

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

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Leslie Francis, Esq.

Members
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Jay Hernandez
Patricia A. Goodsell, Esq.

Town of North Hempstead



Board of Zoning Appeals

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

CALENDAR FOR AUGUST 14, 2024

RESIDENTIAL CALENDAR

APPEAL #21538 - Benjamin Brian & Shira Vered Roth; 12 Beverly Rd., Port Washington; Section 5, Block 20, Lot 7; Zoned: Residence-A

Variances from §§ 70-30.C and 70-31A to construct a foyer and portico too close to the street and to legalize a deck located too close to a side property line and with not enough total (aggregate) side yards.

APPEAL #21583 – United Cerebral Palsy Association of Nassau County; 9 Belleview Ave., Port Washington; Section 5, Block 81, Lot 10; Zoned: Residence-C

Variances from §§ 70-44 & 70-208.G to convert a three family to a four-family house (not a permitted use) that is an expansion of a non-permitted use.

APPEAL #21584 - Wai Hui; 113 Monterey Drive, New Hyde Park; Section 8, Block 266, Lot 20; Zoned: Residence-A

Variance from §70-100.2(a)(4) to legalize a fence and gates that are too tall.

APPEAL #21585 - Dan Geevarghese; 344 Bryn Mawr Road, New Hyde Park; Section 9, Block 523, Lot 32; Zoned: Residence-C

Variance from §70-100.2(H) to legalize the relocation of 3 A/C units more than 3 feet from the home.

APPEAL #21586 – Onkar Singh; 47 Reed Dr., Roslyn; Section 9, Block 653, Lot 64; Zoned: Residence-A

Variances from §§ 70-29(C) & 70-30(C) to legalize a new home which is too big and is located too close to the street.

APPEAL #21587 - Elizabeth LaPierre-Cyr; 12 Arlington Street, Westbury; Section 10, Block 164, Lot 57; Zoned: Residence-C

Variances from §§70-100.2(A)(4) and 70-100.2(A)(4)(a) to legalize fencing that is too tall.

COMMERCIAL CALENDAR

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

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

APPEAL #21588 – Steel Equities; 401 Old Country Road., Carle Place; Section 10, Block 288, Lot 44; Zoned: Business-A

Variance § 70-196(J)(1)(a) to install more than one wall sign per wall.

APPEAL #21505.A - 9 Powerhouse RD LLC (Starbucks); 9 Powerhouse Road, Roslyn Heights; Section 7, Block 72, Lot 71; Zoned: Business-A

Variances from §70-203.T(2)(e) and 70-135 to construct an ordering station with audio equipment facing a residentially zoned property and to erect a fence on top of a retaining wall which will exceed the permitted height (is too tall).

PROPOSD STARBUCKS

9 POWERHOUSE ROAD

ROSLYN HEIGHTS, NEW YORK, 11577

#21505.A

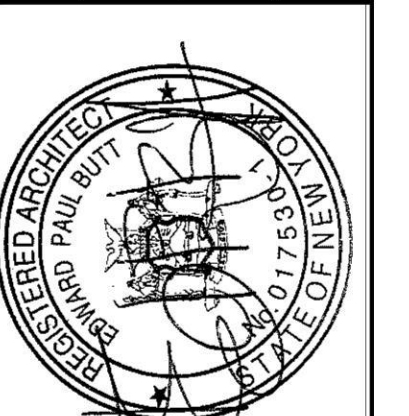
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

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

NO.	REVISIONS / DESCRIPTIONS	DATE
1	FILED FOR FENCE	07.03.24
2	REVISED AS PER T.O.N.H. B.D.	07.10.24

DRAWING TITLE	SITE PLAN / FENCE DETAIL
PROJECT NAME	PROPOSED STARBUCKS 9 POWERHOUSE ROAD ROSLYN HEIGHTS, NY 11577

DATE	JULY 3 2024
SCALE	AS NOTED
DRAWN BY	MITRA
JOB NO.	22124



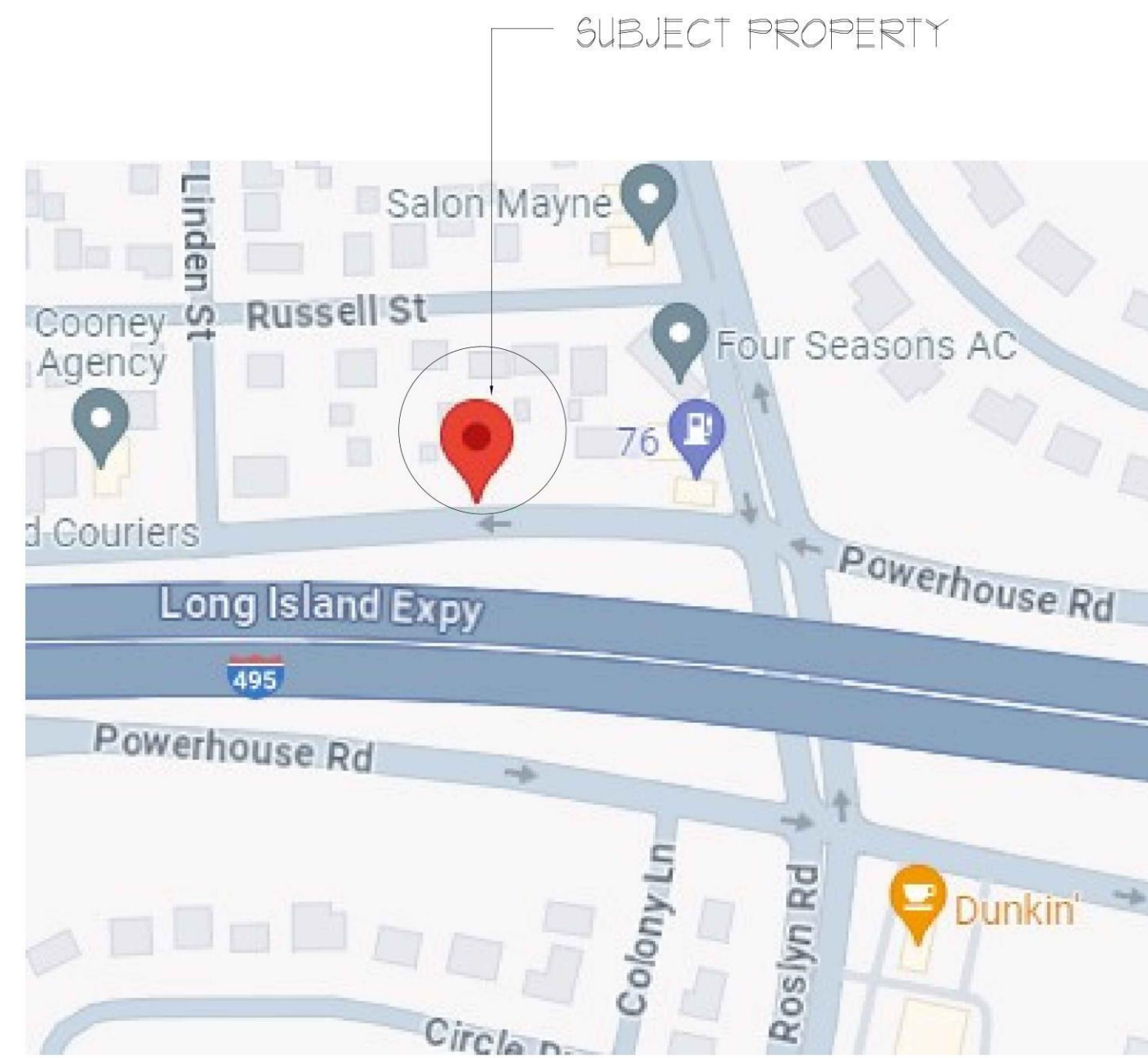
EDWARD PAUL BUTT
Architect, AIA

Mineola, New York 11501
E-MAIL: EBUTT@EBUTTARCH.COM

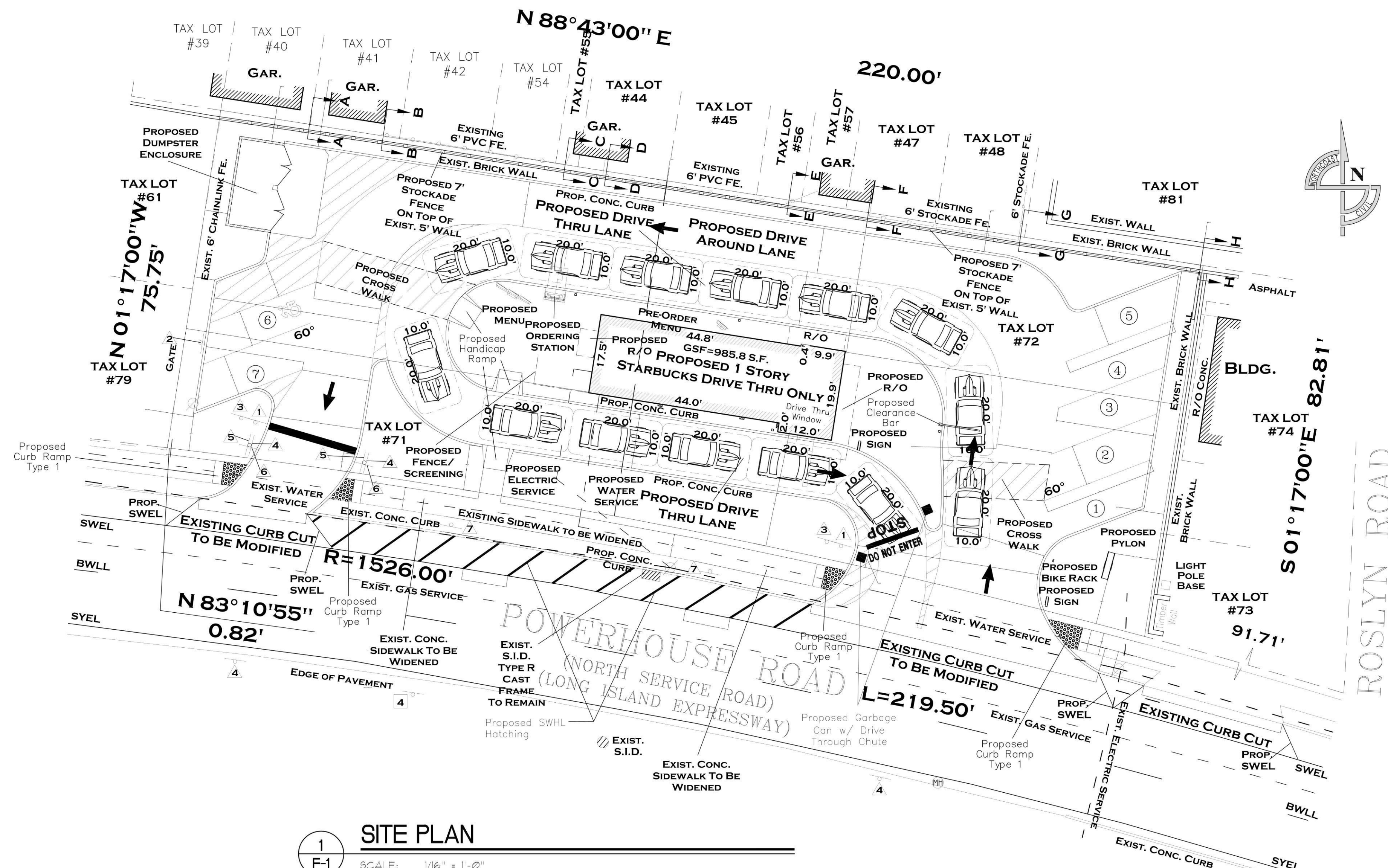
499 Jericho Turnpike
(516) 625-6625

DRAWING NO.: **F-1**

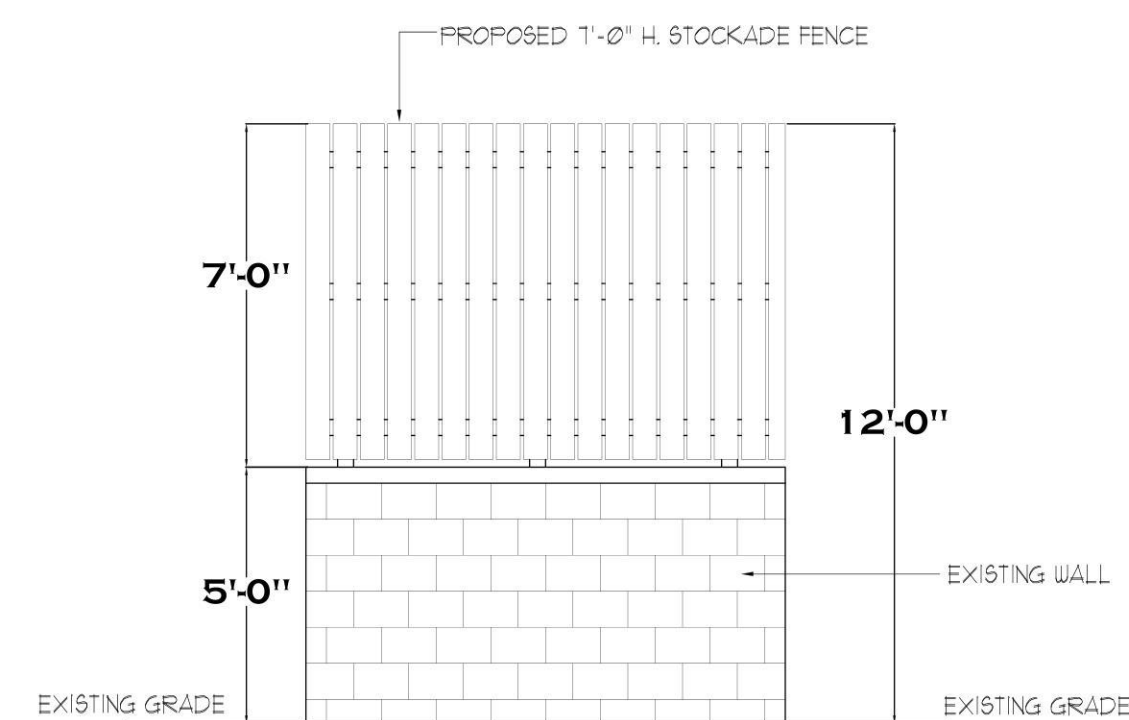
SCOPE OF WORK UNDER THIS APPLICATION:
PROPOSED 7'-0" H. FENCE (VARIANCE REQUIRED)
DRIVE THRU STARBUCKS



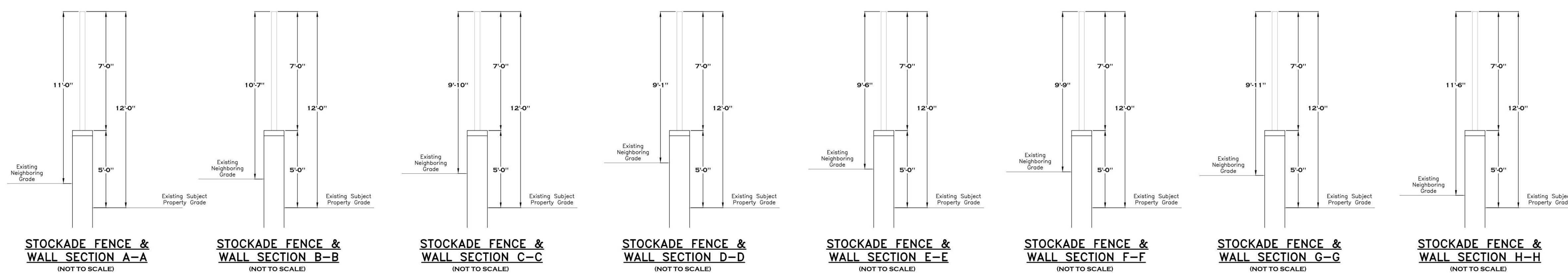
2
F-1
AREA MAP
SCALE: N.T.S.



1
F-1
SITE PLAN
SCALE: 1/16" = 1'-0"



3
F-1
STOCKADE FENCE + WALL DETAIL
SCALE: N.T.S.



4
F-1
STOCKADE FENCE + WALL SECTIONS
SCALE: N.T.S.

TO BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE ACCORDANCE TO 2020 NYS, BC BUILDING CODE AND TOWN OF NORTH HEMPSTEAD LATEST RULES & REGULATION AND ENERGY CODES.

DISAPPROVED

Michael Maracic
07/15/2024

BEVERLY ROAD

Benjamin Brian & Shira Vered Roth RES.
12 Beverly Rd
Port Washington, NY 11050

#21538



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

OWNER/LOCATION
Benjamin Brian & Shira Vered Roth RES.
12 Beverly Rd
Port Washington, NY 11050

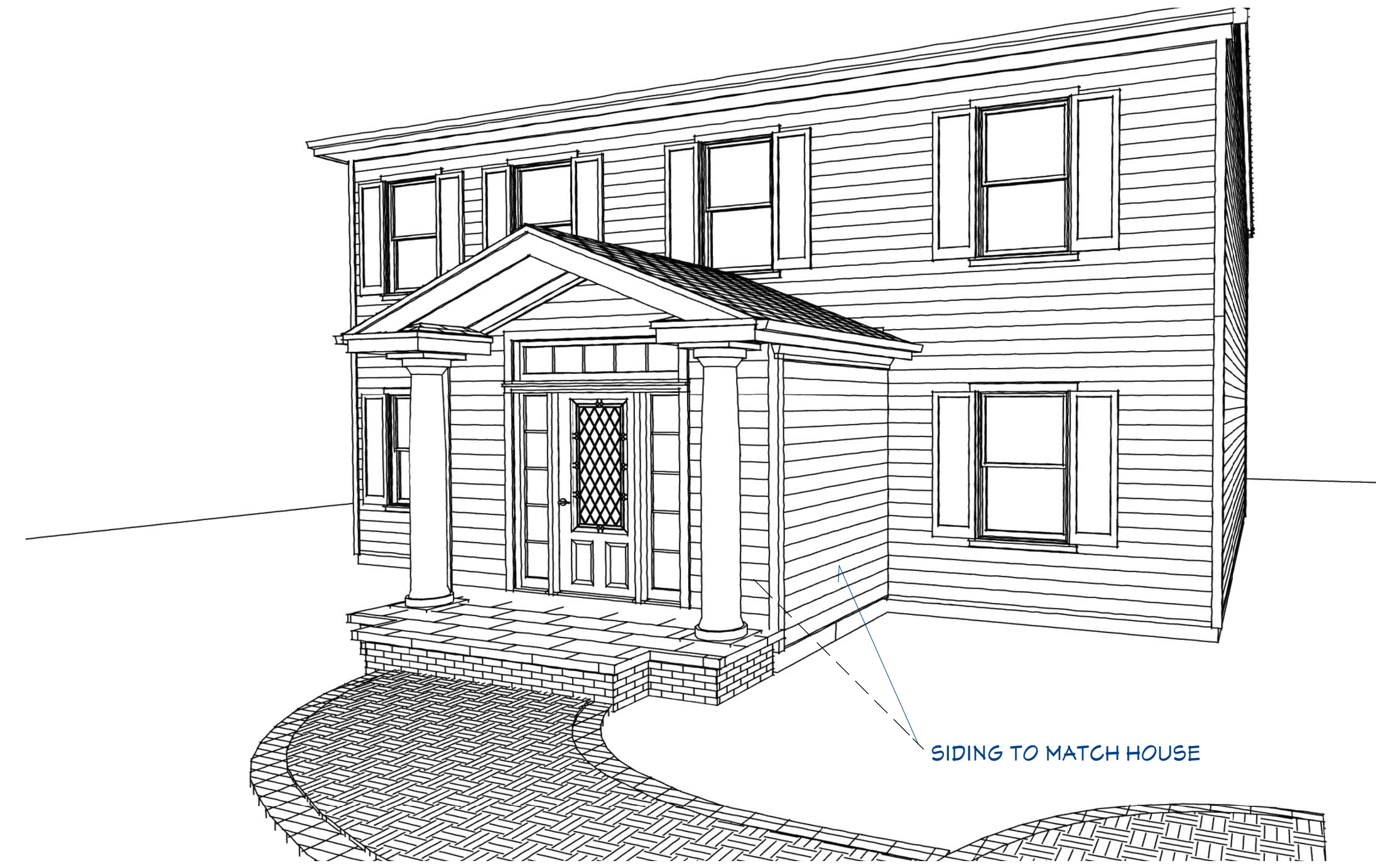
Project Overview

DRAWINGS PROVIDED BY:
CURTIS DESIGN GROUP
6270 northern Blvd.
East Norwich, NY 11752
516 427-1602

DATE:
3/20/24
SCALE:
SHEET:
P-1

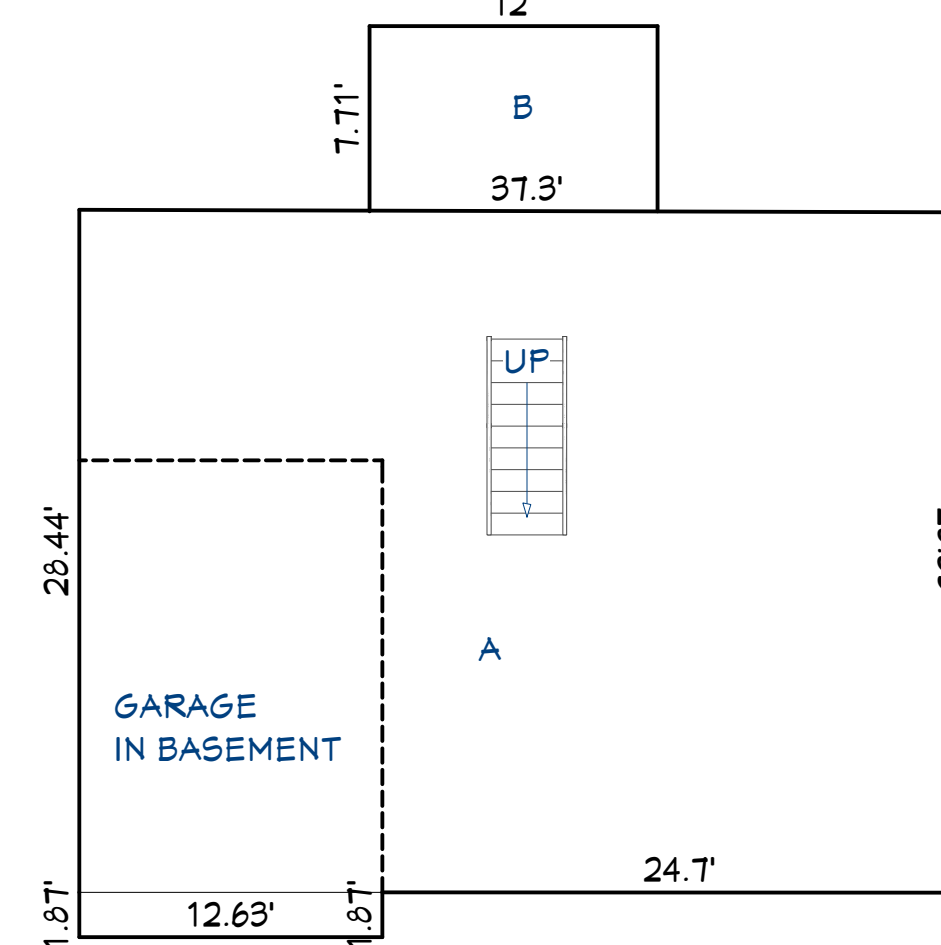
SCOPE OF WORK:

PROPOSED ENCLOSED ENTRY FOYER /W PORTICO
DEMOLITION OF INTERIOR CLOSET PARTITION WALLS

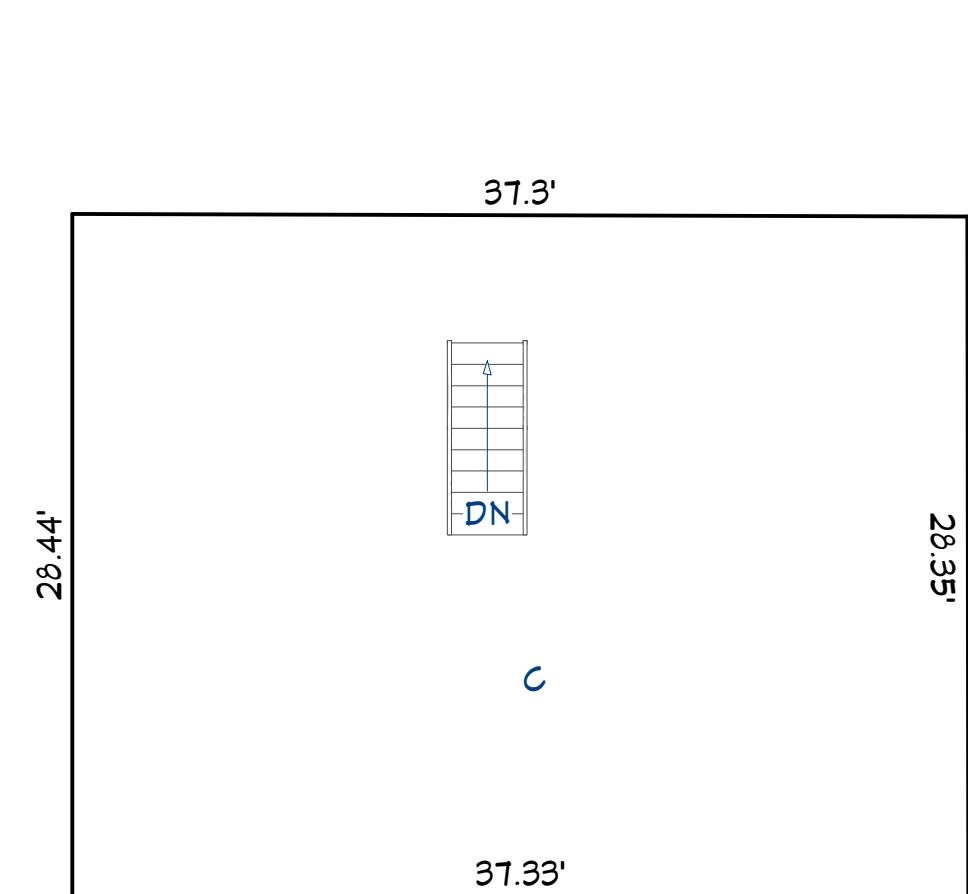


PERSPECTIVE VIEW OF PROPOSED ENTRY FOYER /W PORTICO
N.T.S.

FIRST FLOOR

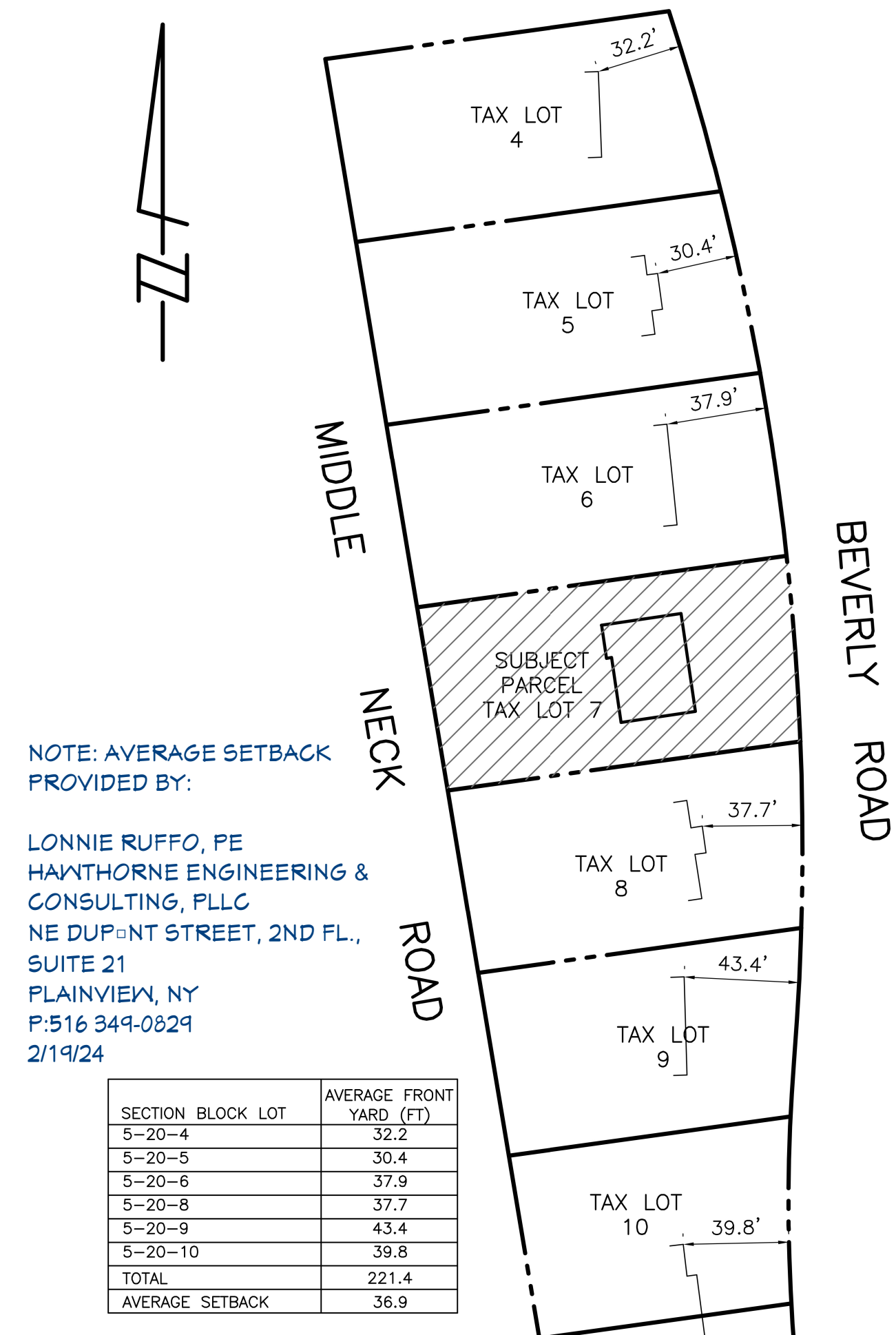


SECOND FLOOR



Gross Area Calculation

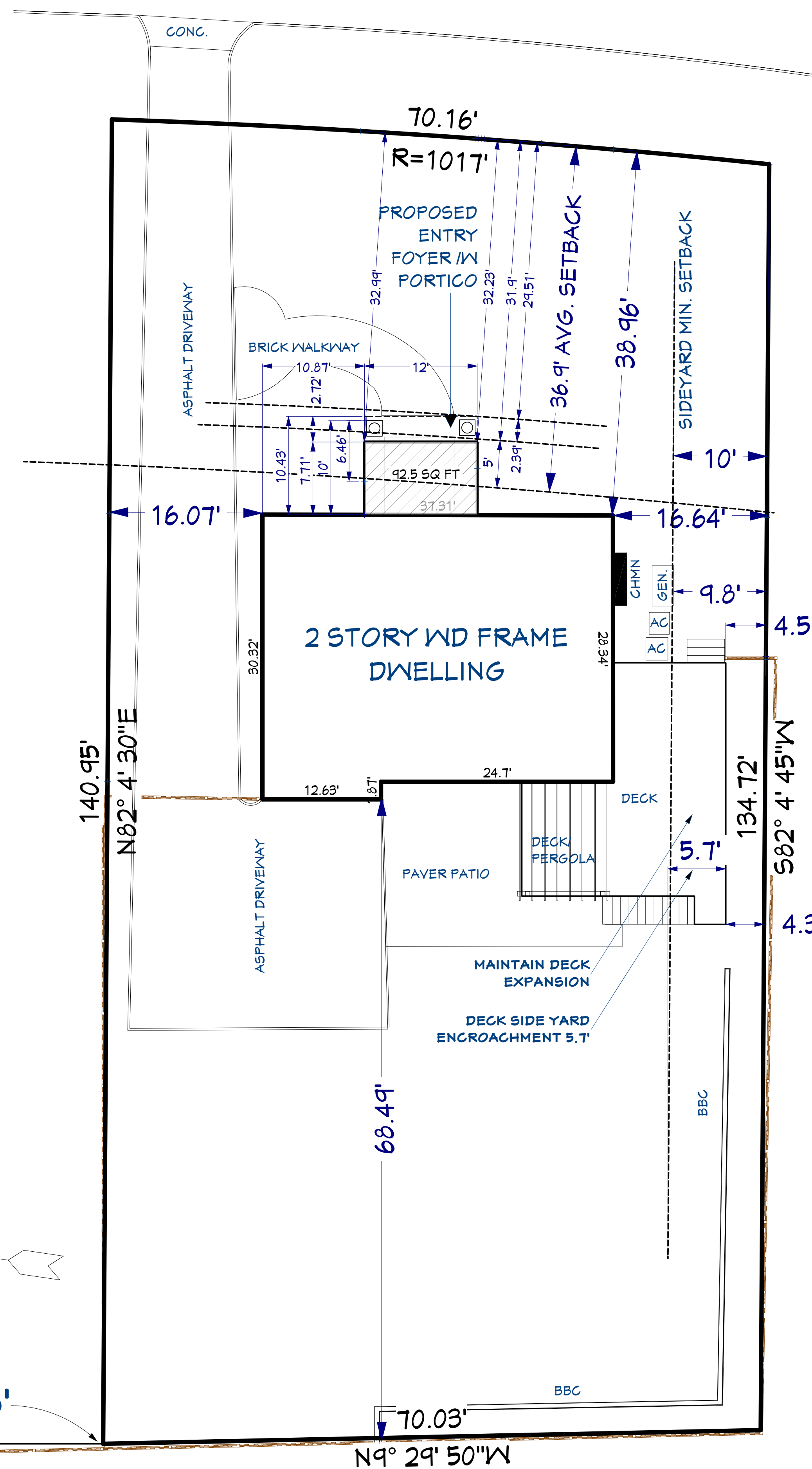
A (main dwelling)	37.3 x 28.44 =	1,061
B (PROPOSED FOYER)	7.71x12	93
First floor total =		1,153
B (main dwelling)	37.3 x 28.44 =	1,061
Second floor total =		1,061
Total gross floor area =		2,214



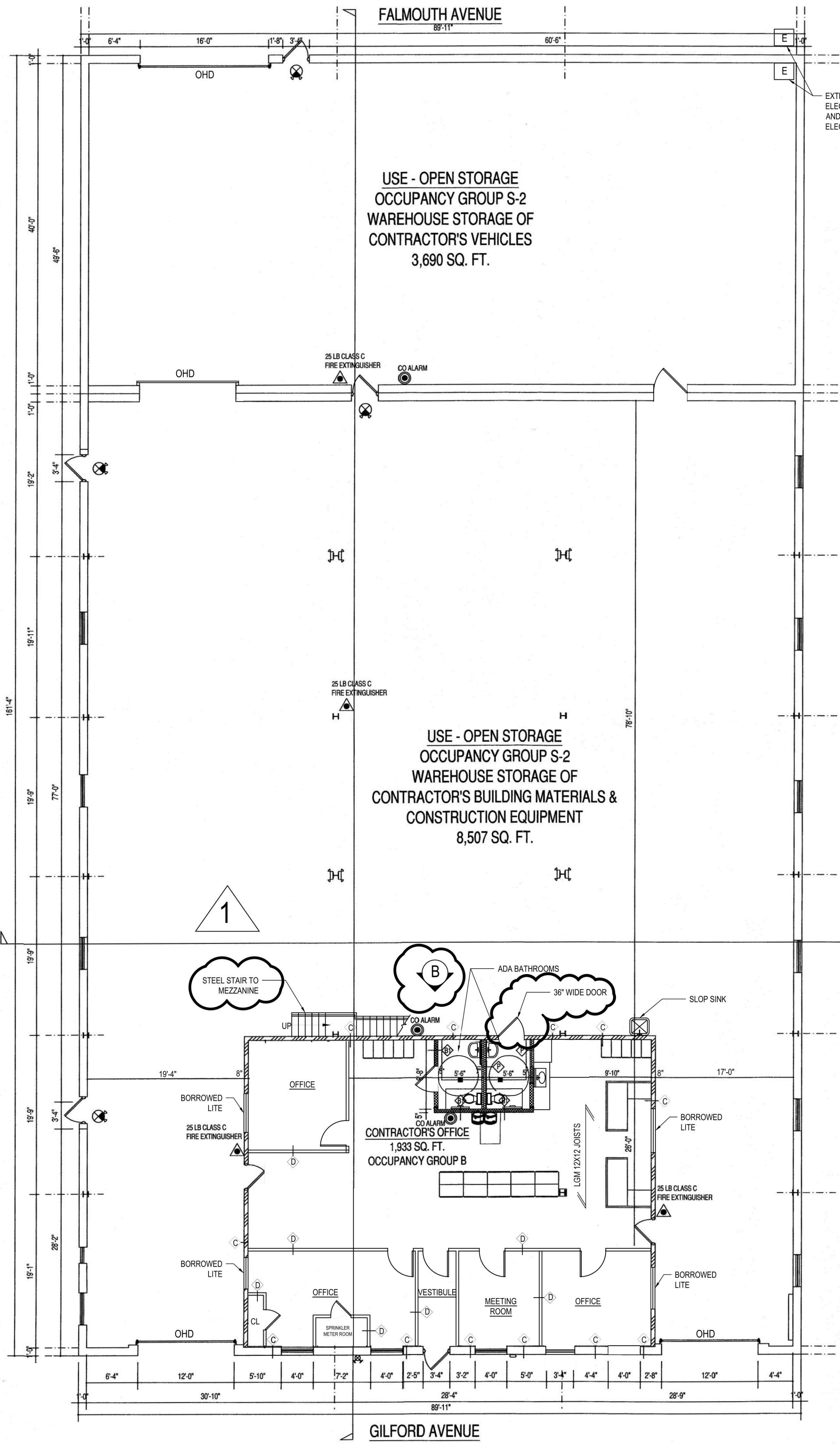
NOTE: AVERAGE SETBACK PROVIDED BY:

LONNIE RUFFO, PE
HAWTHORNE ENGINEERING & CONSULTING, PLLC
NE DUPONT STREET, 2ND FL., SUITE 21
PLAINVIEW, NY
P:516 349-0829
2/19/24

SECTION	BLOCK	LOT	AVERAGE FRONT YARD (FT)
5-20-4			32.2
5-20-5			30.4
5-20-6			37.9
5-20-8			37.7
5-20-9			43.4
5-20-10			39.8
TOTAL			221.4
AVERAGE SETBACK			36.9



SITE PLAN SHOWING PROPOSED ENTRY FOYER /W PORTICO
SCALE: 1/8"=1'



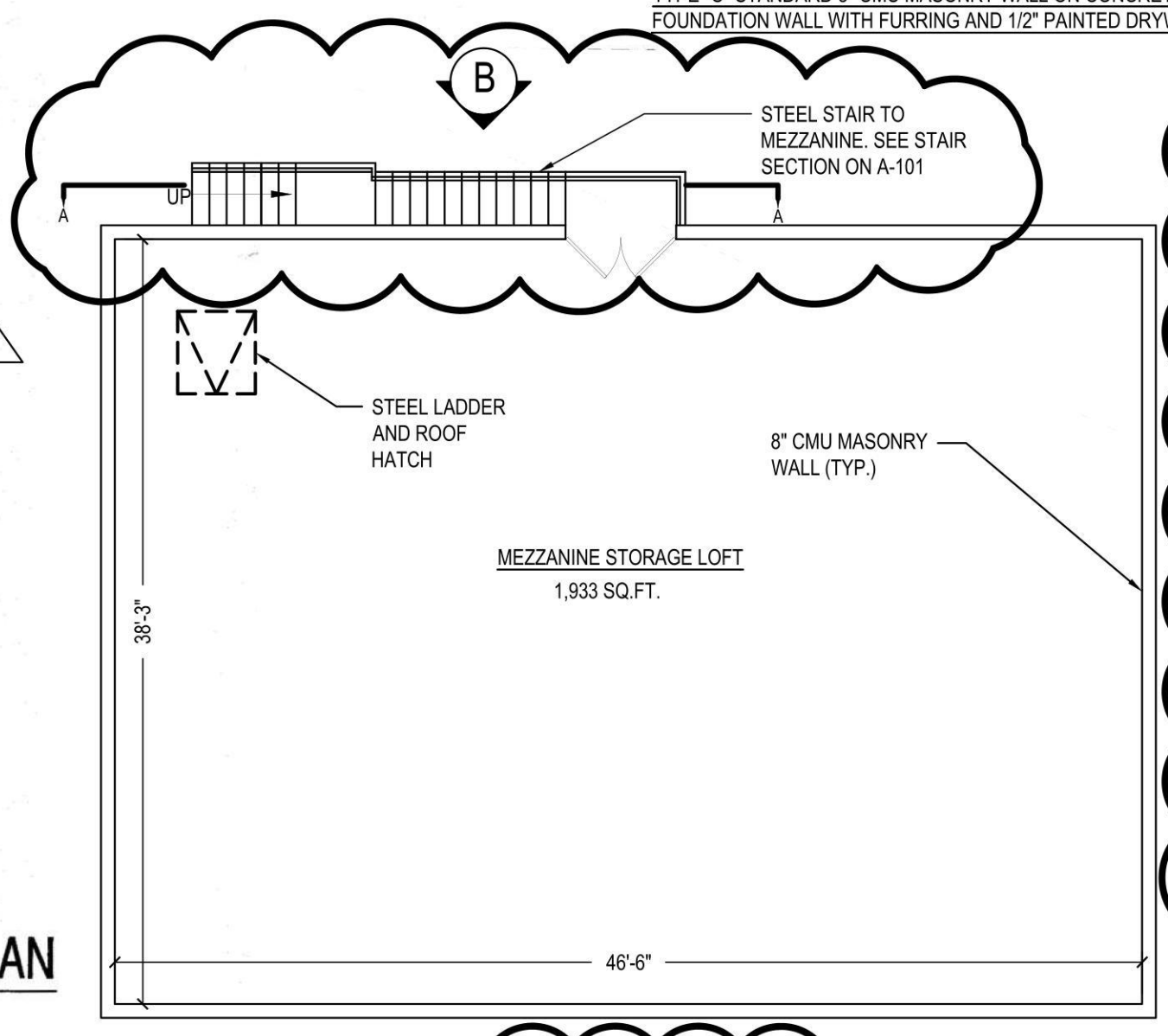
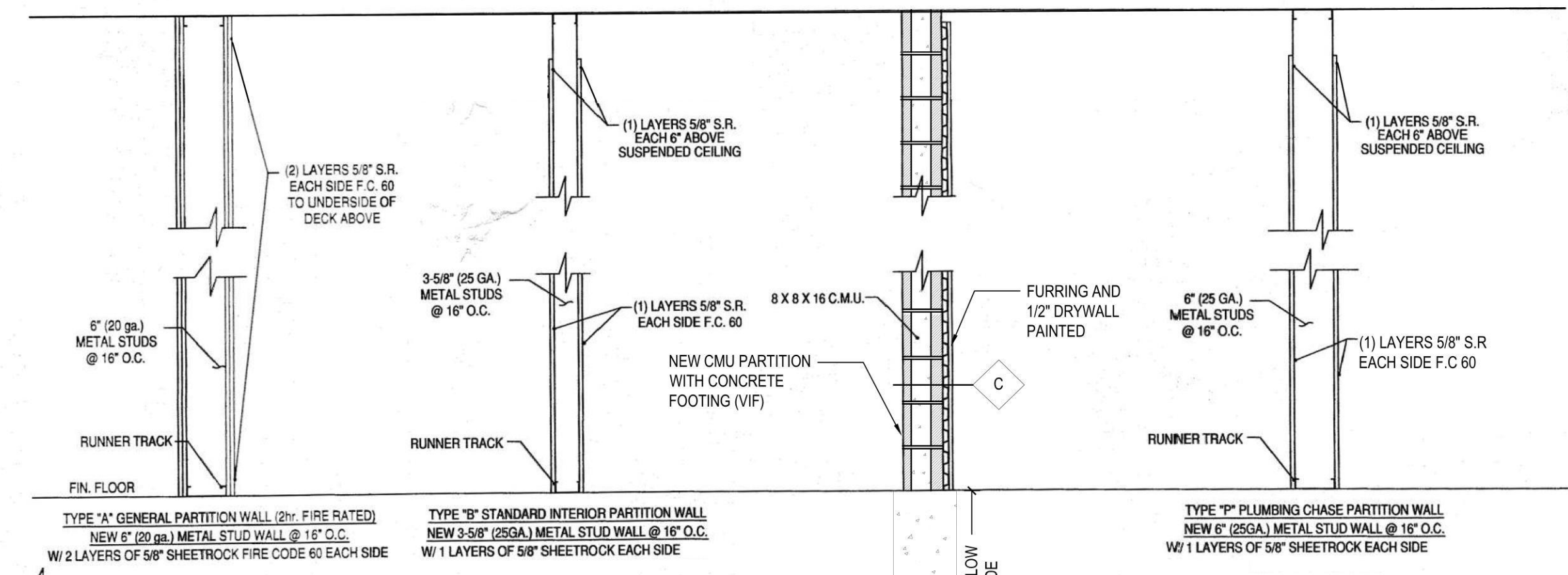
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

EMERGENCY LEGEND

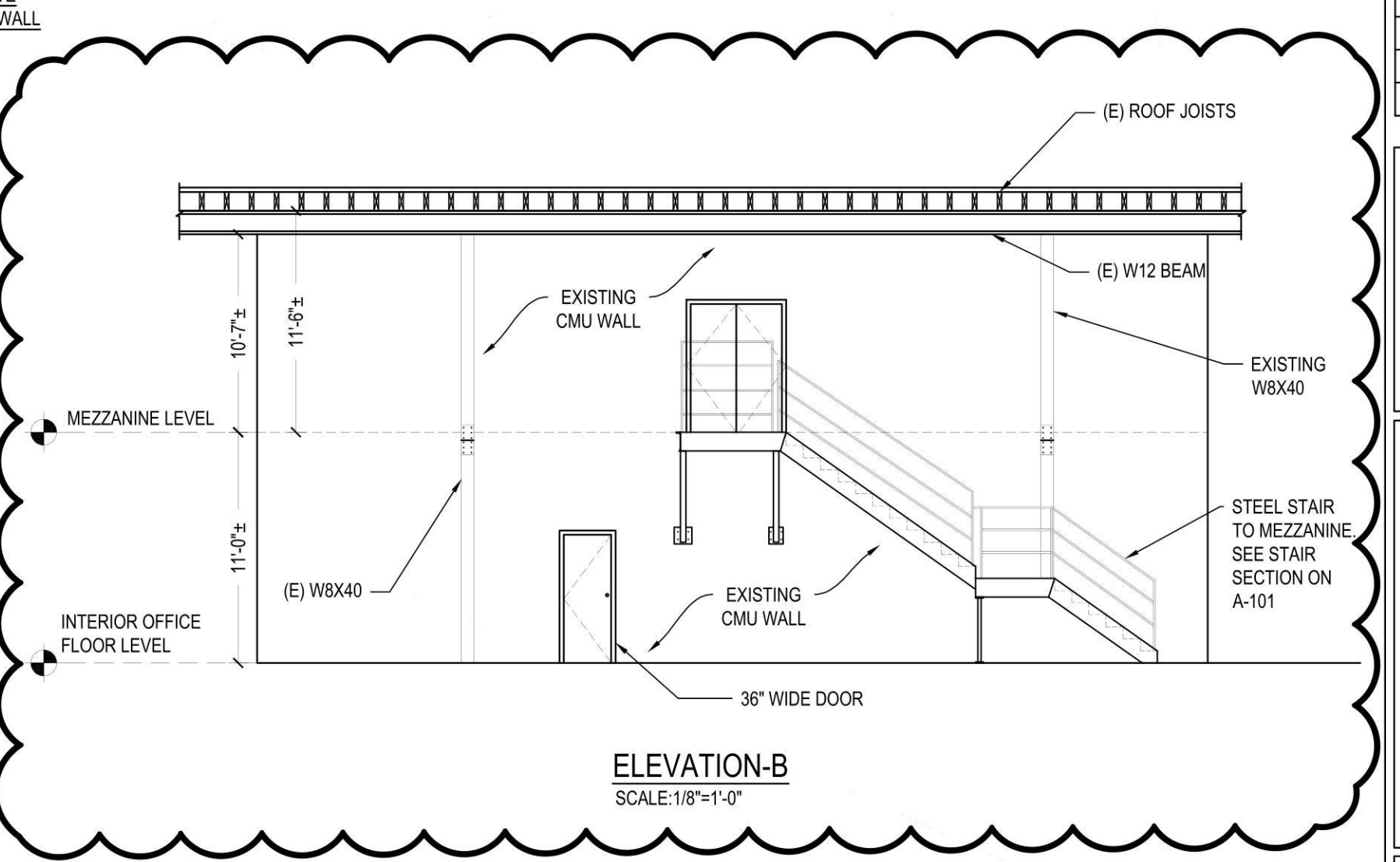
- E = EXISTING, N = NEW, D = DEMOLISH, R = RELOCATED
- 2 HEAD EMERGENCY EXIT SIGN & LIGHT (8" HIGH LETTERS COMBO. UNIT (LITHONIA LIGHTING LHQMSW3R 120/277))
- 2 LIGHT EMERGENCY BATTERY PACK LIGHT 120/277 (LITHONIA LIGHTING ELM2) SURFACE / WALL MOUNTED
- DIRECTIONAL EXIT SIGN
- EMERGENCY EXIT SIGN W/ BATTERY PACK LIGHT 120/277 (LITHONIA LIGHTING ELM2)
- DIRECT WIRE PHOTOELECTRIC SMOKE ALARM W/ STROBE (GENTEX CORP. Md# 7109CS-W)
- 25 LB CLASS C FIRE EXTINGUISHER
- CO ALARM

- 8" THICK CMU MASONRY ON CONCRETE FOUNDATION WALL WITH FURRING AND 1/2" PAINTED DRYWALL
- GLASS AND PAINTED DRYWALL PARTITIONS

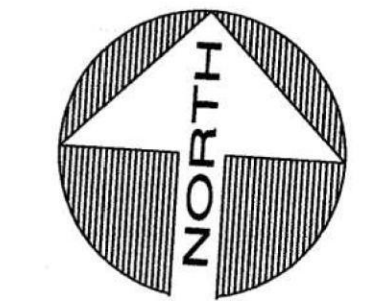
PARTITION TYPE'S



MEZZANINE PLAN



#21573



ZONING DATA
SECTION: 8
BLOCK: 190
LOT: 15-19, 37-44
ZONE: INDUSTRIAL "B"

OCCUPANT LOAD CALCULATION
OFFICE AREA = 1933 sq. ft.
1933 / 100 = 20 PERSONS
FRONT AND REAR WAREHOUSE SECTIONS
8507 sq.ft. AND 3690 sq.ft. RESPECTIVELY (TOTAL = 12197 sq.ft.)
12197 / 500 = 25 PERSONS
TOTAL OCCUPANCY AS PER TABLE 1004.1.2 = 45 PERSONS

PLUMBING REQUIREMENTS FOR THE ABOVE OCCUPANCY:
OFFICE AREA - 1 WATER CLOSET AND 1 LAVATORY PER SEX.
TOTAL OF 2 WATER CLOSETS AND TWO LAVATORIES PLUS ONE HIGH / LOW DRINKING FOUNTAIN AND A JANITOR'S CLOSET.
WAREHOUSE AREA - 1 WATER CLOSET AND 1 LAVATORY PER SEX.
TOTAL OF 2 WATER CLOSETS AND TWO LAVATORIES.
(SEE PLUMBING PLAN - DWG. P-1 FOR DETAILS)

GENERAL NOTES

1. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS AT THE BUILDING IN THE FIELD BEFORE STARTING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGE AND DEVIATION FROM THE APPROVED PLAN. ANY DISCREPANCIES SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK THAT DEVIATES FROM THE APPROVED PLAN.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS AND FILE ALL APPLICATION FORMS, TEST REPORTS, UNDERWRITER'S CERTIFICATES, ETC.
3. CONTRACTOR SHALL COORDINATE THE WORK WITH THAT OF OTHER SUBCONTRACTORS AND SUPPLIERS, WHETHER ENGAGED BY HIM OR THE OWNER.
4. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES OPENED BEFORE THE INSTALLATION OF ANY NEW WORK AND REPAIR ALL EXISTING AREAS DAMAGED DURING THE PERFORMANCE OF THE WORK.
5. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE, NEW YORK STATE LABOR LAW, AND ALL REGULATIONS OF NEW YORK STATE AND OTHER GOVERNMENT AGENCIES, INCLUDING THE TOWN OF NORTH HEMPSTEAD DEPARTMENT OF BUILDINGS. ALL PERMITS SHALL BE PROPERLY DISPLAYED AT THE JOB SITE.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED DEPARTMENT OF BUILDINGS PERMITS PRIOR TO START OF WORK, INCLUDING ELECTRICAL PERMITS.
7. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
8. LOCATION OF EVERY EXIT SHALL BE CLEARLY INDICATED BY EXIT SIGNS PLACED AS REQUIRED AT ANGLE WITH EXIT OPENING. INSTALL DIRECTIONAL SIGN TO SERVE AS GUIDES FROM ALL PORTIONS OF THE FLOOR SO THAT ALL EXITS ARE CLEARLY VISIBLE.
9. EXIT SIGNS SHALL BE INTERNALLY LIGHTED, ELECTROLUMINESCENT, HAVING AN INITIAL BRIGHTNESS OF LETTER OF AT LEAST 25 FEET LAMBERTS. LETTERS SHALL BE RED, THE BACK ROUND SHALL BE WHITE. LETTER SHALL BE BLOCK LETTERING AT LEAST 6" HIGH WITH 9/16" STROKES.
10. PENETRATIONS IN OPENING OF WALLS OR PARTITIONS, FOR PIPE SLEEVES, ELECTRIC DEVICES, ETC., SHALL BE PACKED, SEALED, LINED OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED STC RATING AND THE REQUIRED FIRESTOPPING RATING.
11. ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES. WORK DEEMED UNACCEPTABLE BY THE ARCHITECT IS TO BE REPLACED BY THE GENERAL CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP. ALL WALLS AND TRIM TO BE DUSTED, ALL TITLE, METAL AND GLASS TO BE WASHED, ALL FLOORS TO BE SWEEPED AND VACUUMED. WRITTEN DIMENSION ON THESE DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
13. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD PRACTICE.
14. THIS PROJECT IS A LEVEL 3 ALTERATION AS PER CHAPTER 9 OF THE NEW YORK STATE BUILDING CODE.

OWNER/CLIENT

COMMONWEALTH O'LEARY
REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT
RAISE EXISTING WAREHOUSE
ROOF STRUCTURE AND ADD
INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICHO TURNPIKE
SUITE R
FLORAL PARK, NY 11001
OFFICE : (516) 354-1030

PROPERTY ZONING INFO.
ADDRESS: 1833 GILFORD AVE
NEW HYDE PARK, NY 11040
SECTION: 8 BLOCK: 190 LOT: 15-19,37-44
PRIMARY ZONING: INDUSTRIAL "B"
OCCUPANCY CLASS: INDUSTRIAL
BUILDING DEPT.:
ZONING MAP#: _____
OWNER: _____

DRAWN BY: MMG
CHECKED BY: AFM
DRAWING SIZE: 24"x36"
DRAWING DATE: 03/11/2023



REVISION	DATE	DESCRIPTION
REV. 0	07/10/2023	FINAL RECORD
REV. 1	11/14/2023	FOR AMENDMENT

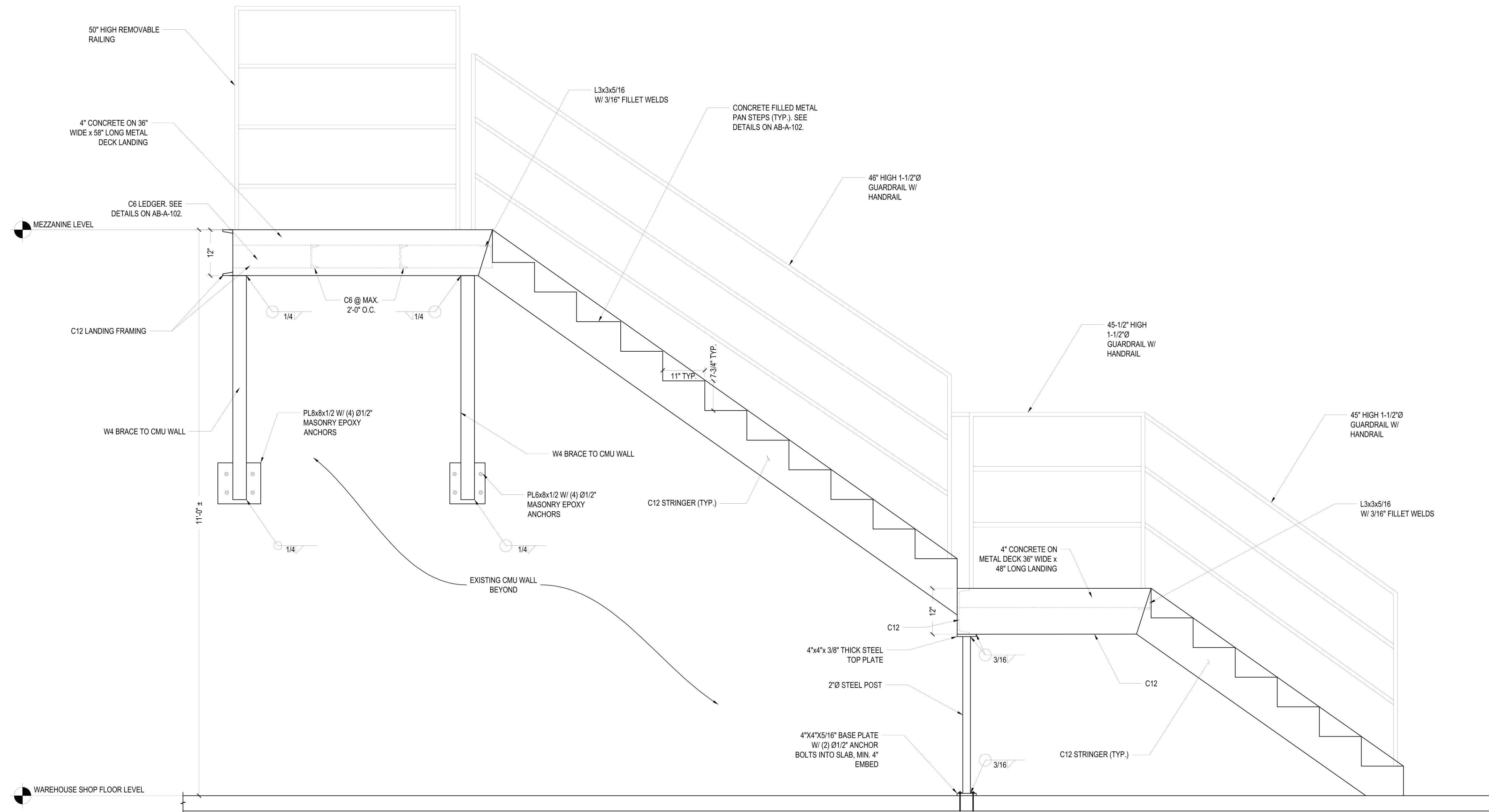
TITLE
GENERAL NOTES,
FLOOR PLAN AND
DETAIL

DEPARTMENT OF BUILDINGS RECORD # _____

DISAPPROVED
Michael Maracic
05/06/2024

AS-BUILT

SHEET
AB-A-100.01
1 of 9



STAIR SECTION A-A
3/4" = 1'-0"

OWNER/CLIENT

COMMONWEALTH O'LEARY
REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

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SEAL



REVISION

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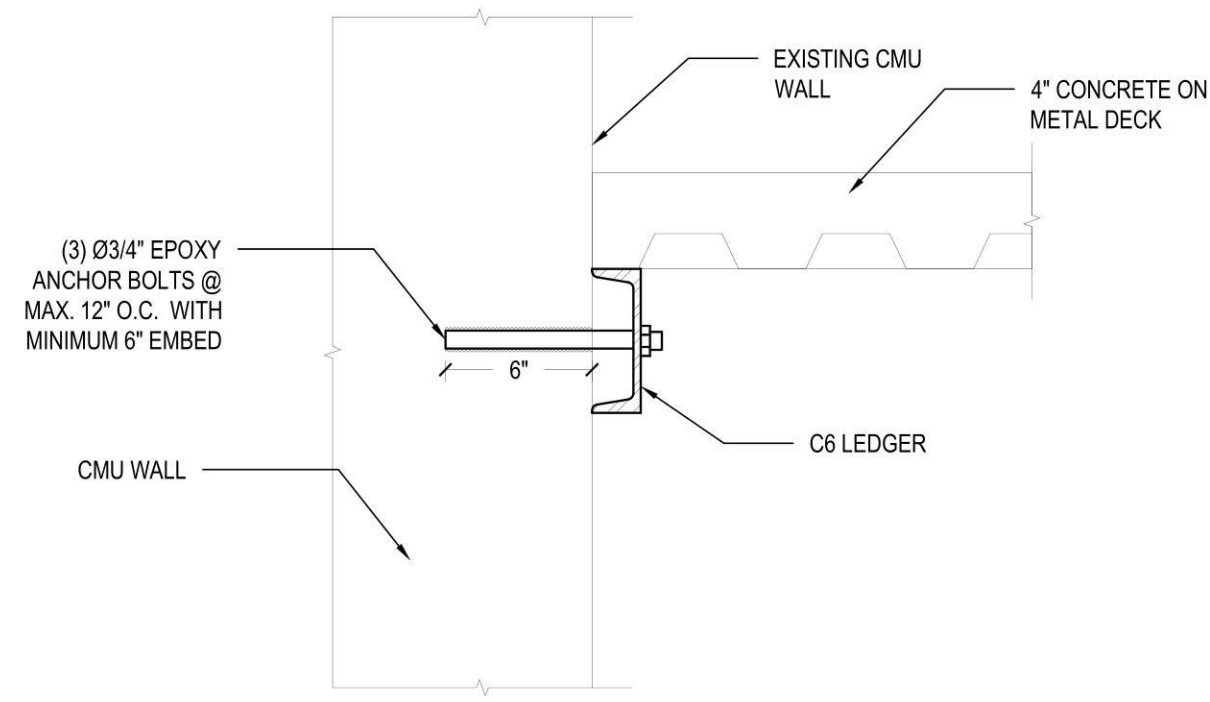
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STAIR SECTION

DEPARTMENT OF BUILDINGS RECORD #

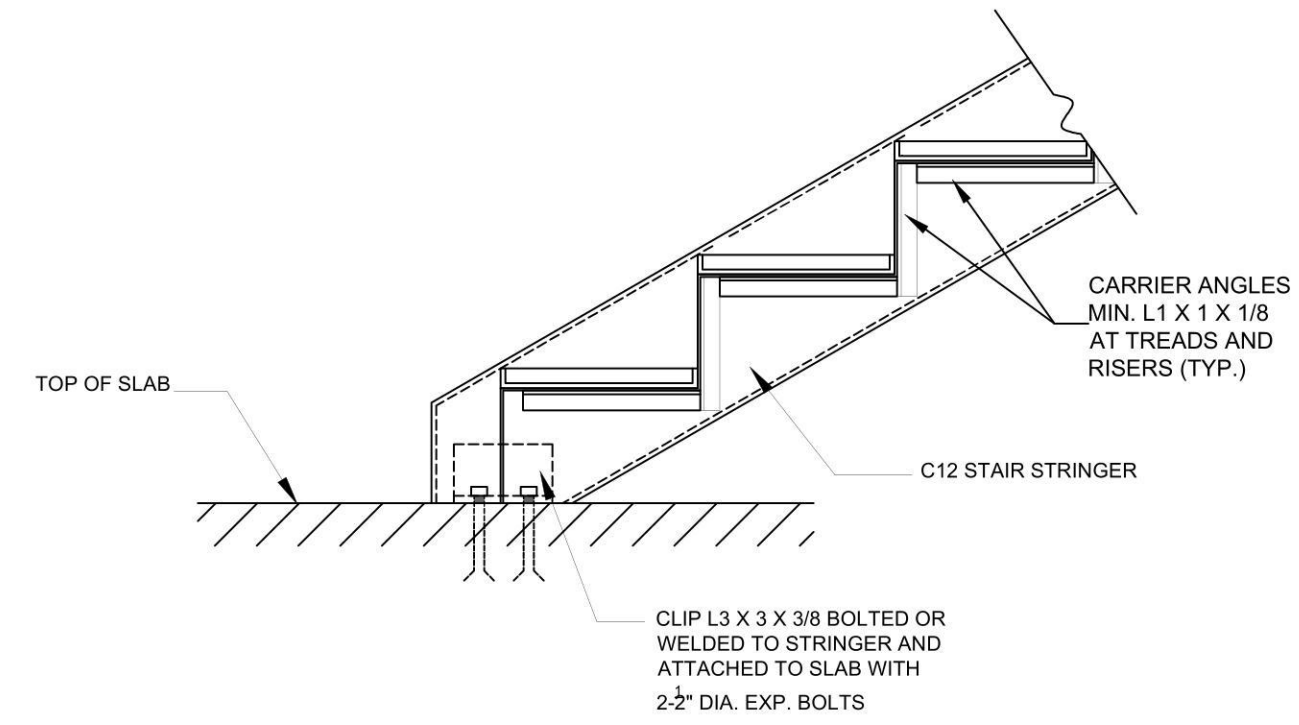
DISAPPROVED
Michael Maracic
05/06/2024

AS-BUILT
SHEET
AB-A-101.00
2 OF 9



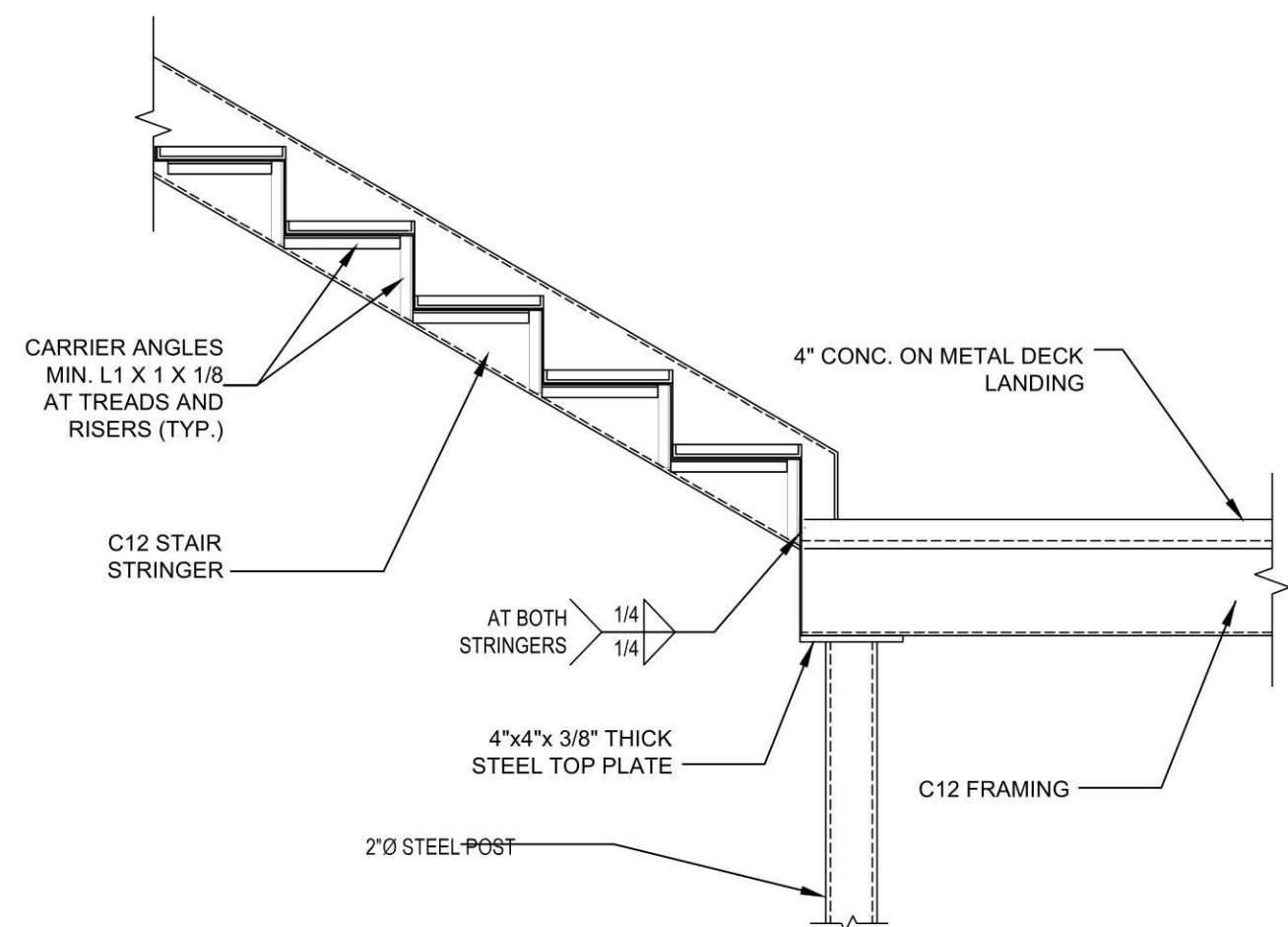
C6 LEDGER DETAIL AT STAIR LANDINGS

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



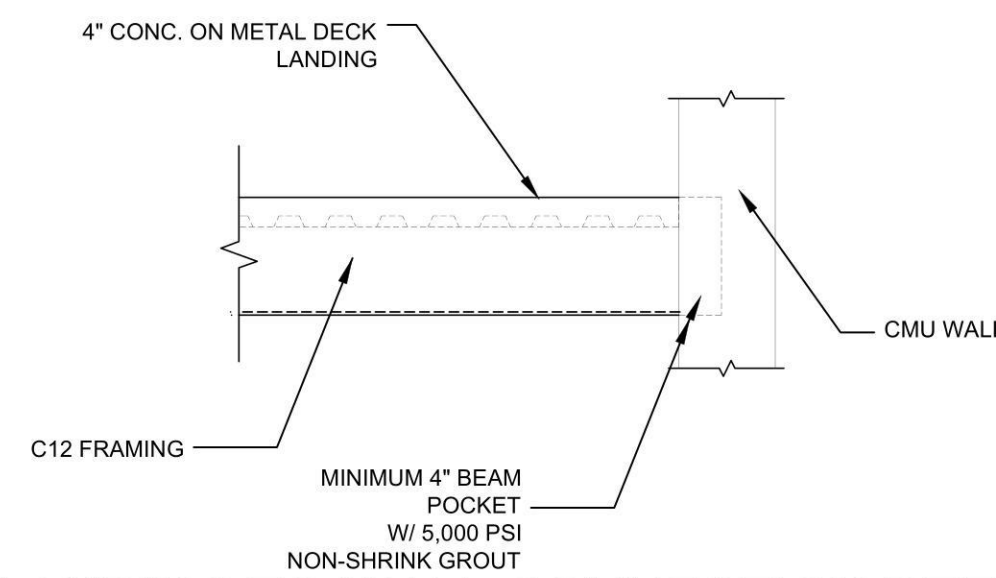
TYPICAL STRINGER SUPPORT DETAIL AT SLAB

NTS



TYPICAL DETAIL FOR STAIR DOWN TO LANDING

NTS



STAIR LANDING TO WALL CONNECTION DETAIL

NTS

OWNER/CLIENT

COMMONWEALTH O'LEARY
REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE
ROOF STRUCTURE AND ADD
INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICHO TURNPIKE
SUITE R
FLORAL PARK, NY 11001
OFFICE : (516) 354-1030

PROPERTY ZONING INFO.

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NEW HYDE PARK, NY 11040
SECTION: 8 BLOCK: 190 LOT: 15-19,37-44
PRIMARY ZONING: INDUSTRIAL "B"
OCCUPANCY CLASS: INDUSTRIAL
BUILDING DEPT.:
ZONING MAP#:
OWNER:

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023

SEAL



REVISION

REV.	DATE	DESCRIPTION
REV. 0	11/14/2023	FOR AMENDMENT

TITLE

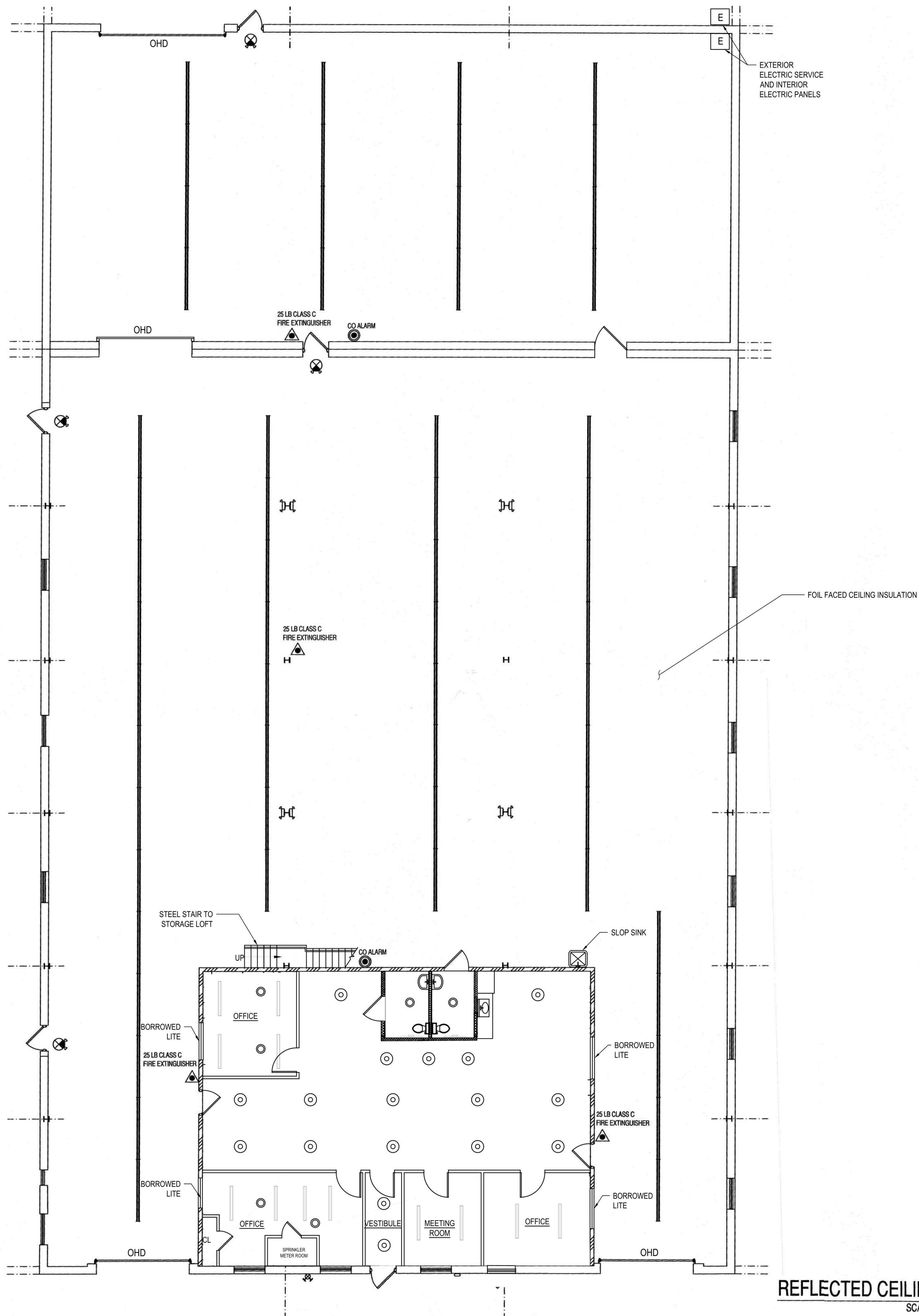
STAIR DETAILS

DEPARTMENT OF BUILDINGS RECORD #

DISAPPROVED
Michael Maracic
05/06/2024

AS-BUILT

SHEET
AB-A-102.00
3 OF 9

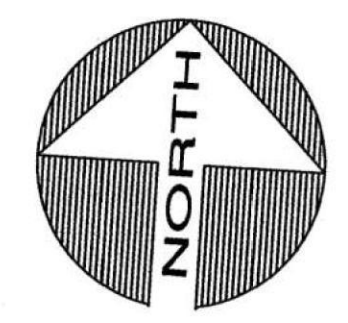


EMERGENCY LEGEND

- E = EXISTING, N = NEW, D = DEMOLISH, R = RELOCATED
- ⊗ 2 HEAD EMERGENCY EXIT SIGN & LIGHT (8" HIGH LETTERS COMBO. UNIT (LITHONIA LIGHTING LHQMSW3R 120/277))
- ⊞ 2 LIGHT EMERGENCY BATTERY PACK LIGHT 120/277 (LITHONIA LIGHTING ELM2) SURFACE / WALL MOUNTED
- ⊞➔ DIRECTIONAL EXIT SIGN
- ⊗ EMERGENCY EXIT SIGN W/ BATTERY PACK LIGHT 120/277 (LITHONIA LIGHTING ELM2)
- ⚠ DIRECT WIRE PHOTOELECTRIC SMOKE ALARM W/ STROBE (GENTEX CORP. M# 7109CS-W)
- ▲ 25 LB CLASS C FIRE EXTINGUISHER
- ⊙ CO ALARM

LIGHTING LEGEND

- ⊙ HANGING LIGHT
- HANGING LIGHT (TUBE LIGHT)



OWNER/CLIENT
 COMMONWEALTH O'LEARY
 REALTY, INC.
 1833 GILFORD AVE
 NEW HYDE PARK, NY 11040

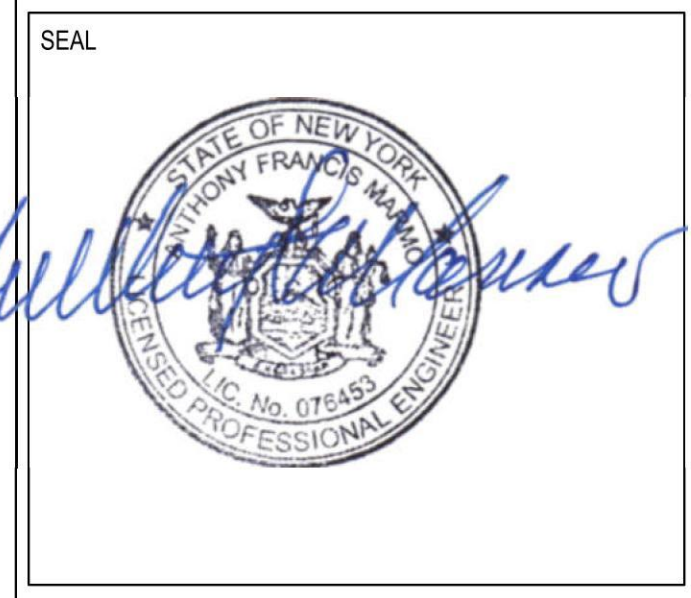
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 BUILDING DEPT.:
 ZONING MAP#:
 OWNER:

DRAWN BY: MMG
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 DRAWING SIZE: 24"x36"
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REVISION		
REV. 0	07/10/2023	FINAL RECORD

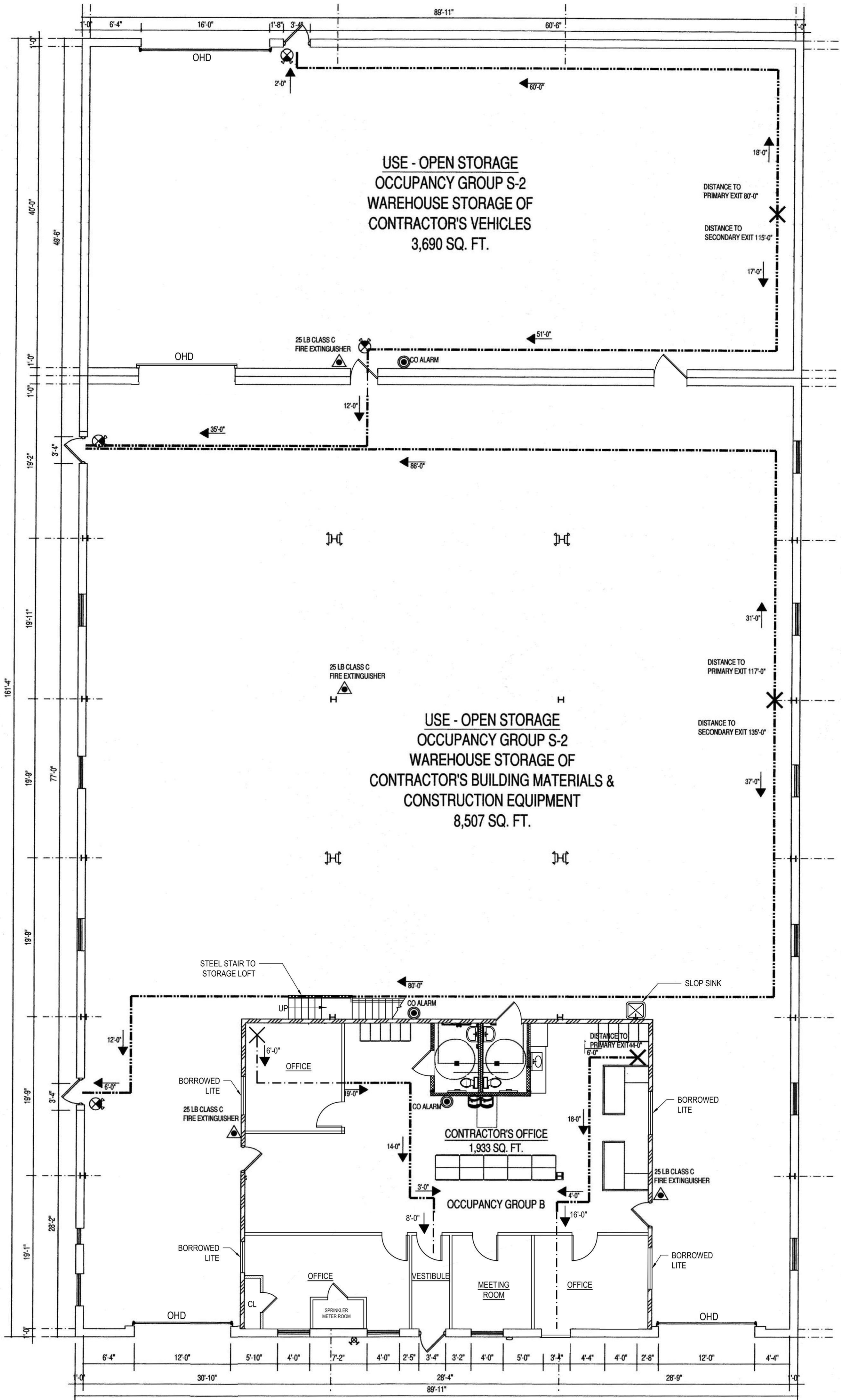
TITLE
 REFLECTED
 CEILING PLAN

DEPARTMENT OF BUILDINGS RECORD #

DISAPPROVED
 Michael Maracic
 05/06/2024

AS-BUILT
 SHEET
 AB-A-200.00
 4 of 9

REFLECTED CEILING AND LIGHTING PLAN
 SCALE: 1/8" = 1'-0"



EMERGENCY LEGEND

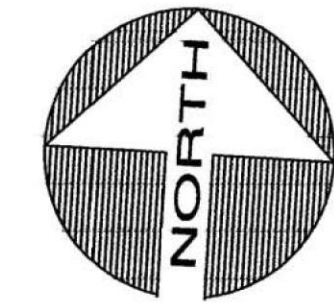
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- ☒ 25 LB CLASS C FIRE EXTINGUISHER
- ☒ CO ALARM

OCCUPANT LOAD CALCULATION

OFFICE AREA = 1933 sq. ft.
 1933 / 100 = 20 PERSONS
 FRONT AND REAR WAREHOUSE SECTIONS
 8507 sq. ft. AND 3690 sq. ft. RESPECTIVELY (TOTAL = 12197 sq. ft.)
 12197 / 500 = 25 PERSONS
 TOTAL OCCUPANCY AS PER TABLE 1004.1.2 = 45 PERSONS

LIFE SAFETY PLAN
 SCALE: 1/8" = 1'-0"

OWNER/CLIENT
 COMMONWEALTH O'LEARY
 REALTY, INC.
 1833 GILFORD AVE
 NEW HYDE PARK, NY 11040



ZONING DATA
 SECTION: 8
 BLOCK: 190
 LOT: 15-19, 37-44
 ZONE: INDUSTRIAL "B"

PROJECT
 RAISE EXISTING WAREHOUSE
 ROOF STRUCTURE AND ADD
 INTERIOR OFFICES

ENGINEER
 ANTHONY F. MARMO, P.E.
 AFM INSPECTIONS & ENGINEERING, PLLC
 204 JERICHO TURNPIKE
 SUITE R
 FLORAL PARK, NY 11001
 OFFICE : (516) 354-1030

PROPERTY ZONING INFO.

ADDRESS: 1833 GILFORD AVE
 NEW HYDE PARK, NY 11040
 SECTION: 8 BLOCK: 190 LOT: 15-19, 37-44
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 OCCUPANCY CLASS: INDUSTRIAL
 BUILDING DEPT.:
 ZONING MAP#:
 OWNER:

DRAWN BY: MMG
 CHECKED BY: AFM

DRAWING SIZE: 24"x36"
 DRAWING DATE: 03/11/2023



REVISION		
REV. 0	07/10/2023	FINAL RECORD

TITLE
 LIFE SAFETY PLAN

DEPARTMENT OF BUILDINGS RECORD #

DISAPPROVED
 Michael Maracic
 05/06/2024

AS-BUILT
 SHEET
 AB-A-300.00
 5 OF 9

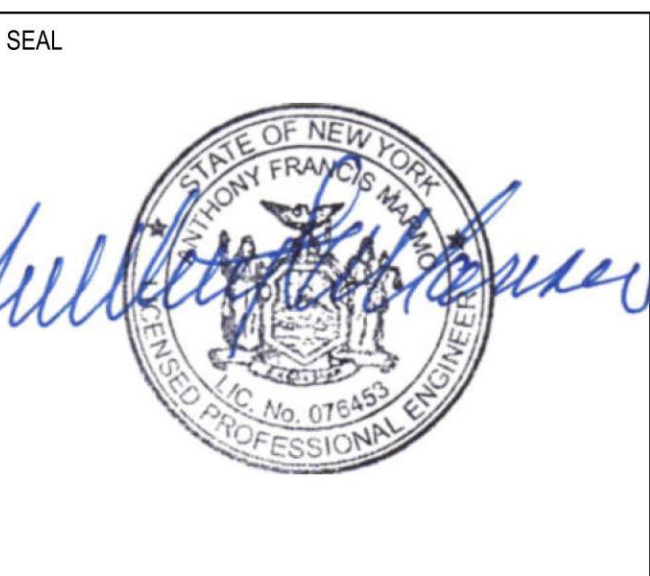
OWNER/CLIENT
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 NEW HYDE PARK, NY 11040

PROJECT
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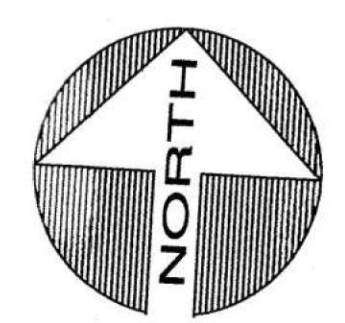


REVISION	DATE	DESCRIPTION
REV. 0	07/10/2023	FINAL RECORD

TITLE
 PLUMBING NOTES
 AND DRAWINGS

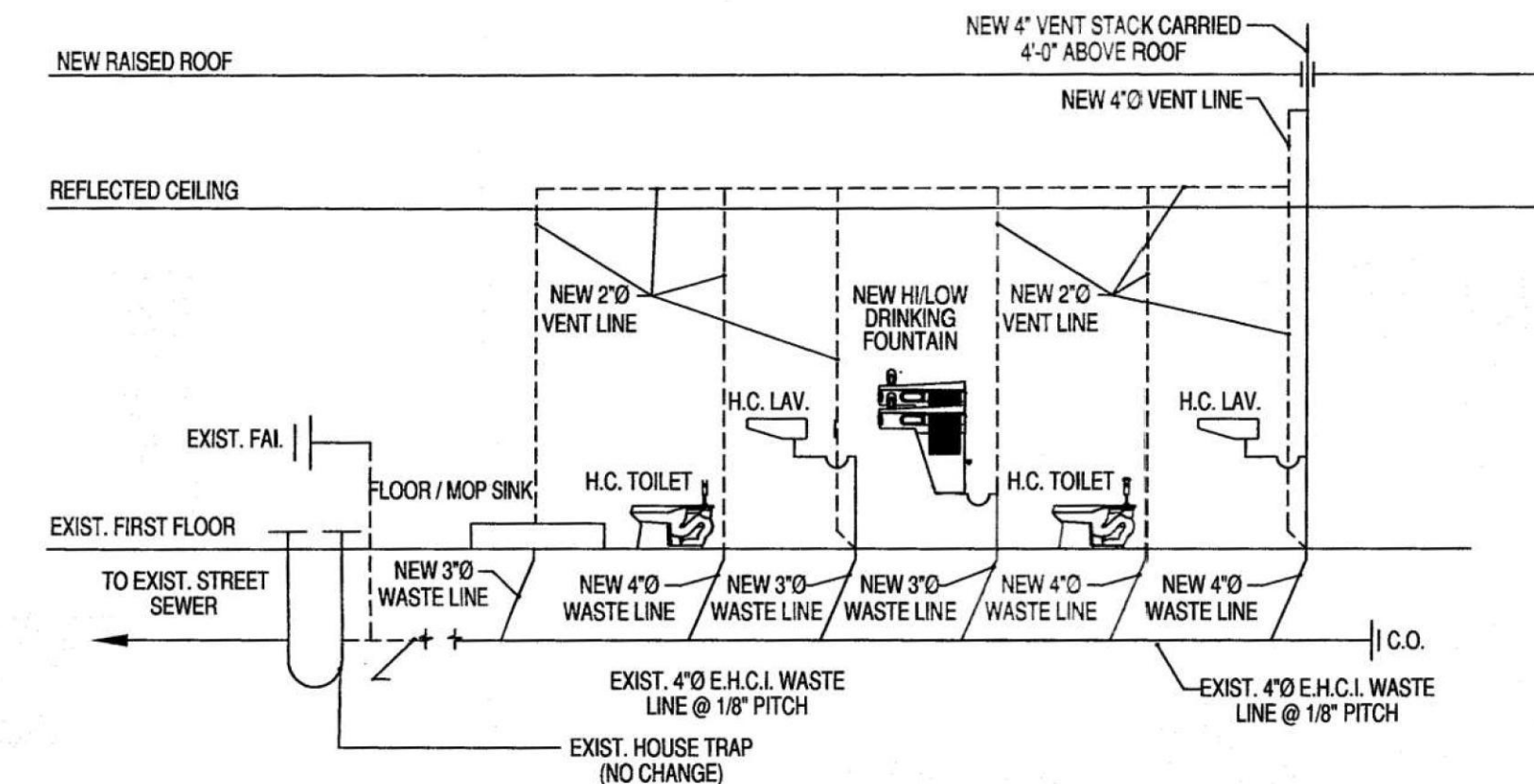
DEPARTMENT OF BUILDINGS RECORD #

SHEET
 AB-A-400.00
 6 of 9

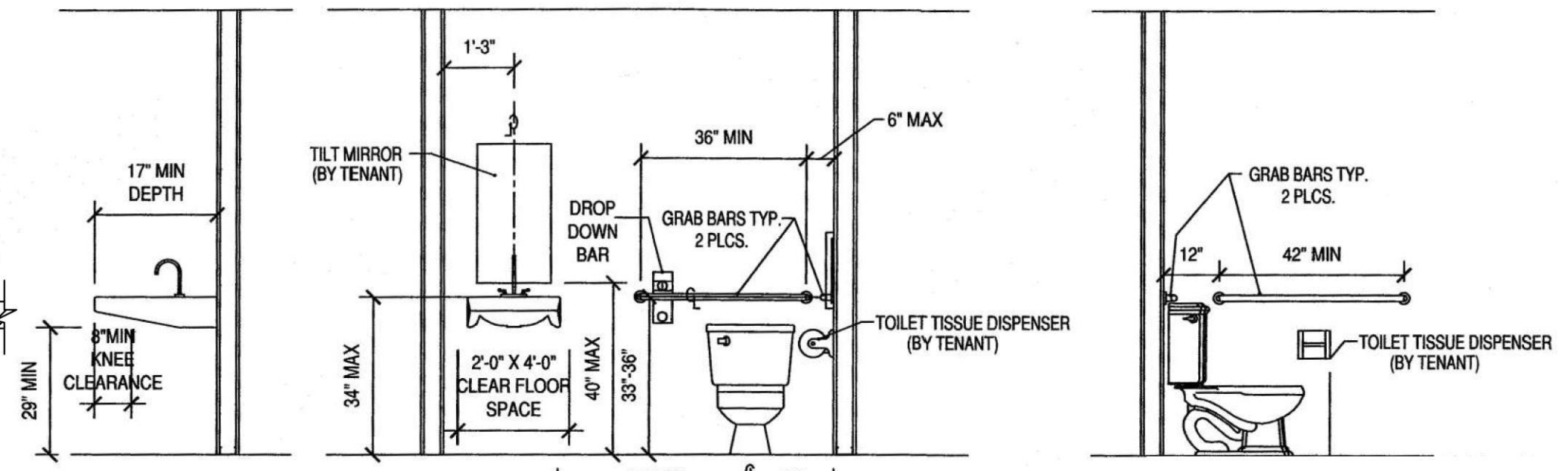


ZONING DATA
 SECTION: 8
 BLOCK: 190
 LOT: 15-19, 37-44
 ZONE: INDUSTRIAL "B"

- PLUMBING NOTES:**
- ALL PLUMBING WORK UNDER THIS CONTRACT SHALL CONFORM TO THE NEW YORK STATE PLUMBING CODE, AND ALL ALL MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
 - THE PLUMBING CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL LABOR AND MATERIAL INSTALLED UNDER THIS CONTRACT AND SHALL GUARANTEE THE WORK PERFORMED UNDER THIS CONTRACT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION OF HIS WORK.
 - THE PLUMBING CONTRACTOR SHALL PREPARE AND FILE ALL REQUIRED PLANS AND PERMITS WITH THE LOCAL AUTHORITIES AND SHALL PAY ALL FILING FEES AS REQUIRED BY THE LAWS. HE SHALL OBTAIN ALL WORK PERMITS AND SIGNOFFS AS REQUIRED TO EXECUTE THIS WORK IN A LEGAL MANNER.
 - THE PLUMBING CONTRACTOR SHALL PERFORM ALL TESTS REQUIRED BY CODE AND SHALL FURNISH ALL CERTIFICATES OF INSURANCE AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION OVER SAME AND TO THE OWNER, AS WELL.
 - THE PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO ALL PLUMBING EQUIPMENT REGARDLESS OF WHETHER SHOWN HEREIN WITHOUT ANY ADDITIONAL COST TO THE OWNER.
 - PLUMBING CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS, INCLUDING SIZES OF CONNECTIONS, BEFORE SUBMITTING A QUOTATION FOR THE WORK.
 - PLUMBING CONTRACTOR SHALL PERFORM ALL CUTTING, EXCAVATION, BACKFILLING, ETC. AS REQUIRED FOR THE INSTALLATION OF THE WORK AND SHALL PERFORM ALL ROUGH AND FINAL PATCHING BACK TO ORIGINAL STATE, UNLESS OTHERWISE NOTED.
 - PLUMBING CONTRACTOR SHALL PERFORM ALL TESTS REQUIRED BY THE LOCAL AUTHORITIES HAVING JURISDICTION AND ARRANGE FOR ALL INSPECTIONS AS REQUIRED AT NO ADDITION COST TO THE OWNER.
 - ALL NEW CONNECTIONS TO THE EQUIPMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE CODE AND THE EQUIPMENT MANUFACTURERS RECOMMENDATIONS.
 - ALL UNDERGROUND SANITARY AND STORM PIPING SHALL BE STANDARD CAST IRON, WITH BELL AND SPIGOT OR "NO-HUB" JOINTS.
 - ALL SANITARY AND STORM PIPING INSTALLED ABOVE-GROUND SHALL BE STANDARD CAST IRON WITH "NO-HUB" JOINTS OR GALVANIZED WITH DRAINAGE PATTERN FITTINGS FOR SANITARY AND STORM WASTE PIPING AND MALLEABLE FITTINGS FOR VENT LINES.
 - ALL COLD AND HOT WATER, SHALL BE "TYPE-L" COPPER TUBING WITH CAST BRASS OR WROUGHT COPPER FITTINGS AND SOLDERED JOINTS, AS PER THE N.Y.S. PLUMBING CODE.
 - ALL COLD AND HOT WATER, AND STORM PIPING AND FITTINGS SHALL BE COVERED WITH A MINIMUM COVERING OF 1" MOLDED FIBERGLASS PIPE INSULATION WITH A MAXIMUM "K" FACTOR OF .24 AT TEMPERATURE OF 75°F. FITTINGS, VALVES AND APPURTANCES SHALL BE INSULATED WITH MOLDED FITTINGS WITH THE SAME THERMAL CHARACTERISTICS.
 - ALL PIPE HANGERS AND SUPPORTS SHALL BE FABRICATED OF MATERIALS AND INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE PLUMBING CODE.
 - ALL NEW PLUMBING FIXTURES SHALL BE INSTALLED WITH ANGLE STOP VALVES IN THE SUPPLY LINES BELOW THE FIXTURE
 - ALL NEW EXPOSED FIXTURE SUPPLY PIPING AND WASTE PIPING SHALL BE CHROME PLATED AND SHALL HAVE CHROME PLATED ESCUTCHEONS INSTALLED AT THE PENETRATIONS THROUGH THE WALLS.
 - ALL NEW VALVES SHALL BE "FAIRBANKS" OR EQUAL RATED AT 125 PSIG, WOG.
 - PLUMBING CONTRACTOR SHALL SUBMIT FIXTURE CUTS FOR APPROVAL OF ALL NEW PLUMBING FIXTURES AND EQUIPMENT BEFORE INSTALLATION OF SAME.
 - GAS PIPING SHALL BE BLACK IRON, ASTM A53 WITH MALLEABLE IRON FITTINGS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE N.Y.S. PLUMBING CODE AND THE REQUIREMENTS OF THE UTILITY COMPANY.
 - HOSE BIBBS SHALL BE FROST-PROOF TYPE AND SUPPLIED WITH VACUUM BREAKERS.
 - GAS PIPING SHALL BE INSTALLED WITH DRIP LEGS AT ALL CHANGES IN DIRECTION FROM HORIZ. TO VERT.
 - PIPE SLEEVES SHALL BE INSTALLED AT ALL PENETRATIONS THROUGH WALLS AND FLOORS.
 - WATER HAMMER ELIMINATORS SHALL BE INSTALLED ON ALL DROPS IN THE WATER LINES SERVING THE TOILET ROOMS AND ALL OTHER AREAS.
 - SHUT OFF VALVES AND GAS COCKS SHALL BE INSTALLED AT ALL PIECES OF EQUIPMENT TO FACILITATE SERVICING.
 - BALL VALVES FOR WATER SYSTEM SHALL BE BRONZE BODY WITH CHROME PLATED BRONZE BALL, STAINLESS STEEL HANDLE, DURAFILL SEATS AND SEALS RATED PSIG WOG.
 - PLUG COCKS FOR GAS PIPING SHALL BE IRON BODY WITH BRASS PLUG AND WASHERS, SCREWED ENDS AND SHALL H/ BEEN AIR TESTED BY THE MANUFACTURER.
 - ALL PIPING SHALL BE TESTED AT A MINIMUM OF 1 1/2 TIMES THE OPERATING PRESSURE, UNLESS OTHERWISE NOTED ON THE DOCUMENTS OR IN THE CODES AND IN ACCORDANCE WITH THE UTILITY REQUIREMENTS FOR GAS SYSTEM



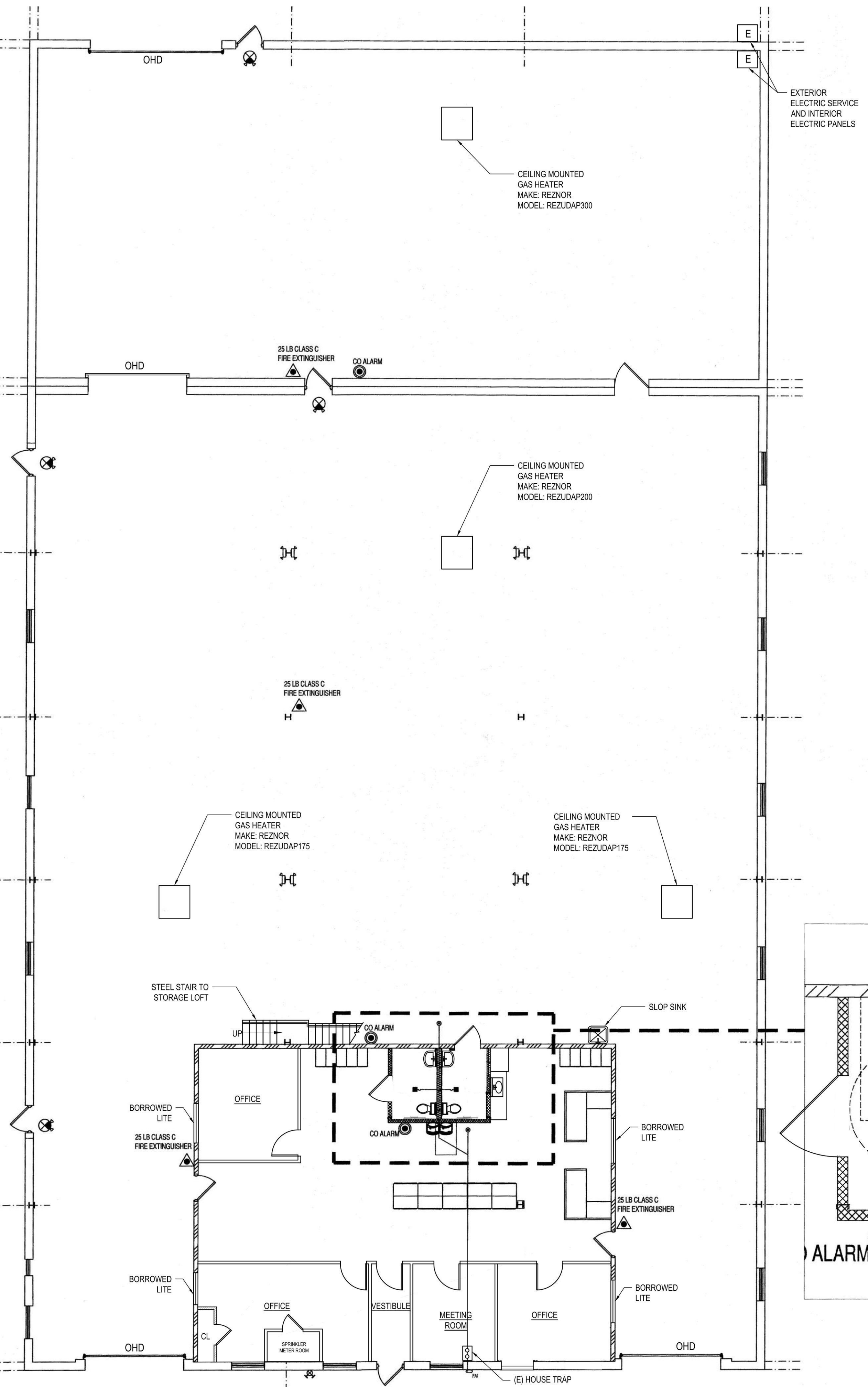
SANITARY RISER DIAGM
 SCALE: NTS



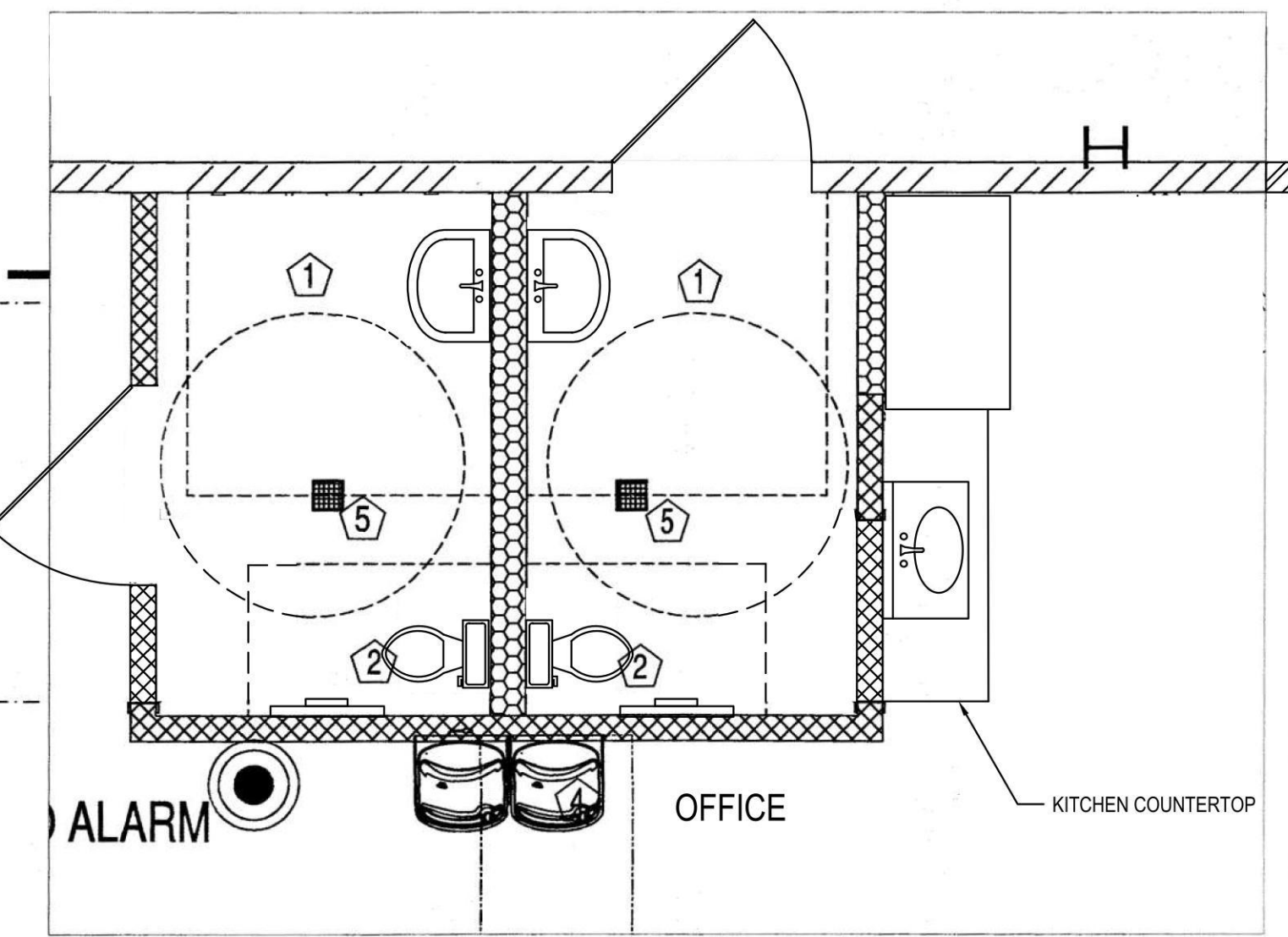
TOILET FIXTURE ELEVATIONS
 SCALE: NTS

FIXTURE CONNECTION SCHEDULE:							
TAG #	FIXTURE	MANUFACTURER	MODEL No.	SOIL / WASTE	VENT	COLD WATER	HOT WATER
01	WATER CLOSET FLUSH VALVE	AMERICAN STANDARD	MADERA 1.28 GPF ADA EVERCLEAN TOILET WITH SELECTRONIC EXPOSED AC FLUSH VALVE SYSTEM MODEL NUMBER(S): 3461.712.020	4"Ø	1-1/2"Ø	1-1/2"Ø	-
02	H.C. LAVATORY FAUCET	TOTO SLOAN	WALL HUNG ADA LAVATORY MODEL # LT-307.4.1 SF-2350	2"Ø	1-1/2"Ø	1/2"Ø	1/2"Ø
03	SLOP SINK FAUCET	ADVANCE REGENCY	9-OP-40 16" X 20" X 12" FLOOR MOUNTED MOP SINK 600FMS86 -WALL MOUNTED MOP SINK FAUCET WITH VACUUM BREAKER	3"Ø	1-1/2"Ø	1/2"Ø	1/2"Ø
04	EWC	ELKAY	HIGH / LOW EZSTLDLDC	3"Ø	1-1/2"Ø	1/2"Ø	1/2"Ø
05	FLOOR DRAINS	JOSAM	6" X 6" SQUARE				

DISAPPROVED
 Michael Maracic
 05/06/2024



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



ENLARGED TOILET AREA PLAN
 SCALE: 3/8" = 1'-0"

AS-BUILT

OWNER/CLIENT
 COMMONWEALTH O'LEARY
 REALTY, INC.
 1833 GILFORD AVE
 NEW HYDE PARK, NY 11040



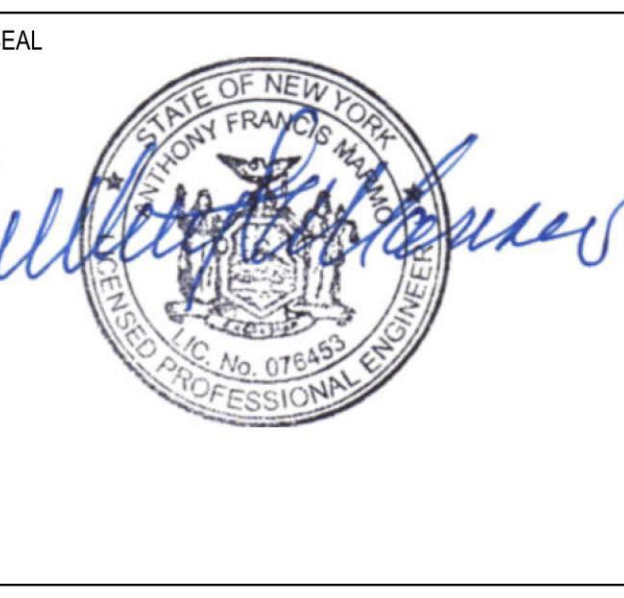
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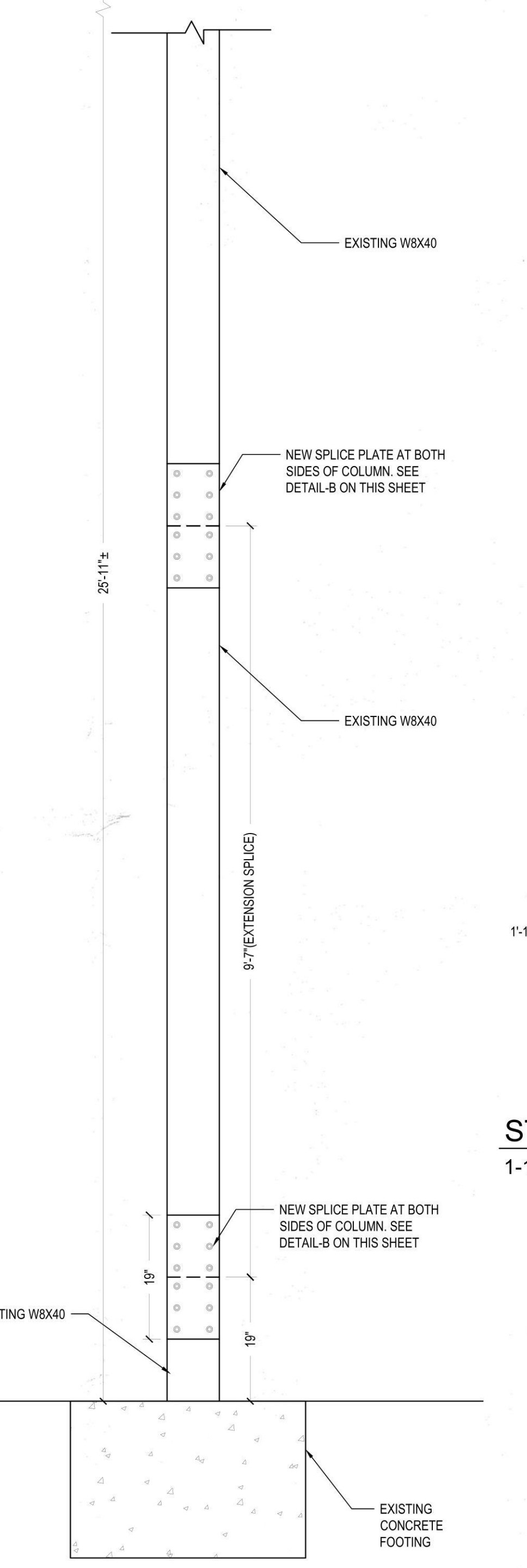
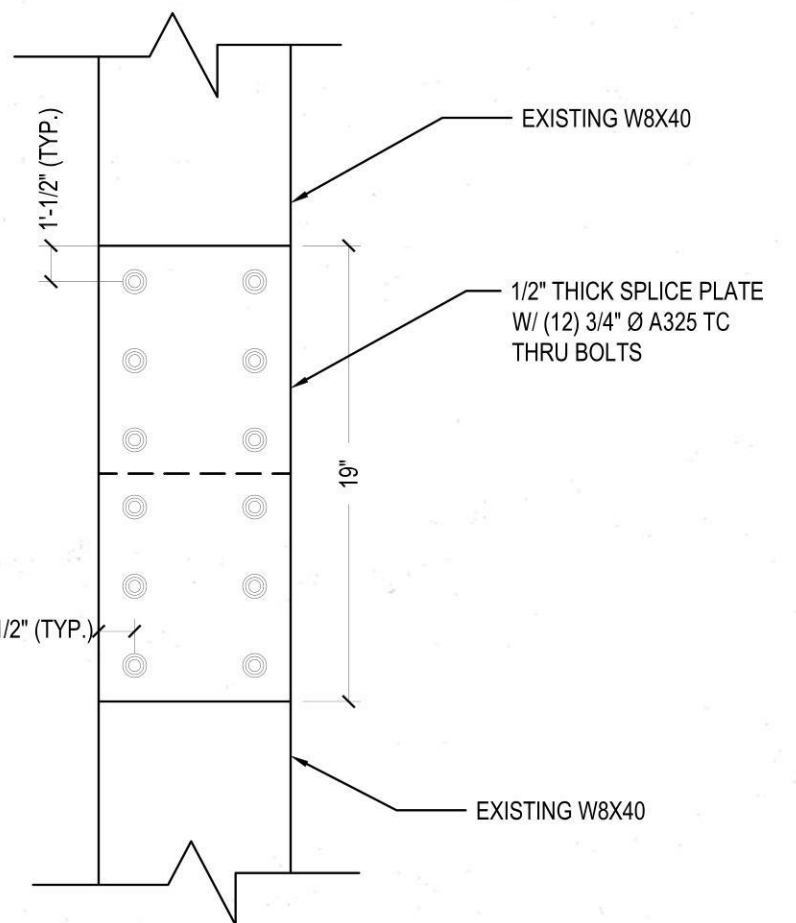
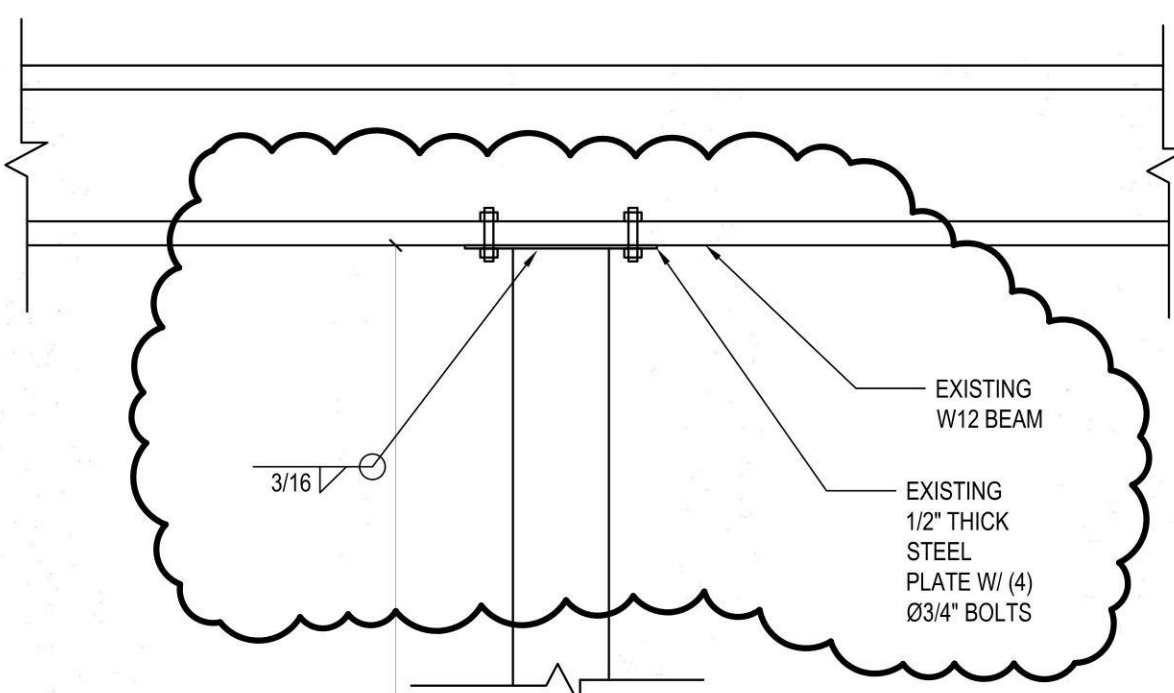
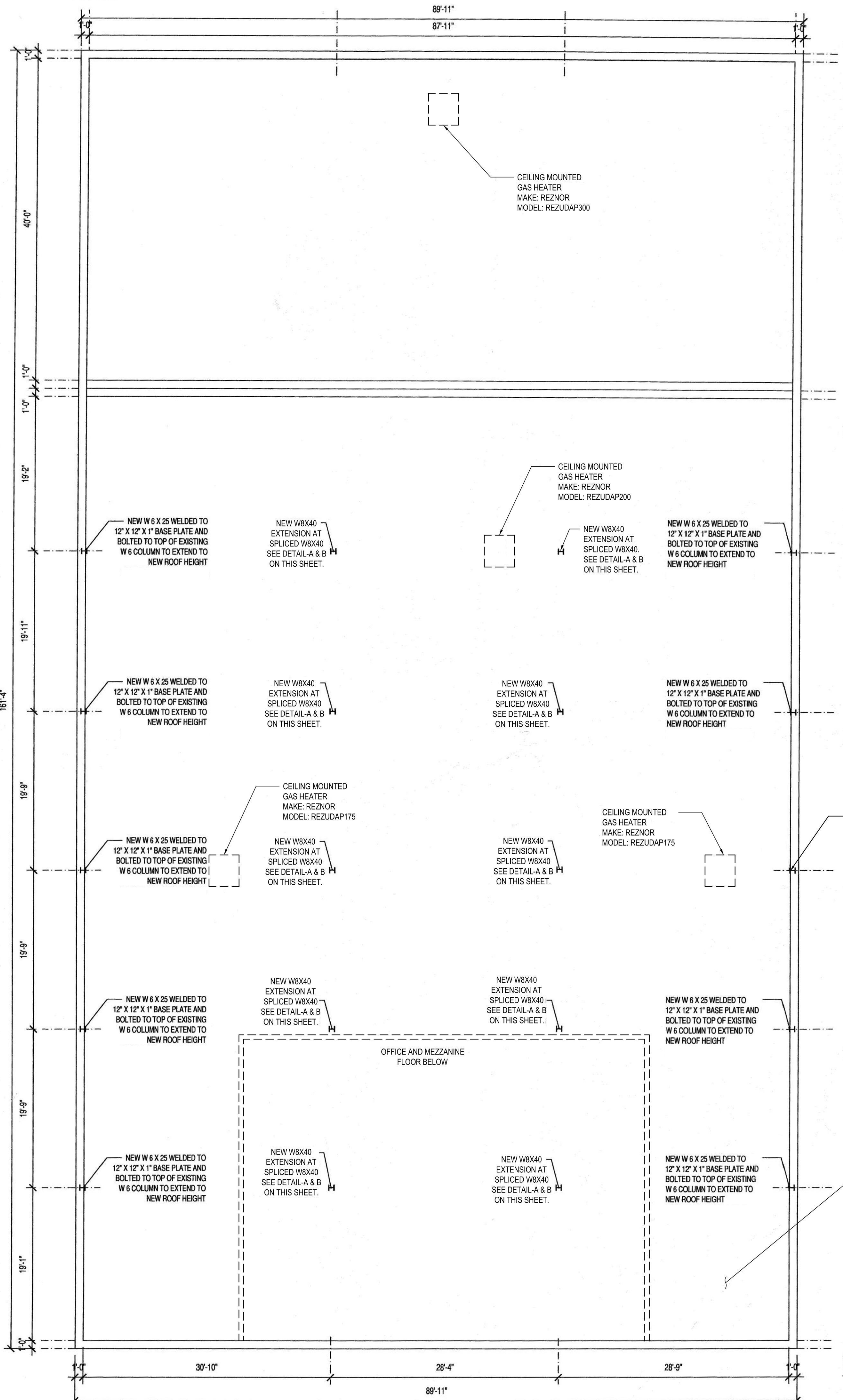


REVISION	DATE	DESCRIPTION
REV. 0	07/10/2023	FINAL RECORD
REV. 1	11/14/2023	FOR AMENDMENT

TITLE
 STRUCTURAL
 MODIFICATIONS

DEPARTMENT OF BUILDINGS RECORD #

SHEET
 AB-A-500.01
 7 of 9



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

GENERAL STEEL NOTES
 1. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE.
 2. ALL CONSTRUCTION WILL BE UNDER NYC CONTROLLED INSPECTION REQUIREMENTS, WHERE APPLICABLE.
 3. COORDINATE ALL WORK OF THESE DRAWINGS WITH WORK REQUIRED ON ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.

STRUCTURAL STEEL NOTES
 1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE A.I.S.C. "SPECIFICATION FOR THE DESIGN FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
 2. ALL STEEL SHALL BE ASTM-A36 HAVING A SPECIFIED MINIMUM YIELD POINT OF 24,000 P.S.I.
 3. CONNECTION MATERIAL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS, LATEST EDITION: HIGH STRENGTH BOLTS: A325 (FRICTION TYPE); WELDING ELECTRODES: AWS-A5.1, E70 SERIES.
 4. ALL BOLTS SHALL BE 3/4" INCH DIAMETER, OPEN HOLES 13/16 INCH DIAMETER UNLESS OTHERWISE NOTED.
 5. ALL SHOP CONNECTIONS SHALL HIGH STRENGTH BOLTED OR WELDED CONNECTIONS.
 6. ALL FIELD CONNECTIONS SHALL BE BOLTED WITH HIGH STRENGTH BOLTS EXCEPT WHERE DETAILS SHOW WELDING. BOLTS CAN BE USED FOR ERECTION PURPOSES BUT MUST BE WELDED AFTER ERECTION IS COMPLETE.
 7. ALL WELDING TO BE DONE BY LICENSED WELDERS.
 8. ALL WELDING SHALL BE INSPECTED BY AN APPROVED WELDING AGENCY WHICH SHALL ISSUE AN AFFIDAVIT THAT ALL WELDING HAS BEEN INSPECTED AND FOUND TO BE IN CONFORMITY WITH DETAILS AND THE NEW YORK CITY BUILDING CODE.
 9. ALL WELDING IN SUBJECT TO NONDESTRUCTIVE TESTING METHODS.
 10. ALL FILLET WELDS SHALL BE A MINIMUM OF 1/4" INCH UNLESS NOTED OTHERWISE.
 11. PROVISIONS SHALL BE MADE FOR CONNECTIONS OF OTHER TRADES, INCLUDING CUTTING AND PUNCHING OF STRUCTURAL MEMBERS WHERE REQUIRED BY THE DRAWINGS, OR FOR WHICH INFORMATION IS FURNISHED PRIOR TO FABRICATION.
 12. STIFFENERS SHALL BE GROUND SMOOTH AFTER WELDING IS COMPLETED. CARE MUST BE TAKEN NOT TO DAMAGE WELDS.
 13. ALL INTERIOR STEEL WORK SHALL HAVE A SHOP COAT OF PRIMER, EXCEPT FOR MEMBERS TO RECEIVE SPRAYED ON FIREPROOFING.
 14. THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND/OR ENGINEER.
 15. ALL BEAMS ADJACENT TO MASONRY WALLS SHALL HAVE ADJUSTABLE CHANNEL TYPE ANCHORS, AS MANUFACTURED BY HOHMANN & BARNARD OR APPROVED EQUAL.
 16. SUBMIT STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. NO ERECTION TO COMMENCE UNTIL SHOP DRAWINGS ARE APPROVED.

WELDING SPECIFICATIONS
 1. OPERATORS SHALL BE QUALIFIED AS PER AWS STANDARD QUALIFICATION PROCEDURE, AND SHALL BE N.Y.C. LICENSED WELDERS.
 2. EQUIPMENT SHALL PROVIDE PROPER CURRENT TO PRODUCE SATISFACTORY WELDS.
 3. ELECTRODES SHALL BE SUITABLE FOR POSITIONS AND OTHER CONDITIONS OF USE PER MANUFACTURER'S SPECIFICATIONS.
 4. SURFACES TO BE WELDED SHALL BE FREE FROM LOOSE SCALE, RUST, GREASE, PAINT OR OTHER FOREIGN MATERIAL. MILL SCALE THAT WITHSTANDS VIGOROUS WIRE BRUSHING MAY REMAIN. A LIGHT FILM OF UNSEED OIL MAY BE DISREGARDED. JOINT SURFACES SHALL BE FREE OF FINES AND TEARS.
 5. MINIMUM FILLET WELD SIZE - 3/16 INCH.
 6. SEQUENCE OF WELDING SHALL MINIMIZE DISTORTION AND SHRINKAGE STRESSES.
 7. ELECTRODES TO BE E70XX.

STEEL ROOF DECK
 A. STEEL ROOF DECK

FURNISH DECK IN ACCORDANCE WITH STEEL DECK INSTITUTE STEEL ROOF DECK SPECIFICATIONS AND CODE OF RECOMMENDED STANDARD PRACTICE, ROOF DECK CONSTRUCTION, LATEST EDITION.
 TYPE: 1-1/2 INCH, 22 GA. GALVANIZED STEEL, WIDE RIB DECK, CONTINUOUS OVER THREE SPANS MINIMUM.

ATTACHMENTS: WELD TO ALL SUPPORTS USING 5/8 INCH DIA. PUDDLE WELDS WITH WELDING WASHERS, FOUR PER SHEET WIDTH AT SUPPORTS AND AT 6 INCH SPACING ALONG EDGES PARALLEL TO DECK SPAN.

SIDLAP FASTENERS: #12 TEK SCREWS, 2 PER SPAN
 PROVIDE 1" x 2-1/2" x 2-1/2" x 1/4" AT ROOF PERIMETER AND AROUND ALL ROOF PENETRATIONS UNLESS NOTED OR DETAILED OTHERWISE. SEE DETAIL FRAMING AT ROOF MOUNTED EQUIPMENT.

DISAPPROVED
 Michael Maracic
 05/06/2024

AS-BUILT

ROOF FRAMING PLAN
 SCALE: 1/8" = 1'-0"

OWNER/CLIENT

COMMONWEALTH O'LEARY
REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040



ZONING DATA
SECTION: 8
BLOCK: 190
LOT: 15-19, 37-44
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ROOF STRUCTURE AND ADD
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BUILDING DEPT.:
ZONING MAP#:
OWNER:

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023

SEAL



REVISION

REV. 0	07/10/2023	FINAL RECORD

TITLE

GENERAL NOTES,
ROOF PLAN AND
DETAIL

DEPARTMENT OF BUILDINGS RECORD #

SHEET

AB-A-600.00

8 of 9

HIGH ROOF LOADING SCHEDULE P.S.F.

	ROOF
ROOFING, INSUL., & DECK	5
STEEL	10
MISC.	10
LIVE LOAD	30
TOTAL	55

GENERAL STEEL NOTES

1. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE.
2. ALL CONSTRUCTION WILL BE UNDER NYC CONTROLLED INSPECTION REQUIREMENTS, WHERE APPLICABLE.
3. COORDINATE ALL WORK OF THESE DRAWINGS WITH WORK REQUIRED ON ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.

STRUCTURAL STEEL NOTES

1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE A.I.S.C. "SPECIFICATION FOR THE DESIGN FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
2. ALL STEEL SHALL BE ASTM-A36 HAVING A SPECIFIED MINIMUM YIELD POINT OF 24,000 P.S.I.
3. CONNECTION MATERIAL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS, LATEST EDITION: HIGH STRENGTH BOLTS: A325 (FRICTION TYPE); WELDING ELECTRODES: AWS-A5.1, E70 SERIES.
4. ALL BOLTS SHALL BE 3/4" INCH DIAMETER, OPEN HOLES 13/16 INCH DIAMETER UNLESS OTHERWISE NOTED.
5. ALL SHOP CONNECTIONS SHALL HIGH STRENGTH BOLTED OR WELDED CONNECTIONS.
6. ALL FIELD CONNECTIONS SHALL HIGH STRENGTH BOLTED CONNECTIONS EXCEPT WHERE DETAILS SHOW WELDING. BOLTS CAN BE USED FOR ERECTION PURPOSES BUT MUST BE WELDED AFTER ERECTION IS COMPLETE.
7. ALL WELDING TO BE DONE BY LICENSED WELDERS.
8. ALL WELDING SHALL BE INSPECTED BY AN APPROVED WELDING AGENCY WHICH SHALL ISSUE AN AFFIDAVIT THAT ALL WELDING HAS BEEN INSPECTED AND FOUND TO BE IN CONFORMITY WITH DETAILS AND THE NEW YORK CITY BUILDING CODE.
9. ALL WELDING IN SUBJECT TO NONDESTRUCTIVE TESTING METHODS.
10. ALL FILLET WELDS SHALL BE A MINIMUM OF 1/4" INCH UNLESS NOTED OTHERWISE.
11. PROVISIONS SHALL BE MADE FOR CONNECTIONS OF OTHER TRADES, INCLUDING CUTTING AND PUNCHING OF STRUCTURAL MEMBERS WHERE REQUIRED BY THE DRAWINGS, OR FOR WHICH INFORMATION IS FURNISHED PRIOR TO FABRICATION.
12. STIFFENERS SHALL BE GROUND SMOOTH AFTER WELDING IS COMPLETED. CARE MUST BE TAKEN NOT TO DAMAGE WELDS.
13. ALL INTERIOR STEEL WORK SHALL HAVE A SHOP COAT OF PRIMER, EXCEPT FOR MEMBERS TO RECEIVE SPRAYED ON FIREPROOFING.
14. THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND / OR ENGINEER.
15. ALL BEAMS ADJACENT TO MASONRY WALLS SHALL HAVE ADJUSTABLE CHANNEL TYPE ANCHORS, AS MANUFACTURED BY HOHMANN & BARNARD OR APPROVED EQUAL.
16. SUBMIT STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. NO ERECTION TO COMMENCE UNTIL SHOP DRAWINGS ARE APPROVED.

WELDING SPECIFICATIONS

1. OPERATORS SHALL BE QUALIFIED AS PER AWS STANDARD QUALIFICATION PROCEDURE, AND SHALL BE N.Y.C. LICENSED WELDERS.
2. EQUIPMENT SHALL PROVIDE PROPER CURRENT TO PRODUCE SATISFACTORY WELDS.
3. ELECTRODES SHALL BE SUITABLE FOR POSITIONS AND OTHER CONDITIONS OF USE PER MANUFACTURER'S SPECIFICATIONS.
4. SURFACES TO BE WELDED SHALL BE FREE FROM LOOSE SCALE, RUST, GREASE, PAINT OR OTHER FOREIGN MATERIAL. MILL SCALE THAT WITHSTANDS VIGOROUS WIRE BRUSHING MAY REMAIN. A LIGHT FILM OF LINSEED OIL MAY BE DISREGARDED. JOINT SURFACES SHALL BE FREE OF FINS AND TEARS.
5. MINIMUM FILLET WELD SIZE - 3/16 INCH.
6. SEQUENCE OF WELDING SHALL MINIMIZE DISTORTION AND SHRINKAGE STRESSES.
7. ELECTRODES TO BE E70XX.

STEEL ROOF DECK

A. STEEL ROOF DECK

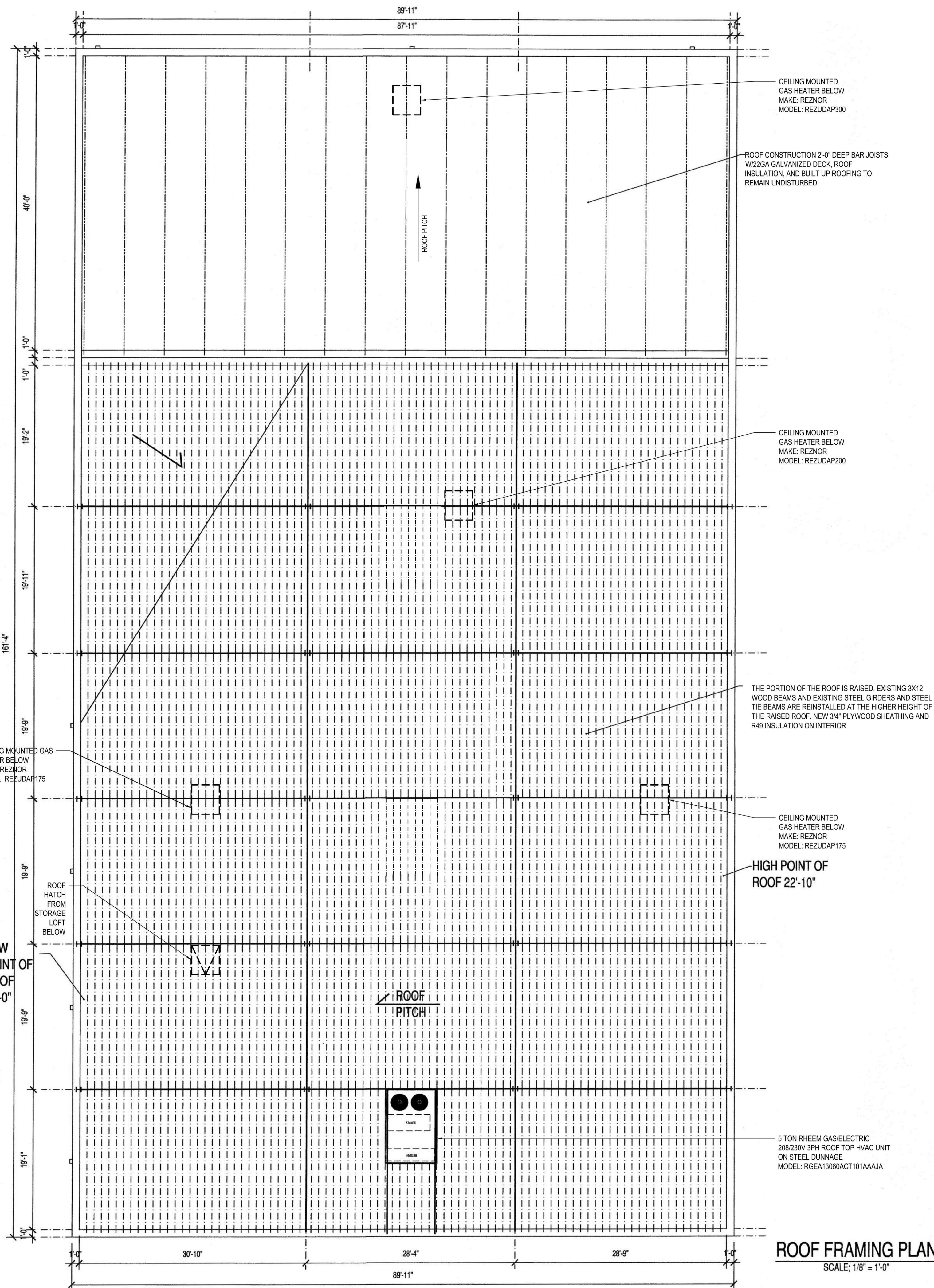
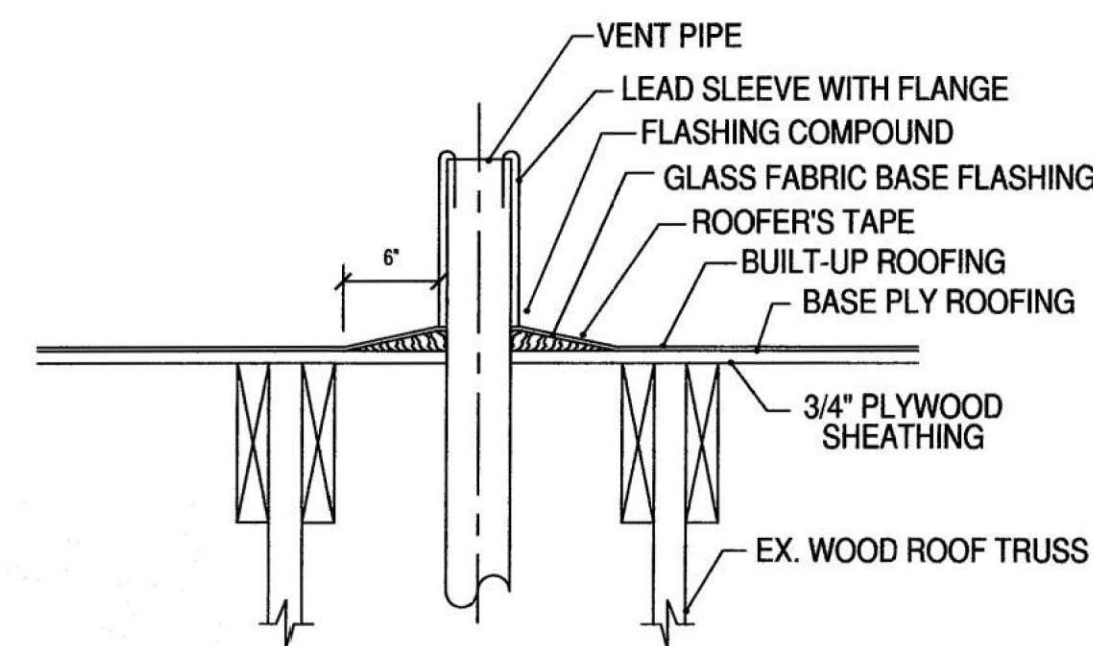
FURNISH DECK IN ACCORDANCE WITH STEEL DECK INSTITUTE STEEL ROOF DECK SPECIFICATIONS AND CODE OF RECOMMENDED STANDARD PRACTICE, ROOF DECK CONSTRUCTION, LATEST EDITION.

TYPE: 1-1/2 INCH, 22 GA. GALVANIZED STEEL, WIDE RIB DECK, CONTINUOUS OVER THREE SPANS MINIMUM.

ATTACHMENTS: WELD TO ALL SUPPORTS USING 5/8 INCH DIA. PUDDLE WELDS WITH WELDING WASHERS, FOUR PER SHEET WIDTH AT SUPPORTS AND AT 6 INCH SPACING ALONG EDGES PARALLEL TO DECK SPAN.

SIDLAP FASTENERS: #12 TEK SCREWS, 2 PER SPAN

PROVIDE 1" 2-1/2 X 2-1/2 X 1/4 AT ROOF PERIMETER AND AROUND ALL ROOF PENETRATIONS UNLESS NOTED OR DETAILED OTHERWISE. SEE DETAIL FRAMING AT ROOF MOUNTED EQUIPMENT.



ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

DISAPPROVED
Michael Maracic
05/06/2024

AS-BUILT

OWNER/CLIENT

COMMONWEALTH O'LEARY
REALTY, INC.
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PROJECT

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ROOF STRUCTURE AND ADD
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REV. #	DATE	DESCRIPTION
REV. 0	07/10/2023	FINAL RECORD

TITLE

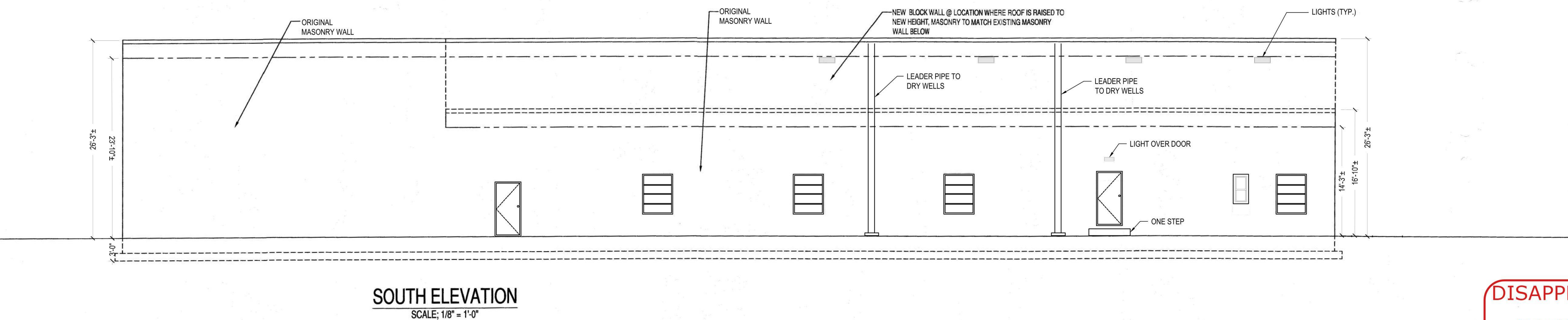
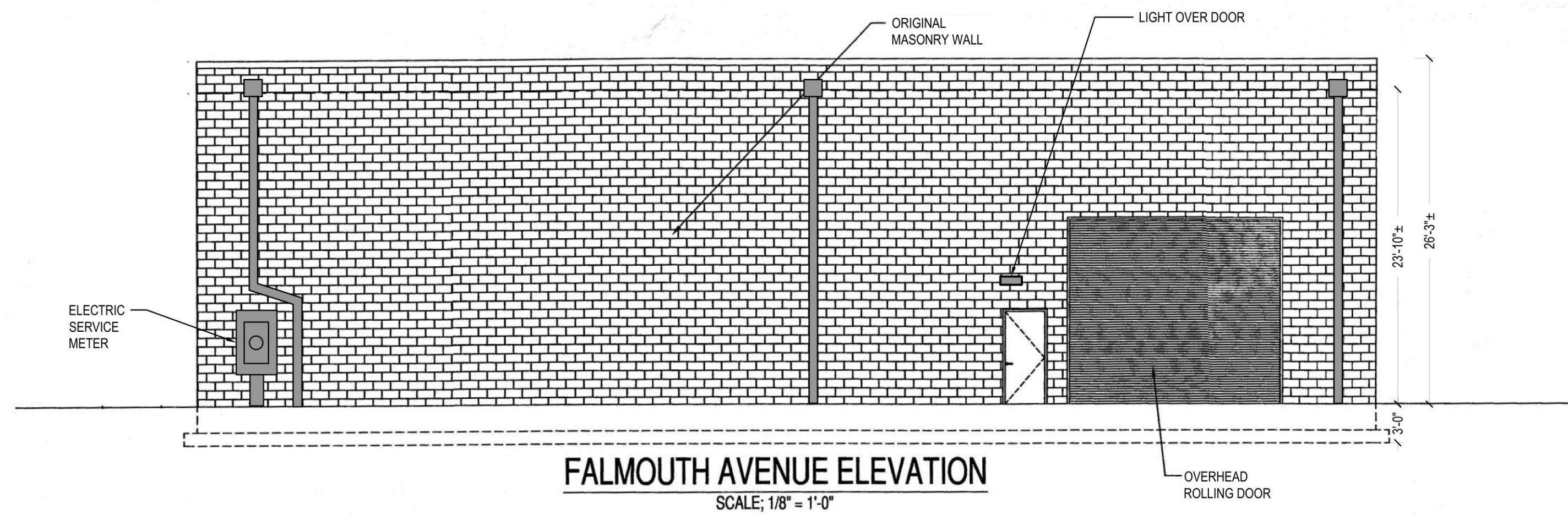
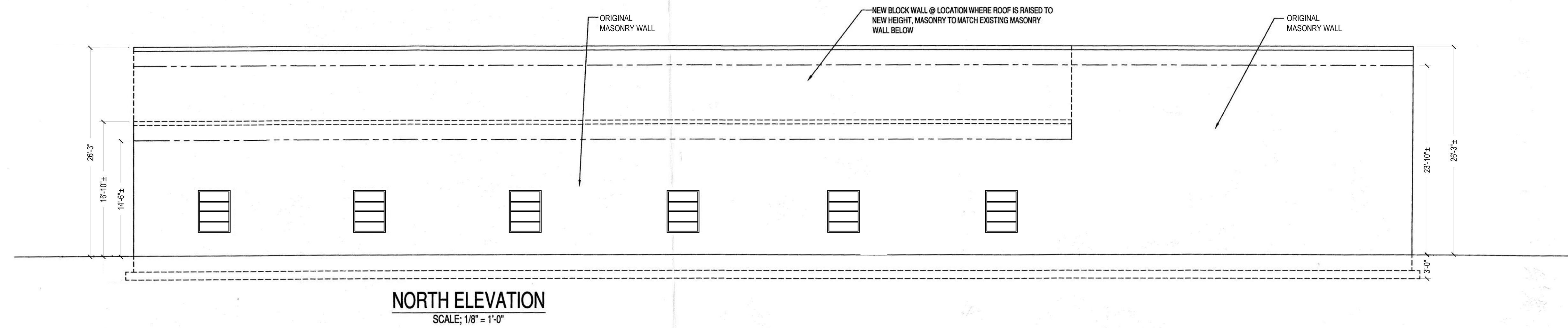
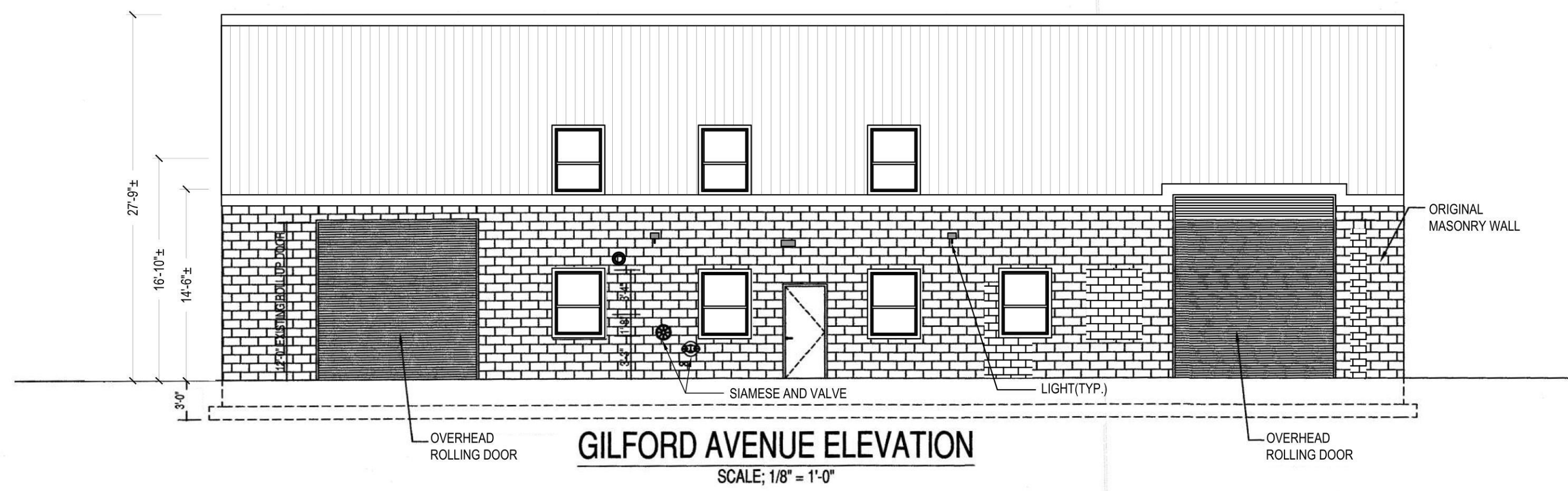
EXTERIOR
ELEVATIONS

DEPARTMENT OF BUILDINGS RECORD #

SHEET

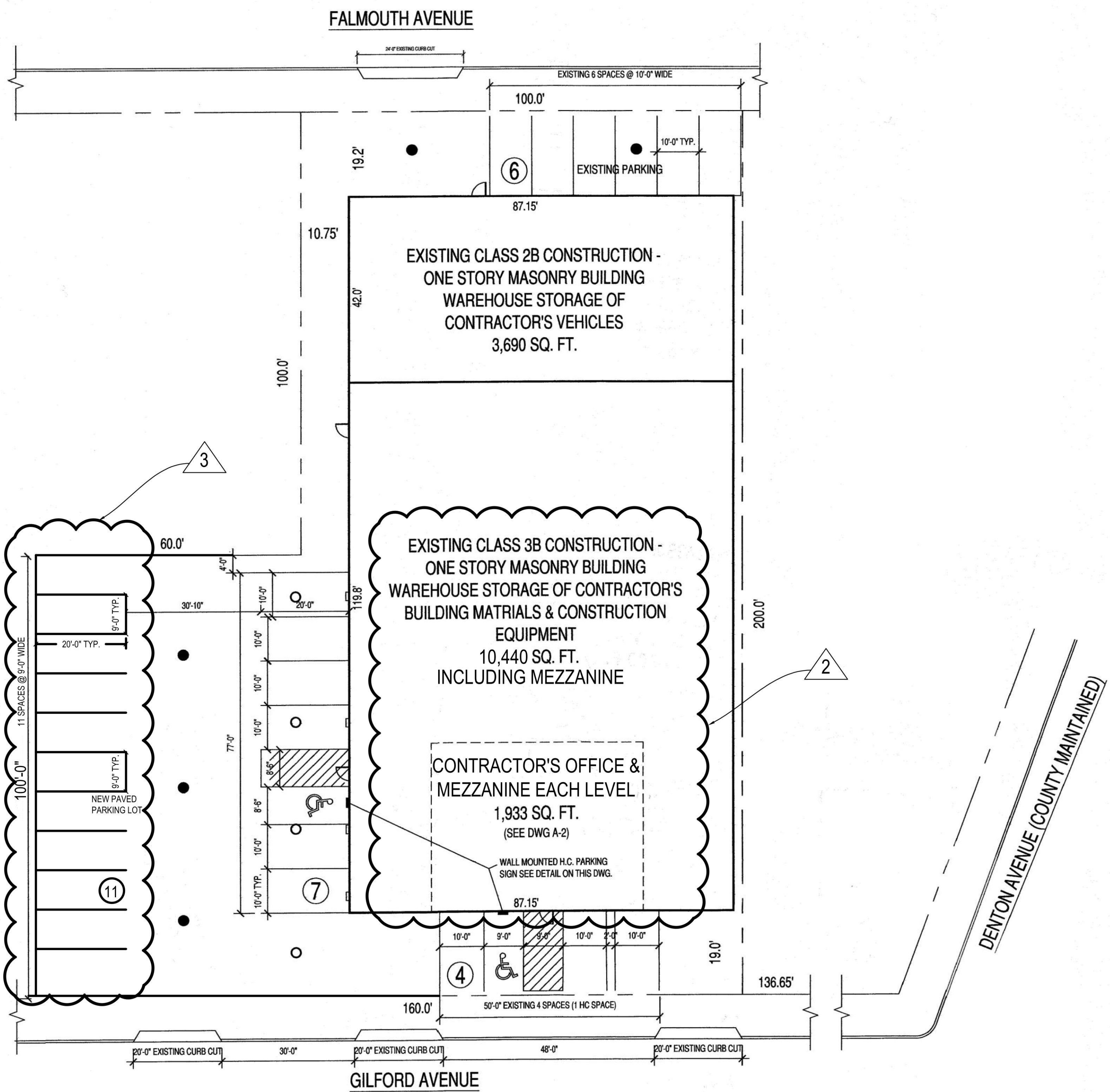
AB-A-700.00

9 OF 9



DISAPPROVED
Michael Maracic
05/06/2024

AS-BUILT



SITE PLAN
SCALE: 1/16" = 1'-0"
(SEE DRAWING SP-2 FOR DRAINAGE)

GENERAL NOTES

- CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS AT THE BUILDING IN THE FIELD BEFORE STARTING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGE AND DEVIATION FROM THE APPROVED PLAN. ANY DISCREPANCIES SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK THAT DEVIATES FROM THE APPROVED PLAN.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS AND FILE ALL APPLICATION FORMS, TEST REPORTS, UNDERWRITER'S CERTIFICATES, ETC.
- CONTRACTOR SHALL COORDINATE THE WORK WITH THAT OF OTHER SUBCONTRACTORS AND SUPPLIERS, WHETHER ENGAGED BY HIM OR THE OWNER.
- CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES OPENED BEFORE THE INSTALLATION OF ANY NEW WORK AND REPAIR ALL EXISTING AREAS DAMAGED DURING THE PERFORMANCE OF THE WORK.
- CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE, NEW YORK STATE LABOR LAW, AND ALL REGULATIONS OF NEW YORK STATE AND OTHER GOVERNMENT AGENCIES, INCLUDING THE TOWN OF NORTH HEMPSTEAD DEPARTMENT OF BUILDINGS. ALL PERMITS SHALL BE PROPERLY DISPLAYED AT THE JOB SITE.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED DEPARTMENT OF BUILDINGS PERMITS PRIOR TO START OF WORK, INCLUDING ELECTRICAL PERMITS.
- ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
- LOCATION OF EVERY EXIT SHALL BE CLEARLY INDICATED BY EXIT SIGNS PLACED AS REQUIRED AT ANGLE WITH EXIT OPENING. INSTALL DIRECTIONAL SIGN TO SERVE AS GUIDES FROM ALL PORTIONS OF THE FLOOR SO THAT ALL EXITS ARE CLEARLY VISIBLE.
- EXIT SIGNS SHALL BE INTERNALLY LIGHTED, ELECTROLUMINESCENT, HAVING AN INITIAL BRIGHTNESS OF LETTER OF AT LEAST 25 FEET LAMBERTS. LETTERS SHALL BE RED, THE BACK GROUND SHALL BE WHITE. LETTER SHALL BE BLOCK LETTERING AT LEAST 6" HIGH WITH 9/16" STROKES.
- PENETRATIONS IN OPENING OF WALLS OR PARTITIONS, FOR PIPE SLEEVES, ELECTRIC DEVICES, ETC., SHALL BE PACKED, SEALED, LINED OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED STC RATING AND THE REQUIRED FIRESTOPPING RATING.
- ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES. WORK DEEMED UNACCEPTABLE BY THE ARCHITECT IS TO BE REPLACED BY THE GENERAL CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP. ALL WALLS AND TRIM TO BE DUSTED, ALL TITLE, METAL AND GLASS TO BE WASHED, ALL FLOORS TO BE SWEEPED AND VACUUMED. WRITTEN DIMENSION ON THESE DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD PRACTICE.

ZONING AND PARKING CALCULATIONS

ZONE : INDUSTRIAL "B"
SITE AREA : 26,000 SQ. FT.
MAX ALLOWABLE BUILDING AREA : 80% OF SITE AREA OR 20,800 SQ. FT.
ACTUAL BUILDING AREA : 14,130 SQ. FT. - OK

REQUIRED PARKING FOR INDUSTRIAL / STORAGE BUILDING AS PER SECTION ZR 70-103 - 1 SPACE / 600 SQ. FT. OF GROSS BUILDING AREA
REQUIRED PARKING FOR OFFICE OCCUPANCY AS PER SECTION ZR 70-103 - DEDUCT FIRST 1,000 SQ. FT. AND THEN 1 SPACE / 200 SQ. FT. OF GROSS OFFICE AREA

OFFICE AREA = 1,933 SQ. FT. - 1,000 = 933 / 200 = 4.65 SPACES REQUIRED
WAREHOUSE AREA = 14130 SQ. FT. / 600 = 23.55 SPACES REQUIRED
4.65 + 23.55 = 28.2 TOTAL SPACES REQUIRED
TOTAL PARKING = 29 PARKING SPACES PROVIDED - N.G. VARIANCE NEEDED
MAXIMUM AVAILABLE PARKING IS 28 SPACES, VARIANCE NEEDED FOR 1 LESS THAN REQUIRED 29 SPACES
HC PARKING REQUIRED AS PER N.Y.S.B.C. TABLE 1106.1
2 HC SPACES REQUIRED, 2HC SPACES PROVIDED - OK

ZONING DATA
SECTION: 8
BLOCK: 190
LOT: 15-19, 37-44
ZONE: INDUSTRIAL "B"

OWNER/CLIENT

COMMONWEALTH O'LEARY
REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT
RAISE EXISTING WAREHOUSE
ROOF STRUCTURE AND ADD
INTERIOR OFFICES

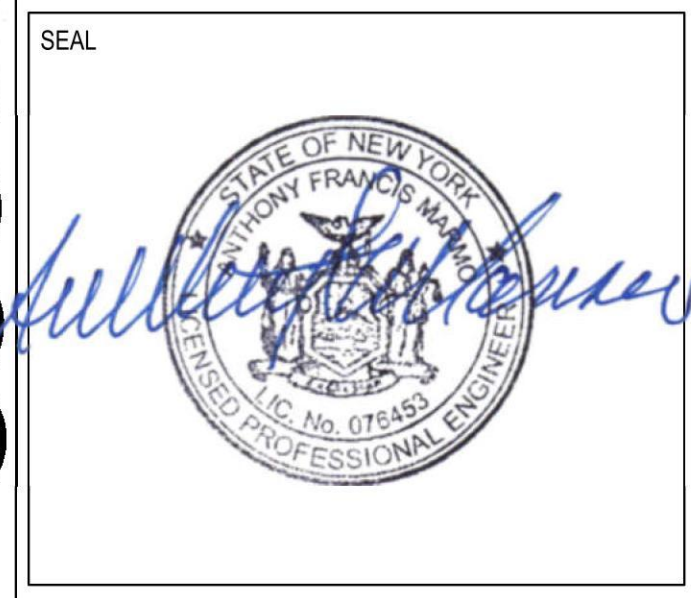
ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICHO TURNPIKE
SUITE R
FLORAL PARK, NY 11001
OFFICE : (516) 354-1030

PROPERTY ZONING INFO.
ADDRESS: 1833 GILFORD AVE
NEW HYDE PARK, NY 11040
SECTION: 8 BLOCK: 190 LOT: 15-19,37-44
PRIMARY ZONING: INDUSTRIAL "B"
OCCUPANCY CLASS: INDUSTRIAL
BUILDING DEPT.:
ZONING MAP#:
OWNER:

DRAWN BY: MMG
CHECKED BY: AFM
DRAWING SIZE: 24"x36"
DRAWING DATE: 03/11/2023



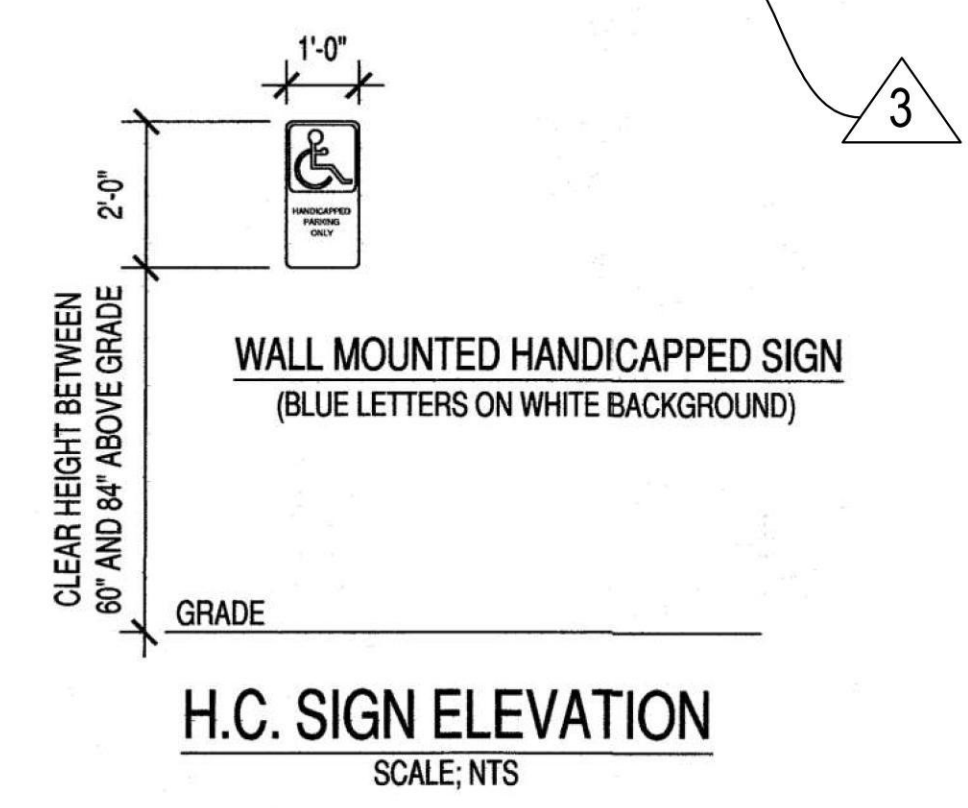
REVISION	DATE	DESCRIPTION
REV. 0	07/10/2023	FINAL RECORD
REV. 1	07/30/2023	FOR AMENDMENT
REV. 2	12/28/2023	FOR TOWN BOARD APPROVAL
REV. 3	03/11/2023	CHANGE PARKING CALCULATIONS

TITLE

SITE PLAN

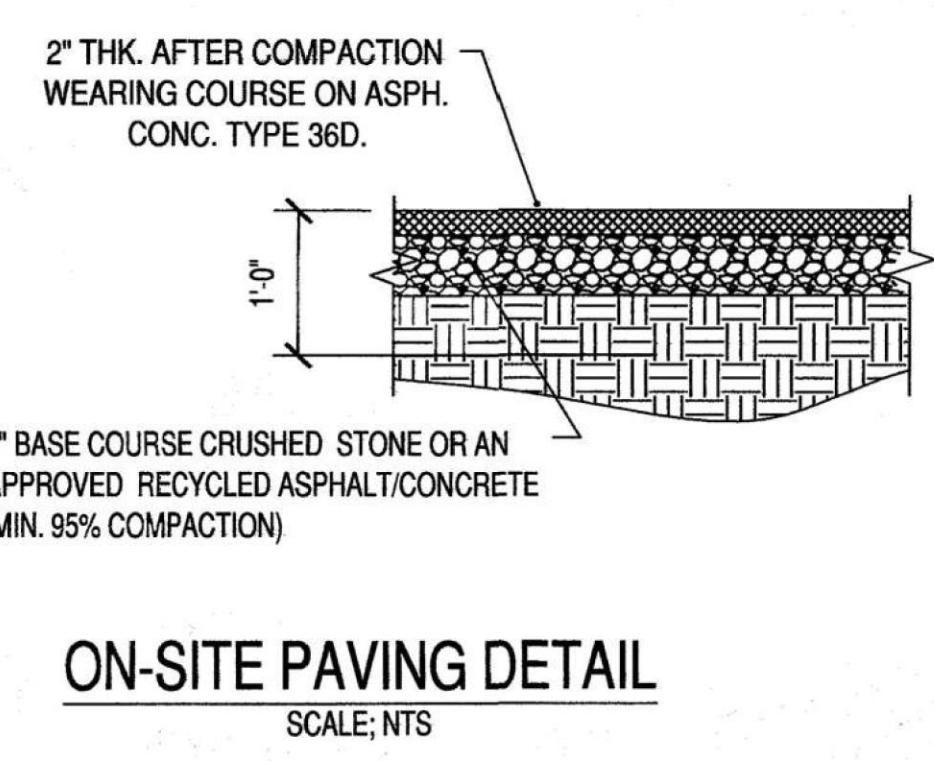
DEPARTMENT OF BUILDINGS RECORD #

SHEET
SP-100-00
1 of 2



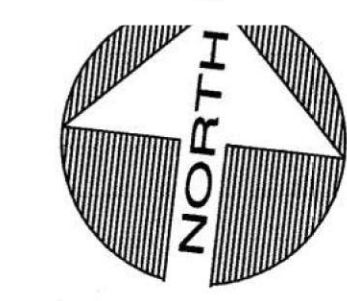
NOTES

- SECTION 505 OF THE 2020 NYS BC STATES OCCUPANCY LOAD OF A MEZZANINE IS 500 SF PER PERSON. 1933 SF / 500SF = 3.87 OR 4 PERSONS. PER BC 505.2.3, EXCEPTION NO. 1, THE MEZZANINE DOES NOT NEED TO BE ENCLOSED IF THE OCCUPANCY IS LESS THAN 10.
- THE AREA OF THE MEZZANINE IS 1933 SF / 14,130 SF = 13.6% OF THE BUILDING. THIS IS LESS THAN 33.3% OF THE ENTIRE BUILDING'S SIZE. PER SECTION 505.2.1 A MEZZANINE IS LESS THAN 33.3% OF THE BUILDING, SO THE MEZZANINE AND SIZE ARE ACCEPTABLE.
- SECTION 505.2.2, MEANS OF EGRESS, REFERS TO SECTION 1006.2 FOR A SINGLE MEANS OF EGRESS. A SINGLE MEANS OF EGRESS IS ACCEPTABLE PER TABLE 1006.2.1, AND TABLE 1006.3.2.



DISAPPROVED
Michael Maracic
05/06/2024

OWNER/CLIENT
 COMMONWEALTH O'LEARY
 REALTY, INC.
 1833 GILFORD AVE
 NEW HYDE PARK, NY 11040



ZONING DATA
 SECTION: 8
 BLOCK: 190
 LOT: 15-19, 37-44
 ZONE: INDUSTRIAL "B"

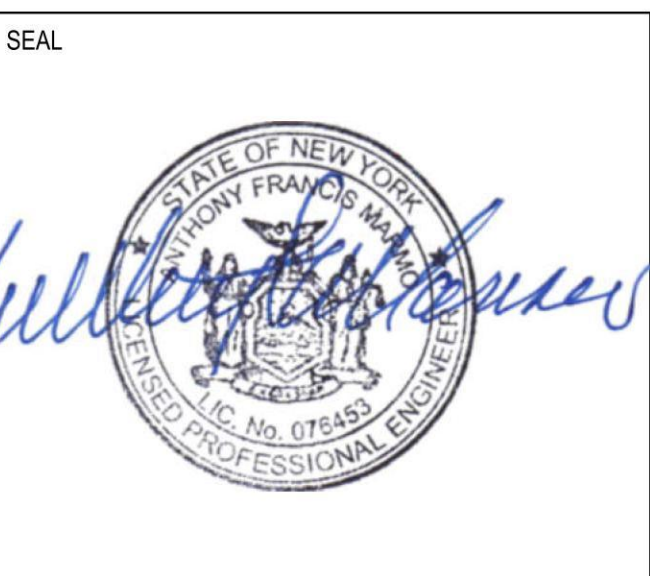
PROJECT
 RAISE EXISTING WAREHOUSE
 ROOF STRUCTURE AND ADD
 INTERIOR OFFICES

ENGINEER
 ANTHONY F. MARMO, P.E.
 AFM INSPECTIONS & ENGINEERING, PLLC
 204 JERICHO TURNPIKE
 SUITE R
 FLORAL PARK, NY 11001
 OFFICE : (516) 354-1030

PROPERTY ZONING INFO.
 ADDRESS: 1833 GILFORD AVE
 NEW HYDE PARK, NY 11040
 SECTION: 8 BLOCK: 190 LOT: 15-19,37-44
 PRIMARY ZONING: INDUSTRIAL "B"
 OCCUPANCY CLASS: INDUSTRIAL
 BUILDING DEPT.:
 ZONING MAP#:
 OWNER:

DRAWN BY: MMG
 CHECKED BY: AFM

DRAWING SIZE: 24"x36"
 DRAWING DATE: 03/11/2023

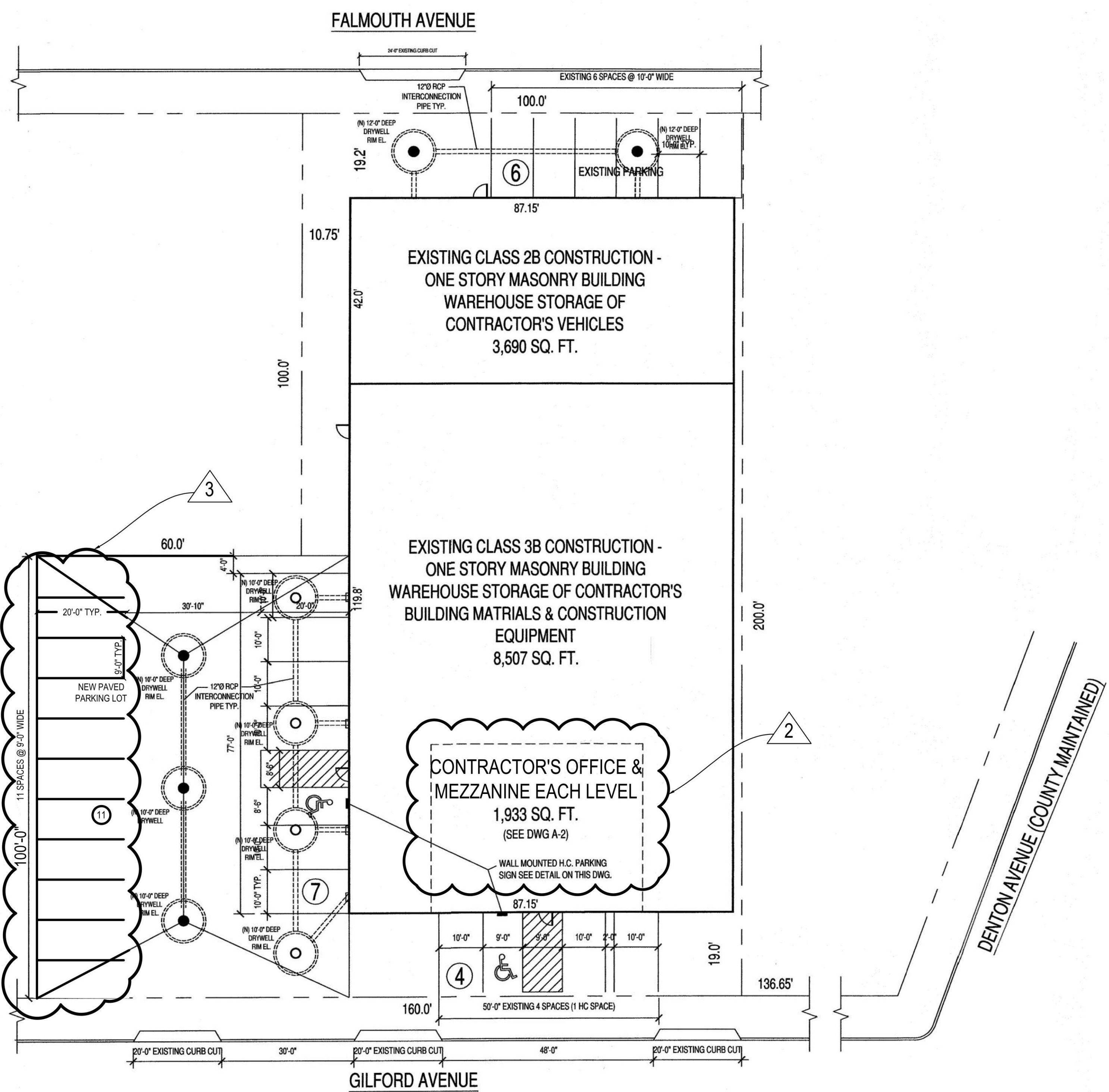


REVISION	DATE	DESCRIPTION
REV. 0	07/10/2023	FINAL RECORD
REV. 1	12/29/2023	FOR TOWN BOARD APPROVAL

TITLE
 SITE PLAN

DEPARTMENT OF BUILDINGS RECORD #

SHEET
 SP-200.00
 2 OF 2

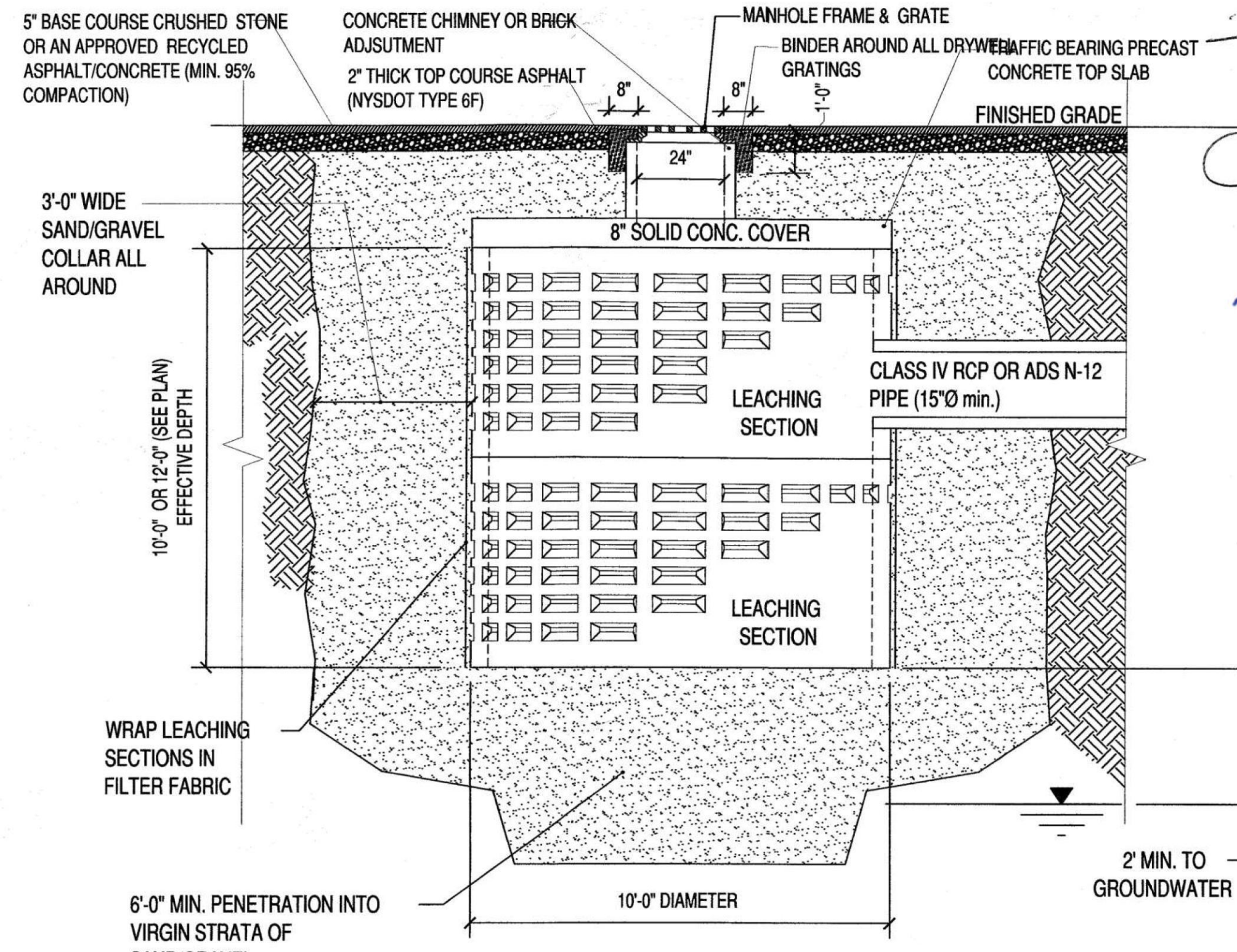


SITE DRAINAGE PLAN
 SCALE: 1/16" = 1'-0"

SITE DRAINAGE CALCULATIONS

AREA #1
 BUILDING AREA - HIGH ROOF AREA = 3,690 SQ. FT.
 SITE AREA # 1 = 19.17' X 100.0' + 10.75' X 61.2' =
 1917 + 657.9 = 2,574.9
 TOTAL AREA # 1 = 3,690 + 2,574.9 = 6,264.9
 6,264.9 X 1 X .25 = 1,566.23 CU. FT.
 1,566.23 / 68.42 = 22.89 / 2 = 11.44 FT. DEEP
 (2) 10'-WIDE X 12' DEEP DRYWELLS
 PROVIDED @ FALMOUTH AVENUE

AREA #2
 BUILDING AREA - LOW ROOF AREA = 10,440 SQ. FT.
 10,440 X 1 X .25 = 2,610.14 CU. FT.
 2,610.14 / 68.42 = 38.15 / 4 = 9.53 FT. DEEP
 (4) 10'-WIDE X 10' DEEP DRYWELLS
 FOR LOW ROOF DRAINAGE PROVIDED
 SITE AREA # 2 = 60.00' X 100.0' + 19 X 87.15 + 38.8 X 10.75 =
 6,000 + 1,656 + 417.1 = 8,073.1 SQ. FT.
 8,073.1 X 1 X .25 = 2,018.25 CU. FT.
 2,018.25 / 68.42 = 29.50 / 3 = 9.83 FT. DEEP
 (3) 10'-WIDE X 10' DEEP DRYWELLS
 PROVIDED @ GILFORD AVENUE



LEACHING POOL DETAIL
 SCALE: 1/4" = 1'-0"

- NOTES:
- CONTRACTOR MAY USE A DOME COVER FOR RESIDENTIAL ROOF LEACHING POOLS ONLY OR WHERE DEEMED NECESSARY BY AN ENGINEERING INSPECTOR. THE VOLUME OF A DOME COVER SHALL NOT BE USED TOWARDS THE REQUIRED STORMWATER CAPACITY.
 - FOR ALL DRAINAGE STRUCTURES, A MAXIMUM OF 6 INCHES OF BRICK AND MORTAR OR A MAXIMUM OF 2 INCHES OF MORTAR ALONE SHALL BE USED FOR FRAME AND GRATE ADJUSTMENT. FOR ADJUSTMENTS OVER 6 INCHES, CAST-IN-PLACE CONCRETE OR A PRECAST CONCRETE CHIMNEY ELEMENT SHALL BE USED.
 - BRICK USED FOR ADJUSTMENT SHALL CONFORM TO THE NYS DOT SECTION 704-13 AND PRECAST CONCRETE CHIMNEY ELEMENTS SHALL CONFORM TO SECTION 706-04.

DRYWELL DETAIL
 SCALE: 3/8" = 1'-0"

DISAPPROVED
 Michael Maracic
 05/06/2024

CEREBRAL PALSY ASSOCIATION OF NASSAU COUNTY, INC

ALTERATIONS TO RESIDENCE:

9 BELLEVIEW AVENUE

PORT WASHINGTON, NEW YORK 11050

#21583

FUSION ARCHITECTURE

ONE FAIRFIELD COURT, SUITE 100
 PLAINVIEW, NEW YORK 11063
 PHONE 516-349-6808 FAX 516-349-6826
 E-MAIL: info@fusion-architects.com
 WWW.FUSION-ARCHITECTS.COM



JEAN-PIERRE LARDOUX, AIA, NCARB
 NY LIC. No. 033803
 NJ LIC. No. 5738
 CT LIC. No. 8580
 NH LIC. No. 2970
 PA LIC. No. 32409398
 FL LIC. No. AR3844
 CO LIC. No. ARC00406164
 NY'S BOARD OF ARCHITECTURE LIC. No. 033803
 NYC SPECIAL INSPECTION AGENCY LIC. No. 005329

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CONSULTANTS:

CLIENT:

CEREBRAL PALSY ASSOCIATION OF NASSAU COUNTY, INC
 380 WASHINGTON AVENUE
 ROOSEVELT, NEW YORK 11575
 (516) 378-2000

PROJECT:

ALTERATIONS TO RESIDENCE:
 9 BELLEVIEW AVENUE
 PORT WASHINGTON, NEW YORK 11050

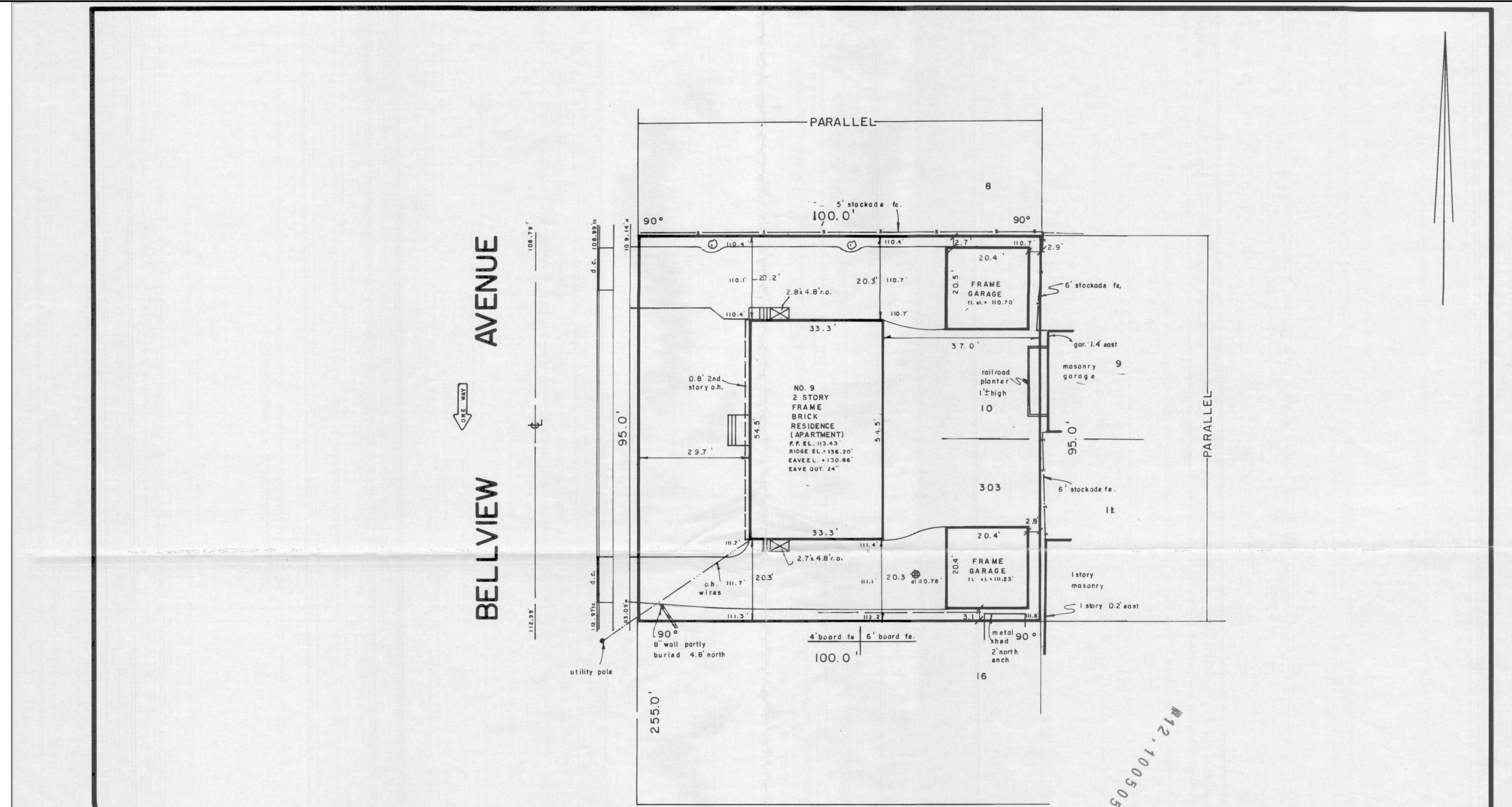
SHEET TITLE:

TITLE SHEET
 & EXISTING SURVEY

REVISIONS

NO.	DATE	DESCRIPTION
06-18-24		SUBMIT FOR BZA

DRAWN BY: JPL TF SHEET NO:
 CHECKED BY: JPL
 DATE: 06-18-24
 SCALE: AS NOTED
 PROJECT NO: 2016.051



FRANKLIN AVENUE

CERTIFIED ONLY TO: BLDG. DEPT. TOWN OF NORTH HEMPSTEAD

TAX MAP DESIGNATION:
 SECTION: 5 BLOCK: 81 LOT: 10, 303

LEGEND:
 MW = WEST SIDE
 HW = HAWK HOLE
 CB = CATCH BASIN
 DI = DRAIN INLET
 SAR = GARAGE
 UP = UTILITY POLE
 CONC = CONCRETE
 FP = FENCE
 P.O.B. = POINT OF BEGINNING
 ENCL. = ENCLOSING
 LT = TYPICAL LIGHT
 SW = SWAMP
 H.C. = HANDICAP
 D.C. = DRIP CURB



SITE DATA:
 AREA OF PLOT = 9,500.0

NO.	REVISION DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

MAP OF PROPERTY
 LOCATED AT
 PORT WASHINGTON, TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK
 SECTION: 5 BLOCK: 81 LOT: 10, 303
 SCALE: 1"=15' DATE: 12-22-2011 final
 PREPARED BY:
JOHN P. FERRANTELO P.C.
 LICENSED LAND SURVEYOR
 LAND SURVEYING PHONE: 516-248-2766
 SITE PLANNING CONSULTANTS WEBSITE: www.jpffc.com
 LAND PLANNING FAX: 516-294-8570
 EMAIL: info@jpffc.com

NOTE: NOT RESPONSIBLE FOR EASEMENTS AND SUB SURFACE CONDITIONS OTHER THAN SHOWN

EXISTING SURVEY
 T-1 SCALE: 1"=30'-0" 9500±



JEAN-PIERRE LARDOUX, AIA, NCARB
 NY LIC. No. 023523
 NJ LIC. No. 07328
 CT LIC. No. 07800
 NH LIC. No. 2910
 PA LIC. No. 00493938
 FL LIC. No. AR3841
 CO LIC. No. ARC00406164
 NYS HERS RATER No. 0731
 NYC SPECIAL INSPECTION AGENCY LIC. No. 0028328

CONSULTANTS:

CLIENT:
 CEREBRAL PALSY ASSOCIATION
 OF NASSAU COUNTY, INC
 380 WASHINGTON AVENUE
 ROOSEVELT, NEW YORK 11515
 (516) 378-2000

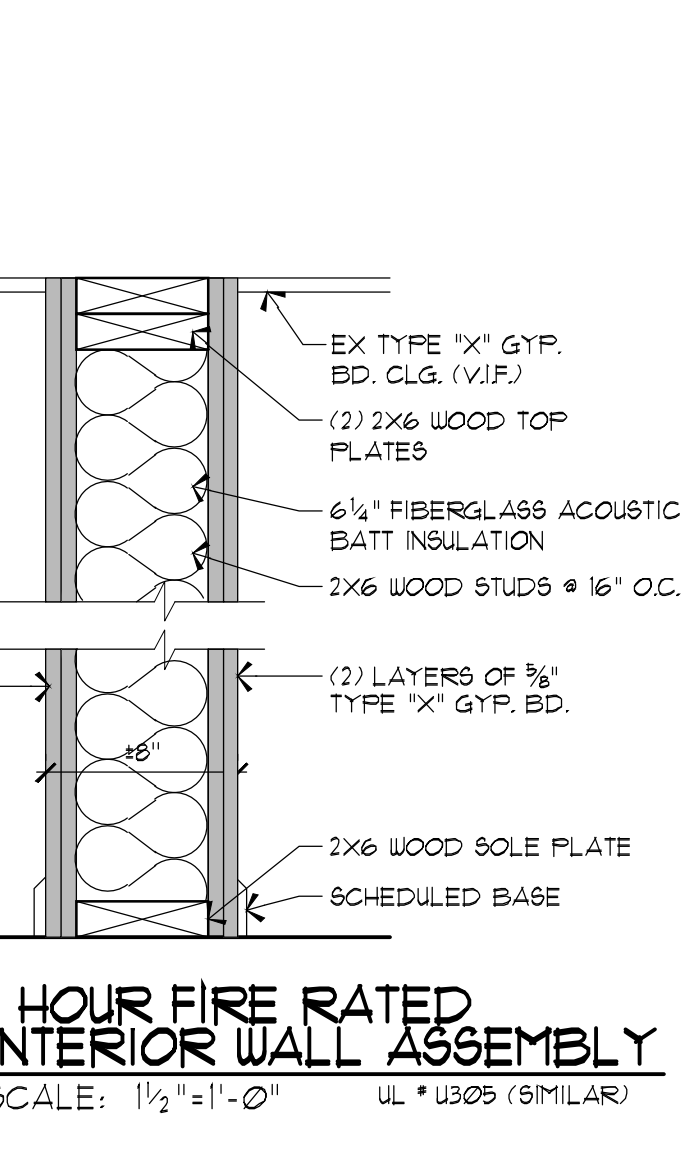
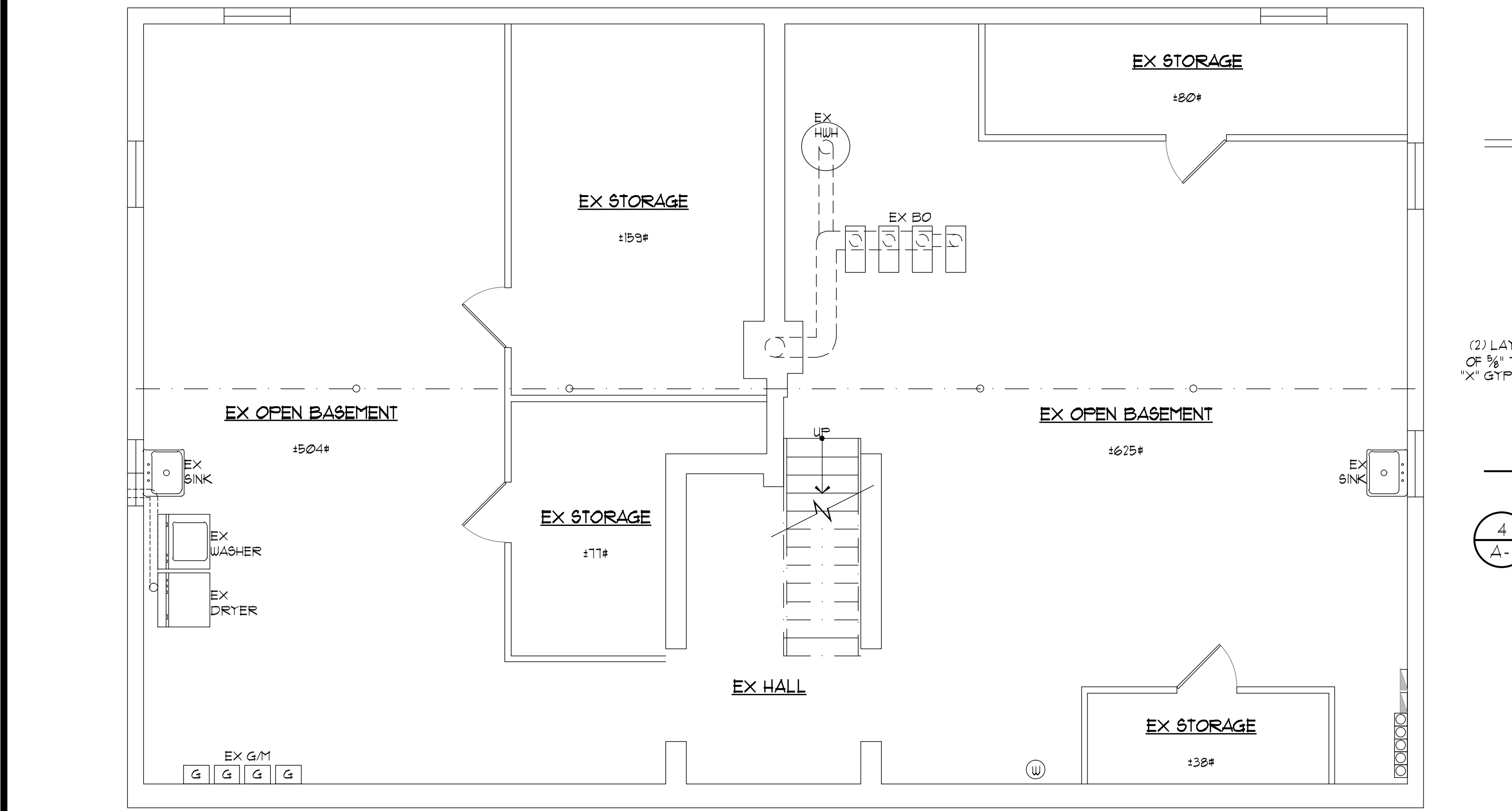
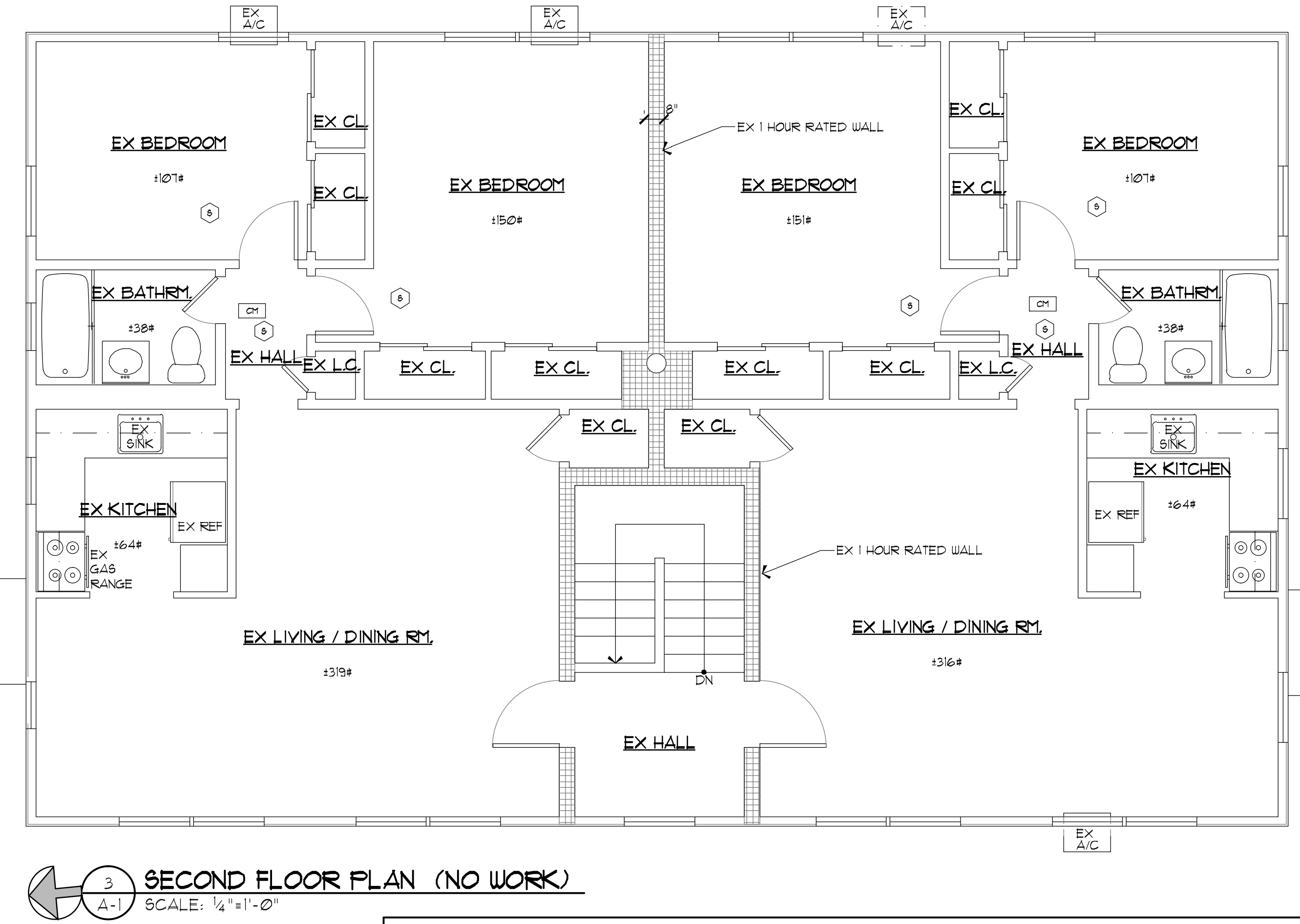
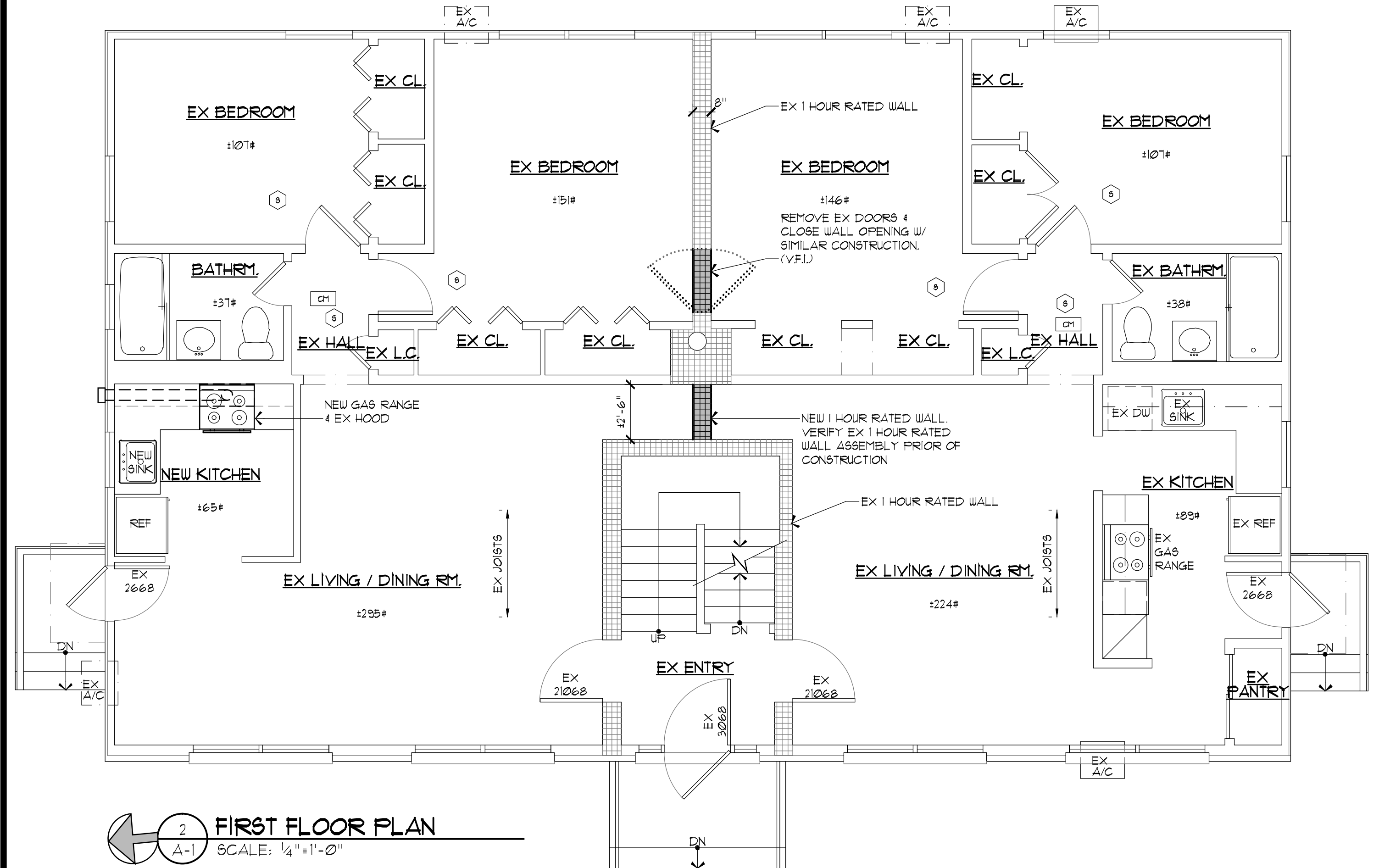
PROJECT:
 ALTERATIONS TO RESIDENCE:
 9 BELLEVUE AVENUE
 PORT WASHINGTON, NEW YORK 11050

SHEET TITLE:
 LIST OF DRAWINGS,
 BASEMENT, FIRST FLOOR
 & SECOND FLOOR PLANS,
 DETAIL & LOCATION MAP

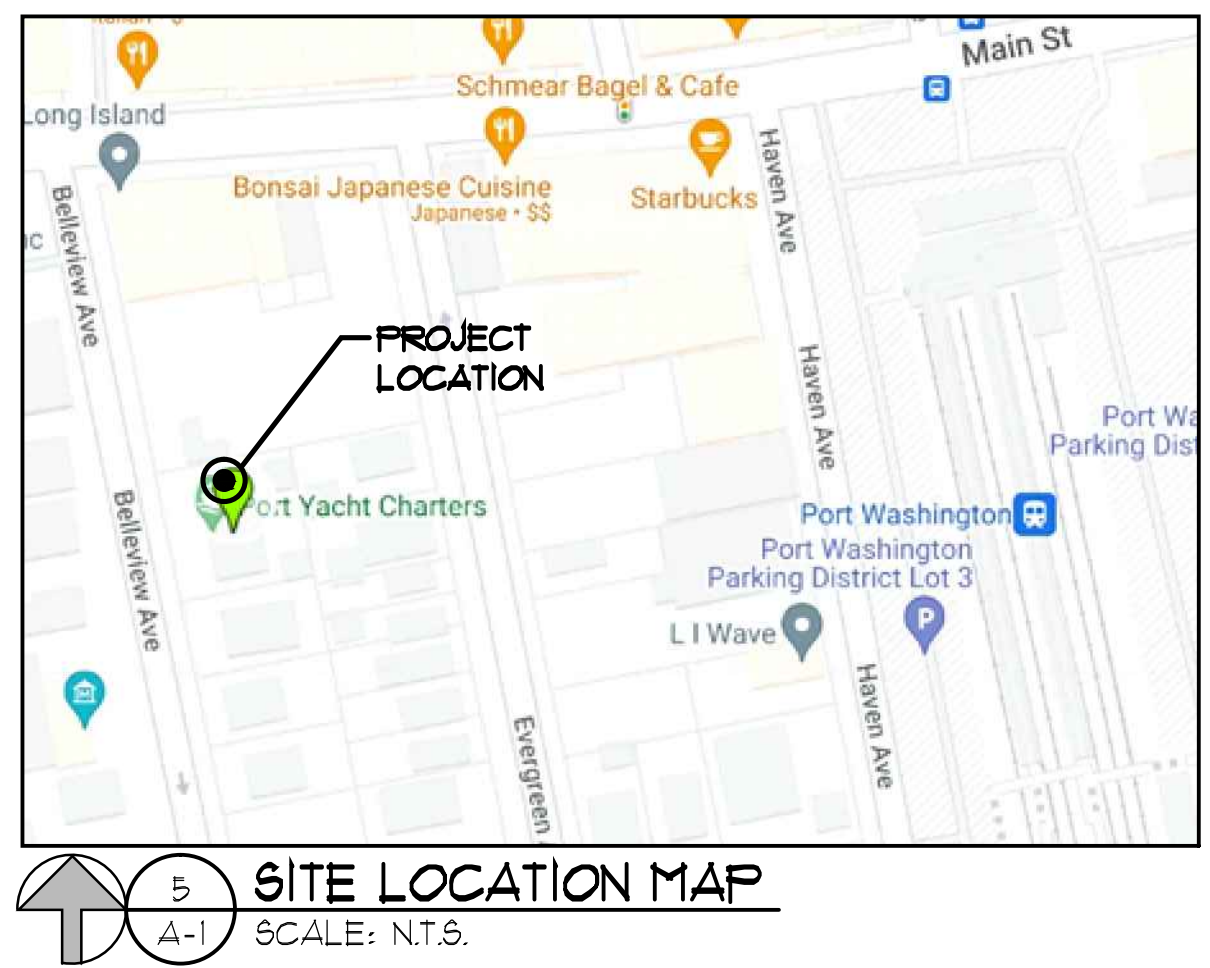
REVISIONS

NO.	DATE	DESCRIPTION
06-18-24		SUBMIT FOR BZA
04-22-24		REVISED PER BUILDING DEPARTMENT

DRAWN BY: TF SHEET NO:
 CHECKED BY: JPL
 DATE: 02-29-24
 SCALE: AS NOTED
 PROJECT NO: 2016.051



- LIST OF DRAWINGS**
- A-1 LIST OF DRAWINGS, GENERAL NOTES, BASEMENT, FIRST FLOOR & SECOND FLOOR PLANS, DETAIL & LOCATION MAP
 - MPE-1 PARTIAL FIRST FLOOR MECHANICAL/PLUMBING & ELECTRICAL PLAN, GAS RISER DIAGRAM, PLUMBING RISER DIAGRAM & SCHEDULES
 - T-1 TITLE SHEET & EXISTING SURVEY
- GENERAL NOTES**
- CONTRACTOR SHALL CHECK & VERIFY ALL CONDITIONS AT THE SITE PRIOR TO STARTING OF WORK & SHALL FAMILIARIZE HIMSELF WITH THE INTENT OF THE PLANS & MAKE WORK AGREE WITH THEM.
 - CONTRACTOR SHALL OBTAIN A BUILDING PERMIT FROM THE LOCAL TOWN OR VILLAGE PRIOR TO STARTING ANY WORK AND PAY FOR CONTRACTOR SHALL FILE FOR SEPARATE FENCE PERMIT IF REQUIRED.
 - CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS, PERMITS, CERTIFICATES OF OCCUPANCY, INSPECTION APPROVALS, ETC. FOR WORK PERFORMED FROM AGENCIES HAVING JURISDICTION.
 - ALL WORK SHALL CONFORM WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
 - IF IN THE COURSE OF CONSTRUCTION A CONDITION ARISES WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL STOP WORK & NOTIFY THE ARCHITECT. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE & CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY & LIABILITY ARISING THEREFROM.
 - DOUGLAS FIR CONSTRUCTION GRADE 2 OR BETTER.
 - ALL HEADERS TO BE (2) 2 X10 UNLESS NOTED OTHERWISE.
 - PATCH ALL AREAS WHERE EXISTING HAS BEEN REMOVED AND/OR NEW WORK ADJUTS EXISTING.
 - CONTRACTOR SHALL RE-ROUTE AS REQUIRED ALL EXISTING PLUMBING, ELECTRICAL & HEATING LINES WHICH INTERFERE WITH NEW CONSTRUCTION.
 - ELECTRICAL WORK TO BE BOARD OF FIRE UNDERWRITER APPROVED.
 - TAPING & SPACKLING OF SHEETROCK JOINTS SHALL BE DONE IN THREE COATS: EMBEDDING COAT, TOPPING COAT & FINISHING COAT.
 - PAINTING SHALL CONSIST OF FIRST APPLYING A PRIMER & THEN FOLLOW WITH TWO COATS.
 - DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS GOVERN.
 - CONTRACTOR TO INSULATE ALL NEW & EXISTING PLUMBING & HEATING PIPING.
 - DOUBLE JOISTS UNDER ALL POSTS AND PARALLEL PARTITIONS, UNLESS OTHERWISE NOTED.
 - FOR PRODUCT SUBSTITUTIONS, THE CONTRACTOR SHALL SUBMIT THE PRODUCT SPECIFICATION SHEETS AND THE SAMPLES TO THE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
 - CONTRACTOR SHALL RE-ROUTE AS REQUIRED ALL EXISTING UTILITY LINES WHICH INTERFERE WITH NEW CONSTRUCTION.
 - ALL LUMBER THAT COMES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.



LEGEND OF SYMBOLS

RR	REMOVE AND REPLACE
N	NEW
EX	EXISTING TO REMAIN
R	REMOVE EXISTING
V.I.F.	VERIFY IN FIELD
----	SOFFIT OR FASCIA LINE ABOVE
----	EXISTING WALL OR PARTITION
----	EXISTING WALL TO BE REMOVED
----	NEW WALL OR PARTITION
----	NEW ONE-HOUR RATED PARTITION
Ⓢ	SMOKE DETECTOR W/ BATTERY BACKUP
Ⓢ	CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP

NOTE: PARTITION TYPE SYMBOLS MAY BE USED SINGLY OR IN CONJUNCTION WITH ONE OR MORE OF THE OTHER PARTITION TYPE SYMBOLS WITHIN THE SAME PARTITION

TABLE R3012(1) CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SUBJECT TO DAMAGE FROM	UNIFORM DESIGN TEMP.	ICE-SHIELD UNDESIGNATED REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.			
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE							WEATHERING	FROST LINE DEPTH	TERMITES
20	120	NO	NO	NO	B	SEVERE	36 INCH	MODERATE TO HEAVY	15°	YES	NO	-	-

NOTE: WIND SPEED CLASSIFICATION IN THE RESIDENTIAL CODE OF NEW YORK STATE IS BASED ON 3-SECOND GUST - REFER TO EQUIVALENT 64S/C WIND SPEEDS (TABLE R3012.1) AT THIS SHEET FOR EQUIVALENT FASTEST MILE WIND SPEED WHEN USING THE PROVIDED TABLES AS REFERENCED FROM THE WOOD FRAME CONSTRUCTION MANUAL (WFCM)

ZONING INFORMATION

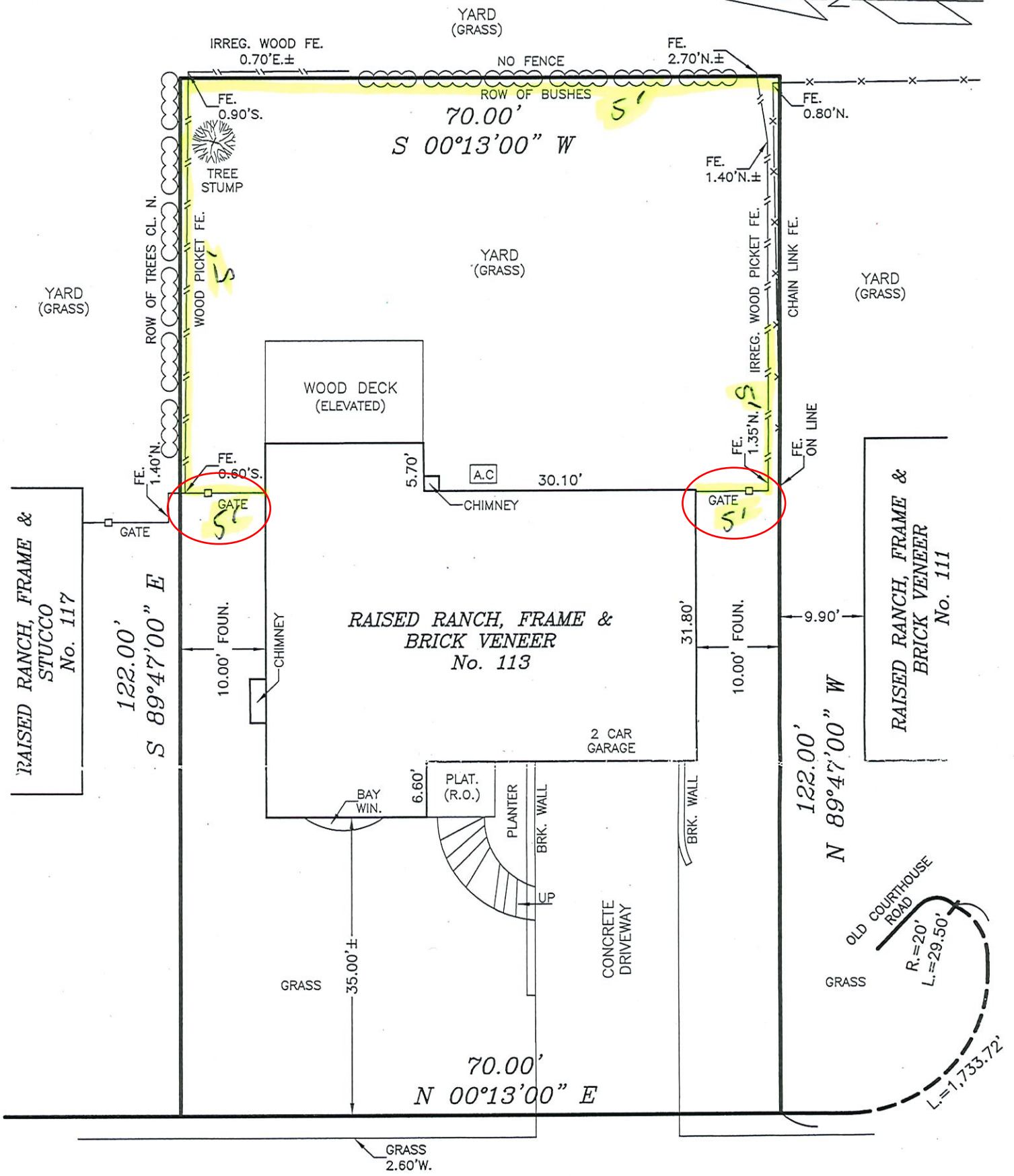
TAX MAP NO. SECTION NO. 5 BLK NO. 081 LOT NO. 10 TOWN OF NORTH HEMPSTEAD
 PROPERTY ZONED R-C

SCOPE OF WORK

CONVERSION OF 3 FAMILY BACK TO A 4 FAMILY RESIDENCE

BUILDING CODE INFORMATION

USE: R-2
 CONSTRUCTION TYPE: VB
 REQ'D SEPARATION OF OCCUPANCIES: 1 HOUR



MONTEREY

DRIVE

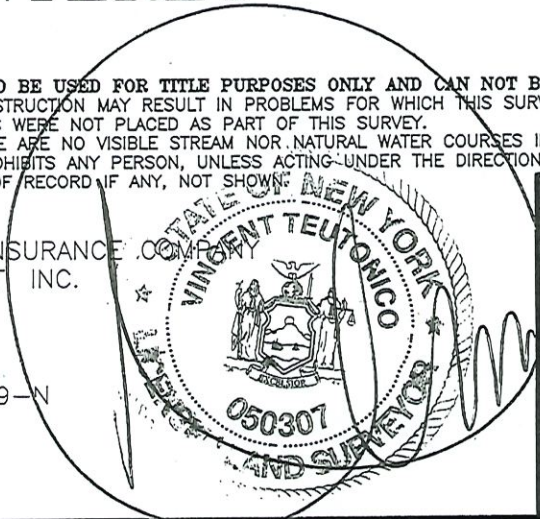
NOTES:

1. THIS SURVEY IS INTENDED TO BE USED FOR TITLE PURPOSES ONLY AND CAN NOT BE USED FOR ANY DEPARTMENT OF BUILDINGS PURPOSES.
2. USING IT TO LOCATE NEW CONSTRUCTION MAY RESULT IN PROBLEMS FOR WHICH THIS SURVEYOR WILL NOT BE LIABLE.
3. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
4. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAM NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
5. THE STATE EDUCATION LAW PROHIBITS ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER A ITEM IN ANY WAY.
6. EASEMENTS IN EXISTENCE OR OF RECORD IF ANY, NOT SHOWN.

CERTIFIED TO:

WESTCOR LAND TITLE INSURANCE COMPANY
 LIBERTY LAND ABSTRACT INC.
 WAI MAN HUI
 MEI TING LIU

TITLE No. LL-28028-19-N



CONSTRUCTION SURVEYING, INC.

61-65 55th STREET MASPETH, NY 11378
 TEL. (917) 518-3435, OFFICE (917) 909-1873
 EMAIL: CONSTSURVEYING@AOL.COM

TITLE SURVEY OF PROPERTY
 SITUATED IN THE TOWN OF NORTH HEMPSTEAD,
 COUNTY OF NASSAU, CITY & STATE OF NEW YORK
 BLOCK 266 LOT 20 SECTION 08

DATE: 12/10/19 | SCALE: 1"=15' | JOB No.: N08-266-20

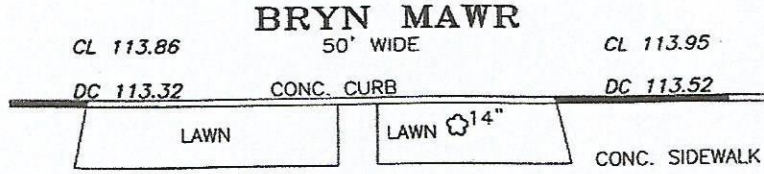
GEEVARGHESE RESIDENCE

344 BRYN MAWR ROAD, N.H.P.

S-B-L: 9-523-32

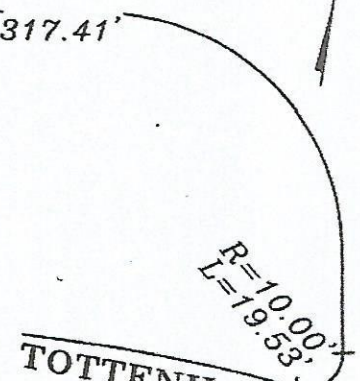
ZONE: R-C

#21585

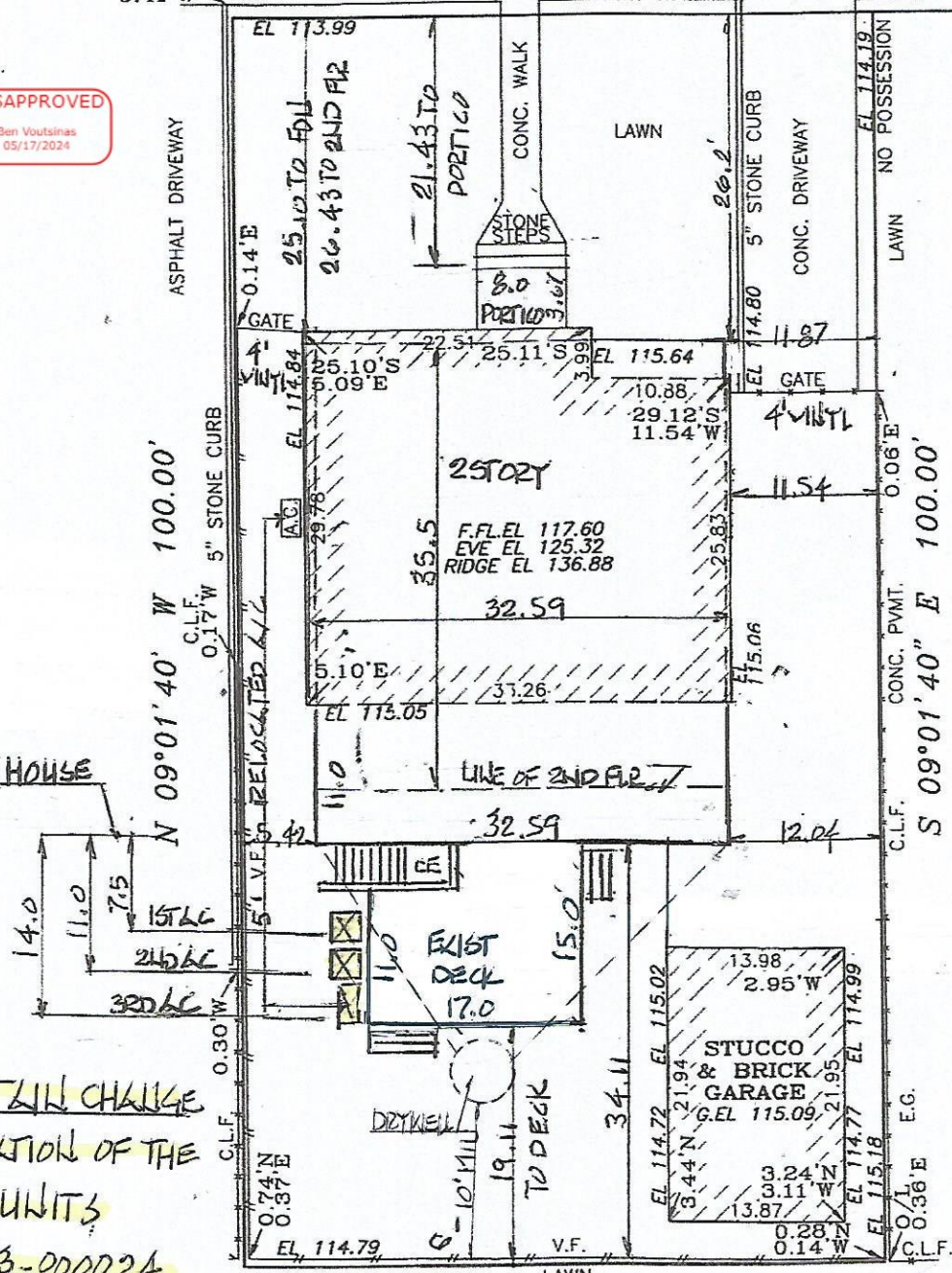


N 80°58'20" E 50.00'

DISAPPROVED
Ben Voutsinas
05/17/2024



TOTTENHAM PLACE
50' WIDE



NOTE:
SECOND STORY, FRONT & REAR
ADDITION, PORTICO
PERMIT RBP23-000034

NOTE:
EXISTING MAINTAIN
DECK RBP24-000396

MAINTAIN CHANGE
TO LOCATION OF THE
3 AC UNITS
RPH23-000024

S 80°58'20" W 50.00'

PLOT PLAN

1" = 15'

A.F.Y.S.B. IS 20.2'

**PROPOSED RESIDENCE FOR:
MR. & MRS. SINGH**
47 REED DRIVE, ROSLYN, NY

#21586

**FACADE
ARCHITECTURE**

ARCHITECTS
6120 GRAND CENTRAL PKWY,
B103, FOREST HILLS NY 11375
347-967-2245
.FACADE3A@GMAIL.COM

PROJECT DESCRIPTION:
EXISTING BUILDING IS A 1 1/2 STORY
SPLIT LEVEL 1 FAMILY DWELLING.
IN THE SOUTH SIDE OF HOUSE IS GARAGE
AND DEN WITH BEDROOMS ABOVE.
NORTH SIDE OF HOUSE IS KITCHEN,
LIVING/DINING AREA WITH CELLAR BELOW.
FILING IS FOR A NEW 2 STORY DWELLING
ON AN EXISTING AND NEW FOUNDATION
WITH ATTACHED PORTICO.
RELATED FILINGS ARE FOR DEMOLITION,
POOL, FENCING, AIR CONDITIONING
EQUIPMENT AND DRYWELLS.

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UNLESS ACTING UNDER THE DIRECTION OF THE
ARCHITECT OF RECORD, TO ALTER OR CHANGE
ANY ITEM ON THESE PLANS. THE INFORMATION
AND DRAWINGS HEREIN ARE OF PROPRIETARY
NATURE AND FOR USE BY OUR CLIENTS ONLY ON
THIS SITE ONLY, AND NOT TO BE USED FOR ANY
OTHER PURPOSE OTHER THAN THIS LOCATION OR
OWNER WITHOUT WRITTEN CONSENT OF MICHIO
SANGA.

PROJECT:
**MR. & MRS.
SINGH
RESIDENCE**
47 REED DRIVE
ROSLYN
NY 11576

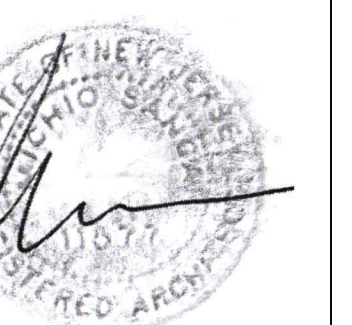
TAX SECTION: 9
TAX BLOCK: 653
TAX LOT: 64

FOR:
MR. & MRS. SINGH
80-34 230TH STREET
BELLEROSE MANOR, NY 11427

REVISION	DATE
1. PLANS COMPLYING 03.11.19	05.28.19
OMMISSIONS LETTER 1	
2. PLANS COMPLYING 06.18.19	07.22.19
OMMISSIONS LETTER 2	
3. PLANS COMPLYING 08.03.19	08.19.19
OMMISSIONS LETTER 3	
4. PLANS COMPLYING 10.23.19	
OMMISSIONS LETTER 4, POOL	12.02.19
5. TOWN BOARD REVIEW	5.11.22
6. STATE VARIANCE APPLICATION	1.19.23
7. TOWN VARIANCE APPLICATION	7.27.23
8. STATE VARIANCE REAPPLICATION	8.04.23
9. TOWN VARIANCE REAPPLICATION	4.11.24

ISSUED FOR PERMITS: 11/28/18
DRAWN BY: MS
CHECKED BY: MS
SCALE: AS NOTED

MICHIO SANGA
ARCHITECT



NJRA #11577
NYRA #002628

SHEET TITLE:

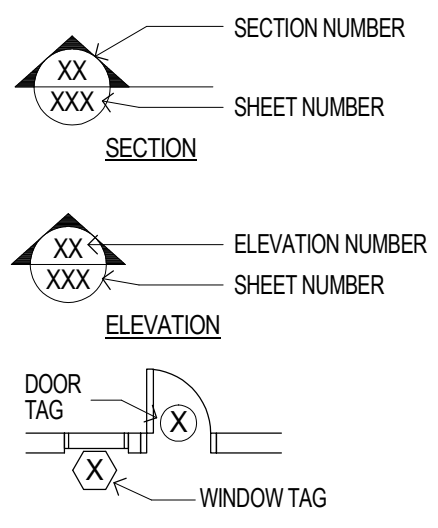
**SITE PLAN, ZONING
ANALYSIS, DIAGRAM,
CALCULATION**

SHEET NO.

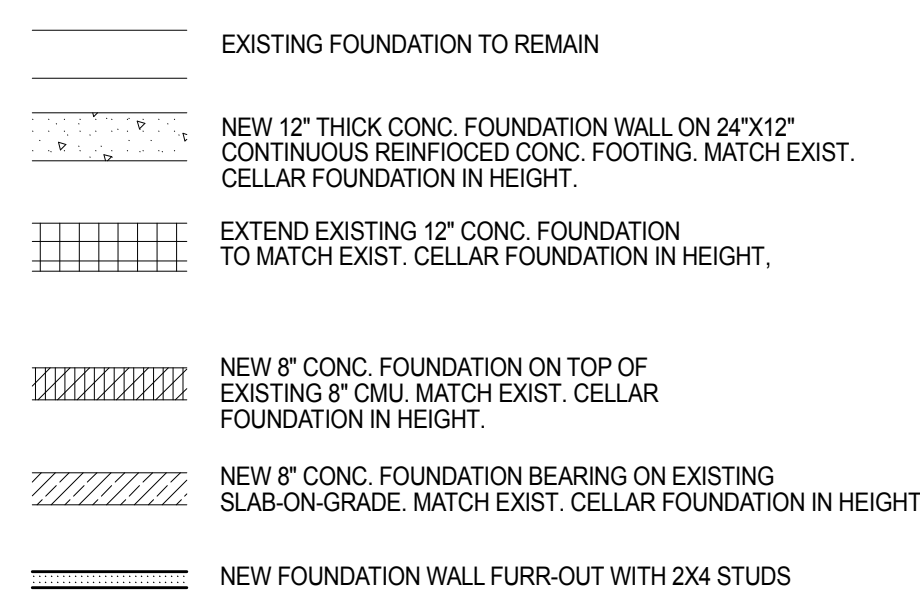
T-1

1 OF 11

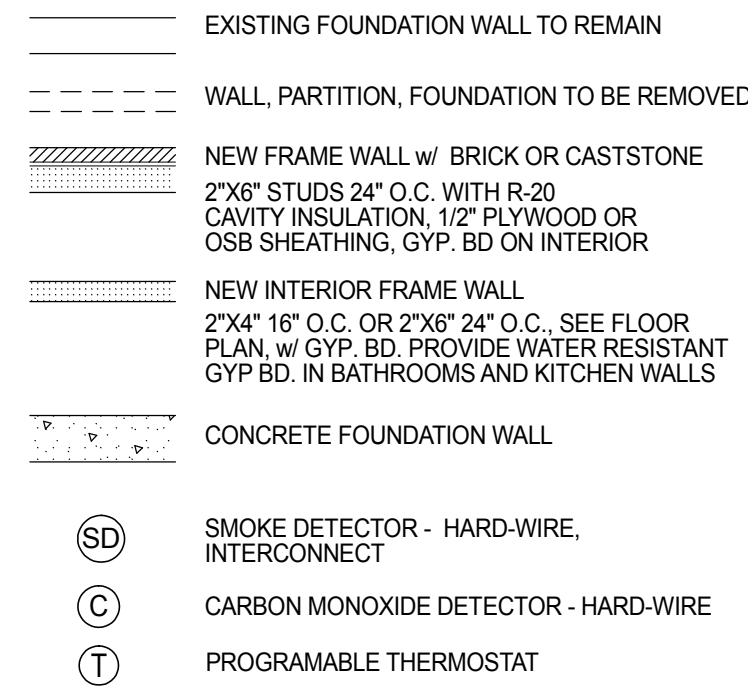
GRAPHIC SYMBOLS



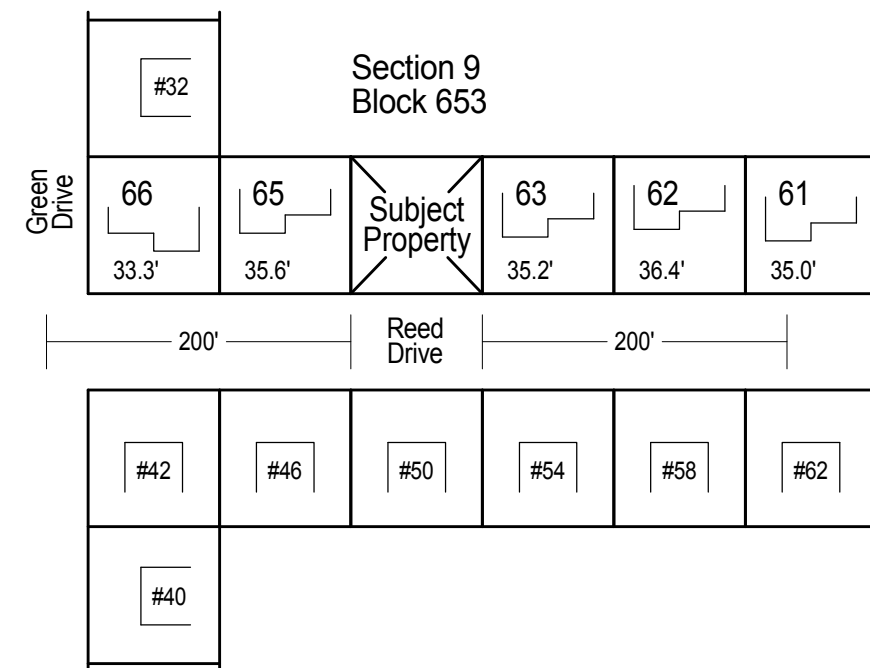
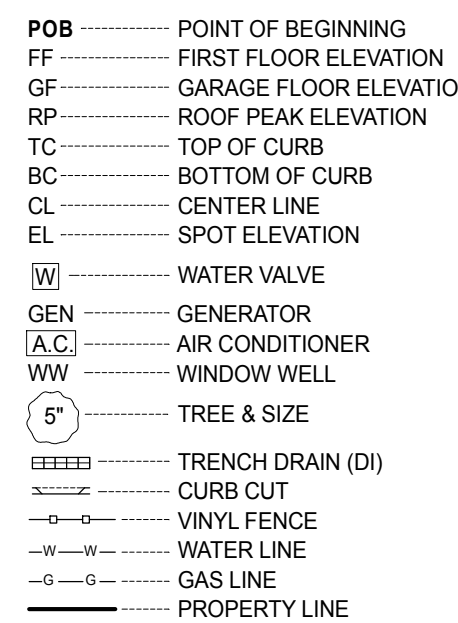
**CELLAR FOUNDATION PLAN
WALL LEGEND**



LEGEND



SITE PLAN LEGEND

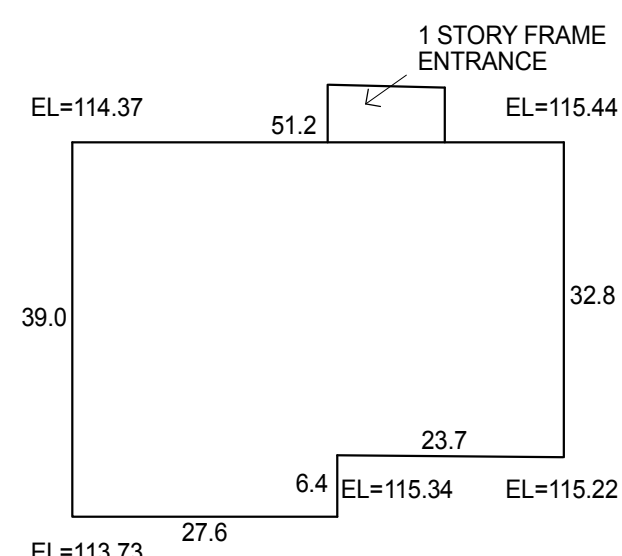


Calculation

Block	Lot	Front Yard
653	66	33.3'
	65	35.6'
	63	35.2'
	62	36.4'
	61	35.0'
		175.5'

175.5 / 5 = 35.10'

AVERAGE FRONT YARD SETBACK



Calculation

115.22 + 115.34 = 230.56 / 2 =	115.28 x 23.7 =	2732.14
	115.34 x 6.4 =	738.18
115.34 + 113.73 = 229.07 / 2 =	114.54 x 27.6 =	3161.30
113.73 + 114.37 = 228.10 / 2 =	114.05 x 39.0 =	4447.95
114.37 + 115.44 = 229.81 / 2 =	114.91 x 51.2 =	5883.39
115.44 + 115.22 = 230.66 / 2 =	115.33 x 32.8 =	3782.82
	180.7	20,745.78

20,745.78 / 180.70 = 114.81'

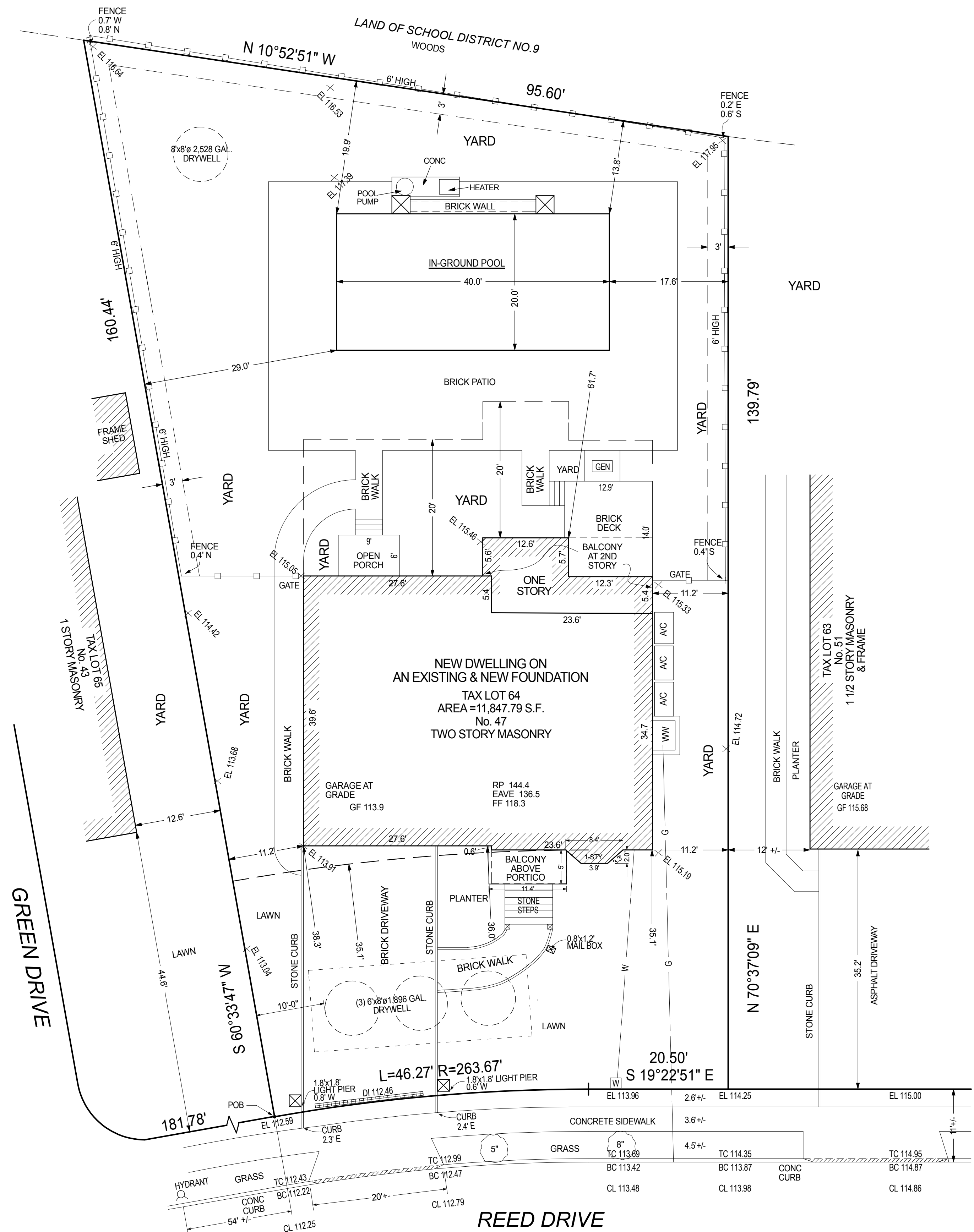
The preexisting average grade = 114.81'

PREEXISTING AVERAGE GRADE

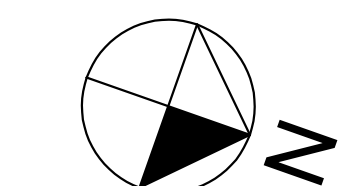
NEW DWELLING ON A NEW & EXISTING FOUNDATION
SECTION: 9, BLOCK: 653, LOT: 64
LOT AREA: 11,847.79 sq. ft.
INTERIOR LOT, IRREGULARLY SHAPED

ZONING CODE ANALYSIS RESIDENCE A DISTRICT (R-A)				
	PERMITTED	EXISTING	PROVIDED	TOWN VARIANCE
MAX. BLDG. HEIGHT	2 1/2 STORY 30'-0"	1 1/2 STORY 18'-7"	2 1/2 STORY 29'-7"	NO
MAX. EAVE HEIGHT	22'-0"	14'-10"	21'-8"	NO
MIN. PLOT AREA	8,500 SF	11,847.79 SF	11,847.79 SF	NO
MIN. LOT WIDTH				
A. @ REQ'D FRONT SETBACK LINE / @ ALL POINTS BETW. STREET P.L. & FRONT SETBACK LINE	65' / 40' **	73.48' / 67.25	73.48' / 67.25	PRE-EXISTING CONDITION
B. AVERAGE LOT WIDTH GREATER OF A OR B, NOT TO EXCEED 100'	84.0'	84.0'	84.0'	
MAX. LOT COVERAGE	25%	16.2%	17.9%	NO
MIN. HABITABLE FLOOR AREA	1,200 SF	2,597 SF	3,023 SF	NO
MAX. GROSS FLOOR AREA	4,000 SF	3,003 SF	4,033 SF	YES
MIN. FRONT YARD DEPTH	35.1' *	36.0'	33.1'	YES
SIDE YARDS				
NUMBER OF SIDE YARDS	TWO	TWO	TWO	
MIN. WIDTH OF ANY S.Y.	10'	11.2'	11.2'	NO
MIN. AGGREGATE WIDTH	30% 22.0'		30.5%, 22.4'	
MIN. REAR YARD SETBACK	15'	62.2'	61.7'	NO
SKY EXPOSURE PLANES	RATIO OF 2' VERTICAL TO 1' HORIZONTAL		RATIO OF 1.99' VERTICAL TO 1' HORIZONTAL	NO
MAX. FRONT YARD PAVING	40% ***	30.0%	37.4%	NO
MIN. SLOPE FOR ATTACHED GARAGE	3% BELOW ****		2% ABOVE	NO
MAX. REAR YARD COVERAGE	40% *****		15.9%	NO
OFF-STREET PARKING	2	2	2	NO

- * SEE AVERAGE FRONT YARD SETBACK DIAGRAM & CALCULATION ON THIS SHEET
- ** WIDTH OF THE LOT AT THE REQUIRED FRONT YARD SETBACK = 73.48'
- *** SEE FRONT YARD PAVING CALCULATION ON T-2 SHEET
- **** GARAGE FLOOR ELEVATION NO LOWER THAN 3% SLOPE BELOW ADJACENT CURB ELEV.
VERTICAL DISTANCE = GARAGE FL. ELEV 113.9 - ADJ. CURB ELEV 112.89 = 0.91'
HORIZONTAL DISTANCE = 45'; SLOPE = 0.91 / 45 = 2.0% SLOPE ABOVE CURB ELEV
- ***** SEE REAR YARD COVERAGE CALCULATION ON T-2 SHEET



THE BASE SURVEY WAS PROVIDED BY:
NY LAND SURVEYOR P.C., 77-15 164 ST. FRESH MEADOWS, NY 11366
PH. 718-591-6600, AND
TOWN OF NORTH HEMPSTEAD BUILDING DEPT. RECORDS



SITE PLAN

SCALE: 1" = 10'-0"

Tag	Description	DIMS. R.O. W x H	Glass Type	U-Factor	SHGC	Light A. in sq. ft.	Vent A. in sq. ft.	O.A. Area in sq. ft.	Air Leakage	Manufacturer	Notes
1	Casement	3'-0" x 6'-0"	IGU, low-e, clear	0.29	0.29	18	18	18	<0.20 cfm/SF	Pella Windows & Doors	1, 2
2		2'-0" x 4'-0"				8	8	8			1
3		2'-0" x 2'-0"				4	4	4			1
4		3'-0" x 5'-0"				15	15	15			1
5		4'-9" x 6'-0"				29	29	29			1, 2
6		4'-9" x 5'-0"				24	24	24			1, 2
7	Half-Circle Top Picture	4'-9" x 9'-0"		0.27	0.32	40	0	40			1
8	3 Casement combo	6'-0" x 5'-0"		0.29	0.29	30	30	30			1
9	Half-Circle Picture	6'-0" x 3'-0"		0.27	0.32	14	0	14			1
10	Casement	2'-0" x 5'-0"		0.29	0.29	10	10	10			1
11	2 Casement combo	4'-6" x 5'-0"				23	23	23			1, 2
12	Half-Circle Top Picture	4'-6" x 2'-3"		0.27	0.32	8	0	8			1, 2
13	Casement	3'-0" x 4'-0"		0.29	0.29	12	12	12			1
14	Casement	3'-0" x 4'-0"		0.29	0.29	12	12	12			1, 2

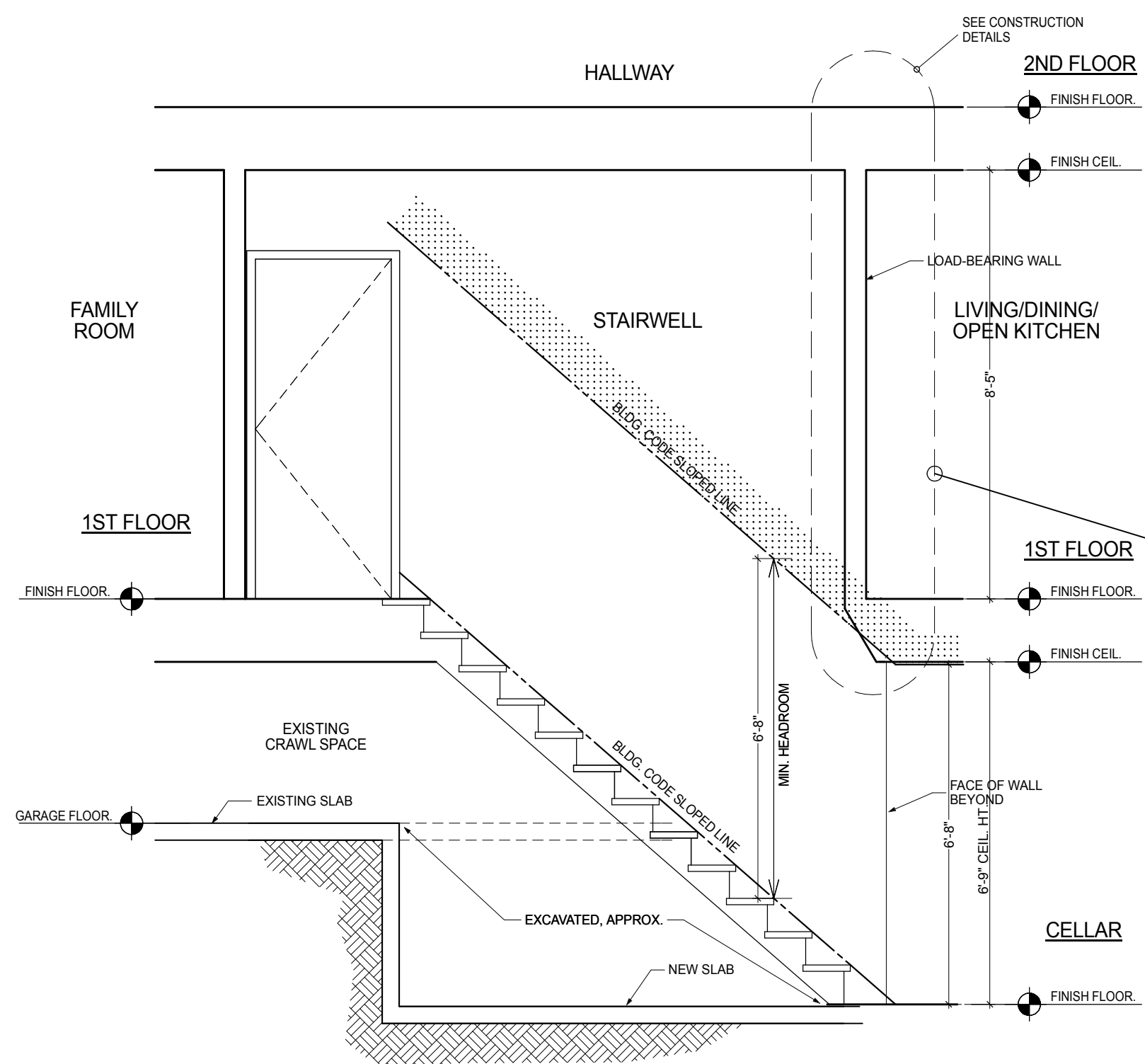
- Notes**
- Air leakage: Provide flashing, window dams, expandable foam sealant and caulking at rough opening/window frame joints to create a continuous air barrier with surrounding wall system.
 - Emergency escape

Tag	Description	DIMS. R.O. W X H	Glass Type	U-Factor	SHGC	Infiltration Value	O.A. Area in sq. ft.	Light A. in sq. ft.	Vent A. in sq. ft.	Manufacturer	Cat. No.	Notes
1	Fiberglass Raised Panel 1/4 lite Door	(2)3'-0" x 8'-0"	IGU, low-e, clear	0.29	0.27	0.30 cfm/SF *	48.0	12.0	-	Jeld-Wen windows & Doors		1
2	Gliding Patio Door	8'-0" x 6'-11"	IGU, low-e, clear	0.30	0.23	< 0.20 cfm/SF *	54.5	35.9	21.8	Andersen Windows & Doors	FWG80611	1
3	Gliding Patio Door	8'-0" x 8'-0"	IGU, low-e, clear	0.30	0.23	< 0.20 cfm/SF *	63.2	43.0	25.5	Andersen Windows & Doors	FWG8080	1

- Notes**
- Air leakage: Provide flashing, expandable foam sealant and caulking at rough opening/door frame joints to create a continuous air barrier with surrounding wall system.
 - Doors to be fitted with weatherstripping.

Impervious Area Calculation

<u>Existing Impervious Area:</u>	
House	= 1,934
Driveway	= 610
Retaining wall	= 23
Walkway on gravel	= 0
Deck on gravel	= 0
Rear walls, light posts	= 41
Concrete Patio	= 362
Total	= 2,970 SF
<u>Proposed Impervious Area:</u>	
House	= 2,122
Driveway on gravel	= 0
Walkway on gravel	= 0
Portico	= 57
Portico steps	= 42
Light piers	= 7
A/C	= 19
Fence	= 40
Pool patio on gravel	= 246
Stone deck, steps	= 800
Pool	= 108
Pool Equip. pad	= 60
Pool raised wall	= 0
Total	= 3,501 SF
<u>Increase:</u>	
3,501 - 2,970	= 531 SF



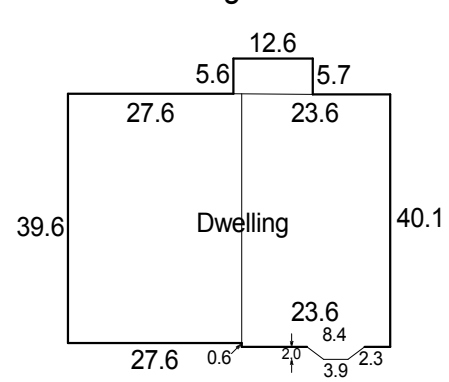
1 SECTION STAIR HEADROOM
SCALE: 3/8" = 1'-0"

Rear Yard Coverage

<u>Accessory structures:</u>	
Pool	800s.f.
Pool raised wall	60s.f.
Fence	40s.f.
Generator	5s.f.
Pool equip.	11s.f.
Total	916s.f.

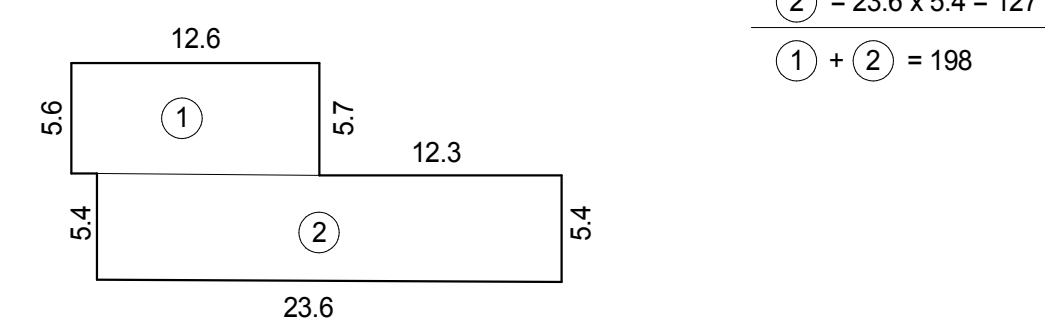
Rear Yard: 5,763s.f.
916 / 5,763 = **15.9%**

Lot Coverage Diagram



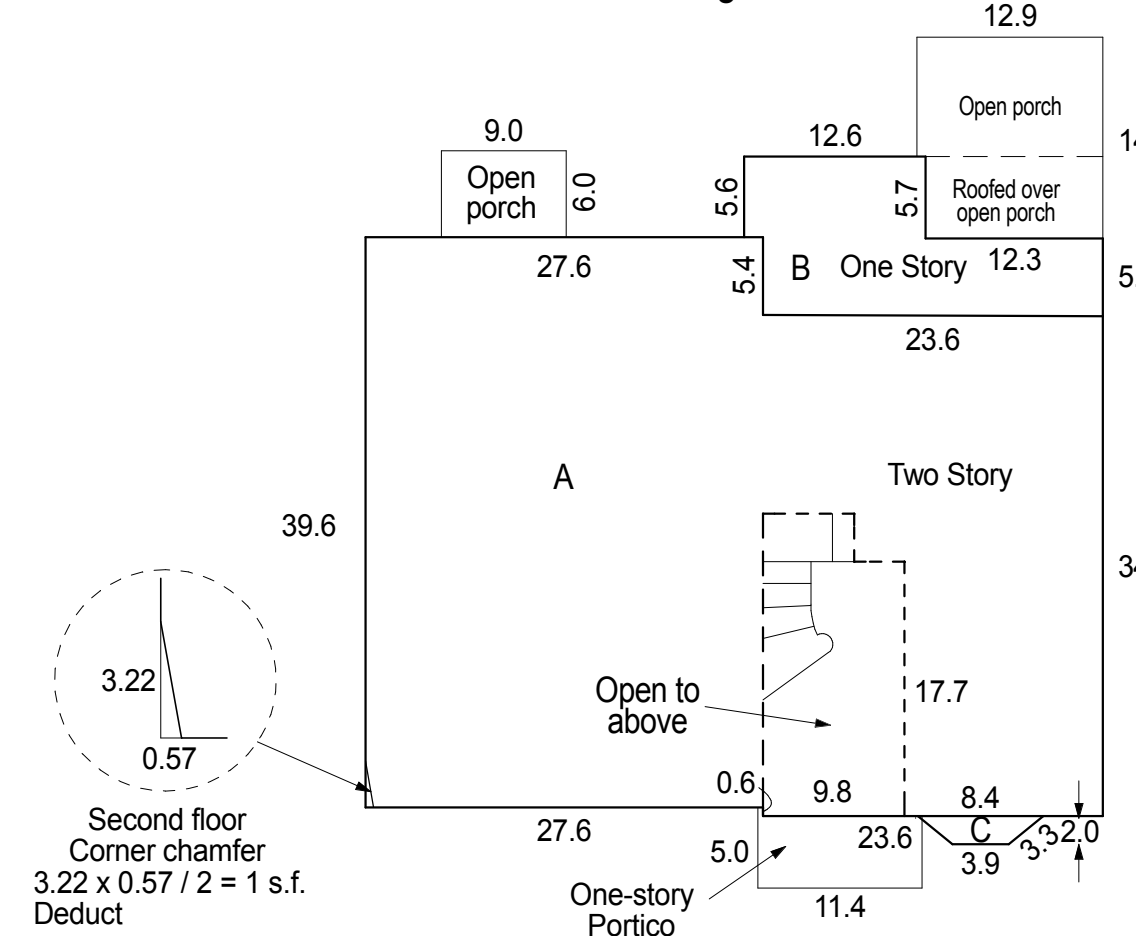
Calculation
Dwelling = (27.6x39.6) + (23.6x40.1)
+ (12.6x(5.6+5.7)/2) + (2.0x(8.4+3.9)/2)
= 1,093 + 946 + 71 + 12
= 2,122 SF
2,122 / 11,848 Lot Area = **17.9%**

**Area "B" (rear one-story)
Enlarged Diagram with Calculation**



- 1 = 5.65 x 12.6 = 71
- 2 = 23.6 x 5.4 = 127
- 1 + 2 = 198

Diagram



Calculation
A (main dwelling) (27.60 x 39.6) + (23.6 x 34.7) = 1,093 + 819 = 1,912
B (rear one-story) (See Enlarged Diagram with Calculation) = 198
C (front addition) (8.4+3.9)/2.0 / 2 = 12
First floor total = 2,122

A (main dwelling) (27.60 x 39.6) + (23.6 x 34.7) = 1,093 + 819 = 1,912
deduct corner chamfer - 1
Second floor total = 1,911

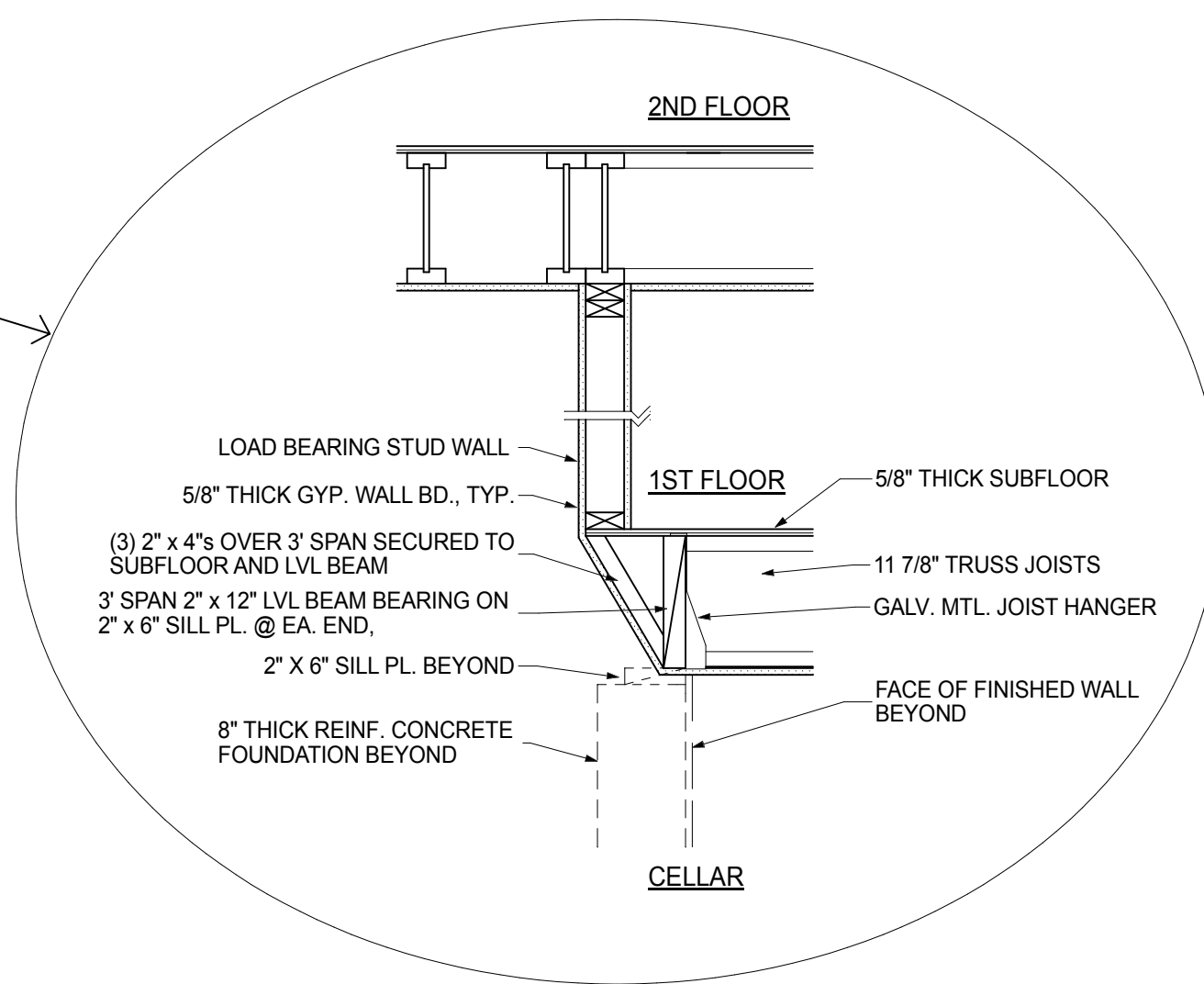
One-story portico 11.4 x 5.0 = 0
Open porch 9.0 x 6.0 = 0
Open porch 12.9 x 14.0 = 0

Total gross floor area = **4,033**

GROSS FLOOR AREA DIAGRAM & CALCULATION

NOT TO SCALE

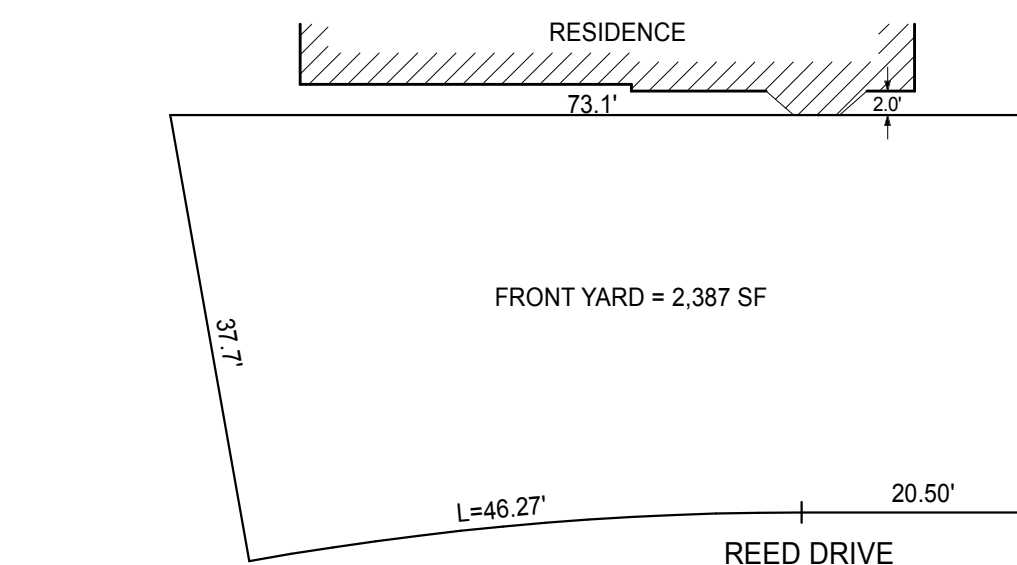
PETITION FOR WAIVER OF NEW YORK STATE BUILDING CODE REQUIREMENT FOR STAIR HEADROOM IN THE CELLAR HAS BEEN GRANTED BECAUSE THE PROPOSED VARIANCE WILL NOT SUBSTANTIALLY ADVERSELY AFFECT THE CODE'S PROVISIONS FOR HEALTH, SAFETY AND SECURITY AND STRICT COMPLIANCE WITH THE PROVISIONS OF THE BUILDING CODE WOULD ENTAIL PRACTICAL DIFFICULTIES OR UNNECESSARY HARSHSHIP AND WOULD OTHERWISE BE UNWARRANTED BECAUSE SUCH WOULD BE UNNECESSARY IN LIGHT OF ALTERNATIVES WHICH, WITHOUT A LOSS IN THE LEVEL OF SAFETY, ACHIEVE THE INTENDED PURPOSE OF THE CODE.



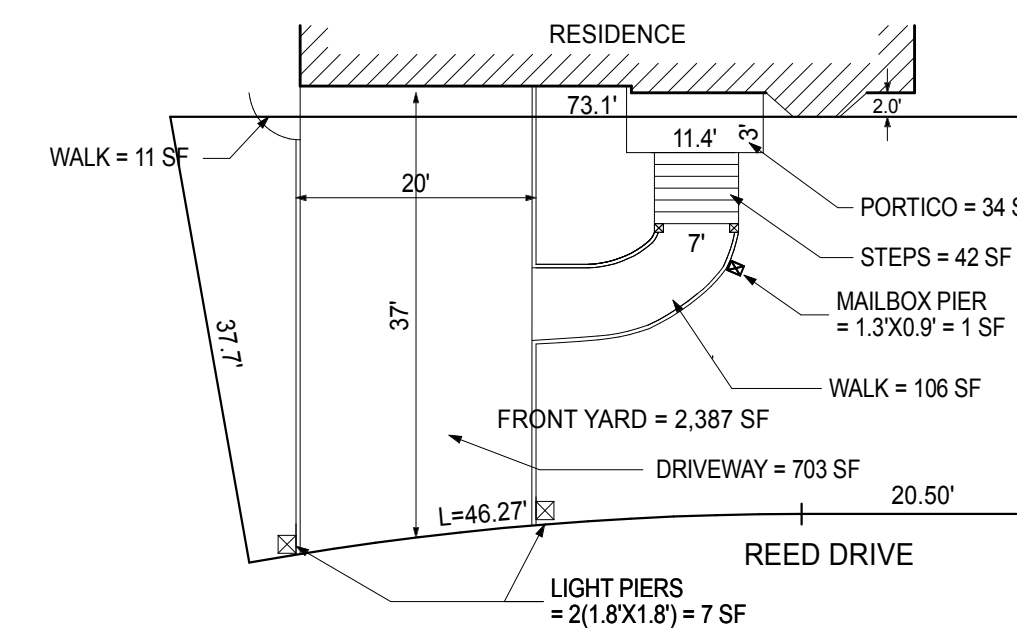
CONSTRUCTION DETAILS
SCALE: 3/4" = 1'-0"

Calculation

Portico	= 34
Steps	= 42
Walk	= 106
Light piers	= 7
Mailbox pier	= 1
Driveway	= 703
Total	= 893 SF
Front Yard	= 2,387 SF
893 / 2,387	= 37.4%



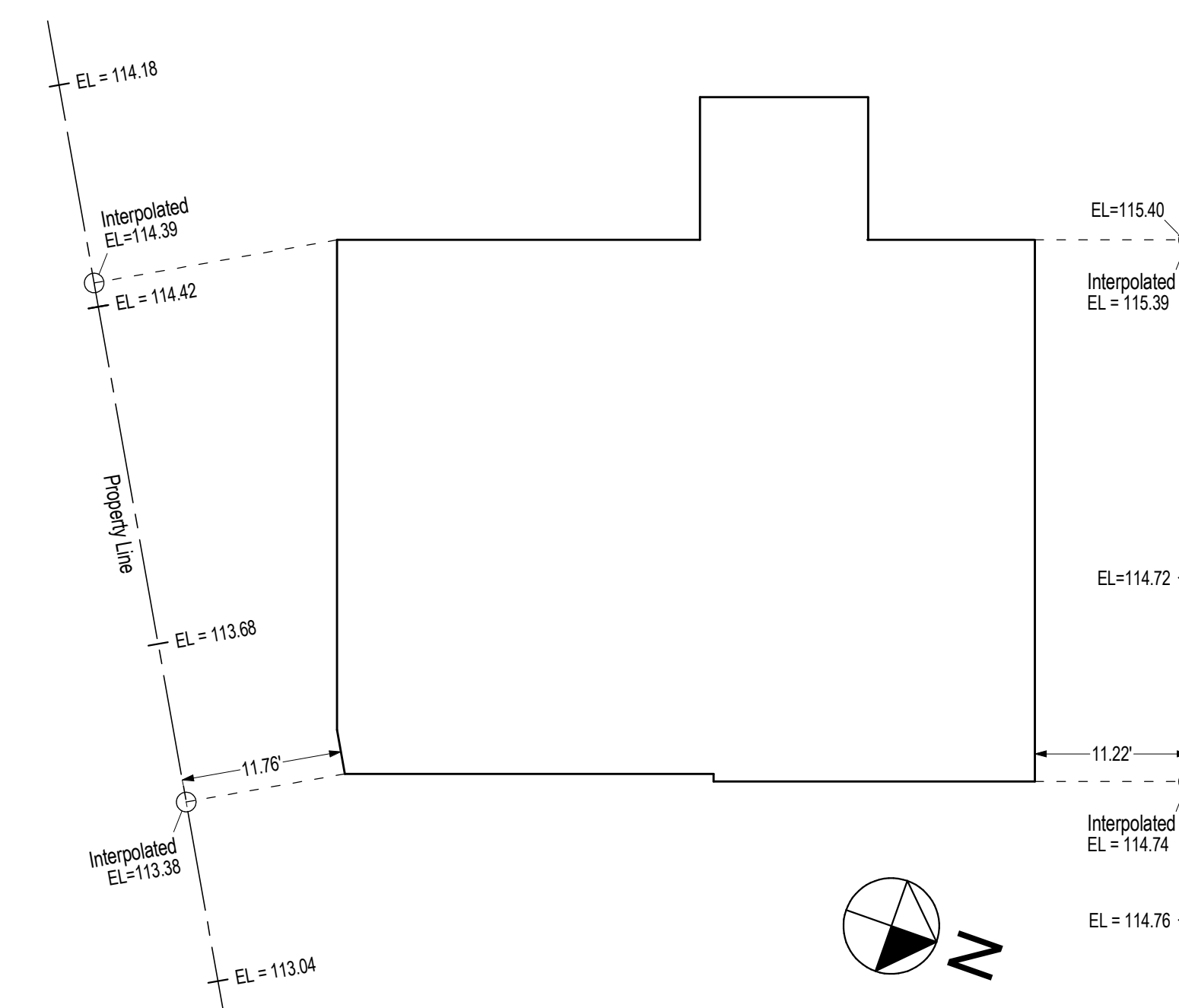
FRONT YARD PAVING plan
NOT TO SCALE



FRONT YARD PAVING plan
NOT TO SCALE

Calculation

South Side 114.39 + 113.38 / 2 = 113.89
North Side 115.39 + 114.74 / 2 = 115.07
The average grade at the south side is 113.89'
The average grade at the north side is 115.07'



PROPERTY LINE GRADE DIAGRAM
NOT TO SCALE

FAÇADE ARCHITECTURE

ARCHITECTS
6120 GRAND CENTRAL PKWY.
B103, FOREST HILLS NY 11375
347-957-2245
FAÇADE3A@GMAIL.COM

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PROJECT:

MR. & MRS. SINGH RESIDENCE

47 REED DRIVE
ROSLYN NY 11576

TAX SECTION: 9
TAX BLOCK: 653
TAX LOT: 64

FOR:

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ISSUED FOR PERMITS: 11/28/18
DRAWN BY: MS
CHECKED BY: MS
SCALE: AS NOTED

MICHIO SANGA
ARCHITECT



NYSRA #11577
#020628

SHEET TITLE:
GROSS FLOOR AREA CALCULATION, CELLAR STAIR SECTION, DIAGRAMS AND CALCULATIONS, WINDOW DOOR SCHEDULE

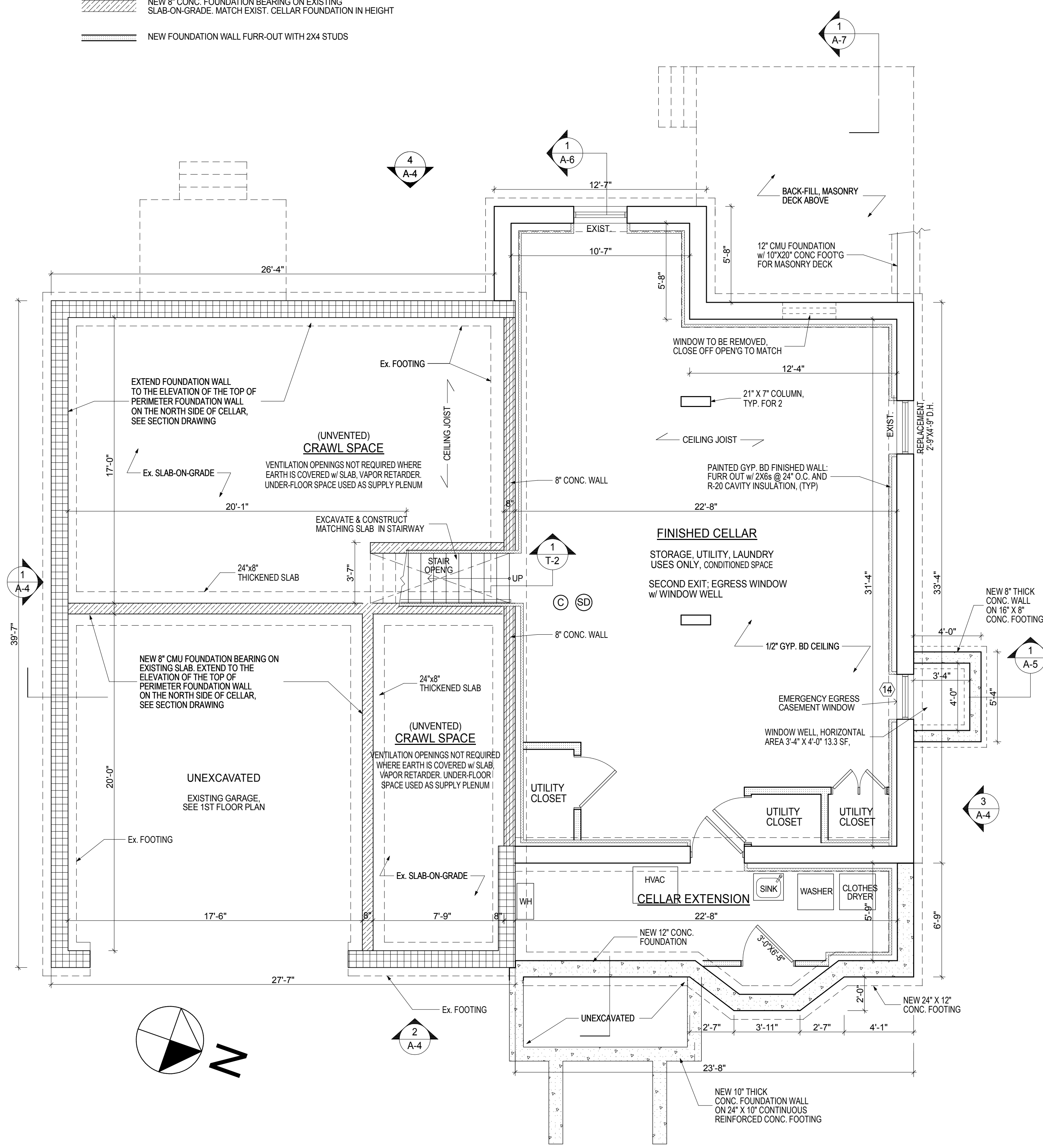
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T-2

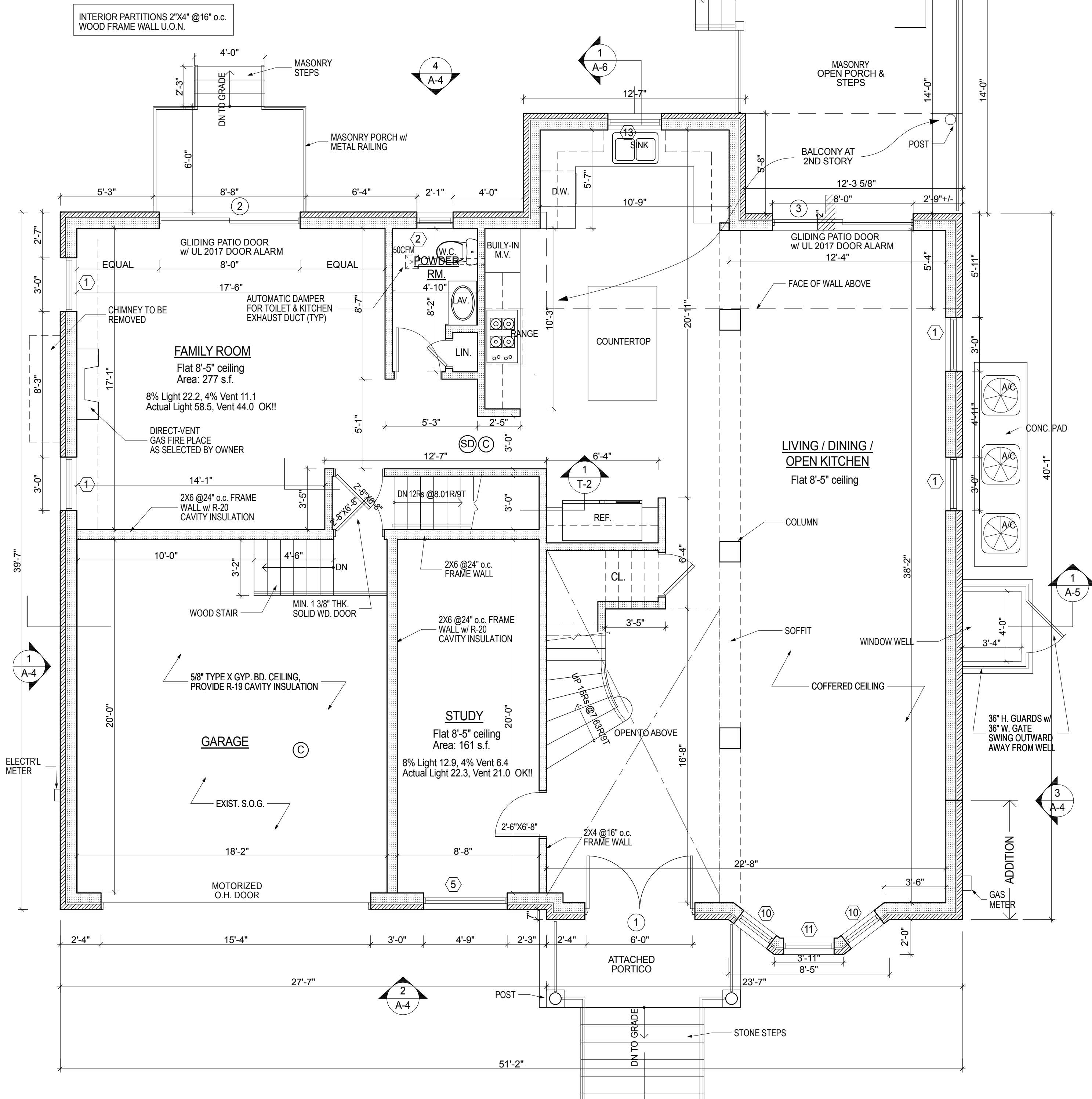
2 OF 11

**CELLAR FOUNDATION PLAN
WALL LEGEND**

- EXISTING FOUNDATION TO REMAIN
- NEW 12" THICK CONC. FOUNDATION WALL ON 24"X12" CONTINUOUS REINFORCED CONC. FOOTING. MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.
- EXTEND EXISTING 12" CONC. FOUNDATION TO MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.
- NEW 8" CONC. FOUNDATION ON TOP OF EXISTING 8" CMU. MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.
- NEW 8" CONC. FOUNDATION BEARING ON EXISTING SLAB-ON-GRADE. MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.
- NEW FOUNDATION WALL FURR-OUT WITH 2X4 STUDS



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



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

FACADE ARCHITECTURE

ARCHITECTS
6120 GRAND CENTRAL PKWY,
B103, FOREST HILLS NY 11375
347-957-2245
.FACADE3A@GMAIL.COM

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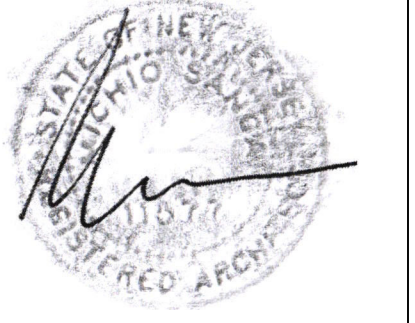
FOR:

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4. COMMISSION LETTER 3	08.19.19
5. COMMISSION LETTER 4	12.02.19
6. TOWN BOARD REVIEW	5.11.22
7. STATE VARIANCE APPLICATION	1.19.23
8. STATE VARIANCE APPLICATION	7.27.23
9. STATE VARIANCE APPLICATION	8.04.23
10. TOWN VARIANCE REAPPLICATION	4.11.24

ISSUED FOR PERMITS: 11/28/18
DRAWN BY: MS
CHECKED BY: MS
SCALE: AS NOTED

MICHIO SANGA ARCHITECT



SHEET TITLE:

1ST FLOOR PLAN, CELLAR FOUNDATION PLAN, LEGEND

SHEET NO:

A-1

PROJECT DESCRIPTION:
EXISTING BUILDING IS A 1 1/2 STORY
SPLIT LEVEL FAMILY DWELLING.
IN THE SOUTH SIDE OF HOUSE IS GARAGE
AND DEN WITH BEDROOMS ABOVE,
NORTH SIDE OF HOUSE IS KITCHEN,
LIVING/DINING AREA WITH CELLAR BELOW.
FILING IS FOR A NEW 2 STORY DWELLING
ON AN EXISTING AND NEW FOUNDATION
WITH ATTACHED PORTICO.
RELATED FILINGS ARE FOR DEMOLITION,
POOL, FENCING, AIR CONDITIONING
EQUIPMENT AND DRYWELLS.

PROPRIETARY NOTE:
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ANY ITEM ON THESE PLANS. THE INFORMATION
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OTHER PURPOSE OTHER THAN THIS LOCATION OR
OWNER WITHOUT WRITTEN CONSENT OF MICHIO
SANGA.

PROJECT:

MR. & MRS.
SINGH
RESIDENCE

47 REED DRIVE
ROSLYN
NY 11576

TAX SECTION: 9
TAX BLOCK: 653
TAX LOT: 64

FOR:

MR. & MRS. SINGH
80-34 230TH STREET
BELLEROSE MANOR, NY 11427

REVISION	DATE
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OMISSIONS LETTER	
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OMISSIONS LETTER 2	
3 PLANS COMPLYING 08.03.19	08.19.19
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DRAWN BY: MS
CHECKED BY: MS
SCALE: AS NOTED

MICHIO SANGA
ARCHITECT



NYSRA #11577
#020828

SHEET TITLE:

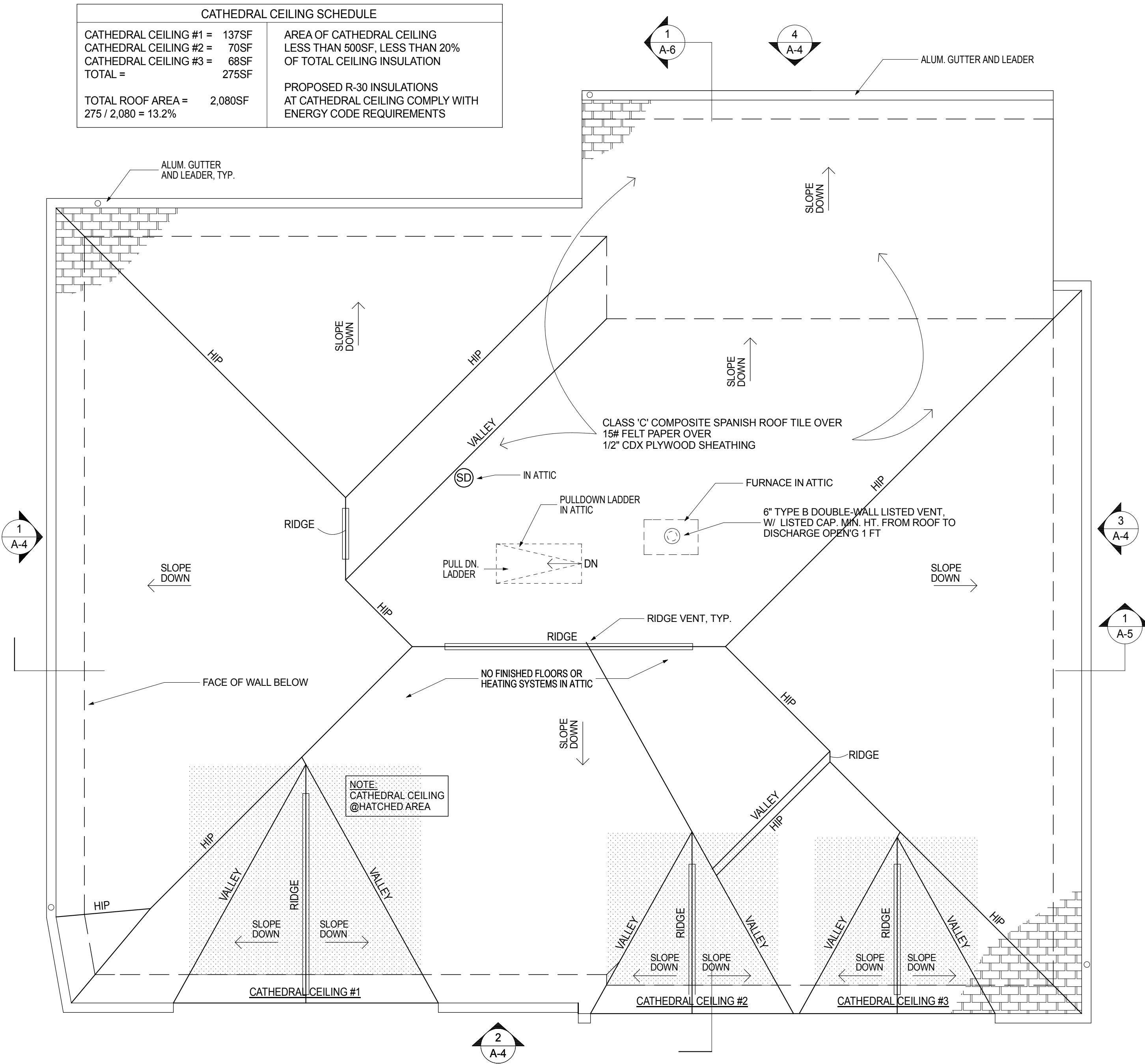
2ND FLOOR PLAN,
ROOF PLAN

SHEET NO.:

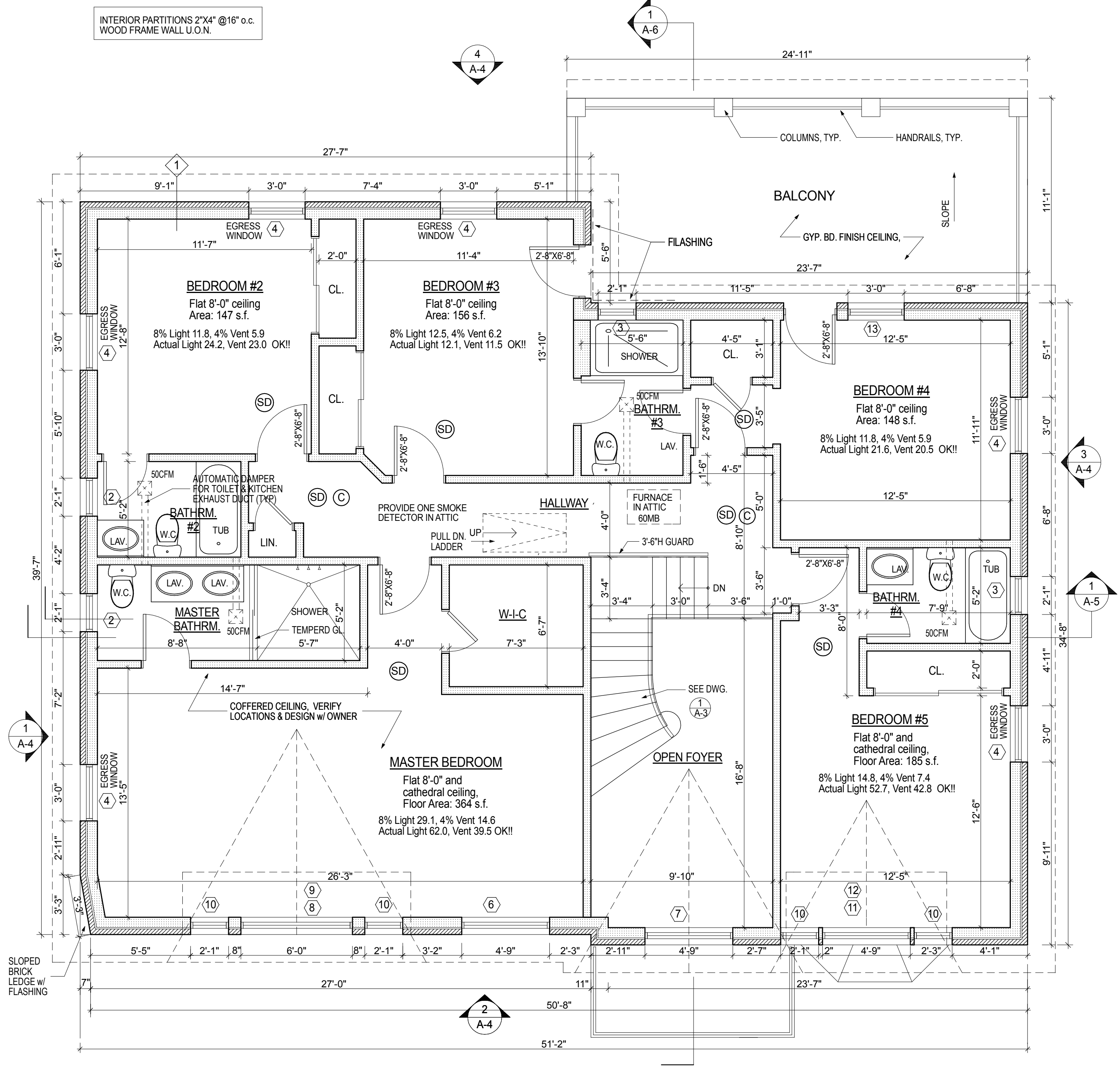
A-2

4 OF 11

CATHEDRAL CEILING SCHEDULE	
CATHEDRAL CEILING #1 = 137SF	AREA OF CATHEDRAL CEILING LESS THAN 500SF, LESS THAN 20% OF TOTAL CEILING INSULATION
CATHEDRAL CEILING #2 = 70SF	
CATHEDRAL CEILING #3 = 68SF	
TOTAL = 275SF	PROPOSED R-30 INSULATIONS AT CATHEDRAL CEILING COMPLY WITH ENERGY CODE REQUIREMENTS
TOTAL ROOF AREA = 2,080SF	
275 / 2,080 = 13.2%	



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



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

ARCHITECTURE

ARCHITECTS
6120 GRAND CENTRAL PKWY.
B103, FOREST HILLS NY 11375
347-957-2245
.FACADE3A@GMAIL.COM

PROJECT DESCRIPTION:
EXISTING BUILDING IS A 1 1/2 STORY
SPLIT LEVEL FAMILY DWELLING
IN THE SOUTH SIDE OF HOUSE IS GARAGE
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PROPRIETARY NOTE:
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PROJECT:
MR. & MRS. SINGH
RESIDENCE
47 REED DRIVE
ROSLYN NY 11576

TAX SECTION: 9
TAX BLOCK: 653
TAX LOT: 64

FOR:
MR. & MRS. SINGH
82-34 230TH STREET
BELLEROSSE MANOR, NY 11427

Table with 2 columns: REVISION, DATE. Contains 8 revision entries with dates from 06/28/19 to 4/11/24.

ISSUED FOR PERMITS: 11/28/18
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CHECKED BY: MS
SCALE: AS NOTED

MICHIU SANGA
ARCHITECT

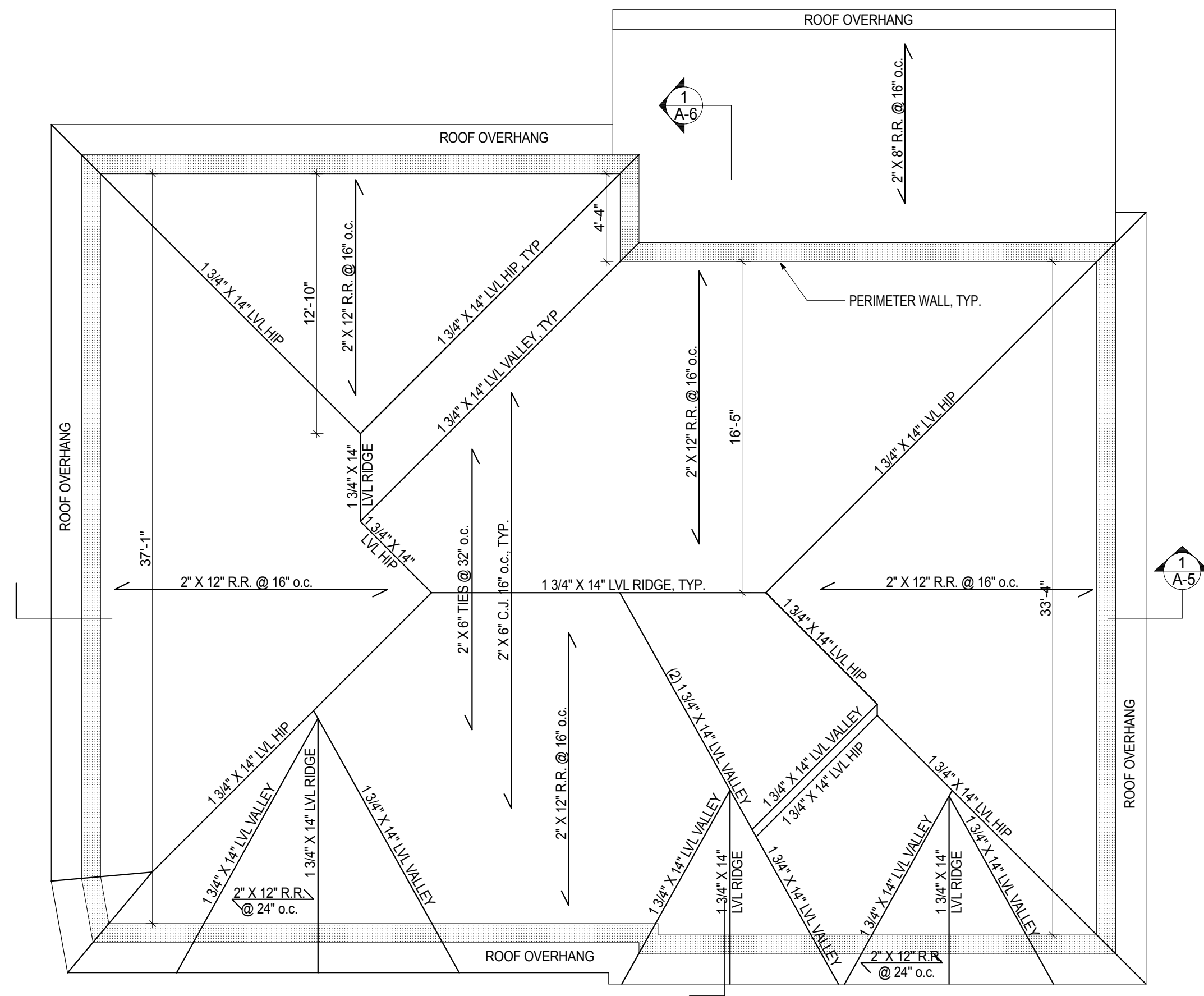


NYSRA #11677
#029528

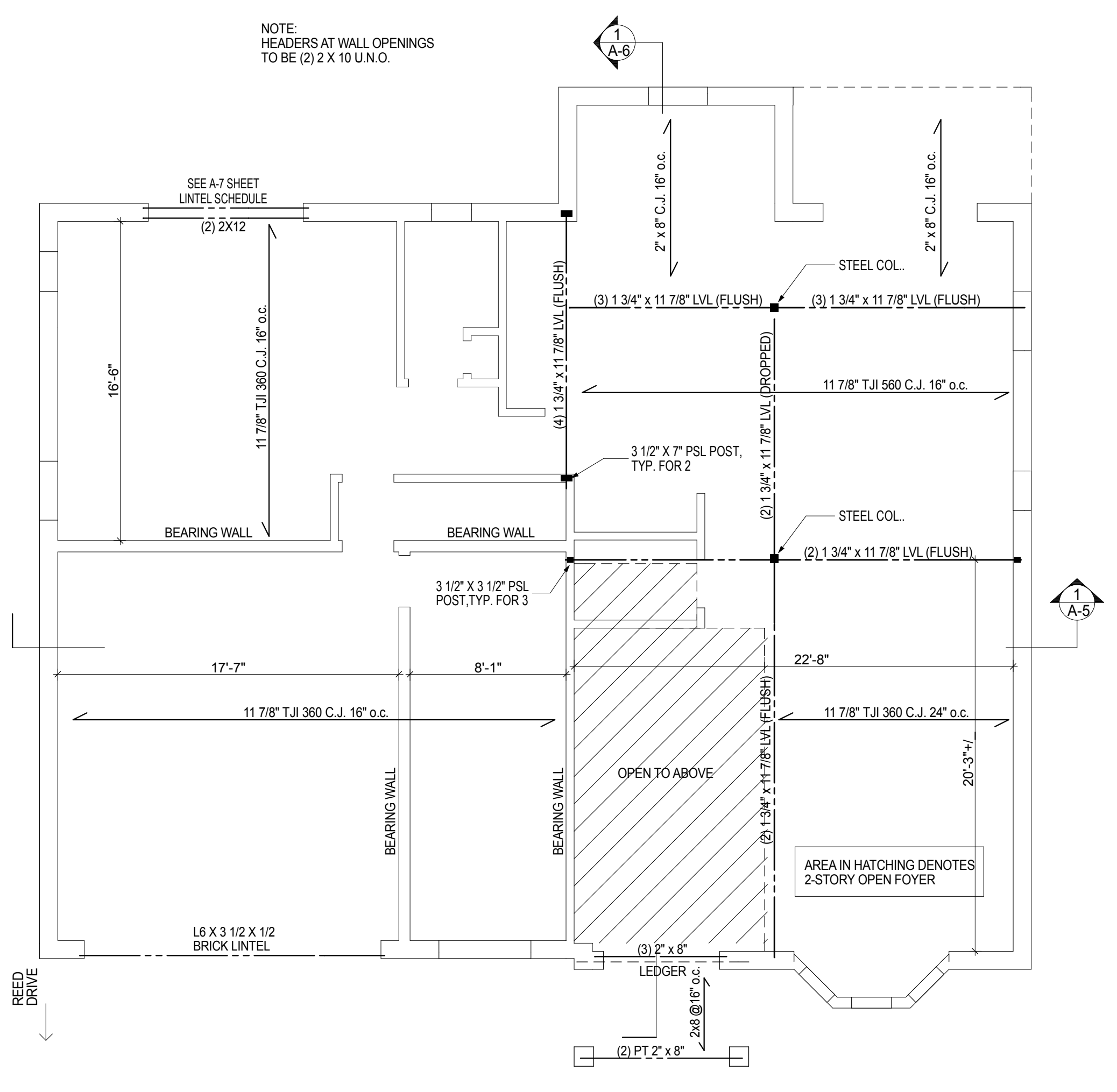
SHEET TITLE:
STRUCTURAL FRAMING
PLANS,
I-JOIST ALLOWABLE
HOLES DETAIL, LOADING
DESIGN TABLE, NOTES

SHEET NO:

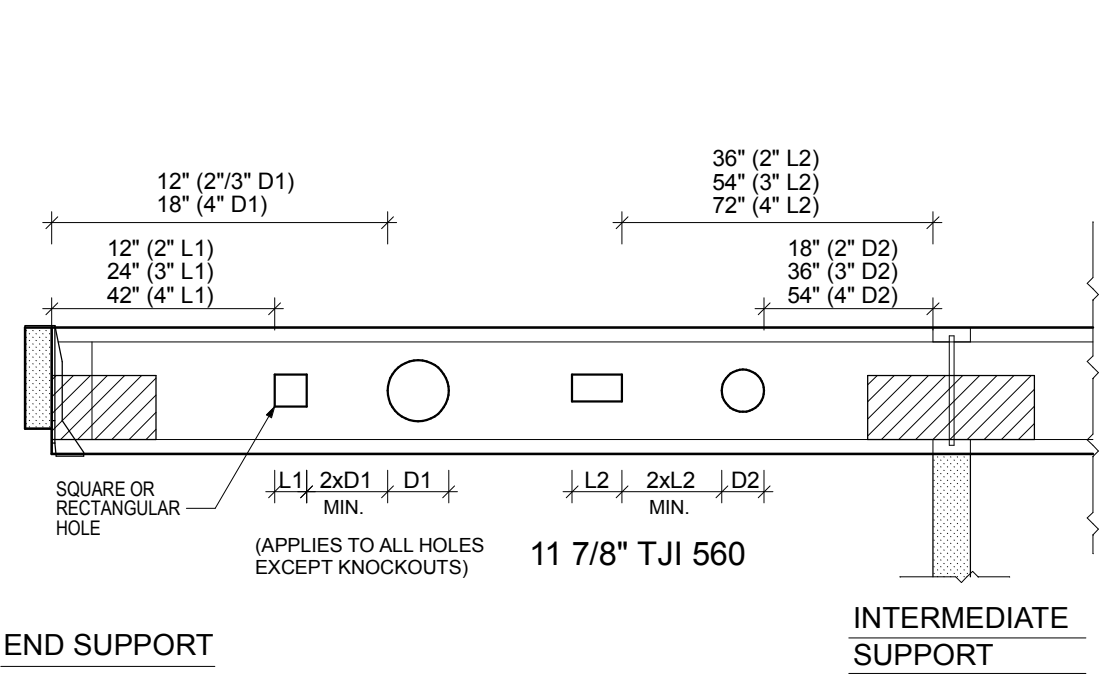
A-3



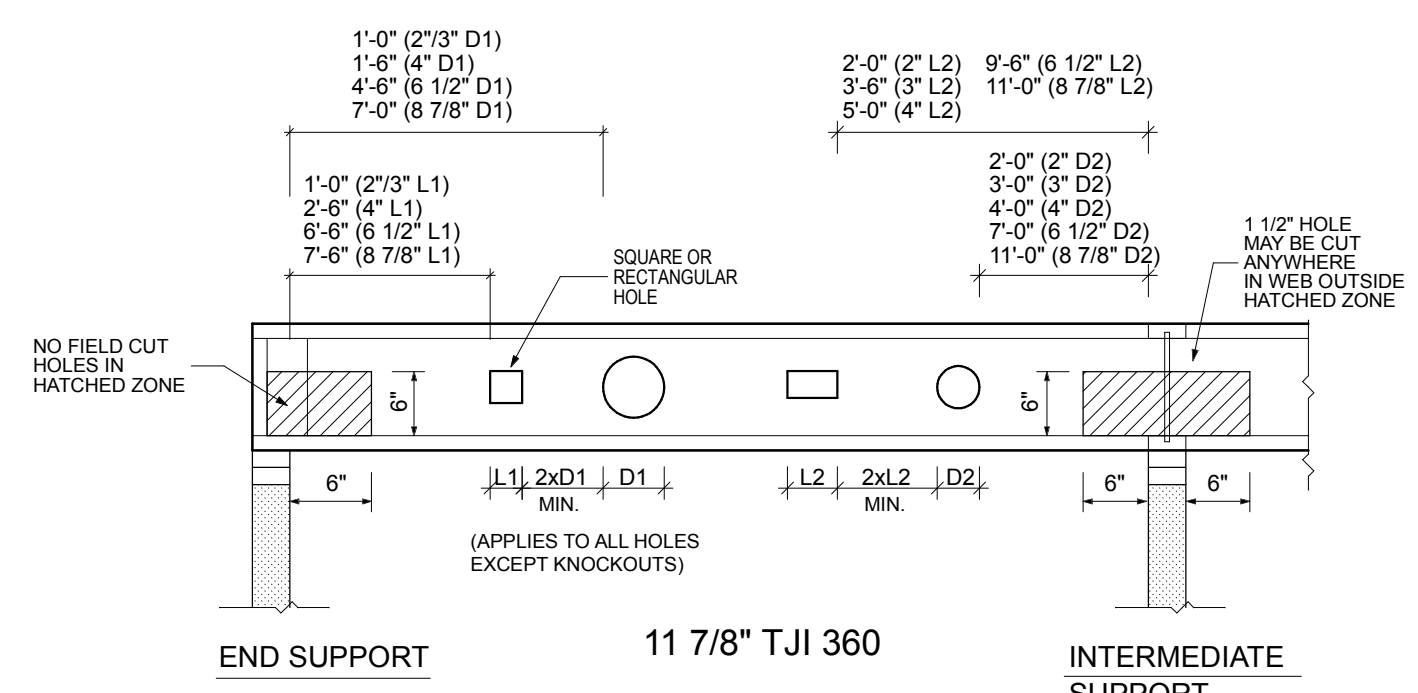
3 ROOF STRUCTURAL FRAMING PLAN
SCALE: 3/16" = 1'-0"



2 2ND FL. STRUCTURAL FRAMING PLAN
SCALE: 3/16" = 1'-0"



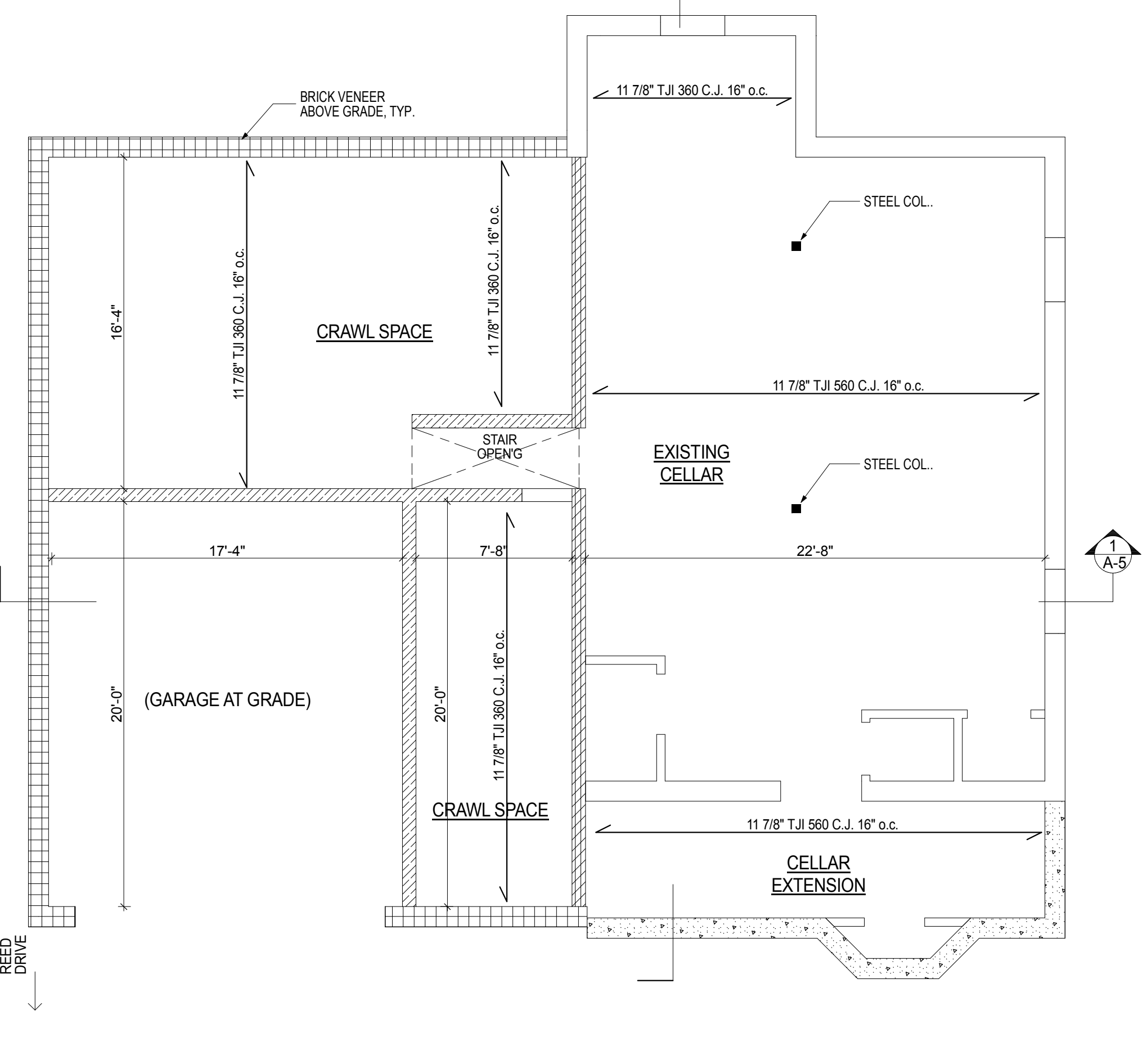
I-JOIST ALLOWABLE HOLES
NOT TO SCALE



11 7/8" TJI 360

LOADING DESIGN
FIRST FLOOR 40#LL + 15#DL = 5SPSF
SECOND FLOOR 30#LL + 15#DL = 4SPSF
ATTIC 20#LL + 10#DL = 30PSF
ROOF 30#LL + 12#DL = 43PSF

WALL LEGEND
EXISTING FOUNDATION TO REMAIN
NEW 12" THICK CONC. FOUNDATION WALL ON 24"x12" CONTINUOUS REINFORCED CONC. FOOTING...



1 1ST FL. STRUCTURAL FRAMING PLAN
SCALE: 3/16" = 1'-0"

- WOOD NOTES
1. All framing members shall be thoroughly seasoned Douglas fir select structural or southern pine no. 1 grade with a minimum fiber stress grading of 1,400 PSI in bending...
2. Grade marked lumber for structural use will bear grade marking when it is delivered to the site as per LL45 and CH23-2303 1.1.
3. Structural capacities and design provisions for prefabricated wood I-joists shall be established and monitored in accordance with ASTM D 5055...

FACADE ARCHITECTURE

ARCHITECTS
6120 GRAND CENTRAL PKWY.
B103, FOREST HILLS NY 11375
347-957-2245
.FACADE3A@GMAIL.COM

PROJECT DESCRIPTION:
EXISTING BUILDING IS A 1 1/2 STORY SPLIT LEVEL 1 FAMILY DWELLING. IN THE SOUTH SIDE OF HOUSE IS GARAGE AND DEN WITH BEDROOMS ABOVE. NORTH SIDE OF HOUSE IS KITCHEN, LIVING/DINING AREA WITH CELLAR BELOW. FILING IS FOR A NEW 2 STORY DWELLING ON AN EXISTING AND NEW FOUNDATION WITH ATTACHED PORTICO RELATED FILINGS ARE FOR DEMOLITION, POOL, FENCING, AIR CONDITIONING EQUIPMENT AND DRYWELLS.

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PROJECT:
MR. & MRS. SINGH RESIDENCE
47 REED DRIVE
NY 11576

TAX SECTION: 9
TAX BLOCK: 653
TAX LOT: 64

FOR:
MR. & MRS. SINGH
80-34 230TH STREET
BELLEROSE MANOR, NY 11427

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ISSUED FOR PERMITS: 11/28/18
DRAWN BY: MS
CHECKED BY: MS
SCALE: AS NOTED

MICHIO SANGA
ARCHITECT



NARA NYRA #11537 #02028

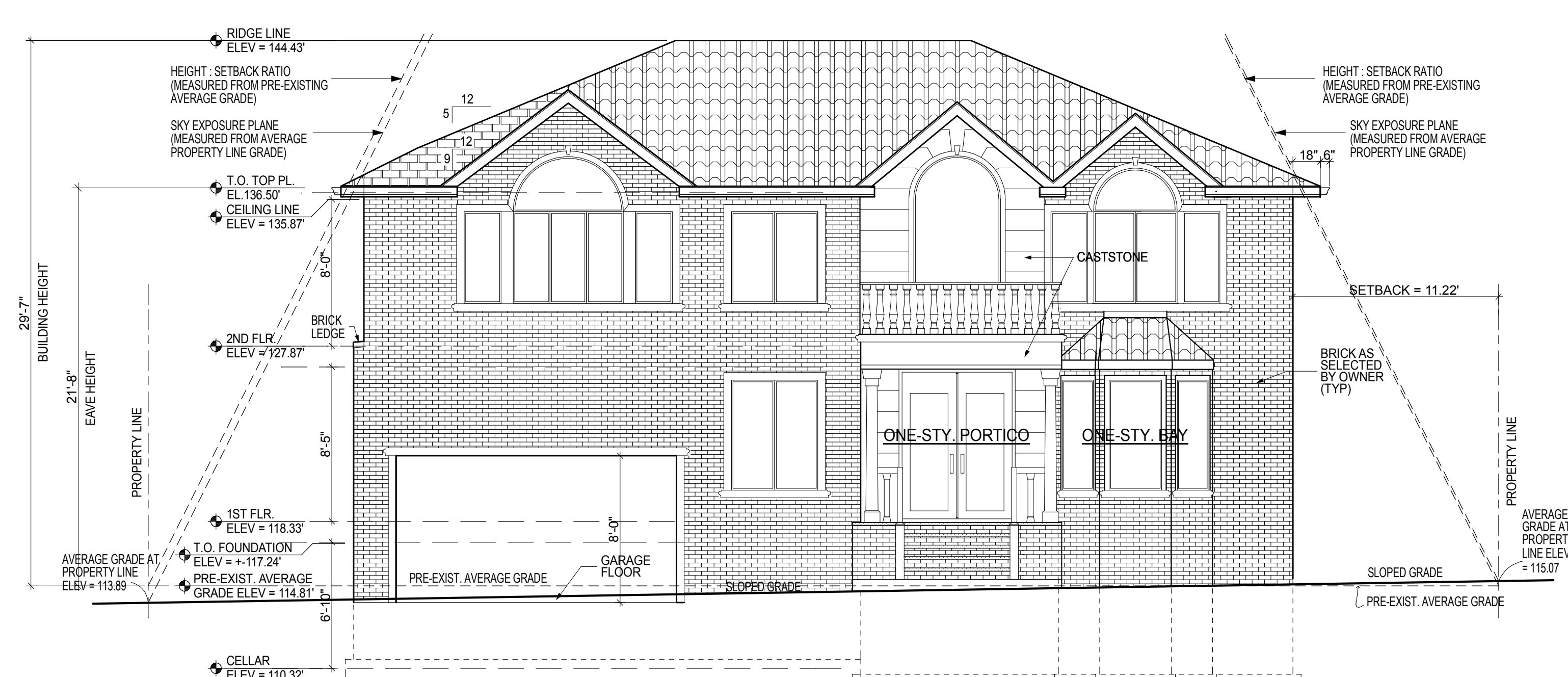
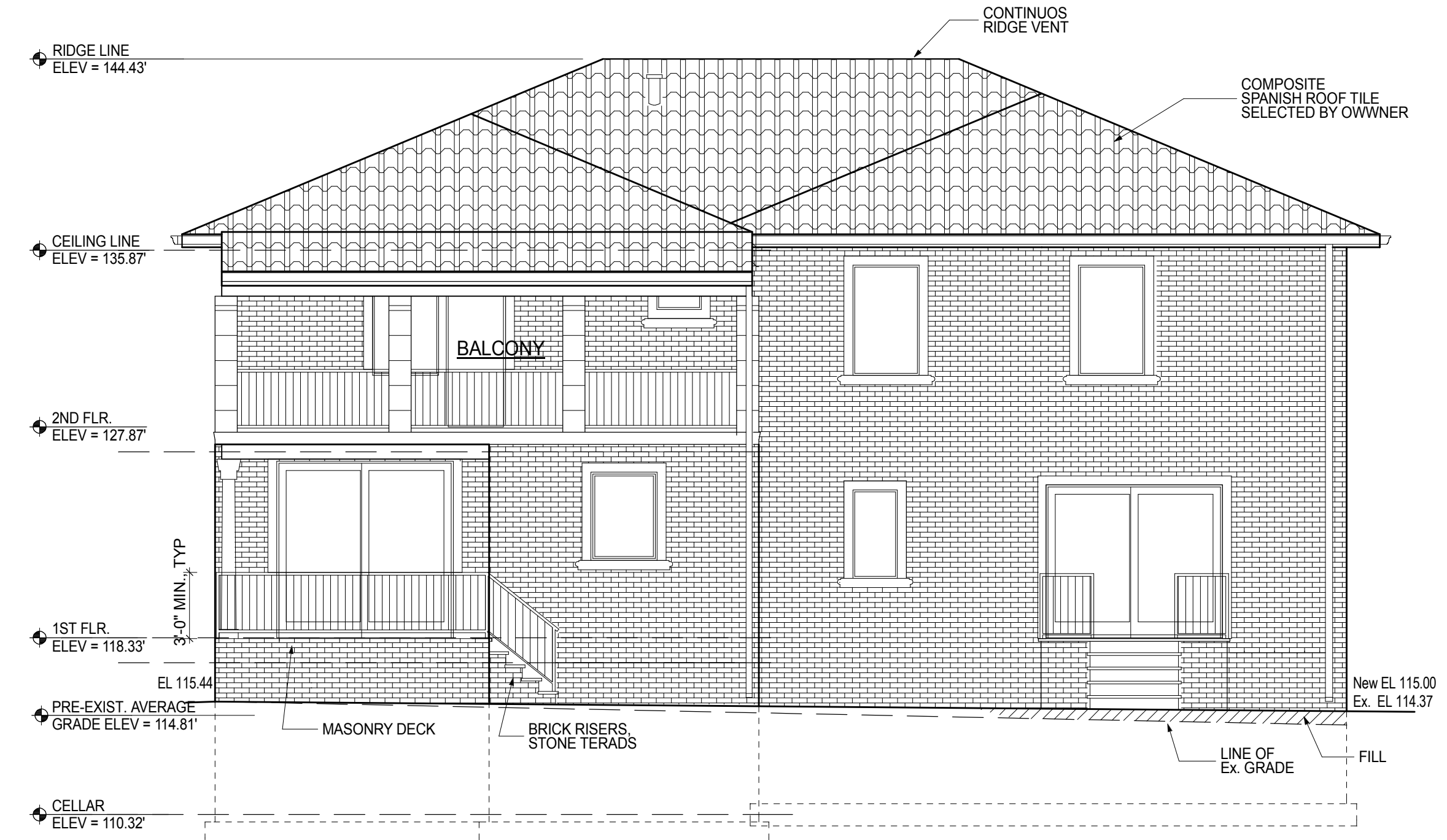
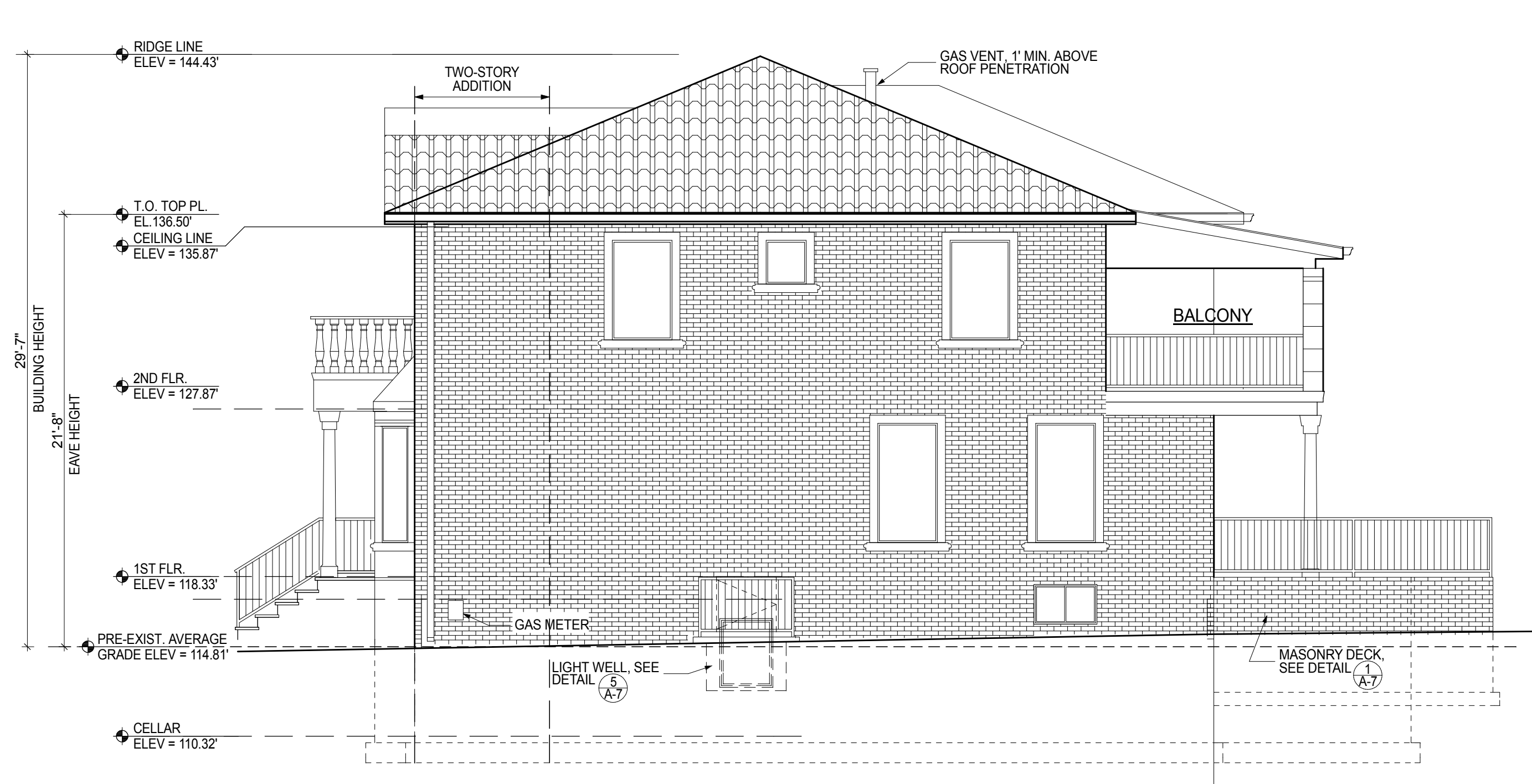
SHEET TITLE:

ELEVATIONS

SHEET NO.

A-4

6 OF 11



3 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

4 REAR ELEVATION
SCALE: 3/16" = 1'-0"

1 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

2 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

FACADE ARCHITECTURE

ARCHITECTS
6120 GRAND CENTRAL PKWY.
B103, FOREST HILLS NY 11375
347-957-2245
.FACADE3A@GMAIL.COM

PROJECT DESCRIPTION:
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PROJECT:
**MR. & MRS.
SINGH
RESIDENCE**
47 REED DRIVE
ROSLYN
NY 11576

TAX SECTION: 9
TAX BLOCK: 653
TAX LOT: 64

FOR:
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BELLEROSE MANOR, NY 11427

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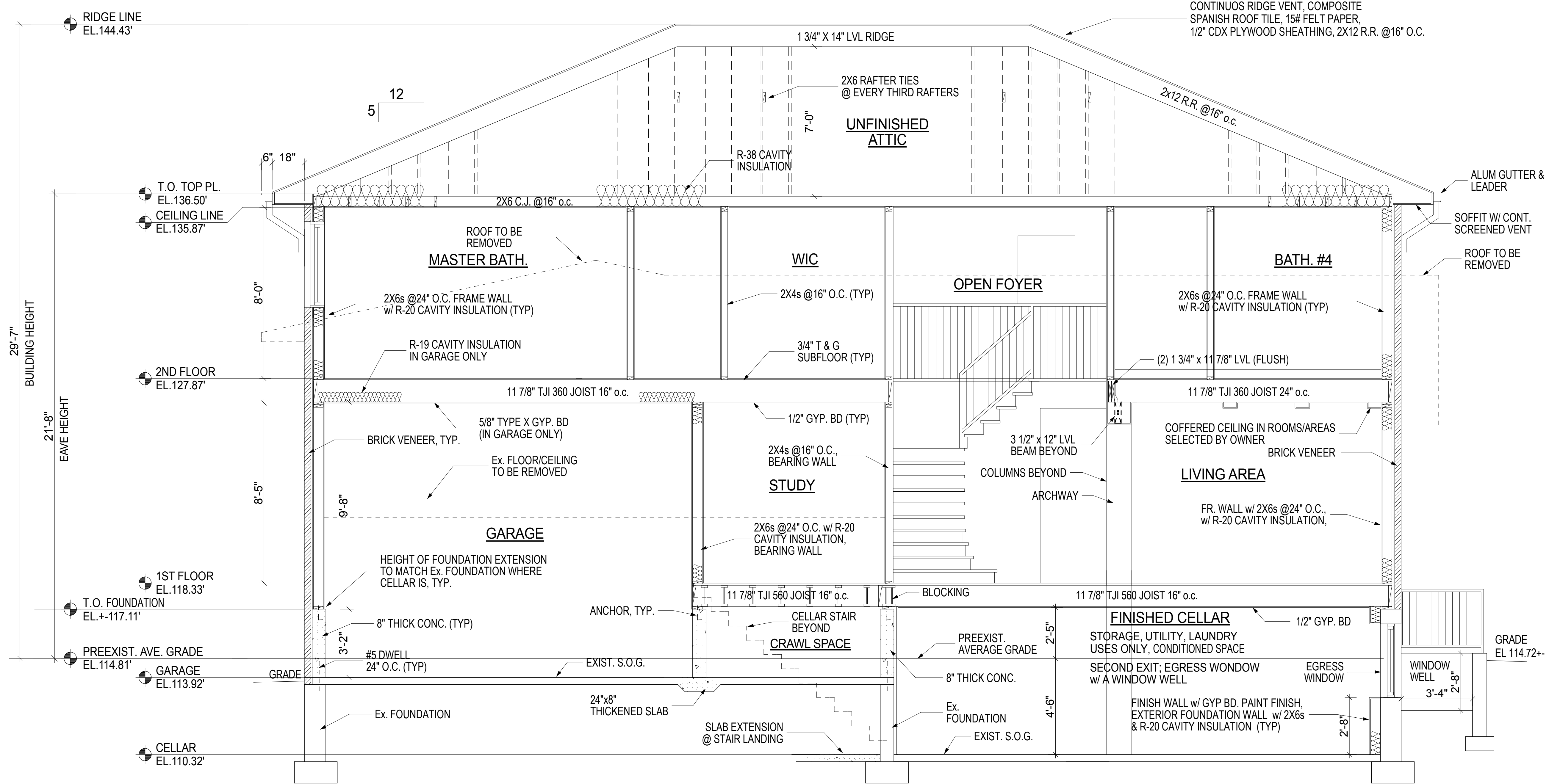
ISSUED FOR PERMITS: 11/28/18
DRAWN BY: MS
CHECKED BY: MS
SCALE: AS NOTED

MICHIO SANGA
ARCHITECT


NABA NYRA #11577 #006628

SHEET TITLE:
BUILDING SECTION

SHEET NO.
A-5
7 OF 11



1 SECTION FROM LEFT TO RIGHT
SCALE: 3/8" = 1'-0"

**FACADE
ARCHITECTURE**

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6120 GRAND CENTRAL PKWY,
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FACADE3A@GMAIL.COM

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PROJECT:
**MR. & MRS.
SINGH
RESIDENCE**
**47 REED DRIVE
ROSLYN
NY 11576**

TAX SECTION: 9
TAX BLOCK: 653
TAX LOT: 64

FOR:
MR. & MRS. SINGH
80-34 230TH STREET
BELLEROSE MANOR, NY 11427

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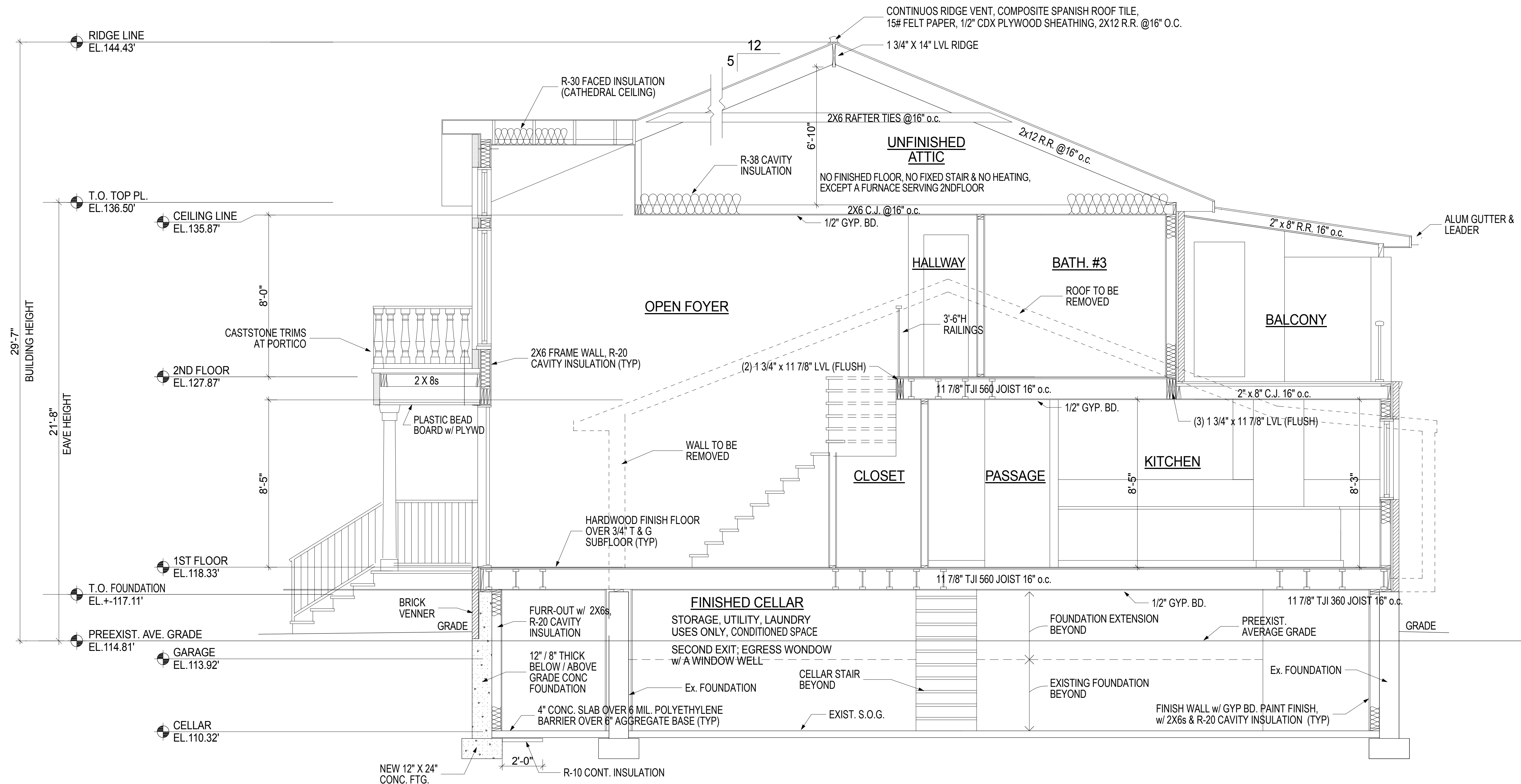
ISSUED FOR PERMITS: 11/28/18
DRAWN BY: MS
CHECKED BY: MS
SCALE: AS NOTED

MICHIO SANGA
ARCHITECT


NYSA #11577
NYSA #020628

SHEET TITLE:
BUILDING SECTION

SHEET NO.
A-6
8 OF 11



1 SECTION, FROM FRONT TO REAR
SCALE: 3/8" = 1'-0"

PROJECT DESCRIPTION:
EXISTING BUILDING IS A 1 1/2 STORY
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NY 11576

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MICHIO SANGA
ARCHITECT



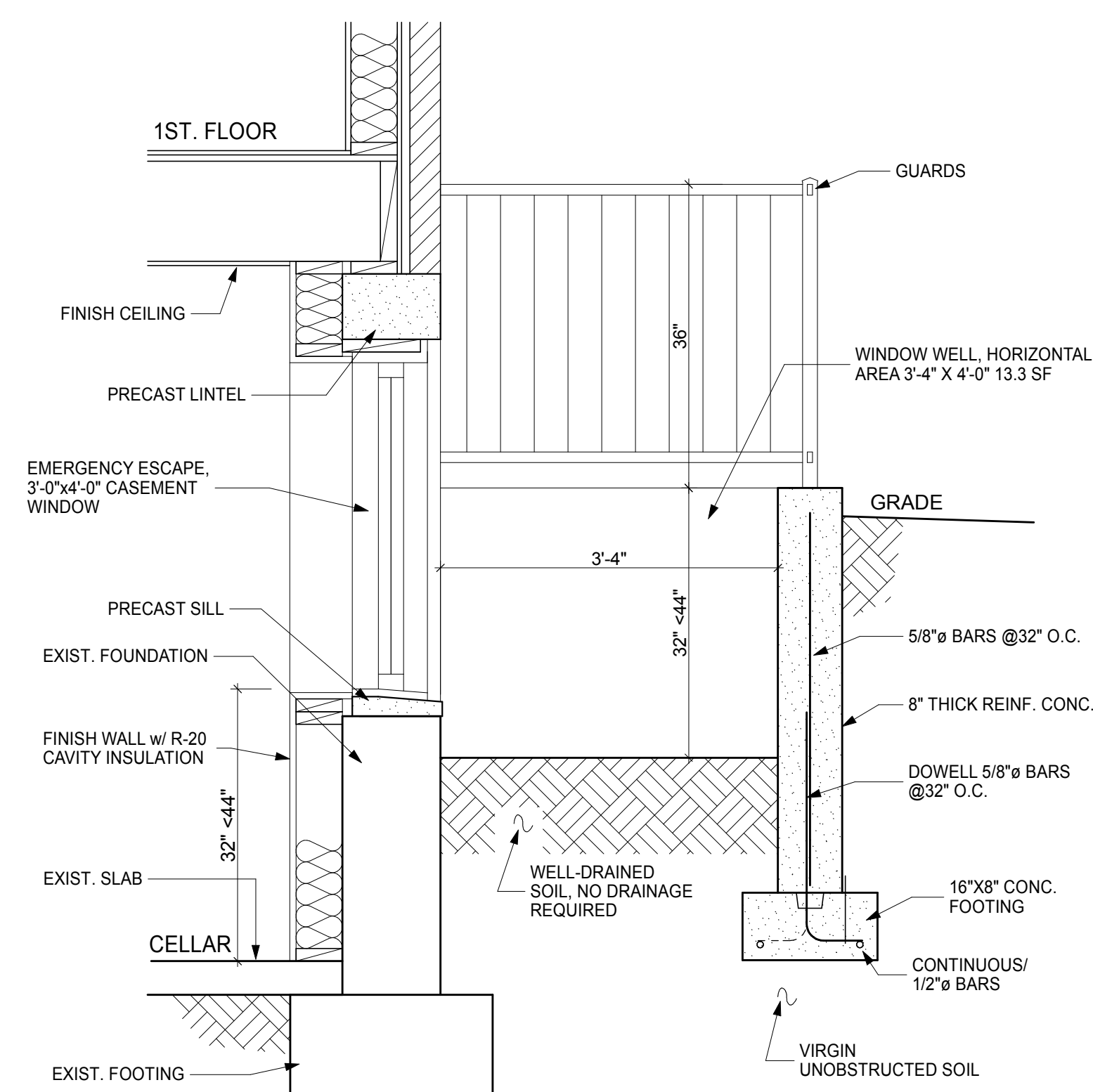
SHEET TITLE:

TYP. WALL SECTION,
BRICK DECK DETAIL,
WINDOW WELL DETAIL,
ENLARGED STAIR PLAN,
LINTEL DETAILS

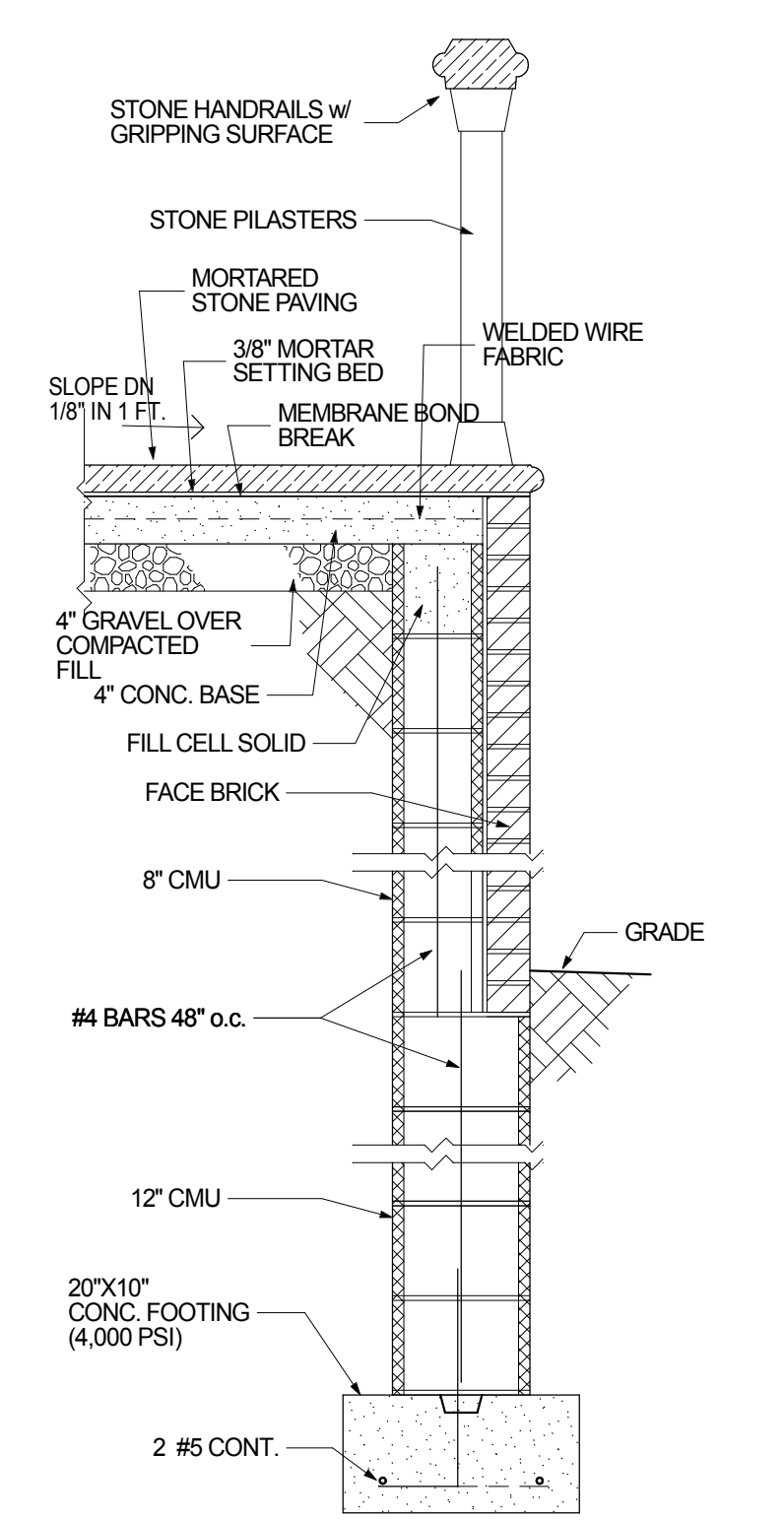
SHEET NO.

A-7

9 OF 11



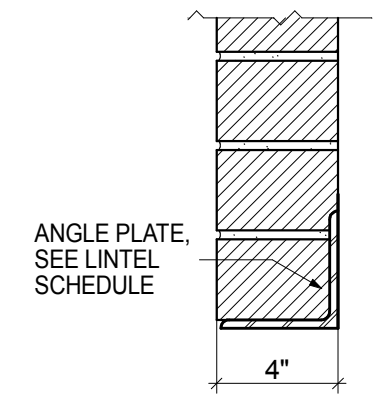
4 WINDOW WELL DETAIL
SCALE: 3/4" = 1'-0"



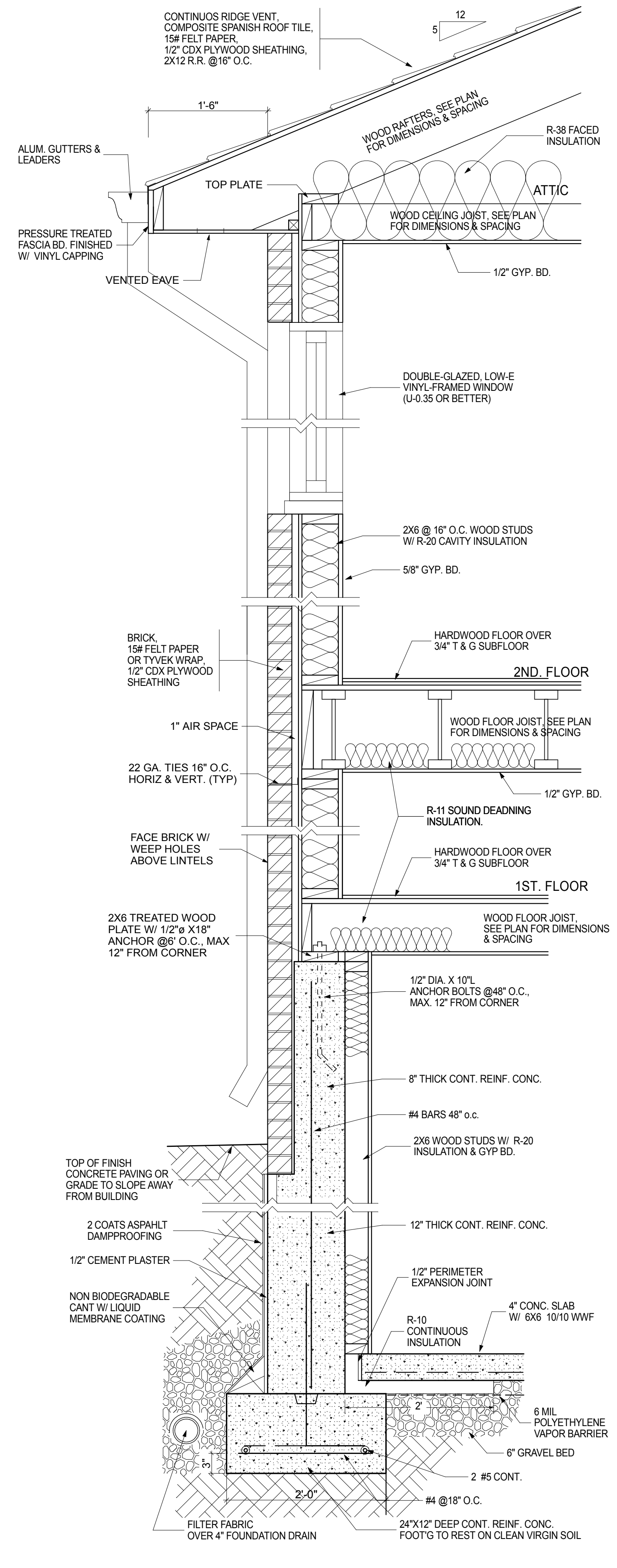
1 BRICK DECK DETAIL
SCALE: 3/4" = 1'-0"

LINTEL SCHEDULE

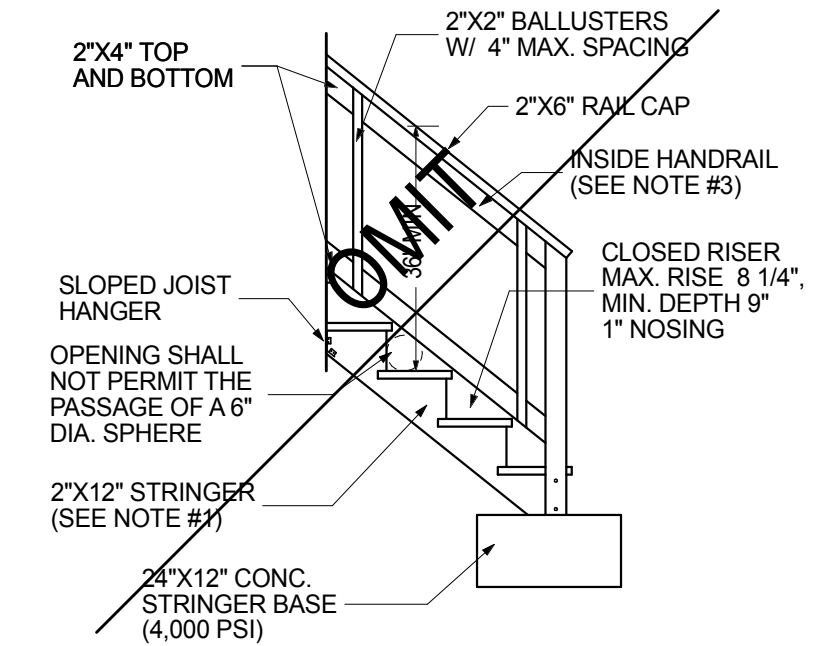
CLEAR SPAN	ONE ANGLE FOR EACH 4" WYTHE OF BRICK
0'-8" TO 3'-4"	L 3 1/2" X 3 1/2" X 1/4"
3'-5" TO 5'-4"	L 4" X 3 1/2" X 1/4"
5'-5" TO 7'-4"	L 5" X 3 1/2" X 1/4"
7'-5" TO 10'-0"	L 6" X 3 1/2" X 1/4"



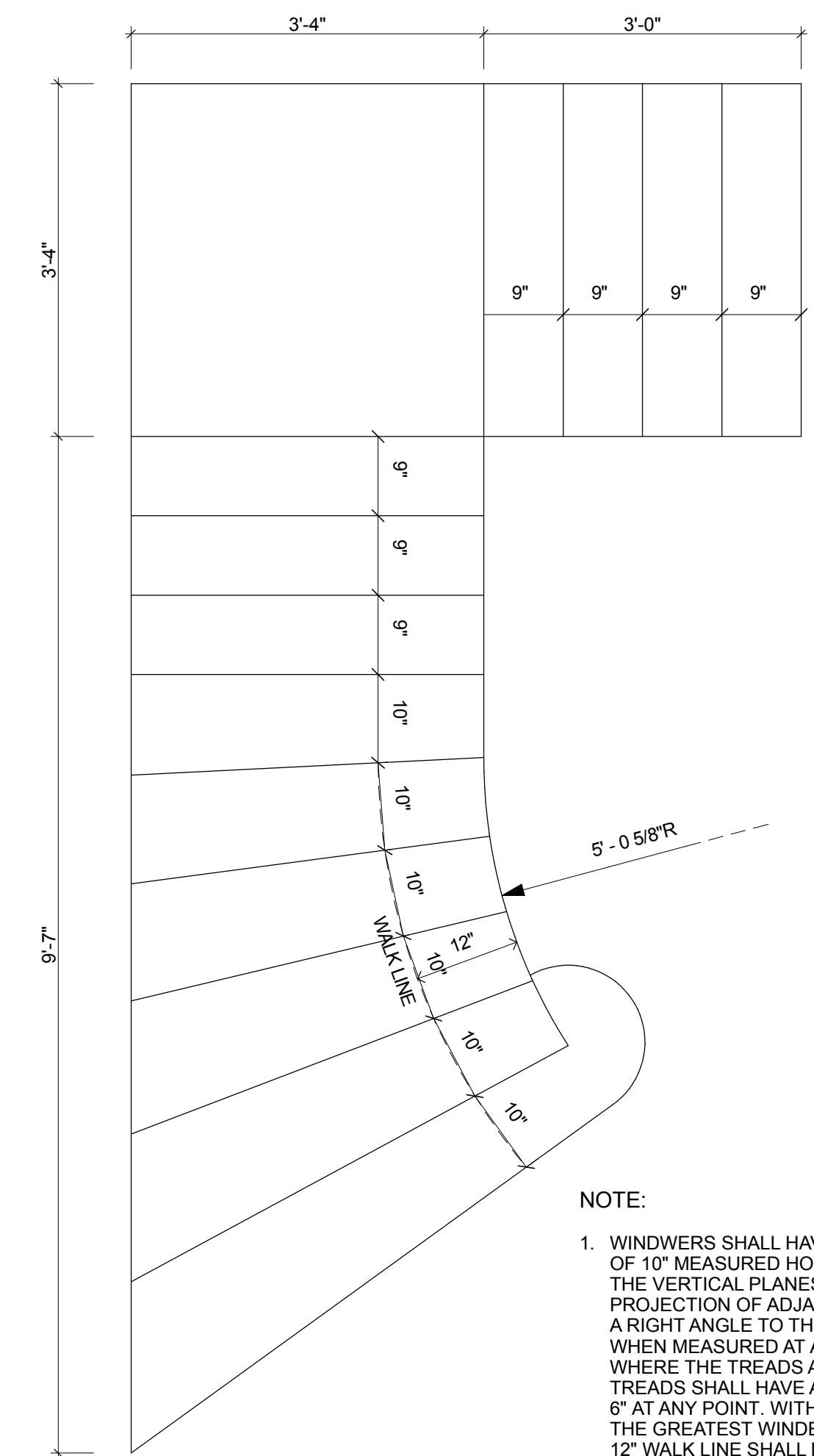
DETAIL, LINTEL
NOT TO SCALE



2 TYP. WALL SECTION
SCALE: 1" = 1'-0"



DETAIL EXTERIOR WOOD STAIR
SCALE: 3/8" = 1'-0"



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

NOTE:
1. WINDERS SHALL HAVE A MIN. TREAD DEPTH OF 10" MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. WHEN MEASURED AT A POINT 12" FROM THE SIDE WHERE THE TREADS ARE NARROWER, WINDERS TREADS SHALL HAVE A MIN. TREAD DEPTH OF 6" AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE GREATEST WINDER TREAD DEPTH AT THE 12" WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
2. SUBMIT STAIR TEMPLATE OR SHOP DRAWING PRIOR TO START OF STAIR CONSTRUCTION.

HVAC / ELECTRICAL / PLUMBING

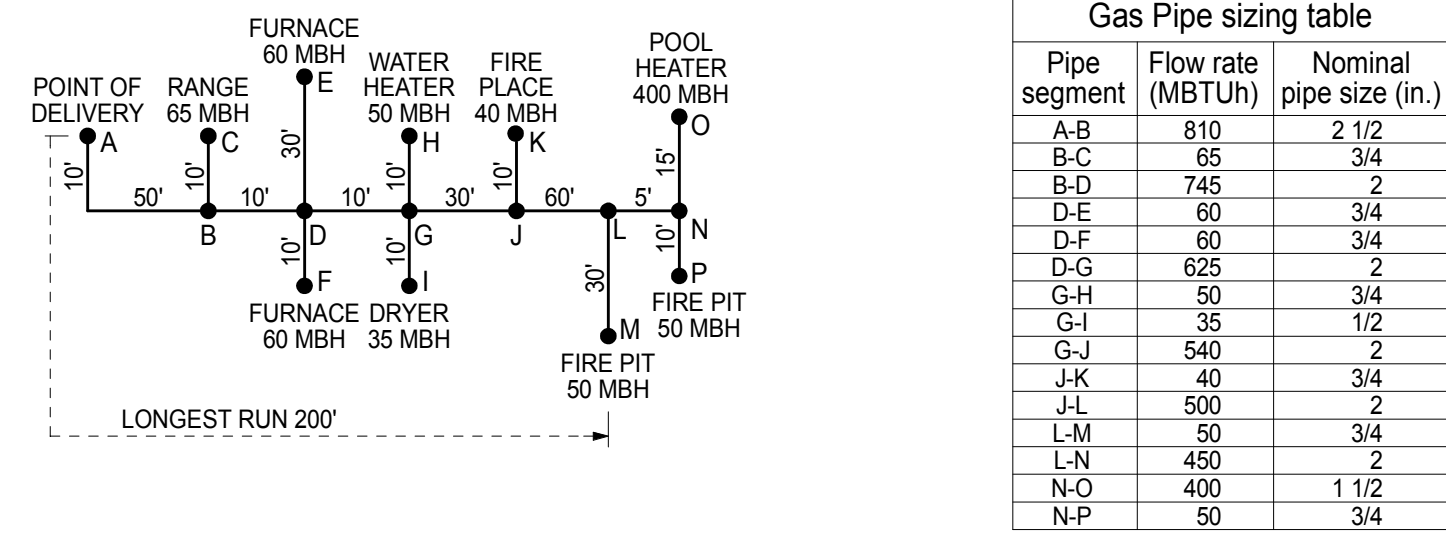
- MECHANICAL SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 13 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE (2015 IRC) AND SHALL MEET THE MINIMUM ENERGY EFFICIENCY REQUIREMENTS OF THE CHAPTER 11 OF 2015 IRC.
- HEATING AND COOLING SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 14 OF THE 2015 IRC.
- EXHAUST SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 15 OF THE 2015 IRC.
- DUCT SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 16 OF THE 2015 IRC.
- COMBUSTION AIR REQUIREMENTS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 17 OF THE 2015 IRC.
- CHIMNEYS AND VENTS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 18 OF THE 2015 IRC.
- HYDRONIC PIPING SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 21 OF THE 2015 IRC.
- SPECIAL PIPING AND STORAGE SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 22 OF THE 2015 IRC.
- SOLAR SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 23 OF THE 2015 IRC.
- FUEL GAS SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 24 OF THE 2015 IRC AND THE INTERNATIONAL FUEL GAS CODE AS IT GOVERNS SINGLE AND TWO FAMILY DWELLINGS.
- WATER SUPPLY AND DISTRIBUTION SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 29 OF THE 2015 IRC.
- PLUMBING SYSTEMS, GENERAL PLUMBING REQUIREMENTS, PLUMBING FIXTURES, WATER HEATERS, WATER SUPPLY AND DISTRIBUTION SYSTEMS, SANITARY DRAINAGE SYSTEMS, VENTING SYSTEMS, AND PLUMBING TRAP SYSTEMS SHALL BE DESIGNED, INSTALLED AND TESTED IN STRICT CONFORMANCE WITH 2015 IRC AND THE INTERNATIONAL PLUMBING CODE AS IT GOVERNS SINGLE AND TWO FAMILY DWELLINGS.
- REFER TO CONSTRUCTION DRAWINGS FOR SCHEMATIC PLUMBING RISER DIAGRAM AND SCHEMATIC GAS RISER DIAGRAM.
- ELECTRICAL SYSTEMS, LIGHTING SYSTEMS, ELECTRICAL EQUIPMENT AND COMPONENTS SHALL BE DESIGNED AND INSTALLED IN STRICT CONFORMANCE WITH THE INTERNATIONAL ELECTRICAL CODE AS IT GOVERNS SINGLE AND TWO FAMILY DWELLINGS.
- FURNISH AND INSTALL EXHAUST FANS AS SHOWN ON THE CONSTRUCTION DRAWINGS. EXHAUST FANS SHALL PROVIDE A MINIMUM OF 50 CFM AND SHALL BE DIRECTLY DUCTED TO THE EXTERIOR.

SMOKE DETECTORS

- POWERED BY HOUSE CURRENT, HARDWIRED, INTERCONNECTED, ON SEPARATE CIRCUIT AND WITH BATTERY BACKUP.
- INSTALL ONE DETECTOR ON EACH FLOOR NEAR TOP OF STAIR, INSIDE AND OUTSIDE OF EACH BEDROOM, ATTIC, AND CELLAR.

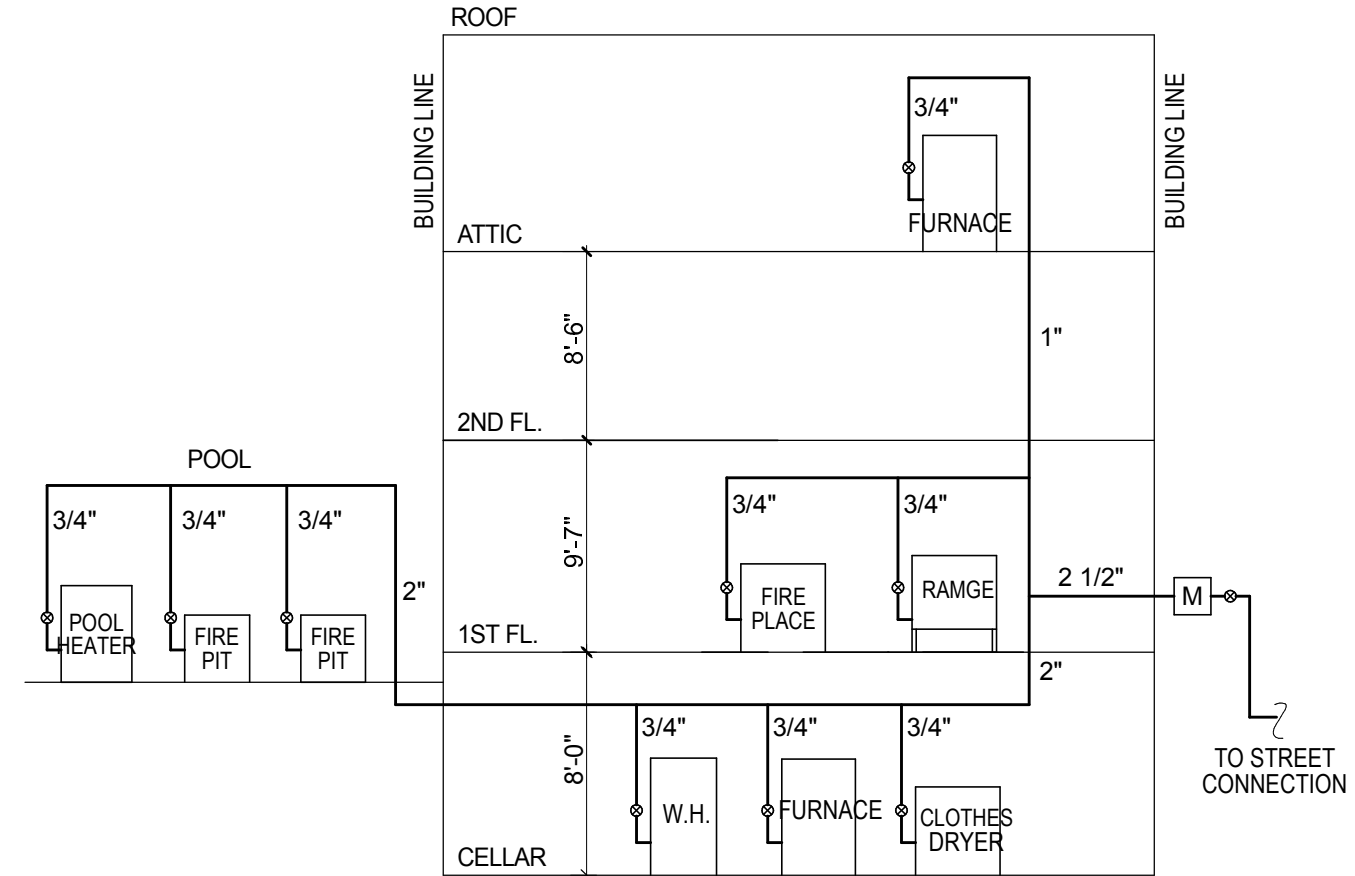
CARBON MONOXIDE DETECTORS

- POWERED BY HOUSE CURRENT, HARDWIRED, ON SEPARATE CIRCUIT AND WITH BATTERY BACKUP.
- INSTALL ONE DETECTOR ON EACH FLOOR IN A COMMON HALLWAY, AND WITHIN 15 FEET OF EVERY BEDROOM.



3 GAS PIPING LAYOUT
NOT TO SCALE

Pipe segment	Flow rate (MBTU/h)	Nominal pipe size (in.)
A-B	810	2 1/2
B-C	65	3/4
B-D	745	2
D-E	60	3/4
D-F	60	3/4
D-G	625	2
G-H	50	3/4
G-I	35	1/2
G-J	540	2
J-K	40	3/4
J-L	500	2
L-M	50	3/4
L-N	450	2
N-O	400	1 1/2
N-P	50	3/4

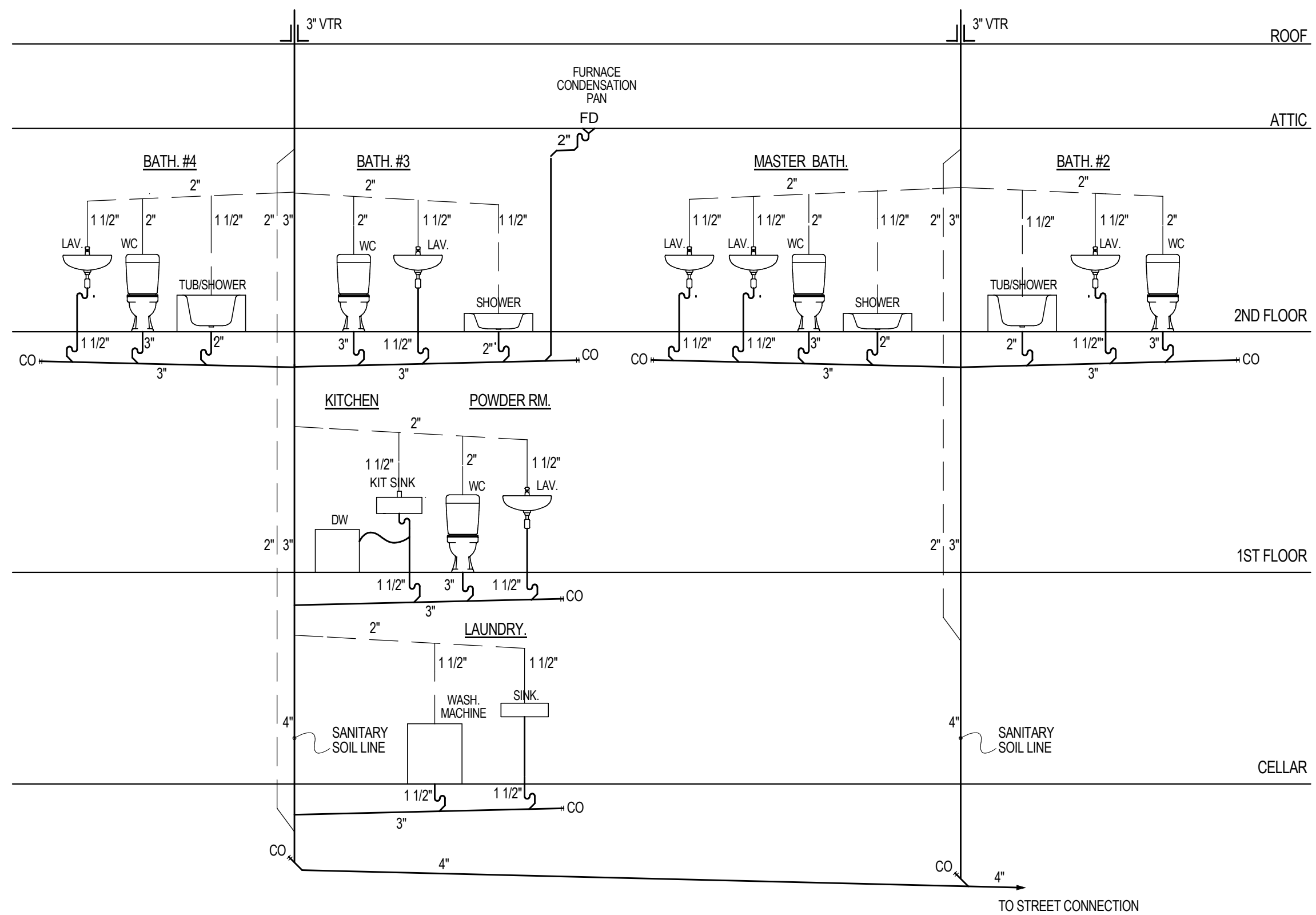


BTU RATING:

HOT W.H.	50 MBH
FURNACE	60 MBH
STOVE	65 MBH
DRYER	35 MBH
FIRE PLACE	40 MBH
FIRE PIT	50 MBH
POOL HEATER	400 MBH

POINT OF DELIVERY TO FURTHEST FIXTURE RUN APPROX. 200'

2 GAS RISER DIAGRAM
NOT TO SCALE



1 PLUMBING RISER DIAGRAM
NOT TO SCALE

ELECTRICAL LEGEND

- CHANDELIER
- RECESSED DOWNLIGHTING
- SURFACE MOUNTED CEILING LIGHTING
- SCONCE
- SURFACE MOUNTED VANITY STRIPS
- EXHAUST FAN LIGHT COMBO W/ REMOTE EXHAUST EXTERIOR MORTOR W/ SCREEN CAP
- STANDARD DUPLEX OUTLET
- WATERPROOF EXTERIOR DUPLEX OUTLET W/ COVERS
- DUPLEX OUTLET W/ GROUND-FAULT INTERRUPTER
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- TELEPHONE / DATA JACK
- DISCONNECT
- JUNCTION BOX
- WATERPROOF JUNCTION BOX
- SMOKE DETECTOR - HARD-WIRE, INTERCONNECT
- CARBON MONOXIDE DETECTOR - HARD-WIRE
- PROGRAMMABLE THERMOSTAT

NOTE:

- ALL RECESSED DOWNLIGHTING, CEILING LIGHTING & CHANDELIER TO HAVE DIMMER SWITCH CONTROLS.
- FOR ALL LIGHT FIXTURES VERIFY TYPE, MODEL, MAKE, QUANTITY AND LOCATION W/ OWNER

FAÇADE ARCHITECTURE

ARCHITECTS
6120 GRAND CENTRAL PKWY,
B103, FOREST HILLS NY 11375
347-957-2245
FAÇADE3A@GMAIL.COM

PROJECT DESCRIPTION:
EXISTING BUILDING IS A 1 1/2 STORY SPLIT LEVEL 1 FAMILY DWELLING. IN THE SOUTH SIDE OF HOUSE IS GARAGE AND DEN WITH BEDROOMS ABOVE. NORTH SIDE OF HOUSE IS KITCHEN, LIVING/DINING AREA WITH CELLAR BELOW.

FILED FOR A NEW 2 STORY DWELLING ON AN EXISTING AND NEW FOUNDATION WITH ATTACHED PORTICO. RELATED FILINGS ARE FOR DEMOLITION, POOL, FENCING, AIR CONDITIONING EQUIPMENT AND DRYWELLS.

PROPRIETARY NOTE:
IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER OR CHANGE ANY ITEM ON THESE PLANS. THE INFORMATION AND DESIGN ARE THE PROPERTY OF ARCHITECTURE AND FOR USE BY YOUR CLIENTS ONLY ON THIS SITE ONLY, AND NOT TO BE USED FOR ANY OTHER PURPOSE OTHER THAN THIS LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF MICHIO SANGA.

MR. & MRS. SINGH RESIDENCE

47 REED DRIVE
ROSLYN
NY 11576

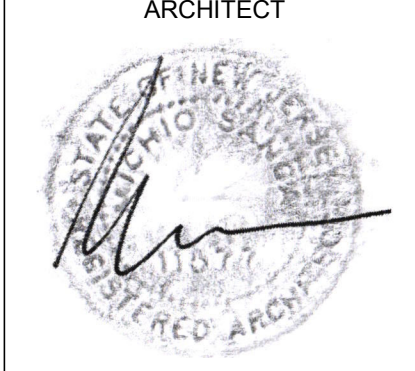
TAX SECTION: 9
TAX BLOCK: 653
TAX LOT: 64

FOR:

MR. & MRS. SINGH
80-34 230TH STREET
BELLEROSE MANOR, NY 11427

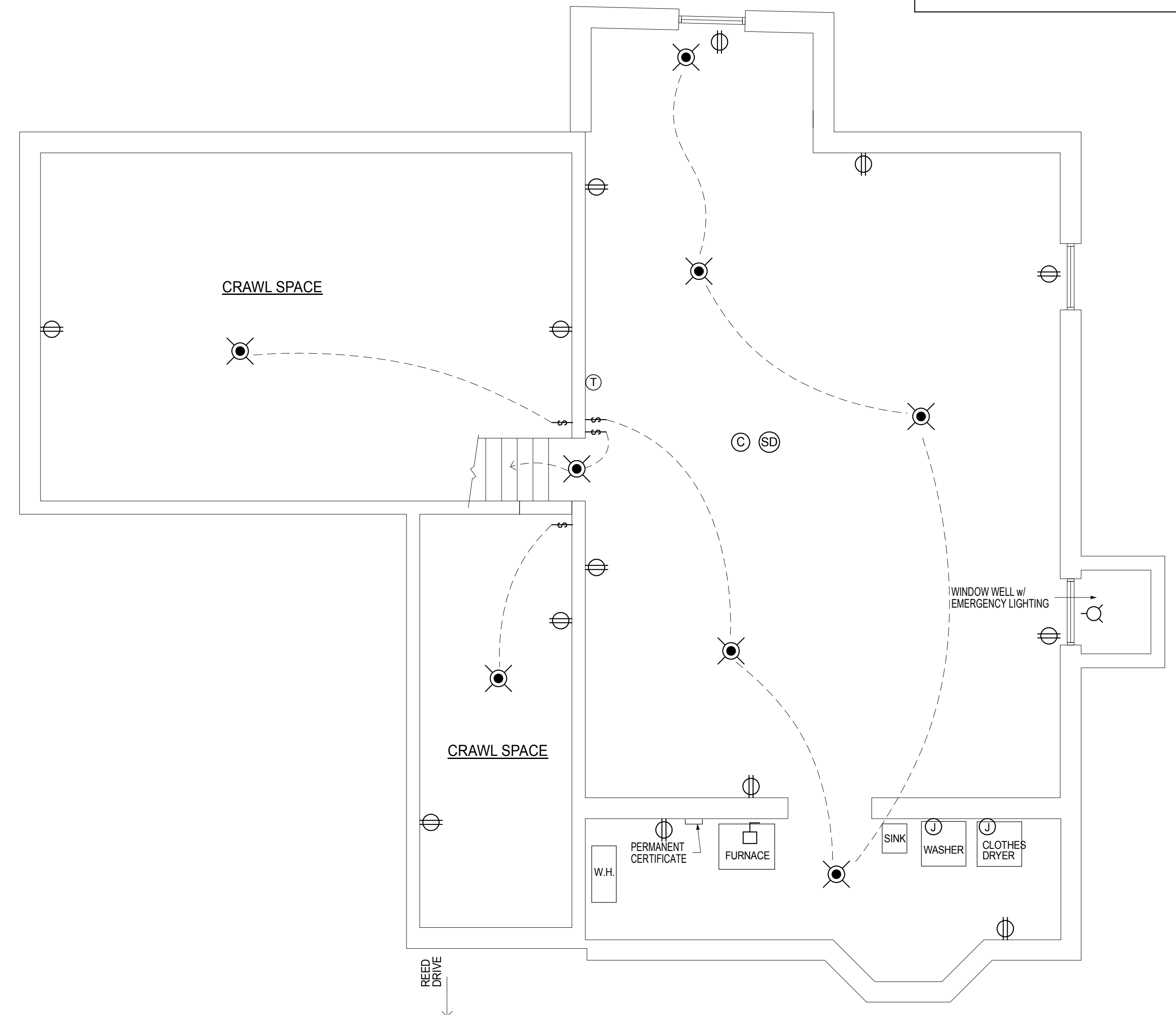
REVISION	DATE
1 PLANS COMPLYING 03.11.19	05.28.19
OMMISSIONS LETTER	
2 PLANS COMPLYING 06.18.19	07.22.19
OMMISSIONS LETTER 2	
3 PLANS COMPLYING 08.03.19	08.19.19
OMMISSIONS LETTER 3	
4 PLANS COMPLYING 10.23.19	
OMMISSIONS LETTER 4, POOL	12.02.19
TOWN BOARD REVIEW	5.11.22
STATE VARIANCE APPLICATION	1.19.23
TOWN VARIANCE APPLICATION	7.27.23
STATE VARIANCE REAPPLICATION	8.04.23
TOWN VARIANCE REAPPLICATION	4.11.24

ISSUED FOR PERMITS: 11/28/18
DRAWN BY: MS
CHECKED BY: MS
SCALE: AS NOTED



SHEET TITLE:
CELLAR POWER/LIGHTING PLAN, ELECTRICAL LEGEND, PLUMBING RISER DIAGRAM, GAS RISER DIAGRAM, GAS PIPING LAYOUT, NOTES

SHEET NO.



4 CELLAR POWER/LIGHTING PLAN
SCALE: 1/4" = 1'-0"

FACADE ARCHITECTURE

ARCHITECTS
6120 GRAND CENTRAL PKWY,
B103, FOREST HILLS NY 11375
347-957-2245
FACADE3A@GMAIL.COM

PROJECT DESCRIPTION:
EXISTING BUILDING IS A 1 1/2 STORY
SPLIT LEVEL 1 FAMILY DWELLING.
IN THE SOUTH SIDE OF HOUSE IS GARAGE
AND DEN WITH BEDROOMS ABOVE.
NORTH SIDE OF HOUSE IS KITCHEN
LIVING/DINING AREA WITH CELLAR BELOW.

FILING IS FOR A NEW 2 STORY DWELLING
ON AN EXISTING AND NEW FOUNDATION
WITH ATTACHED PORTICO.
RELATED FILINGS ARE FOR DEMOLITION,
POOL, FENCING, AIR CONDITIONING
EQUIPMENT AND DRYWELLS.

PROPRIETARY NOTE:
IT IS A VIOLATION OF NYSLAW FOR ANY PERSON,
UNLESS ACTING UNDER THE DIRECTION OF THE
ARCHITECT OF RECORD, TO ALTER OR CHANGE
ANY ITEM ON THESE PLANS. THE INFORMATION
AND DRAWINGS HEREIN ARE OF PROPRIETARY
NATURE AND FOR USE BY OUR CLIENTS ONLY ON
THIS SITE ONLY, AND NOT TO BE USED FOR ANY
OTHER PURPOSE OTHER THAN THIS LOCATION OR
OWNER WITHOUT WRITTEN CONSENT OF MICHIO
SANGA.

PROJECT:
**MR. & MRS.
SINGH
RESIDENCE**

**47 REED DRIVE
ROSLYN
NY 11576**

**TAX SECTION: 9
TAX BLOCK: 653
TAX LOT: 64**

FOR:

**MR. & MRS. SINGH
80-34 230TH STREET
BELLEROSE MANOR, NY 11427**

REVISION	DATE
1 PLANS COMPLYING 03.11.19	05.28.19
2 OMISSIONS LETTER	
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3 OMISSIONS LETTER 2	
3 PLANS COMPLYING 08.03.19	08.19.19
4 OMISSIONS LETTER 3	
4 PLANS COMPLYING 10.23.19	
5 OMISSIONS LETTER 4 POOL	12.02.19
5 TOWN BOARD REVIEW	5.11.22
6 STATE VARIANCE APPLICATION	1.19.23
7 TOWN VARIANCE APPLICATION	7.27.23
8 STATE VARIANCE REAPPLICATION	8.04.23
9 TOWN VARIANCE REAPPLICATION	4.11.24

ISSUED FOR PERMITS: 11/28/18
DRAWN BY: MS
CHECKED BY: MS
SCALE: AS NOTED



NARA #11577
NYRA #020628

SHEET TITLE:
**1ST FLOOR POWER/
LIGHTING PLAN,
2ND FLOOR POWER/
LIGHTING PLAN,
ELECTRICAL LEGEND**

SHEET NO.

A-9

11 OF 11

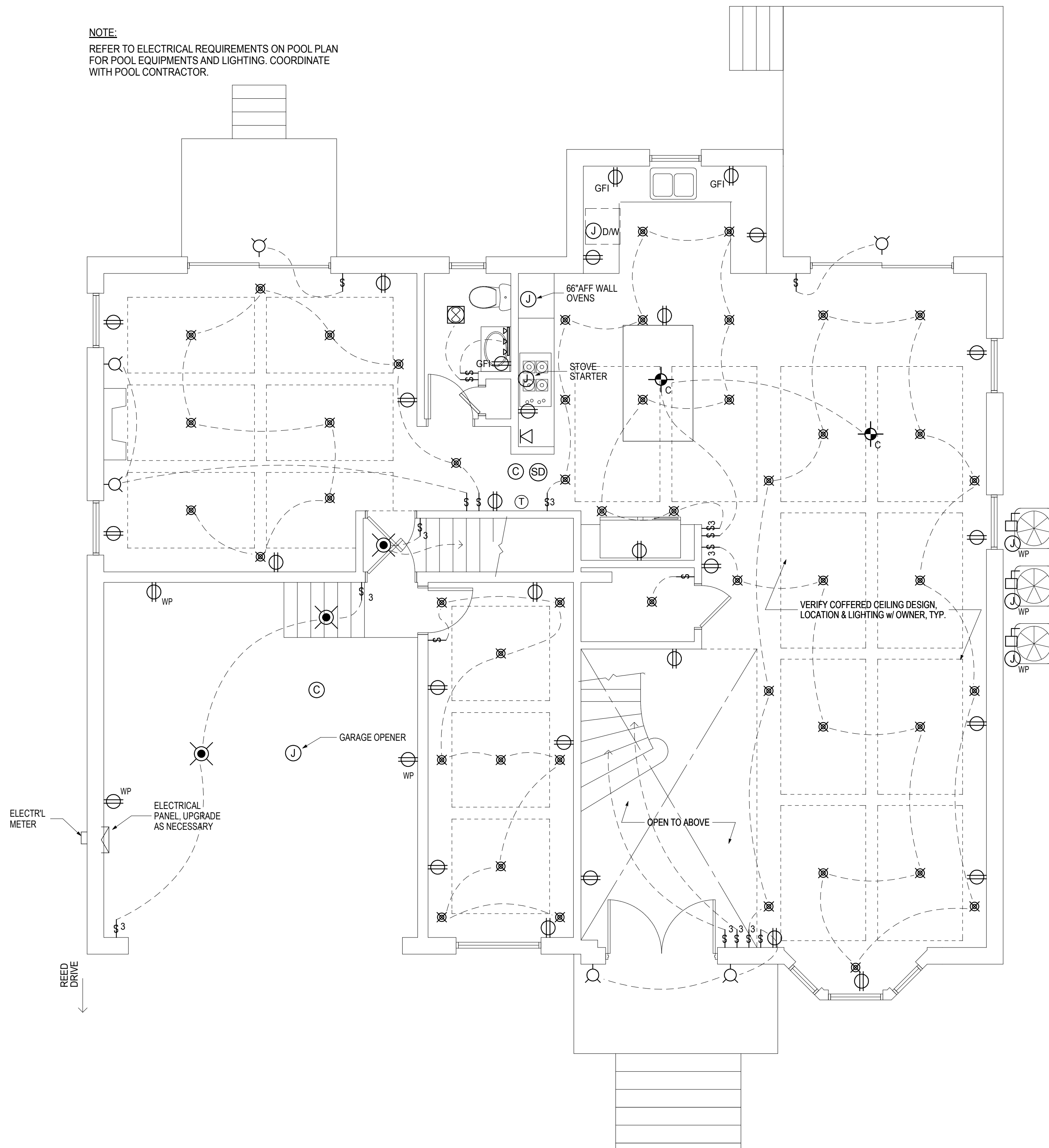
ELECTRICAL LEGEND

- CHANDELIER
- RECESSED DOWNLIGHTING
- SURFACE MOUNTED CEILING LIGHTING
- SCONCE
- SURFACE MOUNTED VANITY STRIPS
- EXHAUST FAN LIGHT COMBO W/
REMOTE EXHAUST EXTERIOR
MORTOR W/ SCREEN CAP
- STANDARD DUPLEX OUTLET
- WATERPROOF EXTERIOR
DUPLEX OUTLET W/ COVERS
- DUPLEX OUTLET W/ GROUND-
FAULT INTERRUPTER
- SINGLE POLE SWITCH
- 3-WAY SWITCH
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INTERCONNECT
- CARBON MONOXIDE DETECTOR - HARD-WIRE
- PROGRAMMABLE THERMOSTAT

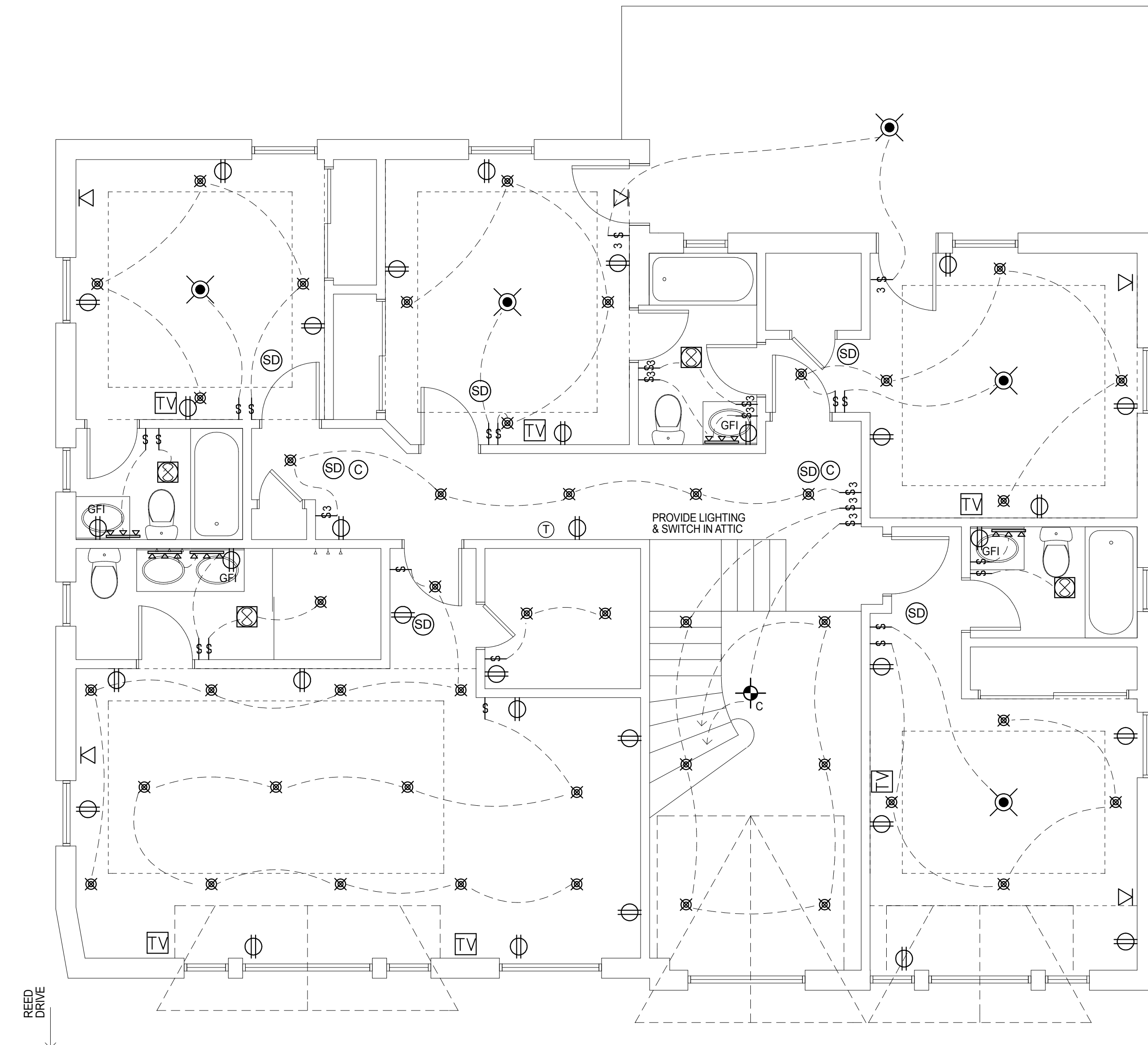
NOTE:

- ALL RECESSED DOWNLIGHTING, CEILING LIGHTING & CHANDELIER TO HAVE DIMMER SWITCH CONTROLS.
- FOR ALL LIGHT FIXTURES VERIFY TYPE, MODEL, MAKE, QUANTITY AND LOCATION W/ OWNER

NOTE:
REFER TO ELECTRICAL REQUIREMENTS ON POOL PLAN
FOR POOL EQUIPMENTS AND LIGHTING. COORDINATE
WITH POOL CONTRACTOR.



1 1ST FLOOR POWER/LIGHTING PLAN
SCALE: 1/4" = 1'-0"



2 2ND FLOOR POWER/LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- ELECTRIC LINE
- GAS MAIN
- OVERHEAD WIRES
- STORM DRAIN
- SANITARY SEWER LINE
- WATER MAIN
- CHAIN LINK FENCE
- METAL FENCE
- PVC FENCE
- STOCKADE FENCE
- WIRE FENCE
- WOOD FENCE

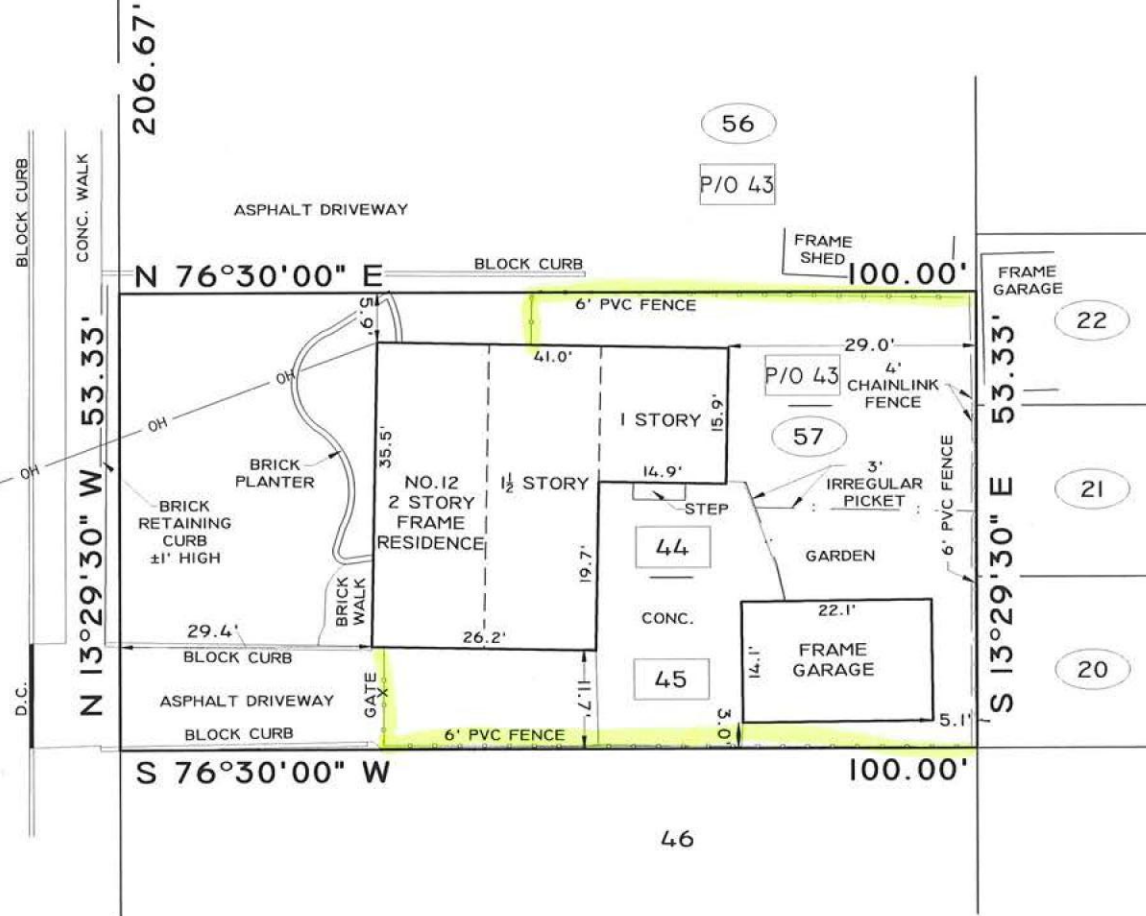
OLIVER AVENUE

#21587



ARLINGTON STREET

FIRST STREET

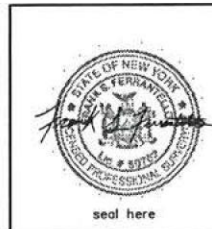


DISAPPROVED
 Carlos Reyes
 07/03/2024

CERTIFIED ONLY TO THE BUILDING DEPARTMENT TOWN OF NORTH HEMPSTEAD

- ⊙ = TAX LOTS
- = FILED LOTS

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 ONLY A LICENSED LAND SURVEYOR CAN ESTABLISH BOUNDARY/PROPERTY LINES/CORNERS.
 CALL US FOR A STAKE OUT - STAKE YOUR CLAIM!
 MONUMENTS HAVE NOT BEEN SET UNLESS REQUESTED.
 THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON, ANY EXTENSION OF THE USE
 BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT.
 IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF
 PRACTICE AND MORUM STANDARDS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF
 PROFESSIONAL LAND SURVEYORS
 Member of the New York State Land Title Association
 Member of the New York State Association of Professional Land Surveyors
 Member of the National Society of Professional Surveyors
 Member of the American Society of Civil Engineers



seal here

NO.	REVISION/DESCRIPTION	DATE
1		
2		
3		
4		

SITE DATA:
 AREA OF PLOT = 5,333 SQ. FT.

SCALE: 1"=10' DATE: 5/15/2024 DATUM: _____

BUILDING DEPARTMENT SURVEY

MAP OF: WESTBURY ESTATES
 LOCATED AT: WESTBURY, TOWN OF NORTH HEMPSTEAD
 NASSAU COUNTY, NEW YORK
 TAX MAP ID: SECTION 10, BLOCK 164, LOT 57

FERRANTELO LAND SURVEYING P.C.
 NEW YORK STATE LICENSED LAND SURVEYORS
 SITE PLANNING & SUBDIVISION CONSULTANTS
 BUILDING & CONSTRUCTION LAYOUT PROFESSIONALS

12 WEST MALL
 PLAINVIEW, NY 11803
 PHONE: 516-248-2766 WEBSITE: WWW.FERRANTELOPC.COM FAX: 516-294-8570
 EMAIL: INFO@FERRANTELOPC.COM

SURVEYED BY: DD/JC DRAFTED BY: SAM/AM CHECKED BY: JC SHEET: 1 OF 1

status | permitDRAWINGS

#21588

Address: 401 Old Country Road, Carle Place, NY 11514

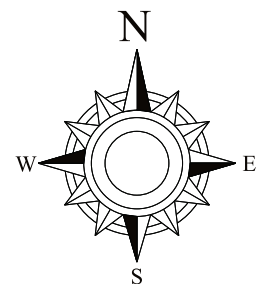


PREPARED BY:

Signarama[™]
The way to grow your business.

Production Documents

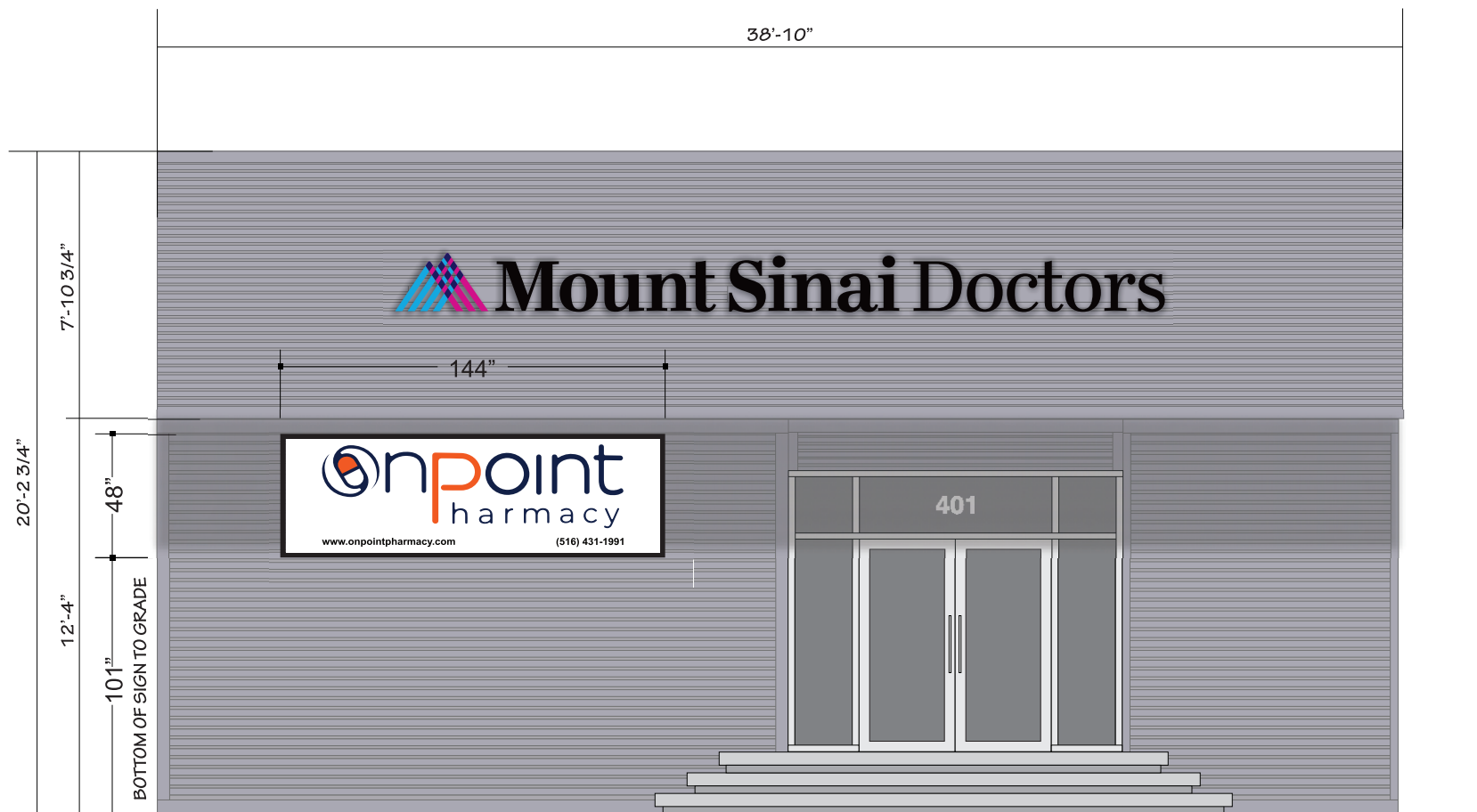
101-09 Jamaica Avenue, Richmond Hill, NY 11418
Tel : 718-268-8180 • sales@signarama-foresthills.com



1.0 CUSTOM ILLUMINATED CABINET SIGNAGE:
 Manufacture and Install One (1) Set



<p>PREPARED FOR ONPOINT PHARMACY</p>	<p>APPROVAL SIGNATURE</p>	<p>DATE:</p>	<p>PREPARED BY / SIGN CONTRACTOR: Signarama The way to grow your business.</p>
<p>This design and drawing submitted for your review and approval is the exclusive property of SIGN A RAMA. It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole by any individual inside or outside without written consent of SIGN A RAMA. DESIGN FEES MAY OCCUR AFTER THREE PROOFS. Colors in the proof and final product may vary due to printing or vinyl discrepancies. Please review the following carefully. Check all spelling and numbers for order accuracy. SIGN A RAMA is not responsible for errors or omissions after the job has been approved by the client and i production! Changes requested after proof has been approved will incur additional charges.</p>		<p>CHANGES/REVISIONS:</p>	<p>Production Documents 101-09 Jamaica Avenue, Richmond Hill, NY 11418 Tel : 718-268-8180 • sales@signarama-foresthills.com</p>



OLD COUNTRY ROAD ELEVATION VIEW

Scale: 3/16" = 1'



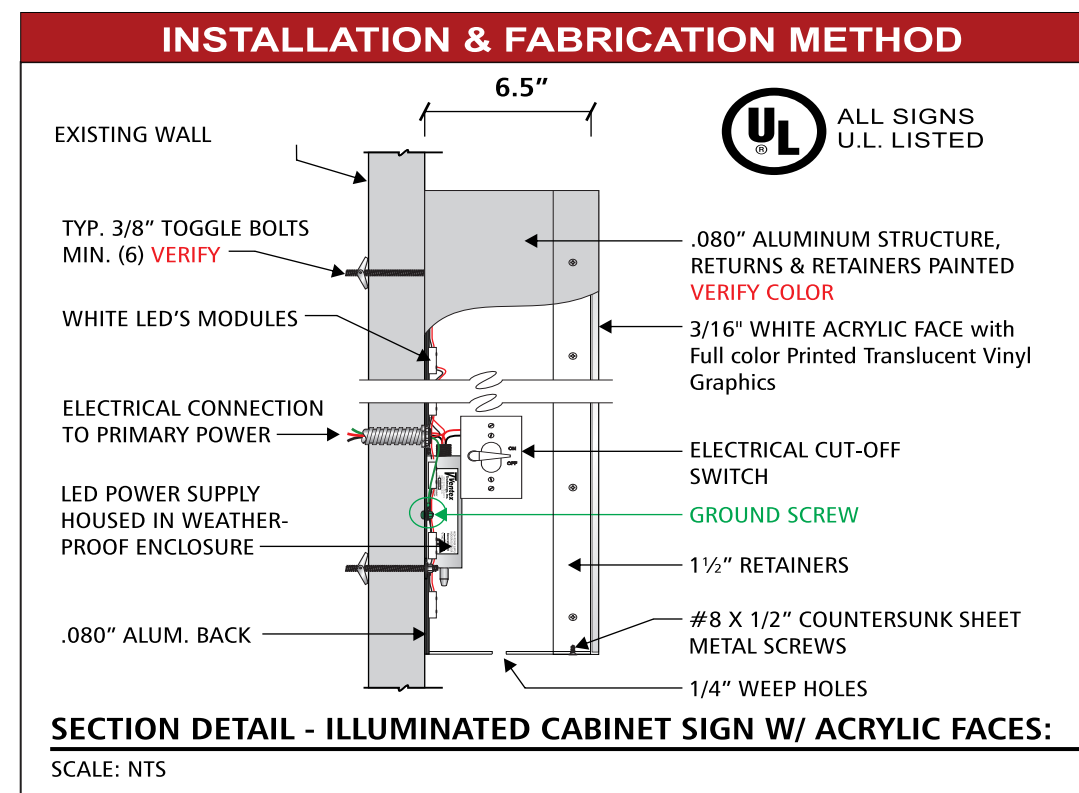
FACE VIEW

1.0 CUSTOM 6.5" DEEP ILLUMINATED CABINET SIGNAGE
 Qty: One (1) Set Scale: 1/2" = 1'



NIGHT VIEW

Total Size:	48" 中
Sign weight:	150 lbs
Height from grade:	9ft 5"



PREPARED FOR	APPROVAL SIGNATURE	DATE: 4/04/2024	PREPARED BY / SIGN CONTRACTOR:
ONPOINT PHARMACY		CHANGES/REVISIONS:	Signarama The way to grow your business. Production Documents
<p>This design and drawing submitted for your review and approval is the exclusive property of SIGN A RAMA. It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole by any individual inside or outside without written consent of SIGN A RAMA. DESIGN FEES MAY OCCUR AFTER THREE PROOFS. Colors in the proof and final product may vary due to printing or vinyl discrepancies. Please review the following carefully. Check all spelling and numbers for order accuracy. SIGN A RAMA is not responsible for errors or omissions after the job has been approved by the client and i production! Changes requested after proof has been approved will incur additional charges.</p>			



ZOOM VIEW



FACE VIEW



SECTION VIEW

1.0 CUSTOM ILLUMINATED CABINET SIGNAGE

Qty: One (1) Set

Scale: 1/2" = 1'

<p>PREPARED FOR ONPOINT PHARMACY</p>	<p>APPROVAL SIGNATURE</p>	<p>DATE: 4/04/2024</p>	<p>PREPARED BY / SIGN CONTRACTOR: Signarama The way to grow your business.</p>
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