OR EQUAL). 2. COLOR = TO SELECT BY OWNER 3. PACK OUT AS REQ'D TO RECEIVE SIDING (TYP.) 4. INSTALL AS PER MANU. SPEC.'s
E5	FASCIAS: 1. 5/4"x6" PVC FASCIAS BY "AZEK" (OR EQUAL). 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'s
E6	RAKES: 1. 5/4"x8" PVC RAKES BY "AZEK" (OR EQUAL). 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'s
E7	SOFFITS: 1. SOFFITS SHALL BE BEADBOARD SOFFIT BY "AZEK" (OR EQUAL). CONTINUOUSLY VENTED 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'s
E8	GUTTERS & LEADERS: 1. 4"x3" ALUM. GUTTERS TO 3"x2" ALUM. LEADERS 2. COLOR = TO SELECT
E9	STONE: 1. NATURAL THIN SET STONE VENEER BY "STONEYARD" (OR EQUAL) (TYP.) 2. COLOR/MATERIAL TO SELECT BY OWNER 3. INSTALL AS PER MANU. SPEC.'s
E10	GABLE END TRIM: 1. 5/4"x4" GABLE END TRIM BY "AZEK" (OR EQUAL). 2. PACK OUT AS REQ'D TO ACCOMMODATE FOR SIDING THICKNESS 3. COLOR = TO SELECT 4. INSTALL AS PER MANU. SPEC.'s
E11	10" SQUARE STRAIGHT POST ENCLOSURE BY "HB&G PERMACAST" (OF EQUAL) OVER STONE PIER
E12	LINE OF ROOF BEYOND
E13	STRUCTURAL BEAM & POST AS PER PLAN CLADDED w/ PVC TRIM
E14	DECORATIVE CURVED POST CLADDED w/ PVC TRIM



NO.	DESCRIPTION	DATE:
1	TOWN COMMENTS	01-24-2024
<u></u>	TOWN COMMENTS	04-12-2024
<u></u>	TOWN COMMENTS	05-03-2024



PROJECT:

KOLEKAR RESIDENCE

31 JEFFREY PL, MANHASSET HILLS, NY 11040

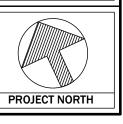
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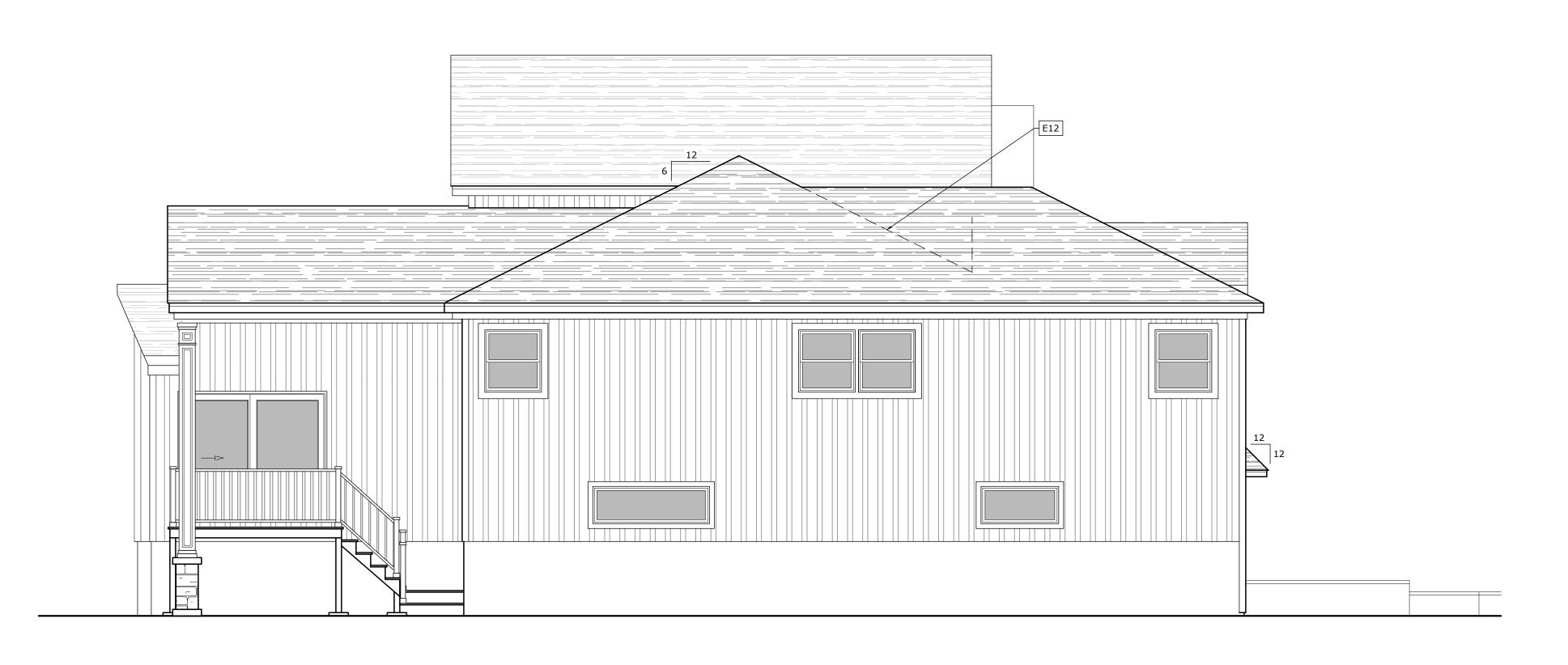
PAGE:

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DATE: 8 OF 15

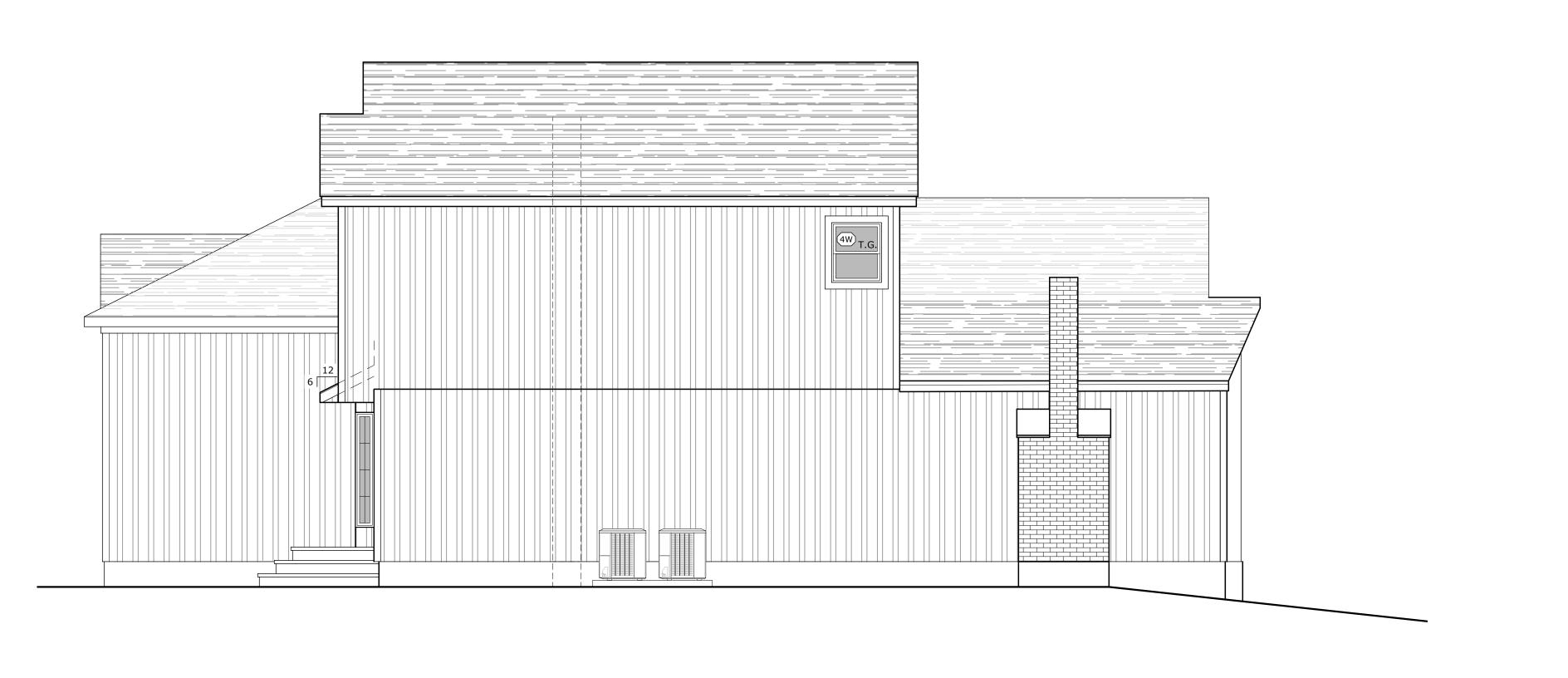
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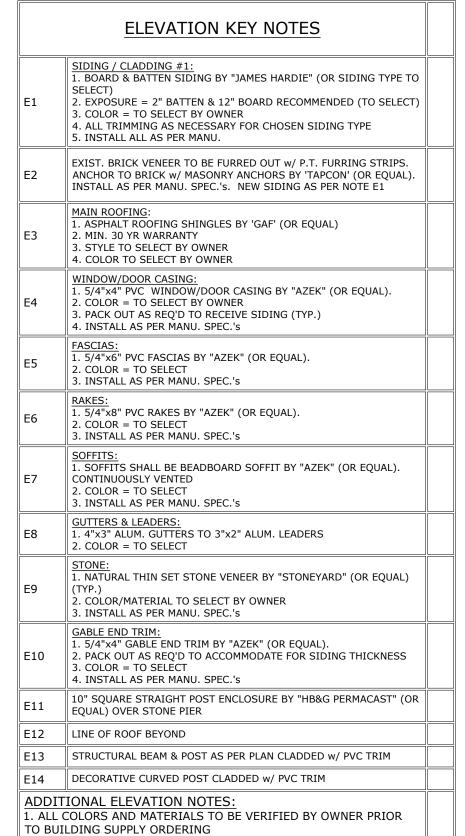
WEST ELEVATION (LEFT SIDE)

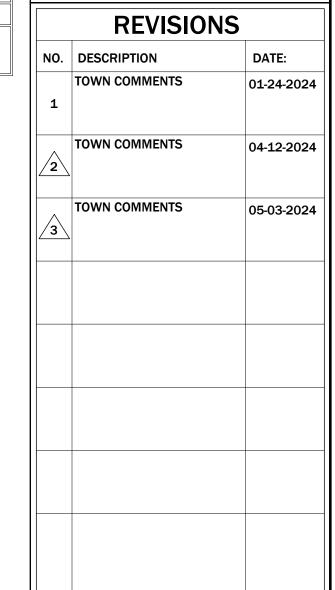
SCALE: 1/4" = 1'-0"



EAST ELEVATION (RIGHT SIDE)

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







PROJECT:

KOLEKAR RESIDENCE

31 JEFFREY PL, MANHASSET HILLS, NY 11040

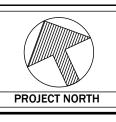
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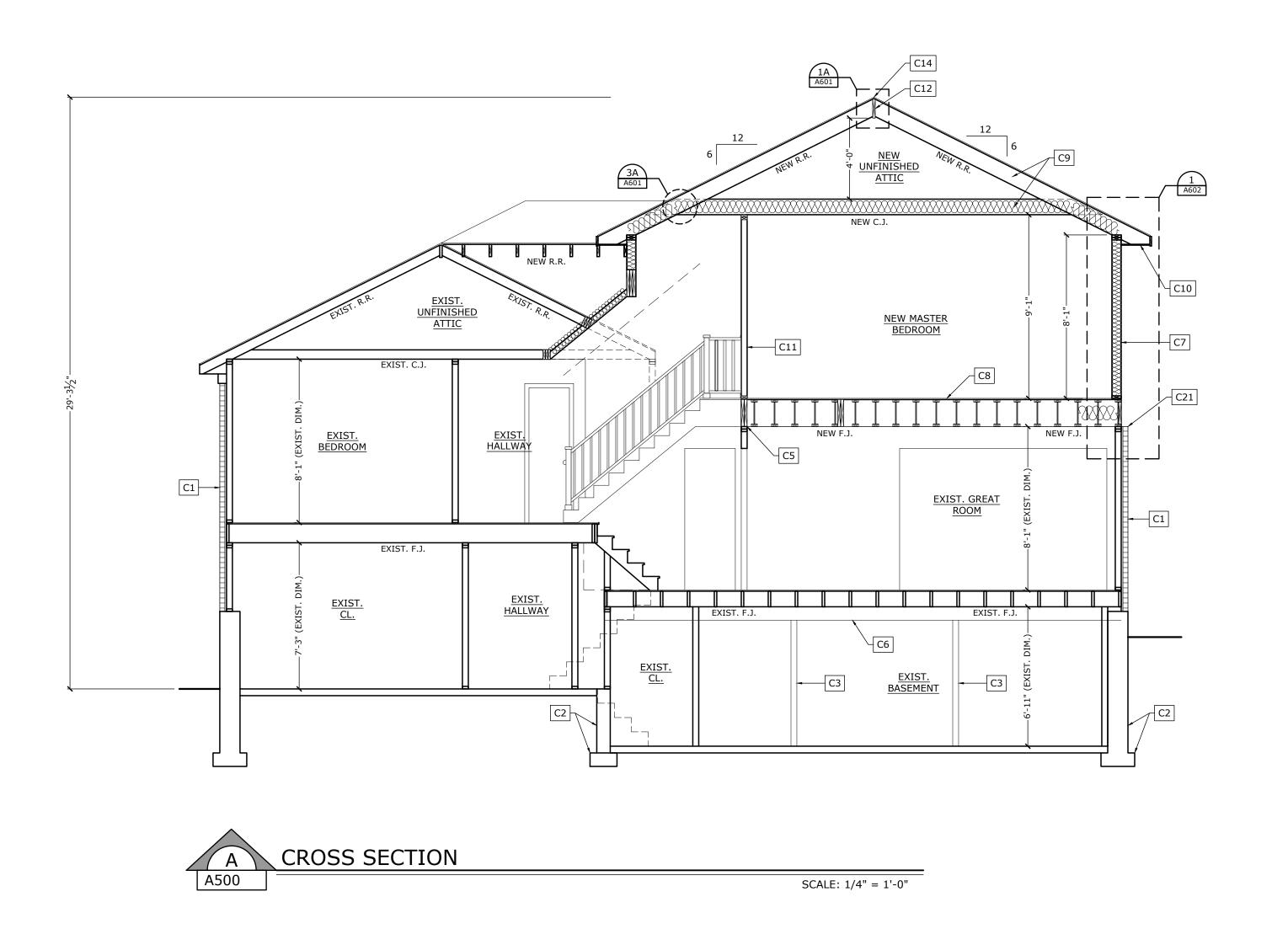
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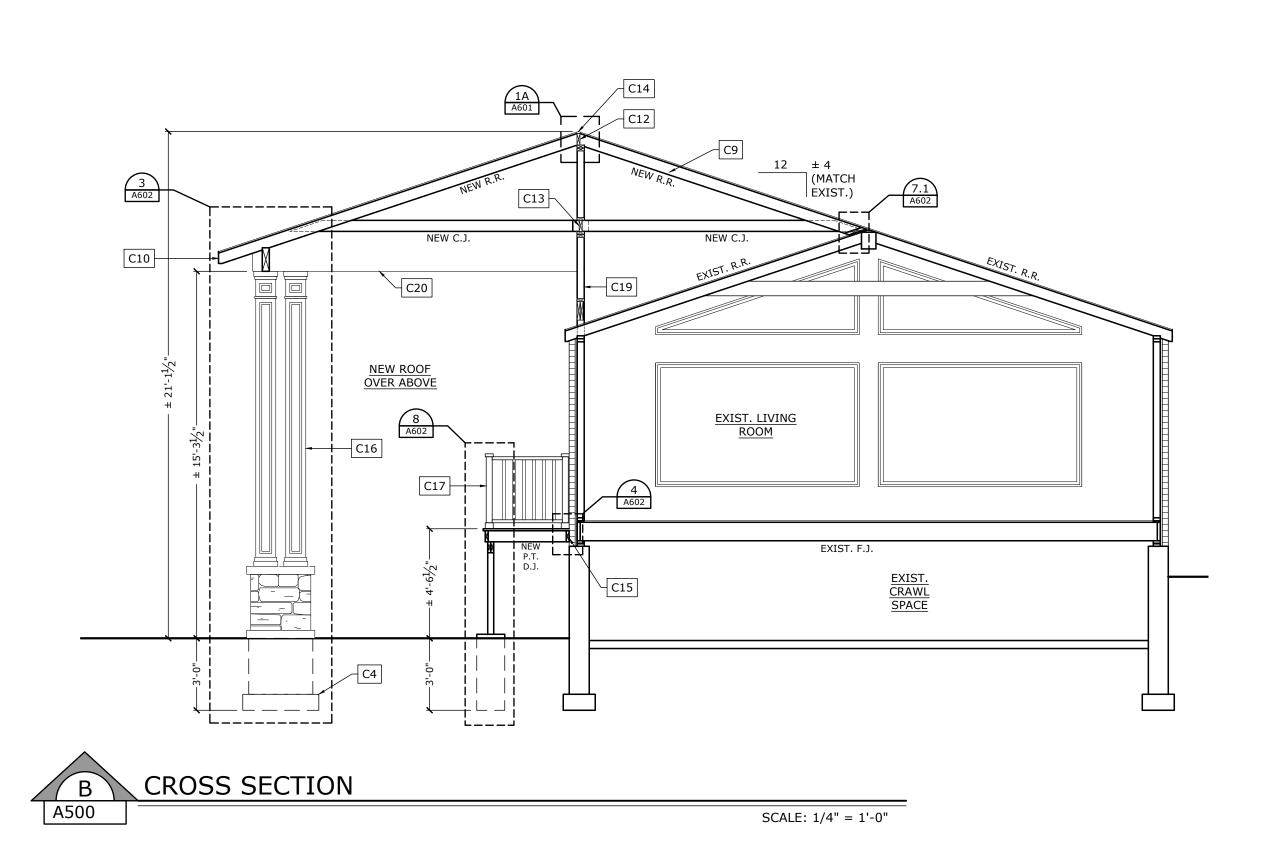
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JOB #: BPA-23-0471

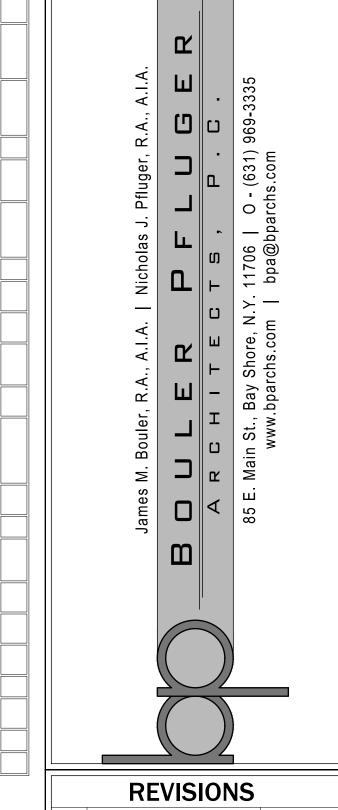


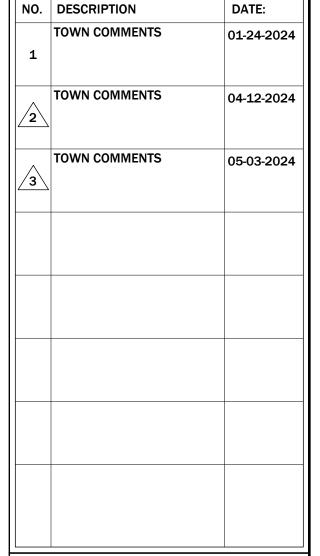
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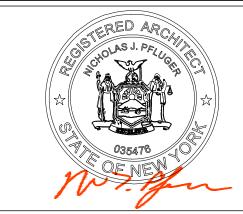




	SECTION KEY NOTES
C1	EXIST. BRICK VENEER TO BE FURRED OUT w/ P.T. FURRING STRIPS. ANCHOR TO BRICK w/ MASONRY ANCHORS BY 'TAPCON' (OR EQUAL) INSTALL AS PER MANU. SPEC.'s. NEW SIDING AS PER ELEVATIONS TO BE APPLIED OVER FURRING STRIPS
C2	EXIST. FOUNDATION WALLS & WALL FOOTINGS: V.I.F. PRIOR TO ALL CONSTRUCTION THAT EXIST. FOUNDATION IS II SOLID AND SOUND CONDITION w/ MIN. 8" THK. WALL AND 16"x8" P CONC. FOOTING. IF NOT, CONTACT ARCHITECT.
C3	EXIST. STEEL COL. TO REMAIN
C4	INDIVIDUAL SPREAD FOOTINGS: 1. SEE NOTED DETAIL 2. SEE FOUNDATION PLAN
C5	NEW FLUSH BEAM: 1. FLUSH BEAM AS PER PLAN 2. SEE 2/A600 FOR JOIST CONNECTION TO FLUSH BEAM 3. SEE 3/A600 FOR CONNECTION PATTERN OF BEAM
C6	EXIST. DROPPED BEAM TO REMAIN
C7	TYPICAL EXTERIOR WALLS: 1. SEE NOTED DETAIL FOR INFO
C8	TYPICAL FLOOR CONSTRUCTION: 1. SEE NOTED DETAIL FOR INFO
C9	TYPICAL ROOF & CEILING CONSTRUCTION: 1. SEE NOTED DETAIL FOR INFO 2. NEW INSULATION AS NOTED ON EN100
C10	TYPICAL OVERHANG CONSTRUCTION: 1. SEE NOTED DETAIL FOR INFO
C11	TYPICAL INTERIOR WALL CONSTRUCTION: 1. 2"x4" STUDS (2"x6" WHERE 6" WALL IS INDICATED ON PLAN) @ 16" O.C. w/ DBL. TOP PL. & SINGLE SOLE PL.; 2. 1/2" GYP. BD. WALL FINISH, WATER RESISTANT @ BATHRM's, U.O.N.
C12	TYPICAL RIDGE BEAM / BOARD: 1. SEE ROOF PLAN
C13	SOLD BLOCKING @ EA. FRAMING BAY
C14	CONTINUOUS RIDGE VENT: 1. RIDGE VENT BY 'OWENS CORNING' OR EQUAL 2. INSTALL AS PER MANU. SPEC. @ ALL RIDGES
C15	EXTERIOR DECK LEDGER BD.: 1. SEE NOTED DETAIL FOR MORE INFORMATION
C16	TYPICAL PORCH CONSTRUCTION: 1. SEE COVERED PORCH DETAIL FOR MORE INFORMATION
C17	TYPICAL 36" RAIL: 1. SEE FLOOR PLAN NOTES
C18	NEW STRUCTURAL BEYOND POST AS PER PLAN
C19	BUILD UP CRIPPLE WALL ABOVE EXIST. WALL w/ 2"x4" STUDS @ 16" O.C.
C20	NEW BEAM BEYOND AS PER PLAN
C21	PROVIDE CONTINUOUS METAL DRIP CAP @ TOP OF BRICK VENEER
CZI	







PROJECT:

KOLEKAR RESIDENCE

31 JEFFREY PL, MANHASSET HILLS, NY 11040

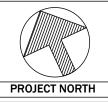
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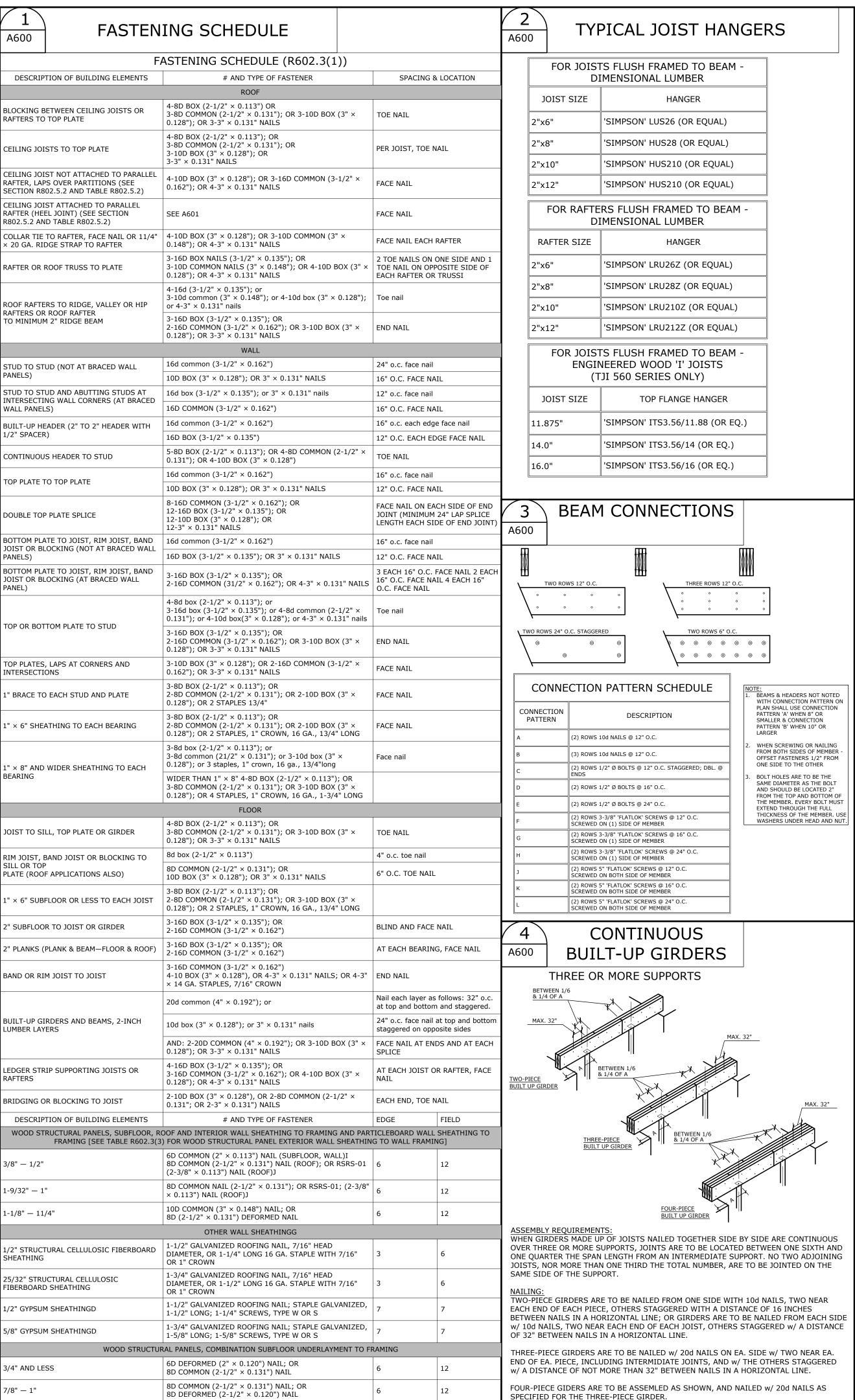
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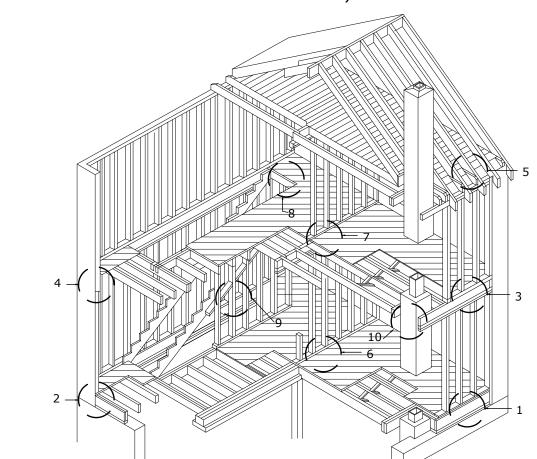
10D COMMON (3" × 0.148") NAIL; OR

8D DEFORMED (2-1/2" × 0.120") NAIL

1-1/8" — 1-1/4"

FIREBLOCKING FOR PLATFORM WOOD FRAMING

(FOR ENGINEERED LUMBER [ie. WOOD I-JOISTS] SEE MANU. SPEC.'s FOR ADDITIONAL INFO.)



1. FOR PLATFORM FRAME CONSTRUCTION: THE SOLE SERVES AS FIRE-STOPPING. 2. FOR PLATFORM FRAME CONSTRUCTION: THE DOUBLE JOIST SERVES AS FIRESLOPPING 3. FOR PLATFORM FRAME CONSTRUCTION: THE SOLE AND DOUBLE PLATE SERVE AS FIRESTOPPING 4. FOR PLATFORM FRAME CONSTRUCTION: THE DOUBLE 5. FIRESTOPPING SHALL BE 2 INCHES OF WOOD BLOCKING OR OF NONCOM-BUSTIBLE FILL. 6. FOR PLATFORM FRAME CONSTRUCTION: THE SOLE AND 2 INCHES OF WOOD BLOCKING PLACED BETWEEN JOISTS SERVE AS FIRESTOPPING 7. FOR PLATIOFTTI FRAME CONSTRUCTION: THE SOLE AND 2 INCHES OF WOOD BLOCKING PLACED BETWEEN JOISTS SERVE AS FIRESTOPPING. 8. THE HEADER SERVES AS FIRE-STOPPING.

8. THE HEADER SERVES AS FIRE-STOPPING.

9. TWO-INCH WOOD BLOCKING OR THE EQUIVALENT SHALL BE ADDED BETWEEN STUDS IN PARTITION ADJACENT TO STRINGER TO SERVE AS FIRESTOPPING.

10. THE SPACE BETWEEN A CHIMNEY AND COMBUSTIBLE FLOOR FRAMING SHALL BE FIRESTOPPED AT THE BOTTOM WITH APPROXIMATELY 1-INCH DEPTH OF NONCOMBUSTIBLE MATERIAL HELD IN PLACE BY METAL LATH OR WIRE FABRIC. SUCH FIRESTOPPING SHALL NOT BE REQUIRED WHEN THE BOTTOM OF THE VERTICAL OPENING IS SEALED BY PLASTER ON THE CEILING.

AND CHIMNEY THE SPACE ABOVE THE FIRE-STOPPING SHALL BE

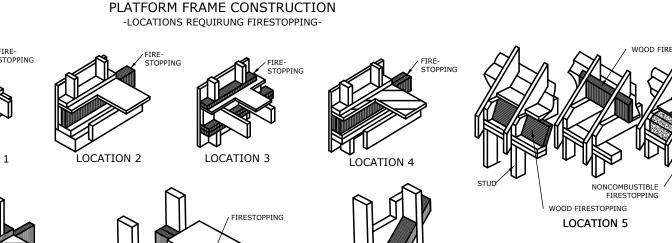
LEFT LINETLLED SO THAT HEAT FROM THE CHIMNEY CAN BE CARRIED

AWAY BY AIR CURRENTS MOVING UPWARD AND OUT THROUGH NORMAL

SHRINKAGE CRACKS OF THE INTERIOR FINISH, PLASTER CEILING ON

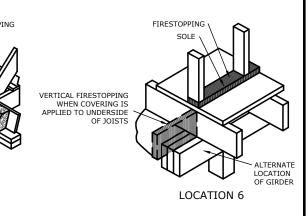
NONCOMBUSTIBLE LATH, EXTENDING TO CHIMNEY FACES, WILL SERVE

11. ALL PENETRATIONS THROUGH FIRE BLOCKING SHALL BE SEALED W/ FIRE RATED SEALANT OR FOAM



LOCATION 9

LOCATION 10



NONCOMBUSTIBLE FIRESTOPPING APPROX. 1 INCH THICK

6 A600

A600

GIRDERS ARE TO BE SECURELY ANCHORED TO MASONRY PIERS, NAILED TO WOOD POSTS

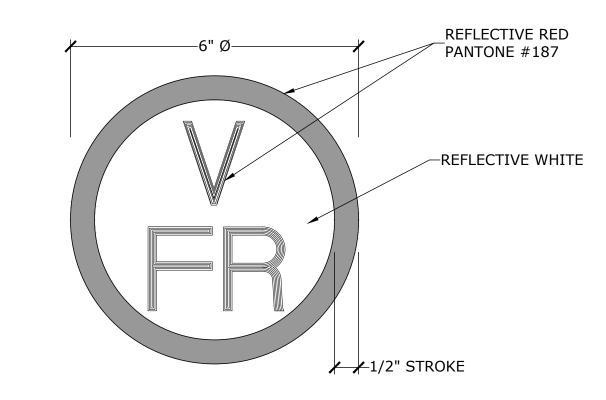
OR BOLTED TO STEEL COLUMNS.

RESERVED

LOCATION 8

ENGINEERED WOOD
PLACARD

NOTE:
ENGINEERED WOOD PLACARD SHALL BE AFFIXED ON OR
ADJACENT TO ELECTRIC METER BOX @ EXTERIOR OF
BUILDING AS PER PART 1265 OF TITLE 19 NYCRR.



A600

STRUCTURAL CRITERIA

MINIMUM UNIFORMLY DISTRIBUTED DESIGN LOADS

[LIVE LOADS AS PER TABLE R301.5 AND SNOW LOAD AS

PER FIGURE R301.2(6) OF 2020 RESIDENTIAL CODE OF

NEW YORK STATE]

LIVE LOAD DEAD LOAD UNINHABITABLE ATTICS 10 psf WITHOUT STORAGE UNINHABITABLE ATTICS WITH 10 psf LIMITED STORAGE HABITABLE ATTICS AND ATTICS 30 psf 10 psf SERVED WITH FIXED STAIRS EXT. BALCONIES AND DECKS 40 psf 15 psf FIRE ESCAPES AS PER PLAN **GUARDRAILS AND** 200 psf HANDRAILS GUARDRAILS INFILL 50 psf COMPONENTS PASSENGER VEHICLE AS PER PLAN GARAGES ROOMS OTHER THAN 40 psf 15 psf SLEEPING ROOMS SLEEPING ROOMS 30 psf 15 psf STAIRS 15 psf

SEE CODE FOR FOOTNOTES

12 psf FOR ATTIC

15 psf FOR CATH.

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS [TABLE R301.7 OF 2020 RESIDENTIAL CODE OF NEW

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

NOTE: L = SPAN LENGTHH = SPAN HEIGHT

WALLS

LINTELS SUPPORTING MASONRY VENEER

ROOF LOADING (LIVE =

GROUND SNOW LOAD)

SEE CODE FOR FOOTNOTES

L/600

MINIMUM SPECIFIED COMPRESSIVE
STRENGTH OF CONCRETE

[TABLE R402.2 OF 2020 RESIDENTIAL CODE OF NEW

YORK STATE]		
TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH (f'c)	
	WEATHERING POTENTIAL SEVERE	
ALL BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK	3,000	
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO WEATHER, AND GARAGE FLOOR SLABS	3,500	

SEE CODE FOR FOOTNOTES

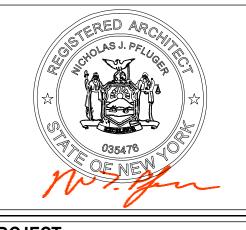
PRESUMPTIVE LOAD-BEARING
VALUES OF FOUNDATION MATERIALS
[TABLE R401.4.1 OF 2020 RESIDENTIAL CODE OF NEW YORK STATE]

TORK STATE	
CLASS OF MATERIAL	LOAD BEARING PRESSURE (PSF)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY AND FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW AND GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, AND GC)	2,000
CLAY, SANDY, SILTY CLAY, CLAYEY SILT, SILT, AND SANDY SILTCLAY (CL, ML, MH, AND CH)	1,500

SEE CODE FOR FOOTNOTES

James M. Bouler, R.A., A.I.A. Nicholas J. Pfluger, R.A., A.I.A.	BOULER PFLUGER	ARCHITECTS, P.C.	85 E. Main St., Bay Shore, N.Y. 11706 O - (631) 969-3335 www.bparchs.com bpa@bparchs.com

REVISIONS		
NO.	DESCRIPTION	DATE:
1	TOWN COMMENTS	01-24-2024
<u></u>	TOWN COMMENTS	04-12-2024
<u>3</u>	TOWN COMMENTS	05-03-2024



PROJECT:

KOLEKAR RESIDENCE

31 JEFFREY PL, MANHASSET HILLS, NY 11040

DRAWING TITLE:
SCHEDULES
DESIGN CRITERIA

PAGE:

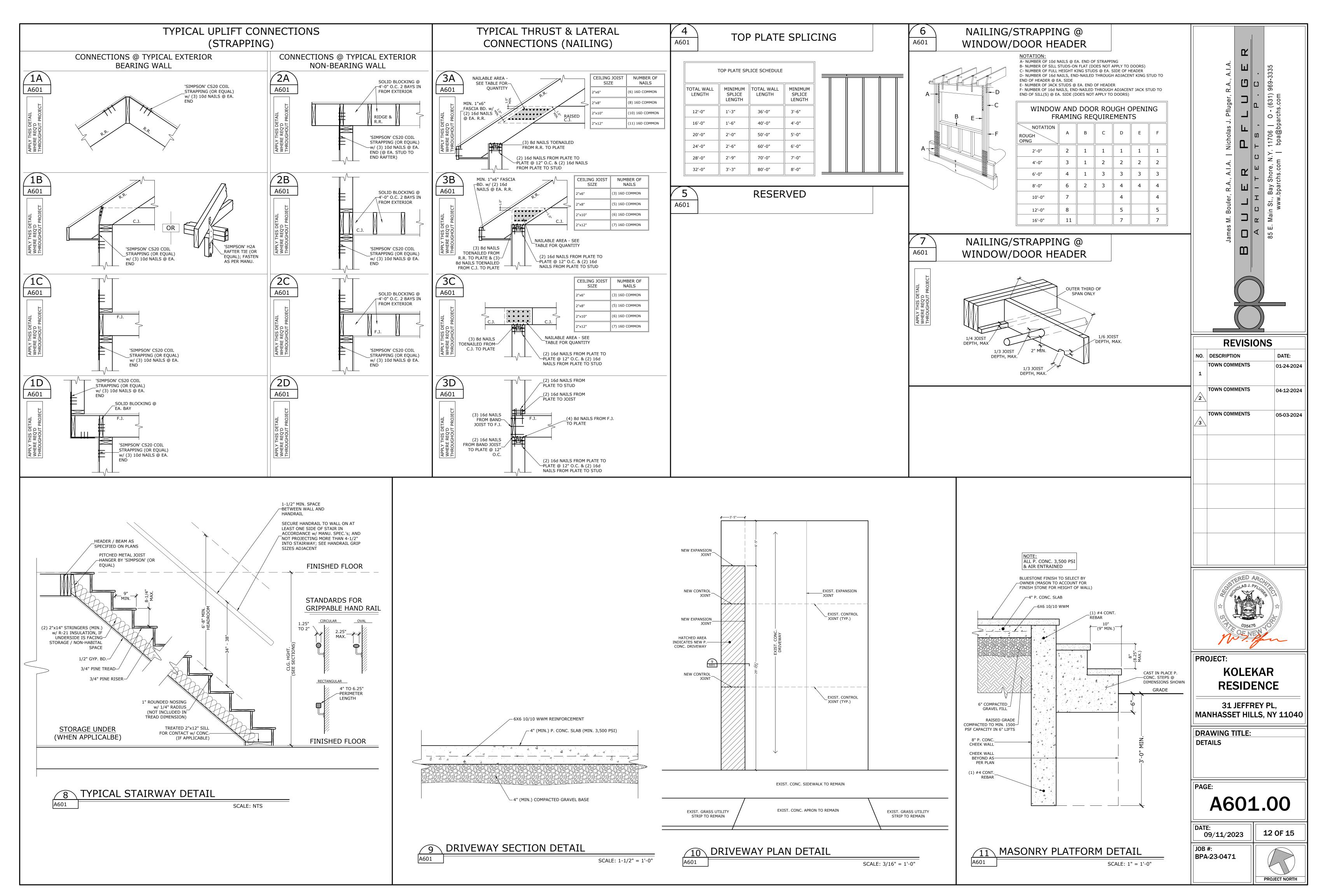
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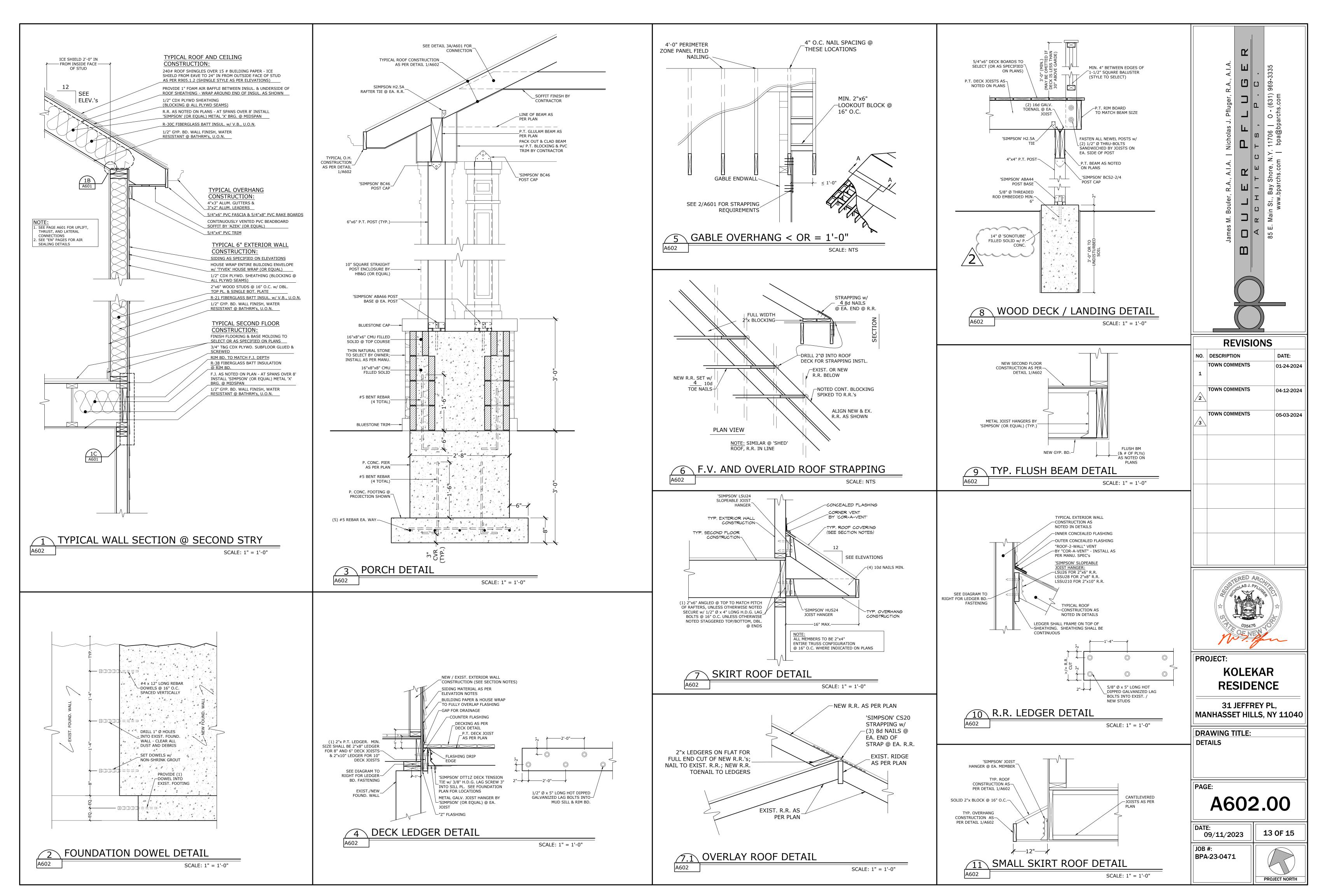
DATE: 09/11/2023 11 OF 15

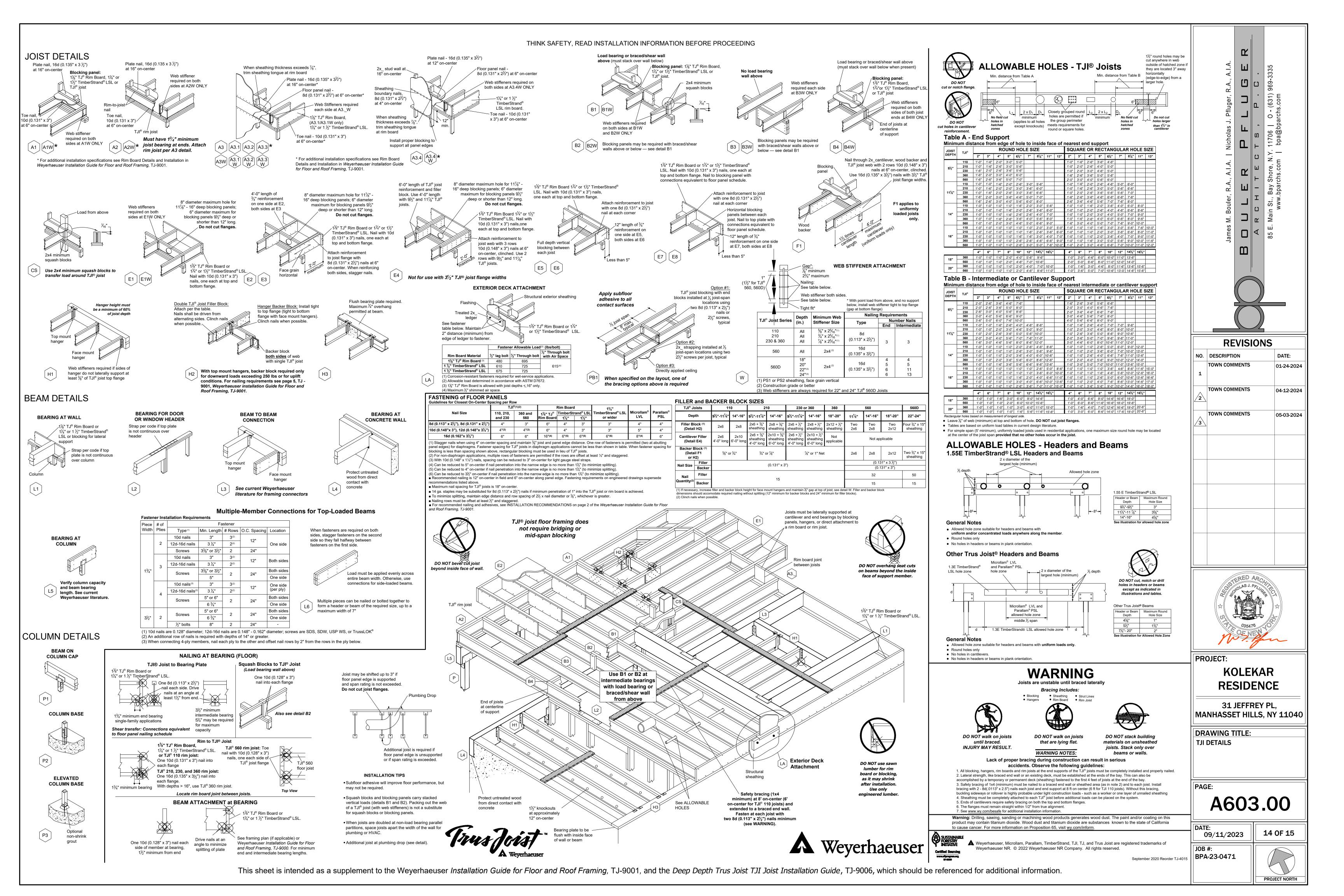
JOB #:

BPA-23-0471

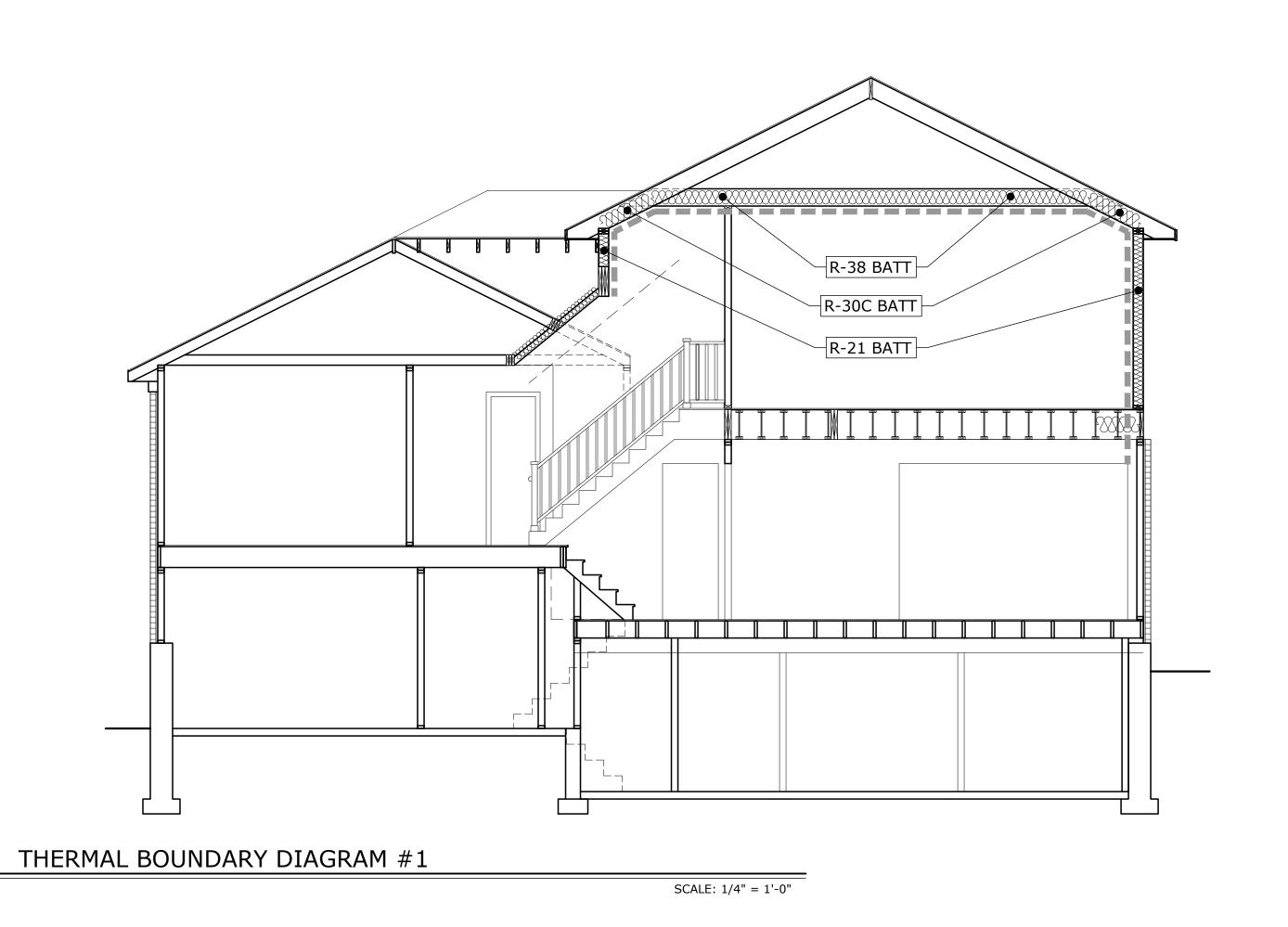


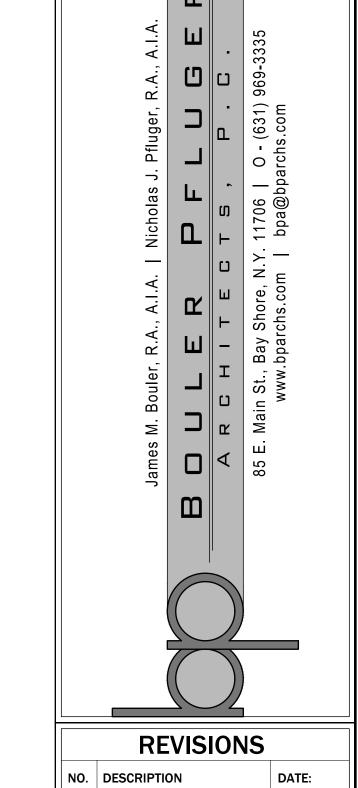




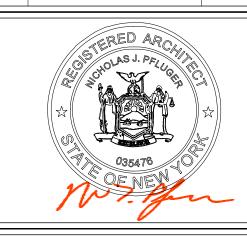












PROJECT: **KOLEKAR**

31 JEFFREY PL

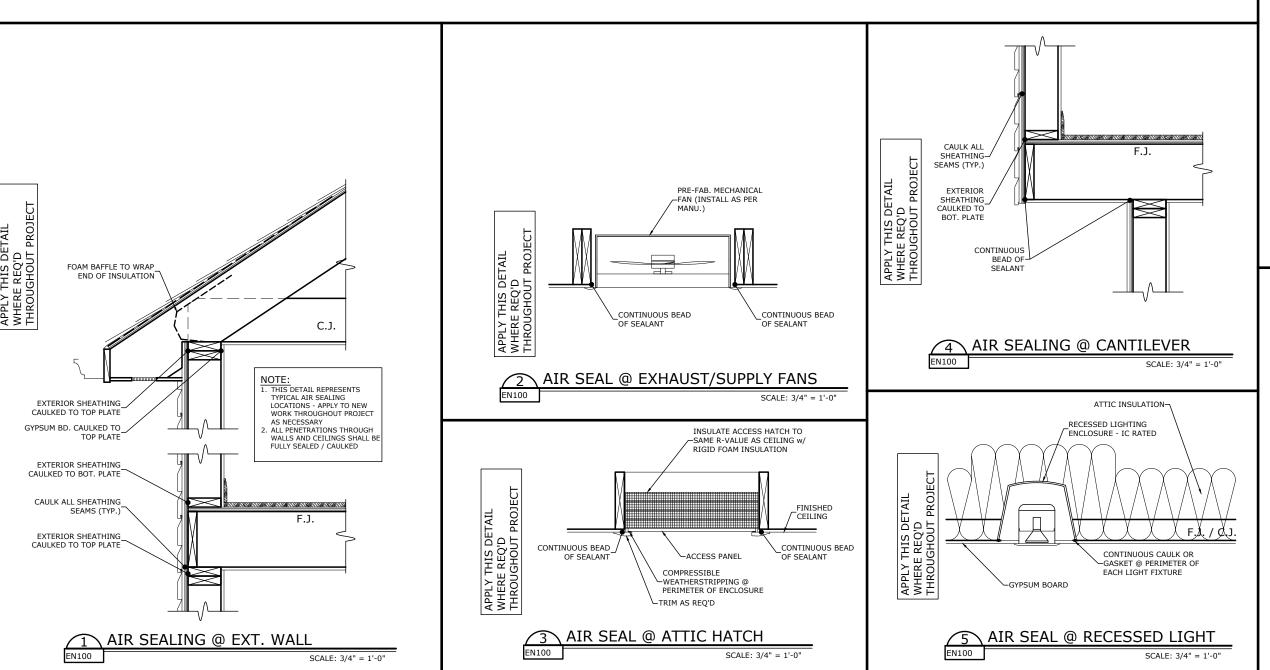
RESIDENCE

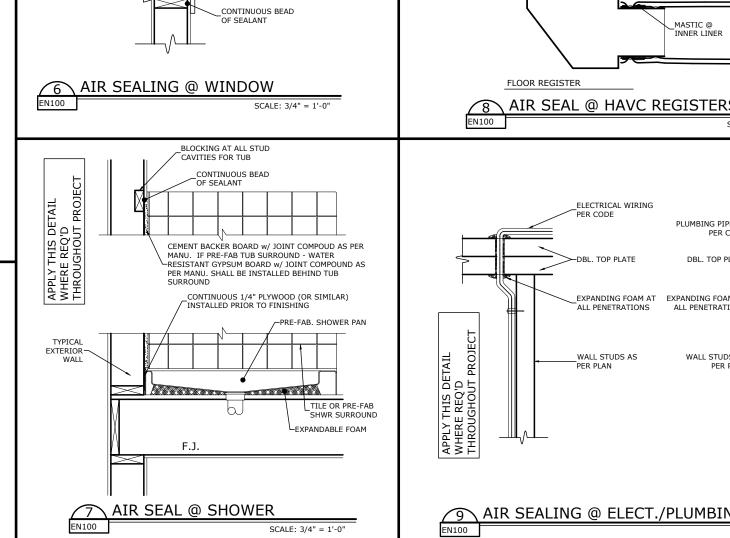
MANHASSET HILLS, NY 11040

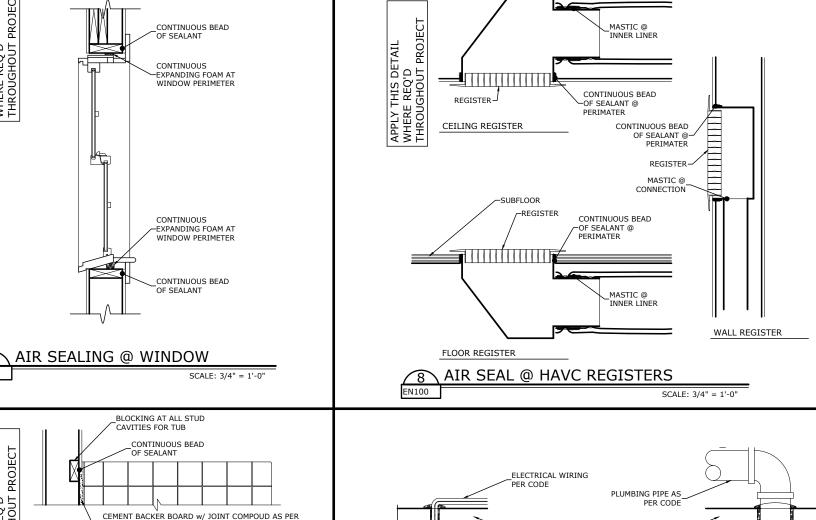
DRAWING TITLE: **ENERGY / AIR SEALING INFORMATION**

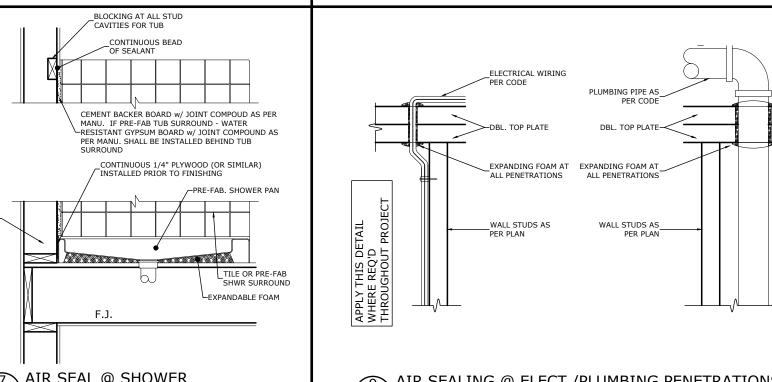
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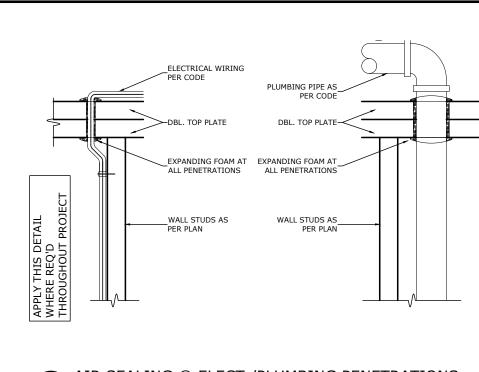
15 **OF 15** PROJECT NORTH

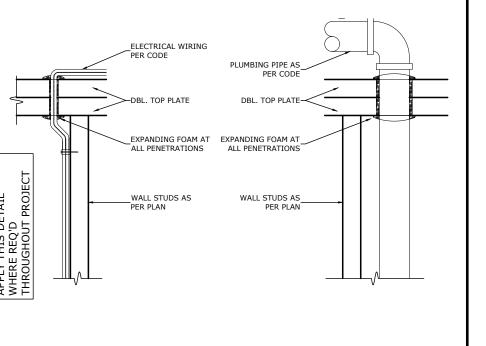












ALSO APPLIES TO WHOLE HOUSE

MECHANICAL VENTILATION SYSTEMS AND SYSTEMS WITH NO AIR

10 TYP. DUCT SEALING FOR HVAC SYSTEM

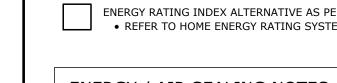
EQUIP. SIDE SIDE ALL BRANCH LINE TAKE-OFFS AND JOINTS-SHALL BE AIR SEALED CEILING

ALL TRANSVERSE JOINTS SHALL BE AIR SEALED IN TRUNKS AND PLENUMS

SCALE: NTS

09/11/2023

BPA-23-0471



ENERGY / AIR SEALING NOTES:

ALL "MANDATORY" PROVISIONS OF CHAPTER 11 OR RCNYS SHALL BE MET

10. ALL HYDRONIC PIPING SHALL COMPLY WITH CHAPTER 21 OF THE RCNYS AND ACCA STANDARDS. 11. BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS 12. VENTED ATTICS WITH AIR PERMEABLE INSULATION SHALL HAVE FOAM AIR BAFFLE ADJACENT TO SOFFIT

WALLS:
1. PROVIDE AIR SEALING GASKET OR CAULK AT JUNCTIONS BETWEEN CEILING AND WALLS WHEN GYPSUM

FIREPLACE:

1. FRAMED WALLS SURROUNDING PRE-FABRICATED FIREPLACES SHALL BE INSULATED, AIR SEALED AND

MECHANICAL, HVAC, DUCTWORK AND WATER HEATING SYSTEMS:

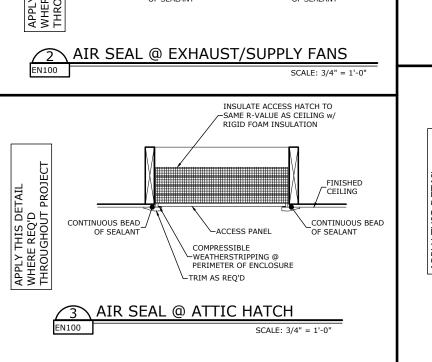
1. IN UNCONDITIONED SPACES, ALL DUCTWORK SHALL BE INSULATED WITH R-8 WHEN DUCT IS GREATER

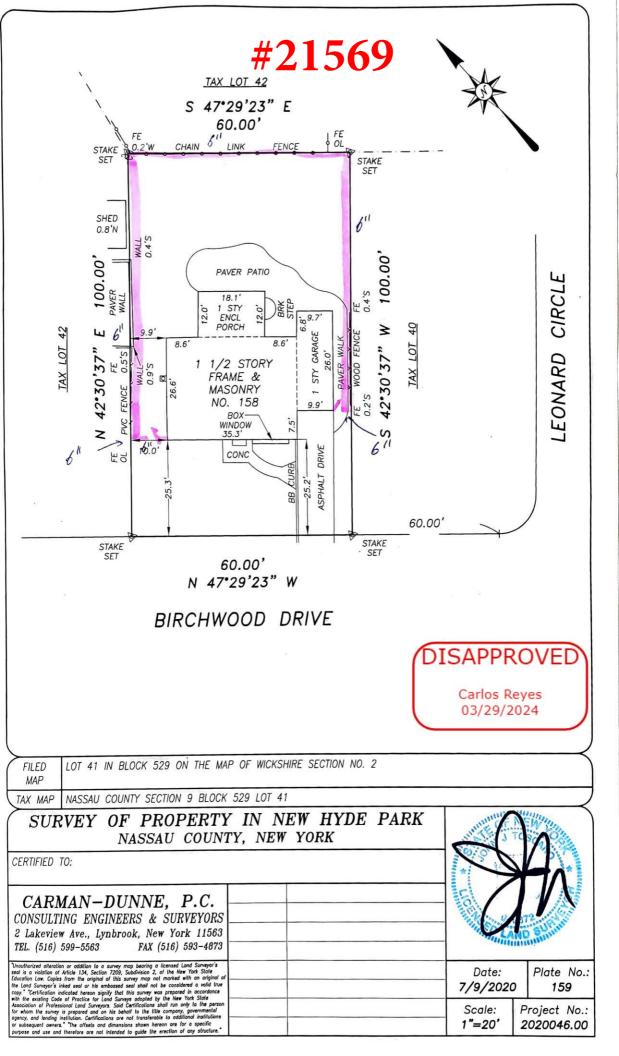
1. PIPING INSULATION SHOULD BE PROTECTED FROM DAMAGE BY WEATHER INCLUDING SUN EXPOSURE,

2. ALL HOT WATER PIPES SHALL BE INSULATED TO >= R-3 13. HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP. THE SYSTEM

14. AIR HANDLERS SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE OF NO MORE THAN 2 PERCENT OF THE DESIGN AIR FLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 193.

7. ALL MANUFACTURER MANUALS FOR MECHANICAL AND WATER HEATING SYSTEMS SHALL BE PROVIDED TO





PROPOSED AUTO SHOWROOM @

1005 NORTHERN BOULEVARD #21570 FOR ZONING

1 CONTRACTOR 6 TO REPECT THE SITE FROM TO SLEAVING BD AND FAMILIARS. HABBLE WITH EXISTING CONDITIONS, THE NATURE & SCOPE OF THE WORK AND ANY DIFFOLITIES THAT MAY BE DISCOUNTERED.

2 CONTRACTOR & RESPONSING FOR VISITIATION OF ALL DIMENSIONS AND CONDITIONS AND SHALL REPORT. ALL DISCREPANCES TO MILLO STUMEN ASSOCIATES. IN WRITING PRICE TO BOOKS FOR CLARECATION.

3 UNESS SPECIFICALLY NOTED TO THE CONTRARY, ALL NEW WORK IS IN THE CONTRACTOR SHALL FURNEY ALL LABOR WATERIALS EXPREND HIS SERVICES RECESSABLY TO COMPARE THE PROJECT AS QUITLED. ON THIS SET OF PLANS OR AS O EXECUTED IN THE PREPARE FROM THEM.

4 THE CONTRACTOR SHALL NELLOS IN HIS BO, THE REMOVAL OF DEBTS AND CLEANING METER ALL PRISH TRACES.
NOLLOSS PRINTING WALLCONSTRUCT, CARRETING CARRETING, AND DRAWSEY WORK, WHETHER OR NOT THESE TRACES
AND A METER PART OF THE CONTRACT.

A SEMERAL COLOTONS

1 THE GENERAL CONDITIONS OF THE AMERICAN INSTITUTE OF AROUTECTS FOR THE CONTRACT OF THE CONSTRUCTION LATEST ROTTING MERITY MADE A PART OF THE CONTRACT AS F. THEY WARRE REPORTS MERITY MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY OF THE CONTRACT AS F. THEY WARRE REPORTS MEDITY MEDITY AS F. THEY WARRE REPORTS MEDITY MED

A CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL AFFICABLE CENTECATES OF INSPIRACE. GENERAL LYABU WID WIREHAMS! COMPRISATION RELINICE AND COURLY WITH THE AMOUNTS OF SLICH RELIABANCE COMPANIE REQUIRED TO VOW IN THE BLODGE.

B CONTRACTOR SHILL TIME ALL NECESSARY FRECAUTORS TO PROTECT THE OWNER, AND JOH, SITE ADMINST THE

C CONTRACTOR SHALL SUBMIT A MEDIANES LEN RELEASE FOR ALL TRACES FROM TO FIRST REQUISITION D CONTRACTOR SHALL DHOY, OB STE COURTING, NOLLTIN, MEASUREMENTS EFFORE OVCERNO, ANY MATERIALS ON PERFORMAGININ WORK. ANY DISCREPANCY, VARIANCE OF INCONSTRICT SHALL BE REPORTED TO MOUD STUMBA ASSOCIATES MADULTLY, FOR QUARTICATION.

E CONTRACTOR SHILL FLEREN ALL LABOR MATERIALS, EQUIPMENT AND SERVICES RECEISARY AND REACHMENT FERRICLE FOR THE HICPER COMPLICION OF THE WORK OF ALL THACES

F. CONTRACTOR SHILL COOPERATE THE RIDRY OF ALL TRACES AND SHALL COOPERATE WITH ALL TRACES NOT SPECIFICALLY PART OF THE CONTRACT

GIAL WAY CALLE FOR DI PLAME IL NOTES AND SPECIFICATION, OF AN SECURITOR TO CORPORE THE CONTRACT.

MAGI COMPT. WITH ALL. BLUE AND REMAINTION OF ALL MARPH, ARRIDED HAVING ARRICOTES WITH THE WARM A SOLDE TO A LIFERATION OF THE WARM A SOLDE TO A LIFERATION OF THE PARTICULAR BLUED IN WHICH THE WOYN, IS LOCATED.

3 ALL FRADES DIALL LAY OUT THE WORK WITH THIS OFFICE AT THE JUB SITE

4 JOS STE SHALL BE KEPT BROOM CLEAN AT ALL TIMES.

A CONTRACTOR SHALL SLEMT BANKLES TO THE OFFICE OF ALL FINGS OF HAROWAY, WOOD SYNTON PLATE STICL FOR APPRIORAL PROPERTY OF PROPERTY

7 EXTIA COSTS THE OWNERS WATTEN AUTHORIZATION MUST BE CENTARED PROR TO THE OPDERAG OF ANY MATERIALS AWARDING OF ANY CONTRACTS OR THE EXECUTION OF ANY YORK IN EXCESS OF THE CHESIAL CONTRACT

B LIFER CORRECTION OF THE SUPE, THE CONTRICTION SHALL REVIOUR A SPECIAL DESIGN AND ASSESSMENT DAYS OFFICE AND ASSESSMENT OF CONTRICTION OF THE ALL WORKERS AND DESIGN SHALL DE REVISIONOME AND THESE SHALL DESIGN AND CONTRICTION OF THE SECOND OFFICE ALL CONTRICTION OF DECIDING AND CONTRICTION OF THE SECOND OFFICE AND CONTRICTION OFFICE AND CONTRICTION OF THE SECOND OFFICE AND CONTRICTION OF THE SECOND OFFICE AND CONTRICTION OFFICE AND CONTRICTION OFFICE AND CONTRICTION OFFICE AND CONTRICTIO

9 CHEMIL COCHRECTOR SHALL PROMPER FROTTED THE SOME MAY AN ARK COLOUR TOWARD OF ADDRESS OF ADDRESS OF ADDRESS OF AN ARK COLOUR TOWARD OF ADDRESS OF A SOME OF ADDRESS OF ADDRESS OF A SOME AND ADDRESS OF A SOME AD

B DENDLADA AND PATOPIN

2 AFTER REMARKS, ALL HOLES OR EMPECTIVE PLASTER AT COLUMNS FLOORS AND PERMETER AND WITERISH PARTITIONS SHALL BE PAYONED FREE OF ALL POLICEMENTS AND PRODULABITIES.

3 CONTRACTOR SHALL PATCH FLOOR AS REQUIRED BY FEMOVALS OF EXISTIAS FARTITIONS AND SCAR PATCH ENTIRE FLOOR SMOOTH AS REQUIRED FOR INSTALLATION OF NEW ALGORNS

C. CARRENTRY AND DRIVARIL

T COMPACTOR SHALL REPORT ALD REFALL COPIER BEAST AT ALL DEPOSED COPIERS AND JANQUINGS ON AIL DEPOSED BOD IN DRIVING, CONSTRUCTION OF AIL DEPOSED SHOWING THAT SPRANGE, AND

2 FUNDH AND RETALL SUFFICIAL FRANKS FOR ALL WALL DRIVEN REQUIRED FOR DUCTWORK AND RETURN AN OPPORTS SORE AND RELOW HUS CRUSH SUCH DEFINE SHALL BY COMMUNITY WITH HAVE DECIRED FOR IL CONTRACTOR SPALL FURNISH, ESTALL AND COORDINATE ALL NECESCIARY WOOD OPDURES COVINER CADNES AND FROLINGS WOOD BLOCKAS AND SHAMING WITH NELWORK CONTRACTOR, CEURG CONTRACTOR AND/OR CITER TRACES AS INCHINETIES.

A COMPACTOR SWILL PERFORM ALL COTTING RITTING AND PATCHER WORK AS MAY BE REQUIRED TO MAKE ALL THE PARTS OF THE PROJECT MEET LOCKING PROPERTY.

I FLENER AND INSTALL THE NECESSARY FRAMES AND YOR ERECASS FOR RELOCATED AND/OR NEW LIGHT FINILIESS DEFLUENCE, RECOTTER, ALCHES PARELS ETC.

2 PURKER AND INSTALL CEURG ACCESS THE AS REQUIRED IN ACCUSED THE CEURGE TO PROVIDE ACCESS TO ALL ARE CONSTRUMD ALLARMS TRUPPED AND RECORDING TO MAKE TO MAKE THE REST ACCESS.

4. CELAS COMPACTOR SHALL CLOSELY COMPARTE HIS WORK WITH THAT OF THE ELECTRICAL HYAIC, PLUMBING TELEFACE, AND MEMORY COMPACTORS, WEREHIER THER RESPECTIVE WORK IS CONTRIBUTE HIS EXTRAS WILL DE APPROVED FOR CHITTER LATIONAL OR RESILICATION OF BRICHING LIST.

S ALL CRUIG WORK SHALL SE NOTALLED LINDER COOD TRACE PRACTICES, NOLLDING YORK SHAME AND ALLOYED LOCATE ALL CRUIM'S SHALL SE NOTALLED LINDER LOCATE AND THE

6. CRUNG HERRITS THAIL BE AS EXCLATED ON THE DRAWINGS

7 FROR TO CLESS ANY CELAS ALL PLANN SISTEMS BY AC, RUMBIG BLECTRICAL ETC. SINCE BE INSPECTED AND WHERE REQUIRED SHALL BE TESTED BY COMPACTION, EXCRUDING MOVIOR AUTHORITIES HAVING LIFEDITION OVER THE WORLD THE REPORT REPORTED HIS DELICITIES.

1 PANTING BY GENERAL CONTRACTOR

IZ FURNISH AND APPLY ALL PAINTS IN THE COLORS AND TYPES NOCATED ON FINEH PLANS OR SCHEDULES. 3 ALL WALLS ARE TO BE TARRO SPACKED AND POLICHED SACOTH BEFORE ARYLYDD PART

4. BUFFACES TO RECEIVE PAINT SHALL BE PRIVED UNDERSCOATED AND FINEH CONTEN

S. SUBJECT STAIR FINDS SAMPLE FROM TO PARKING. PARKES TO BE MORD SHALL MATCH CATALOG. SAMPLES E. ALL NETAL BLOSS DOORS AND BADATOR EXCLOSURES AND ANY OTHER METAL WORK TO BE PANTED SHALL. BE CAMBLORE IN PINE COAT AND PINEY COATS OF STAN GLOSS OF LOW LISTING BHANEL PAINT. T COMPACTOR SHALL TAKE PURPLY RECOUNTS TO KEEP WORK SPACE CLEAN AND FREE RELIA PARK SHIPS. AND/OR SPACE HERE, WHER ADJUSTED WHITE FROM THE ADJUST WORK IS MARRIED OR DEMANDED BY THE WORK OF THIS SECTION. COMPRACTOR RIVEL.

SYMBOLS.

8 WITH TWO O WERS AFTER CORRECTOR NO TOTAL COOLPACY OF PREMES ALL SURFACES SHILL BE REPICTED AND NOVICES SCHATCHES ALLHOR SURFACE OPECITS SHALL BE TOUCHED UP AS REQUIRED BY FINAL RINGH AT

H LIGHTED AND RECTREA

1 CONTRACTOR SHALL RURIER AND NOTALL ALL LIGHTING FIXTURES ELECTRICAL EQUIPMENT AND LABOR. AS SHOWN OF RATED OF ALL DISHMIGS AND NOTES.

3 ALL DMENSIONS OF LIGHTING FINTURES ARE GIVEN FROM CONTERLINE UNLESS OTHERWISE NOTED

4 CONTRACTORS SHALL PROVE ALL TEMPORARY LIGHTINS AND CULLETE AS PECUSED FOR ALL TRACES. PERFORANCE WORK ON THE PROJECT WHETHER OR NOT THESE TRACES ARE A SPECIFIC PART OF THIS CONTRACT.

WHERE IS SWICH IS EXCEPTED IN IT AND CONTRACTOR SHALL PROVIDE AN OTHER ACCITORS. SMICHES RECIPIED ACCORDANCE WITH DOOR PROJECTION AND SEST TRACE MACCICES. SUCH ACCITORS SHALL BE IN GIVING PLATES. SPECIAL DO STREAM WILL BE ALLOWED.

6 ALL LOW VOLTAGE WING AND ECUPACIFIC DIVALL BE FURNISHED AND RETALLED WHERE RECATED ON PLANS 7 ALL FALDRESCRIFT LAMPS REQUEED SHALL BE EMERGY SAWING TIPE. CONTRACTOR SHALL FURNISH AND INSTALL ALL LAMPS AND EXLLASTS REQUEED FOR THE DESTALLATION.

IF ALL WANG SHALL RUN CONCEALED IN WALLS COLUMNS FLOORS OF ABOVE HURG CELANG USERS. UTHERWISE INTERDIBLE PROPERLY SIZED CONDUT BY STAID OFF, WARD TO CHAINS SEPTIMES AS RECORDED BY STAID AND LOCK.

D ELECTRICAL CONTRACTOR SHALL COOPDINATE ALL WORK WITH THE WORK OF OTHER TRADES IT BECTACAL CONTRACTOR BINEL REPORT ALL CHOPPING CUITING AND DRILING OF PARTITIONS AND FLOOPS RECIPIED FOR the PROPER INSTALLATION OF ALL ELECTRICAL WORK.

D CONTRACTOR SHALL PROVIDE ALL RECESSARY POWER AS REQUIRED WHERE A MADINE OR DEVICE S. SPECIFED WHERE A SPECIAL CONTRACTOR SHALL SHARLES AND EXTENSIVE AS SPECIAL CONTRACTOR SHALL SHARLES AND EXCHANGE AND EXCHANGE AS SPECIAL CONTRACTOR SHALL SHARLES AND EXCHANGE AS SPECIAL CONTRACTOR SHARLES AND EXCREPANCE AS SPECIAL CONTRACTOR SHAR

BUILDING CODE NOTES:

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VACOVI NASSER PARTITION TYPE

0 BLEVATON HARDER SECTION NAMED SHEET SECTION IS DRAWN DETAL NAMED DIRECT DETAL IS DETAINS

PARKING CALCULATIONS

DWELLING UNT 1 STALL/ (1/2) DWELLING UNT 3 UNTS x 1 STALL/ 0.5 UNTS TOTAL PARKING REQUIRED

PARKING PHOVDED.
PROPOSED PARKING INCLUDES 1 ACCESSBLE SPACEL • 17 STALLS.

ZONING DATA

1005 NORTHERN BOLLEVARD GREAT NECK, NEW YORK 1020 TOWN OF NORTH HEMPSTEAD SEC 02 BLOOK 189 L ZONE B-A / R-C

DE DA THE				
	ALLOWED	PROPOSED		
LOT APEA	2000 SF MW	78/79428 SF		
LOT CONSTANT 1700	for	3241		
FRONT YARD SETBACK	D FT. MN	o eathe		
SOE YARD SETBACK	0 FT MH	tr .		
PEAR YAPO SETBACK	20 FT. MP1	THE ENSTAINS		
5109E3	3 STORY MAX	25 STORY		
види вери	3 STY/40 FT, MAX	25 STY/21 FT.		

ARCHITECT:

MOJO STUMER ASSOCIATES, P.C. 14 PLAZA ROAD GREENVALE, NEW YORK 11548 TEL: (516) 625-3344 FAX: (516) 625-3418

REVISION	SHEET	TITLE
	T-1	TITLE SHEET, DRAWING LIST, SITE PLAN, NOTES
	T-2	ACCESSIBLITY DETAILS
	A-1	CELLAR CONSTRUCTION PLAN
	A-2	FIRST FLOOR CONSTRUCTION PLAN
	A-3	EXISTING SECOND FLOOR
	A-4	CELLAR REFLECTED CELING PLAN
	A-5	FRST FLOOR REFLECTED CELING PLAN
	A-6	EXTERIOR ELEVATIONS
	A-7	EXTERIOR ELEVATIONS

BUILDING DATA

OCCUPANCY CLASSFICATION - M - MERCANTLE (AUTO SHOWROOM) W/ STORAGE (S1)

TYPE OF CONSTRUCTION NUMBER OF STORIES - 5b - 2 STORY & BASEMENT (UNCHANGED)

- REQUIRED: NO PROVIDED: NO - REQUIRED: YES - COMPLIES BUILDING SPRINKLER FRE ALARM HANDICAP ACCESS

BUILDING CODES / REFERENCED STANDARDS

2020 BUILDING CODE OF NEW YORK STATE

2020 ENERGY CONSERVATION & CONSTRUCTION CODE OF NEW YORK STATE

2020 FIRE CODE OF NEW YORK STATE 2020 FUEL GAS CODE OF NEW YOUR STATE

2020 MECHANICAL CODE OF NEW YORK STATE 2020 PLUMBING CODE OF NEW YORK STATE 2020 PLUMBING CODE OF NEW YORK STATE 2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE

NEPA 70 / NEC 2008

ANSI A11/1 -2003 2020 EXISTING BULDING CODE OF NEW YORK STATE

ADDITION (CH. 10) AND LEVEL 2 ALTERATION (CH. 7) (PER SECTION 10013).

N/F COLIN 2 STORY BLDG A9944.1 107 7 RALP 107 E 20-3 UE co EXET HEL HORE PAREZES FOR BURNING STREET AUTO SHOWROOM E O 4 6 > D 8-0 a-0 a-0 N/F SCHNEDER ESTATE

MOJO • STUMER

WWW MOJESTEWER COM 14 Plaza Road (I) 5166253344 Greenvale, NY 11548 (I) 5166253418

ZONING SET NOT FOR CONSTRUCTION

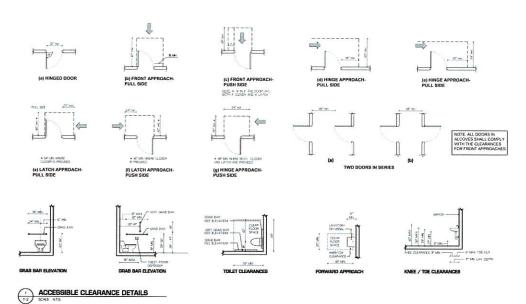
DISAPPROVED ZONING Anthony Basile 04/19/2024

1005 NORTHERN BLVD. PLAZA



TITLE SHEET, NOTES. DRAWING LIST. & SITE PLAN

T-1





14 Plaza Road (II 5166253 Greenvale, NY 1548 (II 5166253

MOJO • STUMER ASSOCIATES, P.C.

The training is the properly of stop: Stone accounts PC & a not to be advect respect

ZONING SET NOT FOR CONSTRUCTION DATE: 03.01.2024

DISAPPROVED For ZONING

Anthony Basile 04/19/2024

responsibility or the little to comply with all the requirements of the NYS Building Code Soning Laws of the Town of North Hem and all other applicable codes and stan of Jurisdictions having authority one.

1005 NORTHERN BLVD. PLAZA

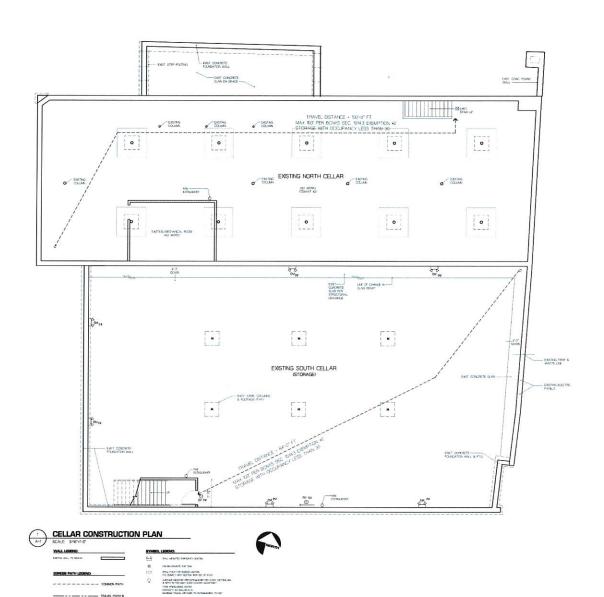




ACCESSIBILITY DETAILS

DV/800 NAMES

T-2



1005 NORTHERN BLVD.
PLAZA
MANAGORY, NY

MOJO • STUMER ASSOCIATES, P.C.

M-Para Road
Ordertyle, NY 1548

No 1567
No 156

DATE: 03.01.2024

DISAPPROVED

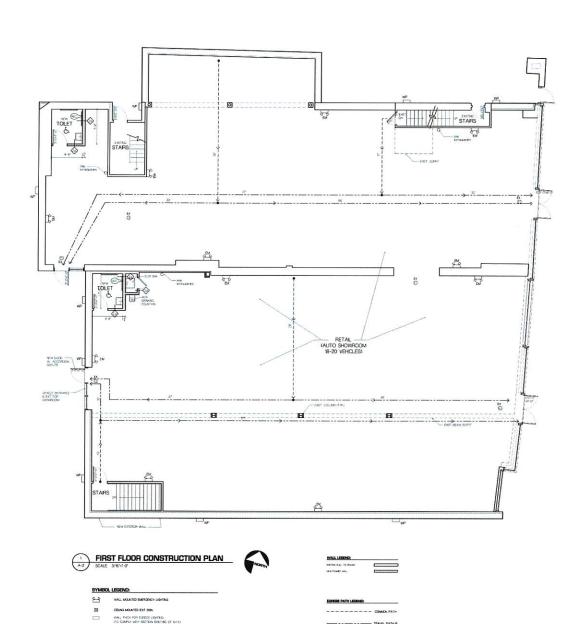
ZONING

Anthony Basile 04/19/2024

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CELLAR CONSTRUCTION PLAN

TANKS KARS



- - TRAVEL FATH A

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NON HATES PARTITION PARTITION TYPES

A-2 SCALE 11/2'-10' MOJO • STUMER

14 Paza Road (I) 556253344 Greenvale, NY 1548 (II) 556253418

ZONING SET NOT FOR CONSTRUCTION DATE: 03.01.2024

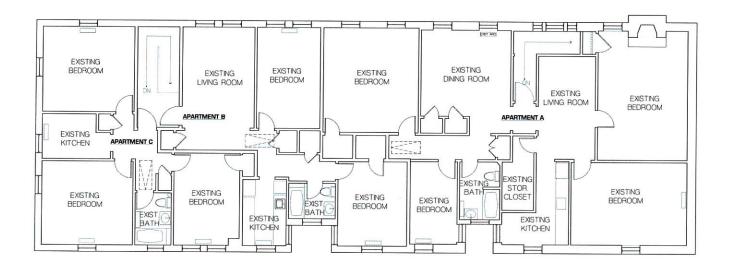
DISAPPROVED For ZONING

Anthony Basile 04/19/2024

1005 NORTHERN BLVD. PLAZA MANHASSET, NY



FIRST FLOOR CONSTRUCTION PLAN



SECOND FLOOR EXISTING PLAN

SCALE VENT-0"



MOJO • STUMER ASSOCIATES, P.C.

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14 Plaza Road III 516625.3344 Greenvale, NY 1548 III 516625.3418

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ZONING SET NOT FOR CONSTRUCTION DATE: 03.01.2024

DISAPPROVED For ZONING

Anthony Basile 04/19/2024

professional, appliprofessional, applicational, appliprofessional, app

s, Omissions, or oversight on the part an Examiner shall release the design anal, applicant, and/or owner of the billy to comply with all the lents of the NYS Building Code, aws of the Town of North Hempstead, ther applicable codes and standards

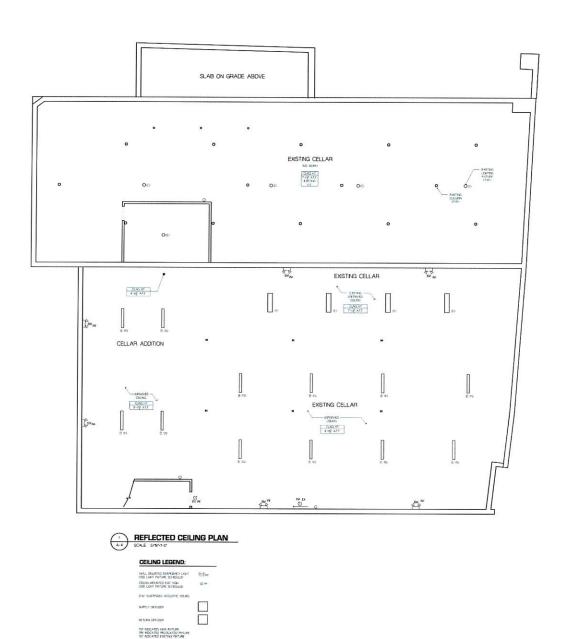
KOKO W E

1005 NORTHERN BLVD.
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EXIST. SECOND FLOOR PLAN

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MOJO•STUMER ASSOCIATES, P.C.

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ZONING SET NOT FOR CONSTRUCTION DATE: 03.01.2024

DISAPPROVED For ZONING

Anthony Basile 04/19/2024

professional, applicant, and/or owner of the responsibility to comply with all the requirements of the IVS Building Code, Zoning Laws of the Town of North Hempstea and all other applicable codes and standards of Jurisdictions applicable codes and standards.

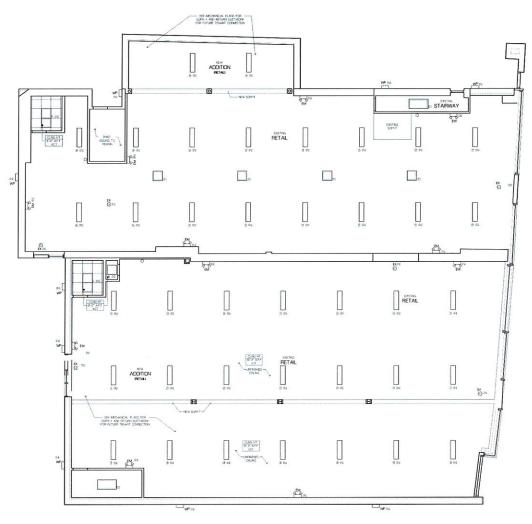
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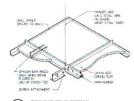
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CELLAR REFELECTED CEILING PLAN

WHIGHUNE:





CEILING TILE DETAIL
A-5 SCALE NOT 10 SCALE

FIRST FLOOR REFLECTED CEILING PLAN

CEILING LEGEND:	
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NOTE:

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MOJO•STUMER

ASSOCIATES, P.C

14 Plaza Road (I) 5%6253344 Greenvale, NY 1548 III 5%6253418

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ZONING SET NOT FOR CONSTRUCTION DATE: 03.01.2024

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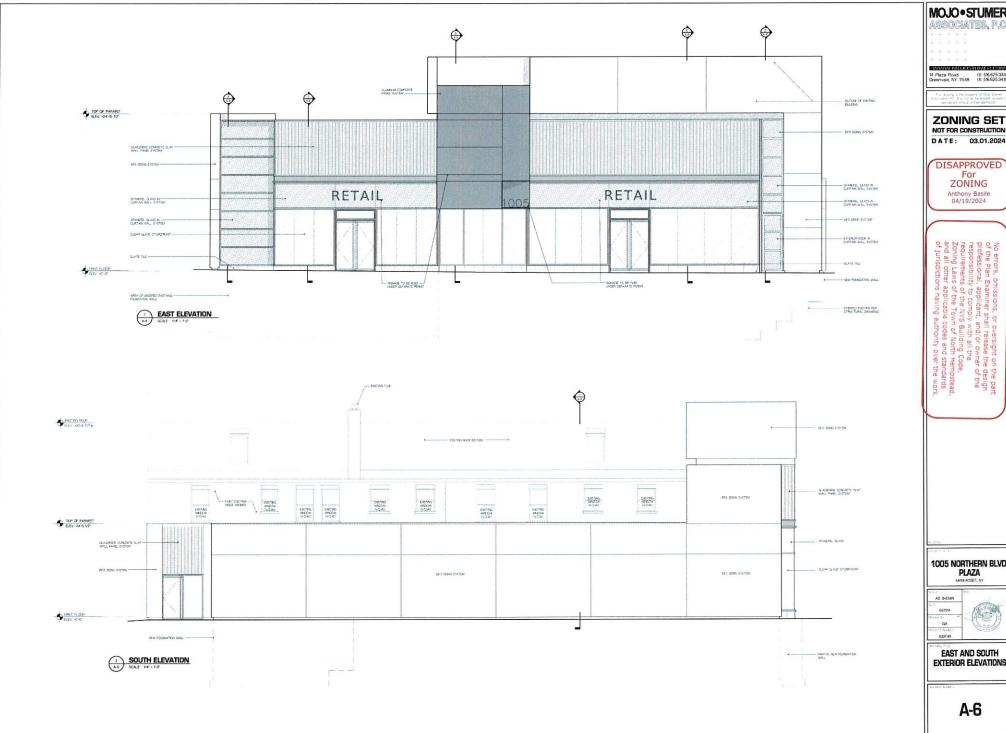
Anthony Basile 04/19/2024

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

1005 NORTHERN BLVD. PLAZA MARKASSET, NY



FIRST FLOOR REFLECTED CEILING PLAN



MOJO • STUMER

associates, p.c.

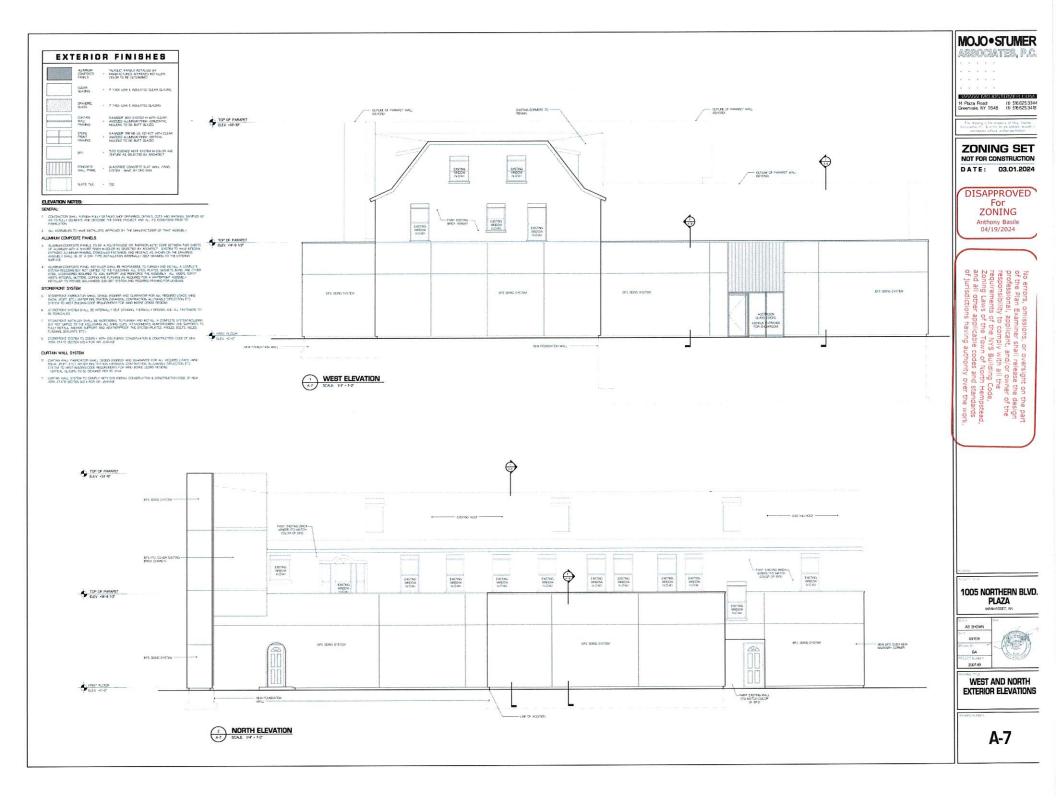
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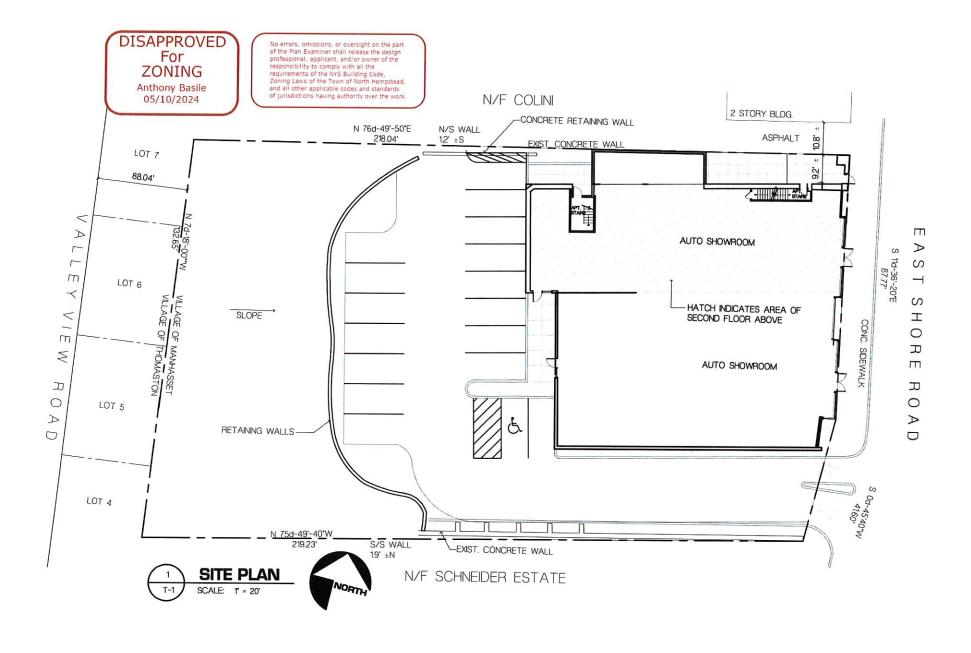
DISAPPROVED ZONING

1005 NORTHERN BLVD.



EAST AND SOUTH EXTERIOR ELEVATIONS





GENERAL NOTES

I. ALL WORK SHALL CONFORM TO THE NEW INTERNATIONAL BUILDING CODE, 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

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 AIØT "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.

1. 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.

IØ, CONTRACTOR SHALL PATCH AND MATCH ALL FINISHES AFFECTED BY CONSTRUCTION.

II. 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. 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 \$" TYPE "X" UNLESS OTHERWISE NOTED.

16. 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 PERFORM BY DULY LICENSED ELECTRICIANS, ALL NEW SWITCHES AND OUTLETS TO BE LEVITION, DECOR WHITE, SUPPLIED AND INSTALLED BY CONTRACTOR. OUTLETS AND SWITCHES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR CONTRACTOR TO DO ALL HOOK-UPS AS REQUIRED FOR KITCHEN, DONE IN STRICT ACCORDANCE WITH THE NEW YORK STATE CODE

17. HEADER: EXTG ABOVE ALL OPENINGS, DOORS AND

18. 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.

19. PAINTING AND FINISHING: ALL WALLS AND SURFACES AS ON THE DRAWINGS ARE TO BE PAINTED WITH I 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.

20. WINDOWS: EXISTING NO CHANGE

21. INSULATION: EXISTING NO CHANGE

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

23. FLØORING: CONTRACTOR TO SUPPLY AND INSTALL NEW FLOORS AS PER OWNER. CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS AS PER

CONSTRUCTION COMPLIES WITH THE 2020 BUILDING CODE OF NEW YORK STATE

CONSTRUCTION COMPLIES WITH THE 2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE

CONSTRUCTION COMPLIES WITH THE 2020 MECHANICAL CODE OF NEW YORK STATE

NOTE # 4:

CONSTRUCTION COMPLIES WITH THE 2020 PLUMBING CODE OF NEW YORK STATE

CONSTRUCTION COMPLIES WITH THE 2020 FIRE CODE OF NEW YORK STATE

CONSTRUCTION COMPLIES WITH THE 2020 EXISTING BUILDING CODE OF NEW YORK STATE

CONSTRUCTION COMPLIES WITH THE 2020 FUEL GAS CODE OF NEW YORK STATE

OFF STREET PARKING REQUIREMENTS

RESTAURANT / BAR / GRILL

ALL OTHER BUSINESS

CONSTRUCTION COMPLIES WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW

AS PER TOWN OF NORTH HEMPSTEAD, ARTICLE XII, SECTION 10-103 OFF-STREET PARKING REQUIREMENTS

1,000 SQ. FT.

ONE PARKING SPACE FOR EACH

80 SQ. FT. OF FLOOR AREA, INCLUSIVE OF OUTDOOR SEATING AREA

COUNTED TOWARDS SATISFYING PARKING REQUIREMENTS

300 SQ. FT. OF FLOOR AREA IN EXCESS OF 1,000 SQ. FT.

1 SPACE PER 3 L. FT. OF ALL BARS AND COUNTERS, WHERE FOOD AND

DRINKING IS SERVED, SPACES RESERVED FOR TAKE-OUT/TO GO ARE NOT

TOTAL STALLS REQUIRED 462 STALLS, REQUIRES 9 ADA ACCESSIBLE WITH

RETAIL STORE, PERSONAL SERVICE SHOP | 1 PARKING SPACE FOR EACH 300 SQ. FT. OF FLOOR AREA IN EXCESS OF

ADA ACCESSIBLE PARKING REQUIREMENTS BASED OF TOTAL PARKING STALLS PROVIDED BETWEEN 401-500

TWO YAN ACCESSIBLE STALLS

ACCESSIBLE PARKING SPACES REQUIRMENT (TABLE 1106.1)

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM # OF ACCESSIBLE SPACES
1 TO 25 26 TO 50	
51 TO 75	3
76 TO 100	4

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM # OF ACCESSIBLE SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4

ZONING DATA

510-520 PLANDOME ROAD, MANHASSET, NY 11030

SECTION: BLOCK: 69 _01: 61' 62, 425

NASSAU COUNTY MAP OF: MANHASSET GARDENS

TOWN: TOWN OF NORTH HEMPSTEAD ZONE: B-A & RES. B

TO THE BEST OF KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN ACCORDANCE TO 2020 NEW YORK STATE, BUILDING CODE AND TOWN OF NORTH HEMPSTEAD LATEST RULES AND REGULATION AND ENERGY CODES.

NEW YORK STATE CODE REFERENCES

ALL REFERENCES UNDER THIS APPLICATION ARE TO A NYS CODE CODE ARE AS PER CONSTRUED AS A REFERENCE TO RESPECTIVE CODE BOOK OF THE 2020 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE EFFECTIVE MAY 12, 2020

CONTRACTOR TO PROVIDE 6'-0" H. CONSTRUCTION CHAIN LINK FENCE AROUND PROPERTY AS REQ'D, PRIOR OF STARTING THE CONSTRUCTION INCLUDING GATE AND LOCKSET

SECTION 70 BUILDING REGULATIONS:

DEFINITIONS	CODE SECTION	MIN. REQUIRED	MAX. PERMITTED	EXISTING	PROPOSED	REMARKS	
PARKING	70-103	53		5	5	EXISTING, NO CHANGE (REFER TO PARKING CALCULATION NOTE)	(VARIANCE/REQUIRED)/
PLOT AREA	70-129	2,000 SQ. FT.		7,143.03 SQ. FT.			
BUILDING HEIGHT	TØ-13Ø		40'			EXISTING, NO CHANGE	
LOT COVERAGE	7Ø-131		10% OF THE LOT AREA 5,000.12 SQ.FT. SEE NOTE * 1	0.5524 = 55.24 % 3,946.09 SQ. FT.		EXISTING, NO CHANGE	
FRONT YARD	7∅-132	10'-0"	otal seri adolestatus ni uc	3.21		EXISTING, NO CHANGE	
SIDE YARD # I	7Ø-133	00.00		00.00'		EXISTING, NO CHANGE	
SIDE YARDS # 2		00.00		00.1'		EXISTING NO CHANGE	
REAR YARD	70-134	20.0'		49.42'		EXISTING, NO CHANGE	

NOTE # 1:

LOT AREA = 1,143,03 SQ. FT.

MAX. LOT COVERAGE PERMITTED = 10% X 1,143.03 SQ. FT. = 5,000.12 SQ. FT. EXISTING LOT COVERAGE, NO CHANGE = 3,946.09 SQ. FT. / 1,143.03 SQ. FT. = 55.24 %

BUILDING NOTES:

NO CHANGE TO EXISTING FOOTPRINT, INCLUDING ALL SETBACKS AND BUILDING HEIGHTS

EXISTING STORES: RETAIL CARPET STORE & RETAIL FOOD STORE PROPOSED: COMBINE BOTH STORES PROPOSED USE: TAKE OUT FOOD STORE (BAGEL STORE) EXISTING TENANT: MANHASSET BAGEL, RAJEEV AGGARWAL BUILDING OWNER: PARK LAND DEVELOPMENT CORP. 113 MAIN STREET, PORT WASHINGTON, NY 11050

CONSTRUCTION CLASSIFICATION OF THE BUILDING AS PER PARA. 602 OF THE 2020 BUILDING CODE OF NEW YORK STATE.

OCCUPANCY CLASSIFICATION OF THE TENANT SPACE AS PER AS PER SECTION 3 PARAGRAPH 302 OF 2020 BUILDING CODE OF NEW YORK STATE.

FIRST FLOOR: RETAIL FOOD STORE: BUSINESS GROUP 'B' CELLAR FLOOR: STORAGE: NO WORK IN THE CELLAR UNDER THIS APPLICATION

TAKE OUT FOOD STORE AS PER PARAGRAPH 302 OF THE 2020 B.C. OF N.Y.S.:

THERE IS NO CHANGE IN TENANCY AND CHANGE OF OCCUPANCY CLASSIFICATION / CHANGE OF USE UNDER THIS APPLICATION AS PER PARA. 1001.2.1 \$ 1001.2.2 OF 2020 EXISTING BUILDING CODE OF NEW YORK STATE

AS PER CHAPTER 6 OF THE 2020 E.B.C. OF N.Y.S. IS ALTERATION LEVEL II (2)

OCCUPANT LOAD: PROFESSIONAL SERVICE, BUSINESS 'B' AS PER SECTION 304

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT LOAD: BASED ON PARAGRAPH 1004 OF THE 2020 B.C. OF N.Y.S. & TABLE 1004.5 REFER TO DRAWING # A-5 FOR DETAILS

FIRE SPRINKLER NOTES: BUILDING DOES NOT HAVE A SPRINKLER SYSTEM SPRINKLER SYSTEM DOES NOT REQ'D

FIRE ALARM NOTES:

BUILDING DOES NOT HAVE A FIRE ALARM A FIRE ALARM WILL BE INSTALLED UNDER SEPARATE APPLICATION AS PER SECTION 18.6.3 OF THE N.C.F.P.O. WILL BE FILED BY FIRE ALARM COMPANY

WILL BE FILED UNDER SEPARATE APPLICATION BY SIGN COMPANY

AN APPLICATION SHALL BE FILED WITH NASSAU COUNTY HEALTH DEPARTMENT AND APPROVED PRIOR CERTIFICATE OF COMPLETION

1. HANDWASH FACILITIES ARE TO BE SUPPLIED WITH HOT WATER TEMPERED BY MEANS OF A MIXING VALVE OR SINGLE LEVEL COMBINATION FAUCETS, HOT WATER SUPPLIED TO HANDWASH SINKS SHOULD NOT EXCEED 110 ° F.

2. EACH HANDWASH FACILITY IS TO BE PROVIDED WITH HAND-CLEANING SOAP OR DETERGENT WITH SANITARY RECEPTACLE. INDIVIDUAL SINGLE SERVICE TOWELS, WARM AIR BLOWERS OR CLEAN INDIVIDUAL SECTION OF CONTINUOUS CLOTH ARE TO BE PROVIDED. COMMON TOWELS ARE PROHIBITED. CONVENIENTLY LOCATED WASTE RECEPTACLES ARE TO BE PROVIDED IF DISPOSABLES TOWELS ARE USED. HANDWASHING SIGNS ARE TO BE POSTED AT ALL EMPLOYEE HANDWASHING FACILITIES.

AN APPLICATION SHALL BE FILED WITH NASSAU COUNTY FIRE MARSHAL AND APPROVED PRIOR OF CERTIFICATE OF COMPLETION

OF THE STREET PARKING CALCULATION AS PER SECTION 70-103A(1) TOWN OF NORTH HEMPSTEAD

PREVIOUSLY FILED WITH T.O.N.H. PARKING CALCULATIONS ARE BASED ON BOTH STORES.

MANHASSET BAGELS: NO CHANGE IN PARKING CALCULATIONS NO CHANGE IN PARKING CALCULATIONS JIM O'MALLEY'S CARPET:

FROM BZA APPEAL #: 19756, DATED 11-06-2014 TOTAL PARKING SPACE REQ'D: 25 SPACES TOTAL PARKING SPACES PROVIDED: 5 SPACES TOTAL PARKING SPACES MISSING: 20 SPACES

VARIANCES PREVIOUSLY GRANTED BY TOWN OF NORTH HEMPSTEAD

PARKING VARIANCE WAS GRANTED, UNDER APPEAL * 19756, MAY 21, 2014

CONDITIONAL USE PERMIT WAS GRANTED FOR MANHASSET BAGEL STORE UNDER RIDER TO APPEAL # 19756

PROPOSED PARKING CALCULATION

PROPOSED PARKING CALCULATIONS COMBINED TWO STORES.

CELLAR OFFICE AREA = 206.00 SQ. FT. 206.00 - 1,000 = NO PARKING SPACE REQ'D

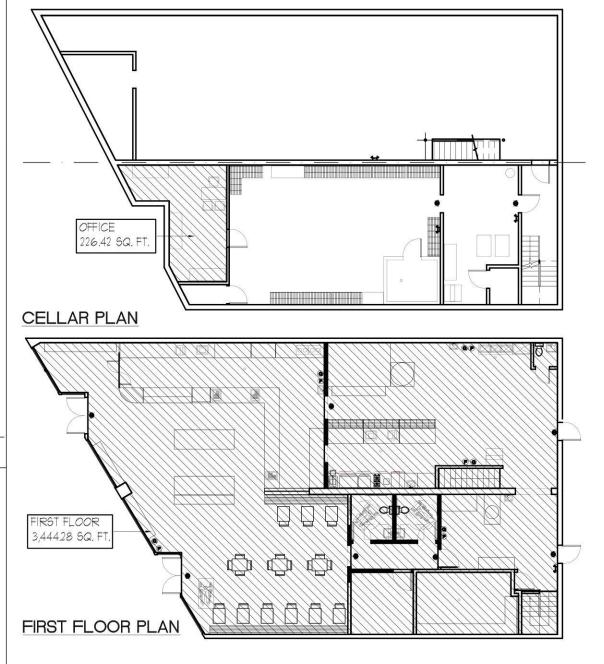
TOTAL RETAIL FOOD ESTABLISHED STORE AT FIRST FLOOR AS PER T.O.N.H. PARKING REQUIREMENT SECTION 10-103

(EXCLUDED STAIRS) 3,444,28 SQ. FT. / 80 = 43,06 OR 44 PARKING SPACE REQ'D

PROVIDED: 5, THEREFORE VARIANCE REQ'D PREVIOUSLY AMPROVED AND GRANTED FOR 25 MARKING SPACES /44/- 25 = 19/PARKING/SPACES/VARIANCE REQUIRED/

I OFF STREET LOADING BAY = 1 / 10,000 SQ.FT. 1 REQUIRED

ACCESSIBLE PARKING SPACES SHALL BE AS PER TABLE 1106.1 OF 2020 IBC AND ICC/ANSI CURRENT CODES AND REGULATIONS



PARKING CALCULATIONS DIAG. SCALE: 1"=16'

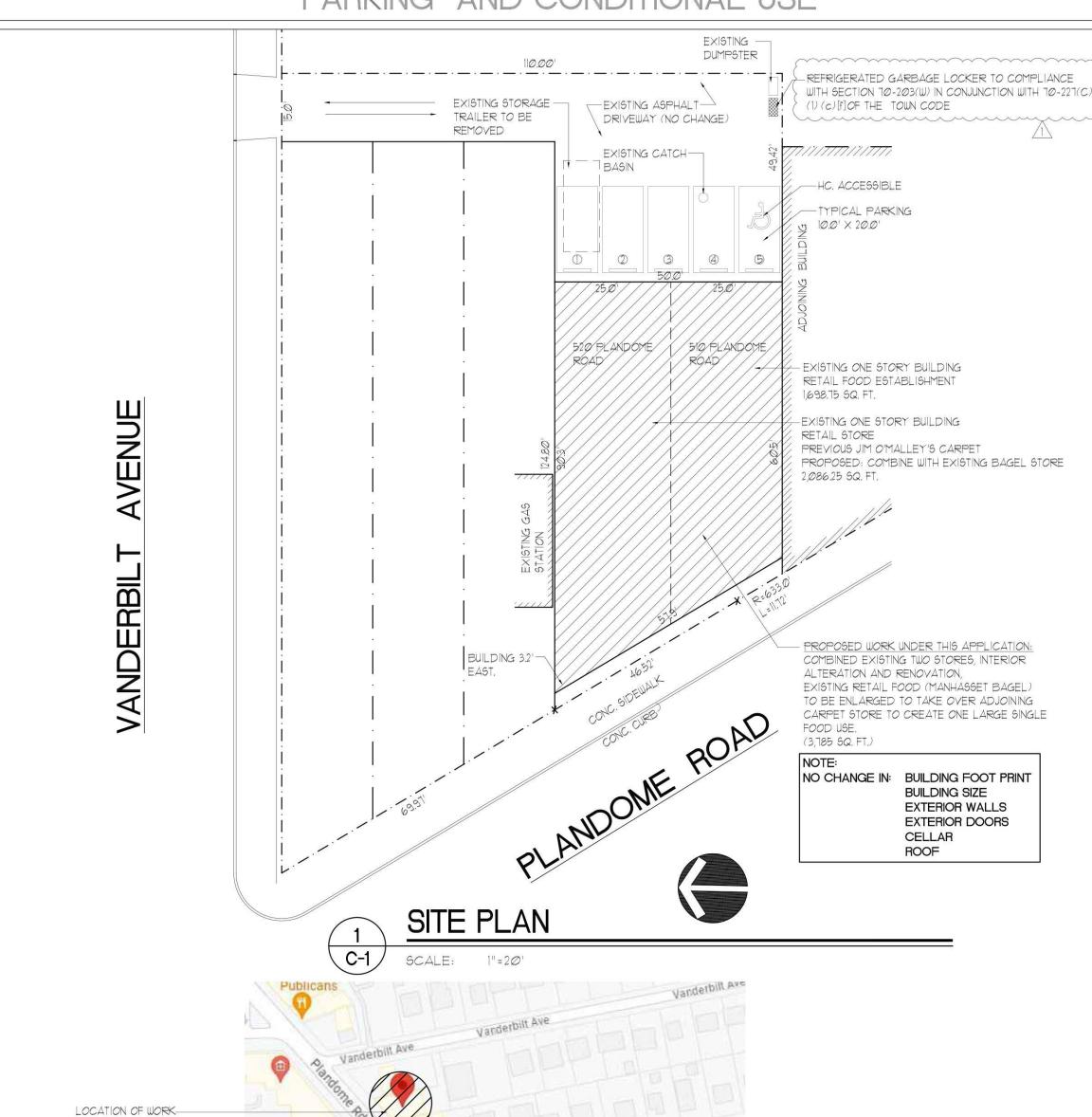
MANHASSET BAGEL

MANHASSET, NY 11030

510-520 PLANDOME ROAD #21571

CHITECT. INFRINGEMENT

SECTION: 3 BLOCK: 69 LOT(S) 61, 62, 425 COMBINE TWO EXISTING STORES INTERIOR ALTERATION / RENOVATIONS VARIANCE REQUIRED UNDER THIS APPLICATION: PARKING AND CONDITIONAL USE



DRAWING LIST FOR VARIANCE APPROVAL:

GENERAL NOTES / ZONING DATA / SITE PLAN

510 4 520 PLANDOME ROAD MANHASSET, NY 11030

2) A-1 EXISTING FLOOR PLANS DEMOLITION PLANS 3) A-2

PROPOSED FIRST FLOOR PLAN / WALL DETAILS / NOTES PROPOSED FIRST FLOOR REFLECTED CEILING PLAN PROPOSED FIRST FLOOR ELECTRICAL PLAN

OCCUPANCY FLOOR PLAN / CALCULATIONS

CELLAR / FIRST FLOOR EGRESS PATH / SAFETY PLAN PROPOSED FIRST FLOOR PLAN EQUIPMENT PLANS / EQUIPMENT SCEDUEL

PROPOSED PLUMBING RISER DIAG. / NOTES

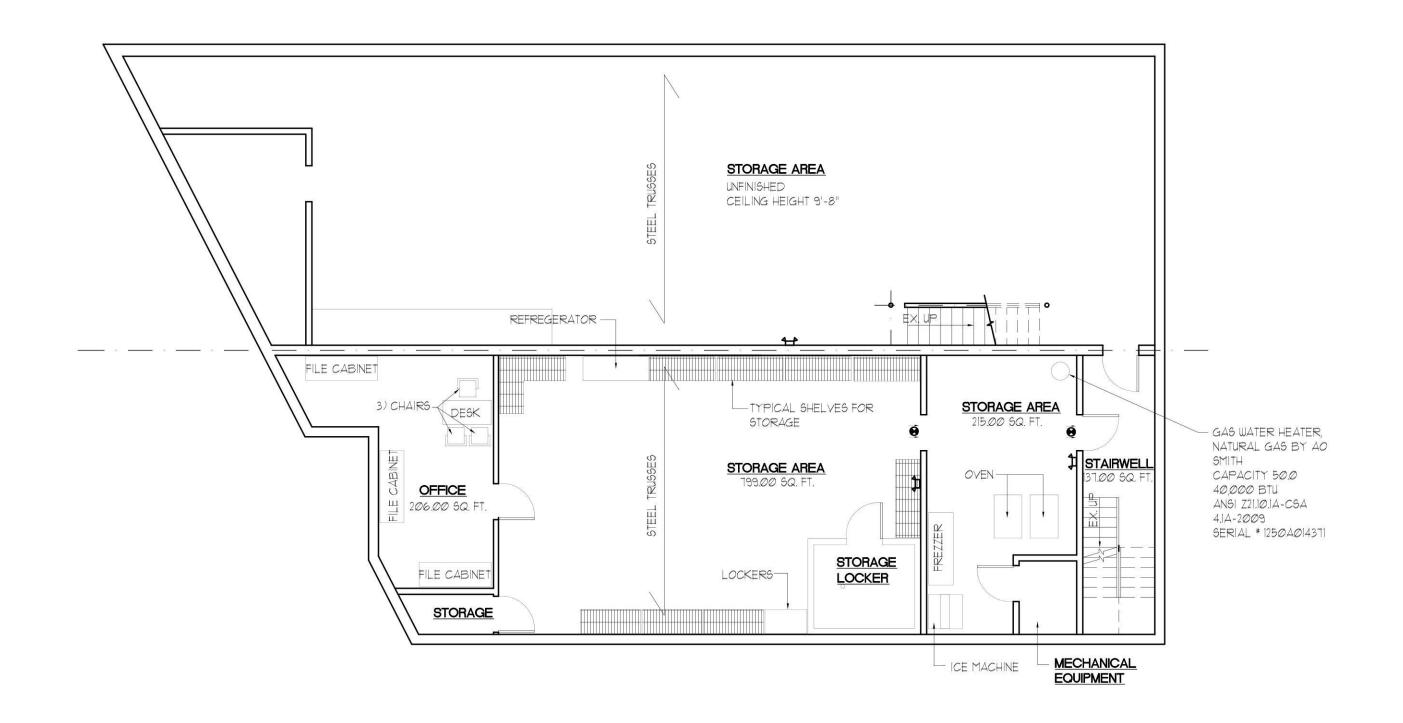
ZONING Anthony Basile 03/15/2024

Jared Besche

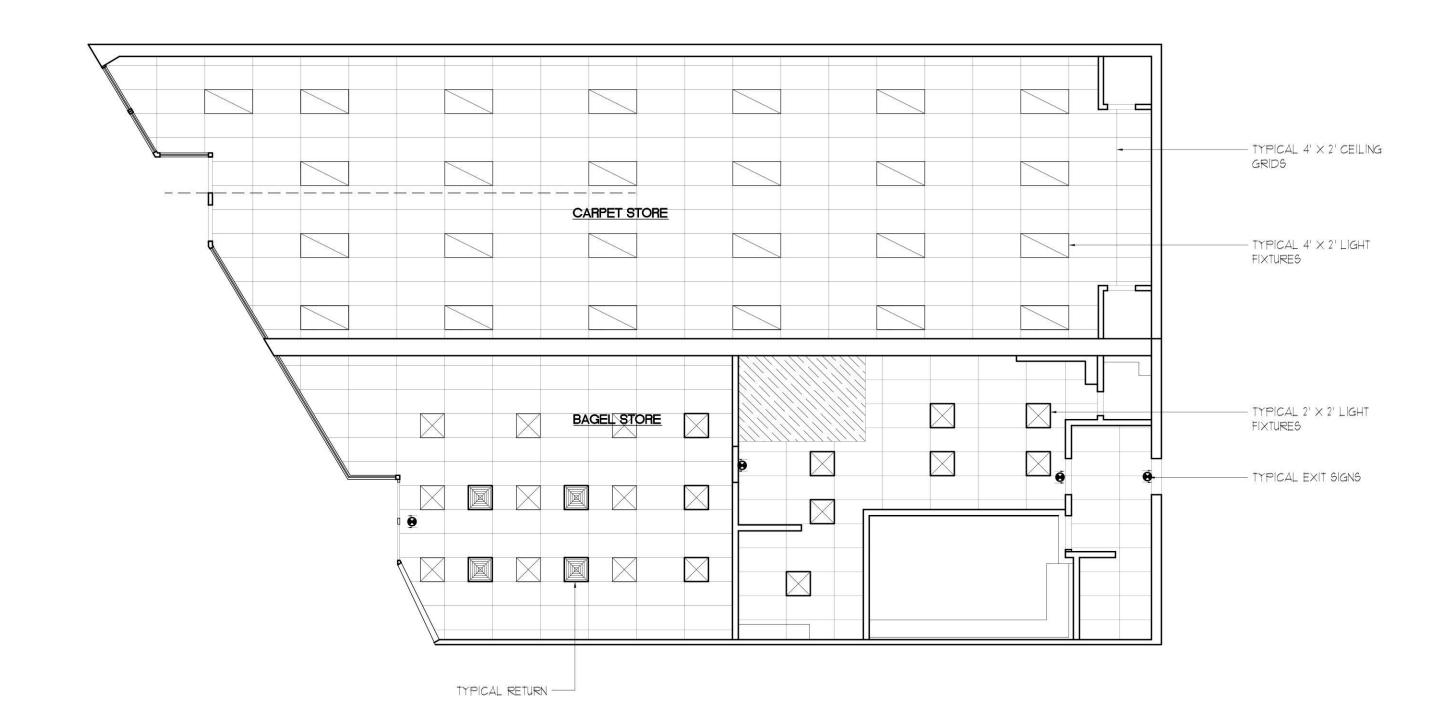
Associates P

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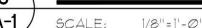
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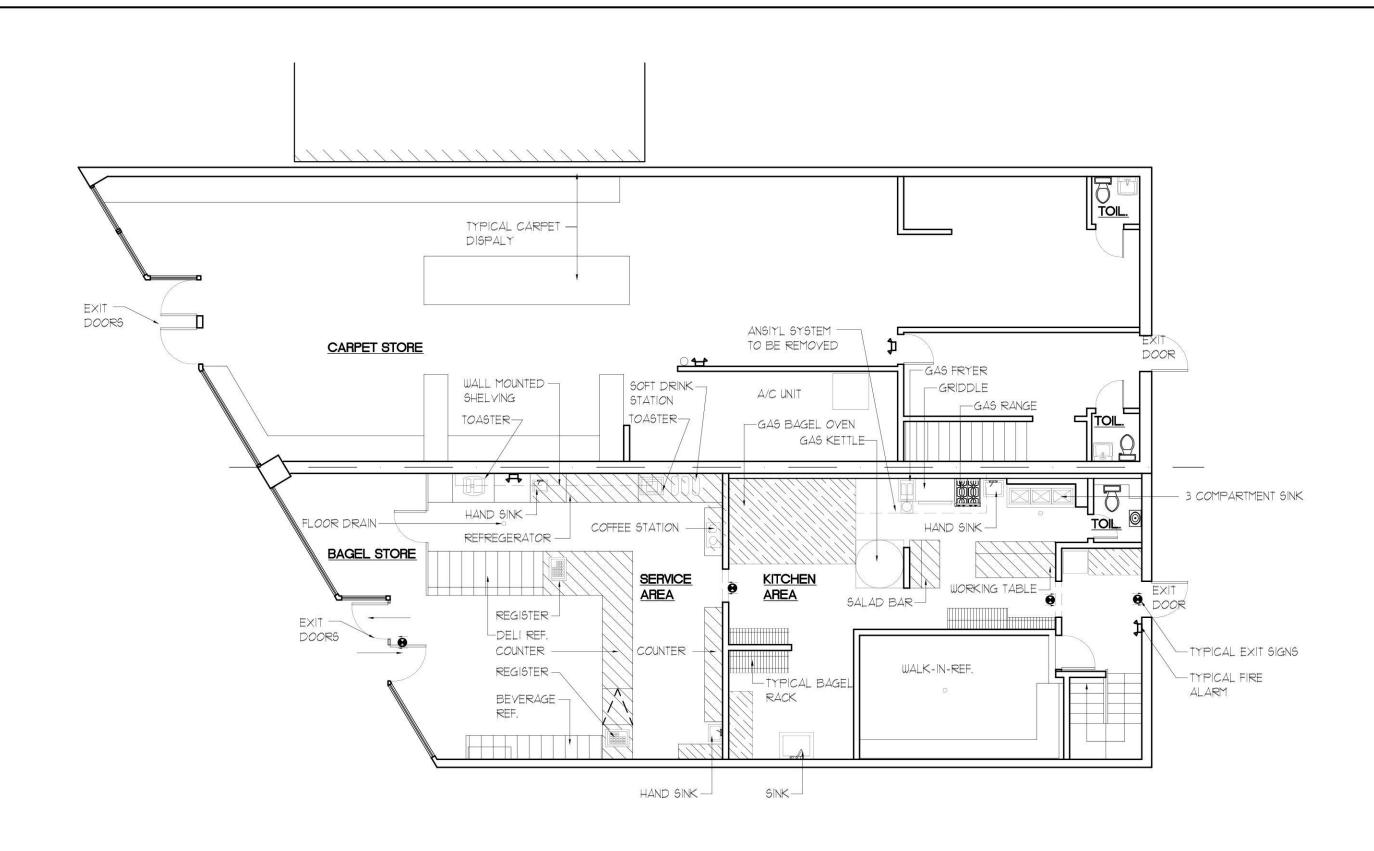














SAFETY GLAZING NOTES:

AS PER SECTION 2406 OF THE I.B.C. BUILDING CODE

2406.1 HUMAN IMPACT LOADS.

CONTINUOUS BACKING SUPPORT.

INDIVIDUAL GLAZED AREAS, INCLUDING GLASS MIRRORS, IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION 2406.4 SHALL COMPLY WITH SECTIONS 2406.1.1 THROUGH 2406.1.4. EXCEPTION: MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A

2406.3 IDENTIFICATION OF SAFETY GLAZING. EXCEPT AS INDICATED IN SECTION 2406.3.1, EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AS WELL AS THE INFORMATION SPECIFIED IN SECTION 2403.1. THE DESIGNATION SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR OF A TYPE

THAT ONCE APPLIED, CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL MEETING THE REQUIREMENTS OF THIS SECTION SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION.

1. FOR OTHER THAN TEMPERED GLASS, MANUFACTURER'S DESIGNATIONS ARE NOT REQUIRED, PROVIDED THE BUILDING OFFICIAL APPROVES THE USE OF A CERTIFICATE, AFFIDAVIT OR OTHER EVIDENCE CONFIRMING COMPLIANCE WITH THIS

2. TEMPERED SPANDREL GLASS IS PERMITTED TO BE IDENTIFIED BY THE MANUFACTURER WITH A REMOVABLE PAPER DESIGNATION. 2406.3.1 MULTIPANE ASSEMBLIES. MULTIPANE GLAZED ASSEMBLIES HAVING INDIVIDUAL PANES NOT EXCEEDING I SQUARE FOOT (0.09 M) IN EXPOSED AREAS SHALL HAVE AT LEAST ONE PANE IN THE ASSEMBLY MARKED AS INDICATED IN SECTION 2406.3. OTHER PANES IN THE ASSEMBLY SHALL BE MARKED "CPSC 16 CFR PART 1201" OR "ANSI Z97.1," AS APPROPRIATE.

2406.4 HAZARDOUS LOCATIONS.

THE LOCATIONS SPECIFIED IN SECTIONS 2406.4.1 THROUGH 2406.4.1 SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS.

2406.4.1 GLAZING IN DOORS.

GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION.

GLAZED OPENINGS OF A SIZE THROUGH WHICH 3-INCH-DIAMETER (76M) SPHERE IS UNABLE TO PASS. DECORATIVE GLAZING.

GLAZING MATERIALS USED AS CURVED GLAZED PANELS IN REVOLVING DOORS.

4. COMMERCIAL REFRIGERATED CABINET GLAZED DOORS.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A

EXCEPTIONS: DECORATIVE GLAZING.

2406.4.2 GLAZING ADJACENT TO DOORS.

WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING. 3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH.GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION 2406.4.3.

2406.4.3 GLAZING IN WINDOWS.

HAZARDOUS LOCATION.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION:

THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET (0.84 M). THE BOTTOM EDGE OF THE GLAZING IS LESS THAN IS INCHES (457 MM) ABOVE THE FLOOR.

THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR. 4. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.

ZONING Anthony Basile

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03/15/2024

of jurisdictions having authority over the work.

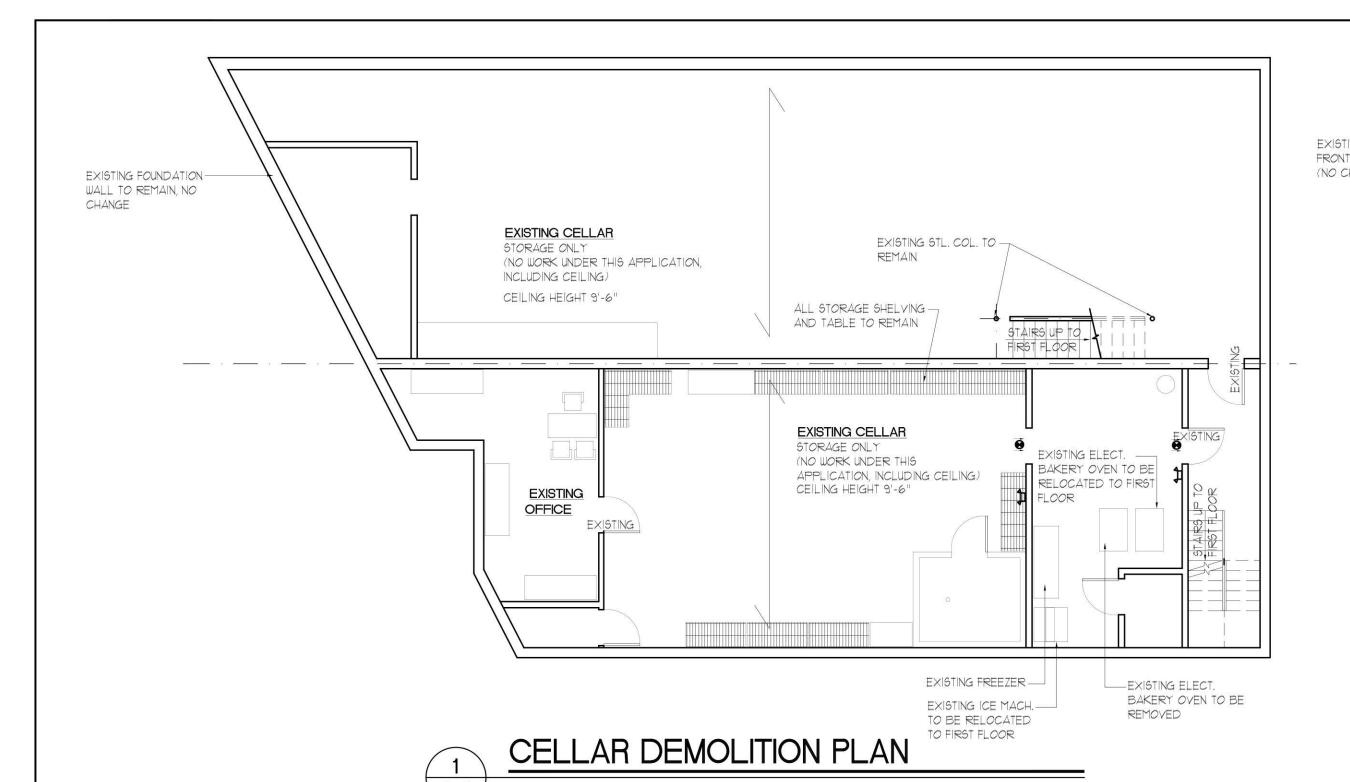
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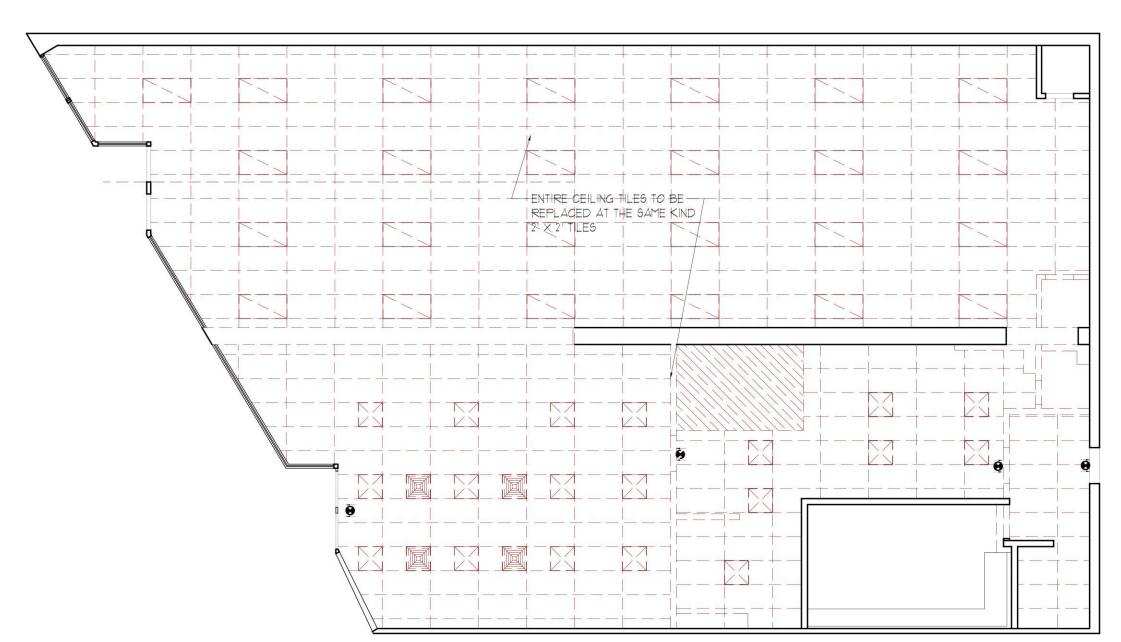
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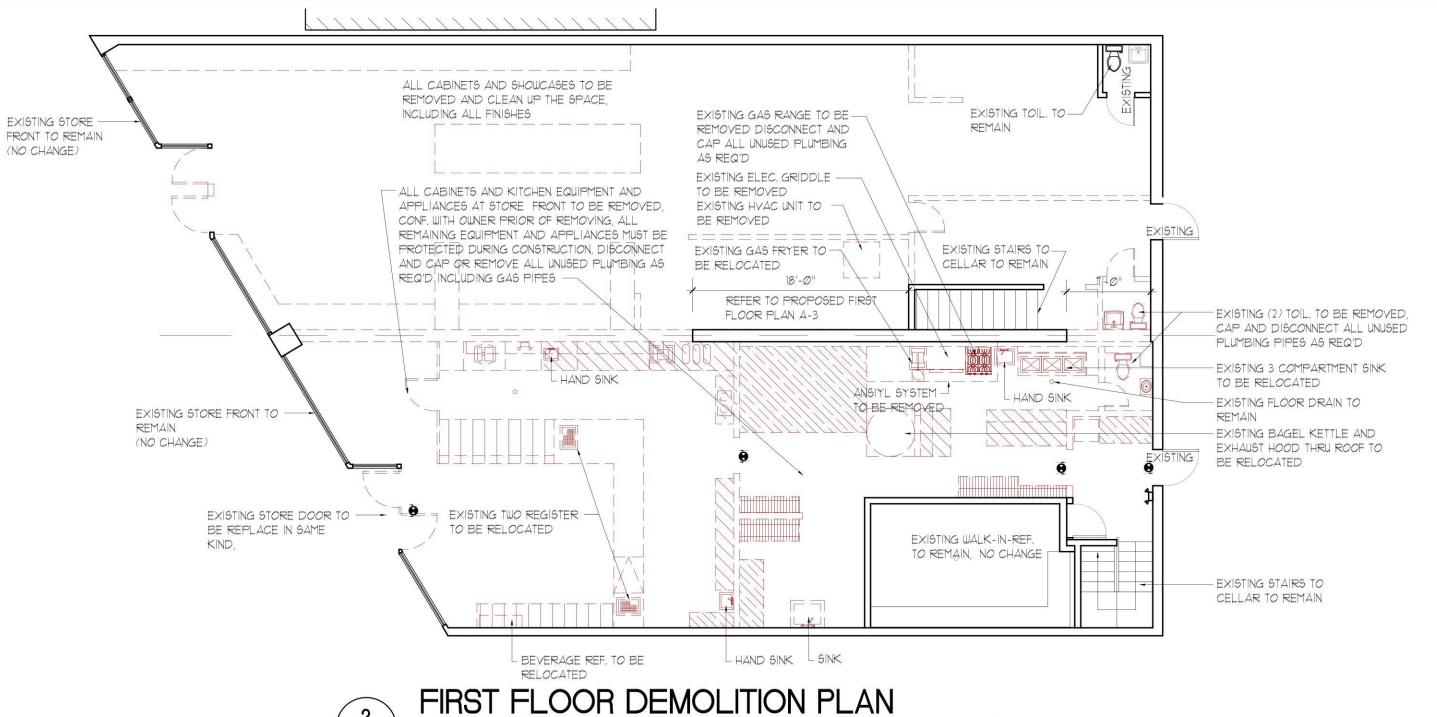
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PROFESSIONAL CARE IN REMOVAL OF WORK

ALL REMOVALS SHALL BE PERFORMED IN KEEPING WITH THE BEST SAFETY PRACTICES GOVERNING SAME IN ACCORDANCE WITH ALL TOWN (TOWN OF NORTH HEMPSTEAD) LOCAL VILLAGE, CITY, STATE AND/OR FEDERAL LAWS GOVERNING THE SAME.

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

- 2. THE CONTRACTOR SHALL CALL THE BUILDING INSPECTOR ASSIGNED TO PERMIT APPLICATION PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITY
- CONTRACTOR MUST NOTIFY ALL UTILITY COMPANIES PRIOR OF ANY DISCONNECTED SERVICE LINES AND PROVIDE A TEMPORARY ELECT. AND WATER SERVICE LINE, A DISCONNECTED LETTER FROM WATER DISTRICT, SEWER, GAS, ELECTRIC COMPANIES MUST BE SUBMITTED TO TOWN OF NORTH HEMPSTEAD.
- 4. APPROPRIATE MITIGATING MEASURES SHALL BE EMPLOYED BEFORE, DURING AND AFTER THE DEMOLITION TO CONTROL THE GENERATION OF FUGITIVE DUST, STORM WATER RUN-OFF AND EROSION.
- 5. A MIN. 6'-0" HIGH CHAIN LINK, CONSTRUCTION FENCE SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF PREMISES BEFORE DURING AND AFTER THE DEMOLITION AND DURING CONSTRUCTION. THE CONSTRUCTION FENCE SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND APPROVAL OF COMMISSIONER OF BUILDING OR HIS AUTHORIZED REPRESENTATIVE.

CLEAN UP-SAFETY:

- 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. DEMOLITION OF EXISTING HOUSE TO BE FILED UNDER A SEPARATE APPLICATION.
- 2. UPON COMPETITION OF WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL REMOVE ALL TOOLS, EQUIPMENT, MATERIALS APPARATUS, ETC. AND SHALL BROOM SWEEP.
- 3. CONTRACTOR PERFORMING WORK SHALL BE LICENSED, INSURED AND HAVE KNOWLEDGE AND EXPERIENCE W/SIMILAR WORK.
- 4. THERE SHALL BE A PORTABLE TOIL, ON THE SITE FOR WORKERS

DEMOLITION NOTES

- THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS INDICATED ON THE DRAWINGS AS REQUIRED TO PERFORM ALL CONTRACT WORK,
- ALL DEFECTIVE PLASTER AND/OR FINISHED SURFACES ON COLUMNS AND EXISTING WALLS SHALL BE CHOPPER OUT AND/OR PATCHED FREE OF ALL IRREGULARITIES AND SHALL MATCH ADJACENT WALLS IN FINISH AND THICKNESS.

ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED TO THE CLIENT OR AS

- OTHERWISE DIRECTED. IN ALL AREAS WHERE DEMOLITION REMOVAL OF TILE CARPETING, TACKLES, PARTITIONS ETC. CAUSES AN UNEVENNESS IN SLAB. THE
- CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING.
- EITHER STORED OR CARTED AWAY BY THE GENERAL CONTRACTOR.) THE GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY POWER AND LIGHTS THROUGHOUT THE SPACE UNDER CONSTRUCTION AND

ALL EXPOSED LIGHT FIXTURES, WIRING, SWITCHES, AND METAL WIRING, SWITCHES AND ALL MOLDING NOT BEING REUSED SHALL BE REMOVED AND

- DEMOLITION AS REQUIRED.
- THE GENERAL CONTRACTOR SHALL REMOVE TO THE SOURCE CAP AND FLUSH OFF BEHIND FINISH SURFACES ALL PROJECTING PLUMBING, FLOOR, ELECTRICAL/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED. FIRE RATINGS SHALL BE MAINTAINED.
- ALL EXISTING TO REMAIN, EXISTING RELOCATED, OR NEW ITEMS INSTALLED IN ADDITION TO BEING APPLY AND PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION SHALL BE THOROUGHLY CLEANED.
- B) UPON COMPLETION OF DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL PROVIDE THAT ALL AREAS BE LEFT BROOM CLEAN.
- 0) THE GENERAL CONTRACTORS SHALL INSPECT ALL EXISTING SURFACES AND WHERE AS A RESULT OF DEMOLITION, FINISHED SURFACES DO NOT ALIGN, THE EXISTING FINISH SHALL BE CHOPPED AWAY, NEW CORNER BEADS AND STOPS INSTALLED AND SURFACE SMOOTH FLUSH ALIGNED
- ALL DEMOLITION 15 TO BE PERFORMED IN ACCORDANCE WITH THE BUILDING CODES LATEST ORDINANCE OF THE STATE OF CONNECTICUT.
- THE GENERAL CONTRACTOR SHALL ERECT ALL NECESSARY PLASTIC DROP CLOTH PARTITIONS TO PROTECT ADJACENT BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS.
- AS PER SECTION 3303,1 ALL CONSTRUCTION DOCUMENTS AND SCHEDULE FOR DEMOLITION SHALL BE SUBMITTED WHERE REQUIRED BY THE BUILDING OFFICIAL. WHERE SUCH INFORMATION IS REQUIRED, WORK SHALL NOT BE DONE UNTIL SUCH CONSTRUCTION DOCUMENTS OR SCHEDULE, OR BOTH ARE APPROVED
-) ALL PEDESTRIAN PROTECTION SHALL BE AS PER SECTION 3303.2, THE WORK OF DEMOLISHING ANY STRUCTURE UNTIL PEDESTRIAN IS IN PROTECTION IS IN PLACE AS REQUIRED BY THIS CHAPTER...
- 5) A HORIZONTAL EXIT SHALL NOT BE DESTROYED UNLESS AND UNTIL A SUBSTITUTE MEANS OF EGRESS HAS BEEN PROVIDED AND APPROVED.
- 6) WATER ACCUMULATION SHALL BE AS PER SECTION 3303.5, PROVISION SHALL BE MADE TO PREVENT THE ACCUMULATION OF WATER OR DAMAGED TO ANY FOUNDATION ON THE PREMISES OR THE ADJOINING PROPERTY.
- ALL UTILITY CONNECTIONS SHALL BE AS PER SECTION 3303.8 AND SHALL BE DISCONTINUED AND CAPPED IN ACCORDANCE WITH APPROVED RULES AND THE REQUIREMENTS OF THE APPROVED RULES AND REQUIREMENTS OF THE APPLICABLE GOVERNING AUTHORITY.
-) ALL FIRE SAFETY DURING DEMOLITION SHALL BE AS PER SECTION 3303.7 DURING CONSTRUCTION AND SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE FIRE CODE OF NEW YORK STATE.

SAFEGUARDS DURING CONSTRUCTION NOTES:

4S PER CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION

- ALL WORK DURING CONSTRUCTION SHALL BE IN A SAFE CONDITION AT ALL TIMES AND SHALL BE AS PER CHAPTER 33 OF INTERNATIONAL BUILDI
- CONSTRUCTION EQUIPMENT AND MATERIAL SHALL BE STORED AND PLACED SO NOT TO BE ENDANGER TO THE PUBLIC, THE WORKERS OR ADJOININ PROPERTY FOR THE DURATION OF THE CONSTRUCTION.
- SECTION 3303.4 AND MUST BE CLEAR AT ALL TIME DURING CONSTRUCTION PHASE

A HORIZONTAL EXIT SHALL NOT BE DESTROYED UNLESS AND UNTIL A SUBSTITUTE MEANS OF EGRESS HAS BEN PROVIDE AND APPROVED., AS PE

ALL ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, AS PER SECTION 3301 AND 3301.

) SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION AT ALL TIME IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE

THERE SHALL BE ATLEAST ONE PORTABLE FIRE EXTINGUISHER ON THE SITE DURING CONSTRUCTION AS PER SECTION 33/09 AND IN ACCORDANCE WI SECTION 906. ONE AT EACH STAIRWAY ON ALL FLOOR LEVELS, AND ONE ON EACH OTHER FLOORS

BEQUENCE OF DEMOLITION - NOT LIMITED TO:

- OBTAIN CERTIFICATION THAT THE HAZARDOUS MATERIALS HAVE BEEN CLEARED FROM THE BUILDING AND PROVIDE CONTINUOUS MONITORING.) SECURE ALL BUILDING PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
- DISPLAY PERMITS IN A VISIBLE LOCATION, AVAILABLE FOR INSPECTOR TO SEE. 5) PROPERLY NOTIFY THE AUTHORITY AND ADJACENT PROPERTY OWNERS PRIOR TO BEGINNING OF THE DEMOLITION.
- 6) DISCONNECT ALL ELECTRICAL FEEDS AND LOCK AND TAG AS REQUIRED. 1) DISCONNECT ALL GAS FEED PIPES AND CAP PROPERLY.
- 8) DISCONNECT AND CAP WATER FEED TO BUILDING AS SHOWN ON UTILITY DECOMMISSION PLANS. INSTALL THE PROPOSED TEMPORARY STAND PIPES AS SHOWN ON FIRE SAFETY PLAN.
- 9) DISCONNECT SEWER LINES AND PLUG AS SHOWN ON THE UTILITY DECOMMISSION PLANS.
- 10) MARK ALL UTILITIES AT DISCONNECT LOCATIONS.
- 1) PROVIDE TEMPORARY POWER FOR HAND EQUIPMENT. 2) INSTALL TEMPORARY LIGHTS.
- 3) INSTALL TEMPORARY VENTILATION AND DUST CONTROL.
- 4) SEGREGATE ALL DEBRIS FOR RECYCLING PER PORT AUTHORITY REQUIREMENTS. 15) PROVIDE TEMPORARY FIRE EXTINGUISHER.
- 16) REMOVE AND DISPOSE OF ALL GLASS MATERIAL, INCLUDING BUT NOT LIMITED TO WINDOWS, DOORS, SKYLIGHTS, LIGHT BULB E, ALL FURNITURE AND LOOSE MATERIALS. DISPOSE OF ALL KITCHEN AND BATHROOM FIXTURE, ALL ACOUSTICAL CEILINGS, INCLUDING GRID AND HANGERS. DISPOSE OF ALL GYPSUM WALLBOARD ON CEILINGS AND WALLS, CUT ALL GAS AND WATER PIPES, VALVES, PUMPS, ETC., AND REMOVE THEM
- FROM THE SITE. CUT ALL ELECTRICAL WIRES, SWITCHES, OUTLETS, CIRCUIT BREAKERS AND PANELS AND REMOVE THEM FROM THE SITE. 1) REMOVE AND DISPOSE OF ALL HYAC DUCTS AND VENTS, ALL ROOF TOP AND HUNG HYAC AND RTU UNITS. REMOVE AND DISPOSE OF BOILER AND ASSOCIATED PIPES, REMOVE AND DISPOSE OF ALL INTERIOR NON-BEARING PARTITION, INTERIOR MASONRY WALLS AND ALL EXTERIOR
- CURTAIN WALLS, INCLUDING BUT NOT LIMITED TO BRICK AND BLOCK. 8) MAINTAIN ALL STAIRS AND MEANS OF EGRESS CLEAR.

SITE WORK NOTES

- CLEAR AND GRADE SITE TO ELEVATIONS SHOWN ON APPROVED SITE PLAN DRAWINGS. COORDINATE FOR PROPER DRAINAGE
- EXCAVATE FOR FOOTINGS TO MINIMUM DEPTHS SHOWN ON DRAWINGS. VERIFY MINIMUM DEPTHS WITH BORING LOGS. ENCOUNTERED SOIL TO BE UNDISTURBED VIRGIN SOIL WITH AN ALLOWABLE BEARING CAPACITY OF NOT LESS THAN ONE (1) TON PER SQUARE FOOT UNLESS OTHERWISE INDICATED.
- STEP FOOTINGS, WHERE ELEVATION CHANGES, I VERTICAL TO 2 HORIZONTAL MAX PER CODE AS SHOWN ON DRAWINGS OR WHERE ENCOUNTERED SOIL OR FIELD GRADE CONDITIONS REQUIRE CHANGES IN FOOTING ELEVATIONS.
- CONTRACTOR MAY BACK FILL, AGAINST FOUNDATION WALLS, ONLY AFTER SEVEN (1) DAYS OF CONCRETE CURE TIME, USING PROPER CONSTRUCTION METHODS, MATERIAL AND EQUIPMENT TO AVOID DAMAGE TO THE WALLS AND WATERPROOFING MEMBRANE. ADEQUATELY BRACE WALLS, PRIOR TO BACKFILL. BRACING IS NOT REQUIRED FOR WALLS SUPPORTING LESS THAN 4 FEET (1219 MM) OF UNBALANCED BACKFILL AND AFTER FLOOR SYSTEM IS INSTALLED. AS PER SECTION R404.1.7 OF THE RESIDENTIAL CODE OF NEW YORK STATE.
- REMOVE TOPSOIL AND OTHER SURFACE MATERIALS IN PREPARATION FOR POURING CONCRETE SLAB. INTERIOR SLABS ON GRADE TO BE POURED ON COMPACTED POROUS FILL OR SUITABLE ON SITE MATERIAL.

ZONING Anthony Basile 03/15/2024

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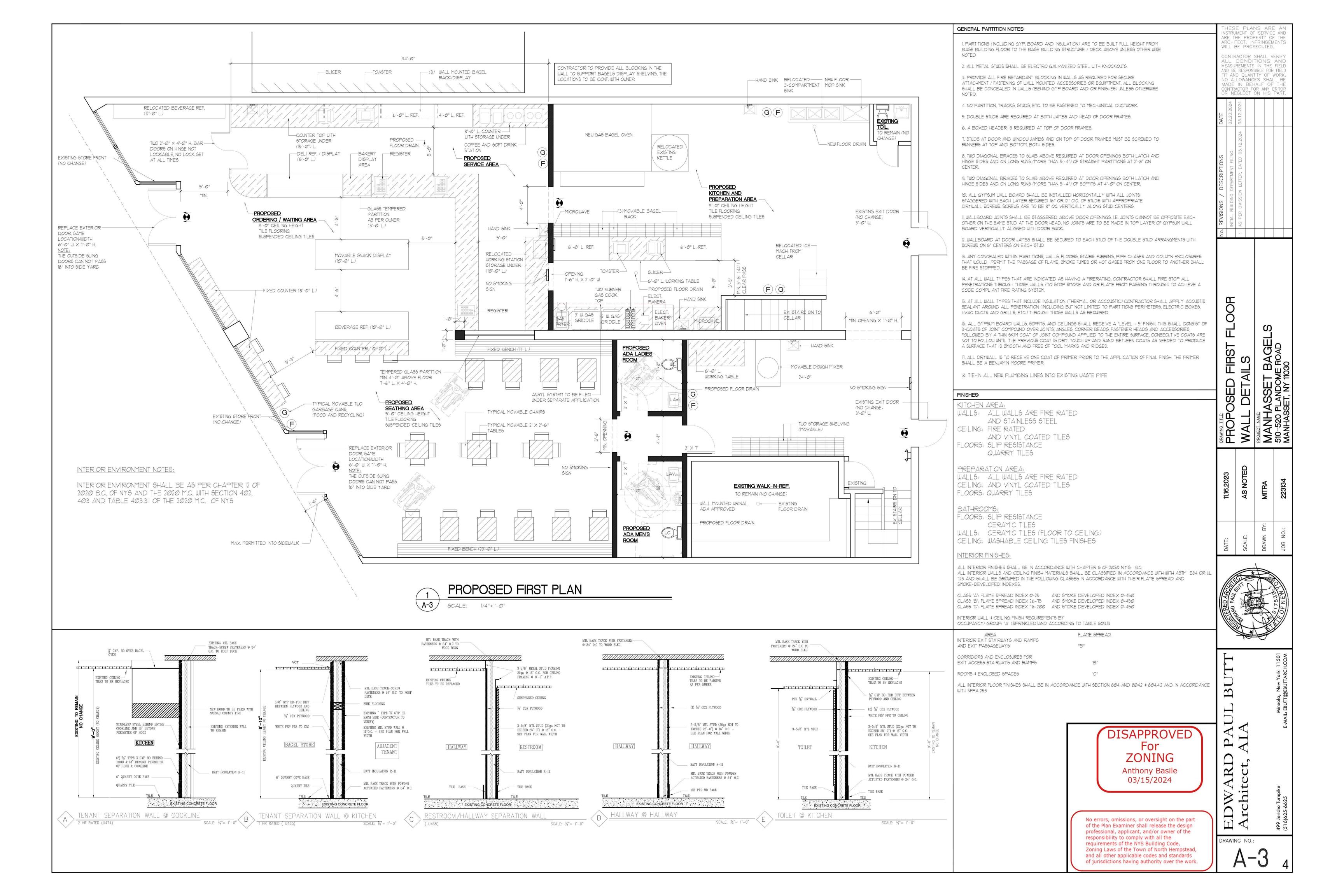
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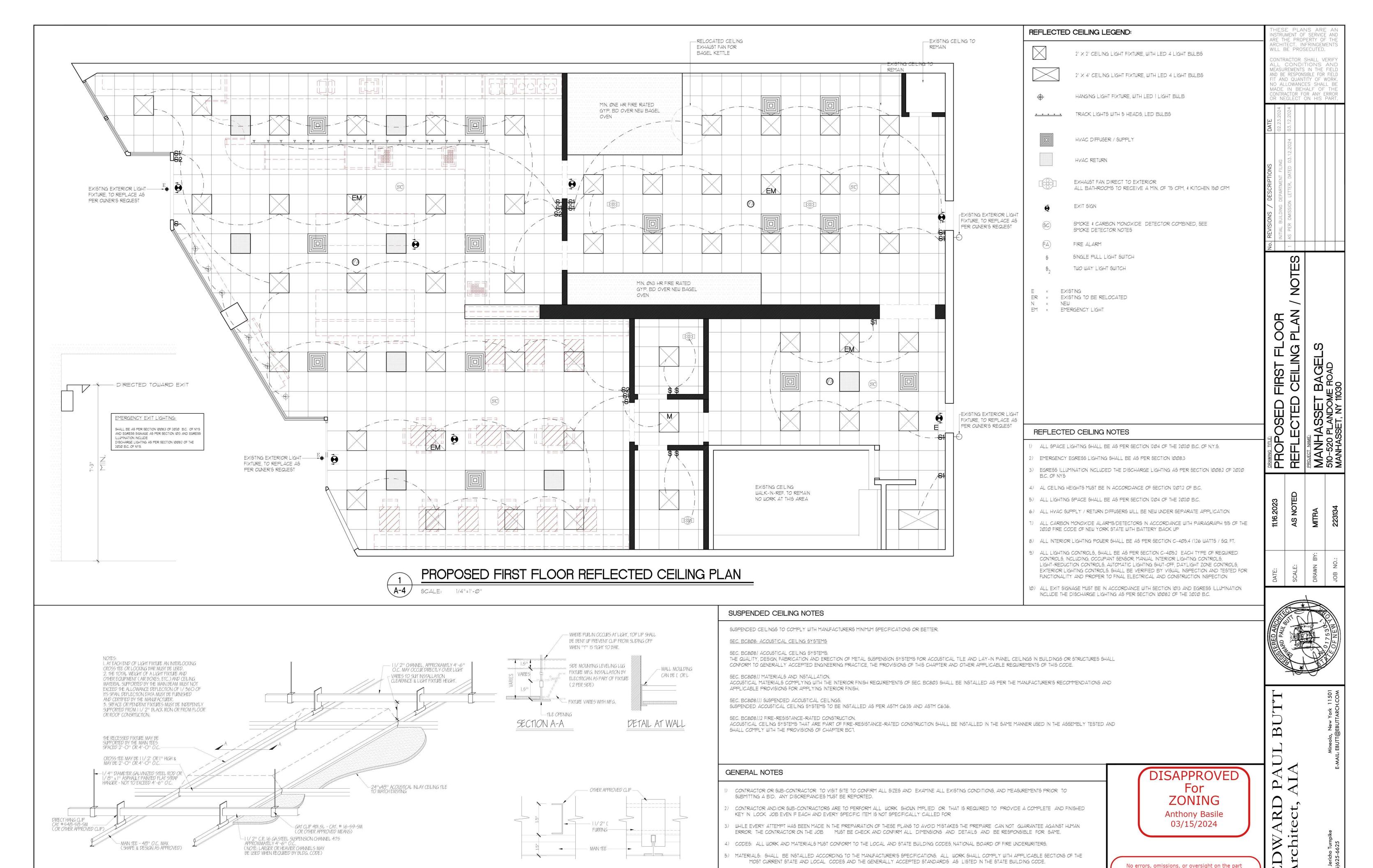
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SUSPENDED CEILING DETAILS

SCALE: N.T.S.

6) MINIMUM CEILING HEIGHTS SHALL BE AS PER SECTION 1201.2 OF 2020 NYS BUILDING CODE.

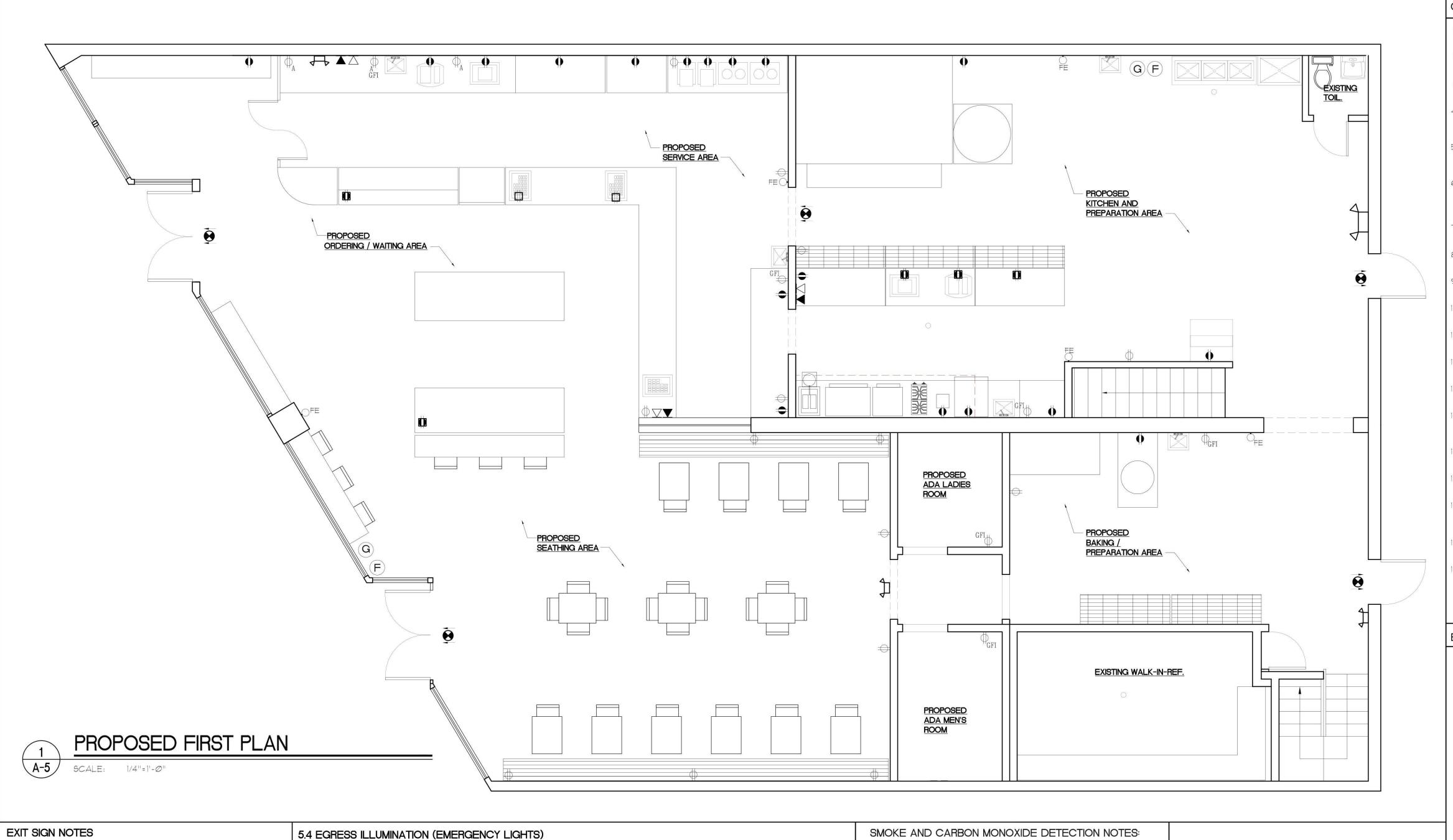
THE FURRED CEILING BE NOT LESS THAN 7'-0"

ALL OCCUPIED SPACES SHALL HAVE A CEILING HEIGHT NOT LESS THAN 1'-6"ABOVE ANY FINISHED FLOOR, ALL TOILET ROOMS, STORAGE AND LAUNDRY

BUILDING CODE AND SHALL BE REQUIRED TO HAVE A MIN. CEILING HEIGHT IN TWO-THIRD OF THE AREA THEREOF, BUT IN NO CASE SHALL HAVE A HEIGHT OF

ROOMS SHALL HAVE A CEILING NOT LESS THAN 1'-0"ANY ROOM WITH A FURRED OUT CEILING SHALL BE AS PER SECTION 12012.1 OF 2020 NYS

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MULTI-DIRECTIONAL EMERGENCY EXIT SIGN W/ EMERGENCY LIGHTING

1011.2 ILLUMINATION. EXIT SIGN SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. EXCEPTIONS:

TACTILE SIGNS REQUIRED BY SECTION 1011.3 NEED NOT BE PROVIDED WITH ILLUMINATION.

1011.3 TACTILE EXIT SIGNS. A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC/ANSI A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY.

1011.5.1 GRAPHICS. EVERY EXIT SIGN AND DIRECTIONAL EXIT SIGN SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES (152 MM) HIGH WITH THE PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN Ø.75 INCH (19. MM) WIDE. THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH NOT LESS THAN 2 INCHES (51 MM) WIDE EXCEPT THE LETTER "I", AND THE MINIMUM SPACING BETWEEN LETTERS SHALL NOT BE LESS THAN 0.375 INCH (9.5 MM). SIGNS LARGER THAN THE MINIMUM ESTABLISHED IN THIS SECTION SHALL HAVE LETTER WIDTHS, STROKES AND SPACING IN PROPORTION TO THEIR HEIGHT.

THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND AND SHALL CLEARLY DISCERNIBLE WHEN THE EXIT SIGN ILLUMINATION MEANS IS OR IS NOT ENERGIZED. IF AN ARROW IS PROVIDED AS PART OF THE EXIT SIGN. THE CONSTRUCTION SHALL BE SUCH THAT THE ARROW DIRECTION CANNOT BE READILY CHANGED.

SECTION 1006 MEANS OF EGRESS ILLUMINATION

TWO OR MORE EXITS.

1006.1 ILLUMINATION REQUIRED. THE MEANS OF EGRESS, NCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1-FOOT

CANDLE (11 LUX) AT THE FLOOR LEVEL. 1006.3 ILLUMINATION EMERGENCY POWER.

THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL NORMALLY BE PROVIDED BY THE PREMISE'S SHALL BE IN ACCORDANCE WITH SECTION 2702. ELECTRICAL SUPPLY.

N THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL NORMALLY BE PROVIDED BY THE PREMISE'S ELECTRICAL SUPPLY.

EXIT ACCESS CORRIDORS, PASSAGEWAYS AND AISLES IN ROOMS AND SPACES WHICH REQUIRE TWO OR MORE 1006.4 PERFORMANCE OF SYSTEM MEANS OF EGRESS.

EXIT ACCESS CORRIDORS, AND EXIT STAIRWAYS LOCATED IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED OT HAVE

INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1023.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

THE PORTION OF THE EXTERIOR EXIT DISCHARGE IMMEDIATELY ADJACENT TO EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR 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.

1011.5.2 EXIT SIGN ILLUMINATION. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDLES

1011.5.3 POWER SOURCE. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES, TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.

EXCEPTIONS: APPROVED EXIT SIGN ILLUMINATION INDEPENDENT OF EXTERNAL POWER SOURCES FOR A DURATION OF NOT LESS THAN 90 MINUETS, IN CASE OF PRIMARY POWER LOSS, ARE NOT REQUIRED TO BE

CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AND

AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF Ø.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MAXIMUM ILLUMINATION UNIFORMITY RATIO

OF 40 TO 1 SHALL NOT BE EXCEEDED.

FIRE ALARM AND DETECTION SYSTEM SHALL BE AS PER SECTION 907 OF 2020 FIRE CODE AND BUILDING CODE OF NYS, INCLUDING ALL APPLICATION, INSTALLATION, PERFORMANCE AND MAINTENANCE OF FIRE ALARM SYSTEM AND THEIR COMPONENTS IN NEW AND OLD EXISTING BUILDINGS.

ALL SYSTEM AND COMPONENTS SHALL BE LISTED AND APPROVED FOR THE PURPOSE FOR WHICH THEY ARE LISTED.

THE REQUIREMENT OF SECTION 907.2 ARE APPLICABLE TO NEW BUILDINGS AND STRUCTURES, THE SECTION 907.3 ARE APPLICABLE TO EXISTING BUILDINGS AND REQUIREMENTS.

AS PER PARAGRAPH 9013, FIRE ALARM SYSTEM AND SMOKE ALARM SHALL BE INSTALLED IN EXISTING BUILDINGS IN ACCORDANCE WITH SECTION 907.3.1 OF 2020 FIRE CODE OF NYS

AS PER PARAGRAPH 907.3.1 AN APPROVED MANUAL FIRE ALARM SYSTEM, AUTOMATIC FIRE DETECTION SYSTEM, OR HEAT DETECTION SYSTEM SHALL BE PROVIDED IN OCCUPANCIES LISTED IN SECTION 907.3.1 \$ 907.3.1.8 AND INSTALLED IN ACCORDANCE WITH THIS CODE AND NEPA 12.

INSTALLATION OF SMOKE ALARMS SHALL BE AS PER PARAGRAPH 901.2.10.3, AND SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION 907.2.10.1 OR 907.2.10.2.

IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES. 2) IONIZATION SMOKE ALARM WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET HORIZONTALLY FROM PERMANENTLY INSTALLED COOKING APPLIANCES.

3) PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

ALL INTERCONNECTION SHALL BE AS PER PARAGRAPH 907.2.10.5, WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN INDIVIDUAL UNIT/SPACE. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED FIRE ALARM SOUND UPON ACTIVATION OF ONE ALARM. ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM

ALL SMOKE DETECTION SYSTEM SHALL BE AS PER SECTION 901.2.10.1. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 268.

ALL SMOKE DETECTORS SHALL BE INTERCONNECTED WITH BATTERY BACK-UP.

CARBON MONOXIDE DETECTION SHALL BE AS PER SECTION 915 OF 2020 BUILDING CODE OF NYS AND SHALL BE IN ACCORDANCE WITH SECTION 915 OF THE 2020 FIRE

GENERAL NOTES

STRUCTURE.

UNLESS OTHERWISE NOTED, ALL RECEPTACLES ARE MOUNTED AT 20"

. UNLESS OTHERWISE NOTED, ALL MOUNTING HEIGHTS LISTED ARE TO THE CENTER OF THE WALL BOX OR DEVICE.

B. OUTLETS AND JUNCTION BOXES IN FINISHED SPACES AND EXTERIOR

ARE RECESSED UNLESS OTHERWISE NOTED. ALL TELEPHONE, DATA, COAX AND OTHER LOW VOLTAGE WIRING SHALL BE SUPPORTED WITH HANGERS ATTACHED TO ROOF

ALL WIRE TO BE RUN FROM THE CIRCUIT PANELS TO JUNCTION BOXES ARE TO BE IN EMT (ELECTRICAL METALLIC TUBING) UNLESS

APPROVED IN WIRING BY THE RITE AID CONSTRUCTION MANAGER. FLEX CONDUIT CAN ONLY BE USED FOR THE FINAL CONNECTION FROM A JUNCTION BOX TO EQUIPMENT OR LIGHT FIXTURE. IT IS NOT TO BE RUN FROM THE CIRCUIT PANEL TO A JUNCTION BOX OR WITHIN A WALL OR PARTITION.

ALL 20 AMP CIRCUITS ARE TO BE USED 12 GAUGE COPPER WIRE MINIMUM.

ALL WALL PLATES ARE TO MATCH EXISTING PLATES IN SIZE, COLOR AND MATERIAL.

ALL PHONE AND DATA CABLES ARE TO BE WIRED TO J-BOXES WITH PLATES WITH FEMALE JACKS LABELED AS NOTED ON DRAWINGS.

Ø. ALL COMPUTER AC WALL OUTLETS ARE TO BE ISOLATED GROUND TYPE (WITH SMALL ORANGE TRIANGLE SYMBOL).

POWER POLE DROPS FROM CEILING SHALL BE PROVIDED PER DIRECTION OF RITE AID CONSTRUCTION MANAGER.

ALL NEW OUTLETS NEAR WATER OR POSSIBLE WET AREAS TO BE GFI

. ALL NEW OUTLETS IN WAITING AREA AND CONSULTATION AREAS ARE TO HAVE WEATHER PROOF COVERS.

. STANDARD AC WALL MOUNTED HEIGHT SHALL MATCH THE HEIGHT OF EXISTING OUTLETS, OR SHALL BE INSTALLED 20" A.F.F. IF THERE ARE NO EXISTING OUTLETS IN THAT AREA.

5. ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST N.E.C., STATE AND LOCAL CODES.

6. ALL PLUMBING WORK TO BE DONE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL CODES.

ELECTRICAL AND PLUMBING CONTRACTORS TO APPLY FOR INDIVIDUAL PERMITS AND TO PAY ASSOCIATED FEES TO 'MUNICIPALITY' (VERIFY WITH ARCHITECT).

. POWER AND DATA DROPS AT SALES FIXTURES: 3" EMT PAINTED P-8 (TYPICAL UNLESS OTHERWISE NOTED).

NEW OUTLETS AT COSMETIC WALL DISPLAY: LOCATE BEHIND VALANCE LIGHTING AT 84" TO 88" A.F.F. (VERIFY WITH R.C.M.). RUN POWER FROM EXISTING VALANCE LIGHTING TO 3 OUTLET LOCATIONS (VERIFY LOCATIONS WITH R.C.M. AND FINAL MERCHANDISING PLAN). 'PIG-TAIL' OFF WIRING AWAY FROM LINE OF SIGHT. MOUNT OUTLETS TO PEGBOARD.

ELECTRICAL LEGEND:

DUPLEX RECEPTACLE - MOUNT AT 20" A.F.F. UNLESS OTHERWISE NOTED.

DUPLEX RECEPTACLE - WEATHERPROOF

DUPLEX RECEPTACLE - GROUND FAULT INTERRUPTER

DUPLEX RECEPTACLE - WEATHERPROOF WITH GROUND FAULT INTERRUPTER

QUAD RECEPTACLE - ISOLATED GROUND

DUPLEX RECEPTACLE - ISOLATED GROUND

SINGLE DEDICATED OUTLET

FLOOR MOUNTED DUPLEX RECEPTACLE INSTALLED UNDERNEATH GONDOLA

JUNCTION BOX

HOMERUN TO PANEL BOARD

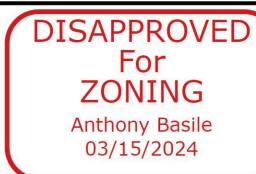
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DATA RECEPTACLE

TELEPHONE RECEPTACLE

EXIT SIGN

EMERGENCY EXIT LIGHT

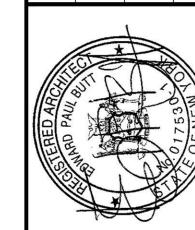


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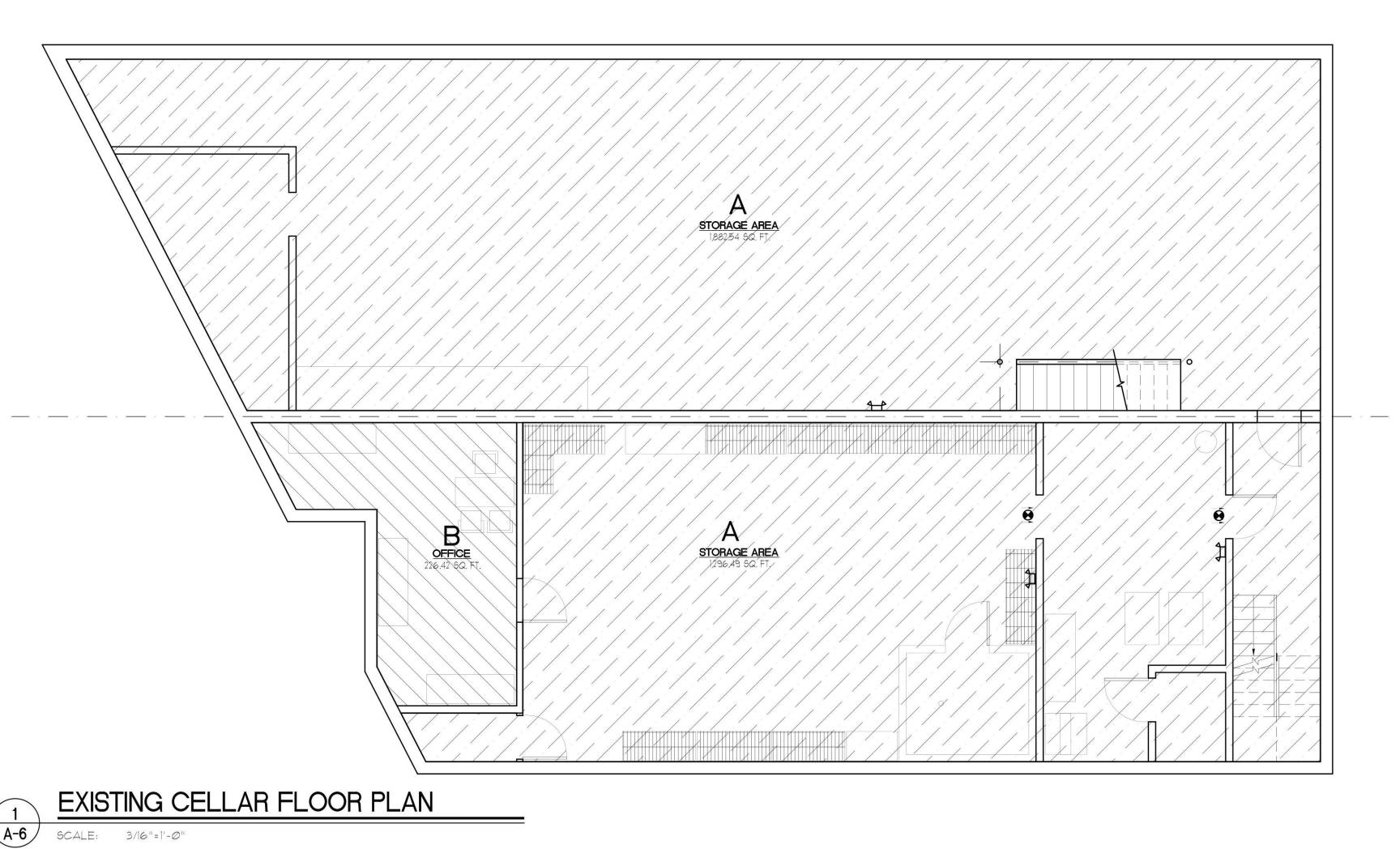
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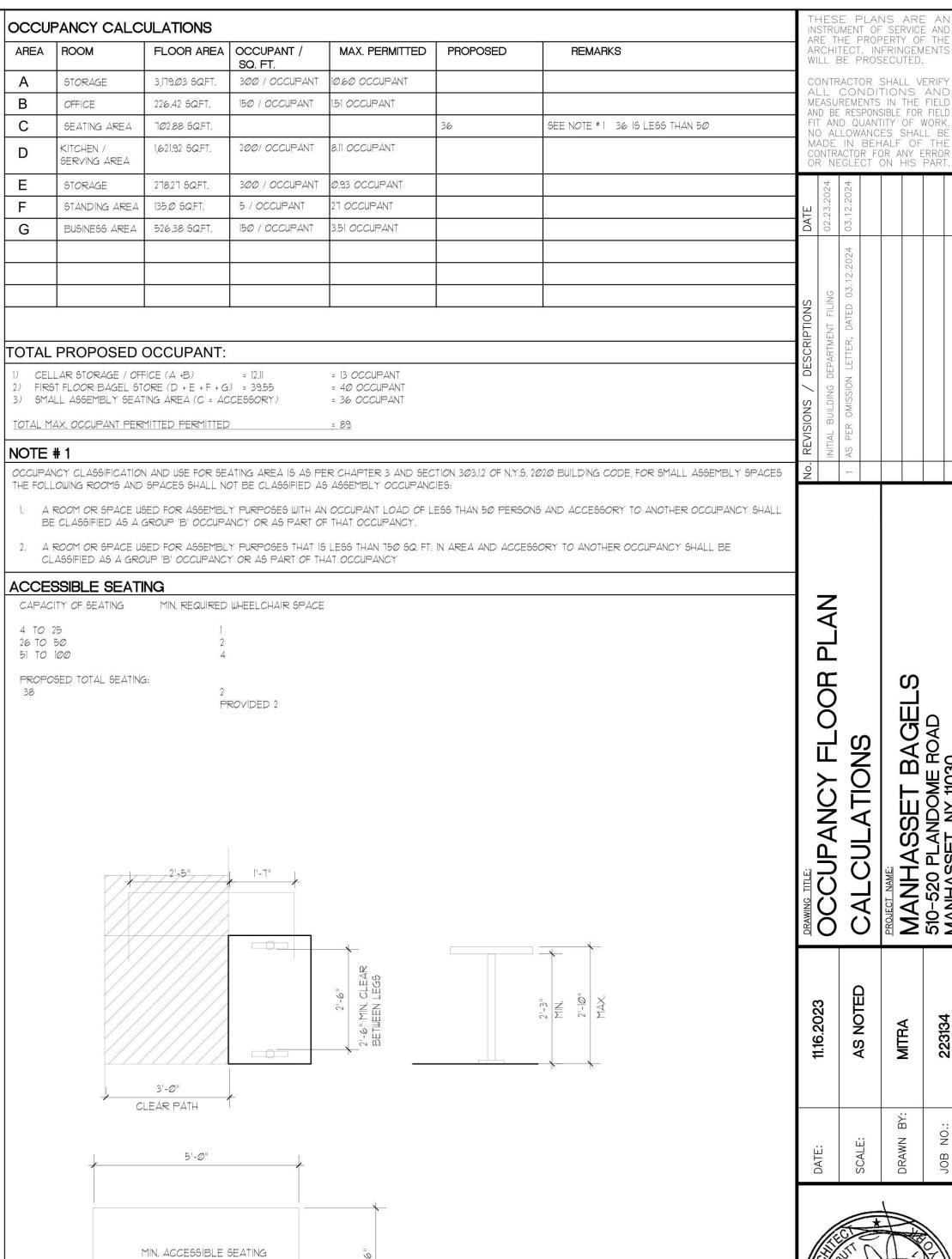
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DRAWING NO .:



GF SERVING AREA PROPOSED KITCHEN AREA #1 STANDING AREA FG PROPOSED KITCHEN AREA #2 BUSINESS AREA
18128 6Q. FT. W-IN-REF. STORAGE AREA TORAGE ROOM





ADA MIN. TABLES REQUIREMENT A-6 SCALE: 1/4"=1'-@"

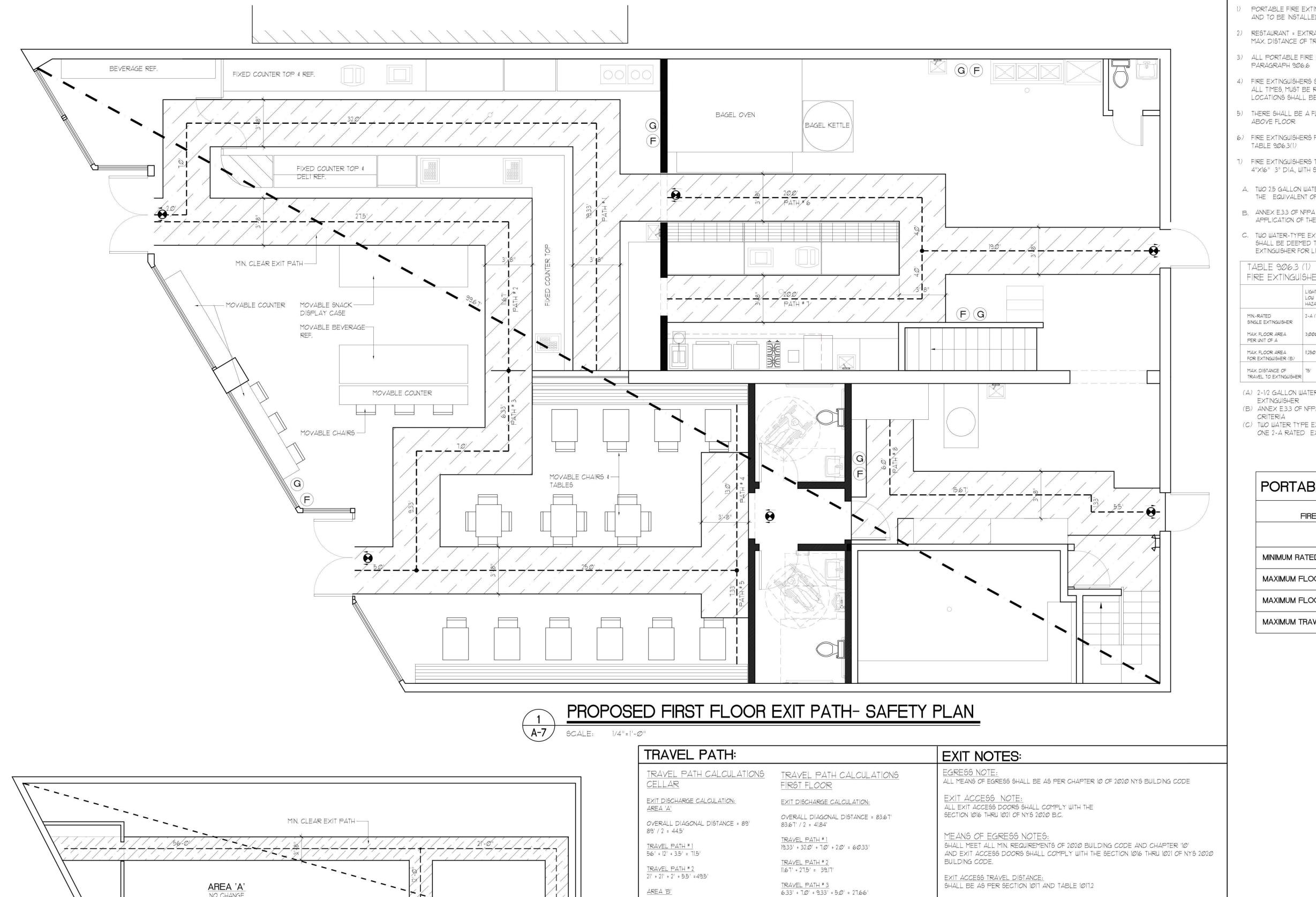
DISAPPROVED For ZONING Anthony Basile

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.

03/15/2024

PRAWING NO .:





TRAVEL PATH # 1 13' + 44.67' + 15.5' + 5.5' = 78.67' TRAVEL PATH # 4 |3.0' + 25.0'+ 5.0' = 43.0' TRAVEL PATH # 5 1.33' + 25.0' + 5.0' = 31.33' TRAVEL PATH # 6 20.0' + 4.0' + 19.0' = 43.0' MIN. CLEAR EXIT PATH-TRAVEL PATH # 7 20.0' + 4.0' + 19.0' = 43.0' MIN. CLEAR EXIT PATH -TRAVEL PATH # 8 6.0' + 15.67' + 1.33' + 5.5' = 28.5' NO CHANGE EXISTING CELLAR EXIT PATH- SAFETY PLAN

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

OCCUPANCY GROUP WITHOUT SPRINKLER SYSTEM WITH SPRINKLER SYSTEM 300' 250' 200'

SHALL BE AS PER TABLE 10202

CORRIDOR WIDTH:

A MIN. CLEAR EXIT WIDTH SHALL BE A MIN. OF 44" EGRESS ANALYSIS

EXIT WIDTH:

FIRST FLOOR MAX. OCCUPANT = 89 89 X .2 = 17.8" = MIN. 36" W. EXIT DOOR REQ'D PROVIDED = TWO 36" W. EXIT DOORS + TWO DOUBLE DOOR 72" W.

EMERGENCY EXIT LIGHTING: SHALL BE AS PER SECTION 1008.3 OF 2020 B.C. OF NYS AND EGRESS SIGNAGE AS PER SECTION 1013 AND EGRESS ILLUMINATION INCLUDE DISCHARGE LIGHTING AS PER SECTION 1008.2 OF THE 2020 B.C. OF NYS.

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS: SHALL BE AS PER SECTION 1006 OF NYS 2020 B.C. AND TABLE 1006.3.2 OCCUPANT LOAD 1 TO 500, MIN. TWO EXIT REQUIRED. TWO EXIT DOORS PROVIDED: 3'-0" FRONT AND 3'-6" REAR EXITS

PORTABLE FIRE EXTINGUISHERS NOTES

- PORTABLE FIRE EXTINGUISHERS SHALL BE AS PER SECTION 906 OF NYS 2020 B.C. AND TO BE INSTALLED IN ACCORDANCE WITH NFPA 10.
- 2) RESTAURANT = EXTRA HIGH HAZARD
- MAX. DISTANCE OF TRAVEL TO EACH PORTABLE FIRE EXTINGUISHERS = 75'-0"
- 3) ALL PORTABLE FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW AS PER PARAGRAPH 906.6
- 4) FIRE EXTINGUISHERS SHALL BE INSTALLED IN CABINETS, AND CABINETS SHALL NOT BE LOCKED AT ALL TIMES, MUST BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE, THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OR TRAVEL.
- 5) THERE SHALL BE A FLOOR CLEARANCE AS PER PARAGRAPH 906.9.3, SHALL NOT BE LESS THAN 4"
- 6) FIRE EXTINGUISHERS FOR CLASS 'A' FIRE HAZARDS SHALL BE AS PER TABLE 906.3 (1) (REFER TO TABLE 906.3(1)
- 1) FIRE EXTINGUISHERS TO BE BY ULINE MANUF. MODEL # 6-9812, 2-1/2 LBS, UL RATING IA.100B.C., 6"X 4"X16" 3" DIA., WITH SEMI RECESSED CABINET.
- A. TWO 2.5 GALLON WATER-TYPE EXTINGUISHERS SHALL BE DEEMED THE EQUIVALENT OF ONE 4-A RATED EXTINGUISHER.
- B. ANNEX E.3.3 OF NFPA 10 PROVIDES MORE DETAILS CONCERNING APPLICATION OF THE MAXIMUM FLOOR AREA CRITERIA.
- C. TWO WATER-TYPE EXTINGUISHERS EACH WITH A 1-A RATING

SHALL BE DEEMED TO THE EQUIVALENT OF ON 2-A RATED EXTINGUISHER FOR LIGHT (LOW) HAZARD OCCUPANCY.

	LIGHT / LOW HAZARD OCCUPANCY	ORDINARY MODERATE HAZARD OCCUPANCY	EXTRA HIGH HAZARD OCCUPANCY
MINRATED SINGLE EXTINGUISHER	2-A (C)	2-А	4-A (A)
MAX. FLOOR AREA PER UNIT OF A	3,000 SQ. FT.	1,500 SQ. FT.	1,000 SQ FT.
MAX. FLOOR AREA FOR EXTINGUISHER (B)	11,250 SQ. FT.	11,250 SQ. FT.	11,250 SQ. FT.
MAX. DISTANCE OF TRAVEL TO EXTINGUISHER	75'	15'	15'

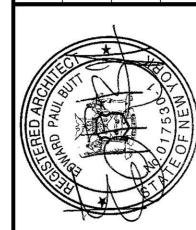
- (A) 2-1/2 GALLON WATER TYPE EXTINGUISHERS SHALL BE DEEMED THE EQUIVALENT OF ONE 4-A RATED EXTINGUISHER
- (B) ANNEX E.3.3 OF NFPA 10 PROVIDES MORE DETAILS CONCERNING APPLICATION OF MAX. FLOOR AREA
- (C) TWO WATER TYPE EXTINGUISHERS EACH WITH A 1-A RATING SHALL BE DEEMED THE EQUIVALENT OF ONE 2-A RATED EXTINGUISHER FOR LIGHT (LOW) HAZARDS OCCUPANCIES

2	
PORTABLE FIRE EXTINGU	ISHERS TABLE
TABLE 906.3(1)	
FIRE EXTINGUISHERS FOR CLASS A	FIRE HAZARDS
	LIGHT (LOW) HAZARD OCCUPANCY
MINIMUM RATED SINGLE EXTINGUISHER	_{2-A} C
MAXIMUM FLOOR AREA PER UNIT OF A	3,000 sf
MAXIMUM FLOOR AREA FOR EXTINGUISHER B	11,250 sf
MAXIMUM TRAVEL DIST. TO EXTINGUISHER	75 ft
	•

THE PROPERTY OF CHITECT. INFRINGEMENTS ILL BE PROSECUTED.

ONTRACTOR SHALL VERIFY EASUREMENTS IN THE FIELD ND BE RESPONSIBLE FOR FIELD ALLOWANCES SHALL B

6			
	No.	No. REVISIONS / DESCRIPTIONS	DATE
-		INITIAL BUILDING DEPARTMENT FILING	02.23.
	3 5 70	AS PER OMISSION LETTER, DATED 03.12.2024 03.12	03.12
	5-		



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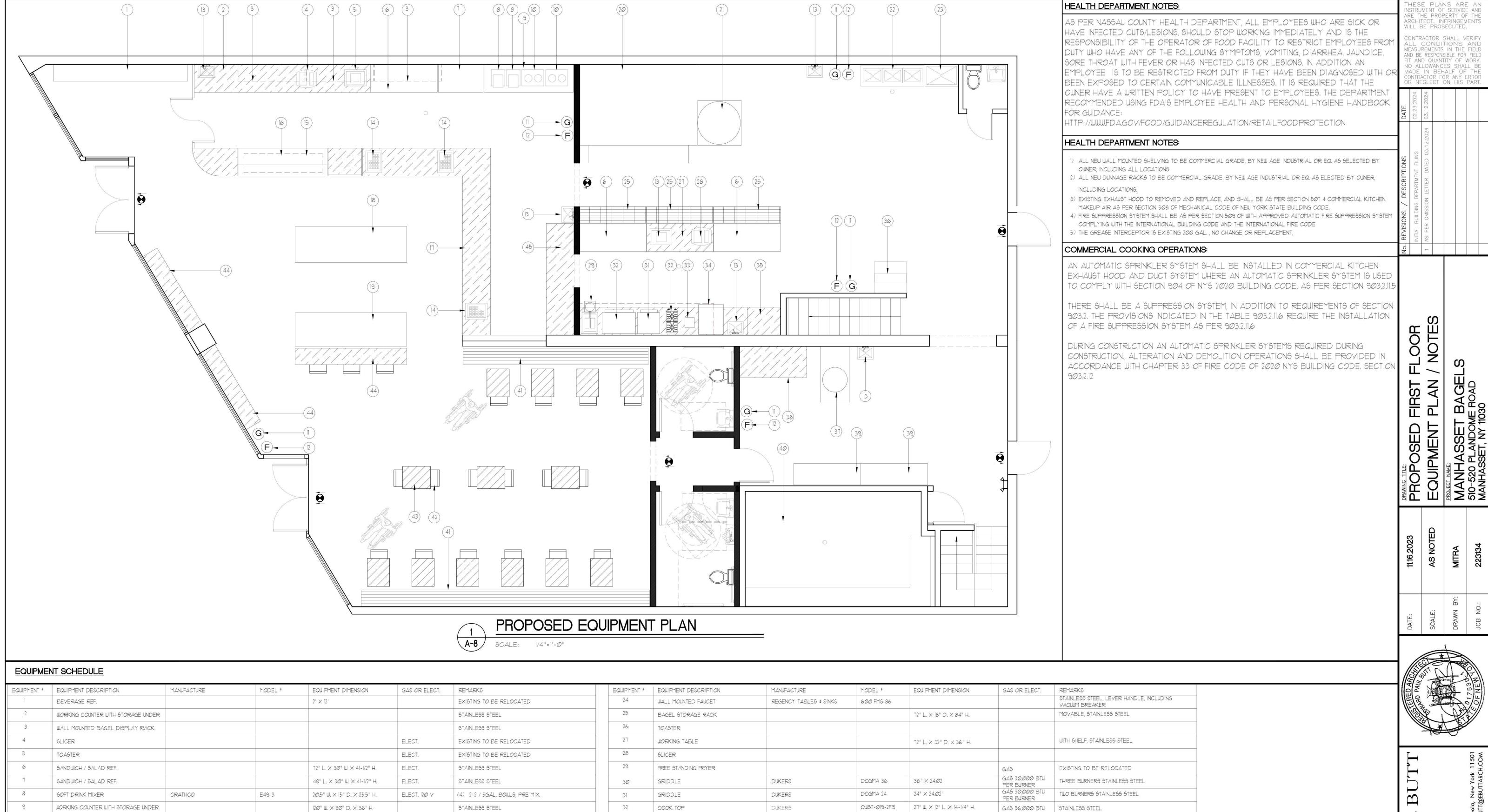
DISAPPROVED

ZONING

Anthony Basile

03/15/2024

PRAWING NO .:



33 COFFEE MAKER PANERA ELECT. STAINLESS STEEL RUBBERMAID TRASH CAN UNTOUCHABLE BAKERY OVEN EXISTING TO BE RELOCATED ELECT. RUBBERMAID CUSTOM MADE COUNTER TOP RECYCLING CAN UNTOUCHABLE 3 SIDES PROTECTIONS, STAINLESS STEEL HS-17 SS HAND SINK AMGOOD (OR EQUAL) FREE STANDING ICE MACH. EXISTING TO BE RELOCATED ELECT. BOWL DIM. $10'' \times 14'' \times 8''$ LEVER FAUCETS TO MEET ADA REQUIREMENT REGISTER DOUGH MIXTER ELECT. EXISTING TO BE RELOCATED 30" W. × 8'-0" L. 36" W. × 96" L. FREE STANDING WORKING TABLE DELI CASE STAINLESS STEEL ELECT. FREE STANDING / MOVABLE STORAGE BAKERY CASE HILLPHOENIX (OR EQUAL) 96" L. CURVED GLASS DELI CASE STAINLESS STEEL RACKS CUSTOM MADE WALK-IN-REF. COUNTER TOP WITH STORAGE UNDER 40 ELECT. EXISTING TO BE REMAIN (NO CHANGE) FIXED BEANCH MOVABLE SNACK DISPLAY CUSTOM MADE MOVABLE CHAIRS BEVERAGE REF. ELECT. 120V. & GAS CUSTOM MADE MOVABLE TABLE BAGEL OVEN EMPIRE BAKERY EQUIPMENT EMP-LC-4-20G 126" × 87" D. × 84" H.

MOVABLE COUNTER

WORKING TABLE

45

EXISTING TO BE RELOCATED, INCLUDING EXHAUST

THRU ROOF

EXISTING TO BE RELOCATED

ONE COMPARTMENT, STAINLESS STEEL

KETTLE FOR BAGEL PROOF

REGENCY TABLES & SINKS

600 SM 162006 20" X 16" X 6" BOWL

3 COMPARTMENT SINK

FLOOR MOP SINK

ZONING Anthony Basile 03/15/2024

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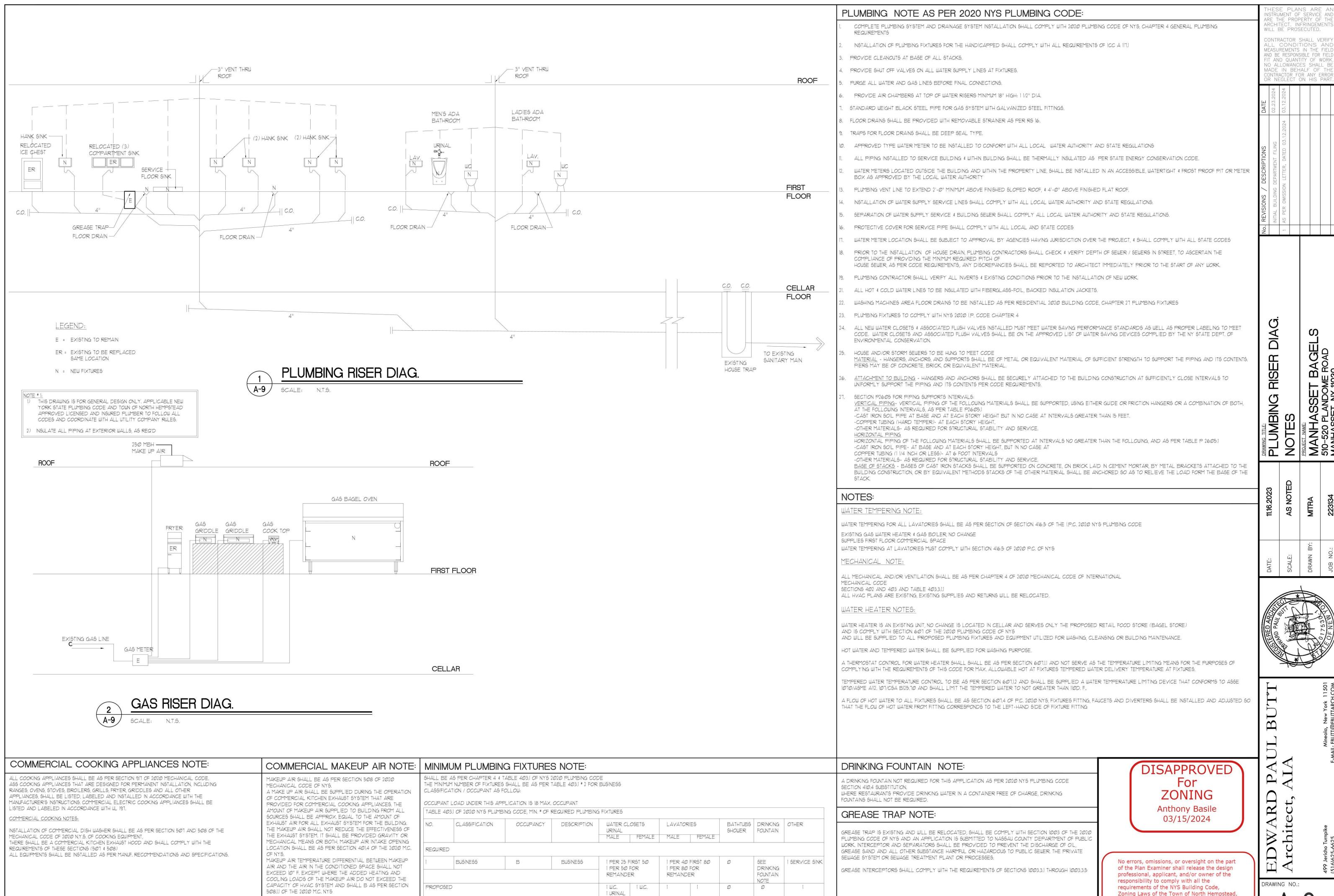
CUSTOM MADE

STAINLESS STEEL

K

of jurisdictions having authority over the work.

RAWING NO .:



1 W.C. UNISEX

Ø

I LAY. UNISEX

EXISTING

Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

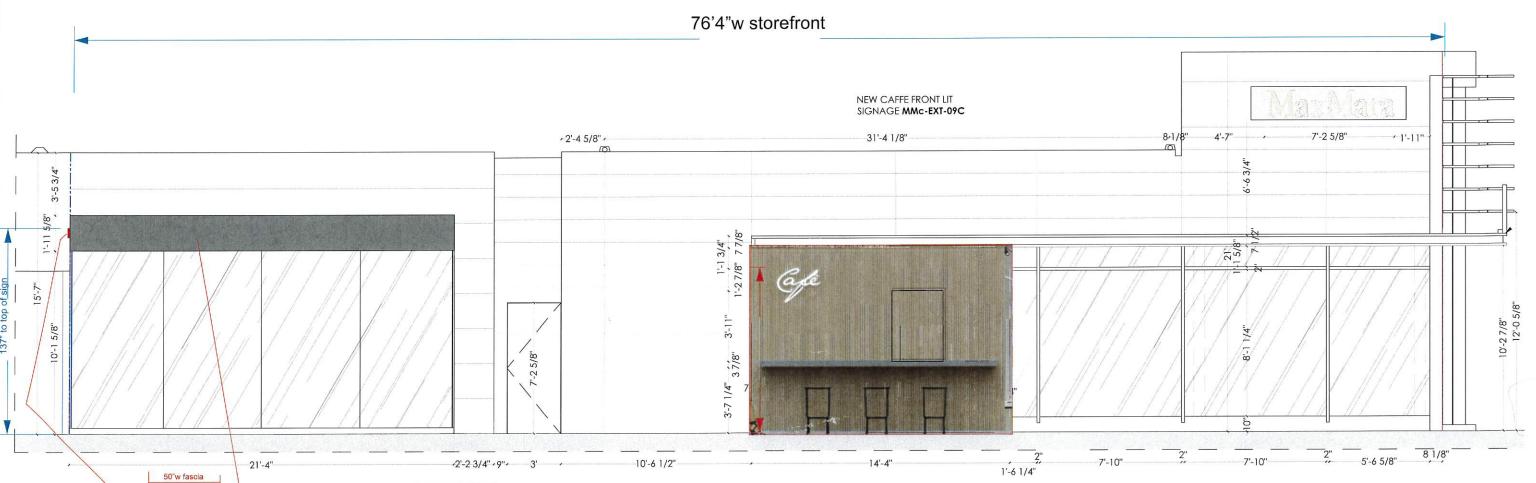
Attn: Fabrizio U. & Craig W. Customer: MaxMara @ AM

Address: 2102 Northern Blvd., Manhasset, NY

#21572

Facing North







1 set of internally illuminated channel letters

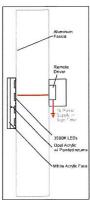
Size: 6.5"h X 32"w X 1.25"d

Colors: Aluminum sides w/ White Acrylic

illumination: White 3500K LEDs w/ remote driver

Installation: mounted on storefront





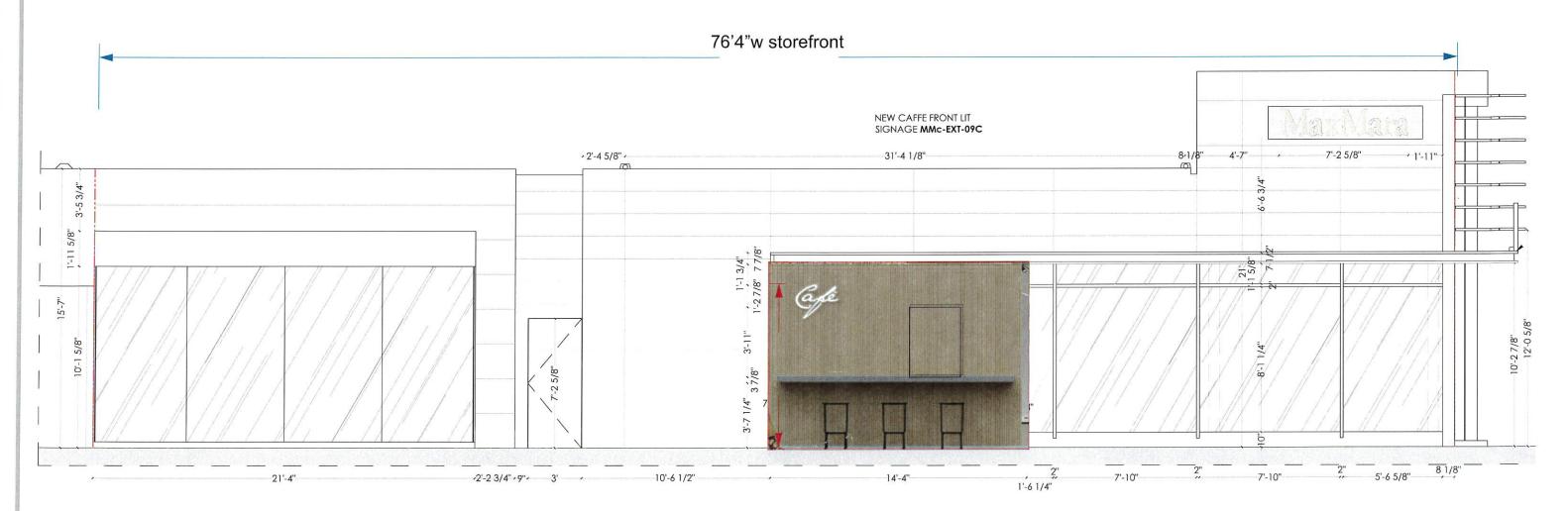
Overall Sign size: 6.5"h X 32"w = 1.44 Sq. Ft.

Facing West



Attn: Fabrizio U. & Craig W. Customer: MaxMara @ AM

Address: 2102 Northern Blvd., Manhasset, NY



1 set of internally illuminated channel letters

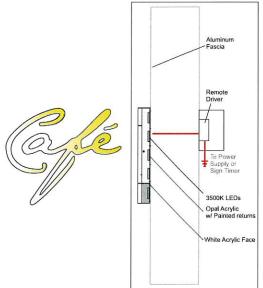
Size: 10.5"h X 14"w X 1.25"d

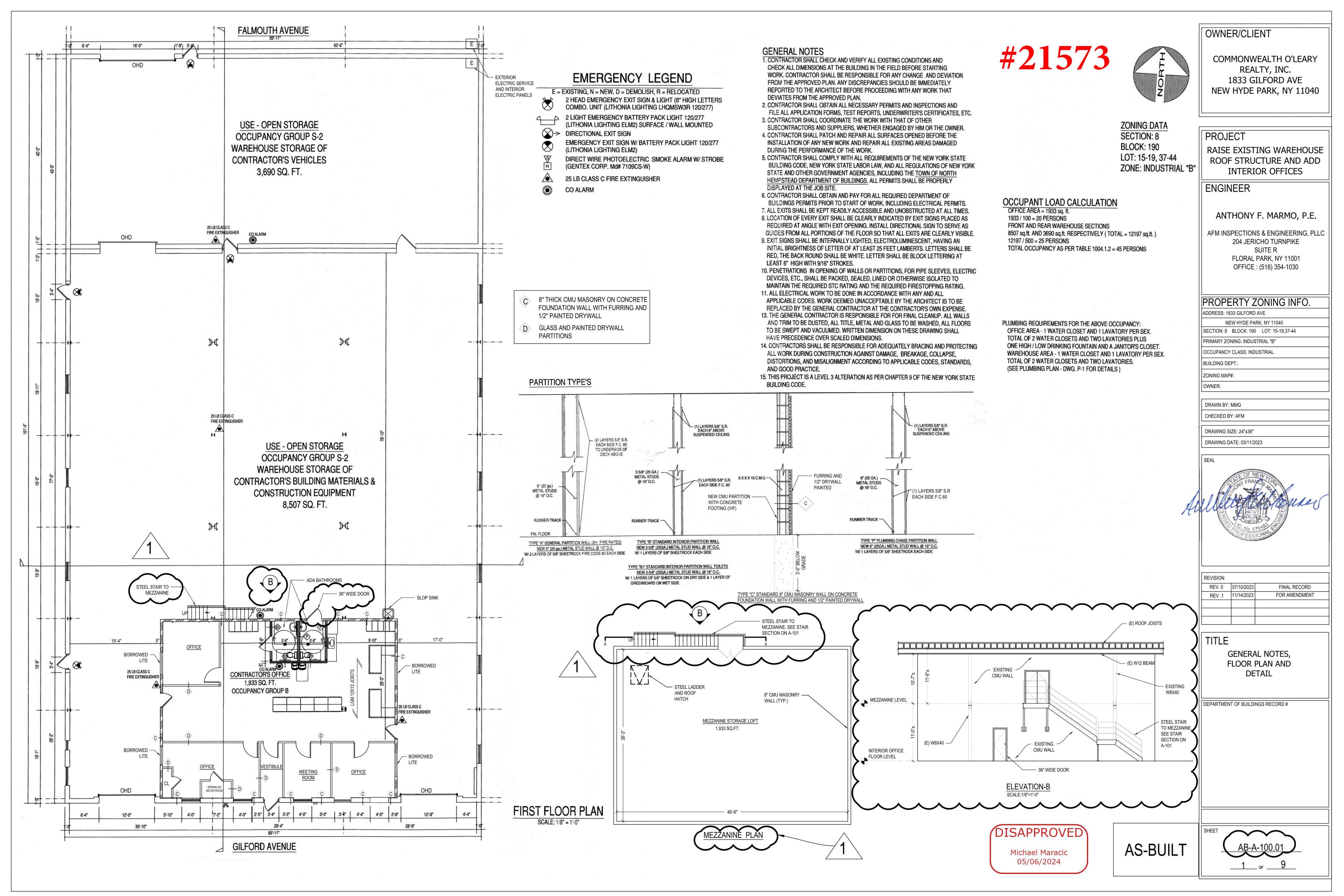
Colors: Aluminum sides w/ White Acrylic

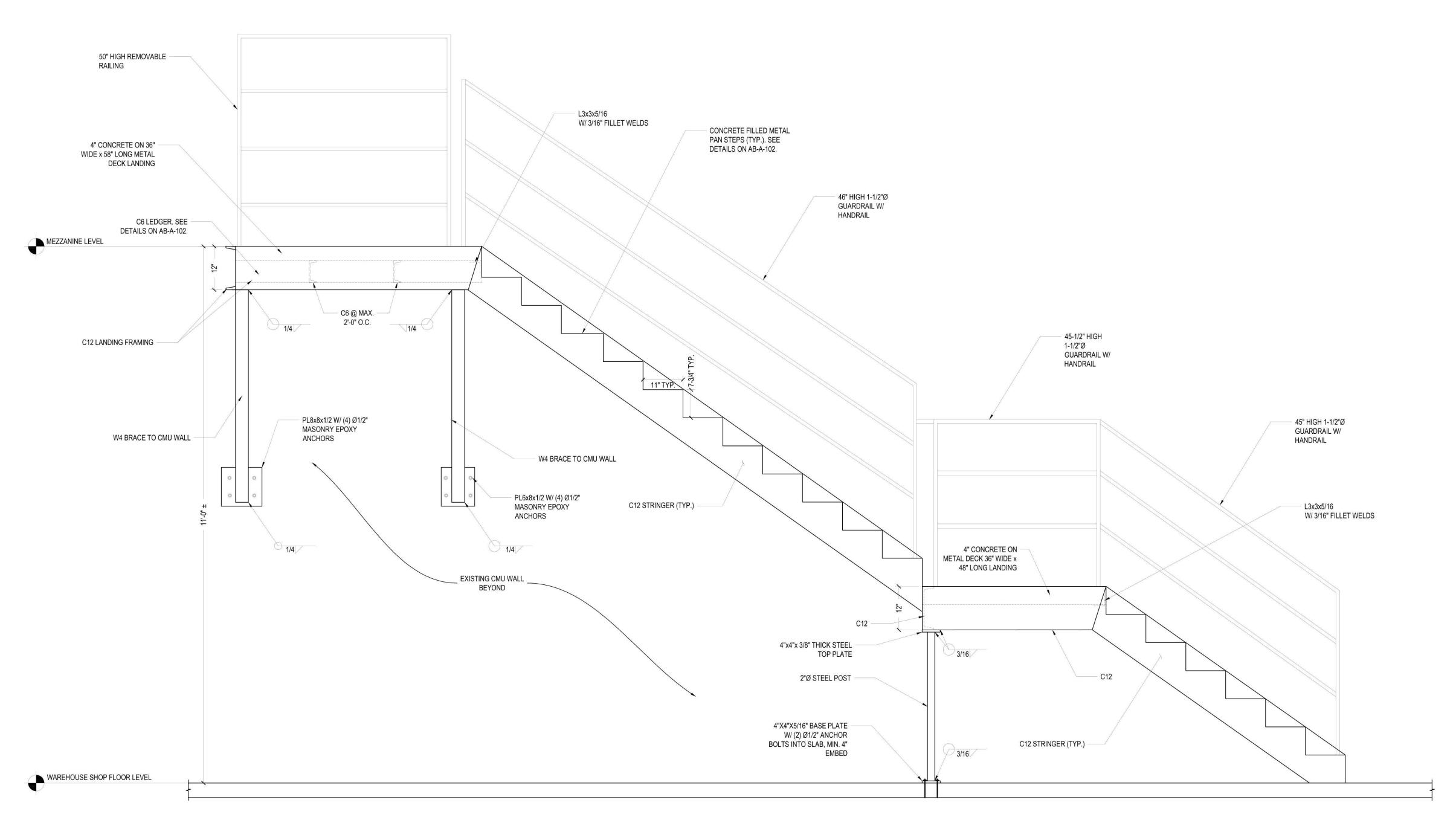
illumination: White 3500K LEDs w/ remote driver

Installation: mounted on storefront

Overall Sign size: 22"h X 26"w = 4 Sq. Ft.





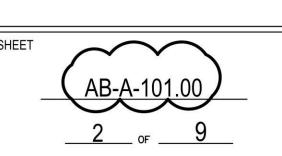


STAIR SECTION A-A

3/4" = 1'-0"

Michael Maracic 05/06/2024

AS-BUILT



OWNER/CLIENT

COMMONWEALTH O'LEARY REALTY, INC. 1833 GILFORD AVE NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE ROOF STRUCTURE AND ADD INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC 204 JERICHO TURNPIKE SUITE R FLORAL PARK, NY 11001 OFFICE : (516) 354-1030

PROPERTY ZONING INFO.

ADDRESS: 1833 GILFORD AVE

NEW HYDE PARK, NY 11040

SECTION: 8 BLOCK: 190 LOT: 15-19,37-44
PRIMARY ZONING: INDUSTRIAL "B"

OCCUPANCY CLASS: INDUSTRIAL

BUILDING DEPT.:

ZONING MAP#:
OWNER:

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023

CEAL

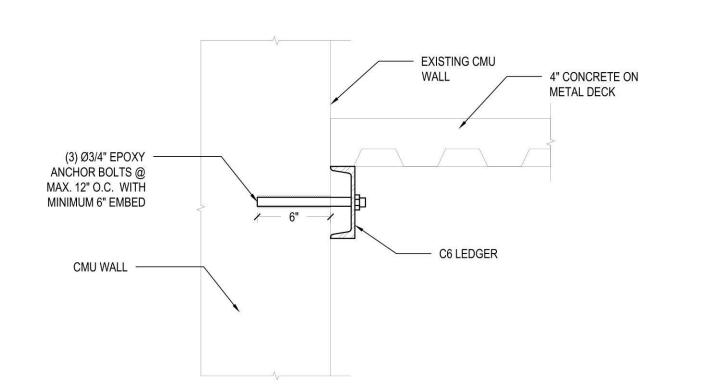


REVISION		
REV. 0	11/14/2023	FOR AMENDMENT

TITLE

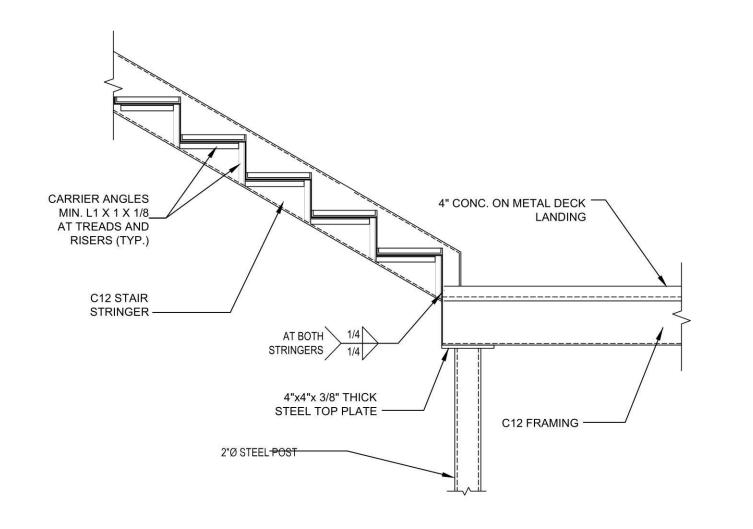
STAIR SECTION

DEPARTMENT OF BUILDINGS RECORD #

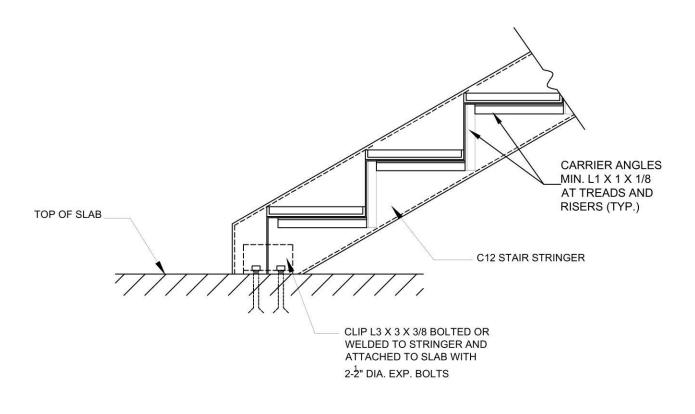


C6 LEDGER DETAIL AT STAIR LANDINGS

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

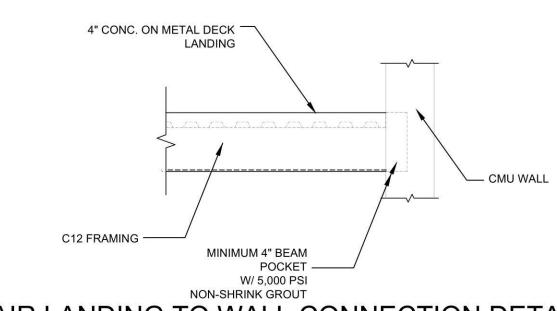


TYPICAL DETAIL FOR STAIR DOWN TO LANDING



TYPICAL STRINGER SUPPORT DETAIL AT SLAB

NTS



STAIR LANDING TO WALL CONNECTION DETAIL

OWNER/CLIENT

COMMONWEALTH O'LEARY REALTY, INC. 1833 GILFORD AVE NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE ROOF STRUCTURE AND ADD **INTERIOR OFFICES**

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC 204 JERICHO TURNPIKE SUITE R FLORAL PARK, NY 11001

OFFICE: (516) 354-1030

PROPERTY ZONING INFO. ADDRESS: 1833 GILFORD AVE

NEW HYDE PARK, NY 11040

SECTION: 8 BLOCK: 190 LOT: 15-19,37-44 PRIMARY ZONING: INDUSTRIAL "B"

OCCUPANCY CLASS: INDUSTRIAL

BUILDING DEPT.:

ZONING MAP#: OWNER:

DRAWN BY: MMG

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FOR AMENDMENT

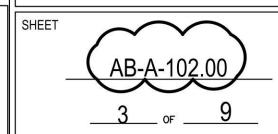
TITLE

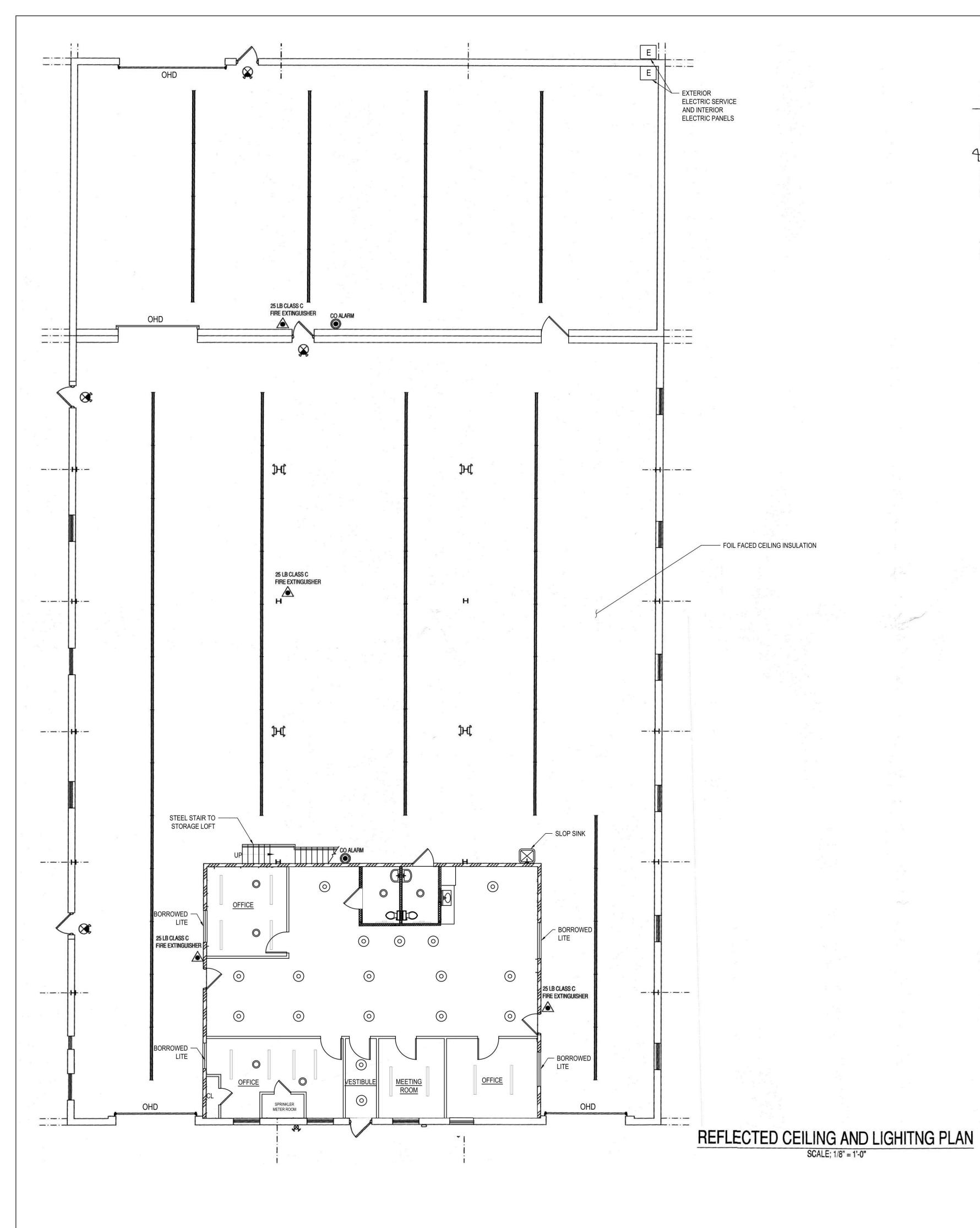
STAIR DETAILS

DEPARTMENT OF BUILDINGS RECORD #

DISAPPROVED Michael Maracic 05/06/2024

AS-BUILT





EMERGENCY LEGEND

E = EXISTING, N = NEW, D = DEMOLISH, R = RELOCATED

2 HEAD EMERGENCY EXIT SIGN & LIGHT (8" HIGH LETTERS

COMBO. UNIT (LITHONIA LIGHTING LHQMSW3R 120/277)

2 LIGHT EMERGENCY BATTERY PACK LIGHT 120/277
(LITHONIA LIGHTING ELM2) SURFACE / WALL MOUNTED
DIRECTIONAL EXIT SIGN

EMERGENCY EXIT SIGN W/ BATTERY PACK LIGHT 120/277 (LITHONIA LIGHTING ELM2)

DIRECT WIRE PHOTOELECTRIC SMOKE ALARM W/ STROBE (GENTEX CORP. Md# 7109CS-W)

25 LB CLASS C FIRE EXTINGUISHER

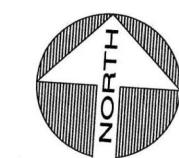
CO ALARM

LIGHTING LEGEND

 \bigcirc

HANGING LIGHT

HANGING LIGHT (TUBE LIGHT)



ZONING DATA SECTION: 8 BLOCK: 190 LOT: 15-19, 37-44 ZONE: INDUSTRIAL "B"

OWNER/CLIENT

COMMONWEALTH O'LEARY REALTY, INC. 1833 GILFORD AVE NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE ROOF STRUCTURE AND ADD INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICHO TURNPIKE
SUITE R
FLORAL PARK, NY 11001
OFFICE: (516) 354-1030

PROPERTY ZONING INFO.

ADDRESS: 1833 GILFORD AVE

NEW HYDE PARK, NY 11040 SECTION: 8 BLOCK: 190 LOT: 15-19,37-44

PRIMARY ZONING: INDUSTRIAL "B"

OCCUPANCY CLASS: INDUSTRIAL

BUILDING DEPT.:

ZONING MAP#:

OWNER:

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023

SEA



REVISION		
REV. 0	07/10/2023	FINAL RECORD

TITLE

REFLECTED CEILING PLAN

DEPARTMENT OF BUILDINGS RECORD #

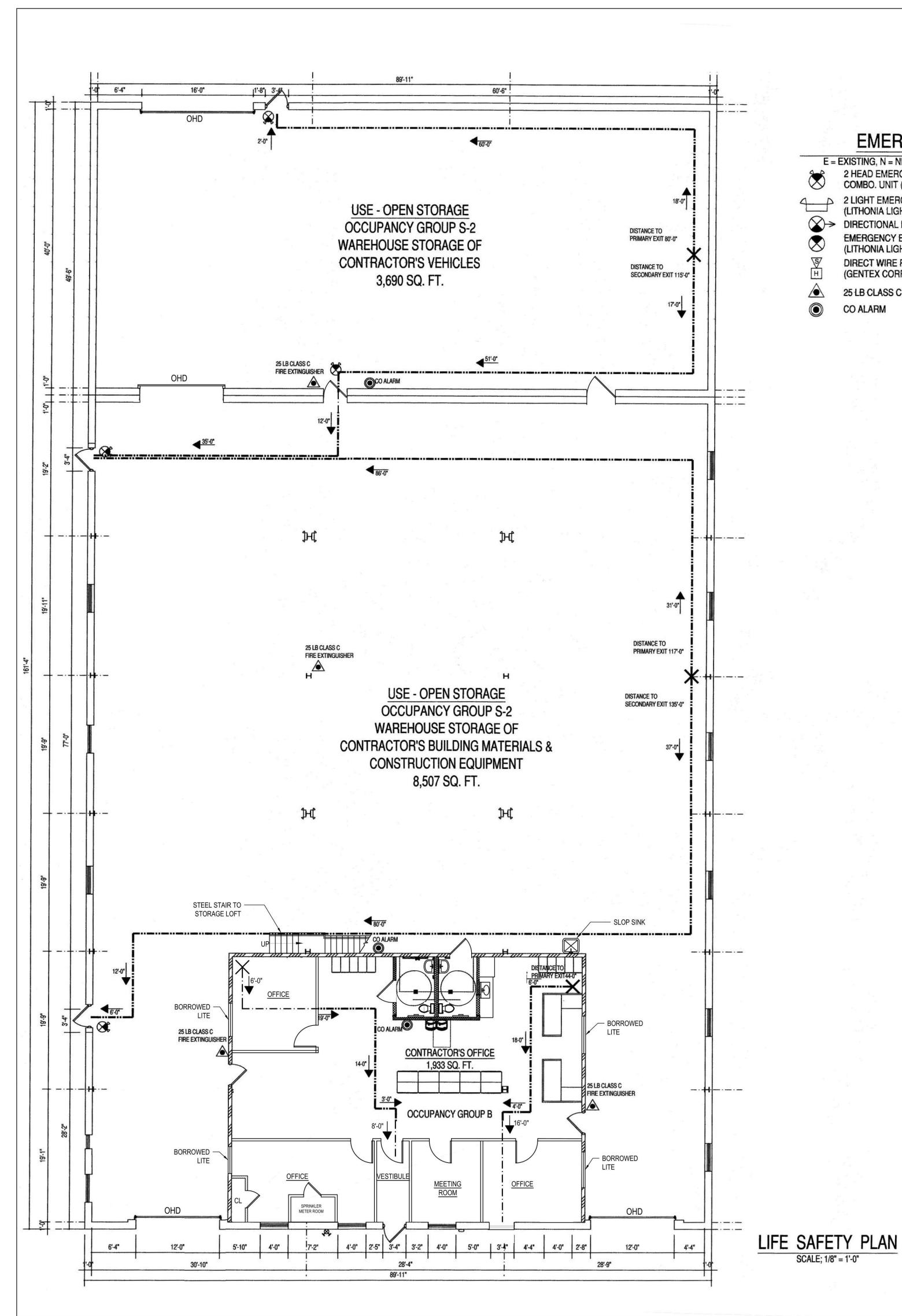
DISAPPROVED

Michael Maracic 05/06/2024 AS-BUILT

SHEET

AB-A-200.00

4 of 9



EMERGENCY LEGEND

E = EXISTING, N = NEW, D = DEMOLISH, R = RELOCATED 2 HEAD EMERGENCY EXIT SIGN & LIGHT (8" HIGH LETTERS COMBO. UNIT (LITHONIA LIGHTING LHQMSW3R 120/277)

2 LIGHT EMERGENCY BATTERY PACK LIGHT 120/277
(LITHONIA LIGHTING ELM2) SURFACE / WALL MOUNTED > DIRECTIONAL EXIT SIGN

(LITHONIA LIGHTING ELM2) DIRECT WIRE PHOTOELECTRIC SMOKE ALARM W/ STROBE (GENTEX CORP. Md# 7109CS-W)

EMERGENCY EXIT SIGN W/ BATTERY PACK LIGHT 120/277

25 LB CLASS C FIRE EXTINGUISHER

CO ALARM

OFFICE AREA = 1933 sq. ft. 1933 / 100 = 20 PERSONS FRONT AND REAR WAREHOUSE SECTIONS 8507 sq.ft. AND 3690 sq.ft. RESPECTIVELY (TOTAL = 12197 sq.ft.) 12197 / 500 = 25 PERSONS TOTAL OCCUPANCY AS PER TABLE 1004.1.2 = 45 PERSONS

OCCUPANT LOAD CALCULATION

OWNER/CLIENT

COMMONWEALTH O'LEARY REALTY, INC. 1833 GILFORD AVE NEW HYDE PARK, NY 11040

PROJECT ZONING DATA SECTION: 8 BLOCK: 190

LOT: 15-19, 37-44

RAISE EXISTING WAREHOUSE ROOF STRUCTURE AND ADD **INTERIOR OFFICES**

ZONE: INDUSTRIAL "B" ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC 204 JERICHO TURNPIKE SUITE R FLORAL PARK, NY 11001 OFFICE: (516) 354-1030

PROPERTY ZONING INFO.

ADDRESS: 1833 GILFORD AVE NEW HYDE PARK, NY 11040

SECTION: 8 BLOCK: 190 LOT: 15-19,37-44 PRIMARY ZONING: INDUSTRIAL "B"

OCCUPANCY CLASS: INDUSTRIAL

BUILDING DEPT.:

ZONING MAP#:

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023



REV. 0 07/10/2023 FINAL RECORD

TITLE

LIFE SAFETY PLAN

DEPARTMENT OF BUILDINGS RECORD #

DISAPPROVED

05/06/2024

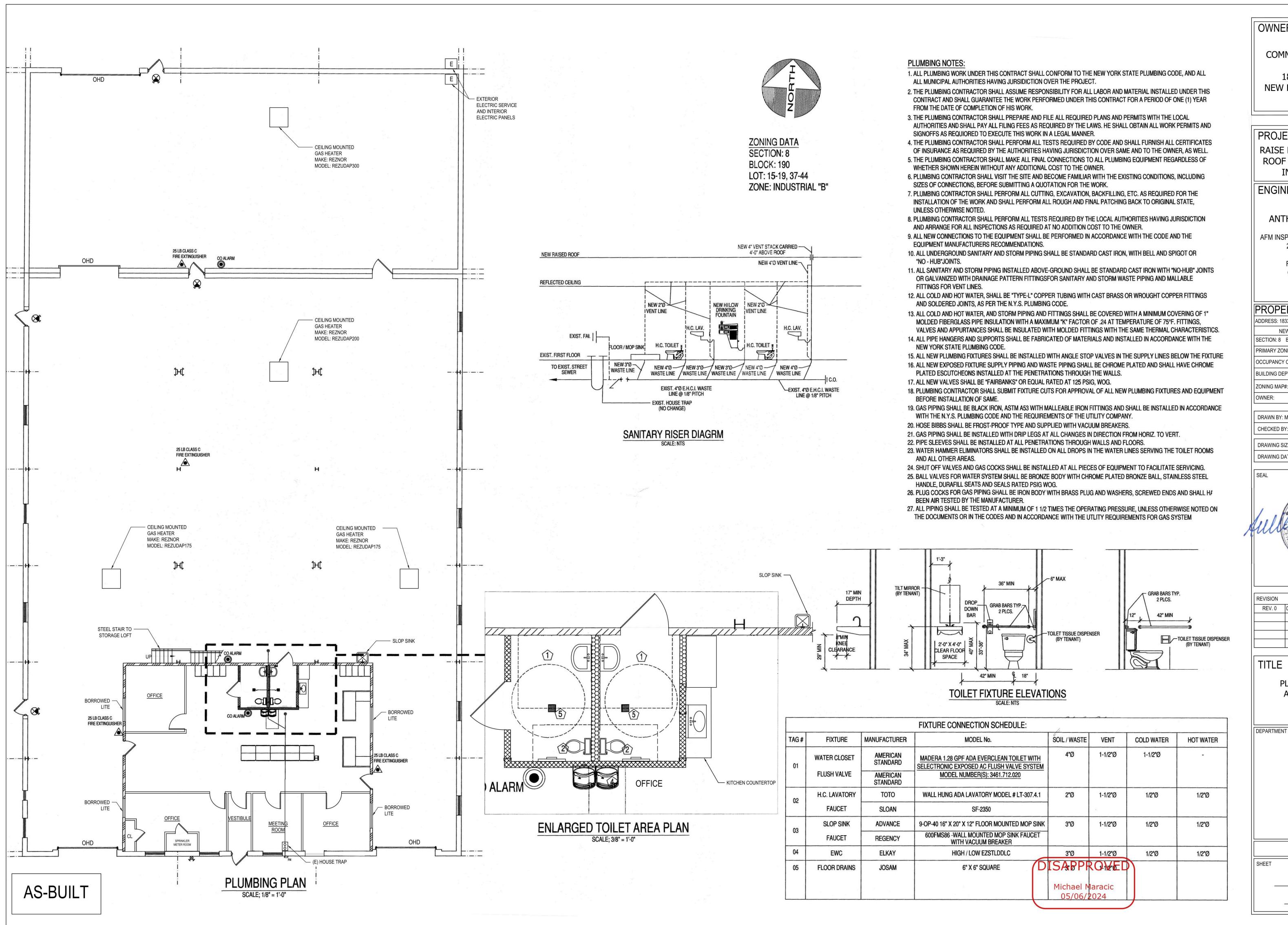
Michael Maracic

AS-BUILT

SHEET

AB-A-300.00

___5__ of ___9__



OWNER/CLIENT

COMMONWEALTH O'LEARY REALTY, INC. 1833 GILFORD AVE NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE ROOF STRUCTURE AND ADD INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC 204 JERICHO TURNPIKE SUITE R

FLORAL PARK, NY 11001 OFFICE: (516) 354-1030

PROPERTY ZONING INFO.

ADDRESS: 1833 GILFORD AVE NEW HYDE PARK, NY 11040 SECTION: 8 BLOCK: 190 LOT: 15-19,37-44

PRIMARY ZONING: INDUSTRIAL "B"

OCCUPANCY CLASS: INDUSTRIAL

BUILDING DEPT.

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023

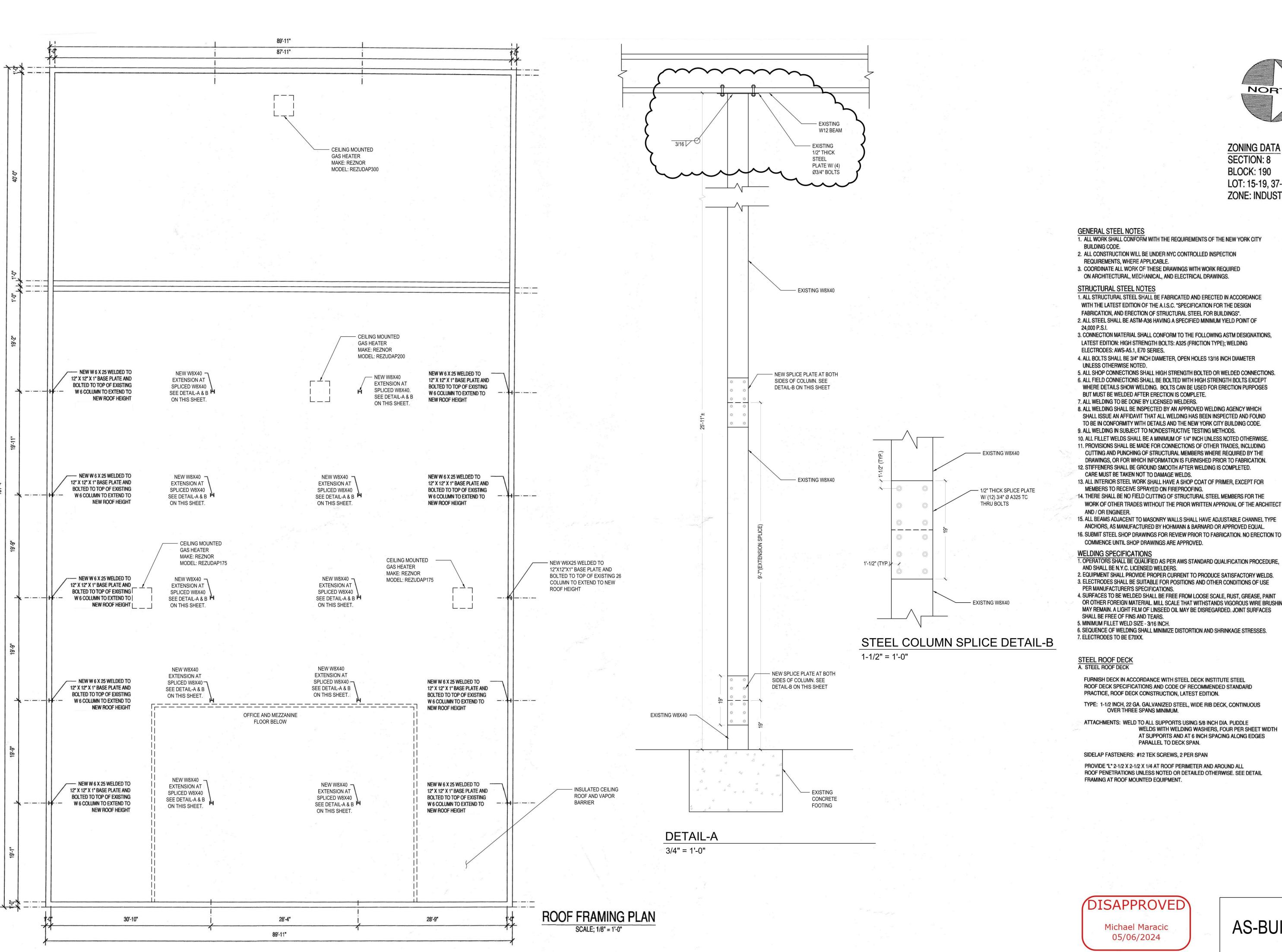
FINAL RECORD

TITLE

PLUMBING NOTES AND DRAWINGS

DEPARTMENT OF BUILDINGS RECORD #

AB-A-400.00



OWNER/CLIENT

COMMONWEALTH O'LEARY REALTY, INC. 1833 GILFORD AVE NEW HYDE PARK, NY 11040

PROJECT

NORTH

ZONING DATA

SECTION: 8

BLOCK: 190

LOT: 15-19, 37-44

ZONE: INDUSTRIAL "B"

RAISE EXISTING WAREHOUSE ROOF STRUCTURE AND ADD **INTERIOR OFFICES**

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC 204 JERICHO TURNPIKE

> SUITE R FLORAL PARK, NY 11001 OFFICE: (516) 354-1030

PROPERTY ZONING INFO.

ADDRESS: 1833 GILFORD AVE NEW HYDE PARK, NY 11040

SECTION: 8 BLOCK: 190 LOT: 15-19,37-44

PRIMARY ZONING: INDUSTRIAL "B"

OCCUPANCY CLASS: INDUSTRIAL

BUILDING DEPT.

ZONING MAP#:

OWNER:

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023

AND / OR ENGINEER.

15. ALL BEAMS ADJACENT TO MASONRY WALLS SHALL HAVE ADJUSTABLE CHANNEL TYPE ANCHORS, AS MANUFACTURED BY HOHMANN & BARNARD OR APPROVED EQUAL.

16. SUBMIT STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. NO ERECTION TO COMMENCE UNTIL SHOP DRAWINGS ARE APPROVED.

1. OPERATORS SHALL BE QUALIFIED AS PER AWS STANDARD QUALIFICATION PROCEDURE,

2. EQUIPMENT SHALL PROVIDE PROPER CURRENT TO PRODUCE SATISFACTORY WELDS.

3. ELECTRODES SHALL BE SUITABLE FOR POSITIONS AND OTHER CONDITIONS OF USE

PER MANUFACTURER'S SPECIFICATIONS.

4. SURFACES TO BE WELDED SHALL BE FREE FROM LOOSE SCALE, RUST, GREASE, PAINT OR OTHER FOREIGN MATERIAL. MILL SCALE THAT WITHSTANDS VIGOROUS WIRE BRUSHING MAY REMAIN. A LIGHT FILM OF LINSEED OIL MAY BE DISREGARDED. JOINT SURFACES

5. MINIMUM FILLET WELD SIZE - 3/16 INCH.

6. SEQUENCE OF WELDING SHALL MINIMIZE DISTORTION AND SHRINKAGE STRESSES.

FURNISH DECK IN ACCORDANCE WITH STEEL DECK INSTITUTE STEEL ROOF DECK SPECIFICATIONS AND CODE OF RECOMMENDED STANDARD PRACTICE, ROOF DECK CONSTRUCTION, LATEST EDITION.

TYPE: 1-1/2 INCH, 22 GA. GALVANIZED STEEL, WIDE RIB DECK, CONTINUOUS OVER THREE SPANS MINIMUM.

ATTACHMENTS: WELD TO ALL SUPPORTS USING 5/8 INCH DIA. PUDDLE WELDS WITH WELDING WASHERS, FOUR PER SHEET WIDTH AT SUPPORTS AND AT 6 INCH SPACING ALONG EDGES PARALLEL TO DECK SPAN.

SIDELAP FASTENERS: #12 TEK SCREWS, 2 PER SPAN

PROVIDE "L" 2-1/2 X 2-1/2 X 1/4 AT ROOF PERIMETER AND AROUND ALL ROOF PENETRATIONS UNLESS NOTED OR DETAILED OTHERWISE. SEE DETAIL FRAMING AT ROOF MOUNTED EQUIPMENT.

REVISION

	- 0:	Vi-
REV. 0	07/10/2023	FINAL RECORD
REV. 1	11/14/2023	FOR AMENDMENT

TITLE

STRUCTURAL **MODIFICATIONS**

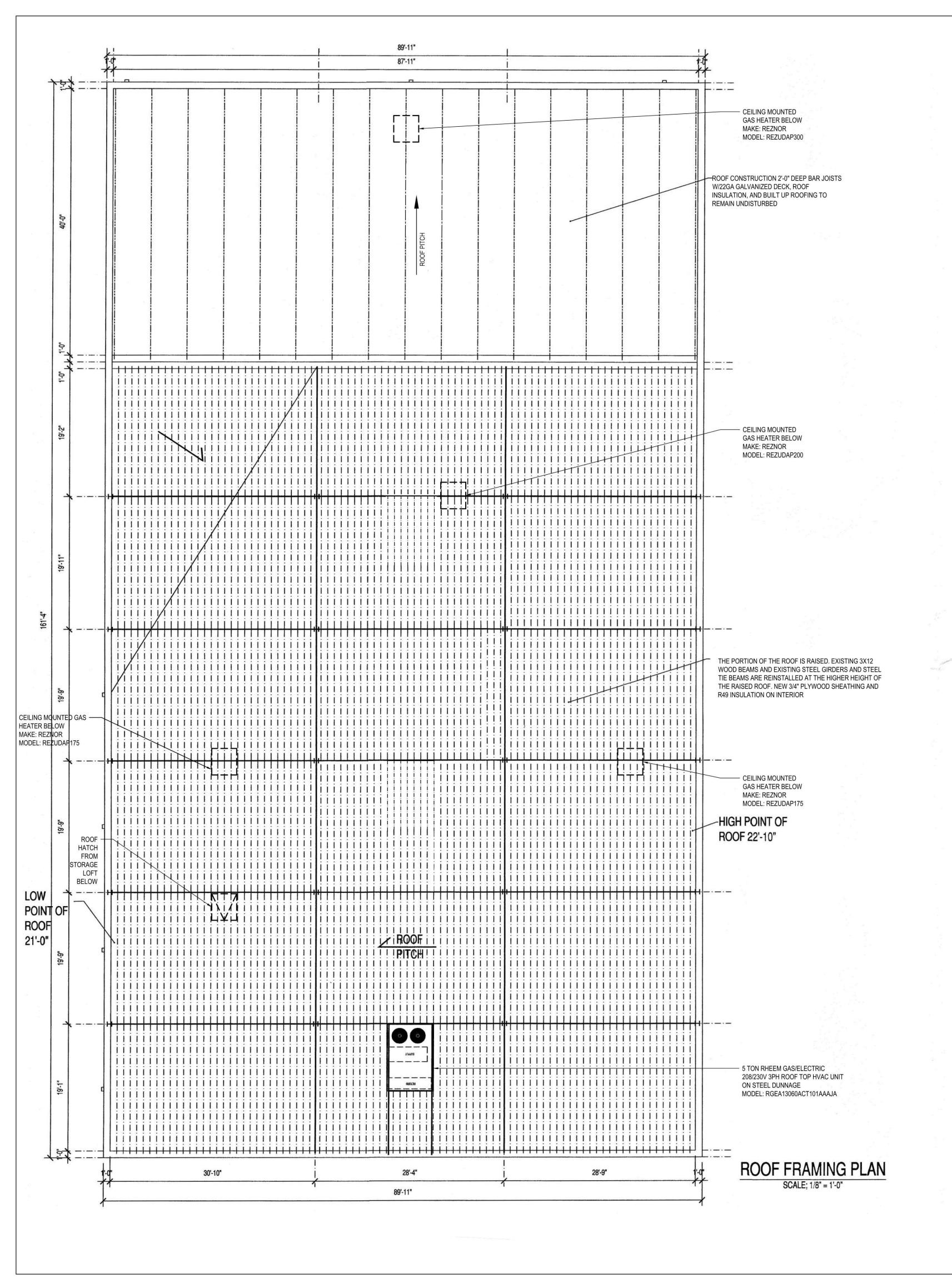
DEPARTMENT OF BUILDINGS RECORD #

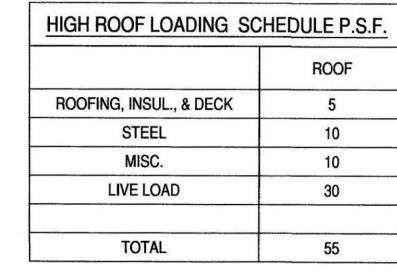
DISAPPROVED

Michael Maracic 05/06/2024

AS-BUILT

SHEET





GENERAL STEEL NOTES

REQUIREMENTS, WHERE APPLICABLE.

STRUCTURAL STEEL NOTES

ELECTRODES: AWS-A5.1, E70 SERIES.

UNLESS OTHERWISE NOTED.

24,000 P.S.I.

LEAD SLEEVE WITH FLANGE

GLASS FABRIC BASE FLASHING

- BASE PLY ROOFING

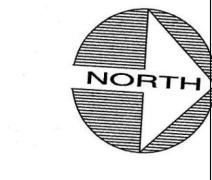
SHEATHING

- EX. WOOD ROOF TRUSS

-BUILT-UP ROOFING

-FLASHING COMPOUND

-ROOFER'S TAPE



COMMONWEALTH O'LEARY REALTY, INC. 1833 GILFORD AVE

OWNER/CLIENT

ZONING DATA SECTION: 8 BLOCK: 190 LOT: 15-19, 37-44 ZONE: INDUSTRIAL "B"

PROJECT

RAISE EXISTING WAREHOUSE ROOF STRUCTURE AND ADD **INTERIOR OFFICES**

NEW HYDE PARK, NY 11040

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC 204 JERICHO TURNPIKE

> SUITE R FLORAL PARK, NY 11001 OFFICE: (516) 354-1030

PROPERTY ZONING INFO

ADDRESS: 1833 GILFORD AVE NEW HYDE PARK, NY 11040

SECTION: 8 BLOCK: 190 LOT: 15-19,37-44

PRIMARY ZONING: INDUSTRIAL "B"

OCCUPANCY CLASS: INDUSTRIAL

BUILDING DEPT.

ZONING MAP#:

OWNER:

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023

WORK OF OTHER TRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT 15. ALL BEAMS ADJACENT TO MASONRY WALLS SHALL HAVE ADJUSTABLE CHANNEL TYPE

ANCHORS, AS MANUFACTURED BY HOHMANN & BARNARD OR APPROVED EQUAL.

16. SUBMIT STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. NO ERECTION TO

1. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE NEW YORK CITY

1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE

WITH THE LATEST EDITION OF THE A.I.S.C. "SPECIFICATION FOR THE DESIGN

2. ALL STEEL SHALL BE ASTM-A36 HAVING A SPECIFIED MINIMUM YIELD POINT OF

LATEST EDITION: HIGH STRENGTH BOLTS: A325 (FRICTION TYPE); WELDING

4. ALL BOLTS SHALL BE 3/4" INCH DIAMETER, OPEN HOLES 13/16 INCH DIAMETER

BUT MUST BE WELDED AFTER ERECTION IS COMPLETE.

7. ALL WELDING TO BE DONE BY LICENSED WELDERS.

CARE MUST BE TAKEN NOT TO DAMAGE WELDS.

MEMBERS TO RECEIVE SPRAYED ON FIREPROOFING.

3. CONNECTION MATERIAL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS,

5. ALL SHOP CONNECTIONS SHALL HIGH STRENGTH BOLTED OR WELDED CONNECTIONS.

WHERE DETAILS SHOW WELDING. BOLTS CAN BE USED FOR ERECTION PURPOSES

6. ALL FIELD CONNECTIONS SHALL BE BOLTED WITH HIGH STRENGTH BOLTS EXCEPT

8. ALL WELDING SHALL BE INSPECTED BY AN APPROVED WELDING AGENCY WHICH

ALL WELDING IN SUBJECT TO NONDESTRUCTIVE TESTING METHODS.

SHALL ISSUE AN AFFIDAVIT THAT ALL WELDING HAS BEEN INSPECTED AND FOUND

TO BE IN CONFORMITY WITH DETAILS AND THE NEW YORK CITY BUILDING CODE.

10. ALL FILLET WELDS SHALL BE A MINIMUM OF 1/4" INCH UNLESS NOTED OTHERWISE.

CUTTING AND PUNCHING OF STRUCTURAL MEMBERS WHERE REQUIRED BY THE

DRAWINGS, OR FOR WHICH INFORMATION IS FURNISHED PRIOR TO FABRICATION

11. PROVISIONS SHALL BE MADE FOR CONNECTIONS OF OTHER TRADES, INCLUDING

12. STIFFENERS SHALL BE GROUND SMOOTH AFTER WELDING IS COMPLETED.

13. ALL INTERIOR STEEL WORK SHALL HAVE A SHOP COAT OF PRIMER, EXCEPT FOR

14. THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE

FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".

2. ALL CONSTRUCTION WILL BE UNDER NYC CONTROLLED INSPECTION

ON ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.

3. COORDINATE ALL WORK OF THESE DRAWINGS WITH WORK REQUIRED

COMMENCE UNTIL SHOP DRAWINGS ARE APPROVED.

WELDING SPECIFICATIONS

1. OPERATORS SHALL BE QUALIFIED AS PER AWS STANDARD QUALIFICATION PROCEDURE. AND SHALL BE N.Y.C. LICENSED WELDERS.

2. EQUIPMENT SHALL PROVIDE PROPER CURRENT TO PRODUCE SATISFACTORY WELDS. 3. ELECTRODES SHALL BE SUITABLE FOR POSITIONS AND OTHER CONDITIONS OF USE

PER MANUFACTURER'S SPECIFICATIONS.

4. SURFACES TO BE WELDED SHALL BE FREE FROM LOOSE SCALE, RUST, GREASE, PAINT OR OTHER FOREIGN MATERIAL. MILL SCALE THAT WITHSTANDS VIGOROUS WIRE BRUSHING MAY REMAIN. A LIGHT FILM OF LINSEED OIL MAY BE DISREGARDED. JOINT SURFACES

SHALL BE FREE OF FINS AND TEARS. 5. MINIMUM FILLET WELD SIZE - 3/16 INCH.

6. SEQUENCE OF WELDING SHALL MINIMIZE DISTORTION AND SHRINKAGE STRESSES. ELECTRODES TO BE E70XX.

STEEL ROOF DECK

FURNISH DECK IN ACCORDANCE WITH STEEL DECK INSTITUTE STEEL ROOF DECK SPECIFICATIONS AND CODE OF RECOMMENDED STANDARD PRACTICE, ROOF DECK CONSTRUCTION, LATEST EDITION.

TYPE: 1-1/2 INCH, 22 GA. GALVANIZED STEEL, WIDE RIB DECK, CONTINUOUS OVER THREE SPANS MINIMUM.

ATTACHMENTS: WELD TO ALL SUPPORTS USING 5/8 INCH DIA. PUDDLE WELDS WITH WELDING WASHERS. FOUR PER SHEET WIDTH AT SUPPORTS AND AT 6 INCH SPACING ALONG EDGES PARALLEL TO DECK SPAN.

SIDELAP FASTENERS: #12 TEK SCREWS, 2 PER SPAN

PROVIDE "L" 2-1/2 X 2-1/2 X 1/4 AT ROOF PERIMETER AND AROUND ALL ROOF PENETRATIONS UNLESS NOTED OR DETAILED OTHERWISE. SEE DETAIL FRAMING AT ROOF MOUNTED EQUIPMENT.

	SEAL
ę	WILLIAM OF NEW YORK THE WAR TO TH

	KEVISION		
	REV. 0	07/10/2023	FINAL RECORD
- 1		ľ	

TITLE

GENERAL NOTES, **ROOF PLAN AND** DETAIL

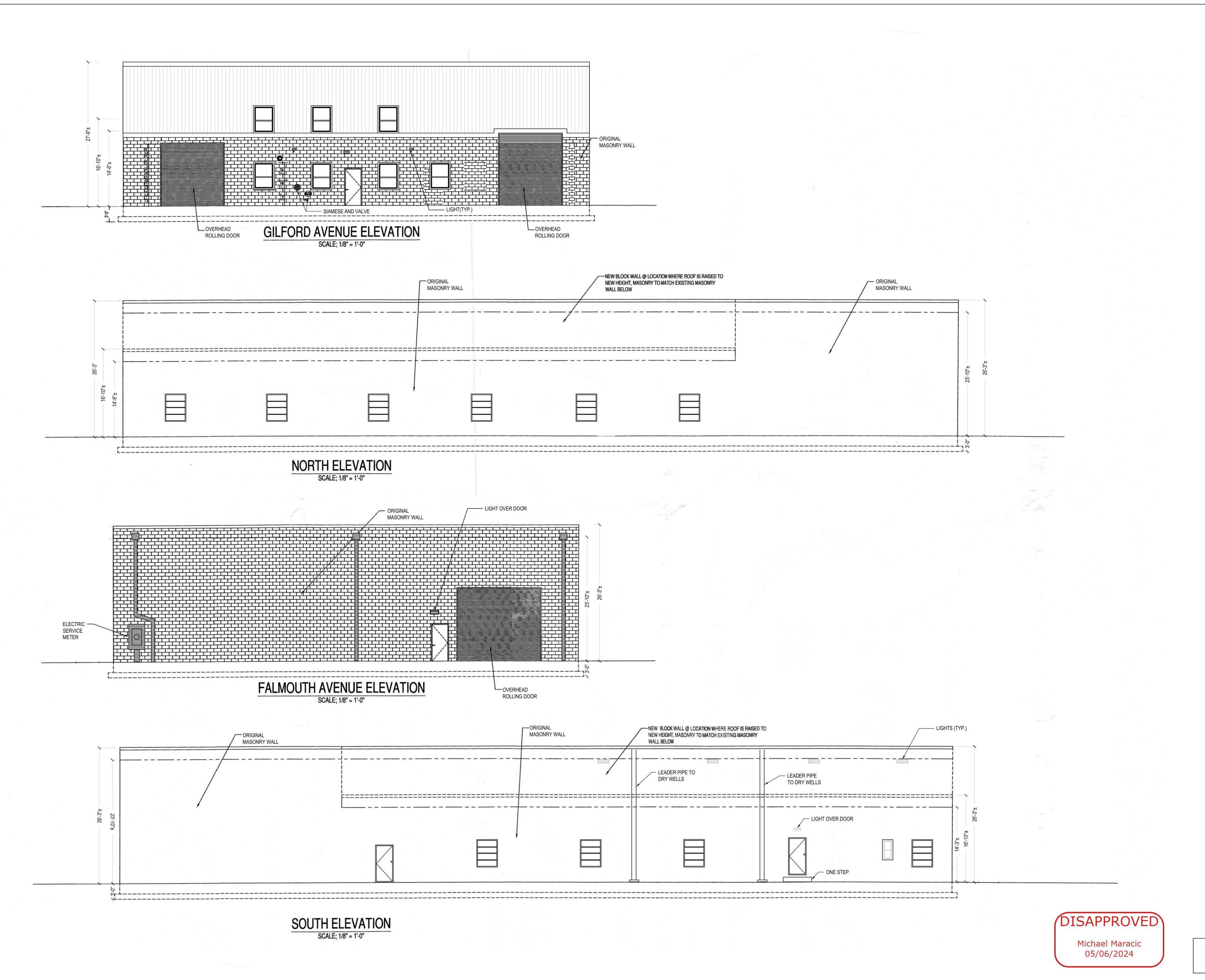
DEPARTMENT OF BUILDINGS RECORD #

DISAPPROVED

Michael Maracic 05/06/2024

AS-BUILT

SHEET



OWNER/CLIENT

COMMONWEALTH O'LEARY REALTY, INC. 1833 GILFORD AVE NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE ROOF STRUCTURE AND ADD **INTERIOR OFFICES**

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC 204 JERICHO TURNPIKE SUITE R FLORAL PARK, NY 11001 OFFICE: (516) 354-1030

PROPERTY ZONING INFO.

ADDRESS: 1833 GILFORD AVE

NEW HYDE PARK, NY 11040 SECTION: 8 BLOCK: 190 LOT: 15-19,37-44

PRIMARY ZONING: INDUSTRIAL "B"

OCCUPANCY CLASS: INDUSTRIAL

ZONING MAP#:

BUILDING DEPT.:

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023

REVISION		
REV. 0	07/10/2023	FINAL RECORD

TITLE

EXTERIOR ELEVATIONS

DEPARTMENT OF BUILDINGS RECORD #

SHEET

AS-BUILT

FALMOUTH AVENUE EXISTING 6 SPACES @ 10'-0" WIDE 10'-0" TYP. EXISTING PARKING 87.15 10.75' **EXISTING CLASS 2B CONSTRUCTION -**ONE STORY MASONRY BUILDING WAREHOUSE STORAGE OF CONTRACTOR'S VEHICLES 3,690 SQ. FT. **EXISTING CLASS 3B CONSTRUCTION**: ONE STORY MASONRY BUILDING WAREHOUSE STORAGE OF CONTRACTOR'S 30'-10" **BUILDING MATRIALS & CONSTRUCTION EQUIPMENT** 10,440 SQ. FT. **INCLUDING MEZZANINE** CONTRACTOR'S OFFICE & MEZZANINE EACH LEVEL DENTON AVENUE (COUN; NEW PAVED 1,933 SQ. FT. **PARKING LO** (SEE DWG A-2) WALL MOUNTED H.C. PARKING SIGN SEE DETAIL ON THIS DWG. 136.65' 50'-0" EXISTING 4 SPACES (1 HC SPACE) 20'-0" EXISTING CURB CUT) 20'-0" EXISTING CURB CUT 20'-0" EXISTING CURB CUT 30'-0" **GILFORD AVENUE**

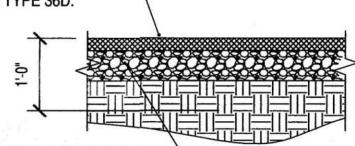
SITE PLAN SCALE; 1/16" = 1'-0"

(SEE DRAWING SP-2 FOR DRAINAGE)

GENERAL NOTES

- 1. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS AT THE BUILDING IN THE FIELD BEFORE STARTING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGE AND DEVIATION FROM THE APPROVED PLAN. ANY DISCREPANCIES SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK THAT DEVIATES FROM THE APPROVED PLAN.
- 2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS AND FILE ALL APPLICATION FORMS, TEST REPORTS, UNDERWRITER'S CERTIFICATES, ETC. 3. CONTRACTOR SHALL COORDINATE THE WORK WITH THAT OF OTHER
- SUBCONTRACTORS AND SUPPLIERS, WHETHER ENGAGED BY HIM OR THE OWNER. 4. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES OPENED BEFORE THE
- INSTALLATION OF ANY NEW WORK AND REPAIR ALL EXISTING AREAS DAMAGED DURING THE PERFORMANCE OF THE WORK.
- 5. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE, NEW YORK STATE LABOR LAW, AND ALL REGULATIONS OF NEW YORK STATE AND OTHER GOVERNMENT AGENCIES, INCLUDING THE TOWN OF NORTH HEMPSTEAD DEPARTMENT OF BUILDINGS. ALL PERMITS SHALL BE PROPERLY DISPLAYED AT THE JOB SITE
- 6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED DEPARTMENT OF BUILDINGS PERMITS PRIOR TO START OF WORK, INCLUDING ELECTRICAL PERMITS 7. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
- 8. LOCATION OF EVERY EXIT SHALL BE CLEARLY INDICATED BY EXIT SIGNS PLACED AS REQUIRED AT ANGLE WITH EXIT OPENING. INSTALL DIRECTIONAL SIGN TO SERVE AS GUIDES FROM ALL PORTIONS OF THE FLOOR SO THAT ALL EXITS ARE CLEARLY VISIBLE 9. EXIT SIGNS SHALL BE INTERNALLY LIGHTED, ELECTROLUMINESCENT, HAVING AN
- INITIAL BRIGHTNESS OF LETTER OF AT LEAST 25 FEET LAMBERTS. LETTERS SHALL BE RED, THE BACK ROUND SHALL BE WHITE. LETTER SHALL BE BLOCK LETTERING AT LEAST 6" HIGH WITH 9/16" STROKES.
- 10. PENETRATIONS IN OPENING OF WALLS OR PARTITIONS, FOR PIPE SLEEVES, ELECTRIC DEVICES, ETC., SHALL BE PACKED, SEALED, LINED OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED STC RATING AND THE REQUIRED FIRESTOPPING RATING.
- 11. ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES. WORK DEEMED UNACCEPTABLE BY THE ARCHITECT IS TO BE REPLACED BY THE GENERAL CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. 13. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FOR FINAL CLEANUP. ALL WALLS
- AND TRIM TO BE DUSTED, ALL TITLE, METAL AND GLASS TO BE WASHED, ALL FLOORS TO BE SWEPT AND VACUUMED. WRITTEN DIMENSION ON THESE DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS
- 14. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD PRACTICE.

2" THK. AFTER COMPACTION WEARING COURSE ON ASPH. CONC. TYPE 36D.



5" BASE COURSE CRUSHED STONE OR AN APPROVED RECYCLED ASPHALT/CONCRETE (MIN. 95% COMPACTION)

> ON-SITE PAVING DETAIL SCALE; NTS

ZONING AND PARKING CALCULATIONS

ZONE: INDUSTRIAL "B" SITE AREA: 26.000SQ.FT. MAX ALLOWABLE BUILDING AREA: 80% OF SITE AREA OR 20,800 SQ. FT. ACTUAL BUILDING AREA: 14,130 SQ. FT. - OK

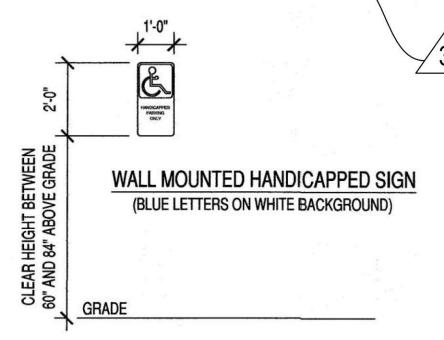
REQUIRED PARKING FOR INDUSTRIAL / STORAGE BUILDING AS PER SECTION ZR 70-103 - 1 SPACE / 600 SQ. FT. OF GROSS BUILDING AREA REQUIRED PARKING FOR OFFICE OCCUPANCY AS PER SECTION ZR 70-103 - DEDUCT FIRST 1,000 SQ. FT.

OFFICE AREA = 1.933 SQ. FT. - 1.000 = 933 / 200 = 4.65 SPACES REQUIRED WAREHOUSE AREA = 14/30 SQ. FT. / 600 = 23.55 SPACES REQUIRED 4.65 +23.55 = 28.2 **TOTAL SPACES REQUIRED**

TOTAL PARKING = 29 PARKING SPACES PROVIDED - N.G. VARIANCE NEEDED MAXIMUM AVAILABLE PARKING IS 28 SPACES, VARIANCE NEEDED FOR 1 LESS THAN REQUIRED 29 SPACES

HC PARKING REQUIRED AS PER N.Y.S B.C. TABLE 1106.1 2 HC SPACES REQUIRED, 2HC SPACES PROVIDED - OK

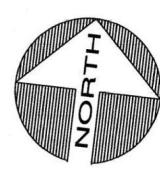
AND THEN 1 SPACE / 200 SQ. FT. OF GROSS OFFICE AREA



H.C. SIGN ELEVATION

NOTES

- SECTION 505 OF THE 2020 NYS BC STATES OCCUPANCY LOAD OF A MEZZANINE IS 500 SF PER PERSON. 1933 SF/ 500SF = 3.87 OR 4 PERSONS. PER BC 505.2.3, EXCEPTION NO. 1, THE MEZZANINE DOES NOT NEED TO BE ENCLOSED IF THE OCCUPANCY IS LESS THAN 10.
- THE AREA OF THE MEZZANINE IS 1933 SF/14,130 SF = 13.6% OF THE BUILDING. THIS IS LESS THAN 33.3% OF THE ENTIRE BUILDING'S SIZE. PER SECTION 505.2.1 A MEZZANINE IS LESS THAN 33.3% OF THE BUILDING, SO THE MEZZANINE AND SIZE ARE ACCEPTABLE.
- SECTION 505.2.2, MEANS OF EGRESS, REFERS TO SECTION 1006.2 FOR A SINGLE MEANS OF EGRESS. A SINGLE MEANS OF EGRESS IS ACCEPTABLE PER TABLE 1006.2.1, AND TABLE 1006.3.2.



ZONING DATA SECTION: 8 BLOCK: 190 LOT: 15-19, 37-44

PROJECT

OWNER/CLIENT

RAISE EXISTING WAREHOUSE ZONE: INDUSTRIAL BY ROOF STRUCTURE AND ADD **INTERIOR OFFICES**

COMMONWEALTH O'LEARY

REALTY, INC.

1833 GILFORD AVE

NEW HYDE PARK, NY 11040

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC 204 JERICHO TURNPIKE SUITE R FLORAL PARK, NY 11001 OFFICE: (516) 354-1030

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PRIMARY ZONING: INDUSTRIAL "B" OCCUPANCY CLASS: INDUSTRIAL

BUILDING DEPT.

ZONING MAP#:

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023



FINAL RECORD REV .1 07/30/2023 FOR AMENDMENT REV .2 | 12/28/2023 | FOR TOWN BOARD APPROVAL REV .3 03/11/2023 CHANGE PARKING CALCULATIONS

TITLE

SITE PLAN

DEPARTMENT OF BUILDINGS RECORD #

DISAPPROVED

Michael Maracic 05/06/2024

FALMOUTH AVENUE EXISTING 6 SPACES @ 10'-0" WIDE INTERCONNECTION 100.0 DRYWELL RIM EL. DRYWELL 10 M ELYP. 10.75 **EXISTING CLASS 2B CONSTRUCTION -**ONE STORY MASONRY BUILDING WAREHOUSE STORAGE OF CONTRACTOR'S VEHICLES 3,690 SQ. FT. **EXISTING CLASS 3B CONSTRUCTION -**ONE STORY MASONRY BUILDING WAREHOUSE STORAGE OF CONTRACTOR'S **BUILDING MATRIALS & CONSTRUCTION EQUIPMENT** 8,507 SQ. FT. INTERCONNECTION **NEW PAVED** PARKING LOT 0 DENTON AVENUE (COUNTY MAIN CONTRACTOR'S OFFICE & MEZZANINE EACH LEVEL 1,933 SQ. FT. 11 (SEE DWG A-2) WALL MOUNTED H.C. PARKING SIGN SEE DETAIL ON THIS DWG. (N) 10°-0° DEEP DRYWELL RIM EL. 9'-0" 10'-0" 2'-0" 10'-0" 136.65' 50'-0" EXISTING 4 SPACES (1 HC SPACE) 160.0 20'-0" EXISTING CURB CUT 20'-0" EXISTING CURB CUT) 30'-0" 48'-0" 20'-0" EXISTING CURB CUT) **GILFORD AVENUE** SITE DRAINAGE PLAN

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

SITE DRAINAGE CALCULATIONS

BUILDING AREA - HIGH ROOF AREA = 3,690 SQ. FT. SITE AREA # 1 = 19.17' X 100.0' + 10.75 X 61.2 = 1917 + 657.9 = 2,574.9TOTAL AREA # 1 = 3,690 + 2,574.9 = 6,264.96,294.9 X 1 X .25 = 1,566.23 CU. FT. 1,566.23 / 68.42 = 22.89 / 2 = 11.44 FT. DEEP (2) 10'-WIDE X 12' DEEP DRYWELLS PROVIDED @ FALMOUTH AVENUE

5" BASE COURSE CRUSHED STONE

WRAP LEACHING

SECTIONS IN

FILTER FABRIC

6'-0" MIN. PENETRATION INTO

REQUIRED STORMWATER CAPACITY.

VIRGIN STRATA OF

SAND/GRAVEL

NOTES:

OR AN APPROVED RECYCLED

ASPHALT/CONCRETE (MIN. 95%

COMPACTION)

3'-0" WIDE SAND/GRAVEL

COLLAR ALL

AROUND

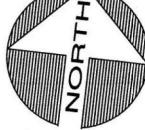
CONCRETE CHIMNEY OR BRICK

2" THICK TOP COURSE ASPHALT

ADJSUTMENT

(NYSDOT TYPE 6F)

BUILDING AREA - LOW ROOF AREA = 10,440 SQ. FT. 10,440 X 1 X .25 = 2,610.14 CU. FT. 2,610.14 / 68.42 = 38.15 / 4 = 9.53 FT. DEEP (4) 10'-WIDE X 10' DEEP DRYWELLS FOR LOW ROOF DRAINAGE PROVIDED SITE AREA # 2 = 60.00' X 100.0' + 19 X 87.15 + 38.8 X 10.75 = TOTAL SITE # 2 = 6000 + 1656 + 417.1 = 8,073.1 SQ. FT. 8,703.1 X 1 X .25 = 2,018.25 CU. FT. 2,018.25 / 68.42 = 29.50 / 3 = 9.83 FT. DEEP (3) 10'-WIDE X 10' DEEP DRYWELLS PROVIDED @ GILFORD AVENUE



ZONING DATA SECTION: 8 BLOCK: 190 LOT: 15-19, 37-44 ZONE: INDUSTRIAL "B"



PROJECT

RAISE EXISTING WAREHOUSE ROOF STRUCTURE AND ADD **INTERIOR OFFICES**

COMMONWEALTH O'LEARY

REALTY, INC. 1833 GILFORD AVE

NEW HYDE PARK, NY 11040

ENGINEER

OWNER/CLIENT

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OCCUPANCY CLASS: INDUSTRIAL

BUILDING DEPT.

ZONING MAP#:

OWNER:

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CHECKED BY: AFM

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DRAWING DATE: 03/11/2023



REVISION		
REV. 0	07/10/2023	FINAL RECORD
REV .1	12/29/2023	FOR TOWN BOARD APPROVAL

TITLE

2' MIN. TO

GROUNDWATER

SITE PLAN

DEPARTMENT OF BUILDINGS RECORD #

SHEET

SP-200.00

_____ of _____2

05/06/2024

DRYWELL DETAIL

SCALE; 3/8" = 1'-0"

OF MORTAR ALONE SHALL BE USED FOR FRAME AND GRATE ADJUSTMENT. FOR ADJUSTMENTS OVER 6 INCHES, CAST-IN-PLACE CONCRETE OR A PRECAST CONCRETE SHIMNEY ELEMENT SHALL BE USED. 3. BRICK USED FOR ADJUSTMENT SHALL CONFORM TO THE NYSDOT SECTION 704-13 AND PRECAST CONCRETE CHIMNEY ELEMENTS SHALL CONFORM TO SECTION 706-04. Michael Maracic

LEACHING POOL DETAIL

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

1. CONTRACTOR MAY USE A DOME COVER FOR RESIDENTIAL ROOF LEACHING POOLS ONLY OR WHERE DEEMED NESSESARY BY AN ENGINEERING INSPECTOR. THE VOLUME OF A DOME COVER SHALL NOT BE USED TOWARDS THE

2. FOR ALL DRAINAGE STRUCTURES, A MAXIMUM OF 6 INCHES OF BRICK AND MORTAR OR A MAXIMUM OF 2 INCHES

-MANHOLE FRAME & GRATE

GRATINGS

24"

10'-0" DIAMETER

LEACHING

DE EACHING

8" SOLID CONC. COVER

SECTION

SECTION

BINDER AROUND ALL DRYWERAFFIC BEARING PRECAST

CLASS IV RCP OR ADS N-12

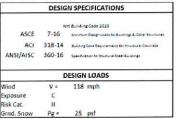
PIPE (15"Ø min.)

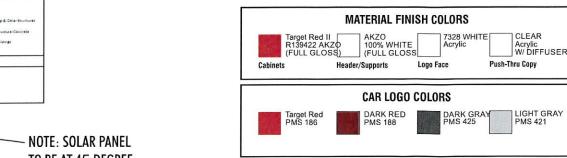
CONCRETE TOP SLAB

FINISHED GRADE

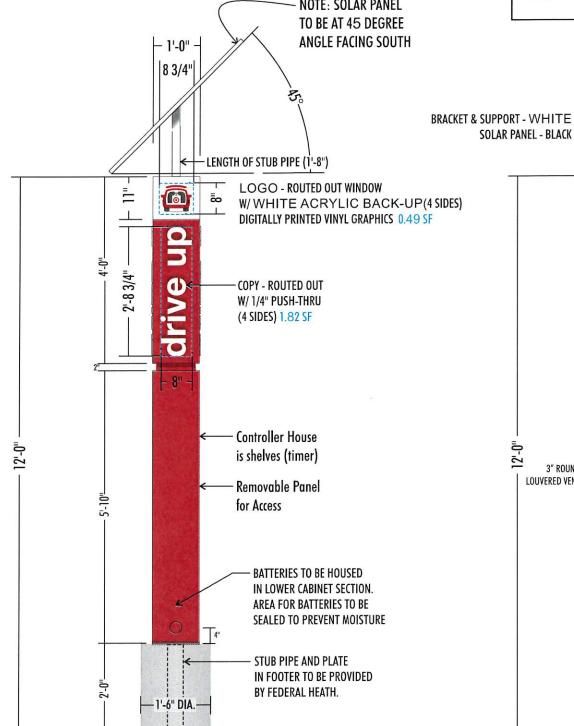


Target Drive-Up Beacon





SOLAR PANEL - BLACK



NOTE SOLAR PANEL, MOUNTING BRACKET AND BATTERIES TO SHIP DIRECT TO **INSTALLER AND BE INSTALLED IN** THE FIELD.

> NOTE SIGNS TO BE DESIGNED FOR TWO WIND LOAD ZONES. (180 MPH) (APPROPRIATE STRUCTURAL DESIGN TO BE USED FOR LOCATION AS REQUIRED)

2" TALL x 1/2" DEEP x 11 1/4" WIDE REVEAL-

REMOVABLE SERVICE

PROOF SCREWS.

3" ROUND

LOUVERED VENT (4" TO CENTER)

DOOR TO HAVE TAMPER

PART# X93410024SS9H.

BIT FOR THIS FASTENER IS

PART#125HT0864A HEX BIT OFESSENCE PROPERSION OF THE PR 2399 A-2 NJ-34 MANASQUAN, NJ 08736 (973) 570-8215 xQ

Murdoch, PE Professional Engineer NY PE Lic. #089862

DESCRIPTION OF WORK

MANUFACTURE AND INSTALL BEACON SIGN AS SHOWN AND NOTED .125" ALUM SKIN & FRAME . COPY TO BE ROUT-OUT WITH 1/4" PUSH THRU PUSH THRU IS 1/2" SHOULDER-CUT CLEAR ACRYLIC W/ FIRST SURFACE WHITE VINYL AND DIFFUSER 2ND SURFACE. TOP (LOGO) IS 7328 WHITE ACRYLIC VINYL GRAPHICS FIRST SURFACE.

SERVICE DOORS AS REQUIRED. ALL FASTENERS TO BE COUNTER-SUNK SCREWS. FACES AND POLE COVER TO BE PAINTED RED (SEE CHART)

WHITE LED ILLUMINATION WITH SOLAR PANELS. BATTERIES SELF CONTAINED AS NOTED.

NOTE:

-Solar Panel to be 120Watt Solar Panel (Dimensions 2'-2 1/2" x 4'-0")

#21574

3/14/2024

12'(FT) DRIVE-UP BEACON | FOUR(4) SIDED | SOLAR POWERED

12'(FT) DRIVE-UP BEACON | FOUR(4) SIDED | SOLAR POWERED

— 1'-6" DIA.—

O

0

driv

Ξ

2'-8 3/4"

4'-2 3/4"

3" ROUND

LOUVERED VENT

12'(FT) DRIVE-UP BEACON w/ SOLAR PANEL

drive

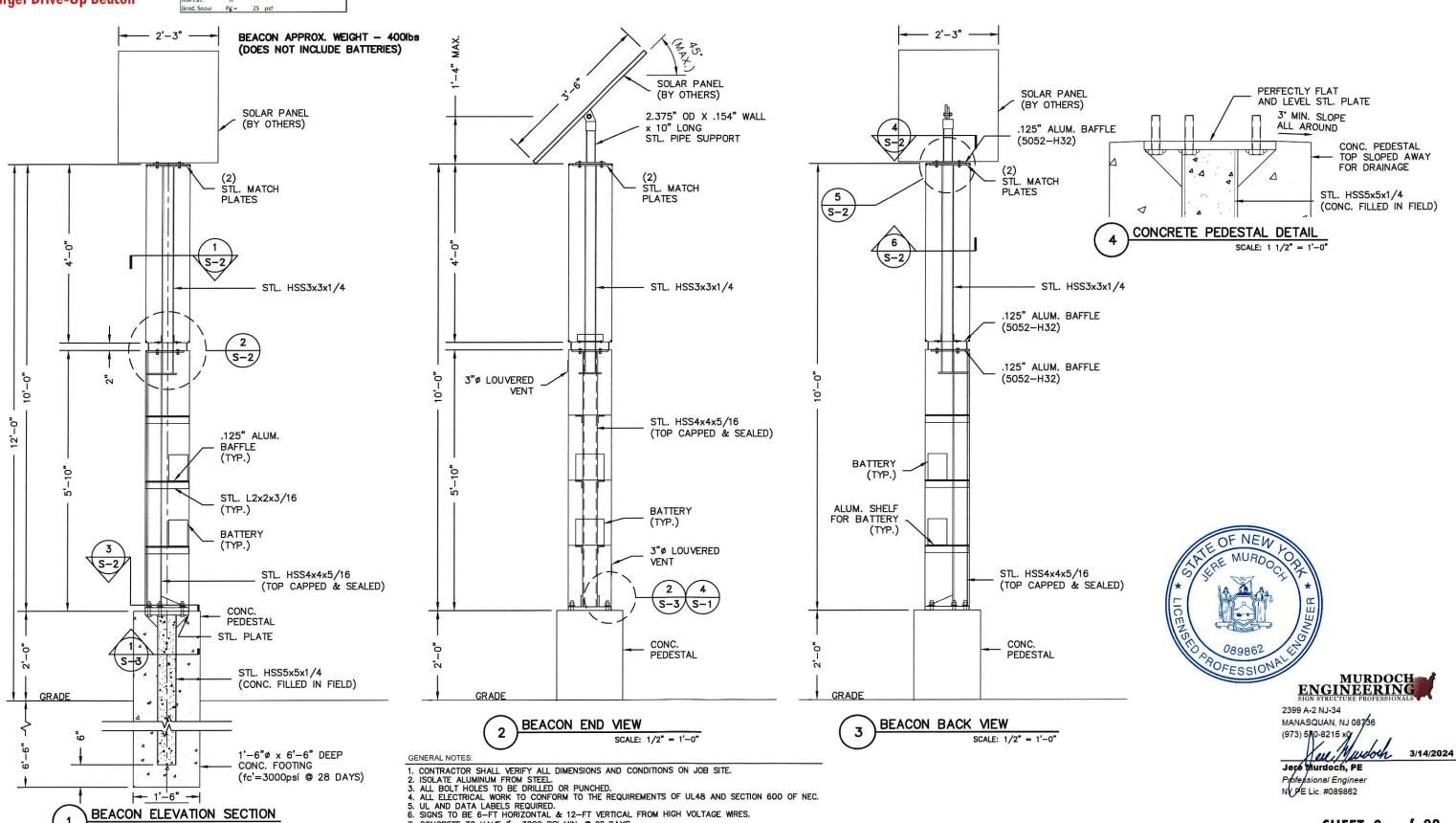
driv



Target Drive-Up Beacon

	DESIG	N SPECIFICATIONS		
	PS	rs Building Code 1016		
ASCE	7-16	Menimon Datign Labor for Buildings & Other Structures		
ACI	318-14	Building Code Requirements for Structural Concrete		
ANSI/AISC	360-16	Specification for Stuctival Specifications		
	0	ESIGN LOADS		
Wind	V =	118 mph		
Exposure	C			
Risk Cat.	11			
Grad Snow	Pa =	25 psf		

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

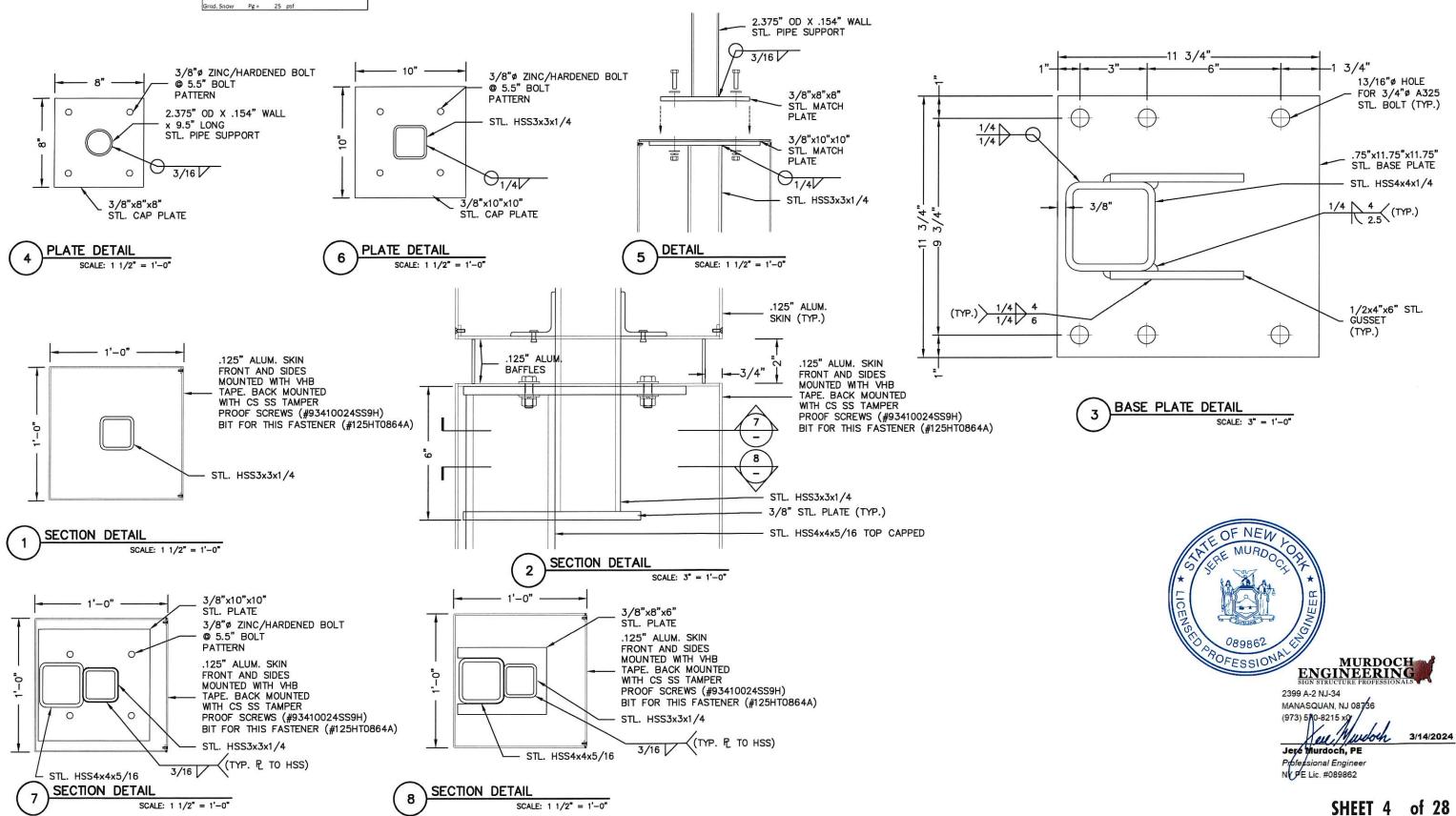


7. CONCRETE TO HAVE fc=3000 PSI MIN. © 28 DAYS. 8. DESIGN IS BASED ON 180 MPH WIND, 3-SEC GUST, EXPOSURE B.



Target Drive-Up Beacon

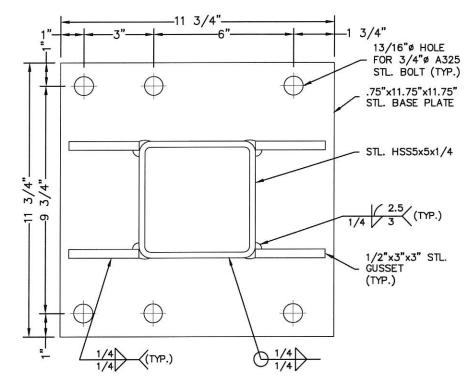
	DESIG	N SPECIFICATIONS
	n	rs Building Cone 2020
ASCE	7-16	Marimum Design Laudz for Businings & Other Structures
ACI	318-14	Busing Core Requirements Vor Structural Concrete
ANSI/AISC	360-16	Specification for Stuctural Steel Buildings
	0	ESIGN LOADS
Wind	V =	118 mph
Exposure	C	
Risk Cat.	11	
C C	0-	256



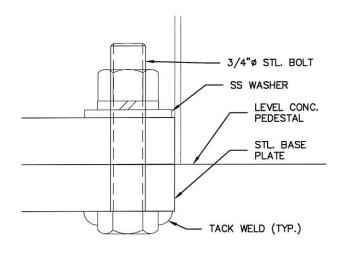


	DESIG	N SPECIFICATIONS	
	n	ri Building Code 2010	
ASCE	7-16	Minimum Dasign Loads for Businings & Other Structures	
ACI	318-14	Building Coda Regunaments for divisional Contrate	
ANSI/AISC	360-16	Specification for Studental State Buildings	
	0	ESIGN LOADS	
Wind	V =	118 mph	
Exposure	C		
Risk Cat.	16		
Grad Snow	Pa =	25 nsf	

	DESIG	N SPEC	IFICATIONS
	N	ri Building	Cope 2020
ASCE	7-16	Maraman	Dasign Leans for Businings & Other Structure
ACI	318-14	£unnago	loca Requirements for for occurat Contrate
ANSI/AISC	360-16	Specification to Students Steel Buildings	
	0	ESIGN	LOADS
Wind	V =	118	mph
Exposure	C		
Risk Cat.	16		
Grnd, Snow	Pg =	25	psf







SCALE: 6" = 1'-0"

SECTION DETAIL (TYP.)



SHEET 5 of 28

180 MPH DESIGN

(STAGGERED SUPPORTS)

LONG ISLAND RAIL ROAD 225.00 (CENTER LINE OF NOW OR 16" CONC. WALL I.I'S. FORMERLY OF CORNELIA STREET) WALL 0.5'S. -734 OF 60 HIGH CHAIN LINK FENCING--16" CONC. WALL PRECAST -MATERIAL BERM TO BE REMOVED FROM ADJACENT BUILDING AND TO MAINTAIN A MIN. 100 DISTANCE APP# 14-100442 MAINTAIN: CEMENT MANUFACTURING MAINTAIN: USE OF AUTO BODY SHOP (FILED UNDER SEPARATE APPLICATION) MAINTAIN: ALTERATIONS TO EXISTING BUILDING (FILED UNDER SEPARATE APPLICATION) TEL 123.68 x TEL 10:14 3 TW 102.52 XTEL 147.40 12" CONC .-CEMENT MIXER ROOF EL 1266 [-STUCCO MACHINE ROOM LOADING AREA-200.00 FFEL 96.49 325.00 CHAIN LINK FENCING ±0.1 METAL J TANK AT TOP CONCRETE CURB STEPS STAGING AREA TO BE DESIGNATED FOR (4) CEMENT MIXING TRUCKS LMETAL TANK AT TOP CONC. BLOCK MACHINE ROOM OFF STREET PARKING al 94.37 x 225.00 25.1 OF 60 HIGH -curb-cur OVERHANG-CHAIN LINK FENCING STEEL BEAM ±08N.— & MET. PLATF. OVER

ATLANTIC

AVENUE

AVERAGE GRADE AT FRANT PROPERTY LINE +95.52' AVERAGE TOP OF CURB +94.97 AVERAGE BOTTOM OF CURB +94.67 AVERAGE CROWN OF ROAD +94.44'

EASEMENT NOTE:

EASEMENT RECORDED NOVEMBER 23, 2017 IN LIBER 1344 CP101

SCALE: |" = 20-0"

SITE PLAN

THIS SITE PLAN IS NOT A LEGAL SURVEY, IT IS FOR ILLUSTRATION PURPOSES ONLY. (DIMENSIONS, SETBACKS, LOCATIONS & STRUCTURES WERE TAKEN FROM SURVEY PREPARED BY:

JOSEPH NICOLETTI ASSOCIATES PROTESSIONAL LAND SURVEYORS, P.C. 499 JERICHO TPKE, SUITE 201 MINEOLA, NY 11501 DATED: MARCH 28, 2001 (UPDATED: JUNE 22, 2023 JANUARY 25, 2024

SITE VISIT CONDUCTED: MARCH 29, 2013

GENERAL SITE NOTES:
ALL WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE APPLICABLE REGULATIONS/SPECIFICATIONS, AND WITH THE REQUIRED PERMITS, FROM THE AUTHORITIES HAVING

PAVEMENT MARKINGS SHALL COMPLY WITH THE APPLICABLE REGULATIONS/SPECIFICATIONS OF THE WHERE EXISTING TRAFFIC CONTROL EQUIPMENT OR SIGNAGE IS AFFECTED BY THE PROPOSED WORK, THEY SHALL BE RESTORED & UPGRADED TO COMPLY WITH THE APPLICABLE

REGULATIONS/SPECIFICATIONS OF THE AUTHORITIES HAVING JURISDICTION. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL INSPECT THE CONDITION OF THE EXISTING STRUCTURES IN THE SURROUNDING VICINITY AND VERIFY THESE STRUCTURE, INCLUDING FOOTINGS AND FOUNDATIONS, WILL NOT BE AFFECTED BY THE PROPOSED CONSTRUCTION. CONTRACTOR TO

CONTACT CONSULTING ENGINEER AND ARCHITECT WITH FINDINGS AND/OR REQUEST EXAMINATION AND

ADVISEMENT PRIOR TO EXCAVATION. IN ABSENCE OF, OR IN ADDITION TO, SOIL BORINGS, THE CONTRACTOR SHALL COORDINATE WITH CONSULTING ENGINEER FOR EXAMINATION OF EXISTING SOIL CONDITIONS. CONSULTING ENGINEER SHULL ASSES THE SOIL CONDITIONS AND PROVIDE DIRECTION (I.E. SOIL REMEDIATION,

FOUNDATION/FOOTING DESIGN, PILES, ETC.) PARKING AREAS TO BE BLACKTOPPED/PAVED COMPLY WITH THE APPLICABLE REGULATIONS/SPECIFICATIONS OF THE AUTHORITIES HAVING JURISDICTION. ADA COMPLIANT PARKING STALL & ACCESS AIGLE SHALL BE PAVED IN CONCRETE WITH SMOOTH/FLUSH TRANSITIONS TO THE SURROUNDING PAVING. ADA STALL & ACCESS AIGLE SHALL HAVE NO GREATER THAN 2% SLOPE AND

SEWER DESIGN TO BE DESIGNED, SUBMITTED TO COMPLY WITH THE APPLICABLE REGULATIONS/SPECIFICATIONS OF THE AUTHORITIES HAVING JURISDICTION.

SHALL BE SLOPED IN ONLY ONE DIRECTION WITH NO CROSS-SLOPE

CONTRACTOR TO VERIFY EXISTING SANITARY SYSTEMS ARE CAPABLE OF SUSTAINING THE PROPOSED PLUMBING PRIOR TO COMMENCING WITH THE PROPOSED WORK.

6 NEEDED, CONTRACTOR TO COORDINATE WITH OWNER/TENANTS TO ACCOMMODATE FOR THE INSTALLATION OF GREASE TRAPS AS PER ALL APPLICABLE RESULATIONS/SPECIFICATIONS OF THE THE GOVERNING MUNICIPALITIES. ALL CONNECTIONS TO MUNICIPAL UTILITIES TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE

CODES & GUIDELINES. PERMITS & INSPECTIONS TO BE OBTAINED BY OTHERS. CONTRACTOR/SUBCONTRACTORS TO COORDINATE WITH INDIVIDUAL UTILITY PROVIDERS AND AUTHORITIES HAVING JURISDICTION, TO DETERMINE THE REQUIRED CONNECTION SPECIFICATIONS (FINAL

SITE LIGHTING TO BE SHIELDED ("DARK SKY" TYPE) TO LLUMINATE THE SUBJECT PARCEL ONLY. FIRE PROTECTION SYSTEMS (ALARM/DETECTION, AUTOMATIC SPRINKLER SYSTEM, ETC.) SHALL BE PROVIDED AS PER THE UNIFORM CODE AND COMPLY WITH THE APPLICABLE **REGULATIONS/SPECIFICATIONS OF THE AUTHORITIES HAVING JURISDICTION (THE NASSAU COUNTY FIRE**

I RAINWATER & RUN-OFF SHALL BE CONTAINED ON-SITE. NO CONNECTION BETWEEN THE AN-SITE RAINWATER DRAINAGE SYSTEM & MUNICIPAL RAINWATER DRAINAGE SYSTEM.

SITE INFORMATION SEC:-BLK: ZONE:-LOT AREA: - 12*500.00 SQ.*FT EXISTING LOT OCCUP:-- 6,777.78 SQ.FT. EXISTING LOT %:-

LIST OF DRAWINGS

SPI.O: COVER PAGE, SITE PLAN & NOTES ALO: MACHINE ROOM PLANS

ELEVATIONS

BUILDING PERMITS ON FILE

BP# 16652, 1947 - HOPPER BP# 18263, 1948 - 75' X90' BUILDING THREE PLUMBING FIXTURES 0BP# 9437, 1949 - OIL BURNER PERMIT SEWER CONNECTION PERMIT FENCE PERMIT (EXPIRED) SCP# 832, 1995 - SEWER CONNECTION PERMIT (EXPIRED)

VARIANCES ON FILE

HALDING TANK (EXPIRED)

BP# 20091644, 2009 - INSTALLATION OF A WATER RECLAMATION

APPEAL# 7530, 1963 - APPLICATION FOR VARIANCE DENIED APPEAL# 7969, 1965 - APPLICATION FOR VARIANCE DENIED

APP: 14-100442 MAINTAIN: EXISTING CONCRETE MIXING {FACILITY

SUBJECT PROPERTY: GARDEN CITY TRANS. MIX CORP. 196-198 ATLANTIC AVENUE GARDEN CITY PARK, NY 11040

OWNER: GARDEN CITY TRANS. MIX CORP. 1552 OLD CEDAR SWAMP ROAD BROOKVILLE, NY 11545

ARCHITECT: MARK VINCENT KRUSE, ARCHITECT, AIA 308 EAST MEADOW AVENUE EAST MEADOW, NY 11554 {(516) 396-0600

BUILDING DEPARTMENT CONSULTANT: RMB DEVELOPMENT CONSULTANTS, INC. {RICHARD M. BIVONE, PRESIDENT ₹308 EAST MEADOW AVENUE EAST MEADOW, NY 11554 {(516) 396-0600

#21575

308 EAST MEADOW AVENUE EAST MEADOW, NY 11554 (516) 794-2198 PHONE (516) 396-0151 FAX

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ISSUED:

REVISIONS:

 Δ 02/26/2014 - (JP) REVISE ABANDONED $\frac{1}{206/11/2014}$ - (JP) ADD TRUCK STAGING 3\09/21/2017 - (JP) REVISE SITE PLAN 4 04/09/2019 (SR) REVISE PER COMMEN 5 01/16/1014-(JP) REVISE PER COMMENT

FEB 26 2024



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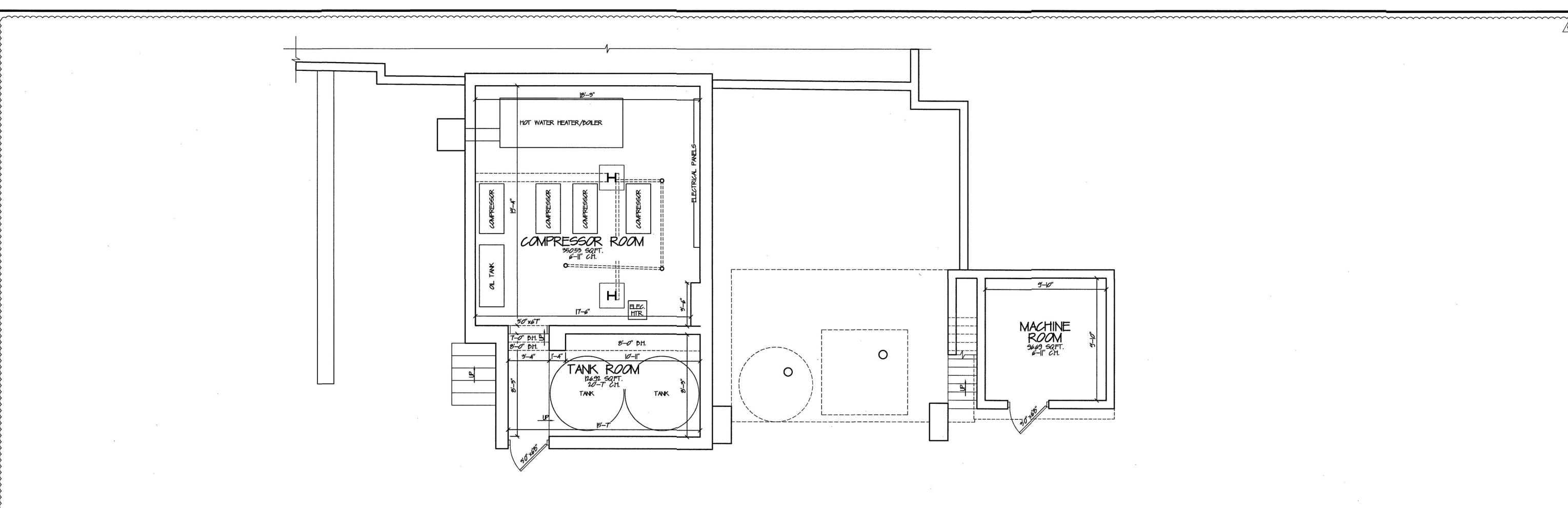
SHEET:

DISAPPROVED

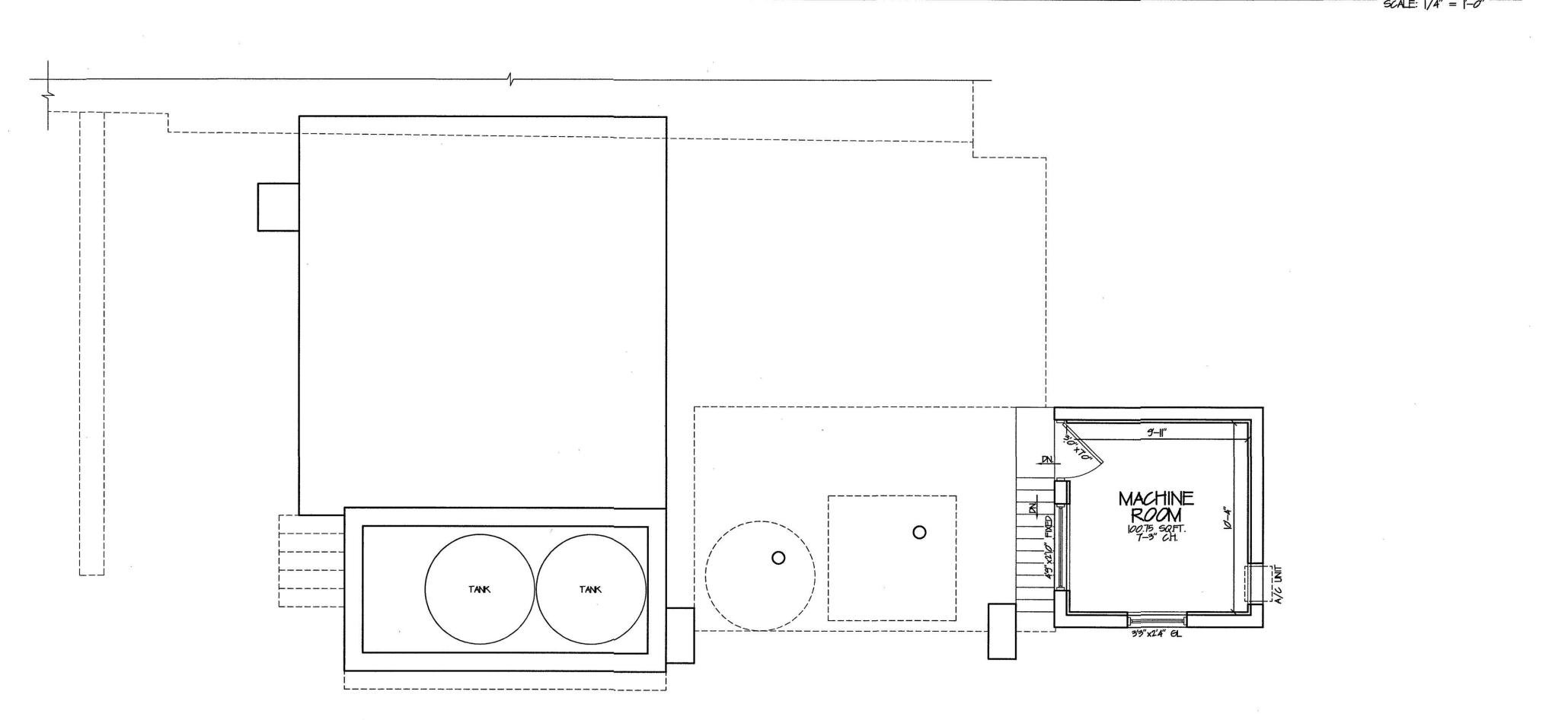
Michael Maracic

05/02/2024

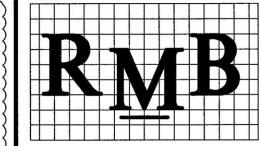
APPLICATION #: 14-100442



GROUND FLOOR PLAN



UPPER FLOOR PLAN



308 EAST MEADOW AVENUE EAST MEADOW, NY 11554 (516) 794-2198 PHONE (516) 396-0151 FAX

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ISSUED:

REVISIONS:

1 02/26/2014 - (JP) REVISE ABANDONED

5 01/26/2014-(JP) REVISE PER COMMENT

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Michael Maracic

05/02/2024

APPLICATION #:

