Town of North Hempstead

Board of Zoning Appeals

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

CALENDAR FOR JULY 17, 2024

RESIDENTIAL CALENDAR

APPEAL #21576 - Daniel & Shari Ross; 36 Oxford Boulevard, Great Neck, Section 2, Block 152, Lot 6; Zoned: Residence-A
Variance from §70-30.B to construct an addition that is located too close to the street.

APPEAL #21532 - Petros & Alexandra Konidaris; 66 Quaker Ridge Road, Manhasset; Section 3, Block 145, Lot 94; Zoned: Residence-A
Variance from §70-31.A to construct a garage addition that is too close to the side property line and with smaller than required total (aggregate) side yards.

APPEAL #21577 – Andrew Candres; 49 Shadyside Ave., Port Washington; Section 4, Block 17, Lot 17; Zoned: Residence-B
Variances from §§ 70-41(A) & 7-40(A) to construct a second story addition too close to a side property line and too close to a street.

APPEAL #21578 - Michele P. Johnson; 118 Huntington Road, Port Washington; Section 5, Block 63, Lot 25; Zoned: Residence-A
Variance from § 70-101.B to legalize a front porch that is located too close to the street.

APPEAL #21579 – David Schoer; 12 Longview Rd., Port Washington; Section 5, Block 19, Lot 142; Zoned: Residence-A
Variance from § 70-100.2(A)(2) to construct fences forward of a front building line.

APPEAL #21580 – Lisa David; 50 Bregman Ave., New Hyde Park; Section 8, Block 212, Lot 110; Zoned: Residence-C
Variances from §§ 70-49(C), 70-51(A) and 70-52.3 to construct a new house that would be too big, too close to the street, and encroach into the sky exposure plane.

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).

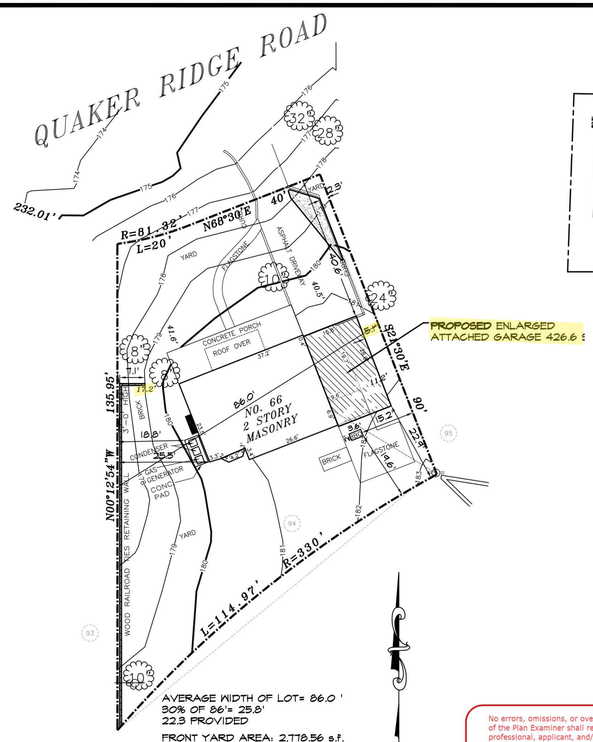
APPEAL #21581 – Efaz Uddin; 68 Stephen Ave., New Hyde Park; Section 8, Block 323, Lot 4; Zoned: Residence-C
Variance from § 70-50.A to construct a second story addition and two-story portico too close to the street.

APPEAL #21582 - Xin Wei Xu; 3 Twelfth Street, Carle Place, Section 10, Block 269, Lot 30; Zoned: Residence-B
Variances from §§70-40.B, 70-41.B, 70-42, 70-42.6, 70-102.C(5)(a), 70-100.1(A), 70-100.2(A), and 70-100.2(D) to construct a one story addition that is too close to the street, a deck and louvered awning that are too close to the side property line, a second story addition that is too close to the rear property line, paving covering too much of the secondary front yard, an inground pool that is too close to the side property line, pool equipment that is too close to the rear property line, an inground pool, awning, barbecue and a pool barrier in the side yard (not permitted), fencing that is too tall and being used as a pool barrier fence, and a barbecue that is too close to the side property line.

COMMERCIAL CALENDAR

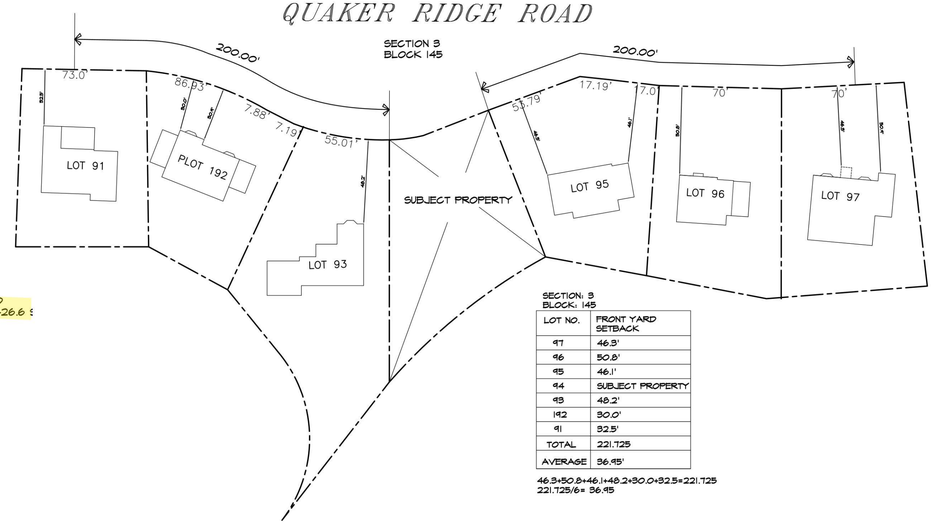
APPEAL #21562 – Da-Angelo (Stefano Giangrande); 815 Willis Ave., Albertson; Section 9, Block 657, Lot 22; Zoned: Business-A
Conditional Use § 70-126.A and Variances from §§ 70-103.A, 70-103.B, 70-103.M, 70-134, 70-229.A to legalize a two-story addition and conversion of second-story apartment to restaurant (a conditional use) with not enough off-street parking, parking spaces that are too small, parking in a front yard setback, a rear yard setback that is too small, and not in conformance with a prior BZA approval.

#21532



SITE PLAN

SCALE 1" = 20'-0"
FROM A SURVEY



SECTION: 3 BLOCK: 145	
LOT NO.	FRONT YARD SETBACK
97	46.3'
96	50.8'
95	46.1'
94	SUBJECT PROPERTY
93	48.2'
192	30.0'
91	32.5'
TOTAL	221.725
AVERAGE	36.95'

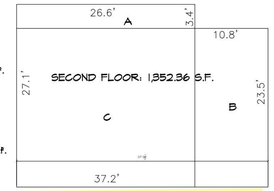
46.3+50.8+46.1+48.2+30.0+32.5=221.725
221.725/6= 36.95

CALCULATION:

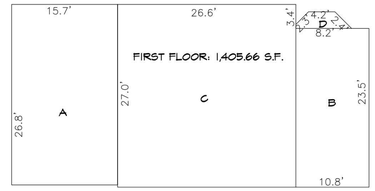
SECOND FLOOR
A 26.6x3.4=90.44 s.f.
B 10.8x23.5=253.8 s.f.
C 26.6x27.1=720.86 s.f.
SECOND FLOOR TOTAL=1,065.1 s.f.

FIRST FLOOR:
A 15.7x26.8'=420.8 s.f.
B 10.8x23.5'=253.8 s.f.
C 26.6'x27.1'=720.86 s.f.
D 6.4'x2.4'=15.36s.f.
FIRST FLOOR TOTAL: 1,410.82 s.f.

LOT AREA: 8,321.7 s.f.



TOTAL AREA: 1,065.1+1,410.82=2,475.92 s.f.
2,475.92/ 8,321.7 = 0.2975 = 29.7%



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.

ZONING / TOWN CODE COMPLIANCE

DISAPPROVED - Make corrections as noted and resubmit

Nicholas Vissichelli
02/13/2024

SITE INFORMATION:		
SECTION:		36.05'
BLOCK:		145
LOT:		94
ZONE:		N. HEMP. RES-A
	REQUIRED	PROVIDED
LOT AREA:	8,500 s.f.	8,321.7 s.f.
LOT AREA OCCUPIED:	2,080.42 s.f.	1400 s.f.
% OCCUPIED:	25%	16.99%
FRONT WIDTH:	50'	60'
SIDE YARD:	10'	5.1'
SIDE YARDS AGGREGATE:	30%=86x.3=25.8'	22.3'
REAR YARD (2 STORIES):	15'	25.5'
REAR YARD (1 STORY):	15'	21.9'
HEIGHT:	30'	25.7'
AVERAGE F. Y. SETBACK:	36.95'	40.6'
FRONT SETBACK (CORNER):	30'	NA
F.A.R.:	36%	29.7%
GROSS FLOOR AREA:	2,995.81 s.f.	2,475.92 s.f.
VARIANCE:		YES

SKY EXPOSURE PLANE = 2' VERT. TO 1' HOR. FROM FRONT & SIDE PROPERTY LINES
MAX. EAVE HT. OF 22'
MAX. 4000 S.F. UNLESS LOT IS GREATER THAN 14000 S.F. & SY > 15'

FINISH WORK NOTES:

I. Trim, moldings, casings, window frames, etc. shall match existing unless otherwise noted on drawings.
II. All Gypsum Board walls and ceilings shall be taped, spackled, ready and acceptable to Owner's painter unless otherwise agreed to by the owner.
III. Contractor shall provide nood steps to grade. Number of steps as required by code. All deck lumber to be pressure treated.
IV. Contractor shall provide gutters and leaders as required and shall connect them to the approved storm nater drainage system.
V. Contractor shall seal and prime all doors immediately upon installation to avoid warping.
VI. See table above for maximum U and SHSC values of windows and doors that are part of thermal envelope. REScheck values shall supercede general notes.
VII. Glass in doors, sidelights, and shower enclosures shall be sized, constructed, treated or combined with other materials as to minimize effectively the possibility of injuries to persons in the event this glass is cracked or broken.
VIII. All new windows shall be perma-shield finish in white as manufactured by Anderson or approved equal - furnished with insect screens, grilles, jamb extensions, trim. etc. with 5/8" insulated glass unless otherwise agreed to.
IX. Window manufacturers shall certify that their products meet minimum "U" values indicated and air infiltration rates.
X. The mechanical system shall be installed in accordance with chapter 12-24 of the Residential Code NY State.
XI. The plumbing system shall be installed in accordance with chapter 25-32 of the Residential Code NY State. Please certify that the existing H.V.A.C. can support the new addition.
XII. The electrical equipment and wiring shall be installed in accordance with chapter 33-42 of the Residential Code NY State.
XIII. The skylights are to comply with section R308.6.
XIV. The minimum insulation thickness for H.V.A.C. pipes shall be installed in accordance with section N1103.5.
XV. The minimum insulation thickness for hot nater pipes shall be installed in accordance with section N1104.5.
XVI. In all framed walls, floors and roof/ceiling comprising elements of the building thermal envelope, a moisture vapor retarder shall be installed on the warm-in-winter side of the insulation in accordance with section R318.
XVII. Wall and ceiling finishes shall have a flame spread classification of not greater than 200 with a smoke-development index of not greater than 450 in accordance with section R315 and insulation shall have a flame spread index of not greater than 25 with smoke-developed index of not greater than 450 in accordance with section R316. Wall and ceiling finishes to comply with R315 and R316, NY State Res. Code.
XVIII. Interior nail covering shall be installed in accordance with section R702.3 and exterior nail covering shall be installed in accordance with section R703.4.
XIX. Asphalt shingles shall be installed in accordance with section R905.2.
XX. Double floor joists required under parallel partitions and all bathrooms.
XXI. A minimum of 90 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.
XXII. Simpson Strong-Tie products are specifically required to meet the structural calculations of the plan. Before substitution, confirm load capacity based on reliable published testing data or calculations. The Engineer shall evaluate and give written approval for substitution prior to installation.

CORROSION PREVENTION NOTES:

New types of pressure treated lumber are much more corrosive to metals than CCA.
The following is req'd:
1. All Simpson connectors, straps, hangers, etc. to be Z-Max type (G185 Galvanized) when contacting pressure treated lumber (minimum).
2. If contacting ACZA or ACQ-D Chloride pressure treated lumber or if used in or near naterfront locations, all Simpson connectors, straps, hangers, etc. to be stainless steel type.
3. Z-Max may be used if double Grace Vycor deck protector membrane barrier is provided (see www.strongtie.com).
4. Termite shield to be copper type.
5. All nails into pressure treated lumber to be double hot dipped galvanized type.

CONCRETE & FOUNDATION NOTES:

I. All footings shall bear on virgin soil having a minimum bearing capacity of 3,000 lbs per square foot. All exterior footings shall be a minimum of 3'-0" below grade unless noted otherwise in plans. Piles may be required depending upon local conditions. At the discretion of the engineer a separate foundation plan by a licensed soils engineer may be required. A soil boring stating bearing capacity is required to confirm these and nater table conditions.
II. All existing fill, roots, and other unsuitable bearing material shall be removed and footings carried to the bottom of such excavation. Contractor to verify assumed soil bearing capacity and assume full responsibility for same. A soil boring stating bearing capacity is required to confirm these and nater table conditions. Contractor to notify the designer of any soil variation or condition adversely affecting assumed bearing capacity prior to the pouring of any footings.
III. Minimum compressive strength of concrete at 28 days to be as follows:
A. Footings, piers, foundation nalls: pc = 3500 p.s.i. stone concrete.
B. Slab on grade: pc = 3500 p.s.i. concrete per R402.2.
C. Superstructure, slab: pc = 3500 p.s.i. stone concrete per R402.2.
D. All Concrete to have air entrainment of 5% to 7% per R402.2
IV. Anchor bolts shall be set approx. one foot from corners. Set anchor Bolts on either side of all openings and minimum of two bolts in any one sill.
V. Perform required alteration to existing concrete. New nork installed adjacent to and connecting with present nork shall match existing. Joints between new and existing nork shall be trowelled smooth and even. Provide expansion joints.
VI. Provide continuous non-metallic termite shield with all joints sealed along perimeter nalls and shielded termite collars at plumbing pipes in crawl spaces unless otherwise noted.
VII. Footings at different levels shall be stepped so that the clear distance between adjacent bottom edges shall not exceed a slope of one vertical to two horizontal.
VIII. Back fill shall not be placed against foundation nalls until the concrete is of sufficient strength and until the nalls are properly braced top and bottom by the horizontal floor or by adequate temporary bracing.
IX. Concrete Foundations shall be poured continuously. If pour is interrupted a Vertical key shall be provided. Horizontal joints are not permitted.
X. Contractor shall verify dimensions and locations of slots, pipe sleeves, inserts, anchor bolts, electrical conduits, etc. as required for trades before placing concrete.
XI. Concrete: nork included:
A. All footings, foundations, steps, platforms, etc. as per drawings.
B. All concrete slabs.
C. All other norks as required by drawings.
D. Set anchor Bolts.
XII. All forms to be left in place for a minimum of 3 days after completion of pouring.
XIII. Damp Proofing: Nork included:
A. All surfaces to be damp proofed shall be dry, clean and smooth, free of dust, dirt, voids and cracks and shard projections.
B. Allow 24 hours prior to backfilling.
C. Apply mastic emulsion only when temperature is 40 degrees and rising and in dry weather.
D. Apply Celotex Trowel Mastic or approved equal on all foundation nalls below grade at basement and crawl spaces.
E. Mastic shall be applied at the rate of 1/8" thick net.
XIV. Contractor to underpin any existing foundation nalls abutting new foundation walls, footings or excavations with a minimum 16" wide single pour footing to a minimum of 36" below adjoining grade unless noted otherwise in plans.
XV. Contractor to provide a minimum of R4.5 rigid insulation (vertical) as required for frost-protected footings in heated buildings per Table R403.3.

ROOFING NOTES:

I. All metal flashing where called for on plans shall be copper or aluminum.
II. Contractor shall provide gutters and leaders as required and shall connect them to approved storm nater drainage system.
III. All exterior openings shall be properly flashed.
IV. All nork shall bear a written one (1) year guarantee from Rooting Contractor from the date of Owner's acceptance.
V. All roof intersections to have flashing to extend 8" (measured vertically) above flat roof.
VI. Built up roof is to be of 3-ply built up roof with gravel topping, ties into existing.
VII. Roofing shall be either 235# square asphalt shingles over 15# felt or 3-ply mineral surfaced spec. #423-KMD as manufactured by Onens Corning Fiberglass Corp. or approved equal. (2 perma piles with 1 perma-cap sheet 200# square.)
VIII. New nork shall tie in and lap as to prevent leakage.
IX. All exterior nailing shall be aluminum or galvanized.
X. Flashing to be provided at all roof penetrations, pipes, vents, skylights, chimneys and roof ventilators. Flashing to be provided at hips, ridges, valleys, changes of roof slope, gable ends and top of foundation nalls. Flashing against a vertical sidewall shall be by the step-flash method.
XI. A cricket or saddle shall be installed on the ridge side of any chimney or penetration greater than 30" wide as measured perpendicular to the slope. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering.
XII. Install shims to provide for roof venting in flat roof areas.
XIII. All interior leaders are to have 1" foam sound insulation over PVC piping.

GENERAL NOTES:

I. Engineer is not responsible for job supervision.
II. Construction is to be left open until the local building department official has visited the site and instructed that construction may continue. JL Drafting, Inc. is not responsible for the scheduling of inspections and can not be held liable for costs to expose construction as required for inspection.
III. Contractor to verify adequacy of existing foundations, bearing nalls and headers to bear nen construction.
IV. Contractor to confirm that all asbestos insulation has been removed from the premises by a licensed asbestos removal company before the start of construction.
V. These drawings have been prepared by or under the direction of the undersigned and to the best of the undersigned's knowledge, belief, and professional judgment are in compliance with the New York State Energy Conservation Construction Code and the Residential Code of New York State effective 5/2020.
VI. It is a violation of the New York State Education Lan for any person, unless acting under the direction of a registered Architect or a licensed Professional Engineer to alter any item on this drawing. All alterations must be made in compliance with the New York State Education Lan, and Construction Code. The undersigned professional whose seal appears hereon assumes no responsibility for any such alteration or re-used without his written consent.
VII. The liability of JL Drafting, Inc. & Norman Lok, P.E. interrante for errors, omissions and/or negligence resulting in personal injuries, property damage, or any consequential damages is limited to the amount of the fee paid for these drawings. The retention or use of all or any part of these drawings will constitute acceptance of this limitation of liability. JL Drafting, Inc. & Norman Lok, P.E. interrante have no liability to persons other than the client for whom these drawings nere prepared. Anyone other than JL Drafting's clients who relies on these drawings does so at their onn risk. Copyright 2021 JL Drafting, Inc.
VIII. The issuing and / or granting of any certificate of use or occupancy is totally and completely under the control of the town, village, city or county government. Norman Lok, P.E. and JL Drafting, Inc. assume absolutely no responsibility for the issuing and or granting of any certificates of use and / or occupancy.

WALL SHEATHING TO EXTEND TO TOP OF TOP PLATE
GNB TO COMPLY WITH R702.1, R702.3, TABLE R702.1 (2)
DEFLECTION OF ALL MEMBERS COMPLIES WITH CLAUSE R301.7 NYS RESIDENTIAL CODE
ALL DETAILS ON THESE PLANS PROVIDE A CONTINUOUS LOAD PATH.
BUILDER TO VERIFY FIT OF ALL SIMPSON CONNECTORS BEFORE OBTAINING THEM.
DESIGN PRESSURE RATING OF WINDOWS TO BE DP-30 MIN.
ALL R.R. & STUDS TO ALIGN TO ALLOW PROPER CONNECTION OF H2A CONNECTORS
STAIR TREADS TO BE 9" PLUS 3/4" NOSING MIN. & RISERS TO BE MAX. 8-1/4" PER R311. NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MIN. OF 11"
ALL INSULATION TO HAVE VAPOR BARRIER FACING HEATED AREA.
GLAZING WHICH IS 5'-0" OR LESS ABOVE STANDING SURFACE OF TUB/ SHOWER SHALL BE TEMPERED GLASS.
GLAZING WITH AN INDIVIDUAL PANE GREATER THAN 9 S.F. AND A BOTTOM EDGE WHICH IS LESS THAN 18" A.F.F. SHALL BE TEMPERED GLASS.
WOOD I-JOISTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTRUCTION MANUAL TO BE KEPT AT JOB SITE.
SIMPSON CONNECTORS MAY BE REPLACED BY EQUIVALENTS.
MULTIPLE SCL BEAMS (MICROLAM ETC.) TO BE ASSEMBLED & INSTALLED PER MANUFACTURERS SPECIFICATIONS.
ALL FRAMING LUMBER TO BE DOUGLAS FIR-LARCH #2 OR BETTER.
FIRE BLOCKING & DRAFT STOPPING REQ'D PER R302.11, R302.12 & R502.2.2

LOCATION	DESIGN LIVE LOAD, PSF (PER R301.5)
NON-SLEEPING ROOMS	40
SLEEPING ROOMS	30
ROOF +	20
ATTIC WITH FIXED STAIR	30
ATTIC WITH STORAGE	20
ATTIC WITHOUT STORAGE	10
DECKS	40
BALCONIES	40
GUARDS & HANDRAILS	200
DEAD LOAD FOR ALL = 10 PSF PER R301.4 + PER R301.6	

ALL GLAZING TO BE HIGH PERF. ANDERSEN 400 SERIES LOW-E4 TYPE WITH SIMULATED DIVIDED LIGHT GRILLES.

DOUBLE HUNG	MAX U=0.30;	MAX SHGC=0.28
CASEMENT	MAX U=0.29;	MAX SHGC=0.29
SPECIALTY	MAX U=0.28;	MAX SHGC=0.30
AWNING	MAX U=0.29;	MAX SHGC=0.28
HINGED FR. DOOR	MAX U=0.30;	MAX SHGC=0.21
SLIDING FR. DOOR	MAX U=0.30;	MAX SHGC=0.28

PER NFRC CERTIFIED VALUES FOR ANDERSEN PRODUCTS.

TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3/12 with no finished ceiling attached to rafters	L/180
Interior nalls and partitions	H/180
Floors and plastered ceilings	L/360
All other structural members	L/240
Exterior nalls with plaster or stucco finish	H/360
Exterior nalls -- wind loads[a] with brittle finishes	L/240
Exterior nalls -- wind loads[a] with flexible finishes	L/120

NOTE: L= span length, H= span height.
a. The wind load shall be permitted to be taken as 0.7 times the component and cladding loads for the purpose of the determining deflection limits herein.

ENERGY COMPLIANCE NOTE: TO THE BEST OF MY KNOWLEDGE, BELIEF & PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH THE ENERGY CODE REFERENCED BELOW.

STATE OF NEW YORK PLAN REQUIREMENTS:

CODE ANALYSIS

1. THE STANDARDS USED FOR THE DESIGN OF THE BUILDING ARE THE 2020 BUILDING CODE OF NEW YORK STATE (BCNYS), 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS), 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS) AND 2020 EXISTING BUILDING CODE OF NEW YORK STATE (EBCNYS). ENGINEERED DESIGNED STRUCTURAL COMPONENTS PER ASCE 7-16 AND FLOOD DESIGN LOADS IN COMPLIANCE WITH ASCE 24-14 WHERE APPLICABLE.
2. THE AREA OF THE PROPOSED ENLARGED GARAGE IS: TOTAL 426.6 SQ. FT.
3. PLEASE SEE TABLE R301.2(1) BELOW.
4.

QTY.	WINDOW	TYPE	PROVIDES EGRESS?	PASSED MISSILE TEST?
2	CXN135	CASEMENT	YES	NO

NOTE: COMPLIES WITH EGRESS (R 310) & LIGHT & VENT (R303)

QTY.	DOOR	TYPE
1	2668	EXTERIOR DOOR
1	9'X7' O.H.	OVER HEAD GARAGE DOOR

5. PLEASE SEE THE ATTACHED REScheck PRINTOUT FOR ENERGY CODE COMPLIANCE.
6. PLEASE SEE THE NAILING SCHEDULE PG A-3.
7. THE COMBINATION CARBON MONOXIDE/ SMOKE DETECTOR AND SMOKE DETECTORS ARE SHOWN ON THE FLOOR PLAN.
8. CONTRACTOR TO VERIFY WINDOW & DOOR SIZE AND QUANTITY MATCHES PLAN.

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

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS (*)	AIR FREEZING INDEX (*)	MEAN ANNUAL TEMP (*)
	SPEED (MPH)	TOPOGRAPHIC EFFECTS (*)	SPECIAL WIND REGION (*)	WIND-BOURNE DEBRIS ZONE (*)		WEATHERING	FROST LINE DEPTH	TERMITE					
20 PSF	130 ULT.	NO	NO	1 MILE FROM COAST & FIRE ISLAND	B	SEVERE	36"	MOD-HEAVY	15 F	YES	-	-	-

(*) DESIGN CRITERIA TO BE FILLED IN BY JURISDICTION PER APPLICABLE FOOTNOTE

APPROVAL STAMPS

LEGEND

	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
SD	NEW SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
CO/SD	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
H	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
L.B. WALL	LOAD BEARING WALL
T.B.M.	TO BE MAINTAINED
	POST TO BELOW
	POST FROM ABOVE
P.T.	PRESSURE TREATED
HDG	DOUBLE HOT DIPPED GALVANIZED
V.I.F.	VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
P.C.	POURED CONCRETE
XXX	JOIST HANGER W/ REQ'D CAPACITY IN LBS.
TECO	JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
DIRECT REPLACEMENT	REPLACEMENT OF EXISTING CONSTRUCTION, WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
O.T.P.	OWNER TO PROVIDE

DATE:	ISSUE NO.	DESCRIPTION
02/02/24	2	B.D. COMMENTS
11/27/23	1	FOR FILING

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
CONTRACTOR TO CHECK LUMBER TO ENSURE THAT THE CROWN FACES UP BEFORE INSTALLATION.

STATE OF NEW YORK · NORMAN C. LOK · LICENSED PROFESSIONAL ENGINEER

02/02/24

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FARMINGDALE, NY 11735
TEL: (631)755-7920
FAX: (631)843-8190

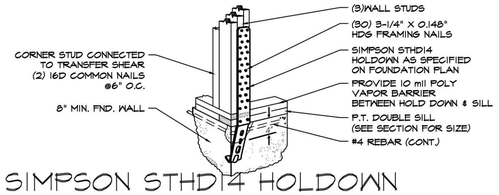
PROJECT TITLE:

KONIDARIS RESIDENCE
66 QUAKER RIDGE RD.
MANHASSET, N.Y. 11030

DRAWING TITLE:

PROPOSED
GARAGE EXPANSION

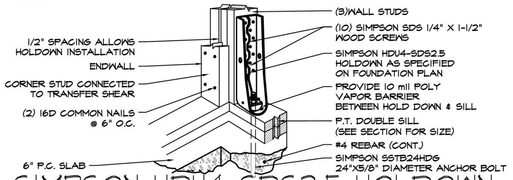
DRAWN BY:	N.F.
CHECKED BY:	N.C.L.
SCALE:	AS SHOWN
DATE:	11/08/23
DRAWING NO.	A-1
PROJ. NO.	21-359



SIMPSON STHD14 HOLDOWN CONNECTION DETAIL

SEE CORROSION PREVENTION NOTES

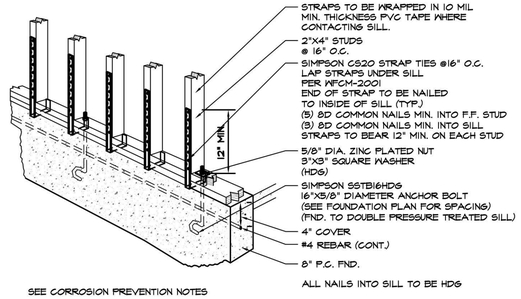
N.T.S. FOR USE WITH P.C. SLAB AT PORTAL



SIMPSON HDU4-SDS2.5 HOLDOWN CONNECTION DETAIL

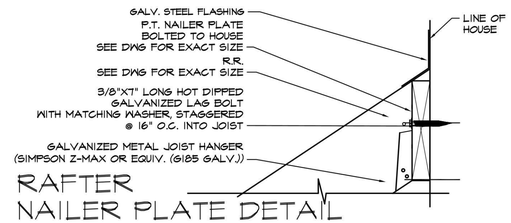
SEE CORROSION PREVENTION NOTES

N.T.S. FOR USE WHEN BUILDING OVER P.C. SLAB



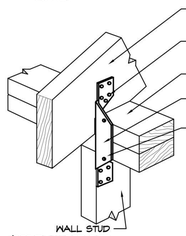
SIMPSON STRONG TIE STUD WALL TO SLAB FOUNDATION CONNECTION DETAIL

N.T.S.



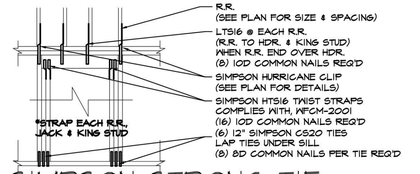
RAFTER NAILER PLATE DETAIL

N.T.S.



SIMPSON STRONG TIE H2A CONNECTOR DETAIL

N.T.S.



SIMPSON STRONG TIE HEADER TO JACK POST DETAIL

SEE CORROSION PREVENTION NOTES

N.T.S.

COMMONLY USED RCNYS 2020 CODE REFERENCES

R302.7 Under-stair protection. Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.

R303.7 Interior stairway illumination.
Interior stairways shall be provided with an artificial light source to illuminate the landings and treads. The light source shall be capable of illuminating treads and landings to levels of not less than 1 foot-candle (11 lux) as measured at the center of treads and landings. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers.
Exceptions:
1. A switch is not required where remote, central or automatic control of lighting is provided.
2. Owner-occupied dwellings not supplied with electrical power in accordance with Section E3401.2.1.

R303.8 Exterior stairway illumination.
Exterior stairways shall be provided with an artificial light source located at the top landing of the stairway. Exterior stairways providing access to basement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway.
Exception: Owner-occupied dwellings not supplied with electrical power in accordance with Section E3401.2.1.

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue opening required.
Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.
Exception: Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet.

R310.1.1 Operational constraints and opening control devices.
Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices complying with ASTM F 2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening.

R310.2 Emergency escape and rescue openings.
Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

R310.2.1 Minimum opening area.
Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches.
Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet.

R310.2.2 Window sill height.
Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

R310.2.3 Window wells.
The horizontal area of the window well shall be not less than 9 square feet (0.8 m), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.
Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

R310.2.3.1 Ladder and steps.
Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

R310.2.3.2 Drainage.
Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.
Exception: A drainage system for window wells is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the United Soil Classification System, Group 1 Soils, as detailed in Table R405.1.

R310.2.4 Emergency escape and rescue openings under decks and porches.
Emergency escape and rescue openings shall be permitted to be installed under decks and porches provided that the location of the deck allows the emergency escape and rescue openings to be fully opened and provides a path not less than 36 inches (914 mm) in height to a yard or court.

R310.2.5 Replacement windows.
Replacement windows installed in buildings meeting the scope of this code shall be exempt from the maximum sill height requirements of Sections R310.1 and Sections R310.2.1 and R310.2.2, provided the replacement window meets the following conditions:
1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. The replacement window is not part of a change of occupancy.

R310.3 Emergency escape and rescue doors.
Where a door is provided as the required emergency escape and rescue opening, it shall be permitted to be a side-hinged door or a slider. Where the opening is below the adjacent ground elevation, it shall be provided with a bulkhead enclosure.

R310.3.2 Area wells. Area wells shall have a width of not less than 36 inches (914 mm). The area well shall be sized to allow the emergency escape and rescue door to be fully opened.

R310.3.2.1 Ladder and steps. Area wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the door in the fully open position. Ladders or steps required by this section shall not be required to comply with Section R311.7. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the exterior stairwell.

R310.3.2.2 Drainage. Area wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.
Exception: A drainage system for area wells is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the United Soil Classification System, Group 1 Soils, as detailed in Table R405.1.

R310.5 Dwelling additions.
Where dwelling additions occur that contain sleeping rooms, an emergency escape and rescue opening shall be provided in each new sleeping room. Where dwelling additions occur that have basements, an emergency escape and rescue opening shall be provided in the new basement.
Exceptions:
1. An emergency escape and rescue opening is not required in a new basement that contains a sleeping room with an emergency escape and rescue opening.
2. An emergency escape and rescue opening is not required in a new basement where there is an emergency escape and rescue opening in an existing basement that is accessed from the new basement.

R311.7.1 Width. Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. The clear width of stairways at and below the handrail height, including treads and landings, shall be not less than 31 1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (648 mm) where handrails are installed on both sides.
Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.2 Headroom.
The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.
Exception:

ZONING/BUILDING CODE COMPLIANCE

1. Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the headroom shall be allowed to project horizontally into the required headroom not more than 3 3/4 inches (121 mm).
2. The headroom for spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.6 Landings for stairways.
There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).
Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

R311.7.7 Stairway walking surface.
The walking surface of treads and landings of stairways shall be sloped not steeper than one unit vertical in 48 inches horizontal (2-percent slope).

R311.7.8 Handrails.
Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.

R311.7.8.1 Height.
Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).
Exceptions:
1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
2. Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guard, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (956 mm).

R311.7.8.2 Handrail projection. Handrails shall not project more than 4 1/2 inches (114 mm) on either side of the stairway.
Exception: Where nosings of landings, floors or passing flights project into the stairway reducing the clearance at passing handrails, handrails shall project not more than 6 1/2 inches (165 mm) into the stairway, provided that the stair width and handrail clearance are not reduced to less than that required.

R311.7.8.3 Handrail clearance. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inches (38 mm) between the wall and the handrails.

R311.7.8.4 Continuity. Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals.
Exceptions:
1. Handrail continuity shall be permitted to be interrupted by a newel post at a turn in a flight with winders, at a landing, or over the lowest tread.
2. A volute, turnout or starting easing shall be allowed to terminate over the lowest tread.

R312.1.1 Where required. Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.1.2 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the nosings.
Exceptions:
1. Guards on the open sides of stairs shall have a height of not less than 34 inches (864 mm) measured vertically from a line connecting the nosings.
2. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the nosings.

R312.1.3 Opening limitations.
Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.
Exceptions:
1. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
2. Guards on the open side of stairs shall not have openings that allow passage of a sphere 4-3/8 inches (111 mm) in diameter.

R312.2 Window fall protection. Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.

R312.2.1 Window sills. In dwelling units, where the top of the sill of an operable window opening is less than 24 inches above the finished floor and greater than 72 inches above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:
1. Operable windows with openings that will not allow a 4 inch diameter sphere to pass through the opening where the opening is in its largest opened position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F 2090.
3. Operable windows that are provided with window opening control devices that comply with R312.2.2.

R312.2.2 Window opening control devices. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.

SECTION R317 PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY

R317.1 Location required.
Protection of wood and wood-based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1.
1. Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
2. Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.
3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch (12.7 mm) on sides, ends and top.
5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground or less than 2 inches (51 mm) measured vertically from concrete steps, porch slabs, patio slabs and similar horizontal surfaces exposed to the weather.
6. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
7. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.

R317.1.1 Field treatment.
Field-cut ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4.

R317.1.2 Ground contact.
All wood in contact with the ground, embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather that supports permanent structures intended for human occupancy shall be approved pressure-preservative-treated wood suitable for ground contact use, except that untreated wood used entirely below groundwater level or continuously submerged in fresh water shall not be required to be pressure-preservative treated.

R317.1.3 Geographical areas.
In geographical areas where experience has demonstrated a specific need, approved naturally durable or pressure-preservative-treated wood shall be used for those portions of wood members that form the structural supports of buildings, balconies, porches or similar permanent building appurtenances when those members are exposed to the weather without adequate protection from a roof, eave, overhang or other covering that would prevent moisture or water accumulation on the surface or at joints between members. Depending on local experience, such members may include:
1. Horizontal members such as girders, joists and decking.
2. Vertical members such as posts, poles and columns.
3. Both horizontal and vertical members.

R317.1.4 Wood columns.
Wood columns shall be approved wood of natural decay resistance or approved pressure-preservative-treated wood.
Exceptions:
1. Columns exposed to the weather or in basements where supported by concrete piers or metal pedestals projecting 1 inch (25 mm) above a concrete floor or 6 inches (152 mm) above exposed earth and the earth is covered by an approved impervious moisture barrier.
2. Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building when supported by a concrete pier or metal pedestal at a height more than 8 inches (203 mm) from exposed earth and the earth is covered by an impervious moisture barrier.
3. Deck posts supported by concrete piers or metal pedestals projecting not less than 1 inch (25 mm) above a concrete floor or 6 inches (152 mm) above exposed earth.

R317.1.5 Exposed glued-laminated timbers.
The portions of glued-laminated timbers that form the structural supports of a building or other structure and are exposed to weather and not properly protected by a roof, eave or similar covering shall be pressure treated with preservative, or be manufactured from naturally durable or preservative-treated wood.

R317.2 Quality mark.
Lumber and plywood required to be pressure-preservative treated in accordance with Section R318.1 shall bear the quality mark of an approved inspection agency that maintains continuing supervision, testing and inspection over the quality of the product and that has been approved by an accreditation body that complies with the requirements of the American Lumber Standard Committee treated wood program.

R317.2.1 Required information.
The required quality mark on each piece of pressure-preservative-treated lumber or plywood shall contain the following information:
1. Identification of the treating plant. ; 2. Type of preservative.
3. The minimum preservative retention. ; 4. End use for which the product was treated.
5. Standard to which product was treated. ; 6. Identity of the approved inspection agency. ; 7. The designation Dry, if applicable.
Exception: Quality marks on lumber less than 1 inch (25 mm) nominal thickness, or lumber less than nominal 1 inch by 5 inches (25 mm by 127 mm) or 2 inches by 4 inches (51 mm by 102 mm) or lumber 36 inches (914 mm) or less in length shall be applied by stamping the faces of exterior pieces or by end labeling not less than 25 percent of the pieces of a bundled unit.

R317.3 Fasteners and connectors in contact with preservative-treated and fire-retardant-treated wood.
Fasteners, including nuts and washers, and connectors in contact with preservative-treated wood and fire-retardant-treated wood shall be in accordance with this section. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A 153. Stainless steel driven fasteners shall be in accordance with the material requirements of ASTM F 1667.

R317.3.1 Fasteners for preservative-treated wood.
Fasteners, including nuts and washers, for preservative-treated wood shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Staples shall be of stainless steel. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, a minimum of ASTM A 653 type G185 zinc-coated galvanized steel, or equivalent, shall be used.

R317.3.1 Exceptions:
1. 1/2-inch-diameter (12.7 mm) or greater steel bolts.
2. Fasteners other than nails, staples and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum.
3. Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.

R317.3.2 Fastenings for wood foundations.
Fastenings, including nuts and washers, for wood foundations shall be as required in AFPA PWF.

R317.3.3 Fasteners for fire-retardant-treated wood used in exterior applications or wet or damp locations.
Fasteners, including nuts and washers, for fire-retardant-treated wood used in exterior applications or wet or damp locations shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Fasteners other than nails, staples and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum.

R317.3.4 Fasteners for fire-retardant-treated wood used in interior applications.
Fasteners, including nuts and washers, for fire-retardant-treated wood used in interior locations shall be in accordance with the manufacturer's recommendations. In the absence of the manufacturer's recommendations, Section R317.3.3 shall apply.

R317.4 Plastic composites.
Plastic composite exterior deck boards, stair treads, guards and handrails containing wood, cellulosic or other biodegradable materials shall comply with the requirements of Section R507.3.

SECTION R318 PROTECTION AGAINST SUBTERRANEAN TERMITES

R318.1 Subterranean termite control methods.
In areas subject to damage from termites as indicated by Table R301.2(1), methods of protection shall be one, or a combination, of the following methods:
1. Chemical termiticide treatment in accordance with Section R318.2.
2. Termite baiting system installed and maintained in accordance with the label.
3. Pressure-preservative-treated wood in accordance with the provisions of Section R317.1.
4. Naturally durable termite-resistant wood.
5. Physical barriers in accordance with Section R318.3 and used in locations as specified in Section R317.1.
6. Cold-formed steel framing in accordance with Sections R505.2.1 and R603.2.1.

R318.1.1 Quality mark.
Lumber and plywood required to be pressure-preservative treated in accordance with Section R318.1 shall bear the quality mark of an approved inspection agency that maintains continuing supervision, testing and inspection over the quality of the product and that has been approved by an accreditation body that complies with the requirements of the American Lumber Standard Committee treated wood program.

R318.1.2 Field treatment.
Field-cut ends, notches and drilled holes of pressure-preservative-treated wood shall be retreated in the field in accordance with AWPA M4.

R318.2 Chemical termiticide treatment.
Chemical termiticide treatment shall include soil treatment or field-applied wood treatment. The concentration, rate of application and method of treatment of the chemical termiticide shall be in strict accordance with the termiticide label.

R318.3 Barriers.
Approved physical barriers, such as metal or plastic sheeting or collars specifically designed for termite prevention, shall be installed in a manner to prevent termites from entering the structure. Shields placed on top of an exterior foundation wall are permitted to be used only if in combination with another method of protection.

R318.4 Foam plastic protection. In areas where the probability of termite infestation is very heavy as indicated in Figure R301.2(6), extruded and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on the exterior face or interior foundation wall or below grade on slab foundations located below grade. The clearance between foam plastics installed above grade and exposed earth shall be not less than 6 inches (152 mm).
Exceptions:
1. Buildings where the structural members of walls, floors, ceilings and roofs are entirely of noncombustible materials or pressure-preservative-treated wood.
2. Where in addition to the requirements of Section R318.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is used.
3. On the interior side of basement walls.

R507.2.1 Wood materials. Wood materials shall be No. 2 grade or better lumber, preservative-treated in accordance with Section R317, or approved, naturally durable lumber, and termite protected where required in accordance with Section R318. Where design in accordance with Section R301 is provided, wood structural members shall be
designed using the net service factor defined in ANC NDS. Cuts, notches and drilled holes of preservative-treated wood members shall be treated in accordance with Section R317.1. All preservative-treated wood products in contact with the ground shall be labeled for such usage.

R507.2.2 Plastic composite deck boards, stair treads, guards, or handrails. Plastic composite exterior deck boards, stair treads, guards and handrails shall comply with the requirements of ASTM D7032 and this section.

R507.2.2.1 Labeling. Plastic composite deck boards and stair treads, or their packaging, shall bear a label that indicates compliance with ASTM D7032 and includes the allowable load and maximum allowable span determined in accordance with ASTM D7032. Plastic or composite handrails and guards, or their packaging, shall bear a label that indicates compliance with ASTM D7032 and includes the maximum allowable span determined in accordance with ASTM D7032.

R507.2.2.2 Flame spread index. Plastic composite deck boards, stair treads, guards, and handrails shall exhibit a flame spread index not exceeding 200 when tested in accordance with ASTM E84 or UL 723 with the test specimen remaining in place during the test.
Exception: Plastic composites determined to be noncombustible.

R902.4 Rooftop-mounted photovoltaic panel systems.
Rooftop-mounted photovoltaic panel systems installed on or above the roof covering shall be tested, listed and identified with a fire classification in accordance with UL 1703 and UL 2703. Class A, B or C photovoltaic panel systems and modules shall be installed in jurisdictions designated by law as requiring their use or where the edge of the roof is less than 3 feet (914 mm) from a lot line.

R905.1.2 Ice barriers. In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not fewer than two layers of underlayment cemented together, or a self-adhering polymer-modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building. On roofs with slope equal to or greater than eight units vertical in 12 units horizontal (67-percent slope), the ice barrier shall also be applied not less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.
Exception: Detached accessory structures not containing conditioned floor area.

LEGEND

	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
SD	NEW SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
CO/SD	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
H	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
L.B. WALL	LOAD BEARING WALL
T.B.M.	TO BE MAINTAINED
	POST TO BELOW
	POST FROM ABOVE
P.T.	PRESSURE TREATED
HDG	DOUBLE HOT DIPPED GALVANIZED
V.I.F.	VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
P.C.	POURED CONCRETE
XXX	JOIST HANGER W/ REQ'D CAPACITY IN LBS.
TECO	JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
DIRECT REPLACEMENT	REPLACEMENT OF EXISTING CONSTRUCTION, WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENINGS
O.T.P.	OWNER TO PROVIDE

DATE:	ISSUE NO.	DESCRIPTION
02/02/24	2	B.D. COMMENTS
11/27/23	1	FOR FILING

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

CONTRACTOR TO CHECK ALL LUMBER TO ENSURE THAT THE CROWN FACES UP BEFORE INSTALLATION.

STATE OF NEW YORK · NORMAN C. LOK · 089525 · LICENSED PROFESSIONAL ENGINEER

02/02/24

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FARMINGDALE, NY 11735
TEL: (631)755-7920
FAX: (631)843-8190

PROJECT TITLE:

KONIDARIS RESIDENCE
66 QUAKER RIDGE RD.
MANHASSET, N.Y. 11030

DRAWING TITLE:

PROPOSED GARAGE EXPANSION

DRAWN BY:	N.F.
CHECKED BY:	N.C.L.
SCALE:	AS SHOWN
DATE:	11/08/23

DRAWING NO. A-2

PROJ. NO. 21-359

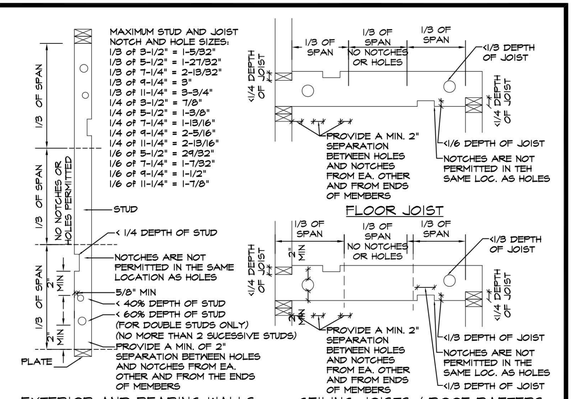
FASTENING SCHEDULE PER TABLE R602.3(1)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c	SPACING AND LOCATION
	ROOF		
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2.5" X 0.113") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2.5" X 0.113") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTION R802.5.2 AND TABLE R802.5.2)	4-10d BOX (3" X 0.128") or 3-16d COMMON (3.5" X 0.162") or 4-3" X 0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R802.5.2 AND TABLE R802.5.2)	TABLE R802.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1.25" X 20 GA. RIDGE STRAP TO RAFTER	4-10d BOX (3" X 0.128") or 3-10d COMMON (3" X 0.148") or 4-3" X 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX (3.5" X 0.135") or 3-10d COMMON (3" X 0.148") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER or TRUSS, i
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d BOX (3.5" X 0.135") or 3-10d COMMON (3" X 0.148") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS	TOE NAIL
		3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	END NAIL
	WALL		
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3.5" X 0.162")	24" O.C. FACE NAIL
		10d BOX (3" X 0.128") or 3" X 0.131" NAILS	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3.5" X 0.135") or 3" X 0.131" NAILS	12" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 0.5" SPACER)	16d COMMON (3.5" X 0.162")	16" O.C. EACH EDGE FACE NAIL
		16d BOX (3.5" X 0.135")	12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8d BOX (2.5" X 0.113") or 4-8d COMMON (2.5" X 0.131") or 4-10d BOX (3" X 0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16d COMMON (3.5" X 0.162")	16" O.C. FACE NAIL
		10d BOX (3" X 0.128") or 3" X 0.131" NAILS	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	12-16d BOX (3.5" X 0.135") or 8-16d COMMON (3.5" X 0.162") or 12-10d BOX (3" X 0.128") or 12-3" X 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3.5" X 0.162")	16" O.C. FACE NAIL
		16d BOX (3.5" X 0.135") or 3" X 0.131" NAILS	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162") or 4-3" X 0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4-8d BOX (2.5" X 0.113") or 3-16d BOX (3.5" X 0.135") or 4-8d COMMON (2.5" X 0.131") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS	TOE NAIL
		3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3.5" X 0.162") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2.5" X 0.113") or 2-8d COMMON (2.5" X 0.131") or 2-10d BOX (3" X 0.128") or 2 STAPLES, 1.75"	FACE NAIL
19	1" X6" SHEATHING TO EACH BEARING	3-8d BOX (2.5" X 0.113") or 2-8d COMMON (2.5" X 0.131") or 2-10d BOX (3" X 0.128") or 2 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL
20	1"X8" AND WIDER SHEATHING TO EACH BEARING	3-8d BOX (2.5" X 0.113") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL
		WIDER THAN 1"X8" 4-8d BOX (2.5" X 0.113") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 4 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	
	FLOOR		
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX (2.5" X 0.113") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	TOE NAIL
22	JOIST TO SILL, TOP PLATE OR GIRDER	8d BOX (2.5" X 0.113")	4" O.C. TOE NAIL
		8d COMMON (2.5" X 0.131") or 10d BOX (3" X 0.128") or 3" X 0.131" NAILS	6" O.C. TOE NAIL
23	1"X6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2.5" X 0.113") or 2-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 2 STAPLES, 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162")	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM -- FLOOR & ROOF)	3-16d BOX (3.5" X 0.135") or 2-16d COMMON (3.5" X 0.162")	AT EACH BEARING FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3-16d COMMON (3.5" X 0.162") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS or 4-3" X 14 GA. STAPLES, 7/16" CROWN	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20d COMMON (4" X 0.192") or	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM STAGGERED
		10d BOX (3" X 0.128") or 3" X 0.131" NAILS	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
		AND: 2-20d COMMON (4" X 0.192") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3.5" X 0.135") or 3-16d COMMON (3.5" X 0.162") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING OR BLOCKING TO JOIST	2-10d BOX (3" X 0.128") or 2-8d COMMON (2.5" X 0.131") OR 2-3" X 0.131" NAILS	EACH END, TOE NAIL

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

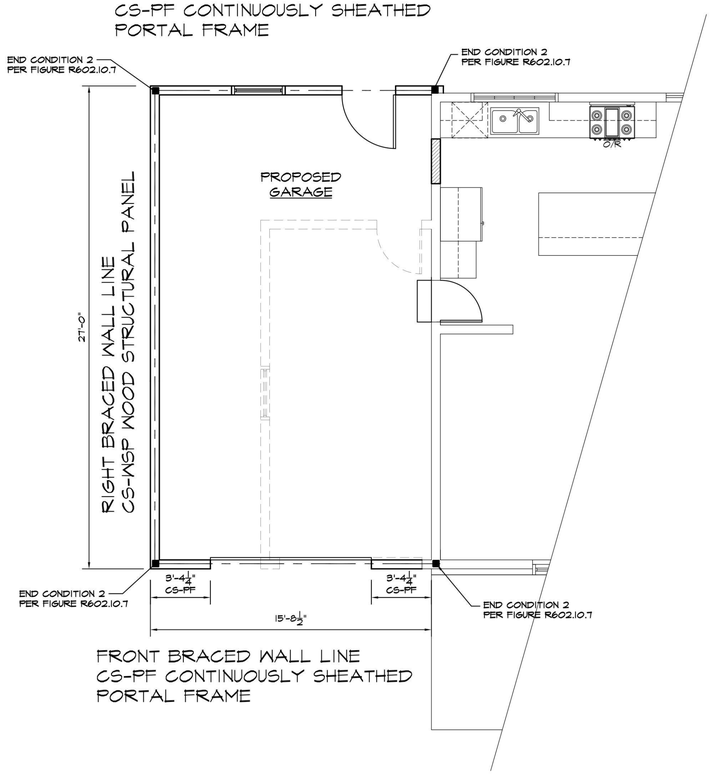
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c	SPACING OF FASTENERS: EDGES (INCHES)h	SPACING OF FASTENERS: INTERMEDIATE SUPPORTS c,e (INCHES)
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING]			
30	3/8" - 1/2"	6d COMMON (2" X 0.113") (SUBFLOOR, WALL) i 8d COMMON (2.5" X 0.131") (ROOF), or RSRS-01 BOX (2.375" X 0.113") (ROOF) j	6	12 f
31	19/32" - 1"	8d COMMON (2.5" X 0.131") or RSRS-01 BOX (2.375" X 0.113") (ROOF) j	6	12 f
32	1-1/8" - 1-1/4"	10d COMMON (3" X 0.148") or 8d (2.5" X 0.131") DEFORMED NAIL	6	12
	OTHER WALL SHEATHING g			
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1.5" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, or 1.25" LONG 16 GA. STAPLE WITH 7/16" or 1" CROWN	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1.75" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, or 1.5" LONG 16 GA. STAPLE WITH 7/16" or 1" CROWN	3	6
35	1/2" GYPSUM SHEATHING d	1.5" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1.5" LONG; 1.25" SCREWS, TYPE IV or S	7	7
36	5/8" GYPSUM SHEATHING d	1.75" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1.625" LONG; 1.625" SCREWS, TYPE IV or S	7	7
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	3/4" AND LESS	6d DEFORMED (2" X 0.120") NAIL or 8d COMMON (2.5" X 0.131") NAIL	6	12
38	7/8" - 1"	8d COMMON (2.5" X 0.131") NAIL or 8d DEFORMED (2.5" X 0.120") NAIL	6	12
39	1-1/8" - 1-1/4"	10d COMMON (3" X 0.148") NAIL or 8d DEFORMED (2.5" X 0.120") NAIL	6	12

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For nonod structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.



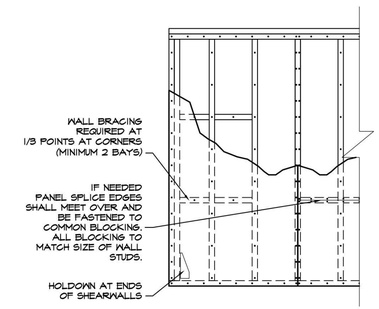
NOTCHING AND DRILLING FOR WOOD FRAME MEMBERS

N.T.S.



FIRST FLOOR BRACED WALL

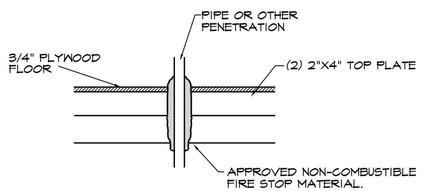
SCALE 1/4" = 1'-0"



EXTERIOR WALLS TO BE SHEATHED WITH 7/16" CDX PLYWOOD STRUCTURAL PANELS (MINIMUM WOOD STRUCTURAL PANEL SPAN RATING OF 24/0) ON THE EXTERIOR ATTACHED WITH 6D COMMON NAILS (2.0" X 0.113") AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD, AND 4' X 8' X 1/2" GYPSUM WALLBOARD ON THE INTERIOR INSTALLED VERTICALLY ATTACHED WITH 1.5" GALVANIZED ROOFING NAIL, 1.5" LONG GALVANIZED STAPLES OR 1.25" TYPE W OR S SCREWS, 7" O.C. AT PANEL EDGES AND 7" O.C. IN THE FIELD. SHEATHING SHALL BE CONTINUOUS FROM THE BOTTOM PLATE TO THE UPPER TOP PLATE, WITH ALL PANEL EDGES OVER FRAMING.

EXTERIOR WALL FRAMING DETAIL

N.T.S. CS-WSP BRACED WALL FRAMING



DETAIL FOR FIRE STOP

LEGEND

	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
SD	NEW SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
CO/SD	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
H	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
L.B. WALL	LOAD BEARING WALL
T.B.M.	TO BE MAINTAINED
	POST TO BELOW
	POST FROM ABOVE
P.T.	PRESSURE TREATED
HDG	DOUBLE HOT DIPPED GALVANIZED
V.I.F.	VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
P.C.	POURED CONCRETE
XXX	JOIST HANGER W/ REQ'D CAPACITY IN LBS.
TECO	JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
DIRECT REPLACEMENT	REPLACEMENT OF EXISTING CONSTRUCTION, WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
O.T.P.	OWNER TO PROVIDE

DATE:	ISSUE NO.	DESCRIPTION
02/02/24	2	B.D. COMMENTS
11/27/23	1	FOR FILING

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

CONTRACTOR TO CHECK ALL LUMBER TO ENSURE THAT THE CROWN FACES UP BEFORE INSTALLATION.

STATE OF NEW YORK NORMAN C. LOK 089525 LICENSED PROFESSIONAL ENGINEER
02/02/24

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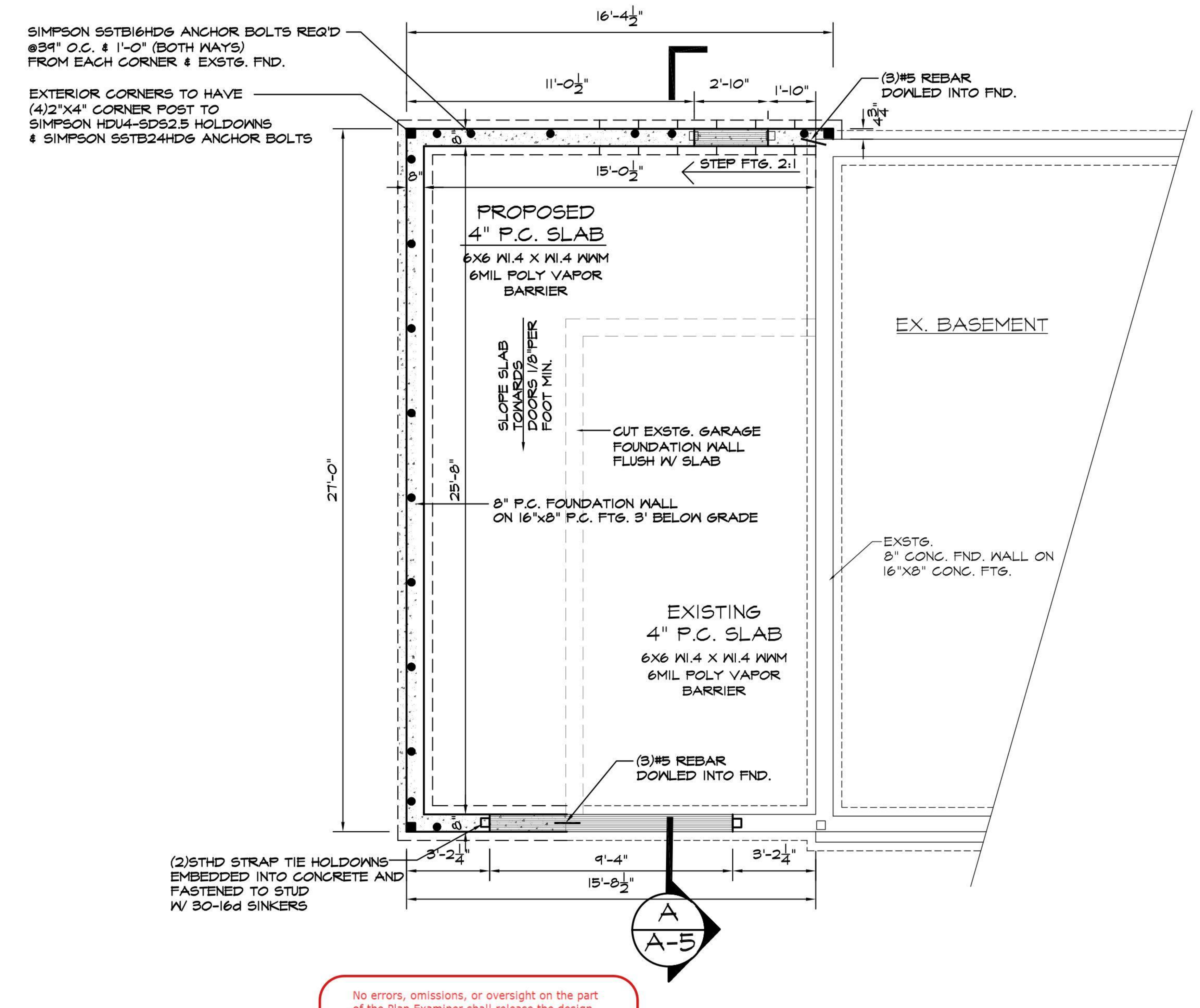
NYS LICENSE NUMBER 089525
707 ROUTE 110 Suite A-1
FARMINGDALE, NY 11735
TEL: (631)755-7920
FAX: (631)843-8190

PROJECT TITLE:
KONIDARIS RESIDENCE
66 QUAKER RIDGE RD.
MANHASSET, N.Y. 11030

DRAWING TITLE:
PROPOSED GARAGE EXPANSION

DRAWN BY:	N.F.
CHECKED BY:	N.C.L.
SCALE:	AS SHOWN
DATE:	11/08/23
DRAWING NO.	A-3
PROJ. NO.	21-359



FOUNDATION PLAN

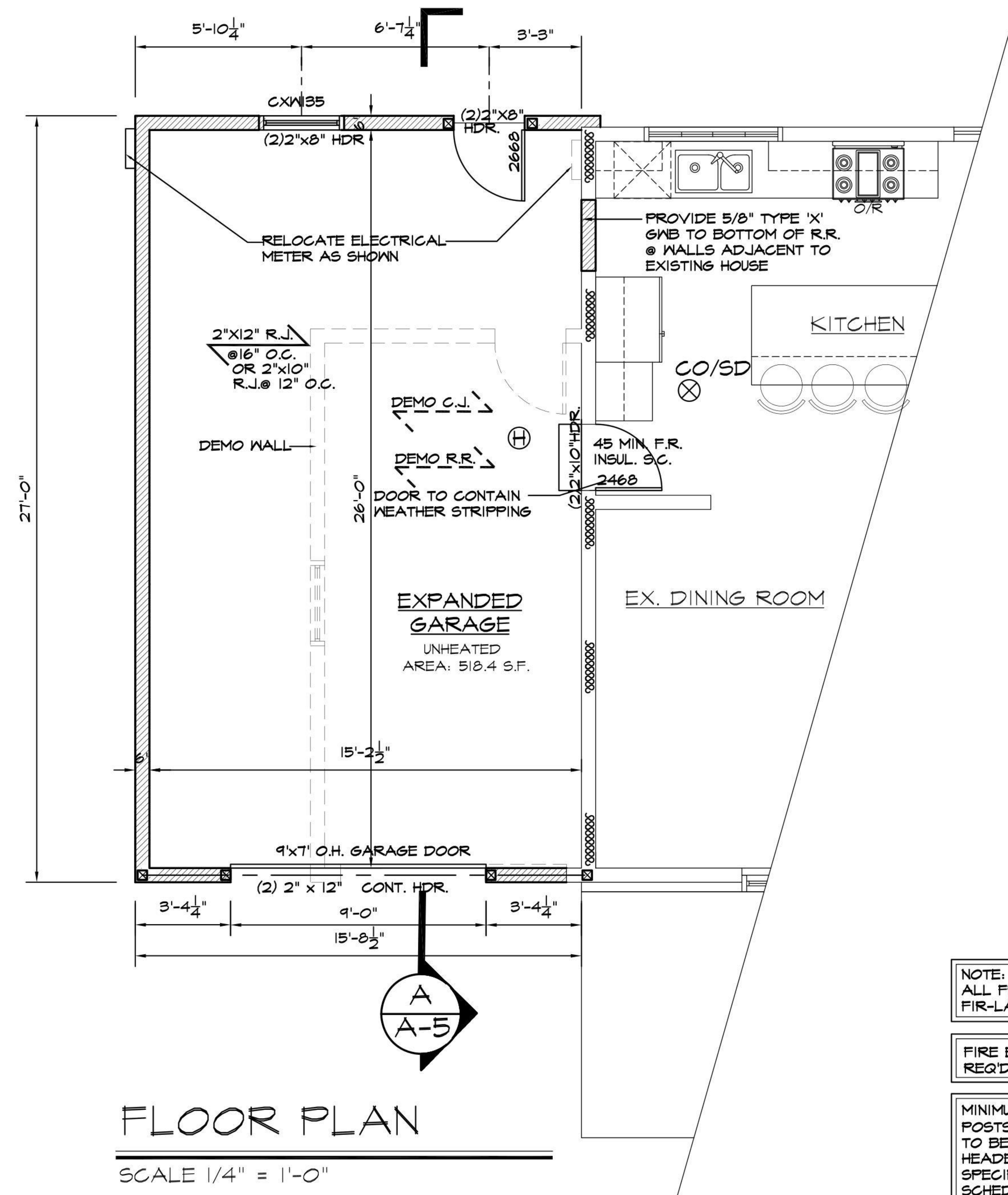
SCALE 1/4" = 1'-0"

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.

ZONING / TOWN CODE COMPLIANCE

DISAPPROVED - Make corrections as noted and resubmit

Nicholas Vissichelli
02/13/2024



FLOOR PLAN

SCALE 1/4" = 1'-0"

NOTE:
ALL FRAMING LUMBER TO BE DOUGLAS FIR-LARCH #2 OR BETTER.

FIRE BLOCKING & DRAFT STOPPING REQ'D PER R302.11, R302.12 & R502.2.2

MINIMUM WIDTH OF BUILT UP 2"X4" POSTS (NAILED OR BOLTED TOGETHER) TO BE GREATER THAN WIDTH OF HEADER SUPPORTED, UNLESS OTHERWISE SPECIFIED ON PLAN. USE OF 3" DIA. SCHEDULE 40 STANDARD WEIGHT PIPE A501 OR A53 GRADE B STEEL COLUMN IS AN ACCEPTABLE REPLACEMENT FOR BUILT UP WOOD POST.

WALL LEGEND

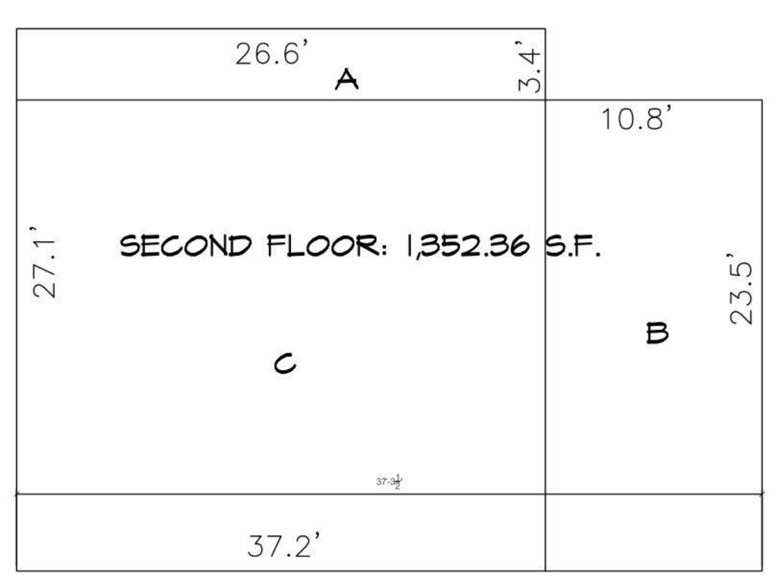
WOOD FRAMING EXTERIOR WALL	
8" P.C. WALL ON 8"x 16" P.C. FTG.	
EXSTG. 8" P.C. WALL ON 8"x 16" P.C. FTG.	
EXSTG. WOOD FRAMING WALL	

ULATION:

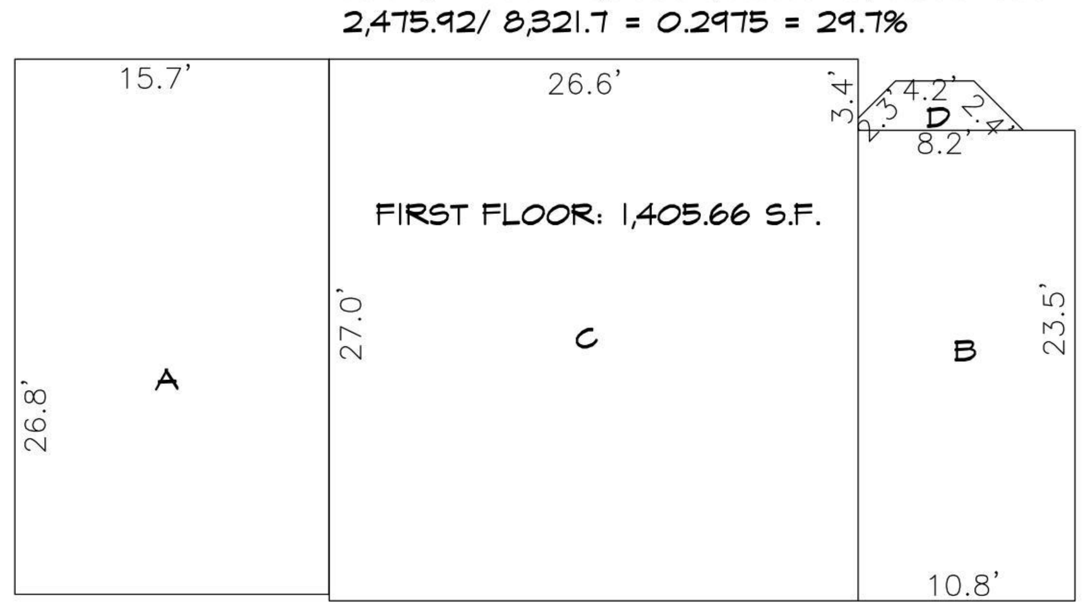
FLOOR
x3.4=90.44 s.f.
23.5=253.8 s.f.
x27.1=720.86 s.f.
FLOOR TOTAL=1,065.1 s.f.

LOOR:
26.8'=420.8 s.f.
x23.5'=253.8 s.f.
'x27.1'=720.86 s.f.
2.4'=15.36s.f.
LOOR TOTAL: 1,410.82 s.f.

REA: 8,321.7 s.f.



TOTAL AREA: 1,065.1+1,410.82=2,475.92 s.f.
2,475.92/ 8,321.7 = 0.2975 = 29.7%



TOTAL AREA: 1,352.36+1,405.66=2,758.02 s.f.
2,758.02/ s.f.

REAR ELEVATION

SCALE 1/4" = 1'-0"

LEGEND

	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
SD	NEW SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
CO/SD	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
(H)	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
L.B. WALL	LOAD BEARING WALL
T.B.M.	TO BE MAINTAINED
⊠	POST TO BELOW
□	POST FROM ABOVE
P.T.	PRESSURE TREATED
HDG	DOUBLE HOT DIPPED GALVANIZED
V.I.F.	VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
P.C.	POURED CONCRETE
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TECO	JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
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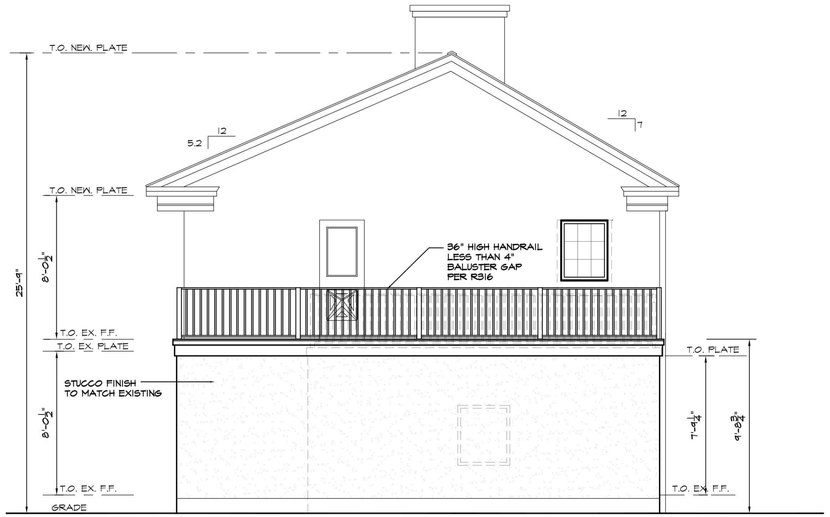
TEL: (631)755-7920
FAX: (631)843-8190

PROJECT TITLE:
KONIDARIS RESIDENCE
66 QUAKER RIDGE RD.
MANHASSET, N.Y. 11030

DRAWING TITLE:
PROPOSED
GARAGE EXPANSION

DRAWN BY: N.F.	DRAWING NO. A-4
CHECKED BY: N.C.L.	
SCALE: AS SHOWN	
DATE: 11/08/23	PROJ. NO. 21-359

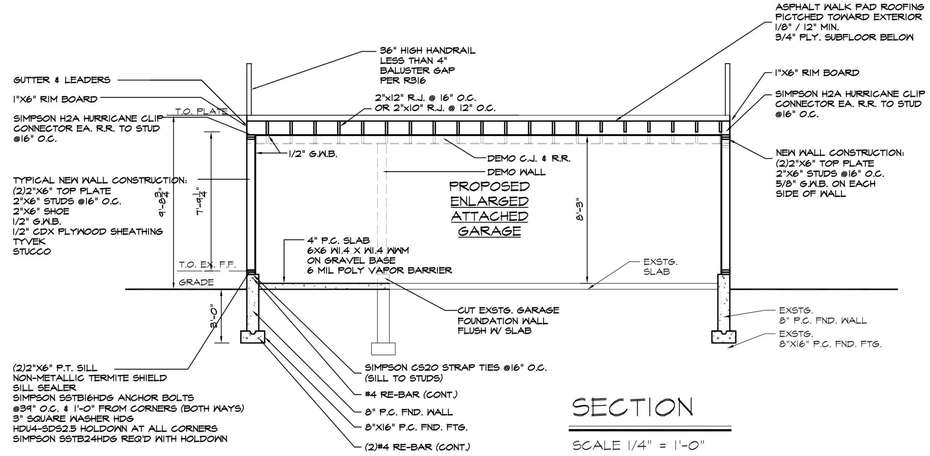


LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

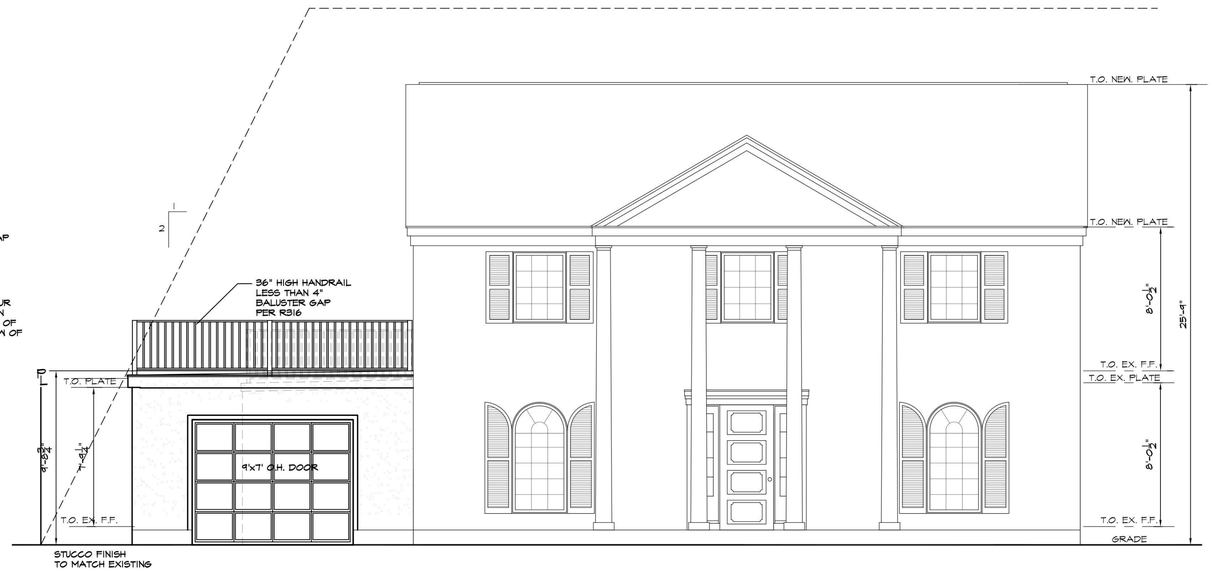
GARAGE DOOR PORTAL WALL FRAMING DETAIL

N.T.S.



SECTION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

LEGEND

	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
SD ⊗	NEW SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
CO/SD ⊗	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
Ⓗ	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
L.B. WALL	LOAD BEARING WALL
T.B.M.	TO BE MAINTAINED
⊠	POST TO BELOW
□	POST FROM ABOVE
P.T.	PRESSURE TREATED
HDG	DOUBLE HOT DIPPED GALVANIZED
V.I.F.	VERIFY IN FIELD, IF DIFFERENT FROM PLAN CONTACT DESIGN PROFESSIONAL
P.C.	POURED CONCRETE
⊓ XXX	JOIST HANGER W/ REQ'D CAPACITY IN LBS.
TECO	JOIST HANGER W/ 600 LB. CAPACITY (MINIMUM)
DIRECT REPLACEMENT	REPLACEMENT OF EXISTING CONSTRUCTION, WITH LIKE KIND AND QUALITY, WITHIN SAME STRUCTURAL OPENING
O.T.P.	OWNER TO PROVIDE

DATE:	ISSUE NO.	DESCRIPTION
02/02/24	2	B.D. COMMENTS
11/27/23	1	FOR FILING

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

CONTRACTOR TO CHECK ALL LUMBER TO ENSURE THAT THE CROWN FACES UP BEFORE INSTALLATION.

STATE OF NEW YORK · NORMAN C. LOK · 089525 · LICENSED PROFESSIONAL ENGINEER
02/02/24

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NYS LICENSE NUMBER 089525
707 ROUTE 110 Suite A-1
FARMINGDALE, NY 11735
TEL: (631)755-7920
FAX: (631)843-8190

PROJECT TITLE:

KONIDARIS RESIDENCE
66 QUAKER RIDGE RD.
MANHASSET, N.Y. 11030

DRAWING TITLE:

PROPOSED
GARAGE EXPANSION

DRAWN BY:	N.F.
CHECKED BY:	N.C.L.
SCALE:	AS SHOWN
DATE:	11/08/23
DRAWING NO.	A-5
PROJ. NO.	21-359

GENERAL NOTES

1. THE AMERICAN INSTITUTE OF ARCHITECTS (A.I.A.) GENERAL CONDITIONS FOR CONSTRUCTION (DOCUMENT A.I.A. A201), IN ADDITION TO ANY WRITTEN AGREEMENTS BETWEEN CLIENT/OWNER AND ARCHITECT, ARE HEREBY MADE AN ADMINISTRATIVE PART OF THESE DRAWINGS, AS IF HEREIN WRITTEN IN FULL.
2. ALL DESIGNS/DRAWINGS ARE PENDING APPROVAL OF ALL CONCERNED GOVERNMENTAL AUTHORITIES. NO WORK TO BEGIN UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. ARCHITECT ASSUMES NO RESPONSIBILITY FOR DELAYS IN APPROVALS BY THE ABOVE-MENTIONED AUTHORITIES.
3. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS. CONTRACTOR TO BE RESPONSIBLE FOR ARRANGING ALL NECESSARY PERMITS AND INSPECTIONS, INCLUDING CERTIFICATE OF OCCUPANCY (C.O.), IF APPLICABLE.
4. NO CHANGES OR SUBSTITUTIONS TO PLANS AND/OR SPECIFICATIONS SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
5. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL INSPECT THE SITE AND VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL BE LIABLE FOR THE SAME.
6. IF DURING THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY
7. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DETAILS/DRAWINGS. DRAWINGS ARE NOT TO BE SCALED.
8. ALL CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS FOR ACCESSIBILITY FOR THE PHYSICALLY CHALLENGED OR AS REQUIRED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) AND/OR THE AMERICAN DISABILITIES ACT (ADA).
9. ALL WORK PERFORMED TO COMPANY WITH ANY APPLICABLE ENERGY CONSERVATION CODES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
11. CONTRACTOR SHALL DISCONNECT, CAP AND RE-ROUTE ANY EXISTING WATER, SANITARY OR UTILITY LINES IN AREA OF NEW FOUNDATION AND SHALL USE HAND EXCAVATION IN AREAS OF SUSPECTED UNDERGROUND UTILITIES AND SERVICES. IF ANY LINES ARE BROKEN OR DAMAGED, THE CONTRACTOR WILL REPAIR AND REPLACE SAME AT HIS OWN EXPENSE AND ARRANGE FOR PROPER INSPECTION OF HIS WORK.
12. FLASH, CAULK AND SEAL ALL JUNCTIONS OF NEW AND EXISTING ROOFS, WALLS AND PENETRATIONS, TO FORM A WATERTIGHT ASSEMBLY. ALL FLASHING TO BE 16 OUNCE COPPER SHEETING AND EXTEND AT LEAST 8" ABOVE INTERSECTING SURFACES.
13. MATCH ALL EXISTING CONDITIONS AS THEY RELATE TO FINISHES, LIGHTING, COURSING, DIMENSIONS, HEIGHT, ALIGNMENT, ETC. MOVE AND RE-LOCATE ANY PARTITIONS, WIRING, PLUMBING AND DUCTWORK THAT MAY BE CONCEALED IN WALLS OR CEILINGS BEING REVISED, TO PROVIDE A COMPLETE JOB IN ALL RESPECTS.
14. PROVIDE ALL BLOCKING AND SUPPORTS AS REQUIRED FOR FRAMING OF NEW AND EXISTING AREAS. INSTALL AND REMOVE (AFTER COMPLETION) ALL TEMPORARY SUPPORTS, HEADERS AND DUST SCREENS TO ADEQUATELY SUSTAIN ALL LOADS AND PROTECT EXISTING WORK FROM DAMAGES OF ANY KIND, INCLUDING DUST.
15. THE ENTIRE PREMISES, INSIDE AND OUT, SHALL BE CLEANED OF ALL DEBRIS AND EXCESS MATERIALS, TO THE SATISFACTION OF THE CLIENT/OWNER, INCLUDING LABELS AND PROTECTIVE COATINGS ON ALL MATERIALS.
16. REQUEST FOR FINAL PAYMENT MUST BE ACCOMPANIED WITH A WAIVER OF LIENS, SIGNED BY ALL SUB-CONTRACTORS AND MATERIAL SUPPLIERS, IN ADDITION TO THE GENERAL CONTRACTOR.
17. ALL STAIRS TO BE PROVIDED WITH HANDRAILS AS REQUIRED PER CODE. ALL STAIR COMPONENTS TO BE PER CODE AS REQUIRED.
18. ALL ELECTRICAL WORK SHALL CONFORM TO RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND STATE BOARD OF FIRE UNDERWRITERS. FINAL CERTIFICATE OF APPROVAL MUST BE PRESENTED TO OWNER/CLIENT PRIOR TO FINAL PAYMENT.
19. ALL ELECTRICAL OUTLETS IN "WET" AREAS TO BE GROUND FAULT INTERRUPTER (G.F.I.) TYPE.
20. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY SUPERVISION OR MANAGEMENT OF CONSTRUCTION OR ADMINISTRATION OF CONSTRUCTION CONTRACT, INCLUDING BIDDING PROCEDURES, UNLESS MUTUALLY AGREED TO BY CLIENT/OWNER AND ARCHITECT IN WRITING.
21. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
22. THE ARCHITECT SHALL HAVE AUTHORITY TO REJECT WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS AND WILL HAVE AUTHORITY TO REQUIRE ADDITIONAL INSPECTION OR TESTING OF THE WORK WHENEVER, IN THE ARCHITECT'S REASONABLE OPINION, IT IS NECESSARY OR ADVISABLE FOR THE IMPLEMENTATION OF THE INTENT OF THE CONTRACT DOCUMENTS. THE ARCHITECT'S DECISION ON MATTERS RELATING TO AESTHETIC EFFECT SHALL BE FINAL.
23. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO LEAD, ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES.
24. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR PRE-EXISTING VIOLATIONS, CODE/ZONING DEFICIENCIES AND/OR NON-CONFORMING USAGES.
25. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR INFORMATION IN PROPERTY SURVEYS AS PROVIDED BY CLIENT/OWNER OR ANY OTHER TESTS, INSPECTIONS OR REPORTS REQUIRED BY THE ARCHITECT. THE ARCHITECT SHALL BE ENTITLED TO RELY UPON THE ACCURACY AND COMPLETENESS OF SAID SURVEYS, TESTS, INSPECTIONS OR REPORTS.
26. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE AVAILABILITY OF ON-SITE TEMPORARY POWER. IF SAID POWER IS UNAVAILABLE CONTRACTOR SHALL, AT HIS OR HER OWN EXPENSE ARRANGE FOR TEMPORARY POWER, INCLUDING THE USE OF GENERATORS, RECTIFIERS AND ALL OTHER NECESSARY EQUIPMENT AS REQUIRED.
27. UNLESS OTHERWISE NOTED, ALL WALLS/CEILINGS IN WET AREAS USING GYPSUM WALL BOARD ARE TO HAVE WATER-RESISTANT TYPE GYPSUM BOARD.
28. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS CALLED FOR IN THE CONTRACT DOCUMENTS AND SHALL INCLUDE BUT NOT LIMITED TO HOLLOW METAL DOORS , FRAMES , ETC. THESE DRAWINGS SHALL INDICATE THE KIND OF MATERIAL , SIZE OF MEMBERS , DETAILS OF PIECES WORKED OUT IN DUE REFERENCE OF THEIR POSITION , FRAMING OPENINGS , REINFORCEMENTS AND METHODS OF CONNECTIONS. G.C. SHALL SUBMIT ONE REPRODUCIBLE PAPER SEPIA AND TWO BLUEPRINTS OF EACH DRAWING AND (6) COPIES OF MANUFACTURERS CATALOGUES AND DATA DIRECTLY TO ARCHITECT. SUBMIT SAMPLES OF ALL FLOOR TILES , CARPET ETC. , AS INDICATED ON DRAWINGS. THE REVIEW OF SHOP DRAWINGS AND SAMPLES IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT, AND CONTRACT DOCUMENTS , MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE G.C. FROM COMPLIANCE WITH THE PROJECT PLANS AND SPEC'S NOR DEPARTING THEREFROM. THE G.C. REMAINS RESPONSIBLE FOR DETAILS ACCURACY AND COORDINATION WITH OTHER TRADES.
29. THE CONTRACTOR SHALL NOT MAKE OR CAUSE TO BE MADE , OR PERMIT A SUBCONTRACTOR OR LOCAL REP. OF THE OWNER OR ANY OF IT'S SUBSIDIARIES TO MAKE ANY CHANGE FROM THAT IS INDICATED ON THE CONTRACT DOCUMENTS WITHOUT SPECIFIC AUTHORIZATION OF THE OWNER IN WRITING.
30. THIS CONTRACT SHALL INCLUDE EXCEPT AS HEREINAFTER SPECIFIED AS NOT INCLUDED , ALL LABOR , MATERIALS , AND APPLIANCES FOR THE FABRICATION AND INSTALLATION OF ALL WORK REQUIRED FOR THE COMPLETION OF THE PROJECT AS SHOWN IN THE DRAWINGS , THESE SPECIFICATIONS AND BID DOCUMENTS , THIS INCLUDES THE PREPARATION OF SURFACES FOR THE INSTALLATION OF ITEMS NOT IN THIS CONTRACT , BUT AS NOTED IN THE DRAWINGS AS N.I.C. THE PREPARATION OF THESE SURFACES MUST BE COORDINATED AND IN COOPERATION WITH THE INDIVIDUAL CONTRACTORS AND OWNERS.
31. G.C. SHALL SCHEDULE WORK SO AS NOT TO INTERUPT THE FACILITIES OPERATIONS DURING BUSINESS HOURS , CONNECTION OF TEMPORARY SERVICES AS REQUIRED WILL BE THE G.C.'S RESPONSIBILITY.
32. AT THE END OF EACH WORK DAY THE CONTRACTOR IS RESPONSIBLE FOR THE DAY TO DAY CLEANING AND DISPOSAL OF WASTES OCCURED BY DEMOLITION AND INSTALLATION OF WORK UNDER THIS CONTRACT.
33. ALL NEW MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MFGS. LATEST SPEC'S AND WITH CODE REQUIREMENTS
34. G.C. SHALL NOT PROCEED WITH ANY WORK WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIMS FOR EXTRA COMPENSATION.
35. G.C. ALONG WITH HIS SUB - CONTRACTORS SHALL PROVIDE CHASE , SLOTS , RECESSES , OPENINGS IN WALLS , FLOORS CEILINGS , AND PARTITIONS AND OTHER STRUCTURAL PARTS NECESSARY FOR THE INSTALLATION OF ALL WORK REQUIRING SAME.
36. THE G.C. SHALL PROVIDE AND COORDINATE ALL CUTTING AND PATCHING FOR SERVICES AS CALLED FOR ON MECHANICAL OR ELECTRICAL DRAWINGS. G.C. SHALL ALSO FURNISH ALL WALL AND / OR CEILING ACCESS DOORS AS REQUIRED.
37. THE G.C. SHALL FURNISH , CONSTRUCT , AND MAINTAIN A FULL HIEGHT DUSTPROOF BARRIER BETWEEN DEMOLITION AND CONSTRUCTION OPERATIONAL SPACE UNTIL PROJECT IS COMPLETED. EXISTING FLOORING TO BE PROVIDED WITH MASONITE FLOOR PANELS FOR EXISTING FLOOR PROTECTION DURING CONSTRUCTION.

ZONING INFORMATION

2 KENT ROAD

SECTION: 8 B: 294 LOT: 20 ZONING DISTRICT: R-B LOT AREA = 5,012.65 SF

SCOPE OF WORK
APPLICATION TO MAINTAIN EXISTING FINISHED CELLAR ASSOCIATED WITH DOCTOR'S OFFICE ON FIRST FLOOR AND MAIN RESIDENCE. NO CHANGE TO USE, EGRESS, OR OCCUPANCY.

DRAWING INDEX

SYMBOLS

NEW YORK CITY APPROVED TYPE SMOKE DETECTOR, CARBON MONOXIDE DETECTOR HARD WIRED AND INTERCONNECTED.

MECHANICAL VENT 50 CFM MIN OR AS NOTED ON PLANS

EXISTING FOOR

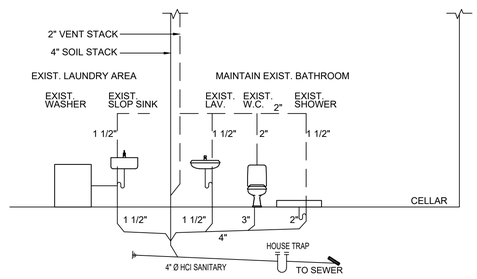
WALL LEGEND

EXISTING TO BE DEMOLISHED

EXISTING NON-RATED PARTITION TO REMAIN

EXISTING 1 HOUR FIRE RATED PARTITION TO REMAIN

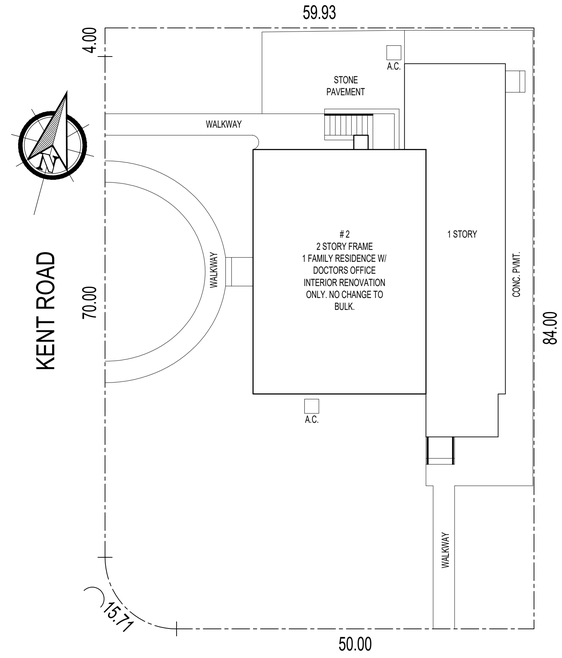
PLUMBING RISER DIAGRAM



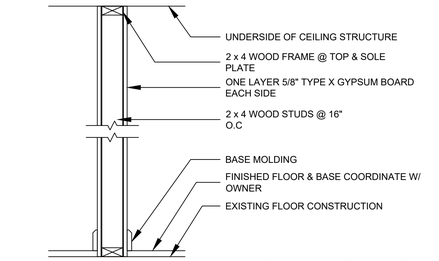
PLOT PLAN

SCALE: 1"=10'-0"

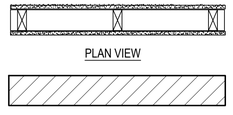
#21552



DETAILS



SECTION VIEW



PLAN VIEW

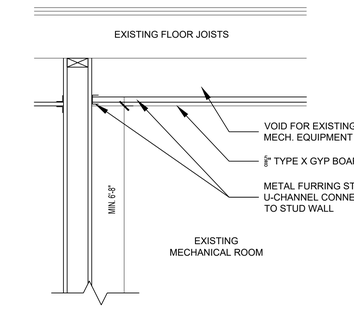
PLAN SYMBOL

GYPSUM WALLBOARD, WOOD STUDS

ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 x 4 WOOD STUDS 16" O.C W/ 1" TYPE S DRYWALL SCREWS 8" O.C. VERTICAL JOINTS AND 12" O.C AT FLOOR AND CEILING TRACKS AND INTERMEDIATE STUDS.
JOINT STAGGERED 24" ON EACH SIDE AND ON OPPOSITE SIDES.

1 HR-RATED PARTITION (2 x 4 FRAME)

SCALE: 1" = 1'-0"

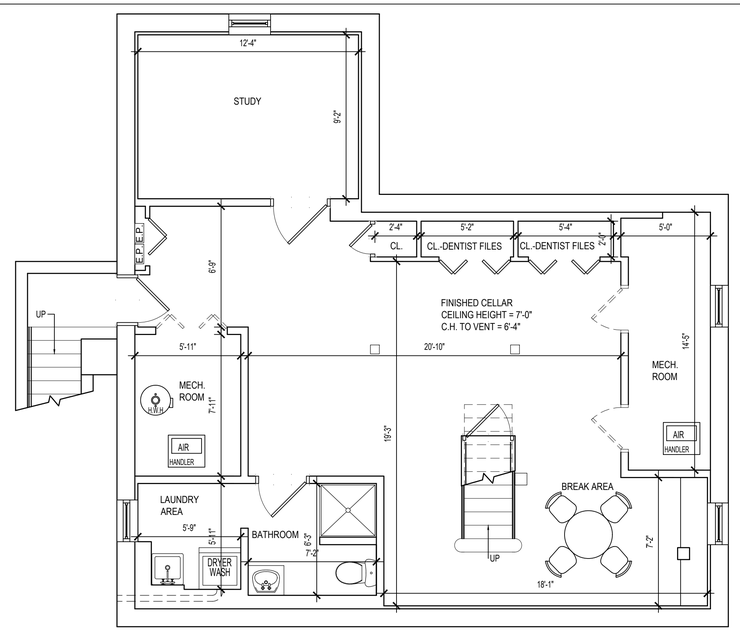


1 HR-RATED MECHANICAL ROOM CEILING

SCALE: 1" = 1'-0"

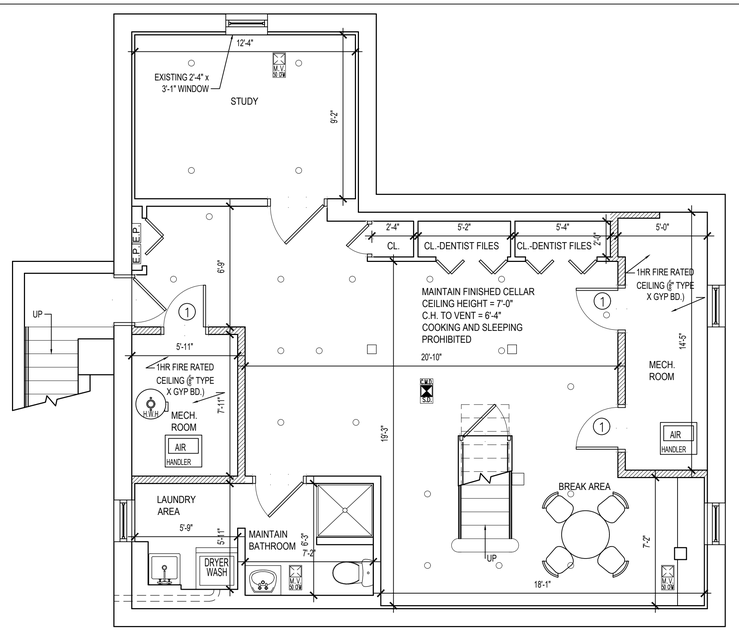
EXISTING FLOOR PLAN

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



PROPOSED FLOOR PLAN

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



FINISHED CELLAR AREA= 990.00 SF
AS PER NYS R303.1
STUDY ROOM (113.00 SF)
REQUIRED PROPOSED
LIGHT 9.04 SF (8%) 7.18 SF DOES NOT COMPLY
AIR 4.52 SF (4%) 3.59 SF DOES NOT COMPLY
FINISHED CELLAR (440 SF)
REQUIRED PROPOSED
LIGHT 35.20 SF (8%) 7.18 SF DOES NOT COMPLY
AIR 17.60 SF (4%) 3.59 SF DOES NOT COMPLY

ARTIFICIAL LIGHTING CALC.
(1) 27 WATT BULB= 1,300 lm

1,300 lm X 4 LIGHT FIXTURES= 5,200 lm
113 SF = 46 fc

1,300 lm X 18 LIGHT FIXTURES= 23,400 lm
440 SF = 53 fc

LEGEND
○ RECESSED LIGHT FIXTURE

AIR CALCULATION
FINISHED CELLAR= 3,080.00 CF
3,080 CF X .35 (AIR CHANGE PER HR. AS PER R305.1)
= 1,078 CF PER HR /60 = 18 CF PER MIN
FINISHED CELLAR= 791.00 CF
791 CF X .35 (AIR CHANGE PER HR. AS PER R305.1)
= 276.85 CF PER HR /60 = 4.61 CF PER MIN
PROVIDE 1 EXHAUST FAN 50 C.F.M. IN FINISHED CELLAR AND PROVIDE 1 EXHAUST FAN 50 C.F.M. IN OFFICE TO COMPLY W/ R301.1

SCALED DESIGNS
ARCHITECTURAL & DESIGN SERVICES
16 DOLPHIN GREEN, F1J
PORT WASHINGTON, NY 11050
T: 516-582-7314
E: SCALEDDESIGNSLLC@GMAIL.COM

NO.	DATE:	REVISION:

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

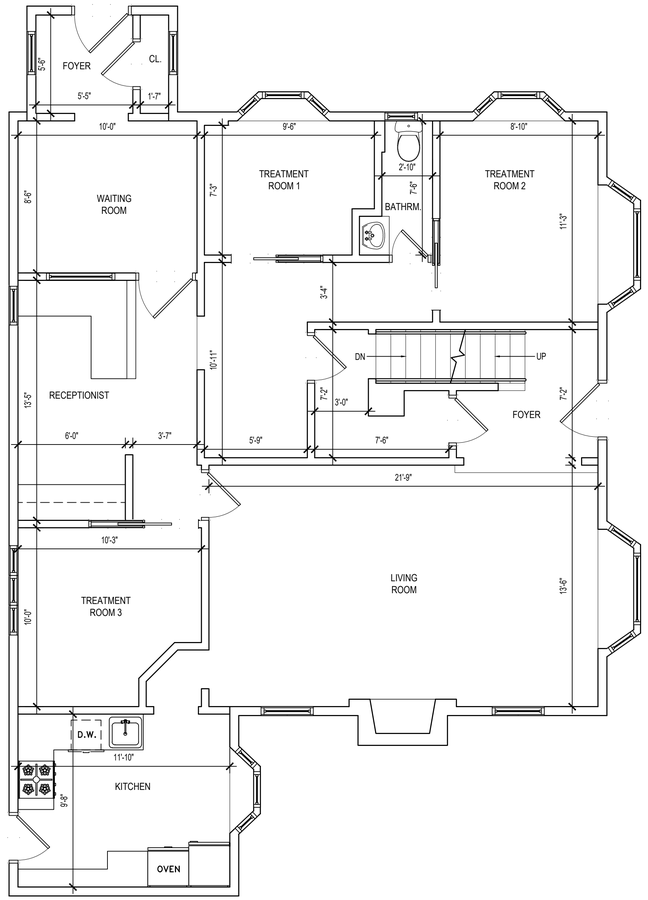
DRAWING TITLE:
NOTES, PLOT PLAN, PLUMBING RISER DIAGRAMS, DETAILS, AND PLANS

DOB APPROVAL:

SEAL:

DRAWN BY:	JBS
CHKD. BY:	EH
JOB NO.:	2102
SCALE:	AS NOTED
DATE:	05.05.2024

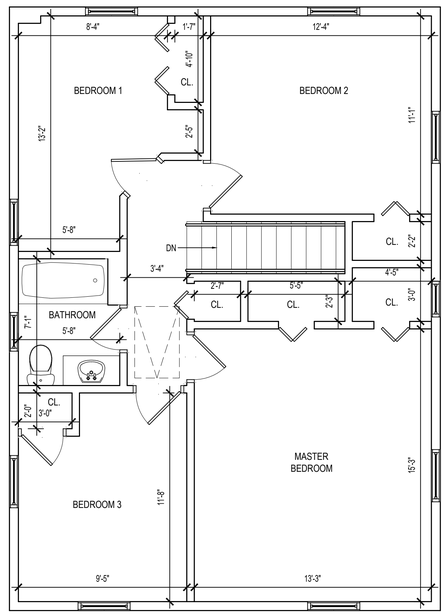
DRAWING NO.:
A-101.00



EXISTING FIRST FLOOR PLAN

(REFERENCE ONLY, NO CHANGE)

SCALE: $\frac{1}{4}$" = 1'-0"



EXISTING SECOND FLOOR PLAN

(REFERENCE ONLY, NO CHANGE)

SCALE: $\frac{1}{4}$" = 1'-0"

SCALED DESIGNS

ARCHITECTURAL & DESIGN SERVICES

16 DOLPHIN GREEN, F1J
PORT WASHINGTON, NY 11050
T: 516-582-7314
E: SCALEDDESIGNSLLC@GMAIL.COM

NO.	DATE:	REVISION:

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:

REGISTERED ARCHITECT
EDWARD CIFICHIELLO
16419
STATE OF NEW YORK

DRAWN BY:	JBS
CHKD. BY:	EH
JOB NO.:	2102
SCALE:	AS NOTED
DATE:	05.05.2024

DRAWING NO.:
A-102.00

GENERAL NOTES:

THIS PROJECT HAS BEEN DESIGNED AND TO THE BEST OF THE ARCHITECT'S KNOWLEDGE COMPLIES WITH THE 2020 BUILDING CODE OF NEW YORK STATE (BCNYS). FURTHER THIS PROJECT SHALL COMPLY WITH THE 2020 FIRE CODE OF NEW YORK STATE (FCNYS) AND THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCNYS). RESIDENTIAL PROJECTS SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS). ALTERATIONS TO EXISTING BUILDINGS AND/OR THE MAINTENANCE OF EXISTING STRUCTURES SHALL COMPLY WITH THE RESIDENTIAL CODE OF NEW YORK STATE - APPENDIX J (EXISTING BUILDINGS & STRUCTURES). ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THESE CODES. THE PROJECT SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS, INCLUDING DEAD LOADS, LIVE LOADS, ROOF LOADS, FLOOR LOADS, SNOW LOADS, WIND LOADS & SEISMIC LOADS AS PRESCRIBED BY THE CODES & SUPPLEMENTS.

DESIGN CONSIDERATIONS PER RCNYS:
- CLIMATE ZONE: 4
- SEISMIC DESIGN CATEGORY R301.2(3): B
- WEATHERING PROBABILITY FOR CONCRETE R301.2(4): SEVERE
- WIND SPEED R301.2(5)A: 140 MPH
- GROUND SNOW LOAD R301.2(6): 20
- TERMITE INFESTATION PROBABILITY R301.2(7): MODERATE TO HEAVY

ALL ELECTRICAL WORK IS TO BE IN ACCORDANCE W/ THE NEW YORK STATE UNIFORM PREVENTION & BLDG CODE & NEW YORK BOARD OF ELECTRICAL FIRE UNDERWRITERS.

THE ARCHITECT HAS NOT BEEN RETAINED TO PERFORM FIELD SUPERVISION DURING CONSTRUCTION AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE WORK RELATING TO THE CONTRACTOR'S ABILITY TO PERFORM HIS WORK. IF IN THE COURSE OF CONSTRUCTION, A CONDITION EXISTS WHICH DISAGREES W/ THAT AS INDICATED ON THESE PLANS, OR IF INFORMATION IS PERCEIVED TO BE MISSING, THE CONTRACTOR SHALL STOP WORK & NOTIFY THE ARCHITECT. NO CHANGE WILL BE PERMITTED WITHOUT PRIOR WRITTEN NOTIFICATION OF AND APPROVAL OF THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO FOLLOW THIS PROCEDURE & CONTINUE TO WORK, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY & LIABILITY ARISING THEREFROM.

CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND GRADES AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE CERTIFICATES. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD THE EXISTING RESIDENCE AND ITS CONTENTS AGAINST DAMAGE FROM THE ELEMENTS DURING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ALL EXISTING CONDITIONS DAMAGED DUE TO THE EXECUTION OF THIS WORK. CONTRACTOR SHALL PROVIDE THE OWNER WITH A CERTIFICATE OF OCCUPANCY, AS WELL AS AN ELECTRICAL AND PLUMBING CERTIFICATE FROM THE APPROVED AGENCY UPON COMPLETION OF THIS PROJECT.

DO NOT SCALE DRAWINGS. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED.

SITE WORK:
- STAKEOUT IS TO BE PERFORMED BY A LICENSED SURVEYOR. STAKING AND LAYOUT ARE TO ESTABLISH ALL LINES AND BENCHMARK AND VERIFY ALL GIVEN DATA ON DRAWINGS. IN CASE OF DISCREPANCY, RECEIVE CLARIFICATION FROM ARCHITECT PRIOR TO PROCEEDING.
- EXCAVATE AND BACKFILL FOR WORK INDICATED ON DRAWINGS. STOCKPILE TOPSOIL OBTAINED FROM STRIPPING DRIVEWAY AND BUILDING SITE. STOCKPILE ALL EXCAVATED MATERIAL AND TOPSOIL ARE TO BE FREE OF WEEDS,TREE ROOTS, ROCKS AND DEBRIS. ALL SURPLUS MATERIAL THAT IS UNSUITABLE FOR BACKFILL MATERIAL SHALL BE REMOVED FROM THE SITE. PROTECT ALL TREES WITHIN EIGHT FEET OF THE BUILDING. PROPER APPROVALS MUST BE OBTAINED BEFORE COVERING ANY EXCAVATED WORK.

CONCRETE:
- ALL FOUNDATIONS SHALL REST ON UNDISTURBED, WELL COMPACTED GRANULAR SOIL OF 2000 PSF BEARING CAPACITY (MINIMUM) PER TABLE R401.4.1.
- UNLESS INDICATED AS HIGHER ON DRAWINGS, ALL CONCRETE WORK SHALL BE A MINIMUM OF 3,000 PSI AT 28 DAYS (EXCEPTION: 4,000 PSI FOR GARAGE/CARPORT SLABS, PORCHES, AND STEPS EXPOSED TO THE WEATHER), AND WORK TO CONFORM TO THE REQUIREMENTS AND RECOMMENDATIONS OF ACI-84 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. ALL FOUNDATION WALLS TO BE 8" THK. & POURED CONCRETE FOOTINGS UNLESS OTHERWISE NOTED.
- FOUNDATION ANCHORAGE SHALL COMPLY WITH RCNYS SECTION R403.1.6. SILL ANCHORS IN FOUNDATION WALLS TO BE MINIMUM ½" DIAMETER x 7" EMBEDMENT W/ 3" x 3" WASHERS UNDER NUTS, LOCATED 12" MAX FROM EACH CORNER OF SILL & 6'-0" O.C. MAX. USING MIN. OF (2) TWO ANCHORS PER SILL PIECE W/ ONE BOLT LOCATED NOT MORE THAN 12 INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION.. ALL NEW SILLS TO BE OF ACQ TREATED LUMBER W/ SILL INSULATION BETWEEN SILLS & CONCRETE BLOCK 950 PSI.
- NO CONCRETE OR MASONRY WORK SHALL BE DONE DURING TEMPERATURES OF 40 DEGREES F. AND FALLING. NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES.
- CONCRETE SHALL BE AIR ENTRAINED. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5% OR MORE THAN 7%. ADDITIVES SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.
- PROVIDE ALL SLEEVES AND FOUNDATION VENTS AS REQUIRED BY CODE. UNLESS INDICATED, ALL FOUNDATION FOOTINGS ARE TO BE A MIN. 10" H. PROJECTING 5" ON EACH SIDE OF THE FOUNDATION WALL. PROVIDE TWO #4 REBARS CONTINUOUS IN THE FOOTING. - ALL 4" THICK CONCRETE SLABS TO HAVE 6X6 10/10 WELDED WIRE REINFORCING. - PROVIDE BITUMEN EXPANSION JOINTS BETWEEN SLABS AND FOUNDATION WALLS.
- THE EXTERIOR SURFACE OF ALL FOUNDATION WALLS BELOW GRADE (EXCLUDING SLABS) SHALL BE DAMP PROOFED W/ AN ELASTIC COAL TAR BASE.
- CRAWL SPACES TO BE A MINIMUM HEIGHT OF 18". VENTILATE CRAWL SPACES AS PER SECTION R408.1. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FOOT OF UNDER FLOOR SPACE. ONE SUCH OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.

ROUGH CARPENTRY / FRAMING:
- ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR. LARCH #2 OR BETTER, W/ UNIT STRESS OF 1,150 PSI & MODULUS OF ELASTICITY 1,600,000.
- UNLESS OTHERWISE NOTED, ALL EXTERIOR AND INTERIOR WALLS TO BE OF 2"X4" CONSTRUCTION AT 16" O.C. DOUBLE STUDS SHALL BE PROVIDED AT ALL OPENINGS AND BEARING PARTITIONS.
- ALL STRUCTURAL POSTS ARE TO BE SOLIDLY BLOCKED TO TOP OF FOUNDATION WALL OR SUPPORT COLUMN BELOW.
- DOUBLE ALL JOISTS, HEADERS & TRIMMERS AROUND ALL OPENINGS & UNDER ALL PARTITIONS USE TECO HANGERS, PROVIDE BRIDGING MAX, 8'-0" O.C. & CONTINUOUS WHERE POSSIBLE.
- BEAMS & HEADERS OF ENGINEERED WOOD ARE TO BE MINIMUM OF MICROLAM MIN. FB = 2600 PSI REPETITIVE MEMBERS W/ E = 21 OR BETTER.
- JOISTS, RAFTERS, AND STUDS SHALL BE CONSTRUCTION GRADE DOUGLAS FIR-SOUTH SELECT STRUCTURAL.
- ALL WOOD SILLS AND WOOD IN CONTACT WITH MASONRY SHALL BE ACQ.
- ALL EXTERIOR SHEATHING SHALL BE ½" CDX DOUGLAS FIR PLYWOOD. EXTERIOR SHEATHING TO BE COVERED WITH "TYVEK" HOUSE WRAP OR APPROVED EQUAL.
- SUBFLOORS TO BE ¾" CDX PLYWOOD.
- BLOCK STUD WALLS AT ½ STORY HEIGHTS AND AT ALL UNSUPPORTED EDGES OF PLYWOOD. PROVIDE SOLID BLOCKING AND DIAGONAL BRACING OF FLOOR JOISTS AT 8'-0" O.C. MAXIMUM AND SOLID BLOCKING UNDER ALL UNSUPPORTED EDGES OF PLYWOOD. ALL CAP PLATES TO BE DOUBLED AND NAILED BOTTOM CAP PLATES TO END OF STUDS.
- LAP CAP PLATES AT CORNERS. WHERE FLUSH FRAMING OCCURS, USE MIN. 16 GA. SHEET METAL JOIST HANGERS BY "TECO" OR APPROVED EQUAL. ALL CORNERS TO BE MINIMUM 3/2X4 STUDS. HEADERS SHALL BE MINIMUM (2) 2 x 8 UNLESS NOTED OTHERWISE ON PLANS. MINIMUM BEARING FOR STUDS, JOISTS, & BEAMS SHALL BY 3 ½". USE DOUBLE JACK STUDS FOR HEADERS OVER FIVE FEET IN LENGTH. SEE NAILING SCHEDULE WHICH REFERS TO RCNYS TABLE R602.3(1).
- ALL HEADERS TO BE (2) 2" x 8" UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL HEADERS TO BE SUPPORTED BY (2) 2" x 4" POST UNLESS OTHERWISE NOTED ON THESE PLANS.
- FLOOR JOISTS SHALL BE DOUBLED BENEATH ALL PARALLEL PARTITIONS.
- THE TOP AND BOTTOM OF JOISTS MAY BE NOTCHED AS PER SECTION R502.8. NO NOTCHING AT MIDDLE ⅓ OF SPAN. WALL STUDS MAY BE NOTCHED AS PER SECTION R602.2. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH FOR LOAD BEARING PARTITIONS AND 40 PERCENT FOR NON-LOAD BEARING PARTITIONS.
- ALL ENDS OF EACH JOIST, BEAM, OR GIRDER FLOOR SYSTEMS, & JOIST FRAMING SHALL COMPLY WITH RCNYS SECTION R502.6.
- ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM END BEARING OF NOT LESS THAN 3 INCHES.

FIRE SAFETY:
- FIREBLOCKING SHALL BE PROVIDED, AS PER RCNYS SECTION R502.13, TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL.
- PROVIDE FIREBLOCKING IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS. CONCEALED HORIZONTAL FURRED SPACES SHALL ALSO BE FIREBLOCKED AT INTERVALS NOT EXCEEDING 10 FEET.
- AT LEAST (1) SINGLE STATION SMOKE DETECTING ALARM DEVICE INSTALLED IN CONFORMITY WITH RCNYS SECTION 314 IN EACH SLEEPING ROOM AND OUTSIDE EACH SLEEPING ROOM AREA AND ON EACH STORY - INTERCONNECTED.
- SMOKE ALARMS AND HEAT DETECTION SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHERE PRIMARY POWER IS INTERRUPTED, SMOKE ALARMS AND HEAT DETECTION SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH FCNYS SECTION 915.
- WOOD BEAMS, JOISTS, STUDS, AND OTHER COMBUSTIBLE MATERIAL SHALL HAVE A CLEARANCE OF NOT LESS THAN 2 INCHES FROM THE FRONT FACES AND SIDES OF MASONRY FIREPLACES AND NOT LESS THAN 4 INCHES FROM THE BACK FACES OF MASONRY FIREPLACES PER RCNYS R1001.11. THE AIRSPACE SHALL NOT BE FILLED, EXCEPT TO PROVIDE FIREBLOCKING IN ACCORDANCE WITH R1001.12.

BUILDING ENVELOPE / INSULATION:
INSULATION TO BE AS FOLLOWS (UNLESS OTHERWISE NOTED AS GREATER ON DRAWINGS OR ENERGY COMPLIANCE CERTIFICATE):
EXTERIOR WALLS, CEILING AND FLOORS OVER CRAWLSPACE TO BE FACED FIBERGLASS BATT INSULATION.
PROVIDE MIN R-38 IN CEILINGS, R-15 IN 2x4 WALLS AND R-30 IN FLOORS OVER UNHEATED SPACES.

PLUMBING:
- ALL WORK SHALL COMPLY WITH THE 2020 PLUMBING CODE OF NEW YORK STATE (PCNYS).
- CONTRACTOR SHALL INSTALL WATER SUPPLY AND SANITARY SYSTEM AS REQUIRED. PROVIDE HOT AND COLD SHUT- OFF VALVES AT ALL FIXTURES. ALL WATER PIPING TO HAVE CLEANOUTS AT ALL CHANGES OF DIRECTION AND AT BASE OF VERTICAL WASTES. USE 4" CAST IRON THROUGH FOUNDATION WALL PITCHED MIN. 1/8" PER FOOT. TRAP, VENT AND WASTE SIZES FOR FIXTURES AS FOLLOWS:
DISHWASHER 1 ½" / KITCHEN SINK 1 ½" / LAVATORY 1 ¼" / SHOWER 2" / TOILET 3"
- ALL SYSTEMS TO HAVE ONE 3" MAIN VENT STACK INCREASED TO 4" THROUGH THE ROOF.
- PROVIDE FROST-PROOF HOSE-BIBS AS INDICATED ON PLANS WITH EASILY ACCESSIBLE DRAIN COCKS. THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM SHALL COMPLY TO THE APPLICABLE COUNTY DEPARTMENT OF HEALTH STANDARDS AND REGULATIONS. APPROVAL OF ALL PLUMBING MUST BE OBTAINED FROM APPROPRIATE LOCAL AUTHORITIES PRIOR TO CONCEALMENT. PRIOR TO ORDERING, CONTRACTOR SHALL SUPPLY CUTS OF FIXTURES FOR OWNER'S APPROVAL.

ELECTRICAL:
ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL STATE, LOCAL, AND UTILITY COMPANY CODES AND REGULATIONS. ALL CIRCUITS SHALL BE MINIMUM 15 AMP. POWER WIRING SHALL BE MINIMUM 14 AWG. CONVENIENCE OUTLETS SHALL BE LOCATED 12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED. ALL SWITCHES TO BE LOCATED 36" ABOVE THE FINISHED FLOOR UNLESS OTHERWISE INDICATED. SUPPLY RECOMMENDED LAMPS IN ALL FIXTURES. IN EXISTING BUILDINGS, CONTRACTOR SHALL RELOCATE ALL EXISTING ELECTRIC, TELEPHONE, ANTENNA AND CABLE TV SERVICE WIRING AS REQUIRED.

HVAC:
SYSTEM TO BE DESIGNED BY OTHERS AND SHALL CONFORM TO ASHRAE HANDBOOK 2017. PROVIDE PROPER SUPPLY TO ALL ROOMS & CONFORM WITH ALL STATE AND LOCAL CODES.

DUCT INSULATION:
- SUPPLY DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE BUILDING MUST BE INSULATED TO R-8.
- RETURN DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE BUILDING MUST BE INSULATED TO R-4.
- SUPPLY DUCTS IN UNCONDITIONED SPACES MUST BE INSULATED TO R-8.-RETURN DUCTS IN UNCONDITIONED SPACES (EXCEPT BASEMENTS) MUST BE INSULATED TO R-2.
- INSULATION IS NOT REQUIRED ON RETURN DUCTS IN BASEMENTS.

DUCT CONSTRUCTION:
- ALL JOINTS, SEAMS, AND CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-FABRIC, OR TAPES. DUCT TAPE IS NOT PERMITTED.
EXCEPTION: CONTINUOUSLY WELDED AND LOCKING TYPE LONGITUDINAL JOINTS AND SEAMS ON DUCTS OPERATING AT LESS THAN 2" w.g. (500 PA.)
- DUCTS SHALL BE SUPPORTED EVERY 10 FEET OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- COOLING DUCTS WITH EXTERIOR INSULATION MUST BE COVERED WITH A VAPOR RETARDER.
- AIR FILTERS ARE REQUIRED IN THE RETURN AIR SYSTEM.
- THE HVAC SYSTEM MUST PROVIDE A MEANS FOR BALANCING AIR AND WATER SYSTEMS.

SERVICE WATER HEATING:
- WATER HEATERS WITH VERTICAL PIPE RISERS MUST HAVE A HEAT TRAP ON BOTH THE INLET AND THE OUTLET UNLESS THE WATER HEATER HAS AN INTEGRAL HEAT TRAP OR IS PART OF A CIRCULATING SYSTEM.

GYPSUM WALL BOARD:
- TO BE INSTALLED AS PER RCNYS SECTION R702.3.2 THROUGH R702.3.6.
- USE ½" THK. GYPSUM BOARD FOR ALL WALLS & CEILINGS UNLESS OTHERWISE INDICATED. USE MOISTURE RESISTANT GYPSUM BOARD IN ALL BATHROOMS. USE 5/8" THICK FIREBOARD (TYPE-X) IN ALL ATTACHED GARAGE WALLS AND CEILINGS SEPARATING LIVING SPACE.
- 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 READY FOR PAINTING. METAL CORNER BEAD TO BE USED ON ALL OUTSIDE CORNERS AND AROUND ALL OPENINGS.

GLASS WINDOWS AND DOORS:
- TO BE INSTALLED AS PER RCNYS SECTION R308. ALL GLASS IS TO BE INSULATED LOW-E UNLESS OTHERWISE SPECIFIED. ALL SLIDING GLASS DOORS, SKYLIGHTS AND/OR WINDOWS LOWER THAN 18" TO THE FLOOR AS REQUIRED BY CODE SHALL BE INSULATED TEMPERED GLASS. WINDOWS SHALL BE INSULATED DOUBLE PANE LOW-E.
- ALL GLASS DOORS AND WINDOWS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. ALL WINDOWS ARE TO BE CAULKED AND SEALED AS PER N.Y.S. ENERGY CONSERVATION CODE REQUIREMENTS.
- PROVIDE FLASHING PANS UNDER ALL SLIDER, DOORS, AND WINDOWS WITHIN A 6" OF AN EXTERIOR SURFACE. ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER-STRIPPED TO ENSURE A WEATHER-TIGHT ENVELOPE.
- ALL GLASS IS TO BE FREE OF SCRATCHES AND IMPERFECTIONS AND GUARANTEED BY THE MANUFACTURER FOR A PERIOD OF NO LESS THAN 5 YEARS. ALL WINDOWS TO BE ANDERSEN OR APPROVED EQUAL.
- EACH PANE 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, OR SHALL BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.
- GLAZING IN DOORS, SHOWER DOORS, AND ENCLOSURES SHALL BE SIZED AND CONSTRUCTED OF MATERIALS AS TO MINIMIZE THE POSSIBILITY OF INJURY TO PERSONS IN THE EVENT THAT THE GLAZING IS BROKEN OR DAMAGED.
- AS PER SECTION R308.4.5 AND TABLE R308.3.1(1) OF THE RESIDENTIAL CODE OF NEW YORK STATE, GLAZING IN DOORS, ENCLOSURES, OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. GLAZING IN THESE HAZARDOUS LOCATIONS MUST MEET CPSC 16 CFR 1201 CATEGORY II REQUIREMENTS.

PAINTING AND STAINING:
THE FOLLOWING IS INCLUDED FOR THE CONVENIENCE OF THE PAINTING CONTRACTORS AND ONLY AS AN INDICATION OF THE TYPES OF PAINTS REQUIRED FOR VARIOUS SURFACES. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE A COMPLETE FINISH. ALL PAINTED SURFACES MUST BE FULLY COVERED IN A UNIFORM MANNER TO BE ACCEPTABLE.
- INTERIOR WOOD SURFACES - APPLY TO LIGHTLY SANDED SURFACES, WALLS, DOORS, FRAMES, TRIM, AND BASES, ONE COAT WOOD FILLER OR STAIN.
- EXTERIOR WOOD SURFACES - TWO COATS EXTERIOR GRADE STAIN
- EXTERIOR EXPOSED METAL - MINIMUM ONE COAT ZINC CHROMATE AND TWO COATS EXTERIOR ENAMEL.
CONTRACTOR IS TO PROVIDE SAMPLES OF ALL PAINTS AND STAINS FOR ARCHITECT'S AND/OR OWNER'S APPROVAL.

ROOFING:
- TYPICAL ROOF CONSTRUCTION SHALL BE IN ACCORDANCE WITH RCNYS SECTION R802. ROOF ASSEMBLY SHALL COMPLY WITH CHAPTER 9, IN PARTICULAR SECTIONS R905.2 ASPHALT SHINGLES AND R905.9 BUILT UP ROOFS.
- ROOF VENTILATION SHALL BE AS PER SECTION R806.1 & R806.2. VENTILATING OPENINGS SHALL BE PROVIDED W/ ⅛" MIN TO ¼" MAX OPENING. FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE SPACE VENTILATED.
- FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. A FLASHING SHALL BE INSTALLED TO DIVERT THE WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (0.5 MM) (NO. 26 GALVANIZED SHEET)
- ROOF COVERINGS SHALL BE INSTALLED PER RCNYS SECTION R905 INCLUDING 905.1.2 FOR ICE BARRIERS AND 905.2 ASPHALT SHINGLES. ALL SLOPED ROOF SHINGLES SHALL BE GAF-CLASS-A ASPHALT ROOF SHINGLES OR APPROVED EQUAL. SHINGLES SHALL BE APPLIED OVER 15# ASPHALT FELT WITH GAF-WEATHER-WATCH ICE AND WATER BARRIER APPLIES AT EAVES, VALLEYS AND FLASHING A MINIMUM OF 24" FROM THE OUTSIDE FACE OF THE WALL.
- USE CRICKETS OR SADDLES ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.
- FOR ROOF SLOPES FROM TWO VERTICAL UNITS IN 12 UNITS HORIZONTAL UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL, TWO LAYERS OF UNDERLAYMENT SHALL BE PROVIDED.
- FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MIN 12 GA. SHANK W/ A MIN ⅜" HEAD ASTM F 1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL AND A MIN OF ¾" INT THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN ¾" THICK, THE FASTENERS SHALL PENETRATE THROUGH THE ROOF SHEATHING.
- ASPHALT ROOF SHINGLES SHALL HAVE A MIN. OF SIX FASTENERS PER SHINGLE WHERE THE ROOF IS IN ONE OF THE FOLLOWING CATEGORIES - THE BASIC WIND SPEED PER R301.2(4) IS 130 MPH OR GREATER AND THE EAVE IS 20 FEET OR HIGHER ABOVE GRADE.
- ROOFING CONTRACTOR TO PROVIDE ALL FLASHING NECESSARY FOR A WATERTIGHT WEATHERPROOFING. ROOFING IS TO BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL SUPPLY COLOR SAMPLES OF THE SHINGLES FOR OWNER'S APPROVAL PRIOR TO INSTALLATION.

AIR LEAKAGE:
- JOINTS, PENETRATIONS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE MUST BE SEALED.
- RECESSED LIGHTS MUST BE TYPE 1C RATED AND INSTALLED WITH NO PENETRATIONS, OR TYPE 1C OR NON-1C RATED INSTALLED INSIDE AN APPROPRIATE AIRTIGHT ASSEMBLY WITH 0.5" CLEARANCE FROM COMBUSTIBLE MATERIALS AND 3" CLEARANCE FROM INSULATION.

VAPOR RETARDER:
- REQUIRED ON THE WARM-IN-WINTER SIDE OF ALL NON-VENTED FRAMED CEILINGS, WALLS, AND FLOORS.

MATERIALS IDENTIFICATION:
- MATERIALS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- MATERIALS AND EQUIPMENT MUST IDENTIFIED SO THAT THE COMPLIANCE CAN BE DETERMINED.
- MANUFACTURER MANUALS FOR ALL INSTALLED HEATING AND COOLING EQUIPMENT AND SERVICE WATER HEATING EQUIPMENT MUST BE PROVIDED.
- INSULATION R-VALUES AND GLAZING U-FACTORS MUST BE CLEARLY MARKED ON THE BUILDING PLANS OR SPECIFICATIONS.

NOTES:
1. OBTAIN ALL PERMITS PRIOR TO THE START OF WORK
2. ALL BEDROOM CLOSETS TO BE PROVIDED WITH ROD & SHELF, ALL LINEN CLOSETS TO BE PROVIDED WITH 5 ROWS OF SHELVES.
3. DOOR TRIM AND BASE MOULDING TO BE SELECTED.

PROPOSED SECOND FLOOR MODULAR ADDITION

AT THE RESIDENCE OF

DANIEL & SHARI ROSS

36 OXFORD BOULEVARD
GREAT NECK, NY 11023

#21576

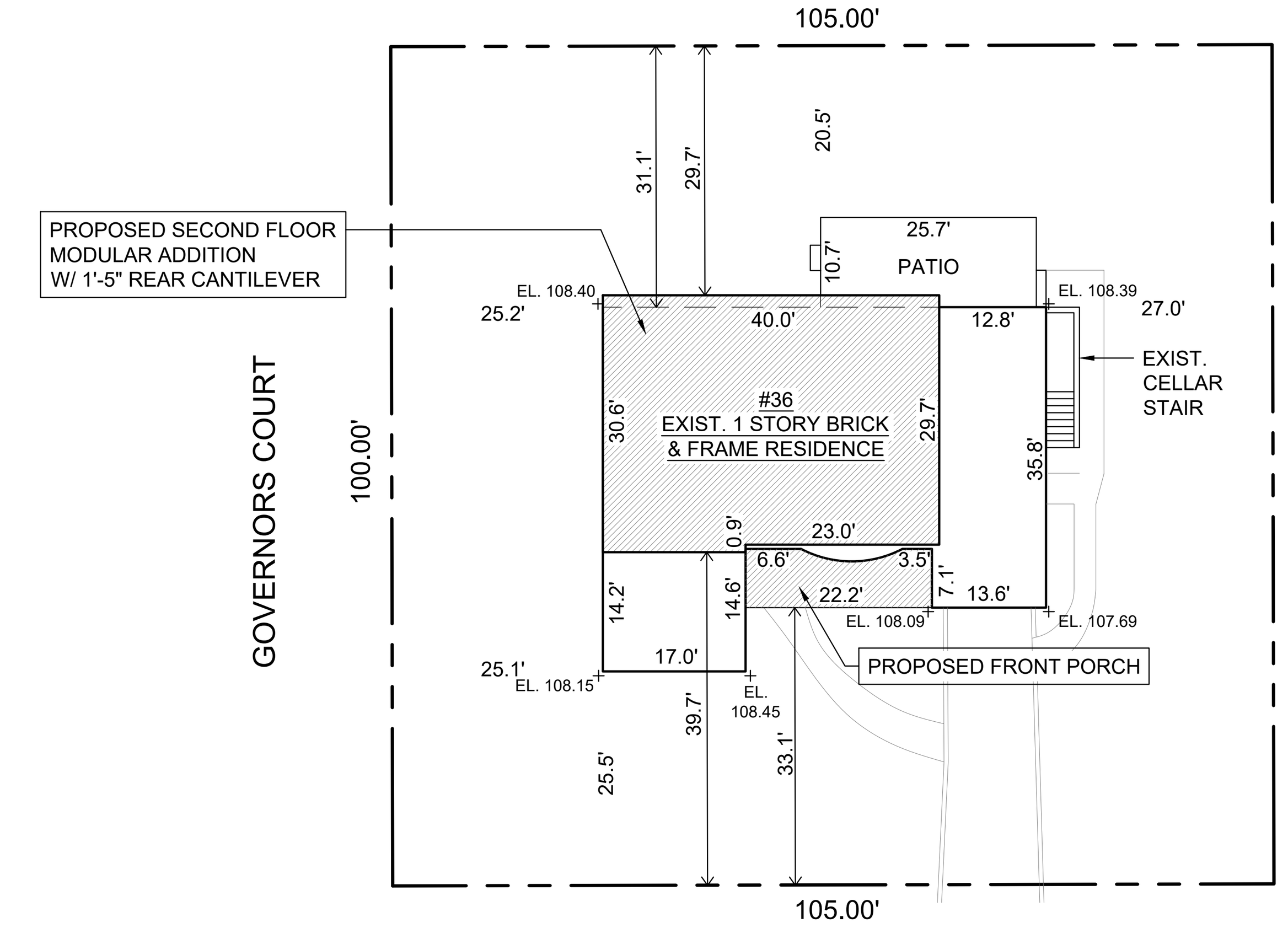
DRAWING INDEX

V
F

NYS FIRE AND PREVENTION BUILDING CODE:
THIS ALTERATION INCLUDES THE USE OF PRE-ENGINEERED BEAMS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PLACE A 6" REFLECTIVE , 1/2" STROKE WITH WHITE REFLECTIVE BACKGROUND PLACARD NOTED WITHIN 12" OF THE EXTERIOR ELECTRIC METER

PRIOR CERTIFICATES:
- 51-398 - ONE FAMILY DWELLING W/ ATTACHED GARAGE
- 20211178 - INSTALL TOILET, LAVATORY, SHOWER, WASHING MACHINE, LAUNDRY SINK IN CELLAR; KITCHEN SINK, DISHWASHER ON FIRST FLOOR
- 20211176 - INSTALL ONE DRYWELL
- 20211179 - KITCHEN RENOVATION AND NEW FINISHED CELLAR W/ 3 PC BATH & EGRESS STAIRCASE
- 20211433 - INSTALL OIL FIRED BOILER

AVERAGE GRADE = 108.2'



1 PLOT PLAN

Scale: 1" = 20'-0"
INFORMATION TAKEN FROM EXISTING 2020 SURVEY
SURVEYOR: Leonard J. Strandberg & Associates
Freeport, NY

ZONING
TOWN OF NORTH HEMPSTEAD

36 Oxford Blvd
Great Neck, NY 11023
Section: 2 Block: 152 Lot: 6-10
Zoning District: R-A

Lot size: 10,500 SF

	Max lot coverage (SF)	Max. lot coverage (%)	Max. gross floor area (SF)	Min. front yards	Min. side yard	Min. rear yard	Max. ridge height (above avg. grade)	Max. eave height (above avg. grade)
Permitted	2625 SF	25%	3780 SF	35' primary / 30' secondary	10'	15'	2.5 sty / 30'	22.0'
Existing	2296.65 SF	21.90%	1864.04 SF	25.1' / 25.5'	20.5'	27.0'	1 sty / 17.5'	9.9'
Proposed	2333.35 SF	23.3%	3069.94 SF	No change[1]	No change	No change	2 sty / 30.0'	20.1'

Lot coverage calculation:	
Existing house	1864.04
Existing rear patio	274.99
Proposed front porch	157.62
Proposed rear cantilever	36.7
Total lot coverage	2333.35 SF

Gross floor area calculation:	
Existing first floor	1864.04
Proposed second floor	1205.9
Total gross floor area	3069.94 SF

1. PROPOSED NEW SECOND FLOOR FRONT YARD SETBACKS: PRIMARY 25.1'; SECONDARY 39.7'; PROPOSED FRONT PORCH 33.1'

2020 RESIDENTIAL CODE OF NEW YORK STATE
Table R301.2(1) Climatic and Geographic Design Criteria

GROUND SNOW LOAD (PSF, add 2 for every 1000' elevation above the first 1000')	WIND		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
	SPEED (MPH)	TOPOGRAPHIC EFFECTS		Weathering Depth	Frost Line	Termite	Decay			
20	140 MPH	See table R301.2.1.5.1	C	SEVERE	3'-0"	MODERATE TO HEAVY	SLIGHT TO MODERATE	NASSAU 13°	VALLEYS & PERIMETERS	NONE

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REGISTERED ARCHITECT MICHAEL JASON DUIGNAN 022983 STATE OF NEW YORK

SUBMISSIONS

SUBMISSIONS
FILE TONH 4/10/2024

PROPOSED SECOND FLOOR MODULAR ADDITION
AT THE RESIDENCE OF
DANIEL & SHARI ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

DATE:	4/10/2024
DRAWN BY:	KD
CHECKED BY:	MJD

G-01

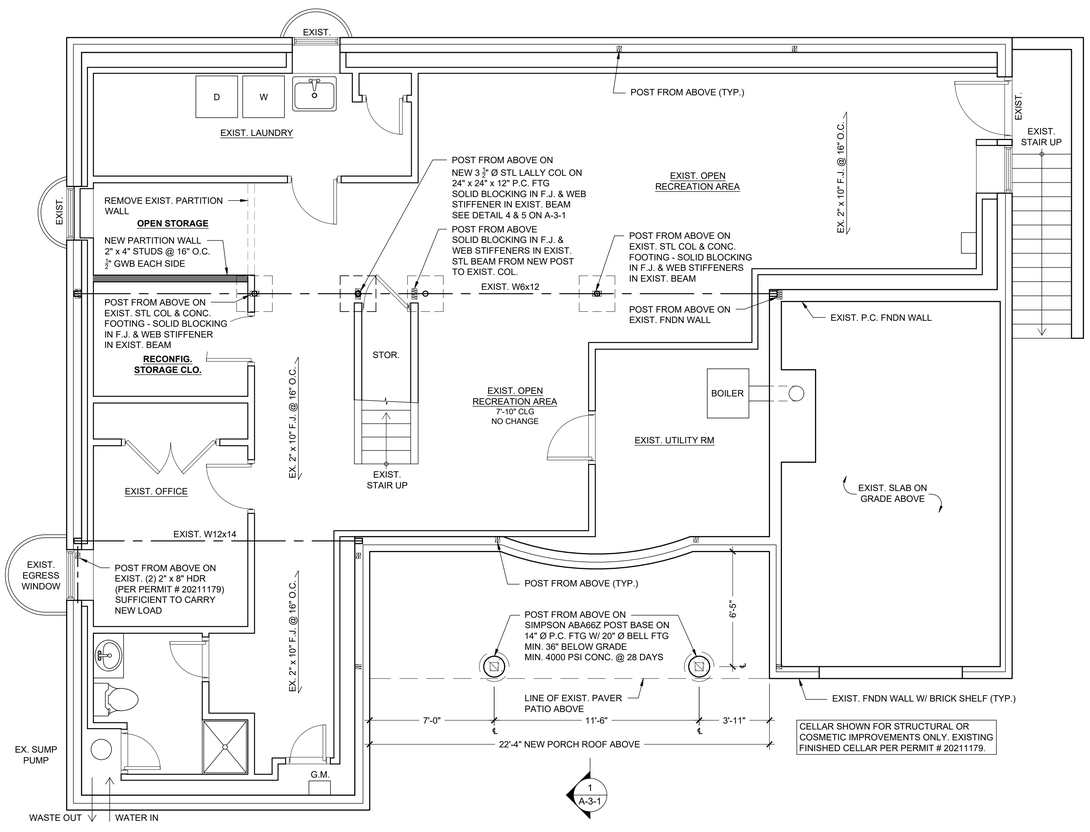
PLOT PLAN
GENERAL NOTES
ZONING

NOTES

1. ALL WINDOWS & DOORS EXISTING TO REMAIN UNLESS OTHERWISE NOTED BY SIZING OR ANDERSEN 400 SERIES MODEL NUMBERS. SUBSTITUTES FOR ANDERSEN OF A SIMILAR SIZE MUST BE APPROVED.
2. ALL DOOR & WINDOW OPENINGS TO BE FRAMED WITH (2) 2" x 8" HEADERS UNLESS OTHERWISE NOTED.
3. ALL WINDOW & DOOR HEADERS AT 7'-0" HEIGHT UNLESS OTHERWISE NOTED.
4. ALL PLUMBING WALLS TO BE CONSTRUCTED WITH 2" x 6" STUDS W/ ½" GWB EACH SIDE (TOTAL DIMENSION 6.5"). ALL OTHER WALLS INTERIOR TO BE CONSTRUCTED WITH 2" x 4" STUDS W/ ½" GWB EACH SIDE (TOTAL DIMENSION 4.5").
5. EXTERIOR WALLS TO BE CONSTRUCTED W/ 2" x 4" STUDS @ 16" O.C. W/ ½" GWB INTERIOR & ½" PLYWD SHEATHING & ½" R-2.5 RIGID INSULATION CONTINUOUS EXTERIOR (TOTAL DIMENSION 5"). R-15 BATT INSULATION IN STUD CAVITIES.

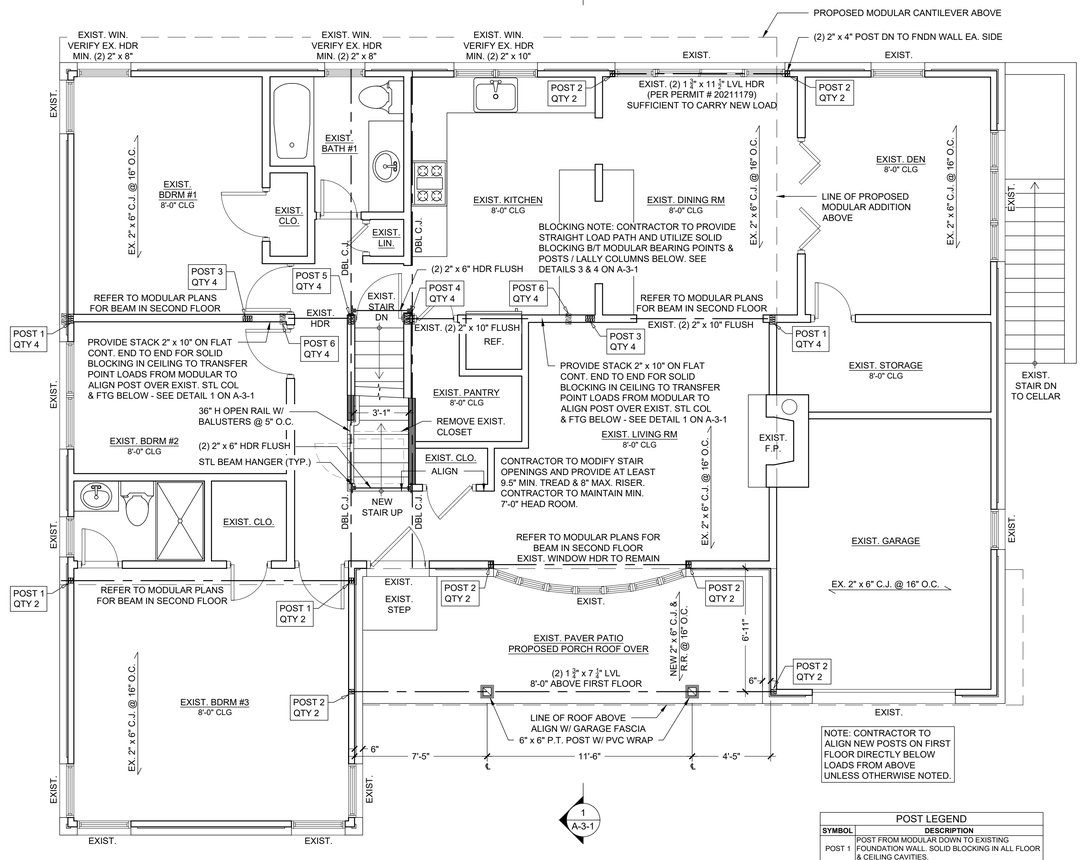
WALL KEY

- EXISTING WALL
- PROPOSED STUD WALL
- PROPOSED CONC. WALL
- WALLS TO BE REMOVED
- (2) 2" x 4" POST



1 CELLAR/FOUNDATION PLAN

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



2 FIRST FLOOR PLAN

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

NOTES:
1. SECOND FLOOR PLAN AND BUILDING ELEVATIONS/SECTIONS ARE SHOWN FOR REFERENCE ONLY. THE MODULAR HOME COMPANY IS RESPONSIBLE FOR ALL CONSTRUCTION DETAILS OF THE MODULAR ADDITION. ALL CONSTRUCTION DETAILS WILL BE PROVIDED ON SEPARATE DRAWINGS FOR THE MODULES THAT WILL BEAR THE INSIGNIA OF APPROVAL BY NEW YORK STATE. THE MODULAR ADDITION WILL BE PLACED ON AN EXISTING STRUCTURE AS SHOWN ON THESE DRAWINGS.
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3. THE GENERAL CONTRACTOR SHALL COORDINATE AND CONFIRM ALL UNIFORM AND CONCENTRATED LOAD POINTS OF NEW MODULAR ADDITION AND TRANSFER OF SAID LOADS TO THE EXISTING STRUCTURE AND/OR NEW COLUMNS AND FOOTINGS AS REQUIRED TO SUPPORT NEW MODULAR ADDITION. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING IF THERE ARE ANY DISCREPANCIES WITH THE ATTACHED DRAWINGS, THE APPROVED MODULAR PLANS, AND EXISTING FIELD CONDITIONS PRIOR TO THE START OF ANY WORK.

POST LEGEND

SYMBOL	DESCRIPTION
POST 1	POST FROM MODULAR DOWN TO EXISTING FOUNDATION WALL. SOLID BLOCKING IN ALL FLOOR & CEILING CAVITIES.
POST 2	POST DOWN TO EXISTING FOUNDATION WALL. SOLID BLOCKING IN FLOOR CAVITY.
POST 3	POST DOWN TO EXISTING LALLY COL & CONC. FTG IN CELLAR. SOLID BLOCKING IN FLOOR CAVITY.
POST 4	POST FROM MODULAR DOWN TO EXISTING LALLY COL & CONC. PIER IN CELLAR. SOLID BLOCKING IN ALL FLOOR & CEILING CAVITIES.
POST 5	POST FROM MODULAR DOWN TO NEW LALLY COL & CONC. PIER IN CELLAR. SOLID BLOCKING IN ALL FLOOR & CEILING CAVITIES.
POST 6	POST FROM MODULAR ABOVE ON SOLID BLOCKING IN CEILING CAVITY. REFER TO NOTE 2 BELOW.

NOTES:
1. ALL POSTS TO BE CONSTRUCTED OF 2" x 4" DOUGLAS FIR-LARCH #2 OR BETTER. REFER TO FLOOR PLANS FOR QUANTITY OF 2" x 4".
2. PROVIDE STACK 2" x 10" ON FLAT CONTINUOUS END TO END BELOW MODULAR BEAM AND ABOVE FIRST FLOOR LOAD BEARING WALLS & BEAMS - TO TRANSFER POINT LOADS FROM MODULAR TO ALIGN OVER EXISTING STEEL COLUMNS & FOOTINGS IN CELLAR. SEE DETAIL 1 ON A-3-1.

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LONG ISLAND ARCHITECTURE STUDIO

REGISTERED ARCHITECT MICHAEL JASON DUIGNAN 022983 STATE OF NEW YORK

SUBMISSIONS

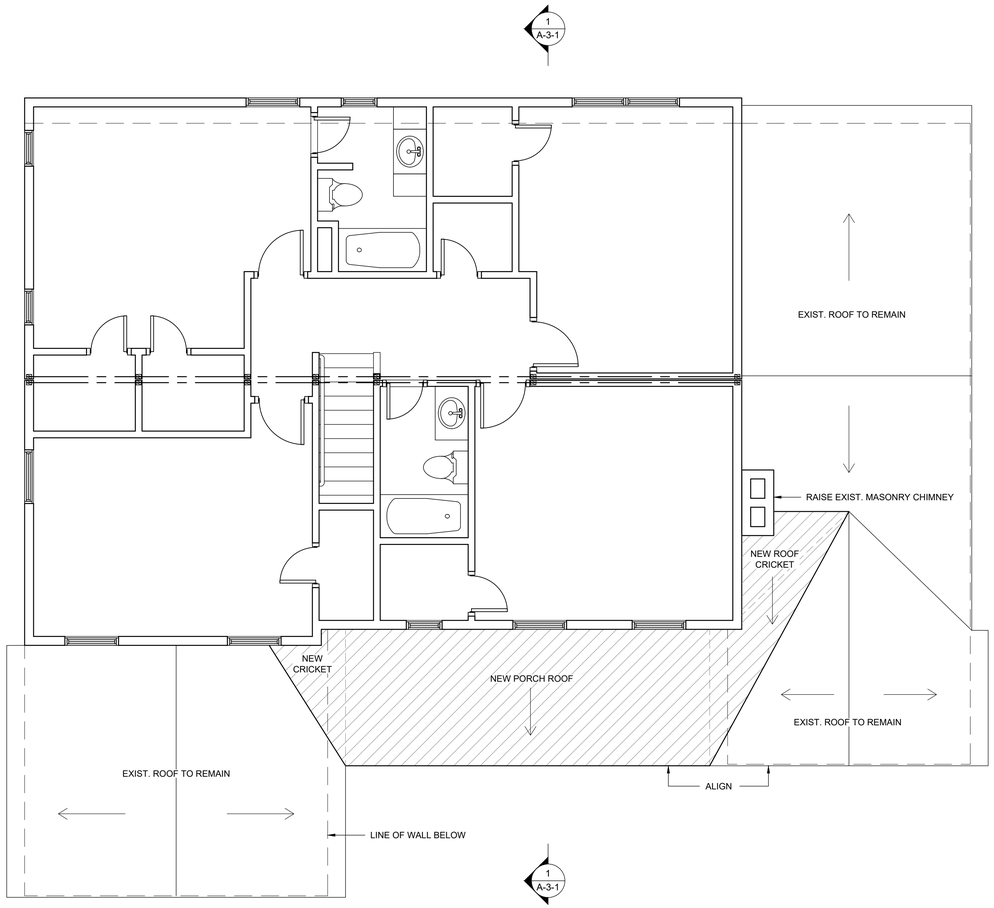
FILE TONH 4/10/2024

PROPOSED SECOND FLOOR MODULAR ADDITION AT THE RESIDENCE OF DANIEL & SHARI ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

DATE:	4/10/2024
DRAWN BY:	KD
CHECKED BY:	MJD

A-1-1

FLOOR PLANS



1 APPROXIMATE SECOND FLOOR PLAN

FOR REFERENCE ONLY - SEE NYS APPROVED MODULAR PLANS

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

NOTES:

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DATE:	4/10/2024
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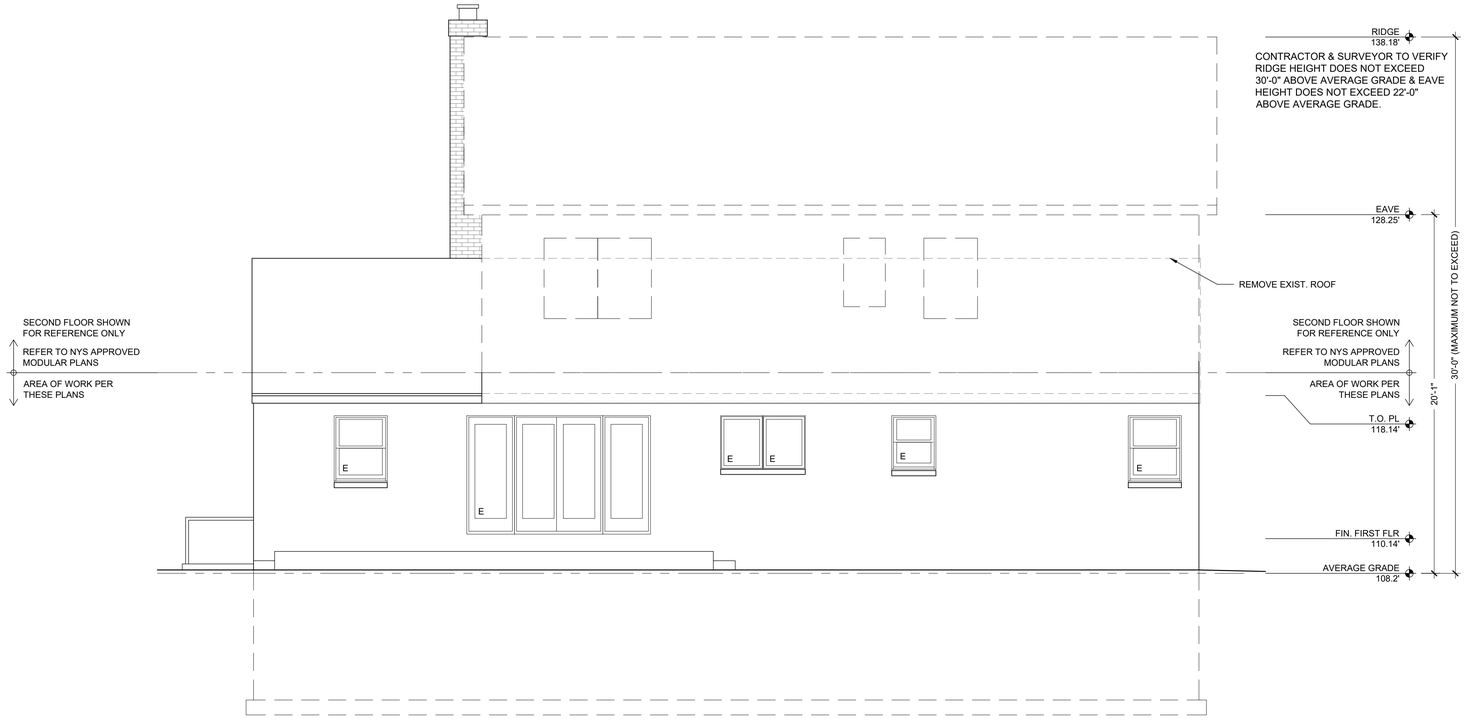
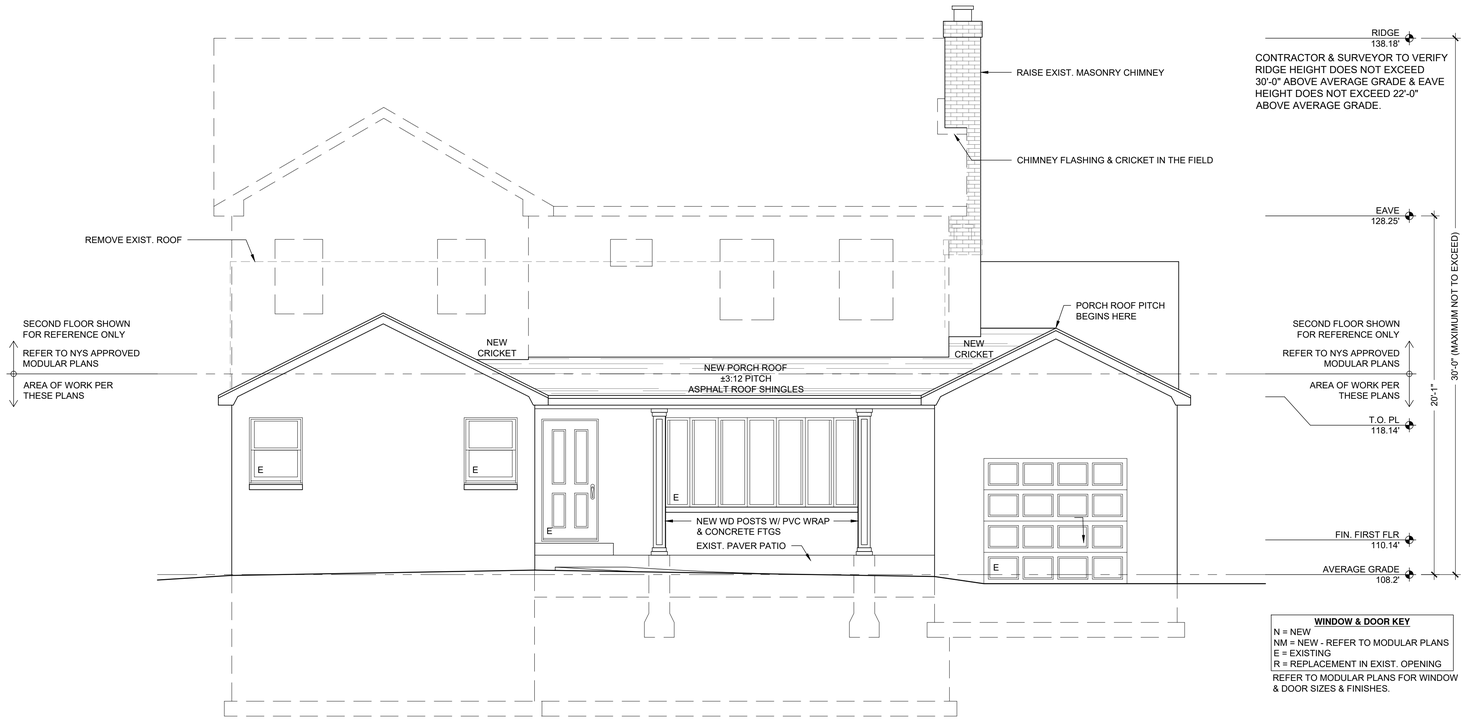
A-1-2

FLOOR PLANS



1 REAR ELEVATION

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



2 FRONT ELEVATION

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

WINDOW & DOOR KEY

N = NEW
NM = NEW - REFER TO MODULAR PLANS
E = EXISTING
R = REPLACEMENT IN EXIST. OPENING

REFER TO MODULAR PLANS FOR WINDOW & DOOR SIZES & FINISHES.

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MODULAR ADDITION
AT THE RESIDENCE OF
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GREAT NECK, NY 11023

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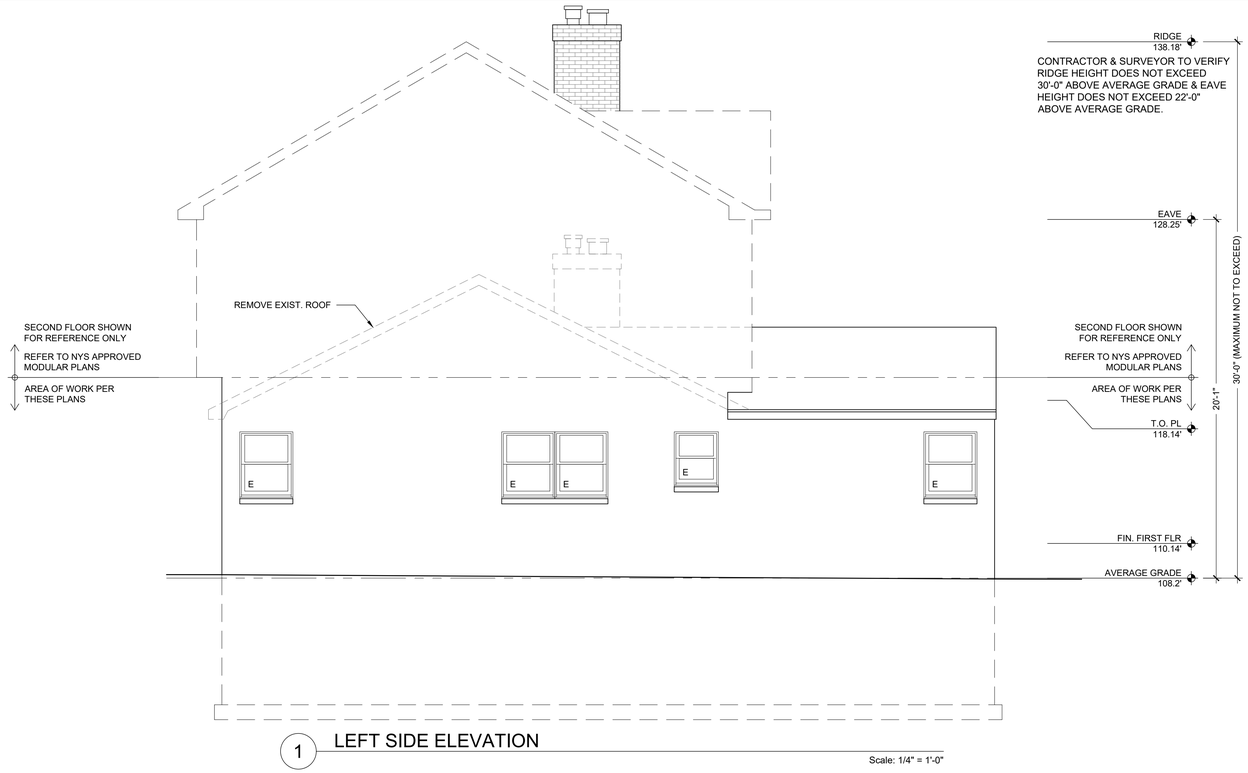
A-2-1

FRONT & REAR ELEVATIONS



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AT THE RESIDENCE OF
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GREAT NECK, NY 11023

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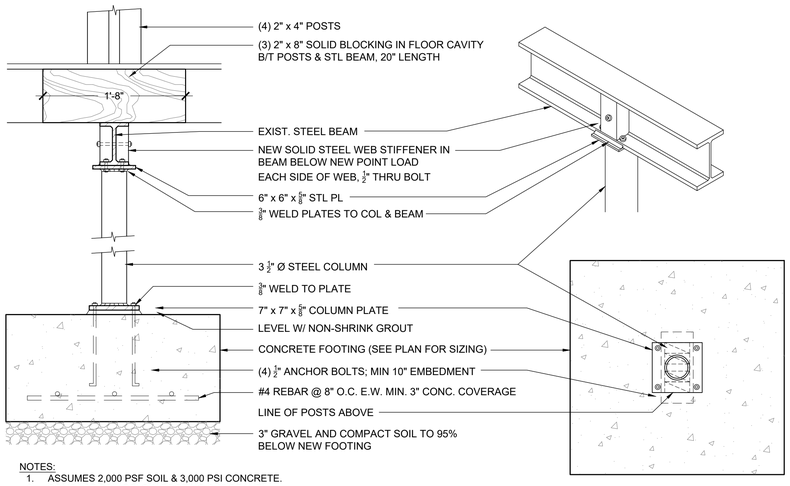
A-2-2

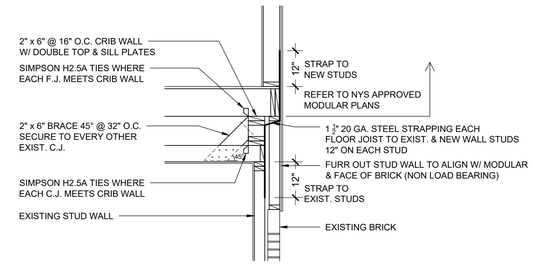
LEFT & RIGHT SIDE ELEVATIONS



NOTES:
1. ASSUMES 2,000 PSF SOIL & 3,000 PSI CONCRETE.
2. COMPACT SOIL BELOW FOOTING & 3" GRAVEL
3. REBAR TO BE PLACED MIN. 3" FROM BOTTOM OF FOOTING.
4. PLACE (4) ¾" ANCHOR BOLTS MIN. 10" EMBEDMENT FOR LALLY COLUMN BASE PLATE
5. PLACE (3) #4 BENT REBAR FOR CONC. PIERS; MIN. EMBEDMENT 8"

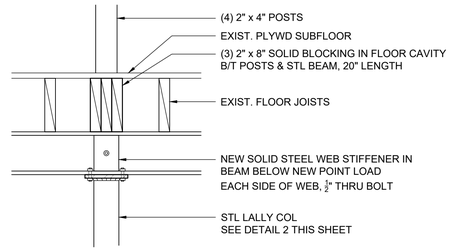
5 STEEL COL. & CONC. FTG DETAIL

NTS



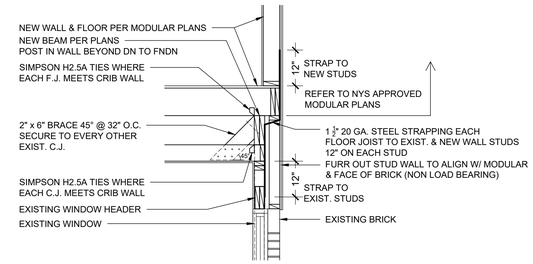
2 STRAPPING DETAIL

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



4 WD BLOCKING DETAIL

NTS



3 STRAPPING DETAIL AT WINDOW

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

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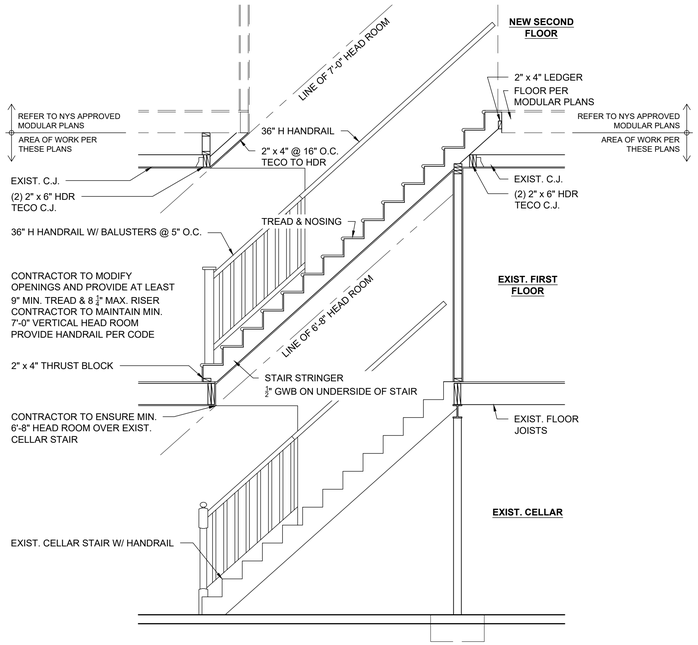
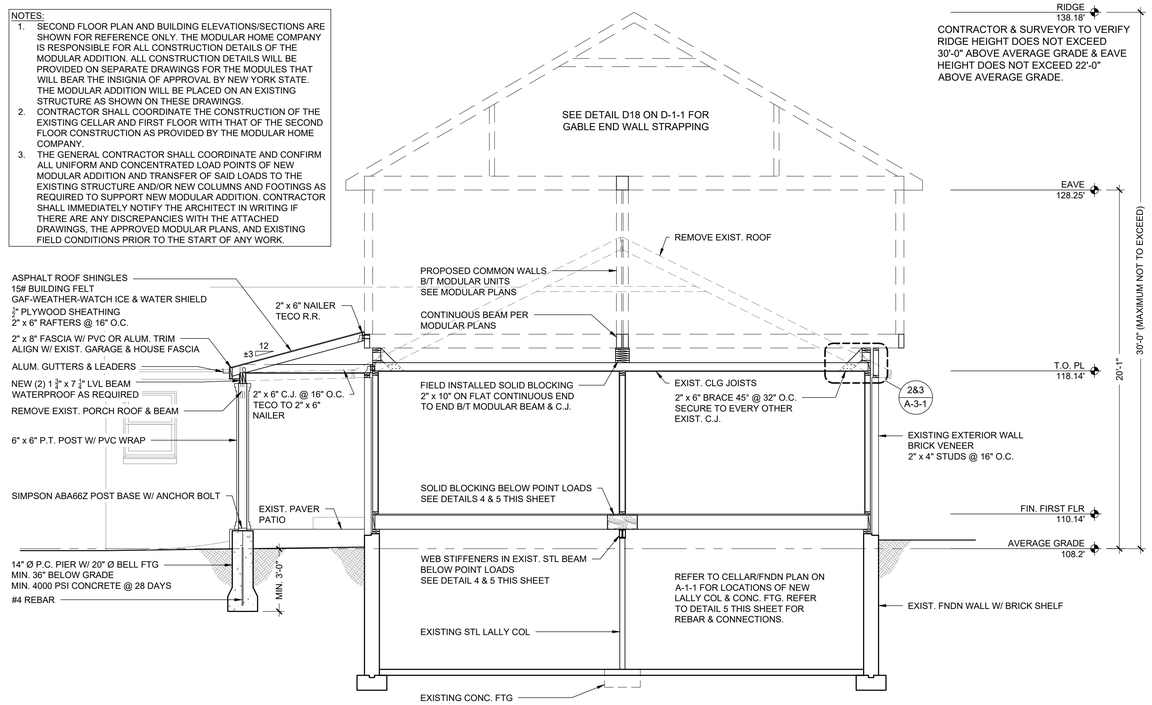


6 NEW STAIR DETAIL

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



1 SECTION

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

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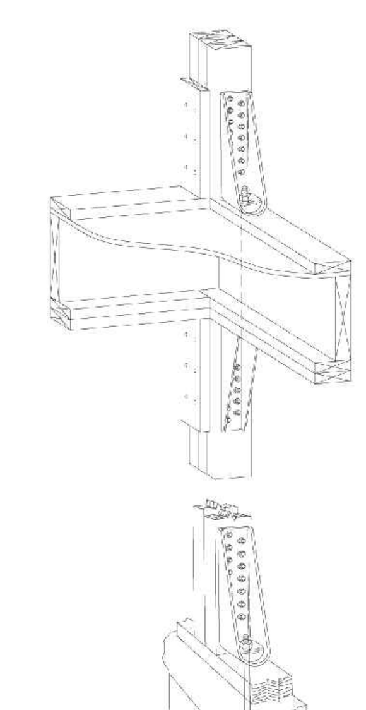
CHECKED BY:	MJD

A-3-1

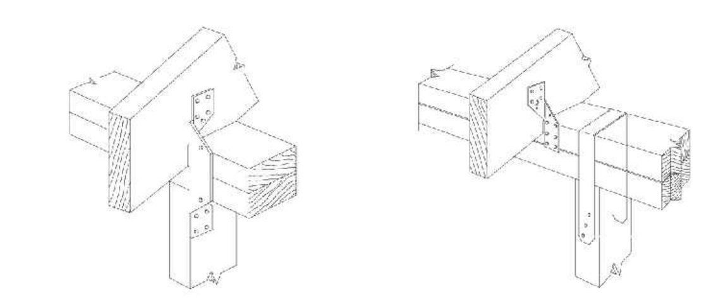
SECTIONS & DETAILS



2ND FLOOR SHEARWALL CONNECTION
SIMPSON STRONG-TIE
HOLDOWN W/ 5/8" DIA TIE-ROD
(PHD)

1ST FLOOR SHEARWALL CONNECTION
SIMPSON STRONG-TIE
HOLDOWN
(PHD)
INSTALLED @ EXTERIOR CORNERS

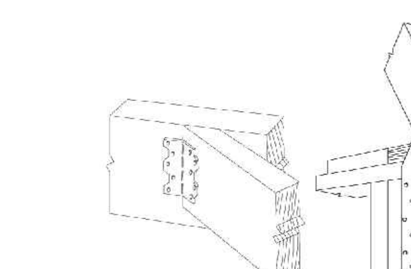
D1



ALL NEW WORK SHALL ALIGN
SIMPSON STRONG-TIE
H SEISMIC & HURRICANE TIES
(H2A)
INSTALLED @ 16"O.C.

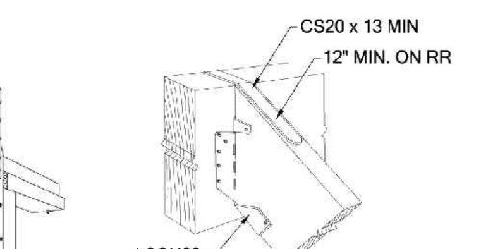
FOR UNALIGNED RAFTERS & STUDS
SIMPSON STRONG-TIE
STUD PLATE TIES (1 1/4 x 20 GA. GALV.)
(SP4) IN COMBINATION W/ (H2.5A)
HURRICANE TIE
INSTALLED @ 16"O.C.

D2



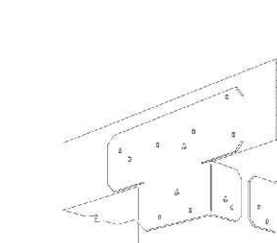
SIMPSON STRONG-TIE
HIP RAFTER REINFORCING & SKEWABLE ANGLES (LS70)
IN COMBINATION W/
STRAP TIES
(CS20)WRAPPED OVER HIP RAFTER

D3



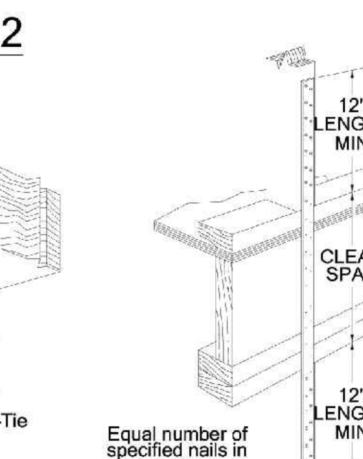
SIMPSON STRONG-TIE
COILED STRAP (1 1/4 x 20 GA. GALV.)
ADJUSTABLE LIGHT SLOPEABLE / SKEWABLE U HANGER
(CS20 / LSSU28)
INSTALLED @ 16"O.C.
CS20 FOR RIDGE
COMBINATION CS20 / LSSU28 FOR STRUCTURAL RIDGE
(NAILING AS PER TABLE 3.3B)

D4



SIMPSON STRONG-TIE
POST CAP
(AC)
INSTALLED @ ALL POSTS

D5

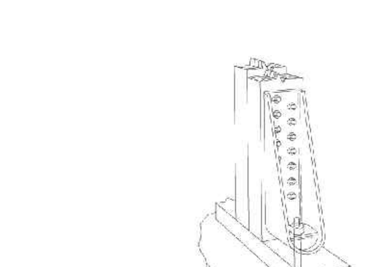


SIMPSON STRONG-TIE
STRAP TIES
(CS16)
INSTALLED @ 16"O.C.

D6

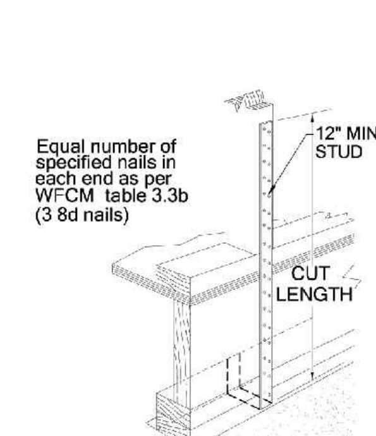
SIMPSON STRONG-TIE
DOUBLE SHEAR JOIST HANGER
(LUS28)
INSTALLED @ ALL JOISTS

D7



SIMPSON STRONG-TIE
HOLDOWN
(PHD)
INSTALLED @ ALL EXTERIOR CORNERS OR AS OTHERWISE NOTED

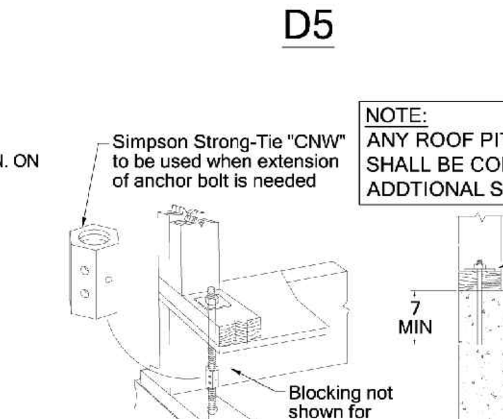
D8



STRAP TIES (CS16)
INSTALLED @ 16"O.C. (ON EXTERIOR)
STRAP TO BE WRAPPED UP ON LOWER END

D9

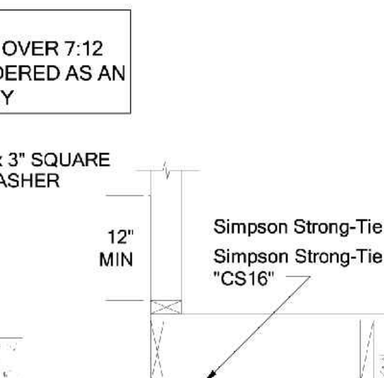
NOTE:
ANY ROOF PITCH OVER 7:12 SHALL BE CONSIDERED AS AN ADDTIONAL STORY



5/8" DIA. ANCHOR BOLTS
(7" MIN. EMBEDMENT)
12" FROM EA. CORNER
REFER TO TABLE 3.2A FOR ANCHOR BOLT SPACING

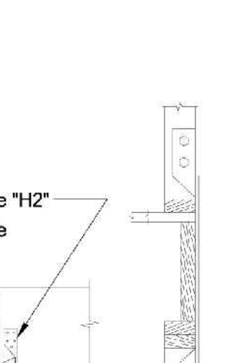
3"x 3" SQUARE WASHER @ EA. ANCHOR BOLT TO FOUNDATION

D10



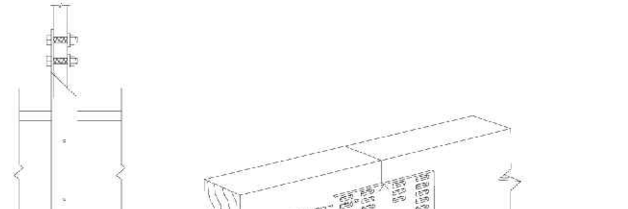
CANTILEVER CONNECTION
SIMPSON STRONG-TIE
STRAP TIES (CS16) @ 16" O.C.
IN COMBINATION W/
HURRICANE TIES (H2) @ 16" O.C.

D11



SIMPSON STRONG-TIE
FLOOR TIE ANCHORS
(FTA / LFTA)
INSTALLED @ 16"O.C.

D12

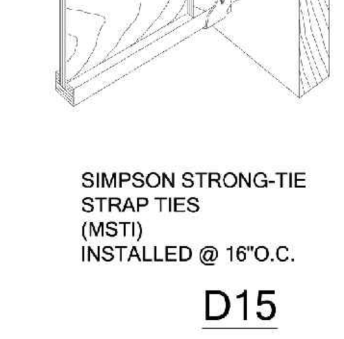


SIMPSON STRONG-TIE
MENDING PLATE TO BE INSTALLED AT ALL HEADER, BEAM & RIDGE BEAM BUTT JOINTS
VERIFY RECOMMENDED PLATE SIZE W/ BEAM SIZE

D13

SIMPSON STRONG-TIE
TWIST STRAP
(MTS)

D14

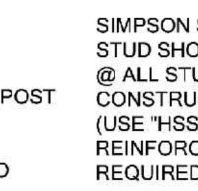


SIMPSON STRONG-TIE
STRAP TIES
(MSTI)
INSTALLED @ 16"O.C.

D15

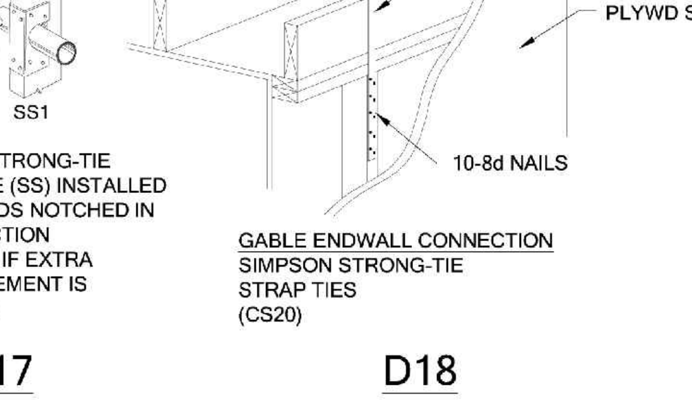
SIMPSON STRONG-TIE
ADJUSTABLE & STANDOFF POST BASE
(ABA44)
AT EA. POST ANCHORED TO CONCRETE

D16



SIMPSON STRONG-TIE
STUD SHOE (SS) INSTALLED @ ALL STUDS NOTCHED IN CONSTRUCTION
(USE "HSS" IF EXTRA REINFORCEMENT IS REQUIRED)

D17



GABLE ENDWALL CONNECTION
SIMPSON STRONG-TIE
STRAP TIES
(CS20)

D18

PROPOSED PROJECT SHALL COMPLY WITH THE FOLLOWING:

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

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

TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

TABLE R905.2.5
FASTENERS

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

SMOKE DETECTORS:
SMOKE DETECTORS SHALL BE INSTALLED AS PER THE RESIDENTIAL NEW YORK STATE BUILDING CODE SECTION R317.

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"(INCHES).

PROPOSED PROJECT SHALL COMPLY WITH THE FOLLOWING ADDTIONAL SECTIONS OF THE NEW YORK STATE BUILDING CODE FOR RESIDENTIAL:

WFCM 2001	SECTION R406 WATERPROOFING & DAMPPROOFING
SHEARWALLS	SECTION R406.3.2 VAPOR BARRIER
SECTION 303 LIGHT & VENT	SECTION R408.3 CRAWL SPACE ACCESS
SECTION R324.1 TERMITE SHIELD	SECTION R613.4 WIND-BORNE DEBRIS
SECTION N1101.2.1 PROFESSIONAL SEAL	

SECTION R308 - GLAZING
R308.1 - IDENTIFICATION
.... EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S OR INSTALLERS 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 - 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 INCHES (1524 mm) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
....

SECTION R310
EMERGENCY ESCAPE
AND RESCUE OPENINGS

R310.1.1 MINIMUM OPENING AREA
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. EXCEPTION GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT.

R310.1.2 MINIMUM OPENING HEIGHT
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.

R310.1.3 MINIMUM OPENING WIDTH
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 20 INCHES.

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

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 STORY AND THE ROOF SPACE. REFER TO SECTION R602.8 OF THE RESIDENTAIL NEW YORK STATE BUILDING CODE

SECTION R311.5 - STAIRWAYS
R311.5.1 - WIDTH
.... MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5 INCHES (787 mm) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698 mm) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

R311.5.3 - TREADS & RISERS
tHE MAXIMUM RISER HEIGHT SHALL BE 8 1/4" INCHES (209 mm) AND THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES (229 mm).

R311.5.2 - HEADROOM
THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET, 8 INCHES (2032 mm) MEASURED VERTICALLY ....

SECTION R311.5.6 HANDRAILS
R311.5.6.1 - HEIGHT
.... HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, SHALL NOT BE LESS THAN 34 INCHES (864 mm) AND NOT MORE THAN 38 INCHES (965 mm). .... HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" INCHES (38 mm) BETWEEN WALL AND THE HANDRAIL.

SECTION R312 - GUARDS
R312.1 - GUARDS REQUIRED
.... RAISED FLOOR SURFACES .... SHALL HAVE GUARDS NOT LESS THAN 36 INCHES (914 mm) IN HEIGHT.

R312.2 - GUARD OPENING LIMITATIONS
REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, ... SHALL HAVE INTERMEDIATE RAILS .... THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 mm) OR MORE IN DIAMETER.

SECTION R304 MINIMUM ROOM AREAS

R304.1 MINIMUM AREA. .EVERY DWELLING UNIT SHALL HAVE AT LEAST ONE HABITABLE ROOM THAT SHALL HAVE NOT LESS THAN 120 SQUARE FEET OF GROSS AREA.

R304.2 OTHER ROOMS. OTHER HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SQUARE FT.

EXCEPTION: KITCHENS

R304.3 MINIMUM DIMENSIONS. HABITABLE ROOMS SHALL NOT BE LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION

EXCEPTION : KITCHENS

R304.4 HEIGHT EFFECT ON ROOM AREA. PORTIONS OF A ROOM WITH A SLOPING CEILING MEASURING LESS THAN 5 FEET OR A FURRED CEILING MEASURING LESS THAN 7 FEET FROM THE FINISHED FLOOR TO THE FINISHED CEILING SHALL NOT BE CONSIDERED AS CONTRIBUTING TO THE MINIMUM REQUIRED HABITABLE AREA FOR THAT ROOM.

R301.2.2.2.1 WEIGHTS OF MATERIALS
AVERAGE DEAD LOADS SHALL NOT EXCEED 15 psf FOR ROOFS/CEILING ASSEMBLIES OR 10 psf FOR FLOOR ASSEMBLIES, EXCEPT AS FURTHER LIMITED BY SECTION R301.2.2. DEAD LOADS FOR WALLS ABOVE GRADE SHALL NOT EXCEED:
1. 15 psf FOR EXTERIOR LIGHT FRAME WOOD WALLS
2. 14psf FOR EXTERIOR LIGHT FRAME COLD FORMED STEEL WALLS.
3. 10 psf FOR INTERIOR LIGHT FRAME WOOD WALLS.
4. 5 psf FOR FOR INTERIOR LIGHT FRAME COLD FORMED STEEL WALLS.
5. 80 psf FOR 8" THICK MASONRY WALLS.
6. 85 psf FOR 6" THICK CONCRETE WALLS.

SECTION R305 MINIMUM HEIGHT. HABITABLE ROOMS,HALLWAYS, CORRIDORS,BATHROOMS,TOILET ROOMS,LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. THE REQUIRED HEIGHT SHALL BE MEASURED FROM THE FINISHED FLOOR TO THE LOWEST PROJECTION FROM THE CEILING.

R905.2.5 FASTENERS
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MIN. 12 GAGE 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 W/ ASTM F 1667.

R905.2.6 ATTATCHMENT
ASPHALT ROOF SHINGLES SHALL HAVE A MIN. OF SIX FASTENERS PER SHINGLE WHERE THE ROOF IS IN ONE OF THE FOLLOWING CATEGORIES - THE BASIC WIND SPEED PER R301.2(4) IS 110 MPH OR GREATER AND THE EAVE IS 20' OR HIGHER ABOVE GRADE .

R905.2.7 UNDERLAYMENT APPLICATION
FOR ROOF SLOPES FROM TWO VERTICAL UNITS IN 12 UNITS HORIZ. UP TO FOUR UNITS VERT. IN 12 UNITS HORIZ. UNITS SHALL BE TWO LAYERS.

R905.2.7 ICE SHIELD
ALL ROOF EAVES SHALL BE PROVIDED WITH ICE SHIELD MEMBRANE FROM EDGE TO 24" PAST INSIDE WALL

TABLE R602.3(1) 2020 RCNYS
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c	SPACING AND LOCATION
		Roof	
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 1/2" × 0.113") or 3-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2 1/2" × 0.113"); or 3-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3" × 0.128"); or 3-16d common (3 1/2" × 0.162"); or 4-3" × 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or 1 1/4" × 20 ga. ridge strap to rafter	4-10d box (3" × 0.128"); or 3-10d common (3" × 0.148"); or 4-3" × 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3 1/2" × 0.135"); or 3-10d common nails (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3 1/2" × 0.135"); or 3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box 3 1/2" × 0.135"); or 2-16d common (3 1/2" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
		Wall	
8	Stud to stud (not at braced wall panels)	16d common (3 1/2" × 0.162")	24" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 1/2" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
		16d common (3 1/2" × 0.162")	16" o.c. face nail
10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3 1/2" × 0.162")	16" o.c. each edge face nail
		16d box (3 1/2" × 0.135")	12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2 1/2" × 0.113"); or 4-8d common (2 1/2" × 0.131"); or 4-10d box (3" × 0.128")	Toe nail
12	Top plate to top plate	16d common (3 1/2" × 0.162")	16" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	12" o.c. face nail
13	Double top plate splice	8-16d common (3 1/2" × 0.162"); or 12-16d box (3 1/2" × 0.135"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" × 0.162")	16" o.c. face nail
		16d box (3 1/2" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3 1/2" × 0.135"); or 2-16d common (3 1/2" × 0.162"); or 4-3" × 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2 1/2" × 0.113"); or 3-16d box (3 1/2" × 0.135"); or 4-8d common (2 1/2" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box (3 1/2" × 0.135"); or 2-16d common (3 1/2" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" × 0.128"); or 2-16d common (3 1/2" × 0.162"); or 3-3" × 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2 1/2" × 0.113"); or 2-8d common (2 1/2" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples 1 3/4"	Face nail
19	1" × 6" sheathing to each bearing	3-8d box (2 1/2" × 0.113"); or 2-8d common (2 1/2" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1 3/4" long	Face nail
20	1" × 8" and wider sheathing to each bearing	3-8d box (2 1/2" × 0.113"); or 3-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., 1 3/4" long	Face nail
		Wider than 1" × 8" 4-8d box (2 1/2" × 0.113"); or 3-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 4 staples, 1" crown, 16 ga., 1 3/4" long	
		Floor	
21	Joist to sill, top plate or girder	4-8d box (2 1/2" × 0.113"); or 3-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2 1/2" × 0.113"	4" o.c. toe nail
		8d common (2 1/2" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	6" o.c. toe nail
23	1" × 6" subfloor or less to each joist	3-8d box (2 1/2" × 0.113"); or 2-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1 3/4" long	Face nail
24	2" subfloor to joist or girder	3-16d box (3 1/2" × 0.135"); or 2-16d common (3 1/2" × 0.162")	Blind and face nail
25	2" planks (plank & beam—floor & roof)	3-16d box (3 1/2" × 0.135"); or 2-16d common (3 1/2" × 0.162")	At each bearing, face nail
26	Band or rim joist to joist	3-16d common (3 1/2" × 0.162") 4-10 box (3" × 0.128"), or 4-3" × 0.131" nails; or 4-3" × 14 ga. staples, 7/16" crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
		10d box (3" × 0.128"); or 3" × 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides
		And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	4-16d box (3 1/2" × 0.135"); or 3-16d common (3 1/2" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	At each joist or rafter, face nail
29	Bridging or blocking to joist	2-10d box (3" × 0.128"), or 2-8d common (2 1/2" × 0.131"; or 2-3" × 0.131") nails	Each end, toe nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c	SPACING OF FASTENERS: Edges (inches) h	SPACING OF FASTENERS: Intermediate supports c,e (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing]			
30	3/8" – 1/2"	6d common (2" × 0.113") nail (subfloor, wall)[j] 8d common (2 1/2" × 0.131") nail (roof); or RSRS-01 (2 3/8" × 0.113") nail (roof)[j]	6	12[f]
31	19/32" – 1"	8d common nail (2 1/2" × 0.131"); or RSRS-01; (2 3/8" × 0.113") nail (roof)[j]	6	12[f]
32	1 1/8" – 1 1/4"	10d common (3" × 0.148") nail; or 8d (2 1/2" × 0.131") deformed nail	6	12
	Other wall sheathing g			
33	1/2" structural cellulosic fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" head diameter, or 1 1/4" long 16 ga. staple with 7/16" or 1" crown	3	6
34	25/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" head diameter, or 1 1/2" long 16 ga. staple with 7/16" or 1" crown	3	6
35	1/2" gypsum sheathing[d]	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7	7
36	5/8" gypsum sheathing[d]	1 3/4" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
37	3/4" and less	6d deformed (2" × 0.120") nail; or 8d common (2 1/2" × 0.131") nail	6	12
38	7/8" – 1"	8d common (2 1/2" × 0.131") nail; or 8d deformed (2 1/2" × 0.120") nail	6	12
39	1 1/8" – 1 1/4"	10d common (3" × 0.148") nail; or 8d deformed (2 1/2" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.
a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

TABLE R802.11 2020 RCNYS
RAFTER OR TRUSS UPLIFT CONNECTION FORCES FROM WIND (ASD) (POUNDS PER CONNECTION) a, b, c, d, e, f, g, h

EXPOSURE B — Ultimate Design Wind Speed V_{ult} (mph)

RAFTER OR TRUSS SPACING	ROOF SPAN (feet)	110 Roof Pitch < 5:12	110 ≥ 5:12	115 < 5:12	115 ≥ 5:12	120 < 5:12	120 ≥ 5:12	130 < 5:12	130 ≥ 5:12	140 < 5:12	140 ≥ 5:12
12" o.c.	12	48	43	59	53	70	64	95	88	122	113
	18	59	52	74	66	89	81	122	112	157	146
	24	71	62	89	79	108	98	149	137	192	178
	28	79	69	99	88	121	109	167	153	216	200
	32	86	75	109	97	134	120	185	170	240	222
	36	94	82	120	106	146	132	203	186	264	244
	42	106	92	135	120	166	149	230	211	300	278
	48	118	102	151	134	185	166	258	236	336	311
16" o.c.	12	64	57	78	70	93	85	126	117	162	150
	18	78	69	98	88	118	108	162	149	209	194
	24	94	82	118	105	144	130	198	182	255	237
	28	105	92	132	117	161	145	222	203	287	266
	32	114	100	145	129	178	160	246	226	319	295
	36	125	109	160	141	194	176	270	247	351	325
	42	141	122	180	160	221	198	306	281	399	370
	48	157	136	201	178	246	221	343	314	447	414
24" o.c.	12	96	86	118	106	140	128	190	176	244	226
	18	118	104	148	132	178	162	244	224	314	292
	24	142	124	178	158	216	196	298	274	384	356
	28	158	138	198	176	242	218	334	306	432	400
	32	172	150	218	194	268	240	370	340	480	444
	36	188	164	240	212	292	264	406	372	528	488
	42	212	184	270	240	332	298	460	422	600	556
	48	236	204	302	268	370	332	516	472	672	622

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 pound = 0.454 kg, 1 pound per square foot = 47.9 N/m², 1 pound per linear foot = 14.6 N/m.
a. The uplift connection forces are based on a maximum 33-foot mean roof height and Wind Exposure Category B or C. For Exposure D, the uplift connection force shall be selected from the Exposure C portion of the table using the next highest tabulated ultimate design wind speed. The adjustment coefficients in Table R301.2(3) shall not be used to multiply the tabulated forces for Exposures C and D or for other mean roof heights.
b. The uplift connection forces include an allowance for roof and ceiling assembly dead load of 15 psf.
c. The tabulated uplift connection forces are limited to a maximum roof overhang of 24 inches.
d. The tabulated uplift connection forces shall be permitted to be multiplied by 0.75 for connections not located within 8 feet of building corners.
e. For buildings with hip roofs with 5:12 and greater pitch, the tabulated uplift connection forces shall be permitted to be multiplied by 0.70. This reduction shall not be combined with any other reduction in tabulated forces.
f. For wall-to-wall and wall-to-foundation connections, the uplift connection force shall be permitted to be reduced by 60 plf for each full wall above.
g. Linear interpolation between tabulated roof spans and wind speeds shall be permitted.
h. The tabulated forces for a 12-inch on-center spacing shall be permitted to be used to determine the uplift load in pounds per linear foot.

TABLE R301.6 2020 RCNYS
MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION

ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER: 0 to 200	201 to 600	Over 600
Flat or rise less than 4 inches per foot (1:3)	20	16	12
Rise 4 inches per foot (1:3) to less than 12 inches per foot (1:1)	16	14	12
Rise 12 inches per foot (1:1) and greater	12	12	12

For SI: 1 square foot = 0.0929 m², 1 pound per square foot = 0.0479 kPa, 1 inch per foot = 83.3 mm/m.

TABLE R301.5 2020 RCNYS
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per square foot)

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

For SI: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm², 1 pound = 4.45 N.
a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.
b. Uninhabitable attics without storage are those where the clear height between joists and rafters is not more than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.
c. Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
d. A single concentrated load applied in any direction at any point along the top.
e. See Section R507.1 for decks attached to exterior walls.
f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
g. Uninhabitable attics with limited storage are those where the clear height between joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses.
The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:
1. The attic area is accessed from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is not less than 30 inches.
2. The slopes of the joists or truss bottom chords are not greater than 2 inches vertical to 12 units horizontal.
3. Required insulation depth is less than the joist or truss bottom chord member depth.
The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 pounds per square foot.
h. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

TABLE R301.7 2020 RCNYS
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS[b, c]

STRUCTURAL MEMBER	ALLOWADLE DEFLECTION
Rafters having slopes greater than 3:12 with finished ceiling not attached to rafters	L/180
Interior walls and partitions	H/180
Floors	L/360
Ceilings with brittle finishes (including plaster and stucco)	L/360
Ceilings with flexible finishes (including gypsum board)	L/240
All other structural members	L/240
Exterior walls—wind loads[a] with plaster or stucco finish	H/360
Exterior walls—wind loads[a] with other brittle finishes	H/240
Exterior walls—wind loads[a] with flexible finishes	H/120[d]
Lintels supporting masonry veneer walls[e]	L/600

Note: L = span length, H = span height.
a. For the purpose of the determining deflection limits herein, the wind load shall be permitted to be taken as 0.7 times the component and cladding (ASD) loads obtained from Table R301.2(2).
b. For cantilever members, L shall be taken as twice the length of the cantilever.
c. For aluminum structural members or panels used in roofs or walls of sunroom additions or patio covers, not supporting edge of glass or sandwich panels, the total load deflection shall not exceed L/60. For continuous aluminum structural members supporting edge of glass, the total load deflection shall not exceed L/175 for each glass lite or L/60 for the entire length of the member, whichever is more stringent. For sandwich panels used in roofs or walls of sunroom additions or patio covers, the total load deflection shall not exceed L/120.
d. Deflection for exterior walls with interior gypsum board finish shall be limited to an allowable deflection of H/180.
e. Refer to Section R703.8.2.

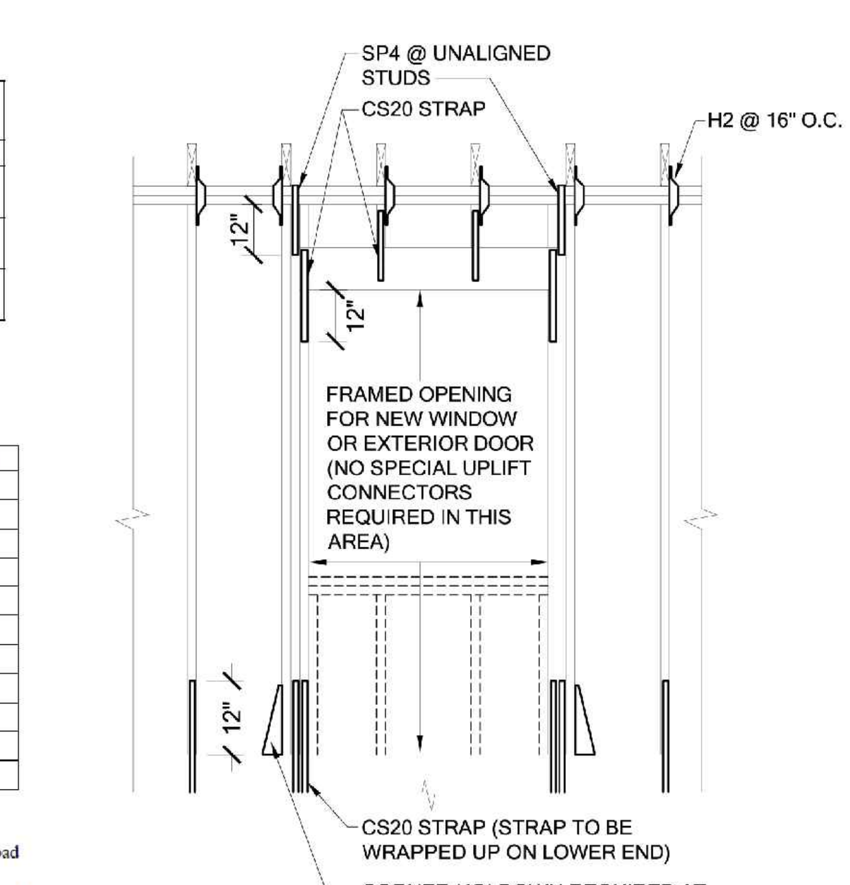
** ALL STRAPPING TO BE 1 1/4" X 20 GAUGE STL. **
" SIMPSON " EQUIVALENT - CS20 (COILED STRAP)

AT RAFTER TO RIDGE CONNECTION.
as per table A-3.6A
FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR NOTED COLLAR / CLG. TIE - 3 10d COMMON NAILS @ EA.

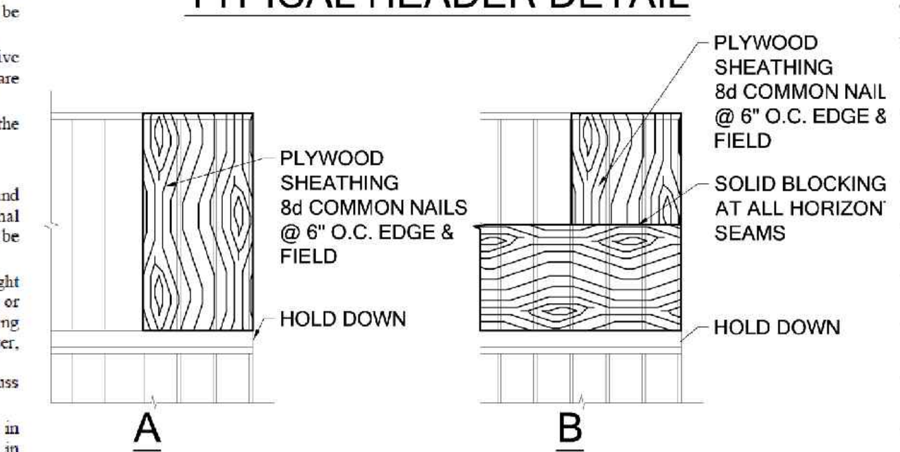
AT RAFTER TO TOP PLATE TO STUD CONNECTION.
as per table A-3.4B
FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR TOENAILING - 3 8d COMMON NAILS.
FOR C.J. TO R.R. - 3 16d COMMON NAILS (FOR 7 PITCH)

FOR ℄ OF EA. PLATE TO PLATFORM ABOVE - 1 16d COMMON NAILS @ 16" O.C.

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION
(ONLY APPLICIABLE FOR TWO STORY CONFIGURATIONS).

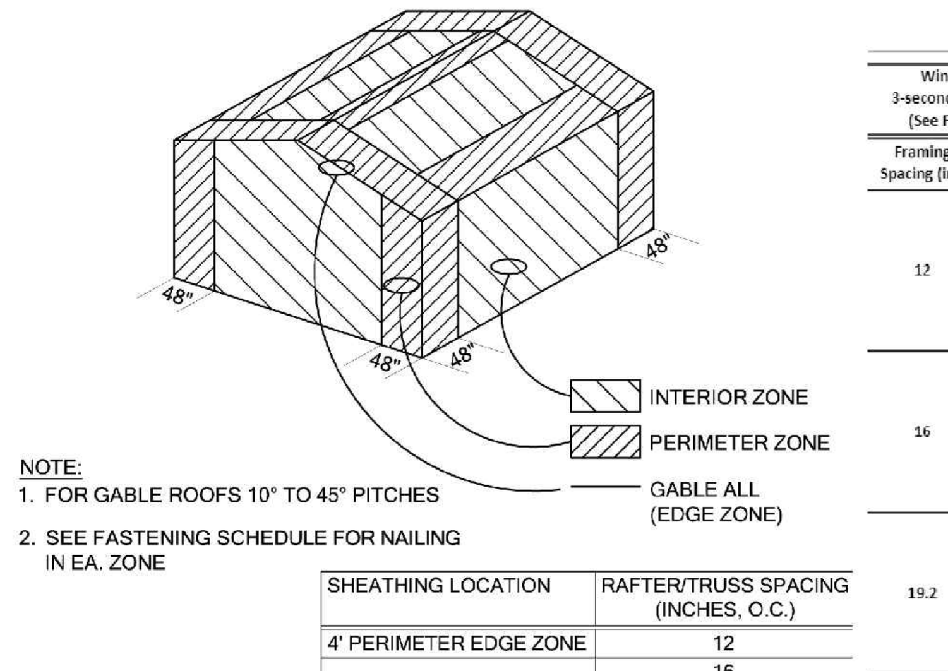


TYPICAL HEADER DETAIL



SHEARWALL DETAIL (TYP)
SCALE: N.T.S.

NOTE:
1. SHEATHING AS PART OF SHEARWALL SEGMENT (SW.S.) WHERE NOTED ON FLOOR PLAN, SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT ALL HORIZONTAL. 8d COMMON NAILS @ 6" O.C. EDGE & FIELD
2. HOLD DOWNS REQUIRED AT ALL (4) CORNERS OF STRUCTURE UNLESS OTHERWISE NOTED



NOTE:
1. FOR GABLE ROOFS 10° TO 45° PITCHES
2. SEE FASTENING SCHEDULE FOR NAILING IN EA. ZONE

SHEATHING LOCATION	RAFTER/TRUSS SPACING (INCHES, O.C.)
4' PERIMETER EDGE ZONE	12
	16
	19.2
	24
INTERIOR ZONE	12
	16
	19.2
	24
GABLE ENDWALL RAKE & RAKE TRUSS	

FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR ℄ OF EA. PLATE TO PLATFORM ABOVE - 1 @ ℄ OF EA. PLATE TO PLATFORM BELOW - 1 16d COMMON NAILS @ 16" O.C.

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE (S) CONNECTION.
CRAWLSPACE OR BASEMENT APPLICATION

FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR ℄ OF EA. PLATE TO PLATFORM
PLATFORM BELOW - 1 16d COMMON NAILS @ 16" O.C.

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE (S) CONNECTION
SLAB ON GRADE APPLICATION.

FOR STRAP - 3 8d COMMON NAILS @ EA.END OF STRAP
FOR ℄ OF EA. PLATE TO PLATFORM BELOW - 1 16d COMMON NAILS @ 16" O.C.

Table 3.10 Roof Sheathing Attachment Requirements for Wind Loads 2018 WFCM — **Exposure B**

Wind Speed 3-second gust (mph) (See Figure 1.1) — Uplift Load per Nail (lbs)

Sheathing Location[1]	Rafter /Truss Spacing (in.)	Fastener Spacing: Panel Edges (in.)	Interm. Supports (in.)	90	95	100	105	110	115	120	130	140	150	160	170	180	195
Interior Zone	12	6	12	17	19	21	23	25	28	30	35	41	47	53	60	67	78
		6	6	9	10	11	12	13	14	15	18	21	24	27	30	34	39
		4	4	6	7	7	8	9	9	10	12	14	16	18	20	23	26
		3	3	5	5	6	6	7	7	8	9	10	12	14	15	17	20
	16	6	12	23	25	28	31	34	37	40	47	54	62	70	79	89	104
		6	6	12	13	14	16	17	19	20	24	27	31	35	40	45	52
		4	4	8	9	10	10	11	12	14	16	18	21	24	27	30	35
		3	3	6	7	7	8	9	9	10	12	14	16	18	20	23	26
	19.2	6	12	27	30	33	37	40	44	48	56	65	74	84	95	107	125
		6	6	14	15	17	19	20	22	24	28	33	37	42	48	54	63
		4	4	9	10	11	12	14	15	16	19	22	25	28	32	36	42
		3	3	7	8	9	9	10	11	12	14	17	19	21	24	27	32
	24	6	12	34	37	41	46	50	55	59	70	81	93	105	119	133	156
		6	6	17	19	21	23	25	28	30	35	41	47	53	60	67	78
		4	4	12	13	14	16	17	19	20	24	27	31	35	40	45	52
		3	3	9	10	11	12	13	14	15	18	21	24	27	30	34	39
Perimeter Edge Zone	12	6	12	32	35	39	43	47	51	56	66	76	87	99	112	125	147
		6	6	16	18	20	22	24	26	28	33	38	44	50	56	63	74
		4	4	11	12	13	15	16	17	19	22	26	29	33	38	42	49
		3	3	8	9	10	11	12	13	14	17	19	22	25	28	32	37
	16	6	12	42	47	52	57	63	68	74	87	101	116	132	149	167	196
		6	6	21	24	26	29	32	34	37	44	51	58	66	75	84	98
		4	4	14	16	18	19	21	23	25	29	34	39	44	50	56	66
		3	3	11	12	13	15	16	17	19	22	26	29	33	38	42	49
	19.2	6	12	50	56	62	68	75	82	89	105	121	139	158	179	200	235
		6	6	25	28	31	34	38	41	45	53	61	70	79	90	100	118
		4	4	17	19	21	23	25	28	30	35	41	47	53	60	67	79
		3	3	13	14	16	17	19	21	23	27	31	35	40	45	50	59
	24	6	12	63	70	78	85	94	102	111	131	152	174	198	223	250	294
		6	6	32	35	39	43	47	51	56	66	76	87	99	112	125	147
		4	4	21	24	26	29	32	34	37	44	51	58	66	75	84	98
		3	3	16	18	20	22	24	26	28	33	38	44	50	56	63	74
Gable Endwall Rake or Rake Truss with up to 9" Rake Overhang	Fastener Spacing (in.)	6		28	31	35	38	42	46	50	59	68	78	88	100	112	131
		4		19	21	23	26	28	31	33	39	45	52	59	67	75	88
		3		14	16	18	19	21	23	25	30	34	39	44	50	56	66

Fastener Uplift Capacity[2, 3] (lbs)

Sheathing Thickness (in.)	3/8		7/16		15/32		19/32		23/32	
Framing Member G	0.42	0.49	0.42	0.49	0.42	0.49	0.42	0.49	0.42	0.49
8d common[4]	70	91	68	100	67	98	63	92	58	86
10d box[4]	84	101	82	118	81	120	77	114	73	108
RSRS-03[5]	91	91	99	106	99	114	99	135	99	135

1 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 zone attachment requirements shall be used.
2 Minimum capacity of withdrawal and fastener head pull-through is tabulated.
3 Tabulated values include a load duration factor adjustment, C_D=1.6.
4 Tabulated values for 8d common nails and 10d box nails are applicable to carbon steel nails (bright or galvanized).
5 Tabulated values for RSRS-03 nails are applicable to carbon steel (bright or galvanized) or stainless steel nails.

Table 3.11 Wall Sheathing and Cladding Attachment Requirements for Wind Loads 2018 WFCM — **Exposure B**

STRUCTURAL SHEATHING — Maximum Nail Spacing for 8d Common Nails or 10d Box Nails (inches, o.c.)[2,3]

Sheathing Location[1]	Stud Spacing (inches, o.c.)	90 E	90 F	95 E	95 F	100 E	100 F	105 E	105 F	110 E	110 F	115 E	115 F	120 E	120 F	130 E	130 F	140 E	140 F	150 E	150 F	160 E	160 F	170 E	170 F	180 E	180 F	195 E	195 F
Interior Zone	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12
	16	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12
	24	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	6	6	6	6	6
Perimeter Edge Zone	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12
	16	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	6
	24	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	12	6	6	6	6	6	6	6	6

BOARD SHEATHING or LAP SIDING — Minimum Number of 8d Common Nails or 10d Box Nails Per Support

Sheathing Size	Rafter/Truss Spacing (inches, o.c.)	90	95	100	105	110	115	120	130	140	150	160	170	180	195
1x6 or 1x8 Sheathing	12-24	2	2	2	2	2	2	2	2	2	2	2	2	2	2
1x10 or Larger Sheathing	12-24	3	3	3	3	3	3	3	3	3	3	3	3	3	3

E - Nail spacing at panel edges (in.)
F - Nail spacing at intermediate supports in the panel field (in.)

1 For wall sheathing within 4 feet of the corners, the 4 foot edge zone attachment requirements shall be used.
2 Tabulated nail spacing assumes sheathing attached to stud framing members with 0.42 ≤ G < 0.49.
3 For exterior panel siding, galvanized box nails shall be permitted to be substituted for common nails.

Table 3.12A Roof Sheathing Requirements for Wind Loads 2018 WFCM — **Exposure B**

WOOD STRUCTURAL PANELS (Strength Axis[2] Applied Perpendicular to Supports)[1] — Minimum Panel Span Rating[3] (Minimum Nominal Panel Thickness, in.)

Rafter/Truss Spacing (inches, o.c.)	90	95	100	105	110	115	120	130	140	150	160	170	180	195
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)
16	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)
19.2	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)	24/16 (7/16)	24/16 (7/16)	32/16 (15/32)
24	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)	24/16 (7/16)	32/16 (15/32)	40/20 (19/32)	40/20 (19/32)	40/20 (19/32)	40/20 (19/32)

BOARD SHEATHING (diagonally across 3 or more supports) — Minimum Board Thickness (in.)

Rafter/Truss Spacing (inches, o.c.)	90	95	100	105	110	115	120	130	140	150	160	170	180	195
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	-	-	-	-
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.

Table A-3.4 Uplift Strap Connection Requirements (Roof-to-Wall, Wall-to-Wall, and Wall-to-Foundation) 2018 WFCM — **Exposure B**
(Prescriptive Alternative to Table 3.4)
Dead Load Assumptions: Roof/Ceiling Assembly DL = 15 psf

Wind Speed 3-second gust (mph) (See Figure 1.1) — Number of 8d Common Nails or 10d Box Nails in Each End of 1-1/4" x 20 gage Strap[1,2,3]

Framing Spacing (in.)	Roof Span (ft.)	90	95	100	105	110	115	120	130	140	150	160	170	180	195
12	12	1	1	1	1	1	1	1	1	1	2	2	2	3	3
	16	1	1	1	1	1	1	1	1	2	2	2	3	3	3
	20	1	1	1	1	1	1	1	2	2	2	3	3	3	4
	24	1	1	1	1	1	1	1	2	2	2	3	3	4	5
	28	1	1	1	1	1	1	1	2	2	3	3	4	4	5
	32	1	1	1	1	1	1	2	2	2	3	3	4	5	6
	36	1	1	1	1	1	1	2	2	3	3	4	4	5	6
16	12	1	1	1	1	1	1	1	2	2	2	2	3	3	4
	16	1	1	1	1	1	1	1	2	2	2	3	3	4	4
	20	1	1	1	1	1	1	2	2	2	3	3	4	4	5
	24	1	1	1	1	1	1	2	2	3	3	4	4	5	6
	28	1	1	1	1	1	2	2	2	3	3	4	5	5	7
	32	1	1	1	1	1	2	2	3	3	4	4	5	6	7
	36	1	1	1	1	2	2	2	3	3	4	5	6	7	-
19.2	12	1	1	1	1	1	1	1	2	2	2	3	3	4	4
	16	1	1	1	1	1	1	2	2	2	3	3	4	4	5
	20	1	1	1	1	1	2	2	2	3	3	4	4	5	6
	24	1	1	1	1	1	2	2	2	3	4	4	5	6	7
	28	1	1	1	1	2	2	2	3	3	4	5	6	6	-
	32	1	1	1	1	2	2	2	3	4	4	5	6	7	-
	36	1	1	1	1	2	2	2	3	4	5	6	7	-	-
24	12	1	1	1	1	1	1	2	2	2	3	3	4	5	5
	16	1	1	1	1	1	2	2	2	3	3	4	5	5	6
	20	1	1	1	1	2	2	2	3	3	4	5	5	6	-
	24	1	1	1	1	2	2	2	3	4	4	5	6	7	-
	28	1	1	1	1	2	2	2	3	4	5	6	7	-	-
	32	1	1	1	2	2	2	3	4	4	5	6	-	-	-
	36	1	1	1	2	2	2	3	4	5	6	7	-	-	-

1 Prescriptive limits are based on assumptions in Table 3.4.
2 Tabulated uplift connection requirements assume a roof and ceiling assembly dead load of 9 psf (0.60 x 15 psf = 9 psf). If a ceiling assembly is not present or if the ceiling assembly is not connected to the roof assembly, the tabulated number of nails shall be increased by 1 nail at each end of the strap.
3 Minimum ASTM A653 Grade 33 steel strap.
4 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.

2020 RESIDENTIAL CODE OF NEW YORK STATE
TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD (PSF, add 2 for every "100' elevation above the 1st 1000')	WIND: SPEED (MPH)	WIND: TOPOGRAPHIC EFFECTS	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: Weathering Depth	Frost Line	Termite	Decay	WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
20	140 MPH	See Table R301.2.1.5.1	C	SEVERE	36"	MODERATE TO HEAVY	SLIGHT TO MODERATE	NASSAU 13°	VALLEYS & PERIMETERS	NONE

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LONG ISLAND ARCHITECTURE STUDIO

REGISTERED ARCHITECT
MICHAEL JASON DUIGNAN
022983
STATE OF NEW YORK

SUBMISSIONS

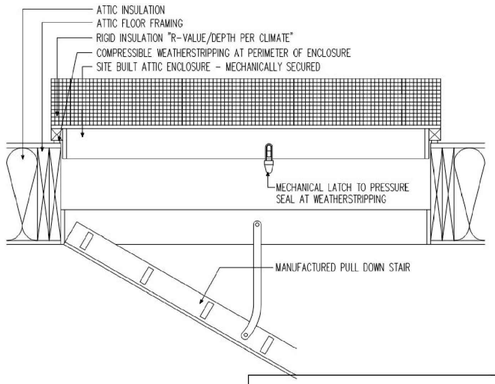
FILE TONH 4/10/2024

PROPOSED SECOND FLOOR MODULAR ADDITION
AT THE RESIDENCE OF
DANIEL & SHARI ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

DATE:	4/10/2024
DRAWN BY:	KD
CHECKED BY:	MJD

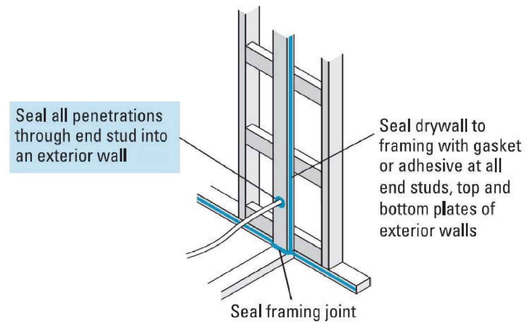
D-1-1

BUILDING CODE & STRAPPING DETAILS



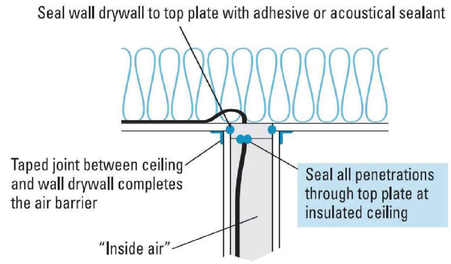
1 ATTIC ACCESS DOOR

Sealing intersections at exterior walls



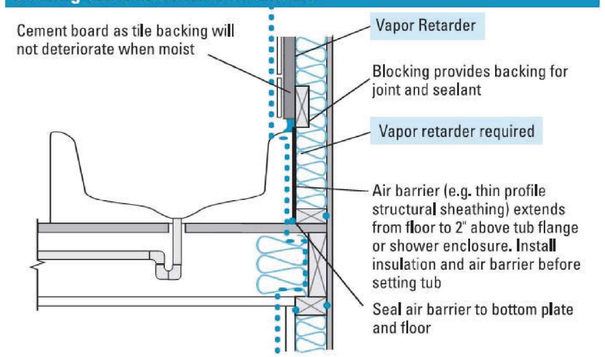
2

Sealing intersections at the ceiling



3

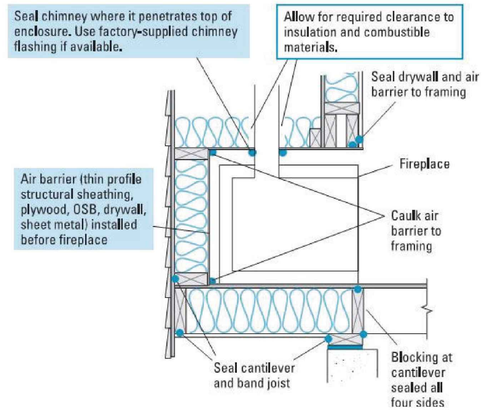
Sealing tub and shower enclosure



⚠ **CAUTION:** Do not use standard or moisture resistant drywall as a tile backing material in this application. They deteriorate when they get wet.

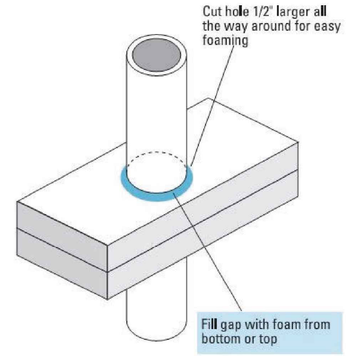
4

Air sealing fireplace enclosures



5

Sealing plumbing vent pipes



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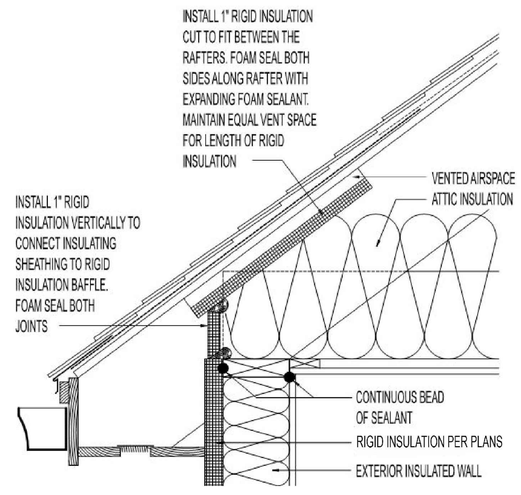
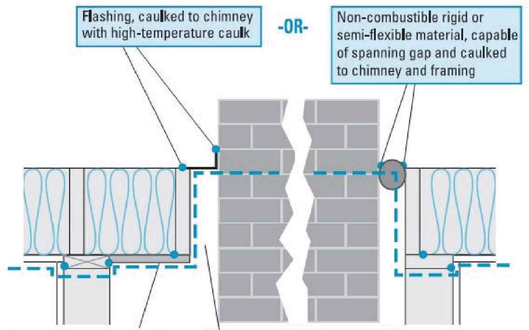


7

Chimney Chases



NOTE: Duct chases can be just as large a leak, but ducts can be sealed directly to framing with spray foam.

8

ENERGY NOTES

1. All construction shall comply with the 2020 New York State Energy Conservation Construction Code (NYSECC). The Authority Having Jurisdiction shall be permitted to determine an energy efficiency program required by this code.
2. A permanent certificate shall be completed by the builder and posted on a wall in a space where the furnace is located. Certificate shall comply with NYSECC N1101.14.
3. Attic or crawl space access shall be weather-stripped and insulated to a level of the insulation on the surrounding surfaces.
4. Installation: The components of the building thermal envelope shall be installed in accordance with the criteria listed in NYSECC Table R402.4.1.1. Where required by a code official, an approved third party shall inspect all components and verify compliance.
5. Testing: Building or dwelling unit shall be tested and verified having less than or equal to 3 ACH50 in CZ 4A, 5, 6A. Where required by a code official, testing shall be conducted by an approved third party.
6. Ducts: Supply and return ducts in attics shall be insulated to a minimum of R-8 at ducts 3" or greater in diameter or R-6 at ducts less than 3" in diameter.
7. Duct testing: Where required by a code official, ducts shall be pressure tested to determine air leakage by an approved third party.
8. Building cavities shall not be used as ducts or plenums.
9. Mechanical system piping insulation carrying fluids > 105 degrees F or < 55 degrees F shall be insulated to R-3 minimum.
10. Mechanical ventilation shall meet the requirements of the NYSRC and NYSMC.
11. Equipment sizing: Per ACCA Manual S, based on loads calculated per ACCA Manual J as provided by a third party HERS Rater.
12. Lighting: A minimum of 90% of permanently installed fixtures must have high efficiency lamps.
13. All HVAC, plumbing, and electrical systems shall meet the NYSRC Chapter 11 Energy Efficiency, NYSMC, NYSECC. It shall be the responsibility of the builder/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 so required by the Owner or Building Department.
14. Additions, alterations, or renovations shall comply with 2020 NYSECC. Unaltered portions of the existing building are not required to conform to this code.
15. Minimum one programmable thermostat shall be provided for each separate heating and cooling system in accordance with NYSECC 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 just prior to installing gypsum wall board.

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REGISTERED ARCHITECT MICHAEL JASON DUIGNAN NO. 022983 STATE OF NEW YORK

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36 OXFORD BLVD
GREAT NECK, NY 11023

DATE:	4/10/2024
DRAWN BY:	KD
CHECKED BY:	MJD

D-1-2

AIR SEALING & ENERGY CODE DETAILS

STATE OF NEW YORK
DEPARTMENT OF STATE
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ALBANY, NY 12231-0001
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GOVERNOR

ROBERT J. RODRIGUEZ
SECRETARY OF STATE

April 25, 2023

Mr. David Nice
Simplex Industries, Inc.
One Simplex Drive
Keyser Valley Industrial Park
Scranton, PA 18504

NYS RESIDENTIAL MODULAR SYSTEM RENEWAL
NEW SYSTEM APPROVAL NUMBER: **M0186-2022-146**
PREVIOUS APPROVAL NUMBER: **M0186-2020-063**

Dear Mr. Nice:
In reference to your written application for approval received November 30, 2022 to construct Factory Manufactured **Detached One-and-Two-Family Dwellings and Multiple Single-Family Dwellings (Townhouses) System of Models** designated **M0186-2022-146** is hereby approved to allow such construction in compliance with the 2020 NYS Uniform Codes (2020 RCNYS). This approval is authorized under Title 19 NYCRR Part 1209 and **will remain in effect until April 25, 2025,** unless sooner revoked, and is subject to renewal at that time. A revision in the adopted code version will also warrant a revision in this approval. The conditions of this Systems Approval also include the following:

Construction Classification:	Type VB
Maximum Ground Snow Load:	80 PSF base + 2 psf for every 100 foot rise in elevation over 1,000 feet.
Seismic Design Category:	A, B (default), C Townhouses shall be designed to Seismic C, D0 od D1 (Per 2020 RCNYS Section R301.2.2)
Wind Speed:	115 mph to ≤139 mph Vult Wind speed ≥140 mph will require engineered design. Individual Models located in regions having a ultimate wind speed of 140 miles per hour or greater shall be submitted to the Division for review and approval.
Exposure Category:	A, B, or C (default)
Climate Zone:	4, 5, and 6
Additional Conditions:	See the System Cover Sheet for Wind Design Methodologies used in; "Hurricane Prone Regions" and "Non-Hurricane Prone Regions."

1. The manufacturer will submit their Monthly Permit Report summarizing (listing) all permit sets with information about project location, dwelling type, production serial number, and approval number.

2. Individual permit sets are to be submitted to your independent third party agent for review prior to fabrication. Any deficiencies that are found will be reported to the Manufacturer and corrective actions shall be immediately undertaken. Every sheet of each permit plan set submitted shall be signed and sealed by a licensed design professional registered to practice in New York State. The design professional must also provide a statement on the cover sheet of the permit plan set that certifies the plans have been developed from the original systems set of plans and specifications. Additionally, the certifying design professional shall not be in any way affiliated or associated with the manufacturer's third party quality assurance agency. The following statement may be used to provide this certification;

*"The plans and specifications of this permit plan set are derived from and consistent with the systems set of plans and specifications approved and on file with the Department of State, which were approved on April 25, 2023 under Systems number **M0186-2022-146**."*

The approval identified above is limited to all construction that takes place in the factory. Site related work including installation and connection of the building and/or components, foundations, mechanical connections, stairs, decks, etc. is the responsibility of the Code Enforcement Official. The presence of the insignia of approval shall be presumptive evidence that the factory manufactured home or component complies with the provisions of the 2020 RCNYS. If the code enforcement official believes that any factory manufactured component is in violation of one or more provisions of the above referenced code, he/she should contact the DOS for further review and/or determination.

3. All trusses designed for use in Modular Buildings shall meet the requirements of the 2020 RCNYS and the design methodology associated with the ASCE 7-16 design standard.

   Individual permit plan sets shall provide as a minimum the following information (but not limited to):

   Cover Sheet which provides information on:
   - The homeowner/project name, project address including Zip Code and County location
   - Structural design criteria listing applicable design loads such as ground snow load, seismic design category, wind speed, live loads, dead loads, flood hazard, etc.
   - Applicable building codes and design specifications
   - Energy code information including method of compliance, the climate zone used for thermal design parameters, and a statement by a design professional certifying that the plans are in compliance with Chapter 11 Energy Efficiency of the 2020 RCNYS.
   - The Occupancy Classification, Type of Construction and square footage
   - Applicable general notes
   - Index of drawings
   - Manufacturer's title block
   - List of items NOT being provided by the modular manufacturer
   - Verify the intended foundation type and show height above grade, and if the AHJ has determined whether the home is three stories above grade and required to be equipped with an NFPA 13D Sprinkler System.
   - Additionally, you must verify the location of the building on the lot according to the 2020 RCNYS Section R302 "Fire-Resistant Construction". Identify the lines used to determine fire separation distance and provide protection complying with Table R302.1(1) "Exterior Walls" and Table R302.1(2) "Exterior Walls – Dwellings with Fire Sprinklers" and Table R302.6 "Dwelling-Garage Separation".

   Foundation Plan *(informational only)* showing:
   - Identify all uniform and concentrated gravity loads in addition to all sliding, uplift, and overturning loads imposed on the foundation by this specific model, all of which need to be used by a design professional in developing the final foundation design.
   - Anchor bolt/hold down locations and spacing, specialty anchor locations and types
   - Stairwell location and framing enclosure if required to complete the conditioned space enclosure

   Floor Plans showing:
   - Location of the "insignia of approval"
   - Room names with square foot area.
   - Amounts of required/provided light and ventilation and emergency egress window locations
   - Location and amounts of wall bracing based on Table R602.10.3 and length requirements based on Table R602.10.5, including the requirements specified in Section R602.11 for Seismic Design Categories "D0, D1 & D2"
   - Location/type of fire rated wall assemblies
   - Stairs with direction up or down
   - Doors, egress windows and safety glass locations
   - Header and beam sizes
   - Attic access locations
   - Locations of cathedral or vaulted ceilings
   - Applicable project specific notes

   Building Cross Sections showing:
   - Identification of structural members and roof system
   - Vertical dimensions floor to ceiling and bottom of truss
   - Materials used in roof and wall assemblies

- Insulation locations and types, sizes and “R” values
- Field completed insulation assemblies
- Building integration details (module connections)
- Location/type of horizontal fire separation and required fire blocking
- Roof truss bracing and structural connections (uplift, lateral, etc.)
- Attic ventilation
- Applicable project specific notes

Building Elevations showing:

- Floor to floor wall heights
- Finished grade line with distance to 1st finished floor to show need for compliance with R313 for automatic sprinkler system. Show building mean roof height (MRH)
- Siding materials
- Window types, ventilation and egress area, U values
- Statement concerning code required field completed items (stairs, landings, decks, handrails, lighting, etc.)
- Label emergency egress windows
- Applicable project specific notes

Electrical Plans showing:

- Smoke and carbon monoxide detector locations
- GFCI outlet locations and arc fault protection provided
- Junction box locations for field connections and miscellaneous future installations
- Ventilation fan capacity and outlet locations
- Electrical load calculations
- Electric panel, Lighting and outlet locations
- Applicable project specific notes

Mechanical/Plumbing Plans showing:

- Drain, waste and venting layout including all pipe sizes (specific to permit set)
- Potable water supply piping (specific to permit set)
- Type and location of domestic hot water heating system
- Type and location of HVAC equipment and duct sizing information
- Heat loss calculations (if HVAC is provided by manufacturer)

Miscellaneous Plans and Details showing:

- Manufacturers truss drawings including special requirements addressed such as sliding, drifting or unbalanced snow load conditions
- Completed “Notice of Utilization of Truss Type Construction” form. (Title 19 NYCRR Part 1265)
- Summary of references to system for selection of structural members
- REScheck energy compliance reports (specific to permit set)
- Window and Door Schedules providing manufacturers’ information

It should be noted that each page of drawings and calculations shall be signed, sealed, and dated by a New York State registered design professional. This approval is subject to the condition that all construction is to be in conformance with the 2020 New York State Uniform Code (2020 RCNYS). **A copy of this letter shall accompany all plans and specifications submitted as part of a permit application to the local jurisdiction.**

Prior to shipment from the factory each manufactured home, model and component shall have securely attached thereto a NYS Insignia as stipulated in Part 1209 of Title 19 NYCRR, paragraph 1209.5. The Insignia of Approval Order form is available by emailing me at: donald.thomas@dos.ny.gov
Please Note: Use the **NEW** System Approval Number (at the top of this letter) when ordering Insignia.

Sincerely,

Don Thomas Jr., AIA/CEO – Senior Architect
Division of Building Standards & Codes

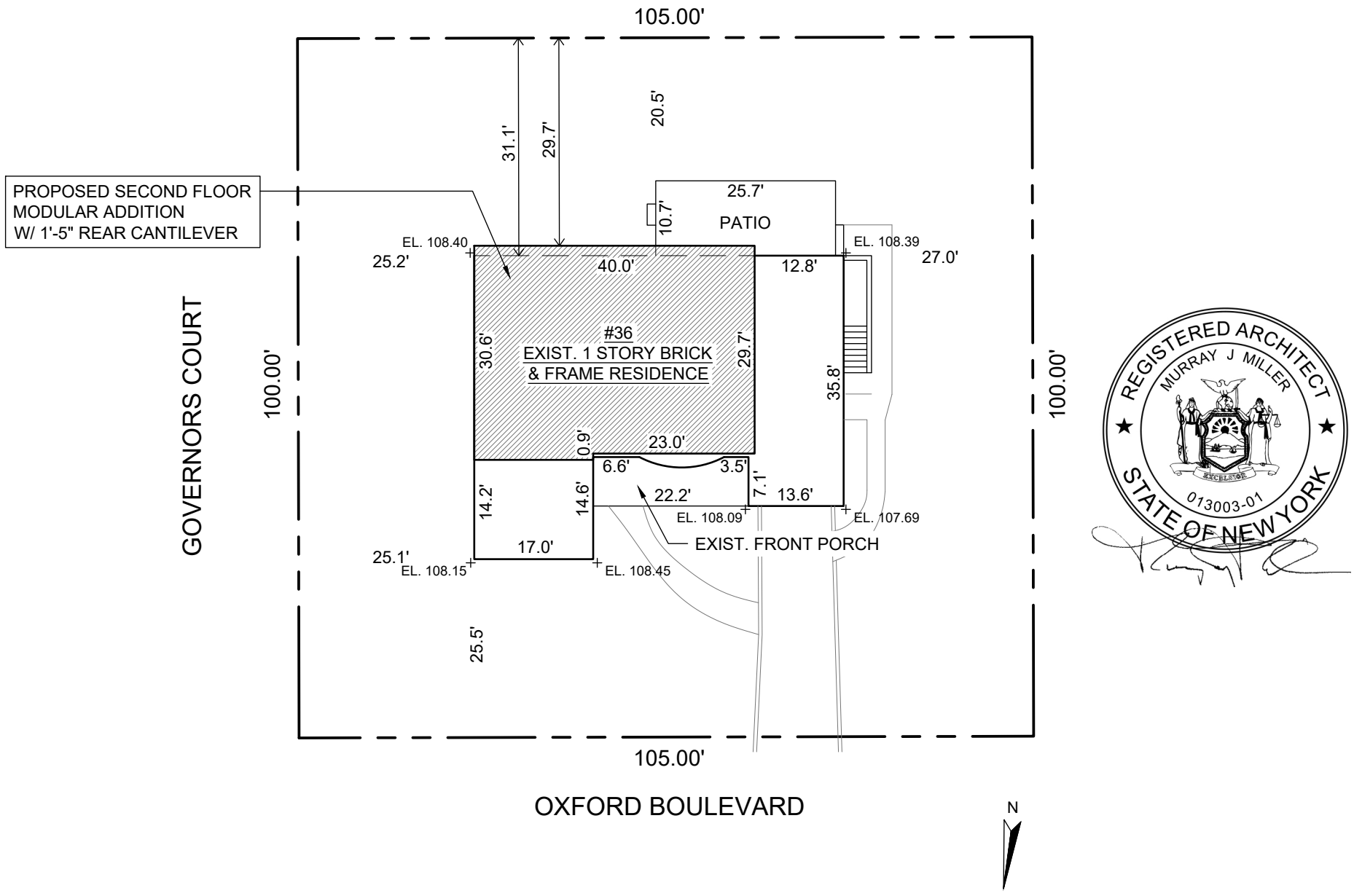
Attachment: NYSDOS Stamped set of pdf Systems drawings
cc: Harold Raup and Renee Moist - PFS Corporation

PRIOR CERTIFICATES:
- 51-398 - ONE FAMILY DWELLING W/ ATTACHED GARAGE
- 20211178 - INSTALL TOILET, LAVATORY, SHOWER, WASHING MACHINE, LAUNDRY SINK IN CELLAR; KITCHEN SINK, DISHWASHER ON FIRST FLOOR
- 20211176 - INSTALL ONE DRYWELL
- 20211179 - KITCHEN RENOVATION AND NEW FINISHED CELLAR W/ 3 PC BATH & EGRESS STAIRCASE
- 20211433 - INSTALL OIL FIRED BOILER

NO PERMIT FOR:
- FRONT PORCH
- REAR PATIO

AVG FYSB OF PRIMARY FRONT YARD = 23.9'

AVERAGE GRADE = 108.2'



REGISTERED ARCHITECT
MURRAY J MILLER
013003-01
STATE OF NEW YORK

1 PLOT PLAN

Scale: 1" = 20'-0"

INFORMATION TAKEN FROM EXISTING 2020 SURVEY
SURVEYOR: Leonard J. Strandberg & Associates
Freeport, NY

ZONING
TOWN OF NORTH HEMPSTEAD

36 Oxford Blvd
Great Neck, NY 11023

Section: 2 Block: 152 Lot: 6-10
Zoning District: R-A

Lot size: 10,500 SF

	Max lot coverage (SF)	Max. lot coverage (%)	Max. gross floor area (SF)	Min. front yards	Min. side yard	Min. rear yard	Max. ridge height (above avg. grade)	Max. eave height (above avg. grade)
Permitted	2625 SF	25%	3780 SF	35' primary / 30' secondary	10'	15'	2.5 sty / 30'	22.0'
Existing	2296.65 SF	21.90%	1864.04 SF	25.1' / 25.5'	20.5'	27.0'	1 sty / 17.5'	9.9'
Proposed	2333.35 SF	23.3%	3069.94 SF	No change	No change	No change	2 sty / 28.9'	19.3'

Lot coverage calculation:

Existing house	1864.04
Existing front porch	157.62
Existing rear patio	274.99
Proposed rear cantilever	36.7
Total lot coverage	2333.35 SF

Gross floor area calculation:

Existing first floor	1864.04
Proposed second floor	1205.9
Total gross floor area	3069.94 SF

*Many factors influence allowable construction. This zoning analysis is intended to be a basic guide.

ROSS ZONING ANALYSIS
LI ARCHITECTURE STUDIO, DPC
3/4/2024

DESIGN CRITERIA

Model Number or Name: 24-0118 (SECOND FLOOR ADDITION ONLY)
Occupancy: SINGLE FAMILY
Building Total: 1135 SQ. FT.
Construction Type: VB
No. of Stories Above Grade: 2
Mean Roof Height: 20'-13/16" FT.
Min. Distance to Lot Line: 5 FT.
Exterior Wall Rating: 0 HR.
Ground Snow Load (Pg): 20 PSF
Roof Snow Load (Pf): 17 PSF
Minimum Roof Live Load: 17 PSF
Roof Dead Load: 10 PSF
Floor Live Load: 40 PSF
Floor Dead Load: 10 PSF
Stair Load: 40 PSF
Balcony Load: NA PSF
Wind Speed: 119 MPH ☑ V_{ult} ☐ V_{asd}
Wind Exposure: B
Seismic Design Category: B
Electrical Service Panel Size: 100 AMPS
Permissible Gas Type: NA
Design Codes:

STATE: NEW YORK
2020 NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE (which incorporates by reference):
2020 RESIDENTIAL CODE OF NEW YORK STATE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
2017 National Electrical Code

Attic Ventilation:		Method =	**Natural**	
Vent Area:	**1226.45**	1 sq. ft. per 150 sq. ft.		
Roof/Ceiling:	**1226.45**	:sq. ft. or	**1.08**	free area
Required Provided Free Area:			**2.68**	sq. ft. @
eaves +	**4.00**	sq. ft. @ ridge		
Total =	**6.68**	sq. ft.		

Thermal Climate Zone: 4
Degree Days: 5316
Minimum Furnace Output: 16456 BTU
Thermal Transmittance Values:
Floor: 30
Wall: 21
Roof: 38

ADDITIONAL SPECIAL CONDITIONS AND/OR LIMITATIONS AND/OR ITEMS SUBJECT TO LOCAL INSPECTION:

1. PLUMBING INTER-UNIT CONNECTIONS AND BASEMENT AREA
2. INTERIOR MODULE TO MODULE OPENING FINISHES
3. ATTACHMENT OF CEILING DRYWALL AT CEILING ACCESSES
4. FINISHING OF SHINGLES
5. APPLICATION OF SHIP LOOSE EXTERIOR FINISHES (SIDING, EXTERIOR LIGHTING, SOFFIT AND FASCIA
6. HEATING SYSTEM
7. SHIP LOOSE FLOOR COVERINGS
8. SITE BUILT GARAGES

NEW YORK

BUILDER ADDRESS	SITE ADDRESS
EAST COAST DORMER 17-A SEAMAN AVENUE BETHPAGE, NY 11714	ROSS 36 OXFORD BLVD GREAT NECK, NY 11023 NASSAU COUNTY

HEATING SYSTEM INFORMATION — SYSTEM TYPE: HOT WATER BASEBOARD

EQUIPMENT INSTALLATION INFORMATION — IF APPLIANCES ARE PROVIDED, INSTALLATION INFORMATION TO BE SHIPPED INSIDE THE UNIT

DRAWING SCHEDULE

No.	DRAWING
1.0	COVER SHEET
1.1	NOTES SHEET
1.2	SCHEDULES
2.0	BUILDING ELEVATIONS
2.1	BUILDING ELEVATIONS
2.2	BUILDING ELEVATIONS
2.3	BUILDING ELEVATIONS
3.0	1ST FLOOR PLAN (EXISTING)
3.1	2ND FLOOR PLAN
4.0	ELECTRICAL NOTES
4.1	2ND FLOOR ELECTRICAL PLAN
5.0	BRACED WALL DETAILS
5.1	BRACED WALL CHARTS/DETAILS
5.2	2ND FLOOR PLAN BRACED WALL
5.3	2ND FL. FLOOR FRAMING
5.4	2ND FLOOR STRUCTURAL
5.5	2ND FLOOR TRUSS LAYOUT
6.0	LOADS TO 1ST FLOOR
7.0	PARTIAL CROSS SECTION
7.1	MODULE CONNECTIONS
7.2	TRUSS CONNECTIONS
8.0	PLUMB. SCHEMATIC
8.1	2ND FLOOR PLUMBING PLAN
8.2	2ND FLOOR HWBB PLAN

NEW YORK NOTE: THESE PLANS AND SPECIFICATIONS OF THE PERMIT SET ARE DERIVED FROM AND ARE CONSISTENT WITH THE PLANS AND SPECIFICATIONS ASSOCIATED WITH THIS APPROVAL ON FILE WITH THE DIVISION AND THIS CONDITIONAL APPROVAL LETTER. (SEE ATTACHED COPY) FMH APPROVAL NO. NY M0186-2022-146 FMH EXPIRATION DATE: APRIL 25, 2025

IT IS THE BUILDER'S RESPONSIBILITY FOR PROVIDING/COORDINATING THE APPLICATION OF THE TRUSS IDENTIFICATION SIGNAGE PER (SECTION 11256.54 OF THE "TITLE 19 OF THE OFFICIAL COMPILATION OF CODES. RULES AND REGULATIONS OF THE STATE OF NEW YORK,")

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

MODULAR ARCHITECT
MURRAY JAY MILLER, RA
425 MILLINGTON RD.
SHAVERTOWN, PA 18708
TEL 570-362-2663
mmiller@simplexhomes.com

BLOWER DOOR TESTING DONE BY:
ENERGY MASTER LI BUILDING CONSULTANTS
358 RIDGEFIELD RD, HAUPPAUGE, NY, 11788
631-326-7540

STATE REGISTRATION STAMP

METHOD OF VENTILATION

NATURAL	MECHANICAL	COMBINATION
X		

THIRD PARTY AGENCY'S STAMP

IC-NTA, LLC 305 N. OAKLAND AVE. NAPPANEE, IN 46550

STATE USE ONLY

DUE TO MOISTURE CONTENT OF WOOD, SOME SHRINKAGE MAY OCCUR IN THE FACE WIDTH OF THE LUMBER DUE TO NATURAL LUMBER CHARACTERISTICS AND MAY AFFECT THE EXTERIOR FINISH APPLICATION. EXTERIOR FINISH INSTALLED SHOULD CONSULT THE RECOMMENDED INSTALLATION INSTRUCTIONS TO ACCOUNT FOR POSSIBLE WOOD SHRINKAGE.

No.	DESCRIPTION	DATE	APPROVED
6.		A	
5.		A	
4.		A	
3.		A	
2.	PERMIT SET	03/20/24	WM
1.	CHGS. PER REQUEST	2/14/2024	KHH

REVISIONS

CUSTOMER: ROSS 36 OXFORD BLVD GREAT NECK, NY 11023
BUILDER: EAST COAST DORMER 17-A SEAMAN AVENUE BETHPAGE, NY 11714
DRAWING TITLE: COVER PAGE

NY

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
DRAWING No.	1.0
SCALE:	N.T.S.

Simplex Industries
1 Simplex Drive
Scranton, PA 18504
Simplex Homes
www.simplexhomes.com
www.facebook/simplexhomes

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PERMIT SET ONLY

WHERE ASTERISKS ARE SHOWN:

1. ITEMS NOTED WITH A SINGLE ASTERISK (*) SHALL BE PROVIDED BY SIMPLEX, SHIPPED LOOSE, AND INSTALLED DURING THE SET BY SET CREW AT THE JOB SITE, PER LOCAL CODES.

2. ITEMS NOTED WITH A DOUBLE ASTERISK (**) SHALL BE PROVIDED BY SIMPLEX, SHIPPED LOOSE, AND INSTALLED BY THE BUILDER AT THE JOB SITE, PER LOCAL CODES.

3. ITEMS NOTED WITH A TRIPLE ASTERISK (***) SHALL BE PROVIDED AND INSTALLED BY THE BUILDER AT THE JOB SITE, PER LOCAL CODES.

4. ITEMS NOTED WITH FOUR ASTERISK (****) SHALL BE PROVIDED AND INSTALLED BY THE SET CREW AT THE JOB SITE, PER LOCAL CODES.

5. IT IS THE BUILDER RESPONSIBILITY TO ENSURE ALL WORK TO BE DONE ON-SITE BY THE BUILDER, AND/ OR HIS AGENTS, IS TO BE DONE IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS.

6. THE SALES CONTRACT IS CONTROLLING DOCUMENT AND IF QUESTIONS OR DISCREPANCY ARISE ON ANY OTHER DOCUMENT I.E. PRINTS ECT., THE SALES CONTRACT TAKES PRECEDENCE.

WHOLE HOUSE VENTILATION:

WHOLE HOUSE VENTILATION SHALL BE PROVIDED FOR ALL DWELLINGS IN ACCORDANCE SECTION N1103.6.1 AND M1505.4 INCLUDING TABLES M1505.4.3(1 AND M1505.4.3(2). (SEE ATTACHED CALCS.)

STANDARD ELECTRICAL SYMBOLS:

- DATA PANEL LOCATION
- STATE LABEL LOCATION
- WIRE, BOX & SWITCH FOR CEILING FAN
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE SPLIT SWITCHED
- RANGE / DRYER
- ATTIC ACCESS 22 1/2"x 30"
- $ SINGLE POLE SWITCH
- $3 THREE WAY SWITCH
- $4 FOUR WAY SWITCH
- FAN LIGHT
- BASEBOARD ELEC. HEATING ELEMENT
- HOTWATER BASEBOARD
- $D DIMMER SWITCH
- R RECESS LIGHT FIXTURE
- CEILING LIGHT FIXTURE
- SD AC/DC SMOKE DETECTOR
- SD CO AC/DC CARBON MONOXIDE/SMOKE DETECTOR
- T THERMOSTAT (WIRE ONLY)
- WHOLE HOUSE FAN
- GFI GROUND FAULT INTERRUPT
- WP WEATHER PROOF
- PANEL BOX LOCATION

BUILDER INFORMATION:

1. IT IS THE BUILDER'S RESPONSIBILITY TO INFORM SIMPLEX INDUSTRIES, INC. OF ANY LOCAL CODE ISSUES OR SITE RELATED REQUIREMENTS THAT MAY AFFECT THE STRUCTURAL INTEGRITY OF THE MODULES TO BE ERECTED ON THE SITE.

FOUNDATION DESIGN:

THE MEASUREMENTS ON THE FOUNDATION PLAN ARE SUBJECT TO CHANGE - REFER TO THE CONFIRMING ORDER AND PRINT.

THE FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACITY AND IS ONLY SUGGESTED AND SHALL NOT BE USED FOR EXECUTION. THE FOUNDATION DESIGN SHALLED BE BASED ON SITE SPECIFIC SOIL CONDITIONS AT THE LOCATION SITE. THE FOUNDATION SHALL BE DESIGNED BY A LICENSED ENGINEER OR ARCHITECT IF REQUIRED BY REGULATIONS OF THE PARTICIPATING STATE IN WHICH THE BUILDING IS INTENDED TO BE LOCATED.

WALL AND CEILING FINISHES (R302.9):

WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.

WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.

WALL AND CEILING GYPSUM FASTENING (R702.3):

GYPSUM BOARD TO BE APPLIED TO WALLS AND CEILINGS BY MECHANICAL MEANS.. ADHESIVE-ONLY METHODS WILL NOT BE USED.

BLOWER DOOR TESTING:

A BLOWER DOOR TEST SHALL BE PERFORMED FOR VERIFICATION THAT EACH BUILDING / DWELLING HAS AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ICC 380, ASTM E779 OR ASTM 1827 AND REPORTED AT A PRESSURE OF .5 INCH W.G. (50 PASCALS). TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING ENVELOPE.

Simplex Industries
1 Simplex Drive
Scranton, PA 18504
Simplex Homes
www.simplexhomes.com
www.facebook/simplexhomes

DUE TO MOISTURE CONTENT OF WOOD, SOME SHRINKAGE MAY OCCUR IN THE FACE WIDTH OF THE LUMBER DUE TO NATURAL LUMBER CHARACTERISTICS AND MAY EFFECT THE EXTERIOR FINISH APPLICATION. EXTERIOR FINISH INSTALLED SHOULD CONSULT THE RECOMMENDED INSTALLATION INSTRUCTIONS TO ACCOUNT FOR POSSIBLE WOOD SHRINKAGE.

REVISIONS

No.	DESCRIPTION	DATE	APPROVED
1.	EXTERIOR FINISH APPLICATION		KHH
2.	PERMIT SET	03/20/24	WM
3.		A	A
4.		A	A
5.		A	A
6.		A	A

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE:
GENERAL NOTES/LEGEND

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
EXCELSIOR
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
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DRAWING No.	1.1
SCALE:	N.T.S.

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PERMIT SET ONLY

EXTERIOR DOOR & WINDOW SCHEDULE

SIZE	ROUGH OPENING (W x H)	TYPE	LIGHT SQ. FT.	VENT SQ. FT.	MATERIAL	MANUFACTURER		SUPPLIED DP RATE	REQUIRED DP RATE	** U/R VALUE	*** AIR INFILTRATE
TVBDH3046M-2	6'-5"x4'-9 5/8"	TABLE HUNG	17.4	8.94	VINYL	PLY-GEM		50	TABLE	.30	
TVBDH2842M	2'-10 3/8"x4'-5 3/8"	DOUBLE HUNG	4.47	8.7	VINYL	PLY-GEM		50	TABLE	.30	
TVBDH3046M	3'-2 3/8"x4'-9 5/8"	DOUBLE HUNG	5.76	10.8	VINYL	PLY-GEM		50	TABLE	.30	
TVBDH24310M	2'-6 3/8"x4'-1 5/8"	DOUBLE HUNG	3.5	6.7	VINYL	PLY-GEM		50	TABLE	.30	
CLAW2418	2'-0"x1'-8"	AWNING	2.0	1.87	VINYL	PLY-GEM		50	TABLE	.30	

LIGHT AND VENT SCHEDULE

ROOM NAME	FLOOR AREA	GLASS AREA	8% OF FLOOR	VENT AREA	4% OF FLOOR
BEDROOM #1	193.24	24.2	15.45	12.76	7.72
BEDROOM #2	172.21	21.6	13.77	11.5	6.88
BEDROOM #3	179.34	28.2	14.34	14.7	7.17
BEDROOM #4	188.61	21.6	15.08	11.52	7.54

Wind Speed - >	110	Vult mph	Project #:	24-0118	Code =	2018 IRC	***Wind Speed Website:*** http://windspeed.atcouncil.org/				
		Zone ->	4	5	5	4	4	5			
Mean Roof HT	30	W or D tag->	3046m	3046m	2842m	2842m	A251	3046M-2			
Roof Pitch	7	/12	15.37	15.37	12.57	12.57	4.83	30.54			
Exposure	C		10	10	10	10	10	20	10	10	10
Highest DP rating listed ->	**23.44**		20	20	20	20	10	50	10	10	10
			14	17	17	14	14	16	0	0	0
SQ FOOTAGE	Clear All		13	16	16	13	14	14	0	0	0
EFFECTED WIND AREA			10	10	10	10	10	30	10	10	10
EFFECTED WIND AREA			5.37	5.37	2.57	2.57	-5.17	10.54	-10	-10	-10
BASIC WIND SPEED			0.54	0.54	0.26	0.26	-0.52	0.35	-1.00	-1.00	-1.00
BASIC WIND SPEED			-1	-1	-1	-1	0	-2	0	0	0
Using Risk Category II & ASCE 7-10			-0.537	-0.537	-0.257	-0.257	0	-0.70267	0	0	0
			13.46	16.46	16.74	13.74	14.00	15.30	0.00	0.00	0.00
Exp. Factor	1.4		1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4
		DP Rating->	18.85	23.05	23.44	19.24	19.60	21.42	0.00	0.00	0.00

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DUE TO MOISTURE CONTENT OF WOOD, SOME SHRINKAGE MAY OCCUR IN THE FACE WIDTH OF THE LUMBER DUE TO NATURAL LUMBER CASTING CHARACTERISTICS AND MAY EFFECT THE EXTERIOR FINISH APPLICATION. EXTERIOR FINISH INSTALLED SHOULD CONSULT THE EXTERIOR FINISH MATERIAL MANUFACTURER FOR RECOMMENDED INSTALLATION INSTRUCTIONS TO ACCOUNT FOR POSSIBLE WOOD SHRINKAGE.

No.	DATE	DESCRIPTION	APPROVED
6.	A	A	A
5.	A	A	A
4.	A	A	A
3.	A	A	A
2.	03/20/24	PERMIT SET	WM
1.	2/14/2024	CHGS. PER REQUEST	KHH

REVISIONS

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE:
SCHEDULES

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
DRAWING No.	1.2
SCALE:	N.T.S.

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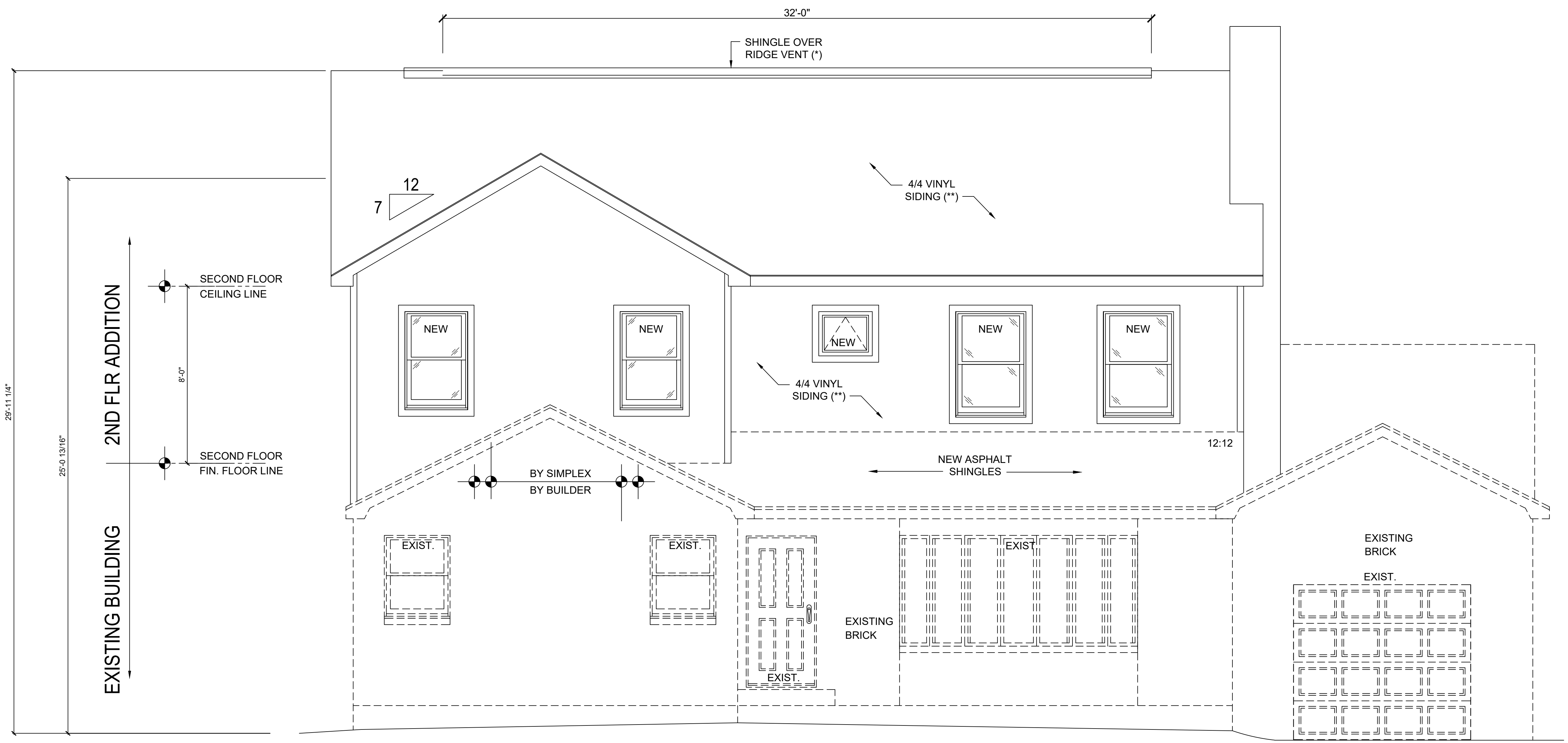
PERMIT SET ONLY



FRONT ELEVATION

PRELIMINARY PLANS ARE CONSIDERED CONCEPTS ONLY AND NOT FINAL ACCEPTED DESIGNS. SIMPLEX RESERVES THE RIGHT AND THE OPTION TO REJECT CONCEPTS, DESIGNS OR MATERIALS THAT ARE NOT COMPATIBLE WITH ITS MANUFACTURING PROCESS

Z:\REQUESTS\2024\24-0118\Request DWG Shop\24-0118 East Coast Dormer-Ross.dwg

Simplex Industries
1 Simplex Drive
Scranton, PA 18504
Simplex Homes
www.simplexhomes.com
www.facebook.com/simplexhomes

DUE TO MOISTURE CONTENT OF WOOD, SOME SHRINKAGE MAY OCCUR IN THE FACE WIDTH OF THE LUMBER DUE TO NATURAL LUMBER SEASONING PROCESS AND MAY EFFECT THE EXTERIOR FINISH APPLICATION. EXTERIOR FINISH INSTALLED SHOULD CONSULT THE EXTERIOR FINISH MATERIAL MANUFACTURER FOR RECOMMENDED INSTALLATION INSTRUCTIONS TO ACCOUNT FOR POSSIBLE WOOD SHRINKAGE.

No.	DATE	DESCRIPTION	APPROVED
6.	A	A	A
5.	A	A	A
4.	A	A	A
3.	A	A	A
2.	03/20/24	PERMIT SET	WM
1.	2/14/2024	CHGS. PER REQUEST	KHH

REVISIONS

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE:
BUILDING ELEVATIONS

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT MURRAY J MILLER 013003-01 STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
DRAWING No.	2.0
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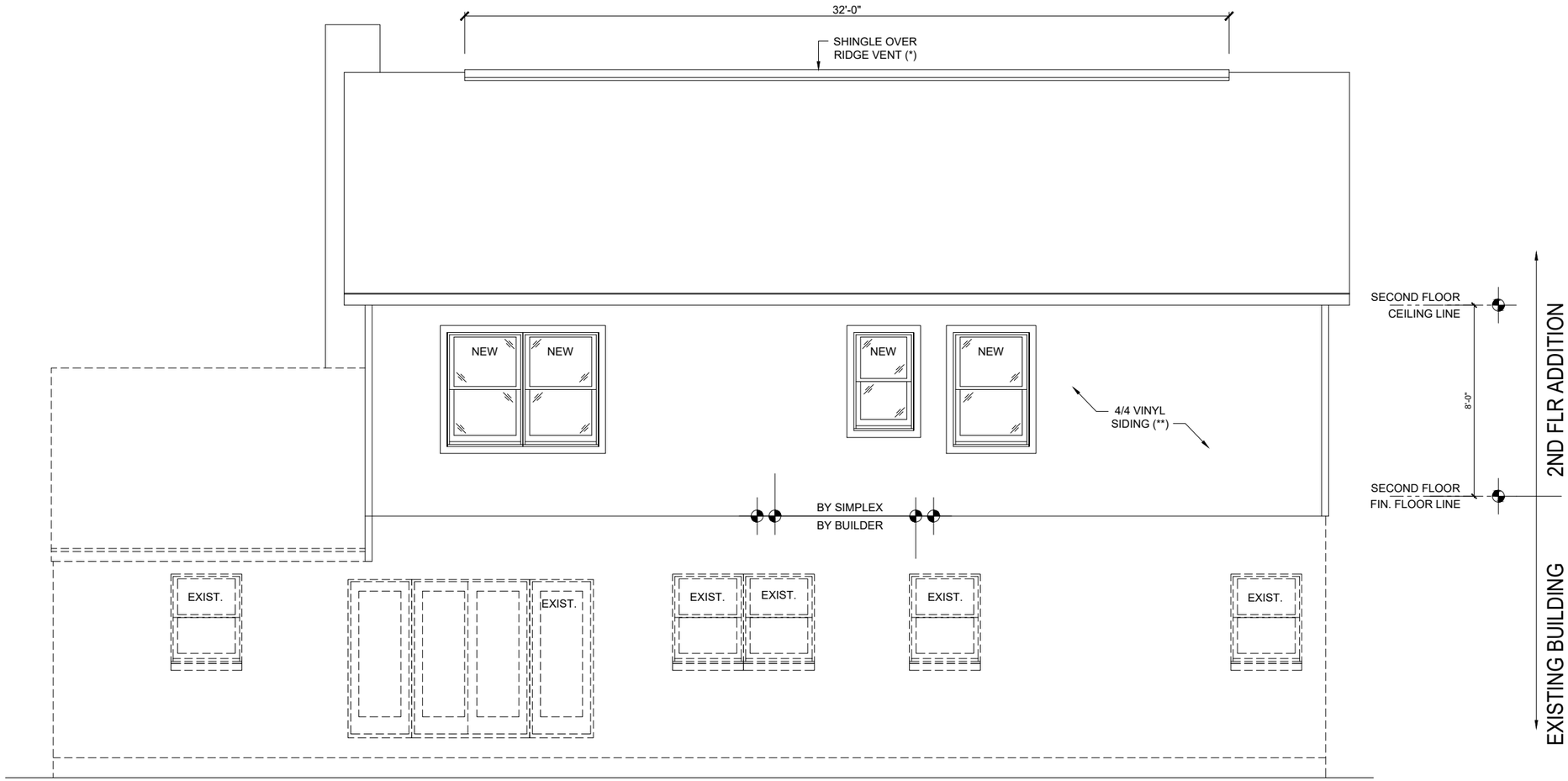
PERMIT SET ONLY



REAR ELEVATION

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Z:\REQUESTS\2024\24-0118\Request DWG Shop\24-0118 East Coast Dormer-Ross.dwg

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Simplex Homes
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www.facebook.com/simplexhomes

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3.	A		
2.	03/20/24	PERMIT SET	WM
1.	2/14/2024	CHGS. PER REQUEST	KHH

REVISIONS

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE:
BUILDING ELEVATIONS

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
DRAWING No.	2.1
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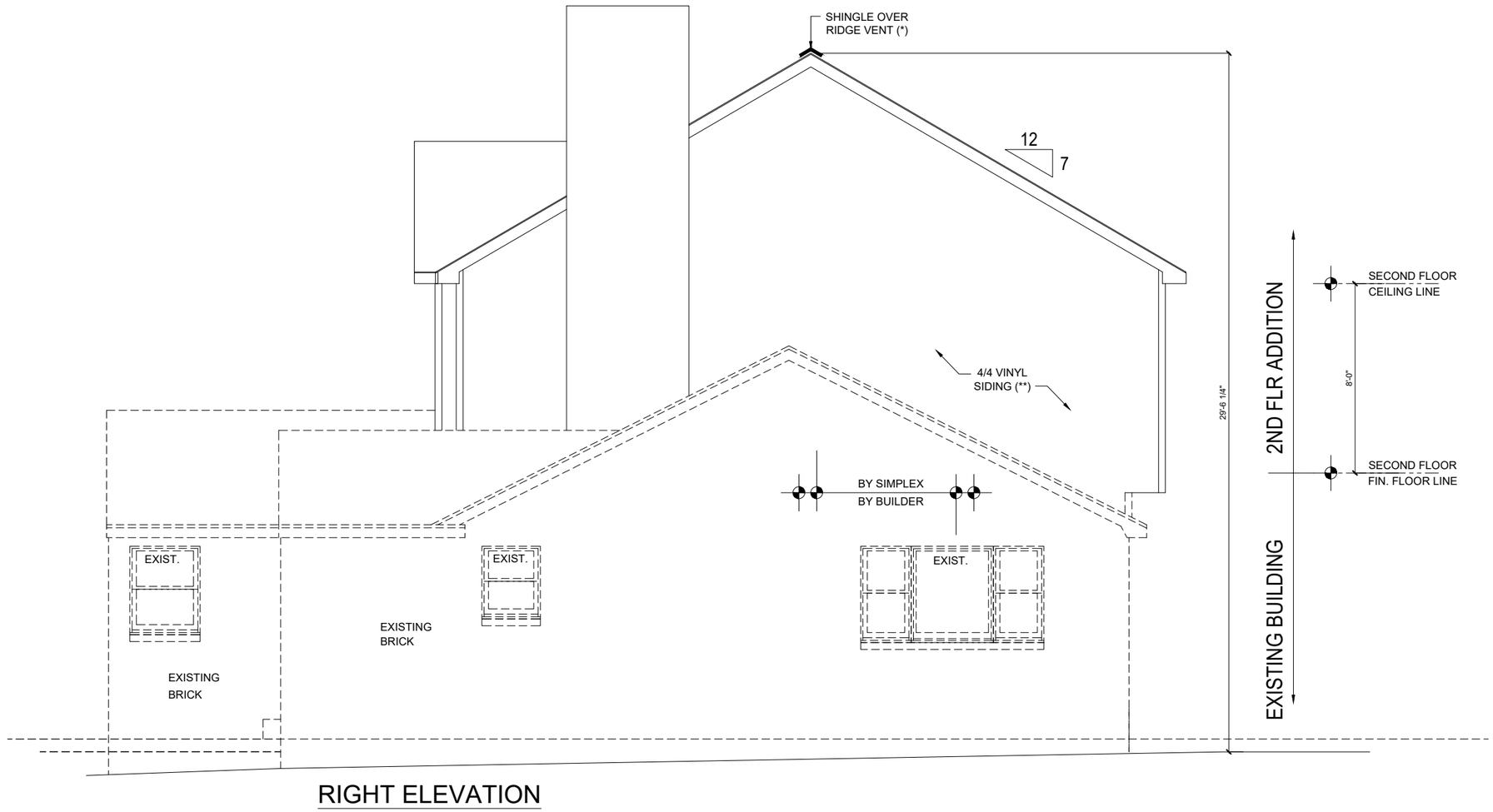
PERMIT SET ONLY



RIGHT ELEVATION

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5.	A	A	A
4.	A	A	A
3.	A	A	A
2.	03/20/24	PERMIT SET	WM
1.	2/14/2024	CHGS. PER REQUEST	KHH

REVISIONS

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE:
BUILDING ELEVATIONS

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
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CHECKED BY:	A
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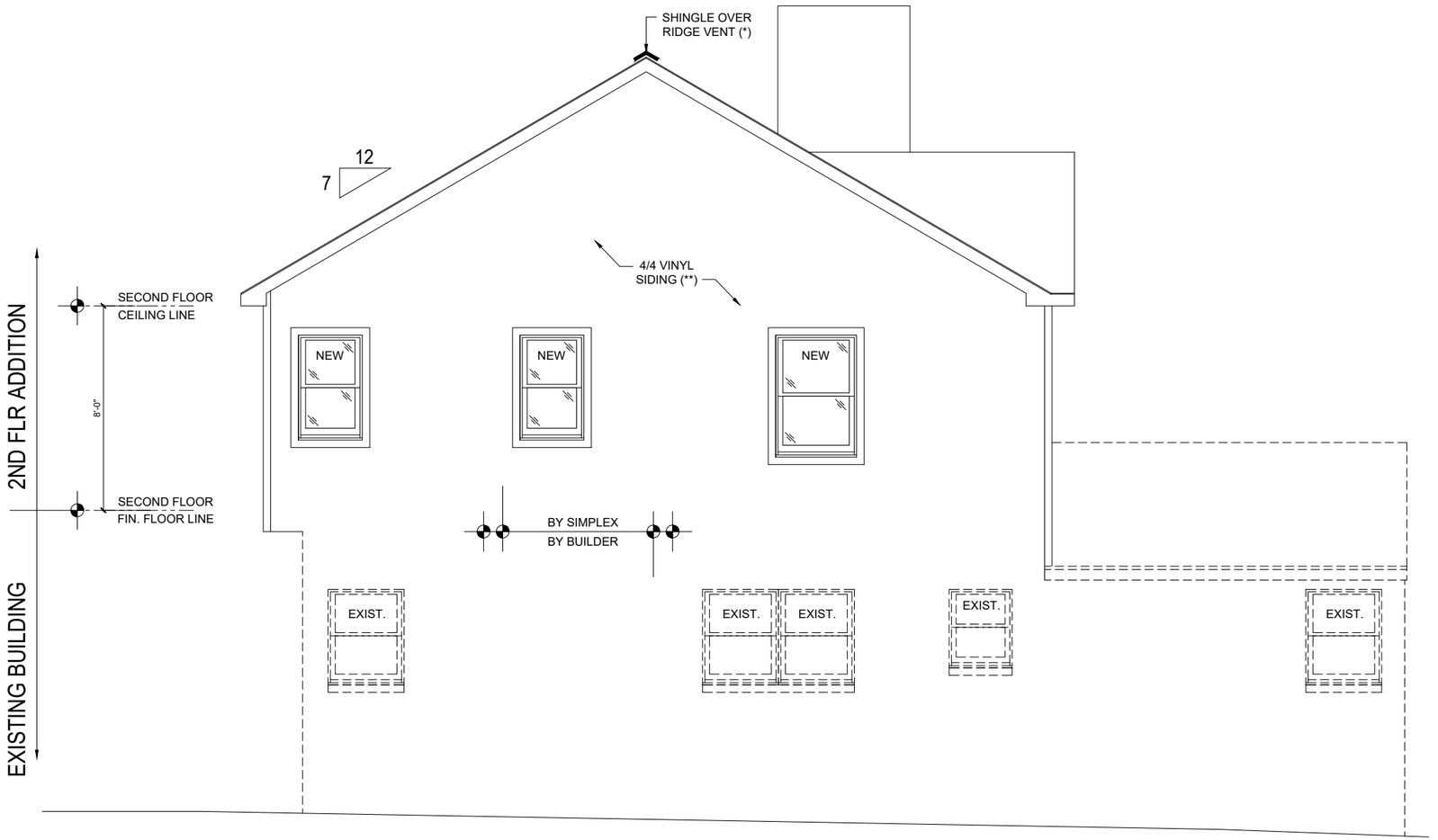
PERMIT SET ONLY



LEFT ELEVATION

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Simplex Industries
1 Simplex Drive
Scranton, PA 18504
Simplex Homes
www.simplexhomes.com
www.facebook.com/simplexhomes

DUE TO MOISTURE CONTENT OF WOOD, SOME SHRINKAGE MAY OCCUR IN THE FACE WIDTH OF THE LUMBER DUE TO NATURAL LUMBER CASTELLATIONS AND MAY AFFECT THE EXTERIOR FINISH APPLICATION. EXTERIOR FINISH INSTALLED SHOULD CONSULT THE EXTERIOR FINISH MATERIAL MANUFACTURER FOR RECOMMENDED INSTALLATION INSTRUCTIONS TO ACCOUNT FOR POSSIBLE WOOD SHRINKAGE.

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5.	A		
4.	A		
3.	A		WM
2.	03/20/24	PERMIT SET	WM
1.	2/14/2024	CHGS. PER REQUEST	KHH

REVISIONS

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE:
BUILDING ELEVATIONS

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
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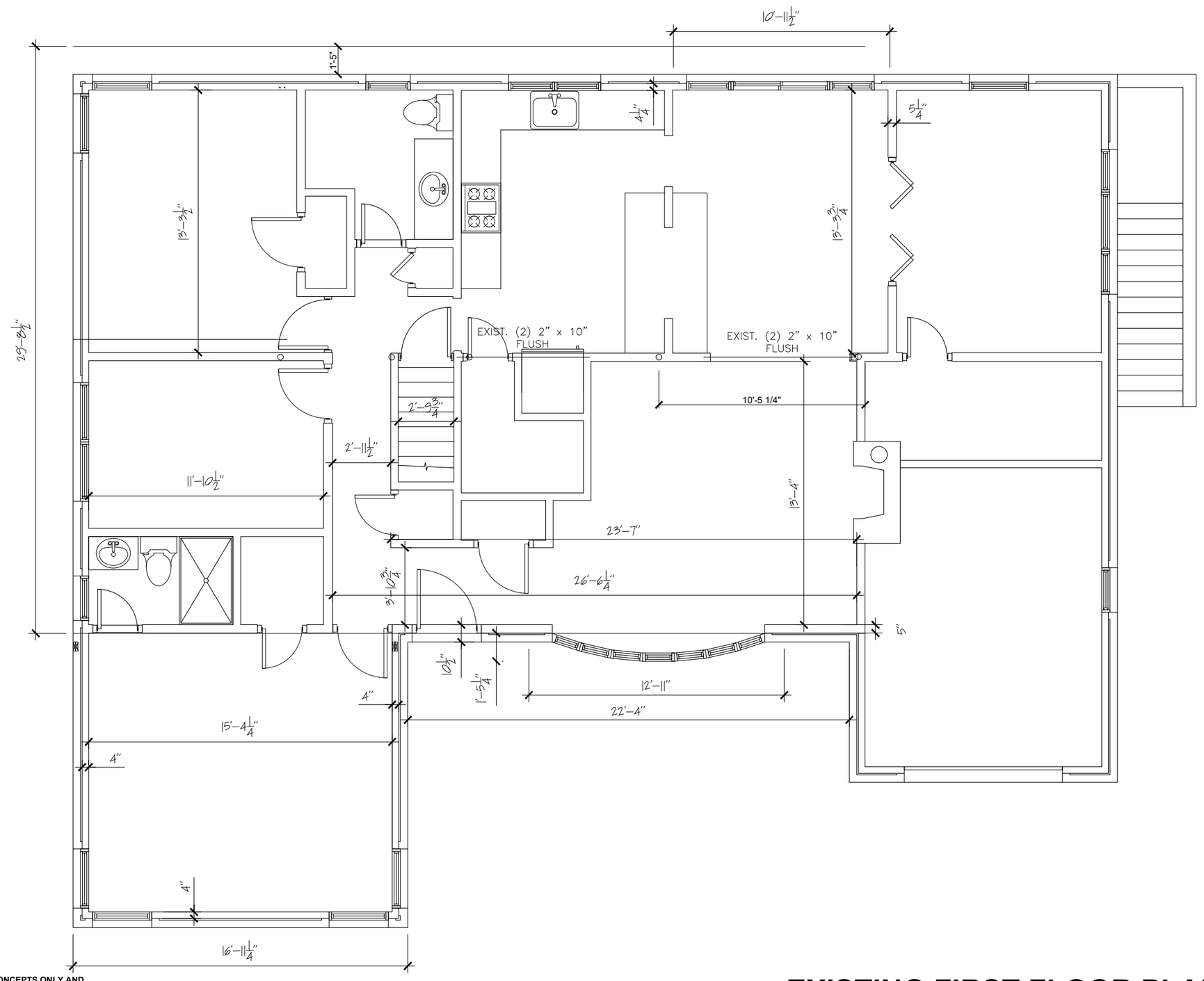
PERMIT SET ONLY



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EXISTING FIRST FLOOR PLAN

Simplex Industries
1 Simplex Drive
Scranton, PA 18504
Simplex Homes
www.simplexhomes.com
www.facebook/com/simplexhomes

DUE TO MOISTURE CONTENT OF WOOD, SOME SHRINKAGE MAY OCCUR IN THE FACE WIDTH OF THE LUMBER DUE TO NATURAL LUMBER CHARACTERISTICS AND MAY AFFECT THE EXTERIOR FINISH APPLICATION. EXTERIOR FINISH INSTALLED SHOULD CONSULT THE EXTERIOR FINISH MATERIAL MANUFACTURER FOR RECOMMENDED INSTALLATION INSTRUCTIONS TO ACCOUNT FOR POSSIBLE WOOD SHRINKAGE.

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5.	A	A	
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1.	2/14/2024	CHGS. PER REQUEST	KHH

REVISIONS

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE:
1st. FLOOR PLAN

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
DRAWING No.	3.0
SCALE:	3/16" = 1'-0"

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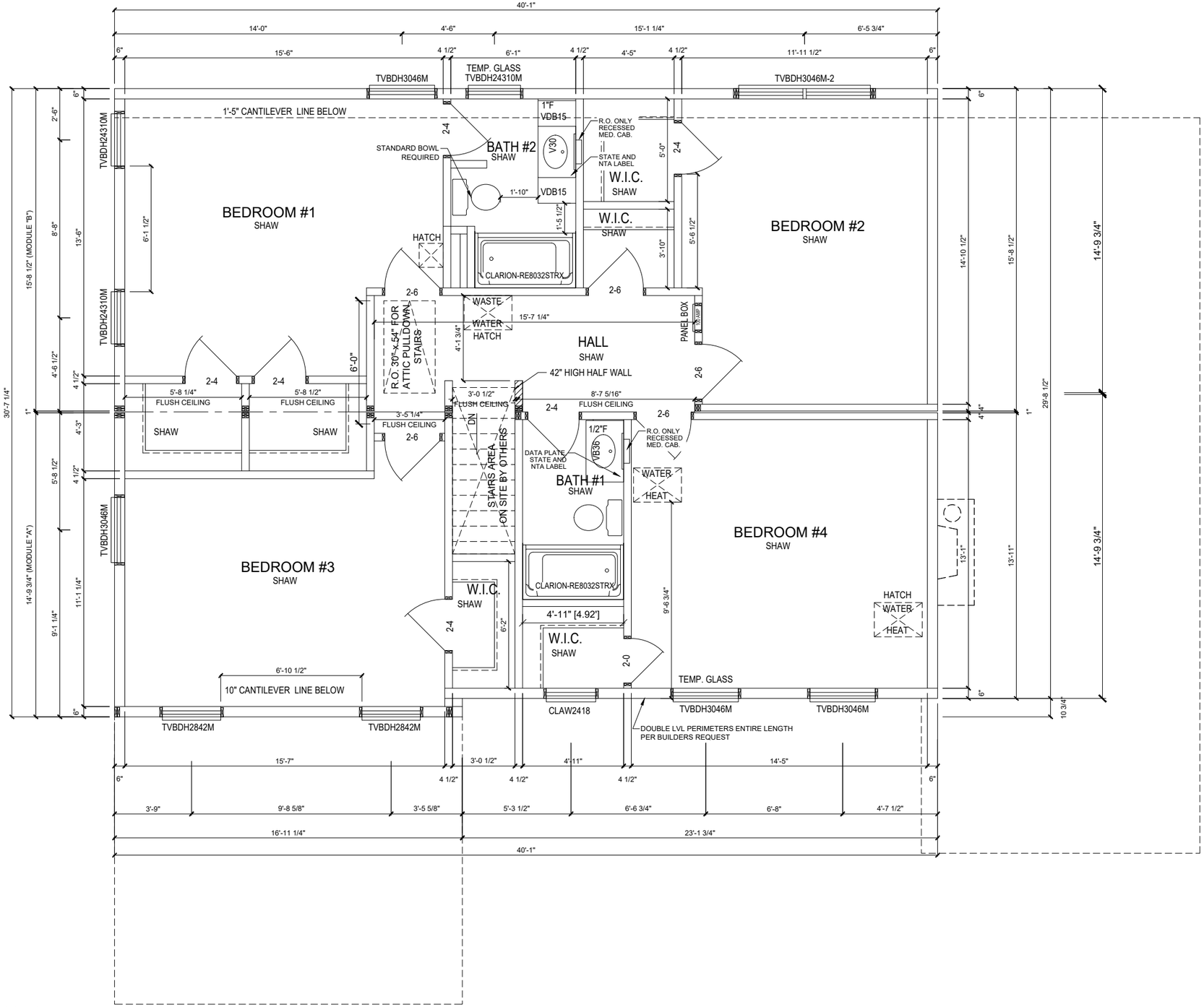
PERMIT SET ONLY

GENERAL NOTES:

8'-0" CEILING HEIGHT

WINDOWS HEADER HEIGHT @ 6'-10 1/4" UNLESS NOTED OTHERWISE

PLYGEM SERIES VINYL DBL HUNG WINDOWS



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ADDITION 2ND FLOOR PLAN

Simplex Industries
1 Simplex Drive
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Simplex Homes
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3.	A	A	A
2.	03/20/24	PERMIT SET	WM
1.	2/14/2024	CHGS. PER REQUEST	KHH

REVISIONS

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE: 2ND FLOOR PLAN

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
013003-01
STATE OF NEW YORK

Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
DRAWING No.	3.1
SCALE:	3/16" = 1'-0"

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PERMIT SET ONLY

ELECTRICAL - SUB PANEL

100 AMP SUB PANEL - CIRCUIT SCHEDULE

CIR#	DESCRIPTION	WIRE SIZE	AMP	POLE	A	B	POLE	AMP	WIRE SIZE	DESCRIPTION	CIR #
20											19
18											17
16											15
14											13
12	BEDROOM #4 (AFCI)	14-2	15	1			1	15	14-2	HALL/SMOKES (AFCI)	11
10	BEDROOM #3 (AFCI)	14-2	15	1			1	15	14-2	BATH #2 (AFCI)	9
8	BEDROOM #2 (AFCI)	14-2	15	1			1	15	14-2	BATH #1 (AFCI)	7
6	BEDROOM #1 (AFCI)	14-2	15	1			1	20	12-2	BATH RECEPTS (GFCI)	5
4	COIL TO ATTIC FOR A/C	12-2	20	2			2	20	12-2	COIL TO ATTIC FOR A/C	3
2											1

Electrical Load Calculation Form:

Date: 2/22/2024 Performed By: SD Mfg: **Simplex Industries**

Project: 24.118 Model: Addition

Air Conditioning *			6600
Central Electric Space Heating	(	x .65) *	0
Less Than Four Separately Controlled Electric Space Heating Units	(	x .65) *	0
Four or More Separately Controlled Electric Space Heating Units	(	x .40) *	0

* Use the larger of the air-conditioning or the diversified demand of the heating load.

Other Loads:

<ITEM			Watts or Volt-Amps	Circuit Ampacity	Wire Size
	General Lighting	(1135 x 3)	3405	15	14-2
	Small Appliances	(x 1500)	0	20	12-2
1	Range (GAS)		0	N/A	N/A
2	Dishwasher		0	N/A	N/A
3	Wall Oven		0	N/A	N/A
4	Utility Room Recept		0	N/A	N/A
5	Washer		0	N/A	N/A
6	Dryer (GAS)		0	N/A	N/A
7	Furnace		0	N/A	N/A
8	Water Heater (GAS)		0	N/A	N/A
9	Microwave		0	N/A	N/A
10	Whirlpool		0	N/A	N/A
11	Garbage Disposal		0	N/A	N/A
12		< **Added Circuit load**			
13		< **Added Circuit load**			

Subtotal:	10005		
First 10 KW of other loads @ 100%		=	10000
Remainder of other loads @ 40% (5 x .40)		=	2
Heat or A/C from Above:			0 *
Total Calculated Load:		=	10002
Required Service Size:	10002 ÷240	=	41.68 Amps
Installed Panel Size		=	0 **Amps**
ADDED-> **Installed Panel Size**		=	100 **Amps**
Program Update: 07/20/21	***not to exceed 80% ->***	Panel AMP Check->	**OK**

NOTE: ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AHMPHERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12(A) (1) THROUGH (6) 2017 NEC

NOTE: ALL 125V 15 AND 20 AMPERE, 125- AND 250-VOLT NON LOCKING-TYPE RECEPTACLES ARE TO BE TAMPER-RESISTANT IN ACCORDANCE WITH SECTION 406.12 2017 NEC.

Simplex Industries
1 Simplex Drive
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Simplex Homes
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DUE TO MOISTURE CONTENT OF WOOD, SOME SHRINKAGE MAY OCCUR IN THE FACE WIDTH OF THE LUMBER DUE TO NATURAL LUMBER CHARACTERISTICS AND ATMOSPHERIC EFFECTS. EXTERIOR FINISH APPLICATION, EXTERIOR FINISH INSTALLED SHOULD CONSULT THE EXTERIOR FINISH MATERIAL MANUFACTURER FOR RECOMMENDED INSTALLATION INSTRUCTIONS TO ACCOUNT FOR POSSIBLE WOOD SHRINKAGE.

No.	DATE	DESCRIPTION	APPROVED
6.	A		A
5.	A		A
4.	A		A
3.	A		A
2.	03/20/24	PERMIT SET	WM
1.	2/14/2024	CHGS. PER REQUEST	KHH

REVISIONS

CUSTOMER: ROSS, 36 OXFORD BLVD, GREAT NECK, NY 11023

BUILDER: EAST COAST DORMER, 17-A SEAMAN AVENUE, BETHPAGE, NY 11714

DRAWING TITLE: ELECTRICAL NOTES

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
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DRAWING No.	4.0
SCALE:	N.T.S.

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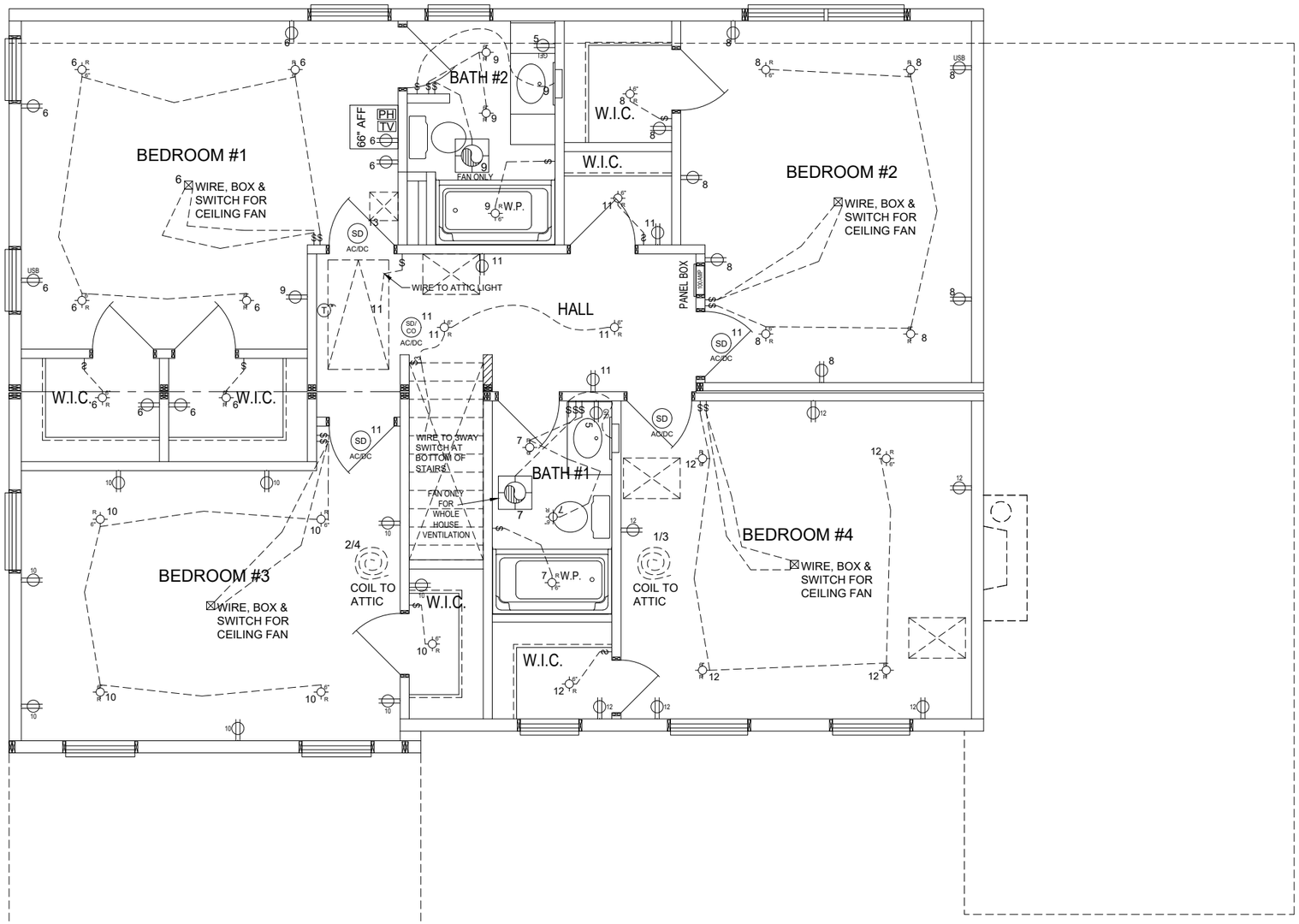
PERMIT SET ONLY



APPLIANCE VENTS TO COMPLY WITH SECTION M1504, 2020 RCNYS IRC

ALL LIGHTS TO MEET THE REQUIREMENTS OF N1104.1 AND N1102.4.5

MAIN DISCONNECT/ OVER CURRENT PROTECTION ONSITE BY OTHERS (***)

ELEC METER ONSITE BY OTHERS (***)

RECESSED LIGHTS SHALL BE IC RATED AND INSTALLED WITH NO PENETRATIONS, OR TYPE IC OR NON-IC RATED INSTALLED INSIDEAN APPROPRIATE AIR-TIGHT ASSEMBLY WITH A 1/2" CLEARANCE FROM COMBUSTIBLE MATERIALS AND 3" CLEARANCE FROM INSULATION PER IRC SECTION N1102.4.5

PROGRAMMABLE THERMOSTAT(S) ONSITE BY OTHERS. & TO COMPLY WITH n1103.1.1

CEILING LIGHT BOXES TO BE RATED FOR 50#.

ELECTRICAL SWITCHES AND RECEPTS IN ADJOINING UNITS TO NOT SHARE SAME STUD CAVITY.

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2.	03/20/24	PERMIT SET	WM
3.	A	A	A
4.	A	A	A
5.	A	A	A
6.	A	A	A

REVISIONS

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE:
2nd. Fl. ELECTRICAL PLAN

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
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SCALE:	3/16" = 1'-0"

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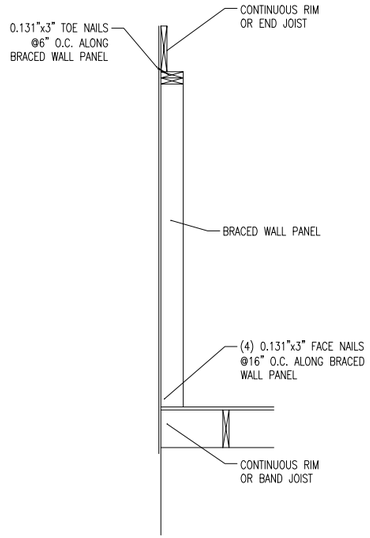
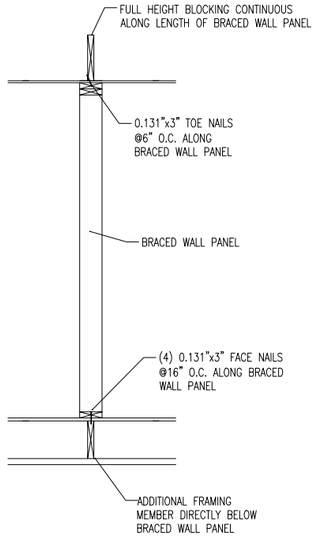
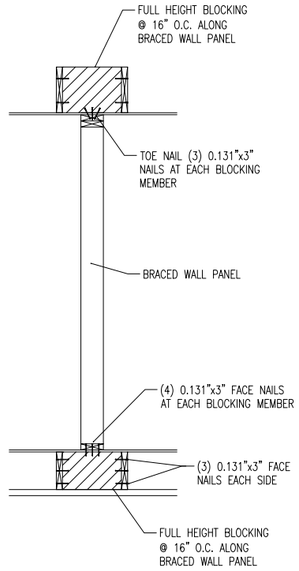
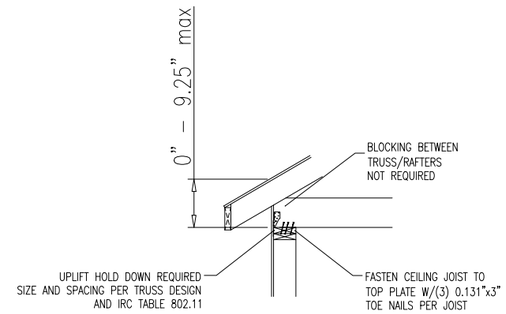


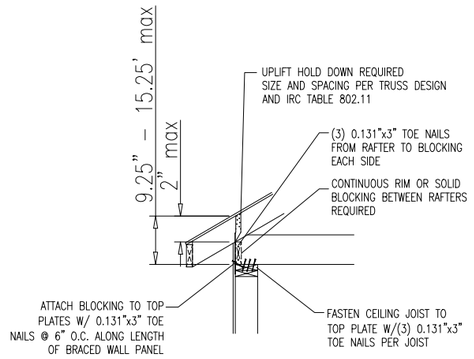




2018 INTERNATIONAL RESIDENTIAL CODE FIGURE R602.10.8(1)
BRACED WALL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



TRUSS/RAFTER TO BRACED WALL ATTACHMENT
(SEISMIC DESIGN CAT. A, B, & C ONLY)



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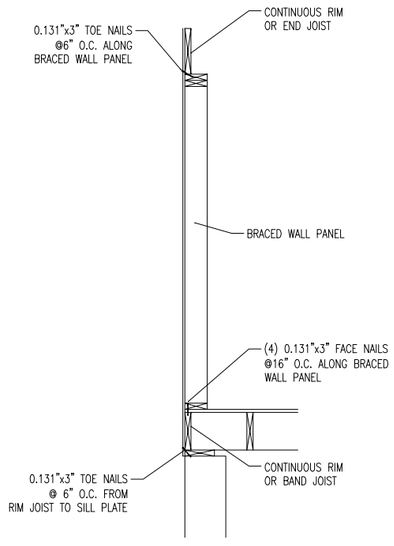

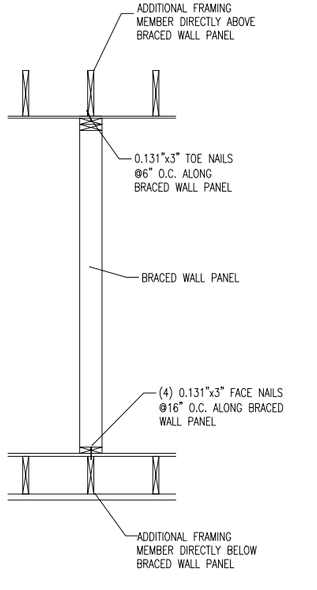

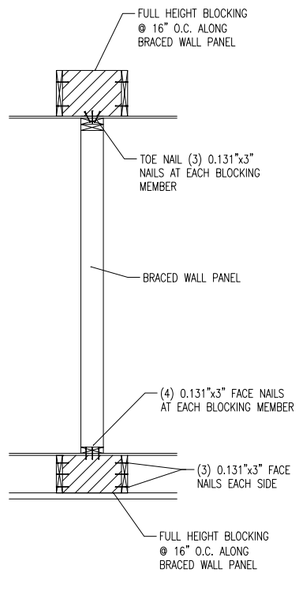

2018 INTERNATIONAL RESIDENTIAL CODE FIGURE R602.10.8(2)
BRACED WALL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

AN EQUAL OR BETTER CONNECTION DEVICE MAY BE SUBSTITUTED FOR ANY CONNECTION DEVICE LISTED.

Simplex Industries
1 Simplex Drive
Scranton, PA 18504
Simplex Homes
www.simplexhomes.com
www.facebook/simplexhomes

DUE TO MOISTURE CONTENT OF WOOD, SOME SHRINKAGE MAY OCCUR IN THE FACE WIDTH OF THE LUMBER DUE TO NATURAL LUMBER CASEHOLDING PROCESS AND MAY AFFECT THE EXTERIOR FINISH APPLICATION. EXTERIOR FINISH INSTALLED SHOULD CONSULT THE RECOMMENDED INSTALLATION INSTRUCTIONS TO ACCOUNT FOR POSSIBLE WOOD SHRINKAGE.

No.	DATE	DESCRIPTION	APPROVED
6.	A	A	A
5.	A	A	A
4.	A	A	A
3.	A	A	A
2.	03/20/24	PERMIT SET	WM
1.	2/14/2024	CHGS. PER REQUEST	KHH

REVISIONS

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE:
BRACED WALL DETAILS

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
DRAWING No.	5.0
SCALE:	Custom

Z:\REQUESTS\2024\24-0118\Request DWG Shop\24-0118 East Coast Dormer-Ross.dwg

PERMIT SET ONLY

Braced Wall Calculation Summary

Code =	2018 IRC	**Calculated by:**	SD
Wind Speed =	130 mph	**Project #:**	24-0118
Exposure =	B		
Ridge to Eave HT=	10	**Support Conditions:**	Roof + Floor
State =	NY	**Building Type:**	2-Story
Number of Stories =	2		
Wall Height =	8 1st flr		
Wall Height =	8 2nd flr		

Level -1

Wall ID	Wall L	BW Spacing	Bracing Method	Min. BW Req'd	Exposure Factor	Ridge to Eave Ht Factor	BW Line Qty. Factor	Story Ht Adj. Factor	Min. Wall L Req'd (ft.)	W L Provided (ft.)

Level -2

Wall ID	Wall L	BW Spacing	Bracing Method	Min. BW Req'd	Exposure Factor	Ridge to Eave Ht Factor	BW Line Qty. Factor	Story Ht Adj. Factor	Min. Wall L Req'd (ft.)	W L Provided (ft.)
Wall A	40.08	30.60	WSP	7.12	1.00	1.00	1.00	0.95	6.76	23.03
Wall B	40.08	30.60	S-WSP	6.09	1.00	1.00	1.00	0.95	5.79	23.59
Wall C	30.60	40.08	WSP	9.02	1.00	1.00	1.00	0.95	8.57	21.11
Wall D	29.71	40.08	WSP	9.02	1.00	1.00	1.00	0.95	8.57	29.71

1. Min. braced wall length required per Table R602.10.3(1).
2. Wind exposure factor per Table R602.10.3(2).
3. Ridge to eave height factor per Table R602.10.3(2).
4. Braced wall line quantity factor per Table R602.10.3(2).
5. Wall height factor per Table R602.10.3(2).
6. Interpolation permitted per 2018 IRC.
7. Method CS-PF per table R602.10.5

Fastening per table: 602.10.4	Side 1 Finish:	Side 2 Finish:	Fastener Type	Edge Nailing	Field Nailing
WSP = Exterior w all	7/16" OSB (min)	1/2" gyp (min)	8d Nail	6" o.c.	12" o.c.
GB = Typical Interior Wall	1/2" gyp (min)	1/2" gyp (min)	Roofing Nail	7" o.c.	7" o.c.
CS-WSP = Typical Exterior Wall	7/16" OSB (min)	1/2" gyp (min)	8d Nail	6" o.c.	12" o.c.
CS-PF = BW panel length x 1.5					

Note: Fastening shown can be replaced by an equal or better fastener. Ver 3.0.6 By: MEB

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DUE TO MOISTURE CONTENT OF WOOD, SOME SHRINKAGE MAY OCCUR IN THE FACE WIDTH OF THE LUMBER DUE TO NATURAL LUMBER CASCADING PROCESS AND MAY AFFECT THE EXTERIOR FINISH APPLICATION. EXTERIOR FINISH INSTALLED SHOULD CONSULT THE EXTERIOR FINISH MATERIAL MANUFACTURER FOR RECOMMENDED INSTALLATION INSTRUCTIONS TO ACCOUNT FOR POSSIBLE WOOD SHRINKAGE.

No.	DATE	DESCRIPTION	APPROVED
6.	A		A
5.	A		A
4.	A		A
3.	A		A
2.	03/20/24	PERMIT SET	WM
1.	2/14/2024	CHGS. PER REQUEST	KHH

REVISIONS

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE:
BRACED WALL TABLE

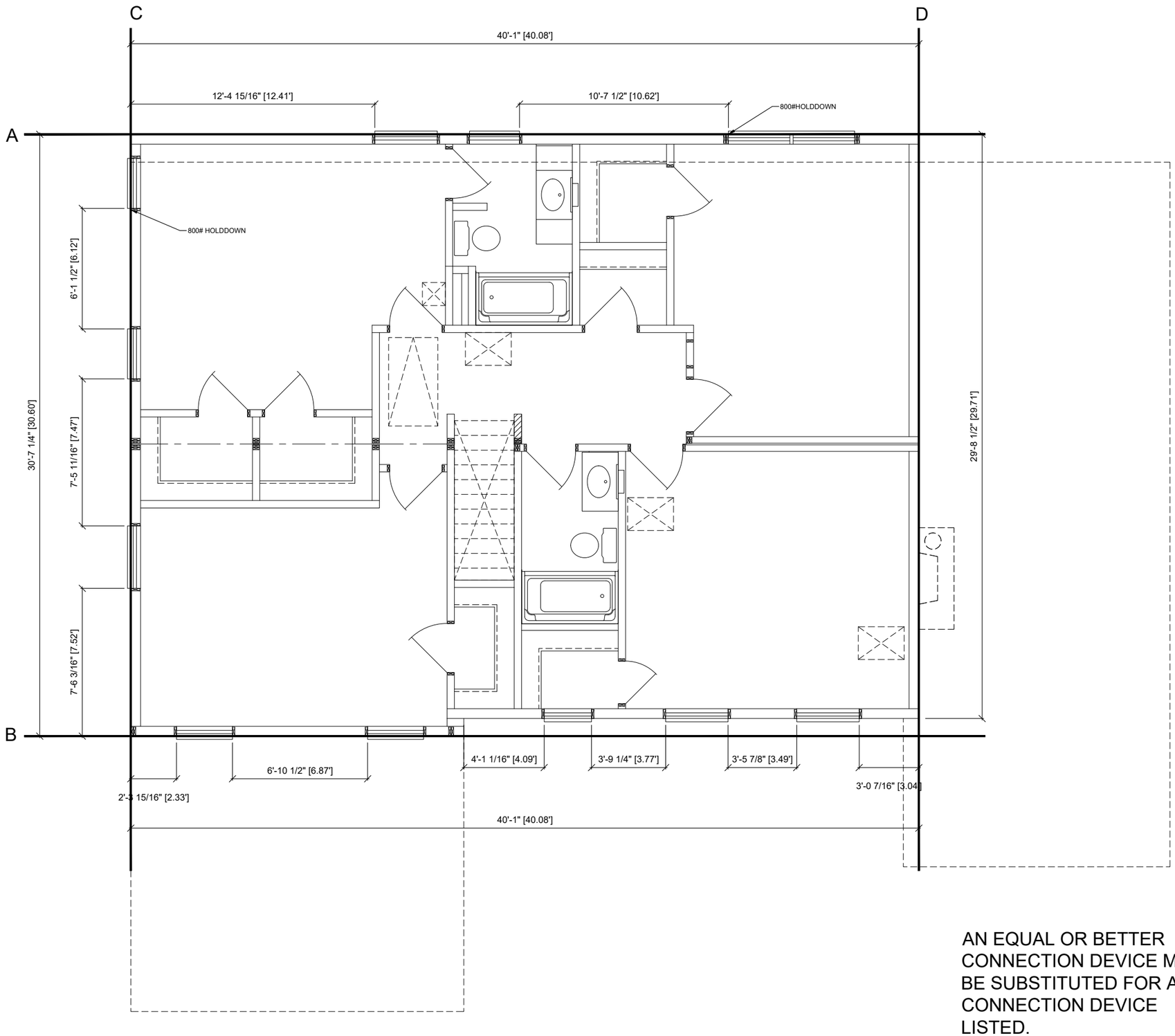
REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
EXCELSIOR
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
DRAWING No.	5.1
SCALE:	1" = 1'-0"

Z:\REQUESTS\2024\24-0118\Request DWG Shop\24-0118 East Coast Dormer-Ross.dwg

PERMIT SET ONLY



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No.	DATE	DESCRIPTION	APPROVED
1.	2/14/2024	CHGS. PER REQUEST	KHH
2.	03/20/24	PERMIT SET	WM
3.	A	A	A
4.	A	A	A
5.	A	A	A
6.	A	A	A

REVISIONS

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE:
2ND FLOOR BRACED WALL PLAN

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
EXCELSIOR
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
DRAWING No.	5.2
SCALE:	3/16" = 1'-0"

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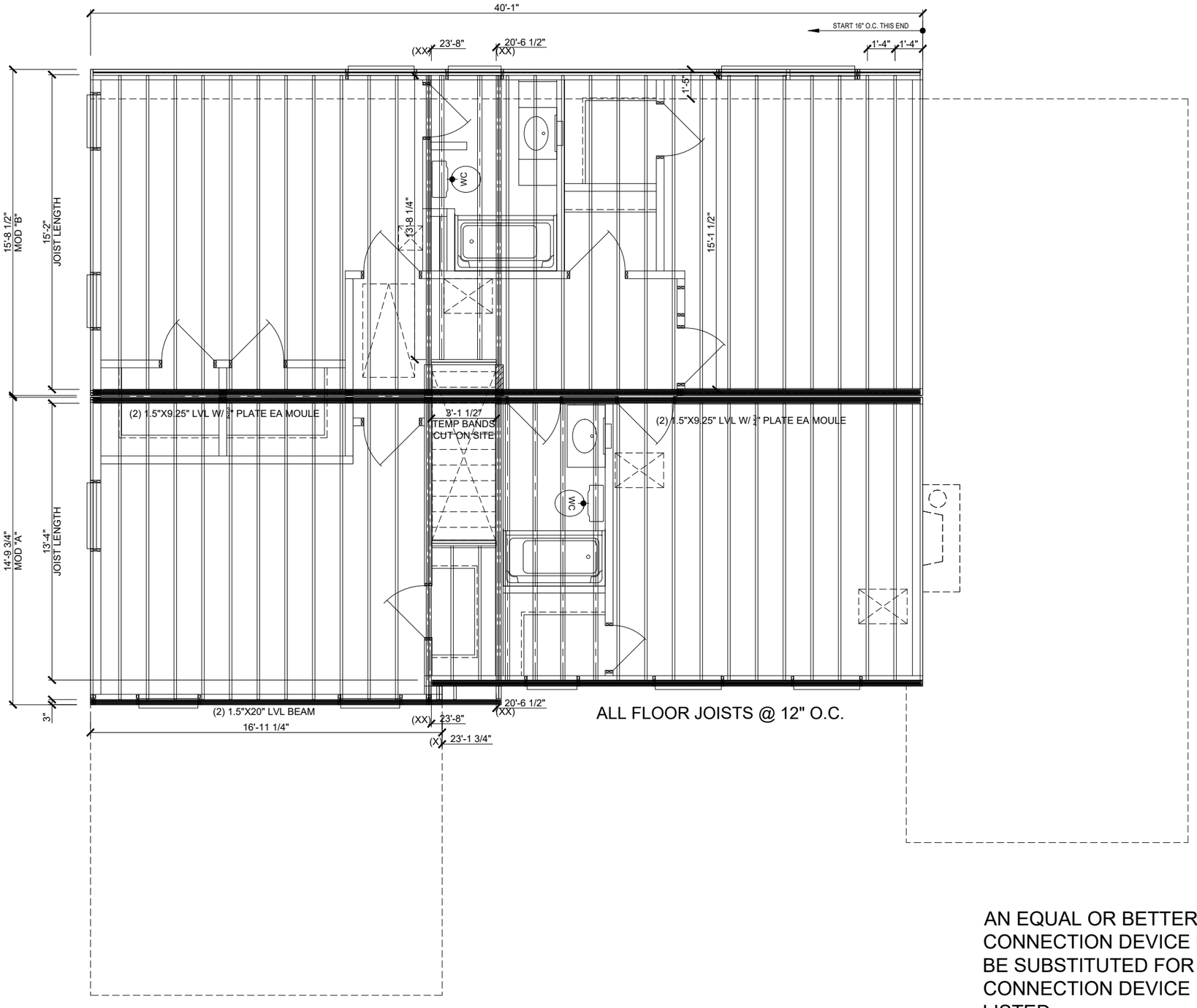
PERMIT SET ONLY



ALL FLOOR JOISTS @ 12" O.C.

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REVISIONS

No.	DESCRIPTION	DATE	APPROVED
1.	CHGS. PER REQUEST	2/14/2024	KHH
2.	PERMIT SET	03/20/24	WM
3.			A
4.			A
5.			A
6.			A

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE:
2nd FLOOR FRAMING

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
DRAWING No.	5.3
SCALE:	3/16" = 1'-0"

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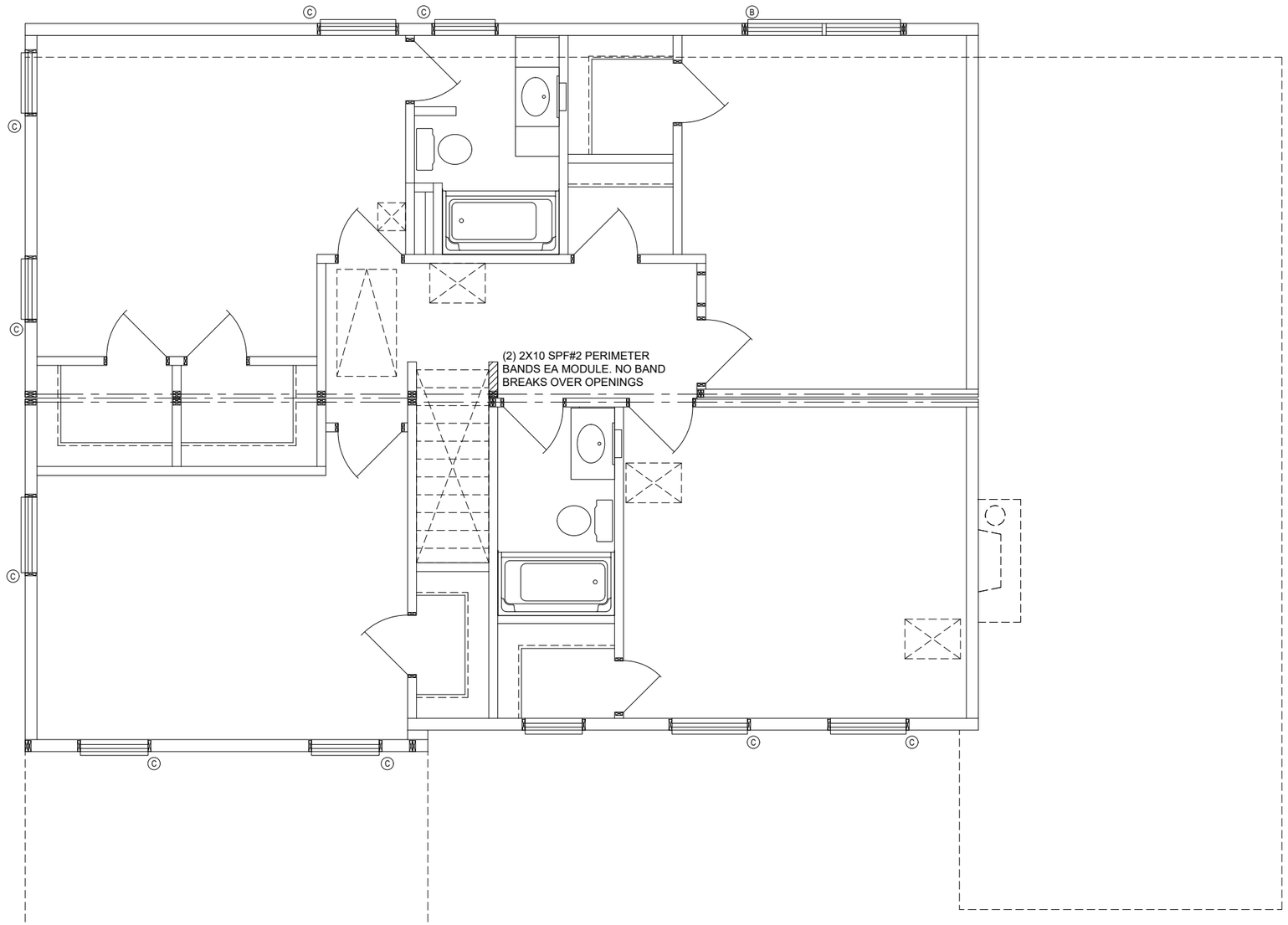
PERMIT SET ONLY



(A) = TRIPLE 2x10 (SPF #2) HEADERS W/ RIGID FOAM INSULATION

(B) = DOUBLE 2x10 (SPF #2) HEADERS W/ FG INSULATION

(C) = SINGLE 2x10 (SPF #2) HEADER w/ FG INSULATION

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No.	DATE	DESCRIPTION	APPROVED
6.	A		
5.	A		
4.	A		
3.	A		
2.	03/20/24	PERMIT SET	WM
1.	2/14/2024	CHGS. PER REQUEST	KHH

REVISIONS

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE:
2nd FLOOR STRUCTURAL

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
DRAWING No.	5.4
SCALE:	3/16" = 1'-0"

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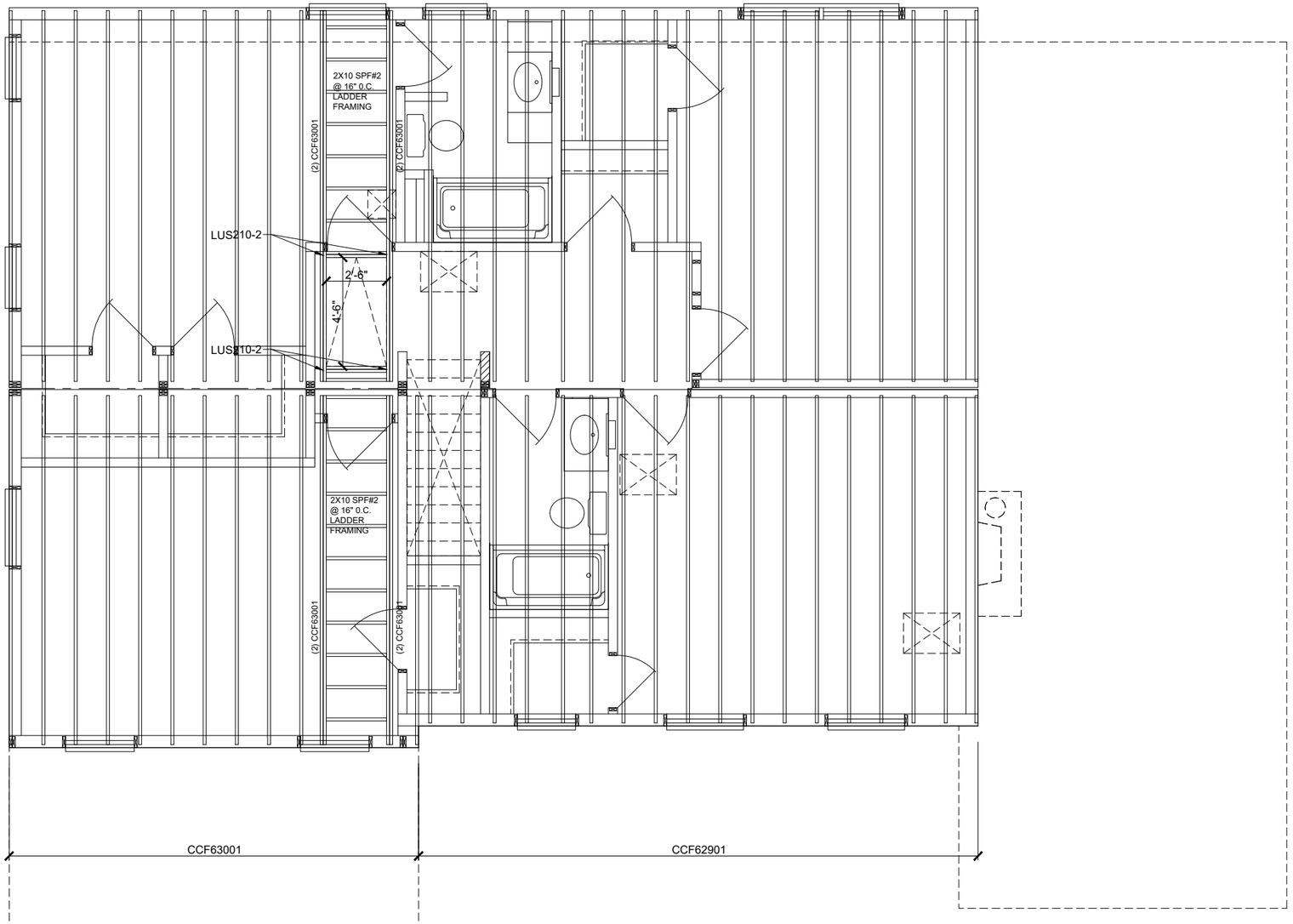
PERMIT SET ONLY



AN EQUAL OR BETTER CONNECTION DEVICE MAY BE SUBSTITUTED FOR ANY CONNECTION DEVICE LISTED.

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No.	DATE	DESCRIPTION	APPROVED
6.	A		
5.	A		
4.	A		
3.	A		WM
2.	03/20/24	PERMIT SET	WM
1.	2/14/2024	CHGS. PER REQUEST	KHH

REVISIONS

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE:
2nd FLOOR TRUSS LAYOUT

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
DRAWING No.	5.5
SCALE:	3/16" = 1'-0"

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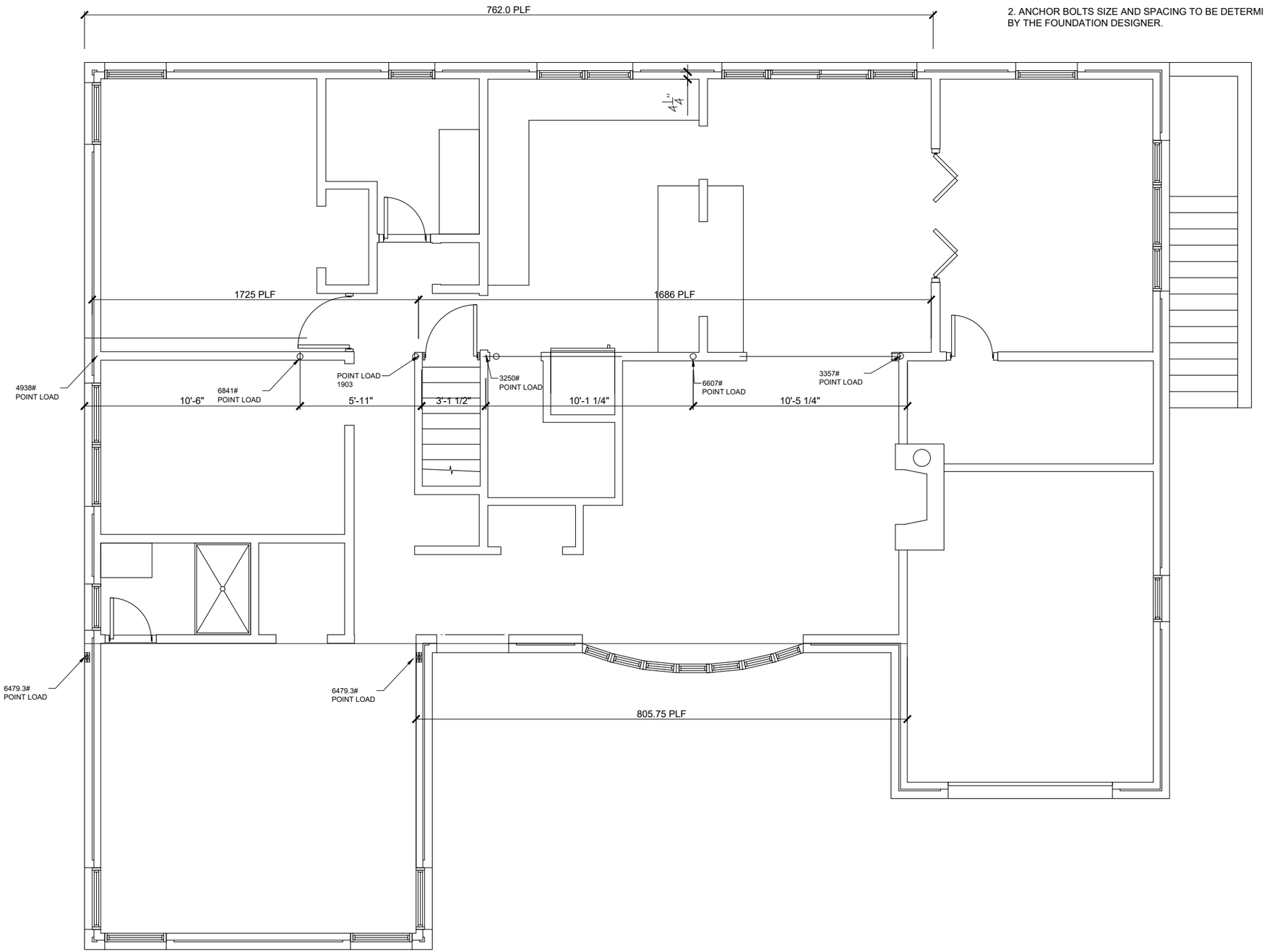
PERMIT SET ONLY

NOTE:
1. THE FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACTIY AND IS ONLY SUGGESTED AND SHALL NOT BE USED FOR EXECUTION. THE FOUNDATION DESIGN SHALL BE BASED ON SITE SPECIFIC SOIL CONDITIONS AT THE LOCATION S ITE. THE FOUNDATION SHALL BE DESIGNED BY A LICENSED ENGINEER OR ARCHITECT IF REQUIRED BY REGULATIONS OF THE PARTICIPATING STATE IN WHICH THE BUILDING IS INTENDED TO BE LOCATED.

2. ANCHOR BOLTS SIZE AND SPACING TO BE DETERMINED BY THE FOUNDATION DESIGNER.



PRELIMINARY PLANS ARE CONSIDERED CONCEPTS ONLY AND NOT FINAL ACCEPTED DESIGNS. SIMPLEX RESERVES THE RIGHT AND THE OPTION TO REJECT CONCEPTS, DESIGNS OR MATERIALS THAT ARE NOT COMPATIBLE WITH ITS MANUFACTURING PROCESS

EXISTING FIRST FLOOR PLAN

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No.	DATE	DESCRIPTION	APPROVED
1.	2/14/2024	CHGS. PER REQUEST	KHH
2.	03/20/24	PERMIT SET	WM
3.	A	A	A
4.	A	A	A
5.	A	A	A
6.	A	A	A

REVISIONS

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

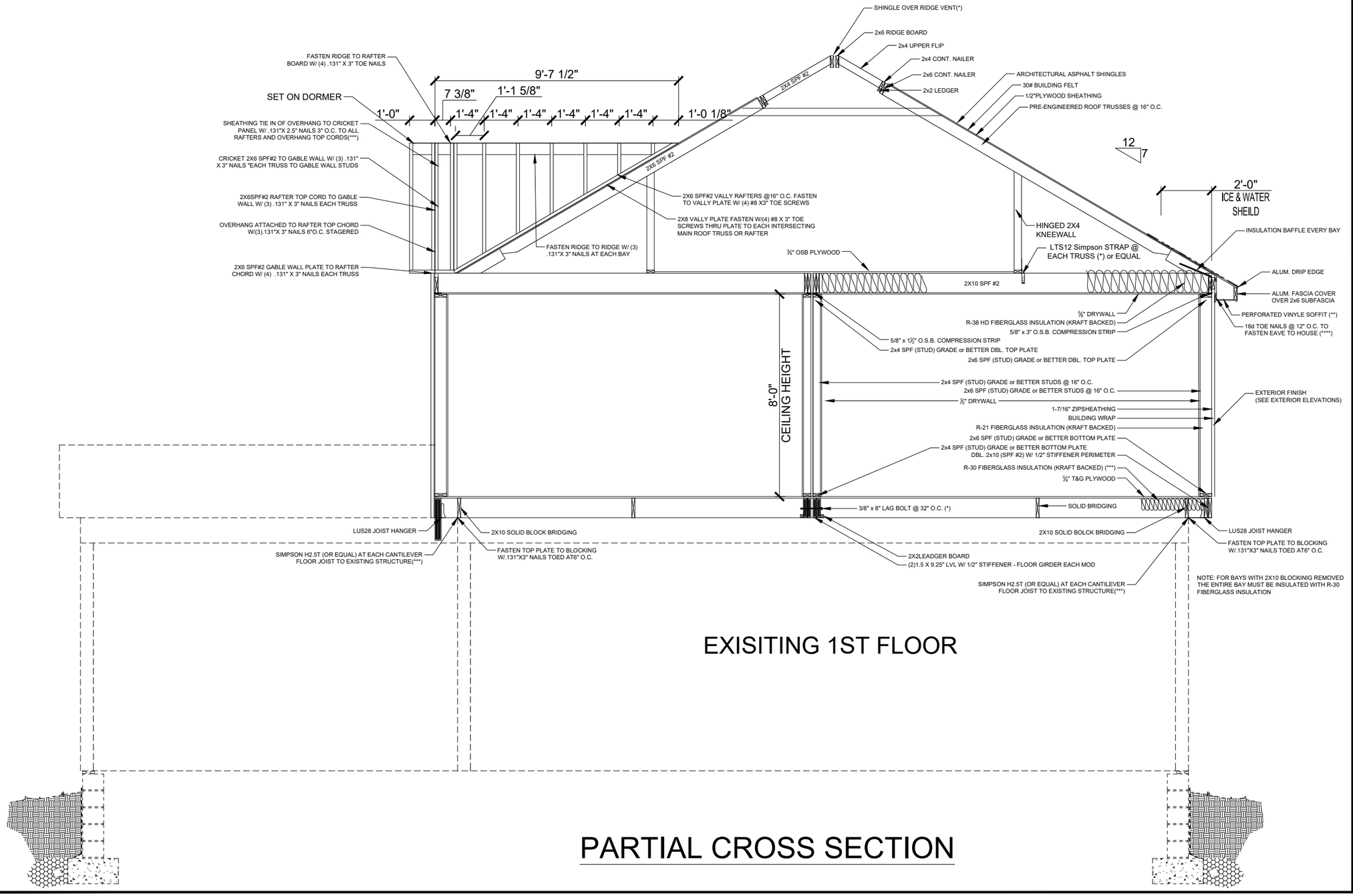
DRAWING TITLE:
LOADS TO 1ST FLOOR

REGISTERED ARCHITECT / PE STAMP

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
DRAWING No.	6.0
SCALE:	3/16" = 1'-0"

Z:\REQUESTS\2024\24-0118\Request DWG Shop\24-0118 East Coast Dormer-Ross.dwg

PERMIT SET ONLY



PARTIAL CROSS SECTION

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No.	DATE	DESCRIPTION	APPROVED
6.	A	A	A
5.	A	A	A
4.	A	A	A
3.	A	A	A
2.	03/20/24	PERMIT SET	WM
1.	2/14/2024	CHGS. PER REQUEST	KHH

REVISIONS

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE:
PART. CROSS SECTION

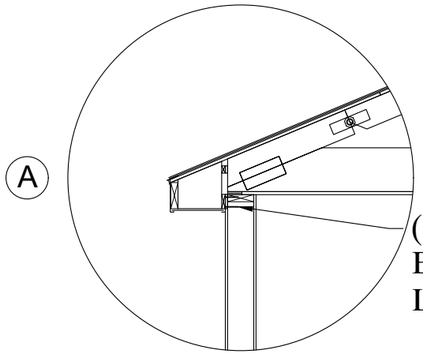
REGISTERED ARCHITECT / PE STAMP

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
DRAWING No.	7.0
SCALE:	1/4" = 1'-0"

Z:\REQUESTS\2024\24-0118\Request DWG Shop\24-0118 East Coast Dormer-Ross.dwg

PERMIT SET ONLY

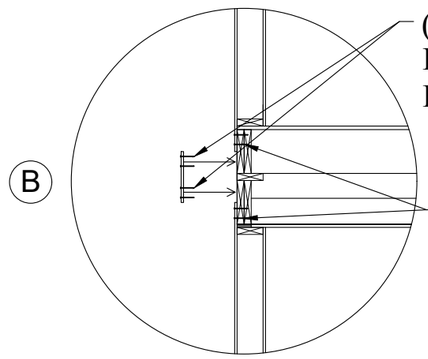
CONNECTIONS PER SIMPLEX INDUSTRIES CALCULATION PACKAGE



(2) ROWS 0.131" X 3" NAILS EACH SIDE OF SHEATHING LAP - 4" O.C.(STAGGERED). (FACTORY CONNECTION)

(EXT. SHEATHING TO TOP PLATES)

SECTION 10, SHEET 10.3.0



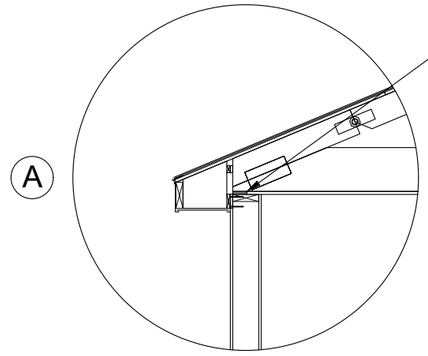
(2) ROWS 0.131" X 3" NAILS EACH SIDE OF SHEATHING LAP - 6" O.C. STAGGERED. (ON-SITE CONNECTION)

(2) ROWS 0.131" X 3" NAILS EACH SIDE OF SHEATHING LAP - 6" O.C.(STAGGERED) (FACTORY CONNECTION)

(EXT. SHEATHING STORY TO STORY)

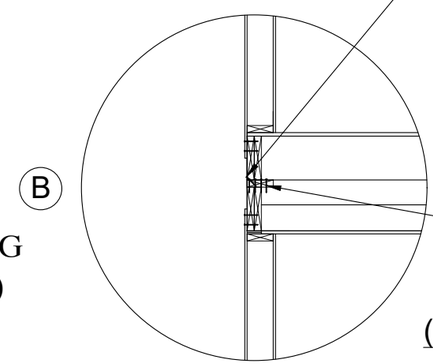
SECTION 10, SHEET 10.4.0

CONNECTIONS PER 2015 IRC CODE



(4) 0.131" X 3" TOE NAIL @ EACH TRUSS (2) PER SIDE TO DBL TOP PLATE. (FACTORY CONNECTION)

(ROOF TO WALL)



(1) 3" X 0.131" TOE NAIL @ 6" O.C. @ PERIMETER TO LEDGER PLATE. (ON-SITE CONNECTION)

(4) 0.131" X 3" NAILS LEDGER PLATE TO PERIMETER 16" O.C. (FACTORY CONNECTION)

(STORY TO STORY)

Z:\REQUESTS\2024\24-0118\Request DWG Shop\24-0118 East Coast Dormer-Ross.dwg

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DUE TO MOISTURE CONTENT OF WOOD, SOME SHRINKAGE MAY OCCUR IN THE FACE WIDTH OF THE LUMBER DUE TO NATURAL LUMBER CASTING PROCESS AND MAY AFFECT THE EXTERIOR FINISH APPLICATION. EXTERIOR FINISH INSTALLED SHOULD CONSULT THE EXTERIOR FINISH MATERIAL MANUFACTURER FOR RECOMMENDED INSTALLATION INSTRUCTIONS TO ACCOUNT FOR POSSIBLE WOOD SHRINKAGE.

No.	DATE	DESCRIPTION	APPROVED
6.	A		
5.	A		
4.	A		
3.	A		
2.	03/20/24	PERMIT SET	WM
1.	2/14/2024	CHGS. PER REQUEST	KHH

REVISIONS

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE:
MODULAR CONNECTIONS

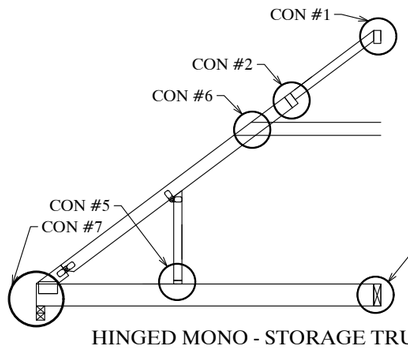
REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
EXCELLENCE
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	MODULAR CONNECTIONS
DRAWING No.	7.1
SCALE:	N.T.S.

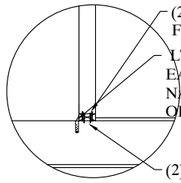
PERMIT SET ONLY

USE THESE



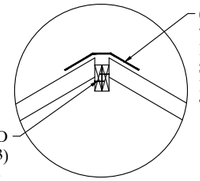
HINGED MONO - STORAGE TRUSS

ALL CONNECTIONS BASED ON REACTIONS PROVIDED BY TRUSS MANUFACTURERS TRUSS DESIGN.
REFER TO INDIVIDUAL TRUSS DRAWING FOR ADDITIONAL MANUFACTURER SPECIFIED CONNECTIONS

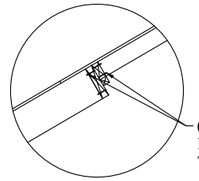


DETAIL 5
(KNEE WALL TO BOTTOM CHORD)
CONNECTION PER TRUSS SPECS
(ON-SITE CONNECTION)

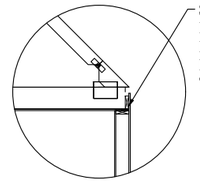
CALCULATIONS PER SIMPLEX INDUSTRIES CALCULATION PACKAGE



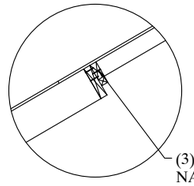
DETAIL 1C-1D
(RIDGE BOARD TO RIDGE BOARD)
SECTION 8, SHEET 8.0.4 & 8.0.5
(ON-SITE CONNECTION)



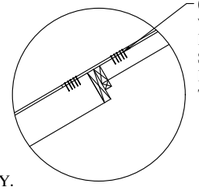
DETAIL 2A
(FLIP BOARD TO TRUSS TOP CHORD)
SECTION 8, SHEET 8.0.6
(ON-SITE CONNECTION)



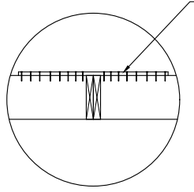
DETAIL 7
(EXTERIOR WALL TO TRUSS)
CONNECTION PER TRUSS SPECS
(FACTORY CONNECTION)



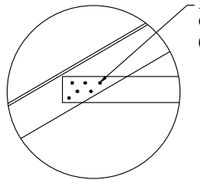
DETAIL 2B
(FLIP BOARD TO FLIP BOARD)
SECTION 8, SHEET 8.0.7
(ON-SITE CONNECTION)



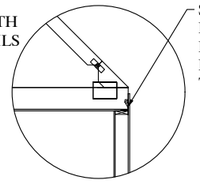
DETAIL 2C
(CONNECTION ACROSS FLIP JOINT)
SECTION 8, SHEET 8.0.8 & 8.0.8.1
(ON-SITE CONNECTION)



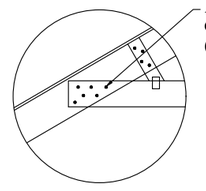
DETAIL 4
(TRUSS TO TRUSS ACROSS MATE LINE)
SECTION 8, SHEET 8.0.11
(ON-SITE CONNECTION)



DETAIL 6A
(COLLAR TIE TO TOP CHORD)
SECTION 8, SHEET 8.0.13
(ON-SITE CONNECTION)



DETAIL 7
(EXTERIOR WALL TO TRUSS)
CONNECTION PER TRUSS SPECS
(FACTORY CONNECTION)



DETAIL 6A
(COLLAR TIE TO TOP CHORD K-WEB)
SECTION 8, SHEET 8.0.13
(ON-SITE CONNECTION)

Z:\REQUESTS\2024\24-0118\Request DWG Shop\24-0118 East Coast Dormer-Ross.dwg

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DUE TO MOISTURE CONTENT OF WOOD, SOME SHRINKAGE MAY OCCUR IN THE FACE WIDTH OF THE LUMBER DUE TO NATURAL LUMBER CHARACTERISTICS AND MAY AFFECT THE EXTERIOR FINISH APPLICATION. EXTERIOR FINISH INSTALLED SHOULD CONSULT THE EXTERIOR FINISH MATERIAL MANUFACTURER FOR RECOMMENDED INSTALLATION INSTRUCTIONS TO ACCOUNT FOR POSSIBLE WOOD SHRINKAGE.

No.	DATE	DESCRIPTION	APPROVED
1.	2/14/2024	CHGS. PER REQUEST	KHH
2.	03/20/24	PERMIT SET	WM
3.	A	A	A
4.	A	A	A
5.	A	A	A
6.	A	A	A

REVISIONS

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

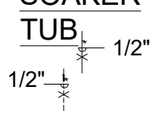
DRAWING TITLE:
TRUSS CONNECTIONS

REGISTERED ARCHITECT / PE STAMP

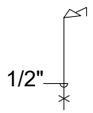
Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
DRAWING No.	7.2
SCALE:	N.T.S.

PERMIT SET ONLY

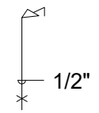
SOAKER TUB



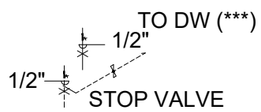
TYPICAL TUB SUPPLY



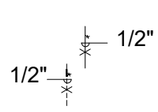
TYPICAL WASHER SUPPLY



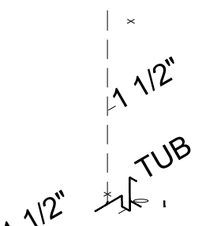
BOILER DRAIN VALVE



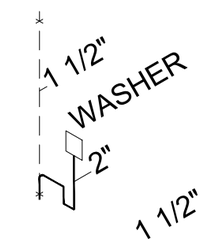
TYPICAL KITCHEN SINK w/ DW SUPPLY



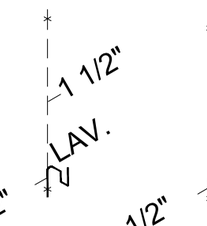
TYPICAL LAV/ KITCHEN SINK SUPPLY



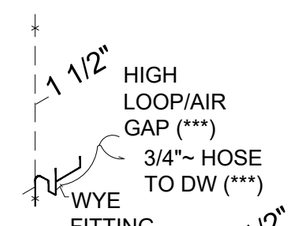
TYPICAL TUB DRAIN / VENT



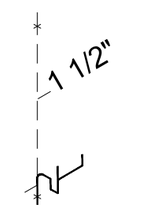
TYPICAL WASHER DRAIN / VENT



TYPICAL LAV. DRAIN / VENT

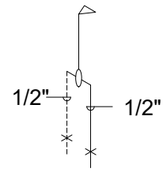


TYPICAL KITCHEN SINK DRAIN / VENT w/ DW

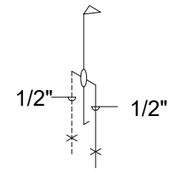


KITCHEN SINK

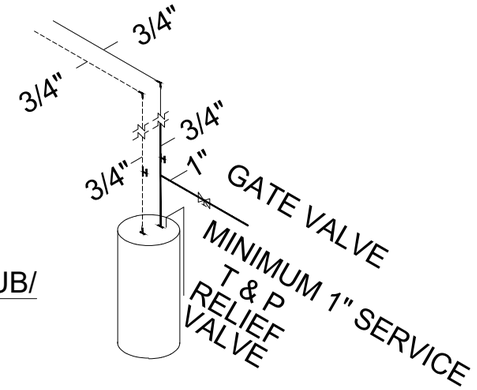
TYPICAL W.C. SUPPLY



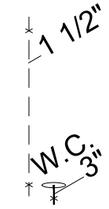
TYPICAL SHOWER SUPPLY



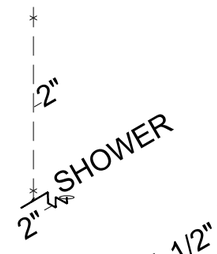
TYPICAL TUB/ SHOWER SUPPLY



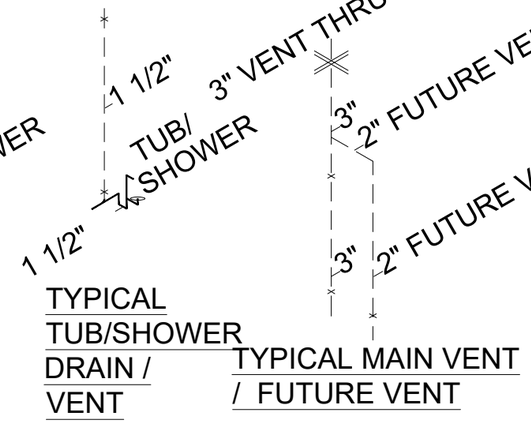
TYPICAL SUPPLY SCHEMATICS



TYPICAL W.C. DRAIN / VENT



TYPICAL SHOWER DRAIN / VENT



TYPICAL TUB/SHOWER DRAIN / VENT

TYPICAL MAIN VENT / FUTURE VENT

TYPICAL D.W.V. SCHEMATICS

PLUMBING NOTES:

1. All drain lines to be PVC
2. All factory plumbing is stubbed through the first floor only. Plumbing on the second floor is run to a central area in the second floor where connections can be made to the first floor stubs in the ceiling cavity through either a ceiling or floor access. The materials to make these connections between floors are to be provided and installed by others on site per local/state codes.
3. Plumbing below rfirst story floor is not provided by the factory.
4. * denotes 3" frost free vents where required.
5. Factory not responsible for on site connections.
6. All water lines to be copper type 'L' w/ lead free solder or pex.
7. All fittings for water lines to be bronze or wrought copper or pex.
8. All plumbing below floor must conform w/ local and state codes.
9. All waste and vent lines to be PVC w/ solvent welded joints.
10. Povide interior access from dwelling to tub and/or shower shutoff
11. Above floor fixture shutoffs by factory.
12. All vents through roof increase to 3". Min 12" inside thermal envelope.
13. All vent piping connections shall be the responsibility of the builder/dealer
14. Anti-scald device throughout the house.
15. 1.28 Gallon flush throughout the house.
16. Maximum pressure: the static water pressure shall be not greater then 80 psi. Where the main pressure exceeds 80 psi, an approved pressure reducing valve conforming to ASSE 1003 or B356 shall be installed on the domestic water branch main or riser at the connection to the water service pipe.

LEGEND

- COLD WATER SUPPLY PIPING
- HOT WATER SUPPLY PIPING
- VENT PIPING
- DRAIN/WASTE PIPING

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REVISIONS

No.	DESCRIPTION	DATE	APPROVED
1.	PERMIT SET	03/20/24	WM
2.	CHGS. PER REQUEST	2/14/2024	KHH
3.			A
4.			A
5.			A
6.			A

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE:
PLUMBING SCHEMATIC

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
DRAWING No.	8.0
SCALE:	N.T.S.

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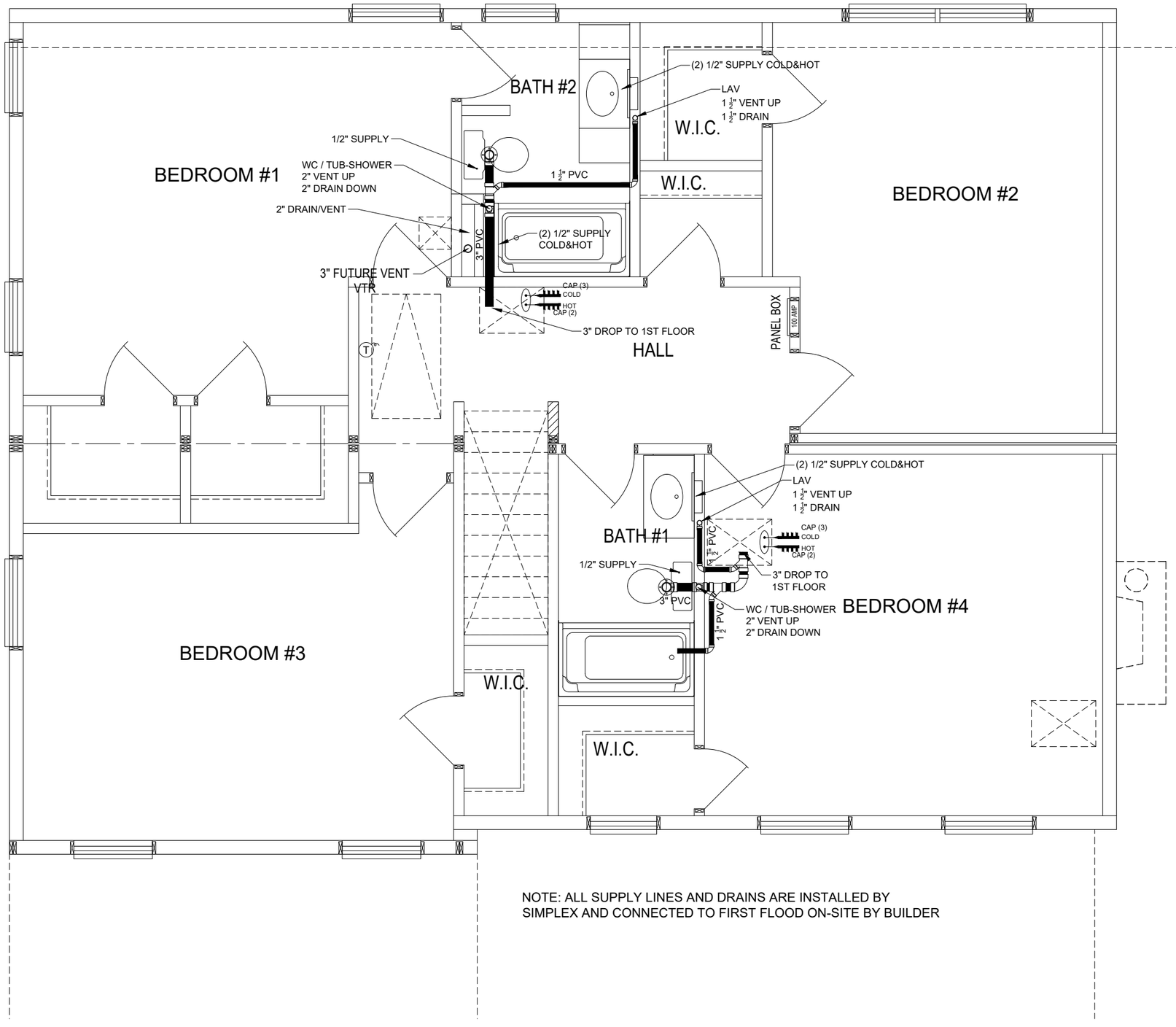
PERMIT SET ONLY



NOTE: ALL SUPPLY LINES AND DRAINS ARE INSTALLED BY
SIMPLEX AND CONNECTED TO FIRST FLOOD ON-SITE BY BUILDER

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No.	DATE	DESCRIPTION	APPROVED
1.	2/14/2024	CHGS. PER REQUEST	KHH
2.	03/20/24	PERMIT SET	WM
3.	A	A	A
4.	A	A	A
5.	A	A	A
6.	A	A	A

REVISIONS

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

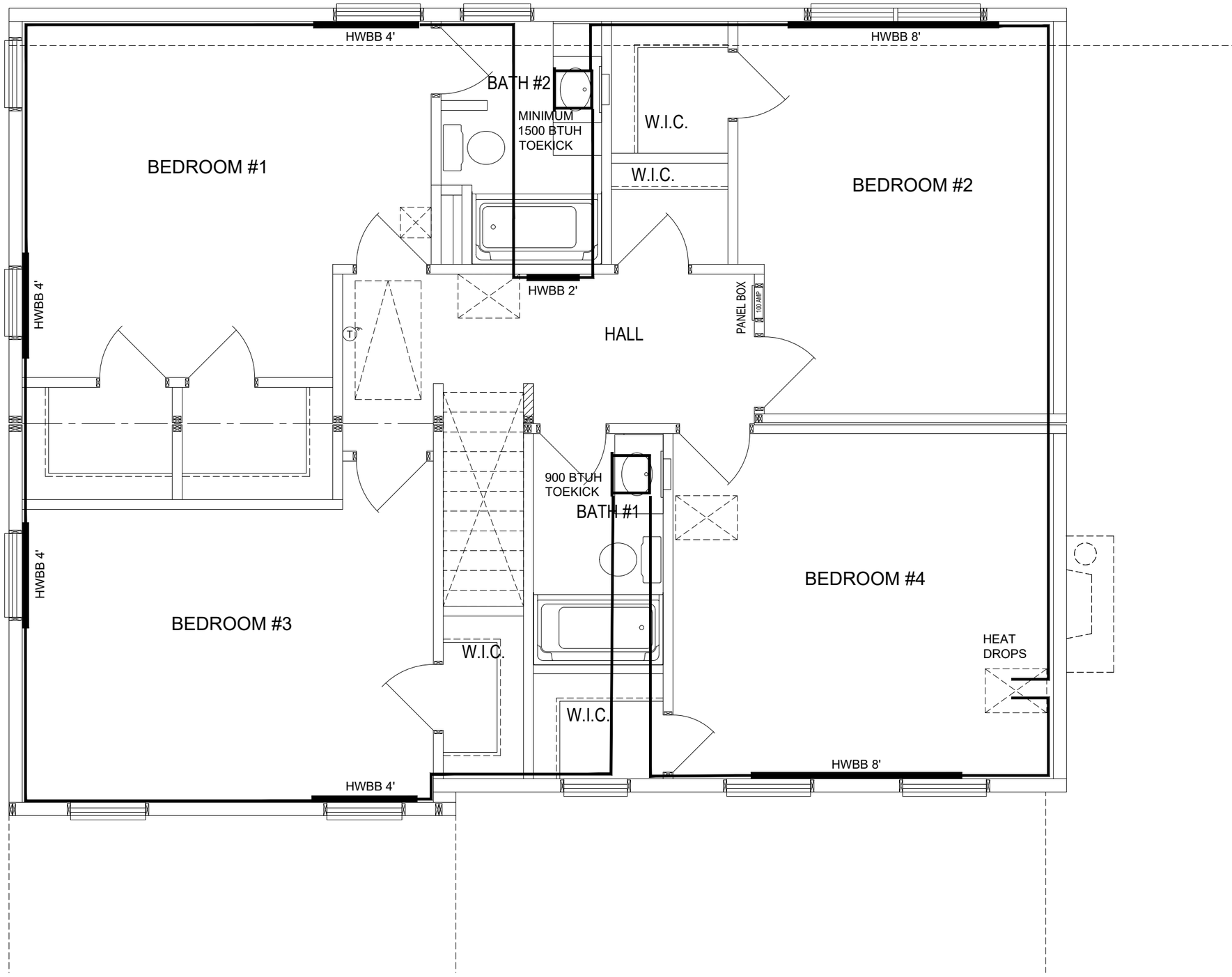
DRAWING TITLE:
2ND FLOOR PLUMBING PLAN

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
DRAWING No.	8.1
SCALE:	1/4" = 1'-0"

PERMIT SET ONLY



Z:\REQUESTS\2024\24-0118\Request DWG Shop\24-0118 East Coast Dormer-Ross.dwg

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REVISIONS

No.	DATE	DESCRIPTION	APPROVED
6.	A		
5.	A		
4.	A		
3.	A		
2.	03/20/24	PERMIT SET	WM
1.	2/14/2024	CHGS. PER REQUEST	KHH

CUSTOMER:
ROSS
36 OXFORD BLVD
GREAT NECK, NY 11023

BUILDER:
EAST COAST DORMER
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

DRAWING TITLE:
2ND FLOOR HEAT PLAN

REGISTERED ARCHITECT / PE STAMP

REGISTERED ARCHITECT
MURRAY J MILLER
013003-01
STATE OF NEW YORK

Eng. No:	24-0118
Eng. Date:	02/05/24
SERIAL No:	0000
DRAWING BY:	SD
CHECKED BY:	A
DRAWING No.	8.2
SCALE:	1/4" = 1'-0"

Generated by RES*check-Web* Software

Compliance Certificate

Project 24-0118 EAST COAST DORMER-ROSS

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

Construction Site:
36 oxford blvd
great neck, ny 11023

Owner/Agent:
East Coast Dormers
17-A SEAMAN AVENUE
BETHPAGE, NY 11714

Designer/Contractor:
Simplex Homes
1 Simplex Drive
Scranton, PA 18504

Compliance: Passes using UA trade-off

Compliance: **0.0% Better Than Code** Maximum UA: **141** Your UA: **141** Maximum SHGC: **0.40** Your SHGC: **0.28**

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

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

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	1,205	38.0	0.0	0.030	0.026	36	31
2nd flr left wall: Wood Frame, 16" o.c.	238	21.0	0.0	0.057	0.060	14	14
2nd lfr right wall: Wood Frame, 16" o.c.	245	21.0	0.0	0.057	0.060	12	13
TVBDH3046M: Vinyl Frame SHGC: 0.28	15			0.300	0.320	5	5
TVBDH24310: Vinyl Frame SHGC: 0.28	10			0.300	0.320	3	3
TVBDH24310M: Vinyl Frame SHGC: 0.28	10			0.300	0.320	3	3
2nd flr rear wall: Wood Frame, 16" o.c.	321	21.0	0.0	0.057	0.060	15	16
TVBDH24310M: Vinyl Frame SHGC: 0.28	10			0.300	0.320	3	3
TVBDH3046M: Vinyl Frame SHGC: 0.28	15			0.300	0.320	5	5

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
TVBDH3046M-2: Vinyl Frame SHGC: 0.28	31			0.300	0.320	9	10
2nd flr front wall: Wood Frame, 16" o.c.	328	21.0	0.0	0.057	0.060	15	16
TVBDH3046M: Vinyl Frame SHGC: 0.28	15			0.300	0.320	5	5
TVBDH3046M: Vinyl Frame SHGC: 0.28	15			0.300	0.320	5	5
TVBDH2842-M: Vinyl Frame SHGC: 0.28	13			0.300	0.320	4	4
TVBDH2842-M: Vinyl Frame SHGC: 0.28	13			0.300	0.320	4	4
CLAW2418: Vinyl Frame SHGC: 0.30	4			0.300	0.320	1	1
Floor: All-Wood Joist/Truss	57	30.0	0.0	0.033	0.047	2	3

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

Wayne Morris
Name - Title

Wayne R. Morris
Signature

03/21/24
Date

RES*check* Software Version : REScheck-Web

Inspection Checklist

Energy Code: 2018 IECC

Requirements: 0.0% were addressed directly in the RES*check* software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1][1]	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
103.1, 103.2, 403.7 [PR3][1]	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
302.1, 403.7 [PR2][2]	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr_____ Cooling: Btu/hr_____	Heating: Btu/hr_____ Cooling: Btu/hr_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Foundation Inspection	Complies?	Comments/Assumptions
303.2.1 [FO11]2	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.9 [FO12]2	Snow- and ice-melting system controls installed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2][1]	Glazing U-factor (area-weighted average).	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.3 [FR4][1]	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.1.1 [FR23][1]	Air barrier and thermal barrier installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.3 [FR20][1]	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.5 [FR16][2]	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.1 [FR12][1]	Supply and return ducts in attics insulated >= R-8 where duct is >= 3 inches in diameter and >= R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated >= R-6 for diameter >= 3 inches and R-4.2 for < 3 inches in diameter.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.2 [FR13][1]	Ducts, air handlers and filter boxes are sealed with joints/seams compliant with International Mechanical Code or International Residential Code, as applicable.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.5 [FR15][3]	Building cavities are not used as ducts or plenums.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.4 [FR17][2]	HVAC piping conveying fluids above 105 ºF or chilled fluids below 55 ºF are insulated to ≥R-3.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.4.1 [FR24][1]	Protection of insulation on HVAC piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.3 [FR18][2]	Hot water pipes are insulated to ≥R-3.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.6 [FR19][2]	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13][2]	All installed insulation is labeled or the installed R-values provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.1.1, 402.2.6 [IN1][1]	Floor insulation R-value.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2, 402.2.8 [IN2][1]	Floor insulation installed per manufacturer's instructions and in substantial contact with the underside of the subfloor, or floor framing cavity insulation is in contact with the top side of sheathing, or continuous insulation is installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.1.1, 402.2.5, 402.2.6 [IN3][1]	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-____ ☐ Wood ☐ Mass ☐ Steel	R-____ ☐ Wood ☐ Mass ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2 [IN4][1]	Wall insulation is installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [FI1][1]	Ceiling insulation R-value.	R-_____ ☐ Wood ☐ Steel	R-_____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.1.1, 303.2 [FI2][1]	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.2.3 [FI22][2]	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.2.4 [FI3][1]	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.1.2 [FI17][1]	Blower door test @ 50 Pa. <=5 ach in Climate Zones 1-2, and <=3 ach in Climate Zones 3-8.	ACH 50 =_____	ACH 50 =_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.3 [FI27][1]	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	_____ cfm/100 ft²	_____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.4 [FI4][1]	Duct tightness test result of <=4 cfm/100 ft2 across the system or <=3 cfm/100 ft2 without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	_____ cfm/100 ft²	_____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.2.1 [FI24][1]	Air handler leakage designated by manufacturer at <=2% of design air flow.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.1.1 [FI9][2]	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.1.2 [FI10][2]	Heat pump thermostat installed on heat pumps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.1 [FI11][2]	Circulating service hot water systems have automatic or accessible manual controls.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [FI25][2]	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits per Table R403.6.1.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2 [FI26][2]	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.1.1 [FI28][2]	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.1.2 [FI29][2]	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.2 [FI30][2]	Demand recirculation water systems have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to <= 104ºF.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.4 [FI31][2]	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
404.1 [FI6][1]	90% or more of permanent fixtures have high efficacy lamps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
404.1.1 [FI23][3]	Fuel gas lighting systems have no continuous pilot light.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
401.3 [FI7][2]	Compliance certificate posted.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.3 [FI18][3]	Manufacturer manuals for mechanical and water heating systems have been provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

2018 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Above-Grade Wall	21.00
Below-Grade Wall	0.00
Floor	30.00
Ceiling / Roof	38.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
Window	0.30	0.28
Door		

Heating & Cooling Equipment	Efficiency
Heating System:_____	_____
Cooling System:_____	_____
Water Heater:_____	_____

Name: _____ **Date:**_____

Comments

JOB	24-0118		
SHEET NO.	1	OF	1
CALCULATED BY	SD	DATE	2/21/2024
CHECKED BY		DATE	

Whole House Ventilation Supply Air Worksheet

Manual J Table 5A

Table 5A

Infiltration Air Change Values for Three or Four Exposures

Default Air Change Values for Two Story Construction						
Construction	Air Changes per Hour — Heating					Infiltration [1] Cfm for One Fireplace
	Floor Area of Heated Space (SqFt)					
	900 Or Less	901 to 1500	1501 to 2000	2001 to 3000	3001 or More	
Tight	0.27	0.20	0.18	0.15	0.13	0
Semi-Tight	0.53	0.39	0.34	0.28	0.25	13
Average	0.79	0.58	0.50	0.41	0.37	20
Semi-Loose	1.23	0.90	0.77	0.63	0.56	27
Loose	1.67	1.22	1.04	0.85	0.75	33

1) For one additional fireplace, add 7 CFM to the above fireplace values. For two or more additional fireplaces, add 10 CFM (total) to the above.

2015 IRC Table M1507.3.3(1)

2018 IRC Table M1505.4.3(1)

CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS				
	0 – 1	2 – 3	4 – 5	6 – 7	> 7
	Airflow in CFM				
< 1,500	30	45	60	75	90
1,501 – 3,000	45	60	75	90	105
3,001 – 4,500	60	75	90	105	120
4,501 – 6,000	75	90	105	120	135
6,001 – 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

For SI: 1 square foot = 0.0929 m^2, 1 cubic foot per minute = 0.0004719 m^3/s.

Construction:	Semi-Tight	
1st story area sq.ft.	0	sf
1st story ceiling height	8	ft
2nd story area sq.ft.	1205	sf
2nd story ceiling height	8	ft
Total Building sq.ft.	1205	sf
Building volume cu.ft.	9640.0	cf
Air Change/Hr Value	0.28	ACH
	.	
(ACH*Volume)/60 min = CFM Provided	45.0	CFM
CFM Required per Table M1507.3.3(1)	60	CFM

SUPPLY NG

Whole house ventilation exhaust is provided by a continuous bath fan. See electrical plan for the identified fixture location and size.

HEAT LOSS CALCULATION WORKSHEET

2ND FLOOR — Heatloss

78 Deg. Design Temp. Diff. — Outside Design temps based on ACCA Manual "J", Table — 03/22/24

Engineering #: 24-0118

Ceiling HT:			A			B			C			D			E			F			G			H		
	ROOM:		BEDROOM #1			BEDROOM #2			BEDROOM #3			BEDROOM #4			BATH #1			BATH #2			W.I.C.4			HALL		
	# Exposed Walls		2			2			2			2			0			1			1			0		
	# Exposures		1			1			1			1			1			1			1			0		
			H	L	W	H	L	W	H	L	W	H	L	W	H	L	W	H	L	W	H	L	W	H	L	W
8'-0"	Room Dimensions		8	13.5	15.5	8	11.96	14.87	8	11.1	15.58	8	14.56	13.08	8	4.92	8.77	8	6.08	9.21	8	4.92	3.94	8	15.6	4.15
	Room Special Length			0			0			0			0			0			0			0			0	
	Exposed Walls (lf)		29			26.83			26.68			27.64			0			6.08			4.92			0		
	Gross Wall (sf)		232			214.64			213.44			221.12			0			48.64			39.36			0		
				BTUH			BTUH			BTUH			BTUH			BTUH			BTUH			BTUH			BTUH		
				Req'd			Req'd			Req'd			Req'd			Req'd			Req'd			Req'd			Req'd		
	Window	0.31	31.01	749.82		19.68	475.86		36.18	874.83		31.01	749.82		4.17	100.83		6.21	150.16		8.89	214.96		0	0	
	Door	0.17	0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0	
Insulation:	Sliding Glass Dr.	0.3	0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0	
21	Net Wall	0.04762	200.99	746.53		194.96	724.14		177.26	658.39		190.11	706.12		-4.17	-15.49		42.43	157.6		30.47	113.17		0	0	
	0, but if 2 story,1 or 2		2			2			2			2			2			2			2			2		
38	Ceiling	0.02632	209.25	429.51		177.85	365.05		172.94	354.98		190.44	390.91		43.148	88.568		55.997	114.94		19.385	39.79		64.74	132.89	
30	Floor	0.03333	209.25	0		177.85	0		172.94	0		190.44	0		43.148	0		55.997	0		19.385	0		64.74	0	
		0	cu.ft.			cu.ft.			cu.ft.			cu.ft.			cu.ft.			cu.ft.			cu.ft.			cu.ft.		
	Infiltration 0	0.006		0			0			0			0			0			0			0			517.92	242.39	
	Infiltration 1	0.012	1674	1566.9		1422.8	1331.7		1383.5	1295		1523.6	1426.1		345.19	323.1		447.97	419.3		155.08	145.15			0	
	Infiltration 2	0.018		0			0			0			0			0			0				0			0	
	Infiltration 3	0.027		0			0			0			0			0			0				0			0	
	Total BTUH			3492.7			2896.8			3183.2			3272.9			497.01			842			513.08			375.27	
	0 but if bath=1(+20%)		0	3492.7		0	2896.8		0	3183.2		0	3272.9		1	596.41		1	1010.4		0	513.08		0	375.27	
	Elec.=/3.413=watts			1023			848			932			958			175			296			150			110	
	HWBB = /550 = lf			7.00			6.00			6.00			6.00			2.00			2.00			1.00			1.00	

	ROOM:		I W.I.C. #2			J W.I.C. #1			K W.I.C. #3		
	# Exposed Walls		1			1			1		
	# Exposures		0			0			0		
			H	L	W	H	L	W	H	L	W
	Room Dimensions		8	9.21	4.42	8	4.25	11.77	8	2.9	6.17
	Room Special Length			0			0			0	
	Exposed Walls (lf)		9.21			4.25			2.9		
	Gross Wall (sf)		73.68			34			23.2		
				BTUH			BTUH			BTUH	
				Req'd			Req'd			Req'd	
	Window	0.31	0	0		0	0		0	0	
	Door	0.17	0	0		0	0		0	0	
	Sliding Glass Dr.	0.3	0	0		0	0		0	0	
	Net Wall	0.04762	73.68	273.67		34	126.29		23.2	86.171	
	0, but if 2 story,1 or 2		2			2			2		
	Ceiling	0.02632	40.708	83.559		50.023	102.68		17.893	36.728	
	Floor	0.03333	40.708	0		50.023	0		17.893	0	
			cu.ft.			cu.ft.			cu.ft.		
	Infiltration 0	0.006	325.67	152.41		400.18	187.28		143.14	66.991	
	Infiltration 1	0.012		0			0			0	
	Infiltration 2	0.018		0			0			0	
	Infiltration 3	0.027		0			0			0	
	Total BTUH			509.64			416.25			189.89	
	0 but if bath=1(+20%)		0	509.64		0	416.25		0	189.89	
	Elec.=/3.413=watts			149			122			56	
	HWBB = /550 = lf			1.00			1.00			1.00	

Room	Watt Unit	Inches
A	1250	50
B	1000	40
C	1000	40
D	1000	40
E	#N/A	#N/A
F	#N/A	#N/A
G	#N/A	#N/A
H	#N/A	#N/A
I	#N/A	#N/A
J	#N/A	#N/A
K	#N/A	#N/A

8'-0"
8'-6"
9'-0"
8
8.5
9
8
0
0

NOTICE OF UTILIZATION OF TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND/OR TIMBER CONSTRUCTION IN RESIDENTIAL STRUCTURES

(In accordance with Title 19 NYCRR PART 1265)

Local Authority having jurisdiction logo:

TO: *Name of Authority having jurisdiction:*

OWNER OF PROPERTY: East Coast Dormer/Ross

SUBJECT PROPERTY (ADDRESS AND TAX MAP NUMBER):

36 Oxford BLVD

Great Neck, NY 11023

Nassau County

PLEASE TAKE NOTICE THAT THE (CHECK ALL THAT APPLY):

- [X] New Residential Structure
- [ ] Addition to Existing Residential Structure
- [ ] Rehabilitation to Existing Residential Structure

TO BE CONSTRUCTED OR PERFORMED AT THE SUBJECT PROPERTY REFERENCE ABOVE WILL UTILIZE (check each applicable line):

- [X] Truss Type Construction (TT)
- [ ] Pre-Engineered Wood Construction (PW)
- [ ] Timber Construction (TC)

IN THE FOLLOWING LOCATION(S) (CHECK APPLICABLE LINE):

- [ ] Floor Framing, Including Girders and Beams (F)
- [X] Roof Framing (R)
- [ ] Floor Framing and Roof Framing (FR)

SIGNATURE: _____ DATE: 3/22/2024

PRINT NAME: Murray Jay Miller

CAPACITY (Check One): [ ] Owner [ ] Owner's Representative

Job	Truss	Truss Type	Qty	Ply	SIMPLEX 212
115947	CCF62901	HINGED ATTIC	1	1	Job Reference (optional)

UFP Industries Inc., Grand Rapids, MI 49525, Corey Daubert — 8.720 e Sep 6 2023 MiTek Industries, Inc. Mon Feb 26 07:00:57 2024 Page 1 of 1

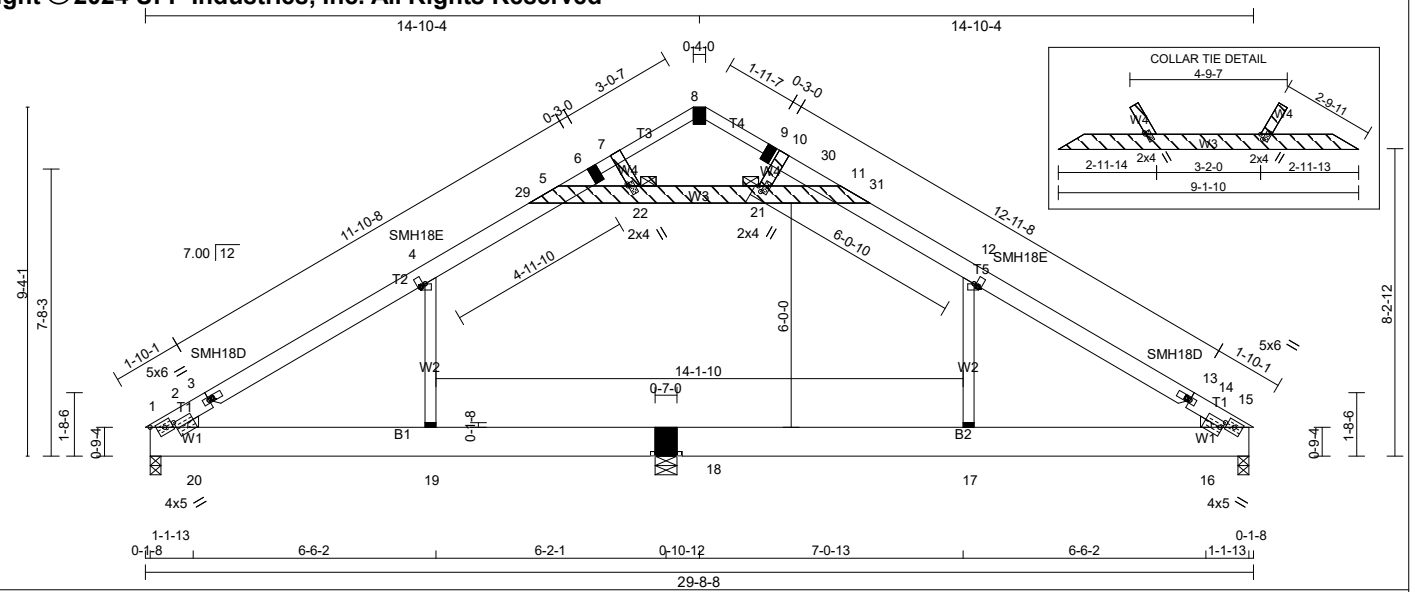

Plate Offsets (X,Y)-- [2:0-7-4,0-2-8], [3:0-1-4,0-0-0], [4:0-1-4,0-1-0], [12:0-1-4,0-1-0], [13:0-1-4,0-0-0], [14:0-0-14,0-2-4], [21:0-1-4,0-1-8], [22:0-0-12,0-0-0]

LOADING (psf)		SPACING-	1-4-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	17.0	Plate Grip DOL	1.15	TC	0.31	Vert(LL)	0.17	17	>999	240	MT20	197/144
(Ground Snow=20.0)		Lumber DOL	1.15	BC	0.41	Vert(CT)	-0.26	17-18	>716	180	MT18HS	197/144
TCDL	10.0	Rep Stress Incr	YES	WB	0.25	Horz(CT)	0.01	15	n/a	n/a		
BCLL	0.0 *	Code IBC2018/TPI2014		Matrix-R		Attic	-0.15	17-18	1297	360	Weight: 151 lb	FT = 0%
BCDL	10.0											

LUMBER-
TOP CHORD 2x6 SPF No.2 *Except* T3,T4: 2x4 SPF No.2
BOT CHORD 2x10 SPF No.2
WEBS 2x4 SPF No.2 *Except* W3: 2x6 SPF No.2

BRACING-
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
JOINTS 1 Brace at Jt(s): 21, 22

REACTIONS. (lb/size) 1=631/0-3-8, 15=647/0-3-8, 18=259/0-7-0
Max Horz 1=174(LC 11)
Max Uplift 1=-120(LC 12), 15=-127(LC 13), 18=-1(LC 12)
Max Grav 1=652(LC 23), 15=686(LC 24), 18=424(LC 23)

FORCES. (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-855/93, 2-3=-777/128, 3-4=-766/144, 4-29=-650/190, 5-29=-591/194, 5-6=-158/36, 6-7=-140/51, 7-8=-115/51, 8-9=-137/57, 9-10=-173/49, 10-30=-177/48, 11-30=-218/43, 11-31=-587/195, 12-31=-650/192, 12-13=-760/141, 13-14=-771/120, 14-15=-852/91
BOT CHORD 1-20=-63/629, 19-20=-63/629, 19-25=-63/629, 23-25=-63/629, 23-24=-63/629, 18-24=-63/629, 18-26=-63/629, 26-27=-63/629, 27-28=-63/629, 17-28=-63/629, 16-17=-63/629, 15-16=-63/629
WEBS 12-17=-113/150, 2-20=-88/194, 14-16=-99/199, 4-19=-117/153, 5-22=-585/198, 21-22=-488/190, 11-21=-541/200, 10-21=-87/116, 7-22=-80/240

REQUIRED FIELD JOINT CONNECTIONS - Maximum Compression (lb)/ Maximum Tension (lb)/ Maximum Shear (lb)/ Maximum Moment (lb-in)
5=585/198/118/0, 6=148/48/212/0, 7=80/240/22/0, 8=109/58/78/0, 9=164/50/48/0, 10=87/116/0/0, 11=541/200/61/0, 17=113/150/0/0, 18=63/629/259/0, 19=117/153/0/0

NOTES- (18-19)
1) Dado: 0-1-8 length x 0-1-8 deep dado, 0-0-0 to right edge from joint 18 on the bottom face.
2) Dado: 0-1-8 length x 0-1-8 deep dado, 0-0-0 to left edge from joint 18 on the bottom face.
3) Wind: ASCE 7-16; Vult=120mph (3-second gust) Vasd=95mph; TCDL=6.0psf; BCDL=6.0psf; h=30ft; Cat. II; Exp C; Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2E) 0-3-0 to 3-3-0, Interior(1) 3-3-0 to 11-9-7, Exterior(2R) 11-9-7 to 17-9-7, Interior(1) 17-9-7 to 26-5-8, Exterior(2E) 26-5-8 to 29-5-8 zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
4) TCLL: ASCE 7-16; Pg=20.0 psf; Ps=17.0 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat C; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10; IBC 1607.11.2 minimum roof live load applied where required.
5) Roof design snow load has been reduced to account for slope.
6) Unbalanced snow loads have been considered for this design.
7) All plates are MT20 plates unless otherwise indicated.
8) See HINGE PLATE DETAILS for plate placement.
9) Provisions must be made to prevent lateral movement of hinged member(s) during transportation.
10) All additional member connections shall be provided by others for forces as indicated.
11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
12) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
13) Ceiling dead load (5.0 psf) on member(s). 4-5, 11-12, 5-22, 21-22, 11-21
14) Bottom chord live load (20.0 psf) and additional bottom chord dead load (0.0 psf) applied only to room. 18-19, 17-18
15) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 120 lb uplift at joint 1, 127 lb uplift at joint 15 and 1 lb uplift at joint 18.
16) This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
17) Attic space shown is not designed for occupancy.
18) Take precaution to keep the chords in plane, any bending or twisting of the hinge plate must be repaired before the building is put into service.
19) The field-installed members are an integral part of the truss design. Retain a design professional to specify final field connections and temporary supports. All field-installed members must be properly fastened prior to applying any loading to the truss. This design anticipates the final set position.

2/26/2024

The professional engineering seal indicates that a licensed professional engineer has designed the truss under the standards referenced within this document, not necessarily the current state building code. The engineering seal is not an approval to use in a specific state. The final determination on whether a truss design is acceptable under the locally adopted building code rest with the building official or designated appointee.

WARNING - *Verify design parameters and READ NOTES*

UFP Industries, Inc.
PHONE (616)-364-6161

2801 EAST BELTLINE RD, NE
GRAND RAPIDS, MI 49525

Truss shall not be cut or modified without approval of the truss design engineer.
This component has only been designed for the loads noted on this drawing. Construction and lifting forces have not been considered. The builder is responsible for lifting methods and system design. Builder responsibilities are defined under TPI1. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult BCSI 1-06 from the Wood Truss Council of America and Truss Plate Institute Recommendation available from WTCA, 6300 Enterprise LN, Madison, WI 53719 J:\support\MitekSupp\templates\ufp.tpe

Job	Truss	Truss Type	Qty	Ply	SIMPLEX 212
115947	CCF63001	HINGED ATTIC	1	1	Job Reference (optional)

UFP Industries Inc., Grand Rapids, MI 49525, Corey Daubert — 8.720 e Sep 6 2023 MiTek Industries, Inc. Mon Feb 26 07:03:11 2024 Page 1 of 1

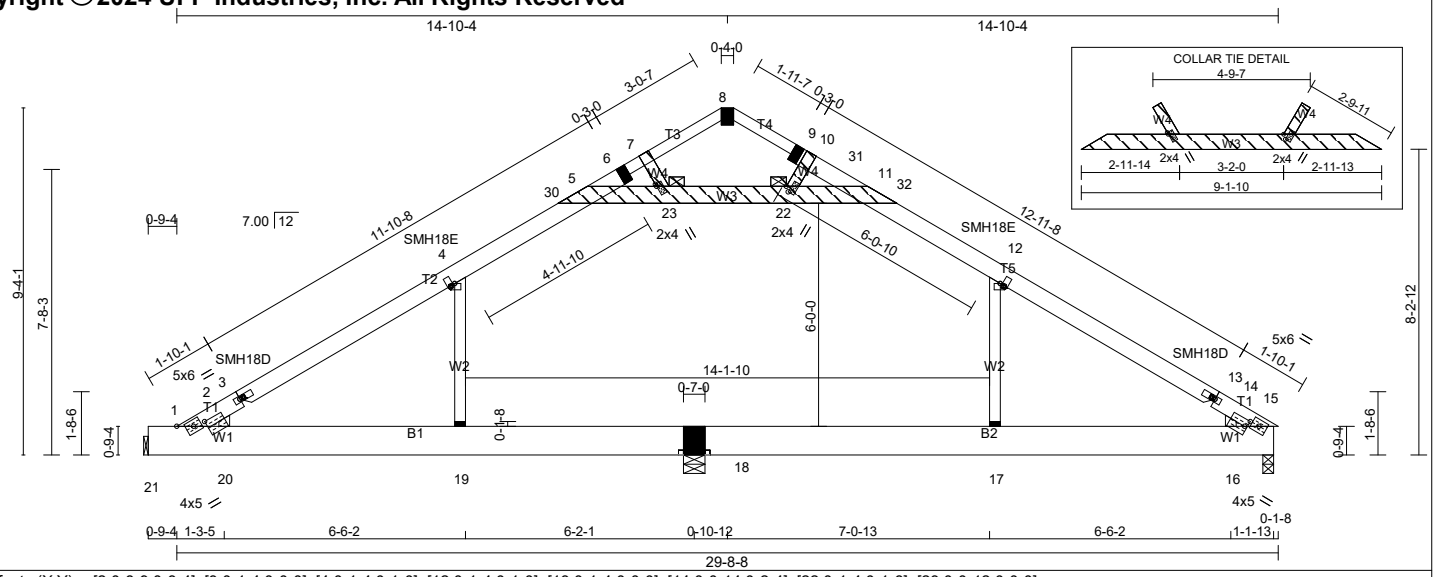

Plate Offsets (X,Y)-- [2:0-8-9,0-3-4], [3:0-1-4,0-0-0], [4:0-1-4,0-1-0], [12:0-1-4,0-1-0], [13:0-1-4,0-0-0], [14:0-0-14,0-2-4], [22:0-1-4,0-1-8], [23:0-0-12,0-0-0]

LOADING (psf)		SPACING-	1-4-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	17.0	Plate Grip DOL	1.15	TC	0.35	Vert(LL)	0.18	19-20	>964	240	MT20	197/144
(Ground Snow=20.0)		Lumber DOL	1.15	BC	0.46	Vert(CT)	-0.25	19-20	>698	180	MT18HS	197/144
TCDL	10.0	Rep Stress Incr	YES	WB	0.27	Horz(CT)	0.01	15	n/a	n/a		
BCLL	0.0 *	Code IBC2018/TPI2014		Matrix-R		Attic	-0.13	18-19	1166	360	Weight: 154 lb	FT = 0%
BCDL	10.0											

LUMBER-
TOP CHORD 2x6 SPF No.2 *Except* T3,T4: 2x4 SPF No.2
BOT CHORD 2x10 SPF No.2
WEBS 2x4 SPF No.2 *Except* W3: 2x6 SPF No.2

BRACING-
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
JOINTS 1 Brace at Jt(s): 22, 23

REACTIONS. (lb/size) 15=657/0-3-8, 21=640/Mechanical, 18=282/0-7-0
Max Horz 21=174(LC 11)
Max Uplift 15=-128(LC 13), 21=-113(LC 12), 18=-8(LC 12)
Max Grav 15=696(LC 24), 21=657(LC 23), 18=450(LC 23)

FORCES. (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=-782/88, 2-3=-811/133, 3-4=-799/149, 4-30=-669/193, 5-30=-610/197, 5-6=-159/36, 6-7=-141/51, 7-8=-116/51, 8-9=-138/57, 9-10=-174/50, 10-31=-196/48, 11-31=-219/43, 11-32=-609/198, 12-32=-673/195, 12-13=-785/142, 13-14=-795/122, 14-15=-883/94
BOT CHORD 1-21=-174/174, 1-20=-65/651, 19-20=-65/651, 19-26=-65/651, 24-26=-65/651, 24-25=-65/651, 18-25=-65/651, 18-27=-65/651, 27-28=-65/651, 28-29=-65/651, 17-29=-65/651, 16-17=-65/651, 15-16=-65/651
WEBS 12-17=-104/149, 2-20=-237/198, 14-16=-93/197, 4-19=-90/151, 5-23=-610/202, 22-23=-510/193, 11-22=-572/203, 10-22=-71/135, 7-23=-80/244

REQUIRED FIELD JOINT CONNECTIONS - Maximum Compression (lb)/ Maximum Tension (lb)/ Maximum Shear (lb)/ Maximum Moment (lb-in)
5=610/202/126/0, 6=149/48/216/0, 7=80/244/22/0, 8=110/58/79/0, 9=165/50/48/0, 10=71/135/0/0, 11=572/203/74/0, 17=104/149/0/0, 18=65/651/264/0, 19=90/151/0/0

NOTES-
1) Dado: 0-1-8 length x 0-1-8 deep dado, 0-0-0 to right edge from joint 18 on the bottom face.
2) Dado: 0-1-8 length x 0-1-8 deep dado, 0-0-0 to left edge from joint 18 on the bottom face.
3) Wind: ASCE 7-16; Vult=120mph (3-second gust) Vasd=95mph; TCDL=6.0psf; BCDL=6.0psf; h=30ft; Cat. II; Exp C; Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2E) 0-0-0 to 3-0-0, Interior(1) 3-0-0 to 11-9-7, Exterior(2R) 11-9-7 to 17-9-7, Interior(1) 17-9-7 to 26-5-8, Exterior(2E) 26-5-8 to 29-5-8 zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
4) TCLL: ASCE 7-16; Pg=20.0 psf; Ps=17.0 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat C; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10; IBC 1607.11.2 minimum roof live load applied where required.; Min. flat roof snow load governs. Rain surcharge applied to all exposed surfaces with slopes less than 0.500/12 in accordance with IBC 1608.3.4.
5) Roof design snow load has been reduced to account for slope.
6) Unbalanced snow loads have been considered for this design.
7) This truss has been designed for greater of min roof live load of 17.0 psf or 2.00 times flat roof load of 15.4 psf on overhangs non-concurrent with other live laods.
8) All plates are MT20 plates unless otherwise indicated.
9) See HINGE PLATE DETAILS for plate placement.
10) Provisions must be made to prevent lateral movement of hinged member(s) during transportation.
11) All additional member connections shall be provided by others for forces as indicated.
12) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
13) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
14) Ceiling dead load (5.0 psf) on member(s). 4-5, 11-12, 5-23, 22-23, 11-22
15) Bottom chord live load (20.0 psf) and additional bottom chord dead load (0.0 psf) applied only to room. 18-19, 17-18
16) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 128 lb uplift at joint 15, 113 lb uplift at joint 21 and 8 lb uplift at joint 18.
17) This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
18) Attic space shown is not designed for occupancy.
19) Take precaution to keep the chords in plane, any bending or twisting of the hinge plate must be repaired before the building is put into service.
20) The field-installed members are an integral part of the truss design. Retain a design professional to specify final field connections and temporary supports. All field-installed members must be properly fastened prior to applying any loading to the truss. This design anticipates the final set position.

2/26/2024

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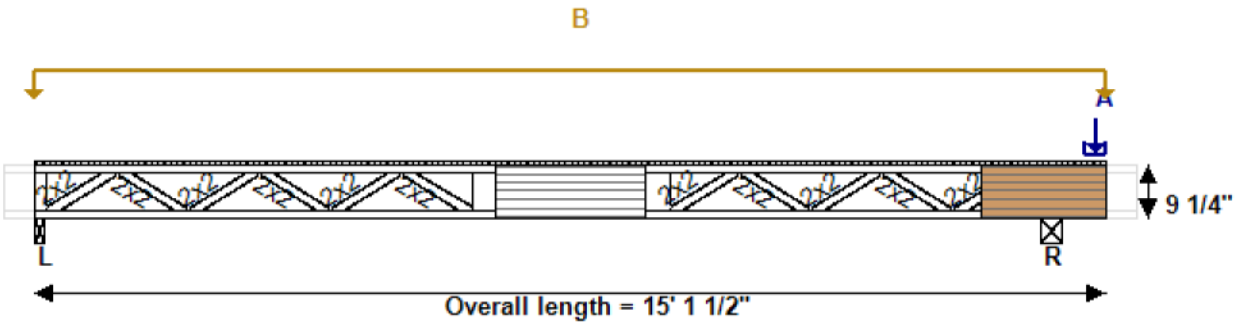
OPEN JOIST 2000®	Manufacturer or Distributor	References
	Allegheny Structural Components 3778 Oneida Valley Road Emlenton, PA 16373 724-867-1100	Drawing by: Kevin Reitz Job number: 115947 Id: J16 Project: CCF62901 Customer: Simplex Building Address:
Manufactured length: 16' **Trim Left: 5.25", Right: 5.25"**	Perimeter Materials **Left: None, Right: None**	Characteristics(Use, Depth, Top-Bottom, Plies, Spacing) **OJ2000 3 X 2 SPF #1/#2 (Floor - Joist, 9 1/4", 3 X 2, 1 ply, 16" o.c.)**



LOADING

Top

Lbl	Nb	@ c/c	Type	X1	X2	Y	Z	Θ	L	Lp	Loads
A	1	-	Conc	14' 11 3/4"	-	-	-	-	3 1/2"	3"	(lb): D= 762
B	1	-	Area	0"	15' 1 1/2"	-	-	-	15' 1 1/2"	1' 4"	(psf): L=30, D=10

STRENGTH LOAD CASES

LC1 : D
LC2 : D+L
LEGEND: D: Dead. L: Live.

UNFACTORED REACTIONS

Bearing	L		R	
	Min	Max	Min	Max
Partial	01	10	00	11
Is Uplift	☐	☐	☐	☐
Dead	63	63	901	901
Live	-1	288	0	317

LOAD CRUSHING ANALYSIS

Face	Label	P (2) (lb)	P_a (lb)	C_D	P / P_a	Critical LC - Part
Top	A	762	2487	-	**0.31**	1-00

Job#PER241084 P.E, Robbins, P. E. Victoria IL 61485 03/19/2024

BEARING ANALYSIS

Label	Real Bearing		Min Calc. Bearing		Normal					Uplift		
	ContactArea, Centroid AxialWidth, Center (in)	C_B	--- (in)	C_B	R [4] (lb)	R_a (lb)	C_D	R / R_a	Critical LC-Part	R (lb)	C_D	Critical LC-Part
L	3.75 in², 0.75" 1.5", 0.75"	1.00	NA	NA	351	1594	NA	**0.22**	2-10	NA	NA	NA
R	8.75 in², 172.25" 3.5", 172.25"	NA	NA	NA	1219	1949	NA	**0.63**	2-11	NA	NA	NA

SHEAR ANALYSIS

Axis	Max At (in)	V (lb)	V_a(inc. C_D) (lb)	C_D	V / V_a(inc. C_D)	Critical LC - Part
Z	172.75"	772	1256	0.90	**0.61**	1-00

BENDING ANALYSIS

Axis	At (in)	M (lb.ft)	C_L	M_a(inc. C_D) (lb.ft)	C_D	M / M_a(inc. C_D)	Critical LC - Part
Z	78.75"	1132	1.00	3382	1.00	**0.33**	2-10

DEFLECTION

Axis			Critical		Calculated				Criteria		Calc. --- Crt.
			LOAD CASE	Part	Δ (in)	Camber (in)	Δ - Camb (in)		Δ (in)		
Z	Δ_L	Span L-R	LCL1 : L	10	0.194"	NA	NA	L/886	0.476"	L/360	**0.41**
Z	Δ_L	Cantilever	LCL1 : L	10	-0.033"	NA	NA	L/277	0.125"	L/74	**0.27**
Z	Δ_T	Span L-R	LCT2 : D+L -camber	10	0.203"	0.135"	0.068"	L/2523	0.715"	L/240	**0.10**
Z	Δ_T	Cantilever	LCT2 : D+L -camber	01	0.006"	-0.031"	0.037"	L/252	0.125"	L/74	**0.29**
Z	Δ_{creep}	Span L-R	LCC2 : K_{cr}D+L -camber	10	0.208"	0.135"	0.074"	L/2329	0.715"	L/240	**0.10**
Z	Δ_{creep}	Cantilever	LCC2 : K_{cr}D+L -camber	01	0.008"	-0.031"	0.039"	L/235	0.125"	L/74	**0.31**

STRESS CAPACITIES AND MODIFICATION FACTORS

K =1E+20lb E'=1500000psi EI'=162E6lb*in² EIcomp'=194E6lb*in² CMb=1.00 CMv=1.00 CMcp=1.00 CMe=1.00 Crb=1 Kcr=1.50

REINFORCEMENTS

- Add REINFORCEMENT: OSB 32/16 (15/32") x 9 1/4" of height x 25 1/2" of length, starting at 78" from left end, in HORIZONTAL position, fixed on ONE side to top and bottom chord with PL PREMIUM glue and 3" nails at 5" o.c.
- Add REINFORCEMENT: OSB 32/16 (15/32") x 9 1/4" of height x 21 1/4" of length, starting at 160 1/4" from left end, in HORIZONTAL position, fixed on BOTH sides to top and bottom chord with PL PREMIUM glue and 3" nails at 5" o.c.

The bearings capacity and loads crushing calculations assume that if a reinforcement and/or squash block is used, it is in full contact with the bearing and the load.

ENGINEERING NOTES

(2): P = P_{Total} - Min(P_{aStud} + P_{aRim} , P_{Total})

(4): R = R_{Total} - Min(R_{aStud}(inc. C_D) + R_{aRim}(inc. C_D) , R_{Total})

Left Bearing : Unspecified material (not verified)

Right Bearing : Unspecified material (not verified)

Lateral Supports : For Joists, lateral support at a minimum of 16" o.c is always required on top chord, as well as on bottom if there are more than two bearings or a cantilever condition.

Subfloor : OSB 24oc (23/32") Glued and Nailed/Screwed

Quotation

-The Span of calculation is center to center of the real bearings.

-The position of Shear and Bending in the analysis is from the left end of the Span of calculation.

Job#PER241084 P.E, Robbins, P. E. Victoria IL 61485 03/19/2024

GENERAL NOTES

Analysis and design are in accordance with ICC2018 and NDS2018. Refer to manufacturer technical documentation for installation, specifications and restrictions of use. Building designer is responsible for verifying building system as a whole. This analysis is for individual building component only and is based on information provided by the client. The component designer is responsible only for the structural adequacy of the component based on design criteria and loadings shown here and disclaims any responsibility for damages as a result of faulty or incorrect information provided by the client.

JOB	24-0118 - floor beam over front bump-out		
SHEET NO.		OF	
CALCULATED BY	sd	DATE	3/1/2024
		REVISED	

Load Calculation Procedure

INPUTS

Location:	SIDEWALL	
Supporting Roof:	YES	
Number of Floor Supporting:	1	
Cape Roof:	YES	
Simply Supported Rafter:	NO	
Beam located in Ceiling:	NO	
Reaction from Truss or Rafter =	686	lb
Truss spacing =	16	in o.c.
Unit Width =	15.7	ft

CONSTANTS

Floor Live Load =	40	psf
Floor Dead Load =	10	psf
Wall Dead Load =	62	plf
Ceiling Dead Load =	6	psf

Note: Select 15psf Floor Dead Load when supporting tile floors or stone counters.

Required Deflection Criteria

Live Load =	L / 360
Total Load =	L / 240

Roof Live Load / Unbalanced Snow Load =	17	psf	Attic Live Load =	20 psf
Roof Dead Load =	10	psf		
Roof/Snow Load =	514.5	plf		
% Roof Live Load =	36.2	%		
% Roof Dead Load =	21.3	%		
% Attic Live Load =	42.6	%		

Load Cases

					Load Duration for Wood Members
1.	D	=	250.0	plf	Cd = 0.9
2.	D + L	=	782.9	plf	Cd = 1.0
3.	D + (L_r or S or R)	=	436.1	plf	Cd = 1.15
4.	D + 0.75L + 0.75(L_r or S or R)	=	844.0	plf	Cd = 1.15
5.	D + (0.6W or 0.7E)	=	250.0	plf	Cd = 0.9
6.	D + 0.75L + (0.75(0.6W) or 0.525E) + 0.75(L_r or S or R)	=	844.0	plf	Cd = 1.15
7a.	0.6D + (0.6W)	=	150.0	plf	Cd = 0.9
7b.	0.6D + (0.7E)	=	150.0	plf	Cd = 0.9

Check the highest load for each load duration factor when sizing wood members.
Check the highest load and apply no load duration factor when sizing steel members.

JOB	24-0118 - floor beam over front bump-out		
SHEET NO.		OF	
CALCULATED BY	sd	DATE	3/1/2024
		REVISED	

Beam & Header Spans

Beam1 =	1.5" x 20"	Species1 =	LVL	Grade1=	NA	NA	NA
Beam2 =	None	Species2 =		Grade2=	NA	NA	NA

Quantity Per Box, Q1 = 2 d1= 20.00 in b1= 3.00 in **Enter Beam w/ Largest Quantity in Q1**

Quantity Per Box, Q2 = d2= 0.00 in b2= 0.00 in

Area, A1 =	60.00 in^2	Section Modulus, S1 =	200.00 in^3	Moment of Inertia, I1 =	2000.00 in^4
Area, A2 =	0.00 in^2	Section Modulus, S2 =	0.00 in^3	Moment of Inertia, I2 =	0.00 in^4

Load Duration		Beam Stability		Size Factor		Repetitve Factor		Deflection Criteria	
C_D =	1.00	C_L =	1.00	C_{F1} =	0.93	C_{R1} =	1.00	delta LL =	360
				C_{F2} =	1.00	C_{R2} =	1.00	delta TL =	240

Shear			Moment			Deflection			Load Share	
F_{v1} =	285	psi	F_{b1} =	2750	psi	E1 =	2000000	psi	Beam1 =	100.00 %
F_{v2} =	0	psi	F_{b2} =	0	psi	E2 =	0	psi	Beam2 =	0.00 %

Controlling Load w = 844.0 plf

Max Allowable Length =	250.8 in	Actual Length Needed =	184.3 in
Reaction at Each End =	6479.3 lb	Minimum Bearing Length Required =	5.1 in
Max Deflection =	0.264 in		

Species & Grade	Number of Jack Studs Per Box					
	2-ply Header			3-ply Header		
	2x3	2x4	2x6	2x3	2x4	2x6
spf #2	5	4	4	5	3	3
spf #3	NG	4	4	NG	4	3
spf stud	NG	4	4	NG	4	3
sp#2	5	4	4	NG	3	3

BEAM FASTENING REQUIREMENTS
CONDITION 1 - TOP LOADED - 2 TO 4 PLY BEAMS
12" deep or less - (2) rows of 0.131"x3" nails @ 8" o.c.
> 12" & < 18" deep - (3) rows of 0.131"x3" nails @ 8" o.c.
> 18" deep - (4) rows of 0.131"x3" nails @ 8" o.c.
CONDITION 2 - SIDE LOADED
2-Ply <= 465plf (2) rows of 0.131"x3" nails @ 8" o.c.
2-Ply <= 700plf (3) rows of 0.131"x3" nails @ 8" o.c.
2-Ply <= 870plf (2) rows of 1/2" Bolts @ 12" o.c.
2-Ply > 870plf (3) rows of 1/2" Bolts @ 12" o.c.
3-Ply <= 350plf (2) rows of 0.131"x3" nails @ 8" o.c.
3-Ply <= 525plf (3) rows of 0.131"x3" nails @ 8" o.c.
3-Ply <= 650plf (2) rows of 1/2" Bolts @ 12" o.c.
3-Ply > 650plf (3) rows of 1/2" Bolts @ 12" o.c.
4-Ply (3) rows of 1/2" Bolts @ 12" o.c.
Note: Stagger fastener rows and locate fasteners minimum 2" from all ends and edges. Space rows equally apart vertically. Fastener spacing is per row.

JOB	24-0118 - floor beam mate line		
SHEET NO.	1	OF	2
CALCULATED BY	WM	DATE	3/18/2024
		REVISED	

Load Calculation Procedure

INPUTS

Location:	MATEWALL	
Supporting Roof:	YES	
Number of Floor Supporting:	1	
Cape Roof:	YES	
Simply Supported Rafter:	NO	
Beam located in Ceiling:	NO	
Reaction from Truss or Rafter =	424	lb
Truss spacing =	16	in o.c.
Unit Width =	15.7	ft

CONSTANTS

Floor Live Load =	40	psf
Floor Dead Load =	10	psf
Wall Dead Load =	40	plf
Ceiling Dead Load =	6	psf

Note: Select 15psf Floor Dead Load when supporting tile floors or stone counters.

Required Deflection Criteria

Live Load =	L / 360
Total Load =	L / 240

Roof Live Load / Unbalanced Snow Load =	17	psf	Attic Live Load =	20 psf
Roof Dead Load =	10	psf		
Roof/Snow Load =	318	plf		
% Roof Live Load =	36.2	%		
% Roof Dead Load =	21.3	%		
% Attic Live Load =	42.6	%		

Load Cases

					Load Duration for Wood Members
1.	D	=	186.2	plf	Cd = 0.9
2.	D + L	=	635.5	plf	Cd = 1.0
3.	D + (L_r or S or R)	=	301.2	plf	Cd = 1.15
4.	D + 0.75L + 0.75(L_r or S or R)	=	643.2	plf	Cd = 1.15
5.	D + (0.6W or 0.7E)	=	186.2	plf	Cd = 0.9
6.	D + 0.75L + (0.75(0.6W) or 0.525E) + 0.75(L_r or S or R)	=	643.2	plf	Cd = 1.15
7a.	0.6D + (0.6W)	=	111.7	plf	Cd = 0.9
7b.	0.6D + (0.7E)	=	111.7	plf	Cd = 0.9

Check the highest load for each load duration factor when sizing wood members.
Check the highest load and apply no load duration factor when sizing steel members.

JOB	24-0118 - floor beam - mate line		
SHEET NO.	2	OF	2
CALCULATED BY	WM	DATE	3/18/2024
		REVISED	

Beam & Header Spans

Beam1 =	1.5" x 9.25"	Species1 =	LVL	Grade1=	NA	NA	NA
Beam2 =	None	Species2 =		Grade2=	NA	NA	NA

Quantity Per Box, Q1 = 2 d1= 9.25 in b1= 3.00 in **Enter Beam w/ Largest Quantity in Q1**

Quantity Per Box, Q2 = d2= 0.00 in b2= 0.00 in

Area, A1 =	27.75 in^2	Section Modulus, S1 =	42.78 in^3	Moment of Inertia, I1 =	197.86 in^4
Area, A2 =	0.00 in^2	Section Modulus, S2 =	0.00 in^3	Moment of Inertia, I2 =	0.00 in^4

Load Duration	Beam Stability	Size Factor		Repetitve Factor		Deflection Criteria	
C_D = 1.15	C_L = 1.00	C_{F1} =	1.04	C_{R1} =	1.00	delta LL =	360
		C_{F2} =	1.00	C_{R2} =	1.00	delta TL =	240

Shear		Moment		Deflection		Load Share	
F_{v1} =	285 psi	F_{b1} =	2750 psi	E1 =	2000000 psi	Beam1 =	100.00 %
F_{v2} =	0 psi	F_{b2} =	0 psi	E2 =	0 psi	Beam2 =	0.00 %

Controlling Load w = 643.2 plf

Max Allowable Length =	130.4 in	Actual Length Needed =	126.0 in		
Reaction at Each End =	3377.0 lb	Minimum Bearing Length Required =	2.6 in		
Max Deflection =	0.445 in				

Species & Grade	Number of Matewall Column Studs Per Box					
	Max 8ft Tall Column			Max 9ft Tall Column		
	2x3	2x4	2x6	2x3	2x4	2x6
spf #2	4	2	2	NG	2	2
spf #3	NG	2	2	NG	3	2
spf stud	NG	2	2	NG	3	2
sp#2	4	2	2	NG	2	2

BEAM FASTENING REQUIREMENTS

CONDITION 1 - TOP LOADED - 2 TO 4 PLY BEAMS

12" deep or less - (2) rows of 0.131"x3" nails @ 8" o.c.
> 12" & < 18" deep - (3) rows of 0.131"x3" nails @ 8" o.c.
> 18" deep - (4) rows of 0.131"x3" nails @ 8" o.c.

CONDITION 2 - SIDE LOADED

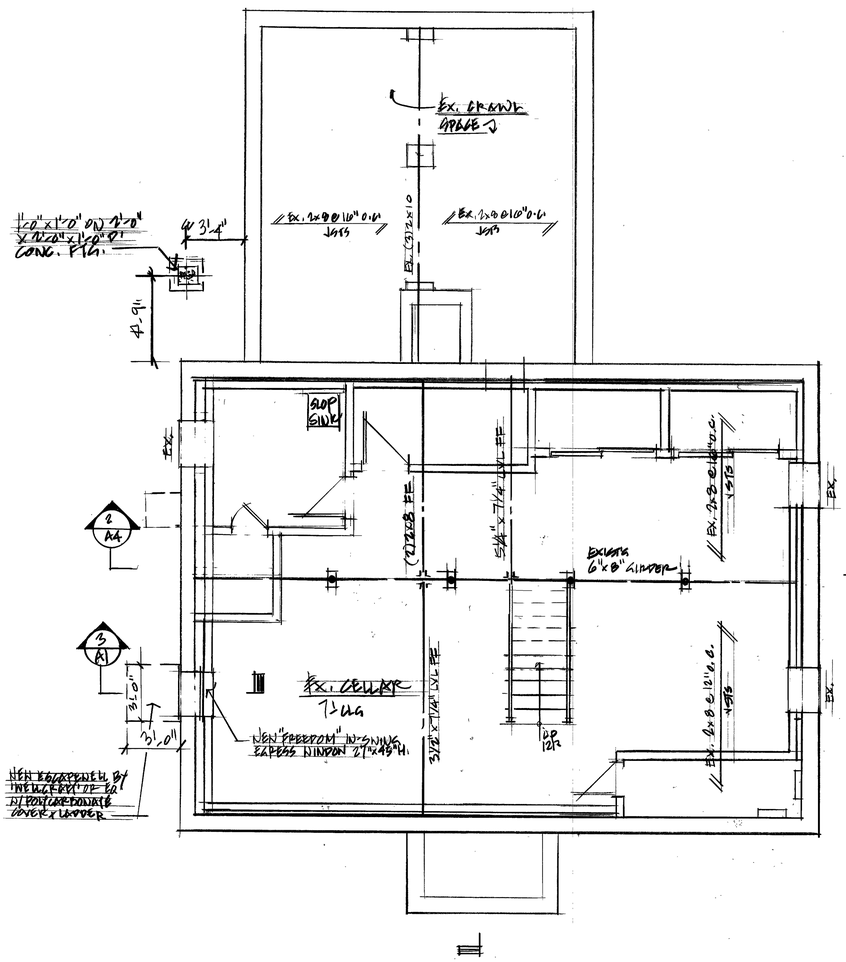
2-Ply <= 465plf (2) rows of 0.131"x3" nails @ 8" o.c.
2-Ply <= 700plf (3) rows of 0.131"x3" nails @ 8" o.c.
2-Ply <= 870plf (2) rows of 1/2" Bolts @ 12" o.c.
2-Ply > 870plf (3) rows of 1/2" Bolts @ 12" o.c.

3-Ply <= 350plf (2) rows of 0.131"x3" nails @ 8" o.c.
3-Ply <= 525plf (3) rows of 0.131"x3" nails @ 8" o.c.
3-Ply <= 650plf (2) rows of 1/2" Bolts @ 12" o.c.
3-Ply > 650plf (3) rows of 1/2" Bolts @ 12" o.c.

4-Ply (3) rows of 1/2" Bolts @ 12" o.c.

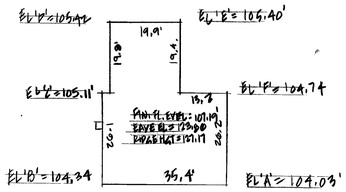
Note: Stagger fastener rows and locate fasteners minimum 2" from all ends and edges. Space rows equally apart vertically. Fastener spacing is per row.

#21577



CELLAR PLAN

1/4"=1'-0"

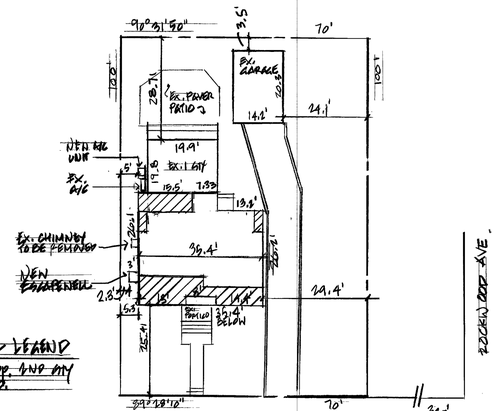


AB	104.03 + 104.34 = 208.37/2 = 104.18 x 35.4 =	3688.14	
BC	104.34 + 105.11 = 209.45/2 = 104.72 x 20.1 =	2105.32	
CD	105.11 + 105.47 = 210.58/2 = 105.26 x 19.8 =	2084.24	
DE	105.47 + 105.40 = 210.87/2 = 105.41 x 19.9 =	2097.05	
EF	105.40 + 104.74 = 210.14/2 = 105.07 x 19.4 =	2038.35	
FA	104.74 + 104.03 = 208.77/2 = 104.38 x 20.2 =	2734.88	
		146.8	15,516.58

15,516.58/146.8 = 104.74

PRE-EXISTING AVERAGE GRADE

1" = 20'-0"



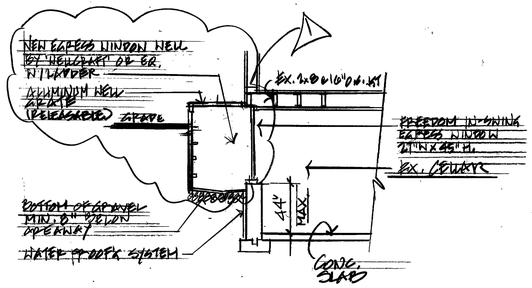
SYMBOL LEGEND

PROP. UNDERGROUND UTIL.

PLOT PLAN

1" = 20'-0"

DRYWELL NOT REQUIRED



SECTION THRU ESCAPEWELL

1/4"=1'-0"

NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY LOCATION OF ALL BUILDING SETBACK LINES BY A LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF WORK.
2. GENERAL CONTRACTOR SHALL LOCATE ALL SERVICE, ELECTRICAL, TELEPHONE, H.V.A.C.
3. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR SHALL VERIFY ALL FINISH FLOOR ELEVATIONS IN NEW AND EXISTING AREAS AND ADJUST TOP OF NEW FOUNDATION WALL. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
4. GENERAL CONTRACTOR SHALL VERIFY ADEQUATE DEPTH OF FOUNDATION WALL (8') UNDER PRIOR TO POURING NEW FOUNDATION WALL.
5. CONTRACTOR SHALL ENSURE PROPER DRAINAGE AND WATERPROOFING AT PERIMETER OF NEW CONSTRUCTION AND REGRADE AS REQUIRED.

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

ZONING ANALYSIS

TOWN of NORTH HEMPSTEAD
RESIDENCE 'B' DISTRICT
SECTION: 4 BLOCK: 17 LOT: 17

ISSUE	REQ'D/ PERMITTED	EXISTG	PROPOSED
MIN. LOT AREA	6,000 SF	7,000 SF	7,000 SF
LOT COVERAGE	30% 2,100 SF	1318 SF 1088 SF (GAR) 1000 SF 28.9	1318 SF 1088 SF (GAR) 1000 SF 28.9
MIN. FRONT YARD	30'	29.4'	29.4'
SIDE YARDS: MIN. AGG.	7' 21'	5.3, 29.4 34.6'	5.8, 29.4' 34.6'
MIN. REAR YARD	15'	28.7'	28.7'
MAX. HEIGHT	30'	22.4'	29.2'
MAX. EAVE HT.	22'	19.1'	19.1'
GROSS FL. AREA 45% (7000) = 3,150 SF	1ST FL. 2ND FL.	1318 SF 720 SF 2038 SF 29%	1318 SF 1048 SF 2366 SF 33.8%

GENERAL NOTES

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

SITEWORK

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

STRUCTURAL WORK

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

CONCRETE & FOUNDATIONS

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

STEEL

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

WOOD

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

FINISH & MISCELLANEOUS WORK

62. Drywall shall be 5/8" gypsum wallboard at walls and ceilings with (3) coats tape and spackle finish, ready for paint.
63. All drywall outside corners shall have metal bead.
64. Gypsum wall construction shall conform to the applicable requirements of standard specifications for the application and finishing of wallboard as approved by the ANSA.

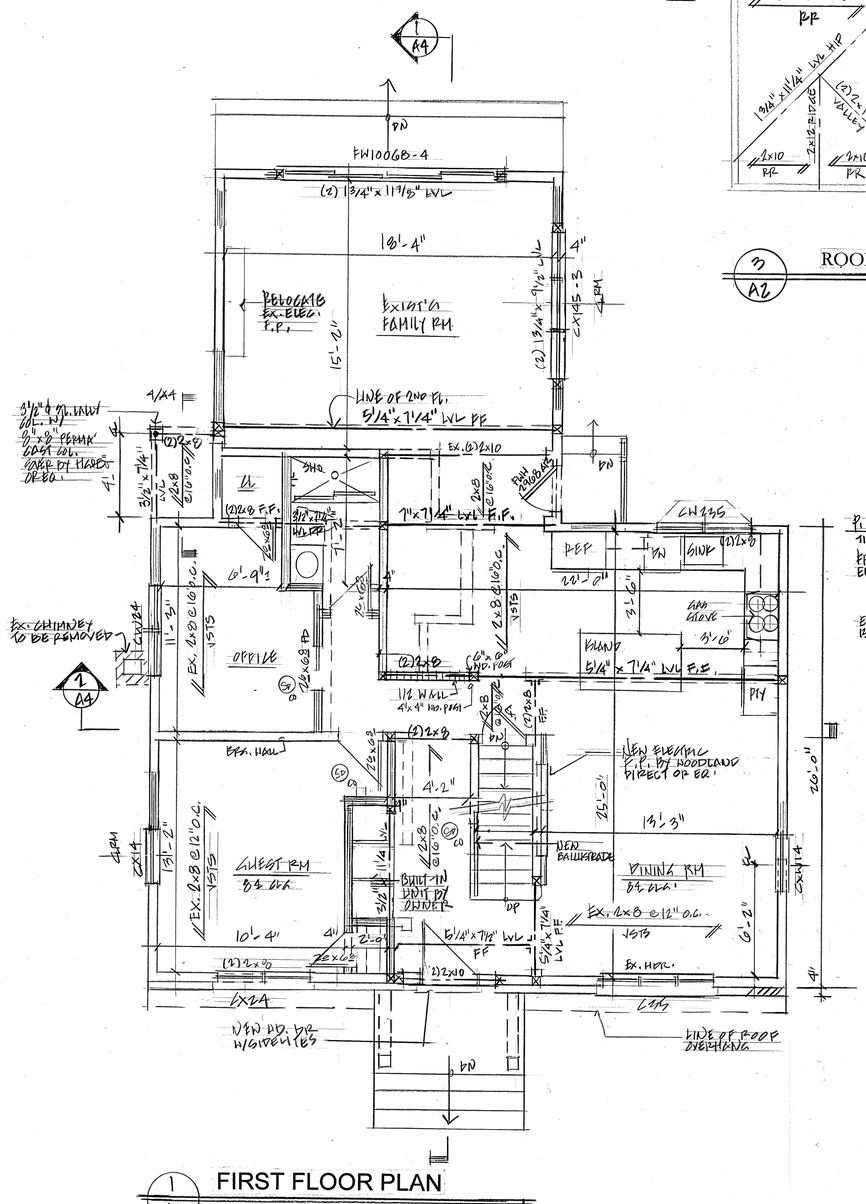
JANICE ARCHITECT MILLER
516-944-9371
2 LINCOLN PLACE
PORT WASHINGTON, NY 11050

Candres Residence

49 Shadyside Ave. Port Washington, N.Y.

PLOT PLAN, CELLAR PLAN

REVISIONS		DATE	DRAWING
Δ 5/14/24		4/7/24	A1
DRAWN JLM	SCALE AS NOTED	FILE 2304	

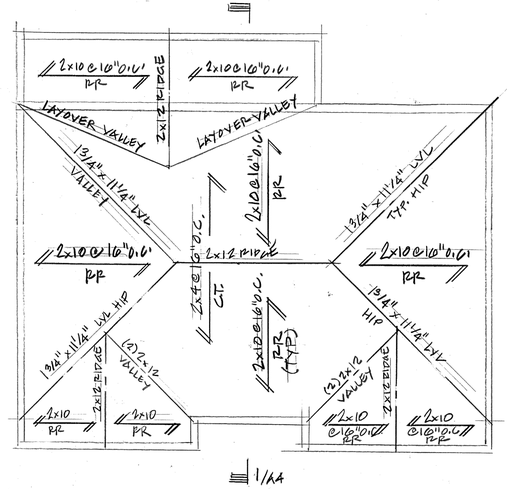


1 A2 **FIRST FLOOR PLAN**

1/4" = 1'-0"

2 A2 **SECOND FLOOR PLAN**

1/4" = 1'-0"



1 A4 **ROOF FRAMING PLAN**

3/16" = 1'-0"

SYMBOL LEGEND

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

65. Contractor shall repair, or replace all surfaces, trim, doors, etc. damaged during the progress of the work.
66. All gypsum wallboard to be screw applied.
67. Provide caulking at all wood/masonry and metal joints, exterior doors and windows.
68. Provide foam backer rod where required at deep joints.
69. All shower doors and other glass less than 24" A.F.F. to be tempered (min. 3/16" thickness.)
70. Chimney construction shall conform to chapter 10 IRC.
71. Chimney outlets shall not be lower than the top of any window within 20 feet, nor less than 2' above the combustible part of the roof or building within 10' but shall not be less than 3' above the highest point where the chimney passes through the roof IRC.
72. Install metal flashing around all roof penetrations.
73. Attics to have access and cross ventilation as per IRC.
74. Stairs, doors and exits shall comply with R311, R312 and R314 of IRC.
75. Place hurricane clips on all roof rafters.
76. Place double headers and trimmers around all stair and skylight openings.
77. All supply and exhaust intake and outlets to be equipped with tight shut damper at building envelope to minimize air leakage.
78. Provide minimum 100 cfm mechanical exhaust from bathrooms and 150 cfm mechanical ventilation in kitchen areas.
79. Provide combustion air for fuel burning equipment as per IRC.
80. Boilers, hot water heaters and fuel gas equipment as per IRC.
81. Provide Simpson strong tie joist hangers at all flush header conditions.
82. Provide carbon monoxide detector on each floor as per Nassau County Public Health ordinance
83. All windows that serve as emergency egress shall comply with R310 IRC.

WINDOW NOTES

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

INTERIOR NOTES

WALLBOARD & WALL FINISHES

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

FLOORING

6. Provide new hardwood plank flooring throughout (unless otherwise noted.) Floor to be sanded and stained w/ (3) coats polyurethane finish.
7. Primary bathroom, bathrooms and laundry area to be tile in cement bed, to be selected and purchased by owner and installed by contractor.

INTERIOR DOORS

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

MILLWORK

11. All doors and windows to be trimmed to match existing.
12. Renovated spaces to receive crown molding. Base molding to match existing.
13. Contractor to supply owner with samples of millwork prior to ordering.

MISCELLANEOUS

14. Contractor to submit separate price for interior painting.
15. Contractor to include supply and installation of bathroom showers, complete with vinyl pan bases and frameless tempered glass enclosures in base bid.
16. Bathrooms to have thin set ceramic tile at showers. Tile as selected by owner, installed by contractor.
17. Plumbing fixtures, faucets, trim pieces & bath vanities to be supplied by owner, contractor to install and make all required electrical and mechanical connections.
18. Closets to be finished similar to the major space they serve.
19. Kitchen cabinets to be supplied by owner. Contractor to install and make all electrical and mechanical connections.
20. Kitchen appliances to be purchased by owner, installed by contractor.
21. Kitchen countertops to be purchased by owner, installed by stone contractor.
22. Tile backsplash to be supplied by owner, installed by contractor.
23. Contractor to remove existing baseboard radiators throughout, patch and repair as required.

REGISTERED ARCHITECT JANICE LYNN MILLER STATE OF NEW YORK

JANICE MILLER ARCHITECT
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PORT WASHINGTON, NY 11050

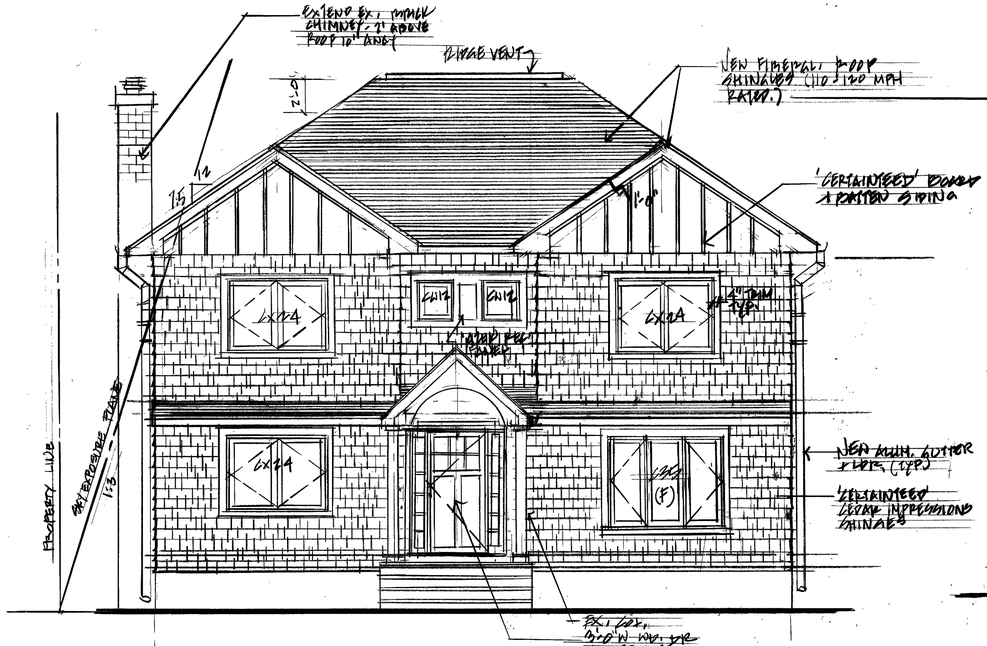
Candres Residence

49 Shadyside Ave. Port Washington, N.Y.

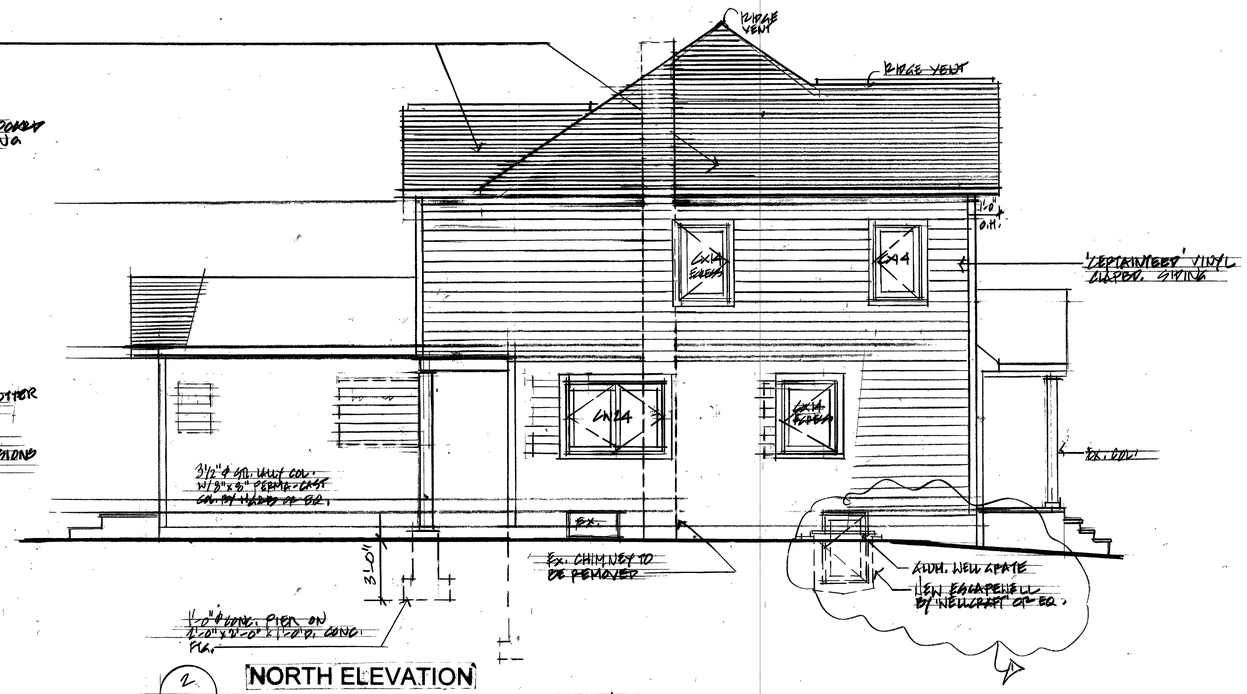
FIRST & SECOND FL. PLANS
ROOF FRAMING PLAN

REVISIONS		DATE	DRAWING
		4/7/14	A2
DRAWN JLM	SCALE 1/4"=1'-0"	FILE 2304	

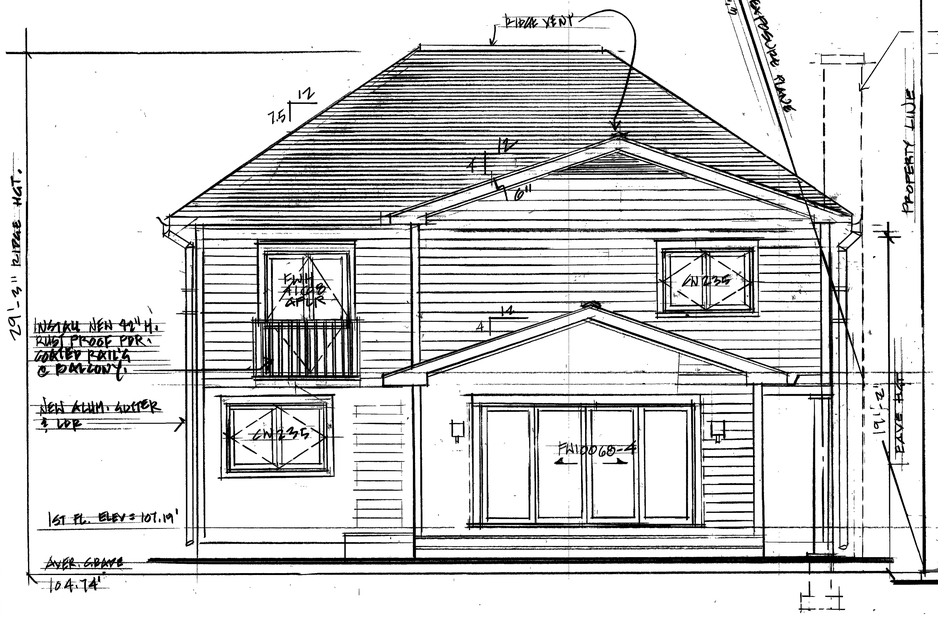
Important Note:
Contractor shall verify all window and patio door sizes and options with owner prior to placing order with window supplier.



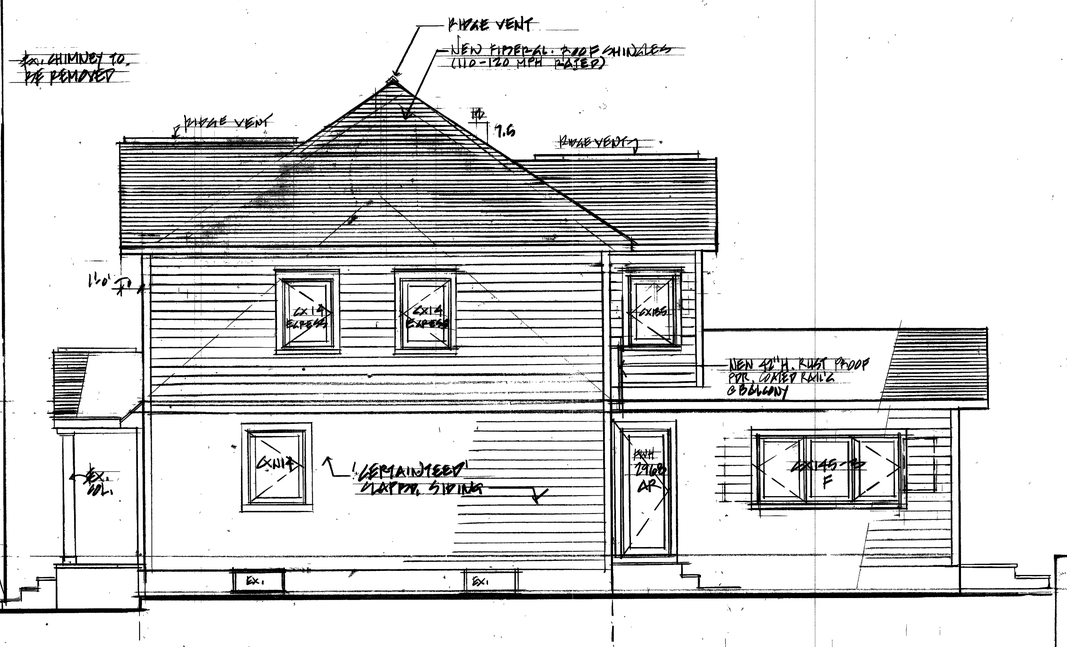
1 A3 WEST ELEVATION
1/4"=1'-0"



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



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



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

ROOF NOTES:

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

REGISTERED ARCHITECT JANICE LYNN MILLER NO. 026908 STATE OF NEW YORK

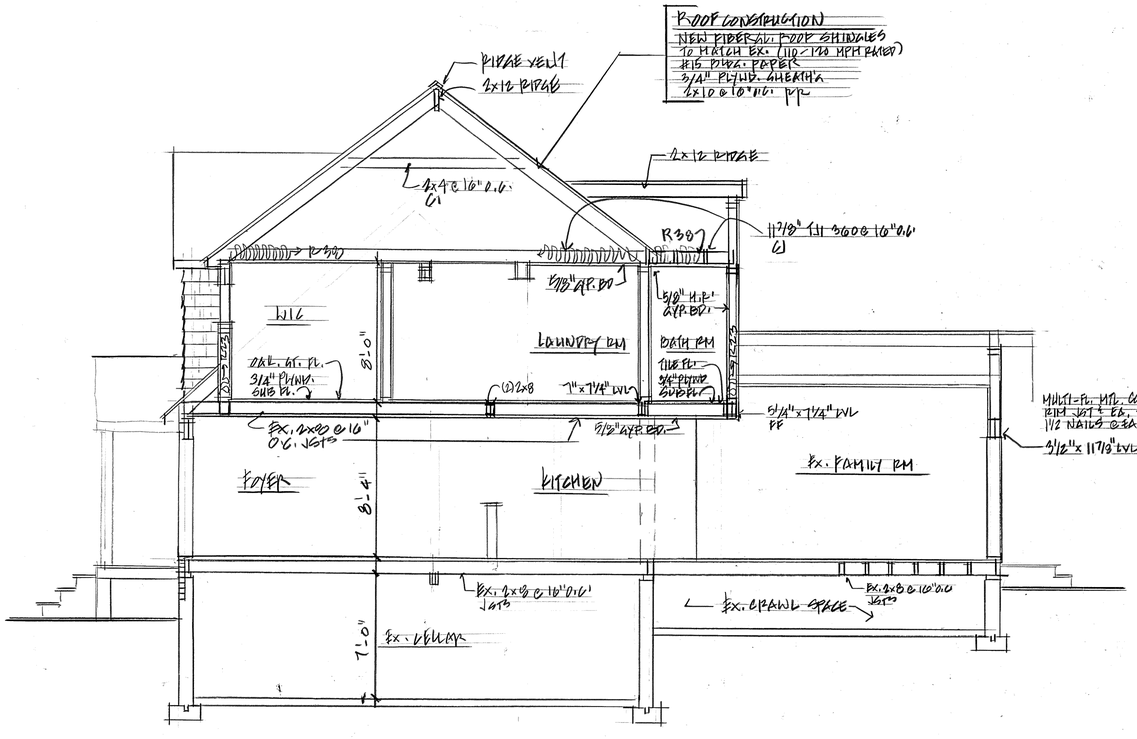
JANICE MILLER
ARCHITECT
516-944-9571
2 LINCOLN PLACE
PORT WASHINGTON, NY 11050

Candres Residence

49 Shadyside Ave, Port Washington, N.Y.

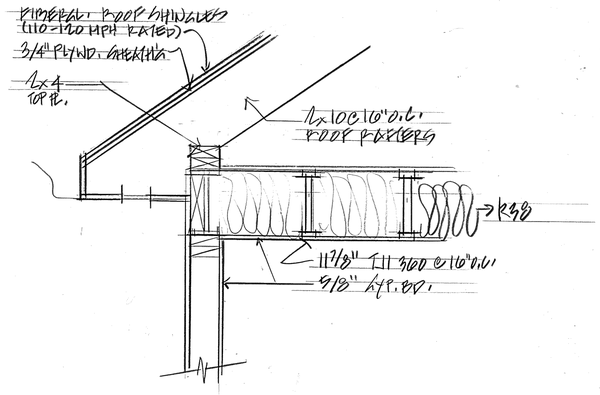
ELEVATIONS

REVISIONS		DATE	DRAWING
1 5/14/24		4/7/24	A3
DRAWN	SCALE	FILE	
JLM	1/4"=1'-0"	2304	



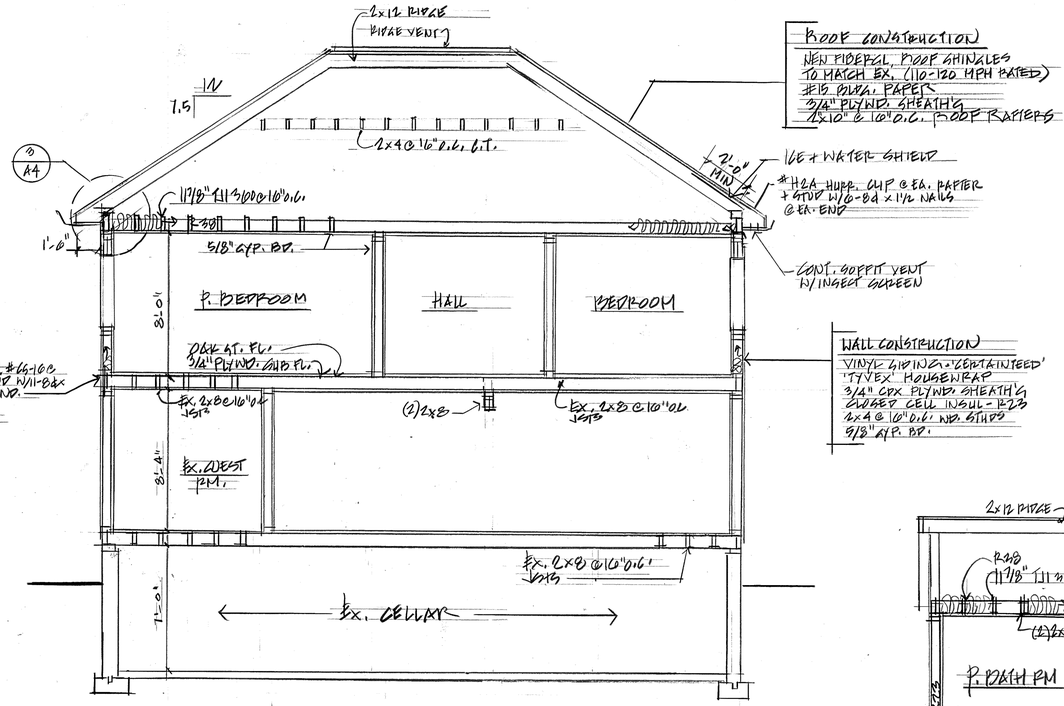
SECTION

A4 — 1/4" = 1'-0"



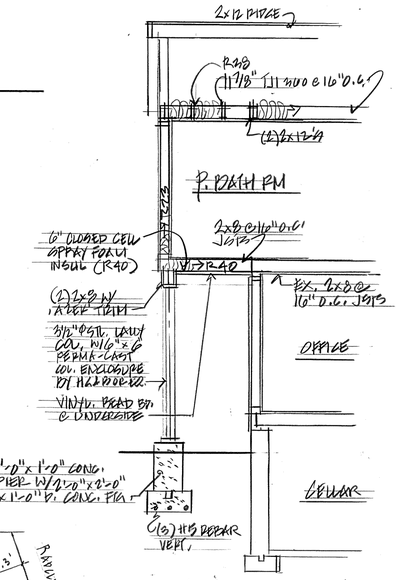
DETAIL @ BIRD'S MOUTH

3 / A4 — 1" = 1'-0"



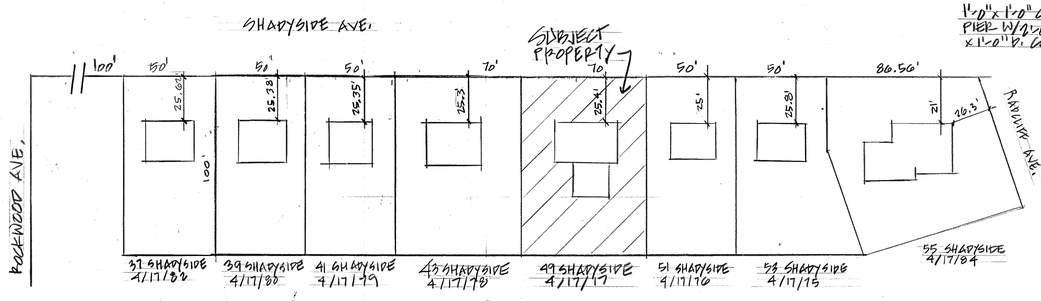
SECTION

2 / A4 — 1/4" = 1'-0"



SECTION

4 / A4 — 1/4" = 1'-0"



4/17/82 25.02'
4/17/80 25.38'
4/17/79 25.35'
4/17/78 25.3'
4/17/76 25'
4/17/75 25.8'
4/17/84 21'
179.45/7 = 24.77

AVERAGE FRONTYARD SETBACK WITHIN 200'

1" = 100'-0"

JANICE ARCHITECT MILLER
516-944-9571
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49 Shadyside Ave. Port Washington, N.Y.

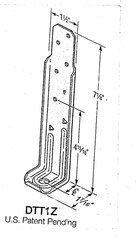
SECTIONS

REVISIONS		DATE	DRAWING
		4/7/21	A4
DRAWN JLM	SCALE AS NOTED	FILE 2304	

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

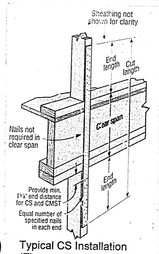
GROUND SNOW LOAD	WIND DESIGN: SPEED (MPH)	TOPOGRAPHIC EFFECTS	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
25 PSF	120	N/A	WIND < 130 MPH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

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



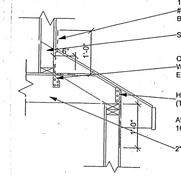
DTT1Z
U.S. Patent Pending

(1)



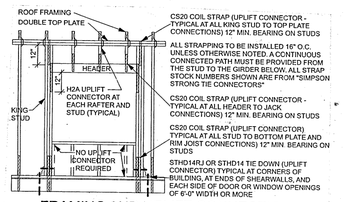
Typical CS Installation
(Floor-to-Floor Tie)

(2)



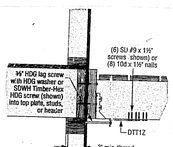
OFFSET WALL AND FLOOR DETAIL
NOT TO SCALE

(4)



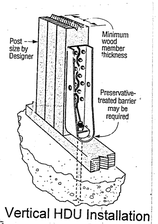
FRAMING AND UPLIFT CONNECTION FOR WINDOW AND DOOR OPENING

(5)



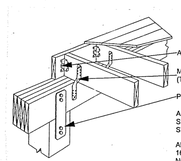
Typical DTT1Z Deck-to-House Lateral Load Connection

(6)



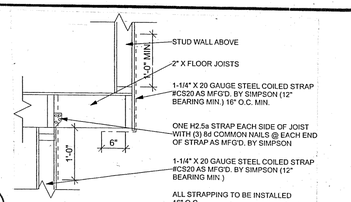
Vertical HDU Installation

(7)



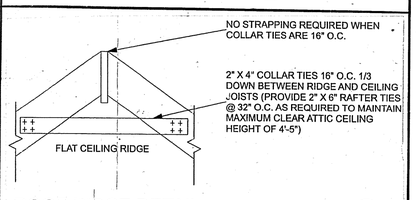
DECK JOIST TO BEAM CONNECTION DETAIL
NOT TO SCALE

(8)



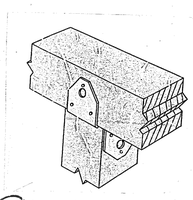
CANTILEVERED FLOOR DETAIL

(9)



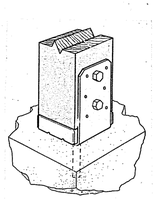
ROOF RIDGE DETAIL

(13)



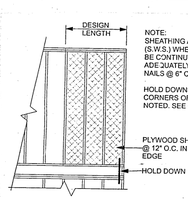
Typical BC4 Installation

(10)



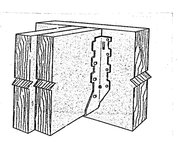
Typical ABU44Z Installation

(11)



SHEARWALL SEGMENT DETAIL
NOT TO SCALE

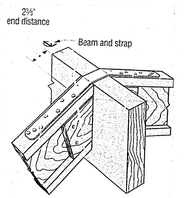
(12)



Typical LUS210-2 Installation

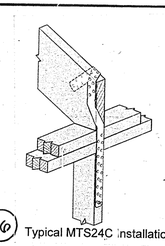
FACE MOUNT HANGER

(14)



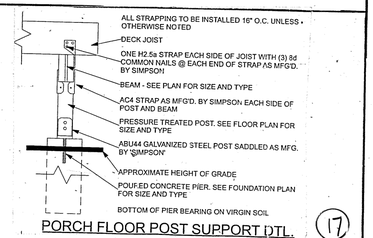
Typical LSTA Installation

(15)



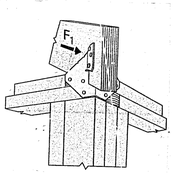
Typical MTS24C Installation

(16)



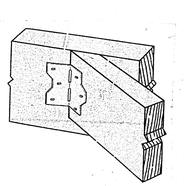
PORCH FLOOR POST SUPPORT DTL.

(17)



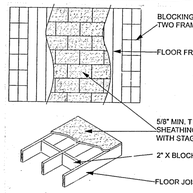
Typical HCP Installation

(18)



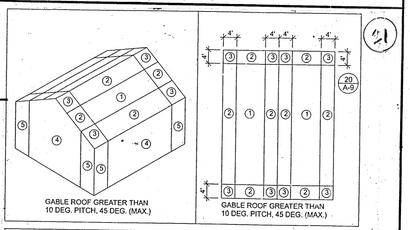
Typical LS30 Installation

(19)



CEILING AND FLOOR BRACING AT END WALLS

(20)



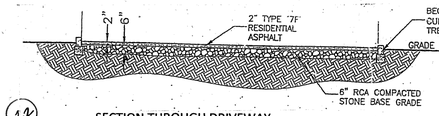
(21)

PLYWOOD SHEATHING NAILING SCHEDULE					
	ROOF SHEATHING			WALL SHEATHING	
	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5
FIELD	12" O.C.	12" O.C.	6" O.C.	12" O.C.	12" O.C.
EDGE	6" O.C.	6" O.C.	6" O.C.	6" O.C.	6" O.C.

A. ALL 1/2" EXTERIOR PLYWOOD SHEATHING TO BE SECURED WITH 8d COMMON NAILS OR 10d BOX NAILS. PATTERN AS INDICATED ABOVE

FOR ADDITIONAL STRUCTURAL NAILING REQUIREMENTS REFER TO "WFCM 2001 NAILING SCHEDULE" ON TITLE SHEET.

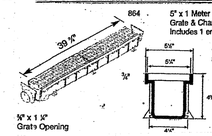
ROOF AND WALL SHEATHING NAILING SCHEDULE



SECTION THROUGH DRIVEWAY

(22)

CHANNEL DRAIN DETAIL (MODULAR)

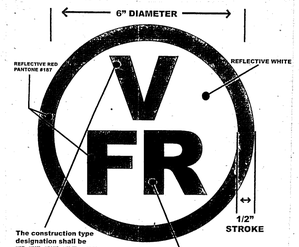


Grate should be recessed 1/8" below finish grade in non traffic applications. Grate should be recessed 1/4" in traffic applications.

Specifications

NDS #864, 5" Wide Structural Foam Polyolefin light traffic channel grate and deep profile high impact PVC channel drain with mechanical interlocking joint and UV inhibitors. Open surface area 25.19 square inches per foot. 22.91 GPM per foot.

(19)



The construction type designation shall be "F", "FI", "FIII", "FV"or "FI" to indicate the construction classification of the structure under section 602 of the BCNYS

DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS TYPE CONSTRUCTION

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

NYS BUILDING STANDARDS AND CODES

(a) When truss type construction, pre-engineered wood construction, and/or timber construction is utilized in the construction of a new residential structure or in an addition to or rehabilitation of an existing residential structure, such residential structure shall be identified by a sign or symbol in accordance with the provisions of this Part.

(b) The sign or symbol required by this Part shall by affixed to the electric box attached to the exterior of the residential structure; provided, however, that:

(1) if affixing the sign or symbol to the electric box would obscure any meter on the electric box, or if the utility providing electric service to the residential structure does not allow the sign or symbol to be affixed to the electric box, the sign or symbol shall be affixed to the exterior wall of the residential structure at a point immediately adjacent to the electric box; and

(2) if no electric box is attached to the exterior of the residential structure or if, in the opinion of the authority having jurisdiction, the electric box attached to the exterior of the building is not located in a place likely to be seen by firefighters or other first responders responding to a fire or other emergency at the residential structure, the sign or symbol required by this Part shall be affixed to the exterior of the residential structure in a location approved by the authority having jurisdiction as a location likely to be seen by firefighters or other first responders responding to a fire or other emergency at the residential structure.

WFCM 2001 Nailing Schedule

Joint Description	Number of Common Nails	Number of Box Nails	Nail Spacing
ROOF FRAMING			
Rafter To To Plate (Toe Nailed)	3	3	Per Rafter
Ceiling Joist To Top Plate (Toe Nailed)	3	3	Per Joist
Ceiling Joist To Parallel Rafter (Face Nailed)	3	3	Each Lap
Ceiling Joist Laps Over Partitions (Face Nailed)	3	3	Each Lap
Collar Tie To Rafter (Toe Nailed)	1	1	Per Ite
Blocking To Rafter (Toe Nailed)	2-8d	2-10d	Each End
Rim Board To Rafter (End Nailed)	2-16d	3-16d	Each End
WALL FRAMING			
Top Plate To Top Plate (Face Nailed)	2-16d	2-16d	Per Foot
Top Plates At Intersections (Face Nailed)	4-16d	5-16d	Joints - Each Side
Stud To Stud (Face Nailed)	2-16d	2-16d	24" O.C.
Header To Header (Face Nailed)	16d	16d	16" o.c. along edges
Top Or Bottom Plate To Stud (End Nailed)	1	1	per stud
Bottom Plate To Floor Joist Bandjoist, Endjoist, or Blocking (Face Nailed)	2-16d	2-16d	Per Foot
FLOOR FRAMING			
Joist To Sill, Top Plate, Or Girder (Toe Nailed)	4-8d	4-10d	Per Joist
Bridging To Joist (Toe Nailed)	2-8d	2-10d	Each End
Blocking To Joist (Toe Nailed)	2-8d	2-10d	Each End
Blocking To Sill Or Top Plate (Toe Nailed)	3-16d	4-16d	Each Block
Ledger Strip To Beam (Face Nailed)	3-16d	4-16d	Each Joist
Joist On Ledger To Beam (Toe Nailed)	3-8d	3-10d	Per Joist
Band Joist To Joist (End Nailed)	3-16d	4-16d	Per Joist
Band Joist To Sill Or Top Plate (Toe Nailed)	2-16d	3-16d	Per Foot
ROOF SHEATHING			
Structural Panels	8d	10d	(See Roof and Wall Sheathing Nailing Detail)
Diagnal Board Sheathing 1" X 6" X 1" X 8"	2-8d	2-10d	Per Support
1" X 10" Or Wider	3-8d	3-10d	Per Support
CEILING SHEATHING			
Gypsum Wallboard	5d Coolers	5d Coolers	7" Edge / 10" Field
WALL SHEATHING			
Structural Panels	8d	10d	(see Shearwall segment details)
Gypsum Wallboard	5d Coolers	5d Coolers	7" Edge / 10" Field
FLOOR SHEATHING			
Structural Panels 1" Or Less	8d	10d	6" Edge / 12" Field
Greater Than 1"	10d	10d	6" Edge / 6" Field

MINIMUM UNIFORM DISTRIBUTED LOADS

MINIMUM UNIFORM DISTRIBUTED LOADS

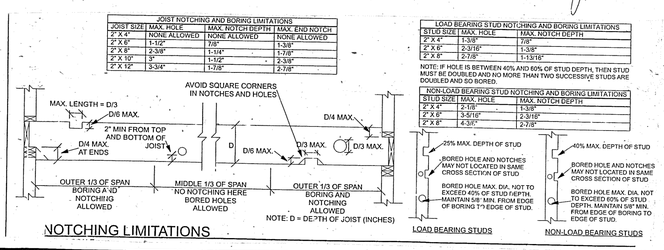
USE	LIVE LOAD	DEAD LOAD
EXTERIOR BALCONIES	60 PSF	10 PSF
DECKS	40 PSF	10 PSF
PASSENGER VEHICLE GARAGES	50 PSF	AS PER PLAN
ATTICS WITHOUT STORAGE (LESS THAN 42" CLEAR HT.)	10 PSF	10 PSF
ATTICS WITH STORAGE (MORE THAN 42" CLEAR HT.)	20 PSF	10 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF	10 PSF
SLEEPING ROOMS	30 PSF	10 PSF
STAIRS	40 PSF	10 PSF
GUARDRAILS AND HANDRAILS	200 PSF	10 PSF
ROOF LOADING (LIVE = GROUND SNOW LOAD ADJUSTMENTS AS PER TABLE R301.5 OF THE RESIDENTIAL CODE OF NEW YORK STATE)	20 PSF	12 PSF FOR ATTIC 15 PSF FOR CATHEDRAL

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

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

STRUCTURAL MEMBER	STRUCTURAL MEMBER
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WINDOW LOADS a. WITH BRITTLE FINISHES	L/240
EXEXTERIOR WALLS - WIND LOADS a. WITH FLEXIBLE FINISHES	L/120
NOTE: L = SPAN LENGTH H = SPAN HEIGHT	
a. THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING LOADS FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN.	
b. FOR CANTILEVER MEMBERS, L SHALL BE TAKEN AS TWICE THE LENGTH OF THE RAFTER.	

REGISTERED ARCHITECT
JANICE LYNN MILLER
023086
STATE OF NEW YORK



NOTCHING LIMITATIONS

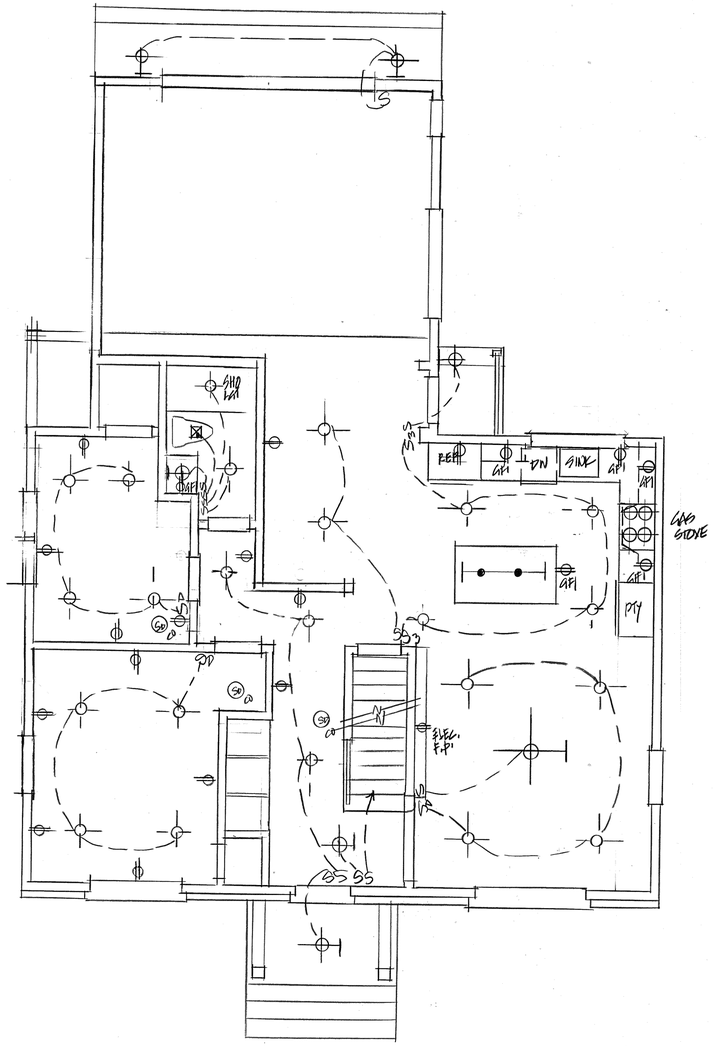
JANICE LYNN MILLER ARCHITECT
1 LINCOLN PLACE
PORT WASHINGTON, NY 11050

Candres Residence

49 Shadyside Ave. Port Washington, N.Y.

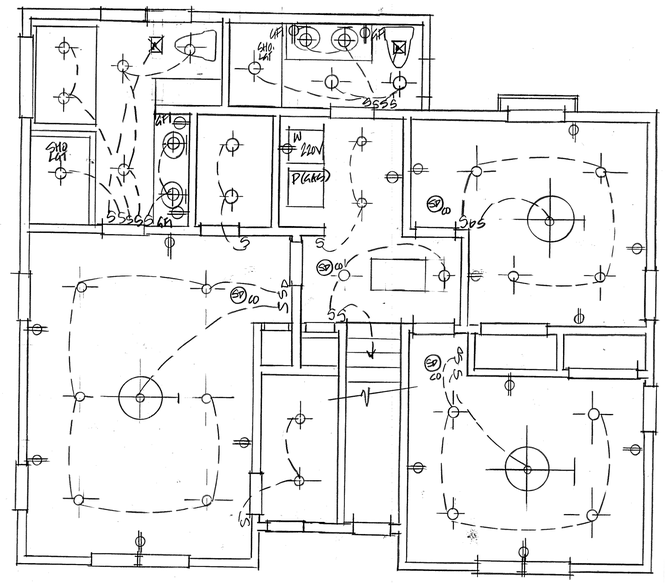
NOTES

DRAWN		DATE	DRAWING #
JLM	AS NOTED	4/7/24	A5
		2304	



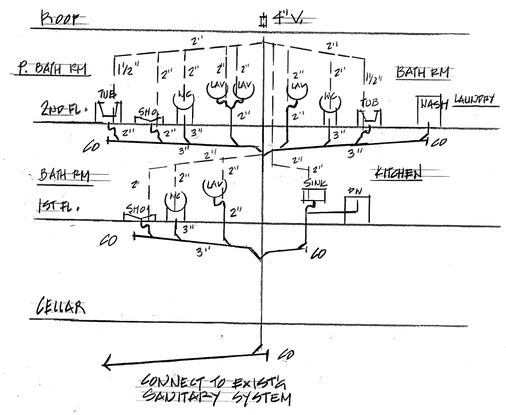
1 E1 FIRST FLOOR ELECTRICAL PLAN

1/4"=1'-0"



2 E1 SECOND FLOOR ELECTRICAL PLAN

1/4"=1'-0"



PLUMBING RISER DIAGRAM

NTS

REGISTERED ARCHITECT JANICE LYNN MILLER NO. 026066 STATE OF NEW YORK

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF A LICENSED ELECTRICIAN.
2. CONTRACTOR SHALL OBTAIN 'UNDERWRITER'S CERTIFICATE COVERING ALL ELECTRICAL WORK PERFORMED AS PART OF THIS CONTRACT.
3. ELECTRICIAN SHALL VERIFY LOCATION OF ROUGHING BOXES WITH OWNER/ ARCHITECT PRIOR TO WIRING.
4. CONTRACTOR SHALL SUPPLY AND INSTALL WHITE BAFFLE HI-HAT FIXTURES WHERE INDICATED ON PLANS.
5. OUTLETS SHALL BE DUPLEX GROUNDED TYPE, GFI AND/OR WEATHERPROOF WHERE INDICATED (LEVITON OR APPROVED EQUAL.)
6. SWITCHES TO BE SILENT TYPE ROCKER SWITCHES, WHITE FINISH (LEVITON OR APPROVED EQUAL.)
7. SURFACE MOUNTED FIXTURES SHALL BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.
8. GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL SMOKE DETECTION DEVICES IN COMPLIANCE WITH SECTIONS 721.1 AND 1060.10 OF THE NYS UNIFORM FIRE PREVENTION AND BUILDING CODE. DEVICES SHALL BE HARD WIRED AND INTERCONNECTED AND BE LOCATED A MINIMUM OF 18 INCHES FROM ADJACENT WALLS.
9. CONTRACTOR SHALL IDENTIFY AND LABEL ALL NEW CIRCUITS UPON COMPLETION OF THE JOB.
10. CONTRACTOR SHALL VERIFY AND EVALUATE EXISTING ELECTRIC SERVICE AND PROPOSE UPGRADE IF NECESSARY.
11. A MINIMUM OF 50% OF THE LAMPS IN PERMANENLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS AS PER SECTION 404.1 NYS ENERGY CODE.

ELECTRICAL SYMBOL LEGEND

- DUPLEX OUTLET
- WP WEATHERPROOF DUPLEX OUTLET
- GFI PROTECTED DUPLEX OUTLET
- CABLE OUTLET
- S SINGLE POLE SWITCH
- S3 (3) WAY SWITCH
- Sp DIMMER SWITCH
- DOOR ACTIVATED SWITCH
- SD SMOKE DETECTOR
- SURFACE MOUNTED LIGHT FIXTURE
- 6" RECESSED HIGH HAT (HALO OR EQ.)
- 4" RECESSED HIGH HAT (HALO OR EQ.)
- LOW VOLTAGE (PIN SPOT)
- EXHAUST FAN (ULTRA QUIET TEST BY NUTONE OR EQ.)
- CEILING MOUNTED FAN
- GARAGE DOOR OPERATOR
- FLUORESCENT FIXTURE
- UNDER COUNTER LIGHTS

HEATING & AIR CONDITIONING NOTES:

1. CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY EQUIPMENT, CONDENSING UNIT, AIR HANDLER, DUCTWORK, REFRIGERANT LINES, AIR FILTERS, DAMPERS, ETC. FOR A FULLY FUNCTIONAL HVAC SYSTEM.
2. WHITE METAL GRILLES TO BE INSTALLED AT ALL REGISTERS.
3. REMOVE EXISTING BASEBOARD HEATERS THROUGHOUT.

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

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

PLUMBING NOTES:

1. ALL PLUMBING WORK SHALL COMPLY WITH NYS BUILDING CODES AND ALL APPLICABLE LOCAL CODES.
2. ALL PLUMBING SHALL BE PREFORMED BY OR UNDER THE DIRECTION OF LICENSED PLUMBER.
3. REMOVE ALL ABANDONED SOIL, VENT AND WATER LINES.
4. PROVIDE SHUT-OFF VALVES FOR ALL FIXTURES. FURNISH AND INSTALL ALL WASTE, SOIL, VENT AND WATER LINES FOR NEW FIXTURES. EXTEND HOT WATER SYSTEM TO PROVIDE DOMESTIC HOT WATER AS REQUIRED.
5. INSULATE ALL PIPING AND DUCTWORK IN ATTIC AND CRAWL SPACES WITH 1" INSULATION ON ALL DUCTS, 1 ½" INSULATION ON ALL PIPING, ¾" INSULATION ON ALL SERVICE SUPPLY PIPING.

JANICE MILLER ARCHITECT
516-944-9571
2 LINCOLN PLACE
PORT WASHINGTON, NY 11050

Candres Residence

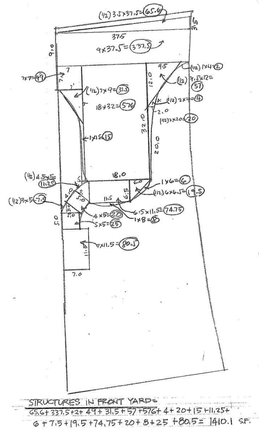
49 Shadyside Ave. Port Washington, N.Y.

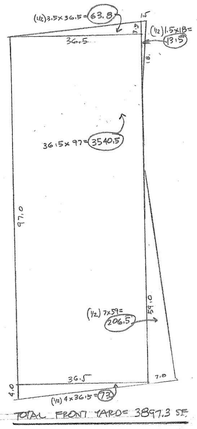
ELECTRICAL PLANS, PLUMBING RISER DIAGRAM

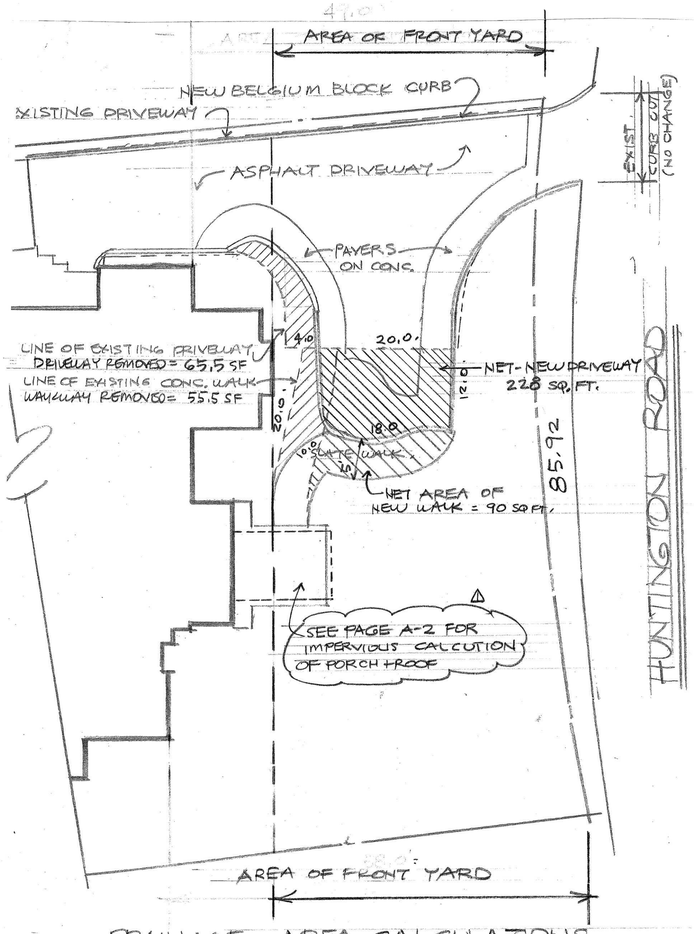
REVISIONS		DATE	DRAWING
		4/7/24	E
DRAWN	SCALE	FILE	
JLM	1/4"=1'-0"	2309	

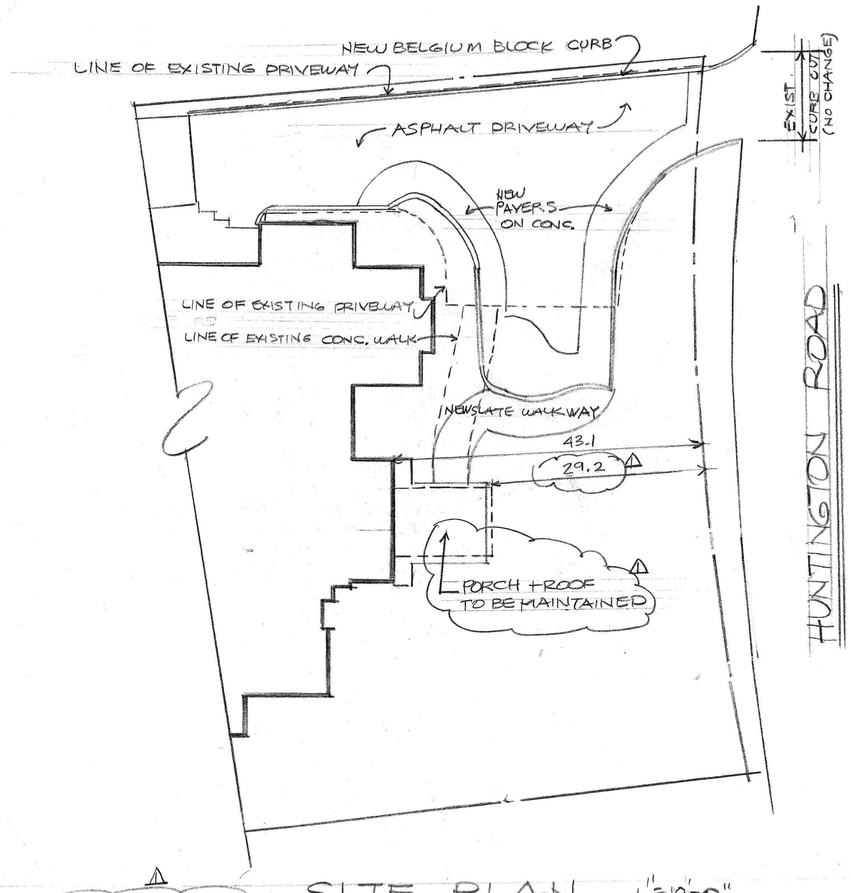
#21578

DISAPPROVED
Ben Voutsinas
05/16/2024









DRAINAGE- AREA CALCULATIONS

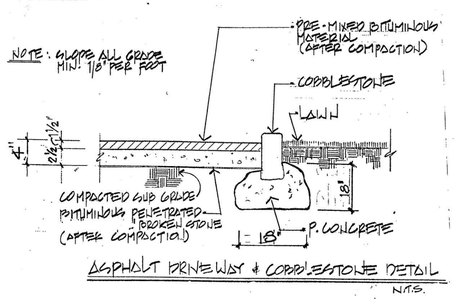
NEW DRIVEWAY (NET 228 SF) + NEW WALKWAY (NET 90) = 318 NEW IMPERVIOUS + PORCH/ROOF (186) = 504
NEW IMPERVIOUS (504) - DRIVEWAY + WALKWAY REMOVED (65.5+55.5) = 383 TOTAL NEW IMPERVIOUS

LOT SIZE (15,394) x 5% = 779.55 IMPERVIOUS PERMITTED OR 750 WHICHEVER IS LESS
197 SF (NEW) < 750 SF PERMITTED ∴ NO DRYWELL REQUIRED

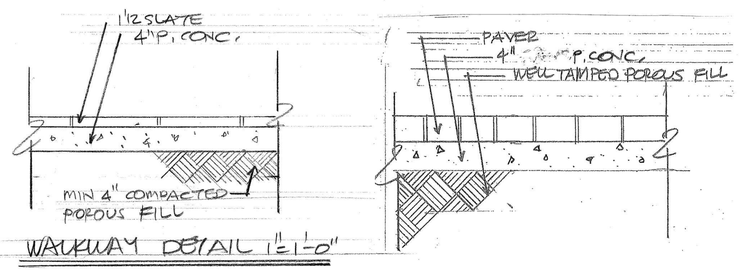
SITE PLAN 1"=10'-0"

BASED ON SURVEY BY: F. GALLUZZO 3-7-24

AREA OF FRONT YARD = 3897.3 SF.
STRUCTURES (IMPERVIOUS) IN FRONT YARD = 1410.1
STRUCTURES ALLOWED IN FRONT YARD = 3897.3 X 40% = 1558.92



ASPHALT DRIVEWAY & COBBLESTONE DETAIL
N.T.S.



WALKWAY DETAIL 1"=1'-0"

NOTE: ALL SITE WORK AND PAVING TO CONFORM TO ALL PREVAILING LOCAL AND STATE CODES AND ORDINANCES.

SCOPE OF WORK: MAINTAIN EXPANSION OF DRIVEWAY + FRONT WALKWAY

project: 118 HUNTINGTON ROAD PORT WASHINGTON		
drawing: DRIVEWAY EXPANSION/WALKWAY		
number: A-1	dwn by: PA	scale:
	job no.: 23-19	date: 1-31-24

Donald Alberto Architect P.C.
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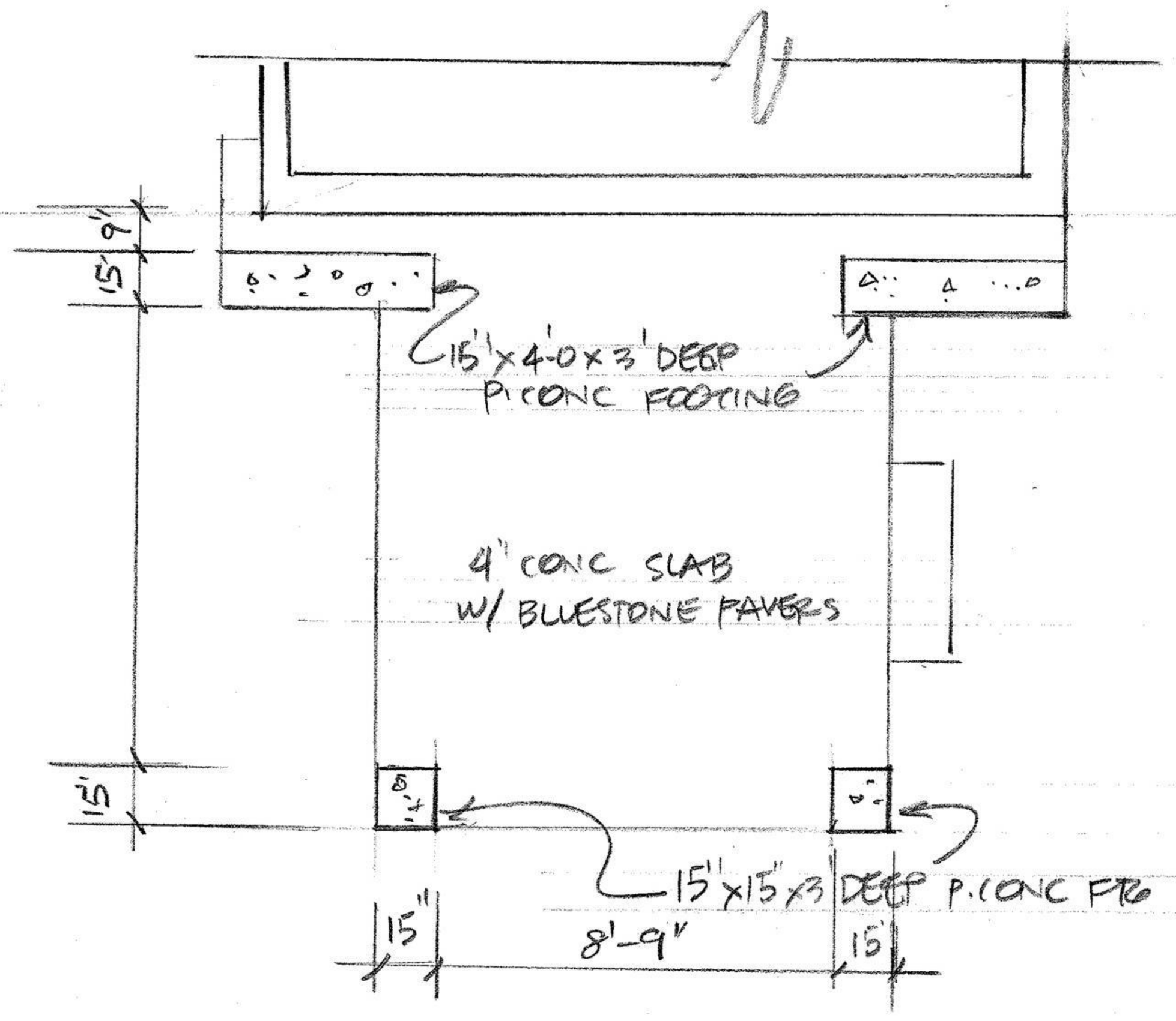
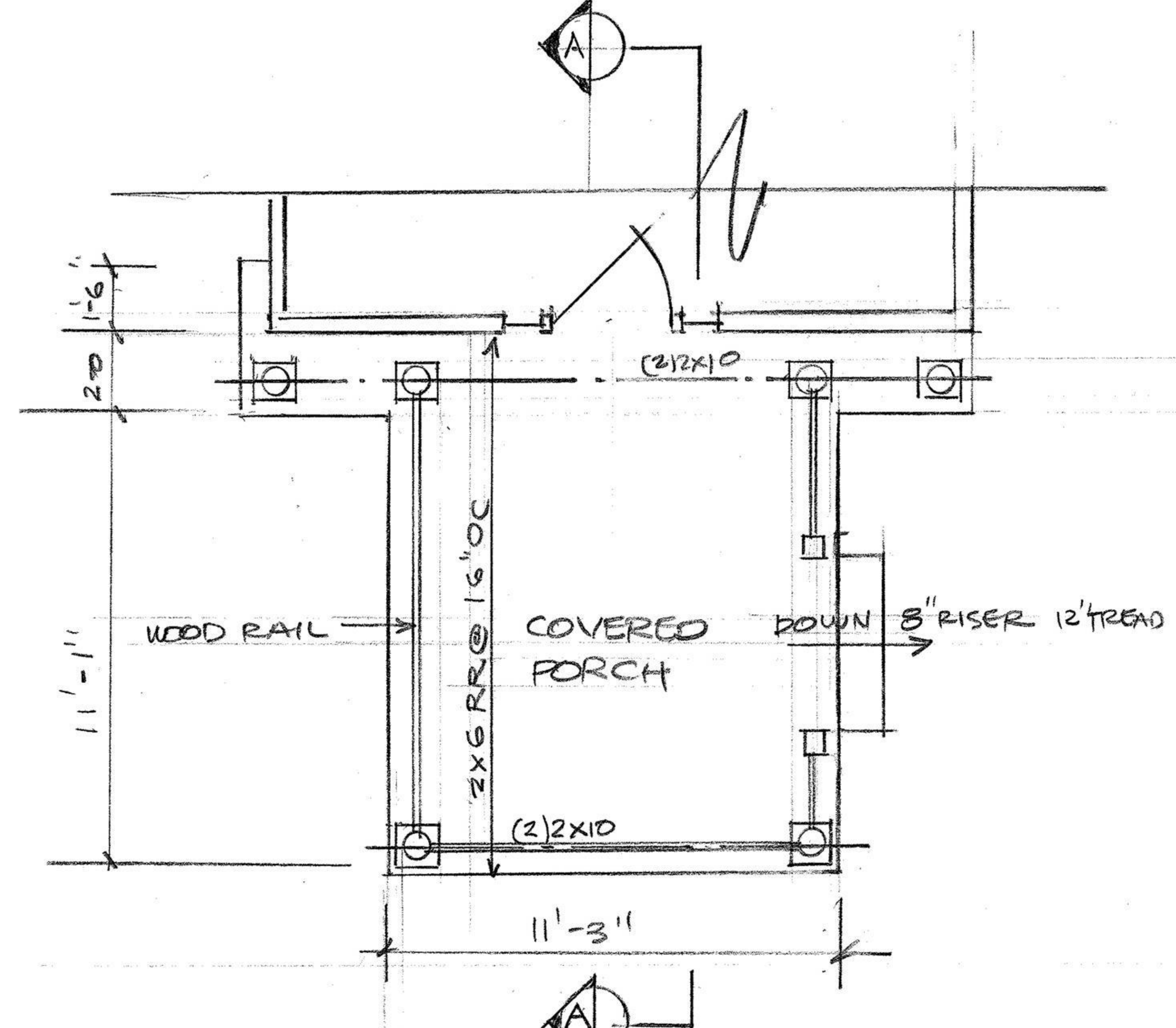
revisions: △ 3-22-24

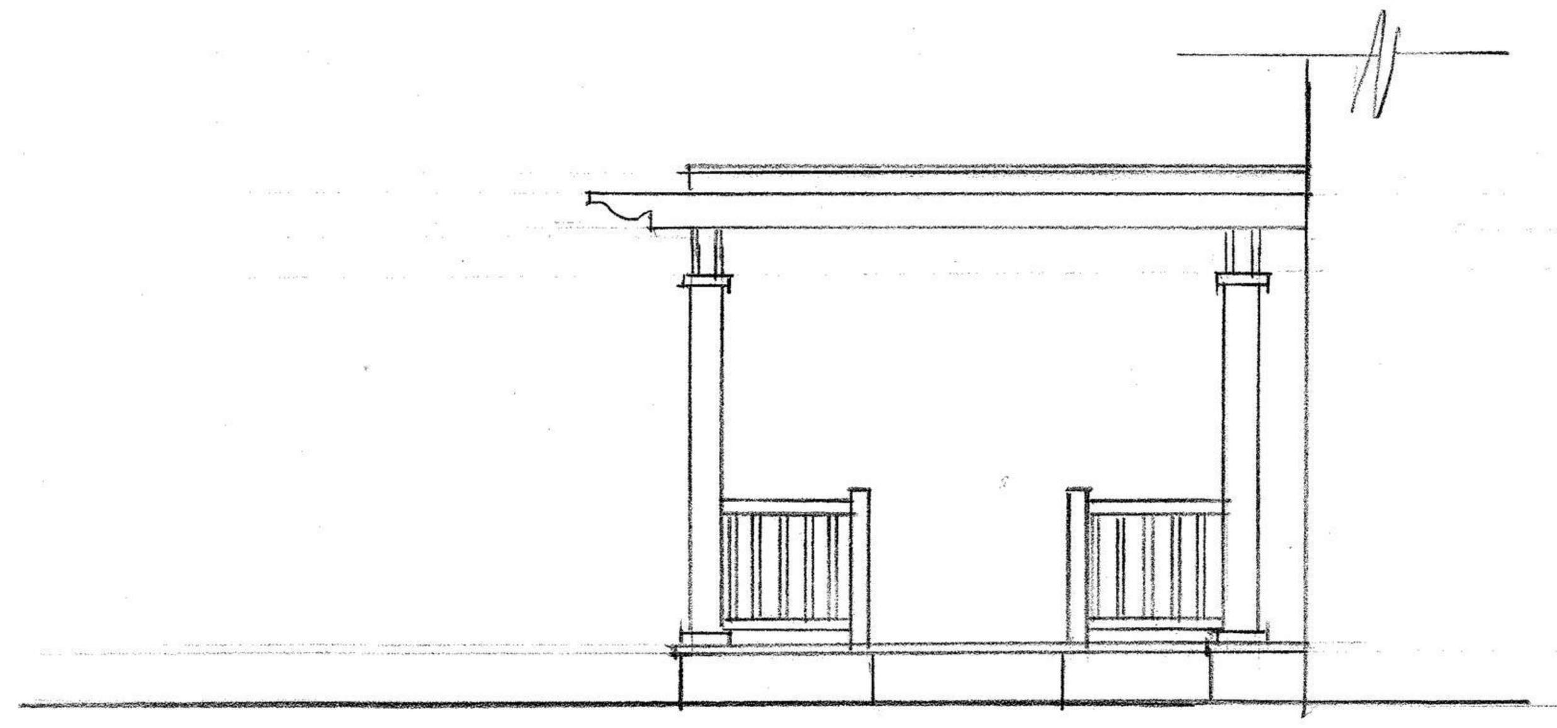
REGISTERED ARCHITECT DONALD ALBERTO 026017812 STATE OF NEW YORK



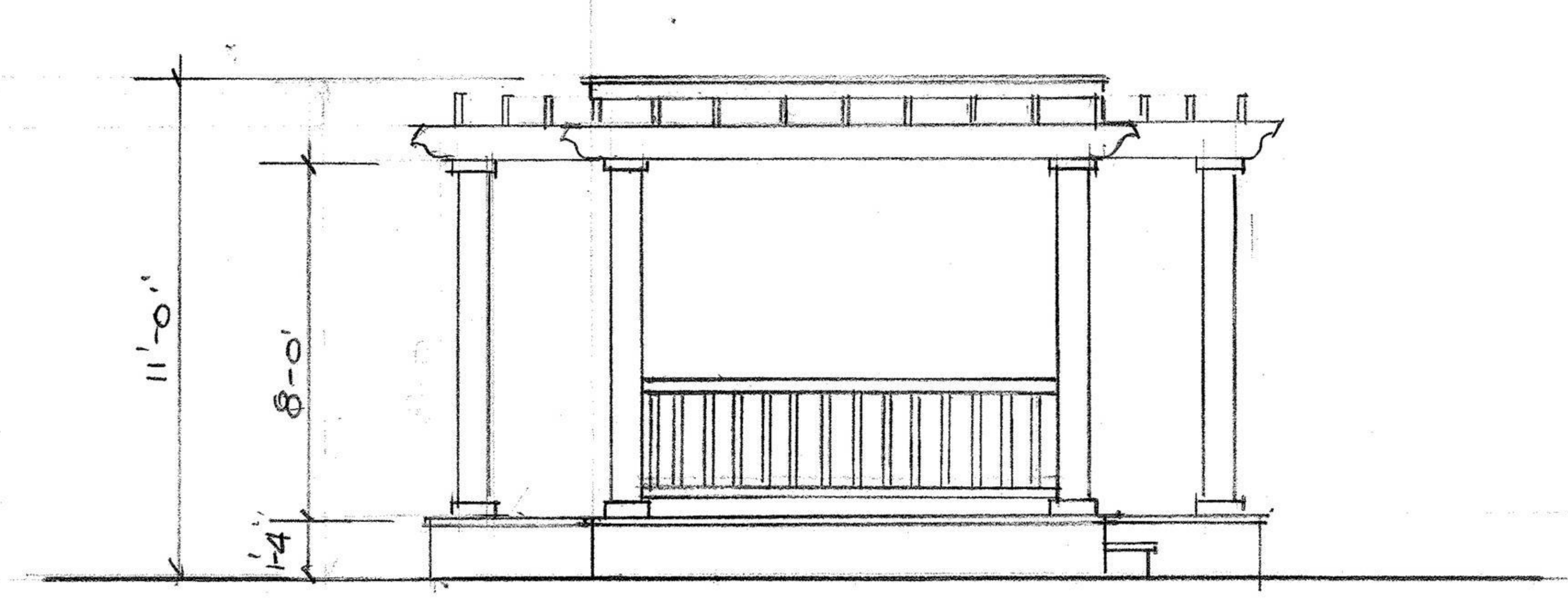
FOUNDATION PLAN



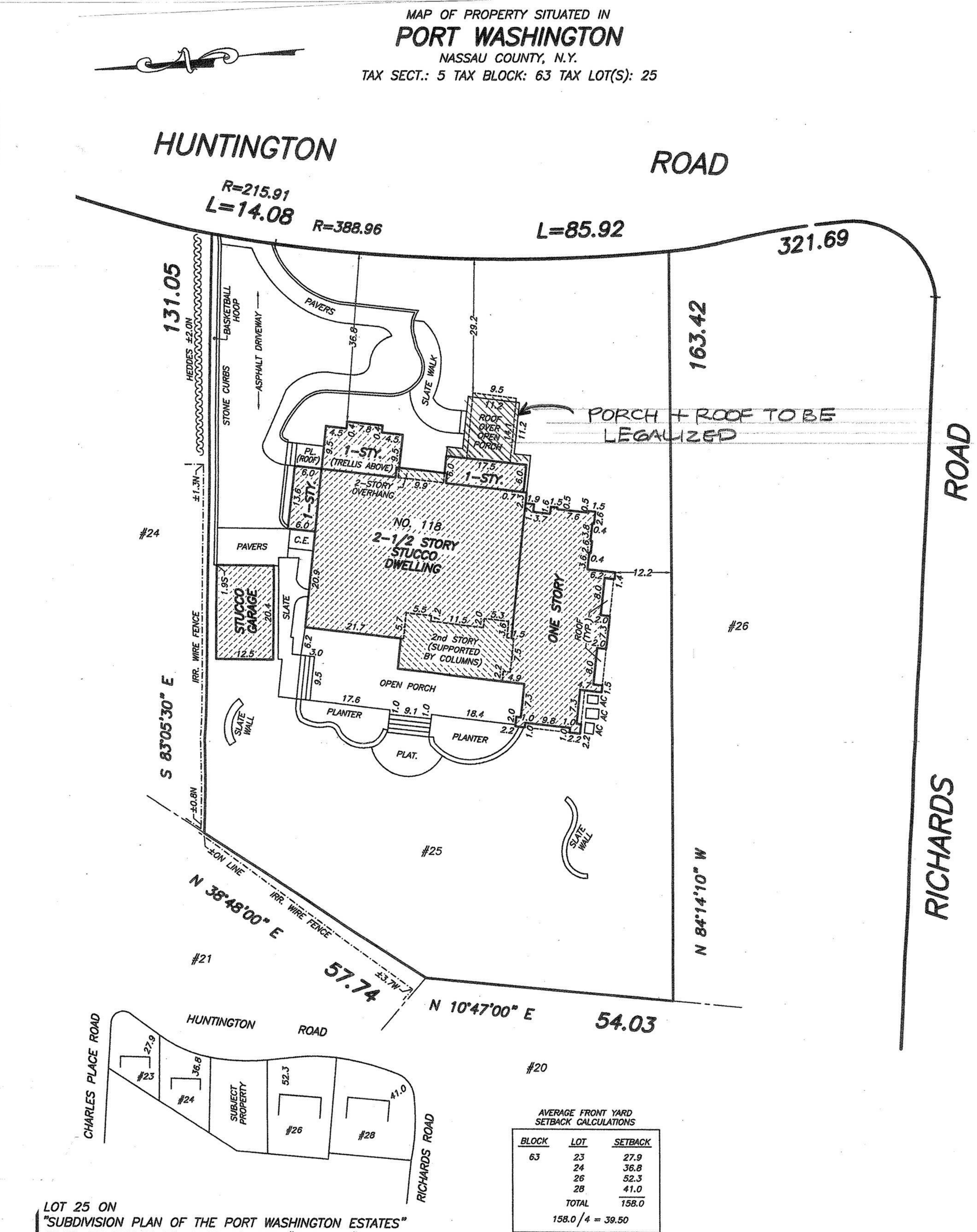
PLAN 1/4"=1'-0"



RIGHT-SIDE (NORTH) ELEVATION



FRONT (EAST) ELEVATION



BLOCK	LOT	SETBACK
63	23	27.9
	24	36.8
	26	52.3
	28	41.0
	TOTAL	158.0

158.0 / 4 = 39.50

LOT 25 ON
"SUBDIVISION PLAN OF THE PORT WASHINGTON ESTATES"
FILED ON MARCH 23, 1910 AS MAP #3 CASE #16
SCALE: 1"=20'

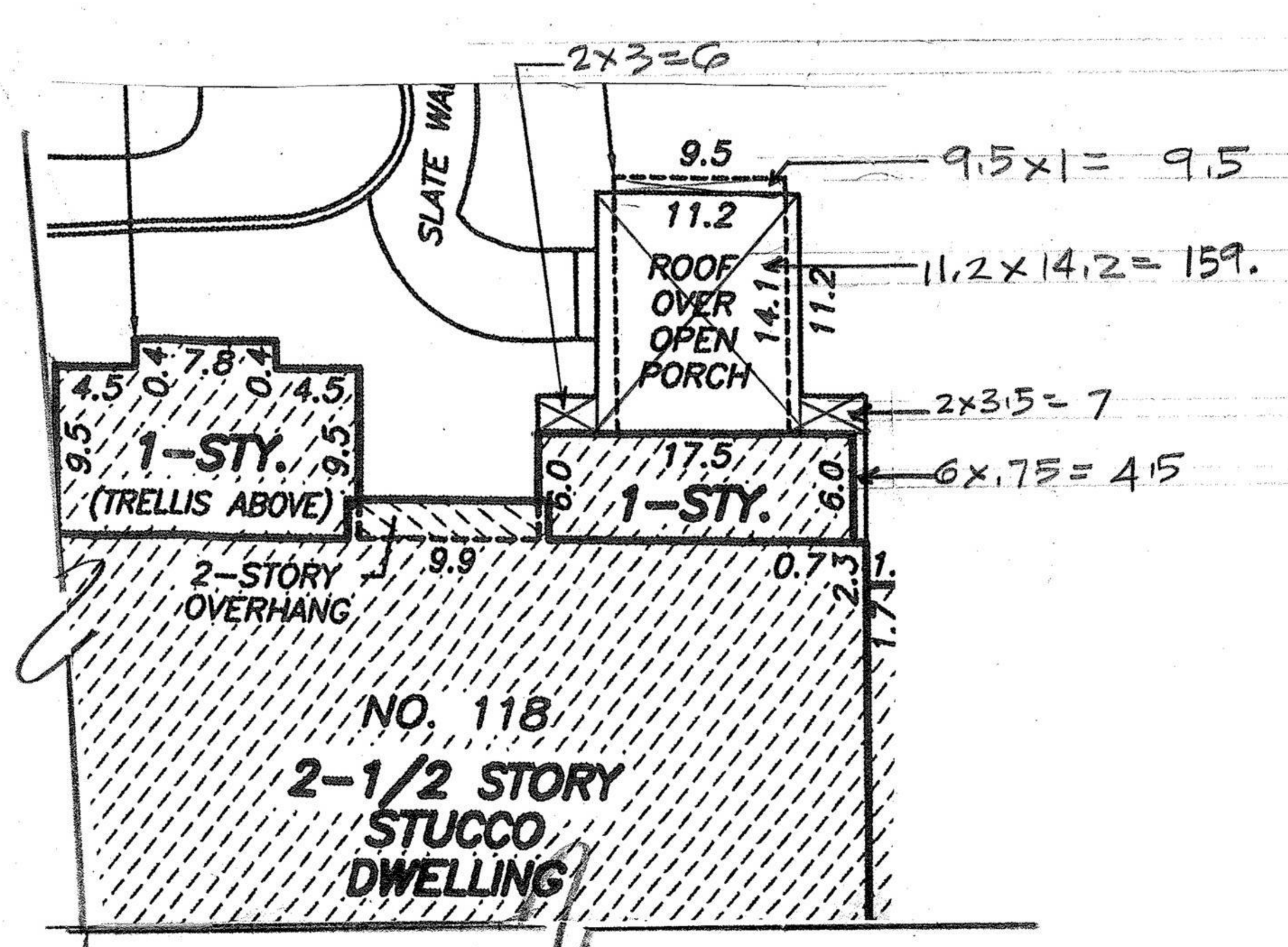
SITE PLAN 1"=20'-0

TAKEN FROM SURVEY BY: F. GALLUZZO 3-7-24

ZONE: RESIDENCE 'A'

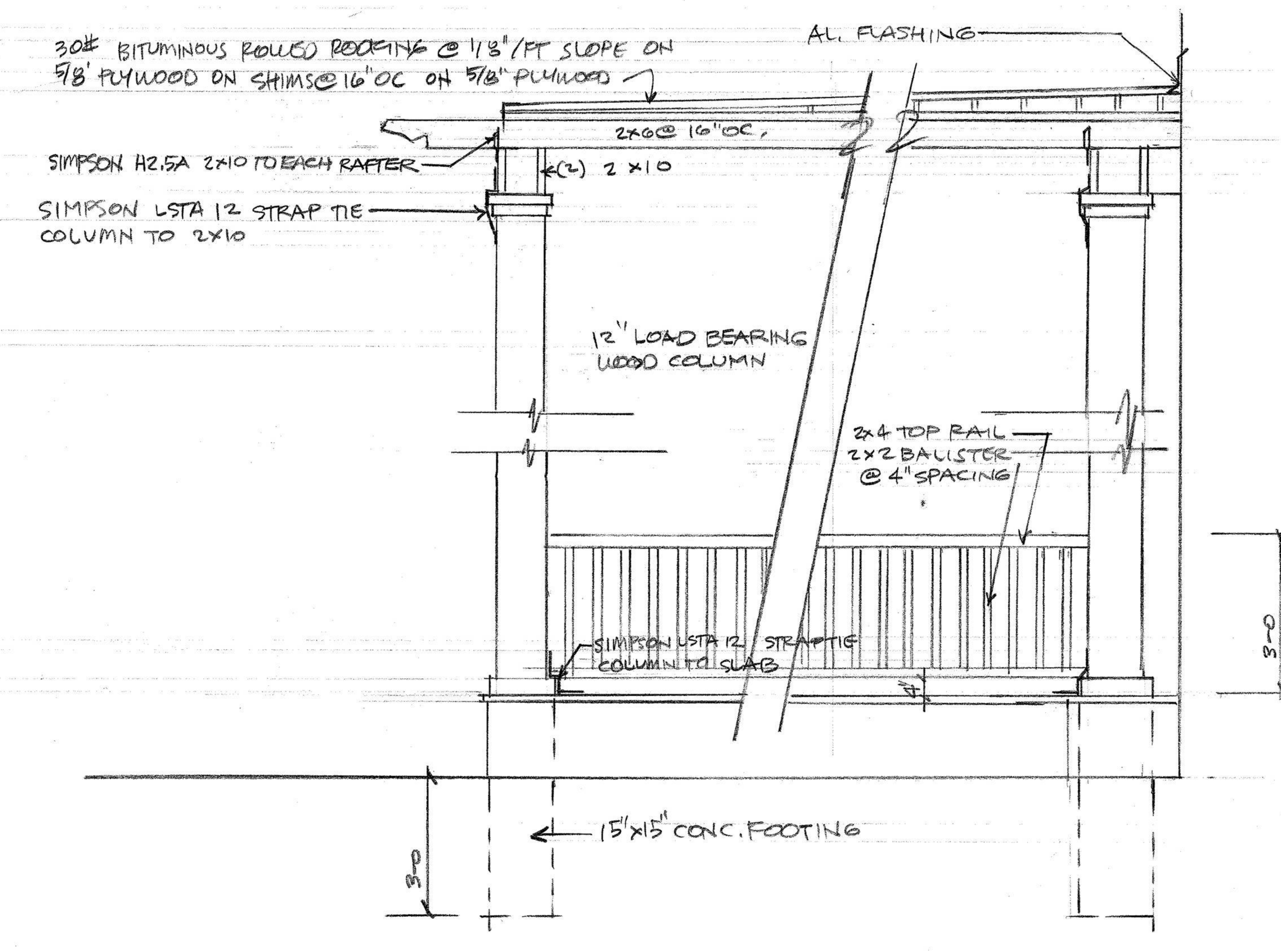
FRONT YARD SETBACK = 35' OR AVERAGE (39.5)

PROPOSED FRONT YARD TO ROOF OF PORCH = 29.2 * VARIANCE REQ'D.



IMPERVIOUS AREA OF PORCH + ROOF

6 + 9.5 + 159 + 7 + 4.5 = 186 SF



SECTION A-A 1/2"=1'-0"

project	revisions
118 HUNTINGTON RD. PORT WASHINGTON	3-22-24
drawing: FRONT PORCH + ROOF	
number: A-2 ; dwn by: DA ; scale:	
job no.: 23-19 ; date: 2-28-24	

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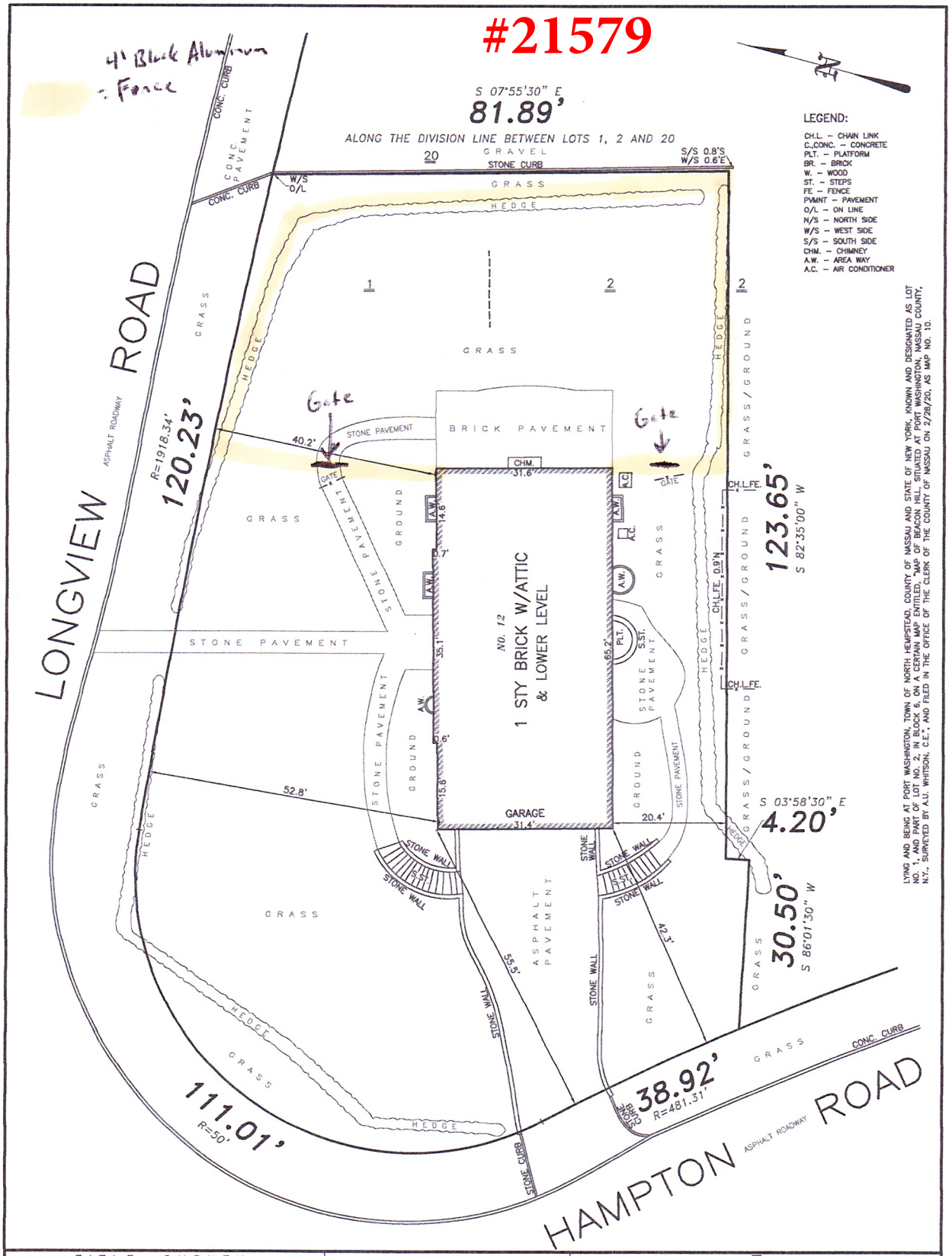
REGISTERED ARCHITECT DONALD ALBERTO STATE OF NEW YORK

#21579



LEGEND:

CH.L. – CHAIN LINK
C.,CONC. – CONCRETE
PLT. – PLATFORM
BR. – BRICK
W. – WOOD
ST. – STEPS
FE. – FENCE
PVMNT – PAVEMENT
O/L – ON LINE
N/S – NORTH SIDE
W/S – WEST SIDE
S/S – SOUTH SIDE
CHM. – CHIMNEY
A.W. – AREA WAY
A.C. – AIR CONDITIONER

LYING AND BEING AT PORT WASHINGTON, TOWN OF NORTH HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS LOT NO. 1, AND PART OF LOT NO. 2, IN BLOCK 6, ON A CERTAIN MAP ENTITLED, "MAP OF BEACON HILL, SITUATED AT PORT WASHINGTON, NASSAU COUNTY, N.Y., SURVEYED BY A.U. WHITSON, C.E.", AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF NASSAU ON 2/26/20, AS MAP NO. 10.

TITLE SURVEY

SCALE 1" = 16' | JOB NO. NYL23396

DATE 08-01-2023

Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies.

THIS SURVEY IS TO BE USED FOR TITLE PURPOSES ONLY.
EASEMENTS NOT SHOWN ARE NOT GUARANTEED.

MALGORZATA GASIOROWSKA N.Y.S. L.L.S. 051047

NYLAND TECH P.C.
LAND SURVEYING
office 516-783-0856
email info@nyland-tech.com
449 Argyle Road, East Meadow NY 11554

THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE. THEREFORE THEY ARE NOT INTENDED TO MONUMENT PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.

REVISIONS:

ADDRESS:
#12 LONGVIEW ROAD,
PORT WASHINGTON, T/O N. HEMPSTEAD
NASSAU CO., NEW YORK

CERTIFIED TO:
1. FEDERAL STANDARD ABSTRACT, INC.
2. CHICAGO TITLE INSURANCE COMPANY
3. YU WU AND HENRICUS JOHANNES THOLEN

TITLE NO.: FSA288-02375N

TAX MAP SEC. 5 | BLOCK 19 | LOT(S) 142 | FILED MAP 10 | BLOCK 6 | LOT(S) 1, P/O 2

LIST OF DRAWINGS

SCOPE: *PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEW KITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,FULL SECOND FLOOR WITH TWO FULL BATHS ,DRYWELL,DETACHED GARAGE*

#21580

DISAPPROVED
Carlos Reyes
05/14/2024

ADMINISTRATIVE NOTES

THESE PLANS MUST BE APROVED BY THE LOCAL MUNICIPALITY AND A PERMIT BE ISSUED BEFORE WORK BEGINS.

THE ENGINEER, DRAFTSMAN OR EXPEDITOR WILL NOT BE HELD RESPONSIBLE FOR DEFECTS IN MATERIALS, STRUCTURE OR SUBSTANDARD CONSTRUCTION PRACTICES.

THE ENGINEER OF RECORD HAS NOT BEEN RETAINED FOR THE SUPERVISION OF THIS PROJECT.

NO CHANGES WILL BE PERMITTED WITHOUT PRIOR WRITTEN NOTIFICATION OF AND APPROVAL OF THE ENGINEER OF RECORD.

NO CONSTRUCTION OR DEMOLITION SHALL COMMENCE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

ALL ELECTRICAL WORK TO BE INSPECTED BY A CERTIFIED ELECTRICAL INSPECTOR.

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE AND INSURANCE CERTIFICATES.

LICENSED PLUMBER TO OBTAIN PERMITS AND INSPECTIONS FOR ALL PLUMBING WORK.

THESE PLANS INDICATE REQUIRED INFORMATION FOR BUILDING DEPARTMENT USE. THE CONTRACTOR SHALL COORDINATE WITH OWNER FOR ALL MATERIALS AND FINISHES

ELECTRIC WORK TO BE IN ACCORDANCE WITH N.E.C. AND TO BE CERTIFIED BY THE NEW YORK BOARD OF FIRE UNDERWRITERS.

NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

NYS 2020 CODE NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING CODE 2020 OF NEW YORK STATE.

GROUND SNOW LOAD IS 20# SQ./FT.
WIND SPEED IS 120 MPH
SEISMIC DESIGN CATEGORY "C" AND ASCE 7-98
THIS PROPERTY IS NOT WITHIN ONE MILE FROM SHORE LINE

ALL PLUMBING WORK SHALL COMPLY TO THE RESIDENTIAL CODE OF NEW YORK STATE AND ALL OTHER APPLICABLE CODES, LAWS, RULES, REGULATIONS AND HEALTH DEPARTMENT REQUIREMENTS.

ALL PLUMBING FIXTURES SHALL BE INDIVIDUALLY TRAPPED AND VENTED AS REQUIRED BY THE NYS CODE. CAST IRON PIPE SHALL CONFORM WILL LOCAL CODE REQUIREMENTS AND HAVE APPROVED CLEAN OUTS AND JOINTS.

ALL ELECTRICAL OUTLETS, SWITCHES, LIGHTS AND WIRING SHALL BE U.L. CERTIFIED AND INSTALLED IN COMPLIANCE WITH NEC AND LOCAL ELECTRICAL CODES.

ALL INTERIOR DOORS ARE TO CONFORM WITH THE RESIDENTIAL CODE OF NEW YORK STATE.

ALL HEATING AND COOLING DESIGNS SHALL CONFORM WITH A.S.H.R.A.E.

EGRESS WINDOW CODE:

R310.1.1. MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. (SECOND FLOOR)

EXCEPTION GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQUARE FEET.

R310.12 MINIMUM OPENING HEIGHT. THE MINIMUM OPENING HEIGHT SHALL BE 24 INCHES.

R310.13 MINIMUM OPENING WIDTH. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

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

GENERAL BUILDING NOTES

ALL FINISH MATERIALS TO HAVE CLASS "A" FLAME SPREAD RATING

WINDOWS AND DOORS SHALL BE PROPERLY FLASHED AT HEADS AND PROPERLY SEALED AND WEATHER -STRIPPED.

ALL GYPSUM SHALL BE TAPED AND SPACKLED (3 COATS) READY FOR PAINT. 1/2 INCH SHEETROCK FOR ALL WALLS & CEILING'S . 5/8 TYPE X FOR ALL GARAGE AND MECHANICAL ROOMS. 1/2 INCH M/R GREENBOARD FOR ALL BATHROOMS.

ALL STRUCTURAL STEEL TO BE ASTM A36

AT LEAST ONE SINGLE STATION SMOKE DETECTING ALARM DEVICE INSTALLED IN CONFORMITY WITH SECTION R 317 IN EACH SLEEPING ROOM AND OUTSIDE EACH SLEEPING AREA AND ON EACH STORY - INTERCONNECTED.

INSTALL ALL WINDOWS NOT MORE THAN 44" ABOVE FLOOR. AREA OF WINDOWS AND SKYLITES SHALL BE 8% OF EXTERIOR WALL AREA.

GLAZING IN DOORS, SHOWER DOORS AND ENCLOSURES SHALL BE SIZED AND CONSTRUCTED OF MATERIALS AS TO MINIMIZE THE POSSIBILITY OF INJURY TO PERSONS IN THE EVENT THAT THE GLAZING IS BROKEN OR DAMAGED.

ROOF RAFTERS AND CRAWL SPACES TO BE VENTED AS PER N.Y.S. CODE.

ALL STAIRS SHALL HAVE HANDRAILS IN ACCORDANCE WITH IBC R 315

PROVIDE FIRE STOPS TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL & HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE.

NO SLEEPING OR COOKING ROOMS PERMITTED IN CELLAR

NYS IECC 2018 NOTES

1. MINIMUM DOOR U-RATING: U-.40
2. MINUMUM WINDOW, SLIDING GLASS DOORS: GRADE 60 LOW E GLASS U-.58
3. ALL DOMESTIC HOT WATER 140 DEGREES MAXIMUM SETTING.
4. INSULATE ALL PIPING AS REQUIRED BY CODE.
5. DOORS, FRONT,SIDE, INSIDE TO GARAGE -U-40 MAXIMUM
6. WINDOWS, GLASS DOORS, ALL GLASS - U-.32 MAXIMUM
7. INSULATE ALL DUCTS AND PIPING AS REQUIRED BY IPC 2015
8. ALL FIREPLACES TO BE PROVIDED WITH DAMPER FOR OUTSIDE COMBUSTION AIR 150-200 CFM. FLUE TO HAVE TIGHT SEATED DAMPER TO MAINTAIN MINIMUM AIR LEAKAGE TO 20 CFM 0.3 INCHES WATER GAUGE. INTERIOR OPENING TO BE PROVIDED WITH HEAT RESISTANT GLASS DOORS (SEE SECTION 1813.5)
9. CALCULATIONS ARE VALID UP TO 5999 DEGREE DAYS.
10. WOOD FRAMED FLOORS, WALLS AND CEILINGS SHALL HAVE AN APPROVED VAPOR BARRIER (PERMEANCE RATING OF 1.0 PERM) INSTALLED ON THE "WARM IN WINTER" SIDE OF THERMAL INSULATION.
11. WINDOWS AND SLIDING DOORS SHALL HAVE A MAX. AIR INFILTRATION RATING OF 0.3 CFM PER SQUARE FOOT OF WINDOW AREA. SWINGING DOORS SHALL HAVE A MAX. AIR INFILTRATION RATE OF 0.5 CFM PER SQUARE FOOT OF DOOR AREA.
12. SKYLIGHT SHAFTS SHALL HAVE A MINIMUM INSULATION VALUE OF R-19.
13. GARAGES - FRONT, SIDES, DOORS, INTERIOR SHALL HAVE MAX. U=.40.
14. ALL FIREPLACES HALL BE PROVIDED WITH A DAMPER FOR OUTSIDE COMBUSTION AIR 150-200 CFM. ALL FLUES SHALL HAVE TIGHT SEATED DAMPER WITH A MAX. AIR LEAKAGE OF 20 CFM.
15. THE CONTRACTOR SHALL SUBMIT THE DESIGN, SIZE AND TYPE OF MECHANICAL SYSTEMS WHICH WILL BE USED, IN SUFFICIENT DETAIL, AS REQUIRED BY THE BUILDING DEPARTMENT.
16. ALL THERMOSTATS SHALL BE ADJUSTABLE FROM 55 DEGREES TO 85 DEGREES FAHRENHEIT.
17. ALL DUCTS AND PIPES SHALL BE INSULATED AS REQUIRED BY CODE.
18. H.V.A.C. CONTRACTOR SHALL VERIFY HEAT LOSS CALCULATIONS.

INSULATION NOTES:

1. G.C. IS RESPONSIBLE TO FOLLOW NEW ENERGY CODE REQUIREMENTS SET BY NYS IECC 2015 AND 2016 SUPPLEMENT FOR IECC 2015 AUGUST 2016 EDITION (e.g. "NYS 2015 ENERGY CODE").
2. REFER TO PROVIDED RES-CHECK FROM CONSTRUCTION DOCUMENTS FOR ALL INSULATION SIZES AND RATINGS OTHERWISE FOLLOW IECC TABLE R402.1.2 FOR GUIDELINES ON INSULATION REQUIREMENTS FOR VARIOUS BUILDING THERMAL ENVELOPE ELEMENTS.
3. G.C.AND OWNER ARE RESPONSIBLE TO MAKE SURE THAT ALL OF THE LISTED ELEMENTS BELOW MEET OR EXCEED NEW NYS 2015 ENERGY CODE CRITERIA:
   a. ALL THERMAL ENVELOPE PERIMETER WALLS TO BE COVERED BY SHOWER OR TUB FIXTURES OR THEIR ENCLOSURES TO BE FULLY INSULATED AND VAPOR BARRIERS INSTALLED (PRIOR TO THEIR INSTALLATION).
   b. CONTINUOUS FOUNDATION INSULATION AS REQUIRED WITHOUT BREAKS IN CONTINUITY IS PROVIDED. IF APPLIED TO EXTERIOR OF SLAB/FOUNDATION PROVIDE SUFFICIENT PROTECTION FROM PHYSICAL DAMAGE AND ELEMENTS.
   c. ALL FENESTRATION OPENINGS ARE AIR-SEALED WITH SPRAY FOAM OR EQUAL. DO NOT USE AIR-PERMEABLE INSULATION.
   d. ALL EXTERIOR DOOR AND WINDOW HEADERS ARE PROPERLY INSULATED WITH R-3 RIGID INSULATION OR EQUAL.
   e. RIM JOISTS BETWEEN FLOORS TO RECEIVE APPROPRIATE WALL INSULATION.
   f. FLOORS IN ROOMS ABOVE UNCONDITIONED OR EXTERIOR SPACE TO HAVE APPROPRIATE INSULATION ATTACHED TO BOTTOM OF SUBLFOOR. OTHERWISE FLOOR JOIST SPACE HAS TO BE AIR-SEALED FROM ANY AIR MOVEMENT.
   g. RECESSED LIGHTING INSIDE THERMAL ENVELOPE CEILINGS TO BE AIR-TIGHT BY MEANS OF SEALANTS, GASKETS OR ADHESIVES.
   h. ATTIC ACCESS PANELS AND PULL-DOWN STAIRS TO RECEIVE SAME INSULATION AS THE REST OF THE CEILING. PROVIDE AIR-TIGHT GASKETS AND FILL IN GAPS IN INSULATION
   i. WOOD BURNING FIREPLACES MUST HAVE TIGHT-FITTING FLUE DAMPENER OR DOORS
4. G.C. TO FOLLOW STRICT INSULATION INSTALLATION PRACTICES AS NOTED BELOW:
   a. AVOID ANY COMPRESSION, ESPECIALLY BEHIND UTILITIES, LIGHTING AND IN TIGHT STUD SPACES. PROVIDE FOAM INSULATION BEHIND UTILITIES INSIDE INSULATED WALLS, FLOORS OR CEILINGS.
   b. DO NOT CUT OR PENETRATE VAPOR BARRIERS
   c. INSULATION AROUND ELECTRICAL BOXES MUST BE TIGHTLY CUT AROUND. DO NOT TUCK OR COMPRESS INSULATION.
   d. INTERIOR CELLAR AND BASEMENT INSULATION TO RECEIVE FULL-HEIGHT INSULATION - DO NOT TRIM OFF BOTTOM.
5. G.C. IS RESPONSIBLE TO CONDUCT "DOOR BLOWER TEST" FOR H.E.R.S. COMPLIANCE ONCE ALL HOUSE ELEMENTS ARE PROPERLY INSULATED BUT BEFORE WALL-COVERINGS ARE INSTALLED AS PER NYS IECC 2015 ENERGY CODE

HVAC REQUIREMENTS:

1. HVAC CONTRACTOR TO COORDINATE WITH ARCHITECT AND HOMEOWNER LOCATION OF ALL HVAC DUCTS AND VERIFY IF ANY PORTIONS OF THE DUCTS ARE NOT WITHIN A BUILDING THERMAL ENVELOPE.
2. HVAC CONTRACTOR IS REQUIRED TO CONDUCT DUCT "AIR LEAKAGE TEST" IF ANY HVAC DUCTS ARE FOUND TO BE OUTSIDE BUILDING THERMAL ENVELOPE
3. HVAC CONTRACTOR TO PROPERLY SIZE HEATING AND COOLING EQUIPMENT USING ACCA MANUALS J AND S

MECHANICAL VENTILATION:

1. NEW BUILDINGS TO BE CONSTRUCTED MUST MEET MECHANICAL VENTILATION REQUIREMENTS BASED ON 3 ACH50 H.E.R.S. RATING:

   ANY HOUSE UNDER 5 ACH50 MUST PROVIDE "WHOLE HOUSE MECHANICAL VENTILATION".
2. TO MEET MECHANICAL VENTILATION REQUIREMENTS MECHANICAL CONTRACTOR MAY USE "EXHAUST ONLY" METHOD BY PROVIDING HALLWAY AND BATHROOM VENTS WITH TIMERS SET TO FOLLOW CODE-REQUIRED VENTILATION GUIDELINES
3. MECHANICAL CONTRACTOR TO FOLLOW NYS IECC 2015 R403.6 AS WELL AS INTERNATIONAL MECHANICAL CODE AS TO INSTALLATION OF VENTS, DAMPENERS, MAKE-UP AIR AND VENTILATION REQUIREMENTS

LIGHTING NOTES:

G.C. TO PROVIDE HIGH-EFFICIACY LIGHTING (75%+) THROUGHOUT: USE CFL, LED, OR FLUORESCENT LIGHTING

FRAMING NOTES

ALL WOOD FRAMING, INCLUDING JOISTS, BEAMS, POSTS, STUDS ETC. TO BE DOUGLAS FIR , GRADE #2 OR BETTER.

ALL MICROLAM LUMBER IS TO BE MANUFACTURED BY GEORGIA PACIFIC ENGINEERED LUMBER OR APPROVED EQUAL.

WINDOWS AND DOORS HAVE TO BE AT LEAST 6" FROM GYPSUM-BOARD OF THE ROOM CORNERS TO ALLOW FOR MOLDINGS AND TRIM

LINE UP ALL POSTS AND ENGINEERING COLUMNS IN WALLS WITH WALL STUDS

DOUBLE ALL FLOOR JOISTS UNDER ALL JACUZZIS

ALL PLUMBING ("WET") WALLS TO BE FRAMED WITH 2x6 FRAME OR WIDER

ALLOW A MINIMUM OF 18' BETWEEN BOTTOM OF FLOOR JOIST AND TOP OF SCREED COAT OR PROVIDE CCA. LUMBER.

PROVIDE DOUBLE HEADERS AT ALL FLOOR CEILING, STAIR AND ROOF OPENINGS ALL HEADERS TO BE A MINIMUM OF (2) 2 X 8 OPENING UP TO 36 INCHES ,2-2X10 UP TO 6FT OPENING , UNLESS OTHERWISE NOTED ON PLANS.

FLOOR JOISTS SHALL BE DOUBLED BENEATH ALL PARALLEL PARTITIONS.

WOOD SILLS ON SLAB TO BE 2 2" X 4" PT LUMBER WITH 5/8" DIA. ANCHOR BOLTS MAX. 3' O.C. 12" FROM CORNER.

ALL HEADERS TO BE SUPPORTED BY (2) 2x4 POSTS TYPICAL U.O.N.

PROVIDE DOUBLE HEADER AND TRIMMERS AT ALL STAIR AND FLOOR OPENINGS AND UNDER ALL POSTS AND PARTITIONS RUNNING PARALLEL TO SAME.

BRIDGING TO BE EITHER SOLID OR 18 ga. CROSS BRIDGING NOT EXCEEDING 8' O.C.

THE TOP AND BOTTOM OF JOISTS MAY BE NOTCHED - NOT TO EXCEED 2". NO NOTCHING AT MIDDLE $\frac{1}{3}$ OF SPAN (D16).

JOISTS HANGERS AND OTHER METAL FASTENERS TO BE 'TECO' OR EQUAL.

ALL STRUCTURAL WOOD MEMBERS TO BE KEPT BACK 2" FROM CHIMNEY.

CONCRETE NOTES

ALL CONCRETE WORK SHALL CONFORM TO ACI-318 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS AND ACI-301 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

ALL CONCRETE CAST IN PLACE SHALL HAVE 3500 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 WITH A MINIMUM ULTIMATE STRENGTH OF 70,000 PSI, UON.

ALL FOUNDATIONS AND FOOTINGS SIZED FOR BEARING ON VIRGIN SOIL AT MINIMUM BEARING CAPACITY OF 2 TONS PER SQ. FT. MINIMUM OF 3" COVER.

MINIMUM CONCRETE COVERING OF REINFORCING STEEL SHALL BE 3" FOR FOOTINGS AND BEAMS POURED DIRECTLY AGAINST SOIL.

PROVIDE PROPER HIGH CHAIRS, SPACERS AND SUPPORTS TO HOLD REINFORCING SECURELY IN PLACE WHILE PLACING CONCRETE.

MAXIMUM DIMENSION OF ANY CONTINUOUS CONCRETE POUR SHALL NOT EXCEED 20 FEET IN ANY DIRECTION. CONSTRUCTION, CONTROL & ISOLATION JOISTS SHALL CONFORM TO ACI 301-84.

PROVIDE WATERSTOPS AT ALL CONSTRUCTION JOINTS BELOW GRADE LEVEL.

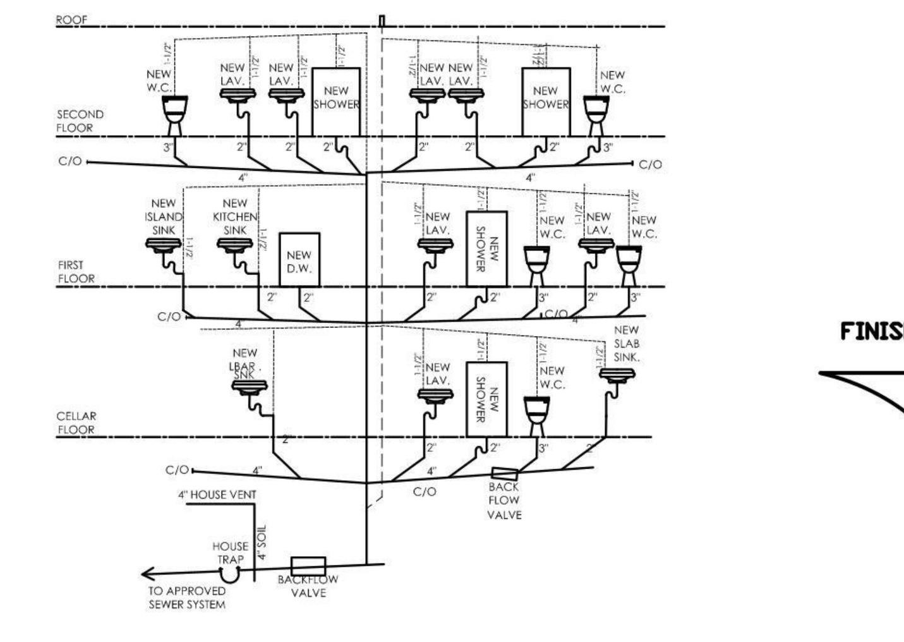
CALCIUM CHLORIDE SHALL NOT BE USED IN CONCRETE MIXES.

COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI-306.

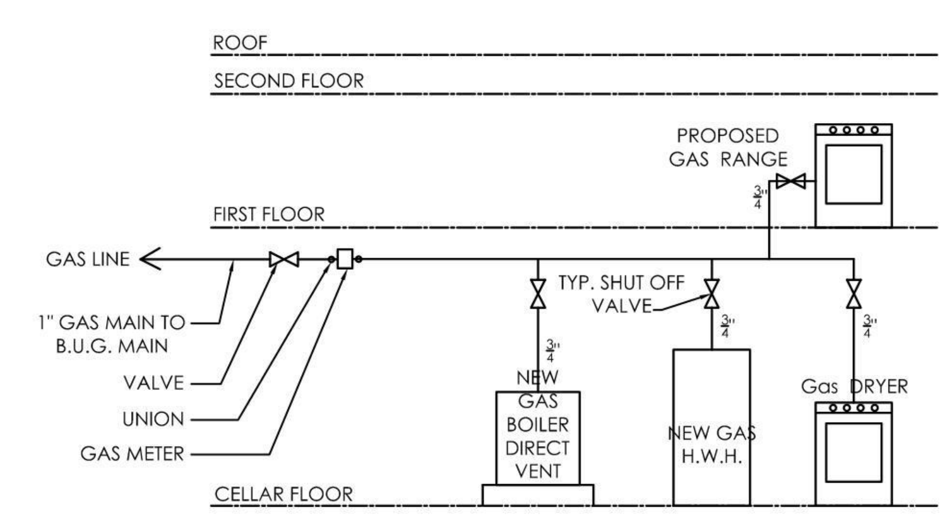
NO BACKFILL ALLOWED ON CONCRETE FOUNDATION WALLS UNLESS THE WALLS ARE BRACED EITHER BY FLOOR OR BRACED BY INTERIOR FACE.

THE EXTERIOR SURFACE OF ALL FOUNDATION WALLS BELOW GRADE (EXCLUDING SLABS) SHALL BE DAMPROOFED WITH AN ELASTIC COAL TAR BASE.

FOR ALL 6" POURED CONCRETE SLABS, PROVIDE 6" X 6" $\frac{10}{10}$ WWF OVER 6 MIL POLYETHYLENE VAPOR BARRIER OVER 6" WELL COMPACTED FILL.

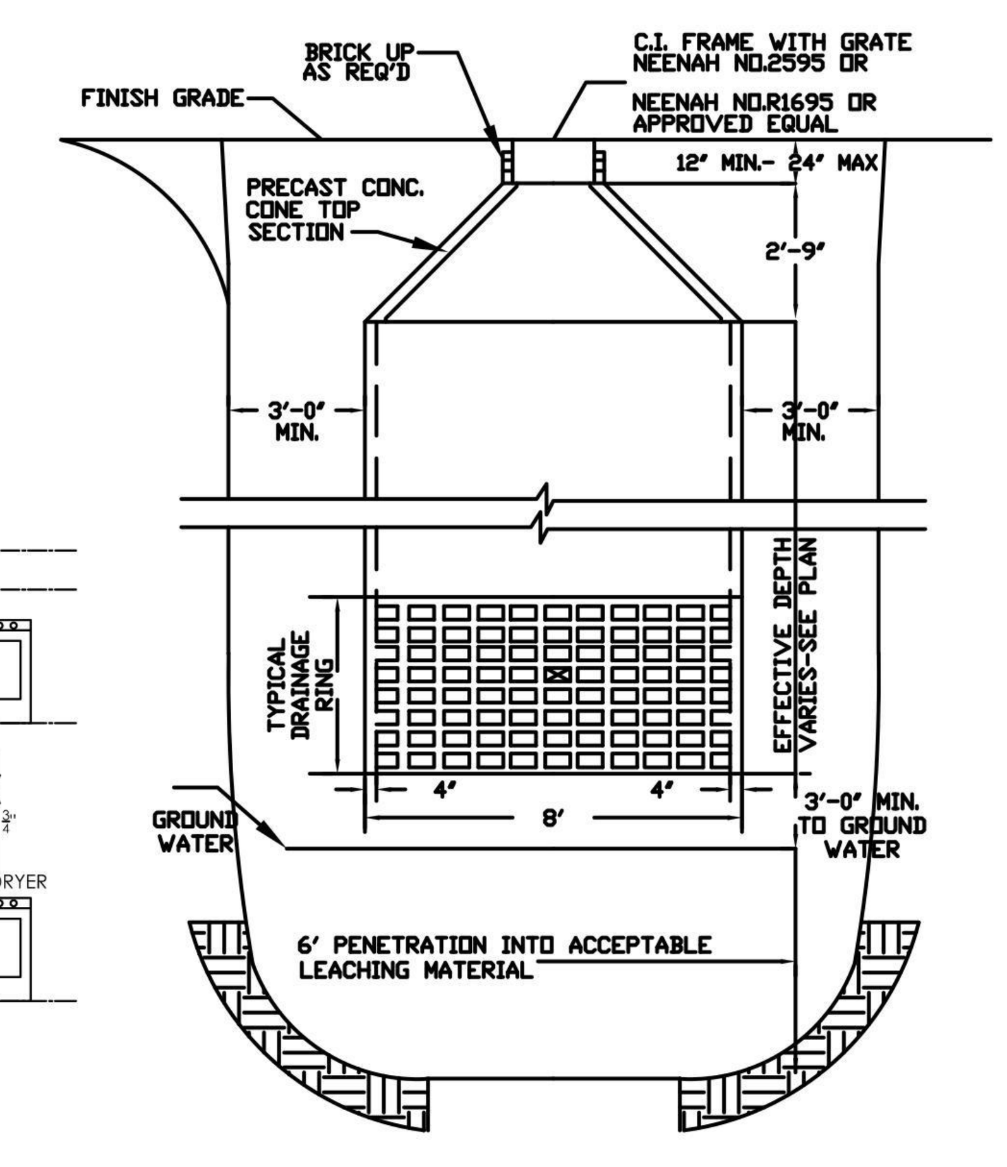


SANITARY RISER DIAGRAM
NTS



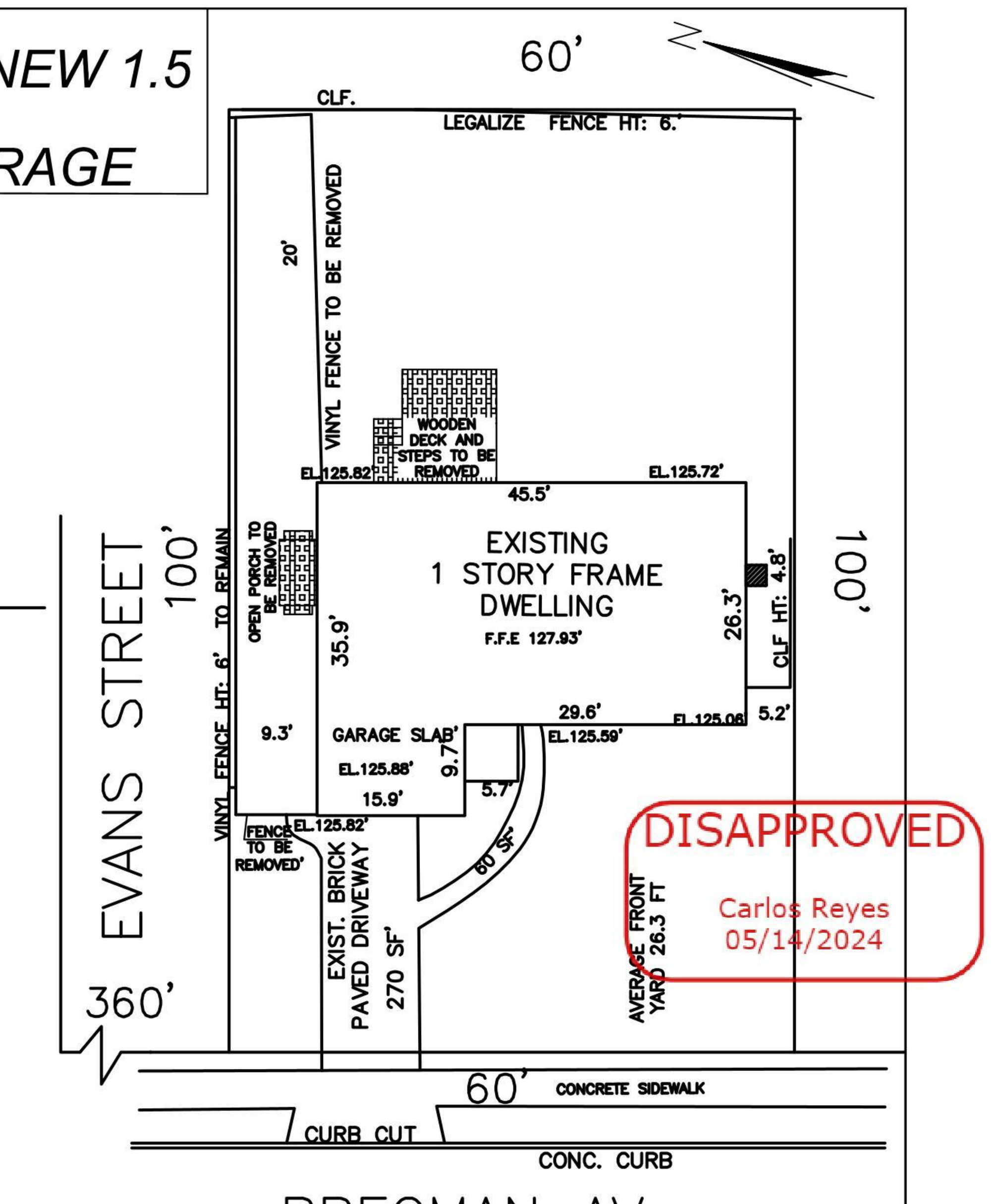
GAS RISER DIAGRAM
NTS

NOTES:
1. ALL PLUMBING EQUIPMENT AND SYSTEMS SHALL BE DESIGNED AND INSTALLED IN CONFORMITY WITH THE PLUMBING CODE OF N.Y.S.
2. CONTRACTOR SHALL VERIFY ALL WASTE, VENT AND PIPING SIZES AS PER CODE.
3. ALL HOT AND COLD WATER PIPING SHALL BE INSULATED TO PREVENT SWEATING OR FREEZING.
4. SUBMIT PROPOSED LOCATIONS OF ALL VENTS THRU ROOF TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. VENTS INSTALLED PRIOR TO APPROVAL SHALL BE RELOCATED.
5. SEPTIC SYSTEM TO BE UPGRADED AS REQUIRED.

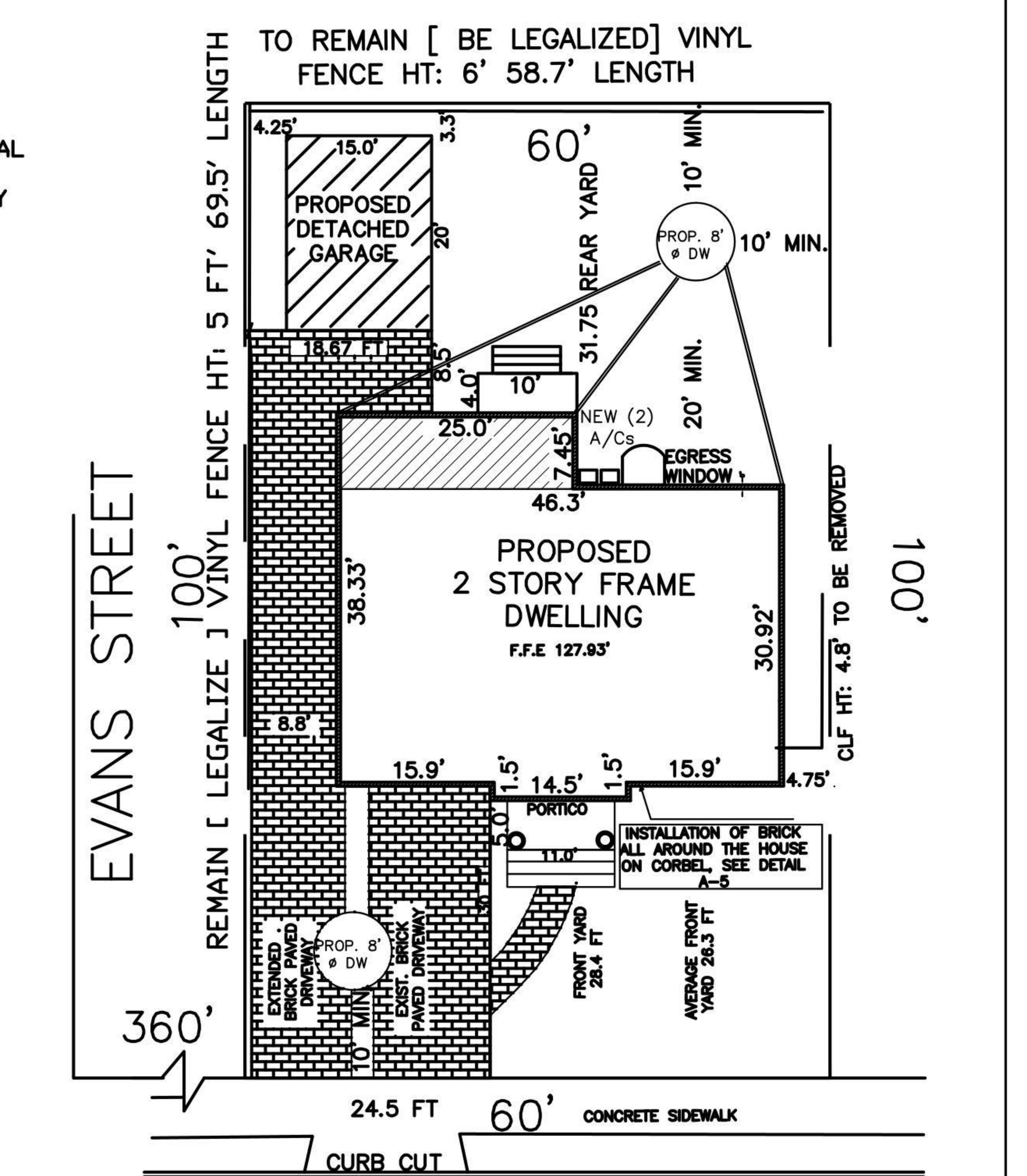


DRYWELL DETAIL

BACKFILL UNDER AND AROUND DRYWELL WITH GRANULAR MATERIAL CONTAINING LESS THAN 15% FINE SAND, SILT & CLAY. (SILT & CLAY FUNCTION NOT TO EXCEED %5)



EXISTING SITE PLAN
SCALE 1"=16'



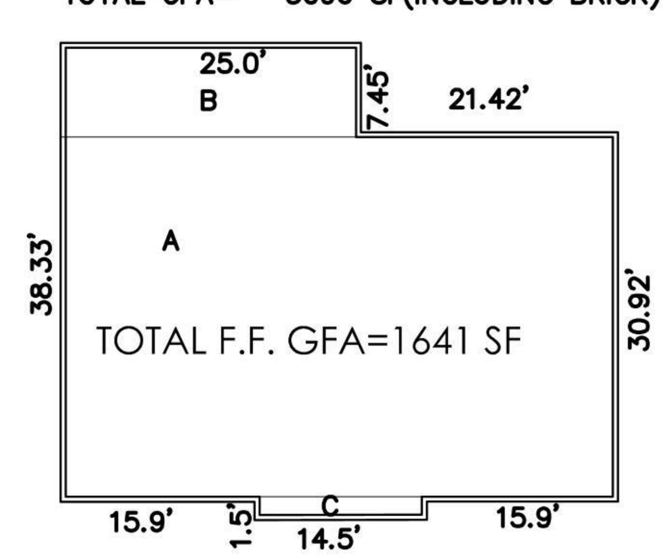
PROPOSED SITE PLAN
SCALE 1"=16'

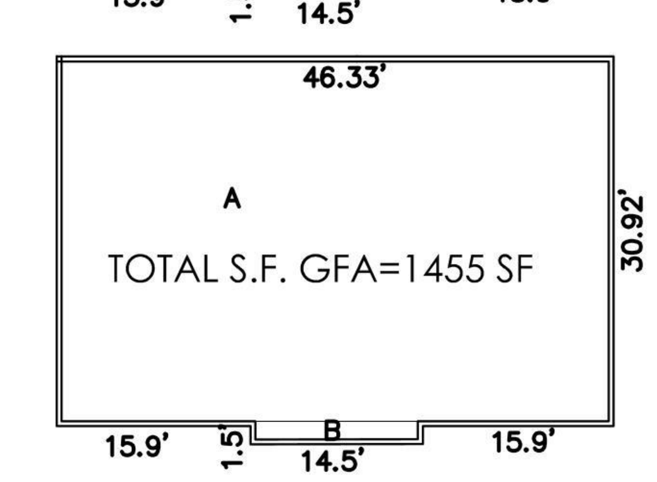
LEGEND
TO BE REMOVED
NEW EXTENSION

GROSS FLOOR AREA

A (MAIN DWELLING)=30.92X46.33=1433 SF
B (REAR ADDITION)= 25.0X7.45=186 SF
C (FRONT ADDITION)= 1.5X14.5=21.75 SF
FIRST FLOOR TOTAL= 1641 SF

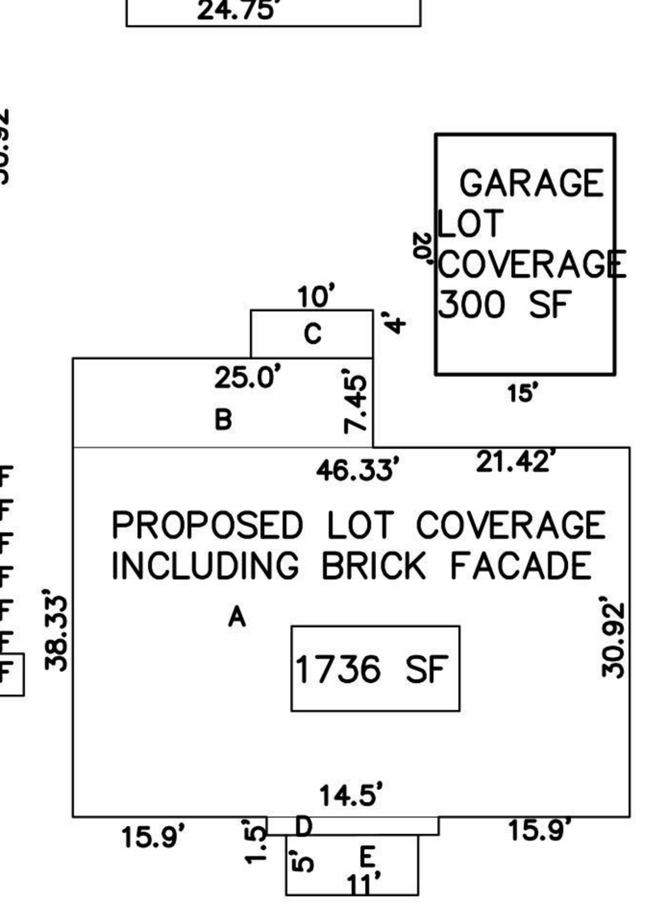
A (MAIN DWELLING)=30.92X46.33=1433 SF
B (FRONT ADDITION)= 1.5X14.5=21.75 SF
SECOND FLOOR TOTAL= 1455 SF
TOTAL GFA= 3096 SF(INCLUDING BRICK)



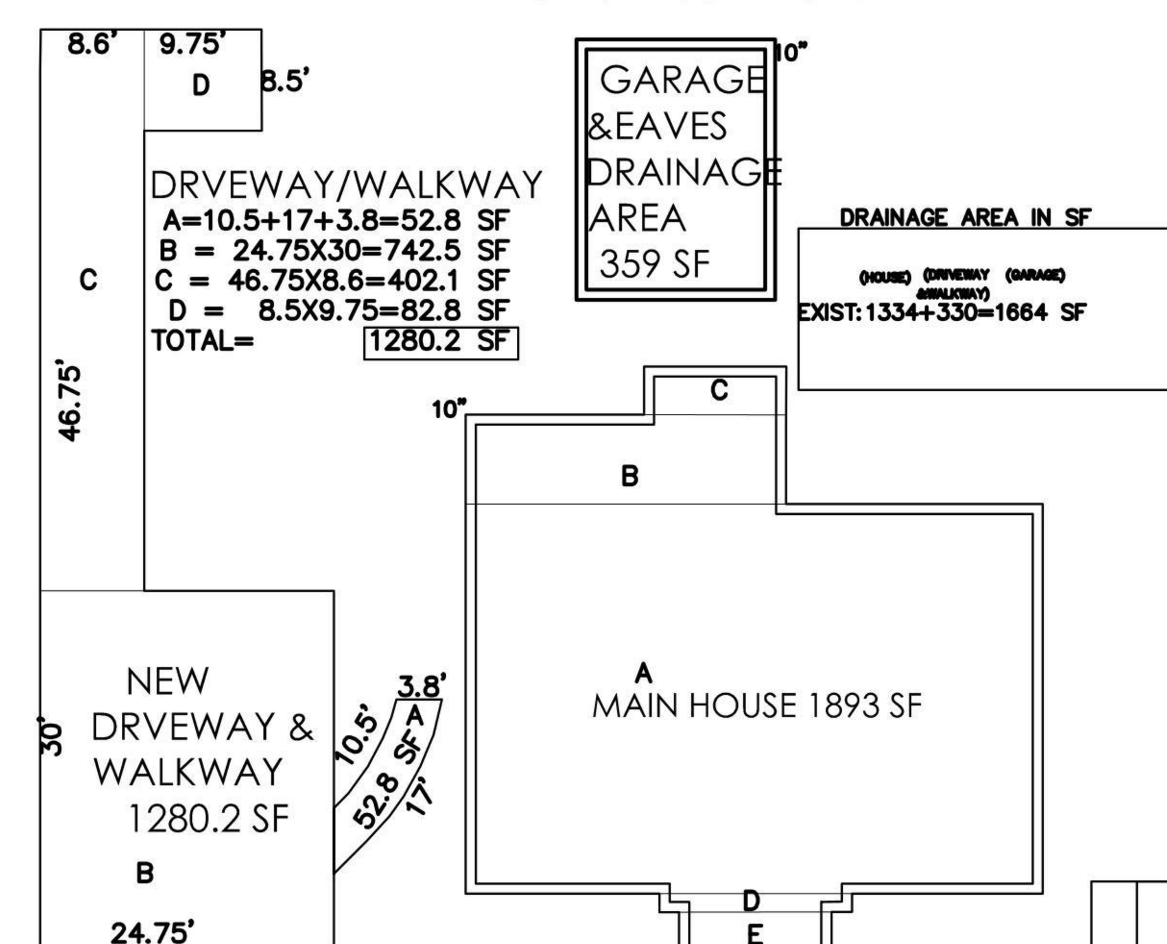


LOT COVERAGE

A (MAIN DWELLING)=30.92X46.33=1433 SF
B (REAR ADDITION)= 25.0X7.45=186 SF
C (REAR PLATFORM)= 10.0X4.0=40 SF
D (FRONT ADDITION)= 1.5X14.5=21.75 SF
E (FRONT PORTICO)= 5.0X11.0=55 SF
TOTAL= 1736 SF
TOTAL WITH GARAGE= 1736+300=2036 SF

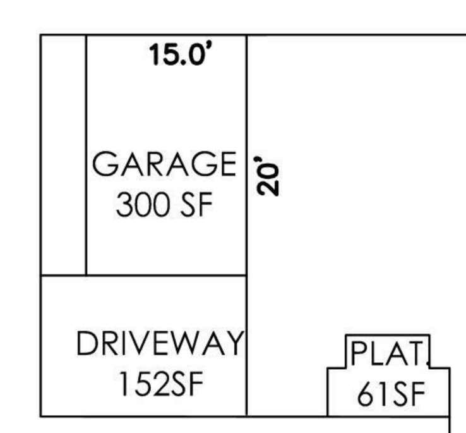


DRAINAGE CALCULATIONS

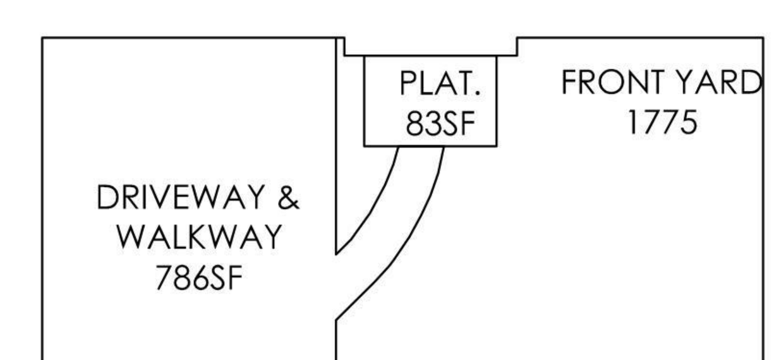


A= 1558 SF
B= 198 SF
C= 48 SF
D= 25 SF
E= 64 SF
TOTAL= 1893 SF

TOTAL INCLUDING GARAGE= 2252 SF



REAR YARD COVERAGE 24%



FRONT YARD COVERAGE 49%

DRAINAGE CALCULATIONS PROPOSED
BASED ON CONTAINMENT OF 2.5" RAINFALL IN 24 HOUR PERIOD

D.W.	ITEM	AREA (SF)	2.5"RAINFALL	COEF.	CUBIC FEET
A	HOUSE	1893 SF	.208	1.0	394.0 CF
	NEW DRIVEWAY/ WALKWAY	1280.2 SF	.208	1.0	266.3 CF
	GARAGE	359 SF	.208	1.0	74.7 CF
			.208	1.0	
	TOTAL IMPERVIOUS SURFACES: 3533 SF		TOTAL CAPACITY REQUIRED		735 CF

* DRAINAGE AREAS ARE NOT EQUAL TO LOT COVERAGE AREAS DUE TO BUILDING ROOF EAVES
USE: (1) 8'-0 ø x 8'-0 H. PRECAST DRYWELL WITH 2'-9" X 8'ø PRECAST CONRETE DOME COVER
42.24 C.F. PER FOOT HEIGHT
x 8'
338 C.F.
+ 54.2 C.F. DOME
=393.0 [2 DRYWELLS]=786 CF. PROVIDED= OK

ALL INFORMATION TAKEN FROM LALSA LAND SURVEYING PLLC QUEENS ,NY 11433 PH 347 869 0590
EMPIREGEODRAFTINGLLC@GMAIL.COM

REVISIONS

DATE	DESCRIPTION
2/16/24	AS PER COMMENTS 2/14/24
1/11/24	AS PER COMMENTS 1/3/24
12/18/23	AS PER COMMENTS ON 12/15/23
12/14/23	FIRST FILING

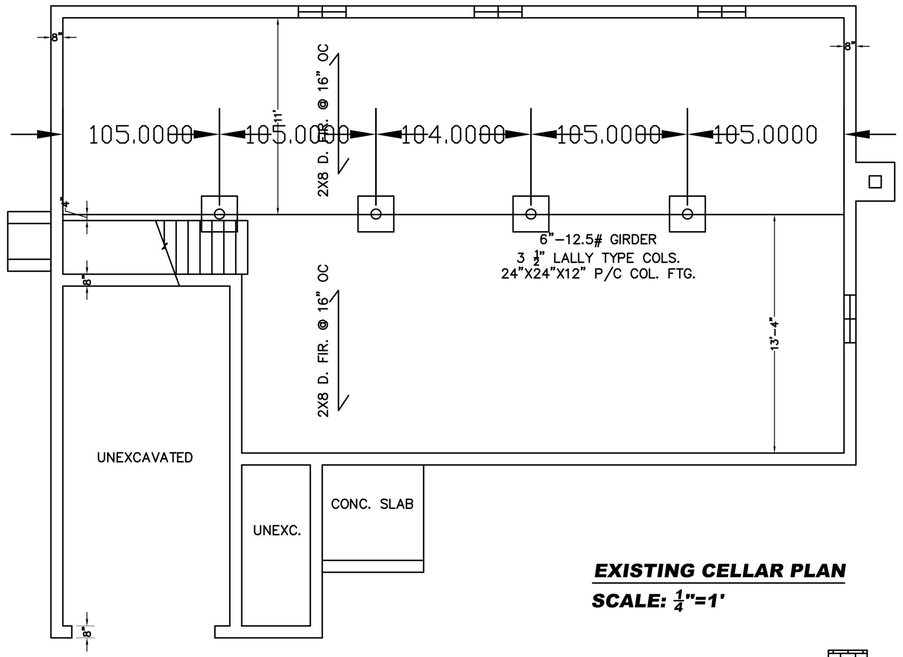
PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R-C
TAX MAP No: SECTION: 8 BLOCK: 212 LOTS: 110

HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626

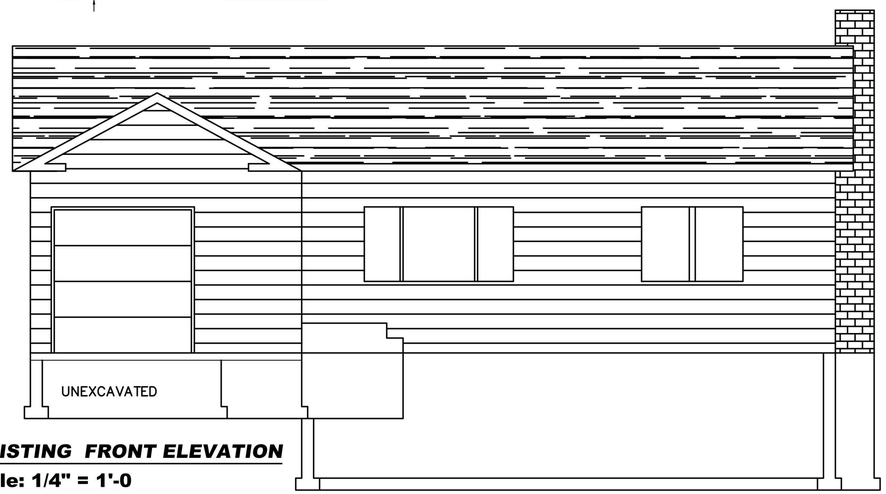
STATE OF NEW YORK HELEN BOGDANOS LICENSED PROFESSIONAL ENGINEER 078677
SEAL

SCOPE: PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEW KITCHEN ,NEW 1.5 BATH ,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,FULL SECOND FLOOR WITH TWO FULL BATHS ,2 DRYWELLS,DETACHED GARAGE NEW DRIVEWAY

DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED
DRAWING NO. T-1

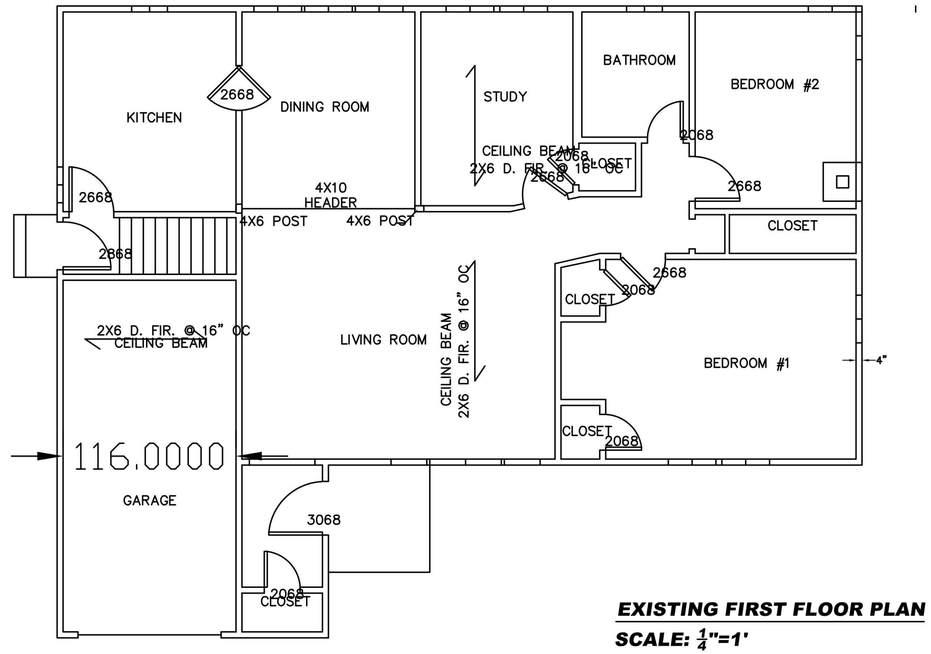


EXISTING CELLAR PLAN
SCALE: 1/4"=1'

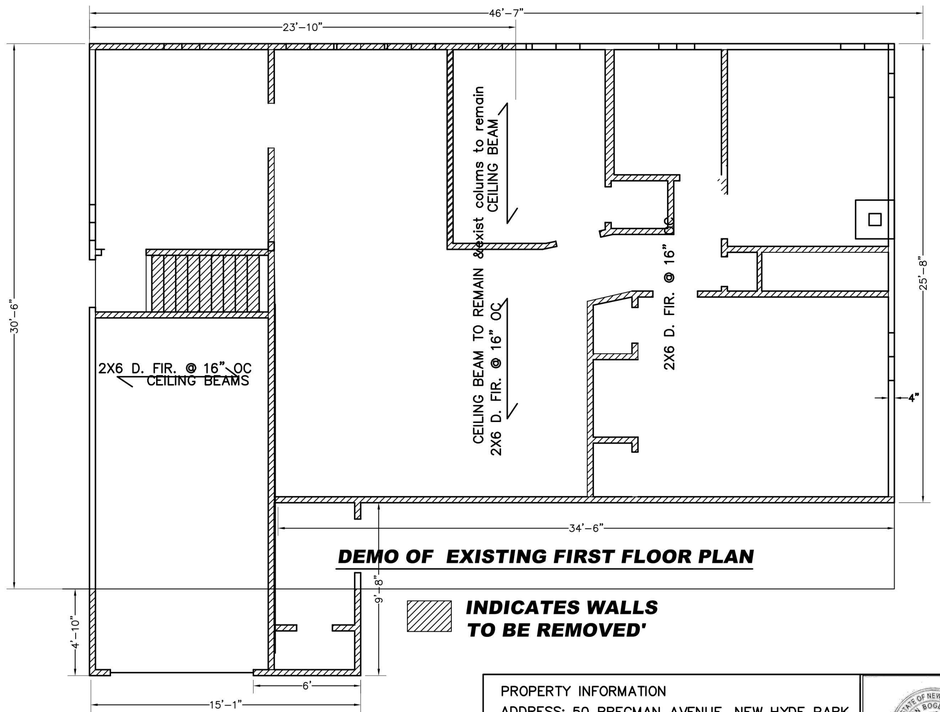


EXISTING FRONT ELEVATION
scale: 1/4" = 1'-0

ZONING ANALYSIS * ASTERISC INDICATES VARIANCE ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK			MUNICIPALITY: TOWN OF NORTH HEMPSTEAD ZONE: R-C SECTION: 8 BLOCK: 212 LOT: 110	
ITEM	REQ./PERMITTED	EXISTING	PERMITTED	PROPOSED
LOT AREA	5,000 S.F.	6,000 S.F.	6,000 S.F.	6,000 S.F.
LOT WIDTH	40 FT.	60 FT.	60 FT.	60 FT.
LOT COVERAGE	35% = 1,733 S.F.	22%=1336S.F	2100 S.F.	2036 S.F.
MAX. G.F.A.	50% = 2,475 S.F.	1,302 S.F.	2,800 S.F.	3096 S.F * 296 SF OVER
FRONT YARD	25.0 FT.	25.2 FT.		28.4 FT.
AVER. FRONT YARD	26.3 FT.	26.3 FT.	26.3 FT.	26.3 FT.
SIDE YARD	5.00 FT.	5.2 FT.	5.00 FT.	4.75 FT*. W/BRICK*.
AGG. SIDE YD.	15 FT	14.5 FT.	15 FT.	13.5 FT.
MIN. REAR YARD	15 FT.	38.8 FT.		31.75 FT.
MAX. HEIGHT	30 FT.	ONE STORY		29.5 FT.
MAX. EAVE	22 FT.	ONE STORY		20.1 FT.
MAX. REAR YD. COVERAGE	40%			2098SF/513SF=24%
MAX. FRONT YD. COVERAGE	55%			1775SF/869SF=49%
FIRST FLOOR				1641 S.F
SECOND FLOOR				1455 S.F



EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'



DEMO OF EXISTING FIRST FLOOR PLAN

INDICATES WALLS TO BE REMOVED'

DISAPPROVED
Carlos Reyes
05/14/2024

REVISIONS	
2/16/24	AS PER COMMENTS 12/14/24
12/18/23	AS PER COMMENTS ON 12/15/23
12/14/23	FIRST FILING
DATE	DESCRIPTION

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM RES. ZONING: R-C
TAX MAP No: SECTION: 8 BLOCK: 212 LOT: 110

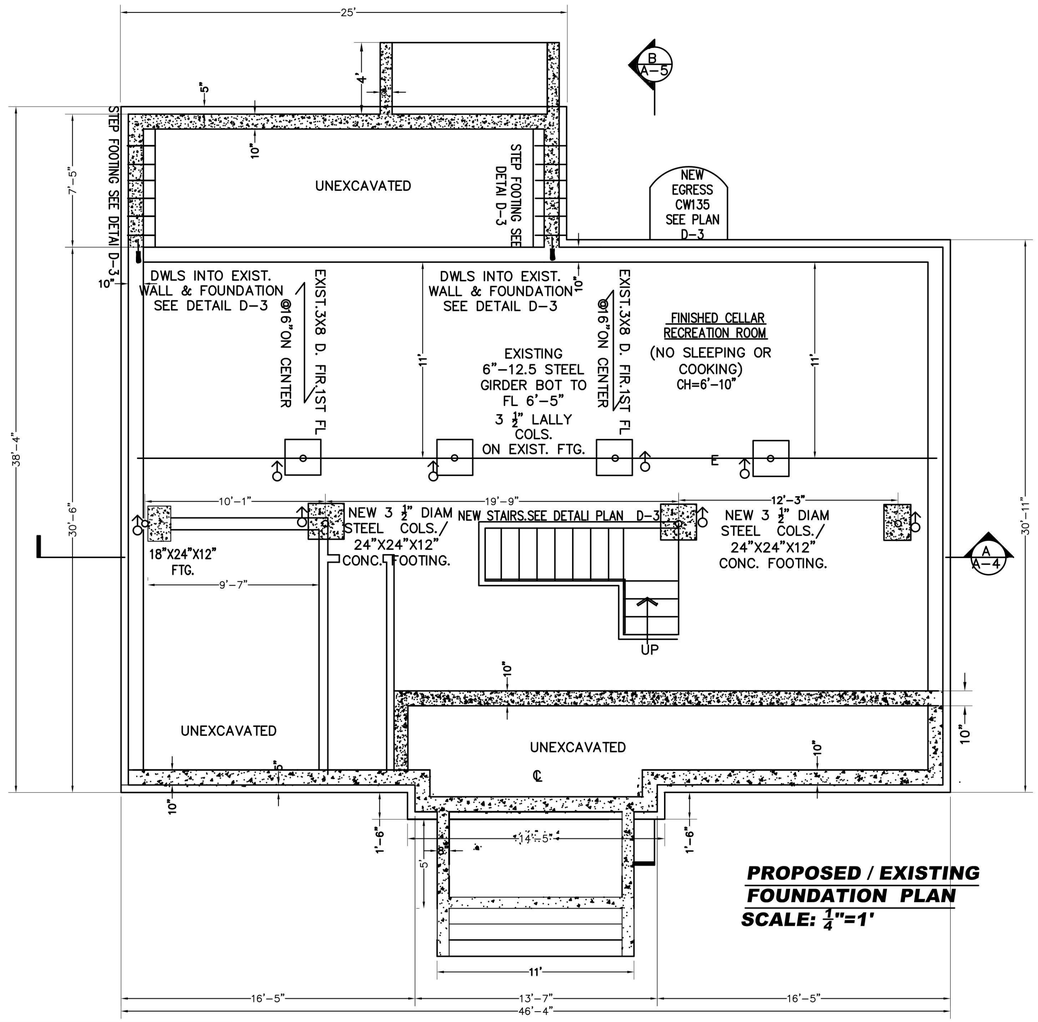
HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE
516 933 2626

SEAL

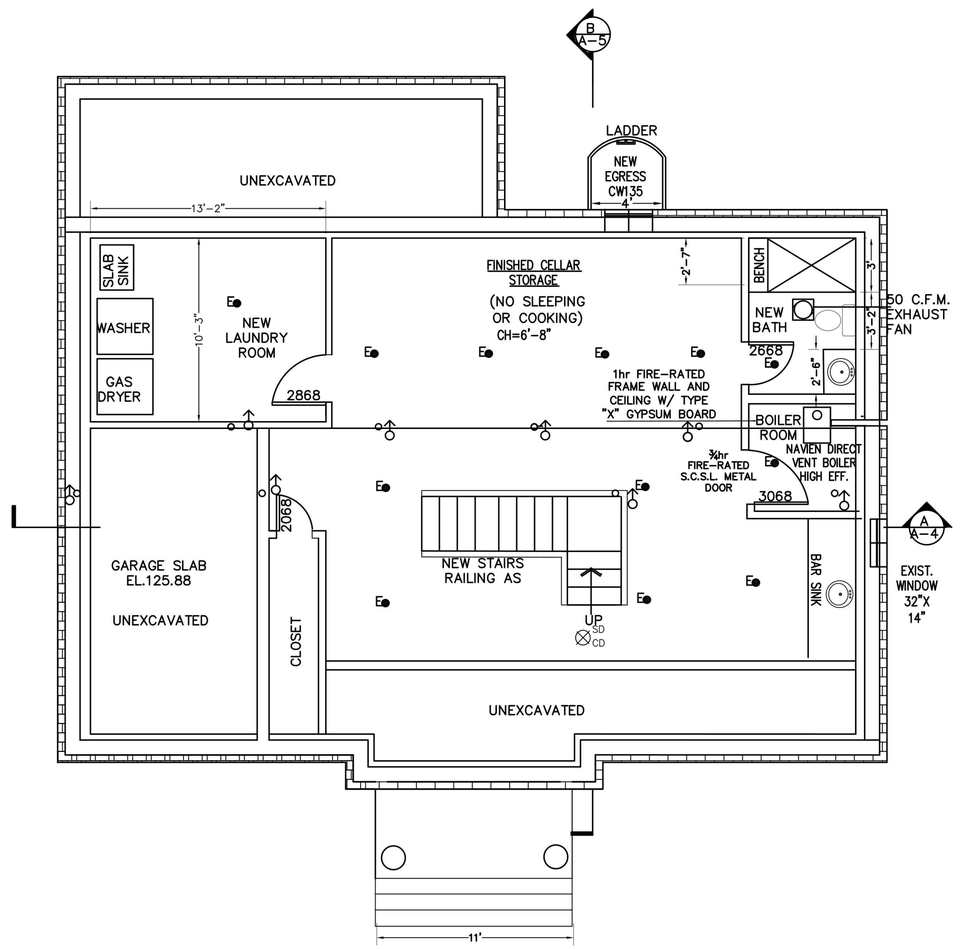
SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED

DRAWING NO.
A-1



PROPOSED / EXISTING FOUNDATION PLAN
SCALE: ¼"=1'



PROPOSED FINISHED CELLAR PLAN
SCALE: ¼"=1'

DISAPPROVED
Carlos Reyes
05/14/2024

CONSTRUCTION LEGEND

- NEW CONCRETE WALL AND FOOTING, SEE PLANS FOR SIZES
- EXISTING CONCRETE WALL AND FOOTING TO REMAIN
- EXISTING 2x4 FRAMED PARTITION WALL TO REMAIN
- NEW 2x4 PARTITION, SEE WALL LEGEND FOR MORE INFO
- PROPOSED DOOR, SIZES IN FEET AND INCHES, E.G. 2868 IS 2'-8"W x 6'-8" H (N) 2868
- PROPOSED WINDOW, DESIGNATION (N) CW135
- NEW SURFACE-MOUNTED (HI-HAT) LIGHT FIXTURE TO REMAIN (E)
- NEW ROOF RAFTERS, FLOOR OR CEILING JOISTS, SEE PLANS FOR SIZES
- EXISTING ROOF RAFTERS, FLOOR OR CEILING JOISTS TO REMAIN
- WOOD GIRDER/HEADER
- WIRED SMOKE DECTOR (SD)
- SMOKE & CARBON MONOXIDE DETECTORS WIRED IN SERIES (SD CO)
- 50 C.F.M. EXHAUST FAN
- 3 ½" X 3 ½" ENGINEERING COL.
- 5 ½" X 3 ½" ENGINEERING COL.
- COLUMN UP & DOWN

**NOTE: NEW CONTINUOUS 400 CFM EXHAUST FAN WITH 6" VENT – VENTED DIRECTLY TO THE OUTSIDE COMPLYING WITH SECTION 303.1 EXCEPTION 1 OF THE 2010 BCNYS. NEW FRESH AIR INTAKE WITH DAMPER TO BE INSTALLED

HAB. SPACE COMFORMING WITH SECTION R-303: LIGHT & VENT
SECTION R-310: EMERGENCY ESCAPE AND RESCUE OPENINGS
R-303.1 "HABITABLE ROOMS"
R-310.1 "EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED"

HAB. SPACE	TOTAL SQ.FT.	S.F.LIGHT REQ'D.08	S.F.VENT REQ'.04	S.F.EGRESS REQ'D	TOTALLIGHT PROVIDED	TOTALVENT PROVIDED
FINISHED CELLAR	900	72	36	5.7	9.1 *	7.1**.

*NOTE: ARTIFICIAL LIGHTING INSTALLED IN LIEU OF NATURAL LIGHT.
**NOTE: NEW CONTINUOUS 400 CFM EXHAUST FAN WITH 6" VENT – VENTED DIRECTLY TO THE OUTSIDE COMPLYING WITH SECTION 303.1 EXCEPTION 1 OF THE 2010 BCNYS. NEW FRESH AIR INTAKE WITH DAMPER TO BE INSTALLED

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SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

	REVISIONS
2/16/24	12/14/24
12/14/23	FIRST FILING
DATE	DESCRIPTION

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CHECKED BY: HELEN B
DATE: 12/14/23
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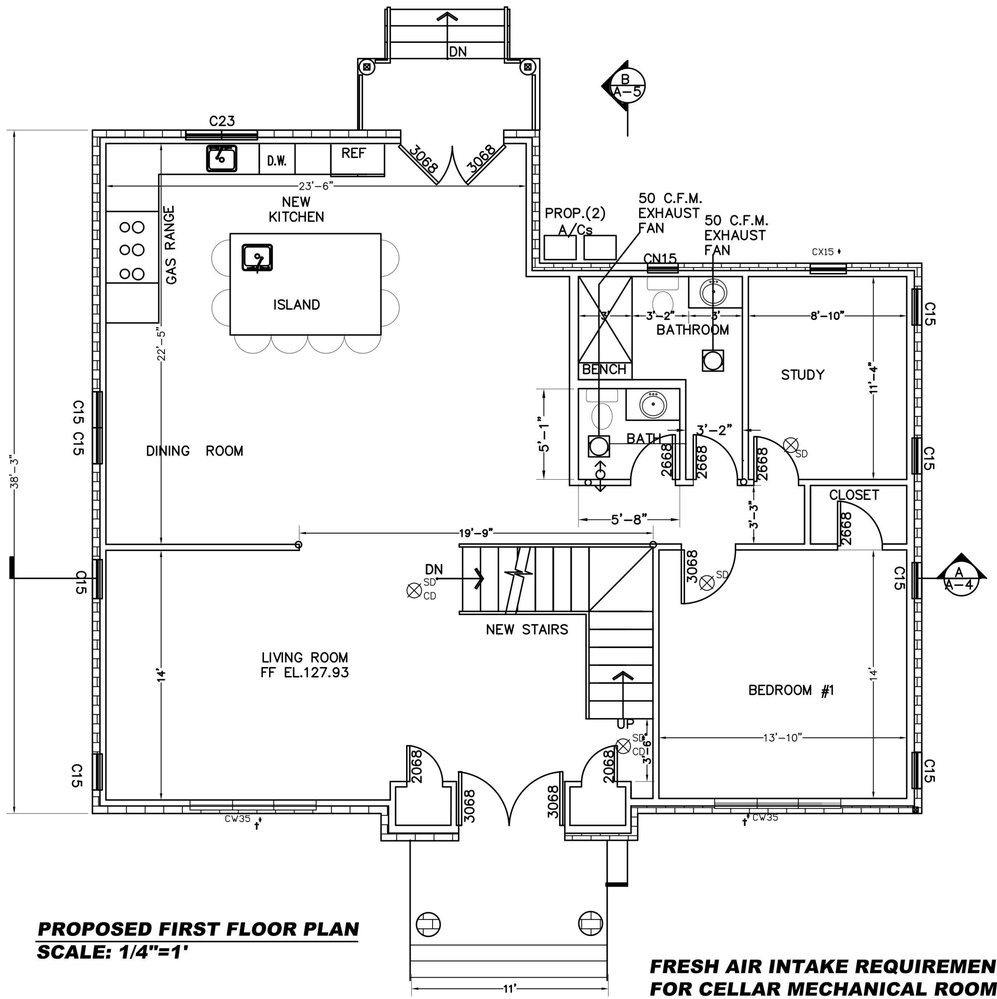
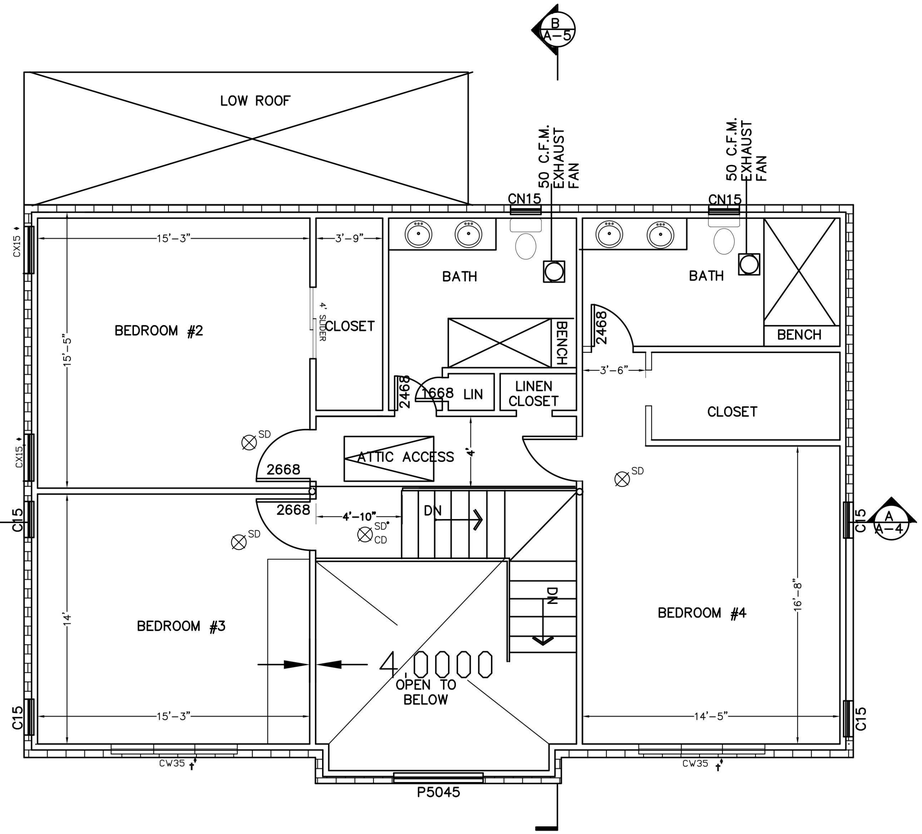


PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'

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Carlos Reyes
05/14/2024

FRESH AIR INTAKE REQUIREMENTS FOR CELLAR MECHANICAL ROOM:

G2407.6.2 (304.6.2) ONE–PERMANENT–OPENING METHOD. ONE PERMANENT OPENING, COMMENCING WITHIN 12 INCHES (305 MM) OF THE TOP OF THE ENCLOSURE, SHALL BE PROVIDED. THE APPLIANCE SHALL HAVE CLEARANCES OF AT LEAST 1 INCH (25 MM) FROM THE SIDES AND BACK AND 6 INCHES (152 MM) FROM THE FRONT OF THE APPLIANCE. THE OPENING SHALL DIRECTLY COMMUNICATE WITH THE OUTDOORS OR THROUGH A VERTICAL OR HORIZONTAL DUCT TO THE OUTDOORS, OR SPACES THAT FREELY COMMUNICATE WITH THE OUTDOORS (SEE FIGURE G2407.6.2) AND SHALL HAVE A MINIMUM FREE AREA OF 1 SQUARE INCH PER 3,000 BTU/H (734 MM2/KW) OF THE TOTAL INPUT RATING OF ALL APPLIANCES LOCATED IN THE ENCLOSURE AND NOT LESS THAN THE SUM OF THE AREAS OF ALL VENT CONNECTORS IN THE SPACE.

BOILER: 175 BTU/H
WATER HEATER: 40,000 BTU

TOTAL BTU/H IN MECHANICAL ROOM: 180,000 BTU/H
GROSS AREA OF VENTING REQUIRED: 1 SQ.IN. *
180,000 BTU/H / 3,000 BTU/H = 60 SQ.IN.

ASSUMING 50% ACTUAL VENT DUE TO VENT LOUVERS

NET VENTING REQUIRED: 71.6*2= 144 SQ.IN.
PROVIDE VENTS: 12"x12" VENT

ARTIFICIAL LIGHT REQUIREMENTS FOR FINISHED CELLAR:

TOTAL FIN. CELLAR. S.F.= 900s.f.
REQUIRED LIGHT (8%)= 72 s.f.
NATURAL LIGHT = 3s.f. < 72 s.f. – NOT OK

ADDITIONAL MECHANICAL LIGHT PROVIDED:

REQUIRED MECHANICAL LIGHT CALCULATION FOR EXISTING FINISHED CELLAR AS PER SECTION R303 (RCNYS): R303.1(2) REQUIRED 6 FOOT–CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL

CELLAR AREA = 900 SF.

6 LUMEN/S.F. X 900 S.F. = 5400 TOTAL LUMEN REQUIRED
11x 500 = 5,500 TOTAL LUMENS PROVIDED – OK

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM RES. ZONING: R–C
TAX MAP No: SECTION: 8 BLOCK: 212 LOT: 110

HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE
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SEAL

SCOPE:
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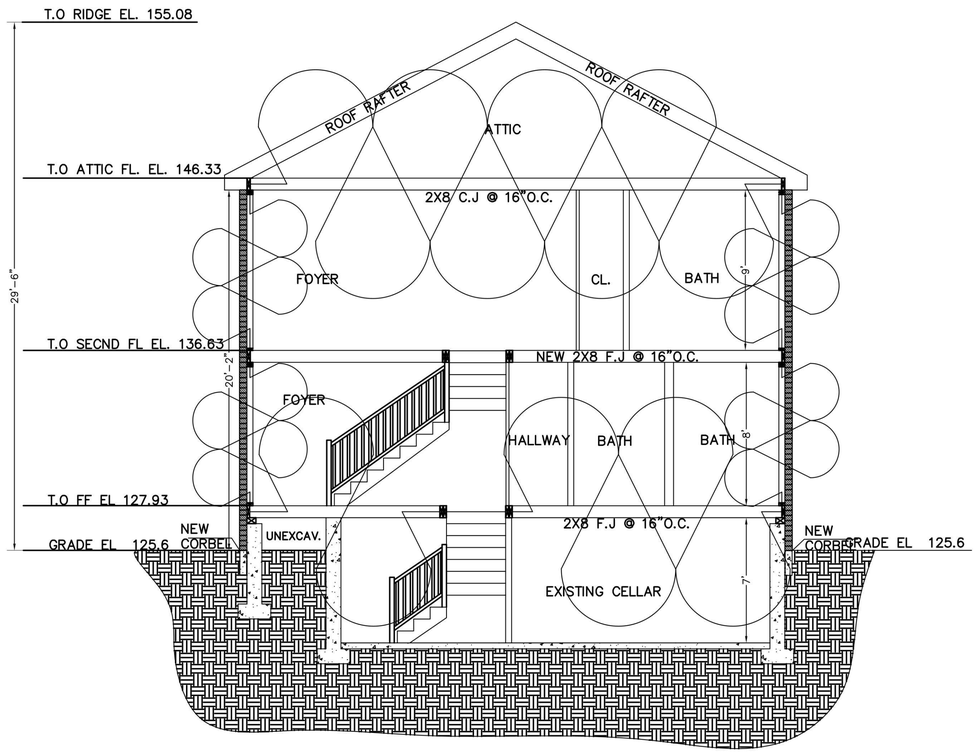
2/16/24	12/14/24
12/14/23	FIRST FILING
DATE	DESCRIPTION

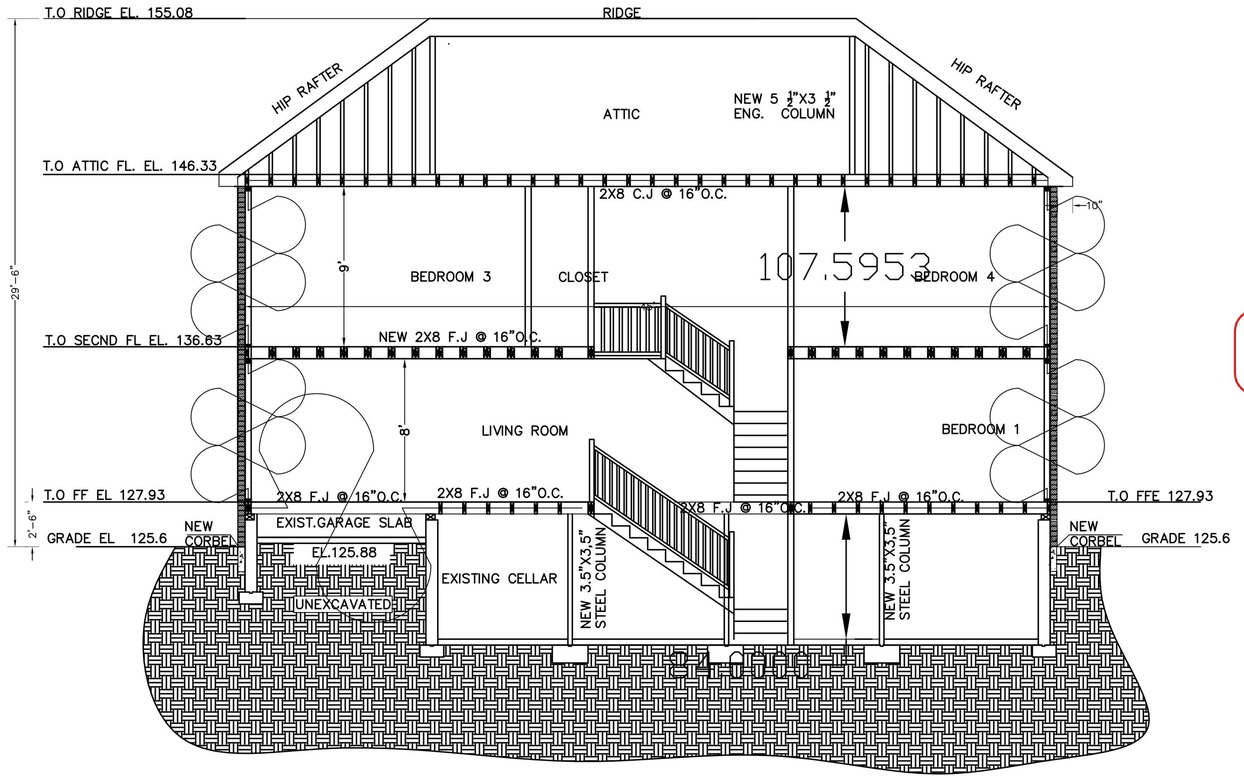
DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED

DRAWING NO.
A-3



SECTION B

SCALE: 1/4"=1'



SECTION A

SCALE: 1/4"=1'

DISAPPROVED
Carlos Reyes
05/14/2024

LIGHTING & VENTING CALCS.

HAB. SPACE COMFORMING WITH 712.1 " LIGHT & VENTILATION USE " PART: 712 SECTION:
714.1 " OPENING FOR EMERGENCY USE " PART: 714 SECTION:

HAB. SPACE	TOTAL SQ. FT.	S.FLIGHT .08 REQ'D	S.FVENT .04REQ'D	S.F.EGRESS REQ'D	TOTAL LIGHT PROVIDED	TOTALVENT PROVIDED
FIRST FLOOR						
BEDROOM#1	192 SF	15.4 SF	7.7 SF	5.0 SF	42.6 SF	30.5 SF
SECOND FLOOR						
BEDROOM#2	230 SF	18.4 SF	9.2SF	5.7 SF	48.4 SF	36.1 SF
BEDROOM#3	226 SF	18.0 SF	9.0 SF	5.7 SF	48.4 SF	36.4 SF
BEDROOM#4	238 SF	19.0 SF	9.5 SF	5.7 SF	48.4 SF	36.4 SF

*AGG. 3.0 S.F. GLAZING IN BATHROOMS, WATER CLOSETS, AND SIMILAR COMPARTMENTS AND HALF OF THAT (1.5 S.F. VENT) HAS TO BE OPENABLE AS PER R303.3 (IRC 2015).
**EXCEPTION: GLAZING SHALL NOT BE REQUIRED IN BATHROOMS WHERE SUFFICIENT ARTIFICIAL LIGHT AND MECHANICAL VENTILATION ARE PROVIDED

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM RES. ZONING: R-C
TAX MAP No: SECTION: 8 BLOCK: 212 LOT: 110

HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE
516 933 2626

STATE OF NEW YORK HELEN BOGDANOS LICENSED PROFESSIONAL ENGINEER 078677
Helen Bogdanos
SEAL

SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

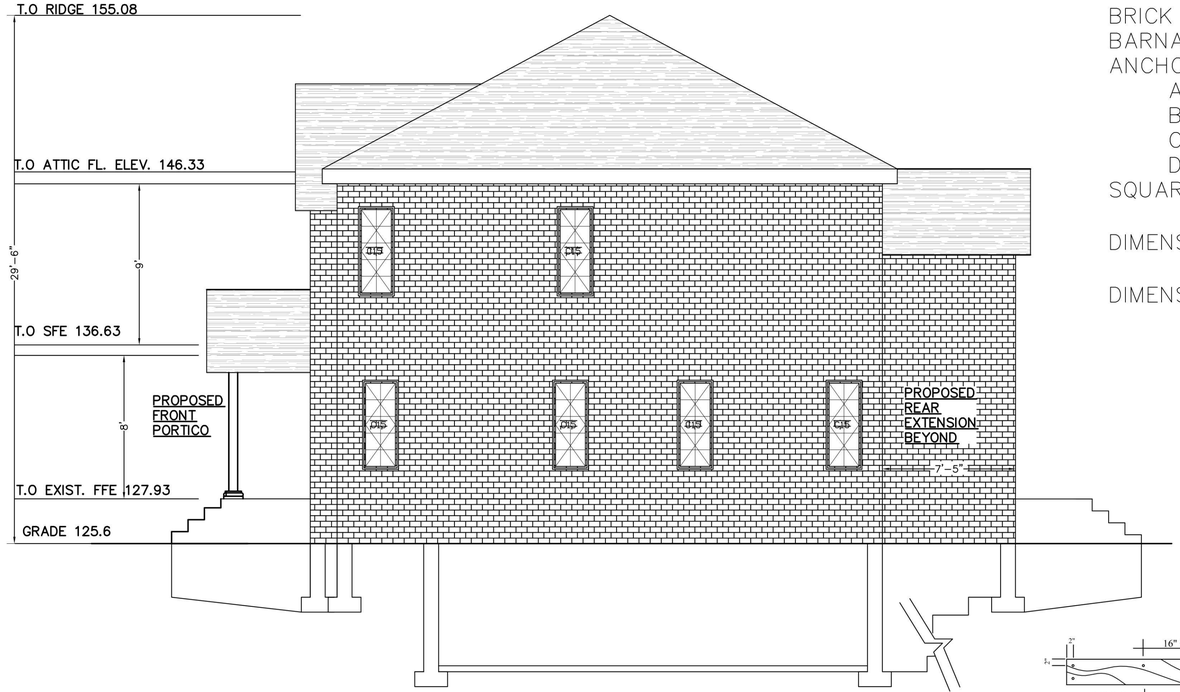
REVISIONS	
2/16/24	12/14/24
12/18/23	AS PER COMMENTS ON 12/15/23
12/14/23	FIRST FILING
DATE	DESCRIPTION

DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED

DRAWING NO.
A-4

PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'



PROPOSED RIGHT ELEVATION

SCALE: 1/4"=1'

LINTELS SCHEDULE

CONTRACTOR SHALL FURNISH ONE (1) LINTEL ANGEL FOR EACH 4" OR 6" OF MASNRY FOR THE FOLLOWING OPENING SIZES PER THE FOLLOWING SCHEDULE UNLESS OTHERWISE NOTED.

ALL LINTEL ANDLES TO HAVE 6" MINIMUM BARING

MASONRY OPENING	LINTEL ANGLE SIZE (INCHES) (4" & 8" WALLS)	LINTEL ANGLE SIZE (6" WALLS)
UP TO 6'-6"	4x3 ½ x 5/16 (3 ½ O.S.1)	5x5 x 5/16
UP TO 8'-0"	5x3 ½ x 5/16 (3 ½ O.S. 1)	5x5x 5/16
UP TO 12'-0"	5x3 ½ x 5/16 (3 ½ O.S. 1)	6x6x5/16

FOR 10" WALLS CONTRACTOR SHALL FURNINSH TWO (2) LLINTEL ANGLES FOR THE FOLLOWING OPENING SIZES UNLESS OTHERWISE NOTED.

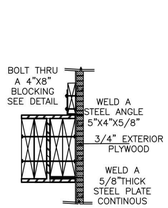
MASONRY OPENING	LINTEL ANDLE SIZE (INCHES) (10" WALLS)
UP TO 6'-6"	4x4x5/16
UP TO 8'-0"	6x4x5/16 (4" O.S. 1)
UP TO 12'-0"	8x4x3/8 (4" O.S. 1)

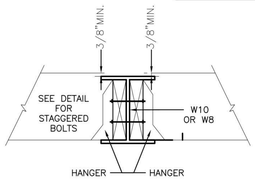
BRICK ANCHORS SHALL BE HOHMANN & BARNARD DW-10HS ADJUSTABLE ANCHORS OR EQUAL
- A. 12 GUAGE
- B. HOT DIP GALVANIZED
- C. SCREWED TO STUDS
- D. NUMBER OF ANCHORS PER 2 SQUARE FEET OF WALL AREA:
  1. MAXIMUM VERTICAL DIMENSIONS: 18" O.C.
  2. MAXIMUM HORIZONTAL DIMENSIONS: 32" O.C.

WINDOWS AND DOORS HAVE TO BE AT LEAST 6" FROM SHEETROCK OF THE ROOM CORNERS TO ALLOW FOR MOULDINGS AND TRIM

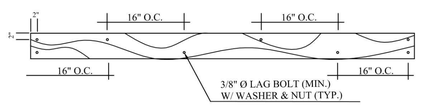
LINE UP ALL POSTS AND ENGINEERING COLUMNS IN WALLS WITH WALL STUDS

ALL EXISTING DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR. IN CASE OF ANY DISCREPANCY NOTIFY ARCHITECT OR ENGINEER OF RECORD



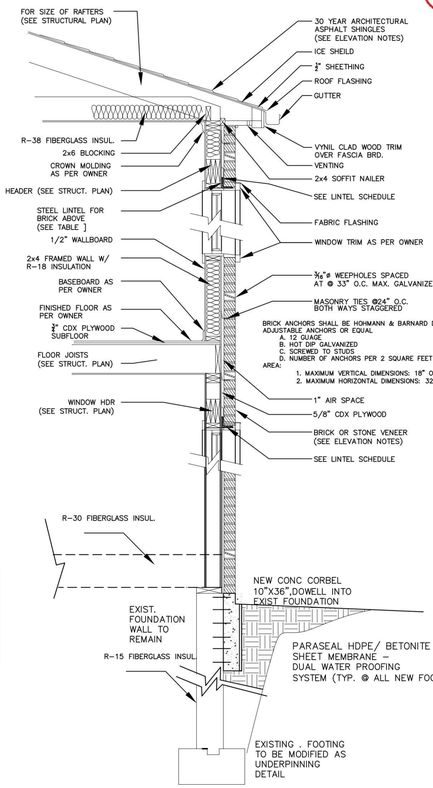


DETAIL FOR STEEL FLUSH GIRDER WITH WOOD FLOOR JOISTS



(TYP.) BOLT PATTERN FOR BLOCKING

N.T.S.



TYPICAL DETAIL W/CORBEL STO SUPPORT BRICK FACADE

SCALE: 1/2" = 1'-0

DISAPPROVED

Carlos Reyes
05/14/2024

SCOPE:

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM RES. ZONING: R-C
TAX MAP No: SECTION: 8 BLOCK: 212 LOT: 110

HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE
516 933 2626

STATE OF NEW YORK HELEN BOGDANOS 076077 LICENSED PROFESSIONAL ENGINEER
SEAL

PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

REVISIONS	
2/16/24	12/14/24
1/11/24	AS PER COMMENTS 1/3/24
12/18/23	AS PER COMMENTS ON 12/15/23
12/14/23	FIRST FILING
DATE	DESCRIPTION

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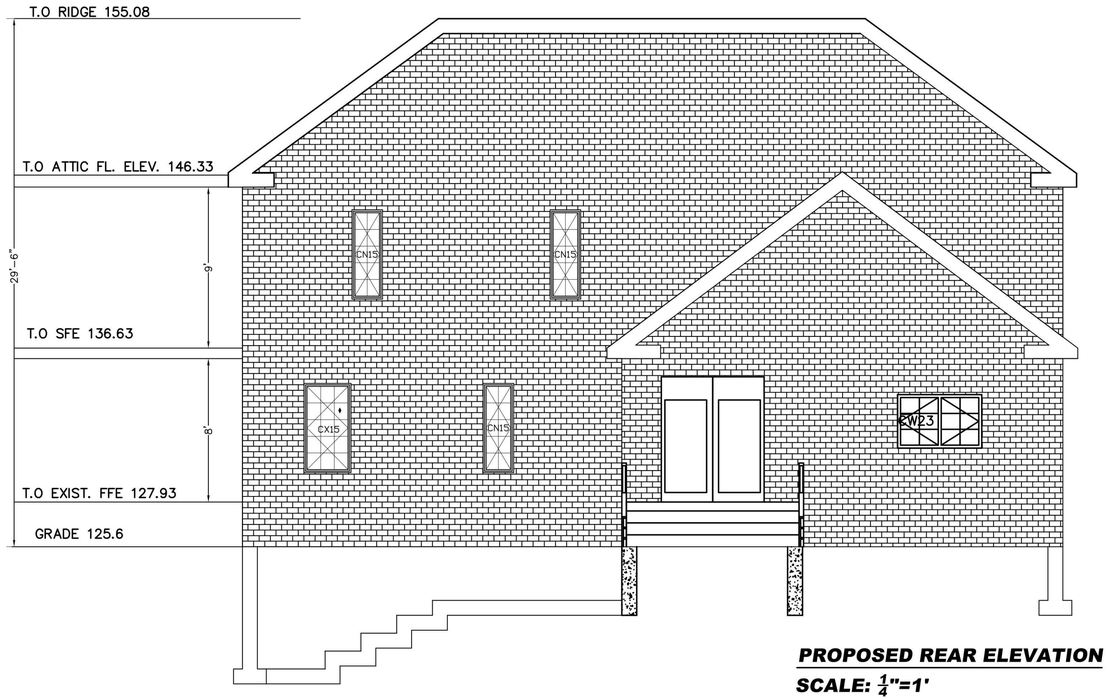
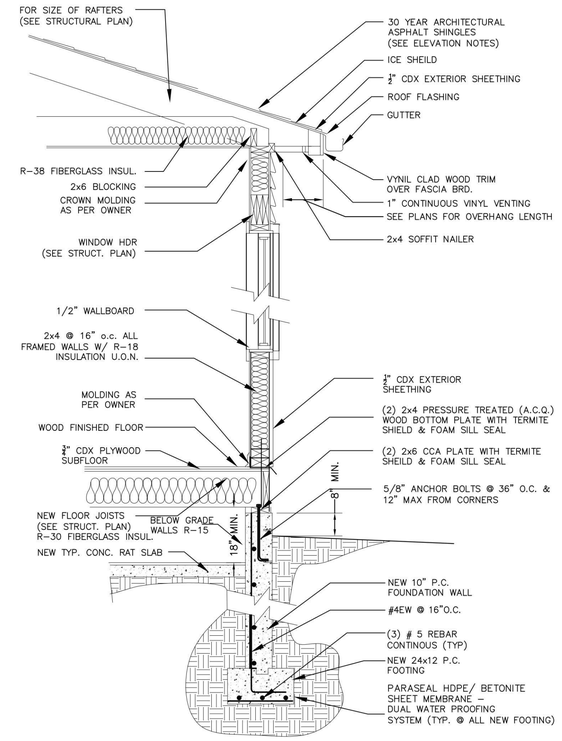
CHECKED BY: HELEN B	
DATE: 12/14/23	
SCALE: AS NOTED	



PROPOSED REAR ELEVATION

SCALE: $\frac{1}{4}$"=1'



TYPICAL CRAWL-SPACE, FRAME AND BRICK SECTION DETAIL

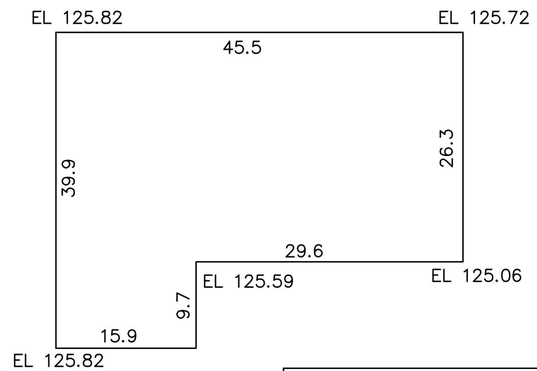
SCALE: 1/2" = 1'-0

DISAPPROVED

Carlos Reyes
05/14/2024

PROPOSED LEFT ELEVATION

SCALE: $\frac{1}{4}$"=1'



PROPOSED GRADE ELEVATION

125.82+125.82=251.64/2=125.82X35.9=4516.9
125.82+125.72=251.54/2=125.77X45.5=5722.6
125.72+125.06=250.78/2=125.39X26.3=3298.3
125.06+125.59=250.65/2=125.33X29.6=3709.6
125.59+125.82=251.41/2=125.71X9.7=1219.3
125.82+125.82=251.64/2=125.82X15.9=2000.6
162.9 20467.3
20467.3/162.9=125.6

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM RES. ZONING: R-C
TAX MAP No: SECTION: 8 BLOCK: 212 LOT: 110

HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE
516 933 2626

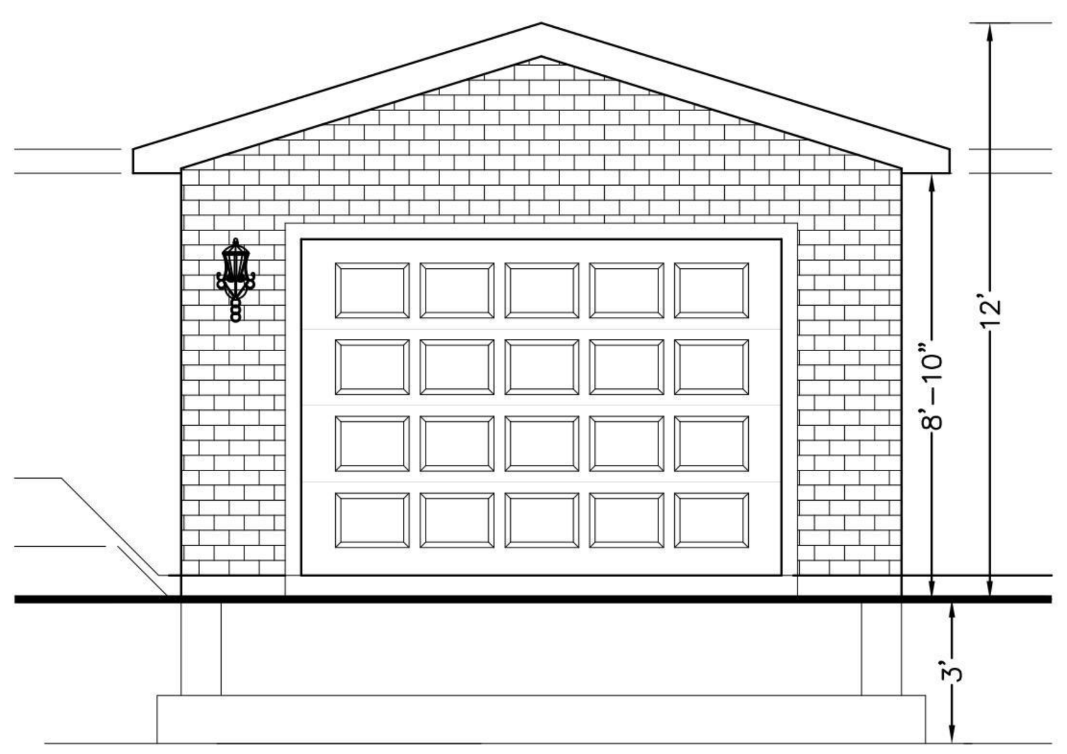
SEAL

SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

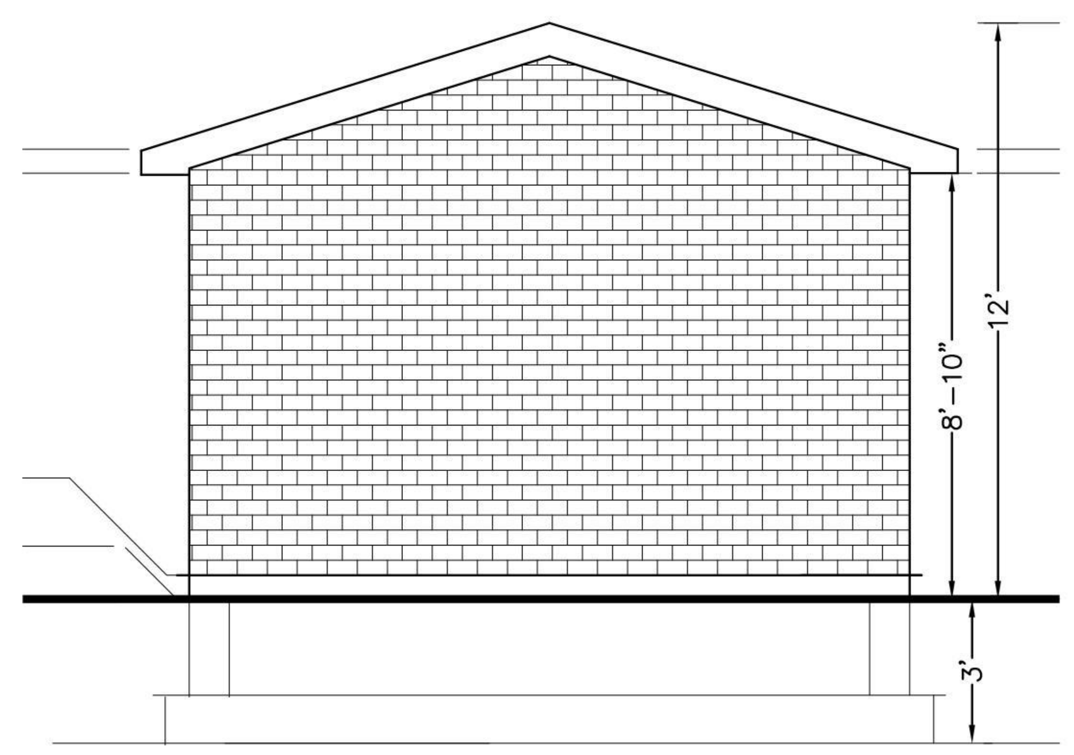
REVISIONS	
2/16/24	12/14/24
1/11/24	AS PER COMMENTS 1/3/24
12/18/23	AS PER COMMENTS ON 12/15/23
12/14/23	FIRST FILING
DATE	DESCRIPTION

DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED

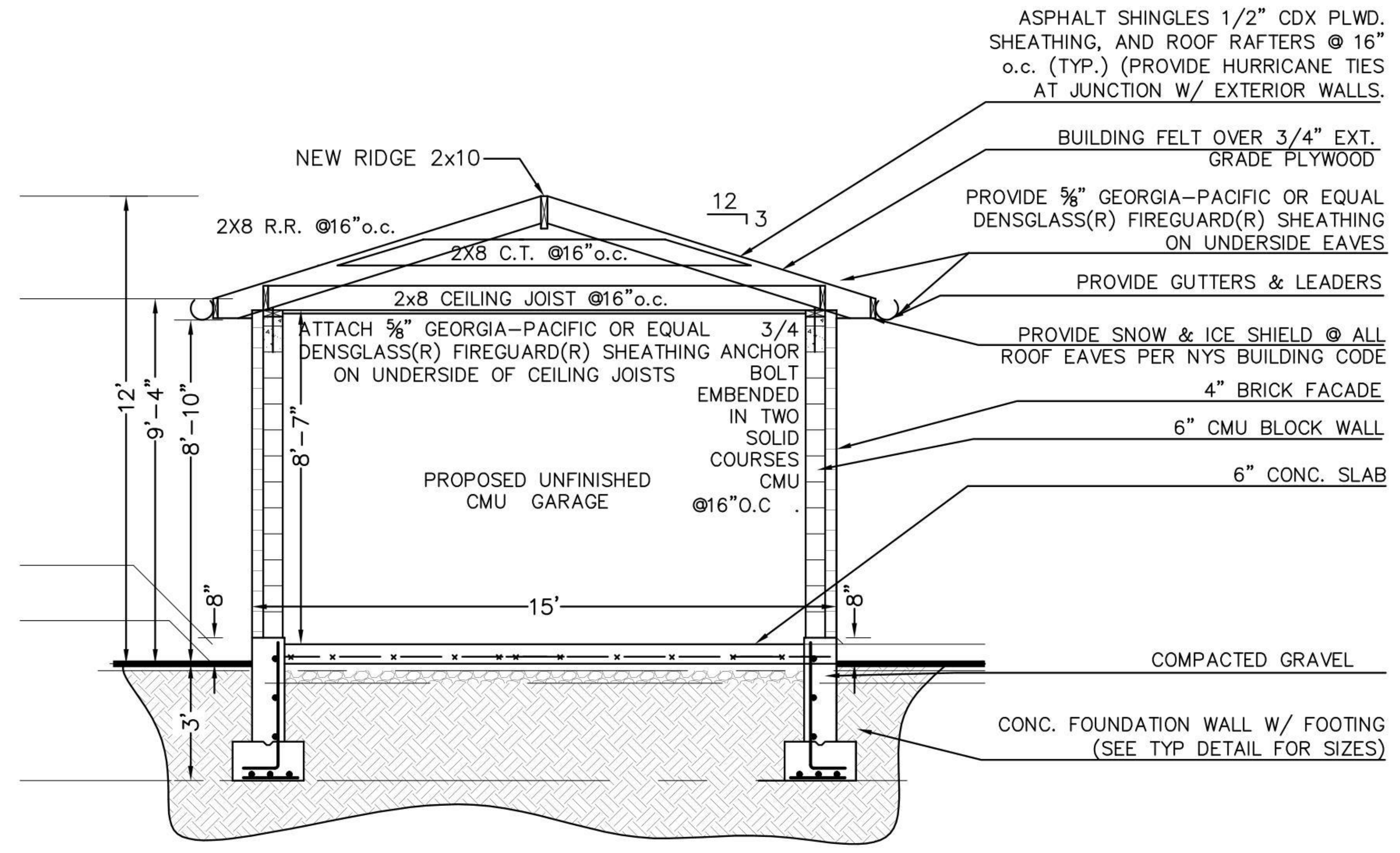
DRAWING NO.
A-6



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



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



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

** ALL STRAPPING TO BE 1 1/4" X 20 GAUGE STL. **
" SIMPSON " EQUIVALENT - CS20 (COILED STRAP)

AT RAFTER TO RIDGE CONNECTION.

FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR NOTED COLLAR / CLG. TIE - 3 10d COMMON NAILS @ EA.

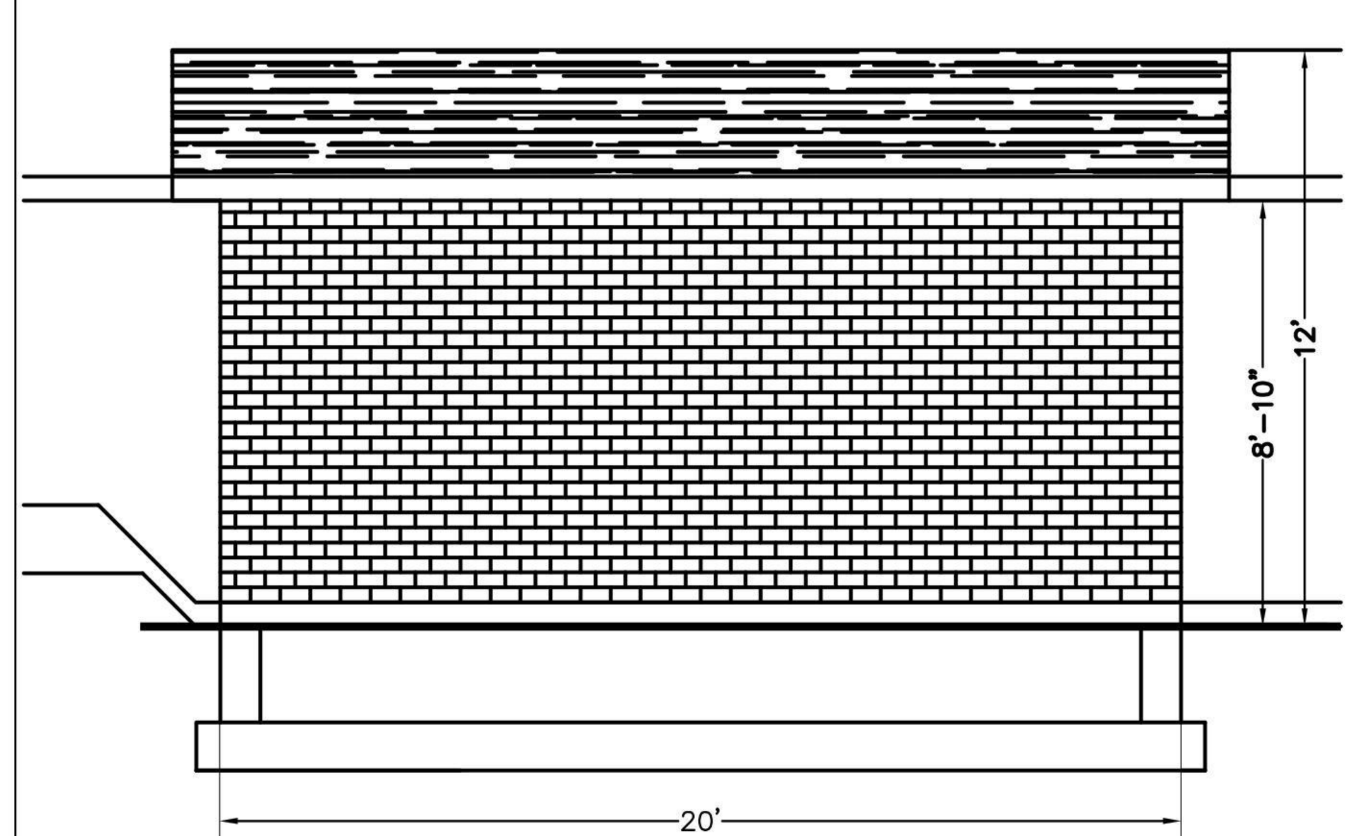
AT RAFTER TO TOP PLATE TO STUD CONNECTION.

FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR TOENAILING - 5 8d COMMON NAILS.
FOR C.J. TO R.R. - 11 16d COMMON NAILS (FOR 5 PITCH)
9 16d COMMON NAILS (FOR 8 PITCH)
FOR C OF EA. PLATE TO PLATFORM ABOVE - 1 16d COMMON NAILS @ 48" O.C.

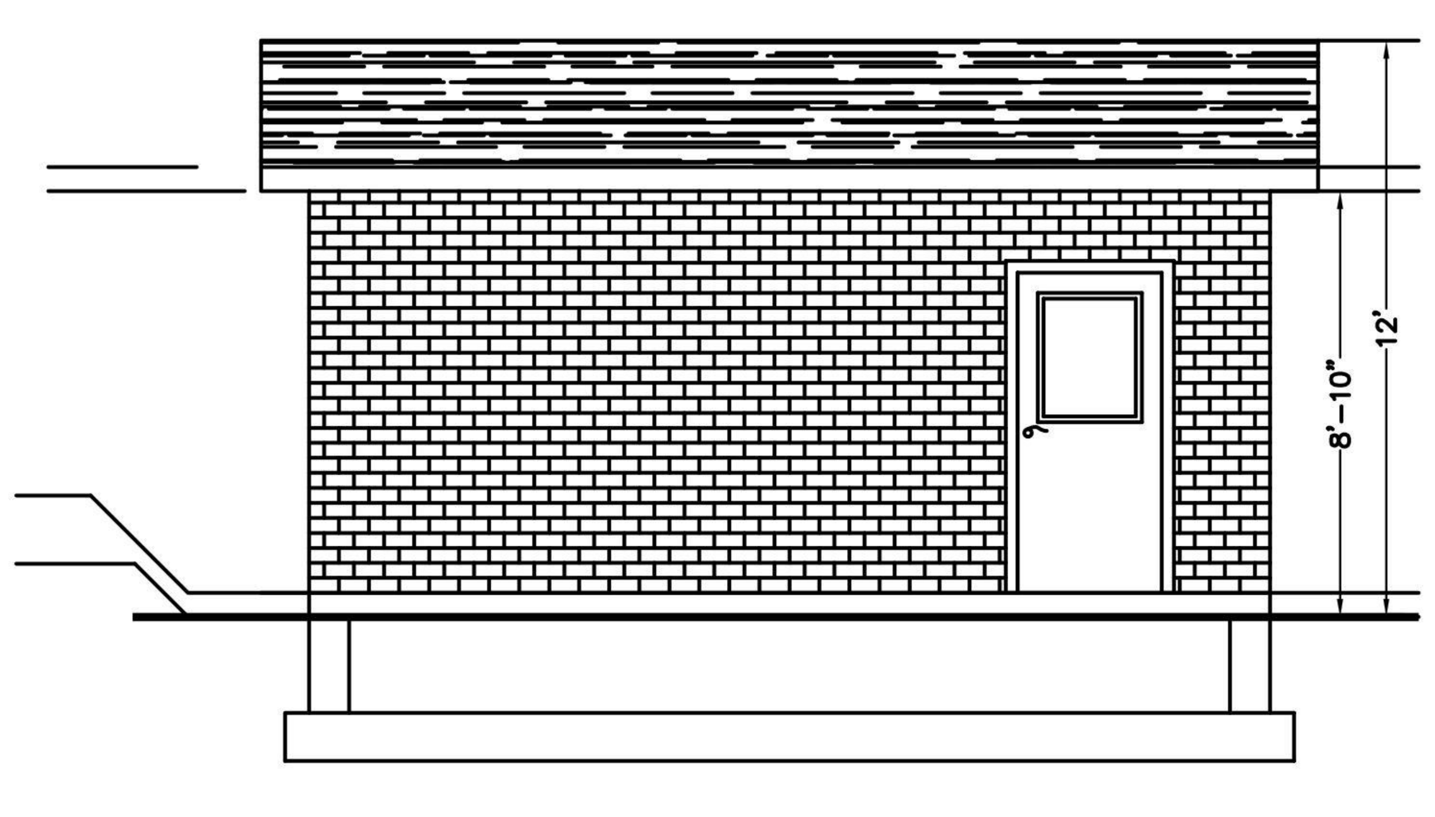
TABLE 3.1 (NAILING SCHDULE)		
JOINT DESCRIPTION	# OF NAILS	NAIL SPACING
ROOF FRAMING		
Rafter to Top Plate (Toe-nailed)	3- 8d	per rafter
Ceiling Joist to Top Plate (Toe-nailed)	3- 8d	per joist
Ceiling Joist to Parallel Rafter (Face-nailed)	3- 16d	each lap
Ceiling Joist Laps over Partitions (Face-nailed)	3- 16d	each lap
Collar Tie to Rafter (Face-nailed)	3- 10d	per tie
Blocking to Rafter (Toe-nailed)	2- 8d	each end
Rim Board to Rafter (End-nailed)	2- 16d	each end
ROOF SHEATHING		
Structural Panels	8d	12" o.c.
Diagonal Board Sheathing 1"x6" or 1"x8"	2- 8d	per support
1"x10" or wider	3- 8d	per support
CEILING SHEATHING		
Georgia Pacific or Equal Denseglass	5d coolers	7" edge/10" field

A. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED
B. NAILS SPACED AT 6" OC AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAGRAMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
C. COMMON OR DEFORMED SHANK.
D. COMMON.
E. DEFORMED SHANK.
F. CORROSION RESISTANT SIDING OR CASING NAILS.
G. FASTENERS SPACED 3" OC AT EXTERIOR EDGES AND 6" OC AT INTERMEDIATE SUPPORT.
H. CORROSION RESISTANT ROOFING NAILS WITH $\frac{7}{16}$" DIA HEAD AND 1 $\frac{1}{2}$" LENGTH FOR $\frac{1}{2}$" SHEATHING AND 1 $\frac{3}{4}$" LENGTH FOR $\frac{25}{32}$" SHEATHING.
I. CORROSION RESISTANT STAPLES WITH NOMINAL $\frac{7}{16}$" CROWN AND 1 $\frac{1}{8}$" LENGTH FOR $\frac{1}{2}$" SHEATHING AND 1 $\frac{1}{2}$" LENGTH FOR $\frac{25}{32}$" SHEATHING. PANEL SUPPORTS AT 16" (20" OF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL UNLESS OTHERWISE MARKED)
[illegible] NAILS SPACED 6" ON PANEL EDGES, 12" AT [illegible] SHINGLES [illegible] CASING OR [illegible] SPACED 6" ON PANEL [illegible] ROOFING [illegible] 12 GAGE SHANK W/ A MIN. [illegible] ROOF SHEATHING APPLICATIONS, [illegible] FOR [illegible] ROOFING [illegible] HAVE MIN. CROWN [illegible] INTO THE ROOF [illegible] ROOF [illegible] SPACED 4" [illegible] DIATE [illegible] THROUGH THE [illegible] AT EDGES, [illegible] FOR [illegible] AND 3" OC AT EDGES, 6" AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
P. FASTENERS SPACED 4" OC AT EDGES, 8" AT INTERMEDIATE.

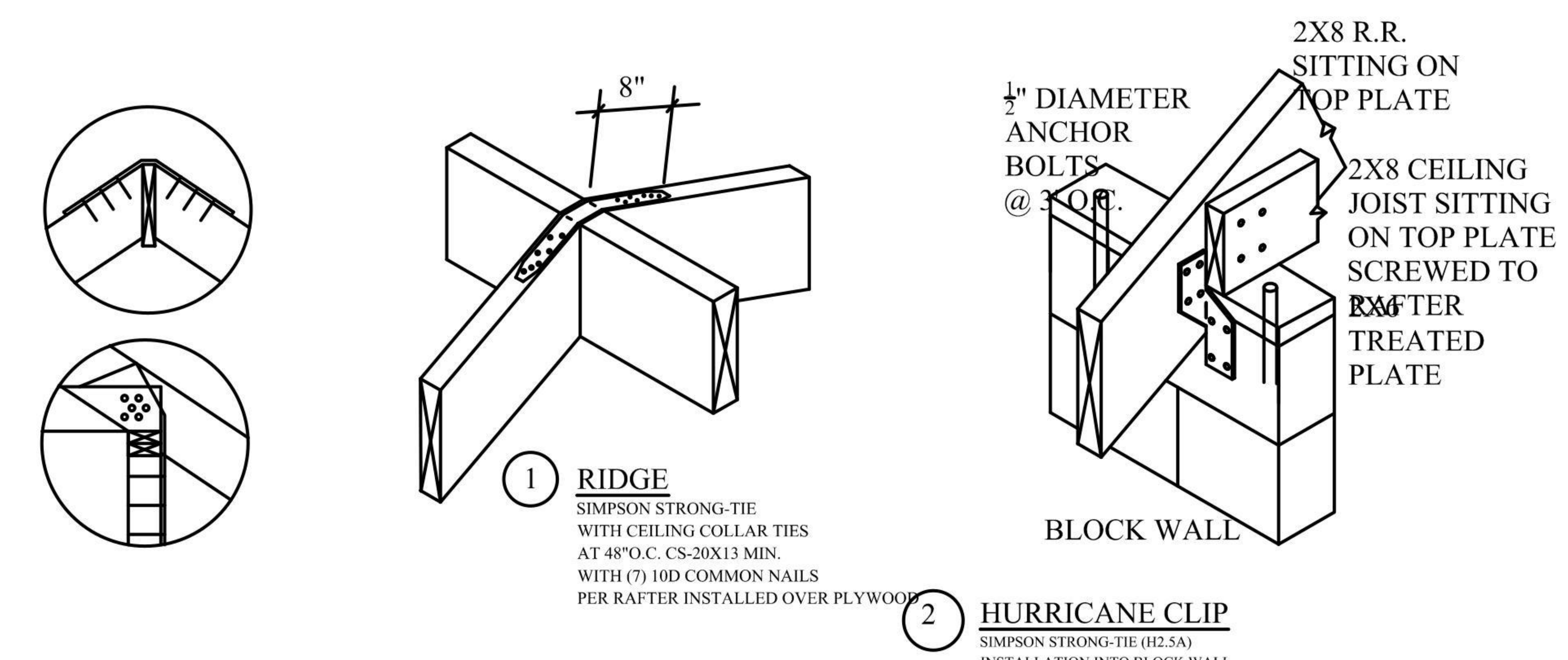
DISAPPROVED
Carlos Reyes
05/14/2024

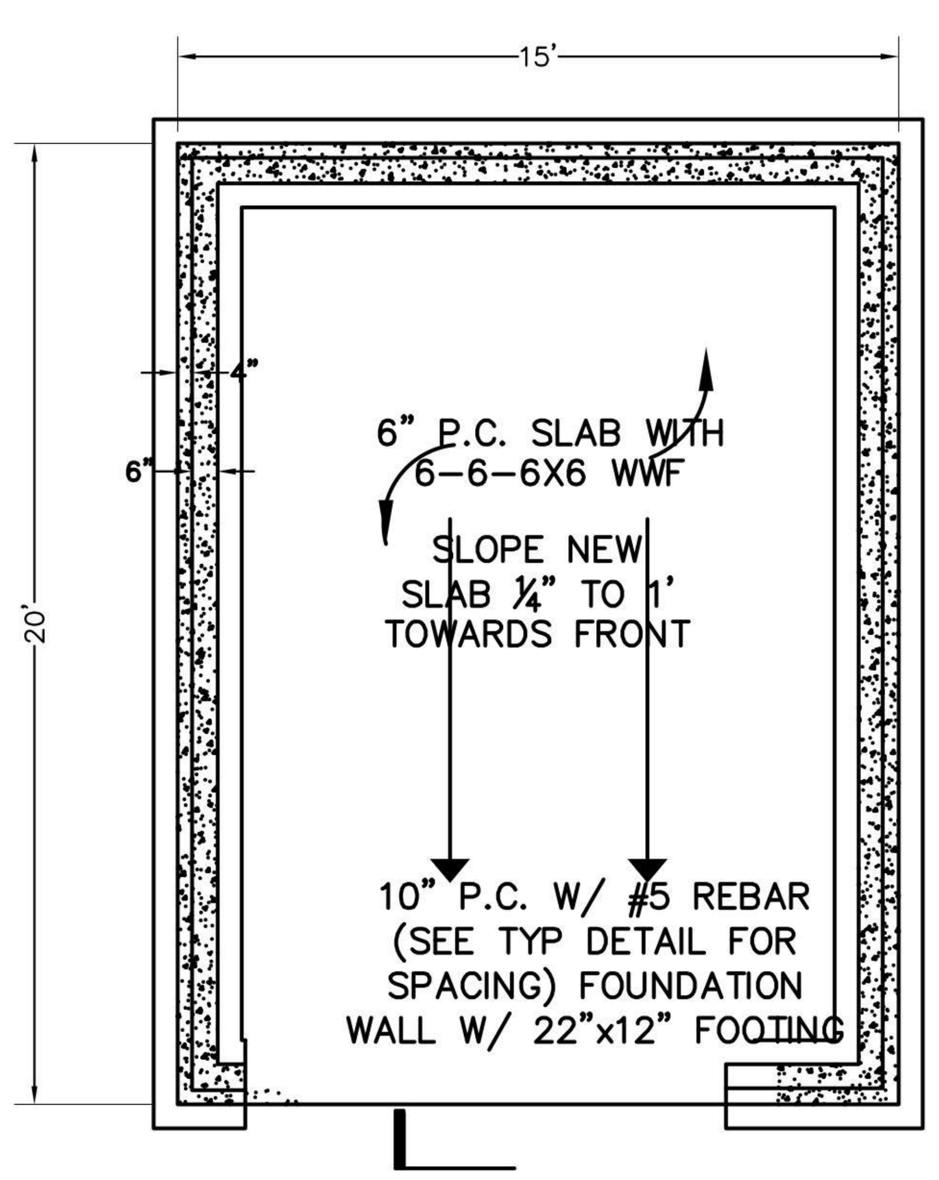


RIGHT ELEVATION
SCALE: 1/4" = 1'-0

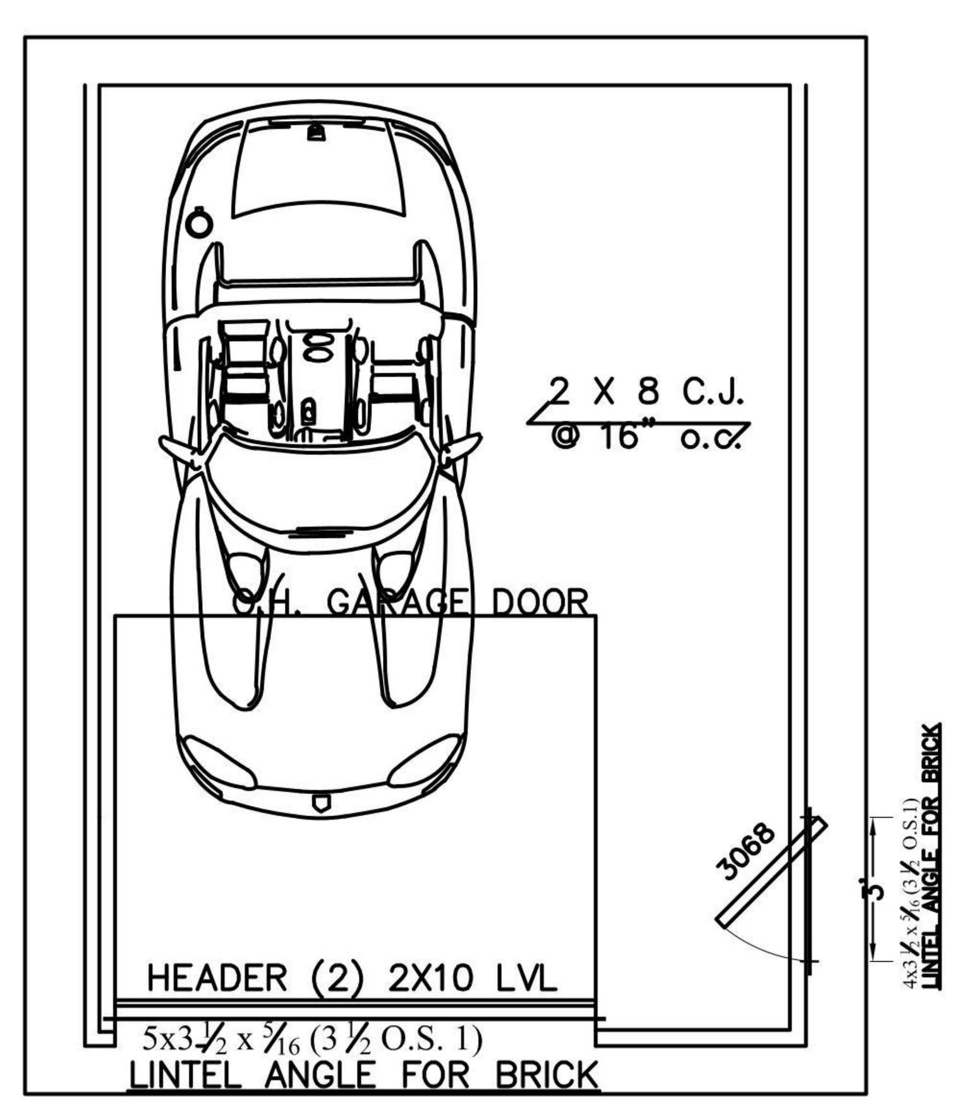


LEFT ELEVATION
SCALE: 1/4" = 1'-0

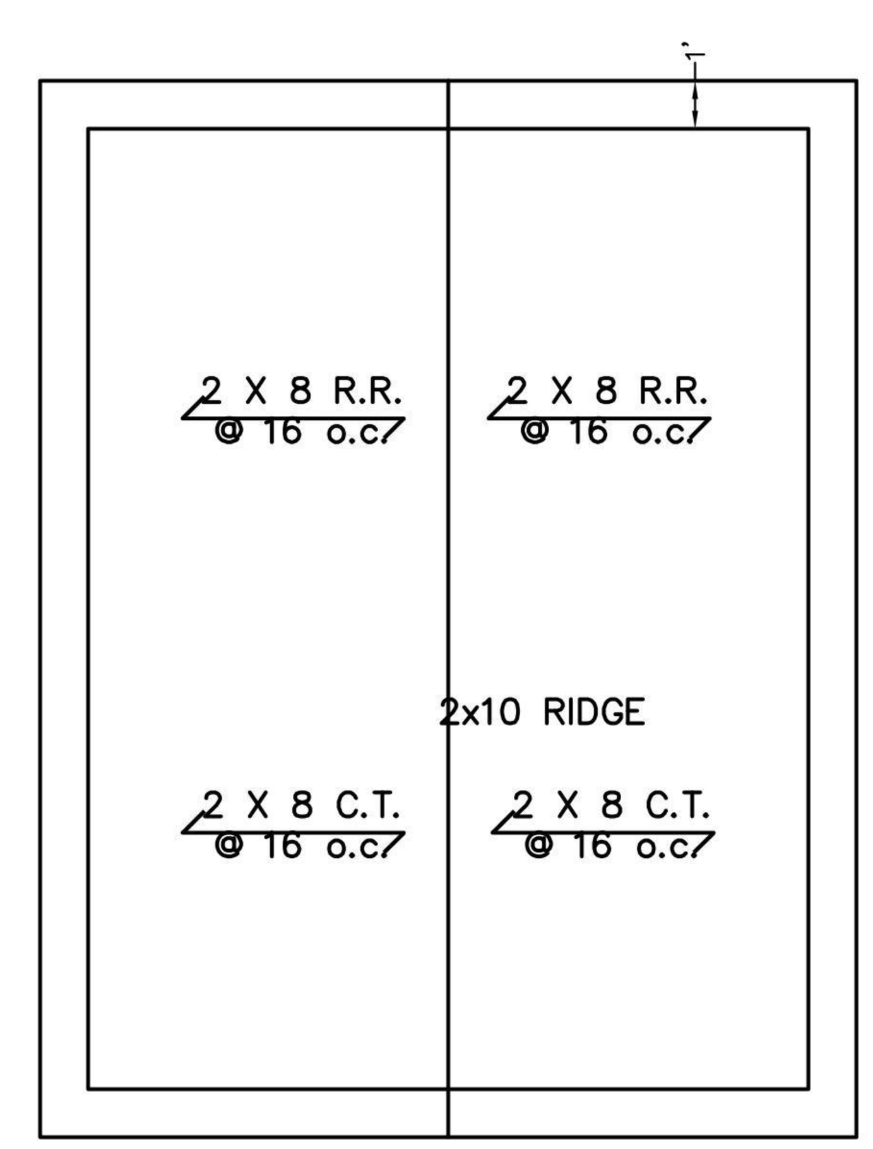




FOUNDATION
SCALE: 1/4" = 1'-0



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



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

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM RES. ZONING: R-C
TAX MAP No: SECTION: 8 BLOCK: 212 LOT: 110

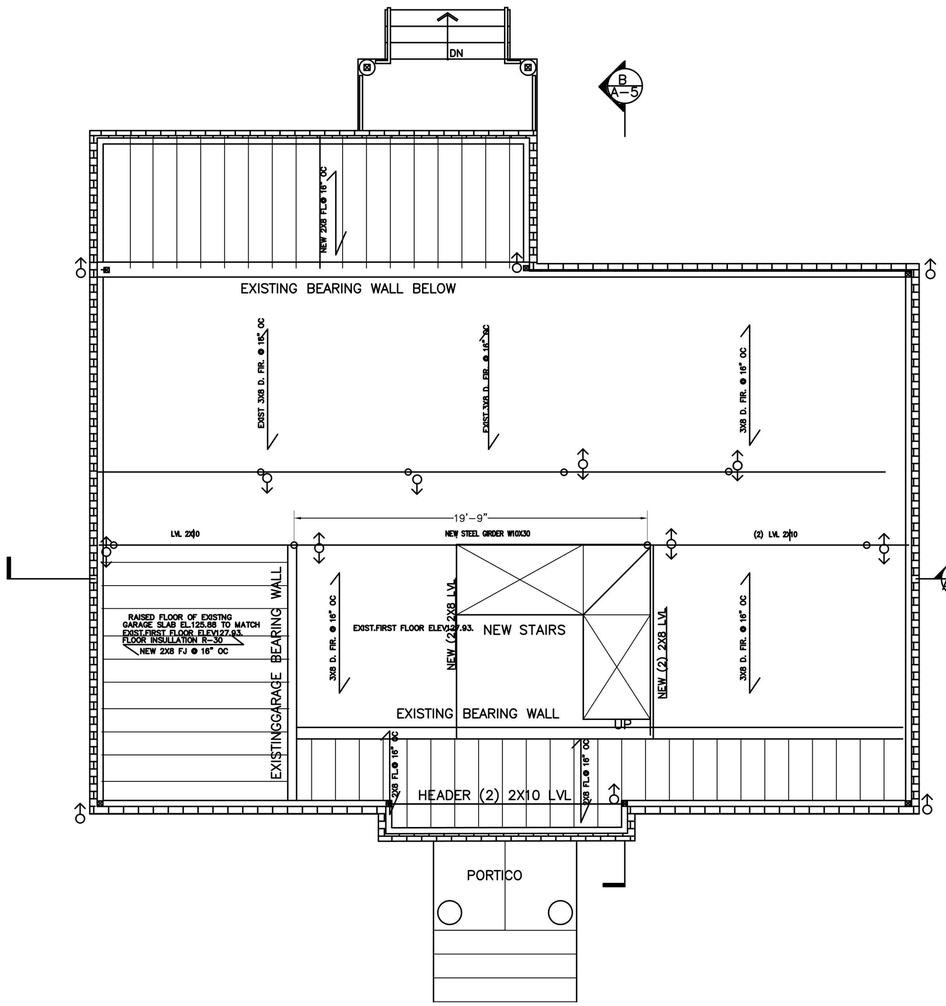
HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626

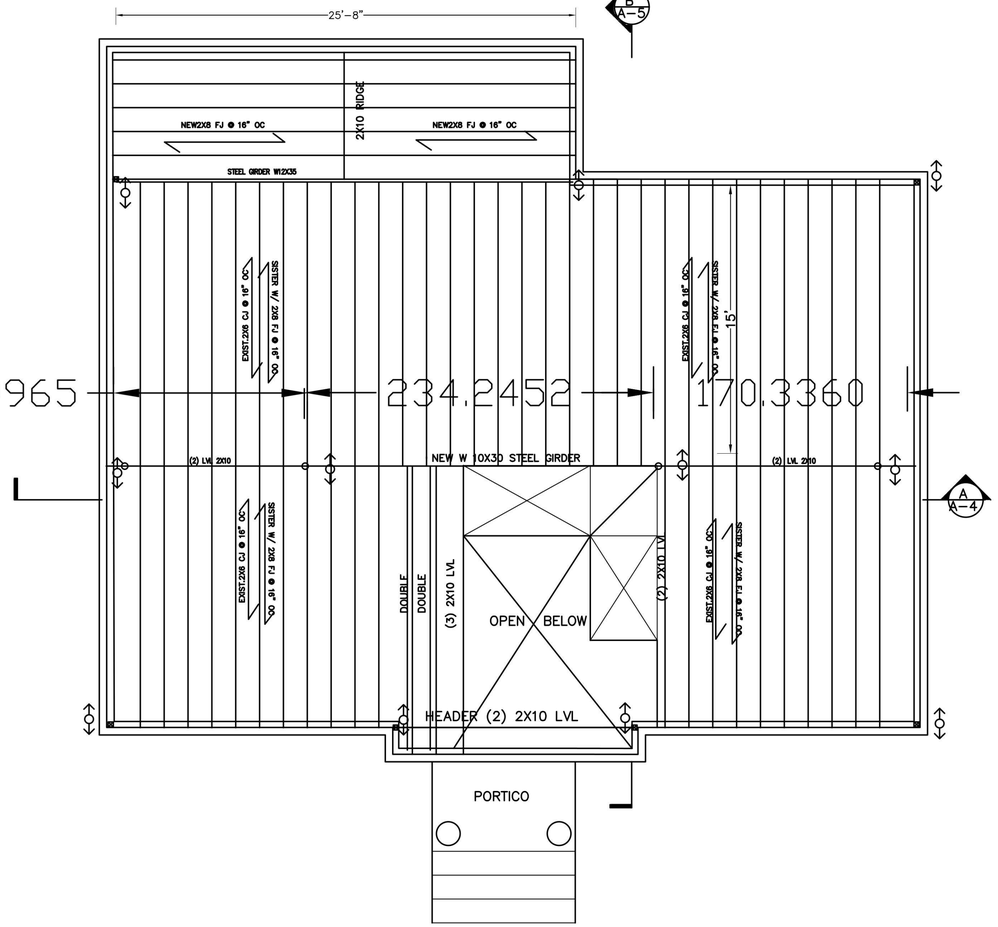
SEAL

SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

REVISIONS	
2/16/24	12/14/24
12/18/23	AS PER COMMENTS ON 12/15/23
12/14/23	FIRST FILING
DATE	DESCRIPTION

DRAWN BY: I.T	DRAWING NO.
CHECKED BY: HELEN B	A-7
DATE: 12/14/23	
SCALE: AS NOTED	





129.9965 234.2452 170.3360

PROPOSED FIRST FLOOR STRUCTURAL PLAN

SCALE: 1/4"=1'

PROPOSED SECOND FLOOR STRUCTURAL PLAN

SCALE: 1/4"=1'

DISAPPROVED

Carlos Reyes
05/14/2024

PROPERTY INFORMATION

ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK

SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R-C

TAX MAP No: SECTION: 8 BLOCK: 212 LOTS: 110

HELEN BOGDANOS, P.E.

121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626

STATE OF NEW YORK HELEN BOGDANOS 039077 LICENSED PROFESSIONAL ENGINEER

SEAL

SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

REVISIONS	
2/16/24	12/14/24
12/14/23	*FIRST FILING*
DATE	*DESCRIPTION*

DRAWN BY: LT

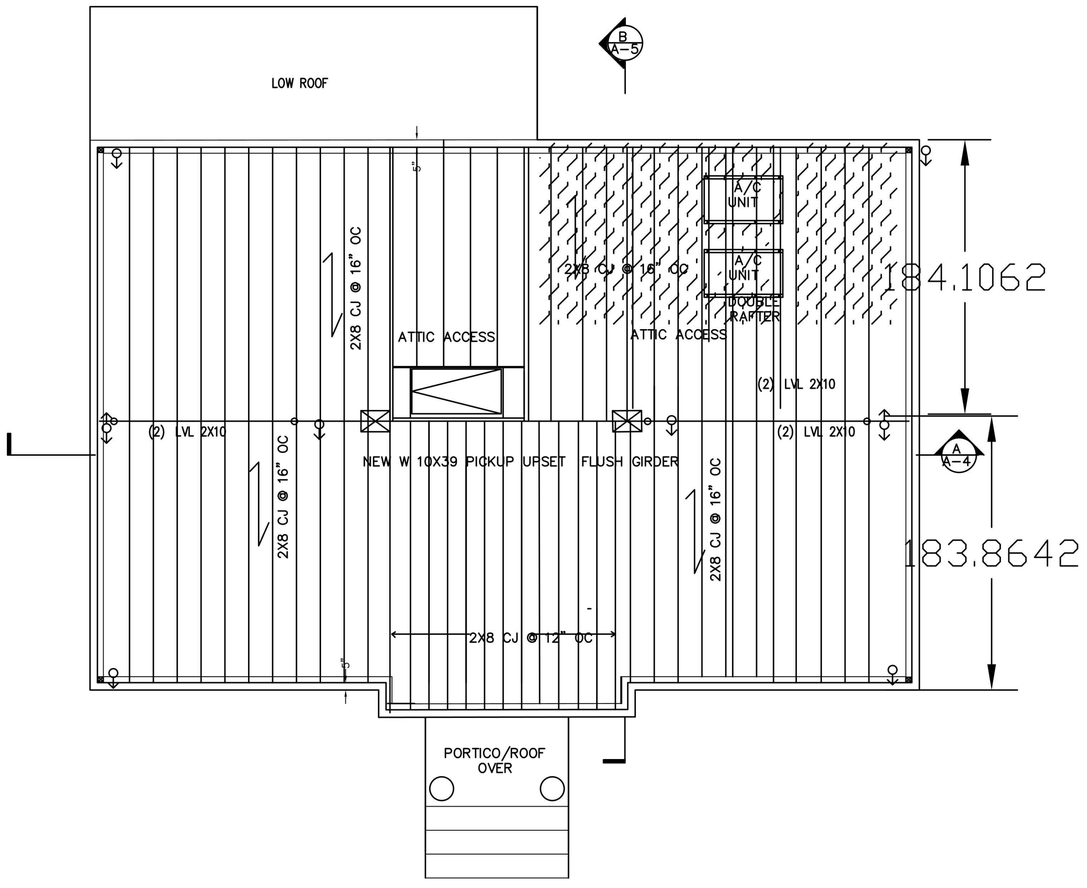
CHECKED BY: HELEN B

DATE: 12/14/23

SCALE: AS NOTED

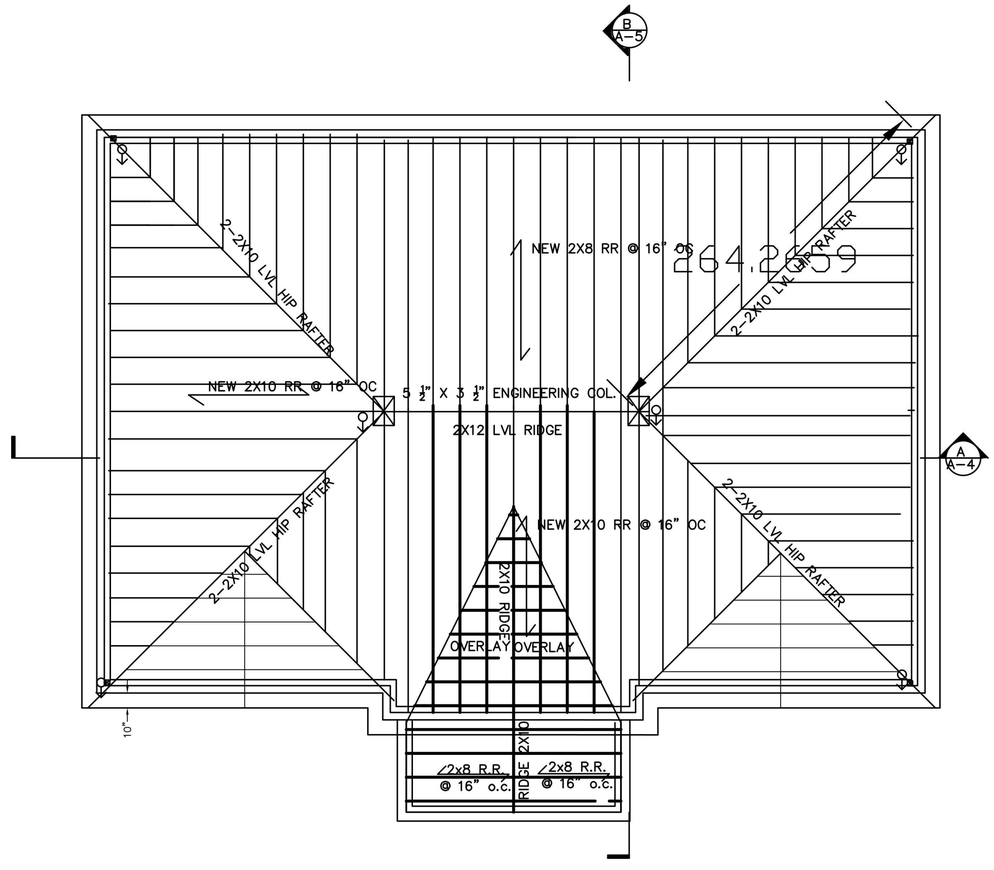
DRAWING NO.

S-1



PROPOSED ATTIC STRUCTURAL FLOOR PLAN

SCALE: 1/4"=1'



ROOF PLAN

SCALE: 1/4"=1'

DISAPPROVED

Carlos Reyes
05/14/2024

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE FAM. RES. ZONING: R-C
TAX MAP NO. SECTION 8 BLOCK 212 LOTS: 110

HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626

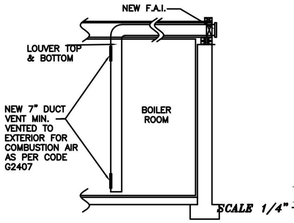
SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

STATE OF NEW YORK HELEN BOGDANOS 076077 LICENSED PROFESSIONAL ENGINEER
SEAL

	REVISIONS
2/16/24	12/14/24
12/14/23	FIRST FILING
DATE	DESCRIPTION

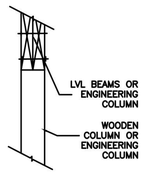
DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED

DRAWING NO.
S-2



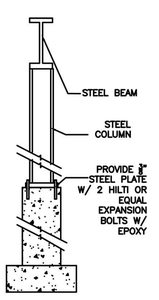
TYP. VENTING DETAIL

N.T.S. D75



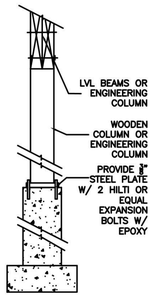
SUPPORT FOR LVL'S ENGINEERING/WOODEN COLUMN DETAIL

NTS



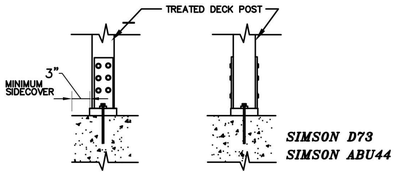
SUPPORT FOR STEEL COL ON EXISTING CONCRETE FOUNDATION WALL

NTS



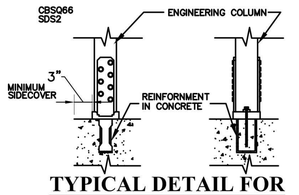
SUPPORT FOR WOODEN/ ENGINEERING COLUMN ON EXISTING CONCRETE FOUNDATION WALL

NTS



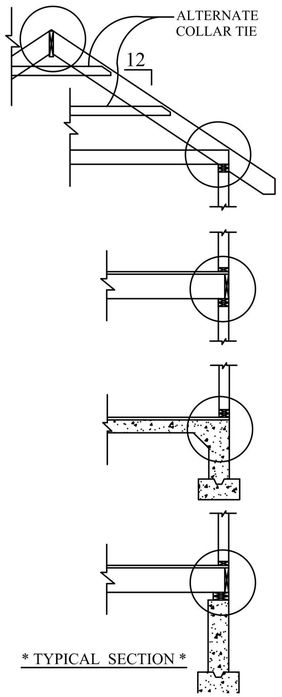
DETAILS (B) FOR POST TO BE SUPPORTED ON NEW CONCRETE WALL

SCALE: N.T.S.

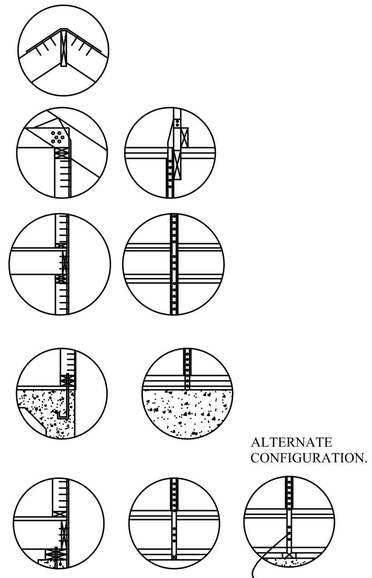


TYPICAL DETAIL FOR ENGINEERING COLUMN/ WOODEN COLUMN TO BEAR ON NEW CONCRETE WALL/ FOOTING

N.T.S.



* TYPICAL SECTION *



DETAILS

FINISHED SUBJECT PROPERTY

NAILING AND STRAPING

** ALL STRAPPING TO BE 1 1/4" X 20 GAUGE STL. **
" SIMPSON " EQUIVALENT - CS20 (COILED STRAP)

AT RAFTER TO RIDGE CONNECTION.

FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR NOTED COLLAR / CLG. TIE - 3 10d COMMON NAILS @ EA.

AT RAFTER TO TOP PLATE TO STUD CONNECTION.

FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP
FOR TOENAILING - 5 8d COMMON NAILS
FOR C.J. TO R.R. - 11 16d COMMON NAILS (FOR 5 PITCH)
9 16d COMMON NAILS (FOR 8 PITCH)
FOR C OF EA. PLATE TO PLATFORM ABOVE - 1 16d COMMON NAILS @ 48" O.C.

TABLE 3.1 (NAILING SCHDULE)

JOINT DESCRIPTION	# OF NAILS	NAIL SPACING
ROOF FRAMING		
Rafter to Top Plate (Toe-nailed)	3- 8d	per rafter
Ceiling Joist to Top Plate (Toe-nailed)	3- 8d	per joist
Ceiling Joist to Parallel Rafter (Face-nailed)	3- 16d	each lap
Ceiling Joist Laps over Partitions (Face-nailed)	3- 16d	each lap
Collar Tie to Rafter (Face-nailed)	3- 10d	per tie
Blocking to Rafter (Toe-nailed)	2- 8d	each end
Rim Board to Rafter (End-nailed)	2- 16d	each end
WALL FRAMING		
Top plate to Top Plate (Face-nailed)	2- 16d	per foot
Top Plate at Intersections (Face-nailed)	4- 16d	joints - each side
Stud to Stud (Face-nailed)	2- 16d	24" o.c.
Header to Header (Face-nailed)	16d	16" o.c. along edges
Top or Bottom Plate to Stud (End-nailed)	2- 16d	per 2 x 4 stud
	3- 16d	per 2 x 6 stud
	4- 16d	per 2 x 8 stud
Bottom Plate to Floor Joist, Band Joist, End Joist or blocking (Face-nailed)	2- 16d	per foot
FLOOR FRAMING		
Joist to Sill, Top Plate or Girder (Toe-nailed)	4- 8d	per joist
Bridging to Joist (Toe-nailed)	2- 8d	each end
Blocking to Joist (Toe-nailed)	2- 8d	each end
Blocking to Sill or Top Plate (Toe-nailed)	3- 16d	each block
Ledger Strip to Beam (Face-nailed)	3- 16d	each joist
Joist on Ledger to Beam (Toe-nailed)	3- 8d	per joist
Band Joist to Joist (End-nailed)	3- 16d	per joist
Band Joist to Sill or Top Plate (Toe-nailed)	2- 16d	per foot
ROOF SHEATHING		
Structural Panels	8d	12" o.c.
Diagonal Board Sheathing		
1"x6" or 1"x8"	2- 8d	per support
1"x10 or wider	3- 8d	per support
CEILING SHEATHING		
Gypsum Wallboard	5d coolers	7" edge/10" field
WALL SHEATHING		
Structural Panels	8d	12" o.c.
Fiberboard Panels		
7/16"	6d	3" edge/6" field
25/32"	8d	3" edge/6" field
Gypsum Wallboard	5d coolers	7" edge/10" field
Hardboard	8d	12" o.c.
Particleboard Panels	8d	12" o.c.
Diagnonal Board Sheathing		
1"x6" or 1"x8"	2- 8d	per support
1"x10" or wider	3- 8d	per support
FLOOR SHEATHING		
Structural Panels		
1" or less	8d	6" edge/12" field
greater than 1"	10d	6" edge/6" field
Diagnonal Board Sheathing		
1"x6" or 1"x8"	2- 8d	per support
1"x10" or wider	3- 8d	per support

A. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED
B. NAILS SPACED AT 6" OC AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAGRAMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
C. COMMON OR DEFORMED SHANK.
D. COMMON.
E. DEFORMED SHANK.
F. CORROSION RESISTANT SIDING OR CASING NAILS.
G. FASTENERS SPACED 3" OC AT EXTERIOR EDGES AND 6" OC AT INTERMEDIATE SUPPORT.
H. CORROSION RESISTANT ROOFING NAILS WITH $\frac{7}{16}$" DIA HEAD AND 1 $\frac{1}{4}$" LENGTH FOR $\frac{1}{2}$" SHEATHING AND 1 $\frac{1}{2}$" LENGTH FOR $\frac{25}{32}$" SHEATHING.
I. CORROSION RESISTANT STAPLES WITH NOMINAL $\frac{7}{16}$" CROWN AND 1 $\frac{1}{4}$" LENGTH FOR $\frac{1}{2}$" SHEATHING AND 1 $\frac{1}{2}$" LENGTH FOR $\frac{25}{32}$" SHEATHING. PANEL SUPPORTS AT 16" (20" OF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL UNLESS OTHERWISE MARKED)
J. CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORT.
K. PANEL SUPPORTS AT 24". CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12"AT INTERMEDIATE SUPPORTS.
L FOR ROOF SHEATHING APPLICATIONS, 8D NAILS ARE THE MIN. REQ'D FOR WOOD STRUCTURAL PANELS.
M. STAPLES SHALL HAVE MIN. CROWN WIDTH OF $\frac{7}{16}$".
N. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED AT 6" OC EDGES, 8" AT INTERMEDIATE SUPPORTS.
O. FASTENERS SPACED 4" OC AT EDGES, 8" OC AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3" OC AT EDGES, 6" AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
P. FASTENERS SPACED 4" OC AT EDGES, 8" AT INTERMEDIATE

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05/14/2024

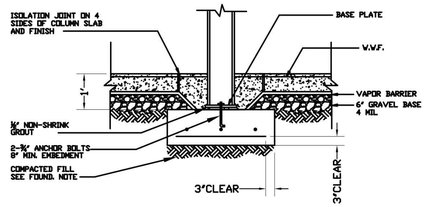
MINIMUM UNIFORM DISTRIBUTED DESIGN LOADS
(REFER TO TABLE R301.2.2.2.1 FOR DEAD LOAD & R301.5 FOR LIVE LOAD)

USE	LIVE LOAD	DEAD LOAD
EXTERIOR BALCONIES	60	10
DECKS	40	10
PASSENGER VEHICLE GARAGES	50	PER PLAN
ATTICS WITHOUT STORAGE (ROOF BELOW 3 PITCH)	10	10
ATTICS WITH STORAGE (ROOF BELOW 3 PITCH)	20	10
ATTICS WITH FIXED STAIRS	30	10
ROOMS OTHER THAN SLEEPING ROOMS	40	10
SLEEPING ROOMS	30	10
STAIRS	40	10
GUARDRAILS AND HANDRAILS	200	10
ROOF LOADING LIVE- GROUND SNOW LOAD	20	

DESIGN CRITERIA IN ACCORDANCE WITH AMERICAN FOREST & PAPER ASSOCIATION. (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAM. DWELLING. (WFCM)1995 EDITION

R905.25 FASTENERS

FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL,
ALUMINUM OR COPPER ROOFING NAILS, MIN. 12 GAGE SHANK W/ A MIN. $\frac{3}{8}$" HEAD
ASTMF1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND
A MIN. OF $\frac{3}{4}$" INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN $\frac{3}{4}$"
THICK. THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING
R905.26 ASPHALT
ROOF SHINGLES SHALL HAVE A MIN. OF SIX FASTENERS PER SHINGLE

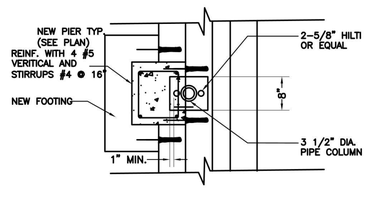


TYP. STEEL COLUMN ON CONCTRETE FOOTING DETAIL

NTS

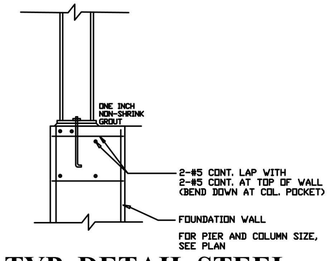
TABLE R 301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	WIND EXPOS. CATEGORY	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM 1,2 WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZE INDEX
20 PSF	130	B	C	SEVERE	3 '	M - H	S - M	11°	YES	NO	599

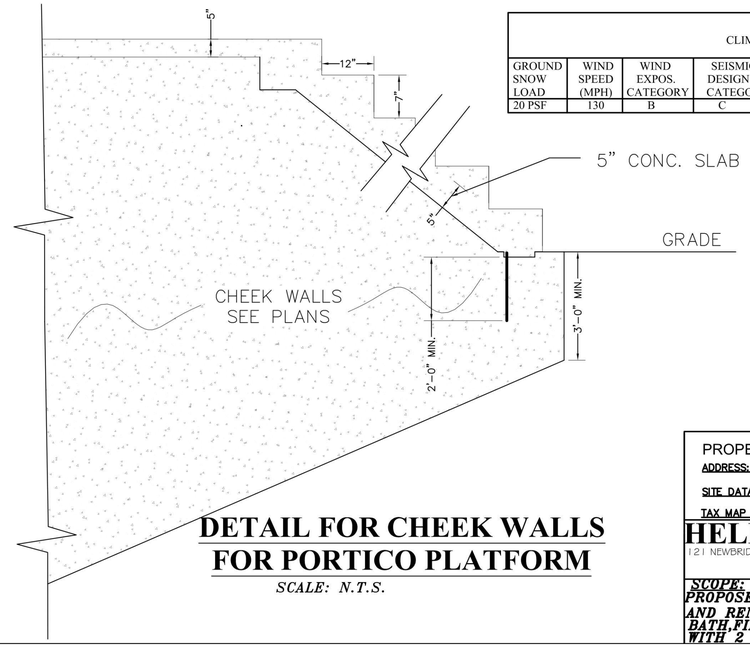


TYP. STEEL COLUMN ON CONCTRETE PIER

NTS



TYP. DETAIL STEEL COLUMN BEARING ON PIER



DETAIL FOR CHEEK WALLS FOR PORTICO PLATFORM

SCALE: N.T.S.

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R-C
TAX MAP No: SECTION: 8 BLOCK: 212 LOTS: 110

HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626

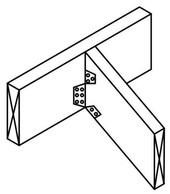
STATE OF NEW YORK HELEN BOGDANOS 078077 LICENSED PROFESSIONAL ENGINEER
SEAL

SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

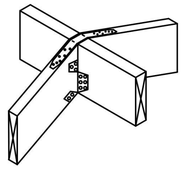
REVISIONS	
	AS PER COMMENTS
2/16/24	12/14/24
12/14/23	***FIRST FILING***
DATE	***DESCRIPTION***

DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED

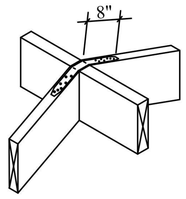
DRAWING NO.
D-1



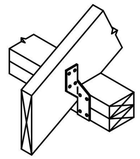
1 ADJUSTABLE HANGER
SIMPSON STRONG-TIE
LSU26-2X6
LSU28-2X8,2X10,OR 2X12



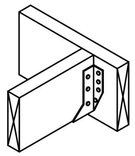
2 STRUCTURAL RIDGE
SIMPSON STRONG-TIE
CATHEDRAL CEILINGS
LSU26-2X6
LSU28-2X8,2X10,OR 2X12
CS-20 X18 MIN. WITH (7) 10D COMMON NAILS
PER RAFTER INSTALLED OVER PLYWOOD



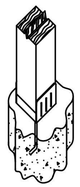
3 RIDGE
SIMPSON STRONG-TIE
WITH CEILING COLLAR TIES
AT 48"O.C. CS-20X13 MIN.
WITH (7) 10D COMMON NAILS
PER RAFTER INSTALLED OVER PLYWOOD



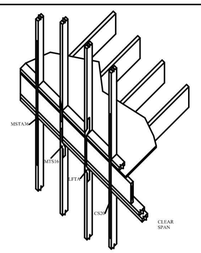
4 HURRICANE CLIP
SIMPSON STRONG-TIE (H2.5A)
INSTALLATION OVER PLYWOOD
IS ACCEPTABLE AS PER MIN. NAIL
PENETRATION (C-2003 PG. 11)



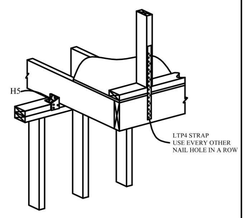
5 FACE MOUNT HANGER
SIMPSON STRONG-TIE(LUS)
LUS26, LUS28, LUS26-2, LUS28-2, LUS210,LUS210-2



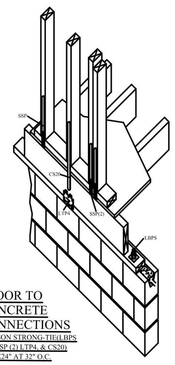
7 POST BASE
SIMPSON STRONG-TIE- (ABA44)



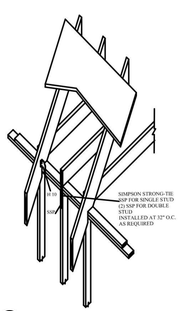
8 STUD TO STUD CONNECTIONS
SIMPSON STRONG-TIE
(CS20 OR LFTA OR (2)-MTS16)
CS20 X 36"AT 32 " O.C. MIN.
WITH (6) 10D NAILS AT EACH END WITH (1) 10D AT CENTER
OR LFTA AT 32" O.C.
OR (2) MTS16 AT 32" O.C.



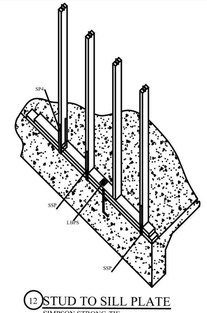
9 CANTILEVER
SIMPSON
STRONG-TIE
H5 , LTP4



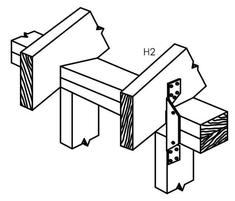
10 FLOOR TO CONCRETE CONNECTIONS
SIMPSON STRONG-TIE(LBPS
SSP, SSP-(2)-LTP4, & CS20)
CS20X24" AT 32" O.C.



11 TRUSS RAFTER CONNECTIONS TO WOOD DOUBLE TOP PLATES
SIMPSON STRONG-TIE (SSP & H10)

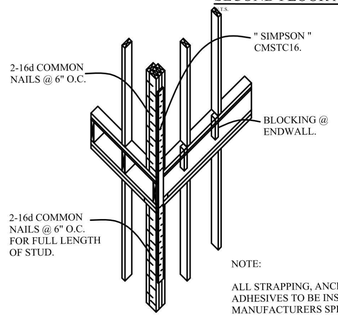


12 STUD TO SILL PLATE
SIMPSON STRONG-TIE
(LBPS , SSP , & SP4)
SSP FOR SINGLE STUD
(2) SSP FOR DOUBLE STUD
INSTALL AT 32" O.C. AS REQD.

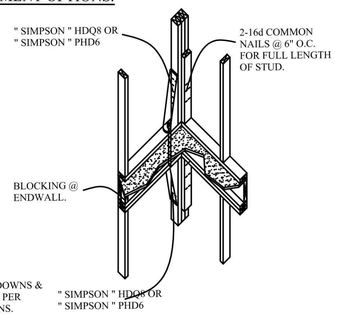


13 RAFTER TO PLATE TO STUD
SIMPSON STRONG-TIE (H2.5)

HOLDOWN CONNECTION SECOND FLOOR ATTACHMENT OPTIONS.



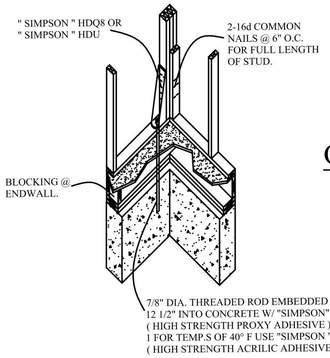
OR



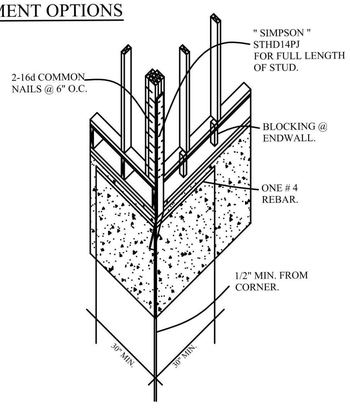
NOTE:

ALL STRAPPING, ANCHORS, HOLDOWNS & ADHESIVES TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

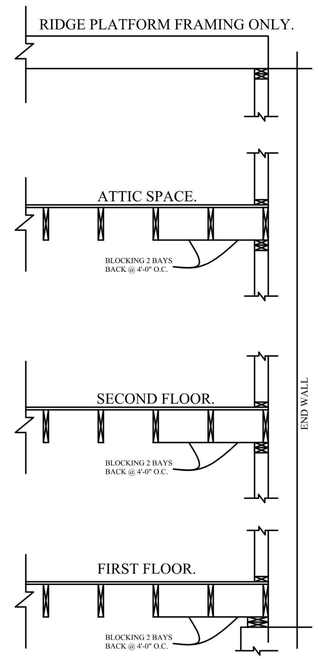
FIRST FLOOR ATTACHMENT OPTIONS



OR

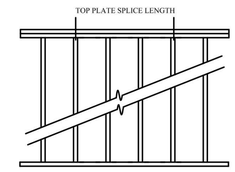


RIDGE PLATFORM FRAMING ONLY.



BLOCKING @ ENDWALL.

SPLICING OF TOP PLATE



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

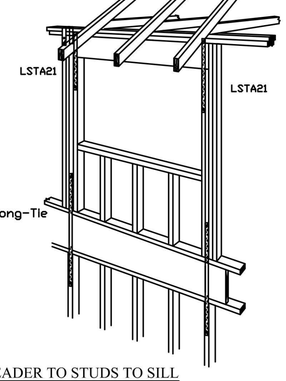
2 - TABULATED SPLICE LENGTH ASSUME A BUILDING LOCATED IN EXPOSURE (B).

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

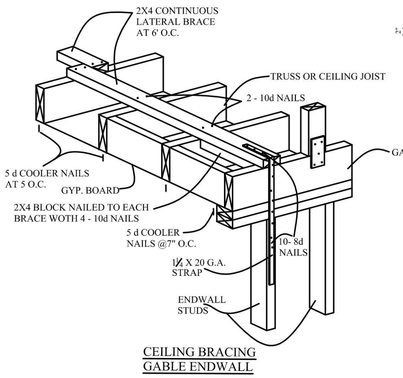
4 - TOP PLATES SHALL BE MINIMUM OF STUD GRADE MATERIAL.

DISAPPROVED
Carlos Reyes
05/14/2024

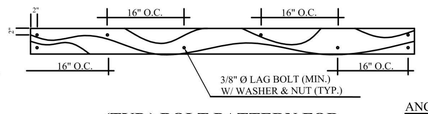
TOP PLATE SPLICE REQUIREMENTS FOR WIND EXPOSURES B & C ONE STORY SLAB ON GRADE	
BUILDING DIMENSION	MIN. SPLICE LENGTH
12' - 0"	2' - 0"
16' - 0"	3' - 0"
20' - 0"	4' - 0"
24' - 0"	4' - 0"
28' - 0"	5' - 0"
32' - 0"	6' - 0"
36' - 0"	7' - 0"
40' - 0"	8' - 0"
50' - 0"	10' - 0"
60' - 0"	12' - 0"
70' - 0"	14' - 0"
80' - 0"	16' - 0"



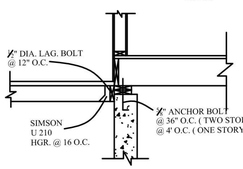
HEADER TO STUDS TO SILL



CEILING BRACING
GABLE ENDWALL

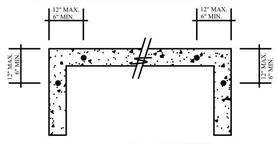


(TYP.) BOLT PATTERN FOR LEDGER BOARD /FLITCH BEAM
N.T.S.



PORCH / DECK / HOUSE CONNECTION DETAIL
N.T.S.

ANCHOR BOLT SPECIFICATION

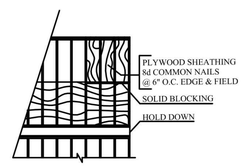


1/2" ANCHOR BOLT @ 32" O.C. FOR 2 STORY
1/2" ANCHOR BOLT @ 4' O.C. FOR 1 STORY

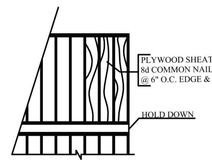
1) MIN. 7" EMBEDMENT INTO CONCRETE
W/3" SQUARE WASHERS AND END NUT SETUP

2) ANCHOR NOTED HEREIN ARE TO BE USED FOR OR REPLACED BY HOLD DOWNS FOR SHEARWALLS.

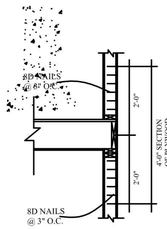
3)1 - ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MIN. TO 12" MAX. FROM ENDS OR CORNERS.



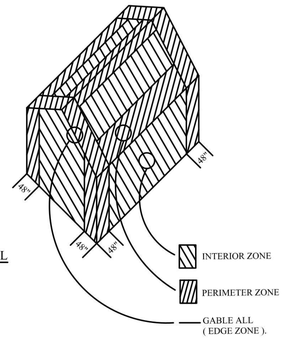
SHEARWALL SEG. DETAIL (TYP.)
N.T.S.



SHEARWALL SEG. DETAIL (TYP.)
N.T.S.



LOAD PATH/FLOOR FRAMING DETAIL



NOTE:

1. FOR GABLE ROOFS 10° TO 45° PITCHES.

2. SEE FASTENING SCHEDULE A FOR NAILING IN EA. ZONE.

RESIDENTIAL CODE OF NEW YORK STATE.

R3012.1.1. DESIGN CRITERIA: COSTRUCTION IN REGIONS WHERE THE BASIC WIND SPEEDS FROM FIGURE R301.2 (4) EQUAL OR EXCEED 110 MILES PER HOUR (177.1 Km/h) SHALL BE DESIGNED IN ACCORDANCE WITH ONE OF THE FOLLOWING.

PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH AMERICAN FOREST AND PAPER ASSOCIATION (AF / PA) - WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM) . OR

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS TABLE R301.7	
STRUCTURAL MEMBER	ALLOWABLE
RAFTERS HAVING SLOPES GREATER THAN 3 / 12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L / 180
INTERIOR WALLS & PARTITIONS	H / 180
FLOORS AND PLASTERED CEILINGS	L / 360
ALL OTHER STRUCTURAL MEMBERS	L / 240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	L / 360
EXTERIOR WALLS - WIND LOADS a WITH BRITTLE FINISHES	L / 240
EXTERIOR WALLS - WIND LOADS a WITH FLEXIBLE FINISHES	L / 120

NOTE: L - SPAN LENGTH. H - SPAN HEIGHT

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

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R-C
TAX MAP No: SECTION: 8 BLOCK: 212 LOTS: 110

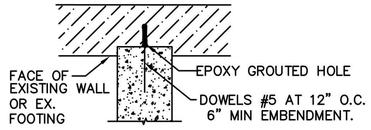
HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626

STATE OF NEW YORK HELEN BOGDANOS 078877 LICENSED PROFESSIONAL ENGINEER
SEAL

REVISIONS	
2/16/24	AS PER COMMENTS 12/14/24
12/14/23	FIRST FILING
DATE	DESCRIPTION

DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED
DRAWING NO. D-2

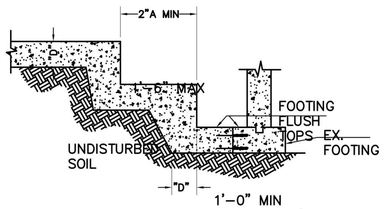
SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS.DETACHED GARAGE.NEW DR/WAY



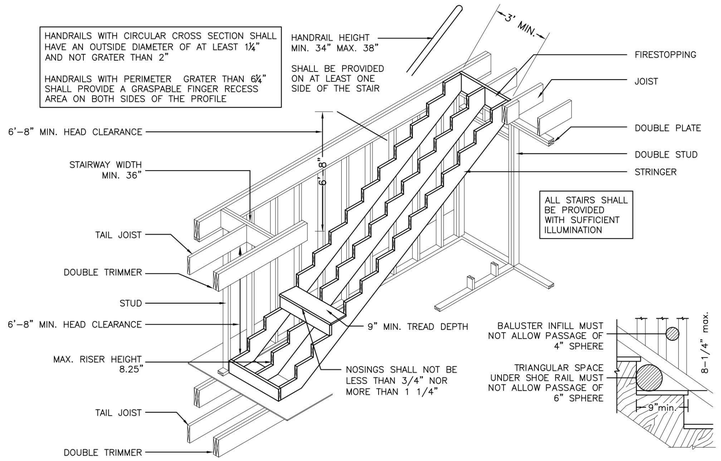
PLAN
N.T.S

DETAIL A:
TYPICAL DETAIL TO TIE NEW WALLS INTO EXISTING

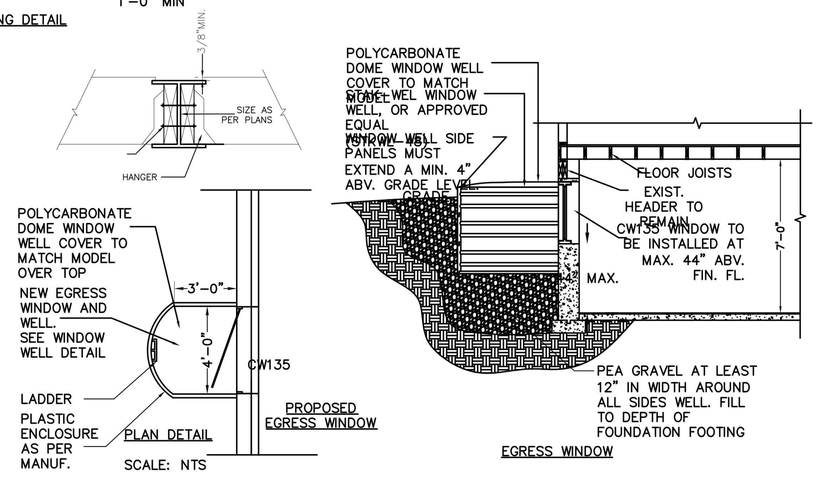
NTS



STEP FOOTING DETAIL
NTS



TYP. STAIR DETAILS AND NOTES
N.T.S



CONSTRUCTION LEGEND

- NEW CONCRETE WALL AND FOOTING, SEE PLANS FOR SIZES
- EXISTING CONCRETE WALL AND FOOTING TO REMAIN
- EXISTING 2x4 FRAMED PARTITION WALL TO REMAIN
- NEW 2x4 PARTITION, SEE WALL LEGEND FOR MORE INFO
- PROPOSED DOOR, SIZES IN FEET AND INCHES, E.G. 2868 IS 2'-8"W x 6'-8" H
- PROPOSED WINDOW, DESIGNATION
- EXIST SURFACE-MOUNTED (HI-HAT) LIGHT FIXTURE TO REMAIN
- NEW ROOF RAFTERS, FLOOR OR CEILING JOISTS, SEE PLANS FOR SIZES
- EXISTING ROOF RAFTERS, FLOOR OR CEILING JOISTS TO REMAIN
- SD — SMOKE DETECTORS
- SD CO — SMOKE & CARBON MONOXIDE DETECTORS WIRED IN SERIES
- 50 C.F.M. EXHAUST FAN
- 3 ½" X 3 ½" ENGINEERING COL.
- 5 ½" X 3 ½" ENGINEERING COL.
- COLUMN UP & DOWN

DISAPPROVED
Carlos Reyes
05/14/2024

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE FAM. RES. ZONING: R-C
TAX MAP NO. SECTION 8 BLOCK 212 LOTS: 110

HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE
516 933 2626

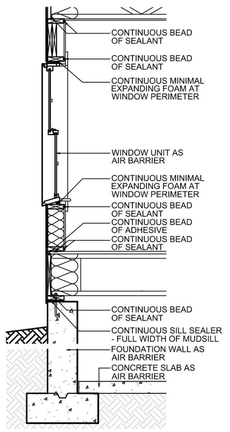
SEAL

SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS 2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

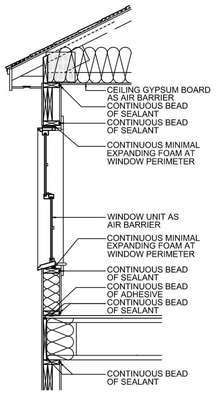
REVISIONS	
	AS PER COMMENTS
2/16/24	12/14/24
12/14/23	FIRST FILING
DATE	DESCRIPTION

DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED

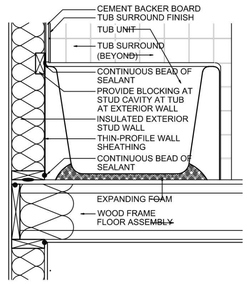
DRAWING NO.
D-3



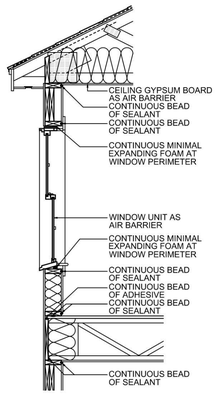
CONCEPTUAL AIR SEALING STRATEGY // LOWER WALL SECTION Scale:NTS



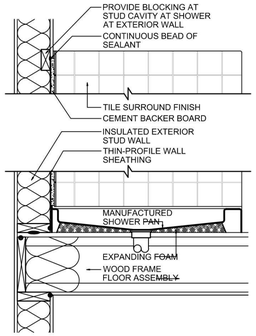
UPPER WALL SECTION
CONCEPTUAL AIR SEALING STRATEGY //
Scale: NTS



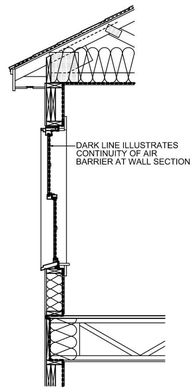
AIR SEALING BEHIND TUB WITH THIN-PROFILE SHEATHING // SECTION



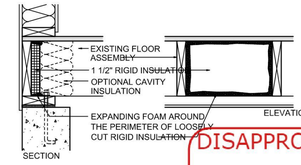
CONCEPTUAL AIR SEALING STRATEGY // UPPER WALL SECTION



AIR SEALING BEHIND SHOWER WITH THIN-PROFILE SHEATHING

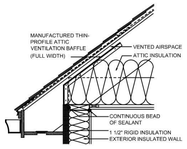


CONCEPTUAL LINE OF CONTINUOUS AIR BARRIER // UPPER WALL SECTION

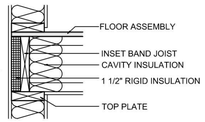


EXISTING BAND JOIST INSULATION RETROFIT WITH 1 1/2" RIGID INSULATION

DISAPPROVED
Carlos Reyes
05/14/2024

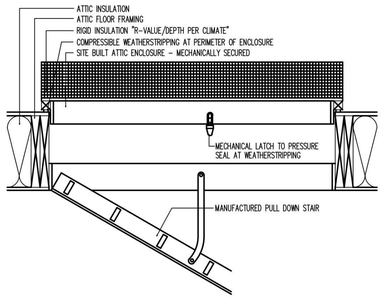


THIN-PROFILE ATTIC EAVE BAFFLE AND VENT

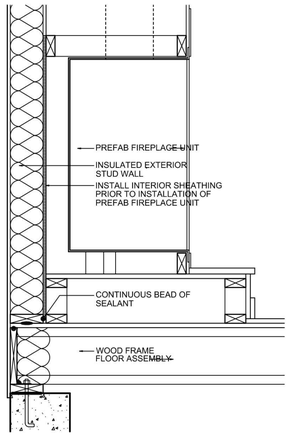


INSET BAND JOIST AT TOP PLATE

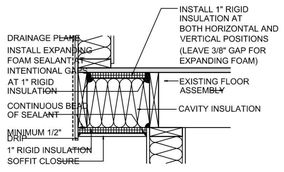
EXISTING BAND JOIST INSULATION RETROFIT WITH SPRAY FOAM



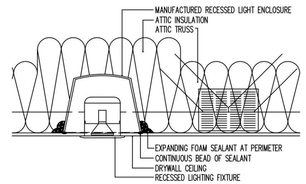
AIR SEALING AT ATTIC PULL DOWN ATTIC STAIR



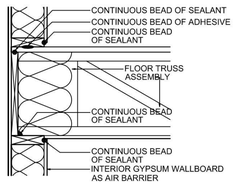
AIR SEALING AT PLATFORM FOR MANUFACTURED FIREPLACE ASSEMBLY



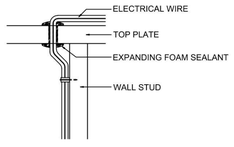
INSULATED CANTILEVER FLOOR // CAVITY INSULATION WITH 1" RIGID INSULATION CLOSURE



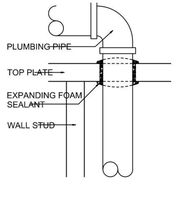
AIR SEALING AT RECESSED LIGHTING IN ATTIC



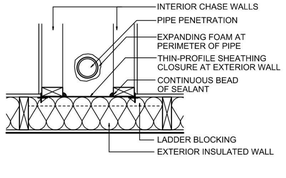
CONCEPTUAL AIR SEALING STRATEGY AT UPPER FLOOR BAND JOIST



AIR SEAL AT TOP PLATE
ELECTRICAL PENETRATION



AIR SEAL AT TOP PLATE PIPE PENETRATION



AIR SEAL AT CHASE WALLS // PLAN

G.C. TO ARRANGE FOR A TEST PRIOR TO CONSTRUCTION ACH 50 AND ADDITIONAL DOOR BLOWER TEST AFTER ALL INSULATION WORK HAS BEEN COMPLETED. G.C. IS RESPONSIBLE FOR RECTIFYING ANY DIFFERENCES (BELOW STATED N.Y.S. APPROVED READINGS)

TABLE R402.1.2: INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE 6 OPTION 1	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWLSPACE WALL R-VALUE
	0.32	0.55	0.4	49/38[a]	20+5 or 13+10[e]	15/20[b]	30[f]	15/19[c]	10, 4 ft[d]	15/19[c]

a. R-38 insulation is allowed in lieu of R-49 if entire surface of attic is covered with insulation and it goes over sill plates

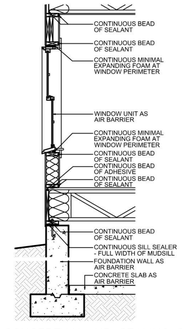
b. The second R-value applies when more than half the insulation is on the interior of the mass wall

c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.

i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

h. The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.



CONCEPTUAL AIR SEALING STRATEGY // LOWER WALL SECTION

PROPERTY INFORMATION
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK
SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R-C
TAX MAP No: SECTION: 8 BLOCK: 212 LOTS: 110

HELEN BOGDANOS, P.E.
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626

SEAL

SCOPE:
PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR ,NEWKITCHEN ,NEW 1.5 BATH,FINISH BASMT W/NEW BATH,NEW GAS BOILER,CAC,2ND FL WITH 2 FULL BATHS ,2-DRYWELLS,DETACHED GARAGE,NEW DR/WAY

REVISIONS	
2/16/24	AS PER COMMENTS 12/14/24
12/14/23	FIRST FILING
DATE	DESCRIPTION

DRAWN BY: I.T
CHECKED BY: HELEN B
DATE: 12/14/23
SCALE: AS NOTED

DRAWING NO.
D-4

PROJECT DATA

PROJECT: **HORIZONTAL & VERTICAL EXTENSION**

PROJECT ADDRESS: **68 STEPHEN AVE, NEW HYDE PARK, NY 11040**
TOWN: NORTH HEMPSTEAD | SEC: 8 | BLOCK: 323 | LOT: 4

PERMIT INFORMATION: ----

#21581

STAKEHOLDERS

ENGINEER		OWNER	
NAME:	JUAN I MEDINA YAN, P.E.	NAME:	EFAZ UDDIN
COMPANY:	MEDINA-YAN ENGINEERING CONSULTING, PLLC	ADDRESS:	68 STEPHEN AVE, NEW HYDE PARK, NY 11040
EMAIL:	JMEDINA@MEDINAEG.COM	EMAIL:	EFAZUDDIN12@GMAIL.COM
PHONE	(516) 216-9589	PHONE:	(929) 435-6440
		PHONF:	

CODE SUMMARY

NEW YORK STATE		NEW YORK CITY	
BUILDING CODE:	2020 RESIDENTIAL CODE OF NEW YORK	BUILDING CODE:	NYC BUILDING CODE 2022
ELECTRICAL CODE:	NFPA 70, 2017	ELECTRICAL CODE:	NFPA 70, 2017
ENERGY CODE:	NYS ENERGY CODE 2020	ENERGY CODE:	NYC ENERGY CODE 2020
FIRE CODE:	2020 FIRE CODE OF NYS	FIRE CODE:	NYC FIRE CODE 2022
FUEL/GAS CODE:	NYS FUEL GAS CODE 2020	FUEL/GAS CODE:	NYC FUEL GAS CODE 2022
MECHANICAL CODE:	NYS MECHANICAL CODE 2020	MECHANICAL CODE:	NYC MECHANICAL CODE 2022
PLUMBING CODE:	NYS PLUMBING CODE 2020	PLUMBING CODE:	NYC PLUMBING CODE 2022

PROPERTY DESCRIPTION & BULK REGULATIONS

ZONING DISTRICT: R-C	REQUIRED	EXISTING	PROPOSED	REMARKS
GENERAL				
LOT AREA:	5,000.00 SQ. FT.	6,000.00 SQ. FT.	6,000.00 SQ. FT.	
LOT FRONTAGE:	40.00 FT	60.00 FT	60.00 FT	
LOT DEPTH:		100.00 FT	100.00 FT	
GROSS FLOOR AREA:	2,800.00 SQ. FT.	1,310.00 SQ. FT.	2,689.70 SQ. FT.	
YARDS				
AVERAGE FRONT YARD	25.00 FT	15.75 FT	15.90 FT	20.08' - 2ND STORY & 15.9' - PORTICO
MIN. SIDE YARD SETBACK	5.00 FT	8.00 FT	8.00 FT	
SIDE YARD AGGREGATE	15.00 FT	23.25 FT	23.25 FT	
MIN REAR YARD	15.00 FT	47.92 FT	43.58 FT	
BUILDING HEIGHT				
BUILDING HEIGHT	30.00 FT	24.92 FT	30.00 FT	
NUMBER OF FLOORS:	2.50	1.00	2.50	
OPEN SPACE RATIO & FLOOR AREA REGULATIONS:				
MAXIMUM BUILDING AREA	35.00 %	20.33 %	27.90 %	
GROSS FLOOR AREA	50.00 %	21.83 %	44.83 %	
LOT COVERAGE:				
BUILDING		970.39 SQ. FT.	970.39 SQ. FT.	
GARAGE		249.54 SQ. FT.	289.00 SQ. FT.	
REAR EXTENSION			367.57 SQ. FT.	
PORTICO			47.18 SQ. FT.	
TOTAL LOT COVERAGE		1,219.93 SQ. FT.	1,674.14 SQ. FT.	

PROJECT SCOPE

1. DEMOLITION OF EXISTING ROOF AND SECOND-STORY VERTICAL ADDITION. PROPOSED SECOND-FLOOR WILL INCLUDE A MASTER BEDROOM, BEDROOM AND (2) FULL BATHROOM.
2. REAR TWO-STORY ADDITION.
3. CELLAR AND FIRST-FLOOR ALTERATIONS. NEW BATHROOM IN CELLAR.
4. DEMOLITION OF ATTACHED ONE-CAR GARAGE AND CONSTRUCTION OF NEW DETACHED ONE-CAR GARAGE.

DRAINAGE CALCULATION

LOCATION	TOTAL [FT^2]	WEIGHTED RUNOFF COEFFICIENT	RAINFALL INTENSITY [IN/HR]	DEVELOPED FLOW [FT^3/SEC]	DIRECT RUNOFF VOLUME [FT^3]	DIRECT RUNOFF VOLUME [GAL]
CONCRETE STEPS	52.00	0.70	6.40	0.01	1.94	14.52
REAR EXTENSION	367.57	0.95	6.40	0.04	13.72	102.65
GARAGE	289.00	0.95	6.40	0.03	10.79	80.71
TOTAL	708.57	0.70	6.40	0.07	26.45	197.88

PROPOSED STORMWATER MANAGEMENT SYSTEM

SYSTEM	DESIGN CAPACITY [GAL]	DIRECT RUNOFF VOLUME [FT^3]	DIRECT RUNOFF VOLUME [GAL]	MINIMUM REQUIRED QUANTITY [EA]	PROPOSED QUANTITY [EA]	PROPOSED MANAGED VOLUME [GAL]
NDS SC-18 FLO WELL	486.23	26.45	197.88	0.41	1.00	486.23

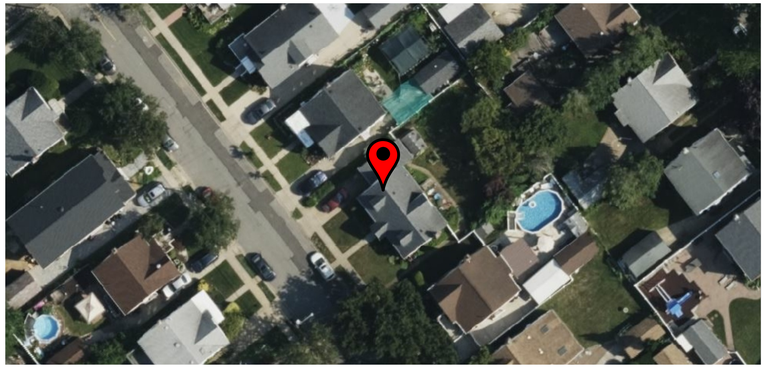
NOTES:
1. ASSUMES A RAINFALL INTENSITY OF 6.40 IN/HR FOR THE EVENT WITH A 5 YEAR RETURN PERIOD AND A 6 MINUTE TIME OF CONCENTRATION (PER NYCDEP GUIDELINE FOR THE DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT SYSTEMS).

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE ROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
30 LB/FT^2	140	NO	NO	NO	C	SEVERE	36 INCHES	MODERATE TO HEAVY	10 °F	YES	NO	1500	52.9 °F

VICINITY MAP

NORTH



DRAWING INDEX

DWG. NO.	DESCRIPTION	SHEET NO.
T-100.00	COVER	1
XL-100.00	ZONING CALCULATIONS	2
N-100.00	ARCHITECTURAL NOTES	3
N-200.00	STRUCTURAL NOTES	4
A-100.00	FOUNDATION & CELLAR PLAN	5
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DWG. NO.	DESCRIPTION	SHEET NO.
		16
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		18
		19
		20
		21
		22
		23
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		25
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		27
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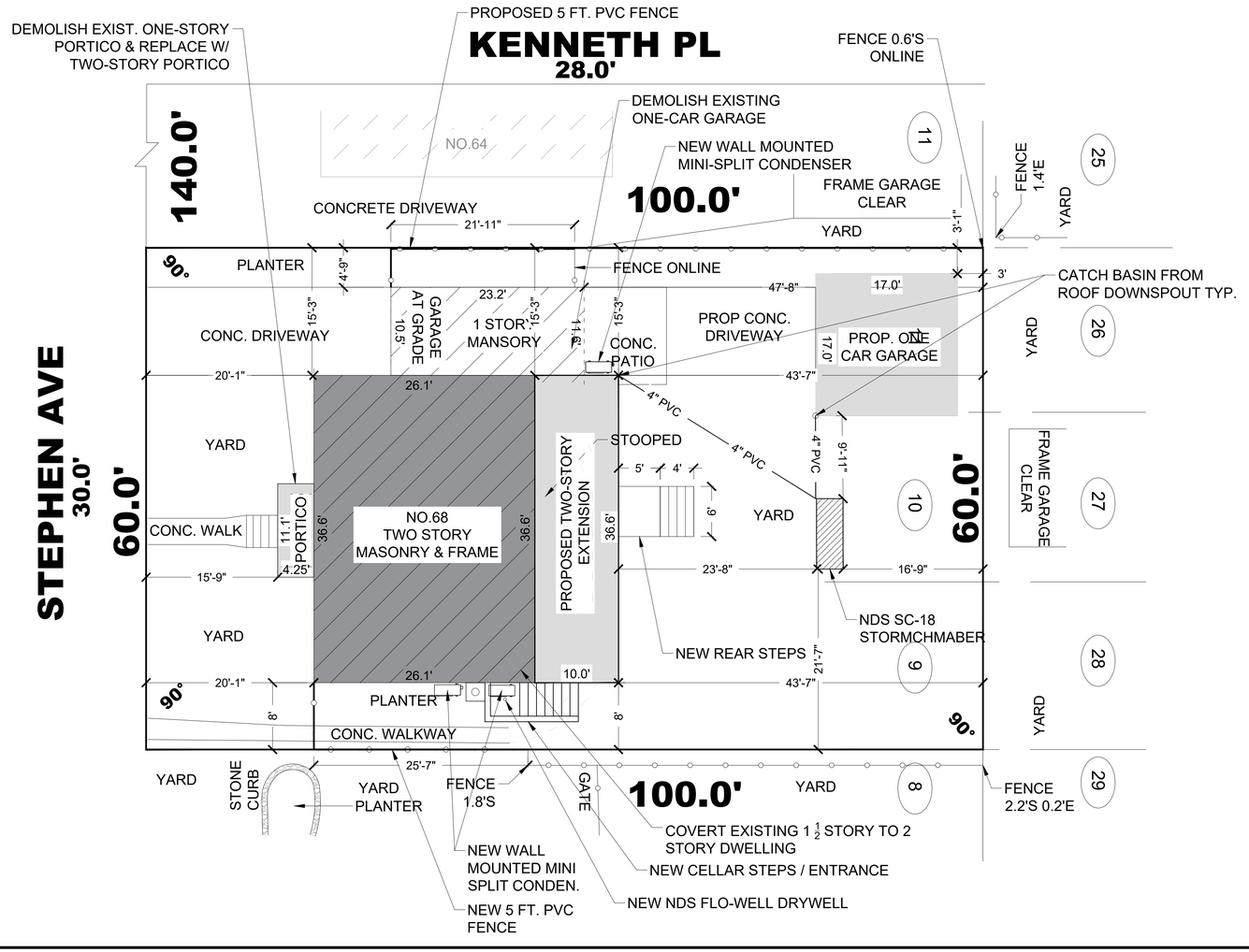
		30

NORTH

SITE PLAN



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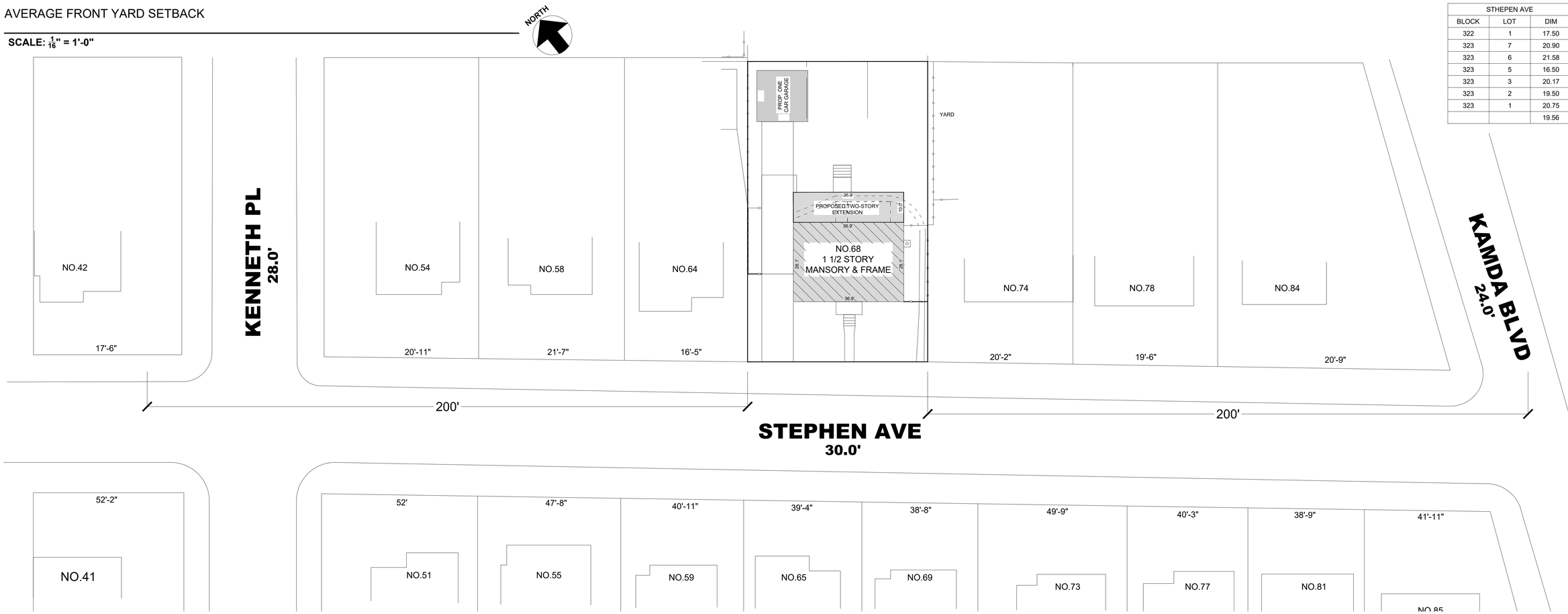
HORIZONTAL & VERTICAL EXTENSION
68 STEPHEN AVE, NEW HYDE PARK, NY 11040
TOWN: NORTH HEMPSTEAD | SEC: 8 | BLOCK: 323 | LOT: 4

COVER SHEET

SCALE	DATE
1/4" = 1'-0"	5/27/24
DWG. NO	SHEET NO.
T-100.00	1 OF 15

AVERAGE FRONT YARD SETBACK

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



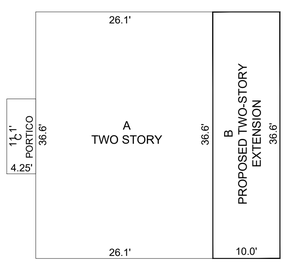
STHEPEN AVE		
BLOCK	LOT	DIM
322	1	17.50
323	7	20.90
323	6	21.58
323	5	16.50
323	3	20.17
323	2	19.50
323	1	20.75
		19.56

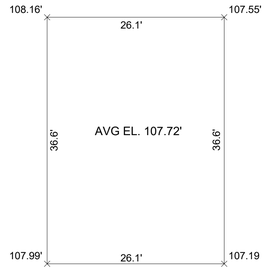
GROSS FLOOR AREA

DESCRIPTION	LENGTH	WIDTH	AREA
A (MAIN DWELLING) - FIRST-FLOOR	36.6	26.1	955.26
B (REAR EXTENSION) - FIRST-FLOOR	36.60	10.00	366.00
A (MAIN DWELLING) - SECOND-FLOOR	36.6	26.1	955.26
B (REAR EXTENSION) - SECOND-FLOOR	36.60	10.00	366.00
TOTAL GROSS FLOOR AREA			2,642.52

PREEXISTING AVERAGE GRADE

DESCRIPTION	ELEV. 1	ELEV. 2	AVG ELEV.	LENGTH	ELEV. TOTAL X LENGTH
SECTION 1	107.55	108.16	107.86	26.10	2,815.02
SECTION 2	108.16	107.99	108.08	36.60	3,955.55
SECTION 3	107.99	107.19	107.59	26.10	2,808.10
SECTION 4	107.19	107.55	107.37	36.60	3,929.74
TOTAL				125.40	13,508.40
AVERAGE GRADE		107.72			





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PLOT PLAN

SCALE	DATE
1/4" = 1'-0"	5/27/24
DWG. NO	SHEET NO.
XL-100.00	2 OF 15

ARCHITECTURAL NOTES

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

GENERAL

1. ALL WORK SHALL CONFORM TO THE 2020 INTERNATIONAL BUILDING CODE, 2020 INTERNATIONAL RESIDENTIAL CODE, 2020 RESIDENTIAL CODE OF NEW YORK, AND ALL CURRENT LOCAL APPLICABLE CODES.

2. CONTRACTOR TO VERIFY ALL DIMENSION DATUMS AND LEVELS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

4. DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.

5. REPORT ERRORS AND OMISSIONS TO THE ARCHITECT IMMEDIATELY.

6. THESE DRAWINGS ARE THE PROPERTY OF MEDINA-YAN ENGINEERING CONSULTING, PLLC AND MAY BE REPRODUCED ONLY WITH WRITTEN PERMISSION. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME AND SIGNATURE OF THE ARCHITECT.

7. WORKING DRAWINGS BY THEIR VERY NATURE ARE DIAGRAMMATIC AND DO NOT PROVIDE ALL DETAILS OR CONDITIONS OF CONSTRUCTION. HOWEVER, QUESTIONS MAY ARISE AS TO THE DESIGN INTENT AND TO CONSTRUCTION TECHNICAL DETAILING WITHIN THESE DRAWINGS. AS CLARIFICATIONS, INTERPRETATIONS, AND REVISIONS ARE PART OF THE CONSTRUCTION PROCESS, MEDINA-YAN ENGINEERING CONSULTING, PLLC SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF NOT PARTICIPATING IN THE CONSTRUCTION PROCESS.

MISCELLANEOUS ASSEMBLY REQUIREMENTS

8. ALL EXPOSED EXTERIOR METAL SHALL BE GALVANIZED. ALL WOOD IN CONTACT WITH CONCRETE OR EARTH SHALL BE PRESSURE TREATED. ALL PRESSURE TREATED LUMBER (PT.) SHALL NOT CONTAIN, OR BE TREATED WITH CHROMIUM COPPER ARSENATE.

9. PROVIDE ATTIC ACCESS, MINIMUM 22" X 30", WITH 30" MINIMUM HEADROOM AT UNOBSTRUCTED, READILY ACCESSIBLE OPENING PER IRC R807. INSULATE AND WEATHER-STRIP.

10. PROVIDE CRAWL SPACE ACCESS, MINIMUM 18"X 24" UNOBSTRUCTED OPENING PER IRC R408.4. ALLOW 18" MINIMUM SPACE UNDER WOOD JOISTS AND 12" MINIMUM UNDER WOOD GIRDERS. INSULATE AND WEATHER-STRIP.

11. PROVIDE VENTILATION PER IRC AS FOLLOWS:

    11.1. CRAWL SPACE VENTILATION: MINIMUM NET AREA SHALL NOT BE LESS THAN 1 SF PER 150 SF OF UNDERFLOOR AREA. OPENINGS SHALL BE PLACED WITHIN 3 FEET OF THE CORNERS AND SHALL PROVIDE CROSS VENTILATION PER IRC R408.1 AND R408.2.

    11.2. ATTIC VENTILATION: MINIMUM NET AREA SHALL NOT BE LESS THAN 1 SF PER 150 SF OF ATTIC AREA, OR 1 SF PER 300 SF OF ATTIC AREA IF 50% IS IN THE SOFFIT AND 50% IS AT LEAST 3' ABOVE THE PLATE LINE PER IRC R806.2.

12. SLOPE ALL DECKS, WALKS, DRIVEWAYS AND PATIOS AWAY FROM THE BUILDING AT A MINIMUM OF 1/4" PER FOOT.

13. STAIR ASSEMBLY:

    13.1. HEADROOM 6'-8" MIN. AND WIDTH 3'-0" MINI PER IRC R311.7.1 & R311.7.2.

    13.2. THE MAXIMUM RISER HEIGHT SHALL BE 8-1/4". OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENING BETWEEN TREADS IS LESS THAN 4". THE MINIMUM TREAD DEPTH SHALL BE 10" PER IRC R311.7.5.

    13.3. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS. HANDRAIL HEIGHT SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM THE TOP TO THE BOTTOM RISER. HANDRAILS SHALL RETURN PER IRC R311.5.6.2. HANDRAILS ADJACENT TO A WALL SHALL BE A SPACE OF NOT LESS THAN 1-1/2" FROM THE WALL TO THE HANDRAIL PER IRC R311.7.8.

    13.4. INSTALL FIRE BLOCKING AT TOP AND BOTTOM OF STRINGER SPAN AND WALL ALONG STRINGER PER IRC R302.11.

    13.5. COVER USABLE SPACE UNDER STAIR WITH 1/2" GWB PER IRC R311.2.2.

    13.6. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A SPHERE OF 4" OR MORE IN DIAMETER CANNOT PASS THROUGH PER IBC R312.1.3.

    13.7. DOORS TO THE EXTERIOR SHALL HAVE A MAXIMUM 7-3/4" STEP TO A MINIMUM 36" DEEP LANDING, BUT THE DOOR MAY NOT SWING OVER THE LANDING PER IRC R311.3.

    13.8. PORCHES, BALCONIES OR RAISED FLOOR SURFACES MORE THAN 30" ABOVE THE FLOOR OR GRADE SHALL HAVE GUARD RAILS NOT LESS THAN 36" IN HEIGHT PER IRC R312.1.1 & R311.1.2

14. FIRE PLACES AND SOLID FUEL BURNING APPLIANCES:

    14.1. SOLID FUEL BURNING APPLIANCES INCLUDING SITE BUILT FIREPLACES, AIRTIGHT STOVES, FIREPLACE STOVES, FACTORY BUILT FIREPLACES, AND FIREPLACE INSERTS AND SHALL COMPLY WITH THE PROVISIONS OF THE IRC AND IBC.

    14.2. METAL CHIMNEYS SHALL BE ENCLOSED ABOVE THE STORY IN WHICH THE APPLIANCE SERVED IS LOCATED, IN WALLS HAVING 1-HOUR FIRE RESISTANCE RATING, AND WITH A SPACE ON ALL SIDES BETWEEN CHIMNEY AND THE ENCLOSING WALL SUFFICIENT FOR EXAMINATION AND REPAIR FOR ENTIRE CHIMNEY.

    14.3. PROVIDE FIREBLOCKING AT CHIMNEY PER IRC R1003.19.

    14.4. INSTALL FACTORY BUILT FIREPLACES WITH HEARTH AND SURROUNDS PER MANUFACTURER'S SPECIFICATIONS.

    14.5. PREFABRICATED FIREPLACES, CHIMNEYS AND RELATED COMPONENTS TO BEAR UL APPROVAL AND BE INSTALL PER MANUFACTURER'S REQUIREMENTS.

    14.6. THE HEARTH SHALL EXTEND AT LEAST 16" IN FRONT OF AND 8" TO EACH SIDE OF THE FIREPLACE OPENING WHEN THE OPENING IS SMALLER THAN 6 SF. IF THE OPENING IS 6 SF OR LARGER THE HEARTH SHALL EXTEND 20" IN FRONT AND 12" TO EACH SIDE, PER IRC R1001.10.

    14.7. ALL CHIMNEYS SHALL EXTEND AT LEAST 2'-0" ABOVE THE HIGHEST ELEVATION OF ANY PART OF THE BUILDING WITHIN 10'-0" BUT SHALL NOT BE LESS THAN 3' ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF PER IRC R1001.11. AND TABLE & FIGURE R1001.1.

    14.8. COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 2" OF THE FIREPLACE, SMOKE CHAMBER OF CHIMNEY WALL OR WITHIN 12" OF FIREPLACE OPENING. NO COMBUSTIBLE MATERIAL WITHIN 12" OF THE FIREPLACE OPENING SHALL PROJECT MORE THEN 1/8" FOR EACH 1" OF CLEARANCE FROM SUCH OPENING PER IRC R1003.18.

15. EXTERIOR DOORS AND WINDOW ASSEMBLIES:

    15.1. ALL BUILDING ENTRANCE DOORS INCLUDING GARAGE DOORS SHALL BE EQUIPPED WITH LOCKS CONSISTING OF A DEAD LOCKING LATCH BOLT WITH AT LEAST 1/2" OF THROW WHICH PENETRATES THE STRIKE JAMB A MINIMUM OF 1/4". BUILDING ENTRANCE DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

    15.2. BUILDING ENTRANCE DOORS SHALL BE EQUIPPED WITH AN OBSERVATION PORT OR WINDOW SIDELIGHT. OBSERVATION PORTS SHALL BE INSTALLED AT MINIMUM 54" TO MAXIMUM 66" ABOVE THE FLOOR.

    15.3. ALL OPERABLE WINDOWS AND SLIDING GLASS DOORS INSTALLED WITHIN 10'-0" OF FINISH GRADE SHALL BE EQUIPPED WITH A LOCKING DEVICE. THIS LOCK SHALL BE INSTALLED SO IT'S MOUNTING HARDWARE IS INACCESSIBLE FROM THE EXTERIOR.

16. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION PER IRC R302.11.

17. FIBER CEMENT LAP SIDING SHALL BE LAPPED A MINIMUM OF 1-1/4" AND SHALL HAVE ENDS SEALED WITH CALKING, COVERED WITH AN HSECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING. FIBER CEMENT PANEL SIDING SHALL BE INSTALLED WITH THE LONG DIMENSION PARALLEL TO THE FRAMING. VERTICAL JOINTS SHALL OCCUR OVER FRAMING MEMBERS AND SHALL BE SEALED WITH CAULKING OR COVERED WITH BATTENS. HORIZONTAL JOINTS SHALL BE FLASHED WITH Z-FLASHING AND SOLID BLOCKED. ALL FIBER CEMENT SIDING INSTALLATION SHALL CONFORM TO MANUFACTURERS INSTRUCTIONS AND IRC R703.10.

18. APPROVED CORRISION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY, REPEATED WETTING OF THE SHEATHING, OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS;

    18.1. AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAKPROOF.

    18.2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

    18.3. UNDER AND AT THE ENDS OF ALL MASONRY, WOOD OR METAL COPINGS AND SILLS.

    18.4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.

    18.5. WHERE EXTERIOR PORCHES, DECKS, HALF-WALLS, RAILINGS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.

    18.6. AT WALL AND ROOF INTERSECTIONS.

    18.7. AT BUILT IN GUTTERS.

19. UNDERLAYMENT FOR ROOF SLOPES FROM 2:12 TO 4:12 SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19" STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36" WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19" AND FASTENED SUFFICIENTLY TO HOLD IT IN FOR ROOF SLOPES OF 4:12 OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, FASTENED SUFFICIENTLY TO HOLD IT IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET, PER IRC R905.2.7.

20. ASPHALT SHINGLES SHALL HAVE SELF-SEAL STRIPS OR BE INTERLOCKING AND COMPLY WITH ASTMD225 OR D3462.

21. CLAY AND CONCRETE TILE SHALL BE INSTALLED AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND IRC R905.3.

22. METAL ROOF SHINGLES AND METAL ROOF PANELS SHALL BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND IRC R905.4 AND R905.10. THE SLOPE OF METAL ROOFS SHALL BE A MINIMUM OF 3:12.

ELECTRICAL NOTES

23. ALL ELECTRICAL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL BUILDING CODE AND THE WASHINGTON STATE ELECTRICAL CODE, LATEST EDITION. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.

24. PROVIDE ELECTRICAL GROUND WIRES EMBEDDED IN FOUNDATION PER ELECTRICAL CODE.

25. 110 V HARD WIRED SMOKE DETECTORS WITH BATTERY BACKUP SHALL BE INSTALLED IN EACH SLEEPING ROOM AND IN ONE CENTRAL LOCATION ON EACH STORY OR LEVEL, PREFERABLY CLOSE TO THE STAIR LANDING. EACH SMOKE DETECTOR SHALL BE INTERCONNECTED SO AS TO SOUND ALARMS IN EACH ROOM OR AREA IF ONE DETECTOR IS TRIGGERED, PER IRC R313.

MECHANICAL AND ENERGY NOTES

26. ALL WORK SHALL CONFORM TO THE INTERNATIONAL MECHANICAL CODE OR AS NOTED ELSEWHERE.

27. SEE BUILDING SECTION FOR INSULATION RATING AND LOCATION.

28. KITCHEN RANGE FAN, EXHAUST FANS, AND CLOTHES DRYERS SHALL EXHAUST DIRECTLY TO THE OUTSIDE. VENTS SHALL BE SMOOTH, NON-COMBUSTIBLE, NONABSORBENT AND EQUIPPED WITH BACKDRAFT ALL EXHAUST OUTLETS SHALL TERMINATE AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING.

29. ENERGY CODE GENERAL NOTES:

    29.1. ELECTRICAL OR GAS WATER HEATERS SHALL HAVE THE FOLLOWING:

        29.1.1. SEPARATE POWER OR GAS SHUTOFF.

        29.1.2. NONCOMBUSTIBLE R-10 PAD (UNHEATED SPACES ONLY)

        29.1.3. 1987 NAECA LABEL ON TANK

        29.1.4. TEMPERATURE SETTING OF 60 DEGREES F.

    29.2. SHOWER AND LAVATORIES SHALL LIMIT FLOW TO 2.6 GPM.

    29.3. CEILING INSULATION:

        29.3.1. BAFFLES TO MAINTAIN 1" AIR SPACE ABOVE INSULATION

        29.3.2. BAFFLES TO EXTEND 6" ABOVE BATT INSULATION

        29.3.3. BAFFLES TO EXTEND 12" ABOVE LOOSE FILL INSULATION.

    29.4. WALL INSULATION SHALL BE:

        29.0.1. FACED, STAPLED BATTS, OR

        29.0.2. FRICTION FIT UNFACED BATT WITH 4 MIL POLY VAPOR RETARDER, OR PVA PAINT WITH A DRY SUP PERM RATING OF 1.0 MAXIMUM.

    29.1. CONCEALED INSULATION SHALL BE PLACED BEHIND SHOWER/TUB AND BEHIND PARTITION STUD/ CORNER.

    29.2. FLOOR INSULATION SHALL HAVE VAPOR BARRIER ON THE WARM SIDE.

    29.3. ATTIC AND CRAWL SPACE ACCESS PANELS SHALL BE INSULATED AND WEATHER STRIPED.

    29.4. RECESSED LIGHTING FIXTURES TO COMPLY WITH WSEC SECTION 502.4.4.

    29.5. VAPOR RETARDERS SHALL BE INSTALLED PER S.502.1.6.

    29.6. 6-MIL BLACK POLYETHYLENE GROUND COVER SHALL BE LAPPED 12" AT JOINT AND EXTEND TO FOUNDATION WALL IN CRAWL SPACE.

    29.7. ALL EXTERIOR DOORS (EXCEPT 20 MINUTE DOORS) SHALL BE WEATHER STRIPPED PER S.502.4.3.

    29.8. SERVICE HOT AND COLD WATER PIPING IN UNCONDITIONED SPACES SHALL BE INSULATED TO THE MINIMUM VALUES LISTED IN TABLE 5-12 AND SECTION 503.1.1.

    29.9. EACH DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING 70 DEGREES F AT A POINT 3'-0" ABOVE THE FLOOR IN ALL HABITABLE ROOMS WHEN THE OUTSIDE TEMPERATURE IS AS SET FORTH IN SECTION 305 WSEC, SECTION 310.11 OF UBC. FUEL BURNING APPLIANCES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED AND VENTED ACCORDING TO SPECIFICATIONS. PROVIDE A MINIMUM CLEAR WORKING SPACE OF 3" MINIMUM ALONG SIDES, BACK AND TOP OF APPLIANCE WITH 12" MINIMUM CLEARANCE TOTAL SIDE TO SIDE.

    29.10. STANDARD AIR LEAKAGE (WSEC SECTION 502.4.3) CAULKING IS COMPLETE WHEN INSTALLED IN THE FOLLOWING LOCATIONS:

        29.10.1. BETWEEN SOLE PLATE/ SUB FLOOR.

        29.10.2. WIRING, PLUMBING/ DUCT REGISTER PENETRATIONS

        29.10.3. RIM JOISTS/ MUD SILLS (HEATED LOWER FLOORS)

        29.10.4. PARTITIONS/ STUD PENETRATIONS.

        29.10.5. LIGHT FIXTURE/ FLUE PENETRATIONS.

        29.10.6. AROUND WINDOW AND DOOR FRAMES

30. WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE NOTES:

    30.1. EACH DWELLING UNIT OR GUEST ROOM SHALL BE EQUIPPED WITH SOURCE SPECIFIC AND WHOLE HOUSE VENTILATION SYSTEMS DESIGNED TO SATISFY THE REQUIREMENTS OF THE WASHINGTON STATE VIASQ CHAPTER 3.

    30.2. MECHANICAL VENTILATION FAN DUCTS SHALL BE 4" OR PROPERLY SIZED USING VIASQ. TABLE 3.2 AND 3.3.

    30.3. MECHANICAL VENTILATION SYSTEMS SHALL HAVE A TIMER, DEHUMIDSTAT OR SWITCH PER VIAQ. S.302.3.1. AND VIASQ.S.302.3.2.

    30.4. MECHANICAL VENTILATION SYSTEMS SHALL HAVE R-4 INSULATION IN UNCONDITIONED SPACES PLUS BACK-DRAFT DAMPER (VIAQ. S.302.5).

    30.5. MECHANICAL VENTILATION SUPPLY DUCTS IN CONDITIONED SPACES SHALL HAVE R-4 INSULATION. (VIASQ. S.302.5).

    30.6. SUPPLY DUCTS SHALL HAVE VOLUME DAMPERS, OR EQUIVALENT,TO BALANCE SYSTEM (WSEC S.503.6).

    30.7. SUPPLY AND RETURN AIR DUCTS SHALL HAVE SEALED DUCT JOINTS IN UNCONDITIONED SPACES (WSEC S.503.10.2).

    30.8. EXHAUST FANS SHALL BE:

        30.8.1. FLOW RATED AT 0.25 W.G. STATIC PRESSURE

        30.8.2. SOUND RATED AT 1.5 SONES MAXIMUM FOR WHOLE HOUSE FAN.

        30.8.3. INSULATED TO R-4 IN UNCONDITIONED SPACES.

        30.8.4. EQUIPPED WITH A BACKDRAFT DAMPER.

    30.9. HVAC PLENUMS, SUPPLY, AND RETURN AIR DUCTS SHALL HAVE R-8 INSULATION (WSEC TABLE 5-11, ALL OPTIONS).

    30.10. OUTDOOR AIR INLETS: INLETS SHALL BE SCREENED OR OTHERWISE PROTECTED FROM ENTRY BY INSECTS, LEAVES, OR OTHER MATERIALS. OUTDOOR AIR INLETS SHALL BE LOCATED SO AS NOT TO TAKE AIR FROM THE FOLLOWING (VIAQ. S.302.6.1).

        30.10.1. CLOSER THEN TEN FEET FROM AN APPLIANCE VENT OUTLET, UNLESS SUCH VENT OUTLET IS THREE FEET ABOVE THE OUTDOOR AIR INLET.

        30.10.2. WHERE IT WILL PICK UP OBJECTIONABLE ODORS, FUMES OR FLAMMABLE VAPORS.

        30.10.3. IN HAZARDOUS OR UNSANITARY LOCATIONS.

        30.10.4. IN A ROOM OR SPACE HAVING FUEL-BURNING APPLIANCES.

        30.10.5. CLOSER THEN TEN FEET FROM A VENT OPENING TO A PLUMBING DRAINAGE SYSTEM UNLESS THE VENT

        30.10.6. OPENING IS AT LEAST THREE FEET ABOVE THE AIR INLET. IN AN ATTIC, CRAWL SPACE OR GARAGE.

    30.11. SOURCE SPECIFIC VENTILATION SHALL BE PROVIDED IN EACH KITCHEN, BATHROOM, WATER CLOSET, LAUNDRY ROOM, SPA, INDOOR SWIMMING POOL ENCLOSURE AND ANY OTHER ROOMS WERE EXCESS WATER VAPOR OR ODOR IS PRODUCED.

    30.12. WHOLE HOUSE VENTILATION SYSTEMS: EACH DWELLING UNIT SHALL BE EQUIPPED WITH A WHOLE HOUSE VENTILATION SYSTEM THAT SHALL BE CAPABLE OF PROVIDING AT LEAST 0.35 AIR CHANGES PER HOUR, BUT NOT LESS THEN 15 CFM PER BEDROOM PLUS AND ADDITION 15 CFM. WHOLE HOUSE VENTILATION SYSTEM SHALL SUPPLY OUTDOOR AIR TO ALL HABITABLE ROOMS THROUGH INDIVIDUAL OUTDOOR AIR INLETS, FORCED AIR HEATING SYSTEMS, DUCTING OR EQUIVALENT.

    30.13. AIRFLOW BETWEEN FRESH AIR PORTS AND THE WHOLE HOUSE FAN TO BE ENSURED BY UNDERCUT DOOR/ GRILLS (VIAQ. S.302.6.4).

    30.14. ALL FIREPLACES (VIAQ.S.402.3) SHALL HAVE:

        30.14.1. 6" SQUARE INCHES COMBUSTIBLE AIR SUPPLY DUCT WITH TIGHT FITTING DAMPER DIRECTLY CONNECTED TO THE FIREBOX.

        30.14.2. TIGHT FITTING GLASS OR METAL DOORS.

        30.14.3. TIGHTLY FITTING FLUE DAMPER WITH MANUAL OR AUTOMATIC CONTROLS

    30.15. RADON MONITOR, PRINTED INSTRUCTIONS, AND INFORMATION SHEET SHALL BE SUPPLIED TO THE SINGLE FAMILY DWELLING OR FIRST FLOOR UNIT OF MULTIFAMILY DWELLING BY THE GENERAL CONTRACTOR AS REQUIRED BY WASHINGTON STATE.

DOOR AND WINDOWS NOTES

31. EVERY SLEEPING ROOM AND HABITABLE ROOMS IN BASEMENTS SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SF. THE OPENING HEIGHT SHALL BE 24" MINIMUM AND WIDTH 20" MINIMUM, WITH A FINISHED SILL HEIGHT NO MORE THE 44" ABOVE THE FLOOR, PER IRC R310.1. IF WINDOW WELLS ARE NECESSARY THEY SHALL MEET THE REQUIREMENTS OF IRC R310.2.

32. EXTERIOR WINDOWS AND GLASS DOORS SHALL BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) AND ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2(3).

33. EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF IRC SECTION R308.

34. GLAZING IN HAZARDOUS LOCATIONS SUCH AS:

    34.1. PANES IN SWINGING, SLIDING, STORM OR BIFOLD DOORS,

    34.2. GLAZING WITHIN 24" OF A DOOR OPENING,

    34.3. GLAZING IN STAIRWAYS,

    34.4. GLAZING IN SHOWER OR TUB SURROUNDS

    34.5. GLAZING IN GUARDS AND RAILINGS

    34.6. GLAZING CLOSER THAN 18" TO A FLOOR

    34.7. SHALL BE SAFETY GLAZING OR WIRE REINFORCED, TEMPERED OR LAMINATED SAFETY GLASS, OR SHATTER RESISTANT PLASTIC PER IRC R308.4. GLAZING WITH THE EXPOSED EDGE WITHIN A 24" ARCH OF THE VERTICAL EDGE OF A DOOR SHALL BE SAFETY GLAZING PER IRC R308.4

35. 5. GLAZING IN SKYLIGHTS SHALL CONFORM TO IRC R308.6.

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	OPERATION	QTY.	GLAZING	"U"
001	2'-0"	6'-8"	INTERIOR	7.00	N/A	
002	2'-6"	6'-8"	INTERIOR	7.00	N/A	
003	3'-0"	6'-8"	INT. FSPC	1.00	N/A	
004	4'-0"	6'-8"	CLOSET	7.00	N/A	
005	5'-0"	6'-8"	CLOSET	7.00	N/A	
006	3'-0"	6'-8"	EXTERIOR	2.00	N/A	0.25

SCHEDULE NOTES:

1) EXISTING DOOR U-VALUES LISTED ABOVE ARE EITHER THE PUBLISHED TEST VALUES OF THE MANUFACTURER OR THE DEFAULT U-VALUES PER 2022 IECC.

2) ALL NEW DOORS LISTED ABOVE SHALL ACHIEVE A MINIMUM U-VALUE OF 0.25, ACCORDING TO THE PUBLISHED TEST DATA OF THE SELECTED MANUFACTURER.

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	OPERATION	QTY.	AREA	"U"
A	6'-0"	3'-0"	SLIDING	1.00	18.00 SQ. FT.	0.25
B	2'-0"	2'-0"	SLIDING	2.00	8.00 SQ. FT.	0.25
C	5'-0"	6'-0"	FIXED, ARCH	2.00	60.00 SQ. FT.	0.25
D	2'-4"	4'-0"	CASEMENT	21.00	196.00 SQ. FT.	0.25
E	2'-0"	3'-0"	SLIDING	2.00	12.00 SQ. FT.	0.25
				TOTAL:	294.00 SQ. FT.	

SCHEDULE NOTES:

1) EXISTING WINDOW U-VALUES LISTED ABOVE ARE EITHER THE PUBLISHED TEST VALUES OF THE MANUFACTURER OR THE DEFAULT U-VALUES PER 2022 IECC.

2) ALL NEW WINDOWS LISTED ABOVE SHALL ACHIEVE A MINIMUM U-VALUE OF 0.25, ACCORDING TO THE PUBLISHED TEST DATA OF THE SELECTED MANUFACTURER.

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HORIZONTAL & VERTICAL EXTENSION
68 STEPHEN AVE, NEW HYDE PARK, NY 11040
TOWN: NORTH HEMPSTEAD | SEC: 8 | BLOCK: 323 | LOT: 4

ARCHITECTURAL NOTES

SCALE	DATE
1/4" = 1'-0"	5/27/24
DWG. NO	SHEET NO.
N-100.00	3 OF 15

STRUCTURAL NOTES

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

1. ALL WORK SHALL CONFORM TO THE 2020 INTERNATIONAL BUILDING CODE, 2020 INTERNATIONAL RESIDENTIAL CODE, 2020 RESIDENTIAL CODE OF NEW YORK, AND ALL CURRENT LOCAL APPLICABLE CODES.

2. DESIGN LOAD CRITERIA

FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
FLOOR LIVE LOAD (RESIDENTIAL DECKS AND BALCONIES)	60 PSF
SNOW	30 PSF
WIND	140 MPH

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTIONS, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

9. SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION FOR THE INSPECTORS USE AND REFERENCE.

GEOTECHNICAL

10. ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

ALLOWABLE SOIL PRESSURE	2000 PSF
LATERAL EARTH PRESSURE (RETAINED/UNRETAINED)	50 PCF/35 PCF
TRAFFIC SURCHARGE	70 PSF
COEFFICIENT OF FRICTION	0.35

11. FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 36" BELOW GRADE. FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE, UNO.

12. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

RENOVATION

13. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

14. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION AND/OR DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 20 PSF.

15. CONTRACTOR SHALL CHECK FOR DRYROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

16. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED.

16.1. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.

16.2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.

16.3. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.

16.4. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DOWELS EPOXY GROUTED INTO EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING, UNO.

17. WHERE NEW EXCAVATIONS EXTEND BELOW AND UNDERMINE EXISTING FOOTINGS THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROVIDE TEMPORARY SUPPORT TO THE STRUCTURE AND EXISTING FOUNDATION AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE TO INSTALL ALL TEMPORARY SUPPORT AS REQUIRED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

18. DEMOLITION AND REMOVAL OF THE EXISTING SLAB ON GRADE OR EXISTING FLOOR FRAMING WILL RESULT IN AN UNBRACED CONDITION AT THE EXISTING FOUNDATION WALLS. EXCAVATIONS MAY ALSO EXTEND BELOW AND UNDERMINE THE EXISTING FOOTINGS. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROVIDE TEMPORARY SUPPORT TO THE STRUCTURE AND EXISTING FOUNDATION AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE TO INSTALL ALL TEMPORARY SUPPORT AS REQUIRED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

19. ALL EXTERIOR MASONRY WALLS SHALL BE INSPECTED AND REPAIRED AS FOLLOWS: SCRAPE ALL LOOSE AND WEAKENED MORTAR OUT TO FULL DEPTH OF THE DETERIORATION; REMOVE AND REPLACE ANY LOOSE MASONRY UNITS; CHECK FOR LOOSE FACING BRICK VENEERS; TUCK POINT ALL JOINTS SOLID. ALL MASONRY RESTORATION AND REPAIR SHALL BE PERFORMED IN SUCH A MANNER THAT THE EXISTING STRUCTURE IS NOT WEAKENED OR LEFT UNSUPPORTED DURING THE PROCESS OF THE WORK. ALL EXTERIOR APPENDAGES SUCH AS FIRE ESCAPES, CORNICES AND EYEBROWS SHALL BE INSPECTED FOR STRUCTURAL INTEGRITY AND THE CONDITION OF THE CONNECTIONS TO THE STRUCTURE. THE CONTRACTOR SHALL PROVIDE THE STRUCTURAL ENGINEER WITH THE RESULTS OF THE INSPECTION.

CONCRETE

20. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 2500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF f'c = 2500 PSI, THEREFORE NO CONCRETE STRENGTH TESTING REQUIRED. CONCRETE EXPOSURE CATEGORIES ARE F1, S0, W0, AND C1.

21. THE MINIMUM AMOUNTS OF CEMENT MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL (2)WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318-14 SECTION 26.12. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

22. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, fy = 60 KSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy = 40 KSI. WELDED WIRE WIRE FABRIC SHALL CONFORM TO ASTM A1064. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, fy = 60 KSI.

23. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #6 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

24. NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

25. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNIFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER)	$1\frac{1}{2}$"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS	$1\frac{1}{2}$"
SLABS AND WALL (INTERFACE)	GREATER OF BAR DIAMETER PLUS $\frac{1}{8}$" OR $\frac{3}{4}$"

ANCHORAGE

26. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-3G" EPOXY ADHESIVE AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-4057. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION S REQUIRED. RODS SHALL BE ASTM A36, UNO.

27. HEAVY DUTY THREADED CONCRETE ANCHORS SPECIFIED ON THE DRAWINGS SHALL BE "TITEN HD SCREW ANCHOR" AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2713 AND ESR-1056, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

28. EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT 2" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT CONFORMANCE TO ICC-ES REPORT ESR-3037 AND IAPMO-UES REPORT ER-240, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

29. DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE (PDPWL-300MG, 0.145" DIAMETER, UNO) AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2138. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1", UNO. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE.

WOOD

30. ALL 2x LUMBER SHALL BE KILN DRIED OR MC-19, AND ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2X AND 3X MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 900 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 900 PSI
BEAMS	(6X AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 875 PSI
POSTS	(4X MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 1350 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 600 PSI
STUDS, PLATES AND MISC. FRAMING		DOUGLAS FIR-LARCH NO 2

31. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. ALL CANTILEVER GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. GLUED LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 3, L2D GRADE, Fc = 2300 PSI, Fb = 2000 PSI, E = 1900 KSI.

32. MANUFACTURED LUMBER, PSL, LVL, AND LSL, SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E)	Fb = 2900 PSI	E = 2000 KSI	Fv = 290 PSI
LVL (2.0E)	Fb = 2600 PSI	E = 2000 KSI	Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI	E = 1550 KSI	Fv = 310 PSI
LSL $1\frac{1}{4}$" RIM (1.3E)	Fb = 1700 PSI	E = 1300 KSI	Fv = 425 PSI
PSL COLUMN (1.8E)	Fb = 2500 PSI	E = 1800 KSI	Fv = 190 PSI

33. MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 20% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

34. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS-1 OR PS-2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

35. WALL SHEATHING SHALL BE 7/16" or 1/2" (NOMINAL) WITH SPAN RATING 24/0

36. FLOOR SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

37. WATERPROOF DECK SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

38. FLAT ROOF SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

39. ROOF SHEATHING SHALL BE 1/2" or 7/16" (NOMINAL) WITH SPAN RATING 32/16
FOR ROOFS WITH A PITCH GREATER THAN 2:12

40. REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

41. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2)LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

42. PRESSURE TREATED WOOD (INCLUDES PRESERVATIVE AND FIRE TREATED) SHALL BE TREATED PER AWPA STANDARDS. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO RETENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS WITHOUT AMMONIA IN DIRECT CONTACT WITH ACQ-A TO A RETENTION LEVEL OF 0.40 PCF), CBA-A (UP TO A RETENTION LEVEL OF 0.41 PCF), CA-B
(UP TO A RETENTION LEVEL OF 0.21 PCF), SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS WITH AMMONIA IN DIRECT CONTACT WITH ACQ-A (OVER A RETENTION LEVEL OF 0.40 PCF), CBA-A (OVER A RETENTION LEVEL OF 0.41 PCF), CA-B (OVER A RETENTION LEVEL OF 0.21 PCF), OR WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

43. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

44. ALL 2x JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS. ALL DOUBLE-JOISTS BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIU" SERIES JOIST HANGERS.

45. WHERE CONNECTOR STRAPS CONNECT (2)MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

46. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

47. WOOD FASTENERS

47.1. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	TYPE	LENGTH	DIAMETER
8d	COMMON	$2\frac{1}{2}$"	0.131"
10d	GUN	3"	0.131"
12d	GUN	$3\frac{1}{4}$"	0.131"
16d	BOX	$3\frac{1}{2}$"	0.135"

47.2. IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL. NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

47.3. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2018 EDITION) WITH A LEAD BORE HOLE OF 60-70% OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES/MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.

47.4. SDS AND SDWS SCREWS CALLED OUT ON PLAN ARE TIMBER SCREWS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. SCREWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.
LAG SCREWS ARE NOT AN EQUIVALENT SUBSTITUTION.

48. WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS:

48.1. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC, THE AITC "TIMBER CONSTRUCTION MANUAL", AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, SHALL CONFORM TO TABLE 2304.10.1. OF THE IBC, UNO. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

48.2. WALL FRAMING: REFER TO ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16"oc, UNO. (2)STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS.(2)2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS IN STRUCTURAL WALLS, UNO. NAIL MULTI-MEMBER HEADERS WITH (2)ROWS 10d AT 12"oc. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

48.3. ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE AND BOTTOM PLATE TO EACH STUD WITH (3)10d NAILS. FACE NAIL DOUBLE TOP PLATES WITH 10d AT 12"oc AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE (12)10d NAILS AT 4"oc EACH SIDE OF JOINT. AT TOP PLATE INTERSECTIONS PROVIDE (3)10d FACE NAILS.

48.4. ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH (2)ROWS OF 20d NAILS AT 16"oc, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc EMBEDDED 7" MINIMUM, UNO. THERE SHALL BE A MINIMUM OF
(2)BOLTS PER PLATE SECTION WITH (1)BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4-1/2" FROM EACH END OF THE PLATE SECTION. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH (2)ROWS OF 10d AT 16"oc. UNLESS NOTED OTHERWISE, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH
#6 x 1-1/4" TYPE S OR W SCREWS AT 12"oc. UNLESS NOTED OTHERWISE, 7/16" OR 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS AT 6"oc AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS AT 12"oc. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

48.5. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS, UNO. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL TIMBER JOISTS TO SUPPORTS WITH (3)10d NAILS AND NAIL TJI JOISTS TO SUPPORTS WITH (2)10d NAILS. ATTACH JOISTS TO BEAMS WITH SIMPSON JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH (2)ROWS 10d AT 12"oc. TOENAIL RIM JOIST TO TOP PLATE WITH 10d AT 6"oc. TOENAIL BLOCKING BETWEEN JOISTS TO TOP PLATE WITH (3)10d NAILS.

48.6. UNLESS NOTED OTHERWISE ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED, AND NAILED AT 6"oc WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND AT 12"oc TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 10d AT 12"oc, UNO.

49. NOTCHES AND HOLES IN WOOD FRAMING:

49.1. SAWN LUMBER JOISTS AND RAFTERS: NOTCHES AT THE ENDS OF JOISTS SHALL NOT EXCEED 1/4 THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED $\frac{1}{6}$ THE JOISTS DEPTH, BE LONGER THAN 1/3 THE JOIST DEPTH, OR BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. HOLES SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER SHALL NOT EXCEED 1/3 THE JOIST DEPTH. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL BE LOCATED A MINIMUM OF 2" FROM ANY NOTCH.

49.2. EXTERIOR AND BEARING WALLS: WOOD STUDS ARE PERMITTED TO BE NOTCHED TO A DEPTH NOT EXCEEDING 1/4 OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED IN WOOD STUDS. HOLES SHALL NOT BE WITHIN 5/8" TO THE EDGE OF THE STUD. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL NOT BE LOCATED AT THE SAME SECTION AS A NOTCH.

49.3. CUTS, NOTCHES, AND HOLES IN MANUFACTURED LUMBER, PREFABRICATED PLYWOOD WEB JOISTS, AND PREFABRICATED TRUSSES ARE PROHIBITED EXCEPT WHERE NOTED ON STRUCTURAL PLANS OR PERMITTED BY MANUFACTURER'S RECOMMENDATIONS.

REINFORCING AND DEVELOPMENT LENGTH SCHEDULE

FOR f'c = 2,500 PSI, GRADE 60 REINFORCING

MINIMUM STRAIGHT DEVELOPMENT LENGTH (ld)		
BAR SIZE	TOP BARS	OTHER BARS
#3	23"	18"
#4	31"	24"
#5	40"	30"
#6	47"	36"
#7	68"	53"
#8	78"	60"
#9	88"	68"
#10	99"	77"
#11	110"	85"

MINIMUM LAP SPLICE (ls)		
BAR SIZE	TOP BARS	OTHER BARS
#3	31"	23"
#4	41"	31"
#5	51"	40"
#6	62"	47"
#7	89"	68"
#8	102"	78"
#9	114"	88"
#10	130"	99"
#11	143"	110"

1. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

2. IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR, OR THE CENTER SPACING IS NOT GREATER THAN 3 BARS DIAMETERS, THEN LENGTHS SHALL BE INCREASED BY 50%

MINIMUM EMBEDMENT LENGTHS (ldh) FOR STANDARD END HOOKS	
BAR SIZE	LENGTH
#3	7"
#4	9"
#5	11"
#6	13"
#7	14"
#8	17"
#9	19"
#10	21"
#11	24"

1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN $2\frac{1}{2}$"

2. END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2"

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DESIGNED JUAN MEDINA, P.E
DRAWN DEIVI V. RAMIREZ

HORIZONTAL & VERTICAL EXTENSION
68 STEPHEN AVE, NEW HYDE PARK, NY 11040
TOWN: NORTH HEMPSTEAD | SEC: 8 | BLOCK: 323 | LOT: 4
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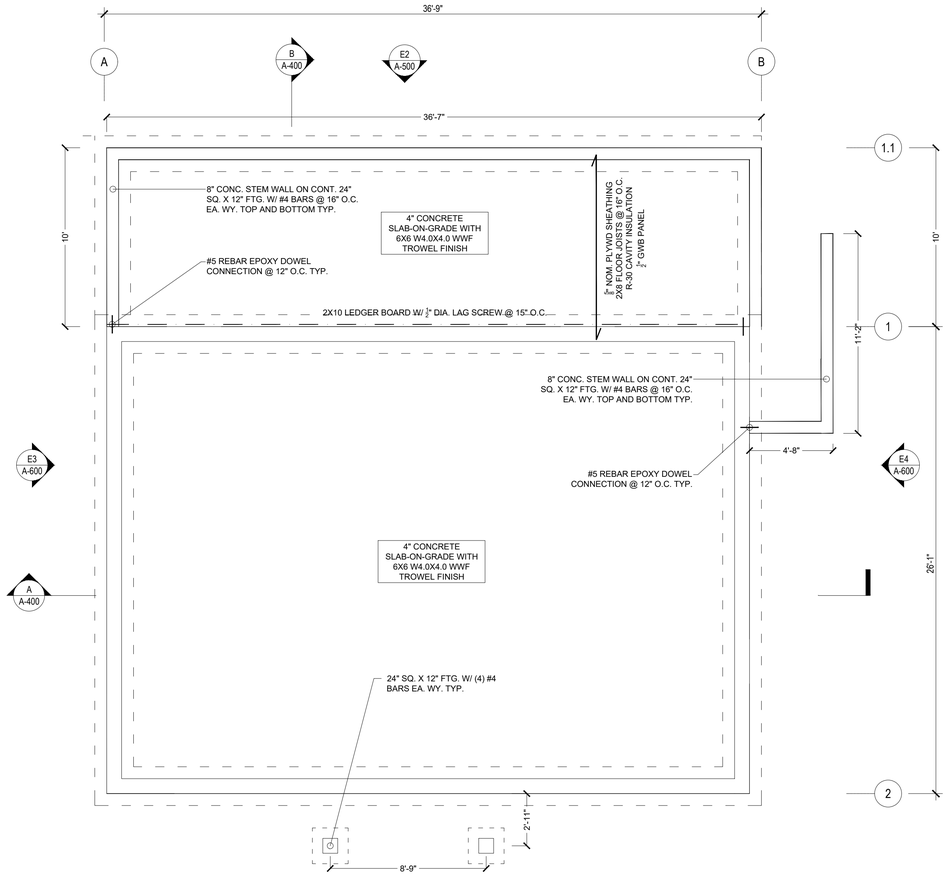
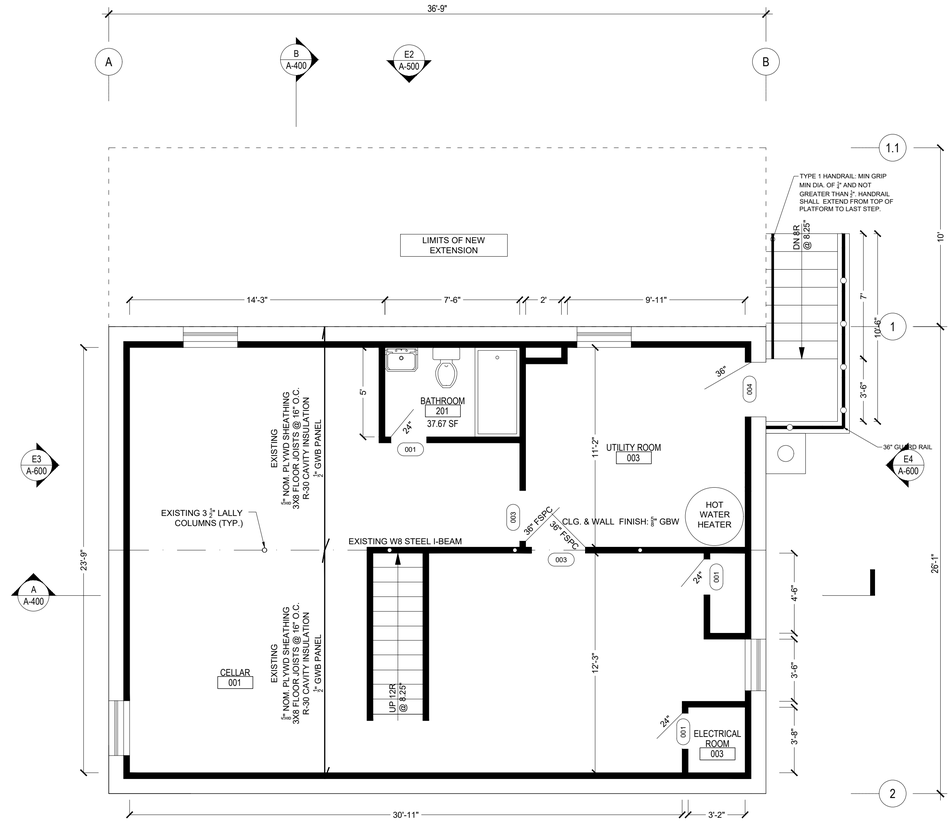
STRUCTURAL NOTES



FOUNDATION



CELLAR

PLAN NOTES

1. SLAB ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH 6X6 W1.4 X W1.4 WWM CENTERED IN SLAB. PROVIDE VAPOR BARRIER BELOW SLAB OVER 4" MIN FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL PER SOILS ENGINEER.

DRAWING SYMBOLS

- INTERIOR ELEVATION NUMBER & SHEET NUMBER
- SECTION NUMBER / SHEET NUMBER
- EXTERIOR ELEVATION NUMBER / SHEET NUMBER
- DETAIL NUMBER / SHEET NUMBER
- KEYNOTE NUMBER
- DOOR NUMBER
- WINDOW DESIGNATION
- WALL TYPE NUMBER
- ELEVATION MARK
- REVISION NUMBER
- ROOM NAME & NUMBER

LEGEND

- EXISTING WALLS TO BE REMOVED & LIMITS OF DEMOLITION
- NEW WALLS TO BE CONSTRUCTED
- FIRE RATED WALLS
- KNEE WALL OR HALF HEIGHT WALLS
- BRICK MASONRY WALL
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- LINE INDICATING BEAM OR HEADER STRUCTURAL MEMBER
- LINE INDICATING JOIST OR PURLINS IN STRUCTURAL MEMBERS

FOOTNOTES

FOUNDATION & CELLAR PLAN

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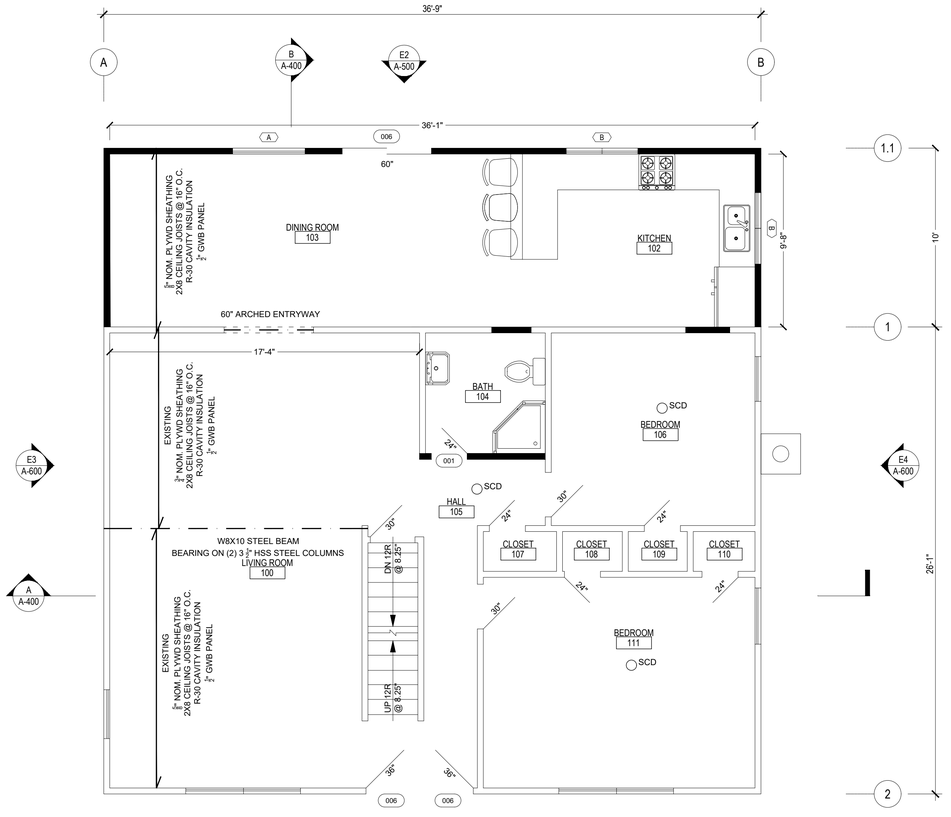
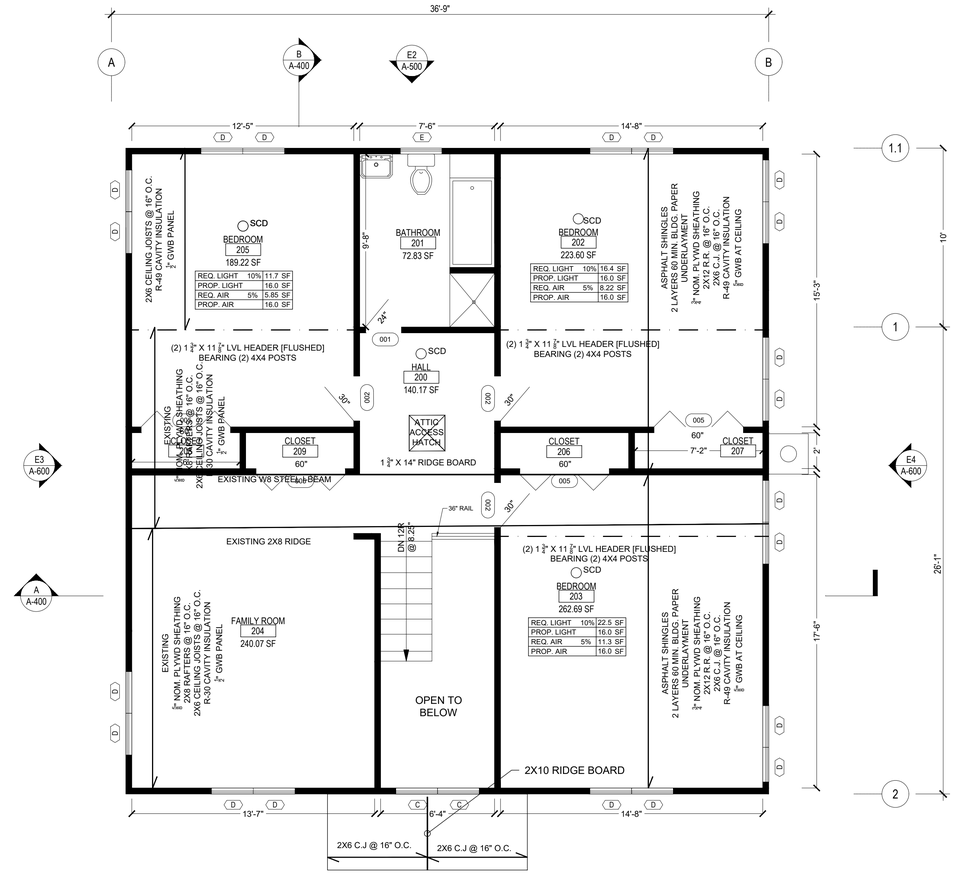
FOUNDATION & CELLAR PLAN

SCALE	DATE
1/4" = 1'-0"	5/27/24
DWG. NO	SHEET NO.
A-100.00	5 OF 15





E1 A-500

FIRST FLOOR

E1 A-500

SECOND FLOOR

PLAN NOTES

1. REFER TO STRUCTURAL DETAILS FOR TYPICAL FRAMING DETAILS.
2. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWING FOR ALL DIMENSIONS.
3. ROOF FRAMING SHALL BE 2X8 @ 16" O/C.
4. "W#" REFERS TO SHEARWALL. ALL OTHER NON-DESIGNATION. ALL EXTERIOR WALL SHALL BE W6. WHERE INDICATED, "(X-X)" REFERS TO MINIMUM SHEAR WALL LENGTH. COORDINATE ACTUAL LENGTH WITH ARCHITECTURAL.
5. ALL HEADERS SHALL BE (2) 2 X10 UNLESS NOTED OTHERWISE. PROVIDE TWO BEARING STUDS AT EACH END OF ALL HEADERS AND BEAMS.
6. PROVIDE TOP PLATE SPLICE.
7. PROVIDE SOLID VERTICAL GRAIN BLOCKING IN THE JOIST CAVITY OF ALL MULTI-STUD AND SOLID SAWN POSTS.
8. BLOCKING DIAPHRAGM WITH 2X LAID FLAT @ ALL PANEL EDGES. 8d @ 4" O/C @ ALL PANEL EDGES & 12" O/C IN FIELD.

DRAWING SYMBOLS

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FOOTNOTES

FIRST & SECOND FLOOR PLAN

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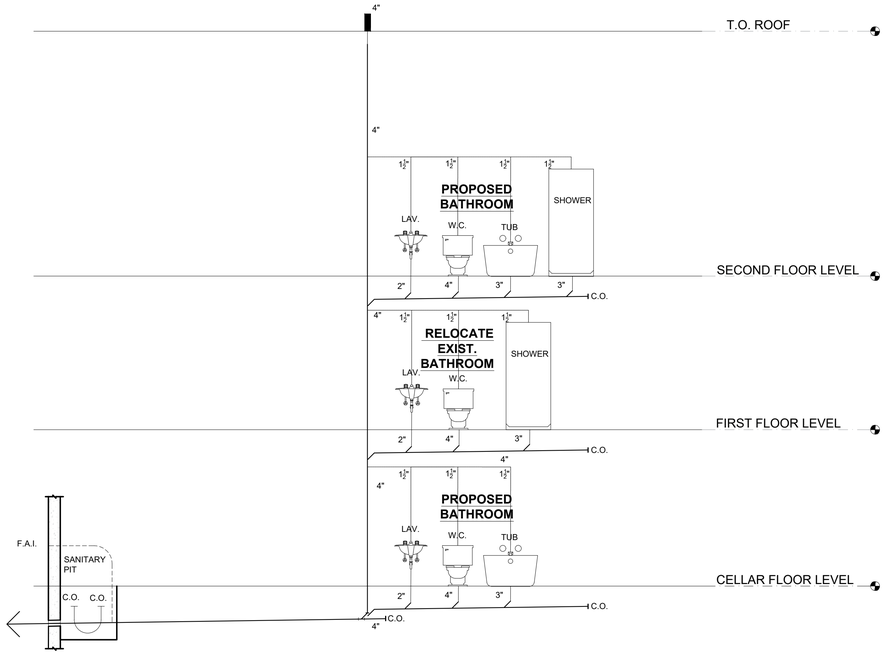
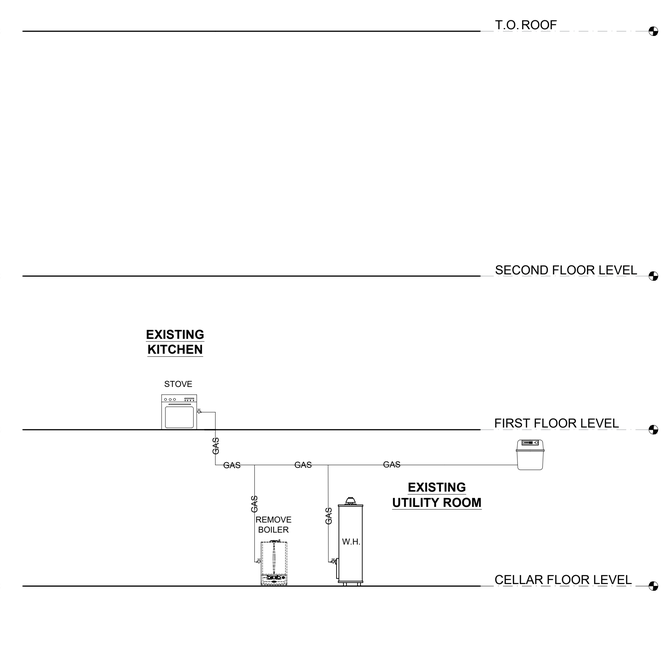
FIRST & SECOND FLOOR PLAN

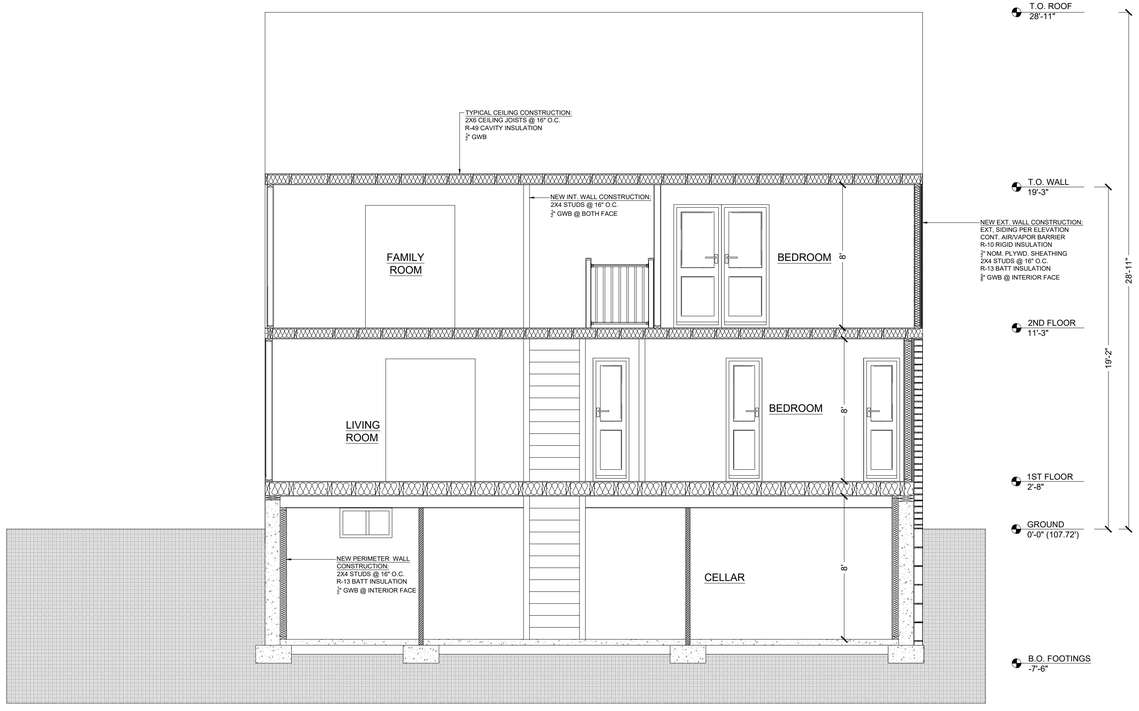
SCALE	DATE
1/4" = 1'-0"	5/27/24
DWG. NO	SHEET NO.
A-200.00	6 OF 15



SANITARY DIAGRAM

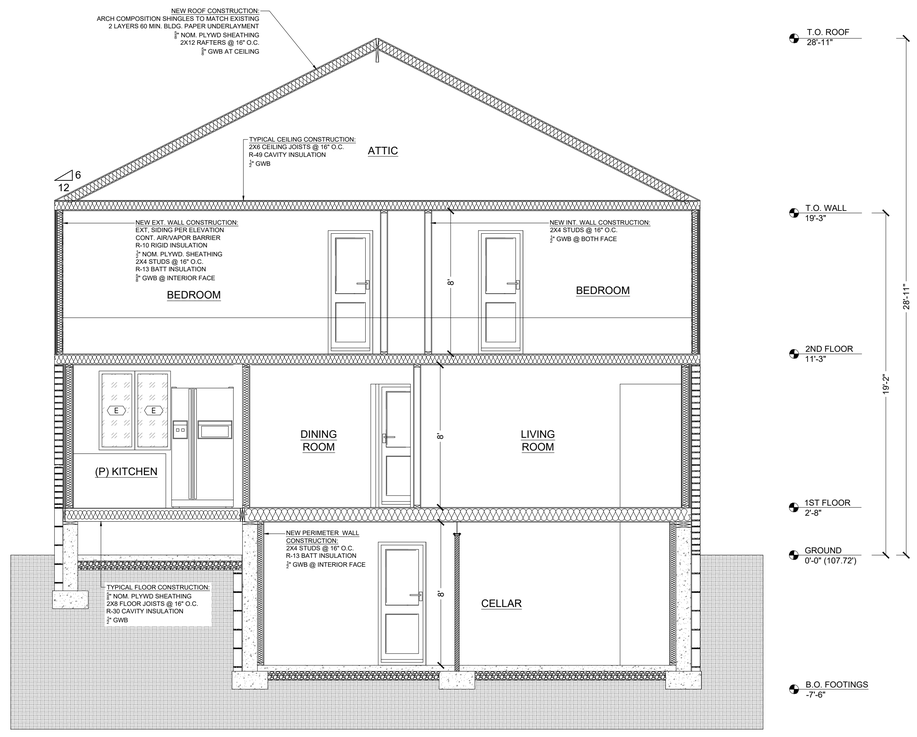


GAS DIAGRAM



A PROPOSED SECTION A

SCALE: $\frac{1}{4}$" = 1'-0"



B PROPOSED SECTION B

SCALE: $\frac{1}{4}$" = 1'-0"

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BUILDING SECTIONS

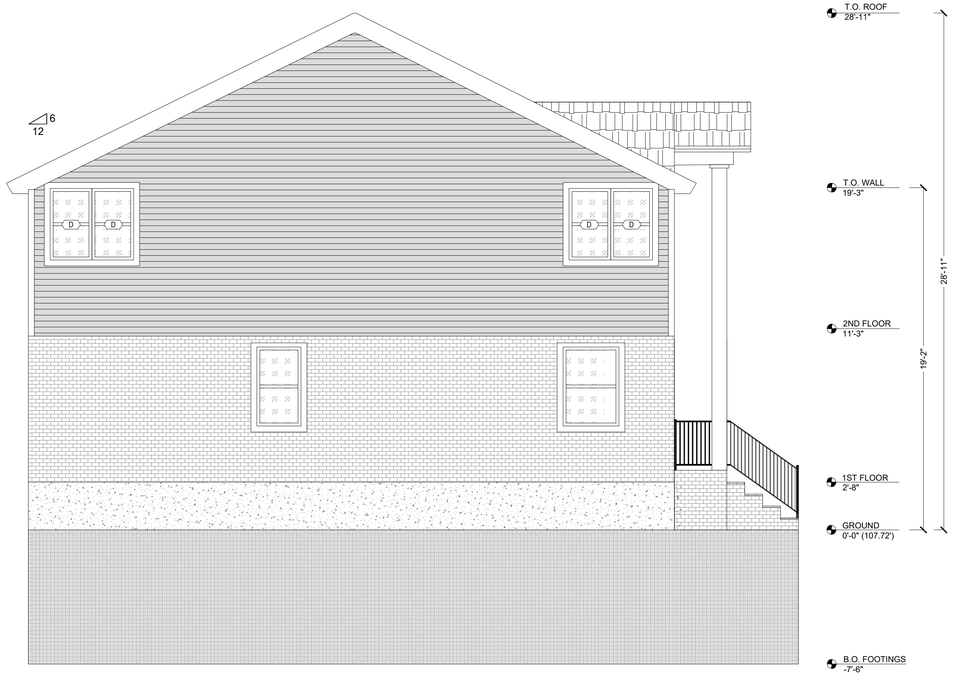
SCALE	DATE
1/4" = 1'-0"	5/27/24
DWG. NO	SHEET NO.
A-300.00	7 OF 15

E1 PROPOSED FRONT ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"

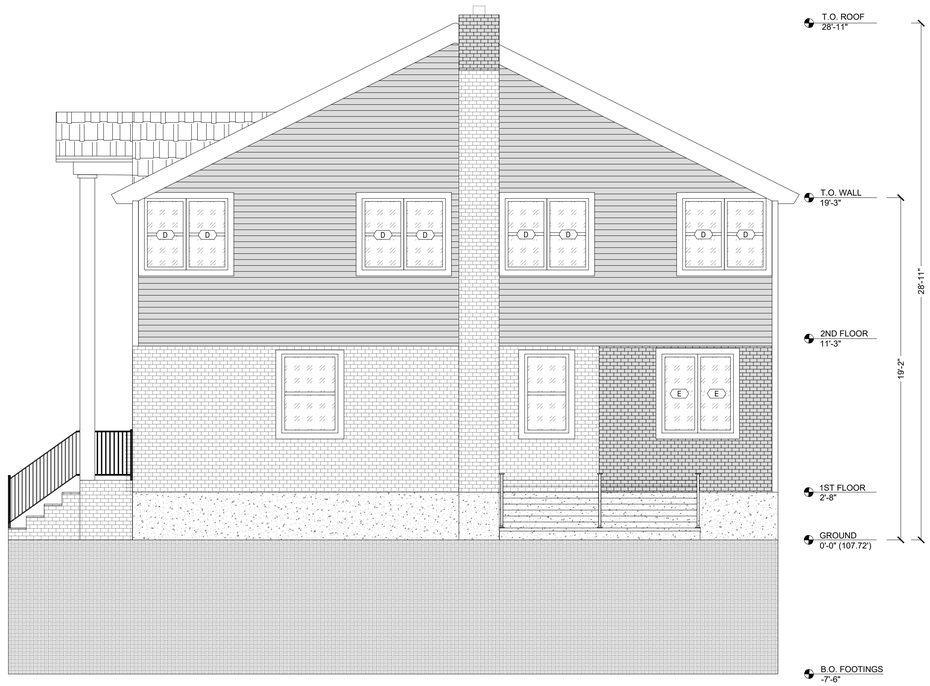
E2 PROPOSED REAR ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"



E3 PROPOSED LEFT ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"



E4 PROPOSED RIGTH ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"

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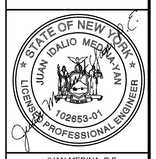

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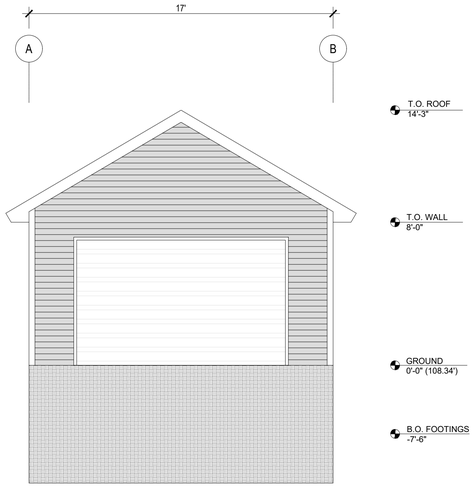
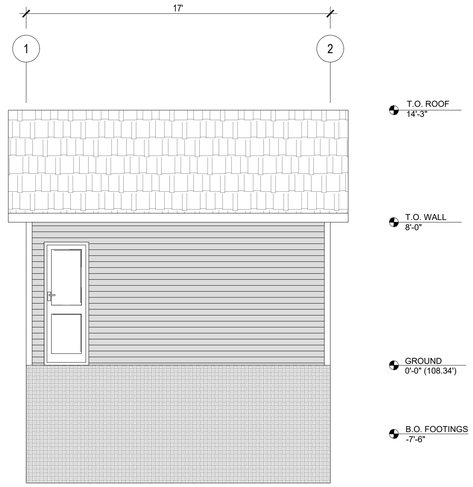
ELEVATIONS

SCALE	DATE
1/4" = 1'-0"	5/27/24
DWG. NO	SHEET NO.
A-400.00	8 OF 15



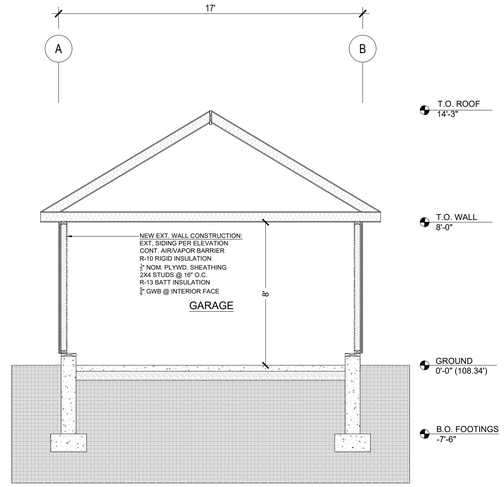
E5 PROPOSED FRONT ELEVATION

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



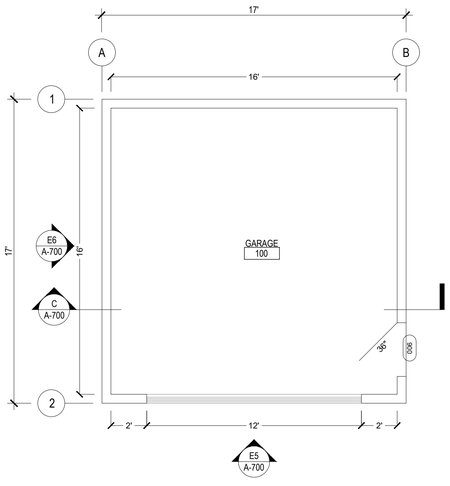
E6 PROPOSED LEFT ELEVATION

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



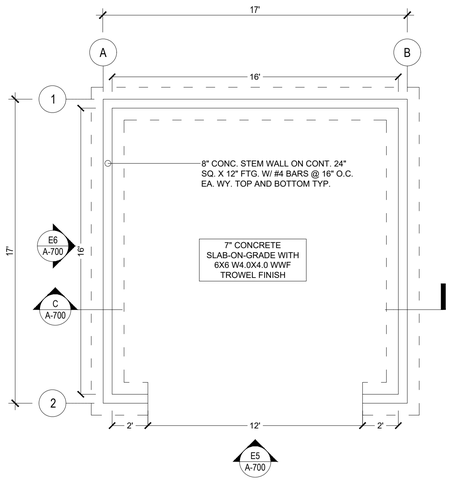
C SECTION C

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



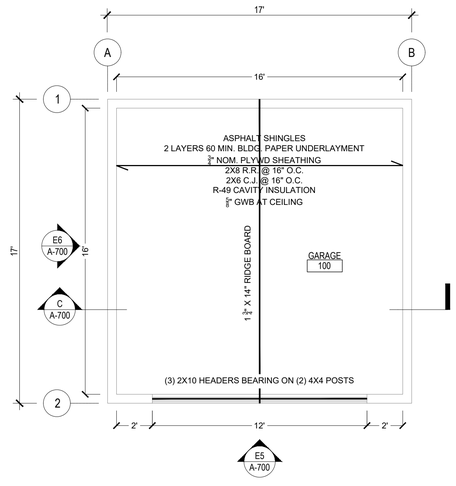
1 GARAGE

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



2 FOUNDATION PLAN

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



3 FRAMING PLAN

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

PLAN NOTES

DRAWING SYMBOLS

- INTERIOR ELEVATION NUMBER & SHEET NUMBER
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- DETAIL NUMBER / SHEET NUMBER
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- DOOR NUMBER
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- WALL TYPE NUMBER
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- ROOM NAME & NUMBER

LEGEND

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FOOTNOTES

GARAGE PLANS

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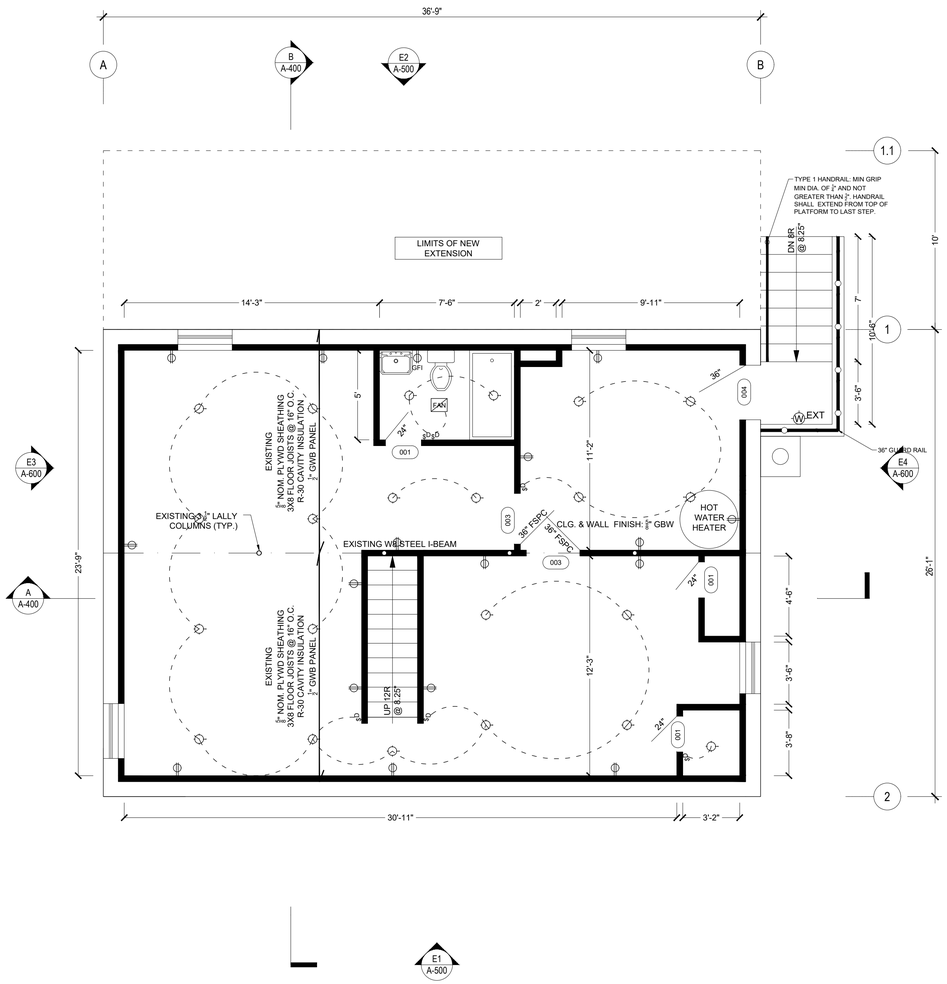
TOWN: NORTH HEMPSTEAD | SEC: 8 | BLOCK: 323 | LOT: 4

PROPOSED GARAGE PLANS

SCALE	DATE
1/4" = 1'-0"	5/27/24
DWG. NO.	SHEET NO.
A-600.00	9 OF 15



PLAN NOTES

1. REFER TO STRUCTURAL DETAILS FOR TYPICAL FRAMING DETAILS.
2. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWING FOR ALL DIMENSIONS.
3. FLOOR FRAMING SHALL BE 2X8 @ 16" O/C.
4. FLOOR SHEATHING SHALL BE ¾" CDX PLYWOOD SHEATHING. NAIL FRAMED PANEL EDGED WITH 8d COMMON (0.131" DIA X 2½") @ 6" O/C. FIELD AT 12" O/C/
5. "W#" REFERS TO SHEARWALL. ALL OTHER NON-DESIGNATION. ALL EXTERIOR WALL SHALL BE W6. WHERE INDICATED, "(X-X)" REFERS TO MINIMUM SHEAR WALL LENGTH. COORDINATE ACTUAL LENGTH WITH ARCHITECTURAL.
6. ALL HEADERS SHALL BE (2) 2X8. PROVIDE TWO BEARING STUDS AT EACH END OF ALL HEADERS AND BEAMS.
7. PROVIDE TOP PLATE SPLICE.
8. PROVIDE SOLID VERTICAL GRAIN BLOCKING IN THE JOIST CAVITY OF ALL MULTI-STUD AND SOLID SAWN POSTS.
9. BLOCKING DIAPHRAGM WITH 2X LAID FLAT @ ALL PANEL EDGES. 8d @ 4" O/C @ ALL PANEL EDGES & 12" O/C IN FIELD.

ELECTRICAL LEGEND

- $ — ELECTRICAL WALL MOUNTED SWITCH CONTROL
- $D — DIMMER SWITCH CONTROL
- $3 — THREE-WAY WALL SWITCH
- $4 — FOUR-WAY WALL SWITCH
- $J — ELECTRICAL SWITCH LOCATED AT DOOR JAMB
- ELECTRICAL DUPLEX WALL OUTLET
- GFI — GROUND FAULT CIRCUIT INTERRUPTER OUTLET
- W — CONVENIENT WALL OUTLET ABOVE KITCHEN CABINET (FIELD VERIFY HEIGHT)
- WP — GROUND FAULT CIRCUIT INTERRUPTER OUTLET
- DED — DEDICATED OUTLET FOR ELECTRICAL SUPPLY TO FIXTURE OR EQUIPMENT
- QUADRUPLEX WALL OUTLET
- ELECTRICAL POWER SUPPLY THROUGH CEILING. PROVIDE JUNCTION BOX.
- TV — ELECTRICAL POWER SUPPLY AND JUNCTION BOX AT CEILING LEVEL
- W — WALL MOUNTED LIGHT FIXTURE
- W EXT — EXTERIOR WALL MOUNTED LIGHT FIXTURE
- S — SURFACE MOUNTED LIGHT FIXTURE
- RECESSED CEILING LIGHT FIXTURE
- VP — RECESSED CEILING LIGHT FIXTURE, VAPOR PROOF
- P — SURFACE MOUNTED, PULL SWITCH ACTIVATED INCANDESCENT LIGHT FIXTURE
- DUAL INCANDESCENT FLOOD LIGHT FIXTURE W/ MOTION DETECTION SENSOR
- TRACK AND CAN ELECTRICAL LIGHT FIXTURE
- NEW OR EXISTING LAY IN. CEILING TRACK SYSTEM
- NEW 2' X 4' FLUORESCENT LIGHTING FIXTURE WITH (4) BULB. LAY-IN TYPE W/ FLAT PARABOLIC LENSES
- NEW 2' X 2' FLUORESCENT LIGHTING FIXTURE WITH (4) BULB. LAY-IN TYPE W/ FLAT PARABOLIC LENSES
- FAN — ELECTRICAL EXHAUST FAN. VENTED TO EXTERIOR WITH LIGHT FIXTURE
- CIRCULAR CEILING FAN WITH LIGHT FIXTURE
- SD — SMOKE DETECTOR HARDWIRE WITH BATTERY BACK UNIT
- CD — CARBON MONOXIDE DETECTOR HARDWIRE WITH BATTERY BACK UNIT
- SCD — SMOKE & CARBON MONOXIDE DETECTOR HARDWIRE WITH BATTERY BACK UNIT
- UCF 33' — UNDER CABINET FLUORESCENT OR LED LIGHT FIXTURE
- EMERGENCY EXIT LIGHT. CEILING MOUNTED WITH BATTERY BACKUP UNIT
- COMBINATION EMERGENCY EXIT SIGN AND FLOOD LIGHT FIXTURE, CEILING OR WALL MOUNTED, HARD WIRE WITH BATTERY BACKUP TYPICAL
- DOUBLE BULB EMERGENCY LIGHT FIXTURE HARDWIRED WITH BATTERY BACKUP UNIT
- EXIT — CEILING MOUNTED, ILLUMINATED EXIT SIGN
- EXIT — CEILING MOUNTED, ILLUM. EXIT SIGN W/ ARROW INDICATING EGRESS PATH
- ELECTRICAL WIRE RUNS

CELLAR ELECTRICAL PLAN

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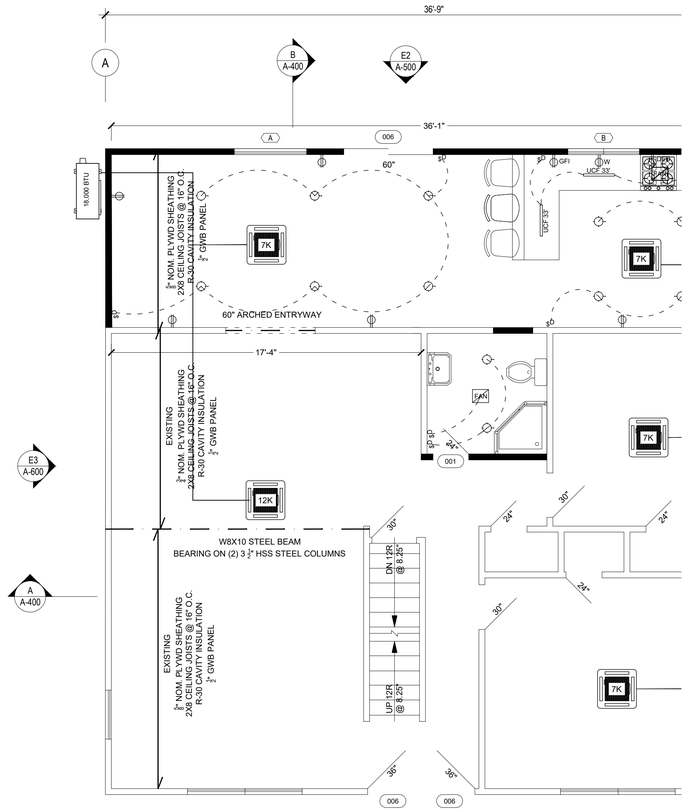
STATE OF NEW YORK * JUAN IDALIO MEDINA YANEZ * 102853-01 LICENSED PROFESSIONAL ENGINEER

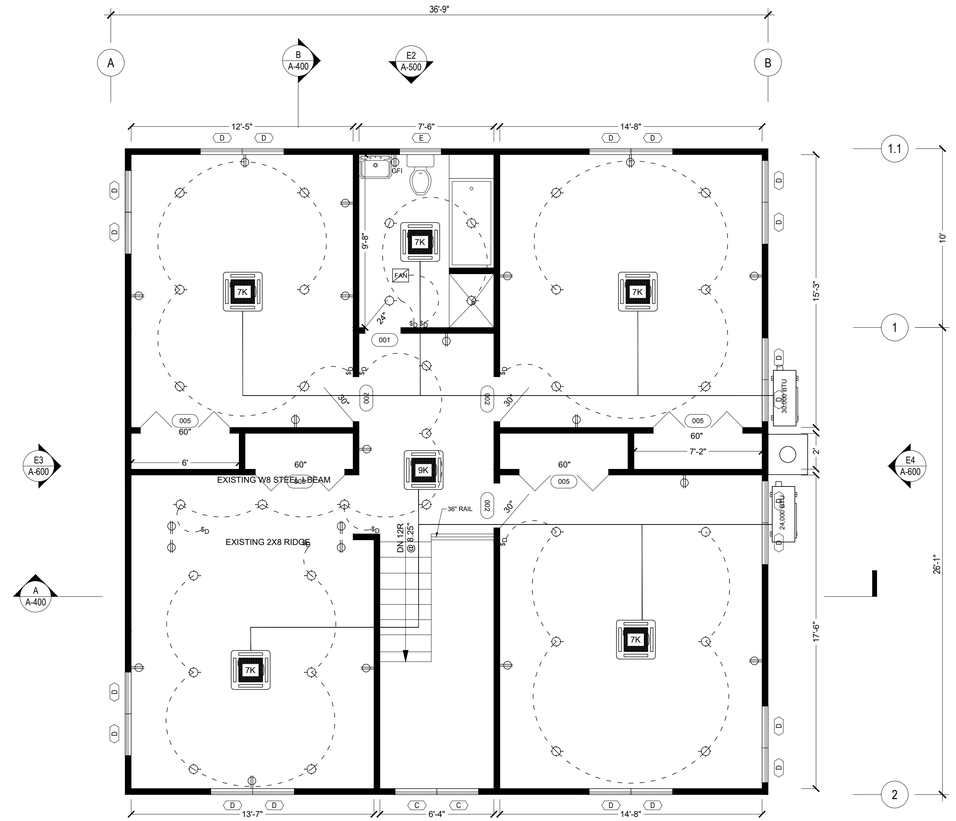
DESIGNED JUAN MEDINA, P.E
DRAWN DEIVI V. RAMIREZ

HORIZONTAL & VERTICAL EXTENSION
68 STEPHEN AVE, NEW HYDE PARK, NY 11040
TOWN: NORTH HEMPSTEAD | SEC: 8 | BLOCK: 323 | LOT: 4

CELLAR FLOOR ELECTRICAL PLAN

SCALE	DATE
1/4" = 1'-0"	5/27/24
DWG. NO	SHEET NO.
E-100.00	10 OF 15





FIRST-FLOOR

SECOND-FLOOR

PLAN NOTES

1. REFER TO STRUCTURAL DETAILS FOR TYPICAL FRAMING DETAILS.
2. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWING FOR ALL DIMENSIONS.
3. FLOOR FRAMING SHALL BE 2X8 @ 16" O/C.
4. FLOOR SHEATHING SHALL BE $\frac{3}{4}$" CDX PLYWOOD SHEATHING. NAIL FRAMED PANEL EDGED WITH 8d COMMON (0.131" DIA X 2 $\frac{1}{2}$") @ 6" O/C. FIELD AT 12" O/C/
5. "W#" REFERS TO SHEARWALL. ALL OTHER NON-DESIGNATION. ALL EXTERIOR WALL SHALL BE W6. WHERE INDICATED, "(X-X)" REFERS TO MINIMUM SHEAR WALL LENGTH. COORDINATE ACTUAL LENGTH WITH ARCHITECTURAL.
6. ALL HEADERS SHALL BE (2) 2X8. PROVIDE TWO BEARING STUDS AT EACH END OF ALL HEADERS AND BEAMS.
7. PROVIDE TOP PLATE SPLICE.
8. PROVIDE SOLID VERTICAL GRAIN BLOCKING IN THE JOIST CAVITY OF ALL MULTI-STUD AND SOLID SAWN POSTS.
9. BLOCKING DIAPHRAGM WITH 2X LAID FLAT @ ALL PANEL EDGES. 8d @ 4" O/C @ ALL PANEL EDGES & 12" O/C IN FIELD.

ELECTRICAL LEGEND

- $ — ELECTRICAL WALL MOUNTED SWITCH CONTROL
- $D — DIMMER SWITCH CONTROL
- $3 — THREE-WAY WALL SWITCH
- $4 — FOUR-WAY WALL SWITCH
- $J — ELECTRICAL SWITCH LOCATED AT DOOR JAMB
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FIRST & SECOND-FLOOR ELECTRICAL PLAN

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FIRST & SECOND FLOOR ELECTRICAL PLAN

SCALE	DATE
1/4" = 1'-0"	5/27/24
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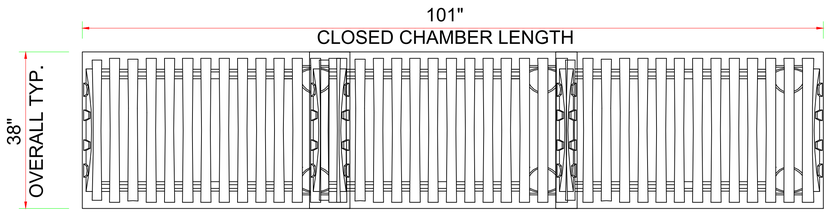
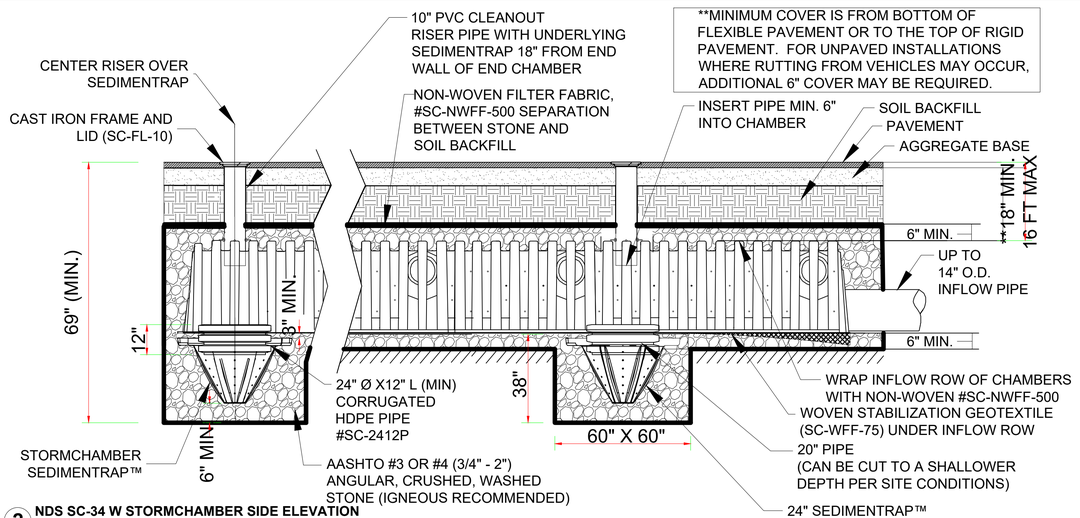
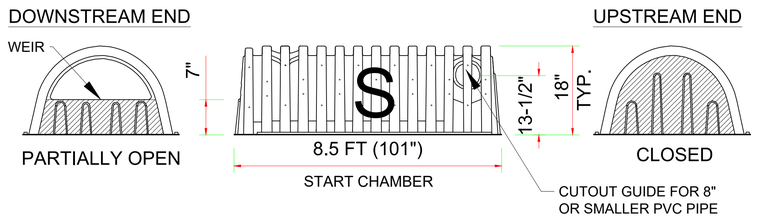
E-200.00	11 OF 15

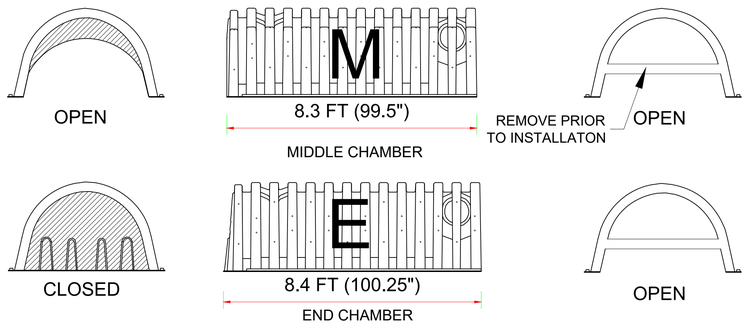


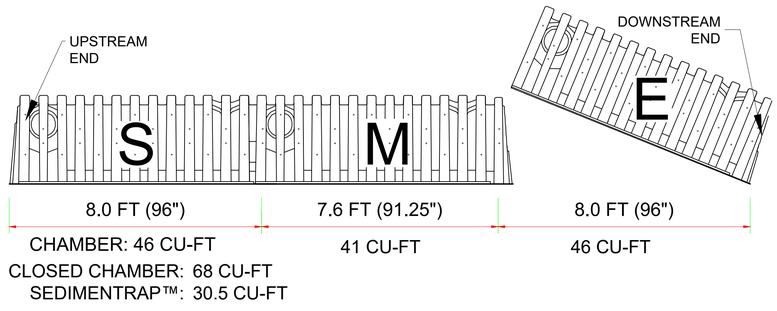
1 **NDS SC-34 W STORMCHAMBER PLAN VIEW**
SCALE: NTS



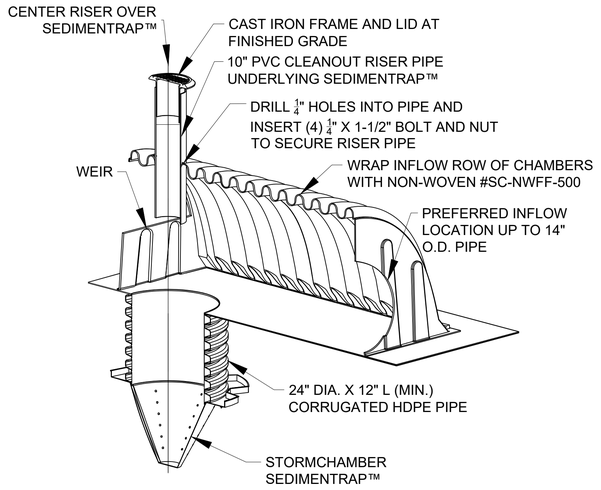
2 **NDS SC-34 W STORMCHAMBER SIDE ELEVATION**
SCALE: NTS





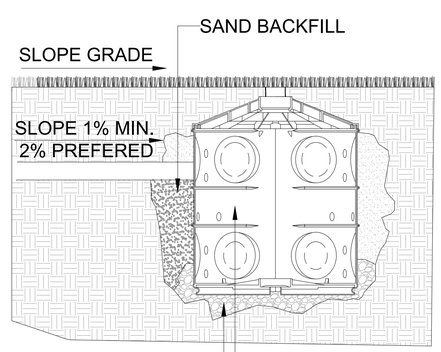


3 **NDS SC-34 W STORMCHAMBER ELEVATION VIEW**
SCALE: NTS



4 **NDS SC-34 W STORMCHAMBER SECTION VIEW**
SCALE: NTS

6 **(BLANK)**
SCALE: NTS



5 **NDS 50 GALLON FLOW WELL DETAIL**
SCALE: NTS

7 **(BLANK)**
SCALE: NTS

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FRAMING DETAILS

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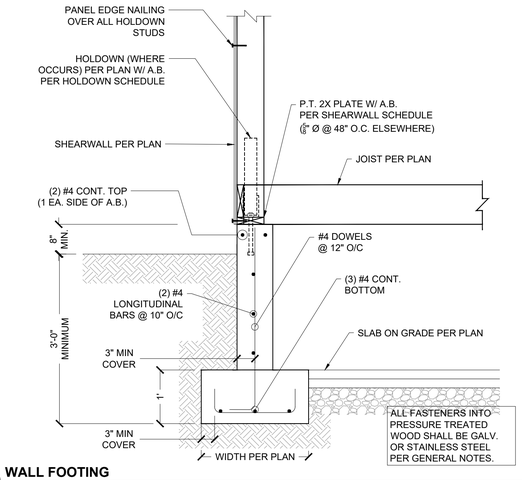
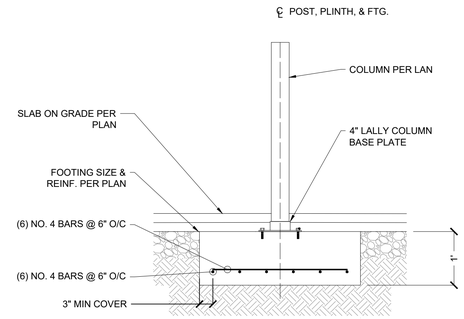
1/4" = 1'-0"	5/27/24
DWG. NO	SHEET NO.
S-100.00	12 OF 15



1 WALL FOOTING
SCALE: NTS



2 INTERIOR COLUMN & FOOTING
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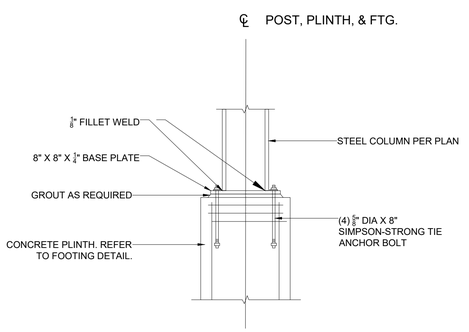

3 COLUMN BASE CAP
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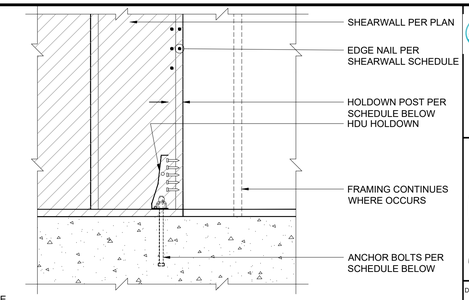


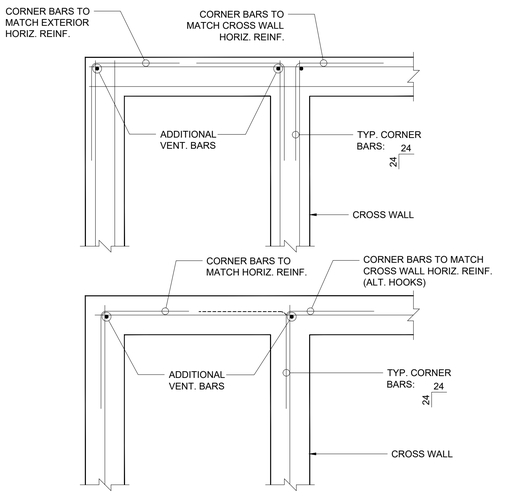
HOLDOWN SCHEDULE

PLAN MARK	SCREWS	ANCHOR BOLT②	A.B. EMBED	HOLDOWN POST ①		CAPACITY #
				IF 2X4	IF 2X6	
HDU2-SDS2.5	(6) SDS ¼" X 2 ½"	SSTB16	12 ⅝"	(2) 2X4	4X6	2215/3075
HDU4-SDS2.5	(10) SDS ¼" X 2 ½"	SB ⅝ X 24	18"	4X4	4X6	4565
HDU5-SDS2.5	(14) SDS ¼" X 2 ½"	SB ⅝ X 24	18"	4X4	4X6	5645
HDU8-SDS2.5	(20) SDS ¼" X 2 ½"	SB ⅝ X 24	18"	4X4	4X6	6970
HDU11-SDS2.5	(30) SDS ¼" X 2 ½"	SB 1 X 24	24"	4X4	4X6	9535
HDU14-SDS2.5	(36) SDS ¼" X 2 ½"	SB ⅞ X 24	24"	4X4	4X6	10770

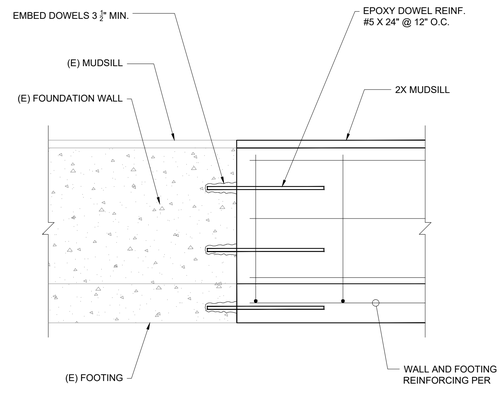
① MINIMUM SIZE OF POST AT END OF WALL UNLESS NOTED OTHERWISE ON FRAMING PLANS

① "SSTB" & "SB" REFER TO ANCHOR BOLTS BY SIMPSON STRONG-TIE. INSTALL PER MANUFACTURER

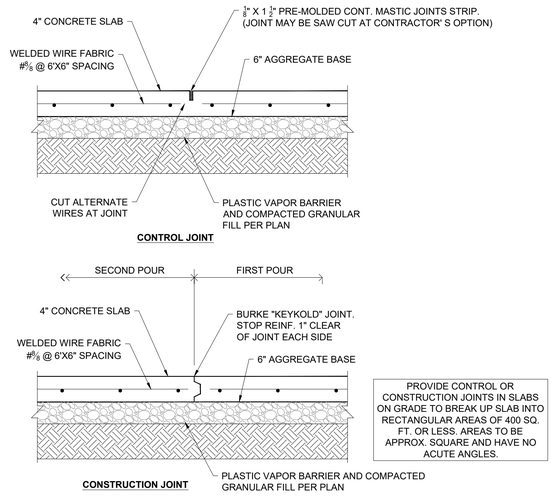
4 TYPICAL HDU HOLDOWN
SCALE: NTS



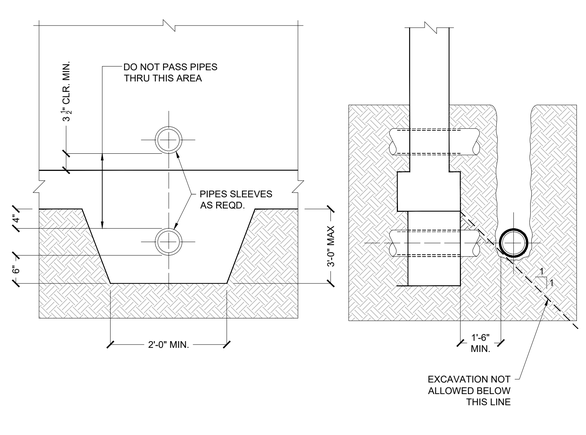
5 TYPICAL CORNER BARS AT CONCRETE WALLS AND FOOTINGS
SCALE: NTS



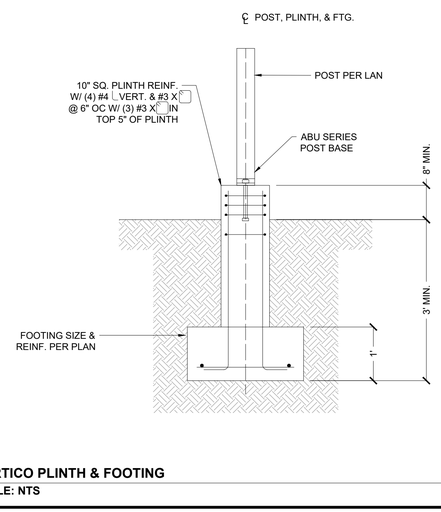
6 EPOXY DOWEL CONNECTION AT (E) FOUNDATION
SCALE: NTS



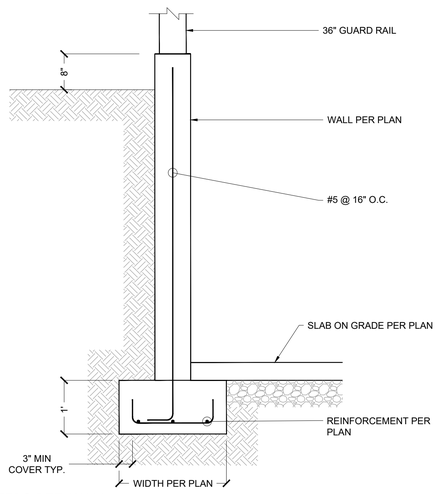
7 TYPICAL SLAB JOINTS
SCALE: NTS



8 PIPE & TRENCH LOCATIONS
SCALE: NTS



9 PORTICO PLINTH & FOOTING
SCALE: NTS



10 CELLAR STEPS RET. WALL
SCALE: NTS

11 (BLANK)
SCALE: NTS

12 (BLANK)
SCALE: NTS

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CONCRETE DETAILS

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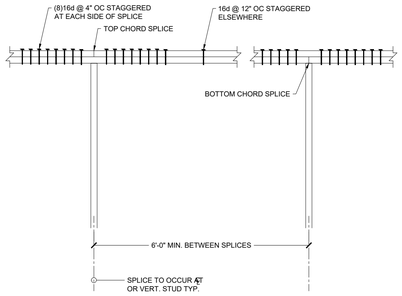
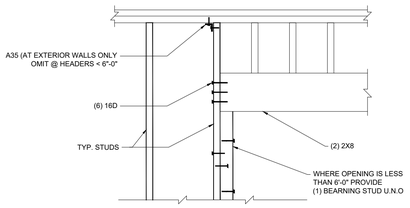
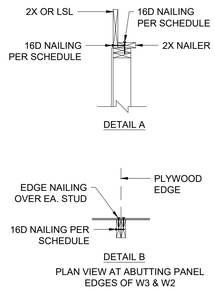
DWG. NO	SHEET NO.
S-200.00	13 OF 15



1 TYPICAL TOP PLATE SPLICE
SCALE: NTS



2 TYPICAL OPENING HEADER
SCALE: NTS



3 TYPICAL SHEARWALL SCHEDULE
SCALE: NTS

MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			IF TJI	IF 2X OR LSL ⑧⑨	AT WOOD	AT CONCRETE
W6	15/32" CDX PLYWOOD	8D @ 6" OC	16D @ 6" OC	A35 @ 24" OC	16D @ 6" OC	$\frac{5}{8}$" ø A.B. @ 48" OC
W4	15/32" CDX PLYWOOD	8D @ 6" OC	16D @ 6" OC	A35 @ 16" OC	16D @ 4" OC	$\frac{5}{8}$" ø A.B. @ 32" OC
W3 ⑦	15/32" CDX PLYWOOD	8D @ 6" OC	(2) ROWS 16D @ 6" OC	A35 @ 12" OC	16D @ 3" OC ⑩	$\frac{5}{8}$" ø A.B. @ 16" OC
W2 ⑦	15/32" CDX PLYWOOD	8D @ 6" OC	(2) ROWS 16D @ 4 $\frac{1}{2}$" OC	A35 @ 9" OC	(2) ROWS 16D @ 4 $\frac{1}{2}$" OC ⑩	$\frac{5}{8}$" ø A.B. @ 12" OC

① BLOCK PANEL EDGES WITH 2X MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8D @ 12" O.C.

② 8D NAILS SHALL BE 0.131"ø X 2 1/2" (COMMON) - 16D NAILS SHALL BE 0.135" ø X 3 1/2" (BOX)

③ EMBED ANCHOR BOLTS AT LEAST 7". EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" X 3" X 1/4" PLATE WASHERS.

④ 3X STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3X STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.

⑤ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.

⑥ ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.

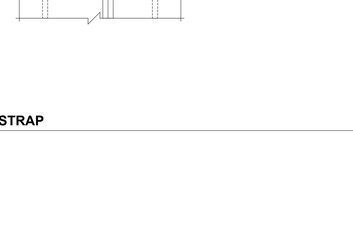
⑦ 7/16" O.S.B. MAY BE SUBSTITUTED FOR 15/32" CDX.

⑧ LTP4'S MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.

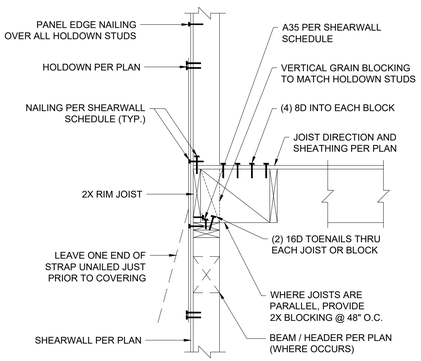
⑨ A 2X NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.

⑩ STAGGER NAILS IN ROW WI 1/2" MIN. OFFSET.

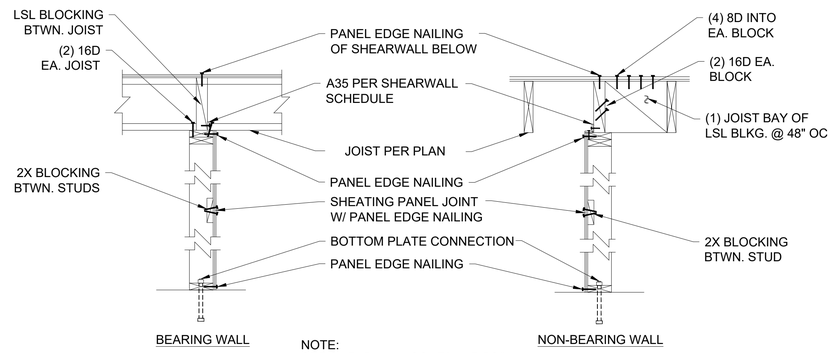
⑬ MINIMUM OFFSET BETWEEN ROWS 1/2", AND MINIMUM RIM OR JOIST 3 1/2" WIDE.



4 TYPICAL LSTA STRAP
SCALE: NTS



5 EXTERIOR FLOOR FRAMING
SCALE: NTS



6 TYPICAL SHEAR WALL CONSTRUCTION
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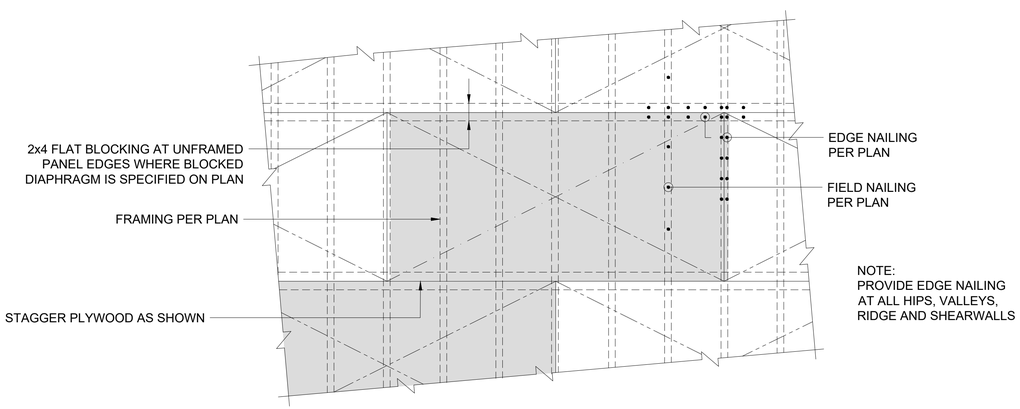
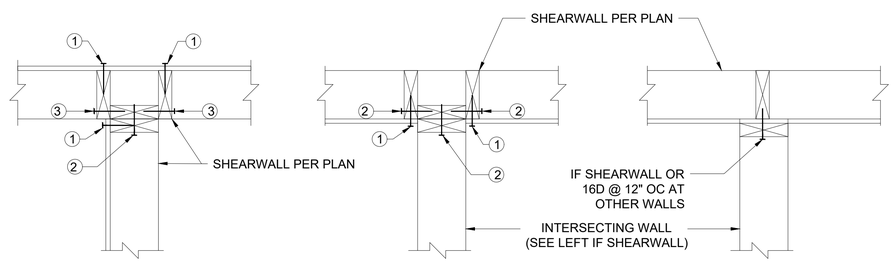


7 TYPICAL DIAPHRAGM SHEATHING AND NAILING
SCALE: NTS



① PLYWOOD PANEL EDGE NAILING PER SHEARWALL SCHEDULE

② BASE PLATE NAILING PER SHEARWALL SCHEDULE

③ 16D @ 8" OC

8 TYPICAL SHEARWALL INTERSECTIONS
SCALE: NTS

MEDINA-YAN
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1936 HEMPSTEAD TURNPIKE, SUITE 317
EAST MEADOW, NY 11554
WWW.MEDINAYAN.COM
JMEDINA@MEDINAYAN.COM
(516) 216-9589

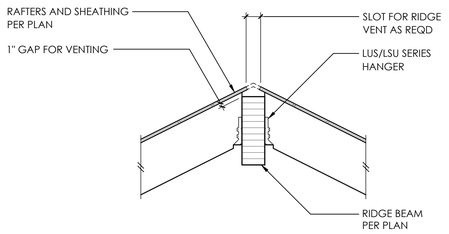
STATE OF NEW YORK
JUAN IDALIO MEDINA
102853-01
LICENSED PROFESSIONAL ENGINEER

DESIGNED JUAN MEDINA, P.E
DRAWN DEIVI V. RAMIREZ

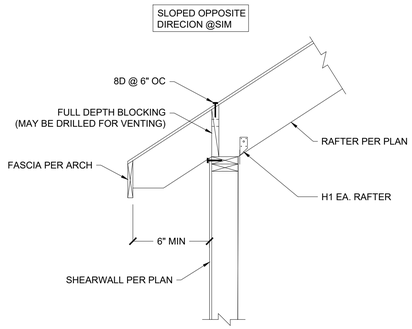
HORIZONTAL & VERTICAL EXTENSION
68 STEPHEN AVE, NEW HYDE PARK, NY 11040
TOWN: NORTH HEMPSTEAD | SEC: 8 | BLOCK: 323 | LOT: 4

FRAMING DETAILS
1 OF 2

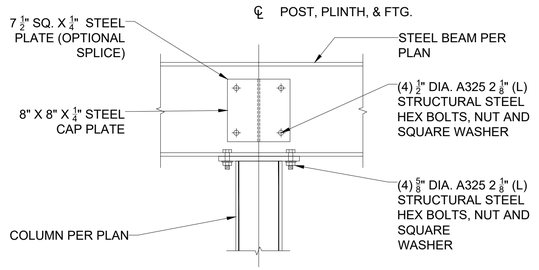
SCALE	DATE
1/4" = 1'-0"	5/27/24
DWG. NO	SHEET NO.
S-300.00	14 OF 15



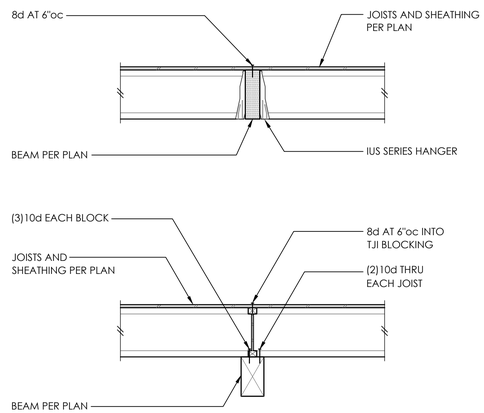
1 RIDGE DETAIL
SCALE: NTS



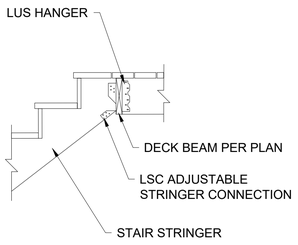
2 EXTERIOR BEARING WALL @ ROOF (RAFTER)
SCALE: NTS



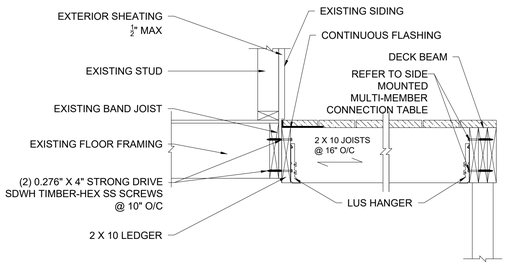
3 HEADER COLUMN CAP
SCALE: NTS



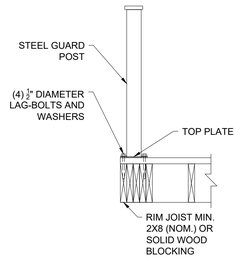
4 TYPICAL FLUSHED AND DROPPED JOISTS
SCALE: NTS



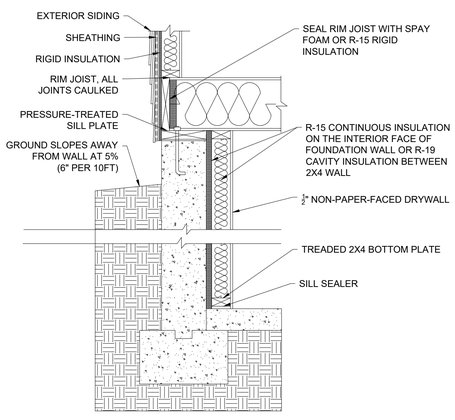
5 STAIR & STRINGER ATTACHMENT
SCALE: NTS



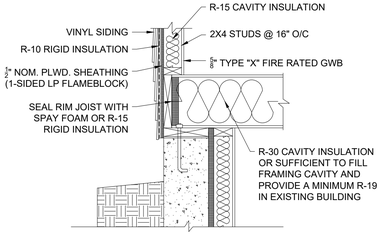
6 EXTERIOR NON-CANTILEVER WALL W/ DECK JOISTS
SCALE: NTS



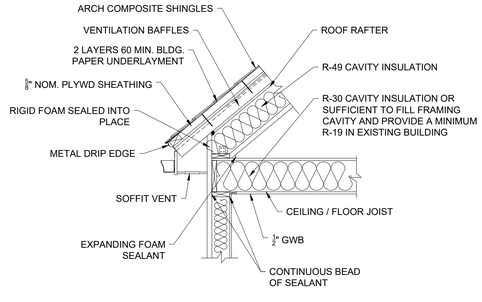
7 STEEL GUARD POST
SCALE: NTS



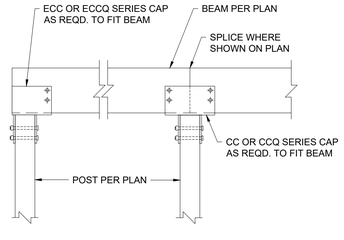
8 FOUNDATION WALL INSULATION
SCALE: NTS



9 WALL & FLOOR INSULATION
SCALE: NTS



10 ROOF & CEILING INSULATION
SCALE: NTS



11 DECK POST
SCALE: NTS

12 (BLANK)
SCALE: NTS

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HORIZONTAL & VERTICAL EXTENSION
68 STEPHEN AVE, NEW HYDE PARK, NY 11040
TOWN: NORTH HEMPSTEAD | SEC: 8 | BLOCK: 323 | LOT: 4

FRAMING DETAILS
2 OF 2

SCALE	DATE
1/4" = 1'-0"	5/27/24
DWG. NO	SHEET NO.
S-400.00	15 OF 15

XU RESIDENCE
3 TWELFTH STREET, CARLE PLACE, NY 11514

ZONING / TOWN CODE COMPLIANCE

DISAPPROVED - Make corrections as noted and resubmit

Anthony Raguseo
05/07/2024

RBP22-001079

#21582

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

ARCHITECTURAL PLOT PLAN

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

SECTION: 10	BLOCK: 269	LOT: 30	ZONE: R-B		
AREAS (S.F.)	EXISTING	TO BE REMOVED	TO BE MAINTAINED	PROPOSED	TOTAL
TOTAL LOT:	7,000 S.F.	- - - - - -	- - - - - -	- - - - - -	7,000 S.F.
FIRST FLOOR:	1,478 S.F.	- - - - - -	- - - - - -	34 S.F.	1,512 S.F.
SECOND FLOOR:	642 S.F.	- - - - - -	- - - - - -	530 S.F.	1,172 S.F.
DECK:	231 S.F.	- 231 S.F.	- - - - - -	235 S.F.	235 S.F.
PORCH:	- - - - - -	- - - - - -	- - - - - -	176 S.F.	176 S.F.
PAVILLION:	104 S.F.	- 104 S.F.	- - - - - -	99 S.F.	99 S.F.

BUILDING FOOTPRINT	F.A.R.
1,512 S.F.	1,512 S.F.
51 S.F.	1,172 S.F.
235 S.F.	- - - - - -
176 S.F.	- - - - - -
- - - - - -	99 S.F.
TOTAL:	TOTAL:
1,974 S.F.	2,783 S.F.

ZONING — TOWN OF NORTH HEMPSTEAD

ZONING DISTRICT: R-B (SINGLE FAMILY) — MAP DISTRICT:

ZONING ITEM	REQUIRED		EXISTING	PROPOSED	
LOT SIZE	6,000 S.F.	MIN.	7,000 S.F.	NO CHANGE	- - -
LOT COVERAGE (BUILDING)	30%	MAX	24.41%	28.2%	✓
HEIGHT (2.5 STORIES)	30'	MAX	EXISTING	28.53'	✓
EAVES HEIGHT	22'	MAX	EXISTING	16.94'	✓
FRONT YARD SETBACK	26.41' AF.Y.S. 30' MIN	MIN.	28.80'	28.80'	✓
FRONT YARD (PORCH<3' HT)	5' ENCROACHMENT		N/A	28.80'	✓
SECONDARY FRONT YARD	25'	MIN.	28.40'	22.40'	X
FRONT YARD (PORCH<3' HT)	5' ENCROACHMENT		N/A	20.40'	✓
SIDE YARD	7'	MIN.	13.05'	19.90'	✓
SIDE YARD (DECK)	7'	MIN.	3.94'	4.06'	X
REAR YARD	15'	MIN.	11.20'	11.20'	X
FLOOR AREA	%45 OF LOT (3150 S.F.)	MAX	33.59 % / 2,351 S.F.	39.76 % / 2,783 S.F.	✓
FRONT YARD PAVING (PRIMARY)	45%	MAX	0.00%	0.09%	✓
FRONT YARD PAVING (SECOND)	45%	MAX	23.11%	46.66%	X
REAR YARD COVERAGE	40%	MAX	0.00%	1.92%	✓

ZONING DISTRICT: RES-B — PROPOSED BBQ

ZONING ITEM	REQUIRED		EXISTING	PROPOSED	
SIDE YARD	10'	MIN.	N/A	7.39'	X

ZONING DISTRICT: RES-B — POOL EQUIPMENT

ZONING ITEM	REQUIRED		EXISTING	PROPOSED	
REAR YARD	15'	MIN.	N/A	8.20'	X

ZONING DISTRICT: RES-B — ACCESSORY:POOL

ZONING ITEM	REQUIRED		EXISTING	PROPOSED	
NO POOL ALLOW IN SIDE YARDS					X
SIDE YARD	10'	MIN.	N/A	9.21'	X
REAR YARD	15'	MIN.	N/A	10.00'	X
FENCE	6' HEIGHT	MIN	N/A	6' HEIGHT	✓

ZONING DISTRICT: RES-B — A/C UNITS

ZONING ITEM	REQUIRED		EXISTING	PROPOSED	
SIDE YARD	3'	MIN.	N/A	8.20'	✓
SIDE YARD	3'	MIN.	N/A	8.20'	✓
SIDE YARD	3'	MIN	N/A	8.20'	✓

PLOT PLAN INFORMATION AS PER:

SURVEY DRAWN : JULY 7, 2021

PETER J. BRABAZON PLS, P.C.
PROFESSIONAL LAND SURVEYORS
PETER J. BRABAZON (SURVEYOR)

430 WEST OLD COUNTRY ROAD
HICKSVILLE, NY 11801
TEL: (516) 822-5111

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE (2020)

"TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE "ENERGY CONSERVATION CONSTRUCTION CODE (2020)" (N1102.1.2 (R402.1.2)) AND CHAPTER 11 RESIDENTIAL CODE OF NEW YORK STATE (2020)

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

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects	Special wind region	Wind-borne debris zone		Weathering	frost line depth	Termite					
20 PSF	130	NO	NO	1 mi.	B	Severe	3'-4'	Moderate to Heavy	15	YES	9-11-09	496	52.9°F

ANY NON-PERMITTED ITEMS ARE THE CLIENTS RESPONSIBILITY UNLESS MARK ANTHONY ARCHITECTS HAS BEEN RETAINED TO RESOLVE OUTSTANDING ITEMS

EXISTING ZONING ITEM	PERMIT #
TO BE DETERMINED BY D.O.B.	

AVERAGE FRONT YARD SET BACK CALCULATION

23.94'+ 32.97'+24.98+28.80+.21.76'+25.19'+27.23'=26.41'

CLIENT RESPONSIBILITY

- PLUMBING APPLICATION (IF REQUIRED) TO BE FILED BY LICENSED PLUMBER

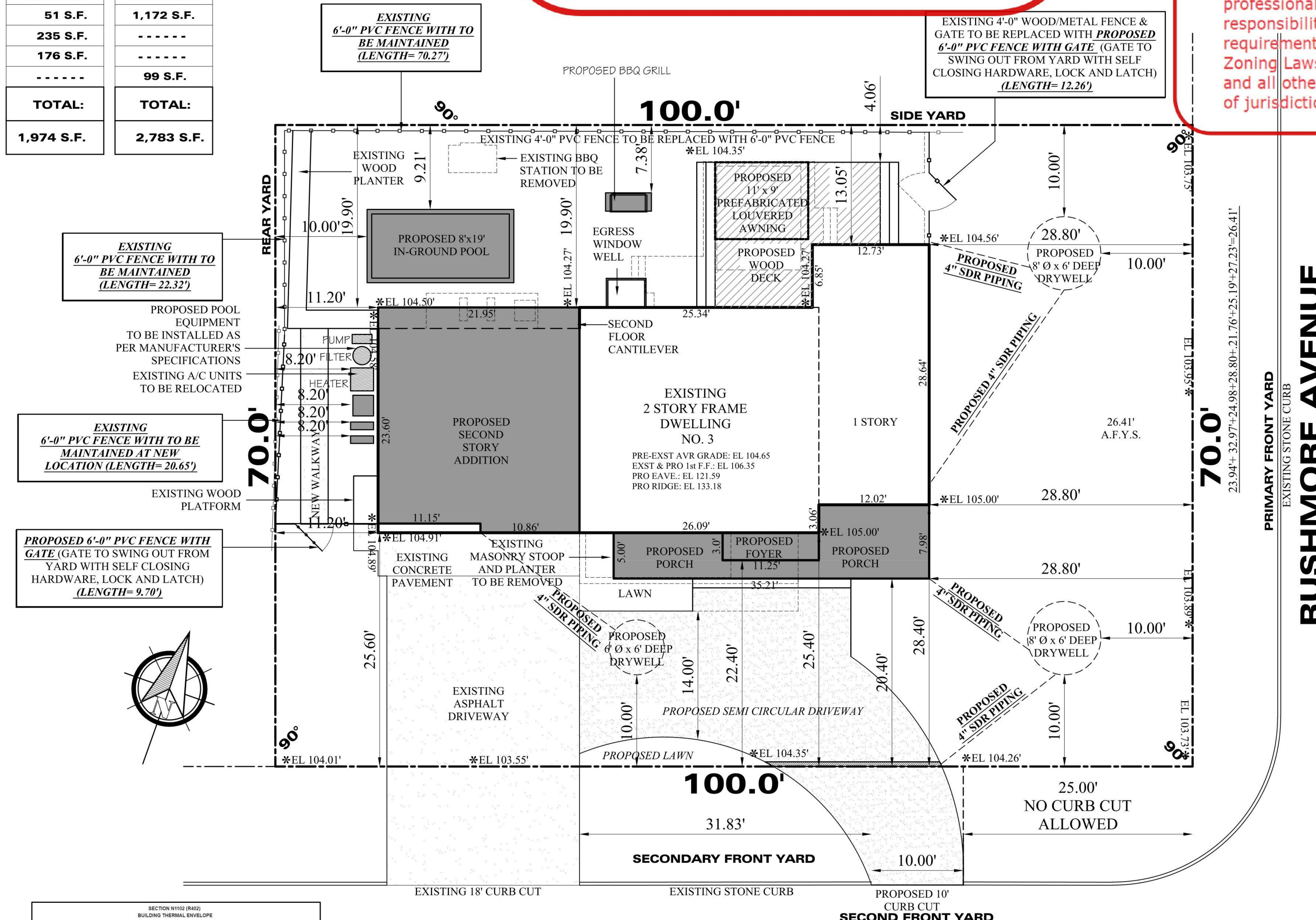
- ELECTRICAL APPLICATION (IF REQUIRED) TO BE FILED BY LICENSED ELECTRICIAN

- C of O / C of C - CLOSE OUT AND INSPECTIONS (BY OTHERS)

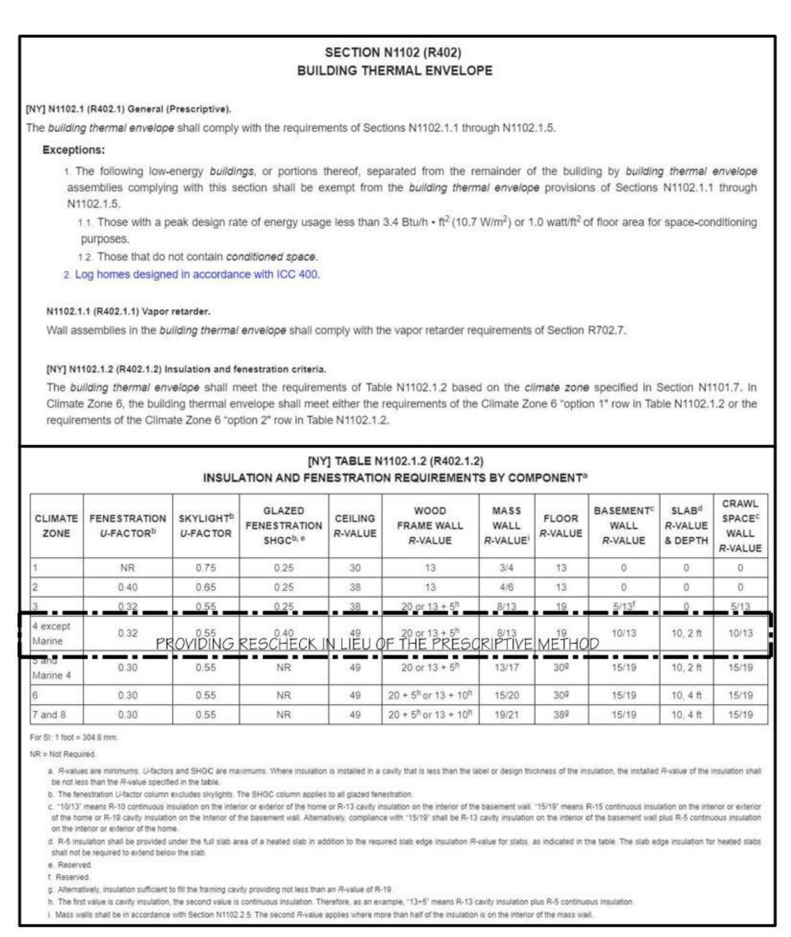
SCOPE OF WORK

APPLICATION FOR:
-PROPOSED 2ND FLOOR ADDITION
-PROPOSED 1st& 2nd FL. INTERIOR ALTERATIONS
-PROPOSED 8'x19' POOL
-PROPOSED 6'-0" PVC POOL ENCLOSURE (LENGTH= 135')
-PROPOSED DECK
-PROPOSED PREFABRICATED PAVILION
-PROPOSED SEMI CIRCULAR DRIVEWAY

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.



SECOND FRONT YARD
TWELFTH STREET


SECTION N1102 (R402)
BUILDING THERMAL ENVELOPE

Setbacks.
[Amended 7-9-1991 by L.L. No. 10-1991; 4-1-1997 by L.L. No. 8-1997]
(a) An inground swimming pool and any mechanical equipment shall be no closer to the rear and side property lines than 10 feet or the minimum side yard setback requirements for a residential structure in a residential district, whichever is the more restrictive.

Primary Front yard
The front yard with the narrower street frontage. For lots having equal street frontage, the primary front yard shall be the front yard where the main entrance is established.

§ 70-40. On a corner lot, a front yard shall be required on each street and, unless the building is controlled by § 70-40C, the front yard on the narrower street frontage shall be not less than 30 feet in depth and the other front yard shall be not less than 25 feet in depth; and if the street frontages are equal, a minimum front yard of 30 feet shall be required on each street front.
C.
The minimum front yard depth for detached dwellings shall be the same as the average front yard depth of the existing primary buildings used as dwellings within 200 feet on each side of the lot on the same side of the street and within the same zoning district, or 30 feet, whichever is greater. No front yard shall be required to have a depth greater than 45 feet. On a lot with multiple street fronts, the average front yard setback shall only apply to the primary front yard
§ 70-42. .C. On a corner lot, a single-family dwelling shall have only one side yard. Said yard shall be on the side adjoining the interior lot opposite the front yard having the greater street frontage. Said side yard shall have a minimum width of seven feet. The two yards fronting on streets shall be considered front yards as provided under § 70-39B. The remaining yard shall be considered the rear yard and shall conform to the provisions of

ISSUED FOR
PRELIMINARY DRAWING
FOR OWNERS REVIEW
FOR BIDDING PURPOSES
FOR BUILDING DEPT.
FOR CONSTRUCTION
AS BUILT DRAWINGS

REVISIONS — PLOTTED: 3/15/2024

NO.	DATE	DESCRIPTION
	02/14/23	CABINET LAYOUT UPDATE
	01/16/24	D.O.B. RESBMISSION
	01/23/24	D.O.B. RESBMISSION
	03/14/24	D.O.B. RESBMISSION

PROJECT NO.	2022220
DATE	03/14/24
SCALE	AS NOTED
DRAWN BY	M.Z. - S.D. - S.V.

MARK ANTHONY ARCHITECTS & PLANNERS
ARCHITECTURE • DESIGN
(516) 409 - 1900
1563 BELLMORE AVE.
N.BELLMORE, NY 11710

SEAL:
LIC # 031737
MARK ANTHONY MUNISTERI, R.A.
1563 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:
ZONING & PLOT PLAN

PROJECT:
XU RESIDENCE
3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. I.D#

DRAWING No.
Ao.o

G.F.A. DIAGRAM

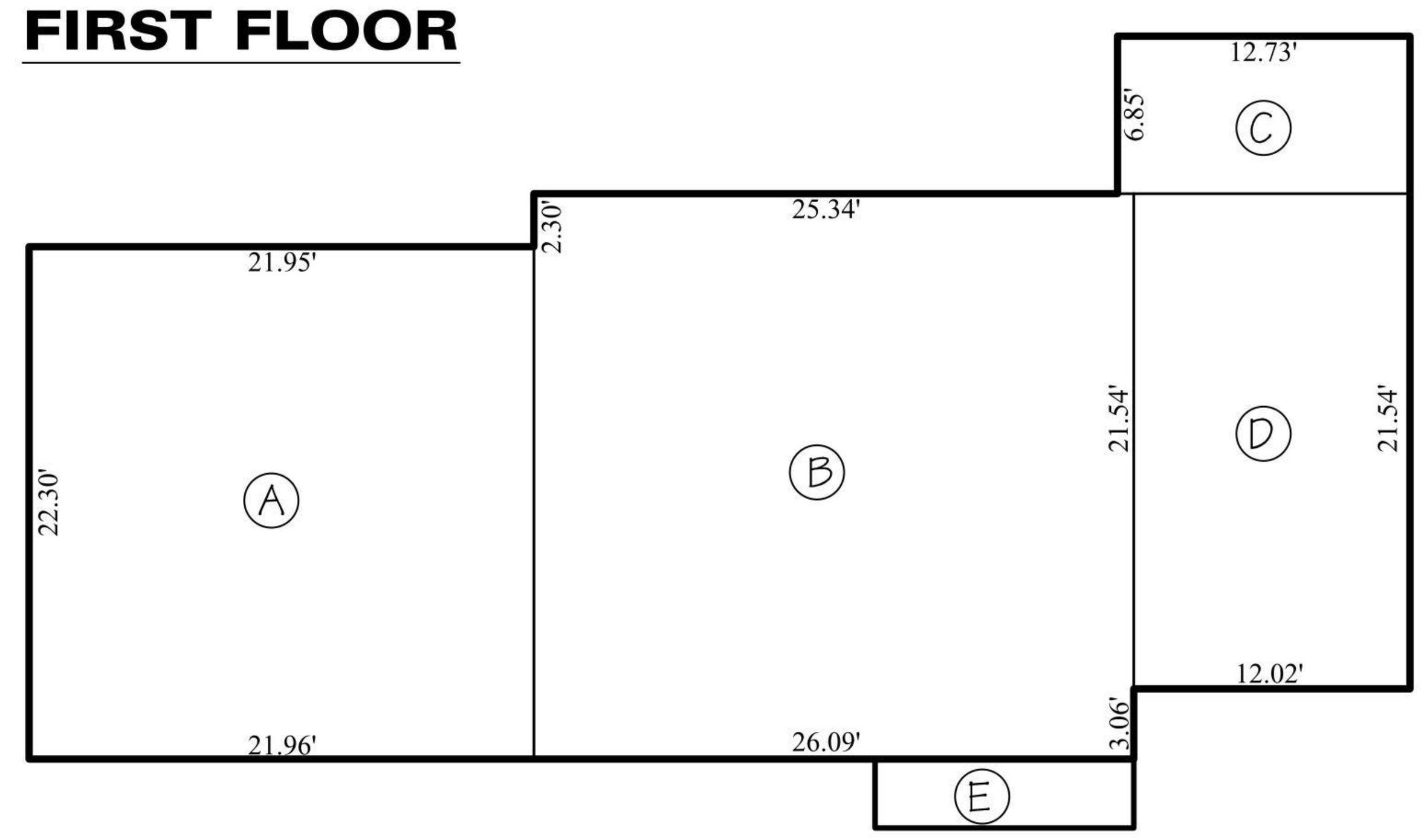
ZONING / TOWN CODE COMPLIANCE

DISAPPROVED - Make corrections as noted and resubmit

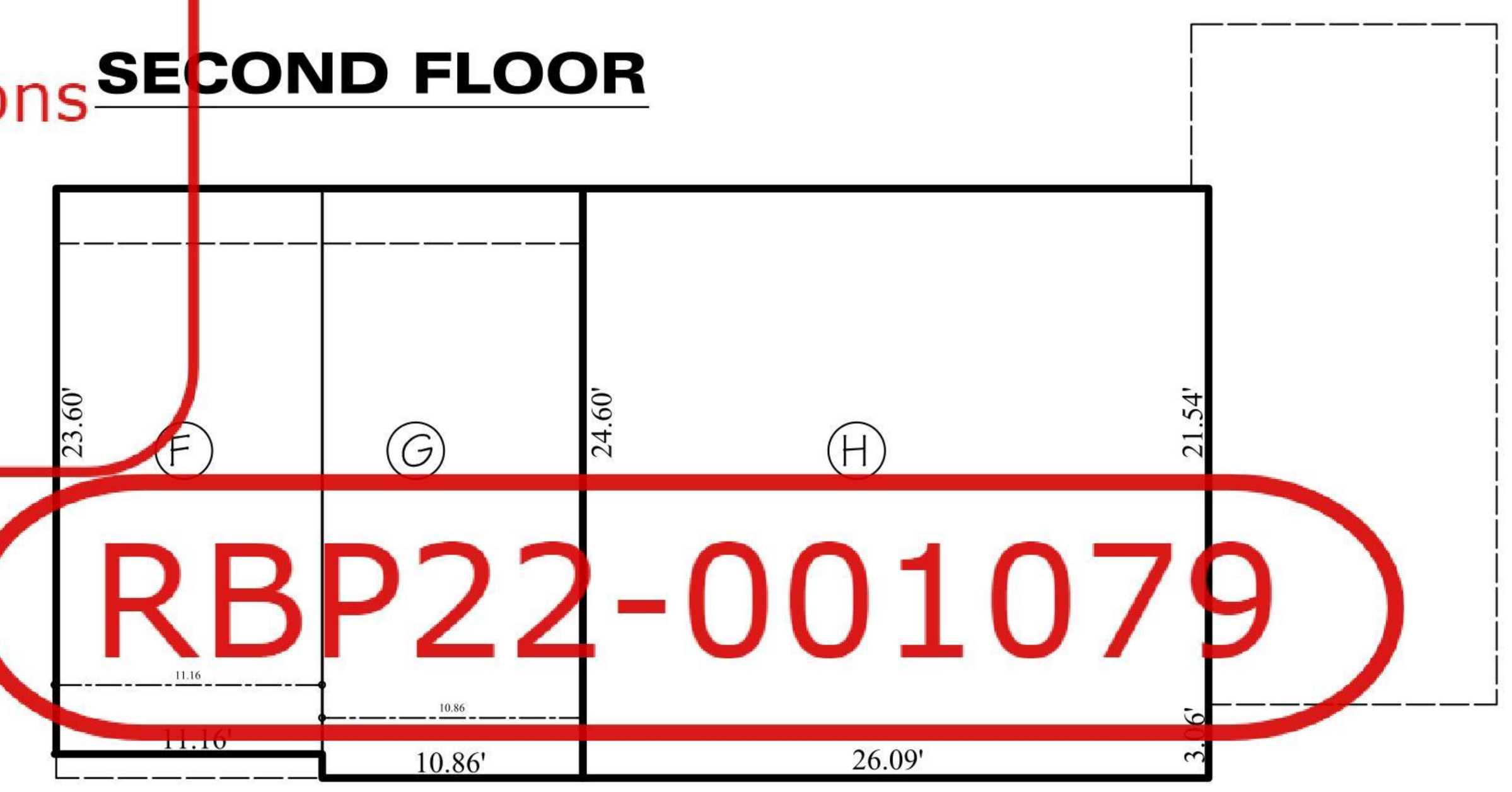
Anthony Raguseo
05/07/2024

RBP22-001079

FIRST FLOOR



SECOND FLOOR



AREA A = 21.96' x 22.30' = 489.71
AREA B = 26.09' x 24.60' = 641.81
AREA C = 12.73' x 6.85' = 87.20
AREA D = 12.02' x 21.54' = 258.91
AREA D = 11.25' x 3.0' = 33.75

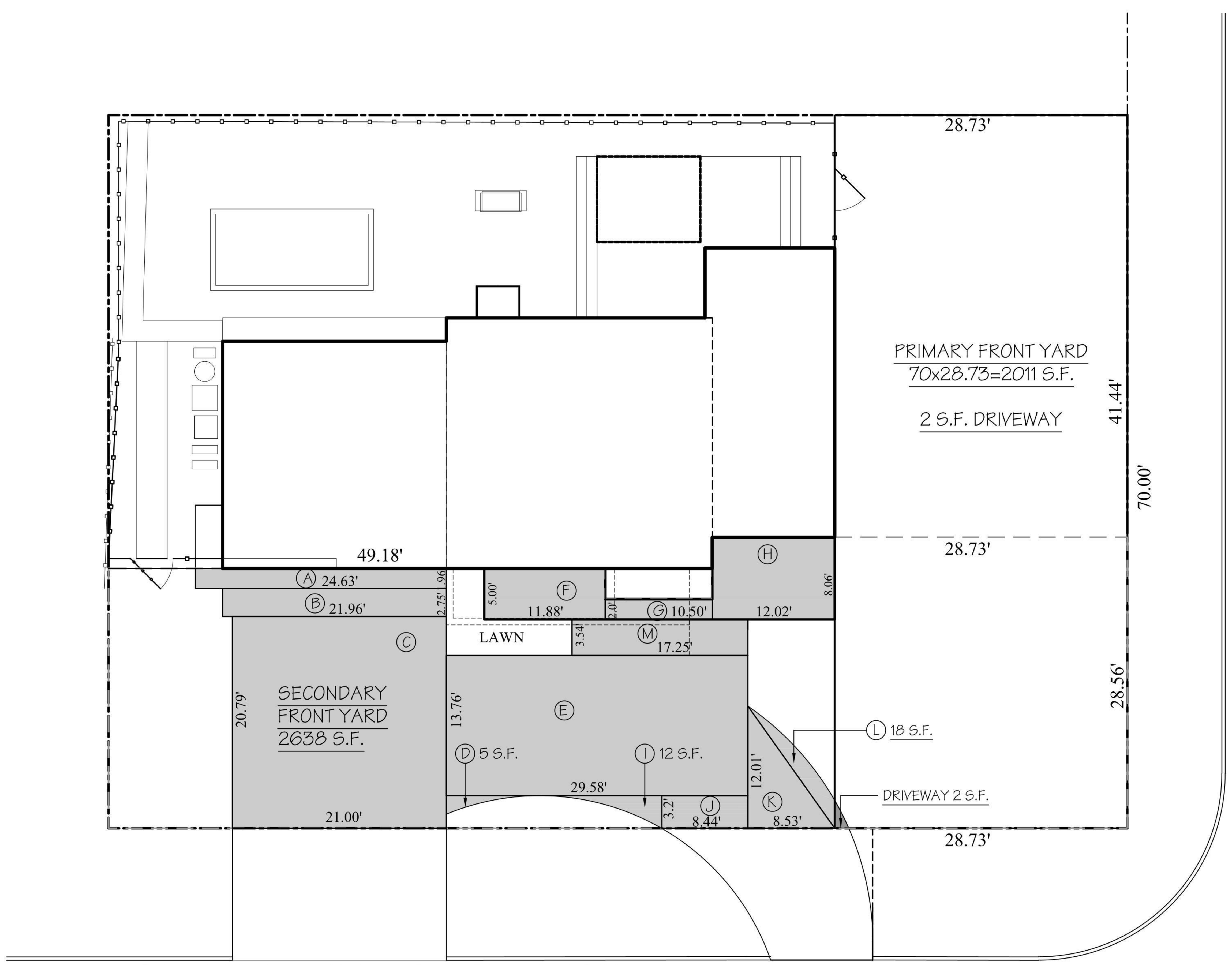
FIRST FLOOR AREA = 1,478 S.F. EXISTING + 34 S.F. PROPOSED = 1,512 S.F.

AREA F = 11.16' x 23.60' = 263.38
AREA G = 10.86' x 24.60' =267.16
AREA H = 26.09' x 24.60' =641.81
SECOND FLOOR AREA = 642 S.F. EXISTING + 263+267 S.F. PROPOSED = 1,172 S.F.

PAVILION = 99 S.F.

TOTAL GROSS FLOOR AREA = 1,512 + 1,172 +99 = 2,783 S.F.

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.



FRONT YARD PAVER CALCULATION

SECONDARY FRONT YARD

2,638 S.F.

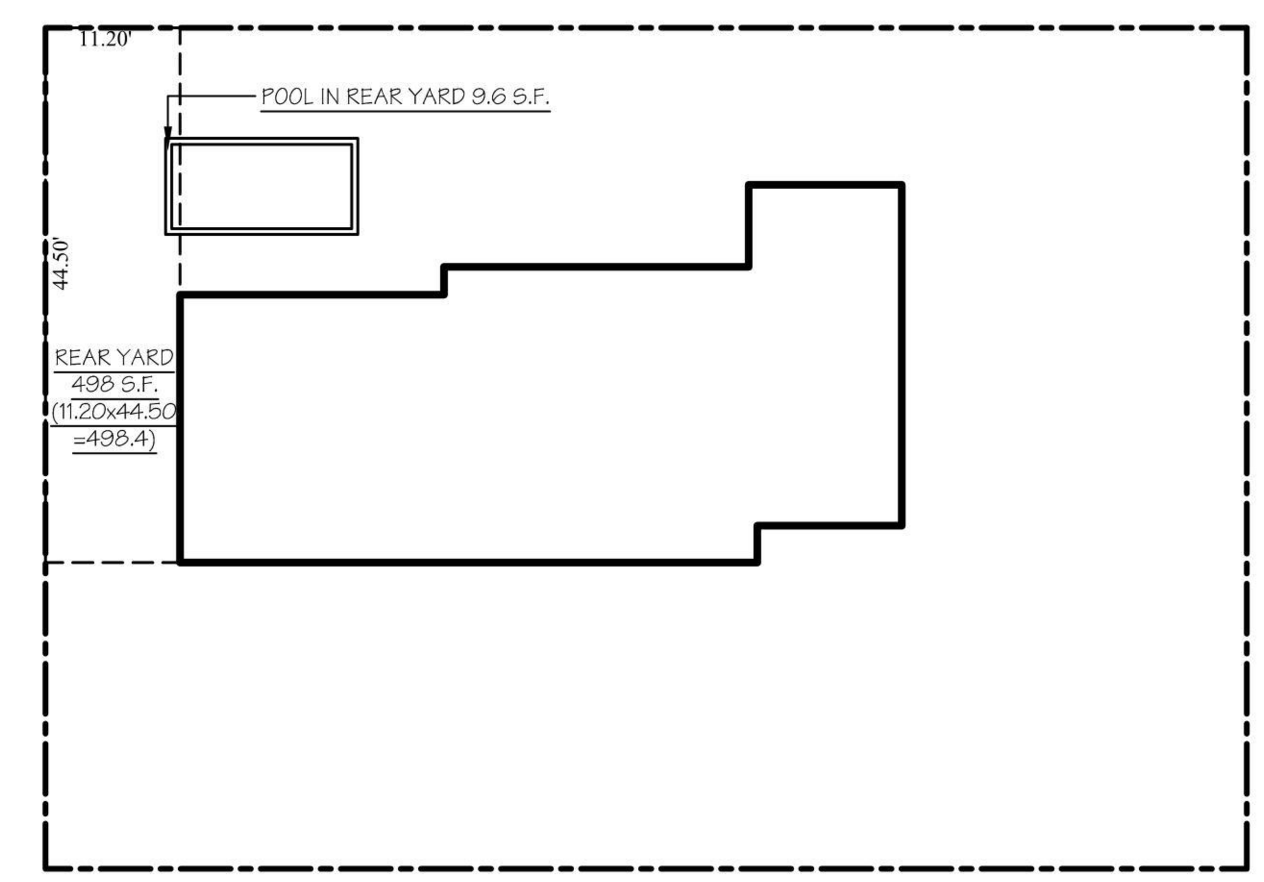
AREA A = 24.63' x 1.96' = 48.27
AREA B = 21.96' x 2.75' = 60.39
AREA C = 21.00' x 20.79 = 436.59
AREA D = 5 S.F.
AREA E = 29.58' x 13.76' = 407.02
AREA F = 11.88' x 5.0' = 59.4
AREA G = 10.50' x 2.0' =21
AREA H = 12.02' x 8.06' =96.88
AREA J = 8.44' x 3.2' = 27.01
AREA K = 8.53' x 12.01' / 2 =51.22
AREA L = 18 S.F.
PAVER AREA = 1,231 S.F.

1,231 /2,638 S.F. =%46.66

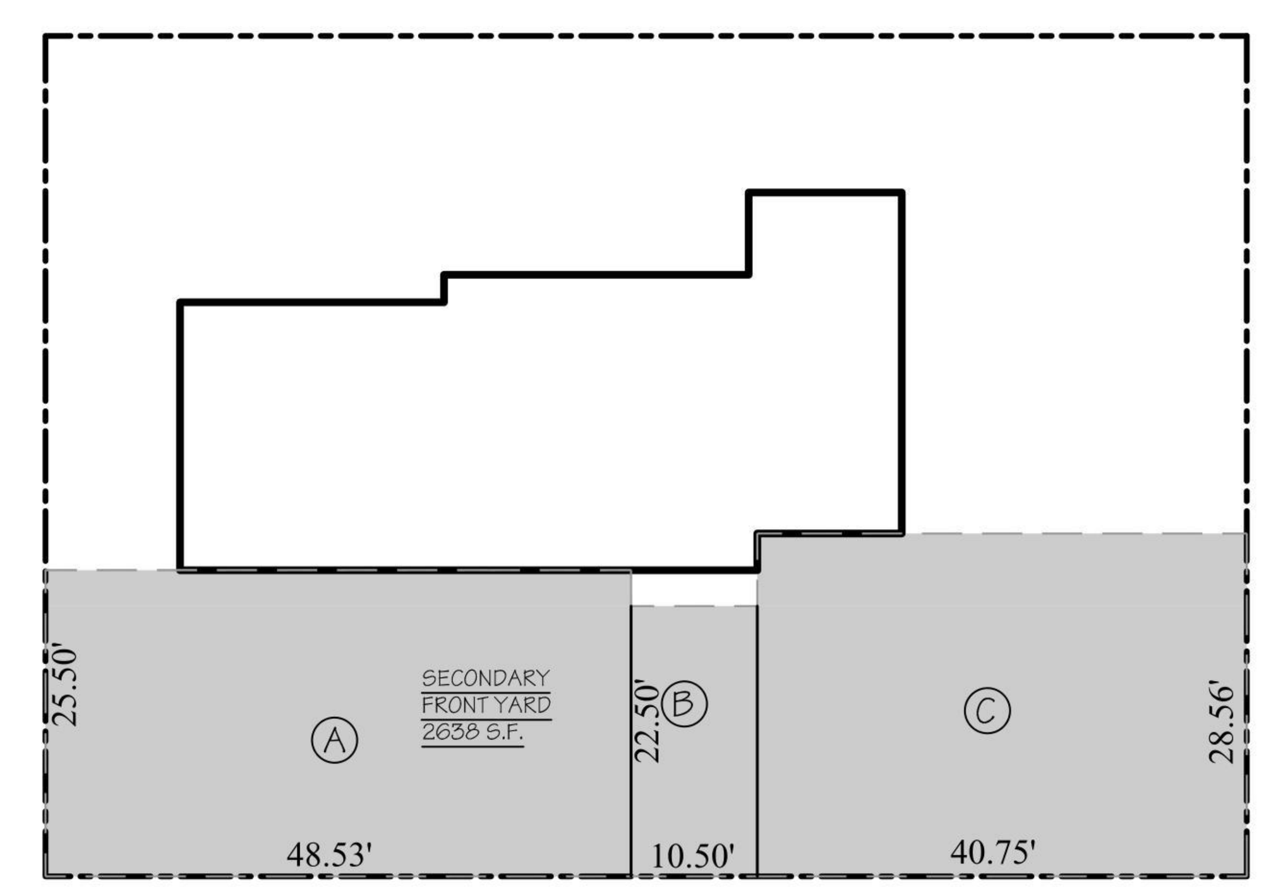
PRE EXISTING GRADE CALCULATIONS

(104.46+105.00)/2x28.64=3,000
(105.00+104.91)/2x48.05=5,043
(104.89+104.58)/2x22.30=2,336
(104.50+104.27)/2x21.95=2,291
(104.27+104.27)/2x25.34=2,642
(104.27+104.56)/2x12.73=1,329
TOTAL=159.01 TOTAL=16,641

AVERAGE GRADE=16,641/159.01=104.65'

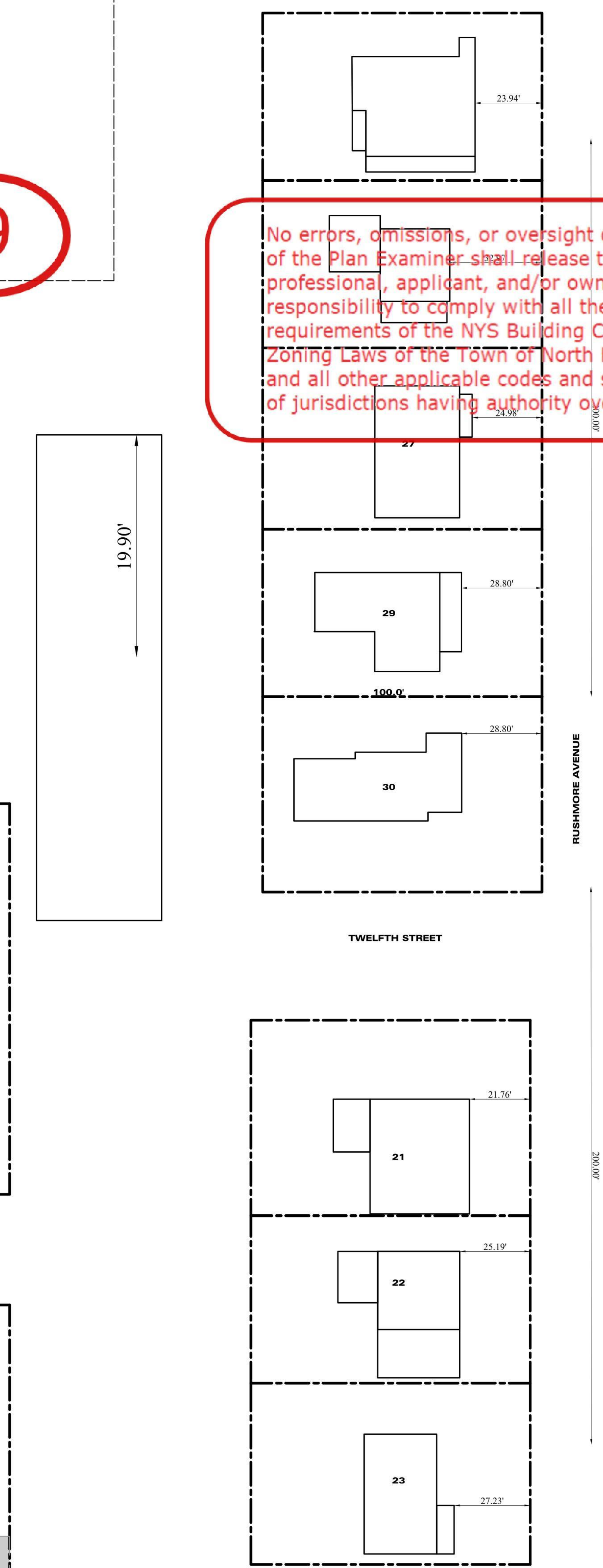


REAR YARD COVERAGE



AREA A = 48.53x25.50' = 1,238
AREA B = 10.50' x 22.50' = 236
AREA C = 40.75' x28.56 = 1,164
SECONDARY FRONT YARD =2,638 S.F.

SECONDARY FRONT YARD AREA CALCULATION



AVERAGE FRONT YARD

23.94'+ 32.97'+24.98+28.80+.21.76'+25.19'+27.23'= 184.87 /7 = 26.41'

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

X:\Drawings\XU 2022220\(OBJ) (PROPOSED) XU (03.08.24)_recover.dwg

ISSUED FOR
PRELIMINARY DRAWING
FOR OWNERS REVIEW
FOR BIDDING PURPOSES
FOR BUILDING DEPT.
FOR CONSTRUCTION
AS BUILT DRAWINGS

REVISIONS PLOTTED: 3/15/2024

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PROJECT NO.	2022220
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DRAWN BY	M.Z. - S.D. - S.V.

MARK ANTHONY
ARCHITECTS & PLANNERS
ARCHITECTURE • DESIGN
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1563 BELLMORE AVE.
N.BELLMORE, NY 11710

SEAL:
REGISTERED ARCHITECT MARK ANTHONY MUNISTERI 031737-1 STATE OF NEW YORK
LIC # 031737-1
MARK ANTHONY MUNISTERI R.A.
1563 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:
ZONING CALCULATIONS

PROJECT:
XU RESIDENCE
3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. I.D#

DRAWING No.
Z0.0

GENERAL NOTES

THE ARCHITECT OF RECORD HAS BEEN RETAINED ONLY FOR THE PURPOSE OF FILING THE PLANS TO OBTAIN A PERMIT AND HAS NOT BEEN RETAINED FOR ANY SUPERVISION OR OBSERVATION OF THE WORK, AND HIS RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE PLANS. THESE DRAWINGS ARE FOR BUILDING DEPT. USE ONLY.

NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER THOSE SCALED.

ANY OMISSIONS OR CHANGES IN THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ALL CONSTRUCTION AND/OR INSTALLATIONS BY THE CONTRACTOR.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD.

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITY PIPING PRIOR TO THE PROPOSED CONSTRUCTION EXCAVATION.

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

ALL SITE DEVELOPMENT INCLUDING RETAINING WALLS, SIDEWALKS, PLANTINGS, ETC. BY OTHERS.

ALL LABOR, MATERIALS, AND CONSTRUCTION SHALL COMPLY WITH ALL RULES, REGULATIONS, CODES, AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE WORK DESIGN CRITERIA:

- BUILDING CODE OF NEW YORK STATE (2020)
- RESIDENTIAL CODE OF NEW YORK STATE (2020)
- EXISTING BUILDING CODE OF NEW YORK STATE (2020)
- PLUMBING CODE OF NEW YORK STATE (2020)
- FIRE CODE OF NEW YORK STATE (2020)
- ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK (2020)
- WOOD FRAME CONSTRUCTION MANUEL FOR ONE-AND TWO FAMILY DWELLINGS (2018)
- FUEL GAS CODE OF NEW YORK STATE (2020)
- PROPERTY MAINTENANCE CODE OF NEW YORK STATE (2020)
- NFPA 70: NATIONAL ELECTRIC CODE (NEC) 2017
- MECHANICAL CODE OF NEW YORK STATE (2020)

ALL LUMBER TO BE AMERICAN STANDARD SIZES. ALL STRUCTURAL * DOUGLAS FIR-LARCH LUMBER #2.

A MINIMUM OF ONE 5/8" ANCHOR BOLT SHALL BE PROVIDED WITHIN 6" - 12" OF EACH END PLATE, AND HAVE A MINIMUM EMBEDMENT OF 7" IN CONC. FOUNDATIONS AND SLABS ON GRADE OR 7 " IN MASONRY BLOCK FOUNDATIONS WHEN RESISTING LATERAL AND SHEAR LOADS ONLY. ALSO 3" SQUARE WASHERS SHALL BE USED ON ALL ANCHOR BOLTS WITH THE ANCHOR BOLTS SPACING NOT TO EXCEED THE REQUIREMENTS SPECIFIED IN TABLE TABLE 3.2C.
(WFCM 2018, SECTION 3.2.1.7 AND TABLE 3.2B AND 3.2C)

LUMBER TO BE GRADE MARKED PRIOR TO DELIVERY TO SITE, SUBJECT TO INSPECTION.

DOUBLE STUDS AT ALL OPENINGS IN THE EXTERIOR AND BEARINGS WALLS, DOUBLE ALL JOISTS, HEADERS AND TRIMMERS AROUND ALL OPENINGS AND UNDER ALL PARTITIONS. USE TECO HANGERS OR CONNECTORS WHERE REQUIRED (OR APPROVED EQUAL).

ALL HEADERS TO BE MIN. (2) 2 X 10 UNLESS OTHERWISE NOTED.

ALL GLAZING SHALL BE INSULATED, HIGH-PERFORMANCE GLASS (U0=.33), UNLESS OTHERWISE NOTED. PROVIDE MIN. 1" X 2 1/2" (ACTUAL SIZE) MITERED CROSS BRIDGING MAX. 8'-0" O.C. FOR FLOOR JOINTS OR EQUIVALENT METAL BRIDGING.

ALL INTERIOR PARTITIONS TO BE 2 X 4 WOOD STUDS, @ 16" O.C. WITH GYPSUM BOARD BOTH SIDES. DOUBLE-UP FLOOR JOISTS UNDER PARTITIONS RUNNING PARALLEL.

GYPSUM BOARD TO BE 1/2" TAPERED EDGE "SHEET ROCK", TAPED AND SPACKLED (3 COATS), OR EQUAL, UNLESS OTHERWISE NOTED ON DRAWINGS.

PROVIDE FLASHING AT ALL ROOF, WALL, OR OTHER INTERSECTIONS, OVER HEADS OF ALL OPENINGS AND UNDER SILLS OF ALL WINDOWS AND DOORS. CAULK ALL JOINTS EXPOSED TO WEATHER.

ROOF COVERING SHALL BE CLASSIFIED AS TYPE A OR B.
ALL STRUCTURAL STEEL SHALL BE MIN. 36,000 PSI.

ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND INSPECTED BY THE BOARD OF FIRE UNDERWRITERS AS PER THE NEC.

SINGLE STATION SMOKE & CARBON MONOXIDE DETECTING DEVICE TO BE INSTALLED ADJACENT TO SLEEPING AREAS ON EACH FLOOR LEVEL AND SHALL BE LOCATED ON OR NEAR CEILING.

ALL PLUMBING TO BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH THE APPLICABLE RESIDENTIAL CODE OF NEW YORK STATE, PLUMBING CODE OF NEW YORK STATE. (2020)

CURBS, CURB CUTS, AND PAVING MUST CONFORM WITH ALL REGULATIONS AND REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS.

DRAWING LEGEND

SYMBOL	DESCRIPTION
	EXISTING PARTITION TO REMAIN
	EXISTING ABOVE / BEYOND
	EXISTING WINDOW TO REMAIN
	EXISTING DOOR TO REMAIN
EXISTING (3) 2 x 10	EXISTING HEADER - SIZE AS SPECIFIED
	EXISTING WALL / WINDOW / DOOR TO BE DEMOLISHED
	PROPOSED PARTITION
TW2046 (2) 2 x 8	PROPOSED WINDOWS - SIZE AS SPECIFIED
2 x 6	PROPOSED DOOR - SIZE AS SPECIFIED
(2) 1¾" x 11⅞" LVL	PROPOSED HEADER - SIZE AS SPECIFIED
	PROPOSED FOUNDATION WALL
	INSULATION - TYPE AS SPECIFIED
	PROPOSED CLOSET
	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR

ZONING / TOWN CODE COMPLIANCE

DISAPPROVED - Make corrections as noted and resubmit

Anthony Raguseo
05/07/2024

TABLE R403.1(1)
MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS (INCHES)

8" SOLID CONCRETE OR MASONRY, OR FULLY GROUTED MASONRY	LOAD-BEARING VALUE OF SOIL (PSF)			
	1,500	2,000	3,000	≥4,000
1 STORY	16"	X	X	X

TABLE R401.4.1
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (POUNDS PER SQUARE FOOT)
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CI, ML, MH and CH)	1,500

RBP22-001079

TABLE R402.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH OF CONC. (f'_c) WEATHERING POTENTIAL (SEE TABLE 301.2(1))		
	NEGLIGIBLE	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS & OTHER CONCRETE NOT EXPOSED TO THE WEATHER	X	X	2,500[c]
BASEMENT (CELLAR) SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLAB	X	X	2,500[c]
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONC. WORK EXPOSED TO THE WEATHER	X	X	3,000[d]
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS	X	X	3,500[d,e]

FOR SI: 1 POUND PER SQUARE INCH = 6.895 kPa.
(a) AT 28 DAYS PSI
(b) SEE TABLE R301.2(1) FOR WEATHERING POTENTIAL
(c) CONC. IN THESE LOCATIONS THAT MAY BE SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR-ENTRAINED CONCRETE IN ACCORDANCE WITH FOOTNOTE (d)
(d) CONCRETE SHALL BE AIR-ENTRAINED. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5% OR MORE THAN 7%
(e) SEE SECTION R402.2 FOR MINIMUM CEMENT CONTENT

TABLE 3.2B (WFCM 2018)
BOTTOM PLATE TO FOUNDATION CONNECTIONS (ANCHOR BOLTS) RESISTING LATERAL & SHEAR LOADS FROM WIND-EXPOSURE B

FOR EXPOSURES B & C AND ALL WIND SPEEDS

BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	FOUNDATION SUPPORTING	MAXIMUM ANCHOR BOLT SPACING (in.)[1,2,3,4]	
LATERAL AND SHEAR LOADS	1 - 3 STORIES	1/2" ANCHOR BOLTS	31
	1 - 3 STORIES	5/8" ANCHOR BOLTS	48

1. PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTIONS IN TABLE 3.2
2. WHEN ANCHOR BOLTS ARE USED TO RESIST UPLIFT, LATERAL, AND SHEAR LOADS, THE MAXIMUM ANCHOR BOLT SPACING SHALL NOT EXCEED THE LESSER OF THE TABULATED VALUES FOR UPLIFT LOADS (TABLE 3.2C) OR LATERAL AND SHEAR LOADS (TABLE 3.2B) FOR OTHER ANCHOR BOLT LIMITATIONS SEE SECTION 3.2
3. TABULATED ANCHOR BOLT SPACING FOR LATERAL AND SHEAR LOADS ASSUME WALLS ARE SHEATHED IN ACCORDANCE WITH SECTION 3.4.4.2. FOR OTHER WALL SHEATHING TYPES THE TABULATED ANCHOR BOLT SPACING SHALL BE MULTIPLIED BY THE APPROPRIATE SHEATHING TYPE ADJUSTMENT FACTOR IN TABLE 3.17D, BUT IN NO CASE SHALL ANCHOR BOLT SPACING EXCEED 6 FEET ON CENTER.
4. FOR THREE SECOND GUST WIND SPEEDS GREATER THAN 110 MPH, WITH A TABULATED LATERAL VALUE FROM TABLE 3.5 GREATER THAN 262 plf, LATERAL CONNECTIONS SHALL BE DETERMINED USING THE LOADS FROM TABLE 3.5

TABLE 3.2C (WFCM 2018)
SILL OR BOTTOM PLATE TO FOUNDATION CONNECTIONS (ANCHOR BOLTS) RESISTING UPLIFT LOADS FROM WIND-EXPOSURE B

BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	PLATE SIZE	FOUNDATION SUPPORTING	700-YR. 3 SECOND GUST WIND SPEED (MPH)	90	95	100	105	110	115	120	130	140	150	160	170	180	195
				MAXIMUM ANCHOR BOLT SPACING (in.)[1,2]													
UPLIFT LOADS	2 x 4	1 - 3 STORIES	8 'END ZONES	72	72	72	72	72	72	71	57	43	35	30	27	24	22
		1 - 3 STORIES	INTERIOR ZONES	72	72	72	72	72	72	72	66	50	41	35	31	28	26
	2 x 6	1 - 3 STORIES	8 'END ZONES	72	72	72	72	72	72	72	68	51	42	36	32	29	26
		1 - 3 STORIES	INTERIOR ZONES	72	72	72	72	72	72	72	72	60	49	42	37	34	31

1. PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTIONS IN TABLE 3.2
2. WHEN ANCHOR BOLTS ARE USED TO RESIST UPLIFT, LATRAL, AND SHEAR LOADS, THE MAXIMUM ANCHOR BOLT SPACING SHALL NOT EXCEED THE LESSER OF THE TABULATED VALUES FOR UPLIFT LOADS (TABLE 3.2C) OR LATERAL AND SHEAR LOADS (TABLE 3.2B) FOR OTHER ANCHOR BOLT LIMITATIONS SEE SECTION 3.2.1.7 and 3.2.2.3

TABLE R703.3(1)
WEATHER RESISTANT SIDING ATTACHED AND MIN. THICKNESS

SIDING MATERIAL	NOMINAL THICKNESS (INCHES)	JOINT TREATMENT	SHEATHING PAPER REQUIRED	WOOD OR WOOD STRUCTURAL PANEL SHEATHING	FIBERBOARD SHEATHING INTO STUD	GYPSUM SHEATHING INTO STUD	DIRECT TO STUDS	NUMBER OR SPACING OF FASTENERS
VINYL SIDING*	0.035	LAP	NO	0.120 NAIL 1½" STAPLE-1¾"	0.120 NAIL 2" STAPLE-2½"	0.120 NAIL 2" STAPLE-2½"	NOT ALLOWED	SAME AS STUD SPACING

*VINYL SIDING SHALL COMPLY WITH ASTM D3679

TABLE R702.3.5
MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD

THICKNESS OF GYPSUM BOARD (INCHES)	APPLICATION	ORIENTATION OF GYPSUM BOARD TO FRAMING	MAX. SPACING OF FRAMING MEMBERS	MAX. SPACING OF FASTENERS: NAILS	MAX. SPACING OF FASTENERS: SCREWS	SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING
1/2	CEILING	EITHER DIRECTION	16	7	12	13 GAGE, 1⅜" LONG, 19/64" HEAD; 0.098 DIAMETER, 1¼" LONG, ANNULAR-RINGED;5d COOLER NAIL, 0.086 DIAMETER, 1⅝" LONG, 15/64" HEAD; OR GYPSUM BOARD NAIL,0.0915 DIAMETER, 1⅝" LONG, 9/32" HEAD.
	WALL	EITHER DIRECTION	16	8	16	

CODE R702.3.1 RCNYS-GYPSUM BOARD
ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C22, C475, C514, C1002, C1047, C1177, C1178, C1278, C1396, C1658 OR C1766 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. ADHESIVES FOR THE INSTALLATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL CONFORM TO ASTM C557.

LUMBER SPECIFICATION:
* DOUG - FIR LUMBER #2 WITH FB 875 OR EQUAL
* DESIGN LOADS TAKEN AS PER WESTERN WOOD PRODUCTS ASSOCIATION IN ACCORDANCE WITH ASTM STANDARDS

* SOLID POST UNDER FULL WIDTH OF GIRDER @ EACH END
* SOLID POST DOWN TO FOUNDATION OR GIRDER BELOW UNDER ALL GIRDER POSTS.

- ALL HEADERS @ DOOR OPENINGS TO BE 2 x 10 UNLESS NOTED OTHERWISE

- ALL LAMINATED GIRDERS TO BE 2.0E G-P LAM LVL.

- ALL LAMINATED GIRDERS ARE CALLED OUT AS NOMINAL SIZE CONTRACTOR TO USE:
- 1 3/4" x 9 1/2" FOR 2 x 10 LVL
- 1 3/4" x 11 7/8" FOR 2 x 12 LVL

- ALL LUMBER THAT COMES IN CONTACT WITH CONCRETE TO BE A.C.Q.

FASTENERS, HANGERS AND TIE-DOWN CONNECTORS THAT COME IN CONTACT WITH A.C.Q. TREATED LUMBER MUST BE DESIGNED FOR SUCH USE (CHECK MANUFACTURERS SPECIFICTAIONS)

ALL FASTENERS IN DIRECT CONTACT WITH A.C.Q. OR WOLMANIZED LUMBER MUST BE "ZMAX/HDG" GALVANIZED OR STAINLESS STEEL

TABLE R301.5 ALSO NOTED SECTION R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD	DEAD LOAD: R301.4
		THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION SHALL BE USED FOR DETERMINING DEAD LOAD WITH CONSIDERATION FOR THE DEAD LOAD OF FIXED SERVICE EQUIPMENT.
UNINHABITABLE ATTICS WITHOUT STORAGE (b)	10	
UNINHABITABLE ATTICS WITH LIMITED STORAGE (b)(g)	20	
HABITABLE ATTICS AND SERVED WITH FIXED STAIRS	30	
EXTERIOR BALCONIES AND DECKS (e)	40	
FIRE ESCAPES	40	
GUARD RAILS AND HANDRAILS (d)	200 (h)	
GUARD RAILS IN-FILL COMPONENTS (f)	50 (h)	
PASSENGER VEHICLE GARAGES (a)	50 (a)	
ROOMS OTHER THAN SLEEPING ROOM	40	
SLEEPING ROOMS	30	
STAIRS	40 (c)	

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 kN/m , 1 SQUARE INCH = 645 mm, 1 POUND = 4.45 N.[2]
(a) (b) (c) (d)(e) (f) (g) (h) SEE (RCNYS 2020)

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.

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS (b) (c)

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

L = SPAN LENGTH, H = SPAN HEIGHT

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

SECTION R301.2.2.2 WEIGHTS OF MATERIALS

USE	DEAD LOAD	
EXTERIOR LIGHT FRAME WOOD WALLS	15 psf	
EXTERIOR LIGHT FRAME COLD-FORMED STEEL WALLS	14 psf	
INTERIOR LIGHT FRAME WOOD WALLS	10 psf	
INTERIOR LIGHT FRAME COLD-FORMED STEEL WALLS	5 psf	
8" THICK MASONRY WALLS	80 psf	
6" THICK CONCRETE WALLS	85 psf	
SIP WALLS	10 psf	

EXCEPTIONS:

1) ROOF AND CEILING DEAD LOADS NOT EXCEEDING 25 psf SHALL BE PERMITTED PROVIDED THE WALL BRACING AMOUNTS IN SECTION R602.10.3 ARE INCREASED IN ACCORDANCE WITH TABLE R602.10.3(4)

2) LIGHT-FRAME WALLS WITH STONE OR MASONRY VENEER SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS R702.1 AND R703

3) FIREPLACES AND CHIMNEYS SHALL BE PERMITTED IN ACCORDANCE WITH CHAPTER 10

TABLE R301.2.1.3
EQUIVALENT BASIC WIND SPEEDS

V_{ULT}	110	115	120	130	140	150	160	170	180	190	200
V_{ASD}	85	89	93	101	108	116	124	132	139	147	155

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

X:\Drawings\XU 2022220\(OBJ) (PROPOSED) XU (03.08.24)_recover.dwg

ISSUED FOR
PRELIMINARY DRAWING
FOR OWNERS REVIEW
FOR BIDDING PURPOSES
FOR BUILDING DEPT.
FOR CONSTRUCTION
AS BUILT DRAWINGS

REVISIONS — PLOTTED: 3/15/2024

NO.	DATE	DESCRIPTION
	02/14/23	CABINET LAYOUT UPDATE
	01/16/24	D.O.B. RESBMISSION
	01/23/24	D.O.B. RESBMISSION
	03/14/24	D.O.B. RESBMISSION

PROJECT NO.	2022220
DATE	03/14/24
SCALE	AS NOTED
DRAWN BY	M.Z. - S.D. - S.V.

MARK ANTHONY
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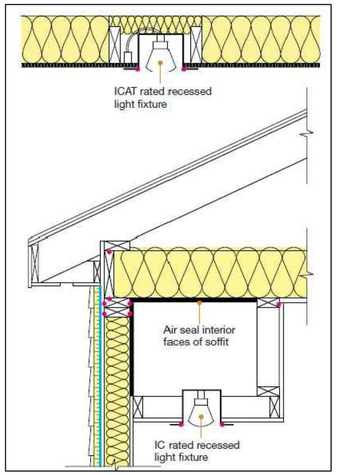
SEAL:
REGISTERED ARCHITECT — MARK ANTHONY [illegible] — 031737-1 — STATE OF NEW YORK
LIC # 0[illegible]
MARK A[illegible]
1563 BELL[illegible]ORE NY, 11710

DRAWING:
GENERAL NOTES

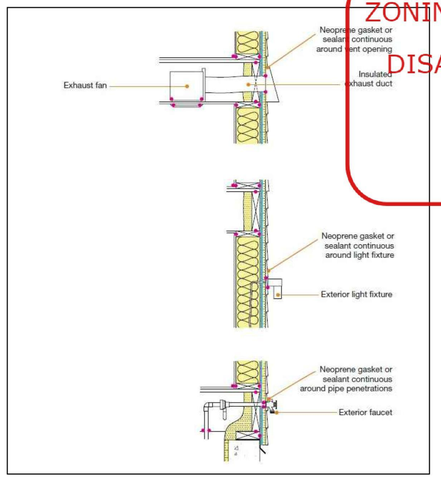
PROJECT:
XU RESIDENCE
3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. I.D#

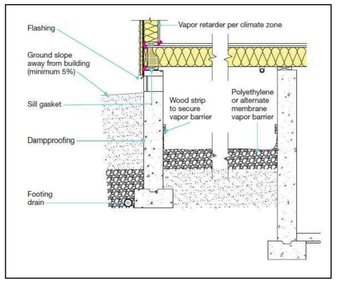
DRAWING No.
T1.0



RECESSED LIGHTING



EXTERIOR WALL



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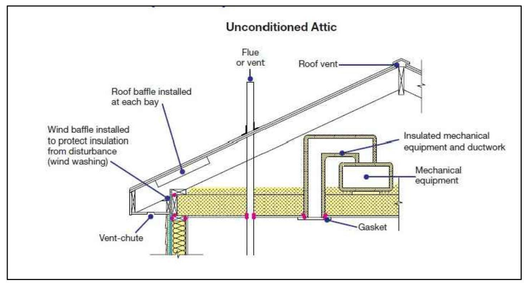
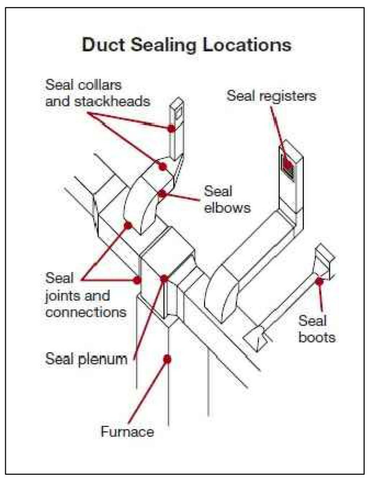


VENTED ATTIC SPACE



DUCT SEALING

HVAC EQUIPMENT BY OTHERS	
(RCNYS 2020) R303 - LIGHT, VENTILATION AND HEATING R303.10 REQUIRED HEATING. WHERE THE WINTER DESIGN TEMPERATURE IN TABLE R301.2(1) IS BELOW 60°F (16°C), EVERY DWELLING UNIT INTENDED TO BE OCCUPIED BETWEEN SEPTEMBER 15 AND MAY 15 SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3 FEET (914 mm) ABOVE THE FLOOR AT 2 FEET (610 mm) FROM EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. EXCEPTIONS: OWNER-OCCUPIED ONE-FAMILY DWELLINGS SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.	M1305.1.2 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES (762 mm) HIGH AND 22 INCHES (559 mm) WIDE AND NOT MORE THAN 20 FEET (6096 mm) LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES (610 mm) WIDE. A LEVEL SERVICE SPACE NOT LESS THAN 30 INCHES (762 mm) DEEP AND 30 INCHES (762 mm) WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE NOT LESS THAN 20 INCHES BY 30 INCHES (508 mm BY 762 mm), AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

[NY] C106.2.6.1 HVAC System certification.

A *registered design professional* shall provide to the building official a written certification that (1) all required HVAC system inspections, HVAC system calibrations, and overall HVAC equipment functionality tests have been performed and (2) in the professional opinion of the *registered design professional*, the HVAC system is operating as designed. The *registered design professional* shall retain copies of the inspection, calibration, and test reports, and shall provide such reports to the building official, if requested. In the case of a building that is subject to the New York City Construction Codes, all required HVAC system inspections, HVAC system calibrations, and overall HVAC equipment functionality tests shall be special or progress inspections and shall be performed by approved agencies.

SECTION N1103 (R403) SYSTEMS

N1103.1 (R403.1) Controls (Mandatory).

Not less than one thermostat shall be provided for each separate heating and cooling system.

N1103.1.1 (R403.1.1) Programmable thermostat.

The thermostat controlling the primary heating or cooling system of the dwelling unit shall be capable of controlling the heating and cooling system of the dwelling unit to maintain different temperature set points at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain *zone* temperatures of not less than 55°F (13°C) to not greater than 85°F (29°C). The thermostat shall be capable of being initially by the manufacturer with a heating temperature setpoint of not greater than 70°F (21°C) and a cooling temperature setpoint of not less than 75°F (26°C).

N1103.1.2 (R403.1.2) Heat pump supplementary heat (Mandatory).

Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.

N1103.2 (R403.2) Hot water boiler outdoor temperature setback.

Hot water boilers that supply heat to the *building* through one- or two-pipe heating systems shall have an outdoor setback control that decreases the boiler water temperature based on the outdoor temperature.

N1103.3 (R403.3) Ducts.

Ducts and air handlers shall be installed in accordance with Sections N1103.3.1 through N1103.3.8.

N1103.3.1 (R403.3.1) Insulation (Prescriptive).

Supply and return ducts in attics shall be insulated to an *R*-value of not less than R-8 for ducts 3 inches (76 mm) in diameter and larger and not less than R-6 for ducts smaller than 3 inches (76 mm) in diameter. Supply and return ducts in other portions of the *building* shall be insulated to not less than R-6 for ducts 3 inches (76 mm) in diameter and to not less than R-4.2 for ducts smaller than 3 inches (76.2 mm) in diameter.

Exception: Ducts or portions thereof located completely inside the *building thermal envelope*.

[NY] N1103.3.2 (R403.3.2) Sealing (Mandatory).

Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with Section M1601.4.1.

Exceptions:

1. Air-impermeable spray foam products shall be permitted to be applied without additional joint seals.
2. For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams, and locking-type joints and seams of other than the snap-lock and button-lock types.

N1103.3.2.1 (R403.3.2.1) Sealed air handler.

Air handlers shall have a manufacturer's designation for an air leakage of not greater than 2 percent of the design airflow rate when tested in accordance with ASHRAE 193.

N1103.3.3 (R403.3.3) Duct testing (Mandatory).

Ducts shall be pressure tested to determine air leakage by one of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. Registers shall be taped or otherwise sealed during the test.
2. Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exceptions:

1. A duct air-leakage test shall not be required where the ducts and air handlers are located entirely within the *building thermal envelope*.
2. A duct air-leakage test shall not be required for ducts serving heat or energy recovery ventilators that are not integrated with ducts serving heating or cooling systems.

A written report of the results of the test shall be signed by the party conducting the test and provided to the *building official*.

N1103.3.4 (R403.3.4) Duct leakage (Prescriptive).

The total leakage of the ducts, where measured in accordance with Section R403.3.3, shall be as follows:

1. Rough-in test: The total leakage shall be less than or equal to 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m^2) of conditioned floor area where the air handler is installed at the time of the test. Where the air handler is not installed at the time of the test, the total leakage shall be less than or equal to 3 cubic feet per minute (85 L/min) per 100 square feet (9.29 m^2) of conditioned floor area.
2. Postconstruction test: Total leakage shall be less than or equal to 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m^2) of conditioned floor area.

N1103.3.5 (R403.3.5) Building cavities (Mandatory).

Building framing cavities shall not be used as ducts or plenums.

[NY] N1103.3.6 (R403.3.6) Ducts buried within ceiling insulation.

Where supply and return air ducts are partially or completely buried in ceiling insulation, such ducts shall comply with all of the following:

1. The supply and return duct shall have an insulation *R*-value not less than R-8.
2. At all points along each duct, the sum of the ceiling insulation *R*-values against and above the top of the duct, and against and below the bottom of the duct shall be not less than R-19, excluding the *R*-value of the duct insulation.

N1103.3.6.1 (R403.3.6.1) Effective *R*-value of deeply buried ducts.

Where using a simulated energy performance analysis, sections of ducts that are installed in accordance with Section N1103.3.6, located directly on, or within 5.5 inches (140 mm) of the ceiling, surrounded with blown-in attic insulation having an *R*-value of R-30 or greater and located such that the top of the duct is not less than 3.5 inches (89 mm) below the top of the insulation, shall be considered as having an effective duct insulation *R*-value of R-25.

N1103.3.7 (R403.3.7) Ducts located in conditioned space.

For ducts to be considered as inside a *conditioned space*, such ducts shall comply with either of the following:

1. The duct system is located completely within the *continuous air barrier* and within the *building thermal envelope*.
2. The ducts are buried within ceiling insulation in accordance with Section N1103.3.6 and all of the following conditions exist:
   2.1. The air handler is located completely within the *continuous air barrier* and within the *building thermal envelope*.
   2.2. The duct leakage, as measured either by a rough-in test of the ducts or a post-construction total system leakage test to outside the *building thermal envelope* in accordance with Section N1103.3.4, is less than or equal to 1.5 cubic feet per minute (42.5 L/min) per 100 square feet (9.29 m^2) of conditioned floor area served by the duct system.
   2.3. The ceiling insulation *R*-value installed against and above the insulated duct is greater than or equal to the proposed ceiling insulation *R*-value, less the *R*-value of the insulation on the duct.

N1103.4 (R403.4) Mechanical system piping insulation (Mandatory).

Mechanical system piping capable of carrying fluids greater than 105°F (41°C) or less than 55°F (13°C) shall be insulated to an *R*-value of not less than R-3.

N1103.4.1 (R403.4.1) Protection of piping insulation.

Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind. The protection shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall be prohibited.

N1103.5 (R403.5) Service hot water systems.

Energy conservation measures for service hot water systems shall be in accordance with Sections N1103.5.1 through N1103.5.4.

N1103.5.1 (R403.5.1) Heated water circulation and temperature maintenance systems (Mandatory).

Heated water circulation systems shall be in accordance with Section N1103.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section N1103.5.1.2. Automatic controls, temperature sensors and pumps shall be *accessible*. Manual controls shall be readily *accessible*.

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION[a]

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous *air barrier* shall be installed in the building envelope. The exterior thermal envelope contains a continuous *air barrier*. Breaks or joints in the air barrier shall be sealed.	*Air-permeable* insulation shall not be used as a sealing material.
Ceiling/attic	The *air barrier* in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the *air barrier* shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the *air barrier*.
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 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.	—
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, or floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation shall be installed on the bottom side of floor framing and 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 all seams joints overlapped and sealed or taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	—
Narrow cavities	—	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	—
Recessed lighting	Recessed light fixtures installed in the *building thermal envelope* shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	—	In *exterior walls*, batt insulation shall be cut neatly to fit around wiring and plumbing, or insulation, that on installation readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on *exterior wall*	The *air barrier* installed at *exterior walls* adjacent to showers and tubs shall separate the wall from the 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.	—

a. Inspection of log walls shall be in accordance with the provisions of ICC 400.

R403.7 Equipment sizing and efficiency rating (Mandatory).

Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on *building* loads calculated in accordance with ACCA Manual J or other *approved* heating and cooling calculation methodologies. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

[NY] TABLE R402.1.4
EQUIVALENT *U*-FACTORS[a]

CLIMATE ZONE	FENESTRATION *U*-FACTOR	SKYLIGHT *U*-FACTOR	CEILING *U*-FACTOR	FRAME WALL *U*-FACTOR	MASS WALL *U*-FACTOR[b]	FLOOR *U*-FACTOR	BASEMENT WALL *U*-FACTOR	CRAWL SPACE WALL *U*-FACTOR
4	0.32	0.55	0.026	0.060	0.099	0.047	0.059	0.065
5	0.30	0.55	0.026	0.060	0.082	0.033	0.050	0.055
6	0.30	0.55	0.026	0.045	0.060	0.033	0.050	0.055

a. Nonfenestration *U*-factors shall be obtained from measurement, calculation or an approved source.
b. Mass walls shall be in accordance with Section R402.2.5. Where more than half the insulation is on the interior, the mass wall U-factors shall not exceed 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zone 6.
c. In warm-humid locations as defined by Figure R301.1 and Table R301.1, the basement wall *U*-factor shall not exceed 0.360.

SECTION N1102 (R402)
BUILDING THERMAL ENVELOPE

[NY] N1102.1 (R402.1) General (Prescriptive).

The *building thermal envelope* shall comply with the requirements of Sections N1102.1.1 through N1102.1.5.

Exceptions:

1. The following low-energy *buildings*, or portions thereof, separated from the remainder of the building by *building thermal envelope* assemblies complying with this section shall be exempt from the *building thermal envelope* provisions of Sections N1102.1.1 through N1102.1.5.
   1.1. Those with a peak design rate of energy usage less than 3.4 Btu/h • ft^2 (10.7 W/m^2) or 1.0 watt/ft^2 of floor area for space-conditioning purposes.
   1.2. Those that do not contain *conditioned space*.
2. Log homes designed in accordance with ICC 400.

N1102.1.1 (R402.1.1) Vapor retarder.

Wall assemblies in the *building thermal envelope* shall comply with the vapor retarder requirements of Section R702.7.

[NY] N1102.1.2 (R402.1.2) Insulation and fenestration criteria.

The *building thermal envelope* shall meet the requirements of Table N1102.1.2 based on the *climate zone* specified in Section N1101.7. In Climate Zone 6, the building thermal envelope shall meet either the requirements of the Climate Zone 6 "option 1" row in Table N1102.1.2 or the requirements of the Climate Zone 6 "option 2" row in Table N1102.1.2.

[NY] TABLE N1102.1.2 (R402.1.2)
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION *U*-FACTOR[b]	SKYLIGHT[b] *U*-FACTOR	GLAZED FENESTRATION SHGC[b, e]	CEILING *R*-VALUE	WOOD FRAME WALL *R*-VALUE	MASS WALL *R*-VALUE[i]	FLOOR *R*-VALUE	BASEMENT[c] WALL *R*-VALUE	SLAB[d] *R*-VALUE & DEPTH	CRAWL SPACE[c] WALL *R*-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13 + 5^h	8/13	19	5/13[f]	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13 + 5^h	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5^h	13/17	30[g]	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20 + 5^h or 13 + 10^h	15/20	30[g]	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5^h or 13 + 10^h	19/21	38[g]	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.
NR = Not Required.

a. *R*-values are minimums. *U*-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall be not less than the *R*-value specified in the table.
b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation on the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation *R*-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
e. Reserved.
f. Reserved.
g. Alternatively, insulation sufficient to fill the framing cavity providing not less than an *R*-value of R-19.
h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
i. Mass walls shall be in accordance with Section N1102.2.5. The second *R*-value applies where more than half of the insulation is on the interior of the mass wall.

PROVIDING RESCHECK IN LIEU OF THE PRESCRIPTIVE METHOD.

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

ISSUED FOR
- PRELIMINARY DRAWING
- FOR OWNERS REVIEW
- FOR BIDDING PURPOSES
- FOR BUILDING DEPT.
- FOR CONSTRUCTION
- AS BUILT DRAWINGS

REVISIONS — PLOTTED: 3/15/2024

NO.	DATE	DESCRIPTION
	02/14/23	CABINET LAYOUT UPDATE
	01/16/24	D.O.B. RESBMISSION
	01/23/24	D.O.B. RESBMISSION
	03/14/24	D.O.B. RESBMISSION

PROJECT NO.	2022220
DATE	03/14/24
SCALE	AS NOTED
DRAWN BY	M.Z. - S.D. - S.V.

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DRAWING:

ECCCNYS NOTES

PROJECT:

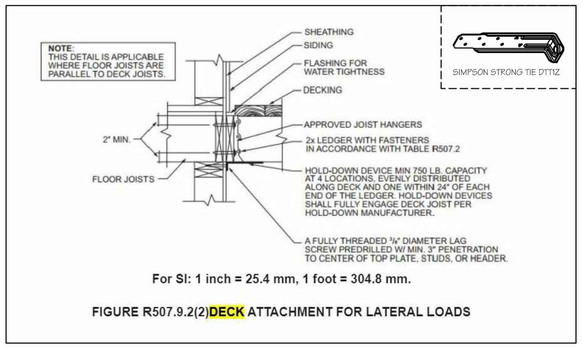
XU RESIDENCE

3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. I.D#

DRAWING No.

T2.0



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

FIGURE R507.9.2(2) DECK ATTACHMENT FOR LATERAL LOADS

ZONING / TOWN CODE COMPLIANCE

DISAPPROVED - Make corrections as noted and resubmit

Anthony Ragueso
05/07/2024

RBP22-0109

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.

FOUNDATION PLAN

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

R905.2.5 Fasteners.

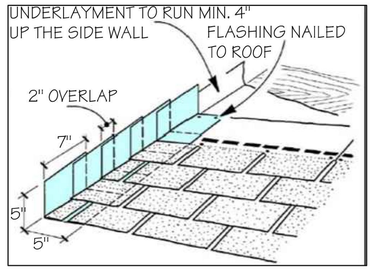
Fasteners for asphalt shingles shall be galvanized steel, stainless steel, aluminum or copper roofing nails, minimum 12-gage [0.105 inch (3 mm)] shank with a minimum $^{3}/_{8}$-inch-diameter (9.5 mm) head, complying with ASTM F1667, of a length to penetrate through the roofing materials and not less than $^{3}/_{4}$ inch (19.1 mm) into the roof sheathing. Where the roof sheathing is less than $^{3}/_{4}$ inch (19.1 mm) thick, the fasteners shall penetrate through the sheathing.

R905.2.6 Attachment.

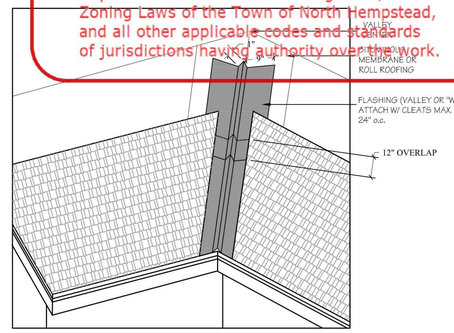
Asphalt shingles shall have the minimum number of fasteners required by the manufacturer's *approved* installation instructions, but not less than four fasteners per strip shingle or two fasteners per individual shingle. Where the roof slope exceeds 21 units vertical in 12 units horizontal (21:12, 175-percent slope), shingles shall be installed in accordance with the manufacturer's *approved* installation instructions.

R905.2.8.2 Sidewall flashing.

Base flashing against a vertical sidewall shall be continuous or step flashing and shall be not less than 4 inches (102 mm) in height and 4 inches (102 mm) in width and shall direct water away from the vertical sidewall onto the roof or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and counterflashing shall be provided in accordance with Section R703.8.2.3. Where exterior plaster or adhered masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and Section R703.6.3.



STEP FLASHING DETAIL



VALLEY FLASHING DETAIL

ASPHALT DIMENSIONAL ROOF SHINGLES OVER 15# BLDG FELT OVER 1/2" CDX PLYWOOD SHEATHING. PROVIDE ICE AND WATER SHIELD TO 4'-0" IN FROM EAVES & @ ALL VALLEYS (TYP.)

SNOW AND ICE SHIELD SHOULD EXTEND FROM ROOF EDGE AT EAVES TO A POINT NO LESS THAN 24" OF EXTERIOR WALL LINE.

CONTRACTOR TO VENT CONCEALED RAFTER SPACE ABOVE INSULATION TO THE EXTERIOR

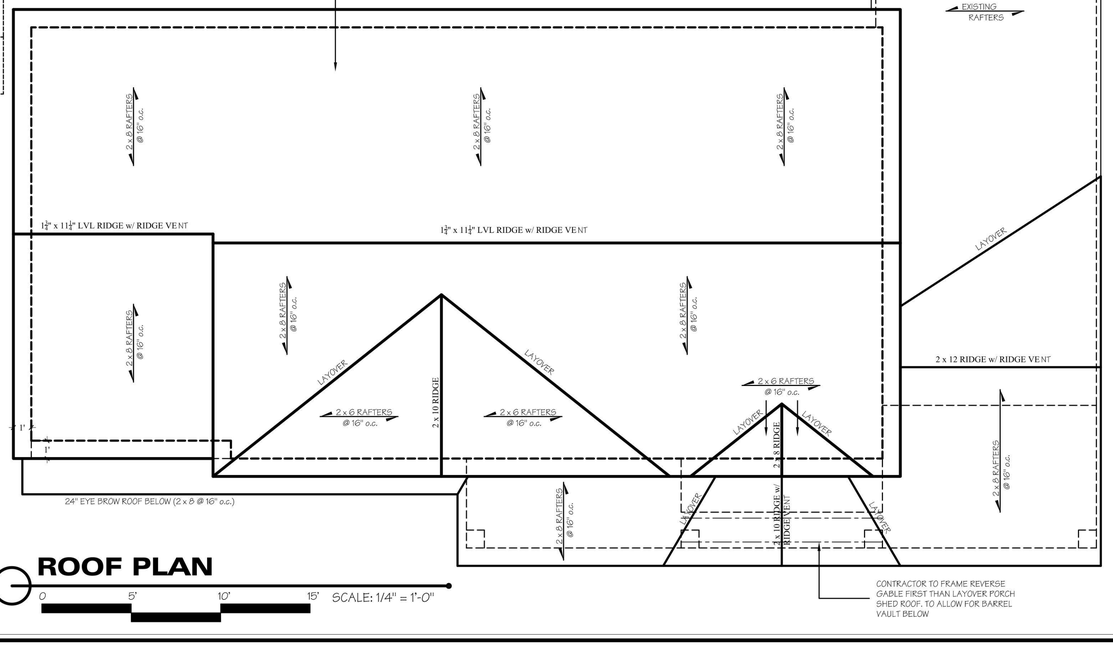
CONTRACTOR TO INSTALL BAFFLES AT CATHEDRAL AREAS FOR VENTING

CONTRACTOR TO VERIFY THAT NEW PORCH ROOF DOES NOT INTERFERE WITH 2nd STORY WINDOWS

CONTRACTOR TO INSTALL STEP FLASHING WHERE ROOFING MEETS WALL (TYP.)

CONTRACTOR TO PROVIDE FLASHING AT ALL GABLE VALLEYS (LAYOVER AND TRUE VALLEY)

CONTRACTOR TO PROVIDE GALVANIZED FRAMING CONNECTION AT ALL TRUE VALLEY AND HIP CONNECTIONS



ROOF PLAN

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

R310.2.3 Window wells.

The horizontal area of the window well shall be not less than 9 square feet (0.9 m^2), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

ISSUED FOR
PRELIMINARY DRAWING
FOR OWNER'S REVIEW
FOR BIDDING PURPOSES
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FOUNDATION AND ROOF PLANS

PROJECT:

XU RESIDENCE

3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. LD#

DRAWING No.

A1.0

ZONING / TOWN CODE COMPLIANCE

DISAPPROVED - Make corrections as noted and resubmit

Anthony Raguseo
05/07/2024

RBP22-001079

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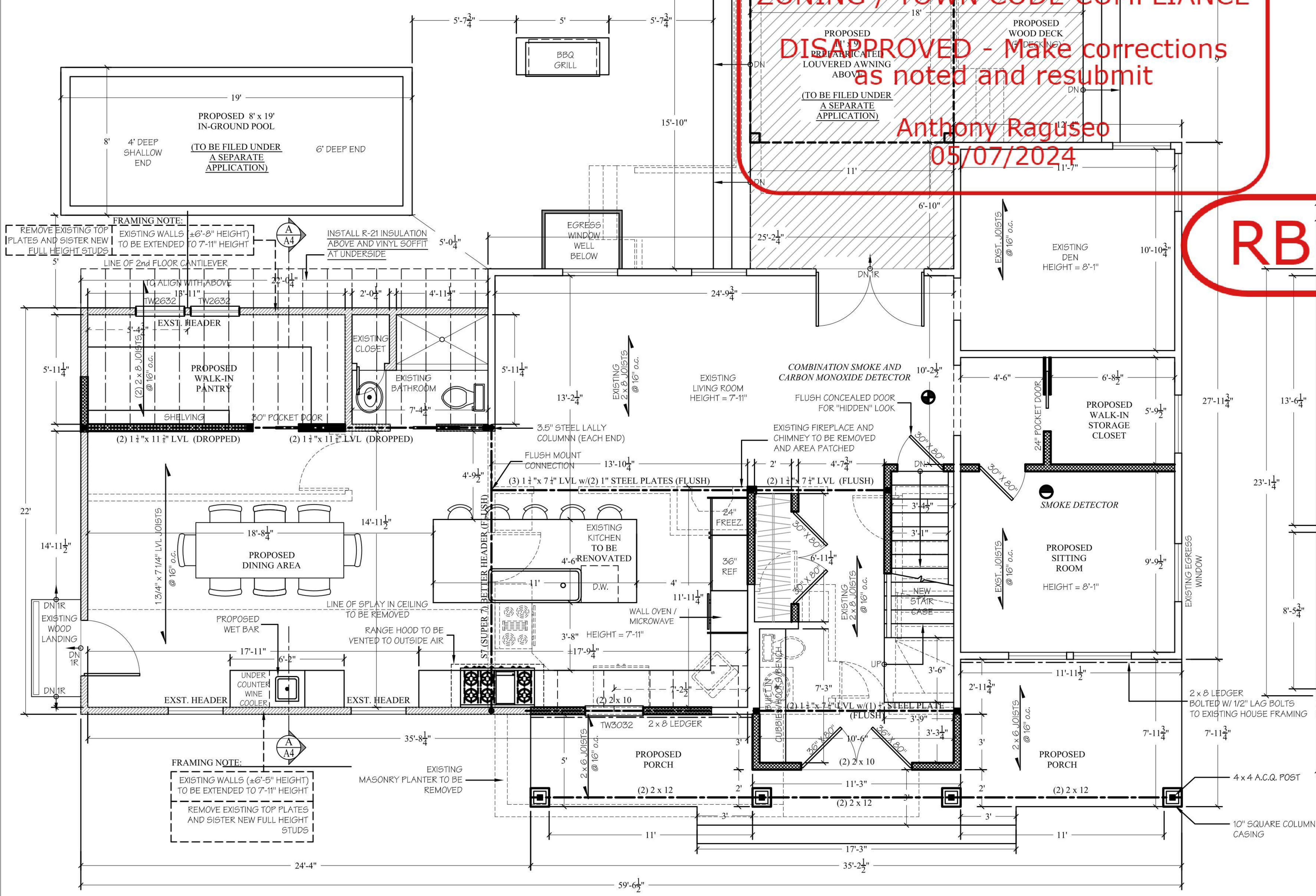
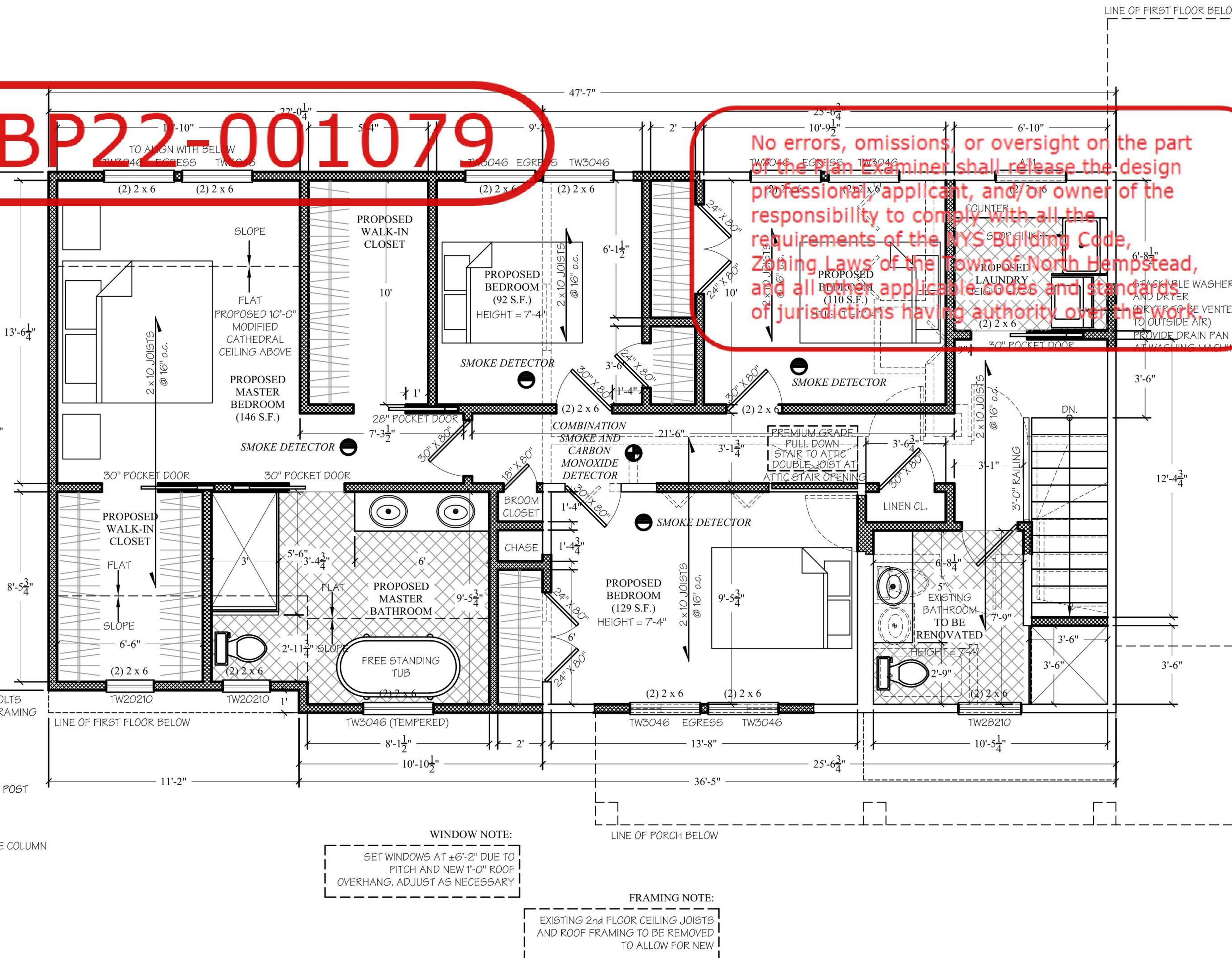


FIRST FLOOR PLAN

0 5' 10' 15' SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

0 5' 10' 15' SCALE: 1/4" = 1'-0"

(RCNYS 2020) R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 - EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED.
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO PUBLIC WAY (EXCEPTION: SEE CODE SECTION)
R310.2.1 - MINIMUM OPENING AREA.
EMERGENCY AND ESCAPE RESCUE OPENING SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 m2/). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 mm) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 mm) (EXCEPTION: SEE CODE SECTION)
R310.2.2 - WINDOW SILL HEIGHT.
WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 mm) ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3
R310.2.5 - REPLACEMENT WINDOWS.
REPLACEMENT WINDOWS INSTALLED IN BUILDINGS MEETING THE SCOPE OF THIS CODE SHALL BE EXEMPT FROM THE MAXIMUM SILL HEIGHT REQUIREMENTS OF SECTION R310.2.2 AND THE REQUIREMENTS OF SECTION R310.2.1, PROVIDED THAT THE REPLACEMENT WINDOW MEETS THE FOLLOWING CONDITIONS:
1: THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING. THE REPLACEMENT WINDOW IS OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER OPENING AREA THAN THE EXISTING WINDOW.
2: THE REPLACEMENT WINDOW IS NOT PART OF A CHANGE OF OCCUPANCY.
R310.5 - DWELLING ADDITIONS.
WHERE DWELLING ADDITIONS CONTAIN SLEEPING ROOMS, AND EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH NEW SLEEPING ROOM. WHERE DWELLING ADDITIONS HAVE BASEMENTS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN THE NEW BASEMENT.
(EXCEPTIONS)
1: AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED IN A NEW BASEMENT THAT CONTAINS A SLEEPING ROOM WITH AN EMERGENCY ESCAPE AND RESCUE OPENING.
2: AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED IN A NEW BASEMENT WHERE THERE IS AN EMERGENCY AND RESCUE OPENING IN AN EXISTING BASEMENT THAT IS ACCESSIBLE FROM THE NEW BASEMENT

VENT 50 cfm MECHANICAL VENT / DIRECTLY TO OUTSIDE AIR (AT BATHROOM AREAS)

NOTE:
CLOTHES DRYER EXHAUST TO BE INSTALLED AS PER (RCNYS 2020) SECTION M1502

- DRYER TO HAVE INDEPENDENT VENT TO OUTSIDE AIR AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

- ● 3.5 " STEEL LALLY COLUMN TO BE TREATED WITH RUST-INHIBITIVE PAINT ON ALL SIDES (INSIDE AND OUTSIDE)
- (2) 2 x 4 WOOD POST
- (2) 2 x 6 WOOD POST
- POST ON FLOOR ABOVE

*ALL EXTERIOR WOOD POSTS ARE TO BE A.C.Q. TREATED LUMBER

**WOOD POSTS TO SUPPORT FULL WIDTH OF GIRDER (i.e.: (3) LVL GIRDER POSTED WITH (4) 2 x 4 POST

ALL NEW WORK DOES CONFORM TO THE REQUIREMENTS FOR AN ADDITION UNDER SECTION AJ501 AND AJ601 (RCNYS 2020)

AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR HAVING GRADE LEVEL EGRESS (TYP)

DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS

- ALL LAMINATED GIRDERS TO BE 2.0E G-P LAM LVL.

LUMBER SPECIFICATION:

* DOUG - FIR LUMBER #2 WITH FB 875 OR EQUAL

* DESIGN LOADS TAKEN AS PER WESTERN WOOD PRODUCTS ASSOCIATION IN ACCORDANCE WITH ASTM STANDARDS

* SOLID POST UNDER FULL WIDTH OF GIRDER @ EACH END

* SOLID POST DOWN TO FOUNDATION OR GIRDER BELOW UNDER ALL GIRDER POSTS.

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS (RCNYS 2020 R311.7.8)

* RAILING TO BE 3'-0" IN HEIGHT AND HAVE A TYPE 1 HANDRAIL AS PER CODE R312.1.2 (RCNYS 2020)

ALL MEANS OF EGRESS, STAIRWAYS AND RAILINGS MUST CONFORM TO R311 AND 312 (RCNYS 2020)

(RCNYS 2020) R311 MEANS OF EGRESS
R311.7.5.1 RISERS.
THE RISER HEIGHT SHALL BE NOT MORE THAN 8¼ INCHES (209 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER
HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. AT OPEN RISERS, OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW SHALL NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.
EXCEPTIONS:
1. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS.
2. THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.

(RCNYS 2020) R311 MEANS OF EGRESS
R311.7.5.2 TREADS.
THE TREAD DEPTH SHALL BE NOT LESS THAN 9 INCHES (229 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

(RCNYS 2020) R303 LIGHT, VENTILATION AND HEATING
R303.7 INTERIOR STAIRWAY ILLUMINATION.
INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.

(RCNYS 2020) R311 MEANS OF EGRESS
R311.1 - MEANS OF EGRESS.
DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

(RCNYS 2020) R303 - LIGHT, VENTILATION AND HEATING
R303.4 MECHANICAL VENTILATION.
WHERE THE AIR INFILTRATION RATE OF A DWELLING UNIT IS 5 AIR EXCHANGES PER HOUR OR LESS WHERE TESTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCH W.C. (50 Pa) IN ACCORDANCE WITH SECTION N1102.4.1.2, THE DWELLING UNIT SHALL BE PROVIDED WITH A WHOLE-HOUSE MECHANICAL VENTILATION IN ACCORDANCE WITH SECTION M1505.4

(RCNYS 2020) R303 - LIGHT, VENTILATION AND HEATING
R303.10 REQUIRED HEATING.
WHERE THE WINTER DESIGN TEMPERATURE IN TABLE R301.2(1) IS BELOW 60°F (16°C), EVERY DWELLING UNIT INTENDED TO BE OCCUPIED BETWEEN SEPTEMBER 15 AND MAY 15 SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3 FEET (914 mm) ABOVE THE FLOOR AT 2 FEET (610 mm) FROM EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION.
EXCEPTIONS: OWNER-OCCUPIED ONE-FAMILY DWELLINGS SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

(RCNYS 2020) R315 CARBON MONOXIDE ALARMS
R315.1 GENERAL.
CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 915 OF THE FIRE CODE OF NEW YORK STATE.

(FCNYS 2020) CARBON MONOXIDE DETECTION

915.3 DETECTION LOCATIONS. CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTIONS 915.3 THROUGH 915.3.3 PLUS ANY ADDITIONAL LOCATIONS AS REQUIRED BY THE MANUFACTURER OF THE CARBON MONOXIDE DETECTION DEVICE. ALL CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN LOCATIONS THAT AVOID DEAD AIR SPACES, TURBULENT AIR SPACES, FRESH AIR RETURNS, OPEN WINDOWS, HVAC DUCTS, CLOSED DOORS, AND OTHER SUCH OBSTRUCTIONS THAT COULD PREVENT CARBON MONOXIDE FROM REACHING THE DETECTOR. WHERE THERE IS A CONFLICT BETWEEN THE LOCATION REQUIREMENTS SPECIFIED BY THIS CODE AND THE LOCATION REQUIREMENTS SPECIFIED BY THE MANUFACTURER OF THE CARBON MONOXIDE DETECTION DEVICE, THE MORE RESTRICTIVE SHALL GOVERN. (EXCEPTION: SEE CODE SECTION)

915.3.1.3 DWELLING UNITS AND SLEEPING UNITS THAT CONTAIN A FUEL-BURNING APPLIANCE. CARBON MONOXIDE DETECTION SHALL BE INSTALLED OUTSIDE OF SLEEPING AREAS AND WITHIN 10 FEET (3048 mm) OF THE ENTRANCE TO THE SLEEPING AREAS IN DWELLING UNITS AND SLEEPING UNITS THAT CONTAIN A FUEL-BURNING APPLIANCE. (EXCEPTION: SEE CODE SECTION)

915.4.1.1 POWER SOURCE. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THAT REQUIRED FOR OVERCURRENT PROTECTION.
EXCEPTION:
1. CARBON MONOXIDE ALARMS POWERED BY A 10-YEAR BATTERY SHALL BE AN ACCEPTABLE ALTERNATIVE IN RESIDENTIAL BUILDINGS AND COMMERCIAL BUILDINGS WITHOUT COMMERCIAL POWER, AND
1.1. EXISTING RESIDENTIAL BUILDINGS AND COMMERCIAL BUILDINGS UNLESS OTHERWISE REQUIRED BY THE UNIFORM CODE.
2. CARBON MONOXIDE ALARMS INSTALLED IN ACCORDANCE WITH AN EARLIER VERSION OF THE UNIFORM CODE MAY BE CORD-TYPE OR DIRECT PLUG WHEN PERMITTED BY SUCH CODE.

915.5.3 INTERCONNECTION OF MULTIPLE CARBON MONOXIDE NOTIFICATION APPLIANCES. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS INSTALLED IN A DWELLING UNIT, SLEEPING AREA, OCCUPIABLE SPACE, OR HVAC ZONE, ALL SUCH ALARMS SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTIVATION OF ONE ALARM OR DETECTOR SHALL ACTIVATE ALL CARBON MONOXIDE NOTIFICATION APPLIANCES THROUGHOUT THE INDIVIDUAL DWELLING UNIT, SLEEPING AREA, OCCUPIABLE SPACE, OR HVAC ZONE. INTERCONNECTION OF ALARMS SHALL COMPLY WITH NFPA 720 SECTIONS 9.6.4.1 THROUGH 9.6.4.5 AND 9.6.7. (EXCEPTION: SEE CODE SECTION)

(RCNYS 2020) R302 FIRE-RESISTANT CONSTRUCTION
R302.7 UNDER STAIR PROTECTION.
ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON ENCLOSED SIDE WITH ½ INCH (12.7 mm) GYPSUM BOARD.

(RCNYS 2020) R314 SMOKE ALARMS AND HEAT DETECTION

* SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.

2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3' HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
EXCEPTION: SMOKE ALARMS AND ALARMS INSTALLED TO SATISFY SECTION R314.4.1 SHALL NOT BE REQUIRED TO BE INTERCONNECTED TO EXISTING SMOKE ALARMS WHERE SUCH EXISTING SMOKE ALARMS ARE NOT INTERCONNECTED OR WHERE SUCH NEW SMOKE ALARM OR ALARM IS NOT CAPABLE OF BEING INTERCONNECTED TO THE EXISTING SMOKE ALARMS.

* ALL SMOKE DETECTORS TO BE INTERCONNECTED

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

X:\Drawings\XU 2022220\(OBJ) (PROPOSED) XU (03.08.24)_recover.dwg

ISSUED FOR
- PRELIMINARY DRAWING
- FOR OWNERS REVIEW
- FOR BIDDING PURPOSES
- FOR BUILDING DEPT.
- FOR CONSTRUCTION
- AS BUILT DRAWINGS

REVIEIONS PLOTTED: 3/15/2024

NO.	DATE	DESCRIPTION
	02/14/23	CABINET LAYOUT UPDATE
	01/16/24	D.O.B. RESBMISSION
	01/23/24	D.O.B. RESBMISSION
	03/14/24	D.O.B. RESBMISSION

PROJECT NO.	2022220
DATE	03/14/24
SCALE	AS NOTED
DRAWN BY	M.Z. - S.D. - S.V.

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DRAWING:
FIRST AND SECOND FLOOR PLANS

PROJECT:
XU RESIDENCE
3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. I.D#

DRAWING No.
A2.0

ZONING / TOWN CODE COMPLIANCE

DISAPPROVED - Make corrections as noted and resubmit

Anthony Raguseo
05/07/2024

RBP22-001079

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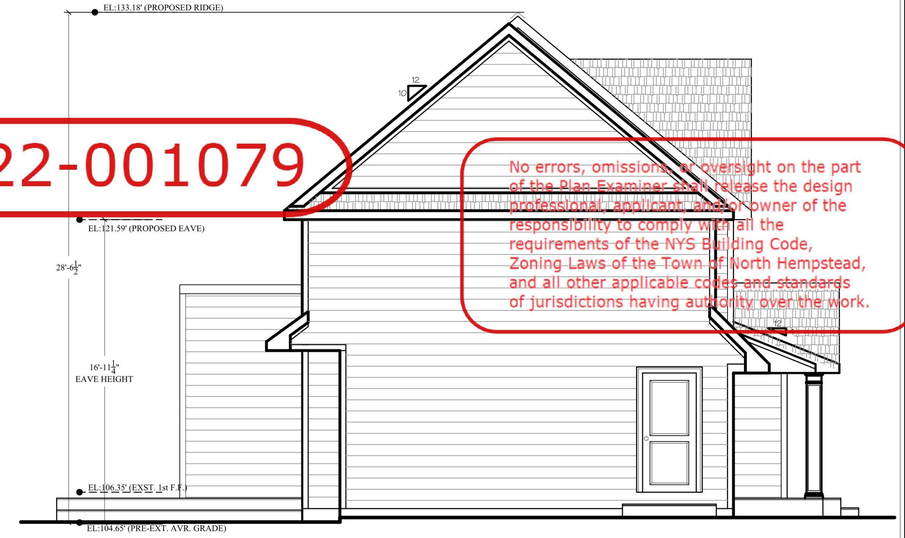
FRONT ELEVATION

0 5' 10' 15' SCALE: 1/4" = 1'-0"



SIDE ELEVATION

0 5' 10' 15' SCALE: 1/4" = 1'-0"

REAR ELEVATION

0 5' 10' 15' SCALE: 1/4" = 1'-0"

SIDE ELEVATION

0 5' 10' 15' SCALE: 1/4" = 1'-0"

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DRAWING:

ELEVATIONS

PROJECT:

XU RESIDENCE

3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. I.D#

DRAWING No.

A3.0

NAILING SCHEDULE FOR STRUCTURAL MEMBERS (2018 WFCM: TABLE 3.1)

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
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE-NAILED)	2 - 16d[1]	2 - 16d[1]	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4 - 16d	5 - 16d	JOINTS-EACH SIDE
STUD TO STUD (FACE-NAILED)	2 - 16d	2 - 16d	24" o.c.
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" o.c. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	SEE TABLE 3.5A	SEE TABLE 3.5A	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, END JOIST OR BLOCKING (FACE NAILED	2 - 16d[1,2]	2 - 16d[1,2]	PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4 - 8d	4 - 10d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2 - 8d	2 - 10d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2 - 8d	2 - 10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3 - 16d	4 - 16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3 - 16d	4 - 16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3 - 8d	3 - 10d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3 - 16d	4 - 16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2 - 16d[1]	3 - 16d	PER FOOT
ROOF SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	SEE TABLE 3.10
DIAGONAL BOARD SHEATHING 1" x 6" OR 1" x 8"	2 - 8d	2 - 10d	PER SUPPORT
DIAGONAL BOARD SHEATHING 1" x 10" OR WIDER	3 - 8d	3 - 10d	PER SUPPORT
CEILING SHEATHING			
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
WALL SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	SEE TABLE 3.11
STRUCTURAL FIBERBOARD PANELS 1/2"	11 ga. galv. roofing nail (.120"x1 3/4"LONG x 7/16" HEAD)	- - - - -	3" EDGE / 6" FIELD
STRUCTURAL FIBERBOARD PANELS 25/32"	11 ga. galv. roofing nail (.120"x1 3/4"LONG x 7/16" HEAD)	- - - - -	3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
HARDBOARD	8d	8d	SEE TABLE 3.11
PARTICLEBOARD PANELS	8d	8d	SEE MANUFACTURER
DIAGONAL BOARD SHEATHING 1" x 6" OR 1" x 8"	2 - 8d	2 - 10d	PER SUPPORT
DIAGONAL BOARD SHEATHING 1" x 10" OR WIDER	3 - 8d	3 - 10d	PER SUPPORT
FLOOR SHEATHING			
WOOD STRUCTURAL PANELS 1" OR LESS	8d	10d	6" EDGE / 12" FIELD
WOOD STRUCTURAL PANELS GREATER THAN 1"	10d	16d	6" EDGE / 12" FIELD
DIAGONAL BOARD SHEATHING 1" x 6" OR 1" x 8"	2 - 8d	2 - 10d	PER SUPPORT
DIAGONAL BOARD SHEATHING 1" x 10" OR WIDER	3 - 8d	3 - 10d	PER SUPPORT

1 NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6" ON-CENTER AT THE PANEL EDGE. ALTERNATIVE NAILING SCHEDULES SHALL BE USED WHERE WALL SHEATHING NAILING IS REDUCED. FOR EXAMPLE, IF WALL SHEATHING IS NAILED 3" ON-CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS SHALL BE USED TO MAINTAIN THE LOAD PATH.

2 WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1-16d NAIL PER FOOT

Table 3.4A Rafter and/or Ceiling Joist to Top Plate Lateral and Shear Connection Requirements — **Exposure B**

(Prescriptive Alternative to Table 3.4)

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	195
Rafter/Ceiling Joist Spacing (in.)	Wall Height (ft.)	Number of 8d Common Nails or 10d Box Nails (Toenailed) Required in Each Rafter and/or Ceiling Joist to Top Plate Connection[1,2,3,4]									
12	8	2	2	2	2	3	3	3	3	3	3
	10	2	2	2	2	3	3	3	3	3	3
16	8	2	2	2	3	3	3	3	3	3	3
	10	2	2	2	3	3	3	3	3	3	4
24	8	3	3	3	4	5	5	5	5	5	5
	10	3	3	3	4	5	5	5	5	5	6

1 Prescriptive limits are based on assumptions in Table 3.4.

2 When ceiling joists are installed parallel to rafters, the sum of the toenails in the rafter and ceiling joist shall equal or exceed the tabulated number of nails required.

3 To avoid splitting, no more than 2 toenails shall be installed in each side of a rafter or ceiling joist when fastened to a 2x4 top plate or 3 toenails in each side when fastened to a 2x6 top plate.

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

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

ZONING / TOWN CODE COMPLIANCE

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05/07/2024

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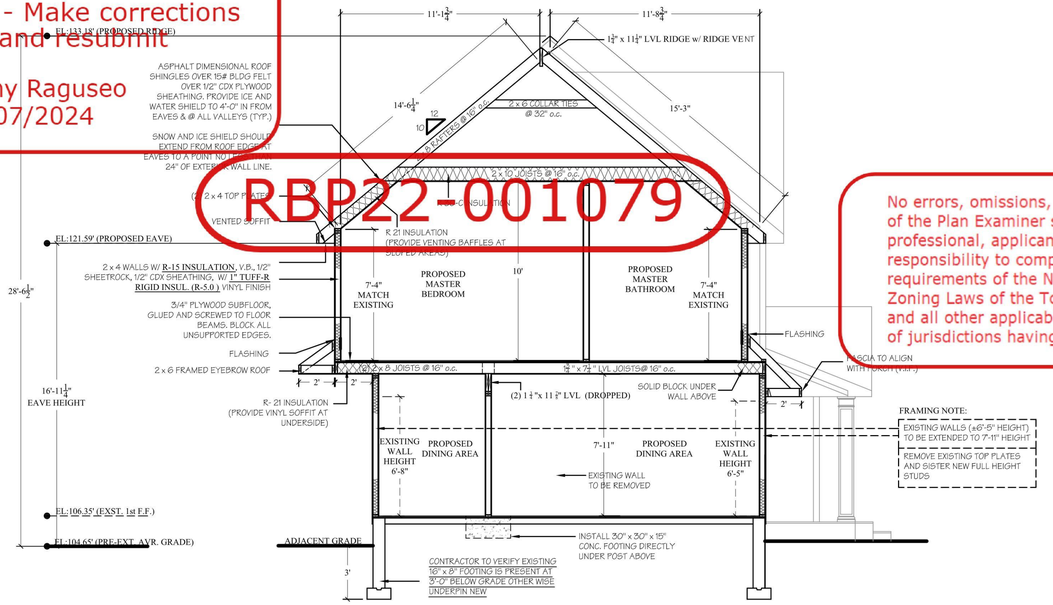
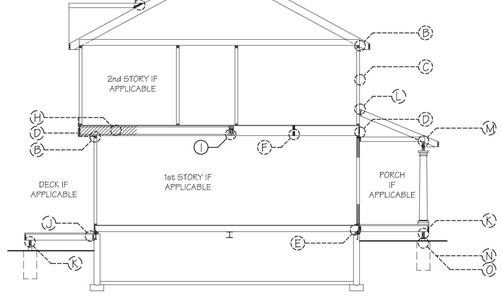


CROSS SECTION 'A'

0 5' 10' 15' SCALE: 1/4" = 1'-0"

AIR SEALING DETAILS TO FOLLOW THE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.



TYP. CONNECTOR DIAGRAM

DETAIL SHEET A5
N.T.S.

NOTE: THE MECHANICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 12/24 OF THE RCNYS 2020

NOTE: THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 25/33 OF THE RCNYS 2020

NOTE: THE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 34/42 OF THE RCNYS 2020

CONTRACTOR TO VERIFY THAT WOOD SHEATHING TO BE A MIN. OF 6" FROM GRADE (AS PER RCNYS 2020 SECTION R317)

NOTE: ROOF COVERINGS TO BE INSTALLED AS PER (RCNYS 2020) SECTION R905

NOTE: ALL LUMBER THAT COMES IN CONTACT WITH MASONRY (CONCRETE) TO BE A.C.Q. LUMBER

DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS (RCNYS 2020 SECTION R311.7.8)

ALL MEANS OF EGRESS, STAIRWAYS AND RAILINGS MUST CONFORM TO RCNYS 2020 SECTIONS R311 AND 312

CONTRACTOR TO VENT CONCEALED RAFTER SPACE ABOVE INSULATION TO THE EXTERIOR

PROVIDE 2" X 6" COLLAR TIES 32" o.c. @ ALL ROOFS. SET TOP OF TIES IN UPPER 1/3 OF THE DISTANCE BETWEEN B.O. RIDGE AND T.O. CEILING JOISTS.

CORROSION- RESISTIVE FLASHING TO BE PROVIDED UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS. ALL MATERIALS IN CONTRACT WITH PRESSURE TREATED LUMBER (STRAP, TECO, NAILS, FLASHING) SHALL BE APPROVED FOR SUCH USE. (RCNYS 2020 SECTION R703.4)

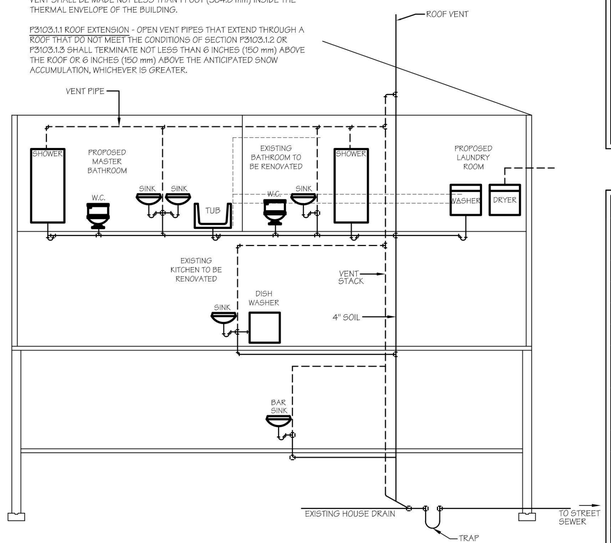
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM FOUNDATION WALL SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'

(AS PER RC 2020 SECTION R406)
EXCEPT WHERE REQUIRED BY SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPPROOFED FROM THE HIGHER OF (a) THE TOP OF THE FOOTING OR (b) 6 INCHES (152 mm) BELOW THE TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LESS THAN 3/8 INCH (9.5 mm) PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. THE PARGING SHALL BE DAMPPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING.
1: BITUMINOUS COATING
2: THREE POUNDS PER SQUARE YARD (1.63 kg/m²) OF ACRYLIC MODIFIED CEMENT.
3: ONE-EIGHTH-INCH (3.2 mm) COAT OF SURFACE-BONDING CEMENT COMPLYING WITH ASTM C 887.
4: ANY MATERIAL PERMITTED FOR WATERPROOFING IN SECTION R406.2
5: OTHER APPROVED METHODS OR MATERIALS.
(EXCEPTION)
1: PARGING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION TO THE MASONRY

CONCRETE WALLS SHALL BE DAMPPROOFED BY APPLYING ANY ONE OF THE LISTED DAMPPROOFING MATERIALS OR ANY ONE OF THE WATERPROOFING MATERIALS LISTED IN SECTION R406.2 TO THE EXTERIOR OF WALL

P3103.2 FROST CLOSURE - WHERE THE 97.5-PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0 DEGREES F (-18 DECREES C) OR LESS, VENT EXTENSIONS THROUGH A ROOF OR A WALL SHALL NOT BE LESS THEN 3 INCHES IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1 FOOT (304.8 mm) INSIDE THE THERMAL ENVELOPE OF THE BUILDING.

P3103.1.1 ROOF EXTENSION - OPEN VENT PIPES THAT EXTEND THROUGH A ROOF THAT DO NOT MEET THE CONDITIONS OF SECTION P3103.1.2 OR P3103.1.3 SHALL TERMINATE NOT LESS THAN 6 INCHES (150 mm) ABOVE THE ROOF OR 6 INCHES (150 mm) ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER.



PLUMBING RISER DIAGRAM

N.T.S.

FIXTURE	BRANCH HOT WATER	BRANCH COLD WATER	SOIL OR WASTE CONNECTION	VENT CONNECTION
WATER CLOSET		3/4"	3" X 4"	
SINK	3/4"	3/4"	2"	1 1/2"
BATHTUB	3/4"	3/4"	1 1/2"	1 1/4"
SHOWER	3/4"	3/4"	2"	1 1/2"
WASHER	3/4"	3/4"	1 1/2"	1 1/4"

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

PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1½
BIDET	1¼
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1½
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND GARBAGE GRINDER)	1½
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1½
LAVATORY	1¼
SHOWER NOTE a	
5.7 GPM AND LESS	1 1/2
MORE THAN 5.7 GPM UP TO 12.3 GPM	2
MORE THAN 12.3 GPM UP TO 25.8 GPM	3
MORE THAN 25.8 GPM UP TO 55.6 GPM	4
WATER CLOSET	NOTE b

FOR SI: 1 inch = 25.4 mm.
(a) BASED ON TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODYSPRAYS
(b) CONSULT FIXTURE STANDARDS FOR TRAP DIMENSION OF SPECIFIC BOWLS

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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DRAWING:
CROSS SECTION AND DETAILS

PROJECT:
XU RESIDENCE

3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. I.D#

DRAWING No.
A4.0

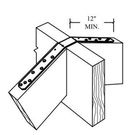
PROJECT INCLUDING STRAPPING
DESIGNED AS PER WFCM 2018

ZONING / TOWN CODE COMPLIANCE

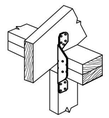
DISAPPROVED - Make corrections as noted and resubmit

Anthony Raguseo
05/07/2024

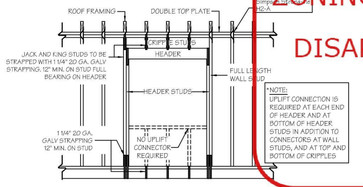
RBP22-001079



A RIDGE STRAP
SIMPSON STRONG - TIE
LSTA30 (20 GAUGE) @ 16" o.c.

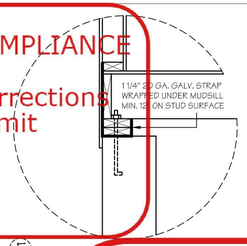


B RAFTER TO DOUBLE TOP PLATE
SIMPSON STRONG - TIE H2-A
INSTALL @ 16" o.c.

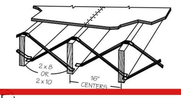


C TYPICAL FRAMING AND UPLIFT CONNECTIONS FOR OPENINGS

D FLOOR TO FLOOR CONNECTIONS
SIMPSON STRONG - TIE
CS20 - INSTALL @ 16" o.c.

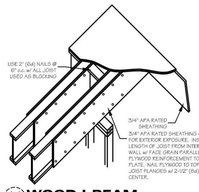


E MUDSILL STRAP

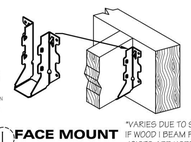


F JOIST TO JOIST
SIMPSON STRONG - TIE
LTHD8 - INSTALL AS SHOWN

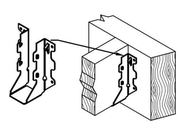
G NAILER TO LAYOVER RAFTER CONNECTION
SIMPSON STRONG - TIE
A35 FRAMING ANCHOR



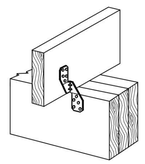
H WOOD I-BEAM CANTILEVER DETAIL



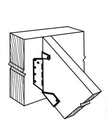
I FACE MOUNT HANGER
SIMPSON STRONG - TIE
LUS26, LUS28, LUS26-2, LU328-C, LUS210, LUS210-2
*VARIES DUE TO SIZE AND IF WOOD I BEAM FLOOR JOISTS ARE USED



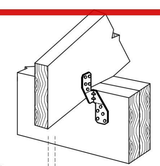
J FACE MOUNT HANGER
SIMPSON STRONG - TIE
LUS28-Z
* VARIES DUE TO SIZE OF A.C.Q. JOIST



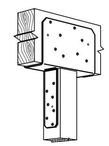
K JOIST TO GIRDER STRAP
SIMPSON STRONG - TIE @ 16" o.c.
H2.5A & H2.5AZ



L ADJUSTABLE HANGER
SIMPSON STRONG - TIE
LSSU28 @ 16" o.c.
VARIES DUE TO SIZE OF RAFTER

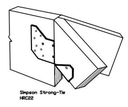


M PORCH RAFTER TO GIRDER STRAP
SIMPSON STRONG - TIE
H2.5A & H2.5AZ @16" o.c.

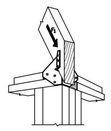


N POST TO GIRDER
SIMPSON STRONG - TIE CCQ3

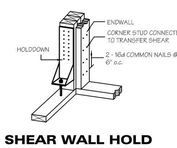
O POST TO CONC. FOOTING
SIMPSON STRONG - TIE CBS44
TYPICAL INSTALLATION



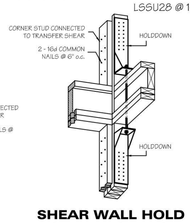
HIP CORNER PLATE
SIMPSON STRONG - TIE
HRC22



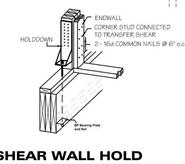
HIP CORNER PLATE
SIMPSON STRONG - TIE
HCP2 - 2X MEMBER SIZE
HCP2 - 4X MEMBER SIZE



SHEAR WALL HOLD DOWN - 4 STUDS
1st FLOOR



SHEAR WALL HOLD DOWN - 4 STUDS
2nd FLOOR

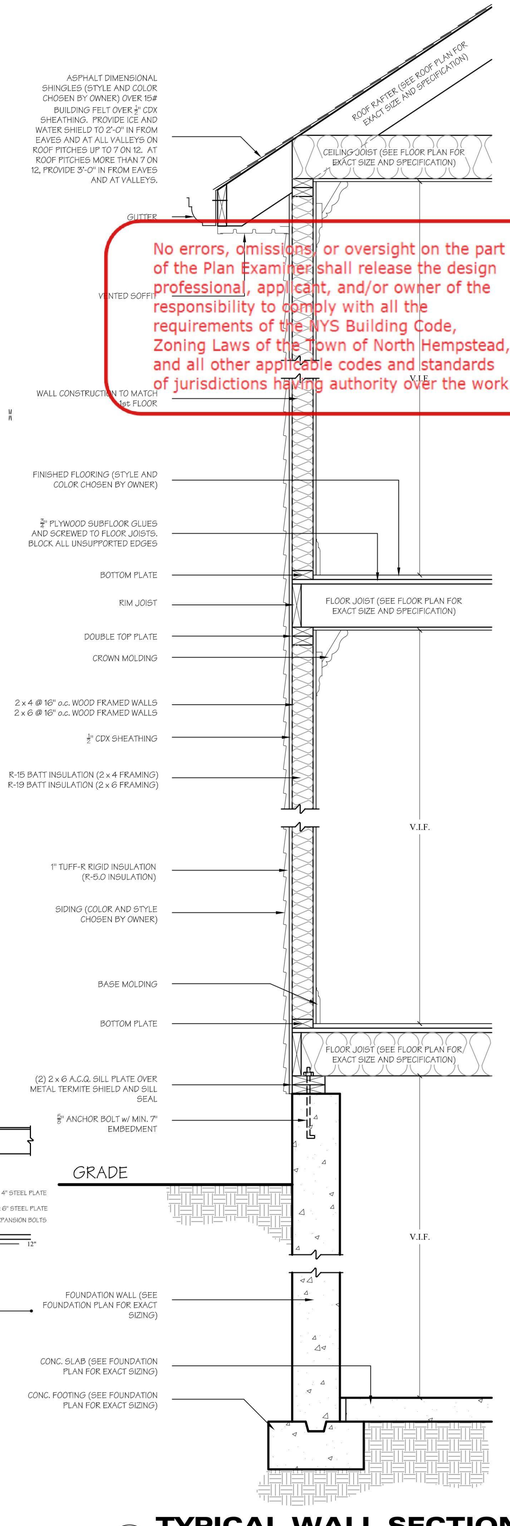


SHEAR WALL HOLD DOWN @ GIRDER
AT CANITLEVER

SHEAR WALL HOLD DOWN

3.4.4.2.3 HOLD-DOWNS
AS PER (WFCM 2018)

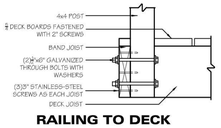
HOLD-DOWNS WITH A CAPACITY IN ACCORDANCE WITH TABLE 3.17F, DIVIDED BY THE APPROPRIATE LENGTH ADJUSTMENT FACTOR IN TABLE 3.17D, ARE REQUIRED AT THE END OF EACH SHEAR WALL SEGMENT, OR AT EACH END OF A PERFORATED SHEAR WALL. WHERE FULL HEIGHT SHEAR WALL SEGMENTS MEET AT A CORNER, A SINGLE HOLD-DOWN SHALL BE PERMITTED TO BE USED TO BE USED TO RESIST THE OVERTURNING FORCES IN BOTH DIRECTIONS WHEN THE CORNER FRAMING IN THE ADJOINING WALLS IS FASTENED TOGETHER TO TRANSFER THE UPLIFT LOAD (SEE FIGURES 3.4a-b) MIN. 4" o.c. 8d COMMON NAIL SPACING AT PANEL EDGES FOR SHEAR, ALL HORIZONTAL SHEATHING. SEAMS TO BE BLOCKED SOLID.



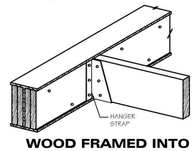
TYPICAL WALL SECTION

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.

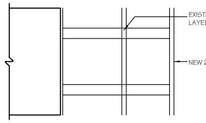
FLITCH BEAM/FLUSH HEADER DETAIL

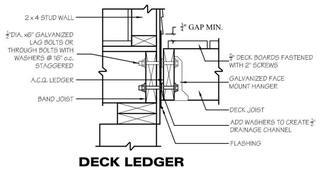


RAILING TO DECK JOIST DETAIL

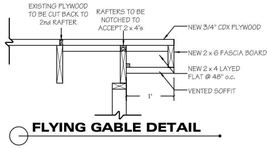


WOOD FRAMED INTO STEEL BEAM

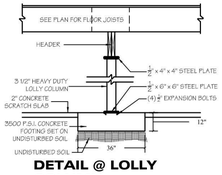




DECK LEDGER DETAIL



FLYING GABLE DETAIL



DETAIL @ LOLLY COLUMN

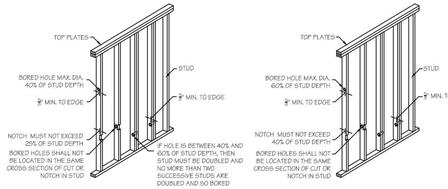


FIGURE R602.6(1) NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS

FIGURE R602.6(2) NOTCHING AND BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS

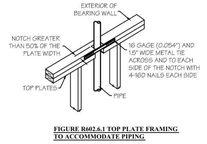


FIGURE R602.6.1 TOP PLATE FRAMING TO ACCOMMODATE PIPING

STUD NOTCHING AND BORING DETAILS

R602.6.1 DRILLING AND NOTCHING OF TOP PLATE.

WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING OR NOTCHING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF ITS WIDTH, A GALVANIZED METAL TIE OF NOT LESS THAN 0.054 INCH THICK (1.37 MM) (16 GA) AND 1½ INCHES (38 MM) WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN FOUR 16D NAILS AT EACH SIDE OR EQUIVALENT. SEE FIGURE R602.6.1.

EXCEPTION: WHEN THE ENTIRE SIDE OF THE WALL WITH THE NOTCH OR CUT IS COVERED BY WOOD STRUCTURAL PANEL SHEATHING.

R602.6 DRILLING AND NOTCHING--STUDS.

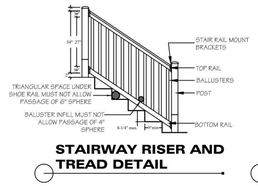
DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

1. NOTCHING. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH.

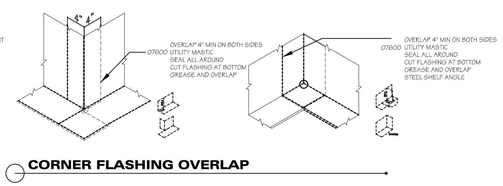
2. DRILLING. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60 PERCENT OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH (16 MM) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40 PERCENT AND UP TO 60 PERCENT SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED. SEE FIGURES R602.6(1) AND R602.6(2). FOR BORED HOLES FOR ELECTRICAL WIRING, SEE TABLE E3702.1.

EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHEN THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

DECK RAILING DETAIL

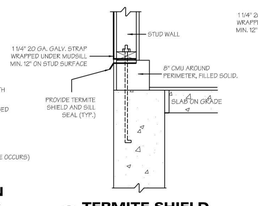


STAIRWAY RISER AND TREAD DETAIL

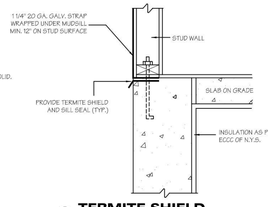


CORNER FLASHING OVERLAP

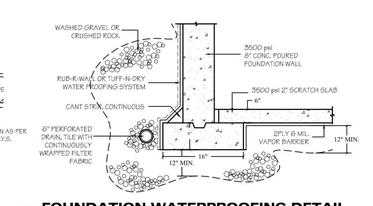
STONE INSTALLATION OVER STUD FRAMING



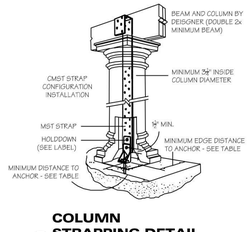
TERMITE SHIELD



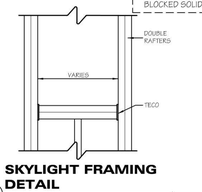
TERMITE SHIELD



FOUNDATION WATERPROOFING DETAIL



COLUMN STRAPPING DETAIL



SKYLIGHT FRAMING DETAIL

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

ISSUED FOR
PRELIMINARY DRAWING
FOR OWNERS REVIEW
FOR BIDDING PURPOSES
FOR BUILDING DEPT.
FOR CONSTRUCTION
AS BUILT DRAWINGS

REVISIONS PLOTTED: 3/15/2024

NO.	DATE	DESCRIPTION
	02/14/23	CABINET LAYOUT UPDATE
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	01/23/24	D.O.B. RESBMISSION
	03/14/24	D.O.B. RESBMISSION

PROJECT NO.	2022220
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DRAWN BY	M.Z. - S.D. - S.V.

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DRAWING:

FIRST FLOOR FRAMING PLAN

PROJECT:

XU RESIDENCE

3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. I.D.#

DRAWING No.

A5.0