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# Town of North Hempstead



## Board of Zoning Appeals

210 Plandome Road  
Manhasset, NY 11030  
(516) 869-7667  
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### **CALENDAR FOR SEPTEMBER 4, 2024**

#### **RESIDENTIAL CALENDAR**

**APPEAL #21589 – Evangelia Karanikas; 141 Country Club Dr., Manhasset; Section 3, Block 148, Lot 73; Zoned: Residence-A**

Variances from §§ 70-30.B and 70-100.2.A(2) to construct a one-story portico too close to the street (primary front yard), to construct a raised deck too close to the street (secondary front yard), and to install fences in the front yard (secondary front yard)

**APPEAL #21580 – Lisa David; 50 Bregman Ave., New Hyde Park; Section 8, Block 212, Lot 110; Zoned: Residence-C**

Variances from §§ 70-49(C), 70-51(A) and 70-52.3 to construct a new house that would be too big, with side yards which are too small, with not enough total side yards (aggregate side yards) and that would encroach into the sky exposure plane.

**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 #21582 - Xin Wei Xu; 3 Twelfth Street, Carle Place, Section 10, Block 269, Lot 30; Zoned: Residence-B**

Variances from §§70-40.B, 70-41.B, 70-42, 70-42.6, 70-102.C(5)(a), 70-100.1(A), 70-100.2(A), and 70-100.2(D) to construct a one story addition that is too close to the street, a deck and louvered awning that are too close to the side property line, a second story addition that is too close to the rear property line, paving covering too much of the secondary front yard, an inground pool that is too close to the side property line, pool equipment that is too close to the rear property line, an inground pool, awning, barbecue and a pool barrier in the side yard (not permitted), fencing that is too tall and being used as a pool barrier fence, and a barbecue that is too close to the side property line.

**APPEAL #21590 - Tomas Garcia; 701 Roman Avenue, Westbury; Section 11, Block 91, Lot 20; Zoned: Residence-A**

Variance from §70-100.2(A)(2) to install fencing that is located within a front yard.

**APPEAL #21591 – Zheng Ying Cai & Shu Zhen Wu; 6 Hollow Ct., Westbury; Section 11, Block 415, Lot 16; Zoned: Residence-C**

Variances from §§ 70-100.2.A(2), 70-100.2.A(4) & 70-100.2.A(4)(b) to legalize fencing which is too tall and which is located within the front yard.

**COMMERCIAL CALENDAR**

**APPEAL #21088 - PK 800 Northern, LLC (DermWalk) 800 Northern Boulevard, Suite 6, Great Neck; Section 2, Block 116, Lot 1; Zoned: Business-A**

Variances from §§70-103.A(1), 70-103.B, 70-229.A, and 70-203.H to construct interior alterations to convert a commercial space to a doctor's office with not enough parking on site, parking stalls that are too small, removal of a required landscape buffer, and non-compliance with previous BZA decision #11198.

**GENERAL NOTES:**

THE WORK UNDER THIS CONTRACT SHALL CONSIST OF ALL LABOR, INSTALLATION, MATERIALS AND EQUIPMENT REQUIRED AND NECESSARY TO PERFORM ALL WORK AS SHOWN ON THE DRAWINGS SPECIFIED HEREIN AND AS REQUIRED BY CONDITIONS AT THE SITE.

ALL WORK SHALL CONFORM TO THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND ALL OTHER LOCAL CODES AND AGENCIES HAVING JURISDICTION.

ALL WORK SHALL CONFORM TO THE NEW YORK STATE ENERGY CONSERVATION CODE (LATEST EDITION).

ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND THE NEW YORK STATE CODE.

NO CHANGES TO HVAC UNDER THIS RENOVATION.

ALL PLUMBING WORK SHALL CONFORM TO THE NEW YORK STATE PLUMBING CODE REQUIREMENTS AND ALL OTHER LOCAL CODES, ORDINANCES AND AGENCIES HAVING JURISDICTION AND TO THE STANDARDS OF THE NASSAU COUNTY HEALTH DEPARTMENT.

NOTIFY ALL CORPORATIONS, ADJACENT PROPERTY OWNERS, UTILITY COMPANIES AND/OR LOCAL AUTHORITIES OWNING CONDUIT, WIRES, PIPES OR OTHER UTILITIES RUNNING TO OR ON THE PROPERTY OR IN THE AREAS AFFECTED BY THIS CONSTRUCTION AND / OR OTHERWISE REQUIRED BY THE TOWN OR LOCAL AGENCIES HAVING JURISDICTION. CAP ALL ABANDONED UTILITY LINES IN ACCORDANCE WITH THE INSTRUCTIONS FROM UTILITY COMPANIES OR LOCAL AUTHORITIES HAVING JURISDICTION.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPLICABLE FILING OF ALL APPLICATIONS, PERMITS, DOCUMENTS, INSURANCE, ETC. WITH ALL REGULATORY AGENCIES AS REQUIRED IN CONNECTION WITH THIS WORK.

PROVIDE SMOKE AND HEAT DETECTORS AS REQUIRED BY CODE.

THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING ALL SITE AND SAFETY PROTECTION (FENCING, BARRIERS, ETC.) DURING CONSTRUCTION IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES (OSHA, ETC.) TO PROVIDE FOR THE SAFETY OF THE PUBLIC AND THE PROTECTION OF THE SITE AND BUILDING.

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH OF HIS SUBCONTRACTORS, TO VISIT THE SITE PRIOR TO SUBMISSION OF HIS BID TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. NO ADDITIONAL ALLOWANCES, OR EXTRA CHARGES, WILL BE PERMITTED BECAUSE OF HIS FAILURE TO PERFORM THE FOREMENTIONED SITE VISIT.

THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCY OCCURS BETWEEN ACTUAL FIELD CONDITIONS AND DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS CONFIRMED BY FIELD CONDITIONS TAKE PRECEDENCE. IF DISCREPANCY ARISES BASED ON FIELD CONDITIONS CONSULT WITH ARCHITECT'S OFFICE BEFORE PROCEEDING WITH WORK OR ORDERING MATERIALS.

ANY ITEM OF WORK NECESSARY FOR PROPER COMPLETION OF CONSTRUCTION, WHICH IS NOT SPECIFICALLY COVERED ON THE DRAWINGS OR IN THE SPECIFICATIONS, SHALL BE CONSIDERED INCLUDED IN THIS WORK AND SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.

THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ANY EXISTING DRYWELLS, CESSPOOLS, SEPTIC TANKS AND UTILITIES, UNDERGROUND PIPING OR STRUCTURES THAT MAY INTERFERE WITH NEW WORK OR DEMOLITION AND TO PROTECT SAME FROM ANY DAMAGE. THE REPAIR OF ANY DAMAGE DUE TO NEW CONSTRUCTION OR DEMOLITION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DEMOLITION, EXCAVATION, CARTING, REFUSE AND THE LEGAL DISPOSAL OF SAME AS REQUIRED TO ALLOW FOR NEW CONSTRUCTION AND REMOVAL OF ALL DEBRIS FROM THE SITE.

THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE OWNER FOR INSTALLATION OF THE OWNER'S ALARM AND TELEPHONE SYSTEMS AND SHALL COOPERATE WITH OWNER'S INDEPENDENT CONTRACTORS. THE GENERAL CONTRACTOR SHALL PROVIDE ADVANCED NOTICE TO THE OWNER AS TO WHEN TO SCHEDULE INSTALLATION SO AS NOT TO DELAY COMPLETION OF THE PROJECT.

DISPOSE OF ALL (IF ANY) HAZARDOUS MATERIAL OR ASBESTOS IN AN APPROVED MANNER AS REQUIRED BY FEDERAL, STATE AND LOCAL AGENCIES (INCLUDING THE EPA).

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY ITEM OF EXISTING CONSTRUCTION THAT IS TO REMAIN OR THAT IS DAMAGED DURING NEW CONSTRUCTION.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OR THE WORK OF THE GENERAL CONTRACTOR, OWNER OR ANY OTHER SUBCONTRACTORS NOR SHALL HE GUARANTEE THEIR PERFORMANCE.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THIS PROJECT MADE BY OWNER, GENERAL CONTRACTOR OR ANY SUBCONTRACTOR OR MATERIAL SUPPLIER UNLESS PROPERLY AUTHORIZED, IN WRITING, BY THE ARCHITECT.

THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SINCE THESE ARE SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE GENERAL CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, SUBCONTRACTORS OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

THE GENERAL CONTRACTOR SHALL PROVIDE FOR ALL PROPER BRACING, SHEETPIILING, SHORING, DE-WATERING, ETC., AND THE PROTECTION AND SUPPORT OF THE EXISTING AND ADJACENT STRUCTURES AND TREES THAT ARE TO REMAIN. PROVIDE FOR ALL UNDERPINNING AS REQUIRED DUE TO FIELD AND PROJECT CONDITIONS.

THE GENERAL CONTRACTOR SHALL CONFIRM AND VERIFY EXISTING BEARING CONDITIONS BEFORE PROCEEDING WITH THE WORK.

ALL WORK SHALL BE ACCURATELY FRAMED PLUMB, LEVEL AND TRUE, WELL SPIKED AND NAILED AND ANCHORED TOGETHER TO FORM A RIGID STRUCTURE AND TO INSURE EVEN SETTLEMENT AND SHRINKAGE THROUGHOUT.

ANY DAMAGE TO ANY EXISTING PAVEMENTS (INCLUDING PUBLIC STREETS) OR STRUCTURES TO REMAIN MUST BE REPAIRED TO THEIR ORIGINAL CONDITION OR REPLACED BY THE GENERAL CONTRACTOR AT NO EXTRA COST TO THE OWNER.

ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR INSTRUCTIONS.

RESECURE AND PROPERLY SUPPORT ALL EXISTING FRAMING AND ALL OTHER CONSTRUCTION THAT MAY BE AFFECTED BY NEW CONSTRUCTION.

PRIOR TO ORDERING WINDOWS, CONTRACTOR TO VERIFY ALL DOOR/WINDOW OPENINGS.

CONTRACTOR SHALL BE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE AND SUCH INSURANCE AS MAY BE REQUIRED BY LOCAL LAWS.

CONTRACTORS SHALL GUARANTEE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL COMPLETION, AND ACCEPTANCE BY THE OWNER, ALL WORK PERFORMED UNDER THEIR RESPECTIVE CONTRACTS.

CONTRACTOR TO PROVIDE DETAILED PRICE BREAKDOWN. OWNER TO PROVIDE BUILDING PERMIT, SURVEY AND FINAL SURVEY.

CONTRACTORS AT TIME OF COMPLETION OF WORK, WHERE APPLICABLE OBTAIN FIRE UNDERWRITERS CERTIFICATE FOR ELECTRICAL WORK AND BUILDING DEPARTMENT ACCEPTANCE AS MAY BE REQUIRED BY THEIR RESPECTIVE TRADES.

CONTRACTOR TO EXPEDITE THE WORK AND ESTABLISH WITH THE OWNER A COMPLETION DATE.

ALL WORK LISTED ON THE CONSTRUCTION NOTE SHEETS AND SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE SUPPLIED BY THE CONTRACTOR WHOSE BUILDING TRADE STATUS STANDARILY REQUIRES SAME.

DURING THE COURSE OF CONSTRUCTION IF MODIFICATIONS TO THE DESIGN OCCUR AS A RESULT OF CLIENT, ARCHITECT, ETC. THE CONTRACTOR SHALL SUBMIT TWO WRITTEN COPIES OF A CHANGE ORDER WITH THE AMENDED PRICE. CONTRACTOR SHALL NOT CONTINUE WITH ANY CHANGES UNTIL HE RECEIVES WRITTEN AUTHORIZATION FROM THE OWNER.

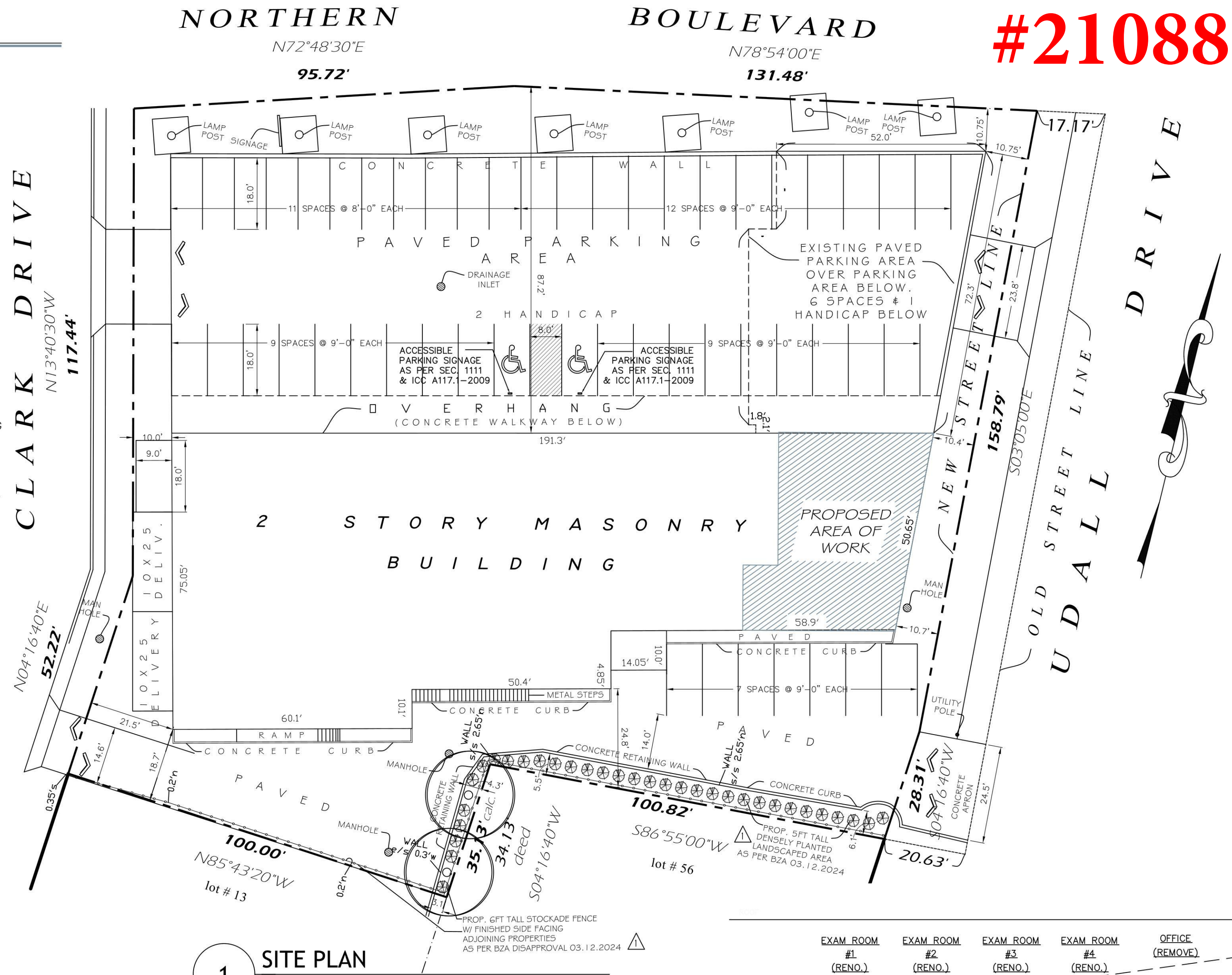
CONTRACTOR TO RESTORE ANY PORTION OF HOUSE DAMAGED DURING ALTERATION.

CONTRACTORS SHALL UPON COMPLETION OF THEIR RESPECTIVE WORK REMOVE FROM THE PREMISES ALL DEBRIS, TOOLS, EXCESS MATERIALS AND APPURTENANCES, AND LEAVE THE PREMISES IN A "BROOM CLEAN" CONDITION.

THESE DRAWINGS ARE TO BE UTILIZED ONLY FOR THIS PROJECT. THEIR USE FOR OTHER PROJECTS IS PROHIBITED WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM THE ARCHITECT.

**BUILDING DEPARTMENT NOTES:**

- THESE DRAWINGS ARE PREPARED IN COMPLIANCE WITH THE STATE BUILDING CODE AND STATE ENERGY CONSERVATION CODE.
  - TO THE BEST OF MY BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.
- NO WORK IS TO COMMENCE UNTIL APPROVAL HAS BEEN OBTAINED FROM THE BUILDING DEPARTMENT AND THE PERMIT HAS BEEN OBTAINED.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT AND THE CERTIFICATE OF OCCUPANCY OR LETTER/CERTIFICATE OF COMPLETION AS APPLICABLE.
- ALL EXISTING EXITS SHALL BE MAINTAINED AS CURRENTLY EXIST.
- ALL EXISTING EXITS SHALL BE MAINTAINED SAFE AND CLEAR AND SHALL NOT BE DIMINISHED IN NUMBER AND/OR SIZE. THE CONTRACTOR SHALL PROVIDE MEANS OF SAFE EGRESS DURING THE PROCESS OF THE CONSTRUCTION.
- THERE IS NO REQUIREMENT FOR ADDITIONAL EXITS OR INCREASING EXISTING EXIT WIDTH.
- BUILDING CONSTRUCTION TYPE REMAINS AS IS.
- EXIT SIGNS, WHICH SHALL BE INTERNALLY LIGHTED, SHALL HAVE AN INITIAL BRIGHTNESS OF THE LETTERS OF AT LEAST 25 FOOT LAMBERT. THE BACKGROUND SHALL BE WHITE, THE LETTERS SHALL BE RED AND SHALL BE BLOCKED STYLE 4-1/2" HIGH WITH STROKES OF 9/16" WIDE.
- ELECTRIC WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NEC AND ALL APPLICABLE LOCAL/STATE CODES.
  - A CERTIFICATE OF SATISFACTORY INSTALLATION SHALL BE PROVIDED BY A CERTIFIED ELECTRICAL TESTING AGENCY ACCEPTED BY THE TOWN.
- SHOP DRAWINGS MUST CONFORM TO ARCHITECTURAL DRAWINGS AND BE APPROVED BY THE ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT.
- THE INSPECTION OF THE EXISTING PREMISES FOR ASBESTOS SHALL BE THE RESPONSIBILITY OF THE OWNER. ABATEMENT OF ASBESTOS IF REQUIRED SHALL BE THE RESPONSIBILITY OF THE OWNER.
- THE SPACE TO BE ALTERED IS LOCATED IN AN ACTIVE RETAIL CENTER. ADJACENT TENANTS AND SPACES SHALL BE PROTECTED FROM THE WORK AND THE NORMAL OPERATIONS OF THE CENTER AND STORES SHALL NOT BE INTERRUPTED BY THE WORK. ANY WORK THAT AFFECTS, DISTURBS, OR OTHERWISE ENCUMBERS THE NORMAL OPERATIONS OF THE STORES SHALL BE COORDINATED WITH THE LANDLORD PRIOR TO THE IMPLEMENTATION OF SUCH WORK.



**#21088**

**PROJECT INFO**

**DERMWALK**  
 800 NORTHERN BLVD SUITE #6  
 GREAT NECK NY 11021

TOWN OF NORTH HEMPSTEAD  
 DISTRICT: BUSINESS A  
 8BL: 2 - 116 - 1  
 LOT SIZE: 38,880 SF.

**SCOPE OF WORK NOTES**

PROPOSED:

- CHANGE TENANCY FROM DAY SPA TO MEDICAL SPA.
- USE GROUP - BUSINESS "B" - NO CHANGE OF USE OR OCCUPANCY CLASSIFICATION (DAY SPA WAS "B")
- ALTERATION LEVEL 2
- INTERIOR PLUMBING RENOVATION TO EXISTING UNIT



**DRAWINGS LIST**

A1.0 GENERAL PROJECT DATA / PLOT PLAN  
 A2.0 GROUND FLOOR PLAN/RCP/PLUMBING RISER

**1 SITE PLAN**

ALL INFORMATION BASED ON SURVEY PREPARED BY A. AGUJO SURVEYING INC. FEBRUARY 24, 2016

SCALE 1" = 20'-0"

**TABLE A**

**STATE OF NEW YORK OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS**

1 BUILDING DESIGNED IN ACCORDANCE W/ THE 2020 BUILDING CODE OF NEW YORK STATE

PROPOSED OCCUPANCY FIRST FLOOR - "B" - (BUSINESS) - MEDICAL SPA  
 PREVIOUS OCCUPANCY "B"-(BUSINESS)-DAY SPA

BUILDING IS SPRINKLERED  
 BUILDING HAS FIRE ALARM SYSTEM  
 FIRST FLOOR AREA: 1,703.25 SF

2 CHAPTER 3 - USE AND OCCUPANCY AS PER SECTION 302  
 "B"-BUSINESS- MEDICAL SPA

3 CHAPTER 6 - TYPES OF CONSTRUCTION: 2B AS PER SECTION 602  
 TABLE 601 - FIRE-RESISTANCE RATING REQUIREMENTS FOR BLDG. ELEMENTS

BLDG. ELEMENT	FIRE RESISTANCE RATING
STRUCTURAL FRAME	0
BEARING WALLS	0
EXTERIOR	0
INTERIOR	0
NON BEARING WALLS & PARTITIONS	0
EXTERIOR (TABLE 602)	0
INTERIOR (TABLE 602.2)	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

4 ALTERATION CLASSIFICATION OF WORK (602): ALTERATION LEVEL 2

5 CHAPTER 8 - INTERIOR FINISHES  
 TABLE 803.15 - INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY: "B" (SPRINKLERED)

AREA	FLAME SPREAD
ROOMS & ENCLOSED SPACES	"C"
803.1 INTERIOR FLOOR FINISH-COMPLIES	
804 FLOOR FINISHES-CLASS II- DOC FF-1 "PILL TEST"	

**6 CHAPTER 10 - MEANS OF EGRESS**

TABLE 1004.1.2 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT  
 INSTITUTIONAL-OUTPATIENT AREAS = 100 GROSS SF/PER OCCUPANT  
 FIRST FLOOR- 1,703.25 SF/100 SF = 17.03 = 18 PERSONS

TABLE 1005.3.21 - EGRESS WIDTH PER OCCUPANT SERVED  
 EGRESS WIDTH PROVIDED SPRINKLERED

BUILDING:  
 "B"-FIRST FL. @ 18 OCCUPANTS X .2 INCH = 3.6" REQ'D  
 36" TOTAL PROV.  
 (1 36" WIDE DOORS) (EXIST NO CHANGE)

EXIT SIGNS REQUIRED(1013)-COMPLIES  
 EXIT ILLUMINATION(1013.3)-COMPLIES

TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE

USE:	ALLOWED:	PROVIDED:
"N"	300 FT. (SPRINKLERED)	60'-3"

STAIR ENCLOSURES(1023.2)-1 HOUR CONNECTING LESS THAN 4 STORIES-COMPLIES

7 CHAPTER 29 - PLUMBING SYSTEMS

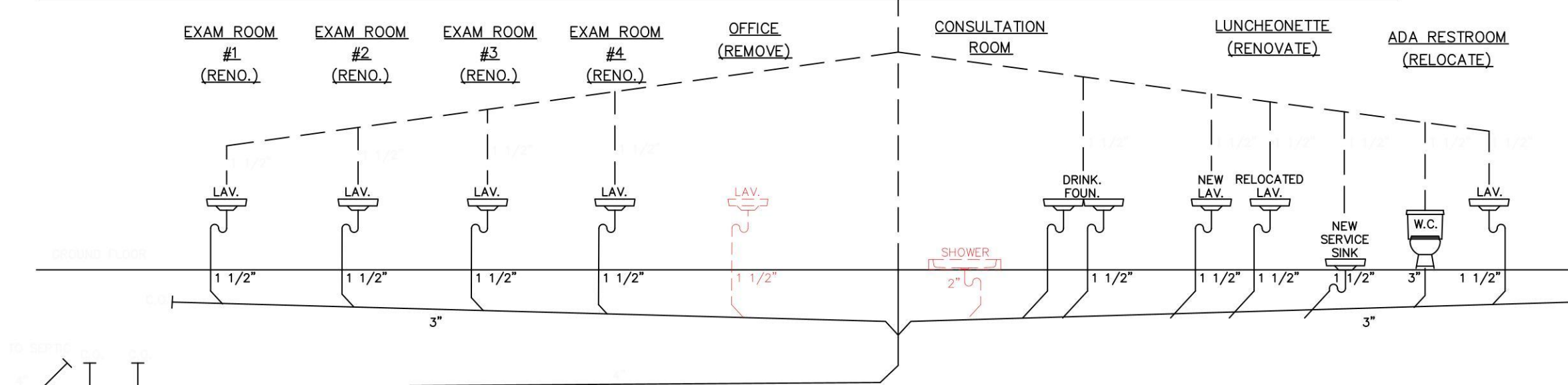
MINIMUM NUMBER OF FIXTURES AS PER 2902.2 (4) ONE SEPARATE FACILITY FOR MALE AND FEMALE NOT REQUIRED IN "B" OCCUPANCY.

AS PER 2902.1, ONE WATER CLOSET AND ONE LAVATORY REQUIRED FOR LESS THAN 500 AND 750 OCCUPANTS.

8 PARKING REQ. AS PER Z.O. §70-103 T.O.N.H.  
 \* SEE DETAILED PARKING CALCULATIONS ON A2.0

AS PER SECTION 1106 AND CHART 1106.1 OF 2020 B.C. OF N.Y.S STATES THE PREMISE REQUIRES 3 ACCESSIBLE PARKING SPOTS PER 51 TO 75 PARKING SPACES

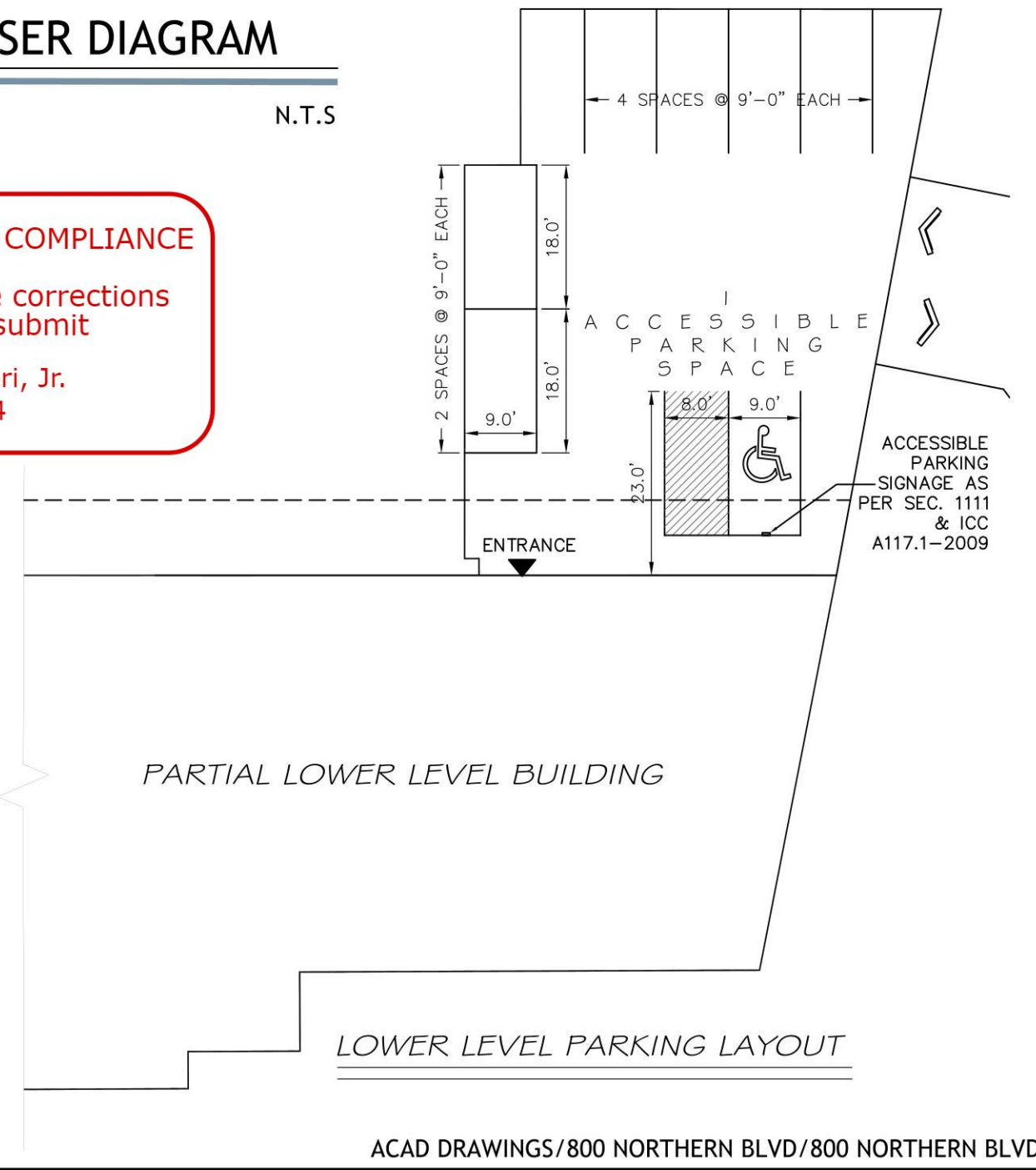
NOTE: THIS PROPOSAL IS TO CHANGE TENANCY, WHICH WILL REQUIRE 2 MORE PARKING AS PER §70-103 T.O.N.H. CODE.



**ZONING / TOWN CODE COMPLIANCE**

**DISAPPROVED - Make corrections as noted and resubmit**

Joseph Canzoneri, Jr.  
 05/28/2024



**BP20-109438**

**DISAPPROVED**

Joseph Canzoneri, Jr.  
 05/28/2024

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

**GUILOR ARCHITECTS**  
 ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN  
 17 RAVINE RD., GREAT NECK, N Y 11023  
 516-482-6777

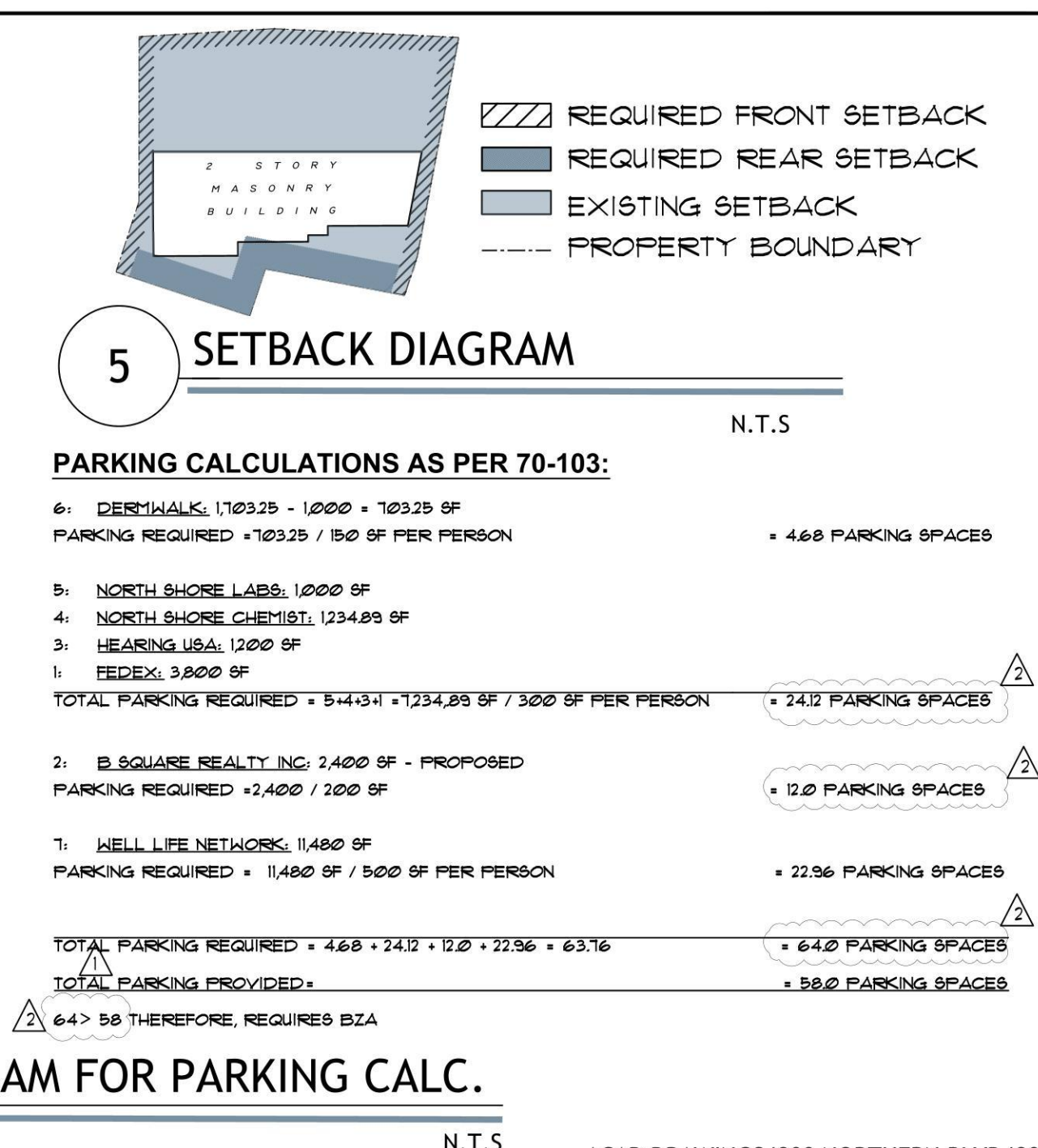
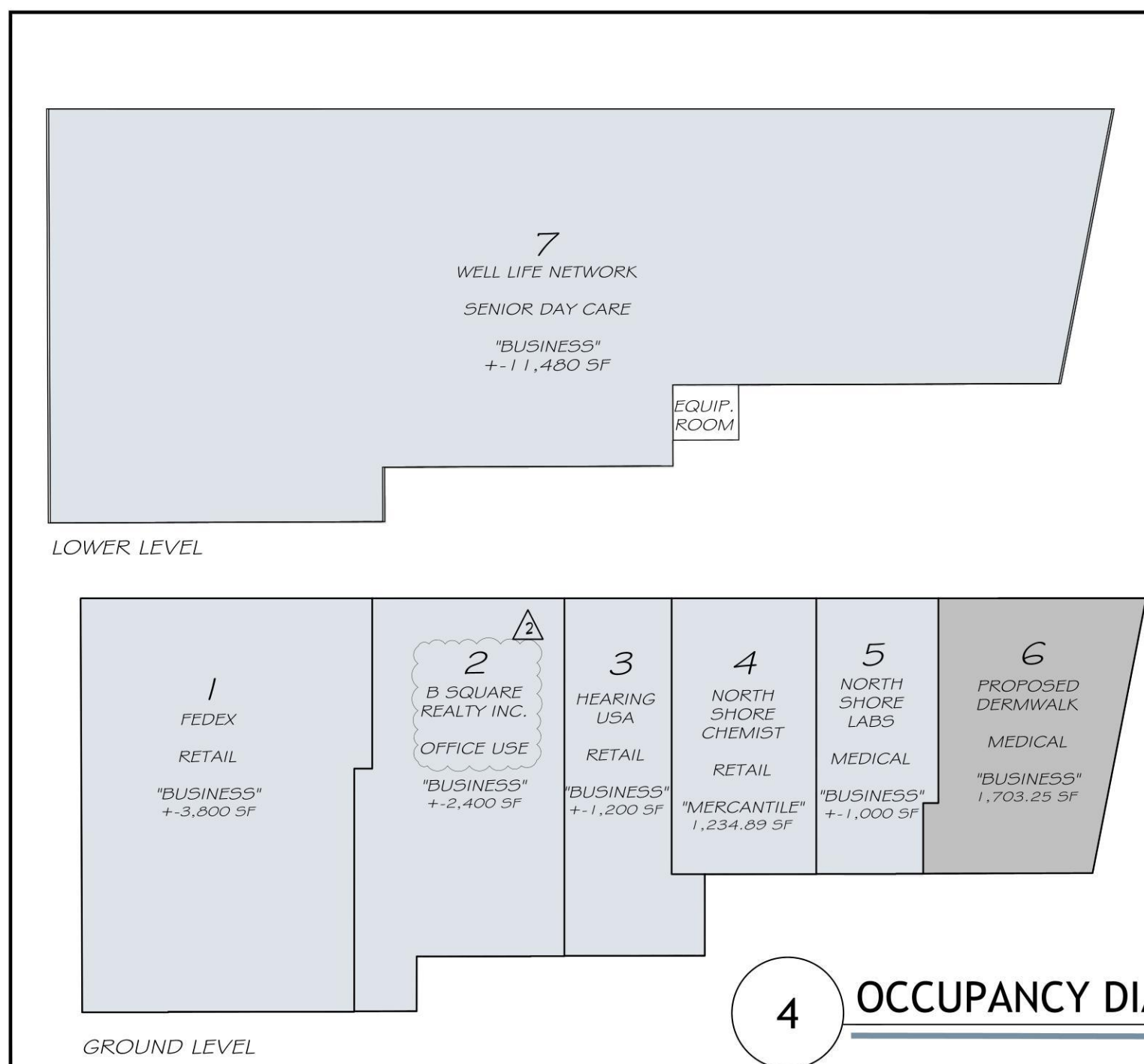
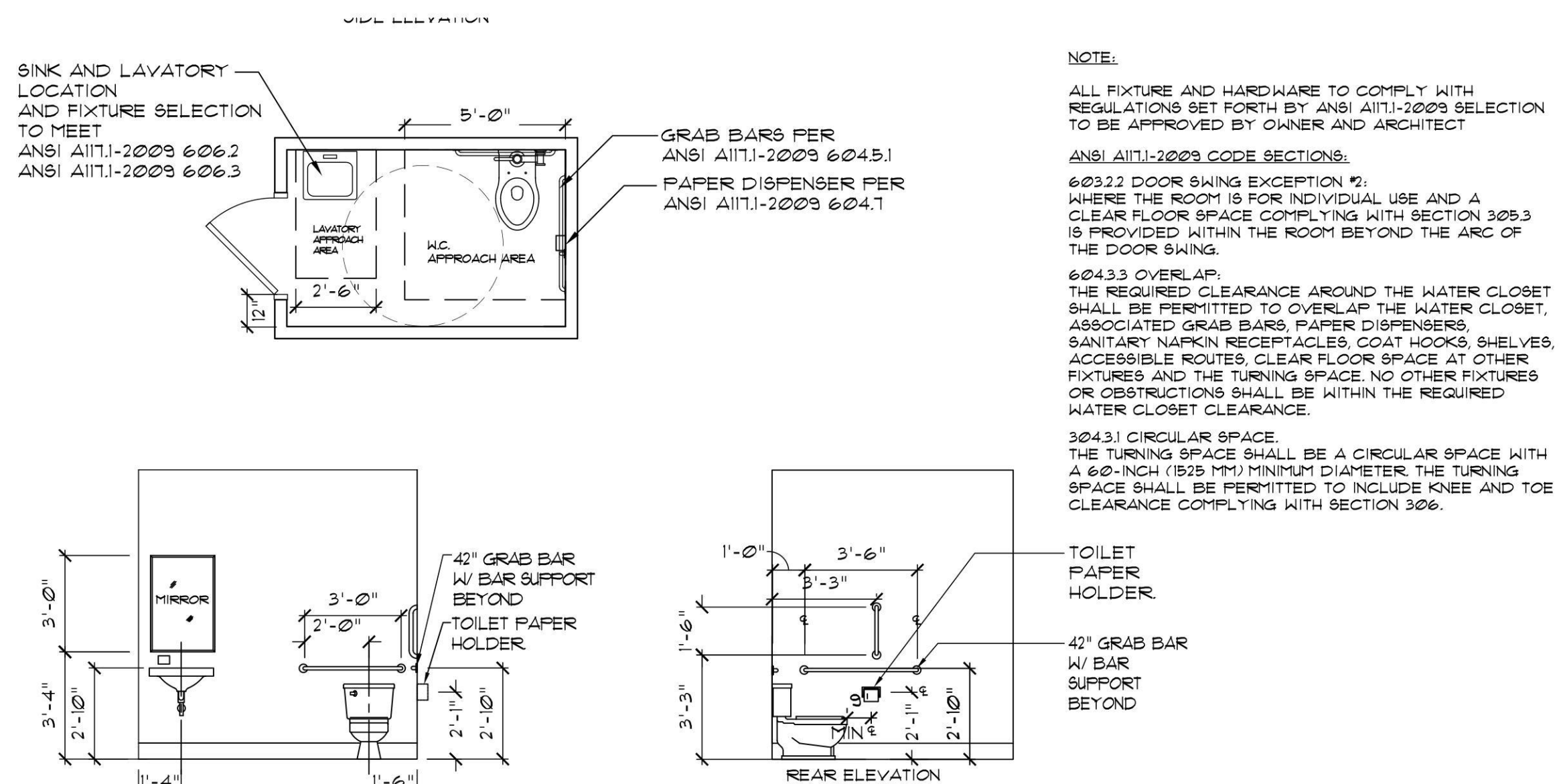
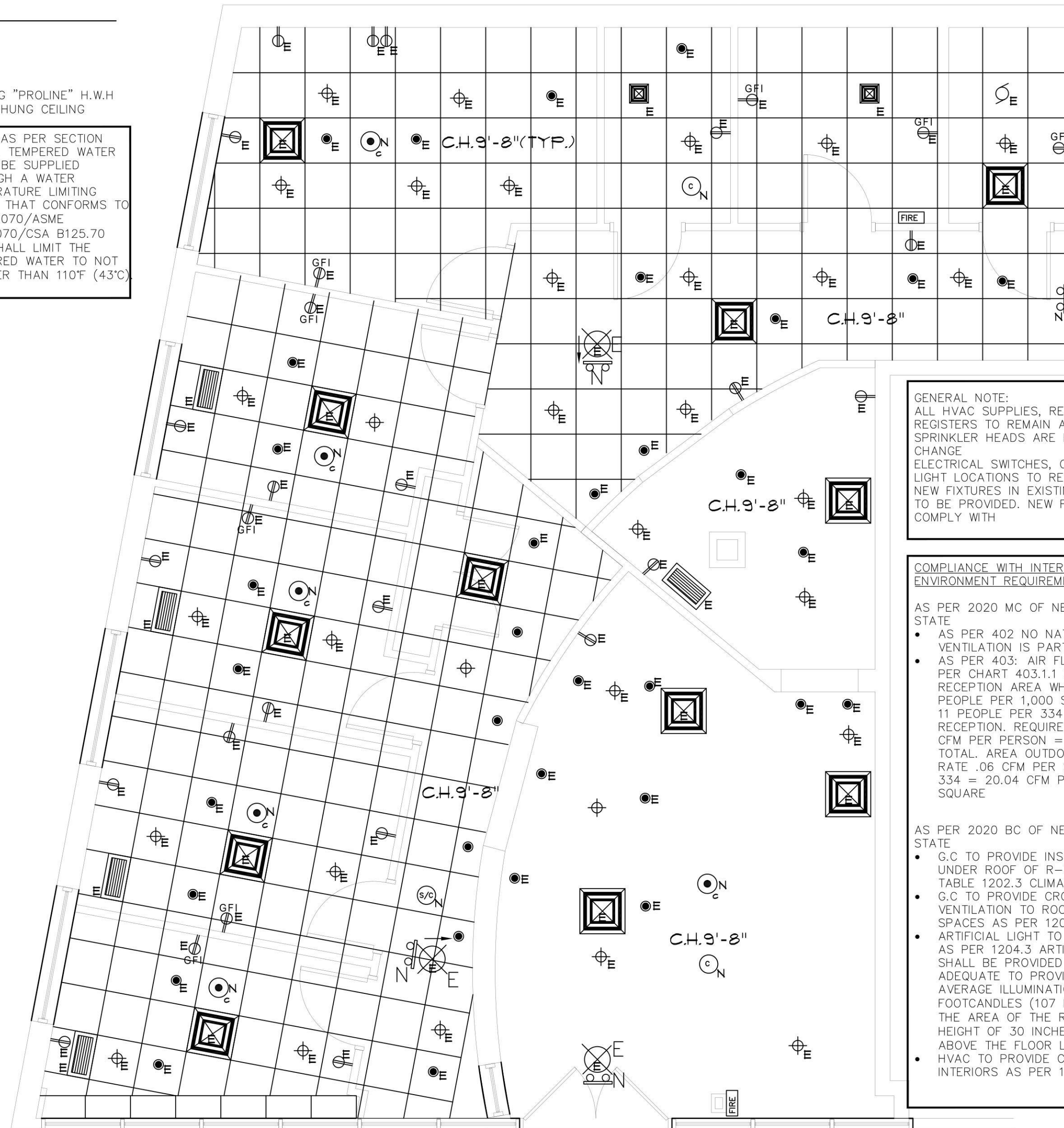
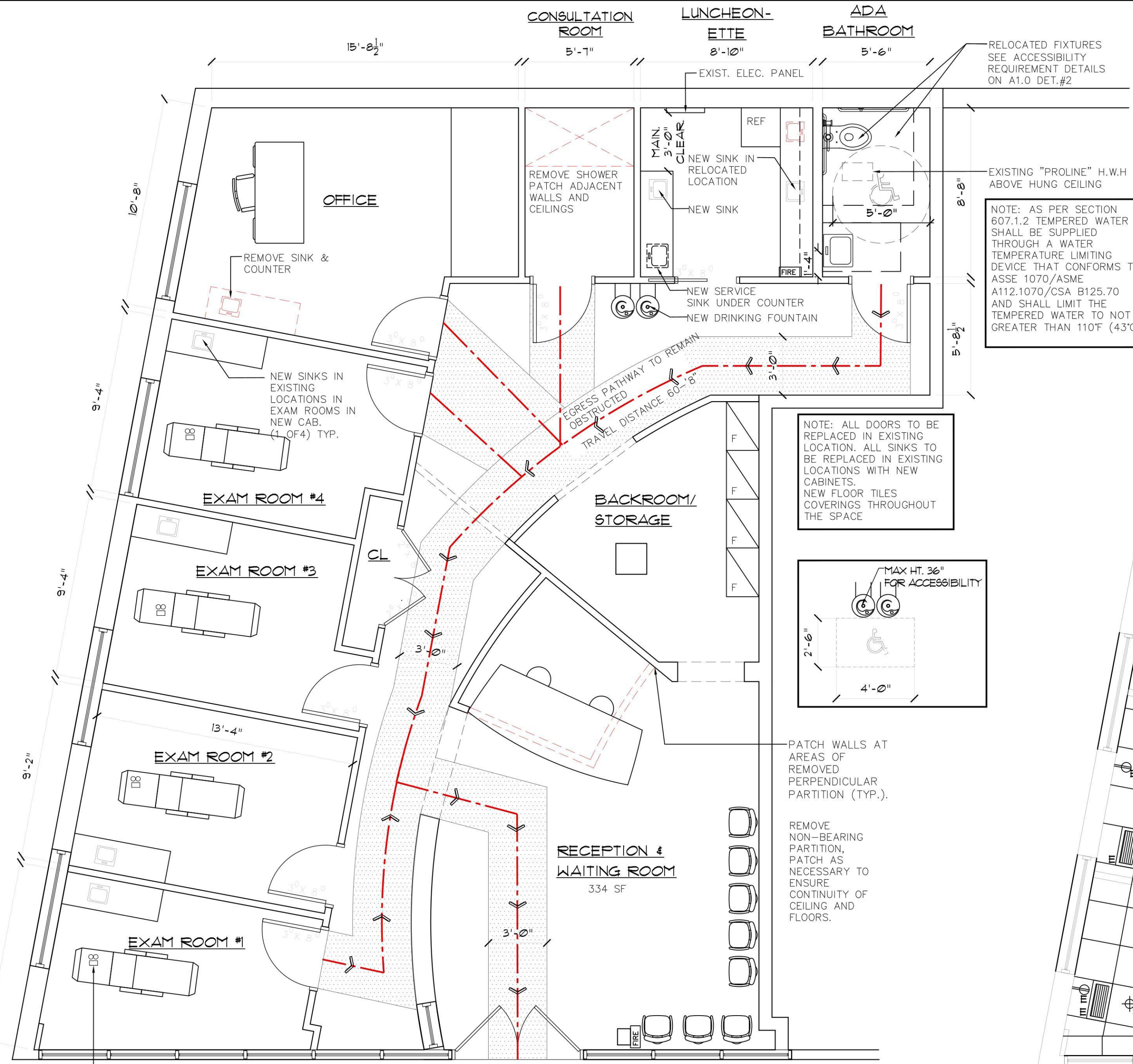
PROJECT TITLE: **DERMWALK**  
 LOCATION: 800 NORTHERN BLVD, GREAT NECK NY 11021  
 SHEET TITLE: GENERAL NOTES/ PLOT PLAN & ZONING

DATE: 02/08/24  
 NO. 05/09/24  
 ADD FENCE & LANDSCAPE

SHEET NO. **A1.0**

1 OF 2

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**WALL TYPE LEGEND**

- EXISTING WALL
- REMOVE WALL
- EXISTING SOFFIT
- EGRESS PATHWAY

**GENERAL CONSTRUCTION**

- ALL EXISTING STRUCTURES TO REMAIN UNCHANGED EXCEPT AS INDICATED ON THIS PLAN.
- ALL EXISTING MEANS OF EGRESS ARE TO REMAIN UNCHANGED.
- ALL EXISTING MEANS OF EGRESS SIGNS & EMERGENCY LIGHTS ARE TO REMAIN UNCHANGED.
- NO CHANGE TO EXISTING ROOF
- FLOOR FINISHES: TILE  
CEILING FINISHES: CLG.TILE

**ELECTRICAL NOTES**

NOTES:

- POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY AND BACKED UP BY AN EMERGENCY POWER SYSTEM FOR A DURATION NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES.
- NOTE: AT ALL ACCESSIBLE ENTRANCES, PROVIDE SIGNAGE WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
- OUTLETS IN THE COUNTERS ARE TO BE INSTALLED AFTER THE COUNTERS ARE INSTALLED.
- PLANS DEMONSTRATE COMPLIANCE WITH THE LIGHTING REQUIREMENTS OF THE CODE, INCLUDING SPACE LIGHTING AS PER SECTION 1205 OF THE I.B.C. EGRESS LIGHTING INCLUDING EXTERIOR DISCHARGE LIGHTING AS PER SECTION 1008.1, EMERGENCY EGRESS ILLUMINATION PER SECTION 1008.3, AND EXIT SIGNAGE PER SECTION 1013.

EMERGENCY LIGHTING. SEE NOTE BELOW

NEW EGRESS EXIT SIGN W/ EMERGENCY LIGHTING. SEE NOTE BELOW

NOTES AS PER 1008:

- POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY AND BACKED UP BY AN EMERGENCY POWER SYSTEM FOR A DURATION NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES.
- AS PER 1013.1 EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND EXIT SIGNS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS.
- NOTE: AT ALL ACCESSIBLE ENTRANCES, PROVIDE SIGNAGE WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY

(S/C) SMOKE/CARBON MONOXIDE DETECTOR IN ACCORDANCE WITH S915 I.F.C

(FIRE) FIRE EXTINGUISHER - TYPE 10-B MAX 30'-0" TRAVEL DISTANCE TO COMPLY WITH SECTION 906 OF THE F.C OF N

⊖ DUPLEX OUTLETS  
GFI-DENOTES GROUND FAULT INTERRUPTER

⊞ EXISTING HVAC SUPPLY CEILING DIFFUSER

⊞ EXISTING HVAC RETURN

⊞ EXISTING SPRINKLER HEAD

● EXISTING 4" LED DOWNLIGHT

● CHANDELIER

E- EXISTING  
N- NEW  
R- RELOCATE

⊞ FAN-50 CFM

**DISAPPROVED**  
Joseph Canzoneri, Jr.  
05/28/2024

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**GUILOR ARCHITECTS**  
ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN  
17 RAVINE RD., GREAT NECK, N Y 11023  
516-482-6777

PROJECT TITLE: DERMWALK  
LOCATION: 800 NORTHERN BLVD, GREAT NECK NY 10721  
SHEET TITLE: GROUND FLOOR PLAN/RCP  
SHEET NO.: A2.0  
2 OF 2

DATE:	02/08/24	NO. DOB SUBMITTAL	
	05/09/24	REVISED PARKING CALC	
	05/16/24	REVISED PARKING CALC	

**LIST OF DRAWINGS**

- T-1 TITLE PAGE, SITE PLAN, PLUMBING & GAS RISER DIAGRAM, AREA DIAGRAMS, GENERAL NOTES, DRY WELL CALCS
- A-1 EXISTING FIRST & SECOND FL, EXISTING FRONT ELEVATION, ZONING
- A-2 PROP FOUNDATION, FINISHED CELLAR LEGEND
- A-3 PROP FIRST & SECOND FLOOR
- A-4, LIGHT & VENT CALCS, SECTIONS, LEGEND
- A-5 FRONT AND RIGHT ELEVATION
- A-6 REAR AND LEFT ELEVATION
- A-7 GARAGE PLANS

- S-1 FIRST FLOOR STRUCTURAL
- S-2 SECOND FLOOR STRUCTURAL
- D-1 DETAILS
- D-2 DETAILS
- D-3 EXTERIOR WALL DETAILS
- D-4 ENERGY DETAILS

**ADMINISTRATIVE NOTES**

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

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

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

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

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

ALL ELECTRICAL WORK TO BE INSPECTED BY A CERTIFIED ELECTRICAL INSPECTOR.

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE AND INSURANCE CERTIFICATES.

LICENSED PLUMBER TO OBTAIN PERMITS AND INSPECTIONS FOR ALL PLUMBING WORK.

THESE PLANS INDICATE REQUIRED INFORMATION FOR BUILDING DEPARTMENT USE. THE CONTRACTOR SHALL COORDINATE WITH OWNER FOR ALL MATERIALS AND FINISHES.

ELECTRIC WORK TO BE IN ACCORDANCE WITH N.E.C. AND TO BE CERTIFIED BY THE NEW YORK BOARD OF FIRE UNDERWRITERS.

NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

**NYS 2020 CODE NOTES**

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING CODE 2020 OF NEW YORK STATE.

GROUND SNOW LOAD IS 20# SQ./FT.  
WIND SPEED IS 120 MPH  
SEISMIC DESIGN CATEGORY "C" AND ASCE 7-98  
THIS PROPERTY IS NOT WITHIN ONE MILE FROM SHORE LINE

ALL PLUMBING WORK SHALL COMPLY TO THE RESIDENTIAL CODE OF NEW YORK STATE AND ALL OTHER APPLICABLE CODES, LAWS, RULES, REGULATIONS AND HEALTH DEPARTMENT REQUIREMENTS.

ALL PLUMBING FIXTURES SHALL BE INDIVIDUALLY TRAPPED AND VENTED AS REQUIRED BY THE NYS CODE. CAST IRON PIPE SHALL CONFORM WITH LOCAL CODE REQUIREMENTS AND HAVE APPROVED CLEAN OUTS AND JOINTS.

ALL ELECTRICAL OUTLETS, SWITCHES, LIGHTS AND WIRING SHALL BE U.L. CERTIFIED AND INSTALLED IN COMPLIANCE WITH NEC AND LOCAL ELECTRICAL CODES.

ALL INTERIOR DOORS ARE TO CONFORM WITH THE RESIDENTIAL CODE OF NEW YORK STATE.

ALL HEATING AND COOLING DESIGNS SHALL CONFORM WITH A.S.H.R.A.E.

**EGRESS WINDOW CODE:**

R310.1.1. MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. (SECOND FLOOR)

EXCEPTION GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQUARE FEET.

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

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

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

**GENERAL BUILDING NOTES**

ALL FINISH MATERIALS TO HAVE CLASS "A" FLAME SPREAD RATING WINDOWS AND DOORS SHALL BE PROPERLY FLASHED AT HEADS AND PROPERLY SEALED AND WEATHER -STRIPPED.

ALL GYPSUM SHALL BE TAPED AND SPACKLED ( 3 COATS ) READY FOR PAINT. 1/2 INCH SHEETROCK FOR ALL WALLS & CEILING'S . 5/8 TYPE X FOR ALL GARAGE AND MECHANICAL ROOMS. 1/2 INCH M/R GREENBOARD FOR ALL BATHROOMS.

ALL STRUCTURAL STEEL TO BE ASTM A36

AT LEAST ONE SINGLE STATION SMOKE DETECTING ALARM DEVICE INSTALLED IN CONFORMITY WITH SECTION R 317 IN EACH SLEEPING ROOM AND OUTSIDE EACH SLEEPING AREA AND ON EACH STORY - INTERCONNECTED.

INSTALL ALL WINDOWS NOT MORE THAN 44" ABOVE FLOOR. AREA OF WINDOWS AND SKYLITES SHALL BE 8% OF EXTERIOR WALL AREA.

GLAZING IN DOORS, SHOWER DOORS AND ENCLOSURES SHALL BE SIZED AND CONSTRUCTED OF MATERIALS AS TO MINIMIZE THE POSSIBILITY OF INJURY TO PERSONS IN THE EVENT THAT THE GLAZING IS BROKEN OR DAMAGED.

ROOF RAFTERS AND CRAWL SPACES TO BE VENTED AS PER N.Y.S. CODE.

ALL STAIRS SHALL HAVE HANDRAILS IN ACCORDANCE WITH IBC R 315

PROVIDE FIRE STOPS TO CUT OFF ALL CONCEALED DRAFT OPENINGS ( BOTH VERTICAL & HORIZONTAL ) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE.

NO SLEEPING OR COOKING ROOMS PERMITTED IN CELLAR

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

**FRAMING NOTES**

ALL WOOD FRAMING, INCLUDING JOISTS, BEAMS, POSTS, STUDS ETC. TO BE DOUGLAS FIR, GRADE #2 OR BETTER.

ALL MICROLAM LUMBER IS TO BE MANUFACTURED BY GEORGIA PACIFIC ENGINEERED LUMBER OR APPROVED EQUAL.

WINDOWS AND DOORS HAVE TO BE AT LEAST 6" FROM GYPSUM-BOARD OF THE ROOM CORNERS TO ALLOW FOR MOLDINGS AND TRIM

LINE UP ALL POSTS AND ENGINEERING COLUMNS IN WALLS WITH WALL STUDS

DOUBLE ALL FLOOR JOISTS UNDER ALL JACUZZIS

ALL PLUMBING ("WET") WALLS TO BE FRAMED WITH 2x6 FRAME OR WIDER

ALLOW A MINIMUM OF 18' BETWEEN BOTTOM OF FLOOR JOIST AND TOP OF SCREED COAT OR PROVIDE CCA. LUMBER.

PROVIDE DOUBLE HEADERS AT ALL FLOOR CEILING, STAIR AND ROOF OPENINGS ALL HEADERS TO BE A MINIMUM OF (2) 2 X 8 OPENING UP TO 36 INCHES, 2-2X10 UP TO 6FT OPENING, UNLESS OTHERWISE NOTED ON PLANS.

FLOOR JOISTS SHALL BE DOUBLED BENEATH ALL PARALLEL PARTITIONS.

WOOD SILLS ON SLAB TO BE 2 2" X 4" PT LUMBER WITH 5/8" DIA. ANCHOR BOLTS MAX. 3' O.C. 12" FROM CORNER.

ALL HEADERS TO BE SUPPORTED BY (2) 2x4 POSTS TYPICAL U.O.N.

PROVIDE DOUBLE HEADER AND TRIMMERS AT ALL STAIR AND FLOOR OPENINGS AND UNDER ALL POSTS AND PARTITIONS RUNNING PARALLEL TO SAME.

BRIDGING TO BE EITHER SOLID OR 18 ga. CROSS BRIDGING NOT EXCEEDING 8' O.C.

THE TOP AND BOTTOM OF JOISTS MAY BE NOTCHED - NOT TO EXCEED 2". NO NOTCHING AT MIDDLE 1/3 OF SPAN (D16).

JOISTS HANGERS AND OTHER METAL FASTENERS TO BE 'TECO' OR EQUAL

ALL STRUCTURAL WOOD MEMBERS TO BE KEPT BACK 2" FROM CHIMNEY.

**CONCRETE NOTES**

ALL CONCRETE WORK SHALL CONFORM TO ACI-318 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS AND ACI-301 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

ALL CONCRETE CAST IN PLACE SHALL HAVE 3500 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 WITH A MINIMUM ULTIMATE STRENGTH OF 70,000 PSI, UON.

ALL FOUNDATIONS AND FOOTINGS SIZED FOR BEARING ON VIRGIN SOIL AT MINIMUM BEARING CAPACITY OF 2 TONS PER SQ. FT. MINIMUM OF 3" COVER.

MINIMUM CONCRETE COVERING OF REINFORCING STEEL SHALL BE 3" FOR FOOTINGS AND BEAMS POURED DIRECTLY AGAINST SOIL.

PROVIDE PROPER HIGH CHAIRS, SPACERS AND SUPPORTS TO HOLD REINFORCING SECURELY IN PLACE WHILE PLACING CONCRETE.

MAXIMUM DIMENSION OF ANY CONTINUOUS CONCRETE POUR SHALL NOT EXCEED 20 FEET IN ANY DIRECTION. CONSTRUCTION, CONTROL & ISOLATION JOISTS SHALL CONFORM TO ACI 301-84.

PROVIDE WATERSTOPS AT ALL CONSTRUCTION JOINTS BELOW GRADE LEVEL.

CALCIUM CHLORIDE SHALL NOT BE USED IN CONCRETE MIXES.

COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI-306.

NO BACKFILL ALLOWED ON CONCRETE FOUNDATION WALLS UNLESS THE WALLS ARE BRACED EITHER BY FLOOR OR BRACED BY INTERIOR FACE.

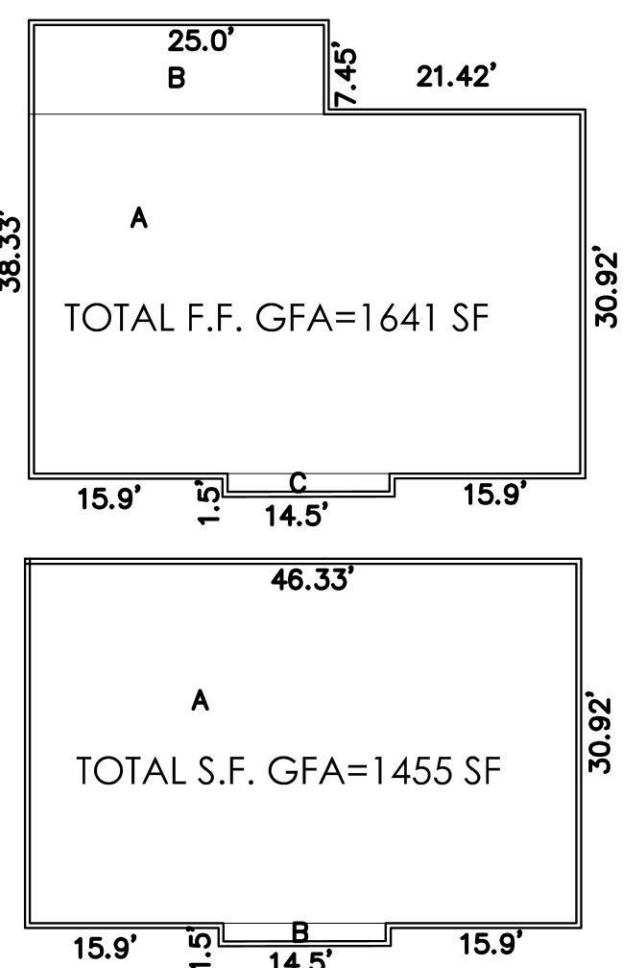
THE EXTERIOR SURFACE OF ALL FOUNDATION WALLS BELOW GRADE (EXCLUDING SLABS) SHALL BE DAMPROOFED WITH AN ELASTIC COAL TAR BASE.

FOR ALL 6" POURED CONCRETE SLABS, PROVIDE 6" X 6" #8 WWF OVER 6 MIL POLYETHYLENE VAPOR BARRIER OVER 6" WELL COMPACTED FILL.

**GROSS FLOOR AREA**

A (MAIN DWELLING) = 30.92x46.33=1433 SF  
B (REAR ADDITION) = 25.0x7.45=186 SF  
C (FRONT ADDITION) = 1.5x14.5=21.75 SF  
FIRST FLOOR TOTAL = 1641 SF

A (MAIN DWELLING) = 30.92x46.33=1433 SF  
B (FRONT ADDITION) = 1.5x14.5=21.75 SF  
SECOND FLOOR TOTAL = 1455 SF  
TOTAL G.F.A = 3096 SF (INCLUDING BRICK)

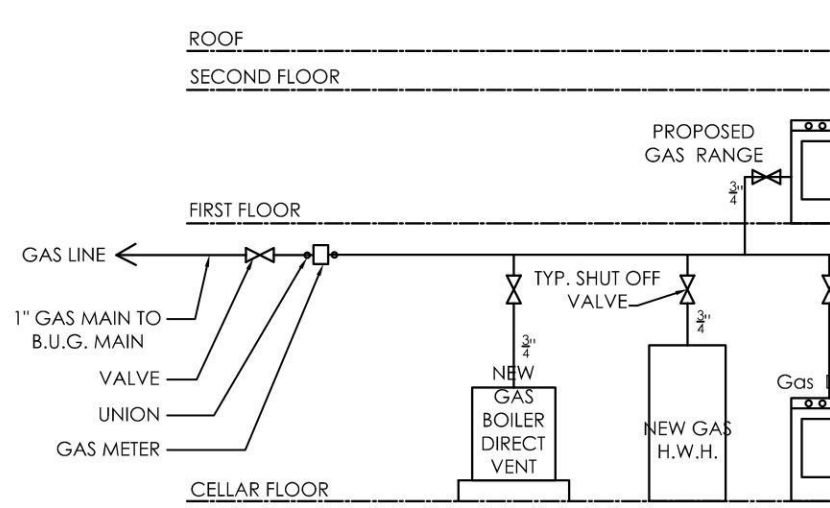
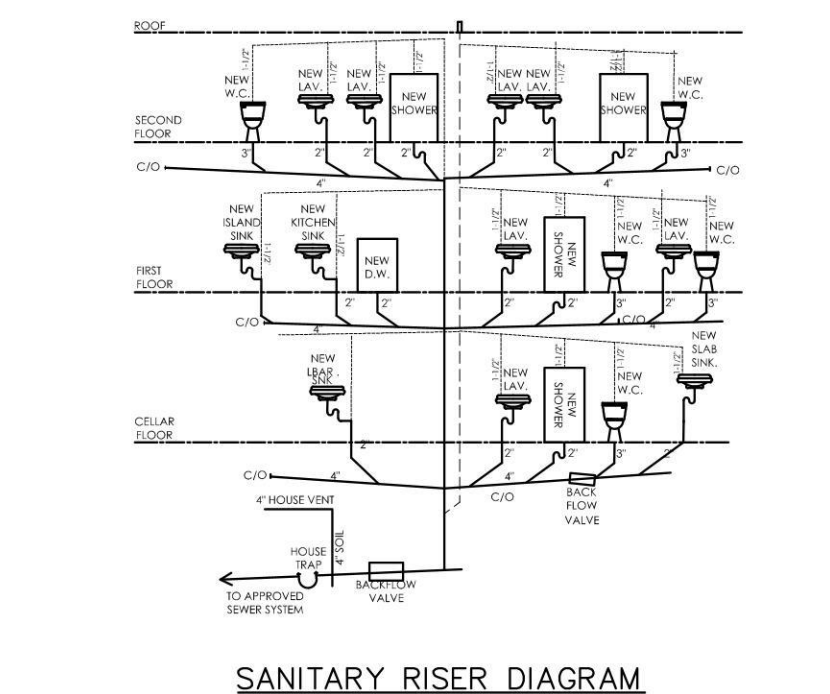


**LOT COVERAGE**

A (MAIN DWELLING) = 30.92x46.33=1433 SF  
B (REAR ADDITION) = 25.0x7.45=186 SF  
C (REAR PLATFORM) = 10.0x4.0=40 SF  
D (FRONT ADDITION) = 1.5x14.5=21.75 SF  
E (FRONT PORTICO) = 5.0x11.0=55 SF  
TOTAL = 1736 SF  
TOTAL WITH GARAGE = 1736+300=2036 SF

**LIGHTING NOTES:**

G.C. TO PROVIDE HIGH-EFFICIACY LIGHTING (75%+) THROUGHOUT: USE CFL, LED, OR FLUORESCENT LIGHTING



**DRYWELL DETAIL**

BACKFILL UNDER AND AROUND DRYWELL WITH GRANULAR MATERIAL CONTAINING LESS THAN 15% FINE SAND, SILT & CLAY. (SILT & CLAY FUNCTION NOT TO EXCEED 25%)

1. ALL PLUMBING EQUIPMENT AND SYSTEMS SHALL BE DESIGNED AND INSTALLED IN CONFORMITY WITH THE PLUMBING CODE OF N.Y.S.

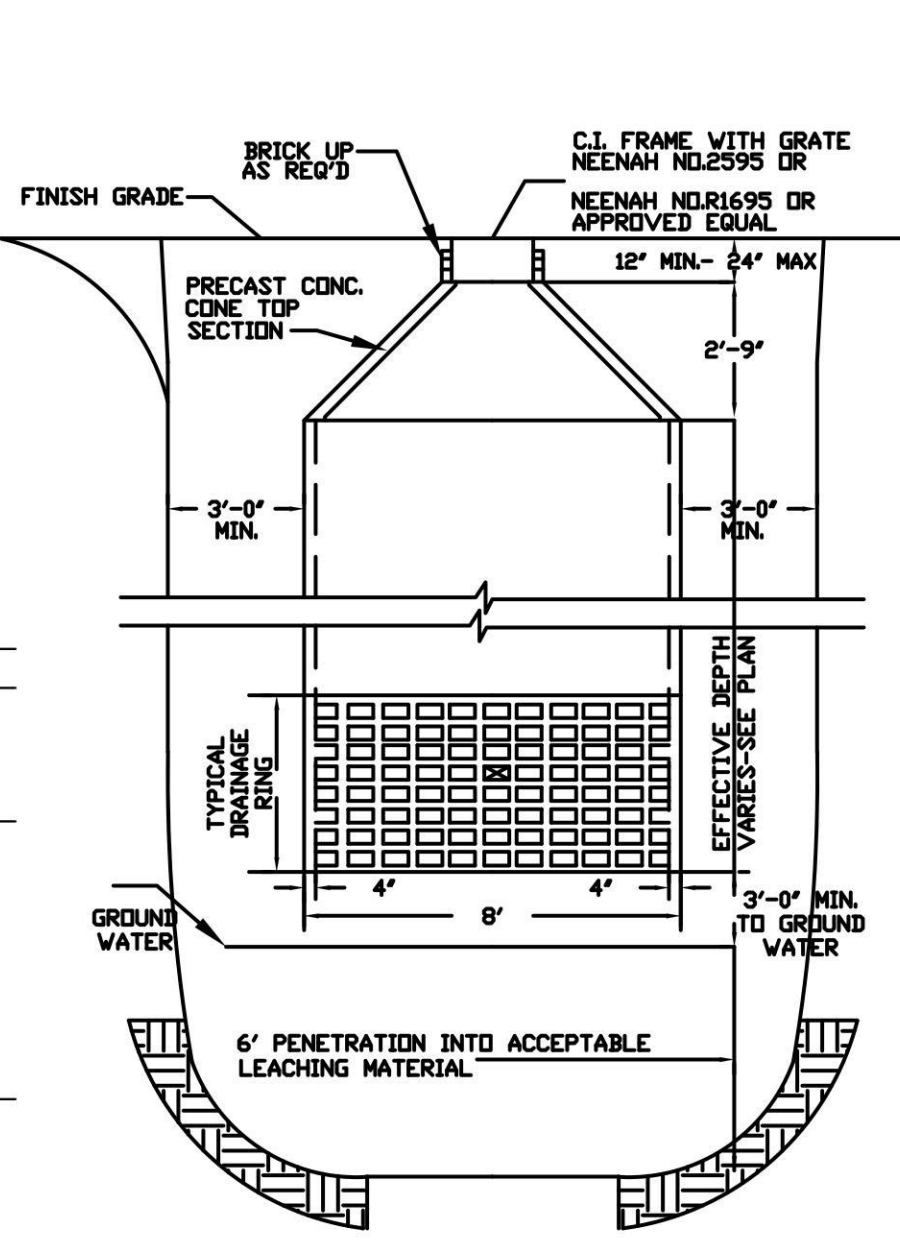
2. CONTRACTOR SHALL VERIFY ALL WASTE, VENT AND PIPING SIZES AS PER CODE.

3. ALL HOT AND COLD WATER PIPING SHALL BE INSULATED TO PREVENT SWEATING OR FREEZING.

4. SUBMIT PROPOSED LOCATIONS OF ALL VENTS THRU ROOF TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. VENTS INSTALLED PRIOR TO APPROVAL SHALL BE RELOCATED.

5. SEPTIC SYSTEM TO BE UPGRADED AS REQUIRED.

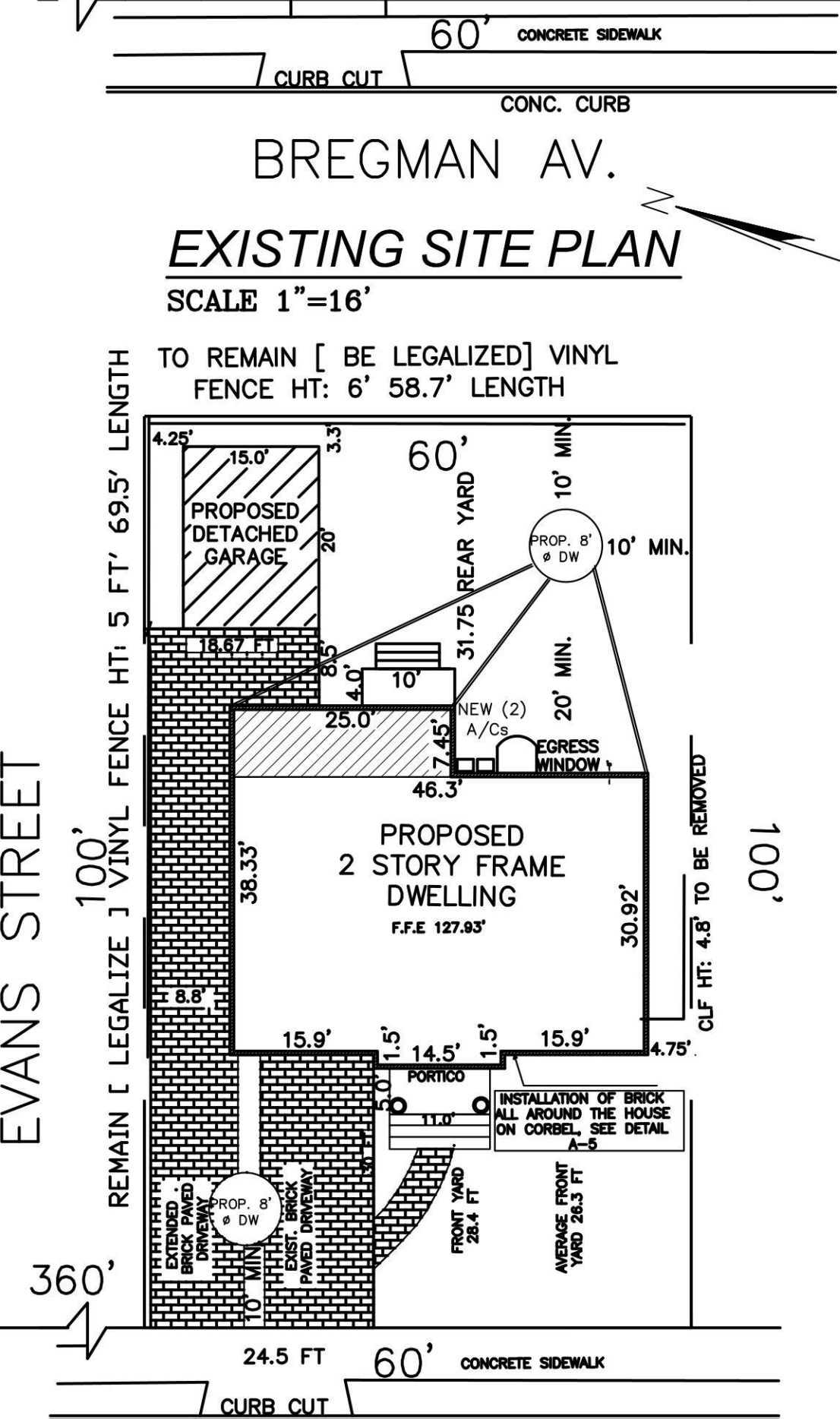
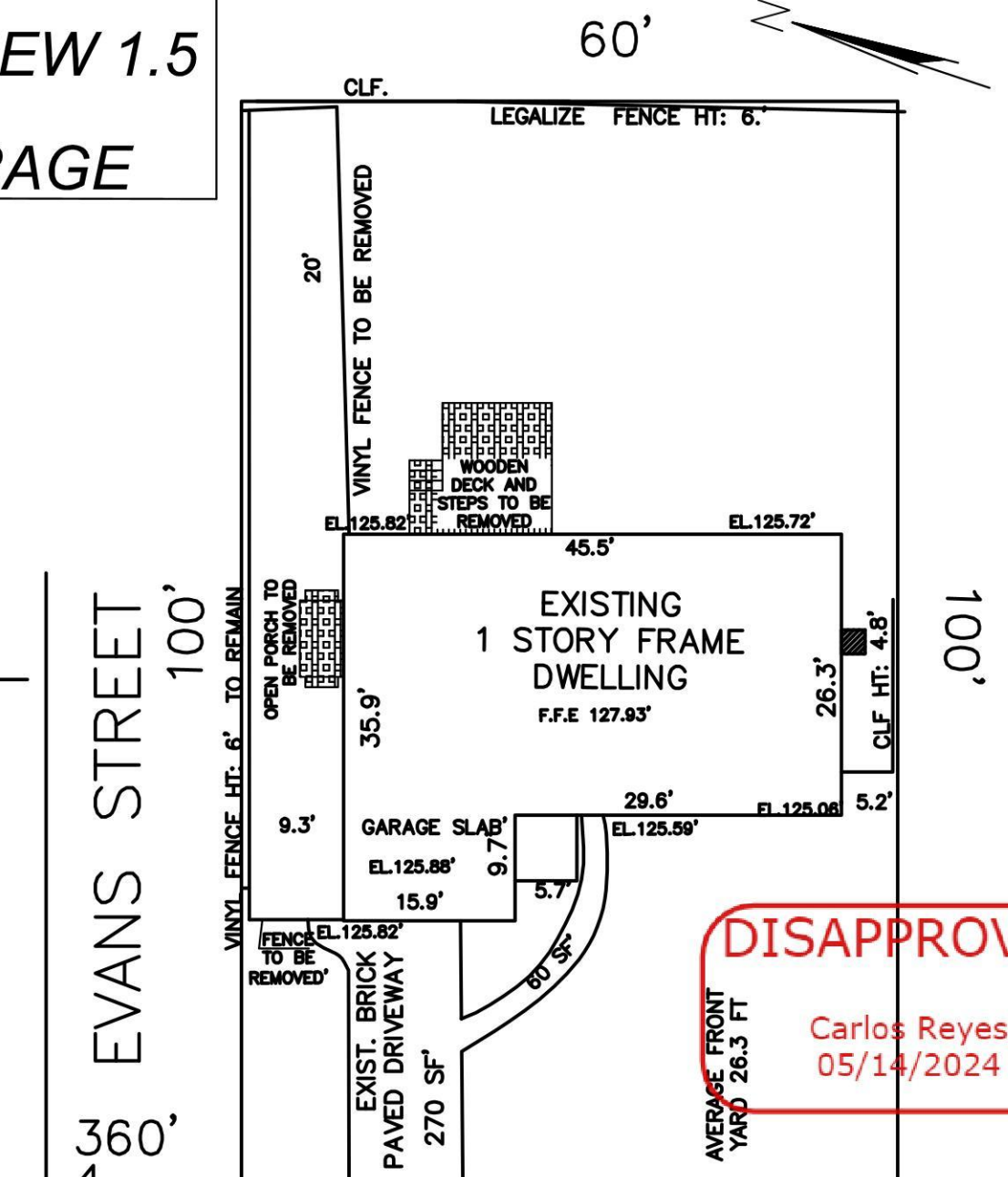
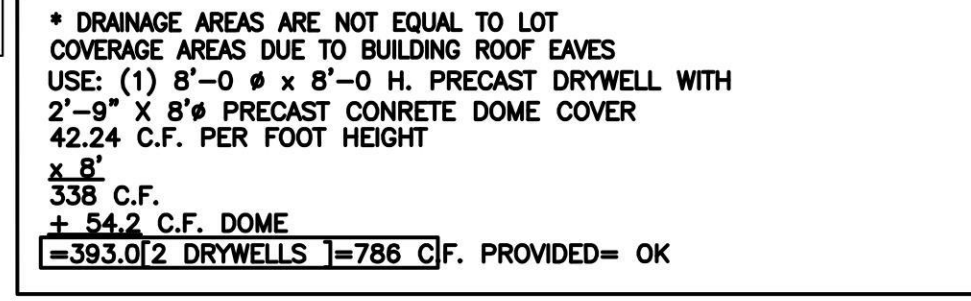
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**DRAINAGE CALCULATIONS PROPOSED**

D.W.V. ITEM	AREA (SF)	2.5" RAINFALL	COEF.	CUBIC FEET
HOUSE	1893 SF	.208	1.0	394.0 CF
NEW DRIVEWAY/WALKWAY	1280.2 SF	.208	1.0	266.3 CF
GARAGE	359 SF	.208	1.0	74.7 CF
TOTAL IMPERVIOUS SURFACES	3533 SF			735 CF

\* DRAINAGE AREAS ARE NOT EQUAL TO LOT COVERAGE AREAS DUE TO BUILDING ROOF EAVES USE: (1) 8'-0" x 8'-0" H. PRECAST DRYWELL WITH 2'-9" x 8" PRECAST CONCRETE DOME COVER 42.24 C.F. PER FOOT HEIGHT  
+ 3.8 C.F. + 54.2 C.F. DOME = 393.0 C.F. DRYWELLS = 786 C.F. PROVIDED = OK



**LEGEND**

- TO BE REMOVED
- NEW EXTENSION

**REVISIONS**

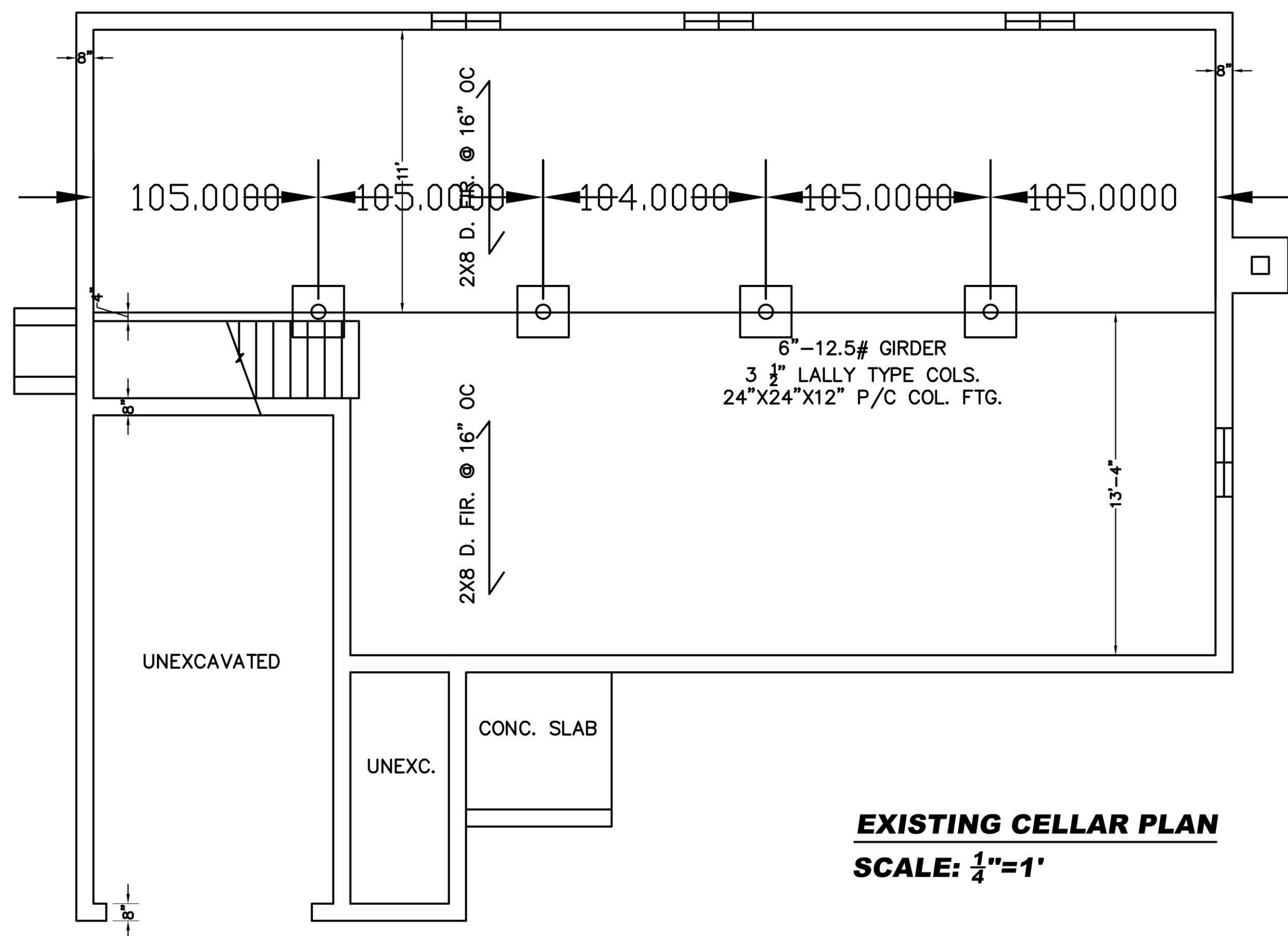
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2/16/24	AS PER COMMENTS 2/14/24
1/11/24	AS PER COMMENTS 1/8/24
12/18/23	AS PER COMMENTS ON 12/15/23
12/14/23	FIRST FILING

PROPERTY INFORMATION	
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK	
SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R-C	
TAX MAP No.: SECTION: 8 BLOCK: 212 LOTS: 110	

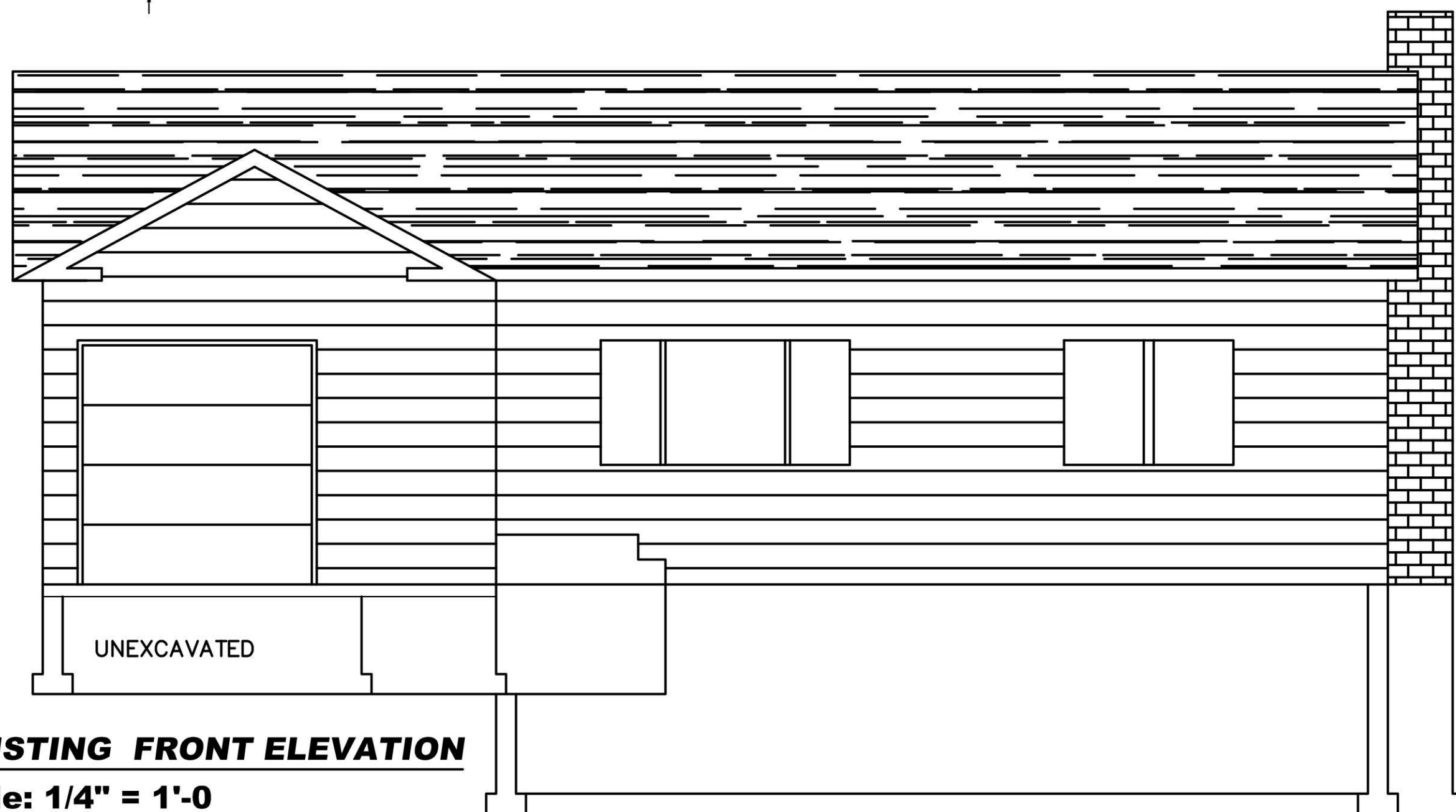
DRAWN BY: I.T.		DRAWING NO. T-1	
CHECKED BY: HELEN B		DATE: 12/14/23	
SCALE: AS NOTED			

**HELEN BOGDANOS, P.E.**  
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626

SCOPE: PROPOSED FIRST FLOOR REAR ADDITION, INTERIOR ALTERATIONS AND RENOVATIONS ALL FIRST FLOOR, NEW KITCHEN, NEW 1.5 BATH, FINISH BASMT W/NEW BATH, NEW GAS BOILER, CAC, FULL SECOND FLOOR WITH TWO FULL BATHS, 2 DRYWELLS, DETACHED GARAGE, NEW DRIVEWAY

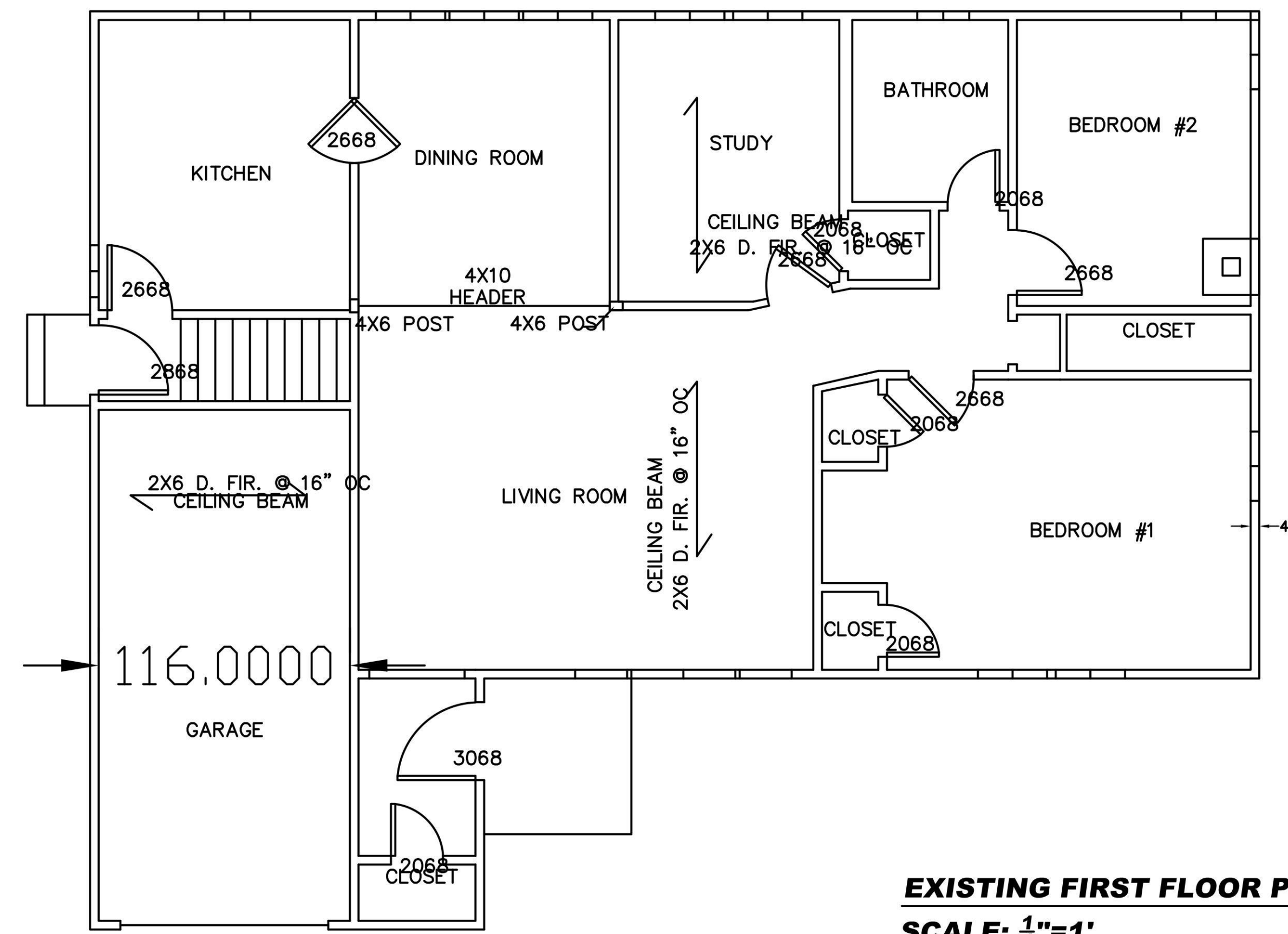


**EXISTING CELLAR PLAN**  
SCALE: 1/4"=1'



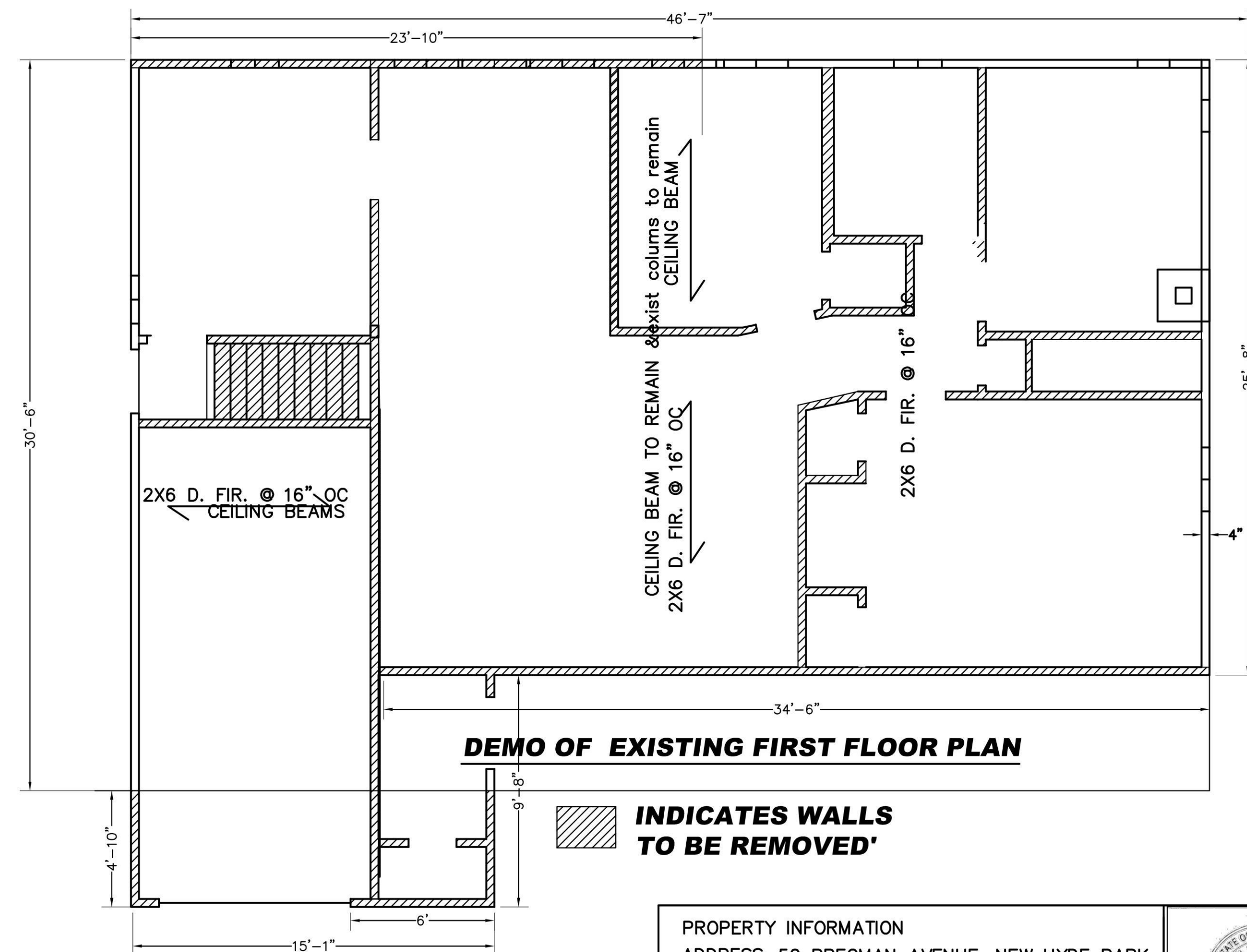
**EXISTING FRONT ELEVATION**  
scale: 1/4" = 1'-0

ZONING ANALYSIS * ASTERISC INDICATES VARIANCE		MUNICIPALITY: TOWN OF NORTH HEMPSTEAD		
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK		ZONE: R-C		
		SECTION: 8 BLOCK: 212 LOT: 110		
ITEM	REQ./PERMITTED	EXISTING	PERMITTED	PROPOSED
LOT AREA	5,000 S.F.	6,000 S.F.	6,000 S.F.	6,000 S.F.
LOT WIDTH	40 FT.	60 FT.	60 FT.	60 FT.
LOT COVERAGE	35% = 1,733 S.F.	22%=1336S.F	2100 S.F.	2036 S.F.
MAX. G.F.A.	50% = 2,475 S.F.	1,302 S.F.	2,800 S.F.	3096 S.F * 296 SF OVER
FRONT YARD	25.0 FT.	25.2 FT.		28.4 FT.
AVER. FRONT YARD	26.3 FT.	26.3 FT.	26.3 FT.	26.3 FT.
SIDE YARD	5.00 FT.	5.2 FT.	5.00 FT.	4.75 FT* W/BRICK*
AGG. SIDE YD.	15 FT	14.5 FT.	15 FT.	13.5 FT.
MIN. REAR YARD	15 FT.	38.8 FT.		31.75 FT.
MAX. HEIGHT	30 FT.	ONE STORY		29.5 FT.
MAX. EAVE	22 FT.	ONE STORY		20.1 FT.
MAX. REAR YD. COVERAGE	40%			2098SF/513SF=24%
MAX. FRONT YD. COVERAGE	55%			1775SF/869SF=49%
FIRST FLOOR				1641 S.F
SECOND FLOOR				1455 S.F



**EXISTING FIRST FLOOR PLAN**  
SCALE: 1/4"=1'

**DISAPPROVED**  
Carlos Reyes  
05/14/2024



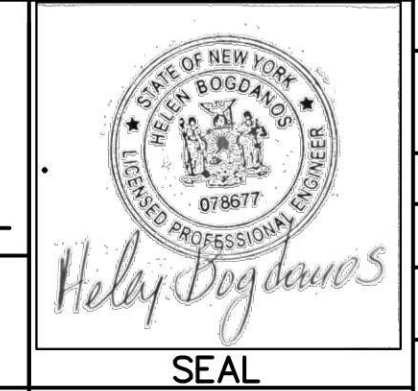
**DEMO OF EXISTING FIRST FLOOR PLAN**

**INDICATES WALLS TO BE REMOVED'**

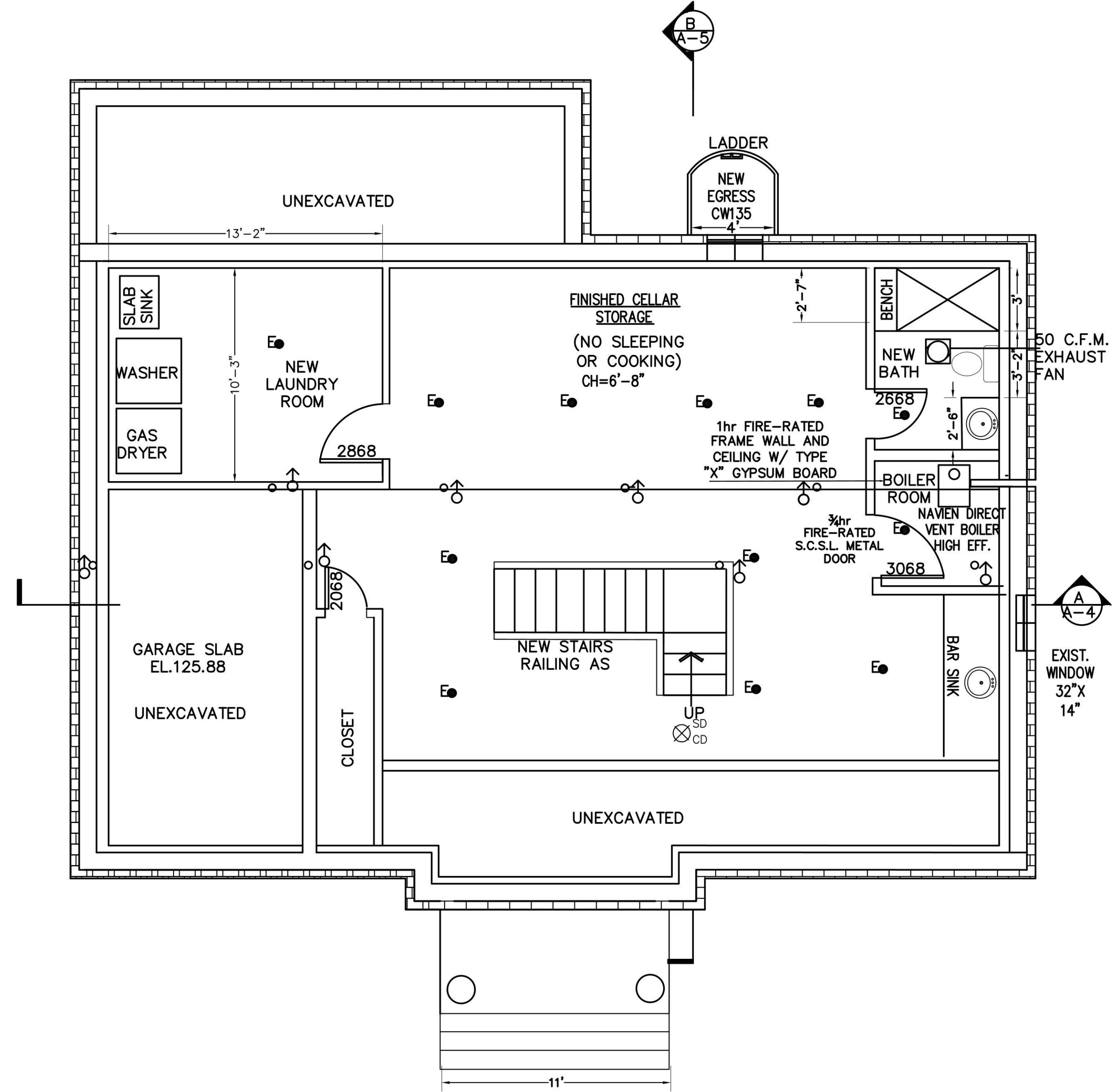
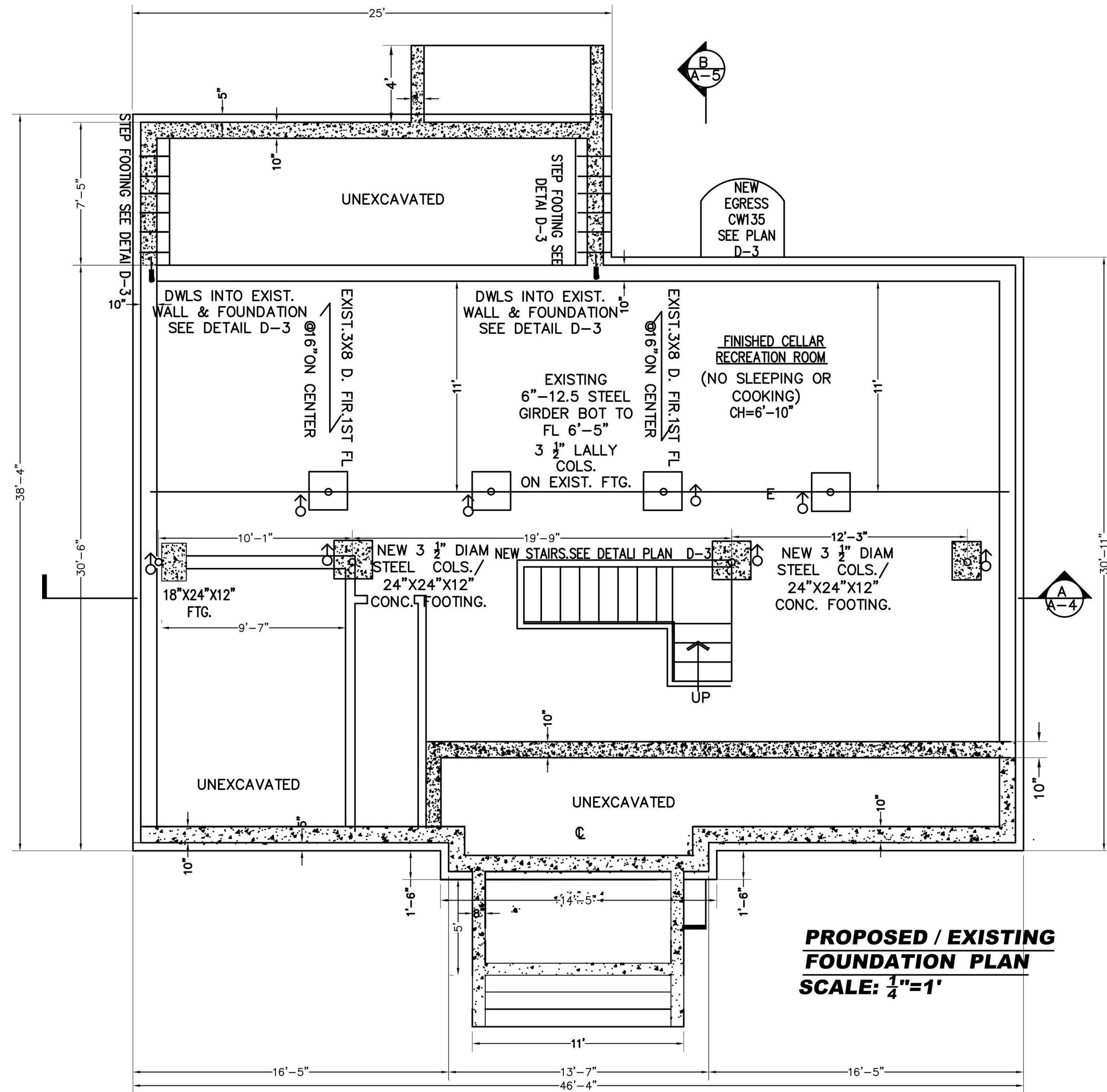
PROPERTY INFORMATION  
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK  
SITE DATA: BUILDING USE: 1 FAM RES. ZONING: R-C  
TAX MAP No: SECTION: 8 BLOCK: 212 LOT: 110

HELEN BOGDANOS, P.E.  
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE  
516 933 2626

SCOPE:  
**PROPOSED FIRST FLOOR REAR ADDITION, INTERIOR ALTERATIONS AND RENOVATIONS ALL FIRST FLOOR, NEW KITCHEN, NEW 1.5 BATH, FINISH BASMT W/ NEW BATH, NEW GAS BOILER, CAC, 2ND FL WITH 2 FULL BATHS, 2-DRYWELLS, DETACHED GARAGE, NEW DR/WAY**



REVISIONS	
2/16/24	AS PER COMMENTS 12/14/24
12/18/23	AS PER COMMENTS ON 12/15/23
12/14/23	FIRST FILING
DATE	DESCRIPTION
	DRAWN BY: I.T.
	CHECKED BY: HELEN B
	DATE: 12/14/23
	SCALE: AS NOTED
	DRAWING NO. <b>A-1</b>



**DISAPPROVED**  
Carlos Reyes  
05/14/2024

**CONSTRUCTION LEGEND**

- NEW CONCRETE WALL AND FOOTING, SEE PLANS FOR SIZES
- EXISTING CONCRETE WALL AND FOOTING TO REMAIN
- EXISTING 2x4 FRAMED PARTITION WALL TO REMAIN
- NEW 2x4 PARTITION, SEE WALL LEGEND FOR MORE INFO
- PROPOSED DOOR, SIZES IN FEET AND INCHES, E.G. 2868 IS 2'-8"W x 6'-8" H
- PROPOSED WINDOW, DESIGNATION CW135
- NEW SURFACE-MOUNTED (HI-HAT) LIGHT FIXTURE TO REMAIN
- NEW ROOF RAFTERS, FLOOR OR CEILING JOISTS, SEE PLANS FOR SIZES
- EXISTING ROOF RAFTERS, FLOOR OR CEILING JOISTS TO REMAIN
- WOOD GIRDER/HEADER
- WIRED SMOKE DETECTOR
- SMOKE & CARBON MONOXIDE DETECTORS WIRED IN SERIES
- 50 C.F.M. EXHAUST FAN
- 3 1/2" X 3 1/2" ENGINEERING COL.
- 5 1/2" X 3 1/2" ENGINEERING COL.
- COLUMN UP & DOWN

\*\*NOTE: NEW CONTINUOUS 400 CFM EXHAUST FAN WITH 6" VENT - VENTED DIRECTLY TO THE OUTSIDE COMPLYING WITH SECTION 303.1 EXCEPTION 1 OF THE 2010 BCNYS. NEW FRESH AIR INTAKE WITH DAMPER TO BE INSTALLED

HAB. SPACE	TOTAL SQ.FT.	S.F. LIGHT REQ'D	S.F. VENT REQ'D	S.F. EGRESS REQ'D	TOTAL LIGHT PROVIDED	TOTAL VENT PROVIDED
FINISHED CELLAR	900	72	36	5.7	9.1 *	7.1**

\*NOTE: ARTIFICIAL LIGHTING INSTALLED IN LIEU OF NATURAL LIGHT.  
\*\*NOTE: NEW CONTINUOUS 400 CFM EXHAUST FAN WITH 6" VENT - VENTED DIRECTLY TO THE OUTSIDE COMPLYING WITH SECTION 303.1 EXCEPTION 1 OF THE 2010 BCNYS. NEW FRESH AIR INTAKE WITH DAMPER TO BE INSTALLED

HAB. SPACE COMFORMING WITH SECTION R-303: LIGHT & VENT SECTION R-310: EMERGENCY ESCAPE AND RESCUE OPENINGS

R-303.1 "HABITABLE ROOMS"  
R-310.1 "EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED"

PROPERTY INFORMATION  
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK  
SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R-C  
TAX MAP No.: SECTION: 8 BLOCK: 212 LOT: 110

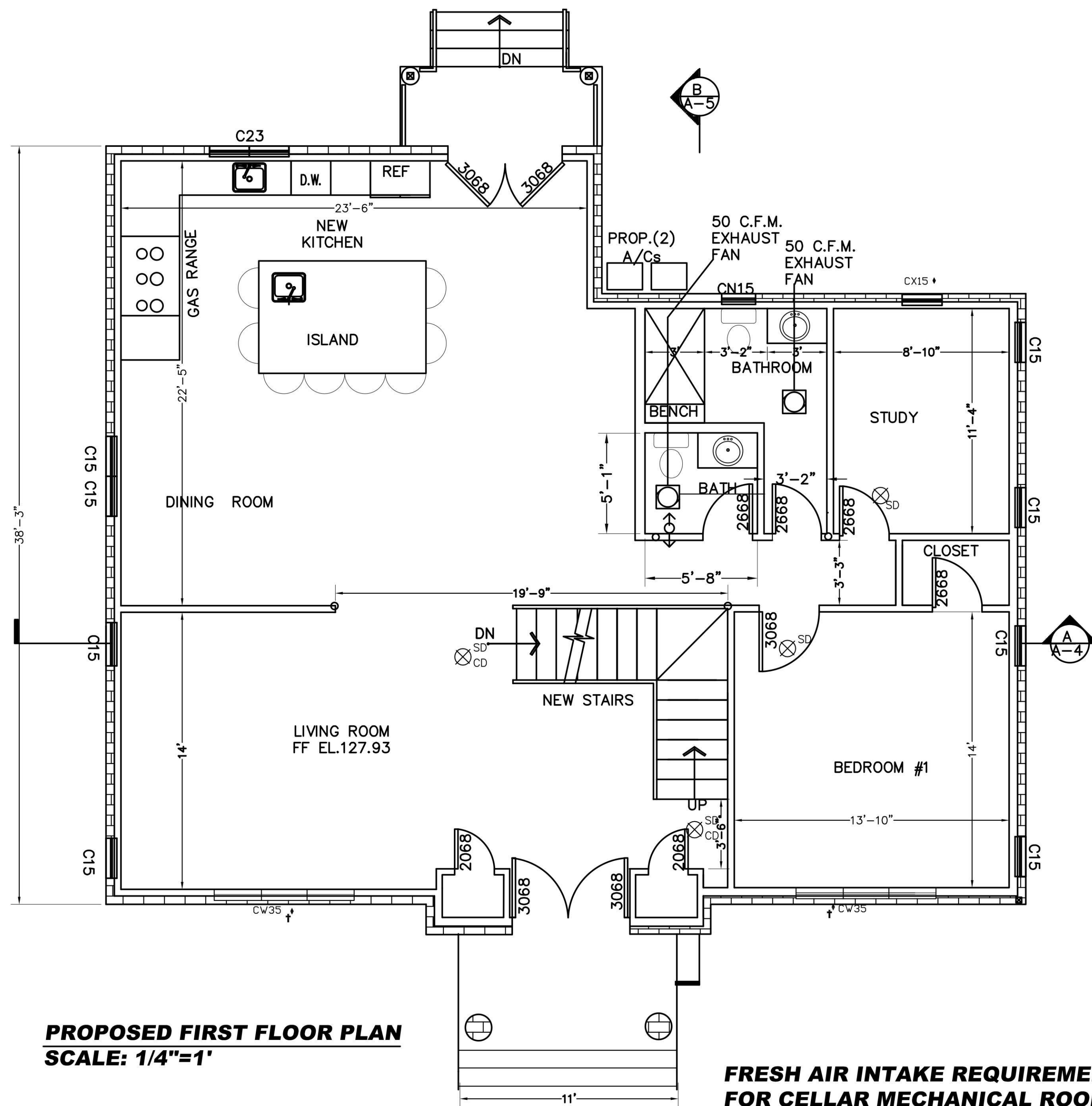
HELEN BOGDANOS, P.E.  
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626

REVISIONS

DATE	DESCRIPTION
2/16/24	12/14/24
12/14/23	FIRST FILING

DRAWN BY: I.T.  
CHECKED BY: HELEN B  
DATE: 12/14/23  
SCALE: AS NOTED

DRAWING NO. **A-2**



**PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4"=1'

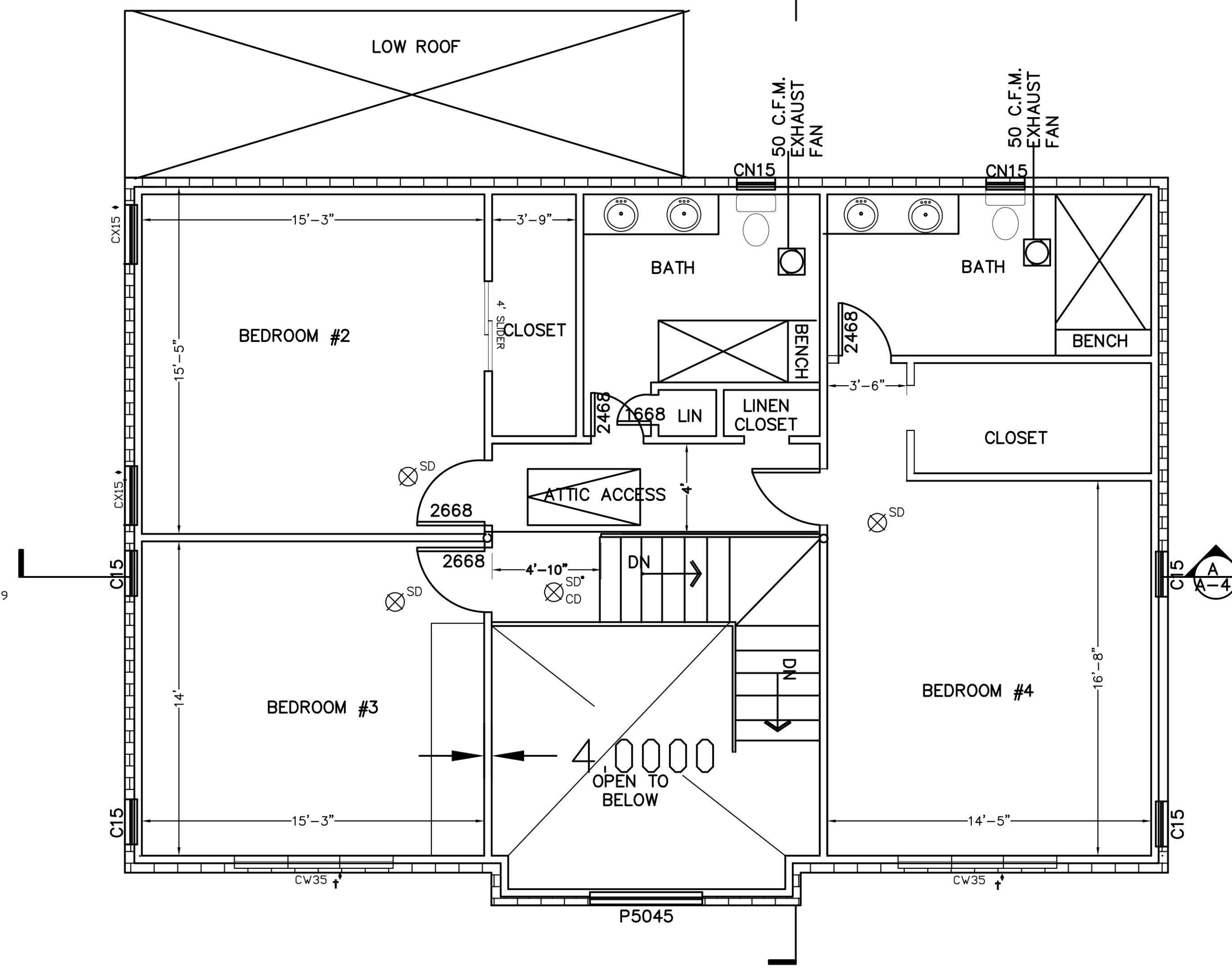
**FRESH AIR INTAKE REQUIREMENTS FOR CELLAR MECHANICAL ROOM:**

G2407.6.2 (304.6.2) ONE-PERMANENT-OPENING METHOD. ONE PERMANENT OPENING, COMMENCING WITHIN 12 INCHES (305 MM) OF THE TOP OF THE ENCLOSURE, SHALL BE PROVIDED. THE APPLIANCE SHALL HAVE CLEARANCES OF AT LEAST 1 INCH (25 MM) FROM THE SIDES AND BACK AND 6 INCHES (152 MM) FROM THE FRONT OF THE APPLIANCE. THE OPENING SHALL DIRECTLY COMMUNICATE WITH THE OUTDOORS OR THROUGH A VERTICAL OR HORIZONTAL DUCT TO THE OUTDOORS, OR SPACES THAT FREELY COMMUNICATE WITH THE OUTDOORS (SEE FIGURE G2407.6.2) AND SHALL HAVE A MINIMUM FREE AREA OF 1 SQUARE INCH PER 3,000 BTU/H (734 MM2/KW) OF THE TOTAL INPUT RATING OF ALL APPLIANCES LOCATED IN THE ENCLOSURE AND NOT LESS THAN THE SUM OF THE AREAS OF ALL VENT CONNECTORS IN THE SPACE.

BOILER: 175 BTU/H  
WATER HEATER: 40,000 BTU  
TOTAL BTU/H IN MECHANICAL ROOM: 180,000 BTU/H  
GROSS AREA OF VENTING REQUIRED: 1 SQ.IN. \*  
180,000 BTU/H / 3,000 BTU/H = 60 SQ.IN.

ASSUMING 50% ACTUAL VENT DUE TO VENT LOUVERS

NET VENTING REQUIRED: 71.6\*2= 144 SQ.IN.  
PROVIDE VENTS: 12"x12" VENT



**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4"=1'

**ARTIFICIAL LIGHT REQUIREMENTS FOR FINISHED CELLAR:**

TOTAL FIN. CELLAR. S.F.= 900s.f.  
REQUIRED LIGHT (8%)= 72 s.f.  
NATURAL LIGHT = 3s.f. < 72 s.f. - NOT OK

ADDITIONAL MECHANICAL LIGHT PROVIDED:

REQUIRED MECHANICAL LIGHT CALCULATION FOR EXISTING FINISHED CELLAR AS PER SECTION R303 (RCNYS): R303.1(2) REQUIRED 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL

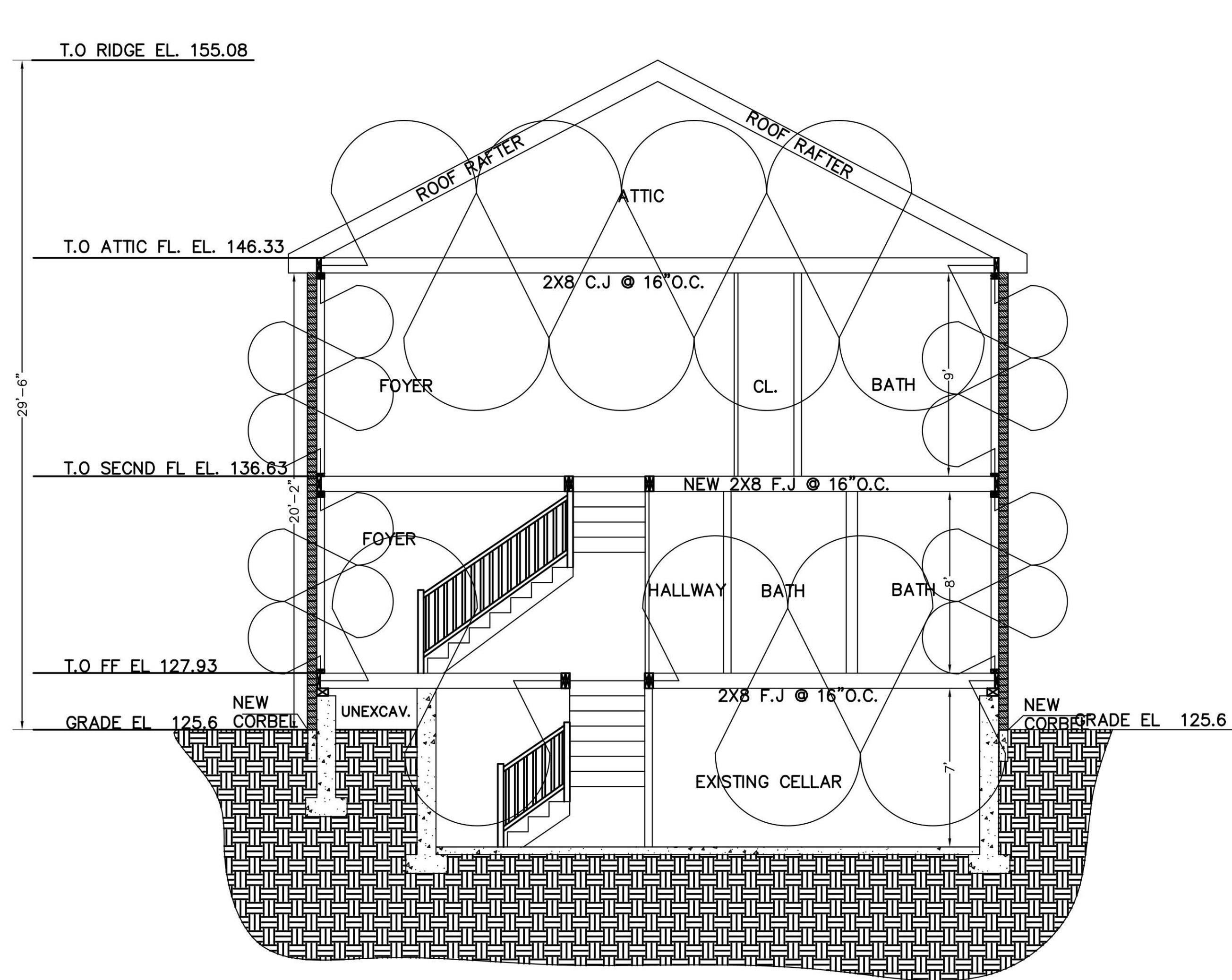
CELLAR AREA = 900 SF.

6 LUMEN/S.F. X 900 S.F. = 5400 TOTAL LUMEN REQUIRED  
11x 500 = 5,500 TOTAL LUMENS PROVIDED - OK

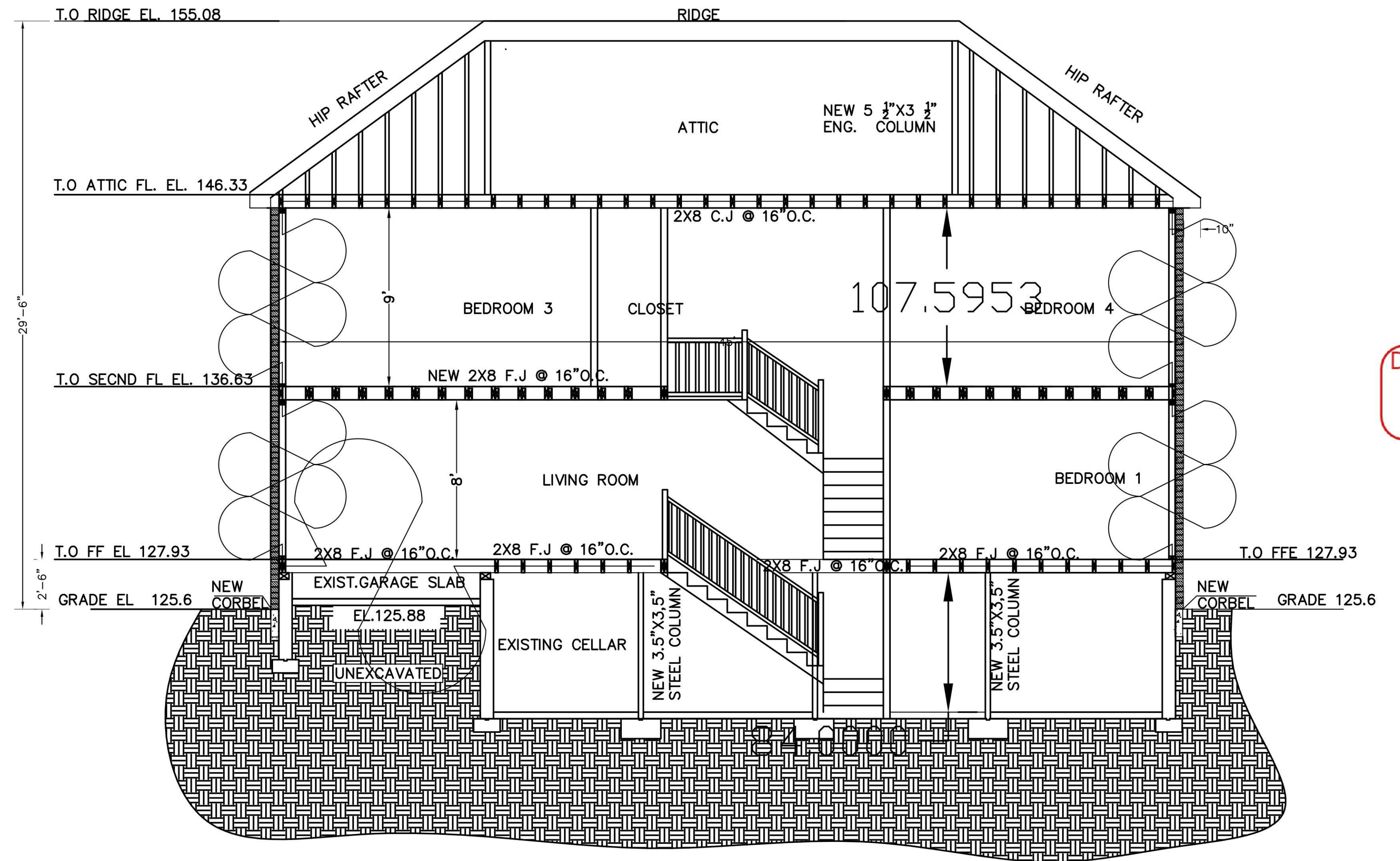
**DISAPPROVED**  
Carlos Reyes  
05/14/2024

PROPERTY INFORMATION ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R-C TAX MAP No.: SECTION: 8 BLOCK: 212 LOT: 110		REVISIONS	
HELEN BOGDANOS, P.E. 121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626		2/16/24	12/14/24
SCOPE: PROPOSED FIRST FLOOR REAR ADDITION, INTERIOR ALTERATIONS AND RENOVATIONS ALL FIRST FLOOR, NEW KITCHEN, NEW 1.5 BATH, FINISH BASMT W/ NEW BATH, NEW GAS BOILER, CAG, 2ND FL WITH 2 FULL BATHS, 2-DRYWELLS, DETACHED GARAGE, NEW DR/WAY		12/14/23	FIRST FILING
DRAWN BY: I.T. CHECKED BY: HELEN B DATE: 12/14/23		DATE	DESCRIPTION
SCALE: AS NOTED		DRAWING NO. <b>A-3</b>	





**SECTION B**  
SCALE: 1/4"=1'



**SECTION A**  
SCALE: 1/4"=1'

**DISAPPROVED**  
Carlos Reyes  
05/14/2024

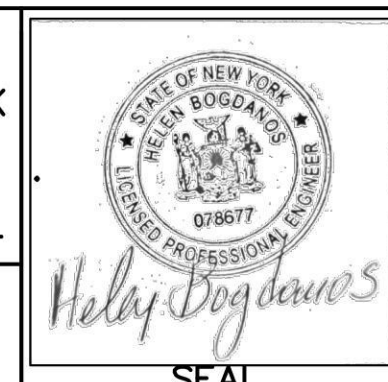
LIGHTING & VENTING CALCS.

HAB. SPACE COMFORMING WITH		PART: 712		SECTION:	
712.1 " LIGHT & VENTILATION USE "		PART: 714		SECTION:	
714.1 " OPENING FOR EMERGENCY USE "					
HAB. SPACE	TOTAL SQ. FT.	S.FLIGHT ON REQ'D	S.FVENTS. F. EGRESS REQ'D	TOTAL LIGHT PROVIDED	TOTAL VENT PROVIDED
FIRST FLOOR					
BEDROOM#1	192 SF	15.4 SF	7.7 SF	5.0 SF	42.6 SF
SECOND FLOOR					
BEDROOM#2	230 SF	18.4 SF	9.2SF	5.7 SF	48.4 SF
BEDROOM#3	226 SF	18.0 SF	9.0 SF	5.7 SF	48.4 SF
BEDROOM#4	238 SF	19.0 SF	9.5 SF	5.7 SF	48.4 SF

\*AGG. 3.0 S.F. GLAZING IN BATHROOMS, WATER CLOSETS, AND SIMILAR COMPARTMENTS AND HALF OF THAT (1.5 S.F. VENT) HAS TO BE OPENABLE AS PER R303.3 (IRC 2015).  
\*\*EXCEPTION: GLAZING SHALL NOT BE REQUIRED IN BATHROOMS WHERE SUFFICIENT ARTIFICIAL LIGHT AND MECHANICAL VENTILATION ARE PROVIDED

PROPERTY INFORMATION  
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK  
SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R-C  
TAX MAP No.: SECTION: 8 BLOCK: 212 LOT: 110

HELEN BOGDANOS, P.E.  
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE  
516 933 2626



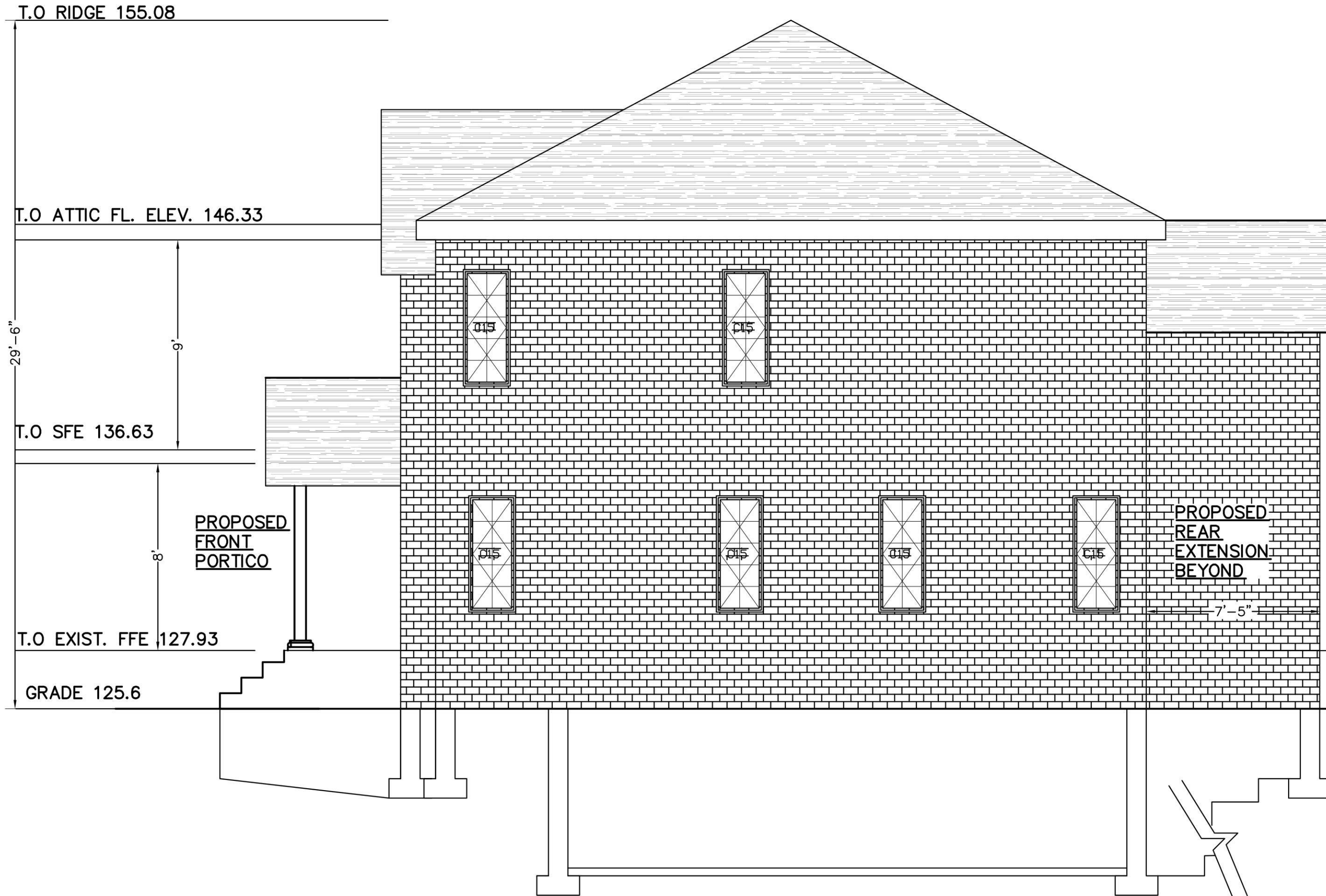
SCOPE:  
PROPOSED FIRST FLOOR REAR ADDITION, INTERIOR ALTERATIONS AND RENOVATIONS ALL FIRST FLOOR, NEW KITCHEN, NEW 1.5 BATH, FINISH BASMT W/ NEW BATH, NEW GAS BOILER, CAC, 2ND FL WITH 2 FULL BATHS, 2-DRYWELLS, DETACHED GARAGE, NEW DR/WAY

REVISIONS

2/16/24	12/14/24
12/18/23	AS PER COMMENTS ON 12/15/23
12/14/23	FIRST FILING
DATE	DESCRIPTION
DRAWN BY: I.T.	DRAWING NO. A-4
CHECKED BY: HELEN B	SCALE: AS NOTED
DATE: 12/14/23	



**PROPOSED FRONT ELEVATION**  
SCALE: 1/4"=1'



**PROPOSED RIGHT ELEVATION**  
SCALE: 1/4"=1'

**LINTELS SCHEDULE**

CONTRACTOR SHALL FURNISH ONE (1) LINTEL ANGLE FOR EACH 4" OR 6" OF MASNRY FOR THE FOLLOWING OPENING SIZES PER THE FOLLOWING SCHEDULE UNLESS OTHERWISE NOTED.

ALL LINTEL ANDLES TO HAVE 6" MINIMUM BARING

MASONRY OPENING	LINTEL ANGLE SIZE (INCHES) (4" & 8" WALLS)	LINTEL ANGLE SIZE (6" WALLS)
UP TO 6'-6"	4x3 1/2 x 3/16 (3 1/2 O.S.1)	5x5 x 3/16
UP TO 8'-0"	5x3 1/2 x 3/16 (3 1/2 O.S. 1)	5x5x 3/16
UP TO 12'-0"	5x3 1/2 x 3/16 (3 1/2 O.S. 1)	6x6x3/16

FOR 10" WALLS CONTRACTOR SHALL FURNINSH TWO (2) LLINTEL ANGLES FOR THE FOLLOWING OPENING SIZES UNLESS OTHERWISE NOTED.

MASONRY OPENING	LINTEL ANGLE SIZE (INCHES) (10" WALLS)
UP TO 6'-6"	4x4x3/16
UP TO 8'-0"	6x4x3/16 (4" O.S. 1)
UP TO 12'-0"	8x4x3/8 (4" O.S. 1)

BRICK ANCHORS SHALL BE HOHMANN & BARNARD DW-10HS ADJUSTABLE ANCHORS OR EQUAL

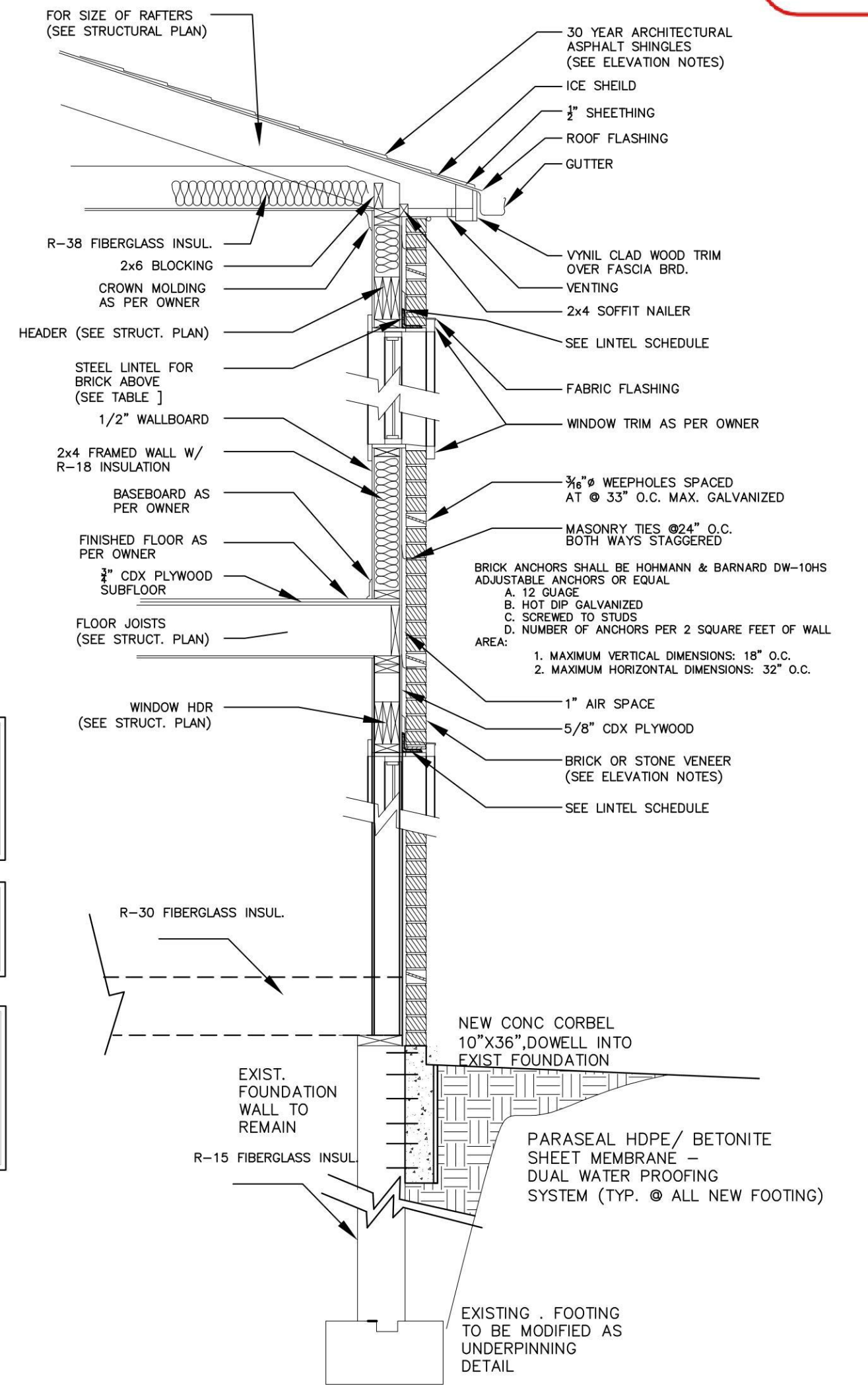
A. 12 GUAGE  
B. HOT DIP GALVANIZED  
C. SCREWED TO STUDS  
D. NUMBER OF ANCHORS PER 2 SQUARE FEET OF WALL AREA:

1. MAXIMUM VERTICAL DIMENSIONS: 18" O.C.
2. MAXIMUM HORIZONTAL DIMENSIONS: 32" O.C.

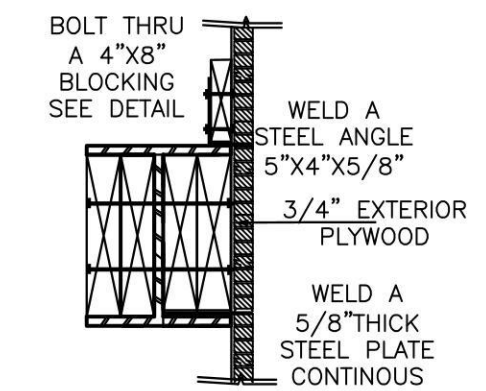
WINDOWS AND DOORS HAVE TO BE AT LEAST 6" FROM SHEETROCK OF THE ROOM CORNERS TO ALLOW FOR MOULDINGS AND TRIM

LINE UP ALL POSTS AND ENGINEERING COLUMNS IN WALLS WITH WALL STUDS

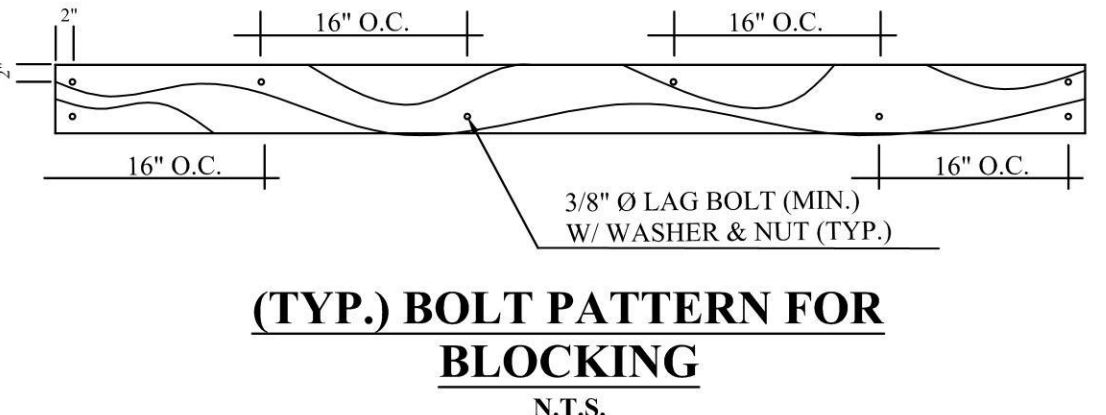
ALL EXISTING DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR. IN CASE OF ANY DISCREPANCY NOTIFY ARCHITECT OR ENGINEER OF RECORD



**TYPICAL DETAIL W/CORBEL STO SUPPORT BRICK FACADE**  
SCALE: 1/2" = 1'-0"



**DETAIL FOR STEEL FLUSH GIRDER WITH WOOD FLOOR JOISTS**



**(TYP.) BOLT PATTERN FOR BLOCKING**  
N.T.S.

SCOPE:

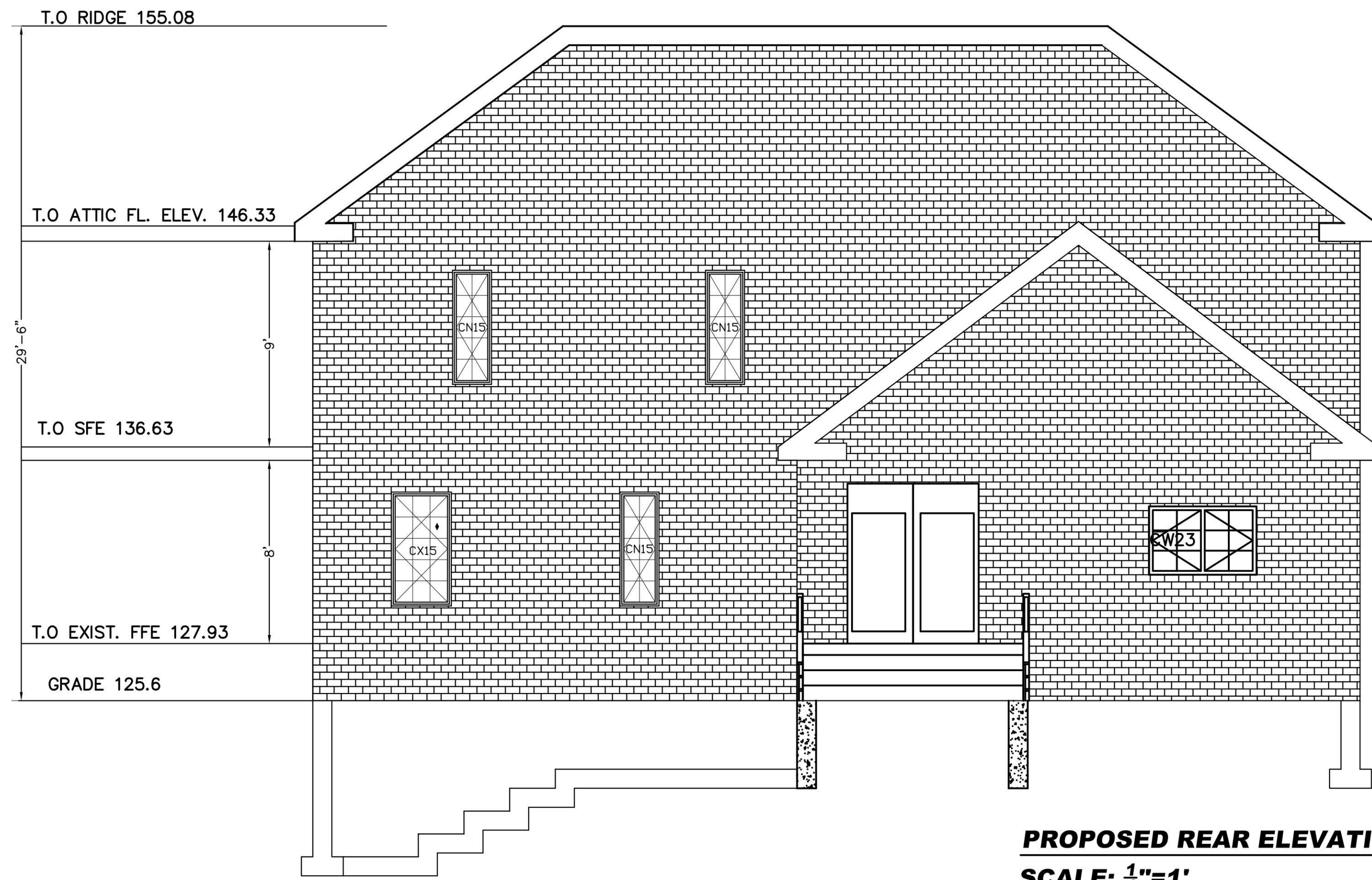
PROPERTY INFORMATION  
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK  
SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R-C  
TAX MAP No.: SECTION: 8 BLOCK: 212 LOT: 110  
HELEN BOGDANOS, P.E.  
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626



REVISIONS	
2/16/24	12/14/24
1/11/24	AS PER COMMENTS 1/3/24
12/18/23	AS PER COMMENTS ON 12/15/23
12/14/23	FIRST FILING
DATE	DESCRIPTION
DRAWN BY: I.T.	DRAWING NO. A-5
CHECKED BY: HELEN B	SCALE: AS NOTED
DATE: 12/14/23	

**PROPOSED FIRST FLOOR REAR ADDITION ,INTERIOR ALTERATIONS AND RENOVATONS ALL FIRST FLOOR, NEW KITCHEN, NEW 1.5 BATH, FINISH BASMT W/ NEW BATH, NEW GAS BOILER, CAC, 2ND FL WITH 2 FULL BATHS, 2--DRYWELLS, DETACHED GARAGE, NEW DR/WAY**

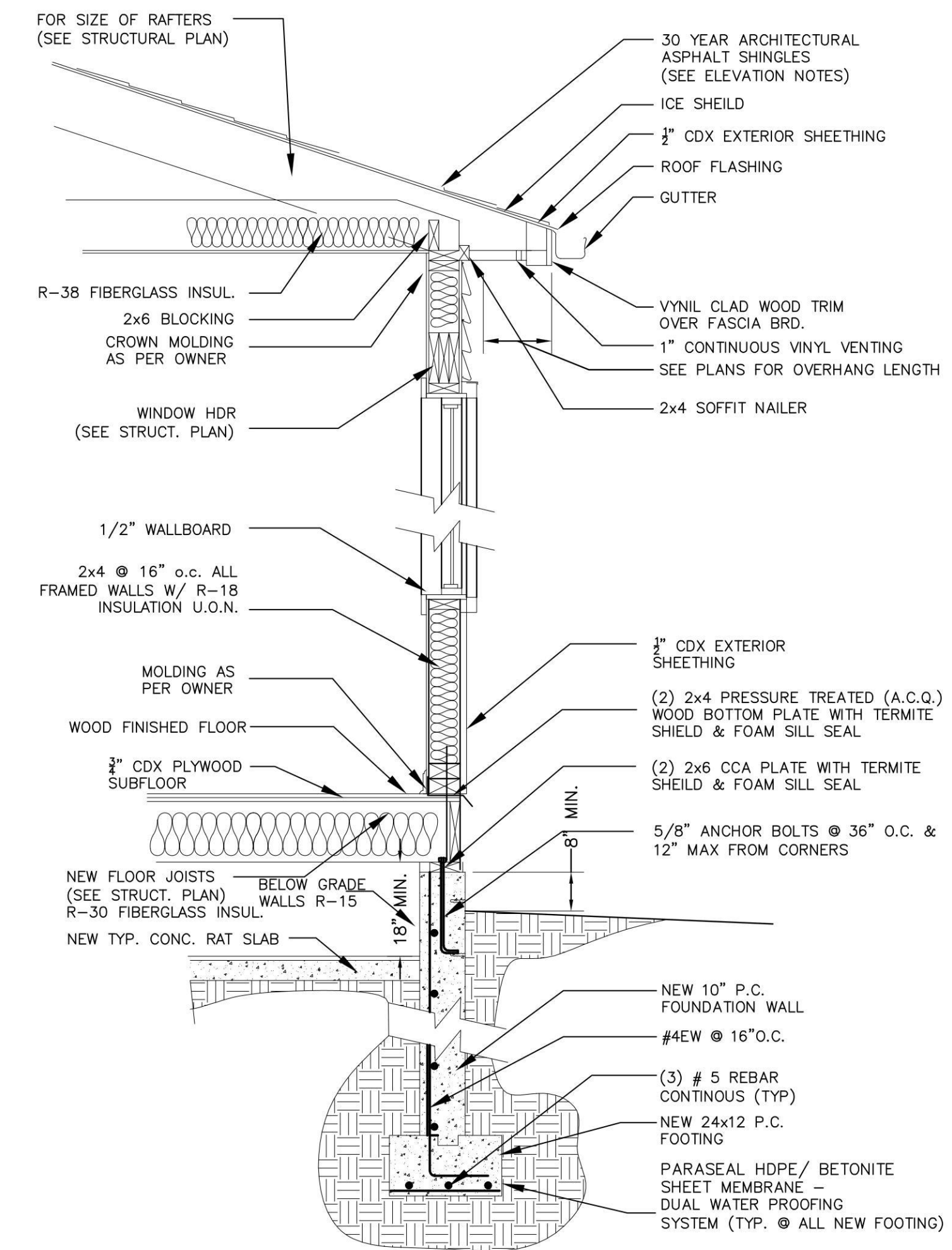
**DISAPPROVED**  
Carlos Reyes  
05/14/2024



**PROPOSED REAR ELEVATION**  
SCALE: 1/4"=1'

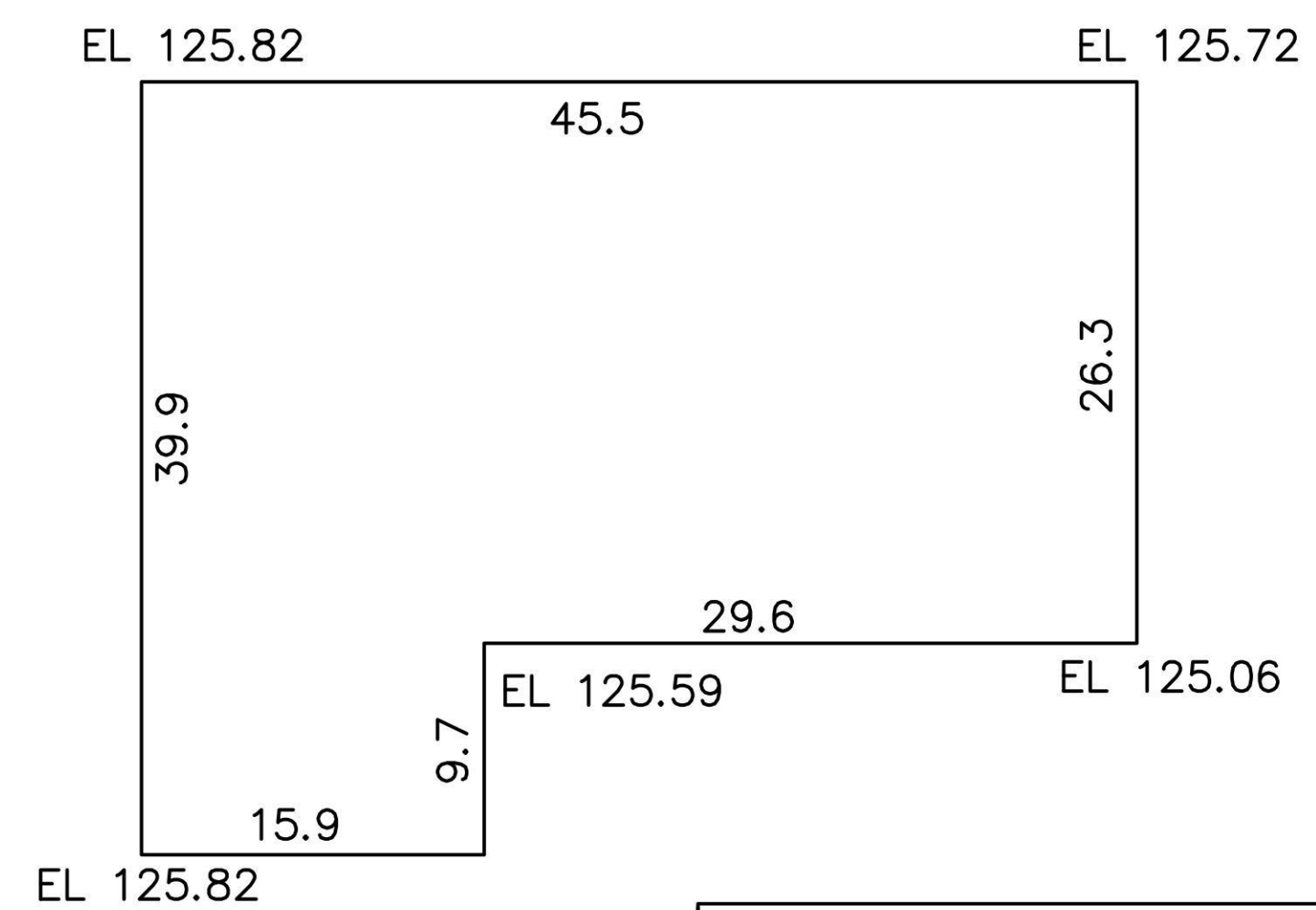


**PROPOSED LEFT ELEVATION**  
SCALE: 1/4"=1'



**TYPICAL CRAWL-SPACE, FRAME AND BRICK SECTION DETAIL**

SCALE: 1/2" = 1'-0



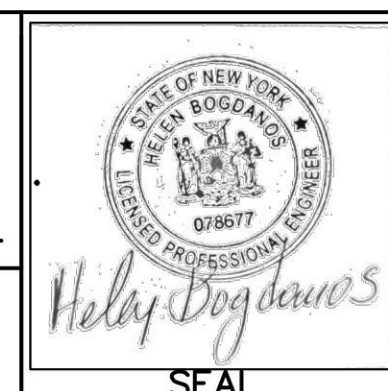
**PROPOSED GRADE ELEVATION**

$125.82+125.82=251.64/2=125.82 \times 35.9=4516.9$   
 $125.82+125.72=251.54/2=125.77 \times 45.5=5722.6$   
 $125.72+125.06=250.78/2=125.39 \times 26.3=3298.3$   
 $125.06+125.59=250.65/2=125.33 \times 29.6=3709.6$   
 $125.59+125.82=251.41/2=125.71 \times 9.7=1219.3$   
 $125.82+125.82=251.64/2=125.82 \times 15.9=2000.6$   
 $162.9 \quad 20467.3$

$20467.3/162.9=125.6$

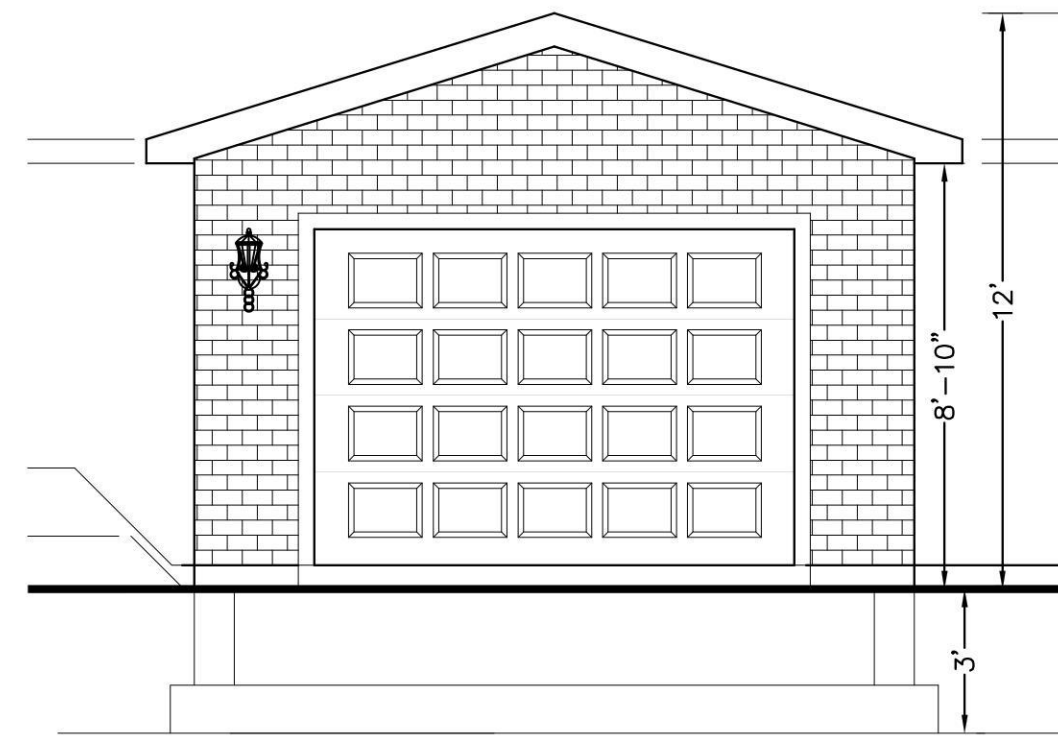
**DISAPPROVED**  
Carlos Reyes  
05/14/2024

PROPERTY INFORMATION  
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK  
SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R-C  
TAX MAP No.: SECTION: 8 BLOCK: 212 LOT: 110  
HELEN BOGDANOS, P.E.  
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE  
516 933 2626

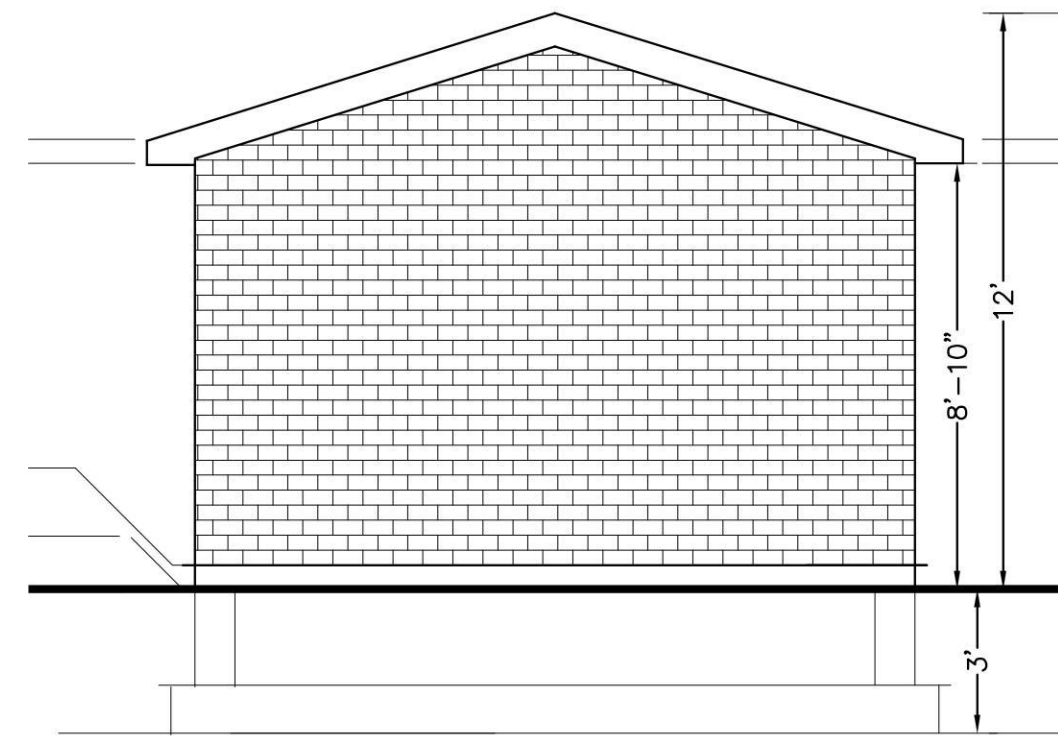


REVISIONS	
2/16/24	12/14/24
1/11/24	AS PER COMMENTS 1/3/24
12/18/23	AS PER COMMENTS ON 12/15/23
12/14/23	FIRST FILING
DATE	DESCRIPTION
DRAWN BY: I.T.	DRAWING NO. <b>A-6</b>
CHECKED BY: HELEN B	SCALE: AS NOTED
DATE: 12/14/23	

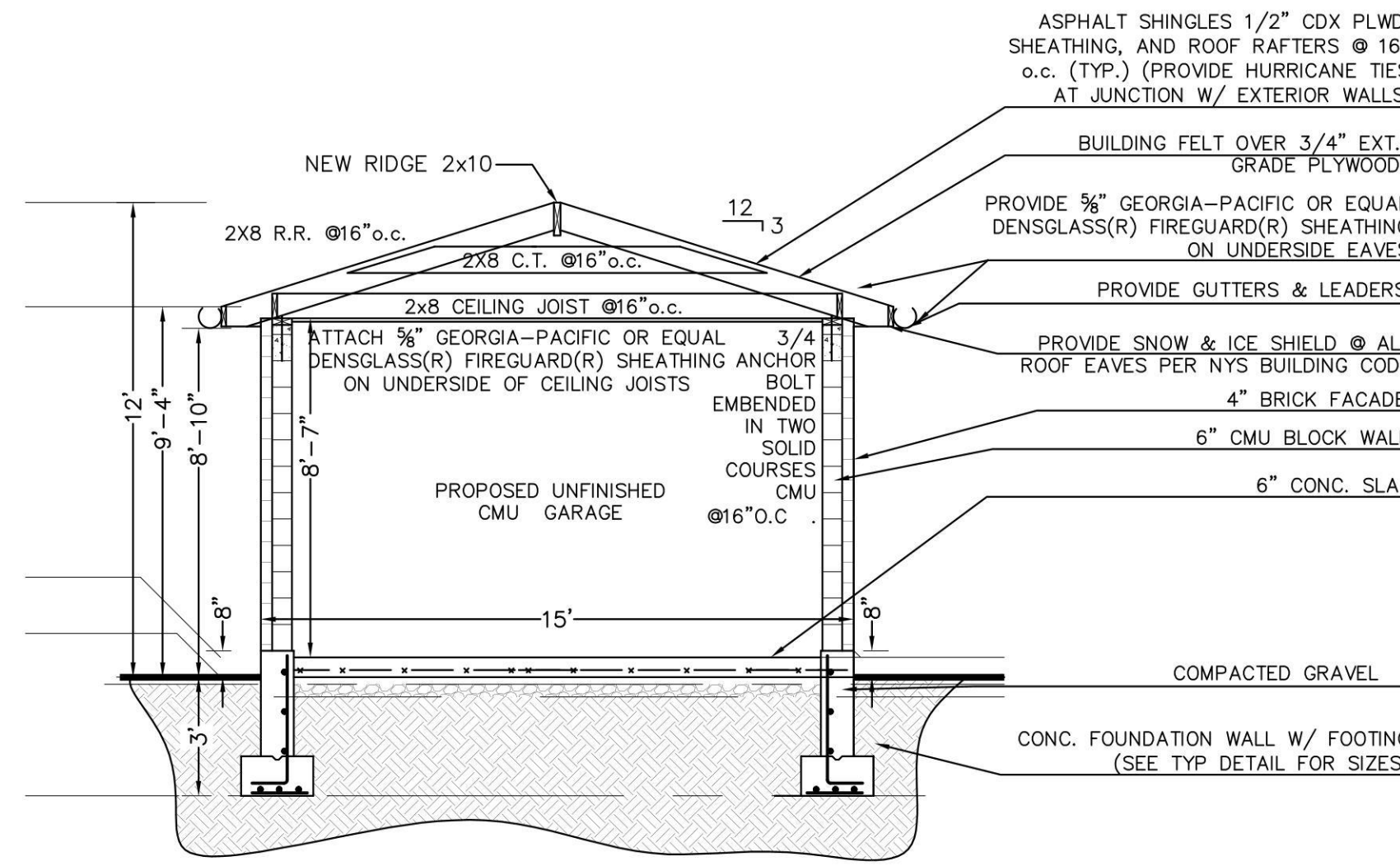
SCOPE:  
PROPOSED FIRST FLOOR REAR ADDITION, INTERIOR ALTERATIONS  
AND RENOVATIONS ALL FIRST FLOOR, NEW KITCHEN, NEW 1.5  
BATH, FINISH BASMT W/ NEW BATH, NEW GAS BOILER, CAC, 2ND FL  
WITH 2 FULL BATHS, 2-DRYWELLS, DETACHED GARAGE, NEW DR/WAY



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



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



**SECTION C**  
SCALE: 1/4" = 1'-0

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

**AT RAFTER TO RIDGE CONNECTION.**

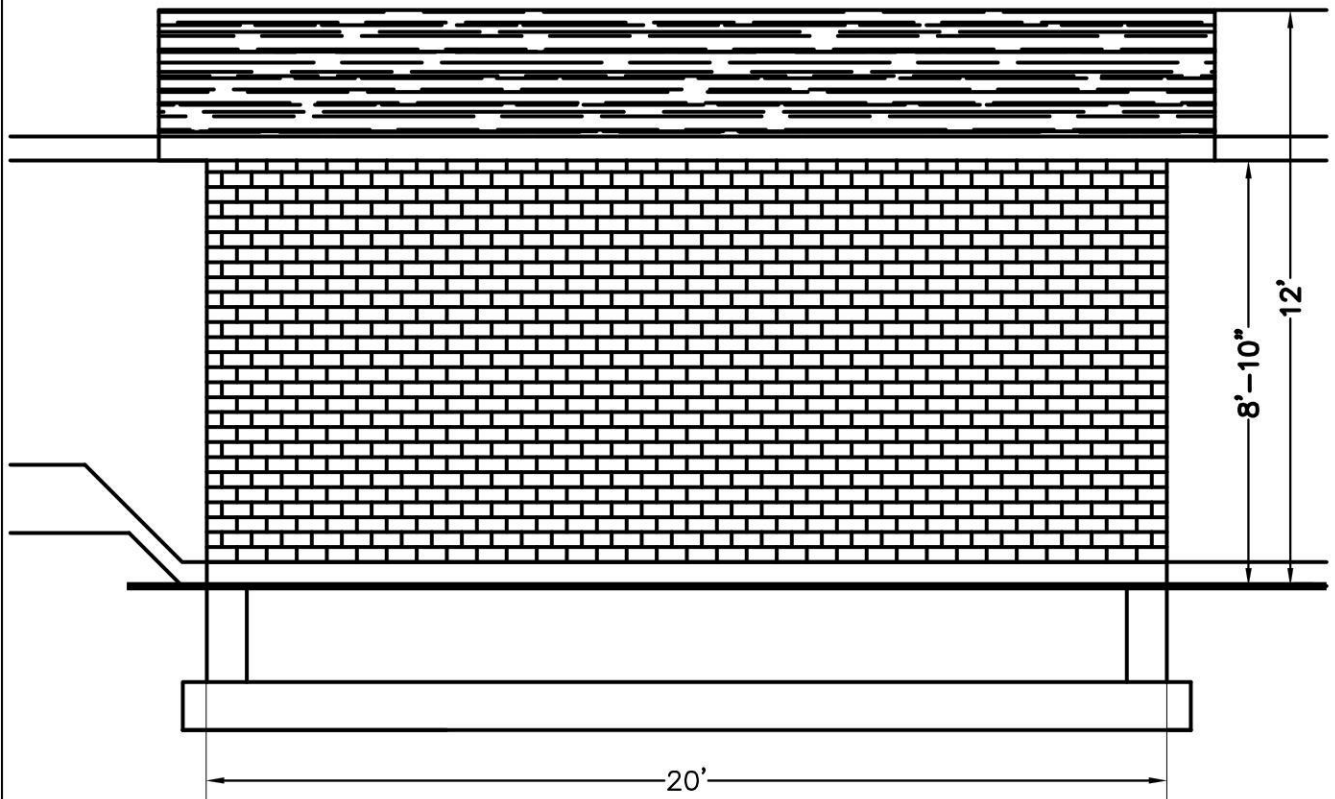
FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP  
FOR NOTED COLLAR / CLG. TIE - 3 10d COMMON NAILS @ EA.

**AT RAFTER TO TOP PLATE TO STUD CONNECTION.**

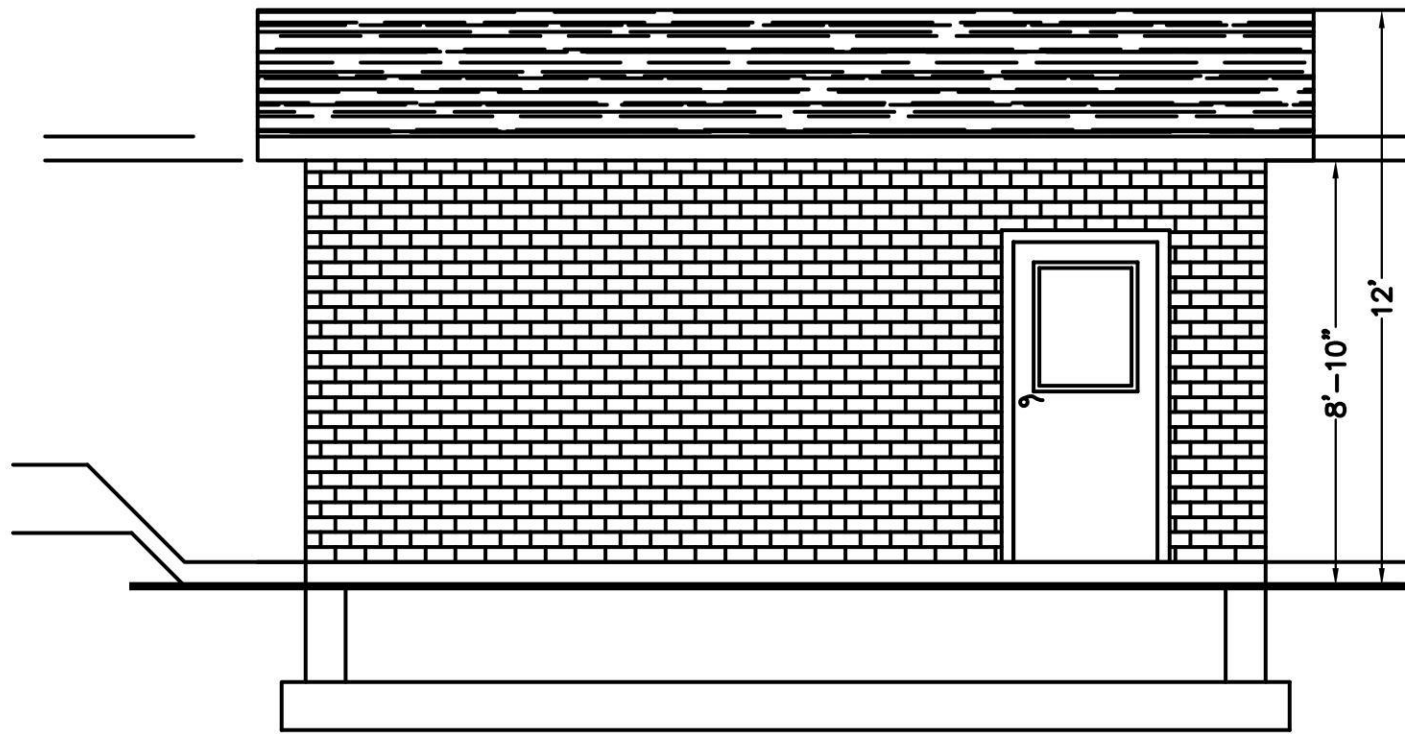
FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP  
FOR TOENAILING - 5 8d COMMON NAILS.  
FOR C.J. TO R.R. - 11 16d COMMON NAILS ( FOR 5 PITCH )  
9 16d COMMON NAILS ( FOR 8 PITCH )  
FOR C OF EA. PLATE TO PLATFORM ABOVE - 1 16d COMMON NAILS @ 48" O.C.

TABLE 3.1 (NAILING SCHEDULE)		
JOINT DESCRIPTION	# OF NAILS	SPACING
<b>ROOF FRAMING</b>		
Rafter to Top Plate (Toe-nailed)	3- 8d	per rafter
(Toe-nailed)	3- 8d	per joist
Ceiling Joist to Top Plate (Toe-nailed)	3- 16d	each lap
Ceiling Joist to Parallel	3- 10d	per tie
Rafter (Face-nailed) OF SHEATHING	2- 16d	each end
Ceiling Joist Laps over Structural Panels	8d	12" o.c.
Blocking to Rafter/FILING SHEATHING	2- 8d	per support
Blocking to Rafter/FILING SHEATHING	3- 8d	per support
(End-nailed)	5d	7" edge/10" cooler's field

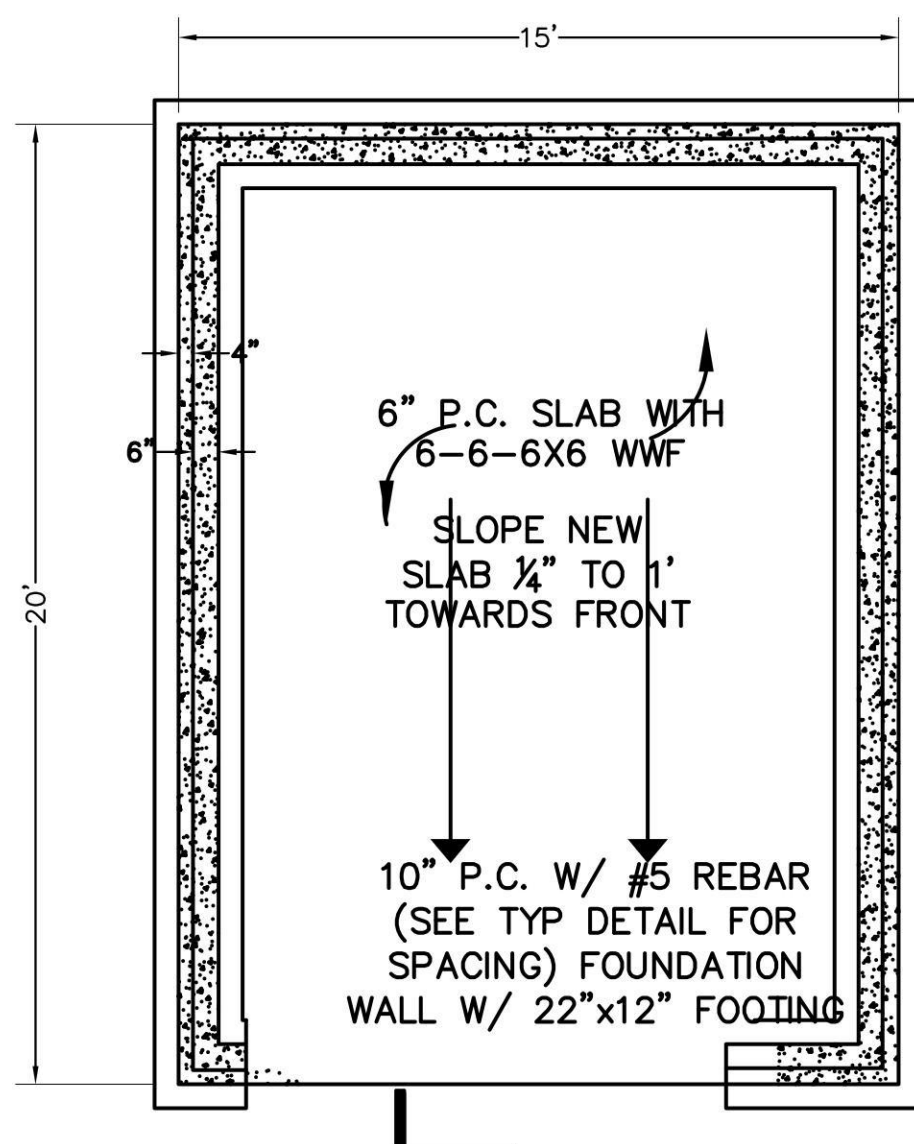
A. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED  
B. NAILS SPACED AT 6" OC AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAGRAMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.  
C. COMMON OR DEFORMED SHANK.  
D. COMMON.  
E. DEFORMED SHANK.  
F. CORROSION RESISTANT SIDING OR CASING NAILS.  
G. FASTENERS SPACED 3" OC AT EXTERIOR EDGES AND 6" OC AT INTERMEDIATE SUPPORT.  
H. CORROSION RESISTANT NAILS WITH 1/4" DIA HEAD AND 1 1/4" LENGTH FOR 1/2" SHEATHING AND 1 3/4" LENGTH FOR 3/4" SHEATHING.  
I. CORROSION RESISTANT STAPLES WITH NOMINAL 1/2" CROWN AND 1 1/4" LENGTH FOR 1/2" SHEATHING AND 1 3/4" LENGTH FOR 3/4" SHEATHING. PANEL SUPPORTS AT 16" (20" OF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL UNLESS OTHERWISE MARKED) ROOF SHEATHING NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.  
J. FASTENERS FOR ASPHALT SHINGLES SHALL BE SHAPED AND STRENGTHENED OR STAINLESS STEEL SPACED 6" ON PANEL EDGES AND 12" ON INTERMEDIATE SUPPORTS. 12 GAGE SHANK W/ A MIN. 3/8" DIA. FOR ROOF SHEATHING APPLICATIONS, AS PER MANUFACTURER'S RECOMMENDATION FOR ROOF SHEATHING.  
K. ROOFING MASTER PAGES SHALL HAVE MIN. CROWN WIDTH OF 1/2" INTO THE ROOF SHEATHING.  
L. FASTENERS SPACED 4" ON SHEATHING. FASTENERS SPACED 4" ON CHICKEN RIDGES. FASTENERS SPACED 4" ON SHEATHING THROUGH THE SHEATHING TO THE BLOCK AT EDGES, ROOF SHINGLES SHALL BE SPACED 6" ON EDGES AND 12" AT INTERMEDIATE SUPPORTS.  
M. FASTENERS SPACED 6" AT EDGES, 12" AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.  
N. FASTENERS SPACED 4" OC AT EDGES, 8" AT INTERMEDIATE.



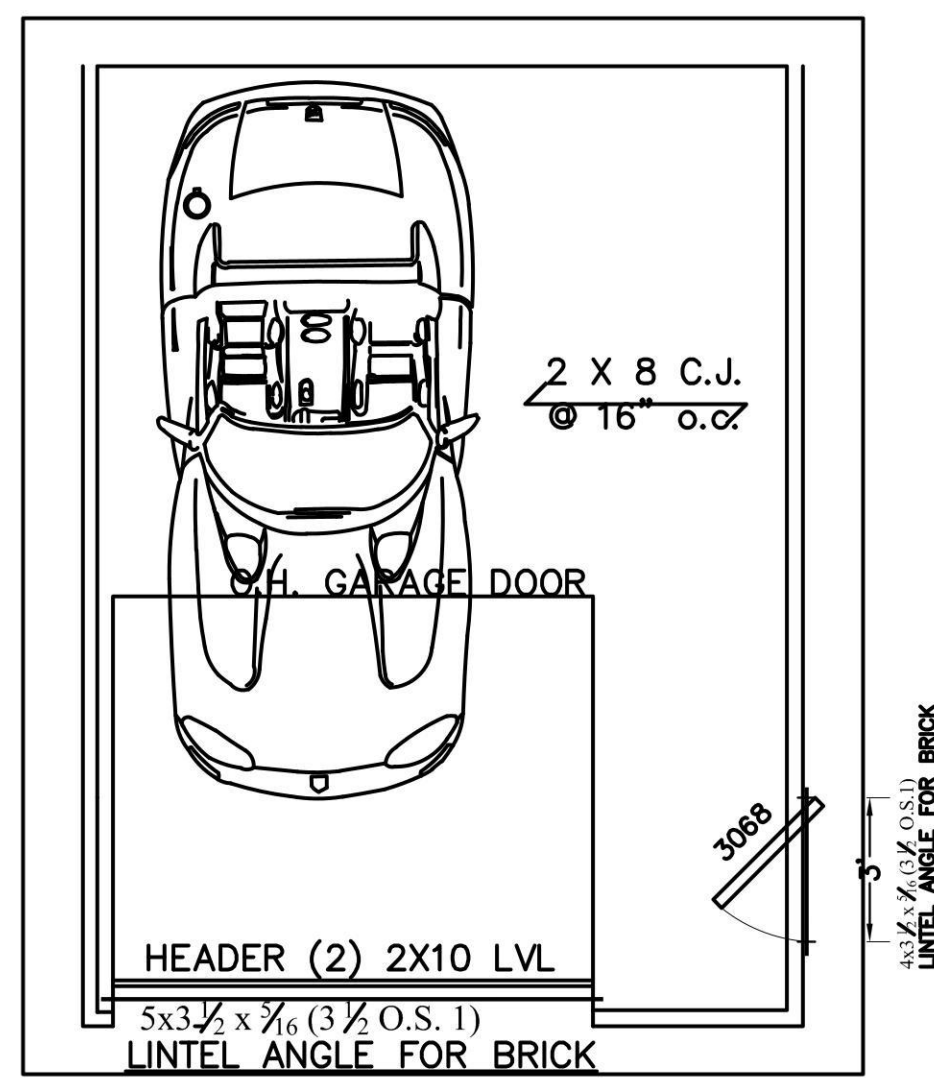
**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0



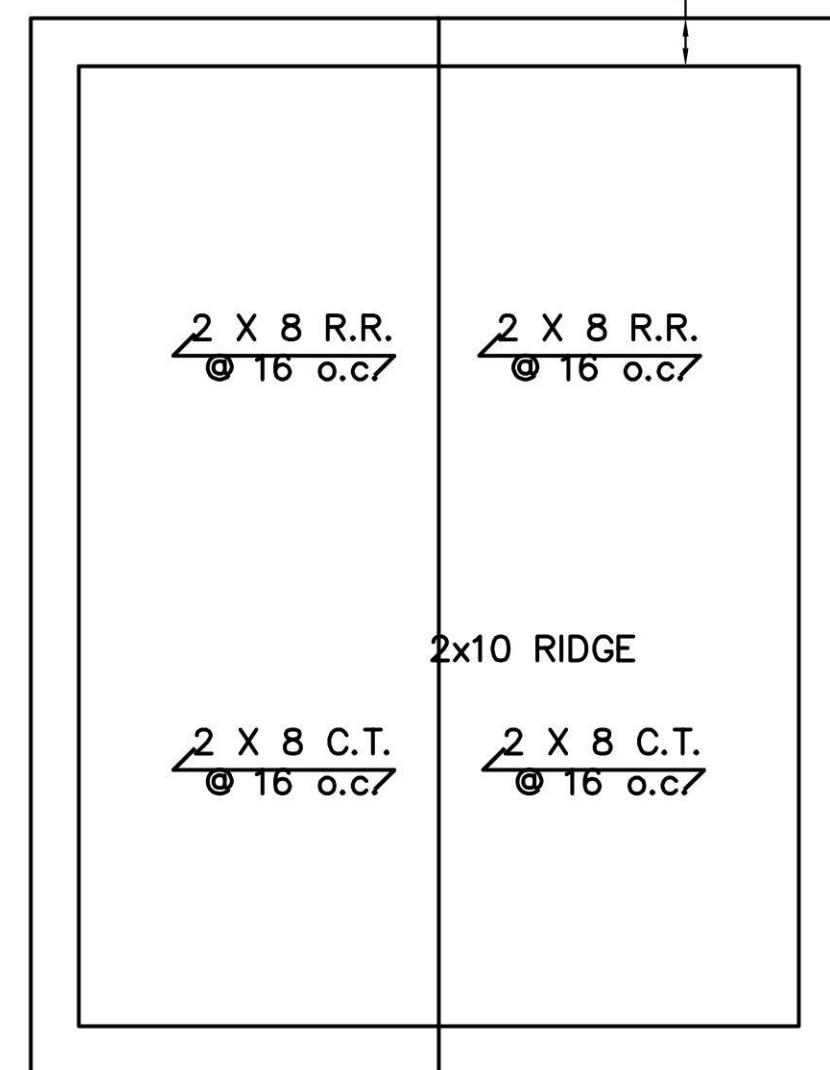
**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0



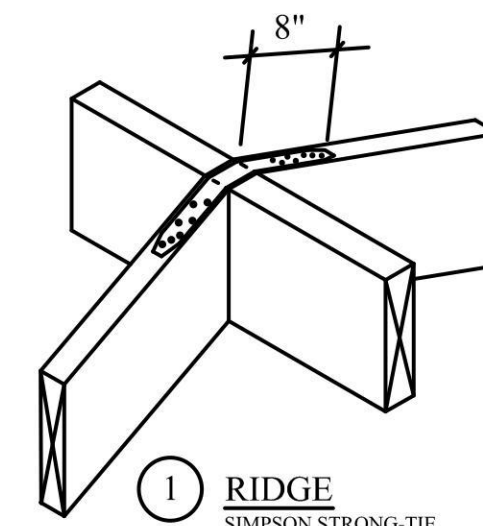
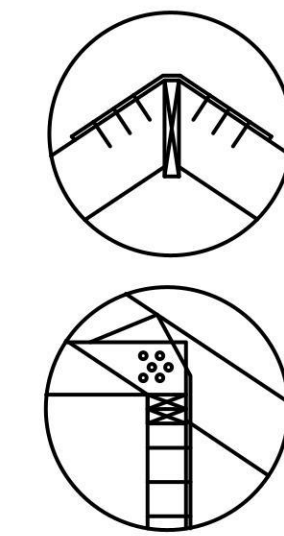
**FOUNDATION**  
SCALE: 1/4" = 1'-0



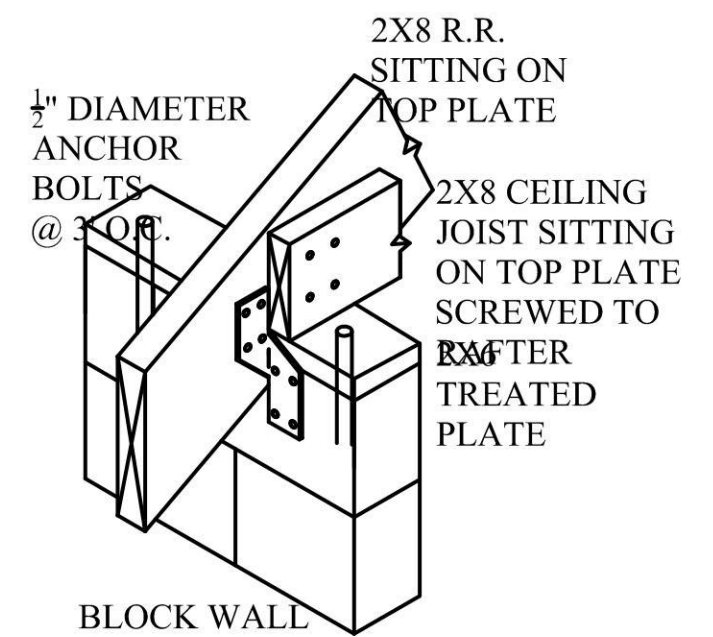
**ATTIC PLAN**  
SCALE: 1/4" = 1'-0



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

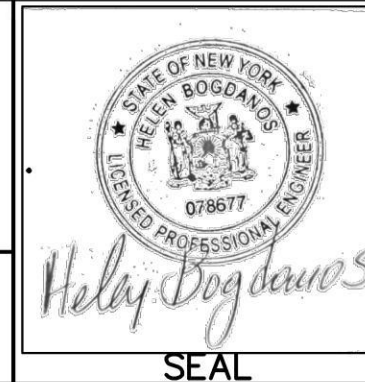


1 RIDGE  
SIMPSON STRONG-TIE WITH CEILING COLLAR TIES AT 48" O.C. (CS-20X13 MIN. WITH (7) 10d COMMON NAILS PER RAFTER. INSTALLED OVER PLYWOOD



2 HURRICANE CLIP  
SIMPSON STRONG-TIE (H2-5A) INSTALLATION INTO BLOCK WALL

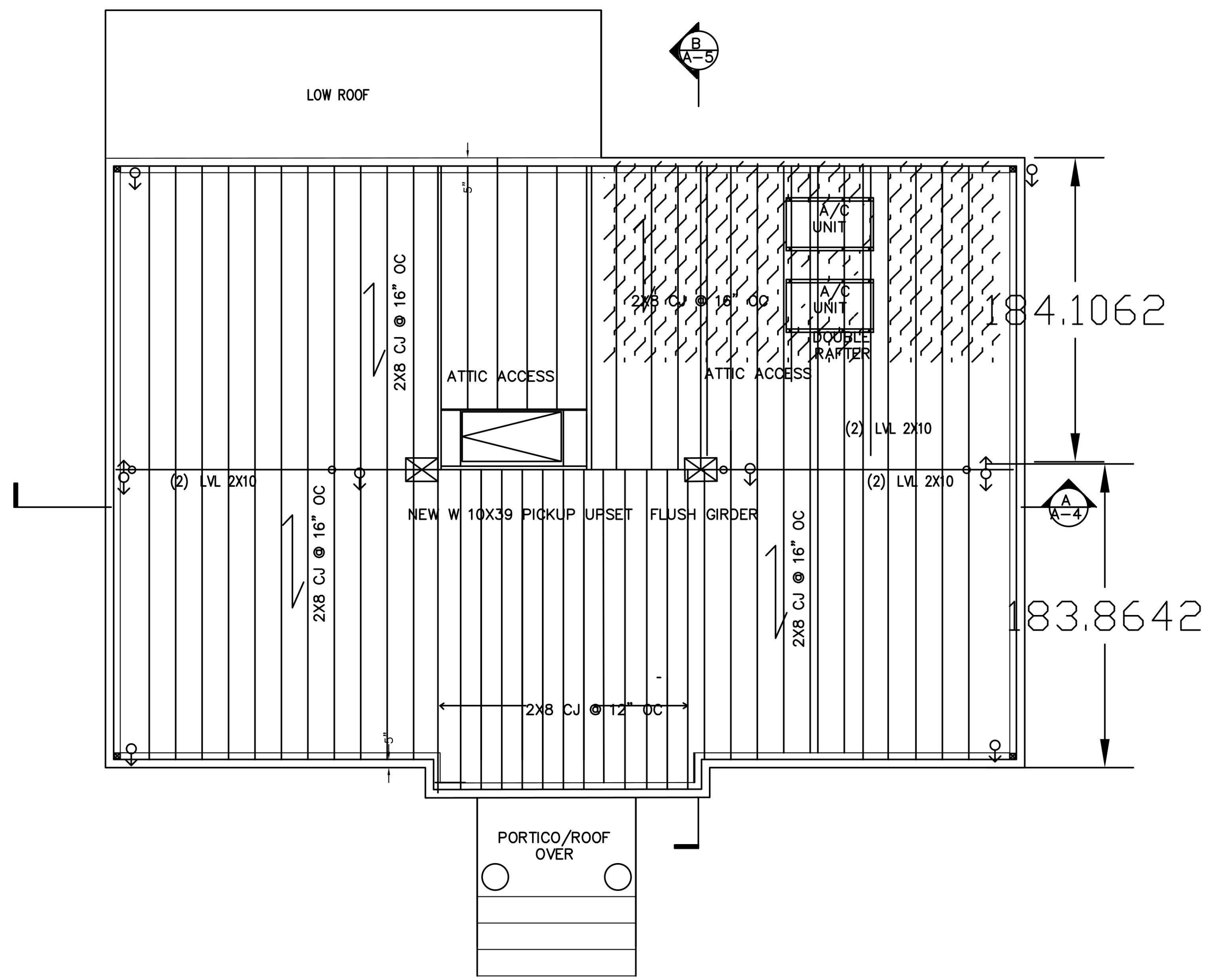
PROPERTY INFORMATION  
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK  
SITE DATA: BUILDING USE: 1 FAM RES. ZONING: R-C  
TAX MAP No: SECTION: 8 BLOCK: 212 LOT: 110  
HELEN BOGDANOS, P.E.  
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626  
SCOPE:  
PROPOSED FIRST FLOOR REAR ADDITION, INTERIOR ALTERATIONS AND RENOVATIONS ALL FIRST FLOOR, NEW KITCHEN, NEW 1.5 BATH, FINISH BASMT W/ NEW BATH, NEW GAS BOILER, CAC, 2ND FL WITH 2 FULL BATHS, 2-DRYWELLS, DETACHED GARAGE, NEW DR/WAY



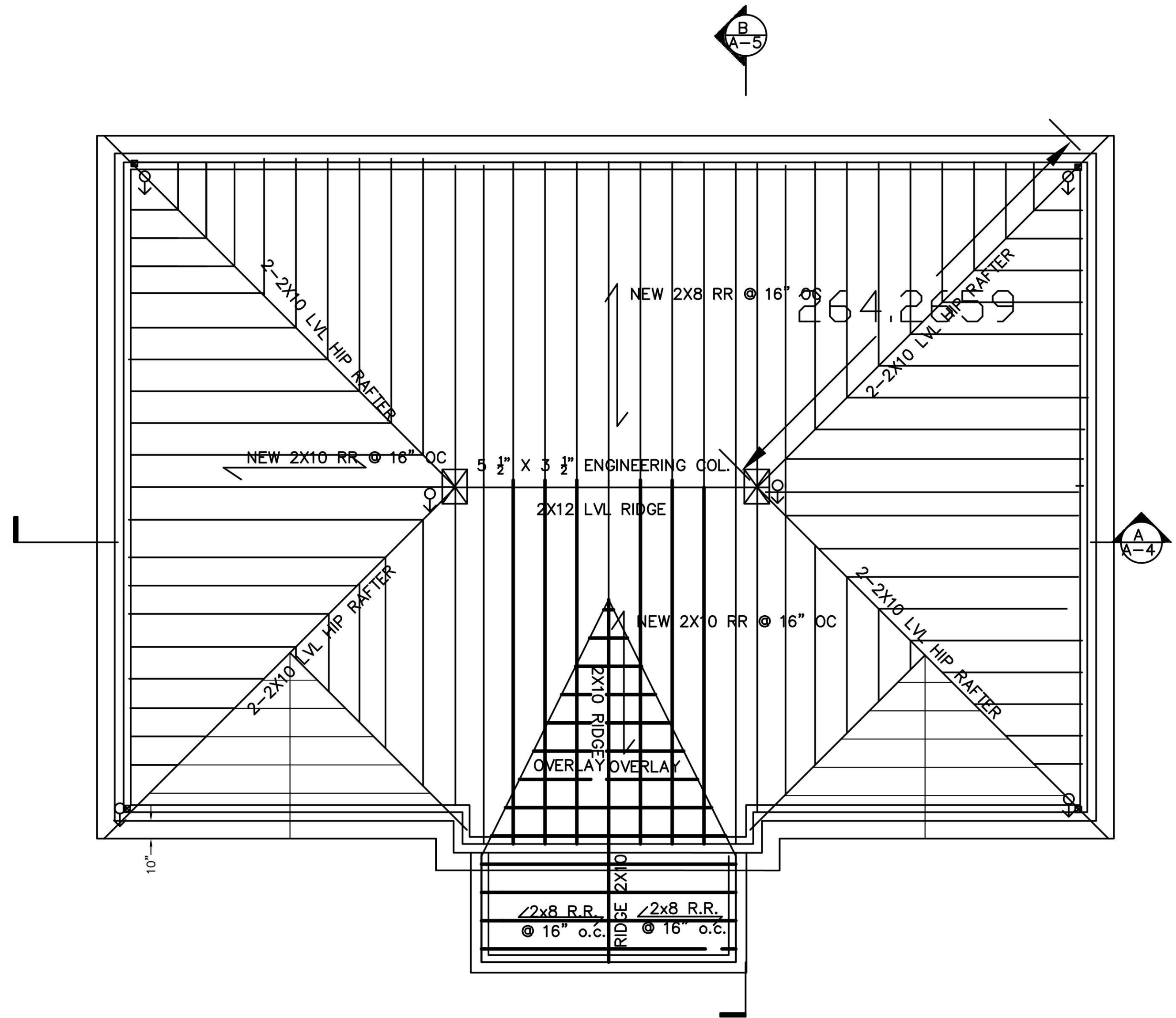
REVISIONS	
2/16/24	12/14/24
12/18/23	AS PER COMMENTS ON 12/15/23
12/14/23	FIRST FILING
DATE	DESCRIPTION
DRAWN BY: I.T.	DRAWING NO. A-7
CHECKED BY: HELEN B.	SCALE: AS NOTED
DATE: 12/14/23	



**DISAPPROVED**  
 Carlos Reyes  
 05/14/2024



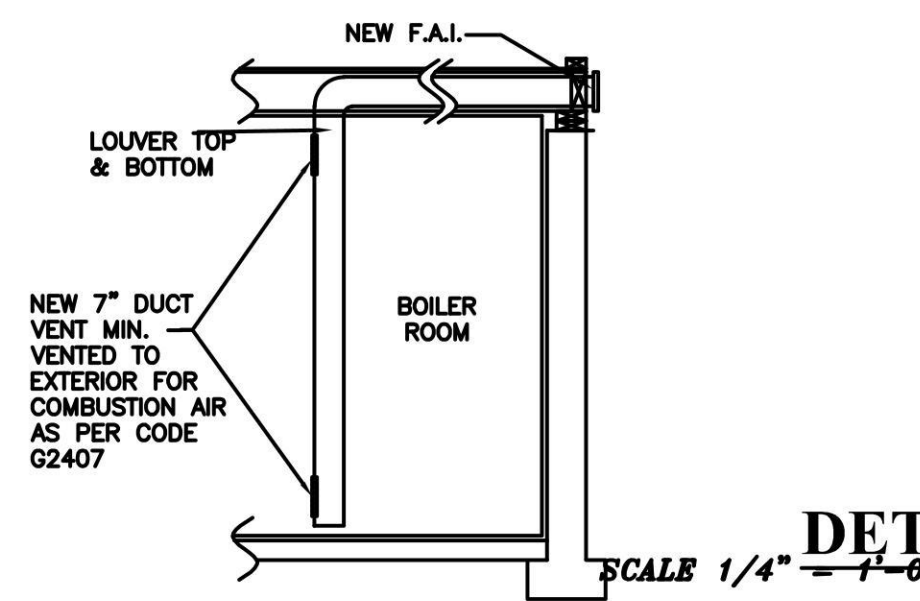
**PROPOSED ATTIC STRUCTURAL FLOOR PLAN**  
**SCALE: 1/4"=1'**



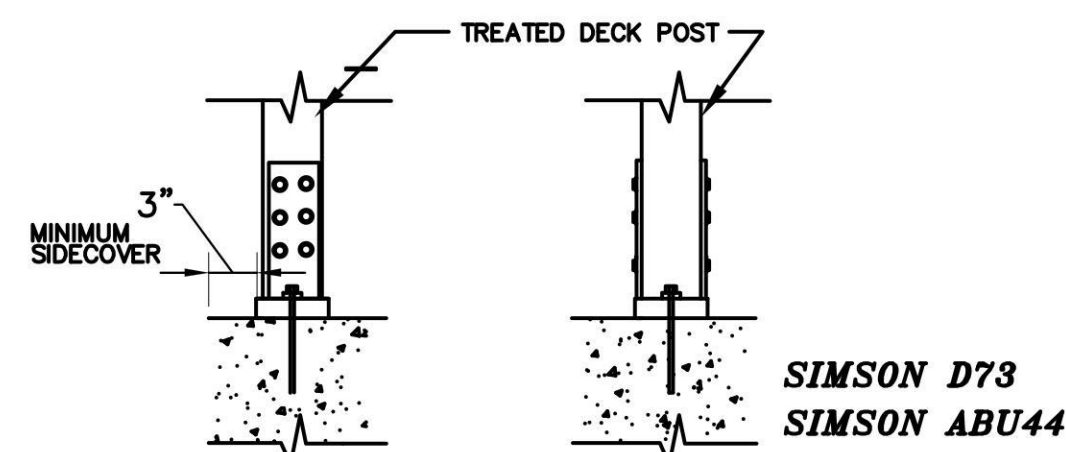
**ROOF PLAN**  
**SCALE: 1/4"=1'**

PROPERTY INFORMATION ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK SITE DATA: BUILDING USE F.A.M. RES. ZONING: R-C TAX MAP SECTION: B BLOCK 212 LOTS: 110		REVISIONS 2/16/24 12/14/24 12/14/23 FIRST FILING	
HELEN BOGDANOS, P.E. 121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516.933.2626		DATE DESCRIPTION DRAWN BY: I.T. CHECKED BY: HELEN B DATE: 12/14/23 SCALE: AS NOTED	
SCOPE: <b>PROPOSED FIRST FLOOR REAR ADDITION, INTERIOR ALTERATIONS AND RENOVATIONS ALL FIRST FLOOR, NEW KITCHEN, NEW 1.5 BATH, FINISH BASMT W/ NEW BATH, NEW GAS BOILER, C.A.C. 2ND FL WITH 2 FULL BATHS, 2-DRYWELLS, DETACHED GARAGE, NEW DR/WAY</b>		DRAWING NO. <b>S-2</b>	

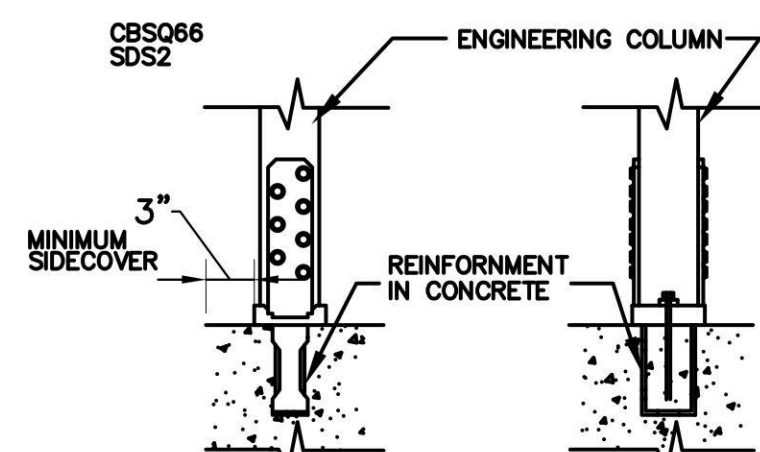




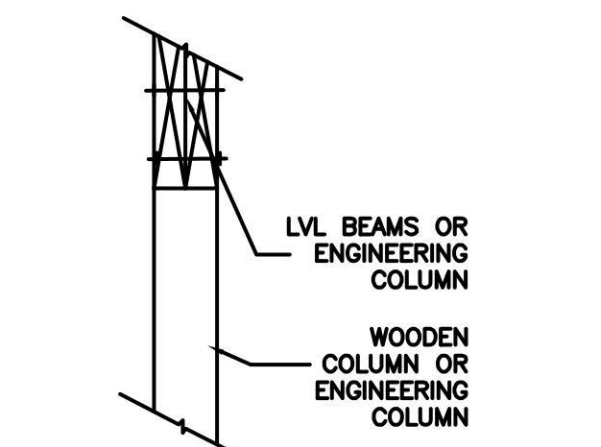
**TYP. VENTING DETAIL**  
N.T.S.



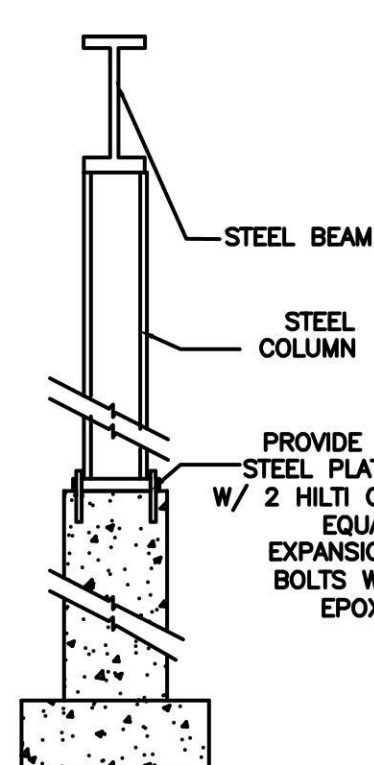
**DETAILS (B) FOR POST TO BE SUPPORTED ON NEW CONCRETE WALL**  
SCALE: 1/4" = 1'-0"



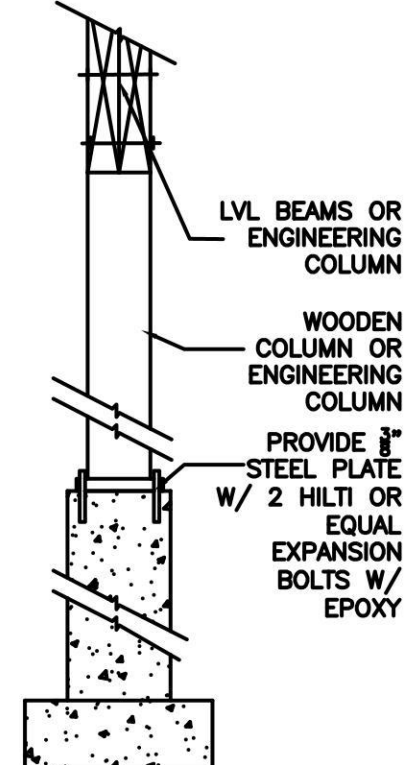
**TYPICAL DETAIL FOR ENGINEERING COLUMN/WOODEN COLUMN TO BEAR ON NEW CONCRETE WALL/FOOTING**  
N.T.S.



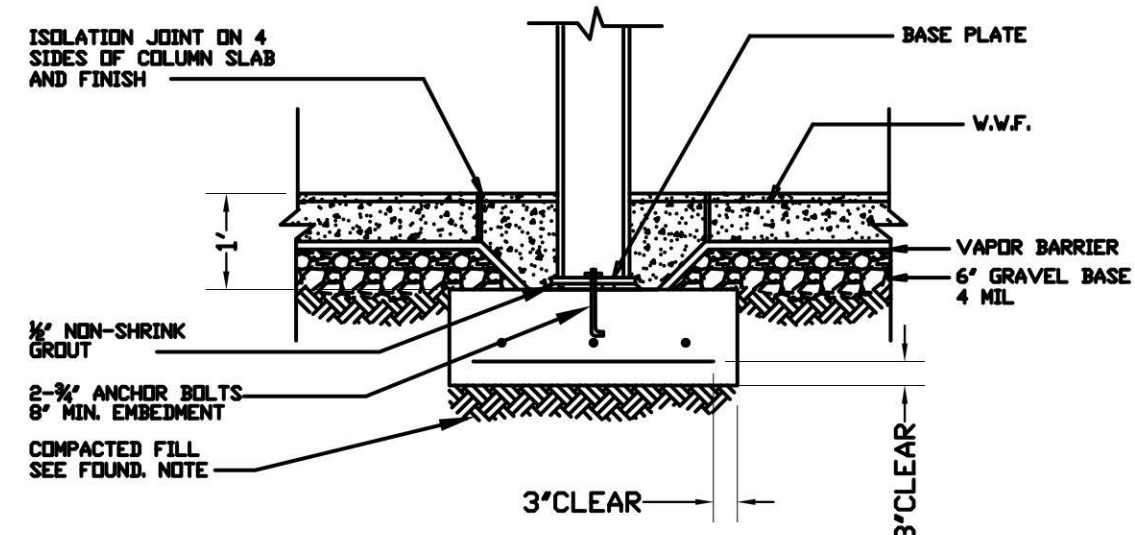
**SUPPORT FOR LVL'S ENGINEERING/WOODEN COLUMN DETAIL**  
N.T.S.



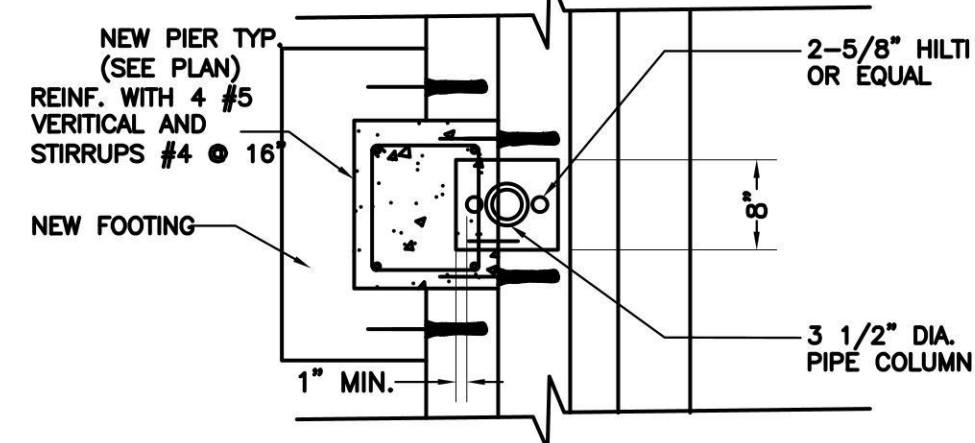
**SUPPORT FOR STEEL COL ON EXISTING CONCRETE FOUNDATION WALL**  
N.T.S.



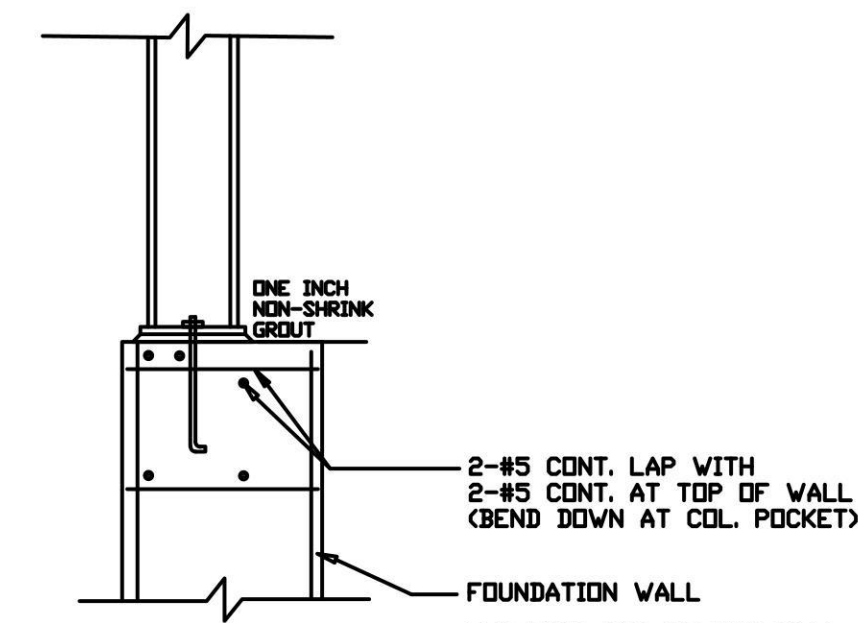
**SUPPORT FOR WOODEN/ENGINEERING COLUMN ON EXISTING CONCRETE FOUNDATION WALL**  
N.T.S.



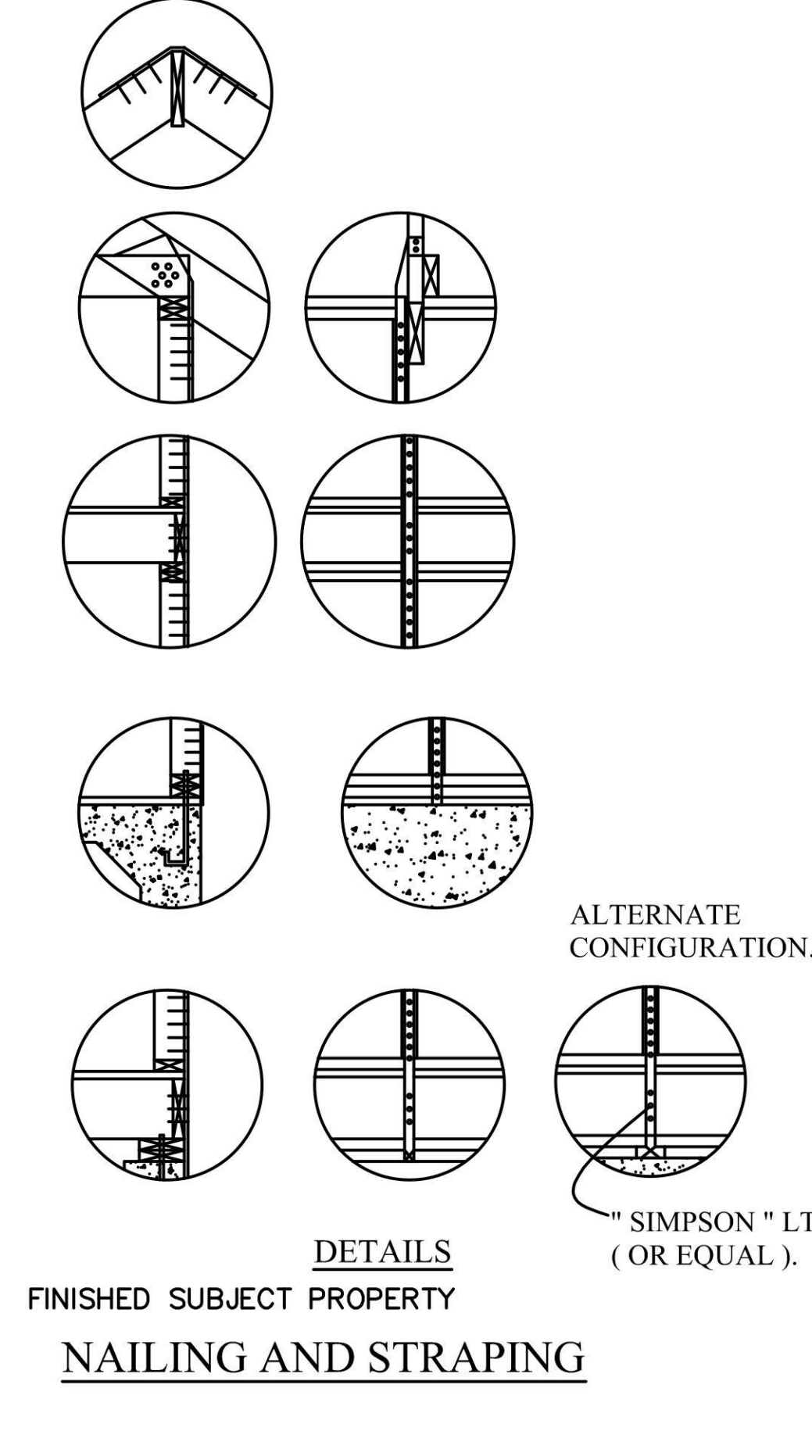
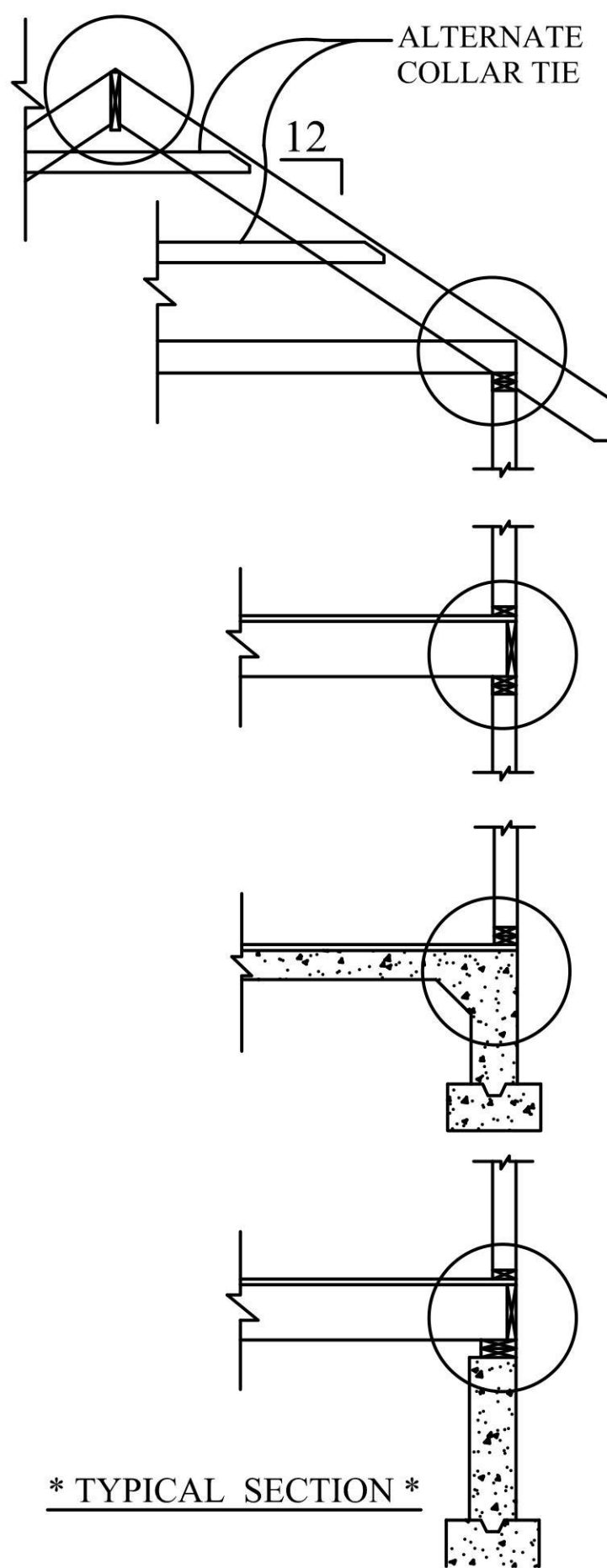
**TYP. STEEL COLUMN ON CONCRETE FOOTING DETAIL**  
N.T.S.



**TYP. STEEL COLUMN ON CONCRETE PIER**  
N.T.S.



**TYP. DETAIL STEEL COLUMN BEARING ON PIER**



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

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

**AT RAFTER TO TOP PLATE TO STUD CONNECTION.**  
FOR STRAP - 3 8d COMMON NAILS @ EA. END OF STRAP  
FOR TOENAILING - 5 8d COMMON NAILS.  
FOR C.J. TO R.R. - 11 16d COMMON NAILS ( FOR 5 PITCH )  
9 16d COMMON NAILS ( FOR 8 PITCH )  
FOR C OF EA. PLATE TO PLATFORM ABOVE - 1 16d COMMON NAILS @ 48" O.C.

TABLE 3.1 (NAILING SCHEDULE)		
JOINT DESCRIPTION	# OF NAILS	NAIL SPACING
<b>ROOF FRAMING</b>		
Rafter to Top Plate (Toe-nailed)	3- 8d	per rafter
Ceiling Joist to Top Plate (Toe-nailed)	3- 8d	per joist
Ceiling Joist to Parallel Rafter (Face-nailed)	3- 16d	each lap
Ceiling Joist Laps over Partitions (Face-nailed)	3- 16d	each lap
Collar Tie to Rafter (Face-nailed)	3- 10d	per tie
Blocking to Rafter (Toe-nailed)	2- 8d	each end
Rim Board to Rafter (End-nailed)	2- 16d	each end
<b>WALL FRAMING</b>		
Top plate to Top Plate (Face-nailed)	2- 16d	per foot
Top Plate at Intersections (Face-nailed)	4- 16d	joints - each side
Stud to Stud (Face-nailed)	2- 16d	24" o.c.
Header to Header (Face-nailed)	16d	16" o.c. along edges
Top or Bottom Plate to Stud (End-nailed)	2- 16d	per 2 x 4 stud
	3- 16d	per 2 x 6 stud
Bottom Plate to Floor Joist, Band Joist, End Joist or blocking (Face-nailed)	2- 16d	per foot
<b>FLOOR FRAMING</b>		
Joist to Sill, Top Plate or Girder (Toe-nailed)	4- 8d	per joist
Bridging to Joist (Toe-nailed)	2- 8d	each end
Blocking to Joist (Toe-nailed)	2- 8d	each end
Blocking to Sill or Top Plate (Toe-nailed)	3- 16d	each block
Ledger Strip to Beam (Face-nailed)	3- 16d	each joist
Joist on Ledger to Beam (Toe-nailed)	3- 8d	per joist
Band Joist to Joist (End-nailed)	3- 16d	per joist
Band Joist to Sill or Top Plate (Toe-nailed)	2- 16d	per foot
<b>ROOF SHEATHING</b>		
Structural Panels	8d	12" o.c.
Diagonal Board Sheathing	2- 8d	per support
1"x6" or 1"x8"	3- 8d	per support
1"x10" or wider		
<b>CEILING SHEATHING</b>		
Gypsum Wallboard	5d coolers	7" edge/10" field
<b>WALL SHEATHING</b>		
Structural Panels	8d	12" o.c.
Fiberboard Panels	6d	3" edge/6" field
7/16"	8d	3" edge/6" field
25/32"	8d	3" edge/6" field
Gypsum Wallboard	5d coolers	7" edge/10" field
Hardboard	8d	12" o.c.
Particleboard Panels	8d	12" o.c.
Diagonal Board Sheathing	2- 8d	per support
1"x6" or 1"x8"	3- 8d	per support
1"x10" or wider		
<b>FLOOR SHEATHING</b>		
Structural Panels	8d	6" edge/12" field
1" or less	10d	6" edge/6" field
greater than 1"		
Diagonal Board Sheathing	2- 8d	per support
1"x6" or 1"x8"	3- 8d	per support
1"x10" or wider		

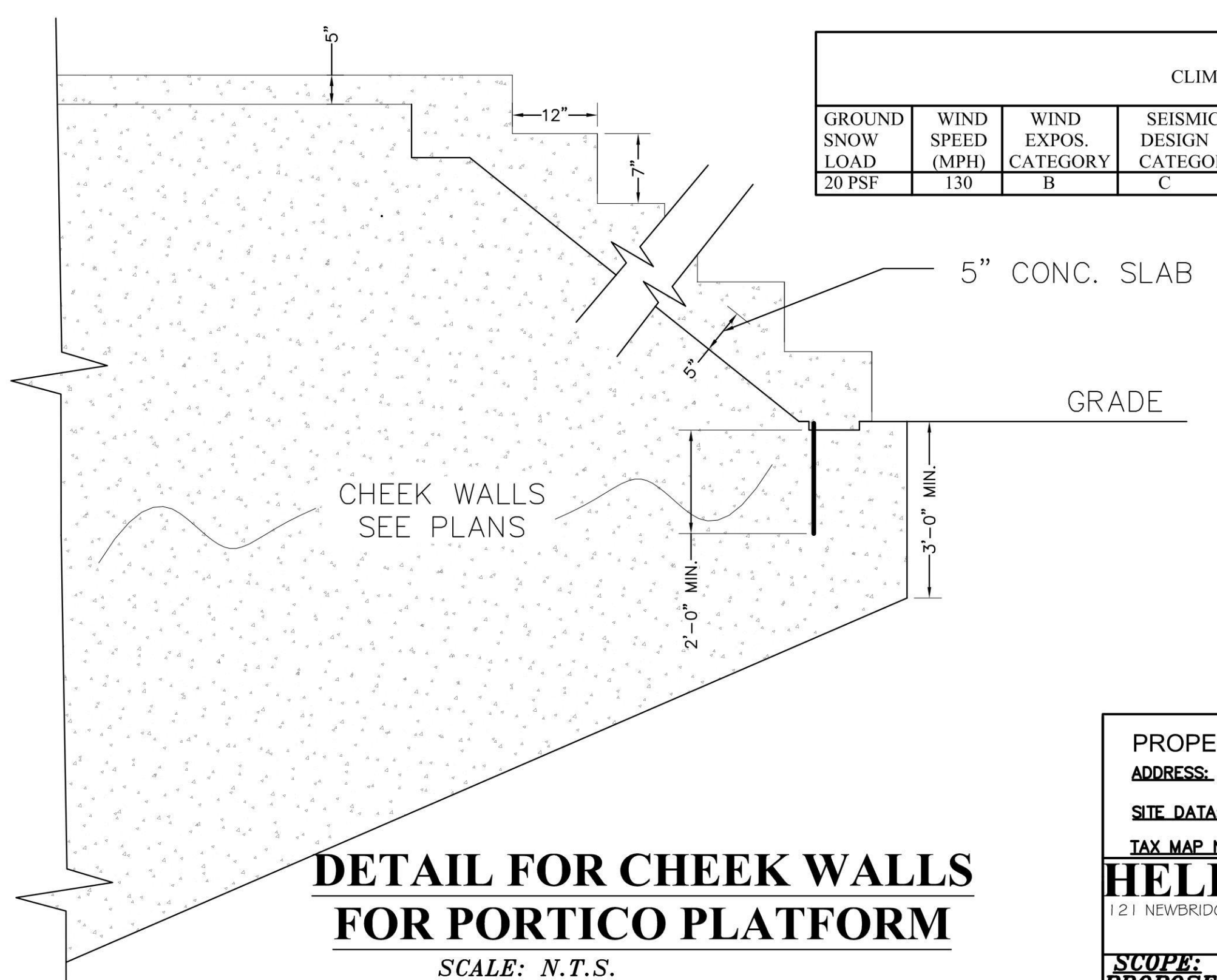
A. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.  
B. NAILS SPACED AT 6" OC AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAGRAM AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.  
C. COMMON OR DEFORMED SHANK.  
D. COMMON.  
E. DEFORMED SHANK.  
F. CORROSION RESISTANT SINDING OR CASING NAILS.  
G. FASTENERS SPACED 3" OC AT EXTERIOR EDGES AND 6" OC AT INTERMEDIATE SUPPORT.  
H. CORROSION RESISTANT ROOFING NAILS WITH 1/4" DIA HEAD AND 1 1/4" LENGTH FOR 4" SHEATHING AND 1 1/2" LENGTH FOR 5" SHEATHING.  
I. CORROSION RESISTANT STAPLES WITH NOMINAL 1/4" CROWN AND 1 1/2" LENGTH FOR 4" SHEATHING AND 1 1/4" LENGTH FOR 5" SHEATHING. PANEL SUPPORTS AT 16" (20" OF STRENGTH AXIS) IN THE LONG DIRECTION OF THE PANEL UNLESS OTHERWISE MARKED.  
J. CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORT.  
K. PANEL SUPPORTS AT 24". CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.  
L. FOR ROOF SHEATHING APPLICATIONS, 8D NAILS ARE THE MIN. REQ'D FOR WOOD STRUCTURAL PANELS.  
M. STAPLES SHALL HAVE MIN. CROWN WIDTH OF 1/4".  
N. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED AT EDGES, 8" AT INTERMEDIATE SUPPORTS.  
O. FASTENERS SPACED 4" OC AT EDGES, 8" OC AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3" OC AT EDGES, 6" AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.  
P. FASTENERS SPACED 4" OC AT EDGES, 8" AT INTERMEDIATE SUPPORTS.

MINIMUM UNIFORM DISTRIBUTED DESIGN LOADS		
(REFER TO TABLE R301.2(1) FOR DEAD LOAD & R301.5 FOR LIVE LOADS)		
USE	LIVE LOAD	DEAD LOAD
EXTERIOR BALCONIES	60	10
DECKS	40	10
PASSENGER VEHICLE GARAGES	50	PER PLAN
ATTICS WITHOUT STORAGE (ROOF BELOW 3 PITCH)	10	10
ATTICS WITH STORAGE (ROOF BELOW 3 PITCH)	20	10
ATTICS WITH FIXED STAIRS	30	10
ROOMS OTHER THAN SLEEPING ROOMS	40	10
SLEEPING ROOMS	30	10
STAIRS	40	10
GUARDRAILS AND HANDRAILS	20	10
ROOF LOADING LIVE- GROUND SNOW LOAD	20	10

R905.25 FASTENERS  
FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MIN. 12 GAGE SHANK W/ A MIN. 3/8" HEAD  
ASTM F1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MIN. OF 1/4" INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 1/2" THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING R905.26 ASPHALT ROOF SHINGLES SHALL HAVE A MIN. OF SIX FASTENERS PER SHINGLE

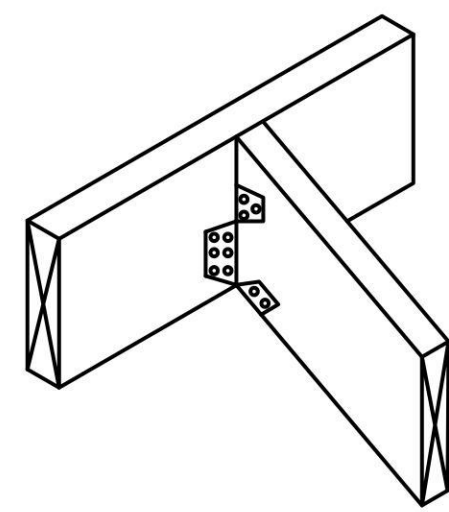
**DISAPPROVED**  
Carlos Reyes  
05/14/2024

TABLE R 301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA											
GROUND SNOW LOAD	WIND SPEED (MPH)	WIND EXPOS. CATEGORY	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM 1,2 WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZE INDEX
20 PSF	130	B	C	SEVERE	3'	M-H	S-M	11°	YES	NO	599

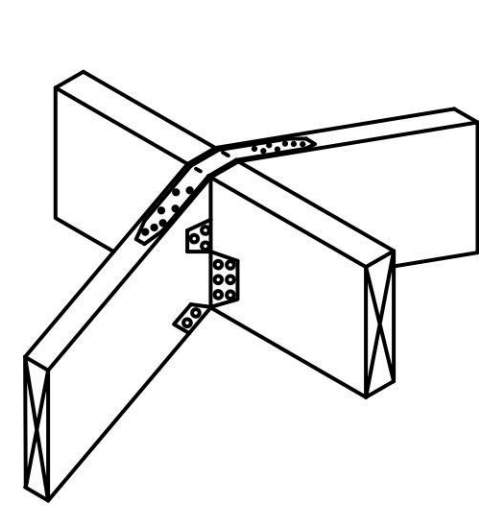


**DETAIL FOR CHEEK WALLS FOR PORTICO PLATFORM**  
SCALE: N.T.S.

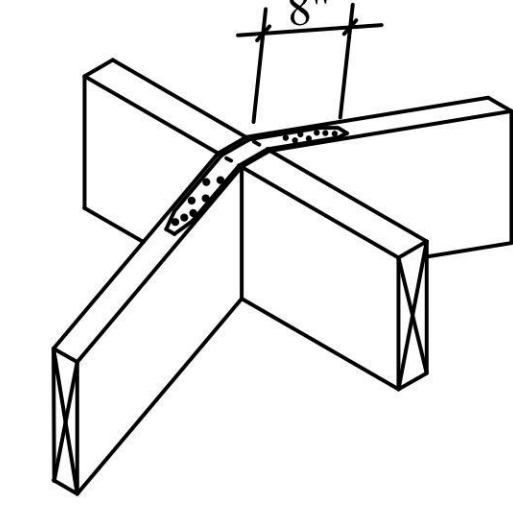
PROPERTY INFORMATION ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK		REVISIONS	
SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R-C		2/16/24	AS PER COMMENTS
TAX MAP No.: SECTION: B BLOCK: 212 LOTS: 110		12/14/23	FIRST FILING
<b>HELEN BOGDANOS, P.E.</b> 121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626		DATE	DESCRIPTION
SCOPE: PROPOSED FIRST FLOOR REAR ADDITION, INTERIOR ALTERATIONS AND RENOVATIONS ALL FIRST FLOOR, NEW KITCHEN, NEW 1.5 BATH, FINISH BASMT W/ NEW BATH, NEW GAS BOILER, CAC, 2ND FL WITH 2 FULL BATHS, 2 DRYWELLS, DETACHED GARAGE, NEW DR/WAY		DRAWN BY: LT	DRAWING NO.
		CHECKED BY: HELEN B	<b>D-1</b>
		DATE: 12/14/23	SCALE: AS NOTED



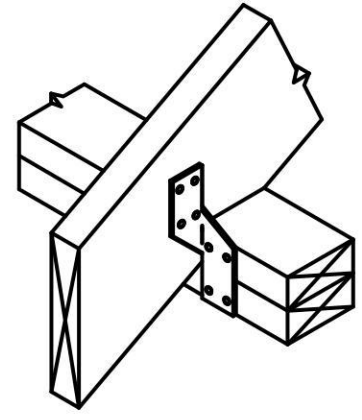
**1 ADJUSTABLE HANGER**  
SIMPSON STRONG-TIE  
LSU26-2X6  
LSU28-2X8, 2X10, OR 2X12



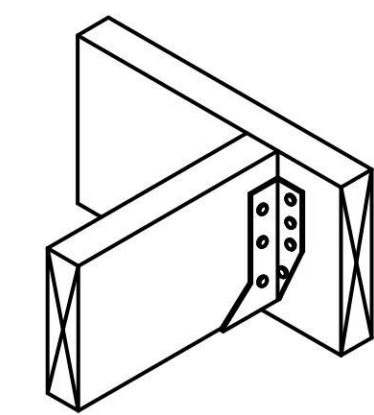
**2 STRUCTURAL RIDGE**  
SIMPSON STRONG-TIE  
CATHEDRAL CEILINGS  
LSU26-2X6  
LSU28-2X8, 2X10, OR 2X12  
CS-20 X18 MIN. WITH (7) 10D COMMON NAILS PER RAFTER INSTALLED OVER PLYWOOD



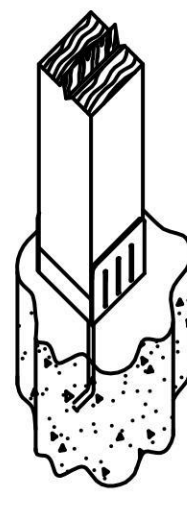
**3 RIDGE**  
SIMPSON STRONG-TIE  
WITH CEILING COLLAR TIES  
AT 48" O.C. CS-20X13 MIN.  
WITH (7) 10D COMMON NAILS PER RAFTER INSTALLED OVER PLYWOOD



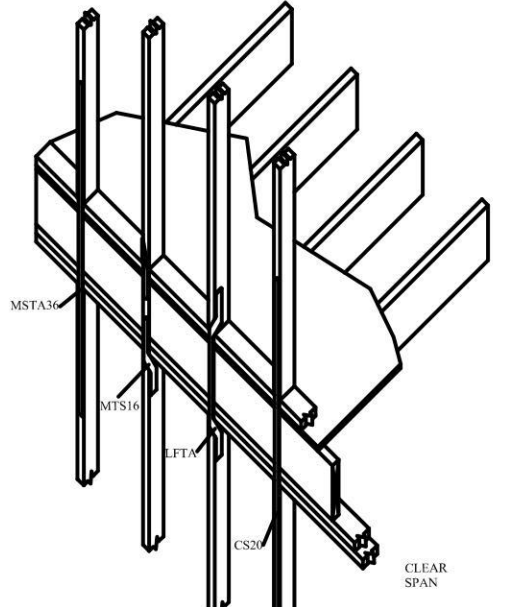
**4 HURRICANE CLIP**  
SIMPSON STRONG-TIE (H2, H3, H4)  
INSTALLATION OVER PLYWOOD IS ACCEPTABLE AS PER MIN. NAIL PENETRATION (C-2005 PG. 11)



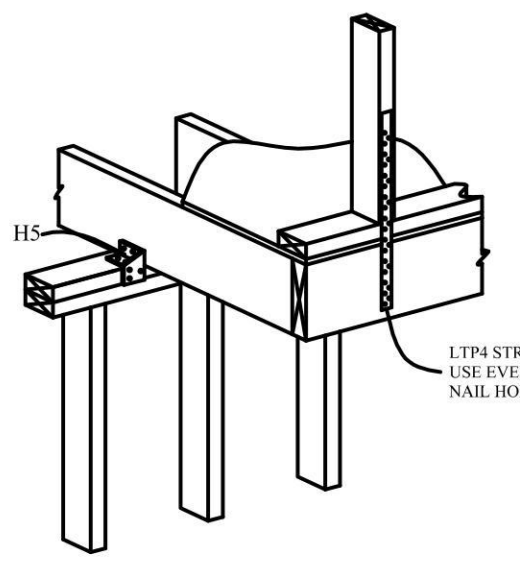
**5 FACE MOUNT HANGER**  
SIMPSON STRONG-TIE (L5)  
LUS26, LUS28, LUS26-2, LUS28-2, LUS210, LUS210-2



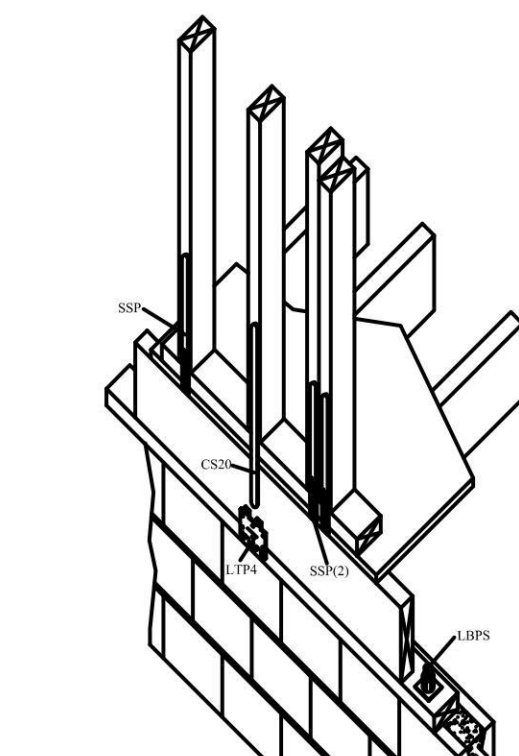
**7 POST BASE**  
SIMPSON STRONG-TIE - (ABA44)



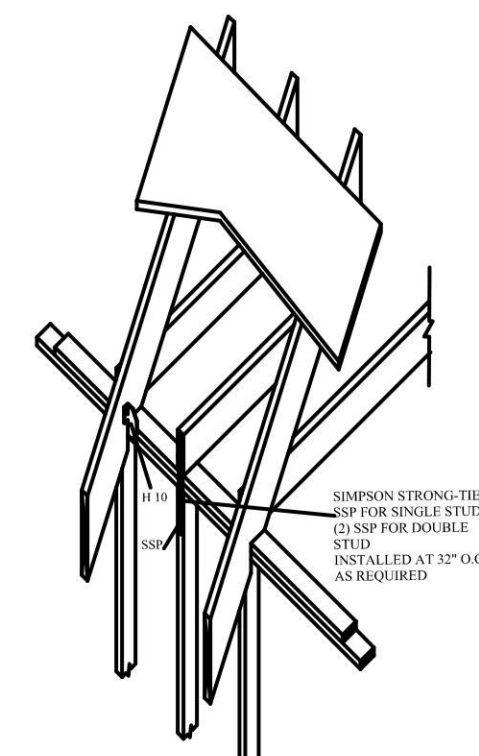
**8 STUD TO STUD CONNECTIONS**  
SIMPSON STRONG-TIE  
(CS20 OR LTP4, OR (2) MTS16)  
CS20 X 36" AT 32" O.C. MIN.  
WITH (6) 10D NAILS AT EACH END WITH (1) 10D AT CENTER  
OR LTP4 AT 32" O.C.  
OR (2) MTS16 AT 32" O.C.



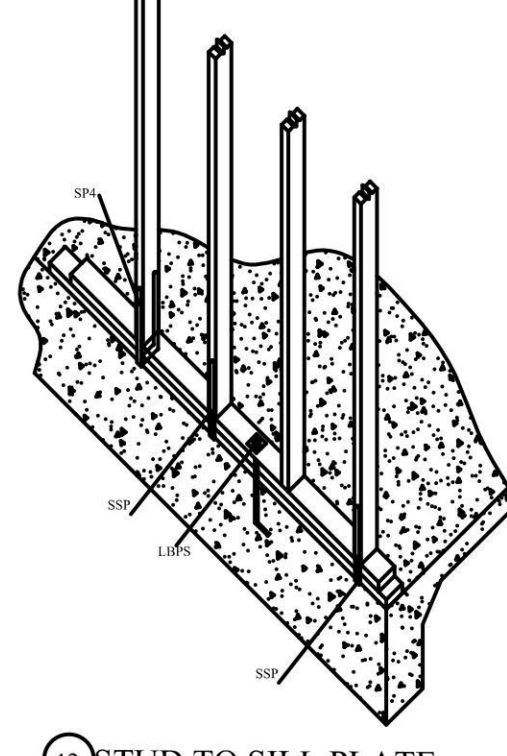
**9 CANTILEVER SIMPSON STRONG-TIE**  
H5, LTP4



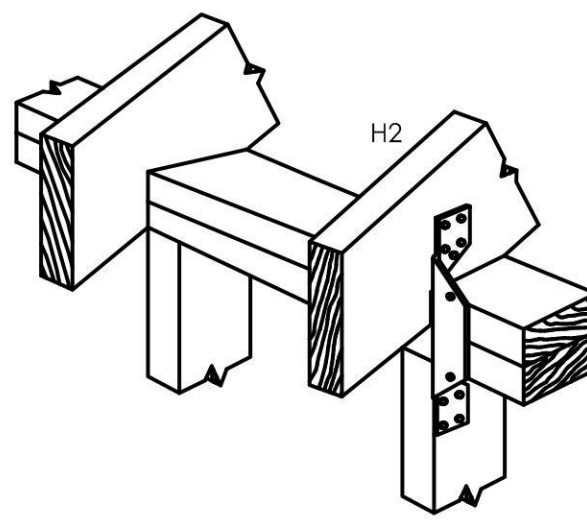
**10 FLOOR TO CONCRETE CONNECTIONS**  
SIMPSON STRONG-TIE (L10)  
SSP, SSP, (2) LTP4, & CS20  
CS20X36" AT 32" O.C.



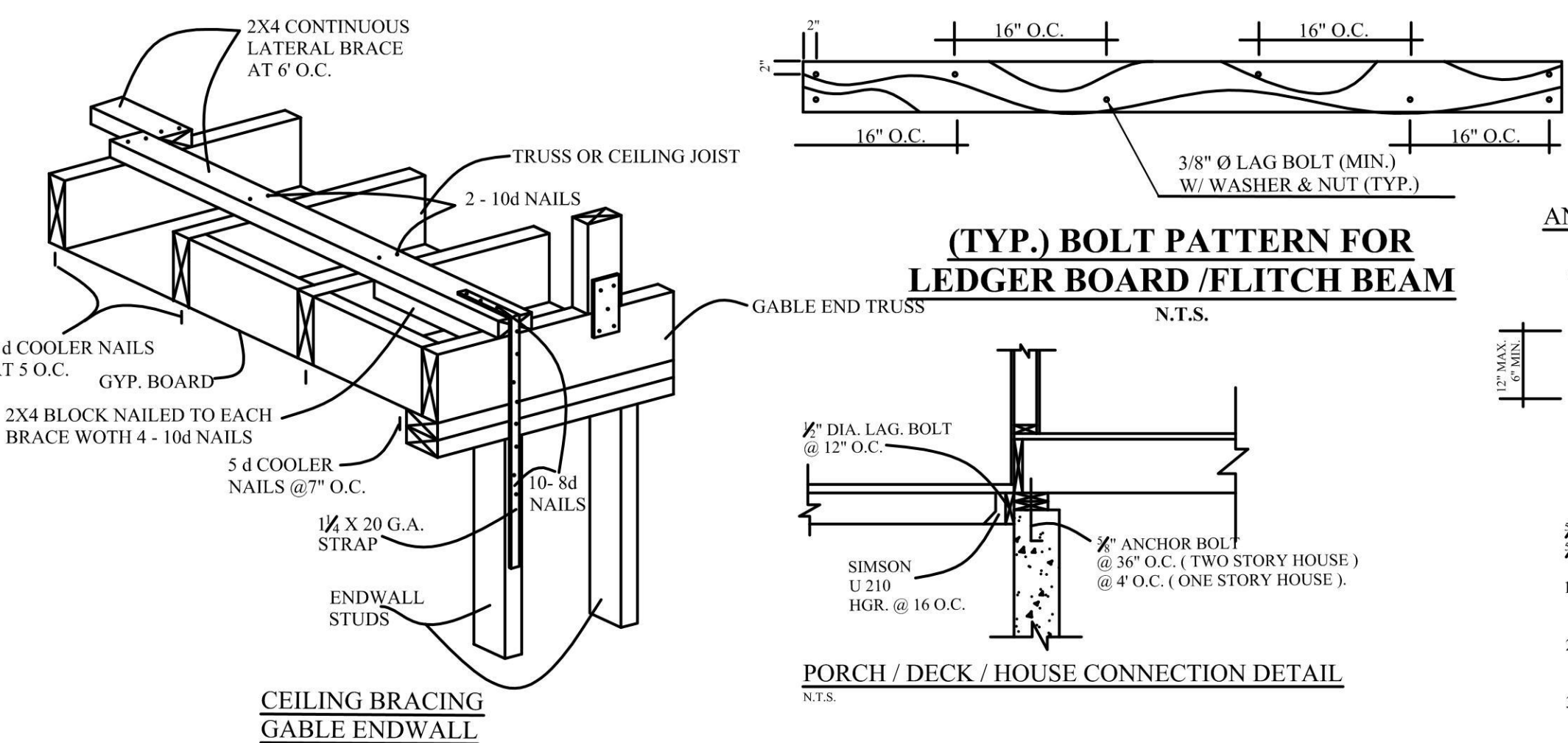
**11 TRUSS RAFTER CONNECTIONS TO WOOD DOUBLE TOP PLATES**  
SIMPSON STRONG-TIE (SSP & H10)



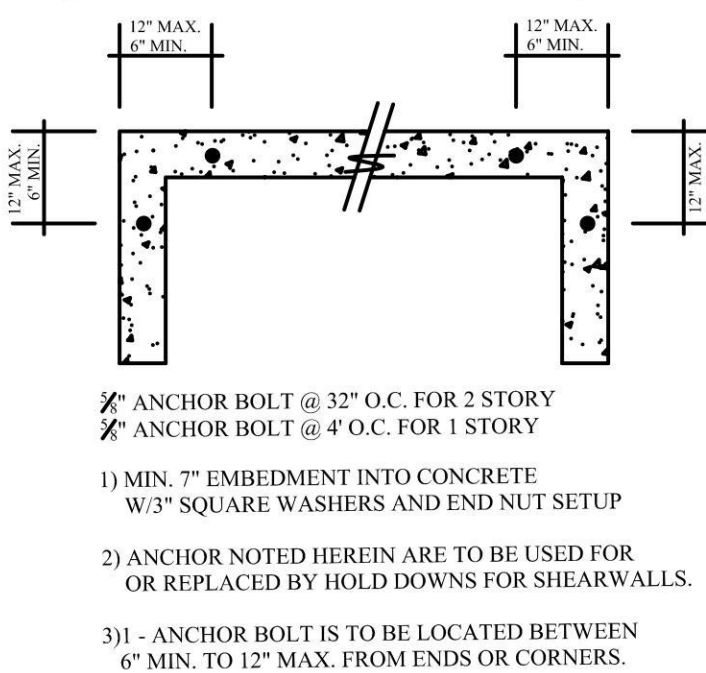
**12 STUD TO SILL PLATE**  
SIMPSON STRONG-TIE  
(L10, SSP, & SP4)  
SSP OR SINGLE STUD  
(2) SSP FOR DOUBLE STUD  
INSTALL AT 32" O.C. AS REQD.



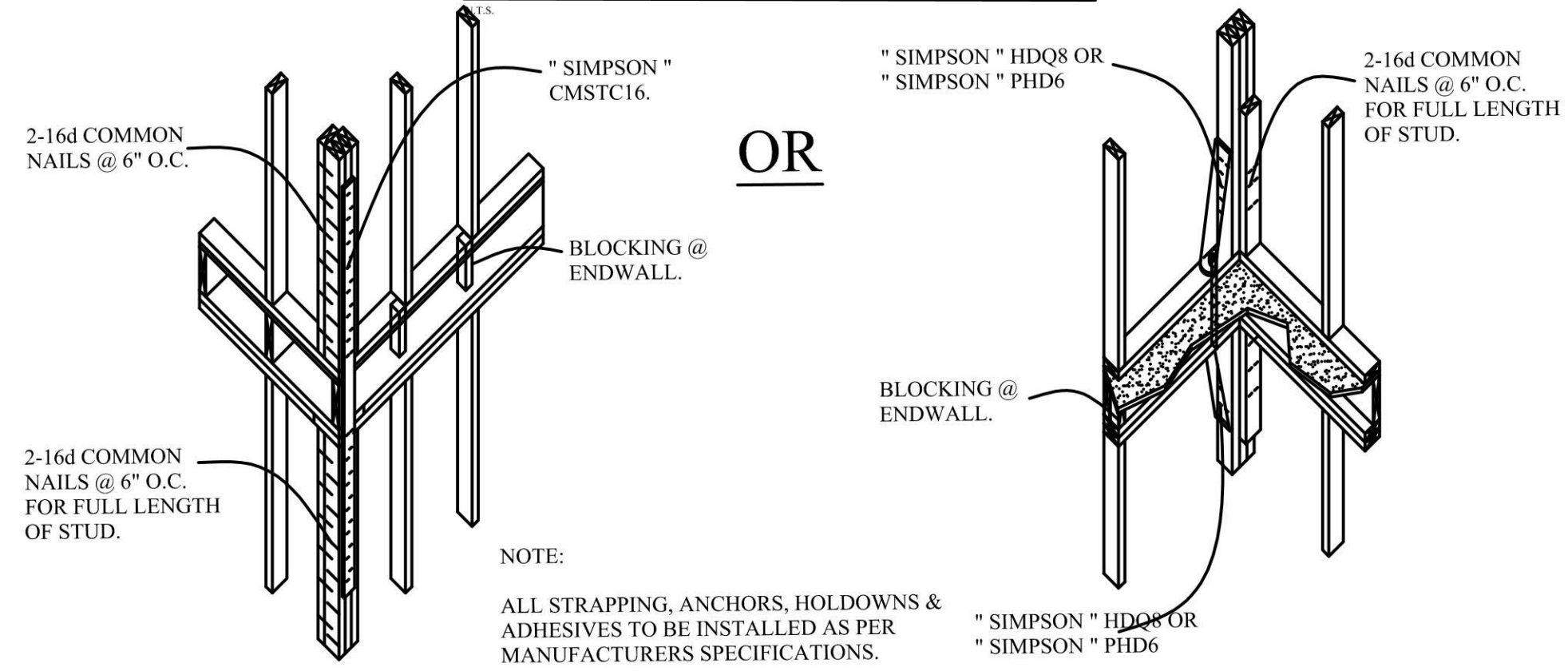
**13 RAFTER TO PLATE TO STUD**  
SIMPSON STRONG-TIE (H2, H3)



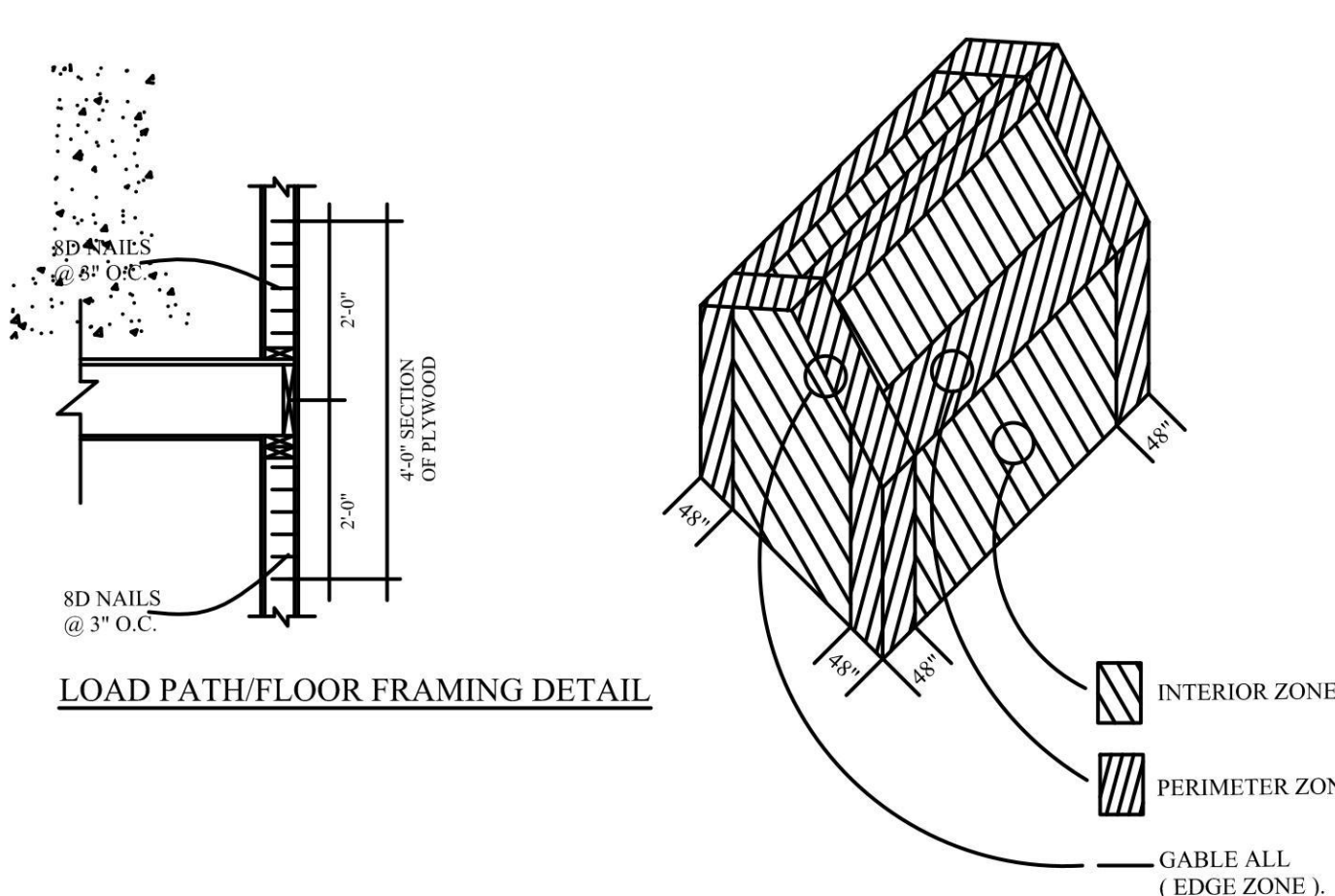
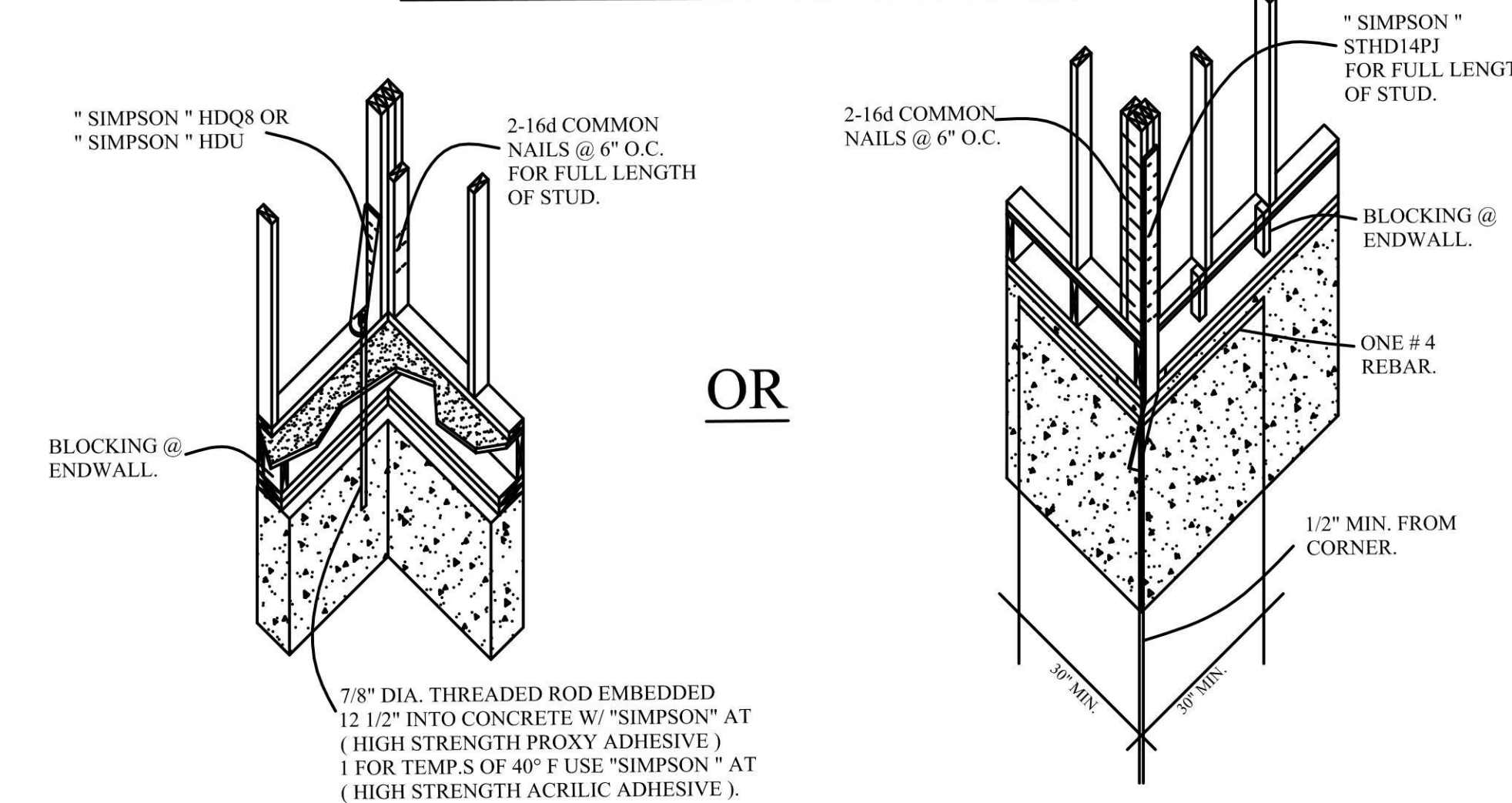
**ANCHOR BOLT SPECIFICATION**



**HOLDOWN CONNECTION SECOND FLOOR ATTACHMENT OPTIONS.**



**FIRST FLOOR ATTACHMENT OPTIONS**



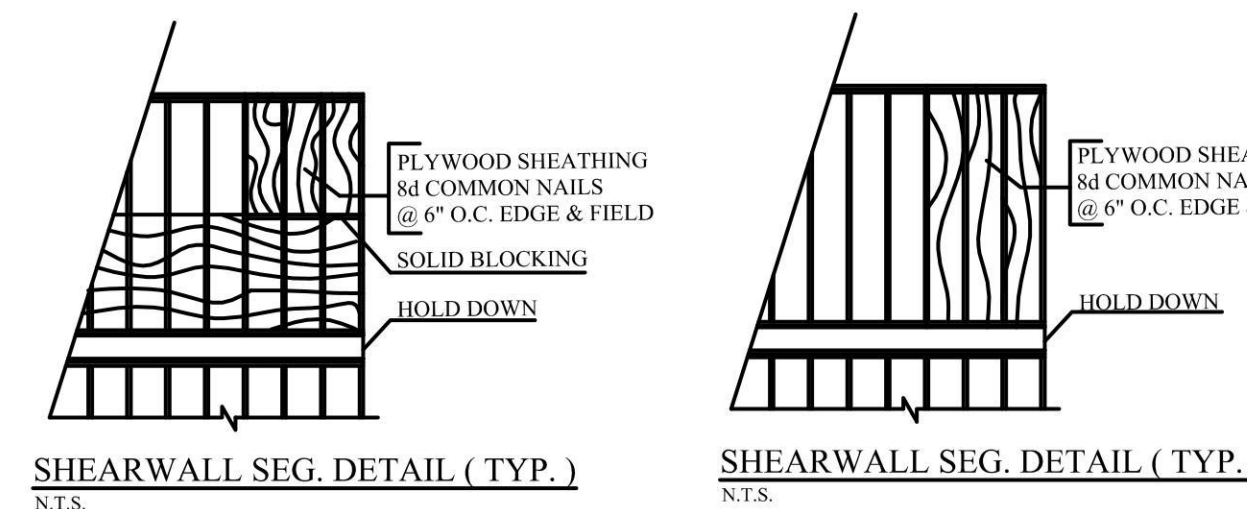
**RESIDENTIAL CODE OF NEW YORK STATE**

R3012.1.1. DESIGN CRITERIA: CONSTRUCTION IN REGIONS WHERE THE BASIC WIND SPEEDS FROM FIGURE R3012 (4) EQUAL OR EXCEED 110 MILES PER HOUR (177.1 Km/h) SHALL BE DESIGNED IN ACCORDANCE WITH ONE OF THE FOLLOWING.

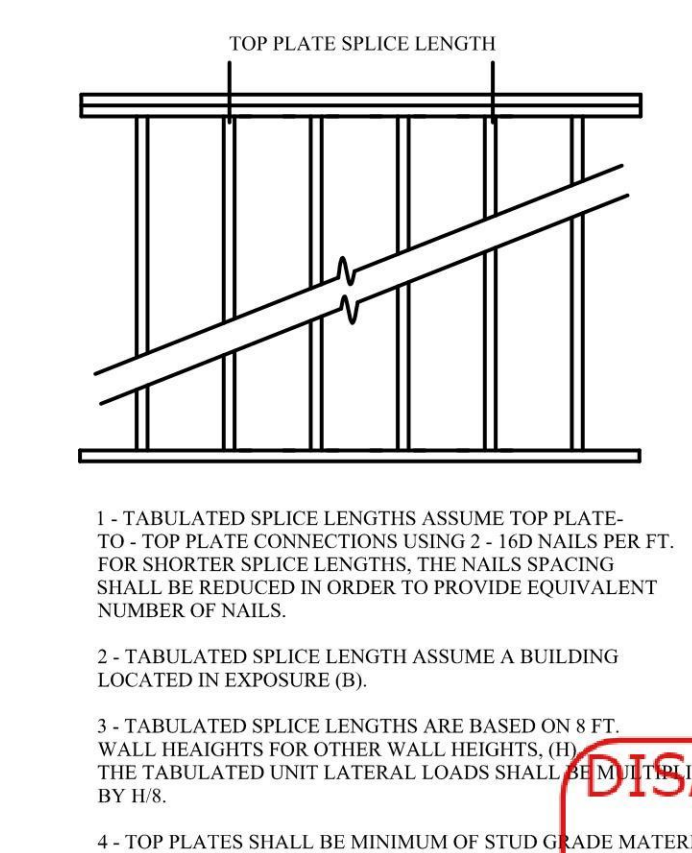
PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) - WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (WFCM), OR

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS TABLE R301.7	
STRUCTURAL MEMBER	ALLOWABLE
RAFTERS HAVING SLOPES GREATER THAN 3 / 12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L / 180
INTERIOR WALLS & PARTITIONS	H / 180
FLOORS AND PLASTERED CEILINGS	L / 360
ALL OTHER STRUCTURAL MEMBERS	L / 240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	L / 360
EXTERIOR WALLS - WIND LOADS <sup>a</sup> WITH BRITTLE FINISHES	L / 240
EXTERIOR WALLS - WIND LOADS <sup>a</sup> WITH FLEXIBLE FINISHES	L / 120

NOTE: L - SPAN LENGTH, H - SPAN HEIGHT  
<sup>a</sup> = THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING LOADS FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN.

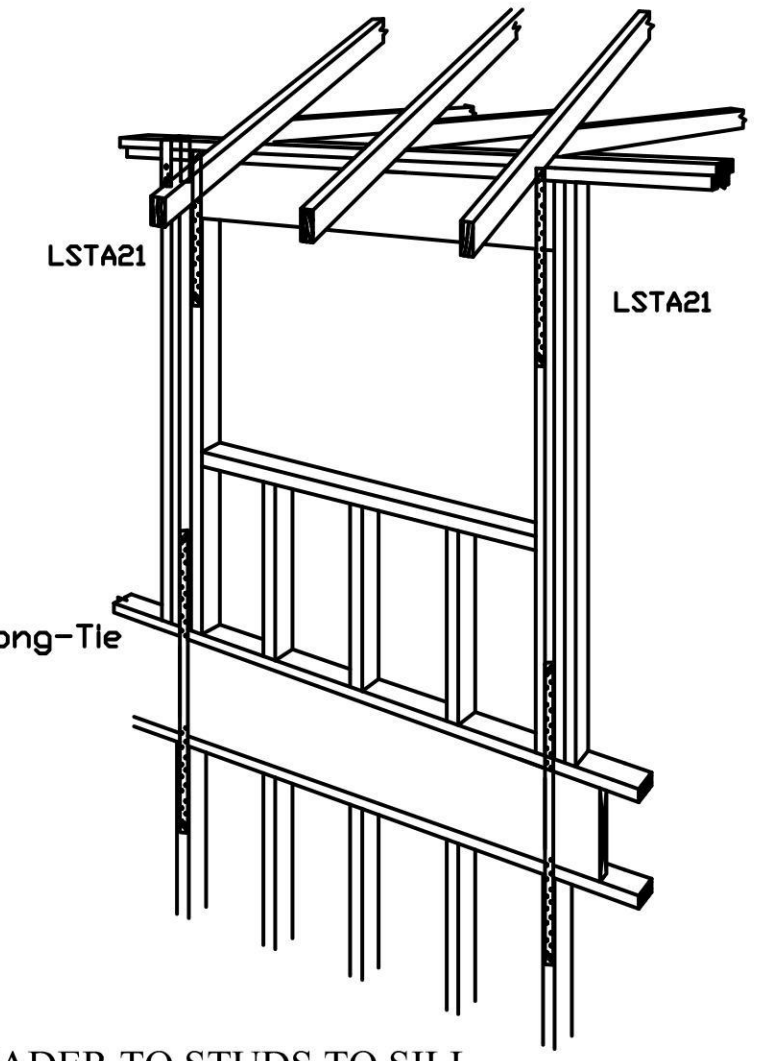


**SPlicing OF TOP PLATE**

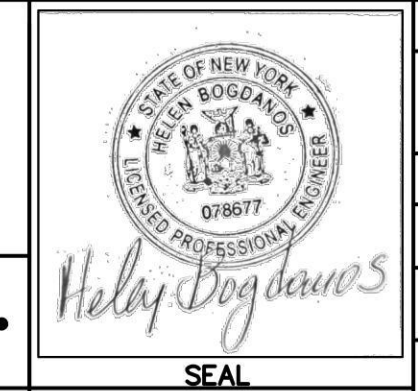


**TOP PLATE SPLICE REQUIREMENTS FOR WIND EXPOSURES B & C ONE STORY SLAB ON GRADE**

BUILDING DIMENSION	MIN. SPLICE LENGTH
12' - 0"	2' - 0"
16' - 0"	3' - 0"
20' - 0"	4' - 0"
24' - 0"	4' - 0"
28' - 0"	5' - 0"
32' - 0"	6' - 0"
36' - 0"	7' - 0"
40' - 0"	8' - 0"
50' - 0"	10' - 0"
60' - 0"	12' - 0"
70' - 0"	14' - 0"
80' - 0"	16' - 0"



PROPERTY INFORMATION  
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK  
SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R-C  
TAX MAP No. SECTION: 8 BLOCK: 212 LOTS: 110  
**HELEN BOGDANOS, P.E.**  
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626



REVISIONS		DATE	DESCRIPTION
AS PER COMMENTS	12/16/24	2/16/24	FIRST FILING

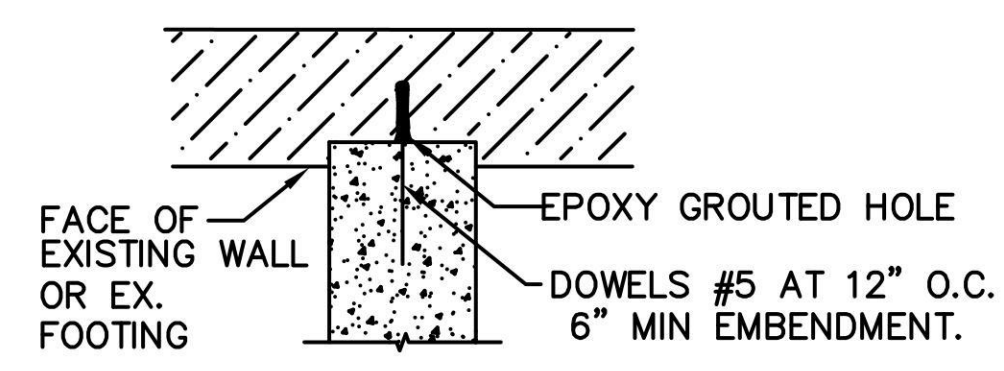
DRAWN BY: LT  
CHECKED BY: HELEN B  
DATE: 12/14/23  
SCALE: AS NOTED

DRAWING NO. **D-2**

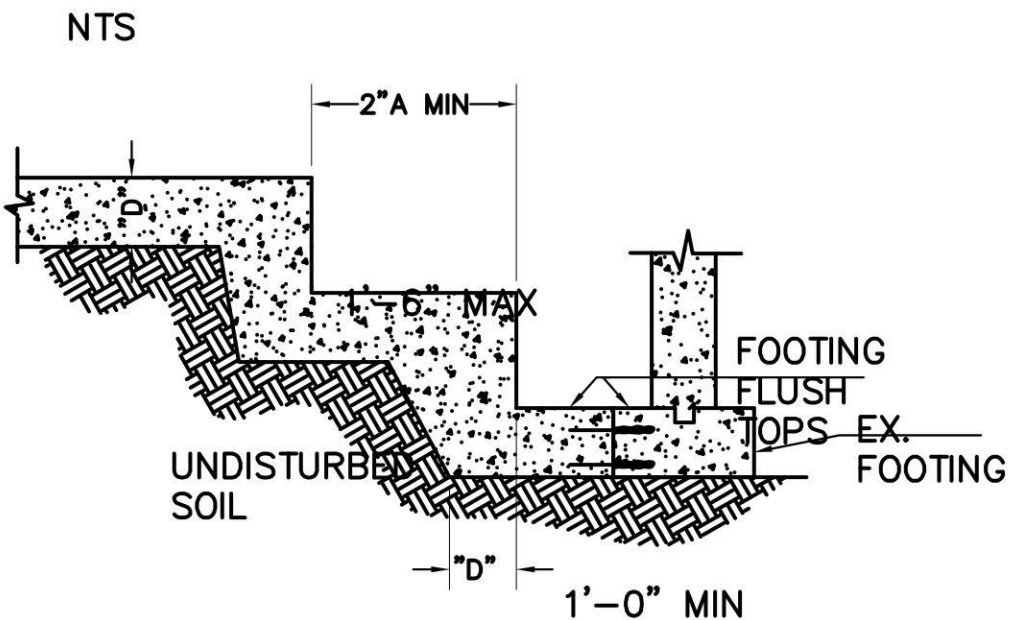
**APPROVED**  
Carlos Reyes  
05/14/2024



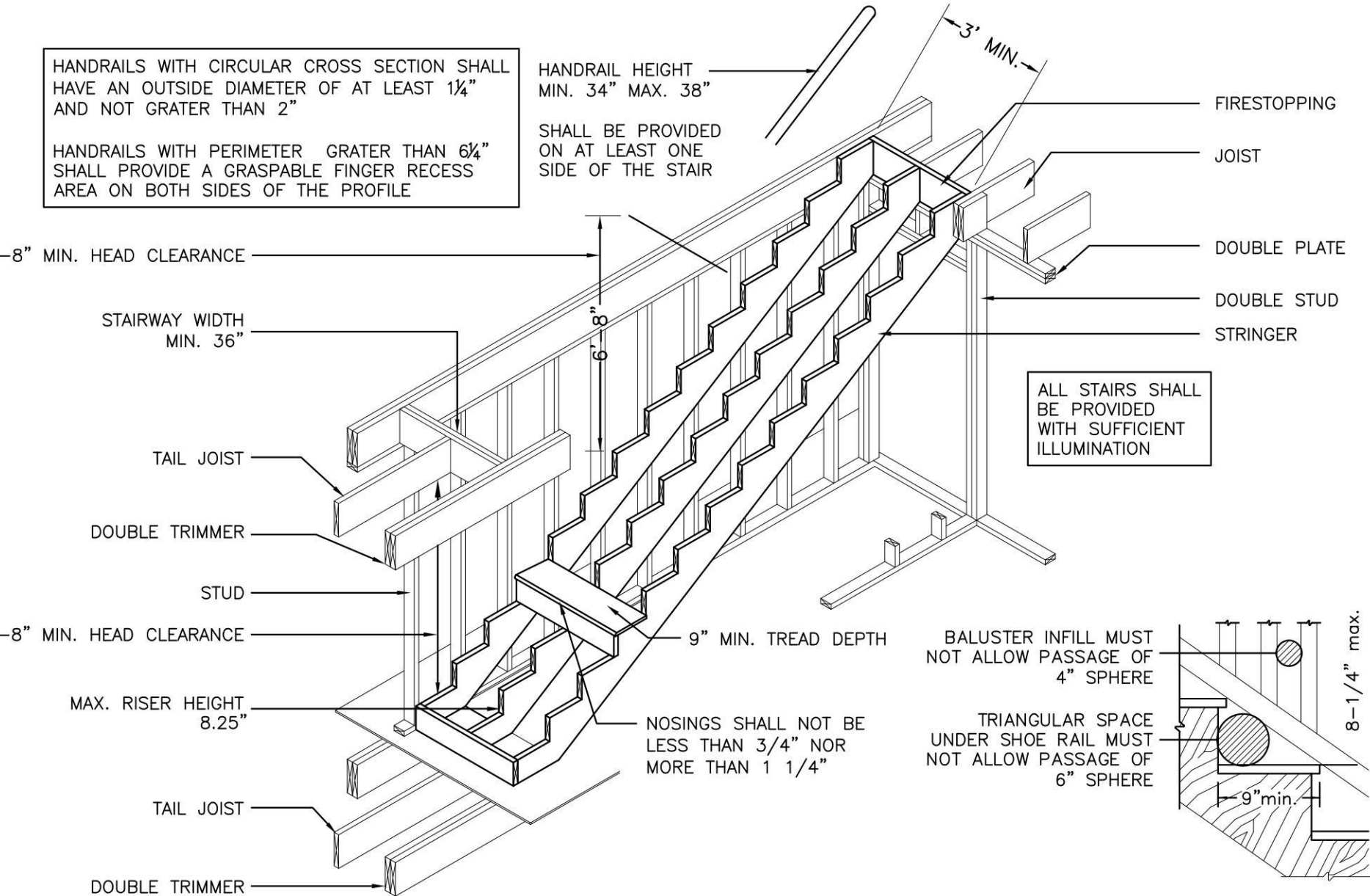
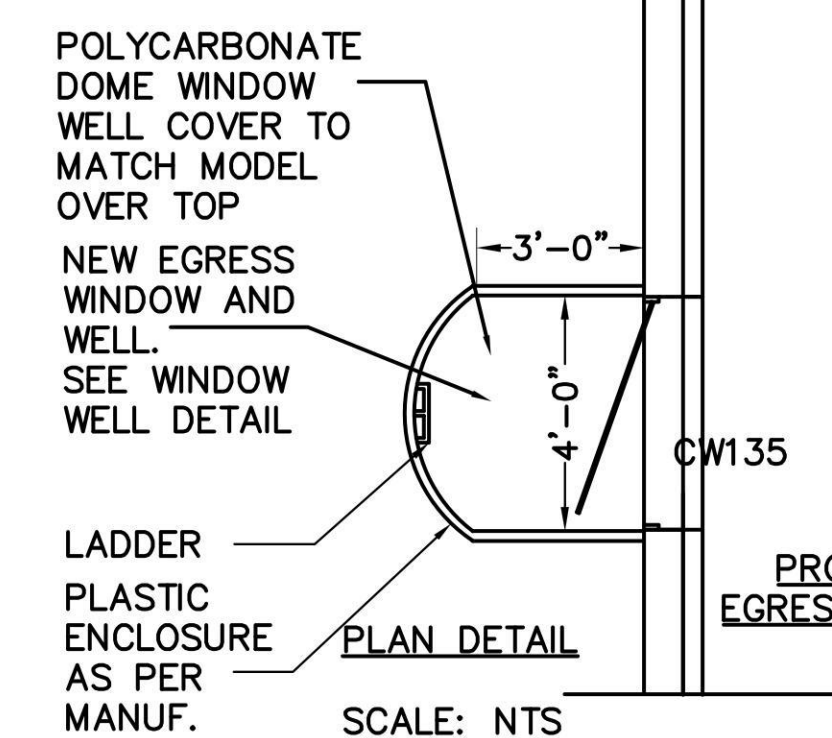
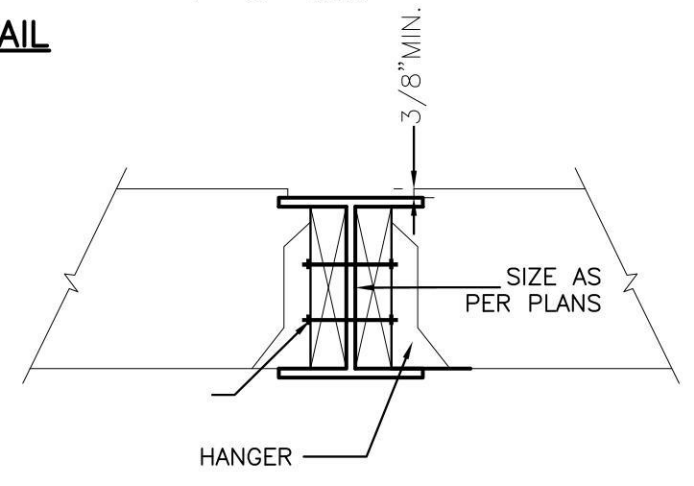
**DISAPPROVED**  
 Carlos Reyes  
 05/14/2024



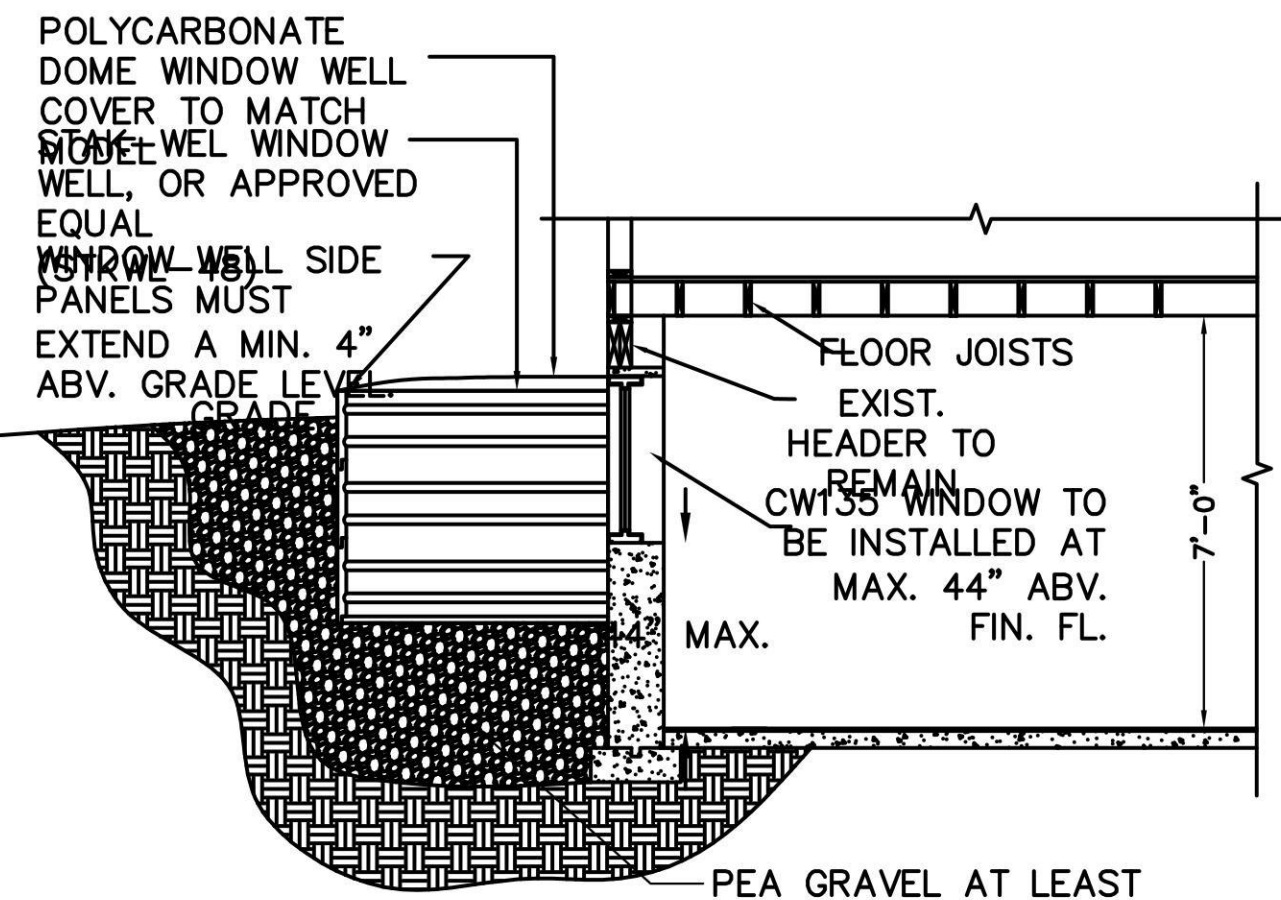
**DETAIL A:**  
 TYPICAL DETAIL TO TIE  
 NEW WALLS INTO EXISTING



**STEP FOOTING DETAIL**  
 N.T.S.



**TYP. STAIR DETAILS AND NOTES**  
 N.T.S.

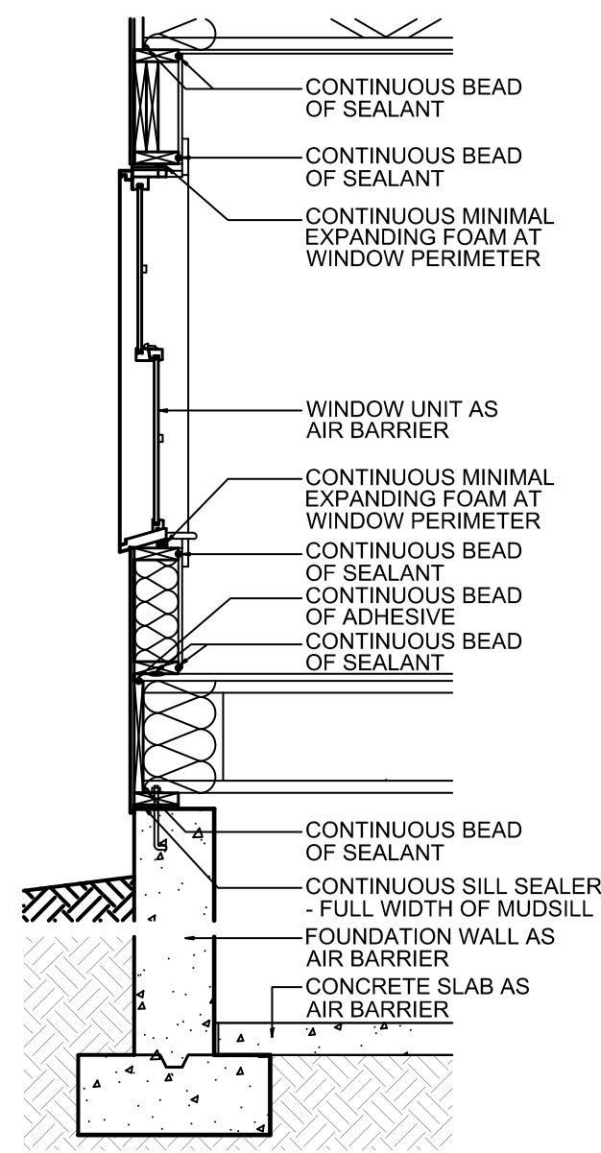


**EGRESS WINDOW**  
 SECTION DETAIL  
 SCALE: NTS

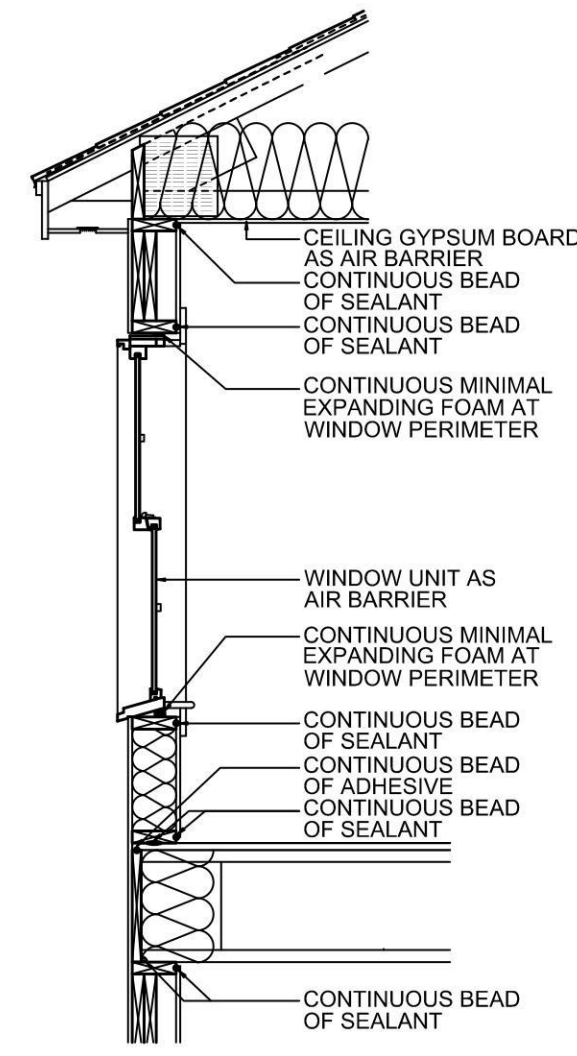
**CONSTRUCTION LEGEND**

- NEW CONCRETE WALL AND FOOTING, SEE PLANS FOR SIZES
- EXISTING CONCRETE WALL AND FOOTING TO REMAIN
- EXISTING 2x4 FRAMED PARTITION WALL TO REMAIN
- NEW 2x4 PARTITION, SEE WALL LEGEND FOR MORE INFO
- PROPOSED DOOR, SIZES IN FEET AND INCHES, E.G. 2868 IS 2'-8"W x 6'-8" H
- PROPOSED WINDOW, DESIGNATION CW135
- EXIST SURFACE-MOUNTED (HI-HAT) LIGHT FIXTURE TO REMAIN
- SMOKE DETECTORS
- SMOKE & CARBON MONOXIDE DETECTORS WIRED IN SERIES
- 50 C.F.M. EXHAUST FAN
- 3 1/2" X 3 1/2" ENGINEERING COL.
- 5 1/2" X 3 1/2" ENGINEERING COL.
- COLUMN UP & DOWN

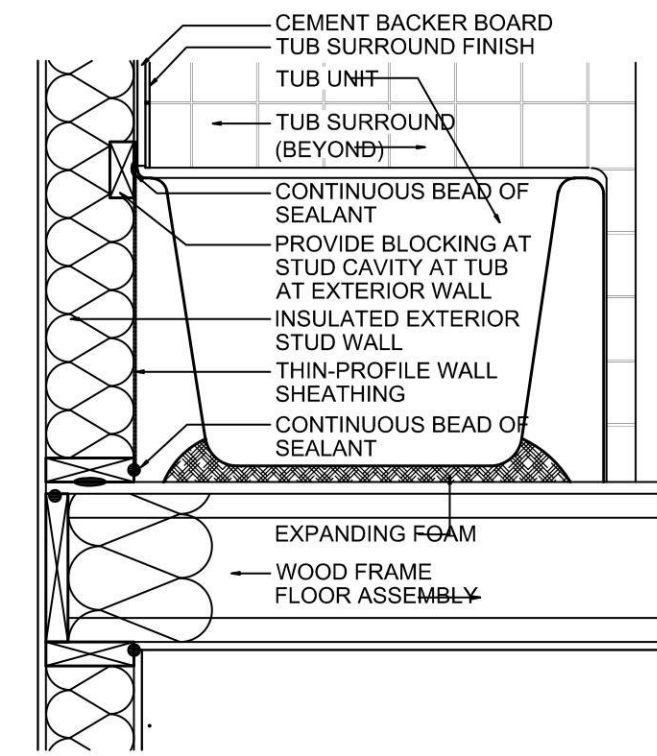
PROPERTY INFORMATION ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK SITE DATA: BUILDING USE/FAM. RES. ZONING: R-C TAX MAP NO/SECTION/ BLOCK/212/ LOTS: 110		REVISIONS AS PER COMMENTS 2/16/24 12/14/24 12/14/23 FIRST FILING	
HELEN BOGDANOS, P.E. 121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626		DATE DESCRIPTION DRAWN BY: I.T. CHECKED BY: HELEN B DATE: 12/14/23 SCALE: AS NOTED	
SCOPE: PROPOSED FIRST FLOOR REAR ADDITION, INTERIOR ALTERATIONS AND RENOVATIONS ALL FIRST FLOOR, NEW KITCHEN, NEW 1.5 BATH, FINISH BASMT W/NEW BATH, NEW GAS BOILER, CAC, 2ND FL WITH 2 FULL BATHS, 2-DRYWELLS, DETACHED GARAGE, NEW DR/WAY		DRAWING NO. <b>D-3</b>	



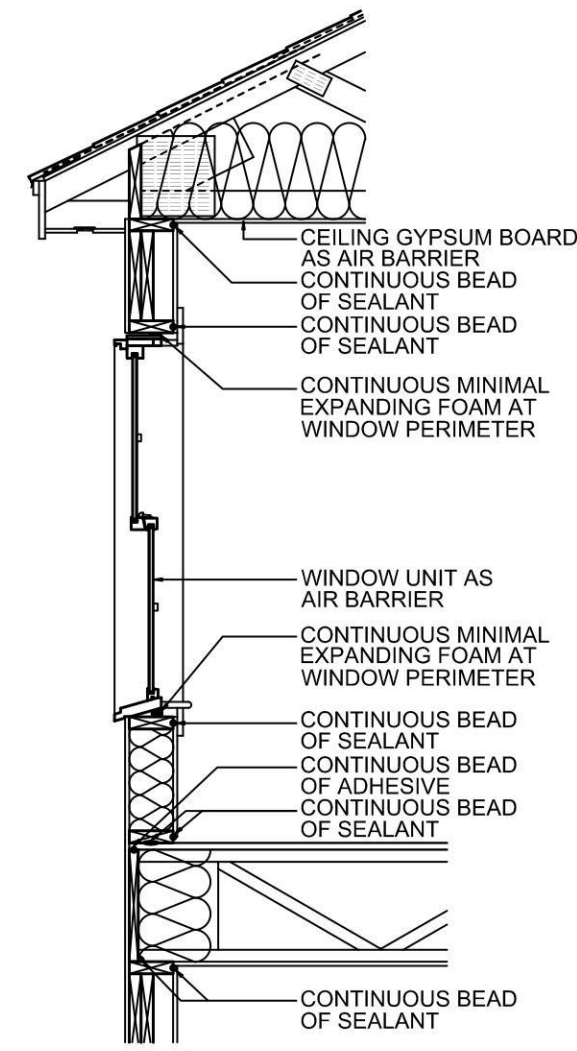
CONCEPTUAL AIR SEALING STRATEGY // LOWER WALL SECTION Scale: NTS



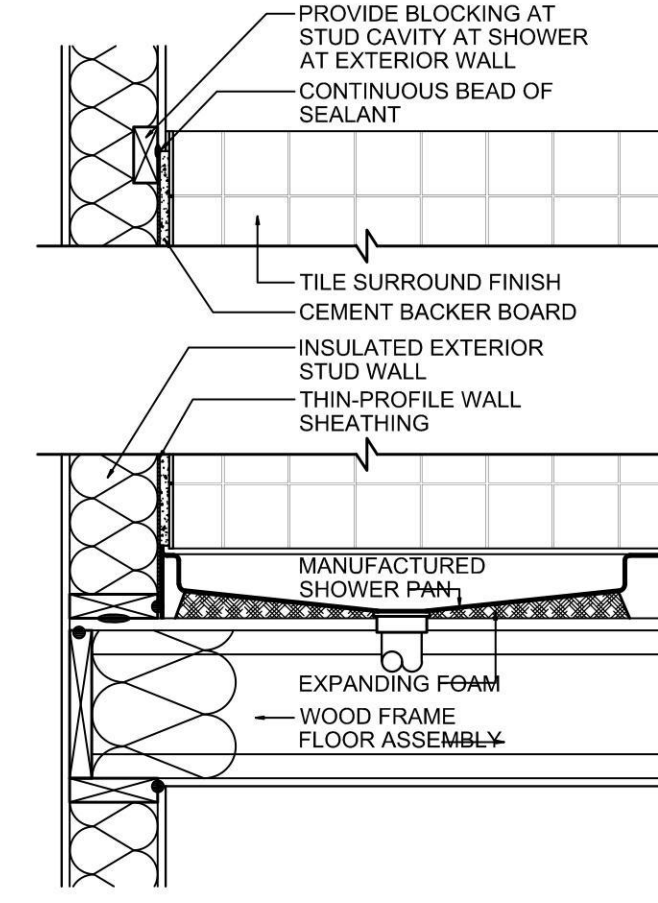
UPPER WALL SECTION CONCEPTUAL AIR SEALING STRATEGY // Scale: NTS



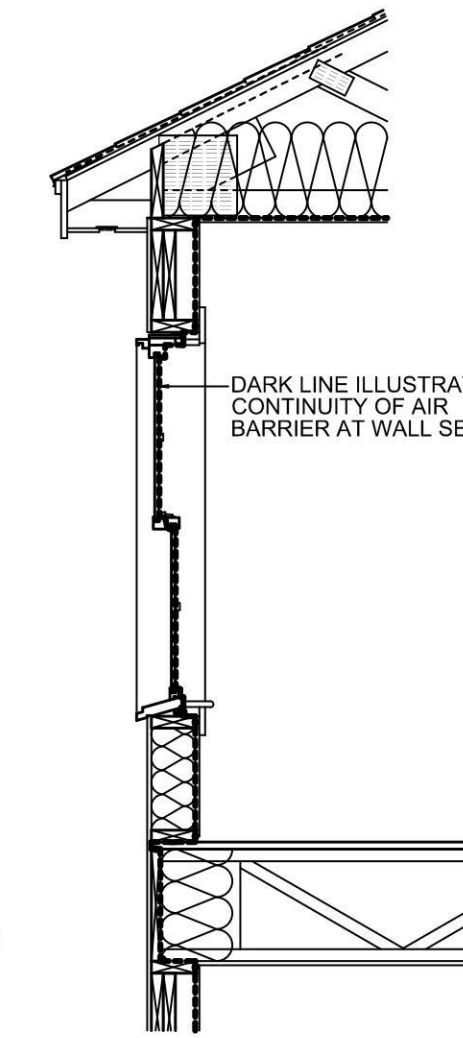
AIR SEALING BEHIND TUB WITH THIN-PROFILE SHEATHING // SECTION



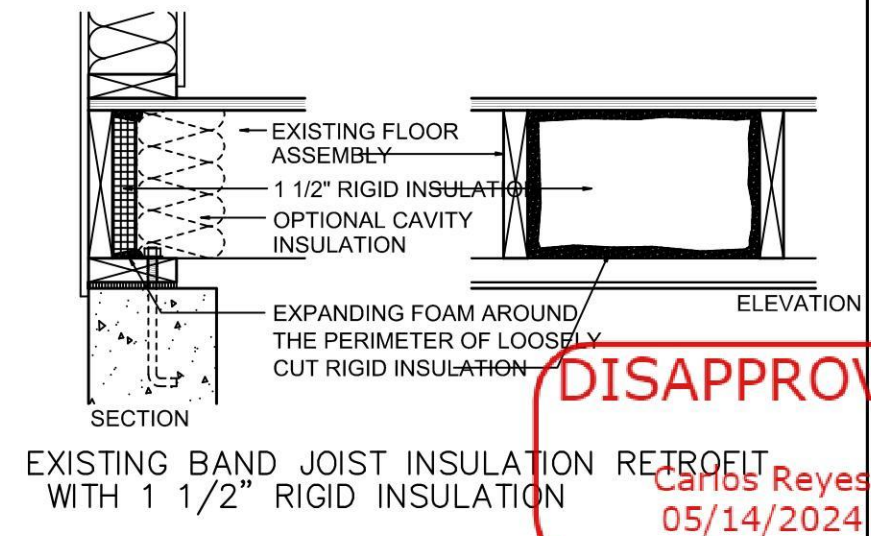
CONCEPTUAL AIR SEALING STRATEGY // UPPER WALL SECTION



AIR SEALING BEHIND SHOWER WITH THIN-PROFILE SHEATHING

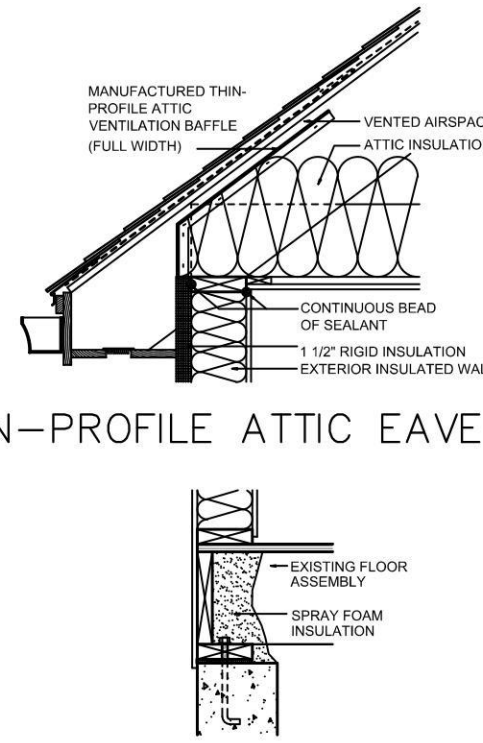


CONCEPTUAL LINE OF CONTINUOUS AIR BARRIER // UPPER WALL SECTION

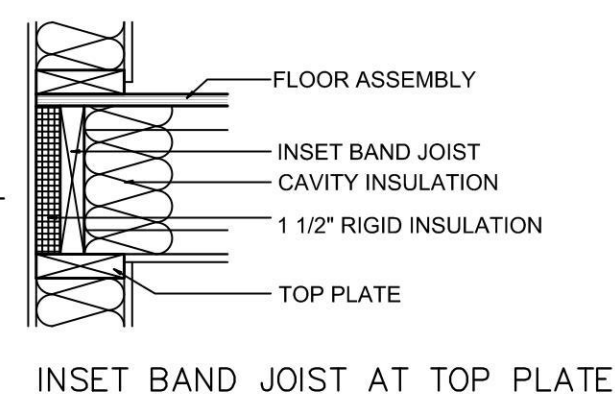


EXISTING BAND JOIST INSULATION RETROFIT WITH 1 1/2" RIGID INSULATION

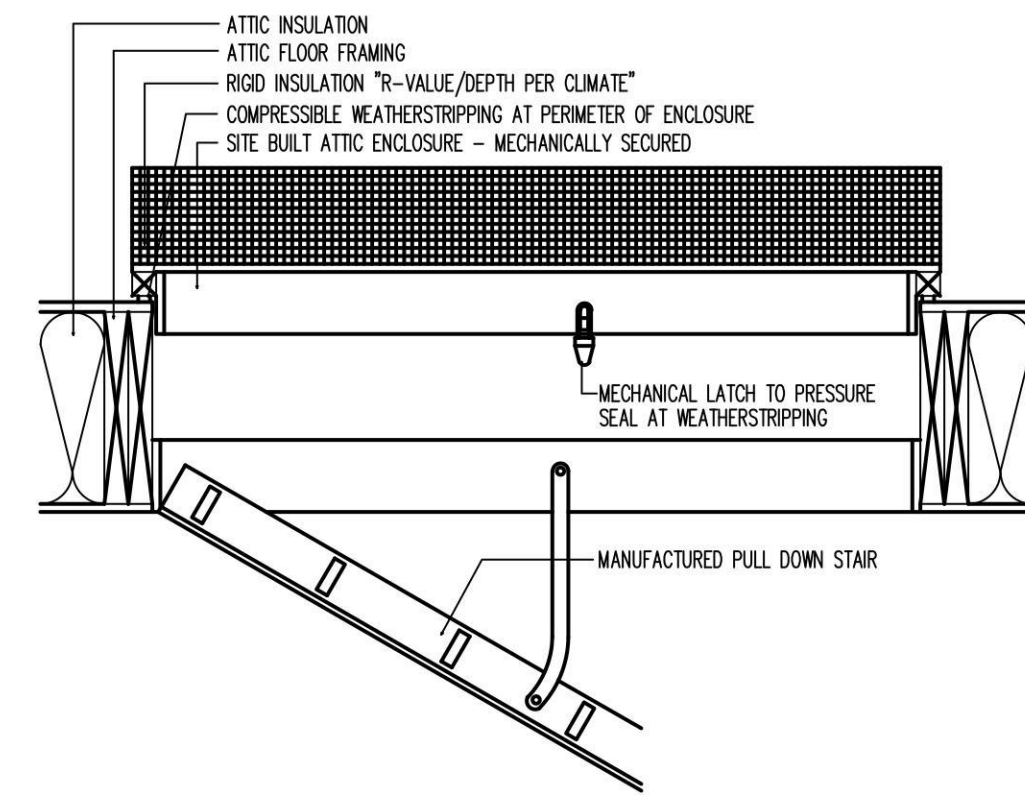
**DISAPPROVED**  
CARLOS Reyes  
05/14/2024



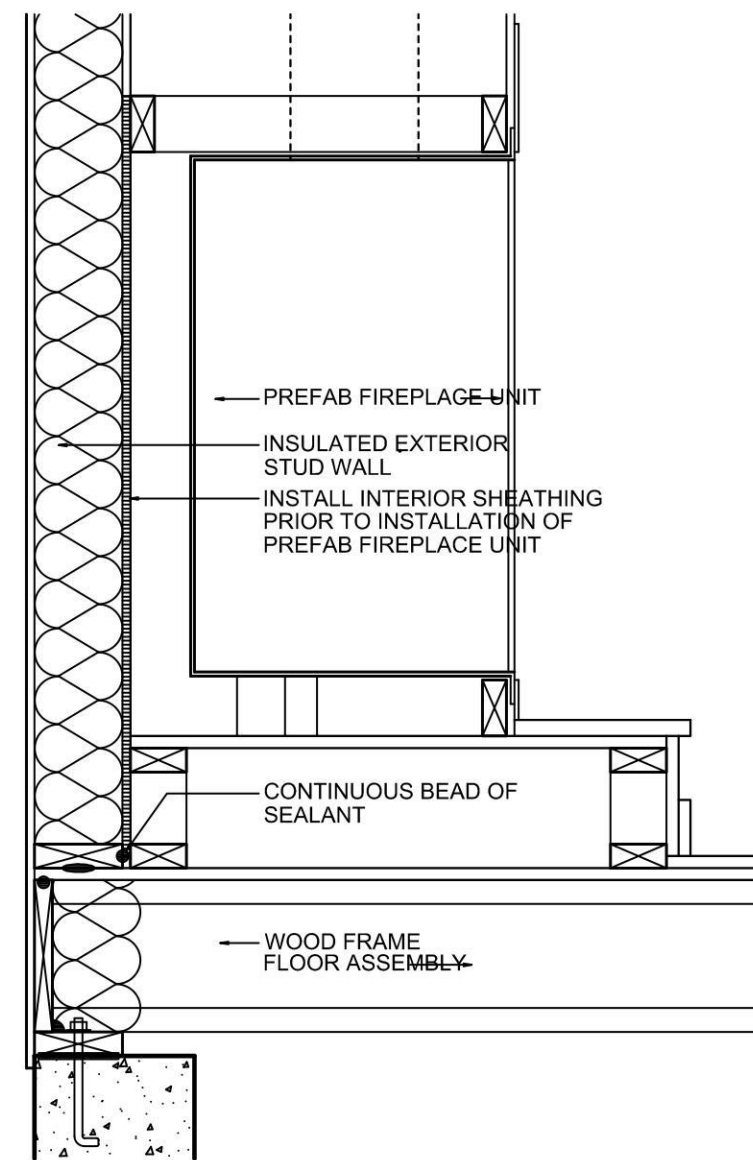
THIN-PROFILE ATTIC EAVE BAFFLE AND VENT



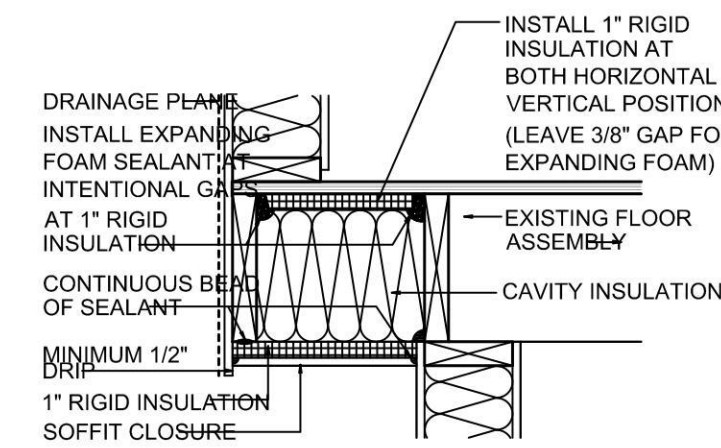
INSET BAND JOIST AT TOP PLATE



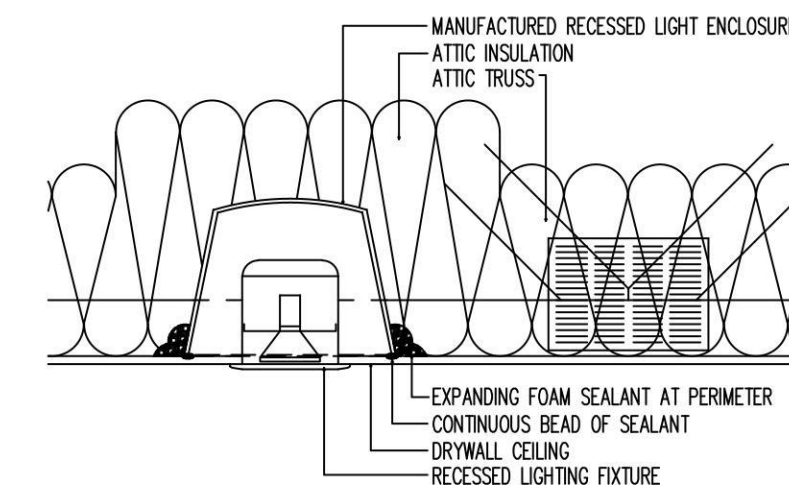
AIR SEALING AT ATTIC PULL DOWN ATTIC STAIR



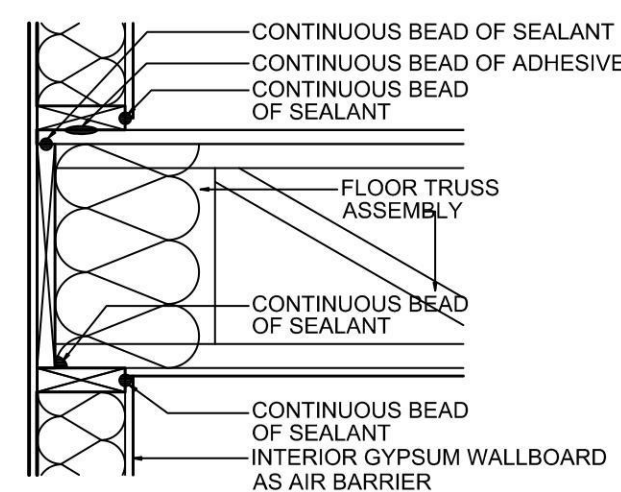
AIR SEALING AT PLATFORM FOR MANUFACTURED FIREPLACE ASSEMBLY



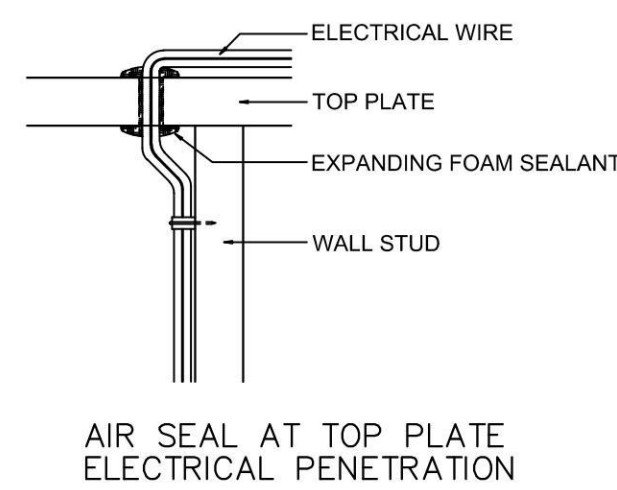
INSULATED CANTILEVER FLOOR // CAVITY INSULATION WITH 1" RIGID INSULATION CLOSURE



AIR SEALING AT RECESSED LIGHTING IN ATTIC



CONCEPTUAL AIR SEALING STRATEGY AT UPPER FLOOR BAND JOIST



AIR SEAL AT TOP PLATE ELECTRICAL PENETRATION

G.C. TO ARRANGE FOR A TEST PRIOR TO CONSTRUCTION ACH 50 AND ADDITIONAL DOOR BLOWER TEST AFTER ALL INSULATION WORK HAS BEEN COMPLETED. G.C. IS RESPONSIBLE FOR RECTIFYING ANY DIFFERENCES (BELOW STATED N.Y.S. APPROVED READINGS)

TABLE R402.1.2: INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWLSPACE WALL R-VALUE
6 OPTION 1	0.32	0.55	0.4	49/38 <sup>a</sup>	20+5 or 13+10 <sup>e</sup>	15/20 <sup>b</sup>	30 <sup>f</sup>	15/19 <sup>c</sup>	10, 4 ft <sup>d</sup>	15/19 <sup>c</sup>

a. R-38 insulation is allowed in lieu of R-49 if entire surface of attic is covered with insulation and it goes over sill plates

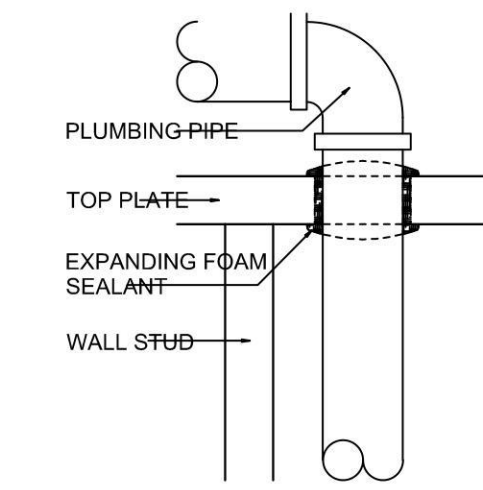
b. The second R-value applies when more than half the insulation is on the interior of the mass wall

c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

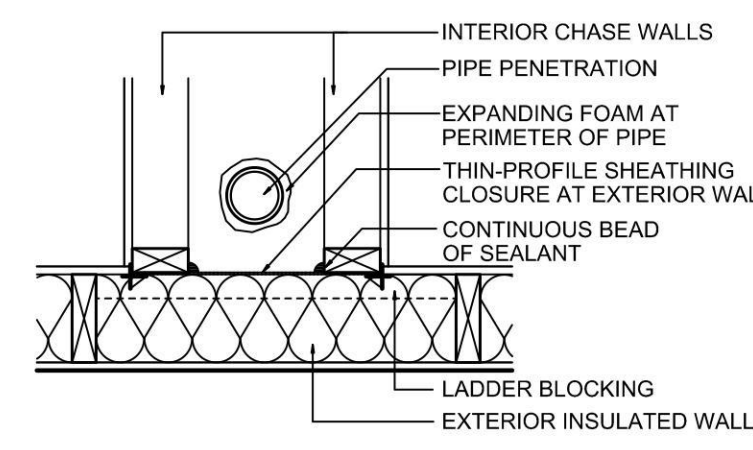
d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.

i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

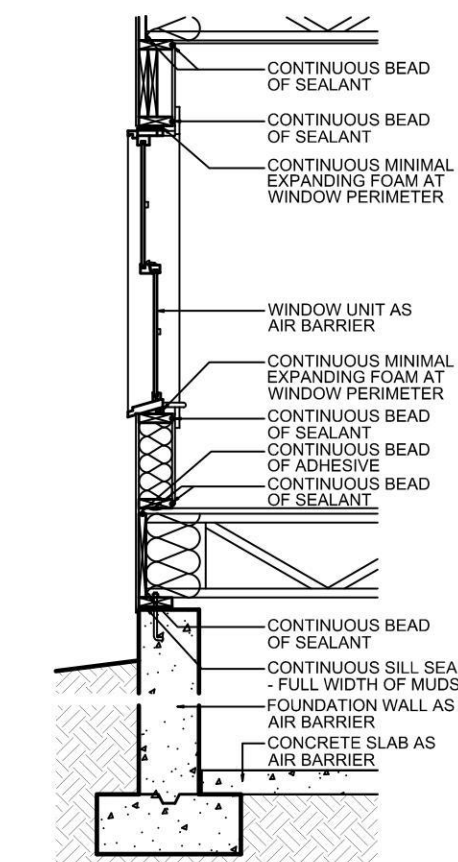
h. The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.



AIR SEAL AT TOP PLATE PIPE PENETRATION

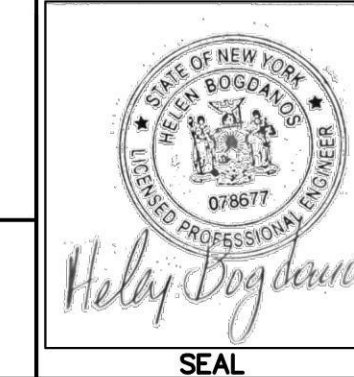


AIR SEAL AT CHASE WALLS // PLAN



CONCEPTUAL AIR SEALING STRATEGY // LOWER WALL SECTION

PROPERTY INFORMATION  
ADDRESS: 50 BREGMAN AVENUE, NEW HYDE PARK  
SITE DATA: BUILDING USE: 1 FAM. RES. ZONING: R-C  
TAX MAP No. SECTION: 8 BLOCK: 212 LOTS: 110  
**HELEN BOGDANOS, P.E.**  
121 NEWBRIDGE ROAD, HICKSVILLE, NY 11801 PHONE 516 933 2626



REVISIONS		DATE	DESCRIPTION
2/16/24	AS PER COMMENTS		

DRAWN BY: LT  
CHECKED BY: HELEN B  
DATE: 12/14/23  
SCALE: AS NOTED

DRAWING NO. **D-4**

SCOPE:  
PROPOSED FIRST FLOOR REAR ADDITION, INTERIOR ALTERATIONS AND RENOVATIONS ALL FIRST FLOOR, NEW KITCHEN, NEW 1.5 BATH, FINISH BASMT W/NEW BATH, NEW GAS BOILER, CAC, 2ND FL WITH 2 FULL BATHS, 2-DRYWELLS, DETACHED GARAGE, NEW DR/WAY

# XU RESIDENCE 3 TWELFTH STREET, CARLE PLACE, NY 11514

ARCHITECTURAL PLOT PLAN SCALE: 1/8" = 1'-0"

SECTION: 10	BLOCK: 269	LOT: 30	ZONE: R-B		
AREAS (S.F.)	EXISTING	TO BE REMOVED	TO BE MAINTAINED	PROPOSED	TOTAL
TOTAL LOT:	7,000 S.F.	-----	-----	-----	7,000 S.F.
FIRST FLOOR:	1,478 S.F.	-----	-----	34 S.F.	1,512 S.F.
SECOND FLOOR:	642 S.F.	-----	-----	530 S.F.	1,172 S.F.
DECK:	231 S.F.	- 231 S.F.	-----	235 S.F.	235 S.F.
PORCH:	-----	-----	-----	176 S.F.	176 S.F.
PAVILLION:	104 S.F.	- 104 S.F.	-----	99 S.F.	99 S.F.

## ZONING TOWN OF NORTH HEMPSTEAD

ZONING DISTRICT:	R-B (SINGLE FAMILY)	MAP DISTRICT:		
ZONING ITEM	REQUIRED	EXISTING	PROPOSED	
LOT SIZE	6,000 S.F.	MIN.	7,000 S.F.	NO CHANGE
LOT COVERAGE (BUILDING)	30%	MAX	24.41%	28.2%
HEIGHT (2.5 STORIES)	30'	MAX	EXISTING	28.53'
EAVES HEIGHT	22'	MAX	EXISTING	16.94'
FRONT YARD SETBACK	26.41' AF.Y.S. 30' MIN	MIN.	28.80'	28.80'
FRONT YARD (PORCH < 3' HT)	5' ENCROACHMENT	N/A		28.80'
SECONDARY FRONT YARD	25'	MIN.	28.40'	22.40'
FRONT YARD (PORCH < 3' HT)	5' ENCROACHMENT	N/A		20.40'
SIDE YARD	7'	MIN.	13.05'	19.90'
SIDE YARD (DECK)	7'	MIN.	3.94'	4.06'
REAR YARD	15'	MIN.	11.20'	11.20'
FLOOR AREA	%45 OF LOT (3150 S.F.)	MAX	33.59% / 2,351 S.F.	39.76% / 2,783 S.F.
FRONT YARD PAVING (PRIMARY)	45%	MAX	0.00%	0.09%
FRONT YARD PAVING (SECOND)	45%	MAX	23.11%	46.66%
REAR YARD COVERAGE	40%	MAX	0.00%	1.92%

ZONING DISTRICT:	RES-B	PROPOSED BBQ		
ZONING ITEM	REQUIRED	EXISTING	PROPOSED	
SIDE YARD	10'	MIN.	N/A	7.39'

ZONING DISTRICT:	RES-B	POOL EQUIPMENT		
ZONING ITEM	REQUIRED	EXISTING	PROPOSED	
REAR YARD	15'	MIN.	N/A	8.20'

ZONING DISTRICT:	RES-B	ACCESSORY: POOL		
ZONING ITEM	REQUIRED	EXISTING	PROPOSED	
NO POOL ALLOW IN SIDE YARDS				
SIDE YARD	10'	MIN.	N/A	9.21'
REAR YARD	15'	MIN.	N/A	10.00'
FENCE	6' HEIGHT	MIN	N/A	6' HEIGHT

ZONING DISTRICT:	RES-B	A/C UNITS		
ZONING ITEM	REQUIRED	EXISTING	PROPOSED	
SIDE YARD	3'	MIN.	N/A	8.20'
SIDE YARD	3'	MIN.	N/A	8.20'
SIDE YARD	3'	MIN	N/A	8.20'

### PLOT PLAN INFORMATION AS PER:

SURVEY DRAWN : JULY 7, 2021  
PETER J. BRABAZON PLS, P.C.  
PROFESSIONAL LAND SURVEYORS  
PETER J. BRABAZON (SURVEYOR)

430 WEST OLD COUNTRY ROAD  
HICKSVILLE, NY 11801  
TEL: (516) 822-5111

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE (2020)

"TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE "ENERGY CONSERVATION CONSTRUCTION CODE (2020)" (N1102.1.2 (R402.1.2)) AND CHAPTER 11 RESIDENTIAL CODE OF NEW YORK STATE (2020)

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

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects		Weathering	frost line depth	Termite					
20 PSF	130	NO	B	Severe	3'-4'	Moderate to Heavy	15	YES	9-11-09	496	52.9°F

## ZONING / TOWN CODE COMPLIANCE

DISAPPROVED - Make corrections as noted and resubmit

Anthony Raguseo  
05/07/2024

ANY NON-PERMITTED ITEMS ARE THE CLIENTS RESPONSIBILITY UNLESS MARK ANTHONY ARCHITECTS HAS BEEN RETAINED TO RESOLVE OUTSTANDING ITEMS	
EXISTING ZONING ITEM	PERMIT #
TO BE DETERMINED BY D.O.B.	
AVERAGE FRONT YARD SET BACK CALCULATION	
23.94'+32.97'+24.98'+28.80'+21.76'+25.19'+27.23'=26.41'	

CLIENT RESPONSIBILITY	
- PLUMBING APPLICATION (IF REQUIRED)	TO BE FILED BY LICENSED PLUMBER
- ELECTRICAL APPLICATION (IF REQUIRED)	TO BE FILED BY LICENSED ELECTRICIAN
- C of O / C of C - CLOSE OUT AND INSPECTIONS (BY OTHERS)	

SCOPE OF WORK	
APPLICATION FOR:	
- PROPOSED 2ND FLOOR ADDITION	
- PROPOSED 1st & 2nd FL. INTERIOR ALTERATIONS	
- PROPOSED 8'x19' POOL	
- PROPOSED 6'-0" PVC POOL ENCLOSURE (LENGTH= 135')	
- PROPOSED DECK	
- PROPOSED PREFABRICATED PAVILLION	
- PROPOSED SEMI CIRCULAR DRIVEWAY	

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

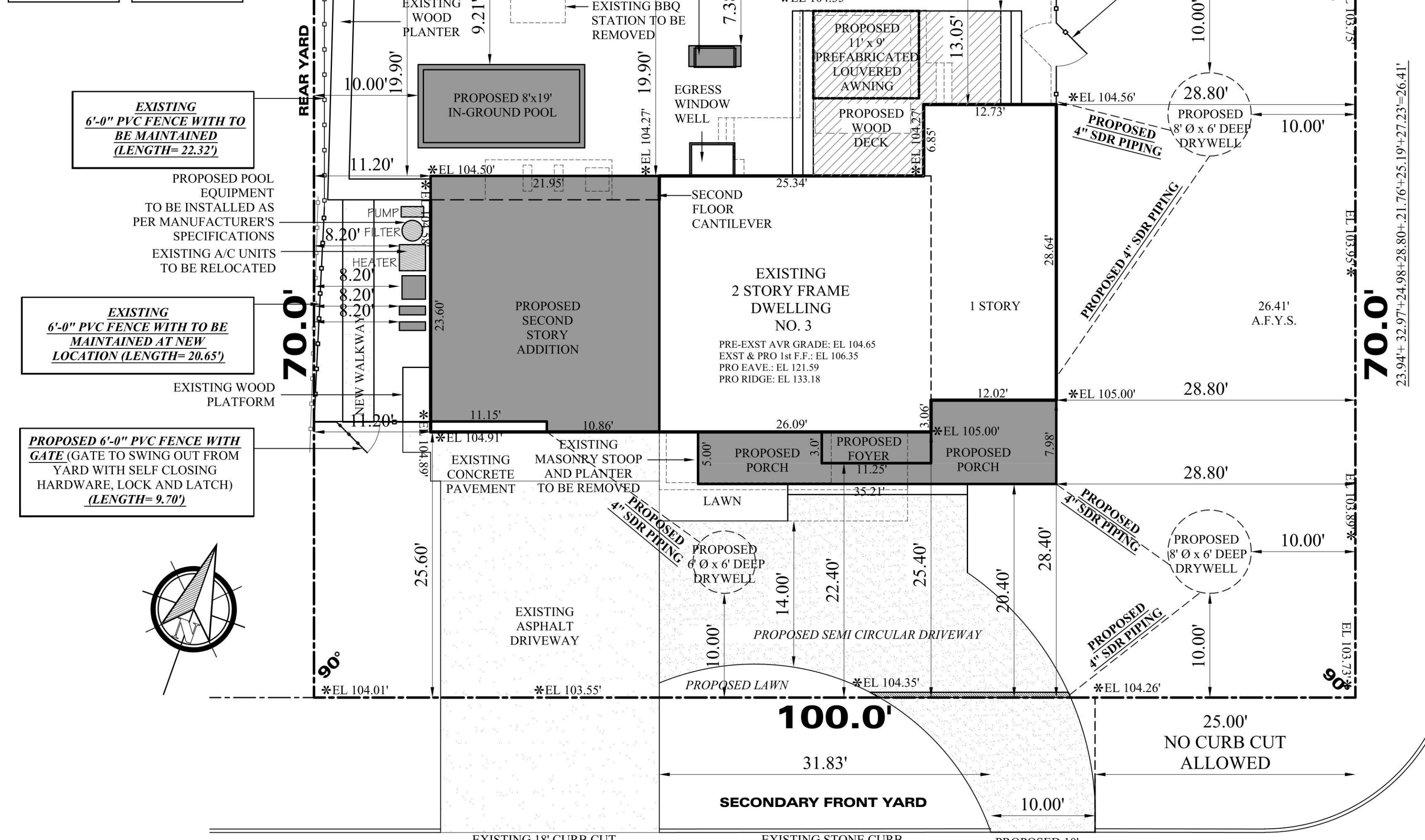
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RBP22-001079

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

#21582

BUILDING FOOTPRINT	F.A.R.
1,512 S.F.	1,512 S.F.
51 S.F.	1,172 S.F.
235 S.F.	-----
176 S.F.	-----
-----	99 S.F.
TOTAL:	TOTAL:
1,974 S.F.	2,783 S.F.



SECTION N1102.1.2 (R402.1.2) BUILDING THERMAL ENVELOPE

INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT

COMPONENT	MINIMUM R-VALUE	MINIMUM U-VALUE	MINIMUM U-VALUE	MINIMUM U-VALUE	MINIMUM U-VALUE	MINIMUM U-VALUE	MINIMUM U-VALUE	MINIMUM U-VALUE	MINIMUM U-VALUE
ROOF	15	0.067	0.067	0.067	0.067	0.067	0.067	0.067	0.067
WALLS	13	0.077	0.077	0.077	0.077	0.077	0.077	0.077	0.077
FLOOR	10	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100
CEILING	10	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100
GLAZING	10	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100
DOORS	10	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100
SCREENED DOORS	10	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100
SCREENED PATIO DOORS	10	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100
SCREENED PATIO DOORS WITH GLAZING	10	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100
SCREENED PATIO DOORS WITH GLAZING AND SCREEN	10	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100
SCREENED PATIO DOORS WITH GLAZING AND SCREEN AND INSULATION	10	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100
SCREENED PATIO DOORS WITH GLAZING AND SCREEN AND INSULATION AND AIR GAP	10	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100
SCREENED PATIO DOORS WITH GLAZING AND SCREEN AND INSULATION AND AIR GAP AND AIR GAP	10	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100

Setbacks.  
[Amended 7-9-1991 by L.L. No. 10-1991; 4-1-1997 by L.L. No. 8-1997]  
(a) An inground swimming pool and any mechanical equipment shall be no closer to the rear and side property lines than 10 feet or the minimum side yard setback requirements for a residential structure in a residential district, whichever is the more restrictive.  
Primary front yard  
The front yard with the narrower street frontage. For lots having equal street frontage, the primary front yard shall be the front yard where the main entrance is established.

§ 70-40. On a corner lot, a front yard shall be required on each street and, unless the building is controlled by § 70-40C, the front yard on the narrower street frontage shall be not less than 30 feet in depth and the other front yard shall be not less than 25 feet in depth; and if the street frontages are equal, a minimum front yard of 30 feet shall be required on each street front.  
C.  
The minimum front yard depth for detached dwellings shall be the same as the average front yard depth of the existing primary buildings used as dwellings within 200 feet on each side of the lot on the same side of the street and within the same zoning district, or 30 feet, whichever is greater. No front yard shall be required to have a depth greater than 45 feet. On a lot with multiple street fronts, the average front yard setback shall only apply to the primary front yard.  
§ 70-42. C. On a corner lot, a single-family dwelling shall have only one side yard. Said yard shall be on the side adjoining the interior lot opposite the front yard having the greater street frontage. Said side yard shall have a minimum width of seven feet. The two yards fronting on streets shall be considered front yards as provided under § 70-39B. The remaining yard shall be considered the rear yard and shall conform to the provisions of

ISSUED FOR	
PRELIMINARY DRAWING	
FOR OWNERS REVIEW	
FOR BIDDING PURPOSES	
FOR BUILDING DEPT.	
FOR CONSTRUCTION	
AS BUILT DRAWINGS	

REVISIONS		PLOTTED: 3/15/2024
NO.	DATE	DESCRIPTION
02/14/23		CABINET LAYOUT UPDATE
01/16/24		D.O.B. RESUBMISSION
01/23/24		D.O.B. RESUBMISSION
03/14/24		D.O.B. RESUBMISSION

PROJECT NO.	2022220
DATE	03/14/24
SCALE	AS NOTED
DRAWN BY	M.Z. - S.D. - S.V.

MARK ANTHONY ARCHITECTS & PLANNERS

(516) 409-1900  
1563 BELLMORE AVE.  
N.BELLMORE, NY 11710

REGISTERED ARCHITECT  
MARK ANTHONY ARCHITECTS & PLANNERS  
LIC # 031731  
MARK ANTHONY ARCHITECTS & PLANNERS  
1563 BELLMORE AVE. BELLMORE NY, 11710

## ZONING & PLOT PLAN

PROJECT:  
XU RESIDENCE  
3 TWELFTH STREET  
CARLE PLACE, NY 11514

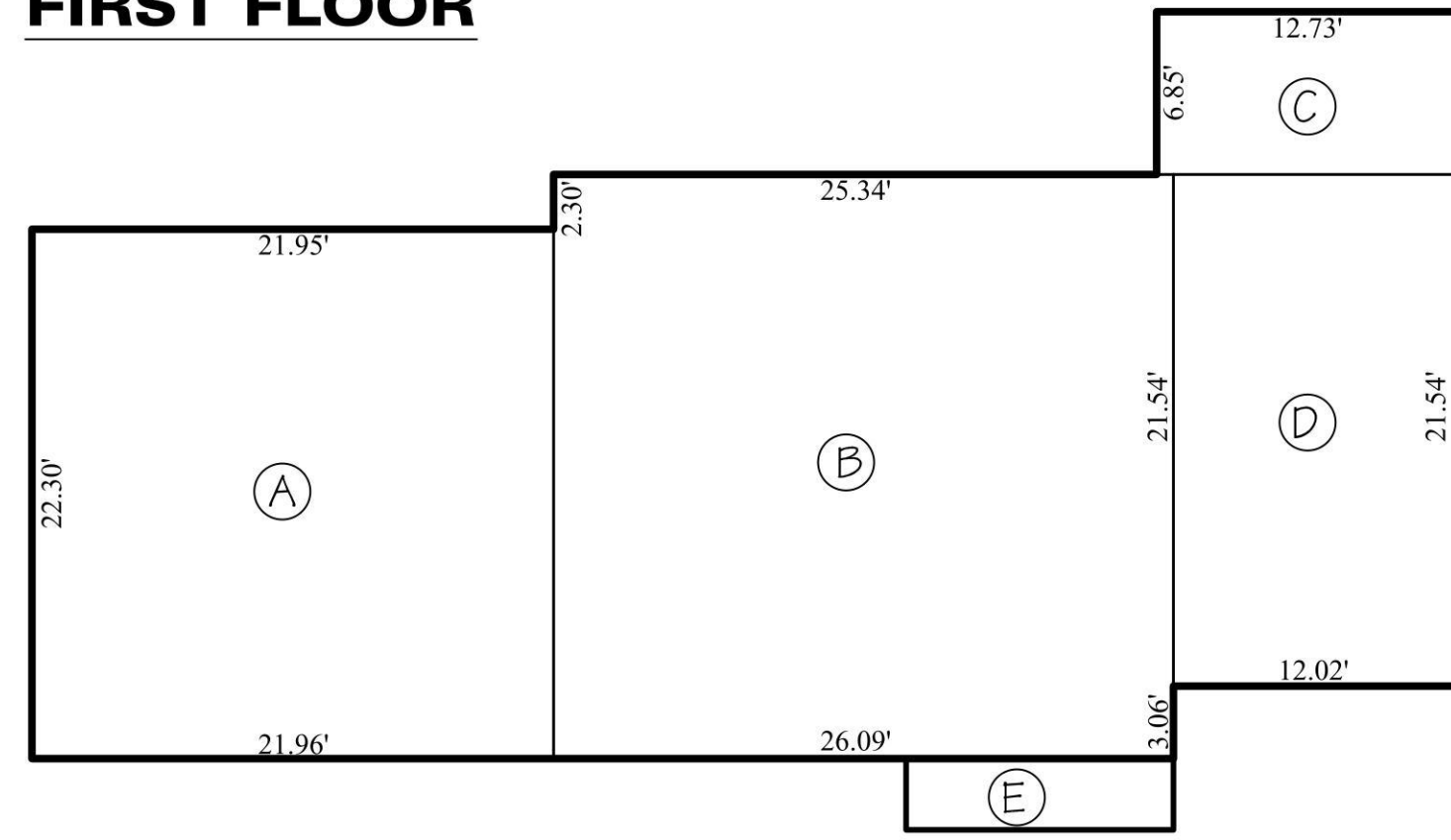
D.O.B. ID#

DRAWING No.  
**Ao.0**

**G.F.A. DIAGRAM**

**ZONING / TOWN CODE COMPLIANCE**

**FIRST FLOOR**

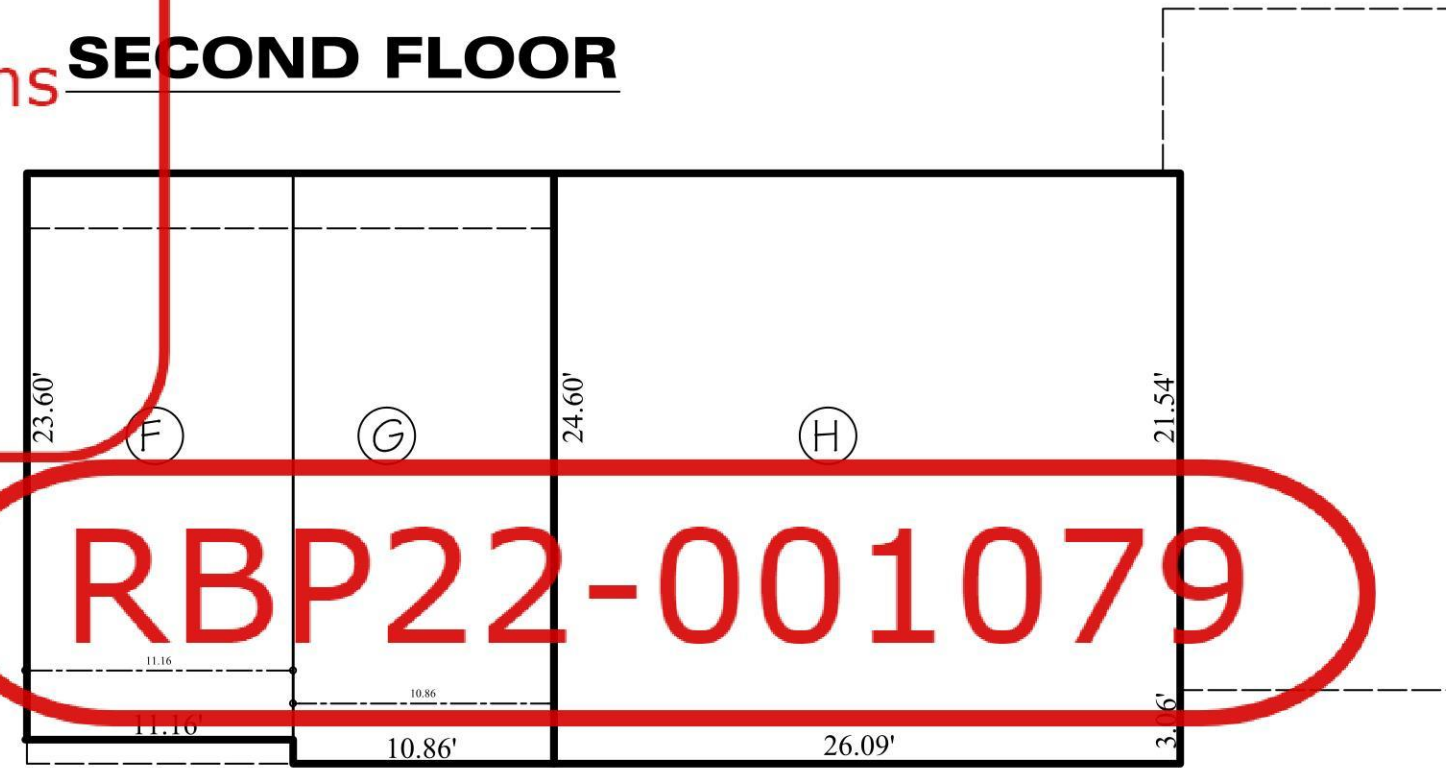


**DISAPPROVED - Make corrections as noted and resubmit**

AREA A = 21.96' x 22.30' = 489.71  
 AREA B = 26.09' x 24.60' = 641.81  
 AREA C = 12.73' x 6.85' = 87.20  
 AREA D = 12.02' x 21.54' = 258.91  
 AREA E = 11.25' x 3.0' = 33.75  
**FIRST FLOOR AREA = 1,478 S.F. EXISTING + 64 S.F. PROPOSED = 1,512 S.F.**  
 AREA F = 11.12' x 33.60' = 373.28  
 AREA G = 10.86' x 24.60' = 267.16  
 AREA H = 26.09' x 24.60' = 641.81  
**SECOND FLOOR AREA = 642 S.F. EXISTING + 263+267 S.F. PROPOSED = 1,172 S.F.**  
 PAVILION = 99 S.F.  
**TOTAL GROSS FLOOR AREA = 1,512 + 1,172 + 99 = 2,783 S.F.**

Anthony Raguseo  
 05/07/2024

**SECOND FLOOR**



**RBP22-001079**

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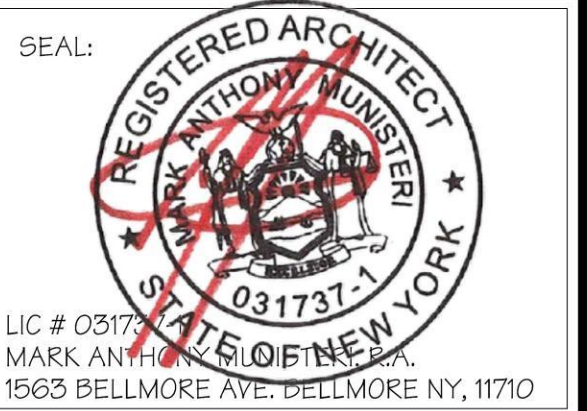
**ISSUED FOR**

- PRELIMINARY DRAWING
- FOR OWNERS REVIEW
- FOR BIDDING PURPOSES
- FOR BUILDING DEPT.
- FOR CONSTRUCTION
- AS BUILT DRAWINGS

**REVISIONS** PLOTTED: 3/15/2024

NO.	DATE	DESCRIPTION
	02/14/23	CABINET LAYOUT UPDATE
	01/16/24	D.O.B. RESUBMISSION
	01/23/24	D.O.B. RESUBMISSION
	03/14/24	D.O.B. RESUBMISSION

PROJECT NO.	2022220
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SCALE	AS NOTED
DRAWN BY	M.Z. - S.D. - S.V.



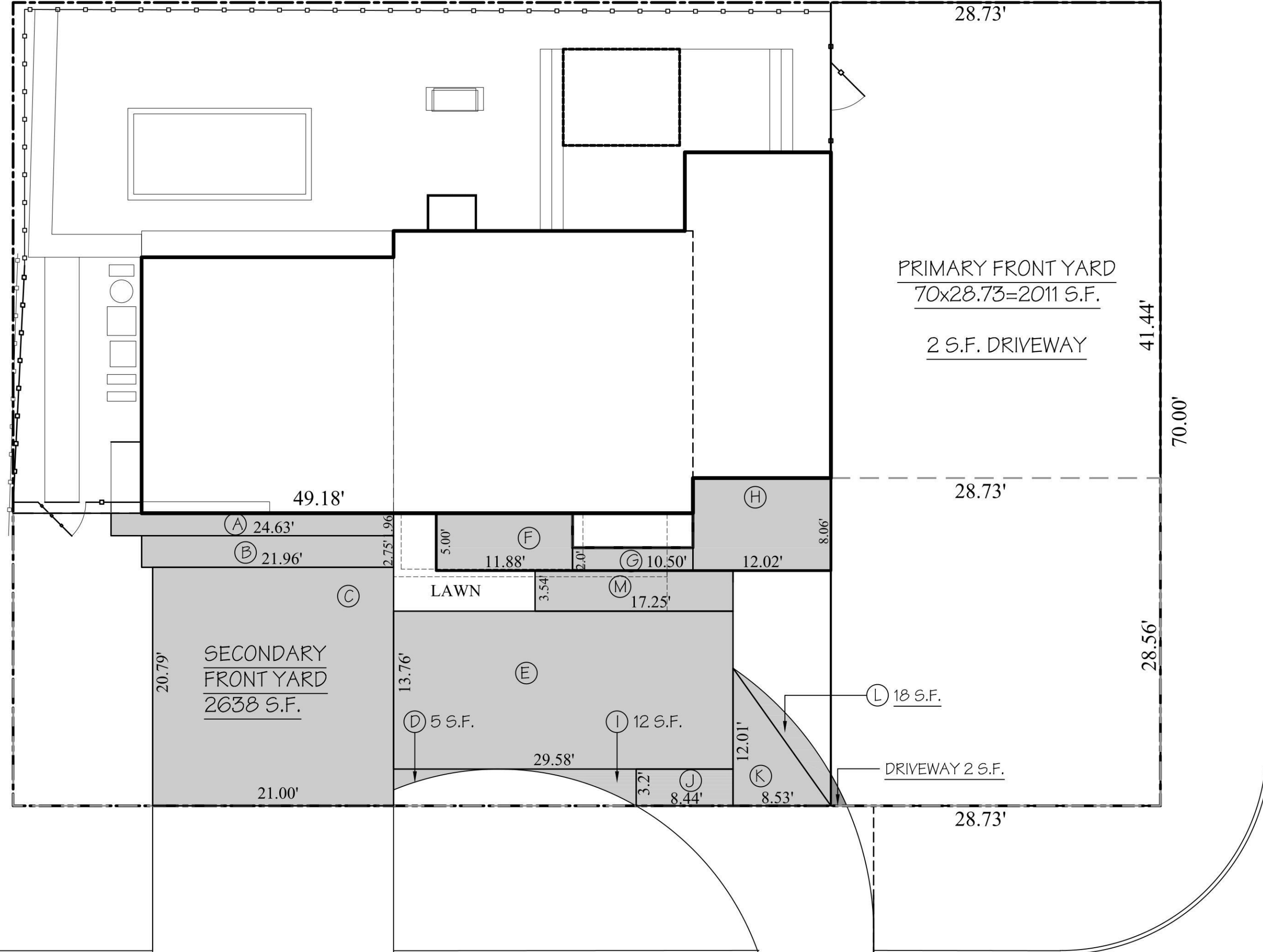
**ZONING CALCULATIONS**

PROJECT:  
**XU RESIDENCE**

3 TWELFTH STREET  
 CARLE PLACE, NY 11514

D.O.B. I.D.#

DRAWING No.  
**Zo.o**



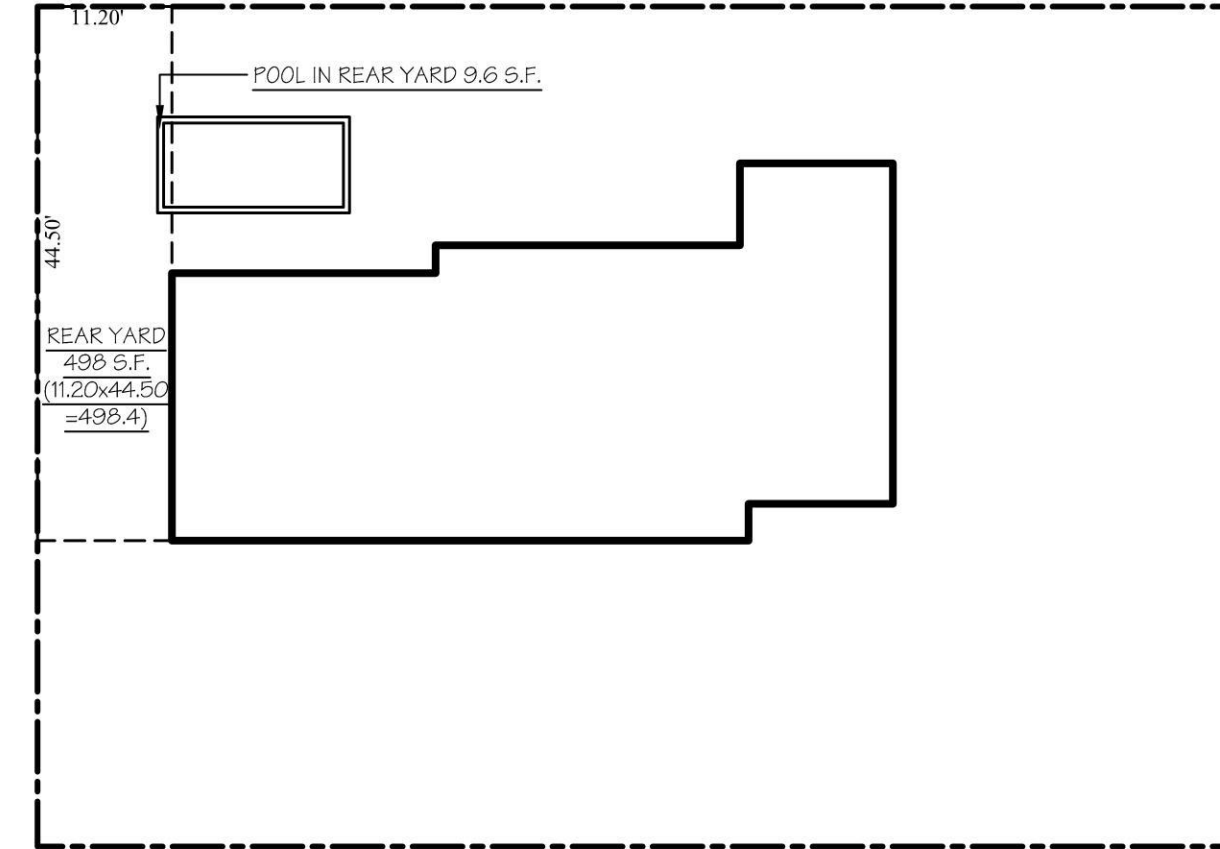
**FRONT YARD PAVER CALCULATION**

**SECONDARY FRONT YARD**  
 2,638 S.F.  
 AREA A = 24.63' x 1.96' = 48.27  
 AREA B = 21.96' x 2.75' = 60.39  
 AREA C = 21.00' x 20.79' = 436.59  
 AREA D = 5 S.F.  
 AREA E = 29.58' x 13.76' = 407.02  
 AREA F = 11.88' x 5.0' = 59.4  
 AREA G = 10.50' x 2.0' = 21  
 AREA H = 12.02' x 8.06' = 96.88  
 AREA I = 8.44' x 3.2' = 27.01  
 AREA K = 8.53' x 12.01' / 2 = 51.22  
 AREA L = 18 S.F.  
 PAVER AREA = 1,231 S.F.  
**1,231 / 2,638 S.F. = %46.66**

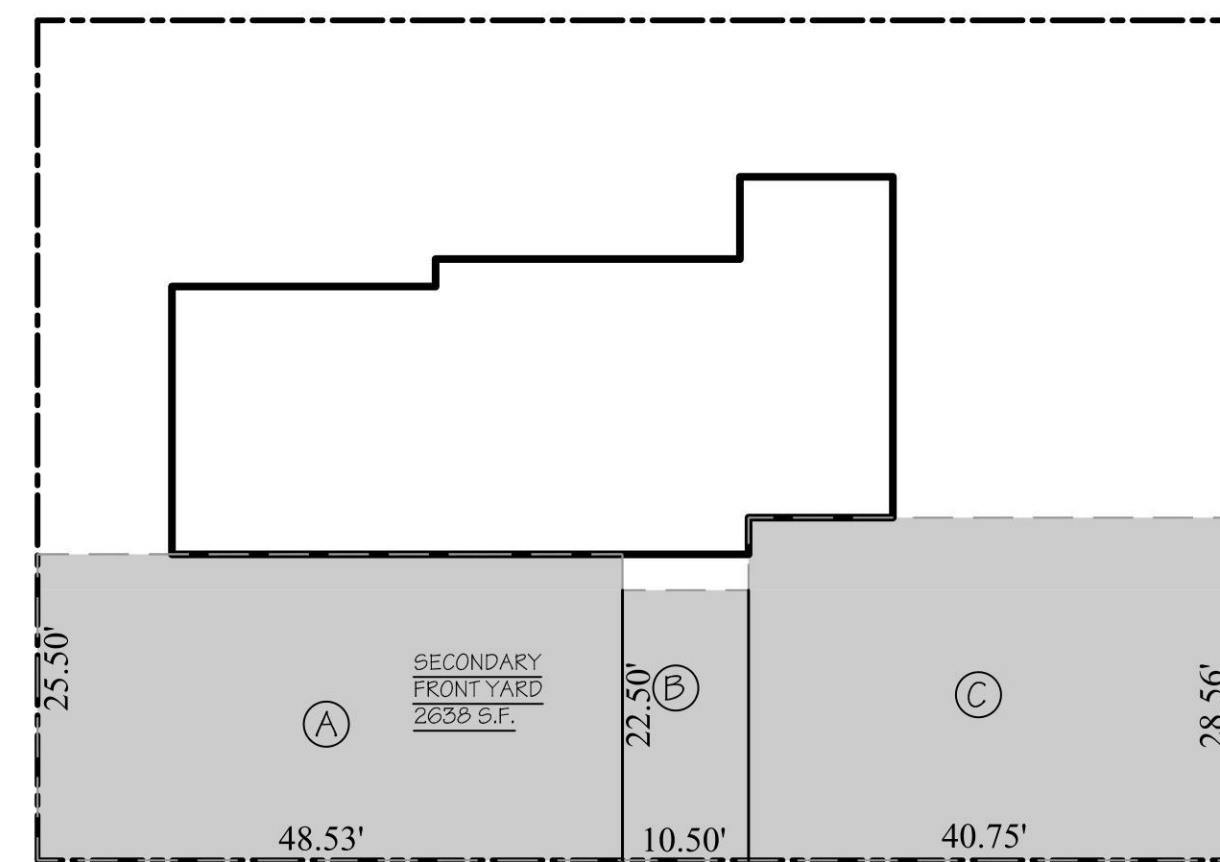
**PRE EXISTING GRADE CALCULATIONS**

(104.46+105.00)/2x28.64=3,000  
 (105.00+104.91)/2x48.05=5,043  
 (104.89+104.58)/2x22.30=2,336  
 (104.50+104.27)/2x21.95=2,291  
 (104.27+104.27)/2x25.34=2,642  
 (104.27+104.56)/2x12.73=1,329  
**TOTAL=159.01 TOTAL=16,641**

AVERAGE GRADE=16,641/159.01=104.65'



**REAR YARD COVERAGE**



**SECONDARY FRONT YARD AREA CALCULATION**

AREA A = 48.53' x 25.50' = 1,238  
 AREA B = 10.50' x 22.50' = 236  
 AREA C = 40.75' x 28.56' = 1,164  
**SECONDARY FRONT YARD = 2,638 S.F.**

**AVERAGE FRONT YARD**

23.94'+32.97'+24.98'+28.80'+21.76'+25.19'+27.23' = 184.87' / 7 = 26.41'

**GENERAL NOTES**

THE ARCHITECT OF RECORD HAS BEEN RETAINED ONLY FOR THE PURPOSE OF FILING THE PLANS TO OBTAIN A PERMIT AND HAS NOT BEEN RETAINED FOR ANY SUPERVISION OR OBSERVATION OF THE WORK, AND HIS RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE PLANS. THESE DRAWINGS ARE FOR BUILDING DEPT. USE ONLY.

NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER THOSE SCALED.

ANY OMISSIONS OR CHANGES IN THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ALL CONSTRUCTION AND/OR INSTALLATIONS BY THE CONTRACTOR.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD.

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITY PIPING PRIOR TO THE PROPOSED CONSTRUCTION EXCAVATION.

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

ALL SITE DEVELOPMENT INCLUDING RETAINING WALLS, SIDEWALKS, PLANTINGS, ETC. BY OTHERS.

ALL LABOR, MATERIALS, AND CONSTRUCTION SHALL COMPLY WITH ALL RULES, REGULATIONS, CODES, AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE WORK DESIGN CRITERIA:

- BUILDING CODE OF NEW YORK STATE (2020)
- RESIDENTIAL CODE OF NEW YORK STATE (2020)
- EXISTING BUILDING CODE OF NEW YORK STATE (2020)
- PLUMBING CODE OF NEW YORK STATE (2020)
- FIRE CODE OF NEW YORK STATE (2020)
- ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK (2020)
- WOOD FRAME CONSTRUCTION MANUAL FOR ONE-AND TWO FAMILY DWELLINGS (2018)
- FUEL GAS CODE OF NEW YORK STATE (2020)
- PROPERTY MAINTENANCE CODE OF NEW YORK STATE (2020)
- NFPA 70: NATIONAL ELECTRIC CODE (NEC) 2017
- MECHANICAL CODE OF NEW YORK STATE (2020)

ALL LUMBER TO BE AMERICAN STANDARD SIZES. ALL STRUCTURAL \* DOUGLAS FIR-LARCH LUMBER #2.

A MINIMUM OF ONE 5/8" ANCHOR BOLT SHALL BE PROVIDED WITHIN 6" - 12" OF EACH END PLATE, AND HAVE A MINIMUM EMBEDMENT OF 7" IN CONC. FOUNDATIONS AND SLABS ON GRADE OR 7" IN MASONRY BLOCK FOUNDATIONS WHEN RESISTING LATERAL AND SHEAR LOADS ONLY. ALSO 3" SQUARE WASHERS SHALL BE USED ON ALL ANCHOR BOLTS WITH THE ANCHOR BOLTS SPACING NOT TO EXCEED THE REQUIREMENTS SPECIFIED IN TABLE 3.2C.

LUMBER TO BE GRADE MARKED PRIOR TO DELIVERY TO SITE, SUBJECT TO INSPECTION.

DOUBLE STUDS AT ALL OPENINGS IN THE EXTERIOR AND BEARING WALLS, DOUBLE ALL JOISTS, HEADERS AND TRIMMERS AROUND ALL OPENINGS AND UNDER ALL PARTITIONS. USE TECO HANGERS OR CONNECTORS WHERE REQUIRED (OR APPROVED EQUAL).

ALL HEADERS TO BE MIN. (2) 2 X 10 UNLESS OTHERWISE NOTED.

ALL GLAZING SHALL BE INSULATED, HIGH-PERFORMANCE GLASS (U0=.33), UNLESS OTHERWISE NOTED. PROVIDE MIN. 1" X 1/2" (ACTUAL SIZE) MITERED CROSS BRIDGING MAX. 8'-0" O.C. FOR FLOOR JOINTS OR EQUIVALENT METAL BRIDGING.

ALL INTERIOR PARTITIONS TO BE 2 X 4 WOOD STUDS, @ 16" O.C. WITH GYPSUM BOARD BOTH SIDES. DOUBLE-UP FLOOR JOISTS UNDER PARTITIONS RUNNING PARALLEL.

GYPSUM BOARD TO BE 1/2" TAPERED EDGE "SHEET ROCK", TAPED AND SPACKLED (3 COATS), OR EQUAL, UNLESS OTHERWISE NOTED ON DRAWINGS.

PROVIDE FLASHING AT ALL ROOF, WALL, OR OTHER INTERSECTIONS, OVER HEADS OF ALL OPENINGS AND UNDER SILLS OF ALL WINDOWS AND DOORS. CAULK ALL JOINTS EXPOSED TO WEATHER.

ROOF COVERING SHALL BE CLASSIFIED AS TYPE A OR B. ALL STRUCTURAL STEEL SHALL BE MIN. 36,000 PSI.

ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND INSPECTED BY THE BOARD OF FIRE UNDERWRITERS AS PER THE NEC.

SINGLE STATION SMOKE & CARBON MONOXIDE DETECTING DEVICE TO BE INSTALLED ADJACENT TO SLEEPING AREAS ON EACH FLOOR LEVEL AND SHALL BE LOCATED ON OR NEAR CEILING.

ALL PLUMBING TO BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH THE APPLICABLE RESIDENTIAL CODE OF NEW YORK STATE, PLUMBING CODE OF NEW YORK STATE. (2020)

CURBS, CURB CUTS, AND PAVING MUST CONFORM WITH ALL REGULATIONS AND REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS.

DRAWING LEGEND	
SYMBOL	DESCRIPTION
	EXISTING PARTITION TO REMAIN
	EXISTING ABOVE / BEYOND
	EXISTING WINDOW TO REMAIN
	EXISTING DOOR TO REMAIN
	EXISTING HEADER - SIZE AS SPECIFIED
	EXISTING WALL / WINDOW / DOOR TO BE DEMOLISHED
	PROPOSED PARTITION
	PROPOSED WINDOWS - SIZE AS SPECIFIED
	PROPOSED DOOR - SIZE AS SPECIFIED
	PROPOSED HEADER - SIZE AS SPECIFIED
	PROPOSED FOUNDATION WALL
	INSULATION - TYPE AS SPECIFIED
	PROPOSED CLOSET
	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR

**ZONING / TOWN CODE COMPLIANCE**

**DISAPPROVED - Make corrections as noted and resubmit**

Anthony Raguseo  
05/07/2024

**TABLE R403.1(1) MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS (INCHES)**

LOAD-BEARING VALUE OF SOIL (PSF)	MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS (INCHES)			
	1,500	2,000	3,000	≥ 4,000
1 STORY	16"	X	X	X

**TABLE R401.4.1 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS**

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (POUNDS PER SQUARE FOOT)
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CI, ML, MH and CH)	1,500

**TABLE R402.2 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE**

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH OF CONC. (f <sub>c</sub> )		
	WEATHERING POTENTIAL (SEE TABLE 3.01.2(1))		
	NEGLIGIBLE	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS & OTHER CONCRETE NOT EXPOSED TO THE WEATHER	X	X	2,500 <sup>c</sup>
BASEMENT (CELLAR) SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLAB	X	X	2,500 <sup>c</sup>
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONC. WORK EXPOSED TO THE WEATHER	X	X	3,000 <sup>d</sup>
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS	X	X	3,500 <sup>d,e</sup>

**TABLE 3.2B (WFCM 2018) BOTTOM PLATE TO FOUNDATION CONNECTIONS (ANCHOR BOLTS) RESISTING LATERAL & SHEAR LOADS FROM WIND-EXPOSURE B**

BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	FOUNDATION SUPPORTING	FOR EXPOSURES B & C AND ALL WIND SPEEDS	
		MAXIMUM ANCHOR BOLT SPACING (in.) <sup>1,2,3,4</sup>	
LATERAL AND SHEAR LOADS	1 - 3 STORIES	1/2" ANCHOR BOLTS	31
	1 - 3 STORIES	5/8" ANCHOR BOLTS	48

**TABLE 3.2C (WFCM 2018) SILL OR BOTTOM PLATE TO FOUNDATION CONNECTIONS (ANCHOR BOLTS) RESISTING UPLIFT LOADS FROM WIND-EXPOSURE B**

BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	PLATE SIZE	FOUNDATION SUPPORTING	700-YR. 3 SECOND GUST WIND SPEED (MPH)																
			90	95	100	105	110	115	120	130	140	150	160	170	180	195			
UPLIFT LOADS	2 x 4	1 - 3 STORIES	8' END ZONES	72	72	72	72	72	72	71	57	43	35	30	27	24	22		
		1 - 3 STORIES	INTERIOR ZONES	72	72	72	72	72	72	66	50	41	35	31	28	26			
	2 x 6	1 - 3 STORIES	8' END ZONES	72	72	72	72	72	72	72	68	51	42	36	32	29	26		
		1 - 3 STORIES	INTERIOR ZONES	72	72	72	72	72	72	72	60	49	42	37	34	31			

<sup>1</sup> PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTIONS IN TABLE 3.2  
<sup>2</sup> WHEN ANCHOR BOLTS ARE USED TO RESIST UPLIFT, LATERAL, AND SHEAR LOADS, THE MAXIMUM ANCHOR BOLT SPACING SHALL NOT EXCEED THE LESSER OF THE TABULATED VALUES FOR UPLIFT LOADS (TABLE 3.2C) OR LATERAL AND SHEAR LOADS (TABLE 3.2B) FOR OTHER ANCHOR BOLT LIMITATIONS - SEE SECTION 3.2  
<sup>3</sup> TABULATED ANCHOR BOLT SPACING FOR LATERAL AND SHEAR LOADS ASSUME WALLS ARE SHEATHED IN ACCORDANCE WITH SECTION 3.4.4.2. FOR OTHER WALL SHEATHING TYPES THE TABULATED ANCHOR BOLT SPACING SHALL BE MULTIPLIED BY THE APPROPRIATE SHEATHING TYPE ADJUSTMENT FACTOR IN TABLE 3.17D, BUT IN NO CASE SHALL ANCHOR BOLT SPACING EXCEED 6 FEET ON CENTER.  
<sup>4</sup> FOR THREE SECOND GUST WIND SPEEDS GREATER THAN 110 MPH, WITH A TABULATED LATERAL VALUE FROM TABLE 3.5 GREATER THAN 262 psf, LATERAL CONNECTIONS SHALL BE DETERMINED USING THE LOADS FROM TABLE 3.5

**TABLE R703.3(1) WEATHER RESISTANT SIDING ATTACHED AND MIN. THICKNESS**

SIDING MATERIAL	NOMINAL THICKNESS (INCHES)	JOINT TREATMENT	SHEATHING PAPER REQUIRED	WOOD OR WOOD STRUCTURAL PANEL SHEATHING	FIBERBOARD SHEATHING INTO STUD	GYPSUM SHEATHING INTO STUD	DIRECT TO STUDS	NUMBER OR SPACING OF FASTENERS
VINYL SIDING*	0.035	LAP	NO	0.120 NAIL 1 1/2" STAPLE-1 1/2"	0.120 NAIL 2" STAPLE-2 1/2"	0.120 NAIL 2" STAPLE-2 1/2"	NOT ALLOWED	SAME AS STUD SPACING

**TABLE R702.3.5 MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD**

THICKNESS OF GYPSUM BOARD (INCHES)	APPLICATION	ORIENTATION OF GYPSUM BOARD TO FRAMING	MAX. SPACING OF FRAMING MEMBERS	MAX. SPACING OF FASTENERS		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING
				NAILS	SCREWS	
1/2	CEILING	EITHER DIRECTION	16	7	12	13 GAGE, 1 1/2" LONG, 3/16" HEAD; 0.098 DIAMETER, 1 1/2" LONG, ANNULAR-RINGED; 5d COOLER NAIL, 0.086 DIAMETER, 1 1/2" LONG, 3/16" HEAD; OR GYPSUM BOARD NAIL, 0.0915 DIAMETER, 1 1/2" LONG, 3/8" HEAD.
	WALL	EITHER DIRECTION	16	8	16	

\*VINYL SIDING SHALL COMPLY WITH ASTM D3679  
**CODE R702.3.1 RCNYS-GYPSUM BOARD**  
 ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C22, C475, C514, C1002, C1047, C1177, C1178, C1278, C1396, C1658 OR C1786 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. ADHESIVES FOR THE INSTALLATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL CONFORM TO ASTM C557.

LUMBER SPECIFICATION:  
 \* DOUG - FIR LUMBER #2 WITH FB 8/75 OR EQUAL  
 \* DESIGN LOADS TAKEN AS PER WESTERN WOOD PRODUCTS ASSOCIATION IN ACCORDANCE WITH ASTM STANDARDS

SOLID TIE-RODS UNDER FULL LENGTH OF GIRDER @ EACH END  
 \* SOLID TIE-RODS DOWN TO FOUNDATION OR GIRDER BELOW UNDER ALL GIRDER POSTS.

- ALL HEADERS @ DOOR OPENINGS TO BE 2 X 10 UNLESS NOTED OTHERWISE

- ALL LAMINATED GIRDERS TO BE 2.0E G-P LAM LVL.

- ALL LAMINATED GIRDERS ARE CALLED OUT AS NOMINAL SIZE CONTRACTOR TO USE:  
 - 1 3/4" x 9 1/2" FOR 2 X 10 LVL  
 - 1 3/4" x 11 7/8" FOR 2 X 12 LVL

- ALL LUMBER THAT COMES IN CONTACT WITH CONCRETE TO BE A.C.Q.

FASTENERS, HANGERS AND TIE-DOWN CONNECTORS THAT COME IN CONTACT WITH A.C.Q. TREATED LUMBER MUST BE DESIGNED FOR SUCH USE (CHECK MANUFACTURERS SPECIFICATIONS)

ALL FASTENERS IN DIRECT CONTACT WITH A.C.Q. OR WOLMANIZED LUMBER MUST BE "ZMAX/HDC" GALVANIZED OR STAINLESS STEEL

**RBP22-001079**

**TABLE R301.5 ALSO NOTED SECTION R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS**

(IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD	DEAD LOAD: R301.4
UNINHABITABLE ATTICS WITHOUT STORAGE	10	THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION SHALL BE USED FOR DETERMINING DEAD LOAD WITH CONSIDERATION FOR THE DEAD LOAD OF FINISHED SERVICE EQUIPMENT.
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20	
HABITABLE ATTICS AND SERVED WITH FIXED STAIRS	30	
EXTERIOR BALCONIES AND DECKS	40	
FIRE ESCAPES	40	
GUARD RAILS AND HANDRAILS IN ALL COMPONENTS	200	
GUARD RAILS IN ELEVATOR PASSENGER ENCLOSURES	50	
ROOMS OTHER THAN SLEEPING ROOM	40	
SLEEPING ROOMS	30	
STAIRS	40	

FOR 50 LB/1000 SQ. FT. PER SQUARE FOOT = 0.0479 W/m<sup>2</sup>, 1 SQUARE INCH = 645 mm, 1 POUND = 4.45 N<sup>2</sup>  
 (a) (b) (c) (d) (e) (f) (g) (h) SEE (RCNYS 2020)

**TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS (b) (c)**

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS	L/360
CEILING WITH BRITTLE FINISHES (INCLUDING PLASTER AND STUCCO)	L/360
CEILING WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS - WIND LOADS <sup>a</sup> WITH PLASTER OR STUCCO FINISHES	H/360
EXTERIOR WALLS - WIND LOADS <sup>a</sup> WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOADS <sup>a</sup> WITH FLEXIBLE FINISHES	L/120 <sup>d</sup>
LINTELS SUPPORTING MASONRY VENEER WALLS <sup>e</sup>	L/600

L = SPAN LENGTH, H = SPAN HEIGHT  
 (a) FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN, THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING (ASD) LOADS OBTAINED FROM TABLE R301.2(2)  
 (b) FOR CANTILEVER MEMBERS, L SHALL BE TAKEN AS TWICE THE LENGTH OF THE CANTILEVER  
 (c) FOR ALUMINUM STRUCTURAL MEMBERS OR PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, NOT SUPPORTING EDGE OF GLASS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/75 FOR EACH GLASS LITE OR L/60 FOR THE ENTIRE LENGTH OF THE MEMBER, WHICHEVER IS MORE STRINGENT. FOR SANDWICH PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/20  
 (d) DEFLECTION FOR EXTERIOR WALLS WITH INTERIOR GYPSUM BOARD FINISH SHALL BE LIMITED TO AN ALLOWABLE DEFLECTION OF H/180  
 (e) REFER TO SECTION R703.3.2

**SECTION R301.2.2.2 WEIGHTS OF MATERIALS**

USE	DEAD LOAD
EXTERIOR LIGHT FRAME WOOD WALLS	15 psf
EXTERIOR LIGHT FRAME COLD-FORMED STEEL WALLS	14 psf
INTERIOR LIGHT FRAME WOOD WALLS	10 psf
INTERIOR LIGHT FRAME COLD-FORMED STEEL WALLS	5 psf
8" THICK MASONRY WALLS	80 psf
6" THICK CONCRETE WALLS	85 psf
SIP WALLS	10 psf

**EXCEPTIONS:**  
 1) ROOF AND CEILING DEAD LOADS NOT EXCEEDING 25 psf SHALL BE PERMITTED PROVIDED THE WALL BRACING AMOUNTS IN SECTION R602.10.3 ARE INCREASED IN ACCORDANCE WITH TABLE R602.10.3(4)  
 2) LIGHT-FRAME WALLS WITH STONE OR MASONRY VENEER SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS R702.1 AND R703  
 3) FIREPLACES AND CHIMNEYS SHALL BE PERMITTED IN ACCORDANCE WITH CHAPTER 10

**TABLE R301.2.1.3 EQUIVALENT BASIC WIND SPEEDS**

V <sub>ULT</sub>	110	115	120	130	140	150	160	170	180	190	200
V <sub>ASD</sub>	85	89	93	101	108	116	124	132	139	147	155

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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**ISSUED FOR**

- PRELIMINARY DRAWING
- FOR OWNERS REVIEW
- FOR BIDDING PURPOSES
- FOR BUILDING DEPT.
- FOR CONSTRUCTION
- AS BUILT DRAWINGS

**REVISIONS** PLOTTED: 3/15/2024

NO.	DATE	DESCRIPTION
	02/14/23	CABINET LAYOUT UPDATE
	01/16/24	D.O.B. RESUBMISSION
	01/23/24	D.O.B. RESUBMISSION
	03/14/24	D.O.B. RESUBMISSION

PROJECT NO. 2022220  
 DATE 03/14/24  
 SCALE AS NOTED  
 DRAWN BY M.Z. - S.D. - S.V.

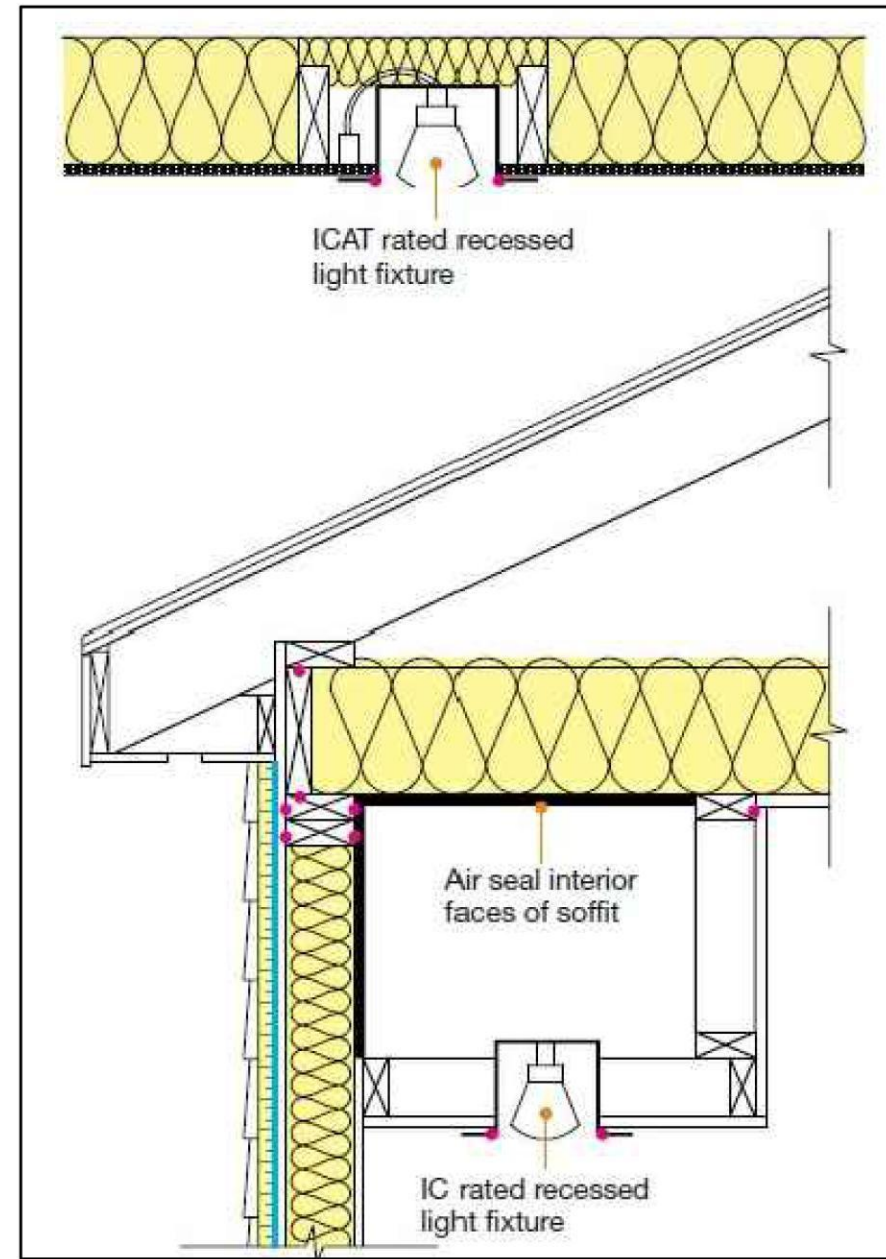
**MARK ANTHONY ARCHITECTS & PLANNERS**  
 ARCHITECTURE DESIGN  
 (516) 409 - 1900  
 1563 BELLMORE AVE.  
 BELLMORE, NY 11710

SEAL: REGISTERED ARCHITECT  
 MARK ANTHONY ARCHITECTS & PLANNERS  
 LIC # 031737-1  
 1563 BELLMORE AVE. BELLMORE, NY 11710

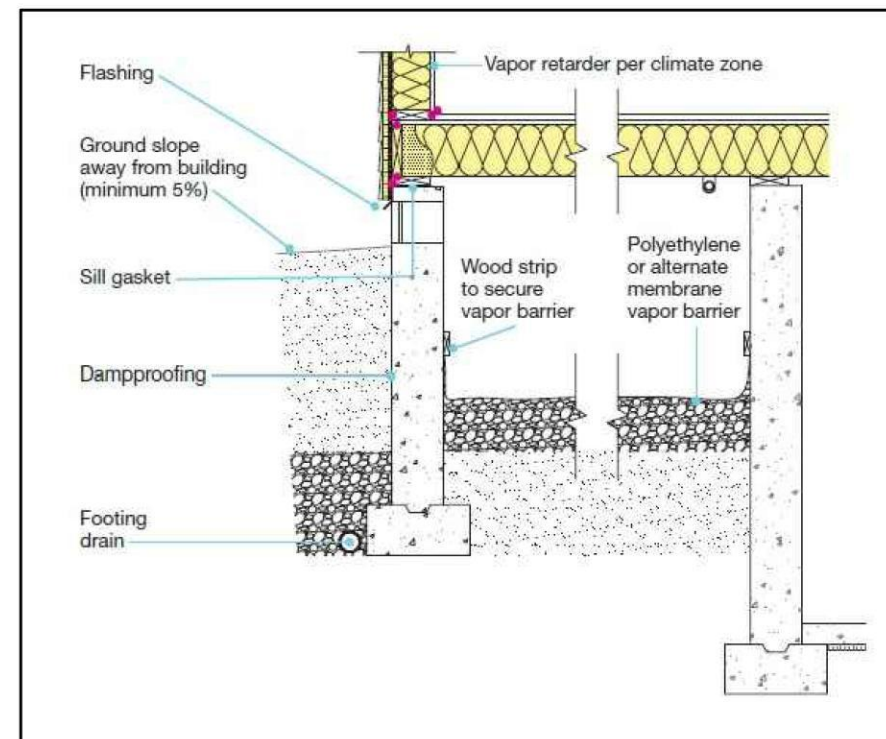
**GENERAL NOTES**

PROJECT: XU RESIDENCE  
 3 TWELFTH STREET  
 CARLE PLACE, NY 11514

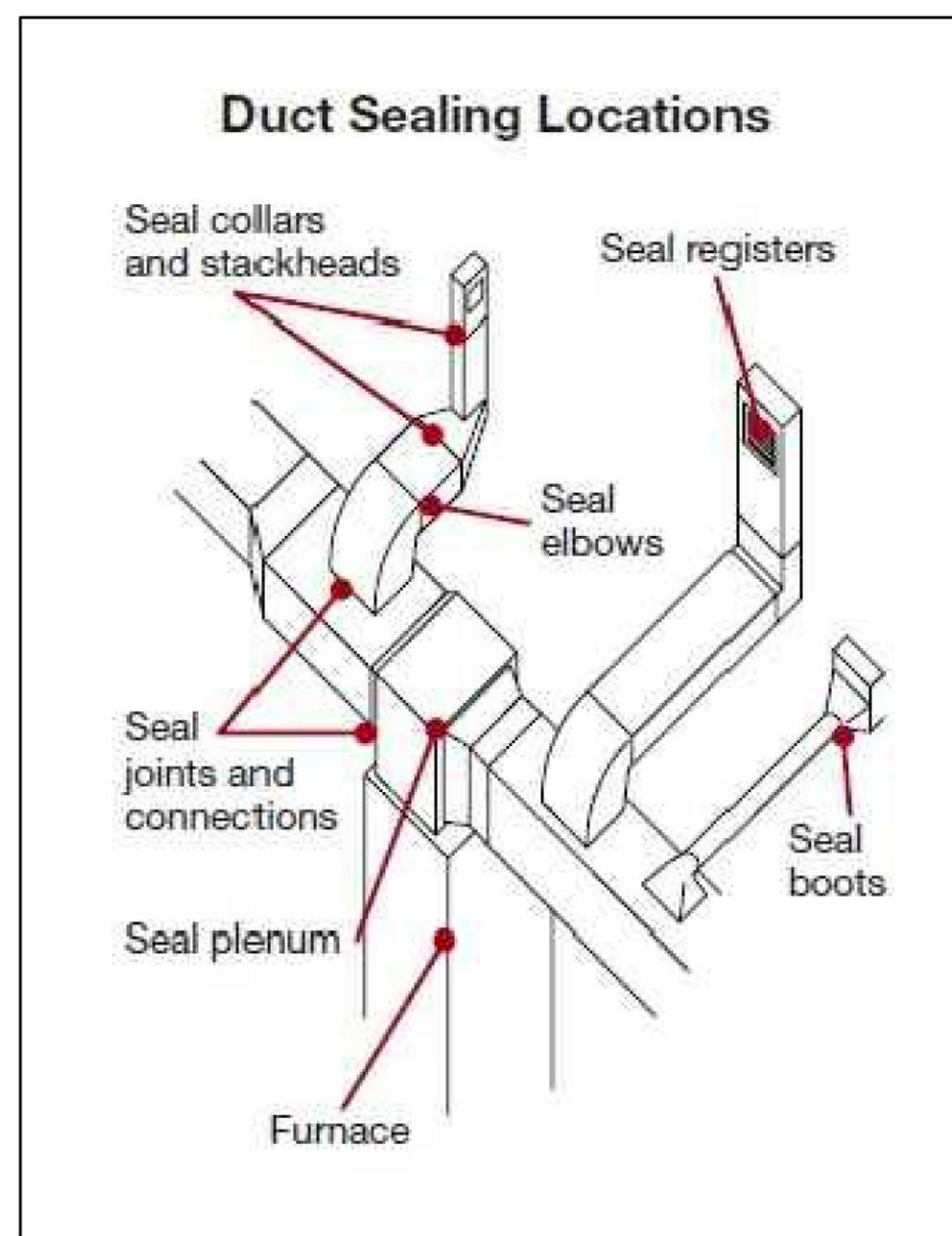
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RECESSED LIGHTING



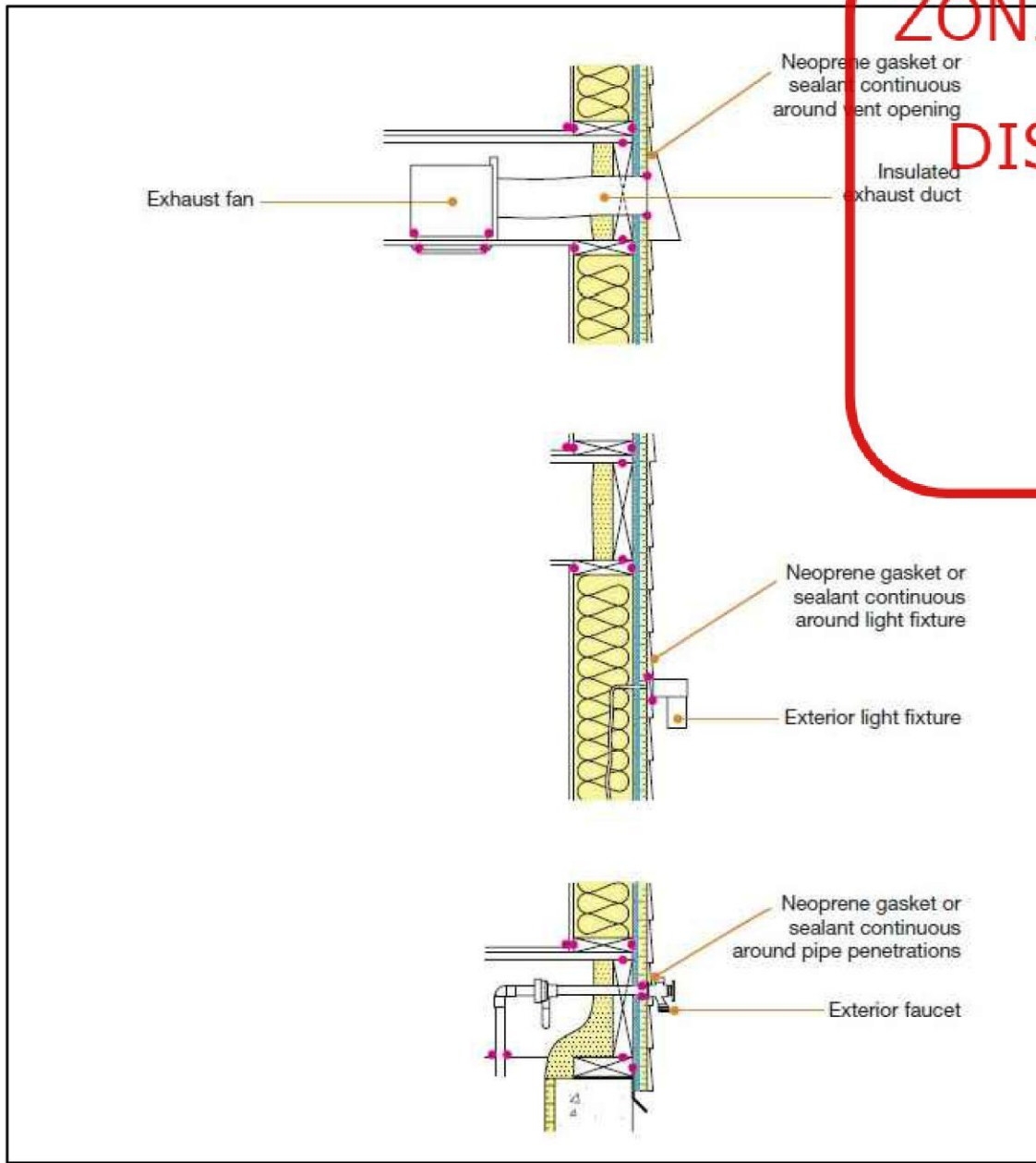
VENTED CRAWL SPACE



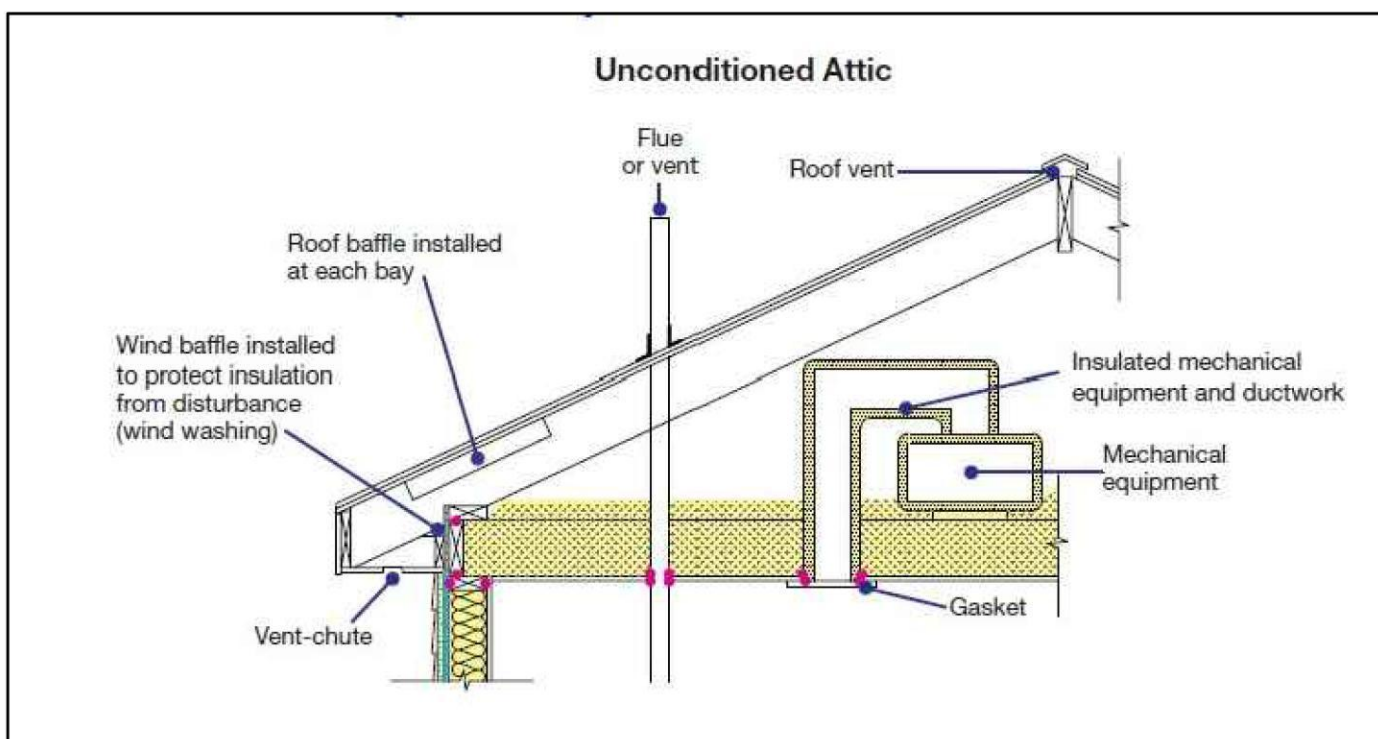
DUCT SEALING

[NY] C106.2.6.1 HVAC System certification.

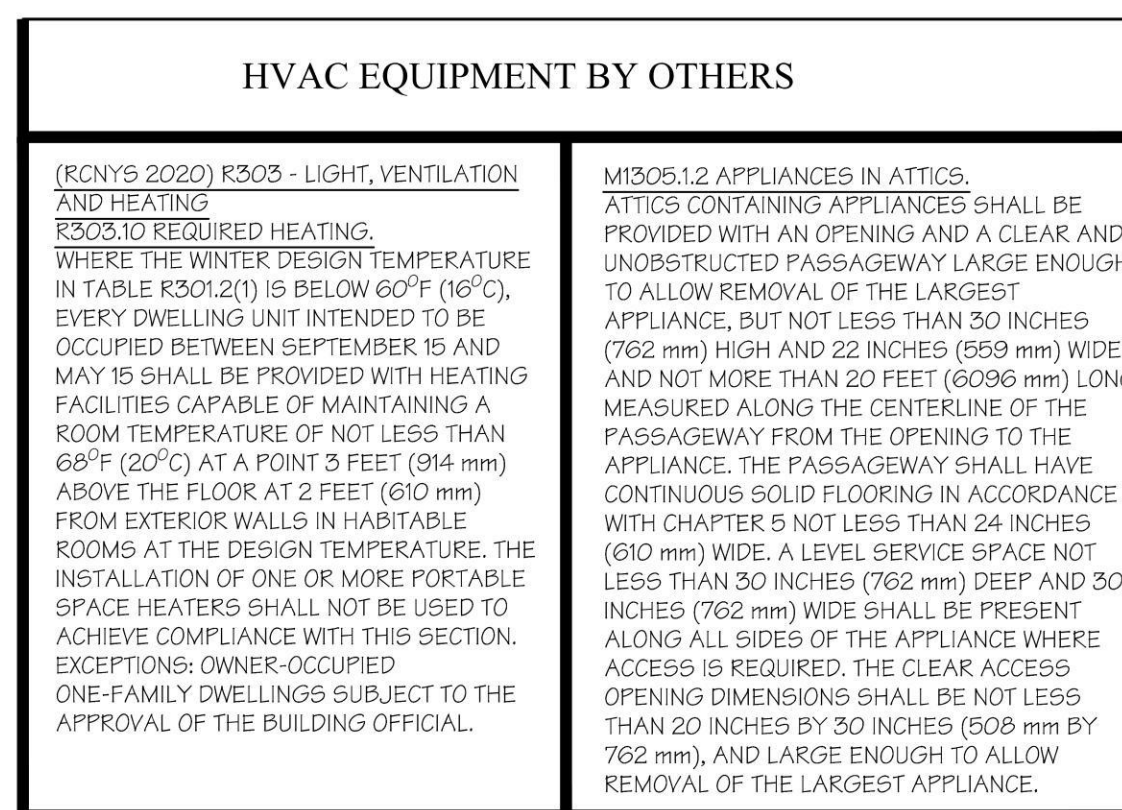
A registered design professional shall provide to the building official a written certification that (1) all required HVAC system inspections, HVAC system calibrations, and overall HVAC equipment functionality tests have been performed and (2) in the professional opinion of the registered design professional, the HVAC system is operating as designed. The registered design professional shall retain copies of the inspection, calibration, and test reports, and shall provide such reports to the building official, if requested. In the case of a building that is subject to the New York City Construction Codes, all required HVAC system inspections, HVAC system calibrations, and overall HVAC equipment functionality tests shall be special or progress inspections and shall be performed by approved agencies.



EXTERIOR WALL



VENTED ATTIC SPACE



HVAC EQUIPMENT BY OTHERS

RCNYS 2020 R303 - LIGHT, VENTILATION AND HEATING. WHERE THE WINTER DESIGN TEMPERATURE IN TABLE R303.2(1) IS BELOW 60°F (16°C), EVERY DWELLING UNIT INTENDED TO BE OCCUPIED BETWEEN SEPTEMBER 15 AND MAY 15 SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3 FEET (914 mm) ABOVE THE FLOOR AT 2 FEET (610 mm) FROM EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. EXCEPTIONS: OWNER-OCCUPIED ONE-FAMILY DWELLINGS SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

M106.1.2 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES (762 mm) HIGH AND 22 INCHES (559 mm) WIDE AND NOT MORE THAN 20 FEET (6096 mm) LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES (610 mm) WIDE. A LEVEL SERVICE SPACE NOT LESS THAN 30 INCHES (762 mm) DEEP AND 30 INCHES (762 mm) WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE NOT LESS THAN 20 INCHES BY 30 INCHES (508 mm BY 762 mm), AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

ZONING / TOWN CODE COMPLIANCE

DISAPPROVED Make corrections as noted and resubmit

Anthony Raguseo 05/07/2024

RBP22-001079

SECTION N1103 (R403) SYSTEMS

N1103.1 (R403.1) Programmable thermostat. The thermostat controlling the primary heating or cooling system of the dwelling unit shall be capable of controlling the heating and cooling system at different times of the day. This thermostat shall include the capability to set back or temporarily separate the system to maintain zone temperatures of not less than 55°F (13°C) to not greater than 85°F (29°C). The thermostat shall be installed in accordance with the manufacturer's instructions and a heating temperature setpoint of not greater than 70°F (21°C) and a cooling temperature setpoint of not less than 78°F (26°C).

N1103.1.2 (R403.1.2) Heat pump supplementary heat (Mandatory). Heat pumps having supplementary electric resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.

N1103.2 (R403.2) Hot water boiler outdoor temperature setback. Hot water boilers that supply heat to the building through one- or two-pipe heating systems shall have an outdoor setback control that decreases the boiler water temperature based on the outdoor temperature.

N1103.3 (R403.3) Ducts. Ducts and air handlers shall be installed in accordance with Sections N1103.3.1 through N1103.3.8.

N1103.3.1 (R403.3.1) Insulation (Prescriptive). Supply and return ducts in attics shall be insulated to an R-value of not less than R-8 for ducts 3 inches (76 mm) in diameter and larger and not less than R-6 for ducts smaller than 3 inches (76 mm) in diameter. Supply and return ducts in other portions of the building shall be insulated to not less than R-6 for ducts 3 inches (76 mm) in diameter and to not less than R-4.2 for ducts smaller than 3 inches (76.2 mm) in diameter.

Exception: Ducts or portions thereof located completely inside the building thermal envelope.

[NY] N1103.3.2 (R403.3.2) Sealing (Mandatory). Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with Section M1601.4.1.

Exceptions:

- Air-impermeable spray foam products shall be permitted to be applied without additional joint seals.
- For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams, and locking-type joints and seams of other than the snap-lock and button-lock types.

N1103.3.2.1 (R403.3.2.1) Sealed air handler. Air handlers shall have a manufacturer's designation for an air leakage of not greater than 2 percent of the design airflow rate when tested in accordance with ASHRAE 193.

N1103.3.3 (R403.3.3) Duct testing (Mandatory). Ducts shall be pressure tested to determine air leakage by one of the following methods:

- Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. Registers shall be taped or otherwise sealed during the test.
- Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exceptions:

- A duct air-leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.
- A duct air-leakage test shall not be required for ducts serving heat or energy recovery ventilators that are not integrated with ducts serving heating or cooling systems.

A written report of the results of the test shall be signed by the party conducting the test and provided to the building official.

N1103.3.4 (R403.3.4) Duct leakage (Prescriptive). The total leakage of the ducts, where measured in accordance with Section R403.3.3, shall be as follows:

- Rough-in test: The total leakage shall be less than or equal to 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m<sup>2</sup>) of conditioned floor area where the air handler is installed at the time of the test. Where the air handler is not installed at the time of the test, the total leakage shall be less than or equal to 3 cubic feet per minute (85 L/min) per 100 square feet (9.29 m<sup>2</sup>) of conditioned floor area.
- Postconstruction test: Total leakage shall be less than or equal to 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m<sup>2</sup>) of conditioned floor area.

N1103.3.5 (R403.3.5) Building cavities (Mandatory). Building framing cavities shall not be used as ducts or plenums.

[NY] N1103.3.6 (R403.3.6) Ducts buried within ceiling insulation. Where supply and return air ducts are partially or completely buried in ceiling insulation, such ducts shall comply with all of the following:

- The supply and return duct shall have an insulation R-value not less than R-8.
- At all points along each duct, the sum of the ceiling insulation R-values against and above the top of the duct, and against and below the bottom of the duct shall be not less than R-19, excluding the R-value of the duct insulation.

N1103.3.6.1 (R403.3.6.1) Effective R-value of deeply buried ducts. Where using a simulated energy performance analysis, sections of ducts that are installed in accordance with Section N1103.3.6, located directly on, or within 5.5 inches (140 mm) of the ceiling, surrounded with blown-in attic insulation having an R-value of R-30 or greater and located such that the top of the duct is not less than 3.5 inches (89 mm) below the top of the insulation, shall be considered as having an effective duct insulation R-value of R-25.

N1103.3.7 (R403.3.7) Ducts located in conditioned space. For ducts to be considered as inside a conditioned space, such ducts shall comply with either of the following:

- The duct system is located completely within the continuous air barrier and within the building thermal envelope.
- The ducts are buried within ceiling insulation in accordance with Section N1103.3.6 and all of the following conditions exist:
  - The air handler is located completely within the continuous air barrier and within the building thermal envelope.
  - The duct leakage, as measured either by a rough-in test of the ducts or a post-construction total system leakage test to outside the building thermal envelope in accordance with Section N1103.3.4, is less than or equal to 1.5 cubic feet per minute (42.5 L/min) per 100 square feet (9.29 m<sup>2</sup>) of conditioned floor area served by the duct system.
  - The ceiling insulation R-value installed against and above the insulated duct is greater than or equal to the proposed ceiling insulation R-value, less the R-value of the insulation on the duct.

N1103.4 (R403.4) Mechanical system piping insulation (Mandatory). Mechanical system piping capable of carrying fluids greater than 105°F (41°C) or less than 55°F (13°C) shall be insulated to an R-value of not less than R-3.

N1103.4.1 (R403.4.1) Protection of piping insulation. Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind. The protection shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall be prohibited.

N1103.5 (R403.5) Service hot water systems. Energy conservation measures for service hot water systems shall be in accordance with Sections N1103.5.1 through N1103.5.4.

N1103.5.1 (R403.5.1) Heated water circulation and temperature maintenance systems (Mandatory). Heated water circulation systems shall be in accordance with Section N1103.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section N1103.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION\*

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceilings/soffits shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, R-value, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the joints of windows and doors, shall be sealed.	—
Rim joints	Rim joints shall include:	—
Floors, including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of the floor assembly.	Insulation shall be in contact with the top side of the floor assembly.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder. Duct shaft utility penetrations and flue shaft openings to exterior or unconditioned space shall be sealed.	Crawl space insulation, where provided instead of vapor retarder, shall be in contact with the underside of the floor assembly.
Shafts, penetrations	—	—
Narrow cavities	—	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned space.	—
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	—	In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing, or insulation, that on installation readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	—
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	—
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	—

\* Inspection of log walls shall be in accordance with the provisions of ICC 409.

R403.7 Equipment sizing and efficiency rating (Mandatory). Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

[NY] TABLE R402.1.4 EQUIVALENT U-FACTORS\*

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
4	0.32	0.55	0.026	0.060	0.098	0.047	0.059	0.059
5	0.30	0.55	0.026	0.060	0.092	0.033	0.050	0.055
6	0.30	0.55	0.026	0.045	0.060	0.033	0.050	0.055

\* Nonresidential U-factors shall be obtained from measurement, calculation or an approved source.  
 a. Mass walls shall be in accordance with Section R402.2. Where more than half the insulation is on the interior, the mass wall U-factors shall not exceed 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine A, and 0.057 in Climate Zone 6.  
 b. In warm-humid locations as defined by Figure R301.1 and Table R301.1, the basement wall U-factor shall not exceed 0.060.

SECTION N1102 (R402) BUILDING THERMAL ENVELOPE

[NY] N1102.1 (R402.1) General (Prescriptive). The building thermal envelope shall comply with the requirements of Sections N1102.1.1 through N1102.1.5.

Exceptions:

- The following low-energy buildings, or portions thereof, separated from the remainder of the building by building thermal envelope assemblies complying with this section shall be exempt from the building thermal envelope provisions of Sections N1102.1.1 through N1102.1.5:
  - Those with a peak design rate of energy usage less than 3.4 Btu/h • ft<sup>2</sup> (10.7 W/m<sup>2</sup>) or 1.0 watt/m<sup>2</sup> of floor area for space-conditioning purposes.
  - Those that do not contain conditioned space.
- Log homes designed in accordance with ICC 400.

N1102.1.1 (R402.1.1) Vapor retarder. Wall assemblies in the building thermal envelope shall comply with the vapor retarder requirements of Section R702.7.

[NY] N1102.1.2 (R402.1.2) Insulation and fenestration criteria. The building thermal envelope shall meet the requirements of Table N1102.1.2 based on the climate zone specified in Section N1101.7. In Climate Zone 6, the building thermal envelope shall meet either the requirements of the Climate Zone 6 "option 1" row in Table N1102.1.2 or the requirements of the Climate Zone 6 "option 2" row in Table N1102.1.2.

[NY] TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT\*

CLIMATE ZONE	FENESTRATION U-FACTOR <sup>a</sup>	SKYLIGHT <sup>b</sup> U-FACTOR	GLAZED FENESTRATION SHGC <sup>c</sup>	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT <sup>d</sup> WALL R-VALUE	SLAB <sup>e</sup> R-VALUE & DEPTH	CRAWL SPACE <sup>f</sup> WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.85	0.25	38	13	4/6	13	0	0	0
3	0.35	0.85	0.25	40	13	5/8	13	0	0	0
4 except Marine	0.32	0.55	0.40	49	20 or 13 + 5 <sup>g</sup>	R13	19	10/13	10, 2 ft	10/13
5	0.30	0.55	NR	49	20 or 13 + 5 <sup>g</sup>	13/17	30 <sup>h</sup>	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20 + 5 <sup>g</sup> or 13 + 10 <sup>h</sup>	15/20	30 <sup>h</sup>	15/19	10, 4 in	15/19
7 and 8	0.30	0.55	NR	49	20 + 5 <sup>g</sup> or 13 + 10 <sup>h</sup>	19/21	30 <sup>h</sup>	15/19	10, 4 in	15/19

For 3/16" Insul = 3/16" R=1.  
 NR = Not Required.

a. Resilient membrane U-factors and SHGC are minimums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.  
 b. The fenestration U-factor excludes double glights. The SHGC column applies to all glazed fenestration.  
 c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation on the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.  
 d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.  
 e. Resilient.  
 f. Resilient.  
 g. Alternatively, insulation sufficient to fill the framing cavity providing not less than an R-value of R-19.  
 h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.  
 i. Mass walls shall be in accordance with Section N1102.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

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- PRELIMINARY DRAWING
  - FOR OWNER'S REVIEW
  - FOR BIDDING PURPOSES
  - FOR BUILDING DEPT.
  - FOR CONSTRUCTION
  - AS BUILT DRAWINGS

REVISIONS PLOTTED: 3/15/2024

NO.	DATE	DESCRIPTION
02/14/23		CABINET LAYOUT UPDATE
01/16/24		D.O.B. RESUBMISSION
01/23/24		D.O.B. RESUBMISSION
03/14/24		D.O.B. RESUBMISSION

PROJECT NO. 2022220  
 DATE 03/14/24  
 SCALE AS NOTED  
 DRAWN BY M.Z. - S.D. - S.V.

MARK ANTHONY ARCHITECTS & PLANNERS ARCHITECTURE DESIGN

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SEAL: REGISTERED ARCHITECT MARK ANTHONY ARCHITECTS & PLANNERS

LIC # 031737-0003 03/17/21  
 MARK ANTHONY ARCHITECTS & PLANNERS  
 1563 BELLMORE AVE. BELLMORE, NY 11710

DRAWING: ECCCNYS NOTES

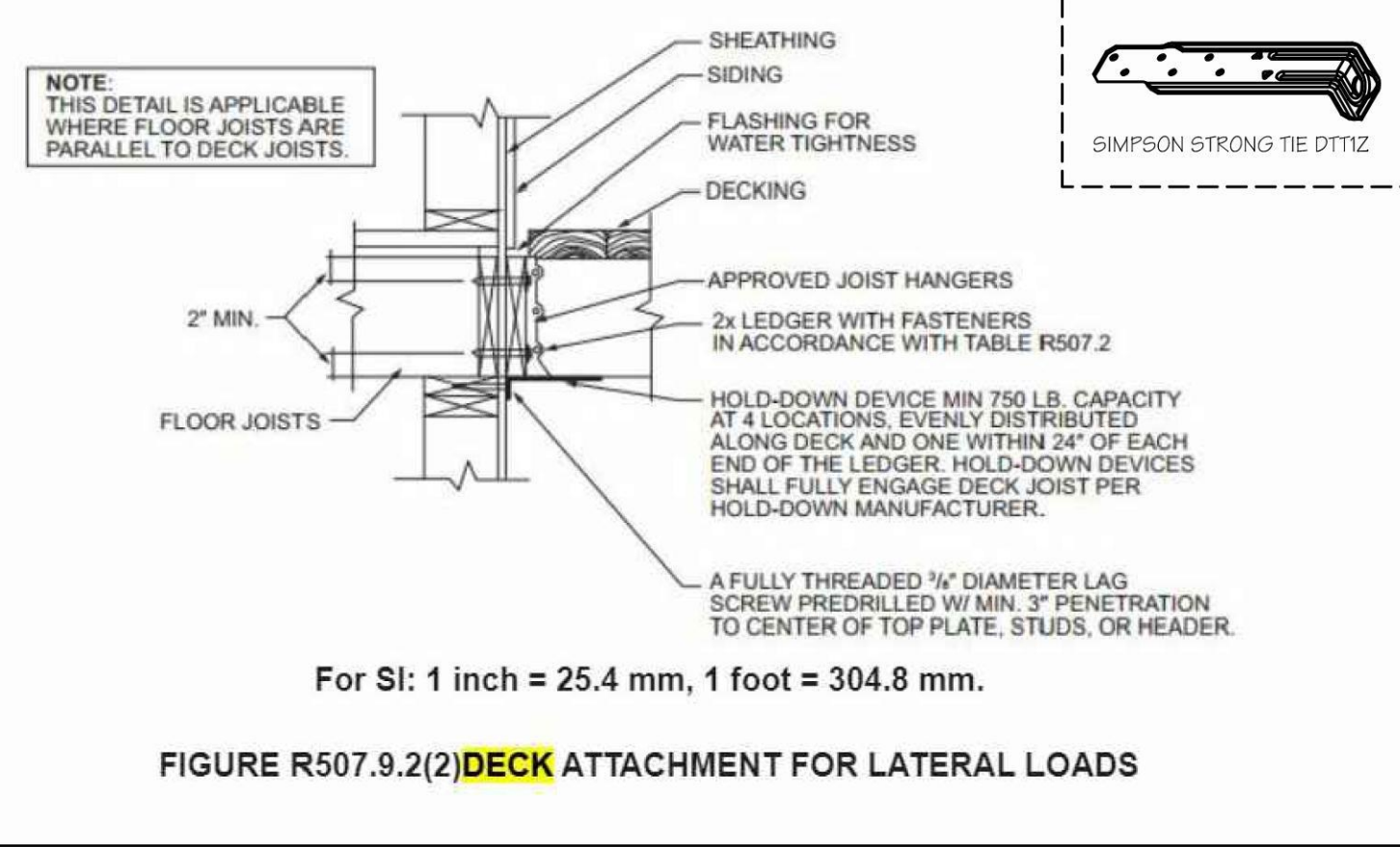
PROJECT: XU RESIDENCE  
 3 TWELFTH STREET  
 CARLE PLACE, NY 11514

D.O.B. I.D.#  
 DRAWING No. T2.0

**ZONING / TOWN CODE COMPLIANCE**  
**DISAPPROVED - Make corrections as noted and resubmit.**  
**Anthony Raguseo**  
**05/07/2024**

**RBP22-00102**

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

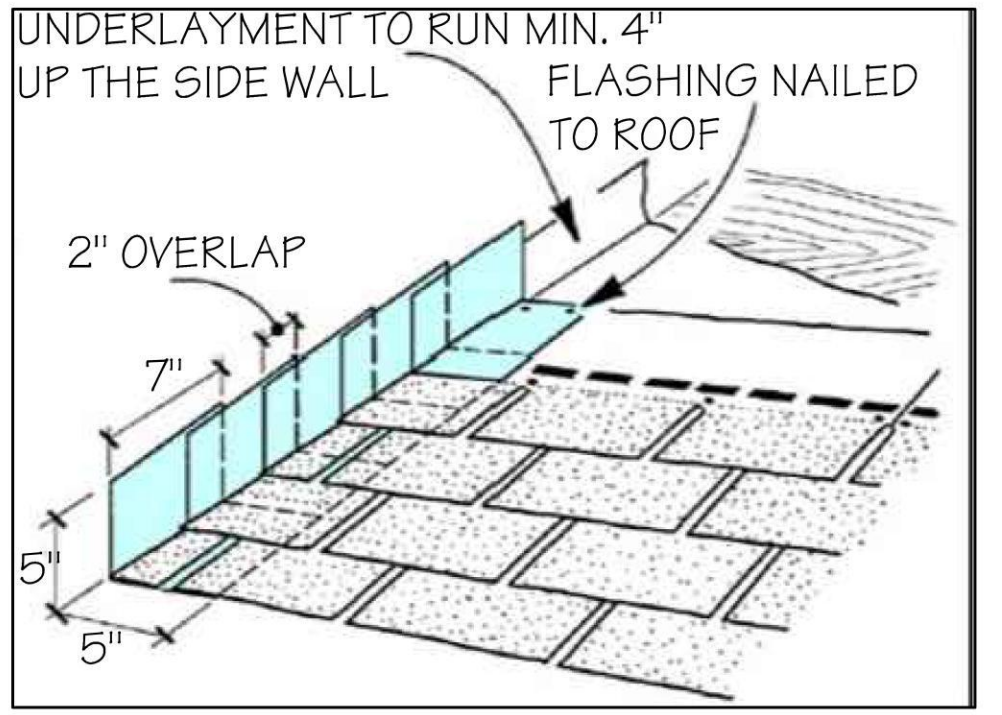


For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.  
**FIGURE R507.9.2(2) DECK ATTACHMENT FOR LATERAL LOADS**

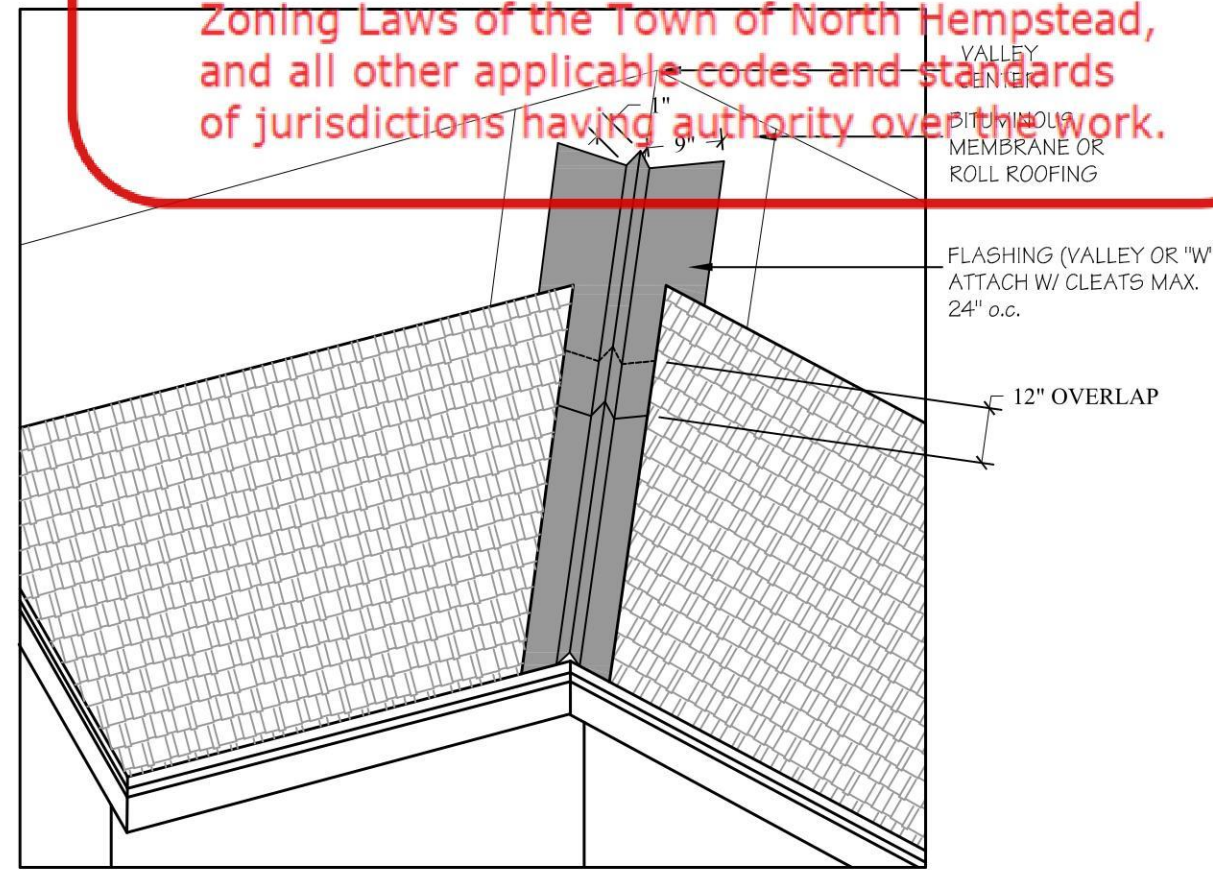
**R905.2.5 Fasteners.**  
 Fasteners for asphalt shingles shall be galvanized steel, stainless steel, aluminum or copper roofing nails, minimum 12-gauge [0.105 inch (3 mm)] shank with a minimum 3/8-inch-diameter (9.5 mm) head, complying with ASTM F1667, of a length to penetrate through the roofing materials and not less than 3/4 inch (19.1 mm) into the roof sheathing. Where the roof sheathing is less than 3/4 inch (19.1 mm) thick, the fasteners shall penetrate through the sheathing.

**R905.2.6 Attachment.**  
 Asphalt shingles shall have the minimum number of fasteners required by the manufacturer's approved installation instructions, but not less than four fasteners per strip shingle or two fasteners per individual shingle. Where the roof slope exceeds 21 units vertical in 12 units horizontal (21:12, 175-percent slope), shingles shall be installed in accordance with the manufacturer's approved installation instructions.

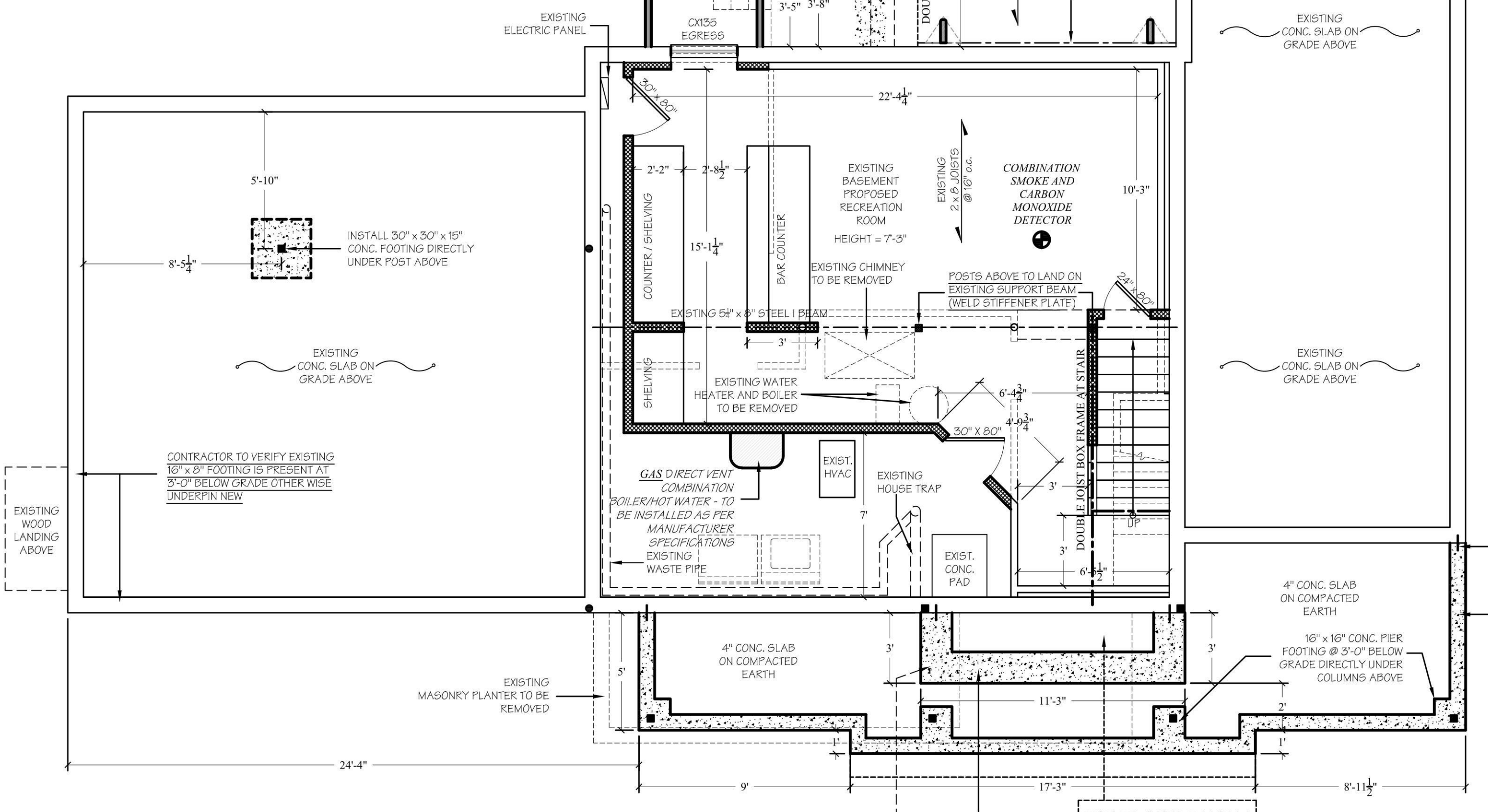
**R905.2.8 Sidewall Flashing.**  
 Base flashing against a vertical sidewall shall be continuous or step flashing and shall be not less than 4 inches (102 mm) in height and 1 inches (25 mm) in width and shall extend water away from the vertical sidewall onto the roof or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with Section R709.2.2.2. Where exterior plaster or adhered masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and Section R703.6.3.



**STEP FLASHING DETAIL**



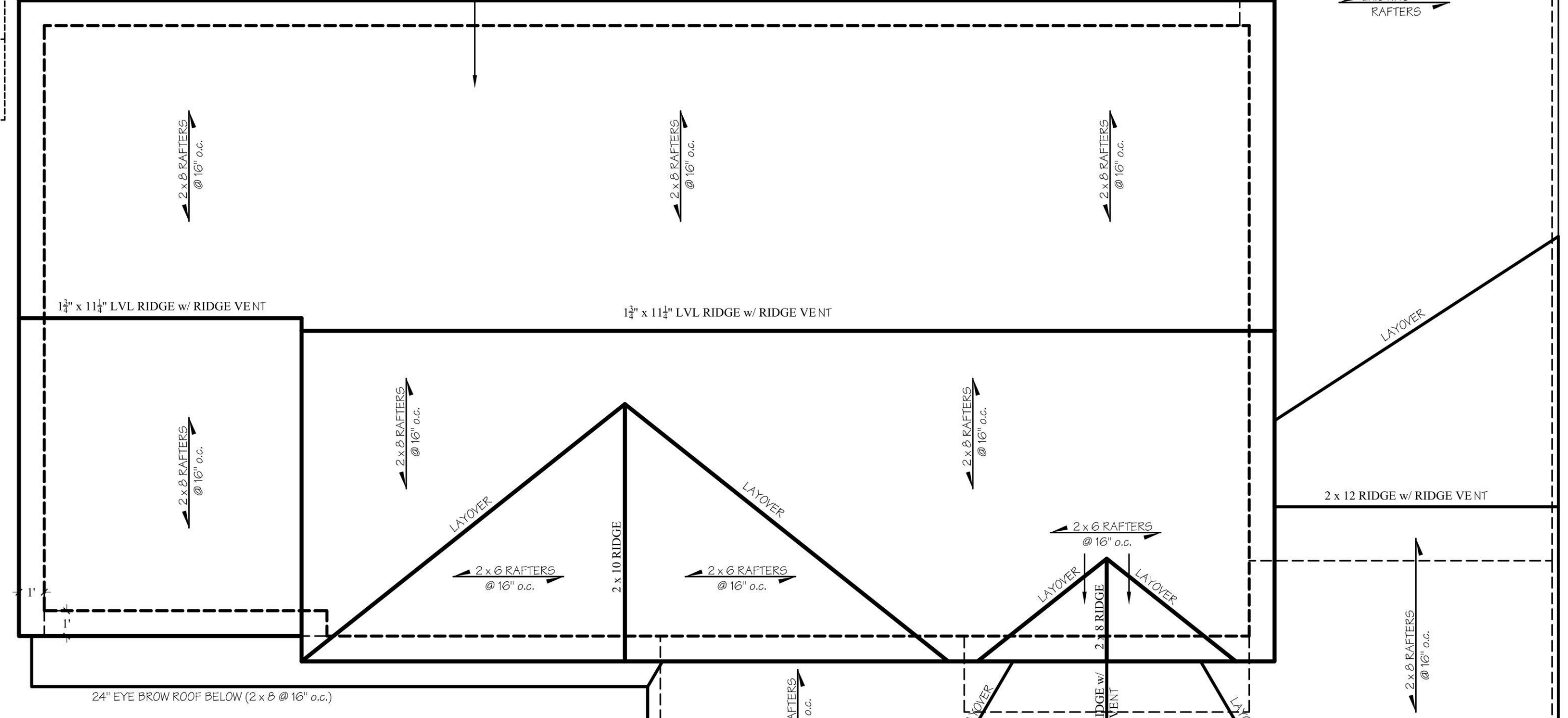
**VALLEY FLASHING DETAIL**



**FOUNDATION PLAN**

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

- CONTRACTOR TO VENT CONCEALED RAFTER SPACE ABOVE INSULATION TO THE EXTERIOR.
- CONTRACTOR TO VERIFY THAT NEW PORCH ROOF DOES NOT INTERFERE WITH 2nd STORY WINDOWS.
- CONTRACTOR TO PROVIDE FLASHING AT ALL GABLE VALLEYS (LAYOVER AND TRUE VALLEY).
- CONTRACTOR TO INSTALL BAFFLES AT CATHEDRAL AREAS FOR VENTING.
- CONTRACTOR TO INSTALL STEP FLASHING WHERE ROOFING MEETS WALL (TYP.).
- CONTRACTOR TO PROVIDE GALVANIZED FRAMING CONNECTION AT ALL TRUE VALLEY AND HIP CONNECTIONS.



**ROOF PLAN**

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

**Selecting the Proper Size**

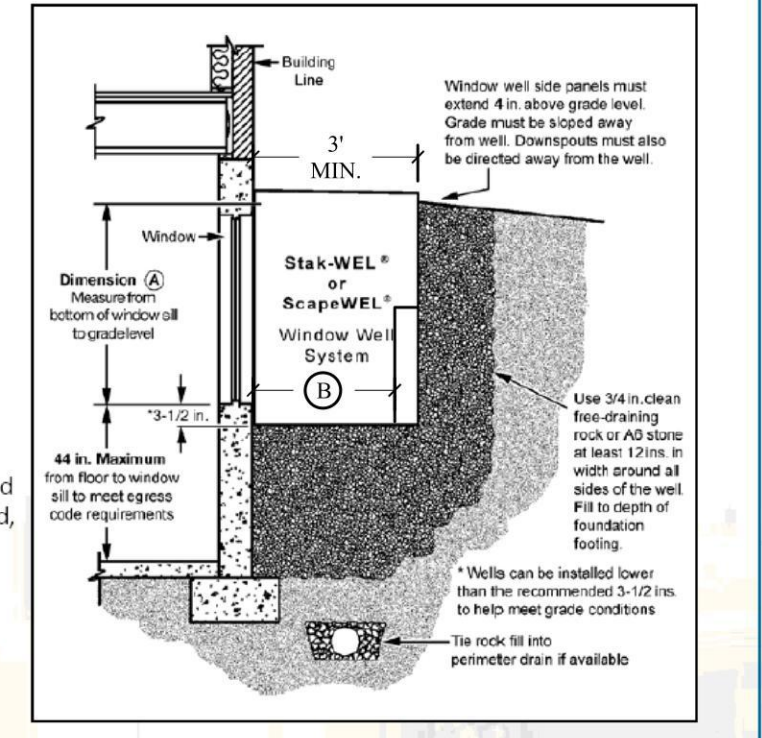
**Step 1:** Measure or calculate dimension A as shown in the detail on the right based on the site's grade conditions and foundation height.

**Step 2:** Determine the required window well side panel height by performing this simple calculation:  
 Required Side Panel Height = Dimension A + 7 1/2"

From the first column in the table below, select the closest side panel height that will meet the site conditions.

**Step 3:** Once the side panel height has been determined, read across and select the desired window width. With the window size selected, read across to select the proper window well and cover.

**NOTE:** Both StakWEL® and ScapeWEL® models satisfy building code requirements for emergency egress.



**R310.2.3 Window wells.**  
 The horizontal area of the window well shall be not less than 9 square feet (0.9 m<sup>2</sup>), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

**Exception:** The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

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FOR CONSTRUCTION
AS BUILT DRAWINGS

REVISIONS PLOTTED: 3/15/2024

NO.	DATE	DESCRIPTION
02/14/23		CABINET LAYOUT UPDATE
01/16/24		D.O.B. RESUBMISSION
01/23/24		D.O.B. RESUBMISSION
03/14/24		D.O.B. RESUBMISSION

PROJECT NO. 2022220  
 DATE 03/14/24  
 SCALE AS NOTED  
 DRAWN BY M.Z. - S.D. - S.V.

**MARK ANTHONY ARCHITECTS & PLANNERS**

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MARK ANTHONY ARCHITECTS & PLANNERS

031737

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 1563 BELLMORE AVE. BELLMORE, NY, 11710

**FOUNDATION AND ROOF PLANS**

PROJECT: XU RESIDENCE

3 TWELFTH STREET  
 CARLE PLACE, NY 11514

D.O.B. I.D.#

DRAWING NO. **A1.0**

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PRELIMINARY DRAWING	
FOR OWNERS REVIEW	
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FOR BUILDING DEPT.	
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AS BUILT DRAWINGS	

REVISIONS		PLOTTED: 3/15/2024
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PROJECT NO.	2022220
DATE	03/14/24
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DRAWN BY	M.Z. - S.D. - S.V.

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DRAWING: **FIRST AND SECOND FLOOR PLANS**

PROJECT: **XU RESIDENCE**

3 TWELFTH STREET  
CARLE PLACE, NY 11514

D.O.B. I.D#

DRAWING No. **A2.0**

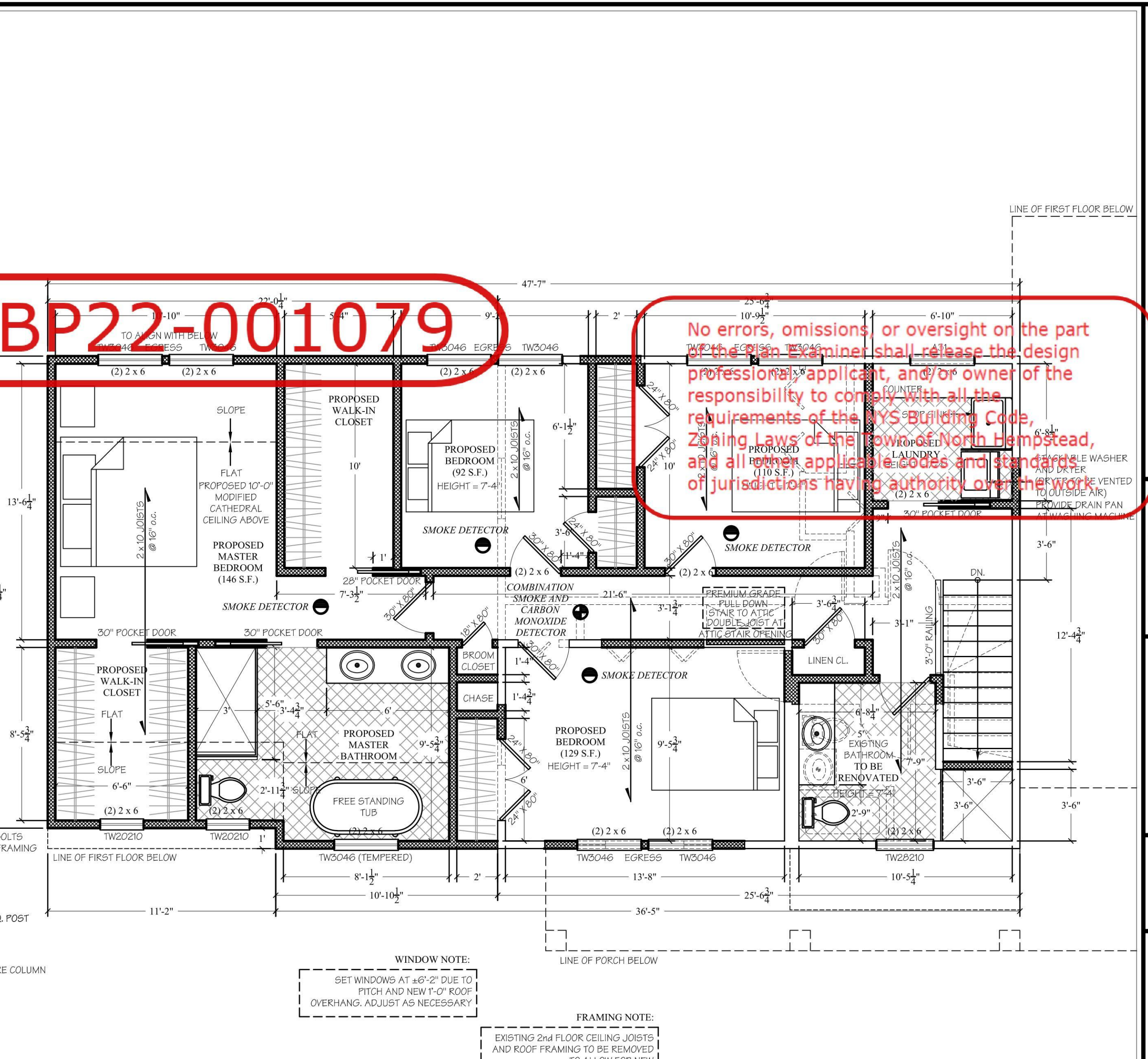
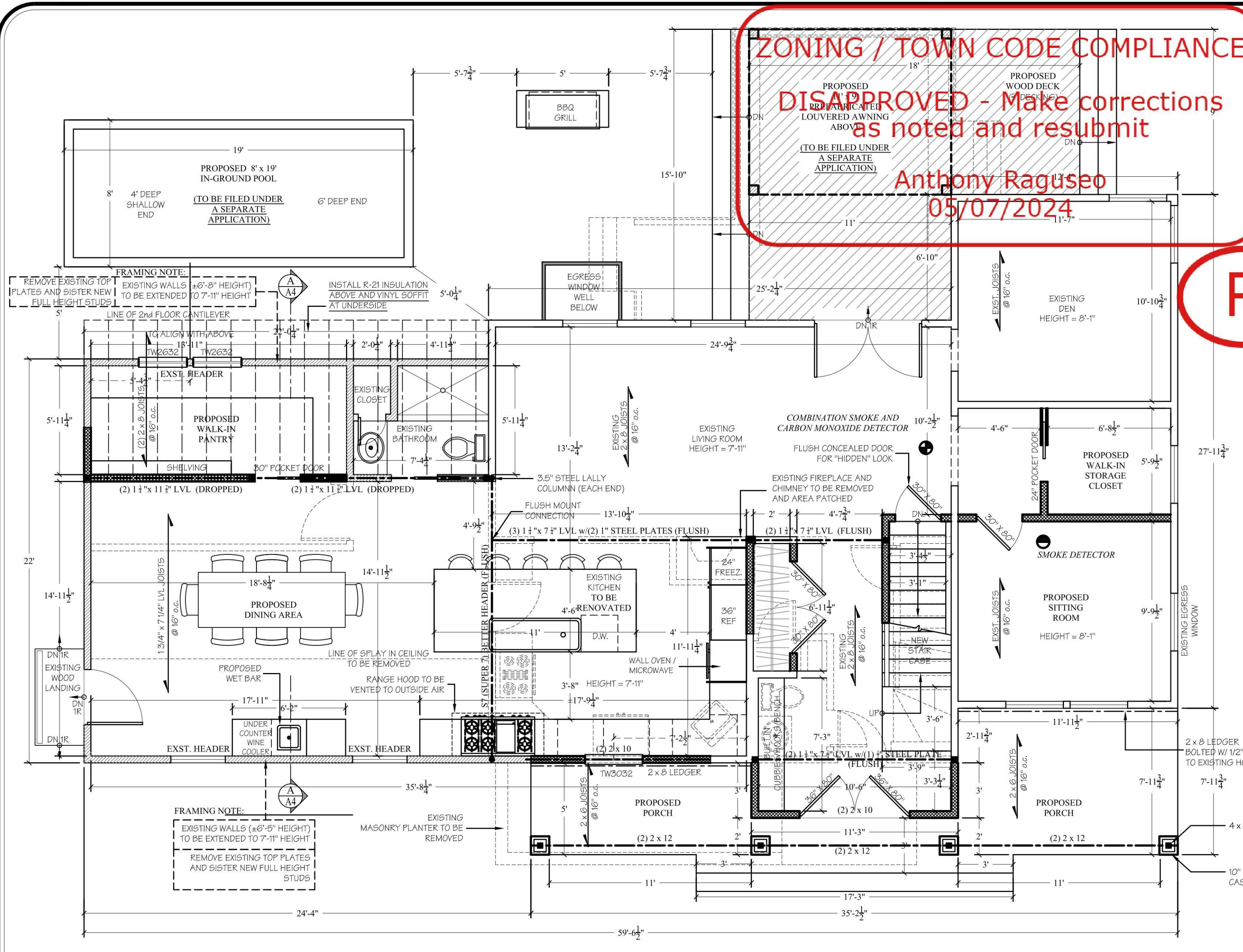
**ZONING / TOWN CODE COMPLIANCE**

**DISAPPROVED - Make corrections as noted and resubmit**

Anthony Raguseo  
05/07/2024

**RBP22-001079**

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



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

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

(RCNYS 2020) R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 - EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO PUBLIC WAY (EXCEPTION: SEE CODE SECTION) R310.2.1 - MINIMUM OPENING AREA. EMERGENCY AND ESCAPE RESCUE OPENING SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 m<sup>2</sup>). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENINGS SHALL BE NOT LESS THAN 24 INCHES (610 mm) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 mm) (EXCEPTION: SEE CODE SECTION) R310.2.2 - WINDOW SILL HEIGHT. WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 mm) ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3. R310.2.5 - REPLACEMENT WINDOWS. REPLACEMENT WINDOWS INSTALLED IN BUILDINGS MEETING THE SCOPE OF THIS CODE SHALL BE EXEMPT FROM THE MAXIMUM SILL HEIGHT REQUIREMENTS OF SECTION R310.2.2 AND THE REQUIREMENTS OF SECTION R310.2.1, PROVIDED THAT THE REPLACEMENT WINDOW MEETS THE FOLLOWING CONDITIONS:

1. THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING. THE REPLACEMENT WINDOW IS OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER OPENING AREA THAN THE EXISTING WINDOW.
2. THE REPLACEMENT WINDOW IS NOT PART OF A CHANGE OF OCCUPANCY.

R310.3 - DWELLING ADDITIONS. WHERE DWELLING ADDITIONS CONTAIN SLEEPING ROOMS, AND EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH NEW SLEEPING ROOM. WHERE DWELLING ADDITIONS HAVE BASEMENTS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN THE NEW BASEMENT. (EXCEPTIONS)

1. AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED IN A NEW BASEMENT THAT CONTAINS A SLEEPING ROOM WITH AN EMERGENCY ESCAPE AND RESCUE OPENING.
2. AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED IN A NEW BASEMENT WHERE THERE IS AN EMERGENCY AND RESCUE OPENING IN AN EXISTING BASEMENT THAT IS ACCESSIBLE FROM THE NEW BASEMENT

50 cfm MECHANICAL VENT / DIRECTLY TO OUTSIDE AIR (AT BATHROOM AREAS)

NOTE:

- DRYER TO HAVE INDEPENDENT VENT TO OUTSIDE AIR AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
- 3.5" STEEL LALLY COLUMN TO BE TREATED WITH RUST-INHIBITIVE PAINT ON ALL SIDES (INSIDE AND OUTSIDE)
- (2) 2 x 4 WOOD POST
- (2) 2 x 6 WOOD POST
- POST ON FLOOR ABOVE

\*ALL EXTERIOR WOOD POSTS ARE TO BE A.C.Q. TREATED LUMBER

\*\*WOOD POSTS TO SUPPORT FULL WIDTH OF GIRDER (i.e. (3) LVL GIRDER POSTED WITH (4) 2 x 4 POST

ALL NEW WORK DOES CONFORM TO THE REQUIREMENTS FOR AN ADDITION UNDER SECTION A501 AND A501 (RCNYS 2020)

AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR HAVING GRADE LEVEL EGRESS (TYP)

DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS

\* ALL LAMINATED GIRDERS TO BE 2.0E G-P LAM LVL.

LUMBER SPECIFICATION:

- \* DOUG - FIR LUMBER #2 WITH FB 979 OR EQUAL
- \* DESIGN LOADS TAKEN AS PER WESTERN WOOD PRODUCTS ASSOCIATION IN ACCORDANCE WITH ASTM STANDARDS
- \* SOLID POST UNDER FULL WIDTH OF GIRDER @ EACH END
- \* SOLID POST DOWN TO FOUNDATION OR GIRDER BELOW UNDER ALL GIRDER POSTS.

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS (RCNYS 2020 R311.7.8)

\* RAILING TO BE 3'-0" IN HEIGHT AND HAVE A TYPE 1 HANDRAIL AS PER CODE R311.7.2 (RCNYS 2020)

ALL MEANS OF EGRESS, STAIRWAYS AND RAILINGS MUST CONFORM TO R311 AND 312 (RCNYS 2020)

(RCNYS 2020) R311 MEANS OF EGRESS

R311.7.1 RISERS. THE RISER HEIGHT SHALL BE NOT MORE THAN 8 1/8 INCHES (209 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. AT OPEN RISERS, OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW SHALL NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

EXCEPTIONS:

1. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS.
2. THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.1.1.

(RCNYS 2020) R311 MEANS OF EGRESS

R311.7.2 TREADS. THE TREAD DEPTH SHALL BE NOT LESS THAN 9 INCHES (229 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS' LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

(RCNYS 2020) R303 LIGHT, VENTILATION AND HEATING

R303.7 INTERIOR STAIRWAY ILLUMINATION. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.

(RCNYS 2020) R311 MEANS OF EGRESS

R311.1 - MEANS OF EGRESS. DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

(RCNYS 2020) R303 - LIGHT, VENTILATION AND HEATING

R303.4 MECHANICAL VENTILATION. WHERE THE AIR INFILTRATION RATE OF A DWELLING UNIT IS 5 AIR EXCHANGES PER HOUR OR LESS, WHERE TESTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCH W.C. (50 Pa) IN ACCORDANCE WITH SECTION N102.4.1.2, THE DWELLING UNIT SHALL BE PROVIDED WITH A WHOLE-HOUSE MECHANICAL VENTILATION IN ACCORDANCE WITH SECTION M505.4

(RCNYS 2020) R303 - LIGHT, VENTILATION AND HEATING

R303.10 REQUIRED HEATINGS. WHERE THE WINTER DESIGN TEMPERATURE IN TABLE R301.2(1) IS BELOW 60°F (16°C), EVERY DWELLING UNIT INTENDED TO BE OCCUPIED BETWEEN SEPTEMBER 15 AND MAY 15 SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3 FEET (914 mm) ABOVE THE FLOOR AT 2 FEET (610 mm) FROM EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. EXCEPTIONS: OWNER-OCCUPIED ONE-FAMILY DWELLINGS SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

(RCNYS 2020) R315 CARBON MONOXIDE ALARMS

R315.1 GENERAL. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 915 OF THE FIRE CODE OF NEW YORK STATE.

(FCNYS 2020) CARBON MONOXIDE DETECTION

915.3 DETECTION LOCATIONS. CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTIONS 915.3 THROUGH 915.3.3 PLUS ANY ADDITIONAL LOCATIONS AS REQUIRED BY THE MANUFACTURER OF THE CARBON MONOXIDE DETECTION DEVICE. ALL CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN LOCATIONS THAT AVOID DEAD AIR SPACES, TURBULENT AIR SPACES, FRESH AIR RETURNS, OPEN WINDOWS, HVAC DUCTS, CLOSED DOORS, AND OTHER SUCH OBSTRUCTIONS THAT COULD PREVENT CARBON MONOXIDE FROM REACHING THE DETECTOR. WHERE THERE IS A CONFLICT BETWEEN THE LOCATION REQUIREMENTS SPECIFIED BY THIS CODE AND THE LOCATION REQUIREMENTS SPECIFIED BY THE MANUFACTURER OF THE CARBON MONOXIDE DETECTION DEVICE, THE MORE RESTRICTIVE SHALL GOVERN. (EXCEPTION: SEE CODE SECTION)

915.3.1.3 DWELLING UNITS AND SLEEPING UNITS THAT CONTAIN A FUEL-BURNING APPLIANCE. CARBON MONOXIDE DETECTION SHALL BE INSTALLED OUTSIDE OF SLEEPING AREAS AND WITHIN 10 FEET (3048 mm) OF THE ENTRANCE TO THE SLEEPING AREAS IN DWELLING UNITS AND SLEEPING UNITS THAT CONTAIN A FUEL-BURNING APPLIANCE. (EXCEPTION: SEE CODE SECTION)

915.4.1.1 POWER SOURCE. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THAT REQUIRED FOR OVERCURRENT PROTECTION. EXCEPTION: 1. CARBON MONOXIDE ALARMS POWERED BY A 10-YEAR BATTERY SHALL BE AN ACCEPTABLE ALTERNATIVE IN RESIDENTIAL BUILDINGS AND COMMERCIAL BUILDINGS WITHOUT COMMERCIAL POWER, AND 11. EXISTING RESIDENTIAL BUILDINGS AND COMMERCIAL BUILDINGS UNLESS OTHERWISE REQUIRED BY THE UNIFORM CODE. 2. CARBON MONOXIDE ALARMS INSTALLED IN ACCORDANCE WITH AN EARLIER VERSION OF THE UNIFORM CODE MAY BE CORO-TYPE OR DIRECT PLUG WHEN PERMITTED BY SUCH CODE.

915.5.3 INTERCONNECTION OF MULTIPLE CARBON MONOXIDE NOTIFICATION APPLIANCES. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS INSTALLED IN A DWELLING UNIT, SLEEPING AREA, OCCUPABLE SPACE, OR HVAC ZONE, ALL SUCH ALARMS SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTIVATION OF ONE ALARM OR DETECTOR SHALL ACTIVATE ALL CARBON MONOXIDE NOTIFICATION APPLIANCES THROUGHOUT THE INDIVIDUAL DWELLING UNIT, SLEEPING AREA, OCCUPABLE SPACE, OR HVAC ZONE. INTERCONNECTION OF ALARMS SHALL COMPLY WITH NFPA 720 SECTIONS 9.6.4.1 THROUGH 9.6.4.5 AND 9.6.7. (EXCEPTION: SEE CODE SECTION)

(RCNYS 2020) R302 FIRE-RESISTANT CONSTRUCTION

R302.7 UNDER STAIR PROTECTION. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON ENCLOSED SIDE WITH 1/2 INCH (12.7 mm) GYPSUM BOARD.

(RCNYS 2020) R314 SMOKE ALARMS AND HEAT DETECTION

\* SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3' HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM. EXCEPTION: SMOKE ALARMS AND ALARMS INSTALLED TO SATISFY SECTION R314.4.1 SHALL NOT BE REQUIRED TO BE INTERCONNECTED TO EXISTING SMOKE ALARMS WHERE SUCH EXISTING SMOKE ALARMS ARE NOT INTERCONNECTED OR WHERE SUCH NEW SMOKE ALARM OR ALARMS IS NOT CAPABLE OF BEING INTERCONNECTED TO THE EXISTING SMOKE ALARMS.

\* ALL SMOKE DETECTORS TO BE INTERCONNECTED



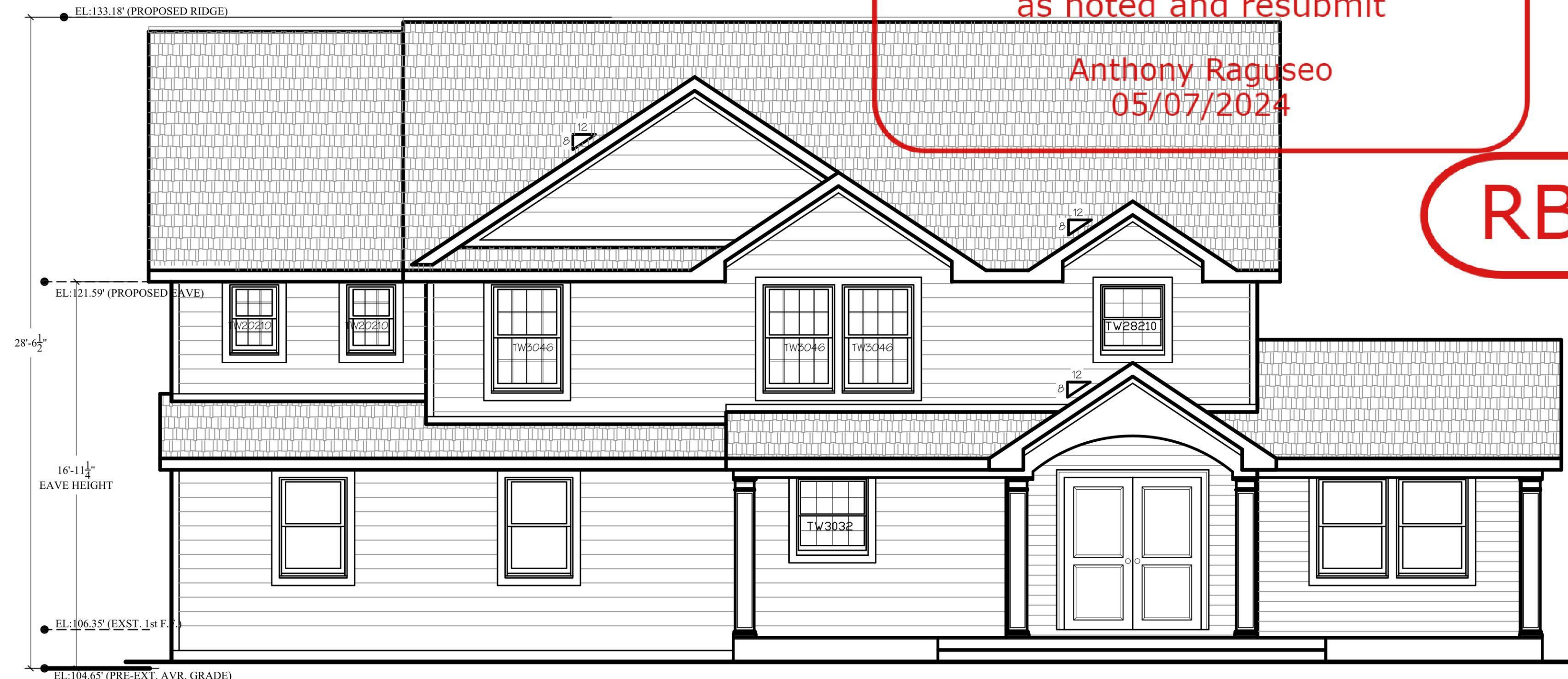
ZONING / TOWN CODE COMPLIANCE  
 DISAPPROVED - Make corrections  
 as noted and resubmit  
 Anthony Raguseo  
 05/07/2024

RBP22-001079

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

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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

ISSUED FOR	
<input type="checkbox"/>	PRELIMINARY DRAWING
<input type="checkbox"/>	FOR OWNERS REVIEW
<input type="checkbox"/>	FOR BIDDING PURPOSES
<input type="checkbox"/>	FOR BUILDING DEPT.
<input type="checkbox"/>	FOR CONSTRUCTION
<input type="checkbox"/>	AS BUILT DRAWINGS

REVISIONS		PLOTTED: 3/15/2024
NO.	DATE	DESCRIPTION
	02/14/23	CABINET LAYOUT UPDATE
	01/16/24	D.O.B. RESUBMISSION
	01/23/24	D.O.B. RESUBMISSION
	03/14/24	D.O.B. RESUBMISSION

PROJECT NO.	2022220
DATE	03/14/24
SCALE	AS NOTED
DRAWN BY	M.Z. - S.D. - S.V.

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DRAWING:  
**ELEVATIONS**

PROJECT:  
**XU RESIDENCE**  
 3 TWELFTH STREET  
 CARLE PLACE, NY 11514

D.O.B. ID#

DRAWING No.  
**A3.0**

NAILING SCHEDULE FOR STRUCTURAL MEMBERS (2018 WFCM: TABLE 3.1)

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
<b>ROOF FRAMING</b>			
RAFTER TO TOP PLATE (TOE-NAILED)	SEE TABLE 3.4A	SEE TABLE 3.4A	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	SEE TABLE 3.4A	SEE TABLE 3.4A	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	SEE TABLE 3.9A	SEE TABLE 3.9A	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE-NAILED)	SEE TABLE 3.9A	SEE TABLE 3.9A	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	SEE TABLE 3.6	SEE TABLE 3.6	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2 - 8d	2 - 10d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2 - 16d	3 - 16d	EACH END
<b>WALL FRAMING</b>			
TOP PLATE TO TOP PLATE (FACE-NAILED)	2 - 16d <sup>1</sup>	2 - 16d <sup>1</sup>	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4 - 16d	5 - 16d	JOINTS-EACH SIDE
STUD TO STUD (FACE-NAILED)	2 - 16d	2 - 16d	24" o.c.
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" o.c. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	SEE TABLE 3.5A	SEE TABLE 3.5A	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, END JOIST OR BLOCKING (FACE NAILED)	2 - 16d <sup>1,2</sup>	2 - 16d <sup>1,2</sup>	PER FOOT
<b>FLOOR FRAMING</b>			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4 - 8d	4 - 10d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2 - 8d	2 - 10d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2 - 8d	2 - 10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3 - 16d	4 - 16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3 - 16d	4 - 16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3 - 8d	3 - 10d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3 - 16d	4 - 16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2 - 16d <sup>1</sup>	3 - 16d	PER FOOT
<b>ROOF SHEATHING</b>			
WOOD STRUCTURAL PANELS	8d	10d	SEE TABLE 3.1D
DIAGONAL BOARD SHEATHING 1" x 6" OR 1" x 8"	2 - 8d	2 - 10d	PER SUPPORT
DIAGONAL BOARD SHEATHING 1" x 10" OR WIDER	3 - 8d	3 - 10d	PER SUPPORT
<b>CEILING SHEATHING</b>			
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
<b>WALL SHEATHING</b>			
WOOD STRUCTURAL PANELS	8d	10d	SEE TABLE 3.11
STRUCTURAL FIBERBOARD PANELS 1/2"	11 ga. galv. roofing nail (120"x1 1/2" LONG x 3/8" HEAD)	----	3" EDGE / 6" FIELD
STRUCTURAL FIBERBOARD PANELS 25/32"	11 ga. galv. roofing nail (120"x1 1/2" LONG x 3/8" HEAD)	----	3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
HARDBOARD	8d	SEE TABLE 3.11	SEE TABLE 3.11
PARTICLEBOARD PANELS	8d	8d	SEE MANUFACTURER
DIAGONAL BOARD SHEATHING 1" x 6" OR 1" x 8"	2 - 8d	2 - 10d	PER SUPPORT
DIAGONAL BOARD SHEATHING 1" x 10" OR WIDER	3 - 8d	3 - 10d	PER SUPPORT
<b>FLOOR SHEATHING</b>			
WOOD STRUCTURAL PANELS 1" OR LESS	8d	10d	6" EDGE / 12" FIELD
WOOD STRUCTURAL PANELS GREATER THAN 1"	10d	16d	6" EDGE / 12" FIELD
DIAGONAL BOARD SHEATHING 1" x 6" OR 1" x 8"	2 - 8d	2 - 10d	PER SUPPORT
DIAGONAL BOARD SHEATHING 1" x 10" OR WIDER	3 - 8d	3 - 10d	PER SUPPORT

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

**Table 3.4A Rafter and/or Ceiling Joist to Top Plate Lateral and Shear Connection Requirements (Prescriptive Alternative to Table 3.4)**

700-yr. Wind Speed 3-second gust (mph)	Rafter/Ceiling Joist Spacing (in.)	Wall Height (ft.)	Number of 8d Common Nails or 10d Box Nails (Toenailed) Required in Each Rafter and/or Ceiling Joist to Top Plate Connection <sup>1,2,3,4</sup>										
			110	115	120	130	140	150	160	170	180	195	
12	8	2	2	2	2	2	3	3	3	3	3	3	3
	10	2	2	2	2	3	3	3	3	3	3	3	3
16	8	2	2	2	3	3	3	3	3	3	3	3	3
	10	2	2	2	3	3	3	3	3	3	3	3	4
24	8	3	3	3	4	5	5	5	5	5	5	5	5
	10	3	3	3	4	5	5	5	5	5	5	5	6

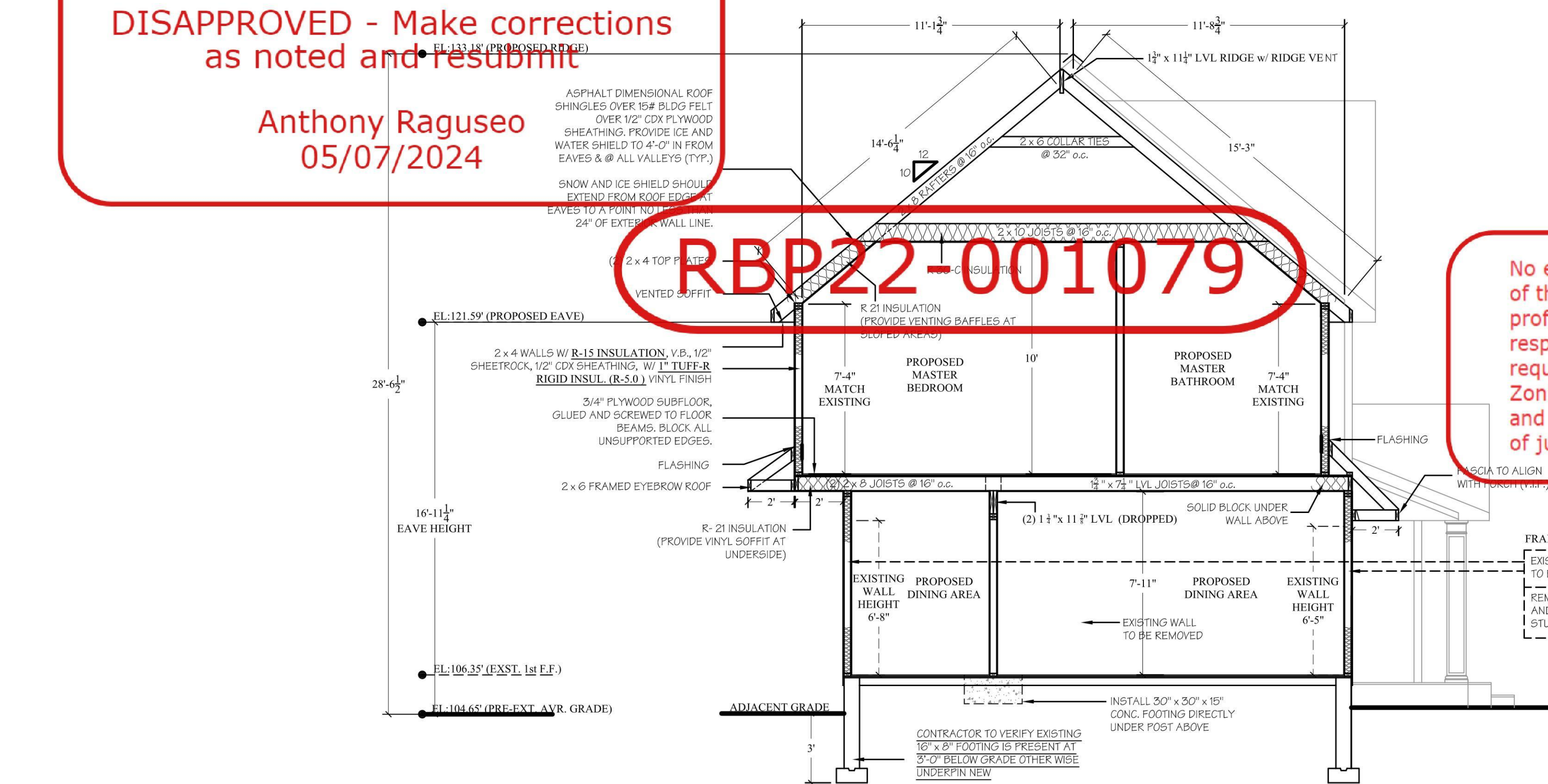
1 Prescriptive limits are based on assumptions in Table 3.4.  
2 When ceiling joists are installed parallel to rafters, the sum of the toenails in the rafter and ceiling joist shall equal or exceed the tabulated number of nails required.  
3 To avoid splitting, no more than 2 toenails shall be installed in each side of a rafter or ceiling joist when fastened to a 2x4 top plate or 3 toenails in each side when fastened to a 2x6 top plate.  
4 Where top plate-to-ridge heights exceed 10', they shall be adjusted as follows:

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

ZONING / TOWN CODE COMPLIANCE

DISAPPROVED - Make corrections as noted and resubmit

Anthony Raguseo  
05/07/2024



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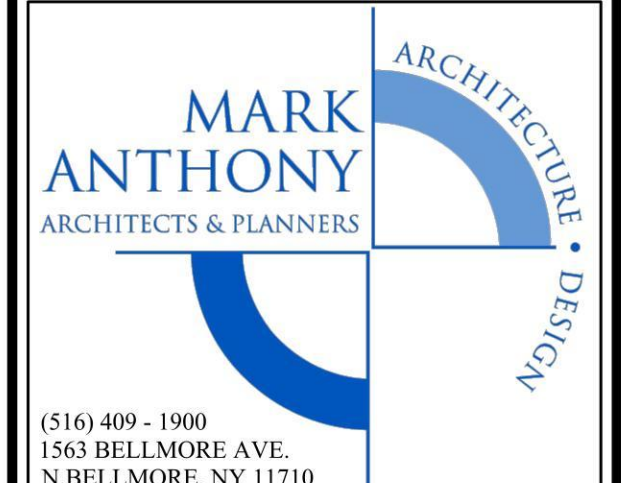
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PRELIMINARY DRAWING
FOR OWNERS REVIEW
FOR BIDDING PURPOSES
FOR BUILDING DEPT.
FOR CONSTRUCTION
AS BUILT DRAWINGS

REVISIONS PLOTTED: 3/15/2024

NO.	DATE	DESCRIPTION
02/14/23	02/14/23	CABINET LAYOUT UPDATE
01/16/24	01/16/24	D.O.B. RESUBMISSION
01/23/24	01/23/24	D.O.B. RESUBMISSION
03/14/24	03/14/24	D.O.B. RESUBMISSION

PROJECT NO. 2022220  
DATE 03/14/24  
SCALE AS NOTED  
DRAWN BY M.Z. - S.D. - S.V.

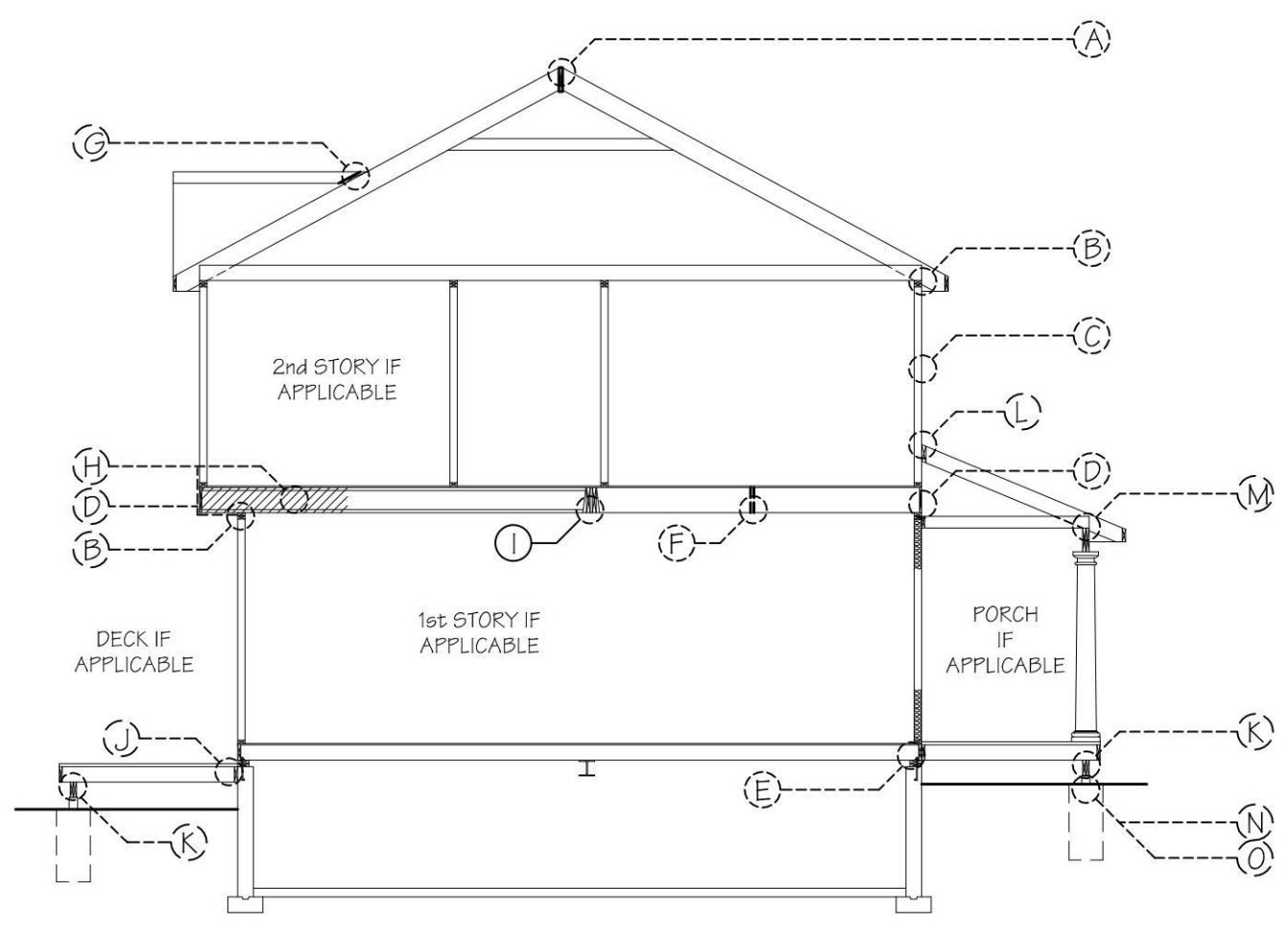


DRAWING: CROSS SECTION AND DETAILS  
PROJECT: XU RESIDENCE  
3 TWELFTH STREET  
CARLE PLACE, NY 11514

D.O.B. I.D.#  
DRAWING NO. **A4.0**

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

AIR SEALING DETAILS TO FOLLOW THE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.



NOTE: THE MECHANICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 10224 OF THE RCNY'S 2020  
NOTE: THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 2535 OF THE RCNY'S 2020  
NOTE: THE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 34142 OF THE RCNY'S 2020

CONTRACTOR TO VERIFY THAT WOOD SHEATHING TO BE A MIN. OF 6" FROM GRADE (AS PER RCNY'S 2020 SECTION R307)  
ROOF COVERINGS TO BE INSTALLED AS PER (RCNY'S 2020) SECTION R305  
ALL LUMBER THAT COMES IN CONTACT WITH MASONRY (CONCRETE) TO BE A.C.Q. LUMBER  
DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS  
HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS (RCNY'S 2020 SECTION R311.7.8)  
ALL MEANS OF EGRESS, STAIRWAYS AND RAILINGS MUST CONFORM TO RCNY'S 2020 SECTIONS R311 AND 312  
CONTRACTOR TO VENT CONCEALED RAFTER SPACE ABOVE INSULATION TO THE EXTERIOR  
PROVIDE 2" x 6" COLLAR TIES 32" o.c. @ ALL ROOFS. SET TOP OF TIES IN UPPER 1/3 OF THE DISTANCE BETWEEN B.O. RIDGE AND I/O. CEILING JOISTS.

CORROSION- RESISTIVE FLASHING TO BE PROVIDED UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS. ALL MATERIALS IN CONTACT WITH PRESSURE TREATED LUMBER (STRAP, TIE, NAILS, FLASHING) SHALL BE APPROVED FOR SUCH USE. (RCNY'S 2020 SECTION R030.4)  
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM FOUNDATION WALL SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'  
(AS PER RC 2020 SECTION R406)  
EXCEPT WHERE REQUIRED BY SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPPROOFED FROM THE HIGHER OF (a) THE TOP OF THE FOOTING OR (b) 6 INCHES (152 mm) BELOW THE TOP OF THE BASEMENT FLOOR; TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LESS THAN 1/4 INCH (6.35 mm) PORTLAND CEMENT MORTAR APPLIED TO THE EXTERIOR OF THE WALL. THE PARING SHALL BE DAMPPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:  
1: BITUMINOUS COATING  
2: THREE POUNDS PER SQUARE YARD (1.63 kg/m<sup>2</sup>) OF ACRYLIC MODIFIED CEMENT.  
3: ONE-EIGHTH-INCH (3.2 mm) COAT OF SURFACE-BONDING CEMENT COMPLYING WITH ASTM C 887.  
4: ANY MATERIAL PERMITTED FOR WATERPROOFING IN SECTION R406.2.  
5: OTHER APPROVED METHODS OR MATERIALS.  
(EXCEPTION)  
1: PARING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION TO THE MASONRY  
CONCRETE WALLS SHALL BE DAMPPROOFED BY APPLYING ANY ONE OF THE LISTED DAMPPROOFING MATERIALS OR ANY ONE OF THE WATERPROOFING MATERIALS LISTED IN SECTION R406.2 TO THE EXTERIOR OF WALL

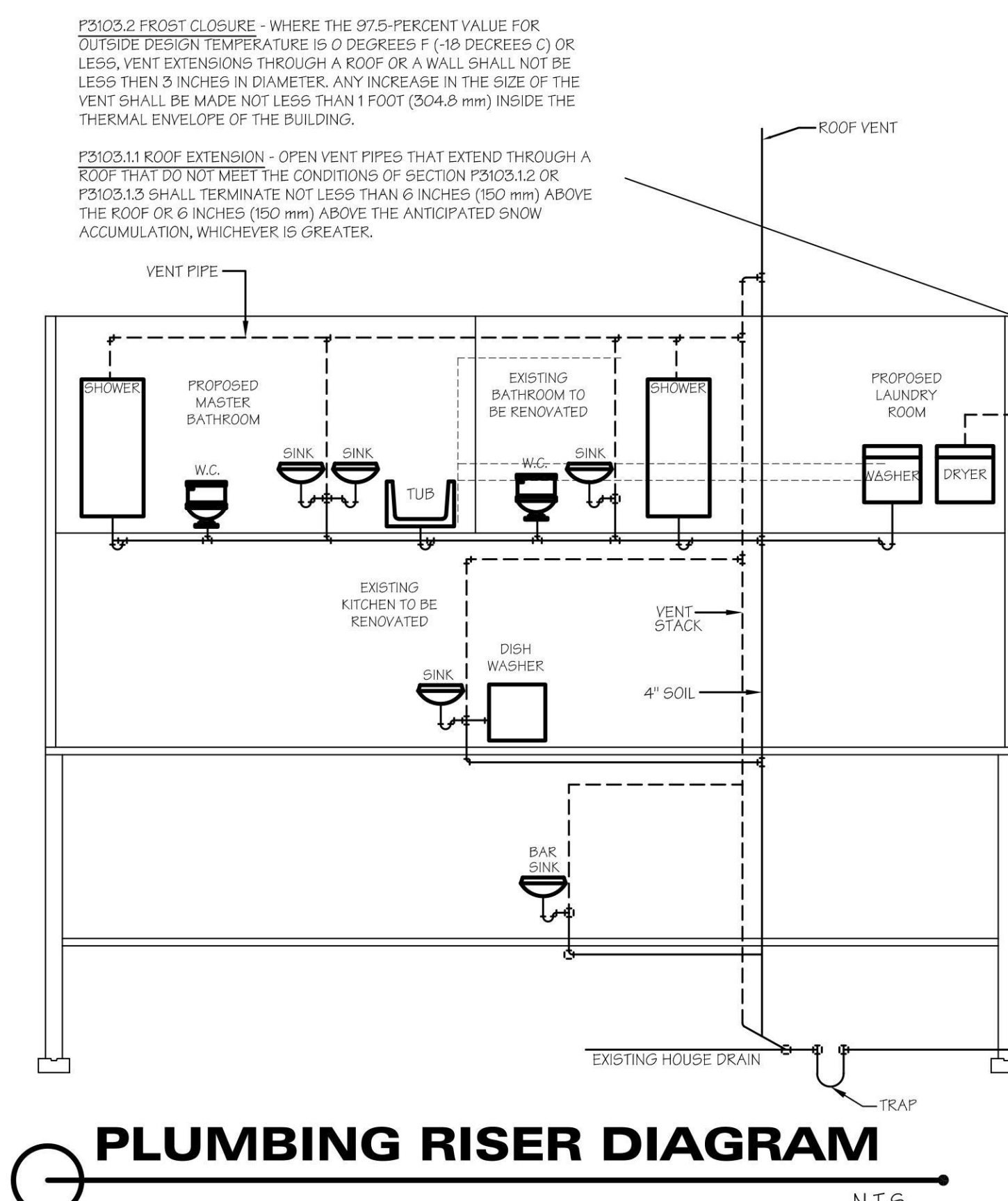


TABLE P3201.7 SIZE OF TRAPS AND TRAP ARMS FOR PLUMBING FIXTURES

FIXTURE	BRANCH HOT WATER	BRANCH COLD WATER	SOIL OR WASTE CONNECTION	VENT CONNECTION
WATER CLOSET		3/4"	3" x 4"	
SINK	3/4"	3/4"	2"	1 1/2"
BATHTUB	3/4"	3/4"	1 1/2"	1 1/4"
SHOWER	3/4"	3/4"	2"	1 1/2"
WASHER	3/4"	3/4"	1 1/2"	1 1/4"

PLUMBING FIXTURE TRAP SIZE MINIMUM (INCHES)

PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1 1/2
BIDET	1 1/2
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1 1/2
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND GARBAGE GRINDER)	1 1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1 1/2
LAVATORY	1 1/2
SHOWER NOTE a	
5.7 GPM AND LESS	1 1/2
MORE THAN 5.7 GPM UP TO 12.3 GPM	2
MORE THAN 12.3 GPM UP TO 25.9 GPM	3
MORE THAN 25.9 GPM UP TO 55.6 GPM	4
WATER CLOSET	NOTE b

FOR 5/8" INCH = 25.4 mm.  
(a) BASED ON TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODYSPRAYS  
(b) CONSULT FIXTURE STANDARDS FOR TRAP DIMENSION OF SPECIFIC BOWLS

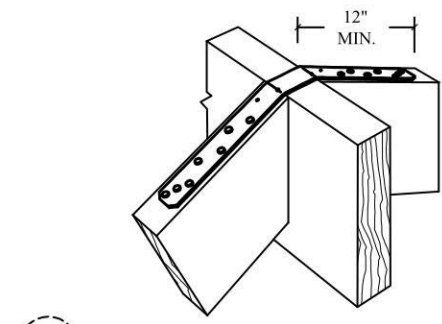
PROJECT INCLUDING STRAPPING  
DESIGNED AS PER WFCM 2018

ZONING / TOWN CODE COMPLIANCE

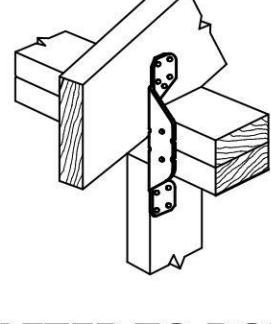
DISAPPROVED - Make corrections  
as noted and resubmit

Anthony Raguseo  
05/07/2024

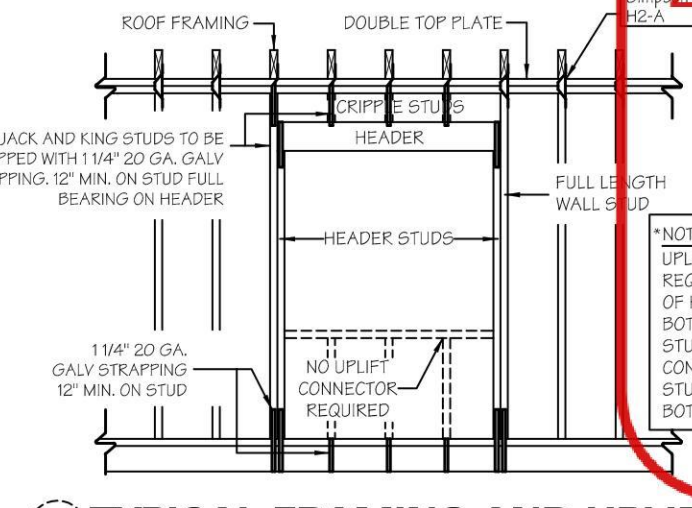
RBP22 001079



**A RIDGE STRAP**  
SIMPSON STRONG - TIE  
LSTA30 (20 GAUGE) @ 16" o.c.



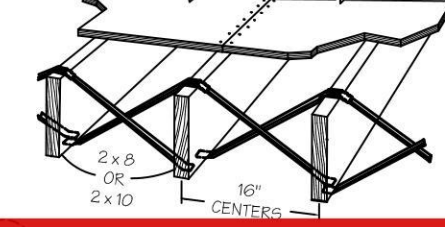
**B RAFTER TO DOUBLE TOP PLATE**  
SIMPSON STRONG - TIE H2-A  
INSTALL @ 16" o.c.



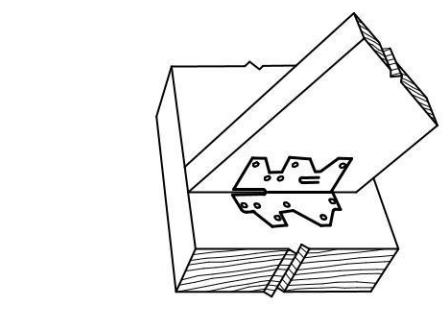
**C TYPICAL FRAMING AND UPLIFT CONNECTIONS FOR OPENINGS**

**D FLOOR TO FLOOR CONNECTIONS**  
SIMPSON STRONG - TIE  
CS20 - INSTALL @ 16" o.c.

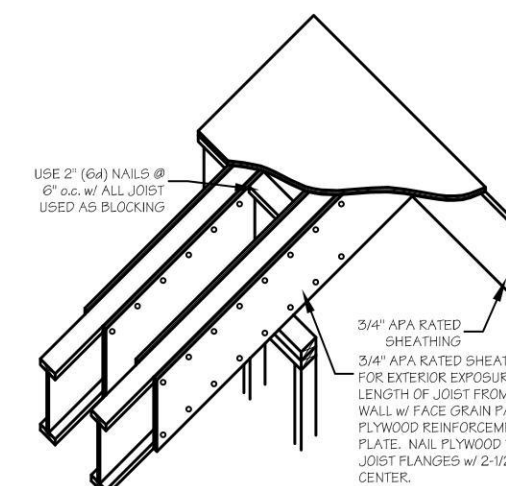
**E MUDDSILL STRAP**



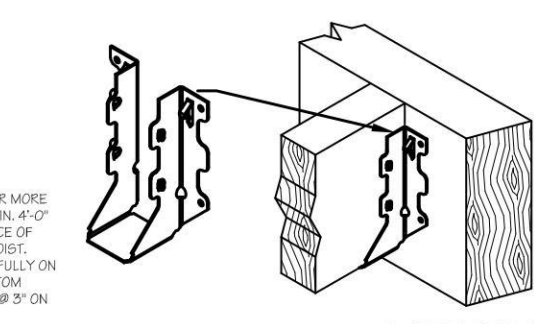
**F JOIST TO JOIST**  
SIMPSON STRONG - TIE  
LSTA30 (20 GAUGE) @ 16" o.c.



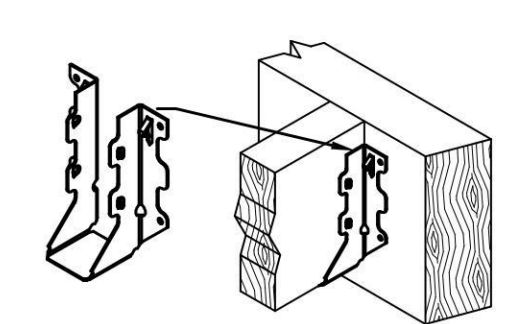
**G NAILER TO LAYOVER RAFTER CONNECTION**  
SIMPSON STRONG - TIE  
A35 FRAMING ANCHOR



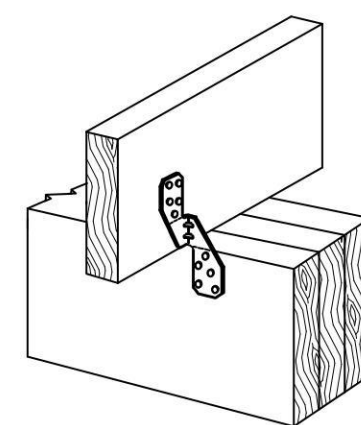
**H WOOD I-BEAM CANTILEVER DETAIL**  
SIMPSON STRONG - TIE  
H2-A @ 16" o.c.



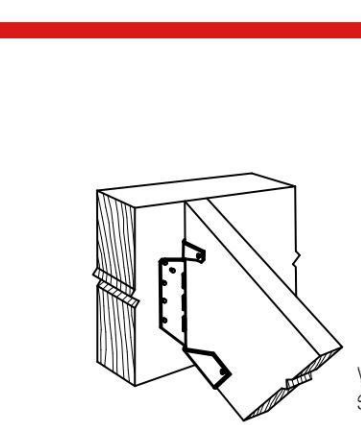
**I FACE MOUNT HANGER**  
SIMPSON STRONG - TIE  
LUS26, LUS28, LUS26-2,  
LUS26-C, LUS28, LUS26-10-2



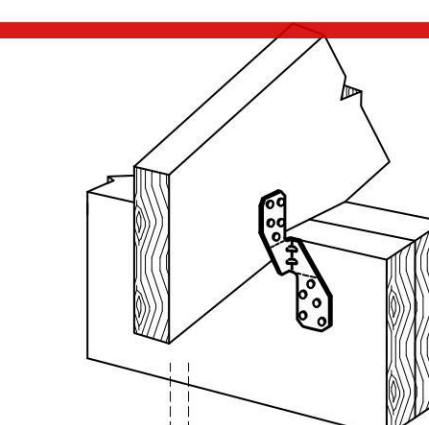
**J FACE MOUNT HANGER**  
SIMPSON STRONG - TIE  
LUS28-Z



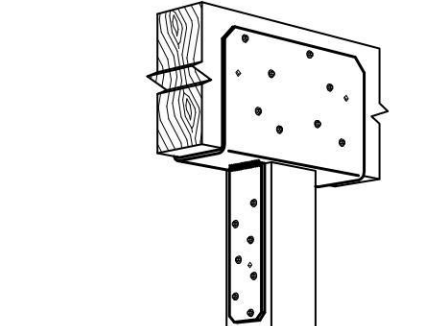
**K JOIST TO GIRDER STRAP**  
SIMPSON STRONG - TIE  
H2.5A & H2.5AZ @ 16" o.c.



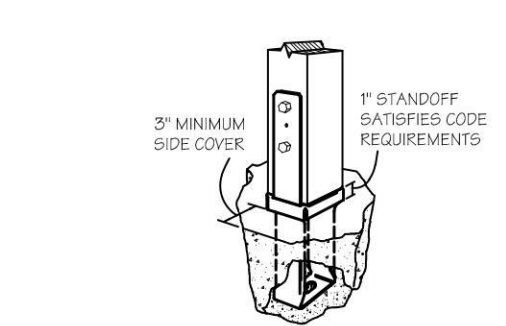
**L ADJUSTABLE HANGER**  
SIMPSON STRONG - TIE  
LSSU2B @ 16" o.c.



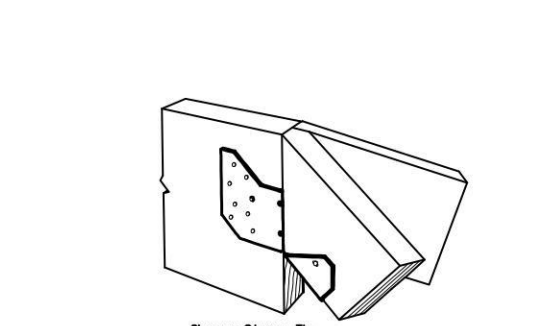
**M PORCH RAFTER TO GIRDER STRAP**  
SIMPSON STRONG - TIE  
H2.5A & H2.5AZ @ 16" o.c.



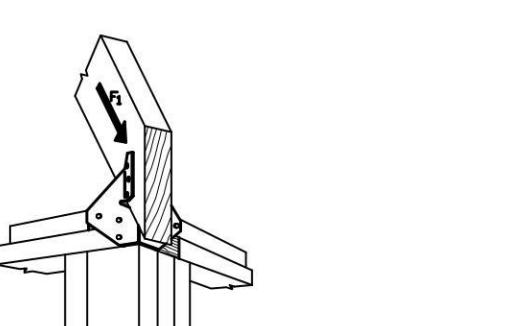
**N POST TO GIRDER**  
SIMPSON STRONG - TIE  
CQ3



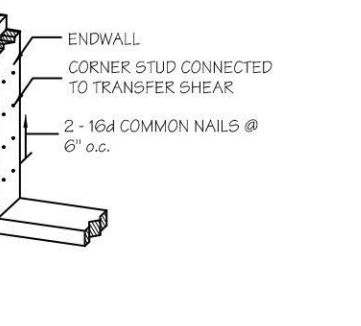
**O POST TO CONC. FOOTING**  
SIMPSON STRONG - TIE  
CB544 TYPICAL INSTALLATION



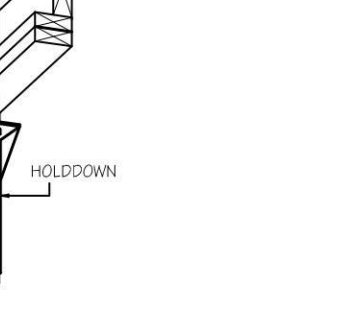
**P HIP CORNER PLATE**  
SIMPSON STRONG - TIE  
HRC22



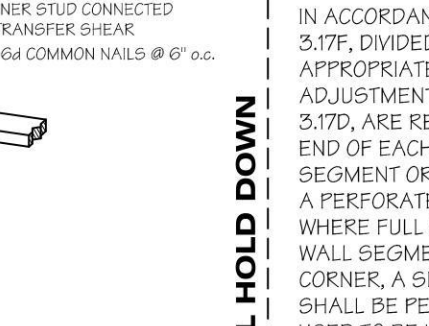
**Q HIP CORNER PLATE**  
SIMPSON STRONG - TIE  
HCP2 - 2X MEMBER SIZE  
HCP2 - 4X MEMBER SIZE



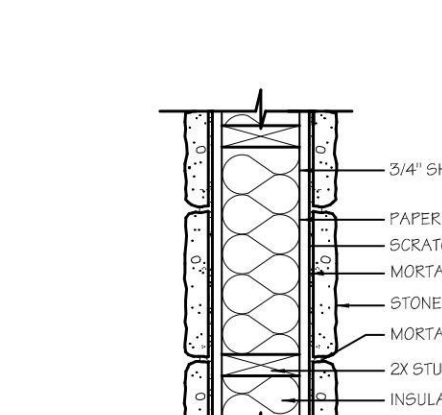
**R SHEAR WALL HOLD DOWN - 4 STUDS**  
SIMPSON STRONG - TIE  
H2.5A & H2.5AZ @ 16" o.c.



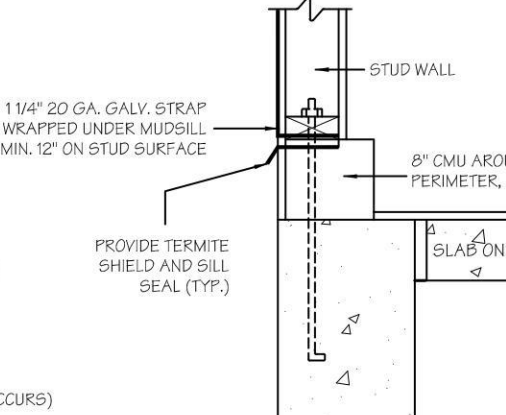
**S SHEAR WALL HOLD DOWN - 4 STUDS**  
SIMPSON STRONG - TIE  
H2.5A & H2.5AZ @ 16" o.c.



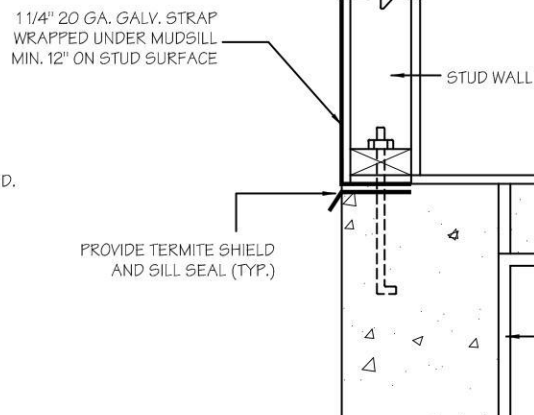
**T SHEAR WALL HOLD DOWN @ GIRDER**  
SIMPSON STRONG - TIE  
H2.5A & H2.5AZ @ 16" o.c.



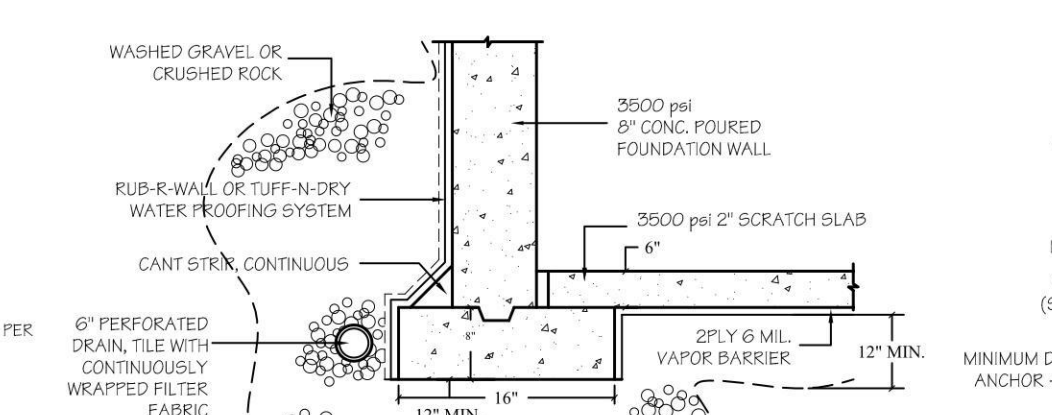
**U STONE INSTALLATION OVER STUD FRAMING**



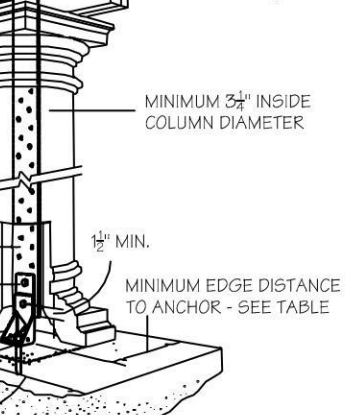
**V TERMITE SHIELD**  
SIMPSON STRONG - TIE  
CB544 TYPICAL INSTALLATION



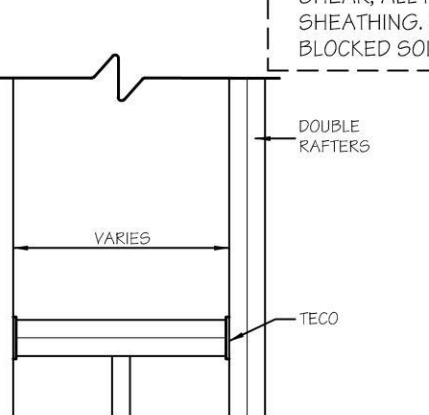
**W TERMITE SHIELD**  
SIMPSON STRONG - TIE  
HRC22



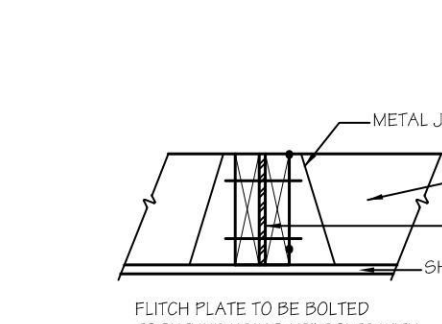
**X FOUNDATION WATERPROOFING DETAIL**



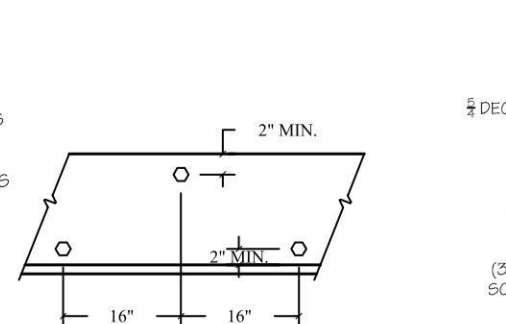
**Y COLUMN STRAPPING DETAIL**  
SIMPSON STRONG - TIE  
H2.5A & H2.5AZ @ 16" o.c.



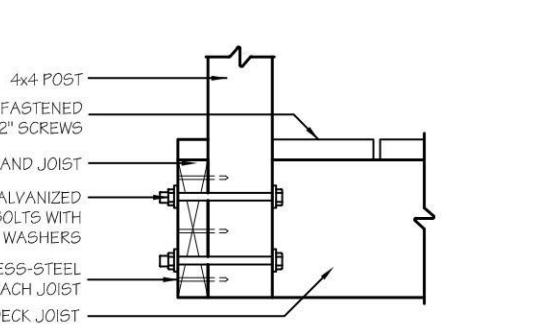
**Z SKYLIGHT FRAMING DETAIL**  
SIMPSON STRONG - TIE  
H2.5A & H2.5AZ @ 16" o.c.



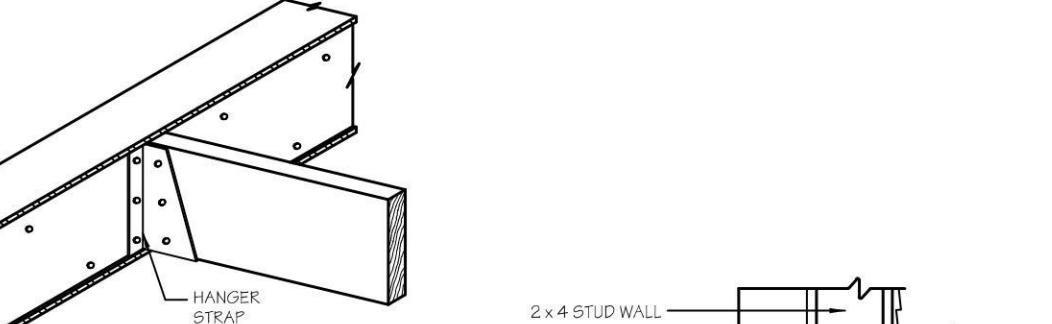
**AA FLITCH BEAM/FLUSH HEADER DETAIL**  
SIMPSON STRONG - TIE  
H2.5A & H2.5AZ @ 16" o.c.



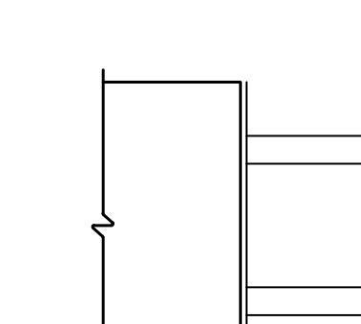
**AB RAILING TO DECK JOIST DETAIL**  
SIMPSON STRONG - TIE  
H2.5A & H2.5AZ @ 16" o.c.



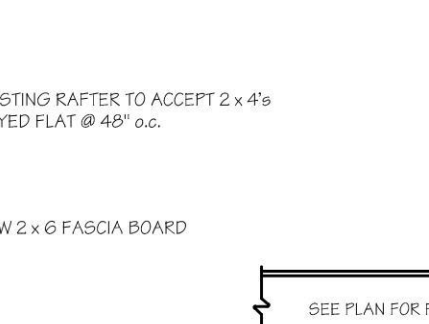
**AC WOOD FRAMED INTO STEEL BEAM**  
SIMPSON STRONG - TIE  
H2.5A & H2.5AZ @ 16" o.c.



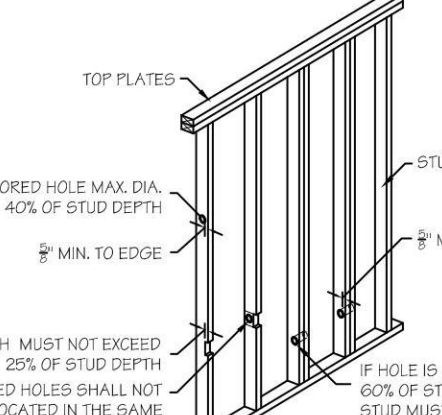
**AD DECK LEDGER DETAIL**  
SIMPSON STRONG - TIE  
H2.5A & H2.5AZ @ 16" o.c.



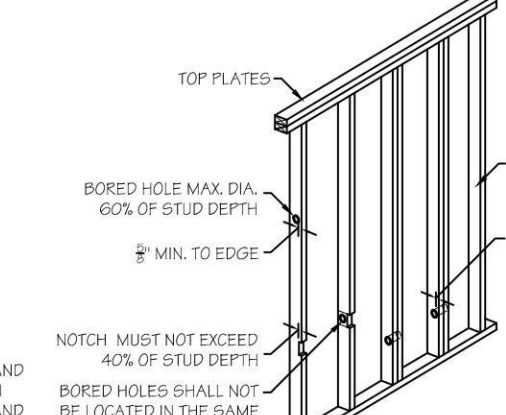
**AE FLYING GABLE DETAIL**  
SIMPSON STRONG - TIE  
H2.5A & H2.5AZ @ 16" o.c.



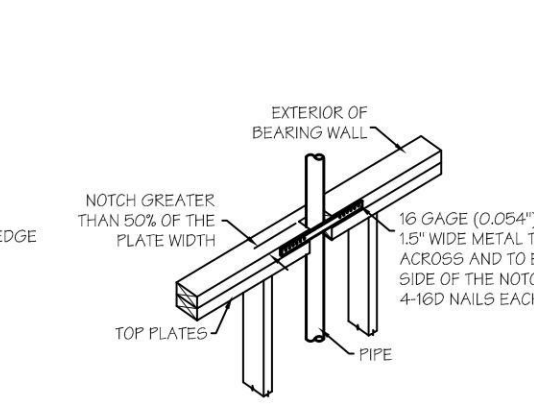
**AF DETAIL @ LOLLY COLUMN**  
SIMPSON STRONG - TIE  
H2.5A & H2.5AZ @ 16" o.c.



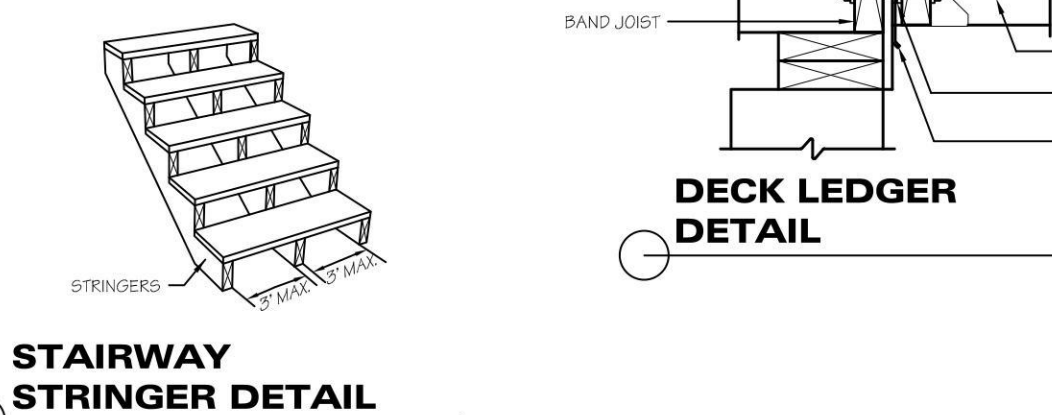
**AG STUD NOTCHING AND BORING DETAILS**  
SIMPSON STRONG - TIE  
H2.5A & H2.5AZ @ 16" o.c.



**AH RAILING TO DECK JOIST DETAIL**  
SIMPSON STRONG - TIE  
H2.5A & H2.5AZ @ 16" o.c.



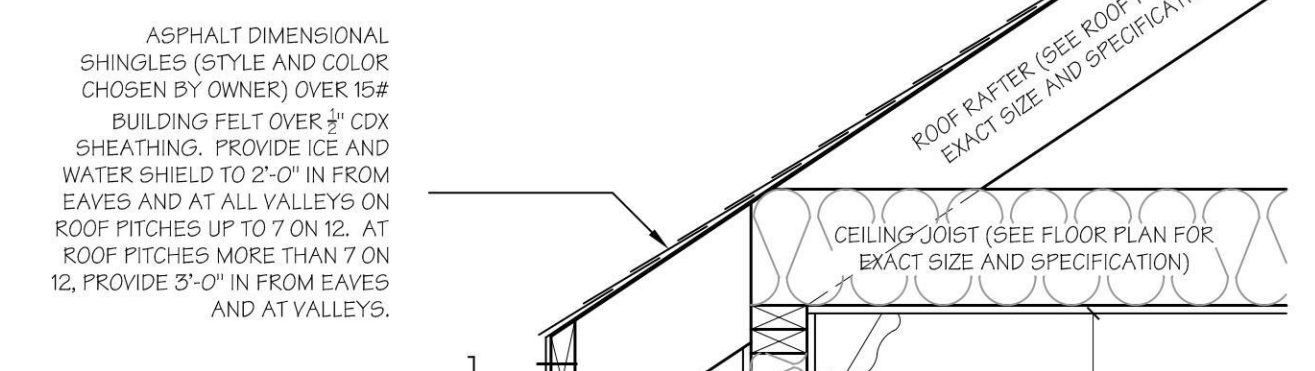
**AI STAIRWAY STRINGER DETAIL**  
SIMPSON STRONG - TIE  
H2.5A & H2.5AZ @ 16" o.c.



**AJ STAIRWAY RISER AND TREAD DETAIL**  
SIMPSON STRONG - TIE  
H2.5A & H2.5AZ @ 16" o.c.



**AK CORNER FLASHING OVERLAP**  
SIMPSON STRONG - TIE  
H2.5A & H2.5AZ @ 16" o.c.



**TYPICAL WALL SECTION**

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

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

All Drawings, Specifications and the design expressed therein are the sole property of Mark Anthony Architects. They are to be used only with respect to this Project and are not to be copied or reproduced without written permission of Mark Anthony Architects P.C. It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

ISSUED FOR

PRELIMINARY DRAWING
FOR OWNERS REVIEW
FOR BIDDING PURPOSES
FOR BUILDING DEPT.
FOR CONSTRUCTION
AS BUILT DRAWINGS

REVISIONS PLOTTED: 3/15/2024

NO.	DATE	DESCRIPTION
02/14/23	02/14/23	CABINET LAYOUT UPDATE
01/16/24	01/16/24	D.O.B. RESUBMISSION
01/23/24	01/23/24	D.O.B. RESUBMISSION
03/14/24	03/14/24	D.O.B. RESUBMISSION

PROJECT NO. 2022220

DATE 03/14/24

SCALE AS NOTED

DRAWN BY M.Z. - S.D. - S.V.

ARCHITECTURE DESIGN

MARK ANTHONY ARCHITECTS & PLANNERS

(516) 409 - 1900  
1563 BELLMORE AVE.  
N. BELLMORE, NY 11710

REGISTERED ARCHITECT

MARK ANTHONY ARCHITECTS & PLANNERS

LIC # 031723

MARK ANTHONY ARCHITECTS & PLANNERS  
1563 BELLMORE AVE. N. BELLMORE, NY 11710

DRAWING:

# FIRST FLOOR FRAMING PLAN

PROJECT:

## XU RESIDENCE

3 TWELFTH STREET  
CARLE PLACE, NY 11514

D.O.B. I.D.#

# A5.0

DRAWING NO.

**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.

**PROPRIETARY NOTE:**

IT IS A VIOLATION OF THE 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 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 #002828

**SHEET TITLE:**

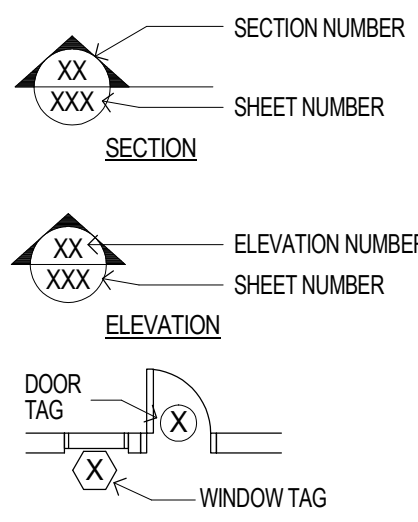
**SITE PLAN, ZONING  
ANALYSIS, DIAGRAM,  
CALCULATION**

**SHEET NO.:**

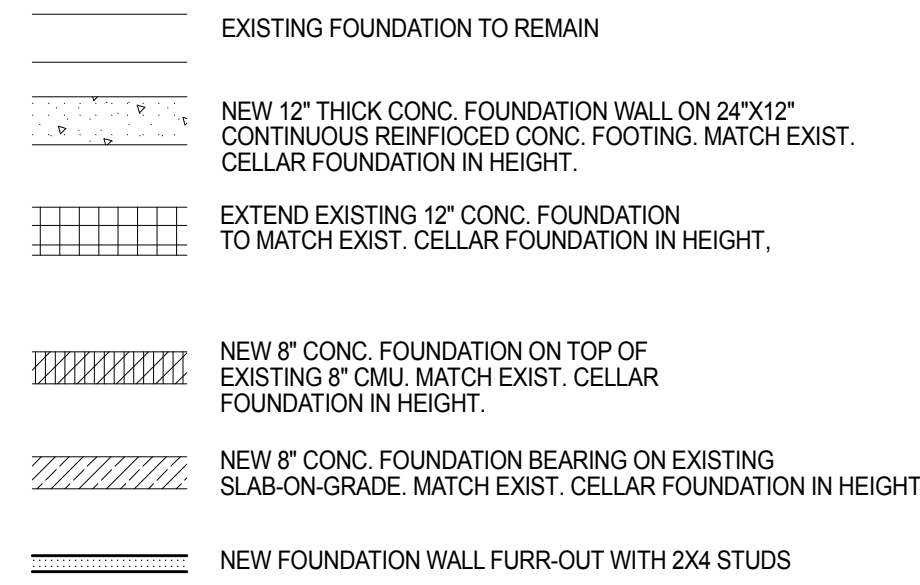
**T-1**

1 OF 11

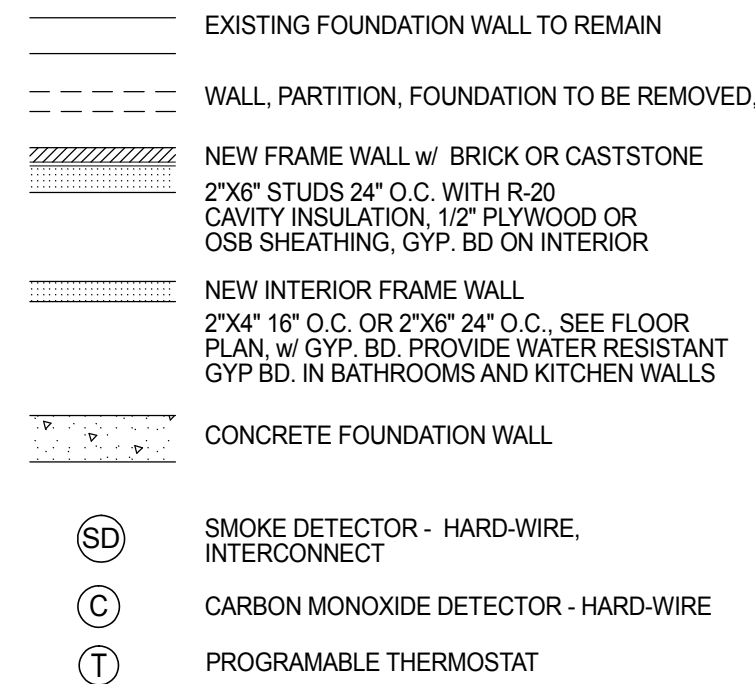
**GRAPHIC SYMBOLS**



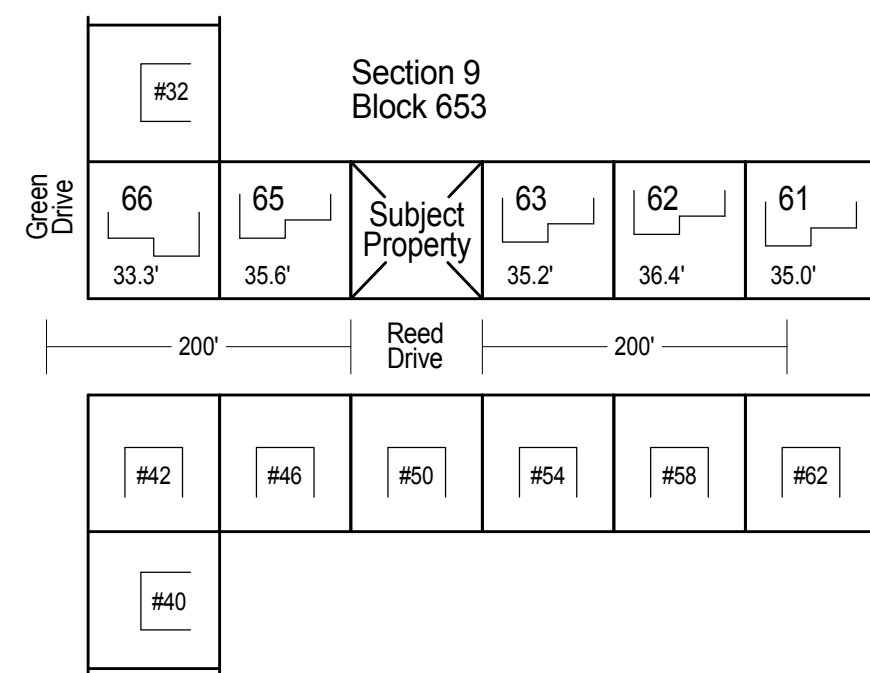
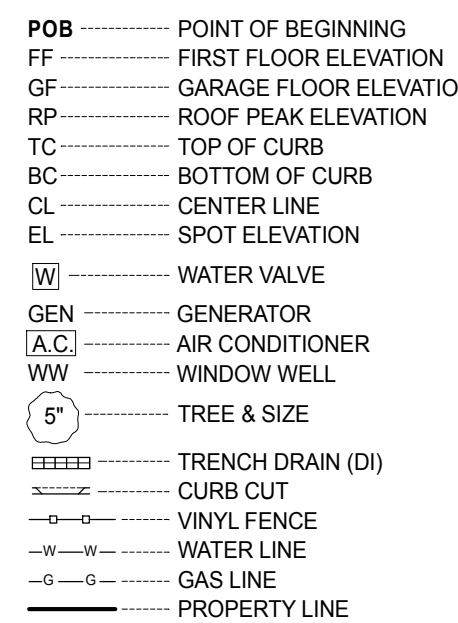
**CELLAR FOUNDATION PLAN  
WALL LEGEND**



**LEGEND**



**SITE PLAN LEGEND**



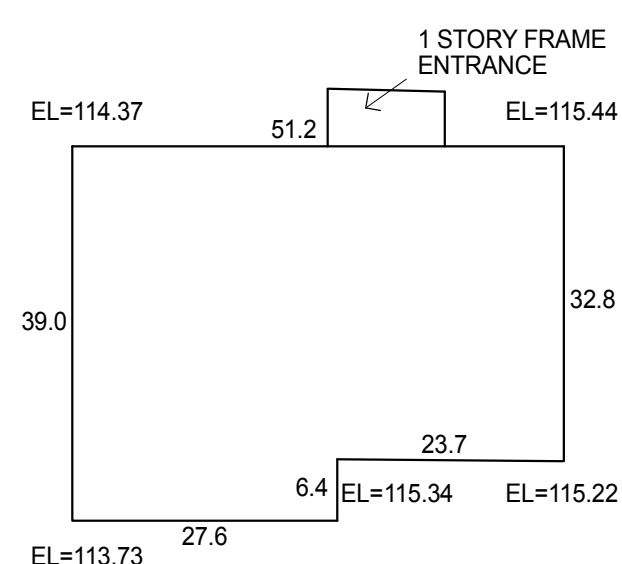
**Calculation**

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 = 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  
113.73 + 113.73 = 227.46 / 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'

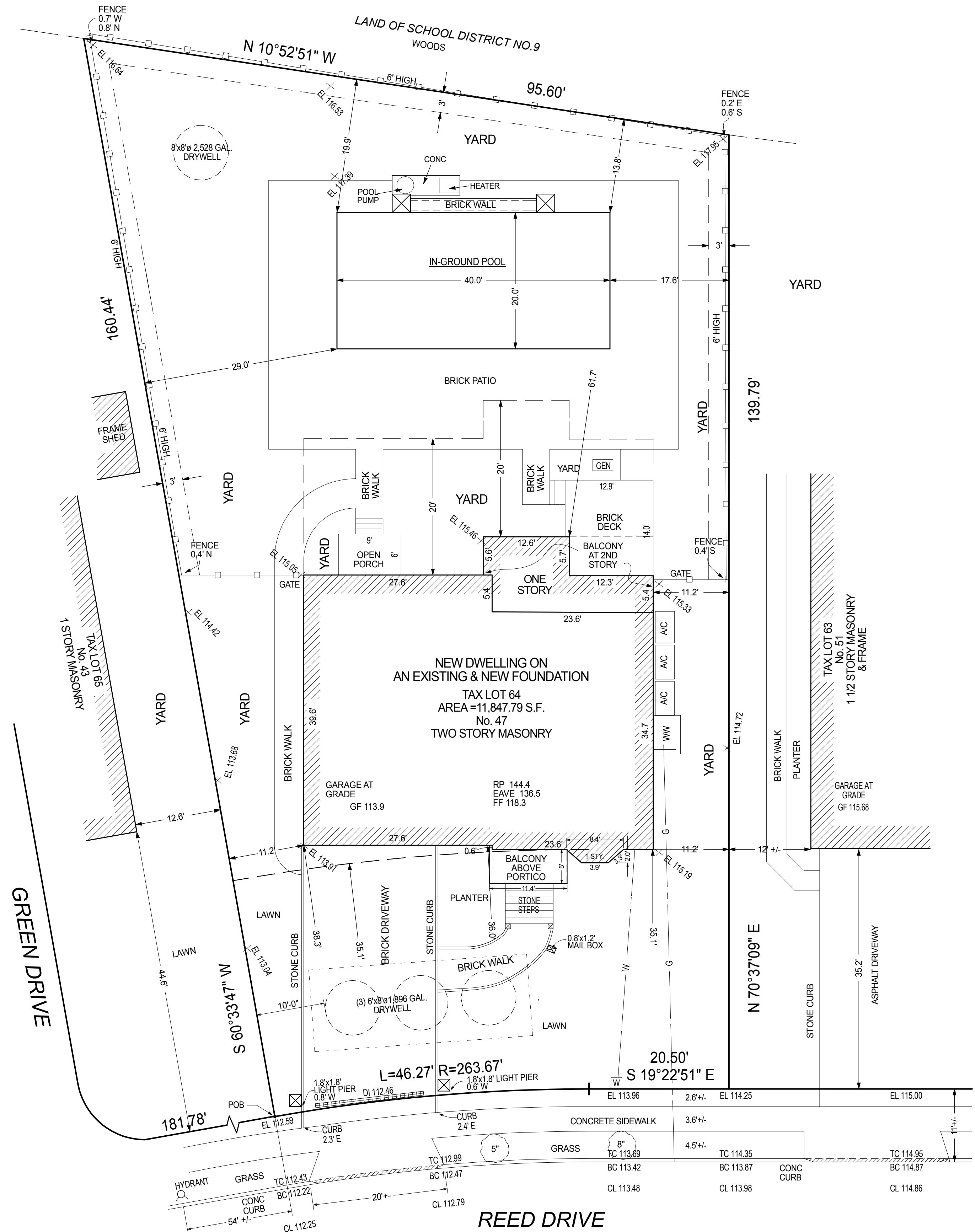
**The preexisting average grade = 114.81'**

**PREEXISTING AVERAGE GRADE**

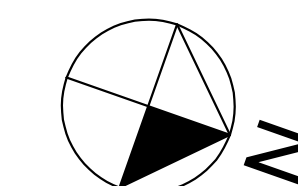
**NEW DWELLING ON A NEW & EXISTING FOUNDATION**  
SECTION: 9, BLOCK: 653, LOT: 64  
LOT AREA: 11,847.79 sq. ft.  
INTERIOR LOT, IRREGULARLY SHAPED

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	NO
MIN. WIDTH OF ANY S.Y.	10'	11.2'	11.2'	
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

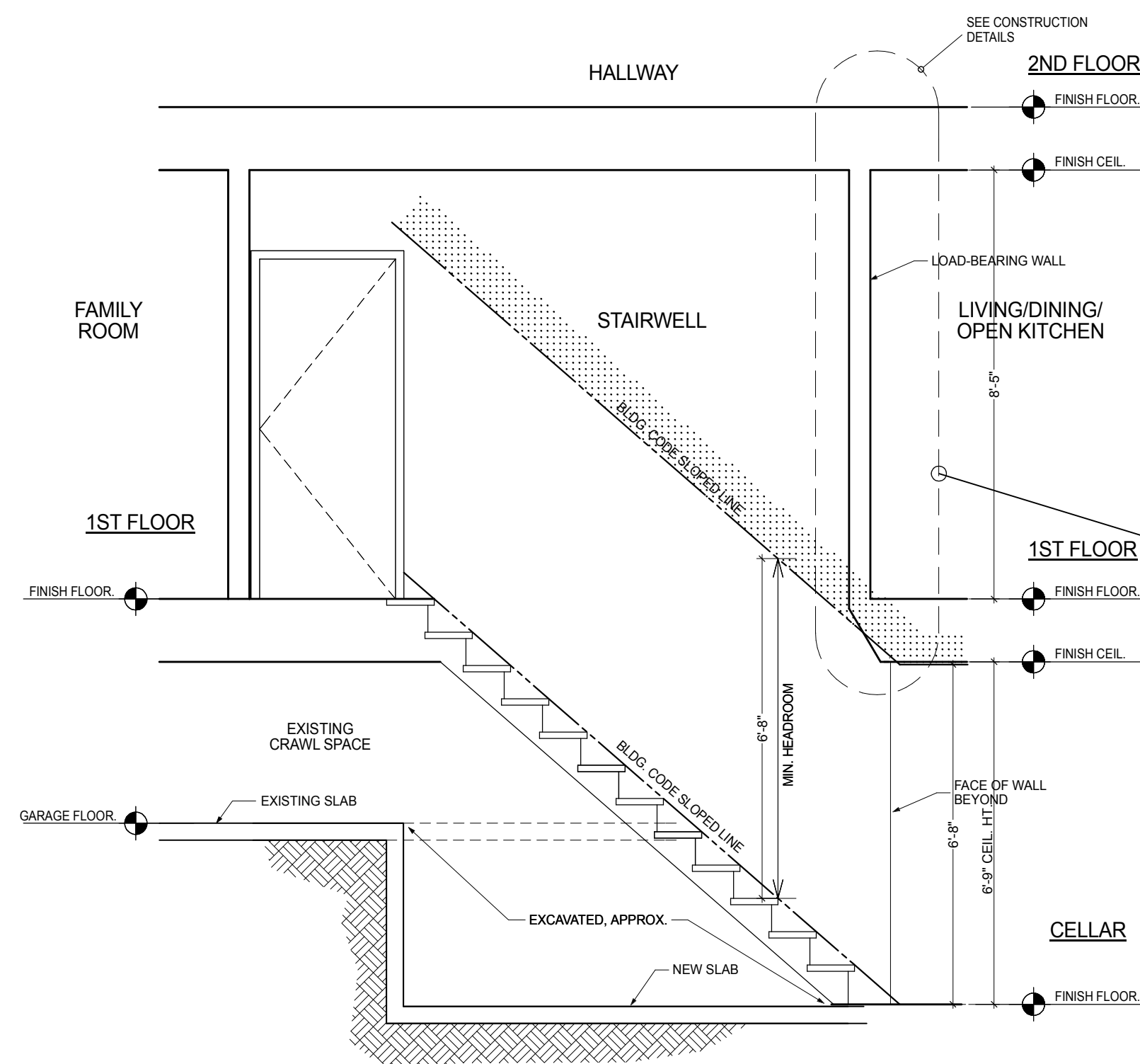
- Notes**
- Air leakage: Provide flashing, window dams, expandable foam sealant and caulking at rough opening/window frame joints to create a continuous air barrier with surrounding wall system.
  - Emergency escape

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
<b>Total</b>	<b>= 2,970 SF</b>
<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	= 0
Stone deck, steps	= 246
Pool	= 800
Pool Equip. pad	= 108
Pool raised wall	= 60
<b>Total</b>	<b>= 3,501 SF</b>
<u>Increase:</u>	
3,501 - 2,970	= 531 SF



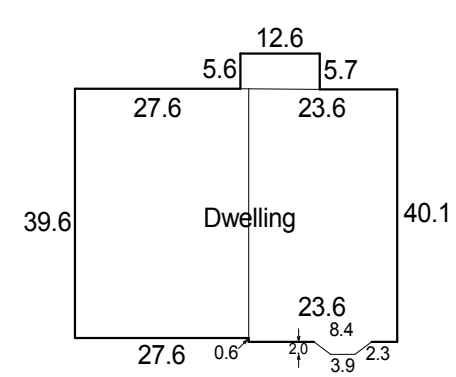
1 SECTION STAIR HEADROOM  
SCALE: 3/8" = 1'-0"

**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.
<b>Total</b>	<b>916s.f.</b>

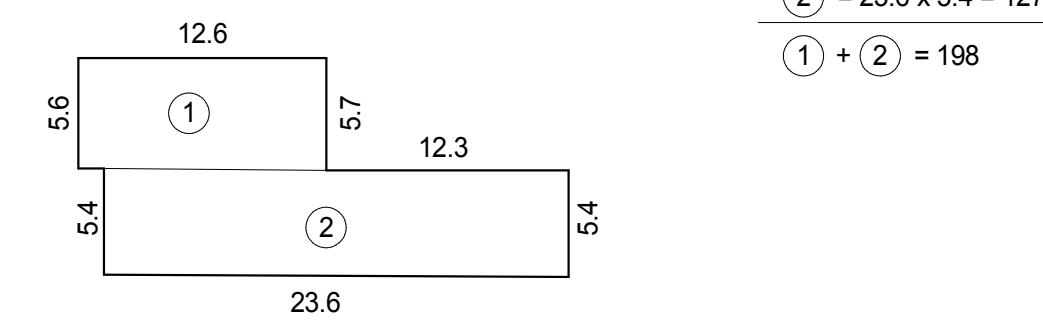
Rear Yard: 5,763s.f.  
916 / 5,763 = 15.9%

**Lot Coverage Diagram**



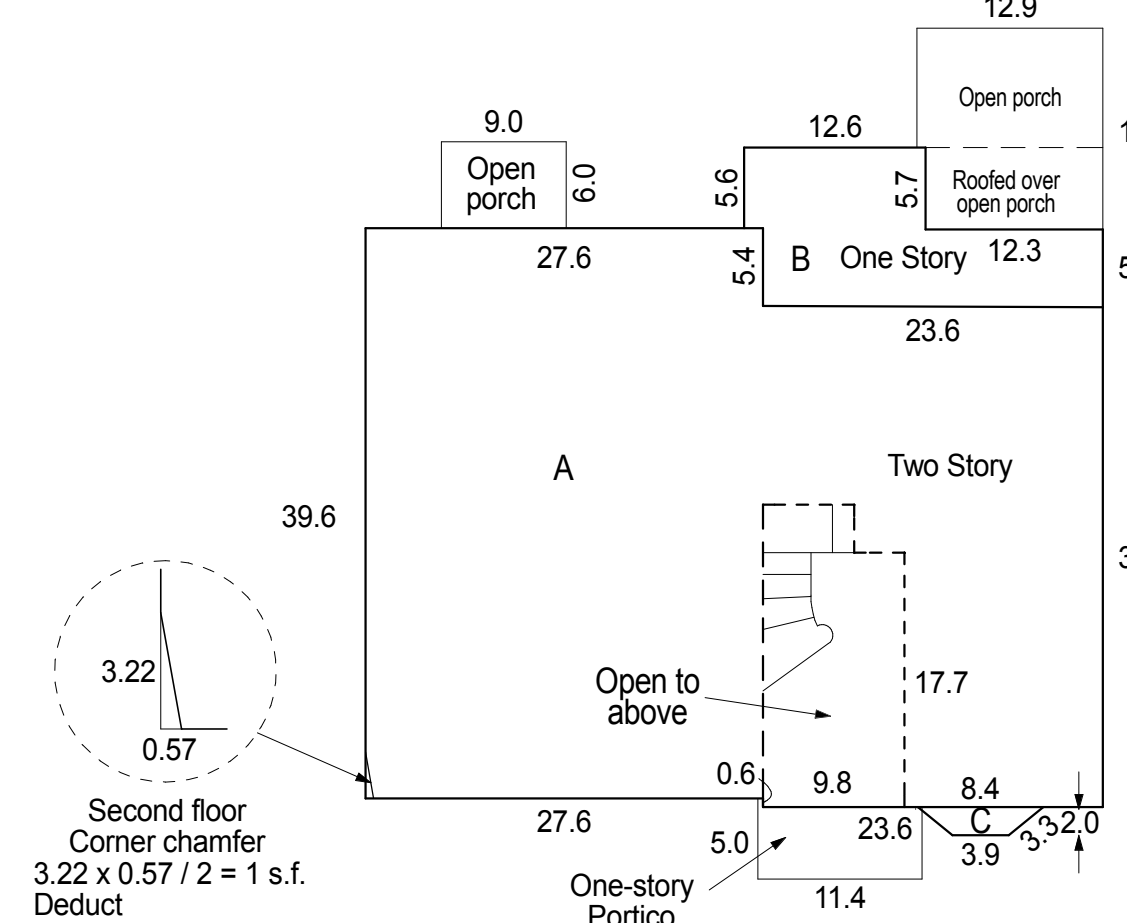
**Calculation**  
Dwelling = (27.6x39.6) + (23.6x40.1) + (12.6x(5.6+5.7)/2) + (2.0x(8.4+3.9)/2) = 1,093 + 946 + 71 + 12 = 2,122 SF  
2,122 / 11,848 Lot Area = 17.9%

**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 x 2.0 = 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

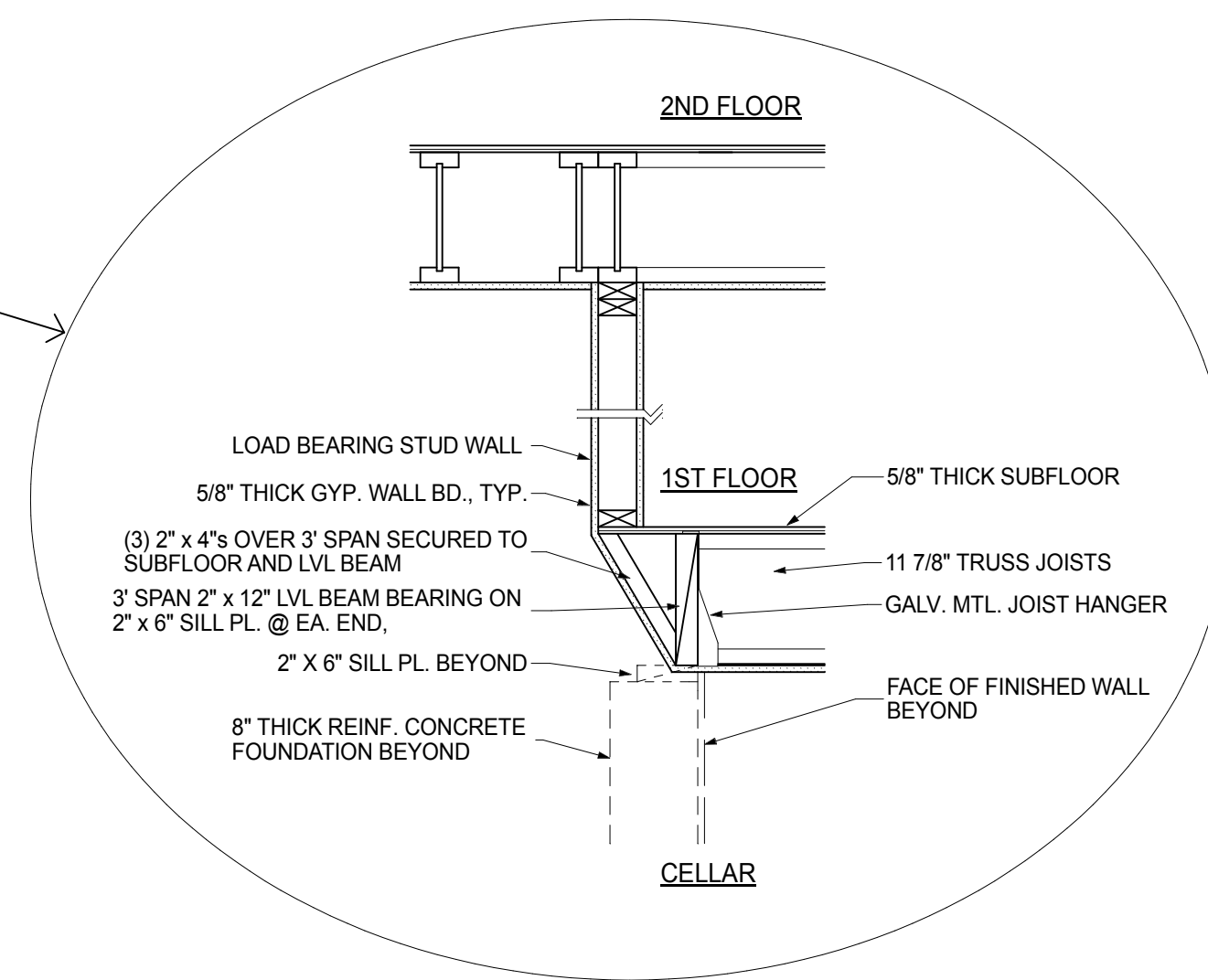
One-story portico 11.4 x 5.0 = 0  
Open porch 9.0 x 6.0 = 0  
Open porch 12.9 x 14.0 = 0

Total gross floor area = 4,033

**GROSS FLOOR AREA DIAGRAM & CALCULATION**

NOT TO SCALE

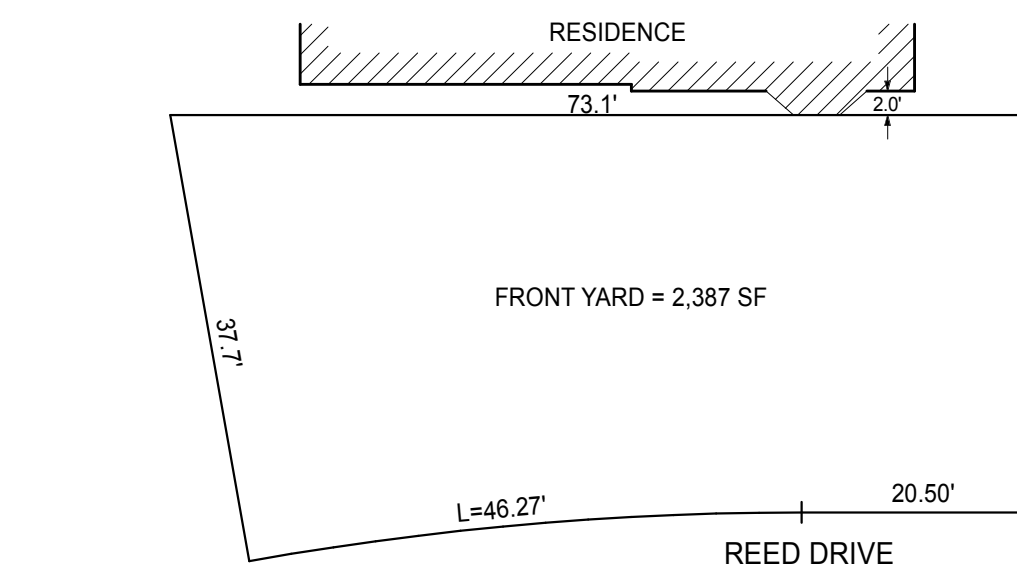
PETITION FOR WAIVER OF NEW YORK STATE BUILDING CODE REQUIREMENT FOR STAIR HEADROOM IN THE CELLAR HAS BEEN GRANTED BECAUSE THE PROPOSED VARIANCE WILL NOT SUBSTANTIALLY ADVERSELY AFFECT THE CODE'S PROVISIONS FOR HEALTH, SAFETY AND SECURITY AND STRICT COMPLIANCE WITH THE PROVISIONS OF THE BUILDING CODE WOULD ENTAIL PRACTICAL DIFFICULTIES OR UNNECESSARY HARSHNESS 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.



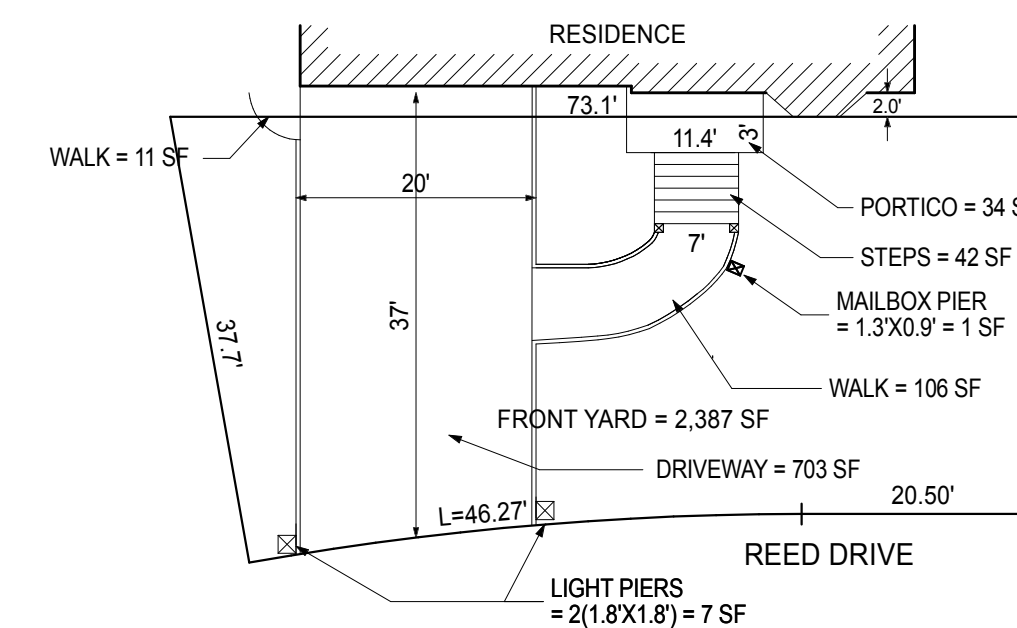
CONSTRUCTION DETAILS  
SCALE: 3/4" = 1'-0"

**Calculation**

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



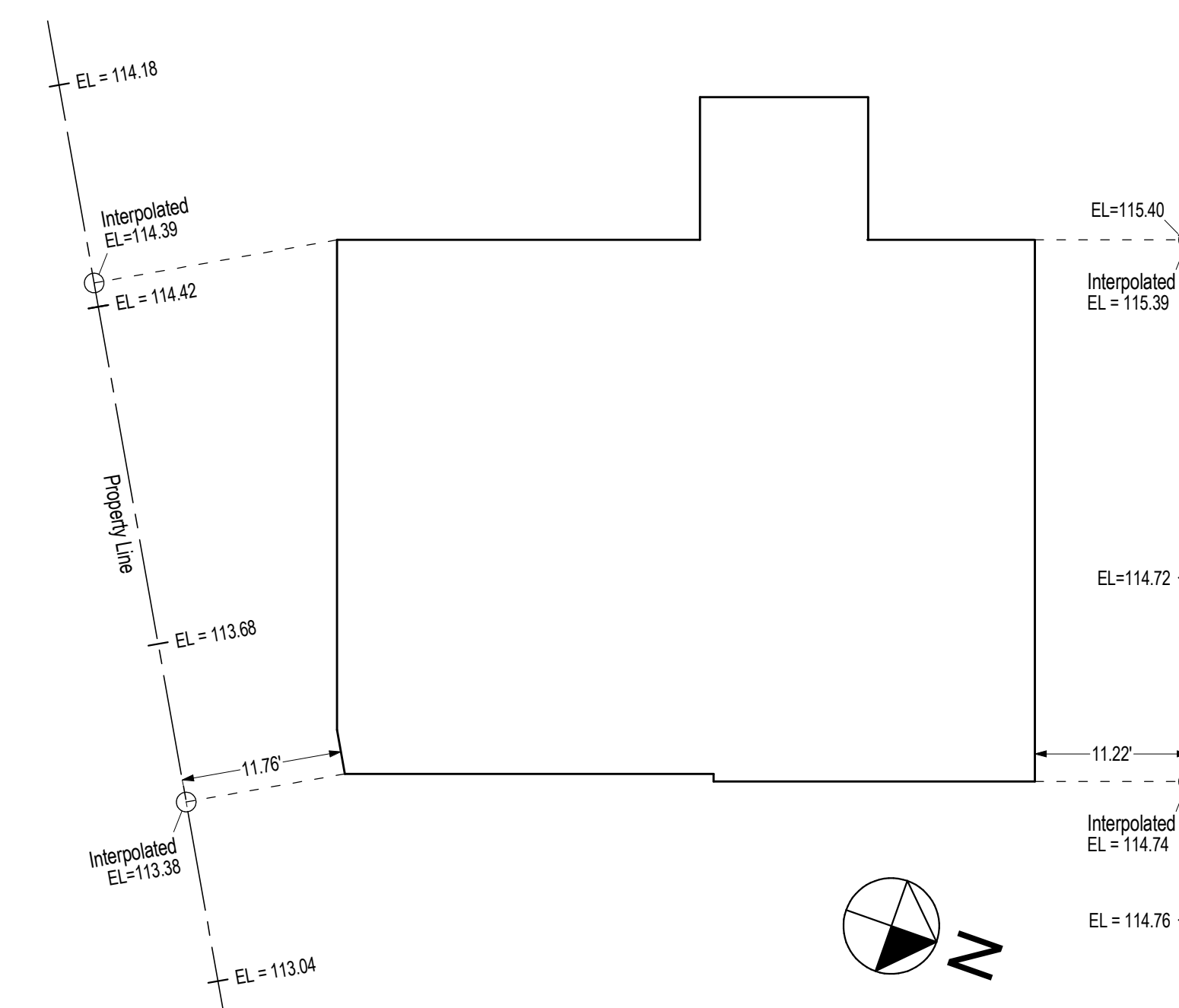
FRONT YARD PAVING plan  
NOT TO SCALE



FRONT YARD PAVING plan  
NOT TO SCALE

**Calculation**

South Side:  $\frac{114.39 + 113.38}{2} = 113.89$   
North Side:  $\frac{115.39 + 114.74}{2} = 115.07$   
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

**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.

**PROFESSIONAL NOTE:**  
THIS IS A PRELIMINARY DRAWING 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  
BELLEROSSE 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
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

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

SHEET NO:  
**T-2**  
2 OF 11

**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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**MR. & MRS. SINGH RESIDENCE**

**47 REED DRIVE ROSLYN NY 11576**

TAX SECTION: 9  
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MR. & MRS. SINGH  
 80-34 230TH STREET  
 BELLEROSSE MANOR, NY 11427

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MICHIO SANGA ARCHITECT



SHEET TITLE:

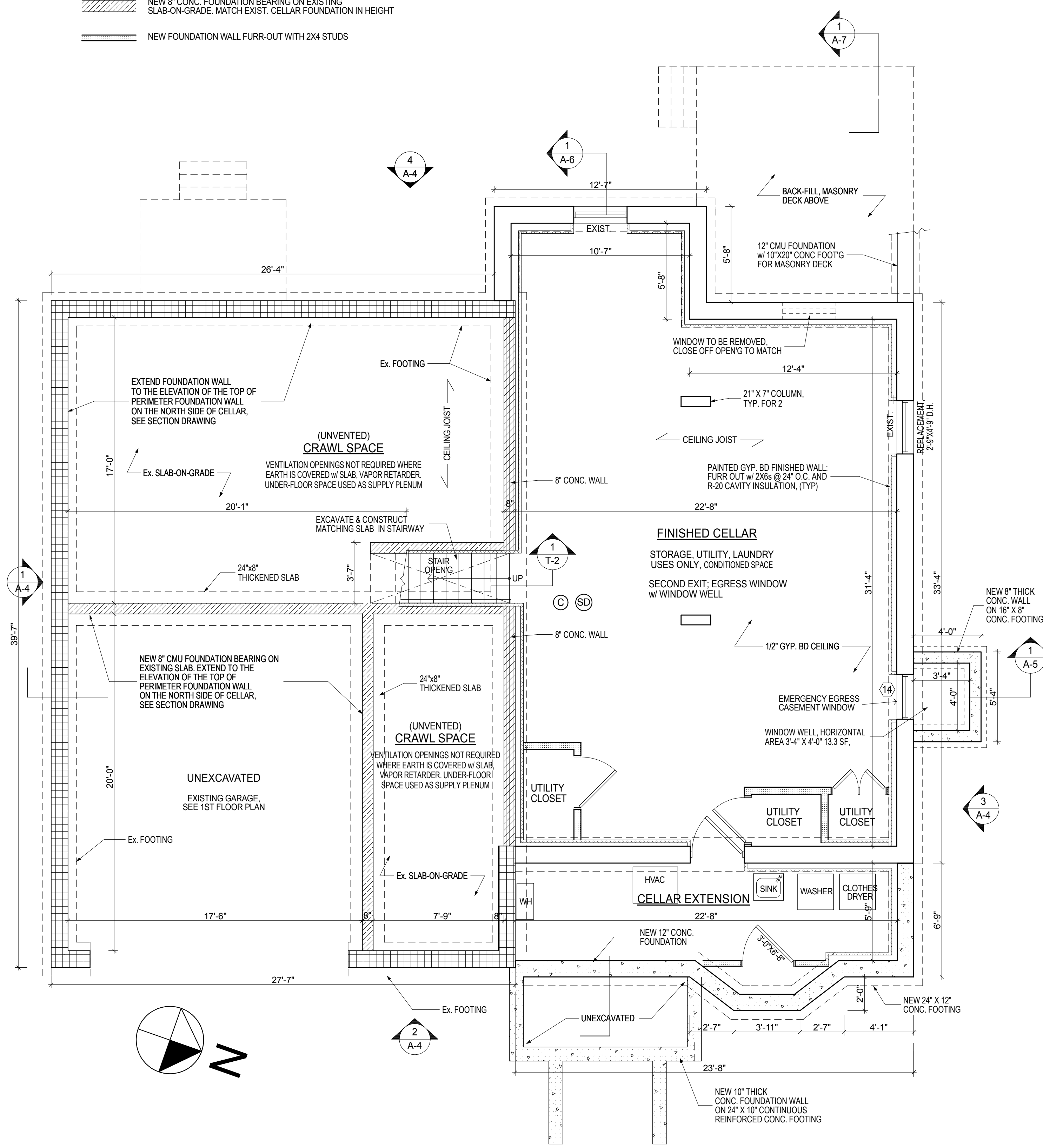
**1ST FLOOR PLAN, CELLAR FOUNDATION PLAN, LEGEND**

SHEET NO:

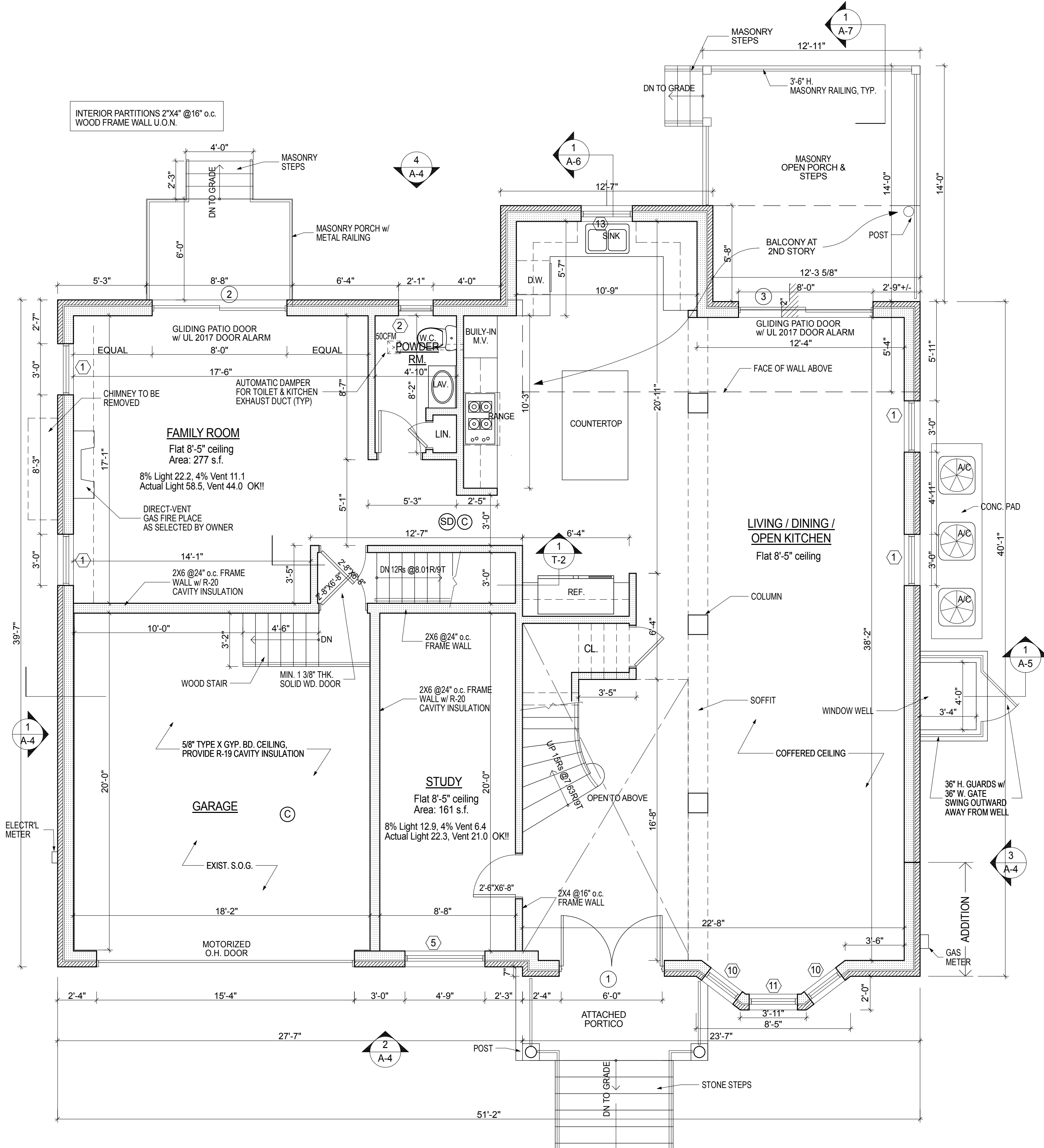
**A-1**

**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"

**A-1**

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:  
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UNLESS ACTING UNDER THE DIRECTION OF THE  
ARCHITECT OR RECORD TO ALTER OR CHANGE  
ANY ITEM ON THESE PLANS. THE INFORMATION  
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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

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MICHIO SANGA  
ARCHITECT



NYSRA #11577 #02/28/28

SHEET TITLE:

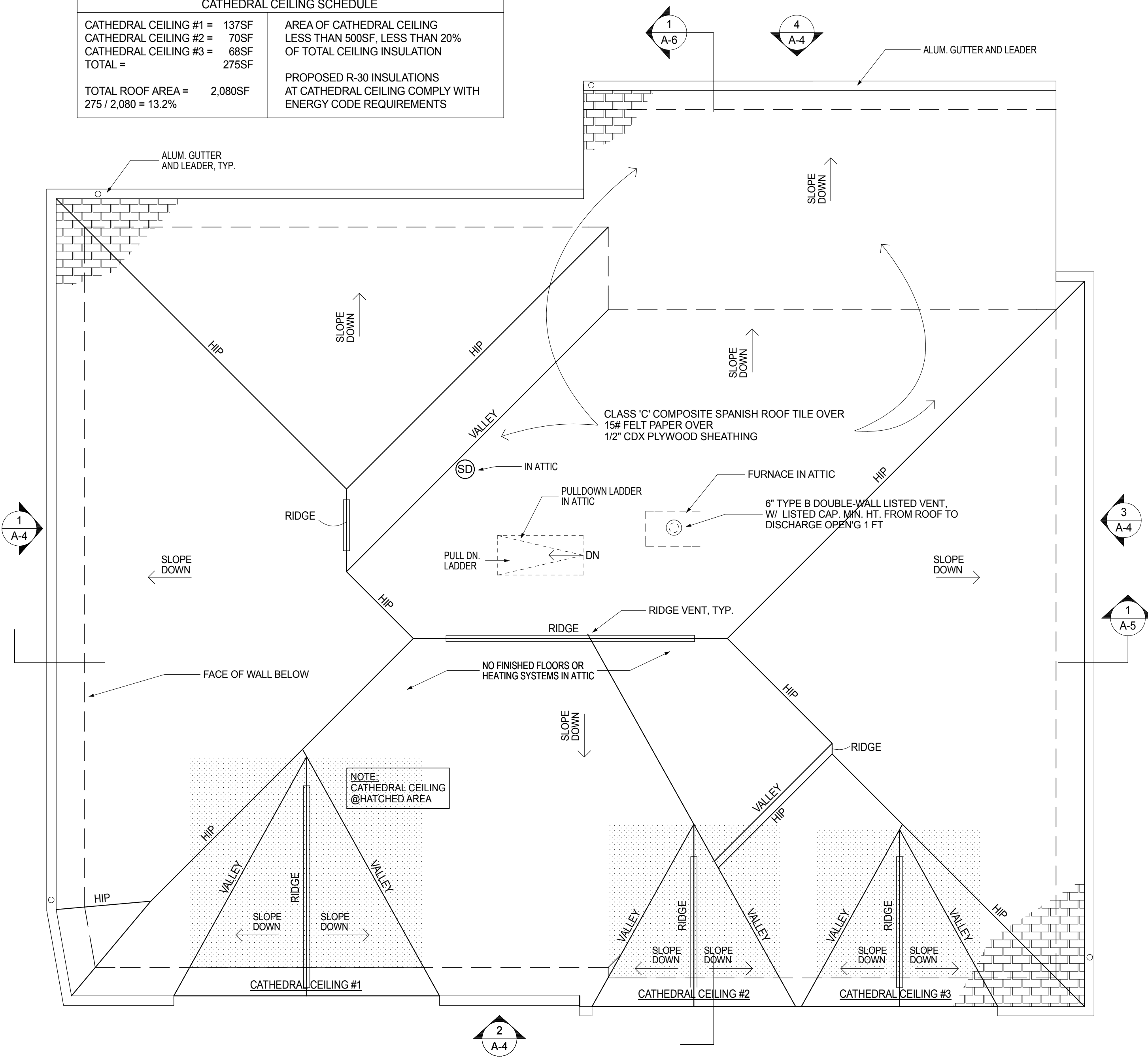
2ND FLOOR PLAN,  
ROOF PLAN

SHEET NO.:

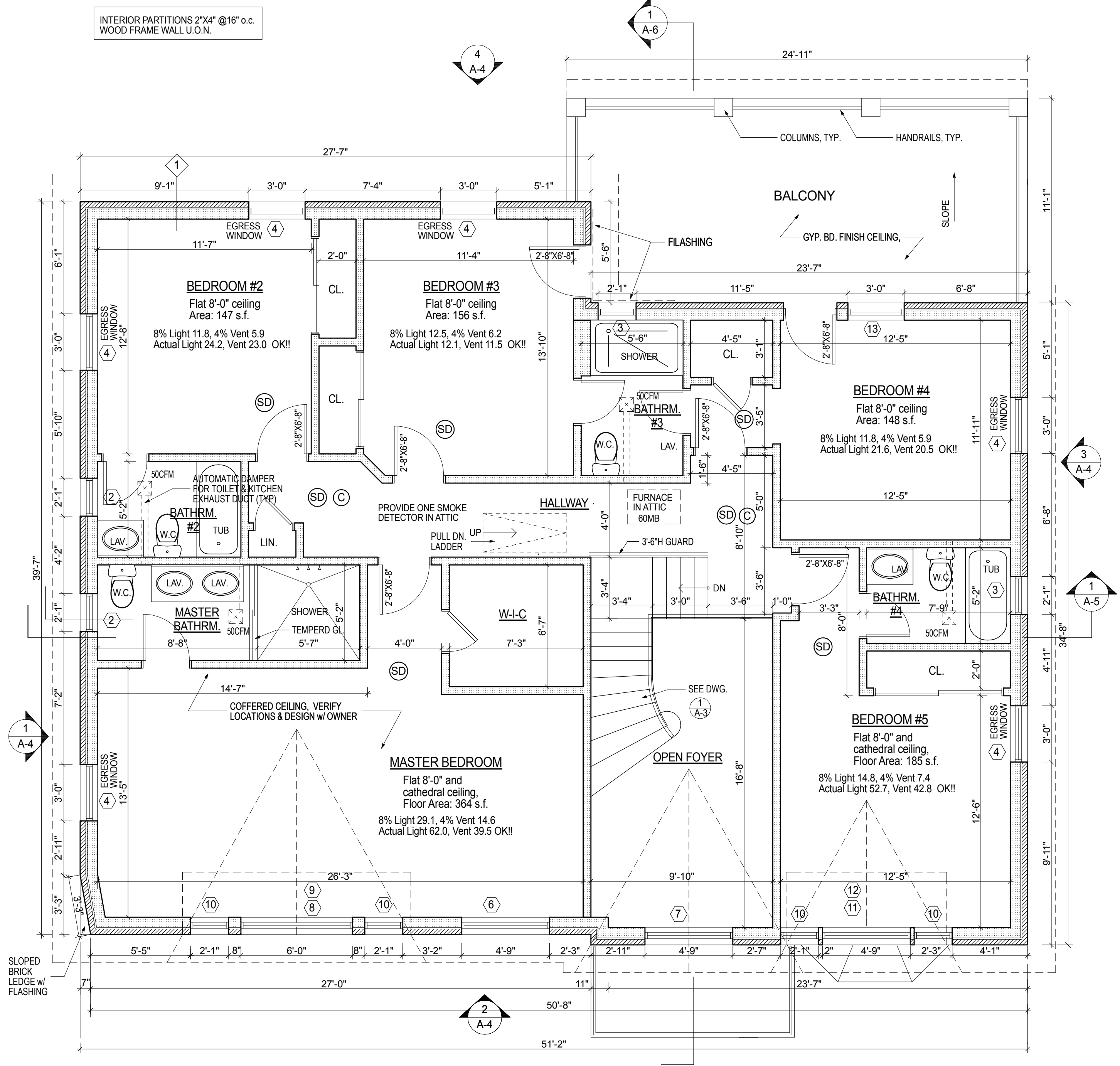
A-2

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"

**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 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.  
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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  
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MICHIO SANGA  
ARCHITECT



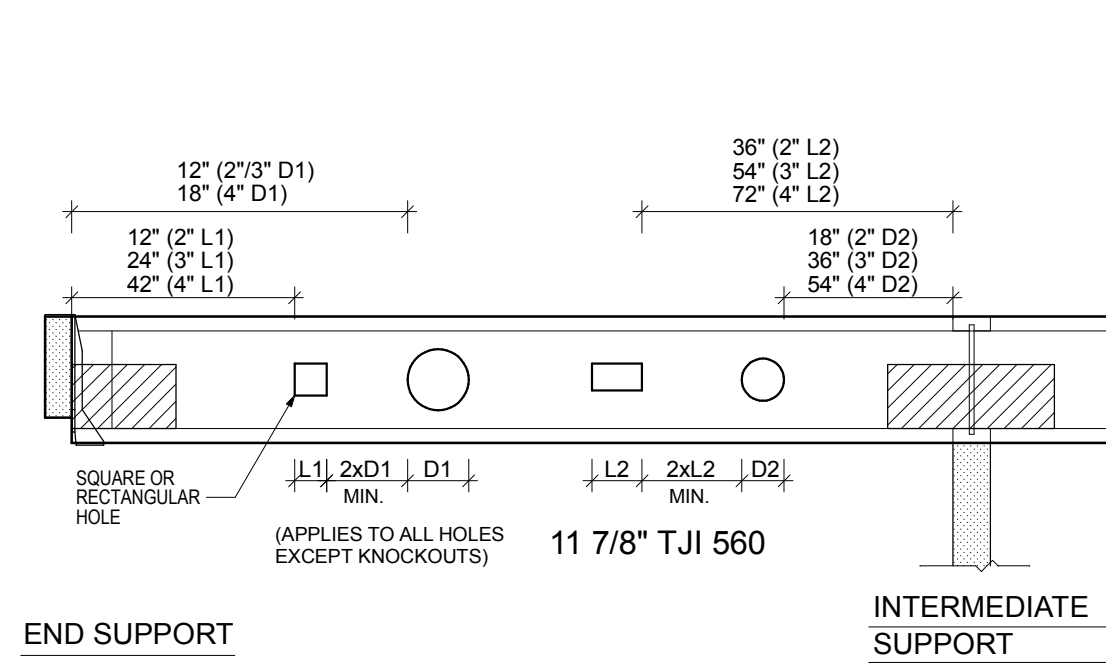
NYSR #11577  
#026928

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

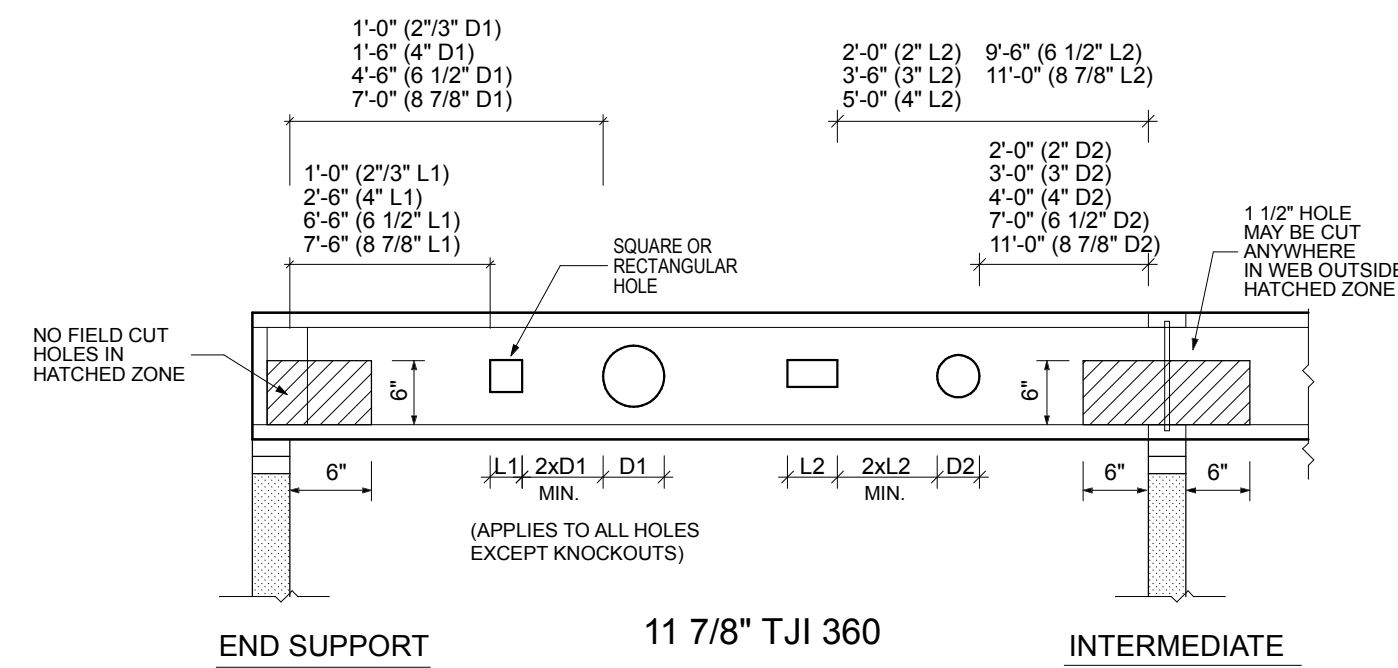
SHEET NO:

**A-3**

5 OF 11



**I-JOIST ALLOWABLE HOLES**  
NOT TO SCALE



**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

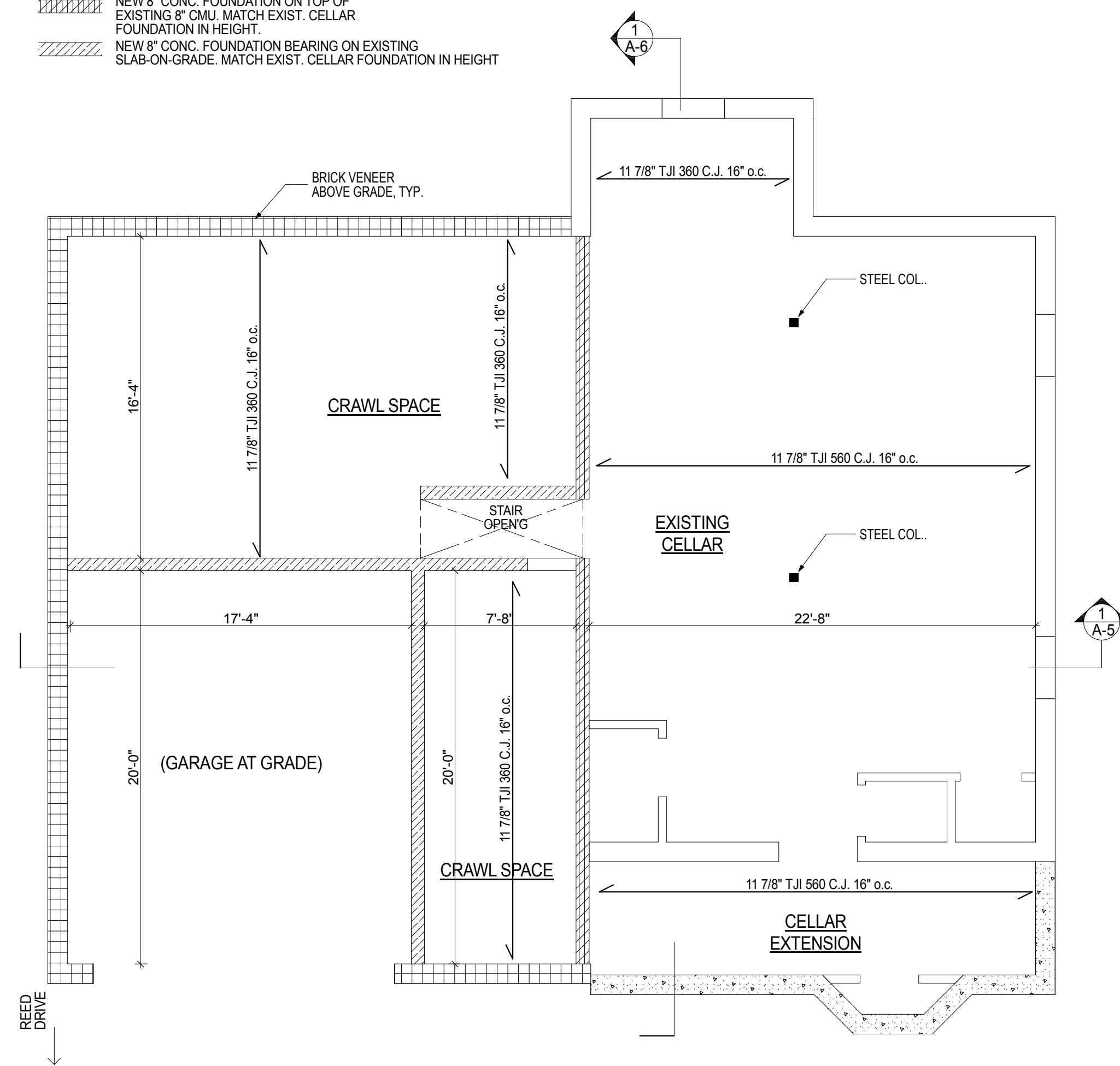
**WOOD NOTES**

- 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. All wood girders indicated to have a minimum fiber stress grading of 1,400 PSI U.O.N. 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.
- Structural capacities and design provisions for prefabricated wood I-joists shall be established and monitored in accordance with ASTM D 5055.
- Plywood sheathing shall conform to AF & PA standards for structural use. Sheathing face grain to run across studs, joists or rafters. Plywood shall bear identification as to grade, type, species or identification.
- Maximum spans for joists and rafters to comply with NFPA 1961 (RS 10.12). All wood construction to comply with section CH23-2308 8.
- The ends of wood beams, joists and rafters resting on masonry or concrete walls shall be fire cut to a level of 3" in their depth.
- Wood joists or wood structural floors closer than 18" wood girders closer than 12" or sills closer than 8" to an exposed ground surface within or without the building shall be treated or shall be of an equivalent resistant species per C25-1008.5(B)(4).
- Ends of wood girders entering masonry or concrete walls shall be provided with a minimum 1/2" air space on top, sides, and at the end, unless the girder is treated or is of an equivalent resistant species.
- Provide 1" x 3" bridging for every 8'-0" of span except for wood I-joists. A line of ling or solid blocking shall also be required at supports unless lateral support is provided by nailing to a beam header or the studs. Bridging shall bear securely against and be anchored at the members to be braced.
- Except where supported on a 1" x 4" ribbon strip and nailed on the adjoining studs. The ends of the floor joists shall have at least 1 1/2" of bearing on wood or metal, nor less than 4" on masonry.
- Joists framing into the side of a wood girder shall be supported by framing anchors, on ledger strips at 2" x 2" or by equivalent methods.
- Roof construction shall be securely anchored to load bearing masonry walls with a minimum 1/2" bolts spaced 8" o.c. The bolts shall extend and be embedded a minimum of 15" vertically into the masonry.
- All interior and exterior stairs

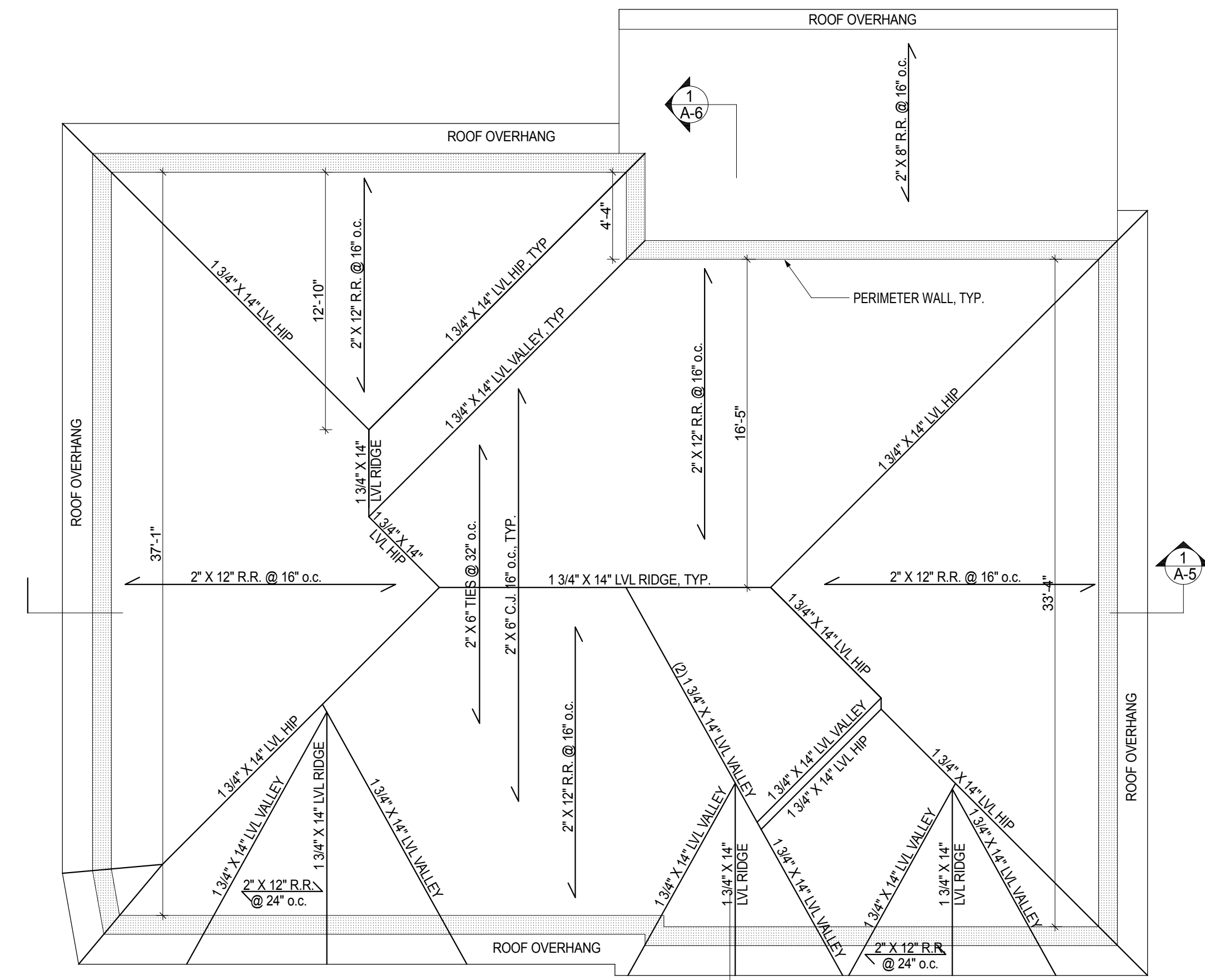
- Max 8 1/4" Risers min. 9" Treads + 1 1/4" nosing (with closed risers).
- Provide at least 2 1/4" of solid masonry under joists and at least 4" under beams & girders. Bearing of joists or beams shall extend into the masonry at least 4".
- Do not notch or cut into any structural members unless specifically shown on drawings.
- All bearing partitions, if any, are to be of 2" x 4" studs at 16" o.c. with double studs at ends of openings between 3'-5" and 6'-0" and triple studs at ends of openings of greater width. 2" x 4" sill plates and 2-2" x 4" top plates. Double beams solid bridging shall be used under bearing partitions.
- All non-bearing partition to be 2" x 4" studs at 16" o.c. or 2 1/2" metal studs per owners request.
- Headers, trimmers, and joists under partitions, all openings in roofs and around all stairwells are to be doubled.
- Double studs, posts, joists, and or rafters are to be thoroughly spiked or bolted together (min. 16d nails at 12" o.c.).
- All wood in contact with concrete, concrete foundations and piers, exterior wood decking and any exterior stair posts, stringers, threads, and thread cleats, wood fascia in other than the vertical plane is to pressure impregnated with waterborne wood preservative.
- All wood beams, joists and studs shall be frames away from chimneys. Headers, beams, joists and studs shall be at least 2" from the outside face of walls.

**WALL LEGEND**

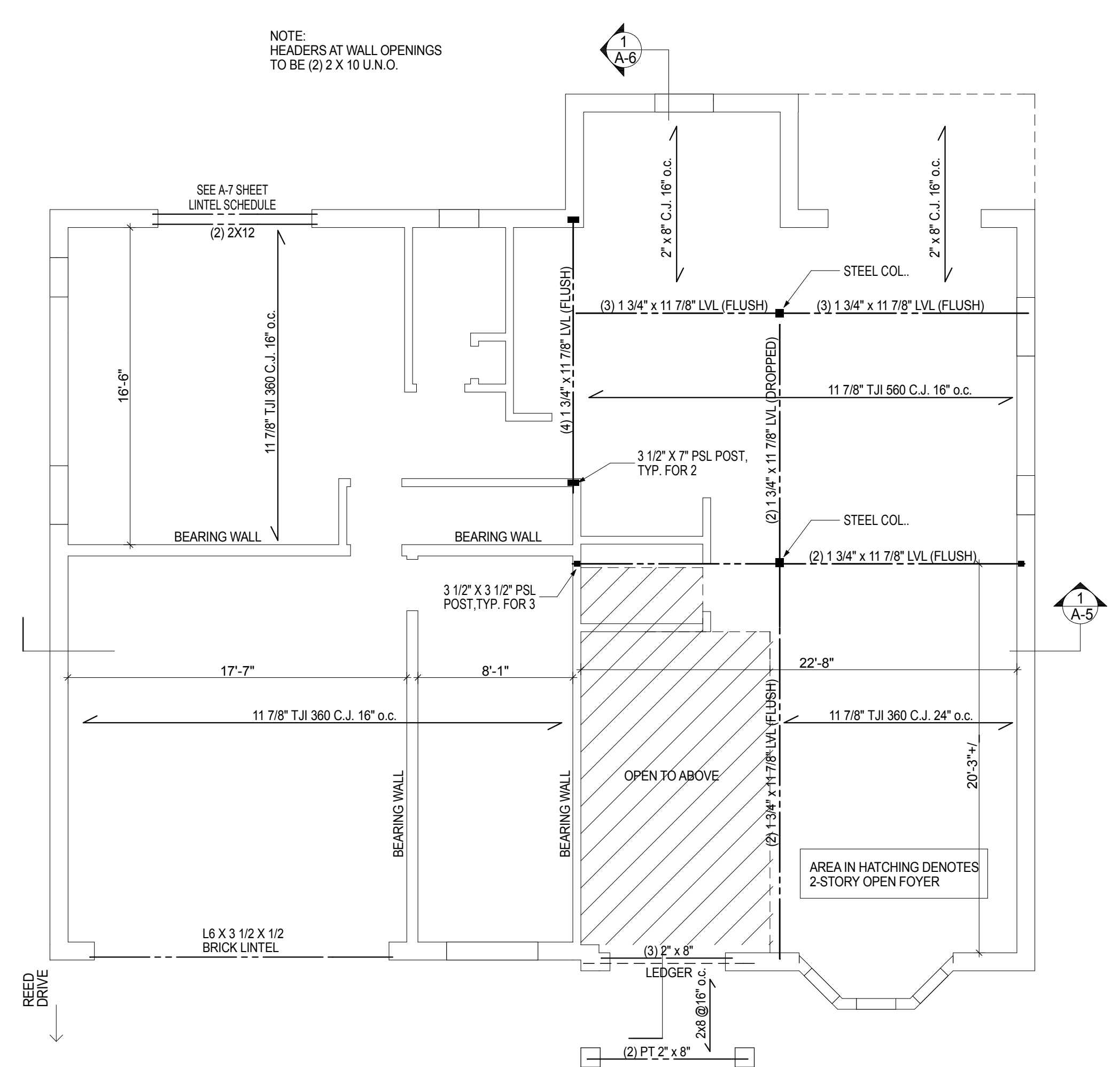
[Symbol]	EXISTING FOUNDATION TO REMAIN
[Symbol]	NEW 12" THICK CONC. FOUNDATION WALL ON 24"X12" CONTINUOUS REINFORCED CONC. FOOTING. MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.
[Symbol]	EXTEND EXISTING 12" CONC. FOUNDATION TO MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.
[Symbol]	NEW 8" CONC. FOUNDATION ON TOP OF EXISTING 8" CMU. MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.
[Symbol]	NEW 8" CONC. FOUNDATION BEARING ON EXISTING SLAB-ON-GRADE. MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.



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



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



**2 2nd FL. STRUCTURAL FRAMING PLAN**  
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:**  
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:**  
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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

REVISION	DATE
1 PLANS COMPLYING 03.11.19	05.28.19
OMISSIONS LETTER	
2 PLANS COMPLYING 06.18.19	07.22.19
OMISSIONS LETTER 2	
3 PLANS COMPLYING 08.03.19	08.19.19
OMISSIONS LETTER 3	
4 PLANS COMPLYING 10.23.19	
OMISSIONS LETTER 4 POOL	12.02.19
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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



NARA NYRA #11537 #02028

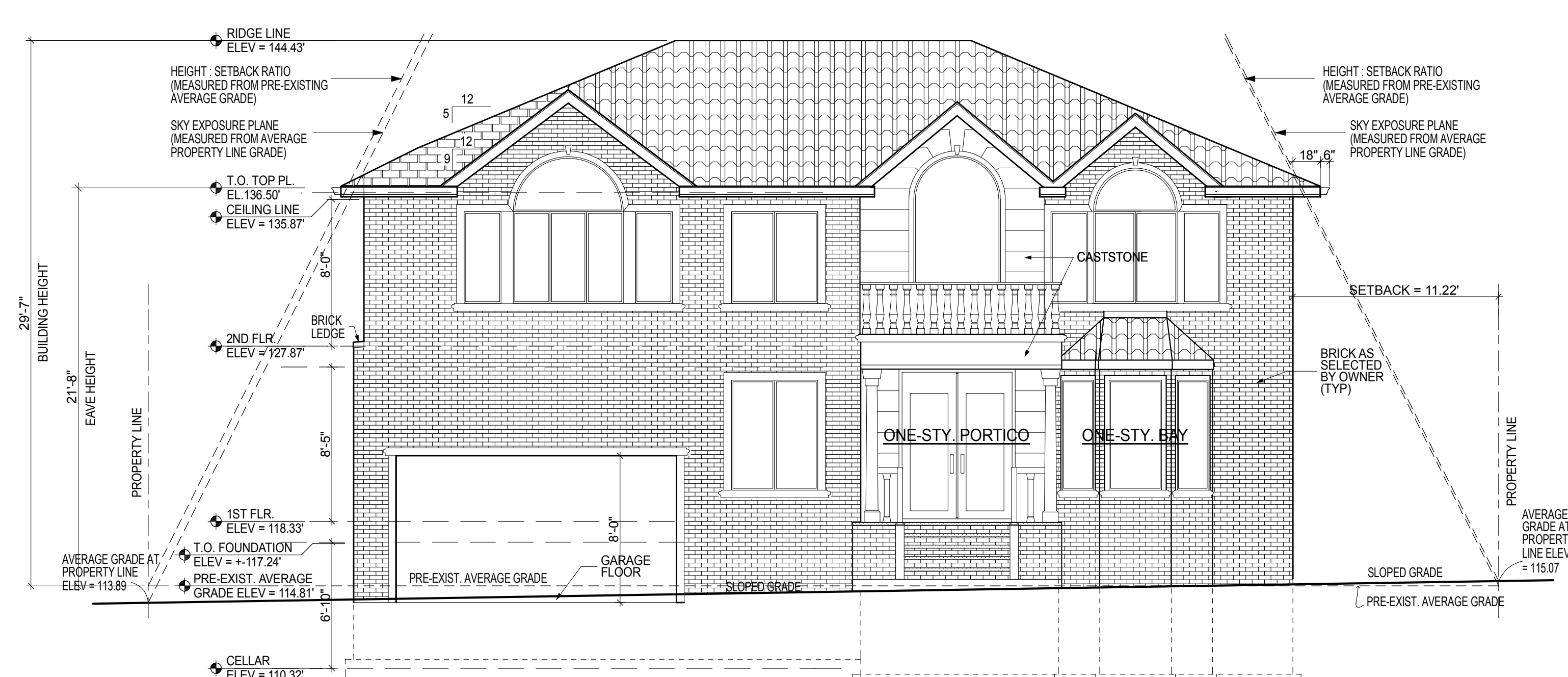
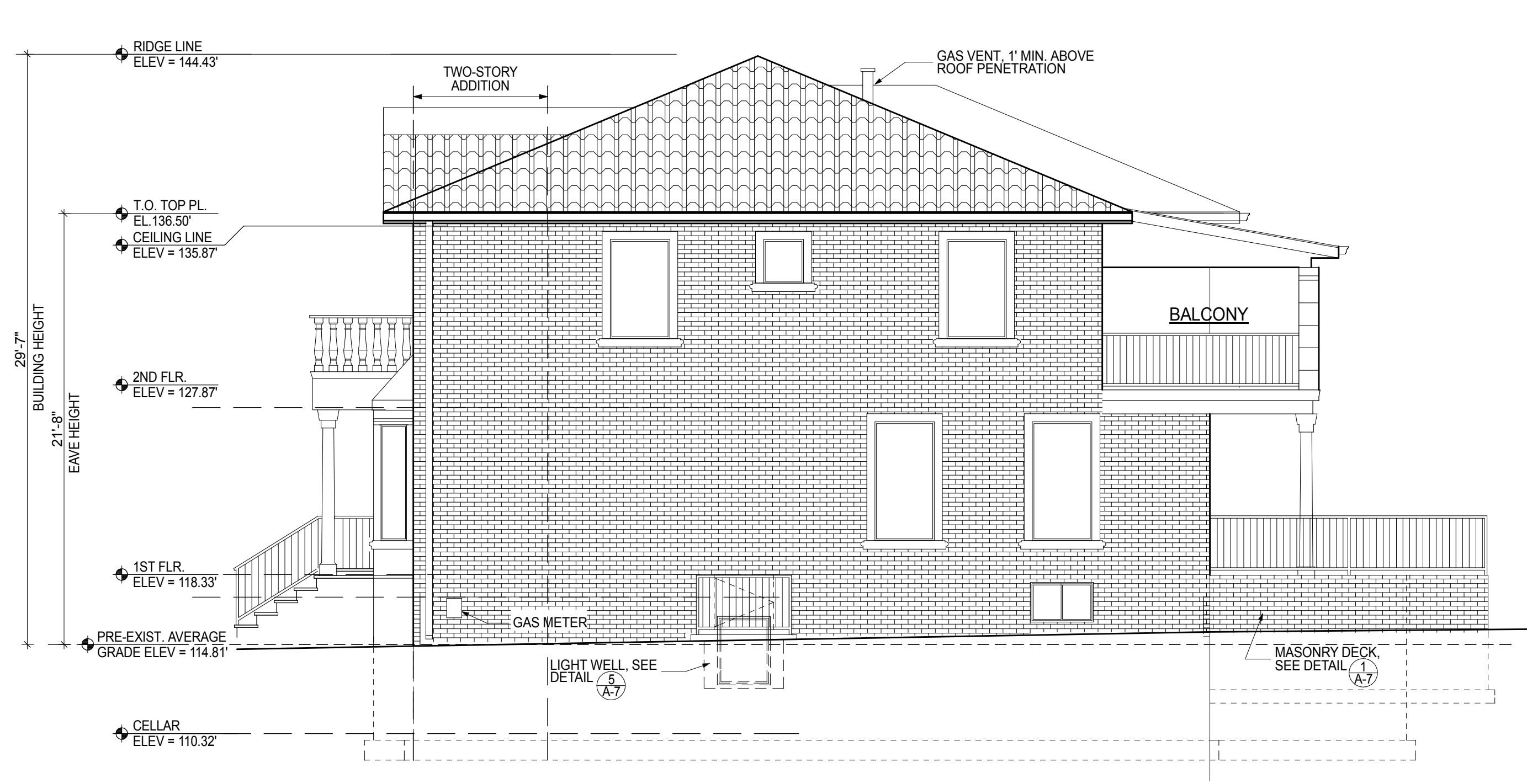
SHEET TITLE:

ELEVATIONS

SHEET NO.

**A-4**

6 OF 11



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

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

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

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

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

**PROJECT DESCRIPTION:**  
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SANGA.

**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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80-34 230TH STREET  
BELLEROSE MANOR, NY 11427

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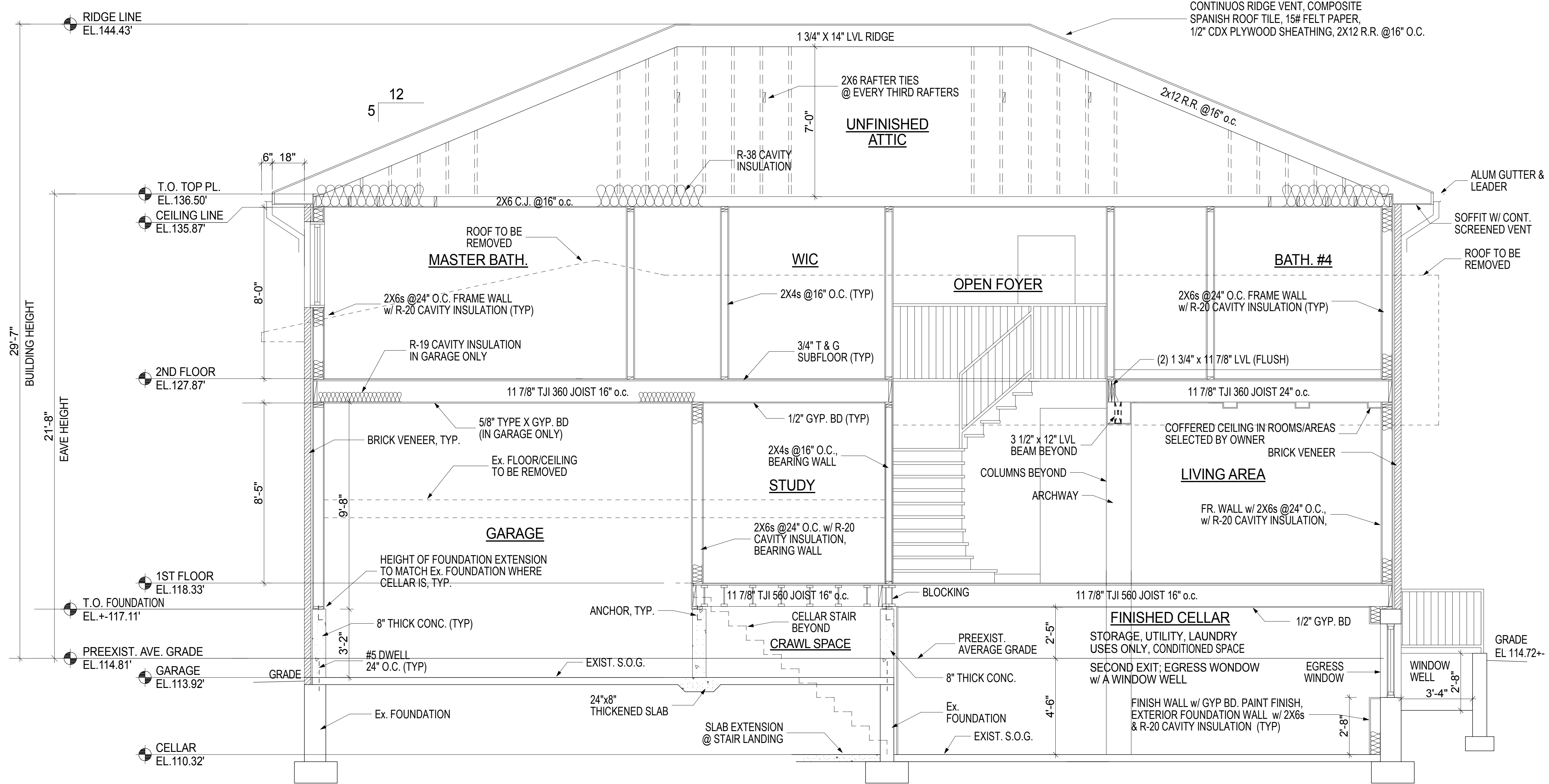
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CHECKED BY: MS  
SCALE: AS NOTED

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**

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

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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

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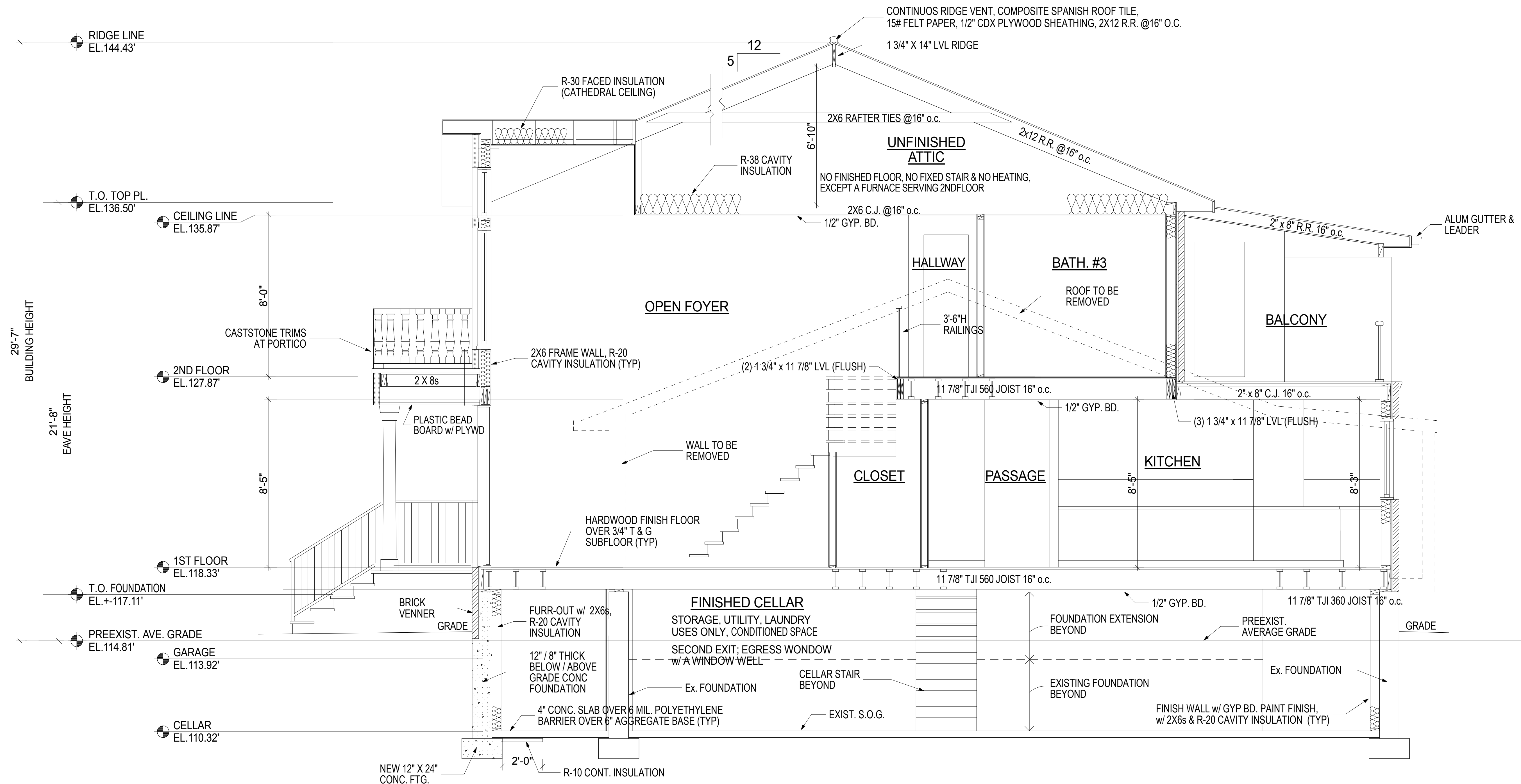
ISSUED FOR PERMITS: 11/28/18  
DRAWN BY: MS  
CHECKED BY: MS  
SCALE: AS NOTED

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"


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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

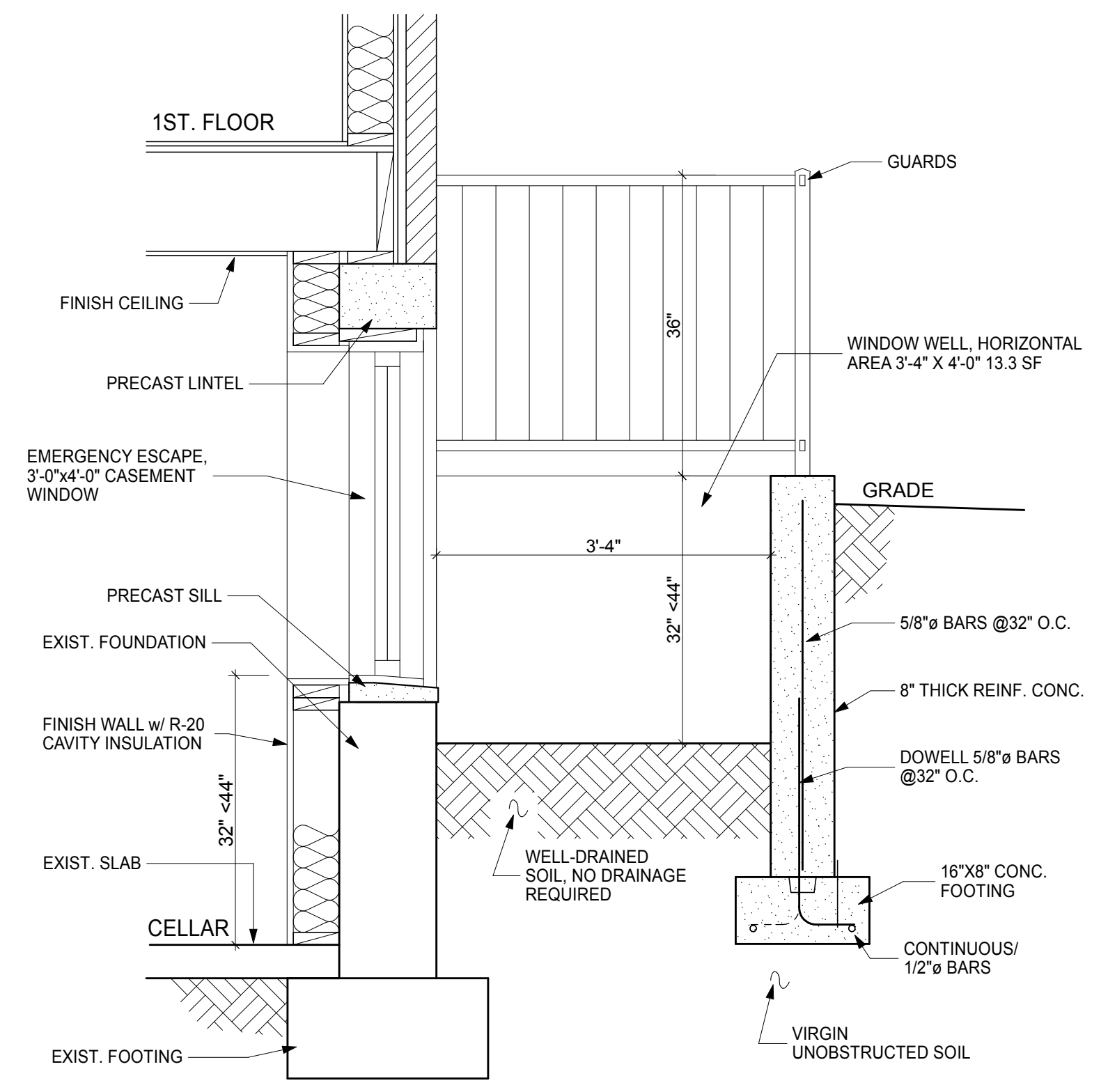
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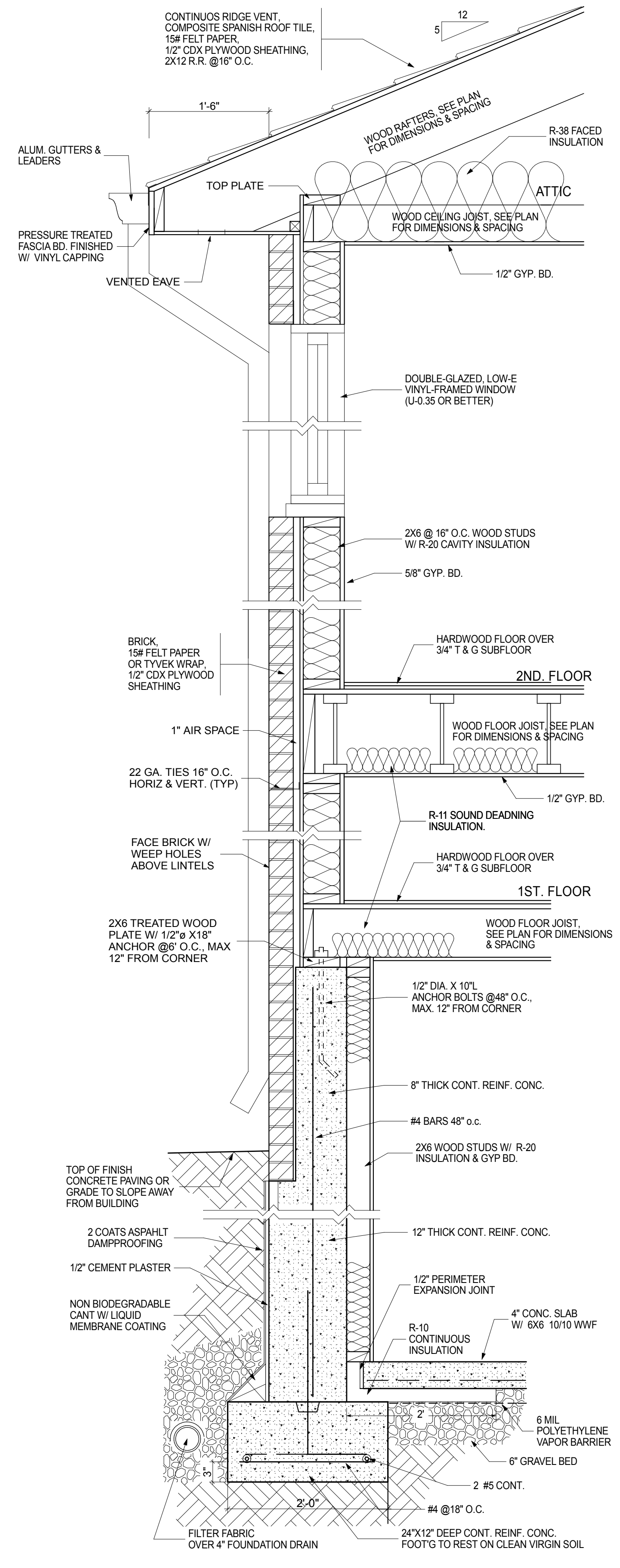
MICHIO SANGA  
ARCHITECT  


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

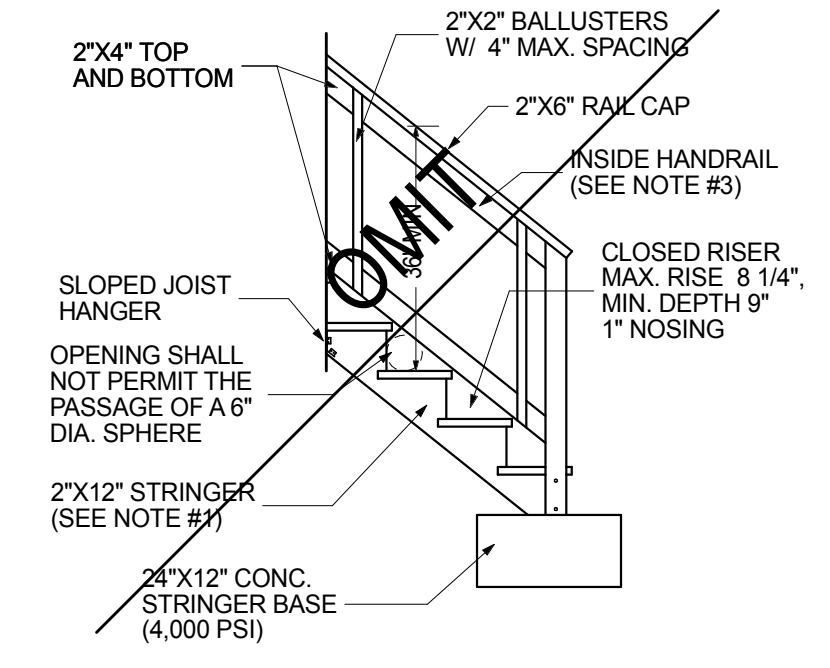
SHEET NO.



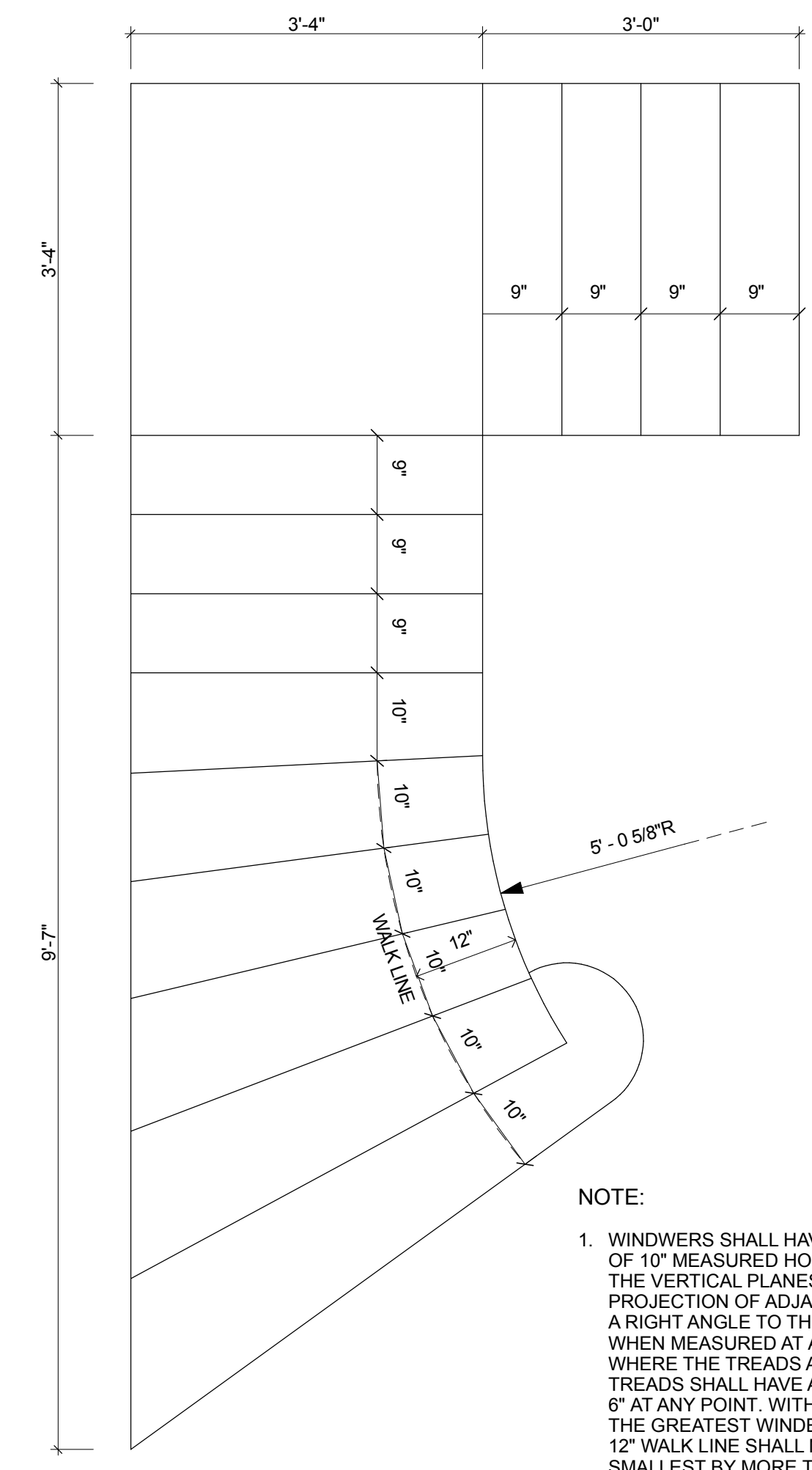
**4 WINDOW WELL DETAIL**  
SCALE: 3/4" = 1'-0"



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

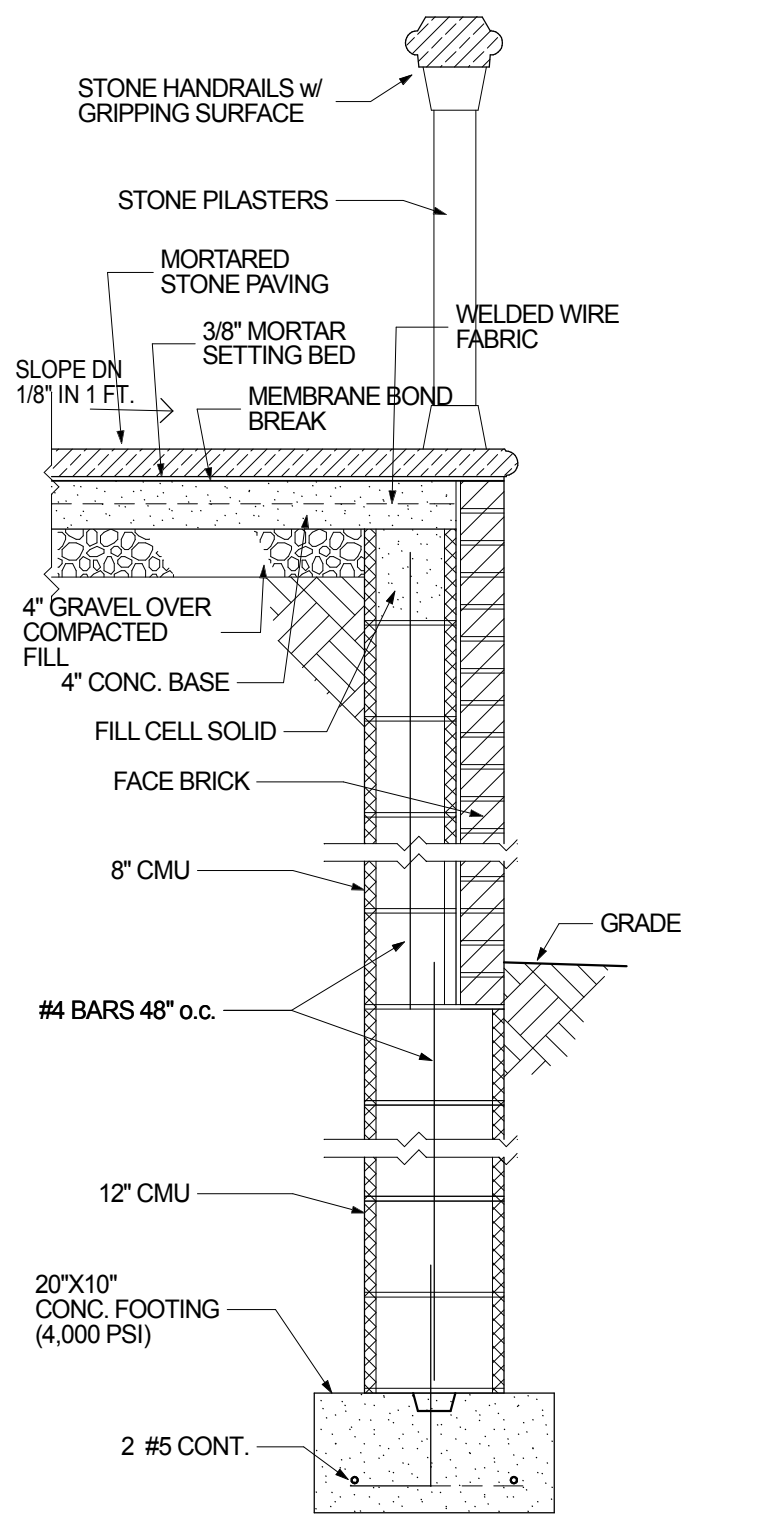


**DETAIL EXTERIOR WOOD STAIR**  
SCALE: 3/8" = 1'-0"



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

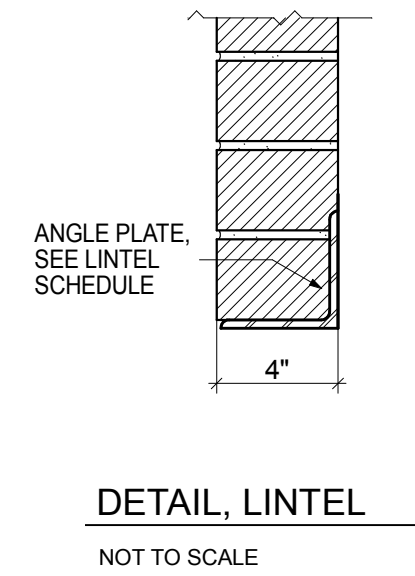
- NOTE:
1. WINDERS SHALL HAVE A MIN. TREAD DEPTH OF 10" MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. WHEN MEASURED AT A POINT 12" FROM THE SIDE WHERE THE TREADS ARE NARROWER, WINDERS TREADS SHALL HAVE 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.



**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

**HVAC / ELECTRICAL / PLUMBING**

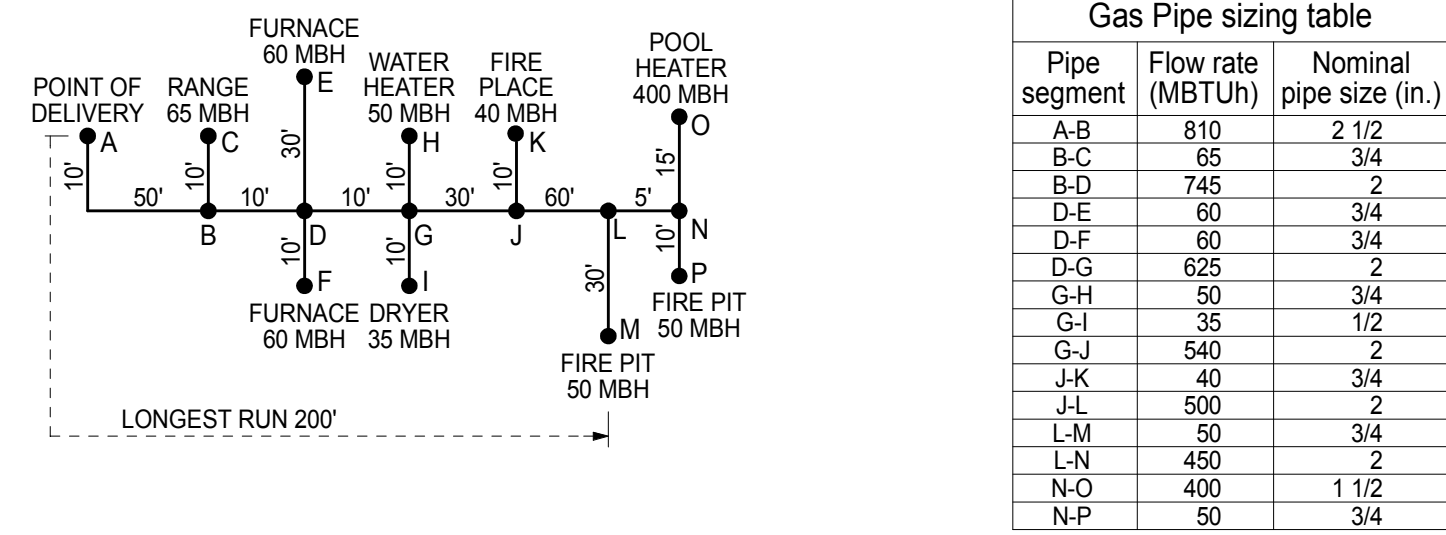
- MECHANICAL SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 13 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE (2015 IRC) AND SHALL MEET THE MINIMUM ENERGY EFFICIENCY REQUIREMENTS OF THE CHAPTER 11 OF 2015 IRC.
- HEATING AND COOLING SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN 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.

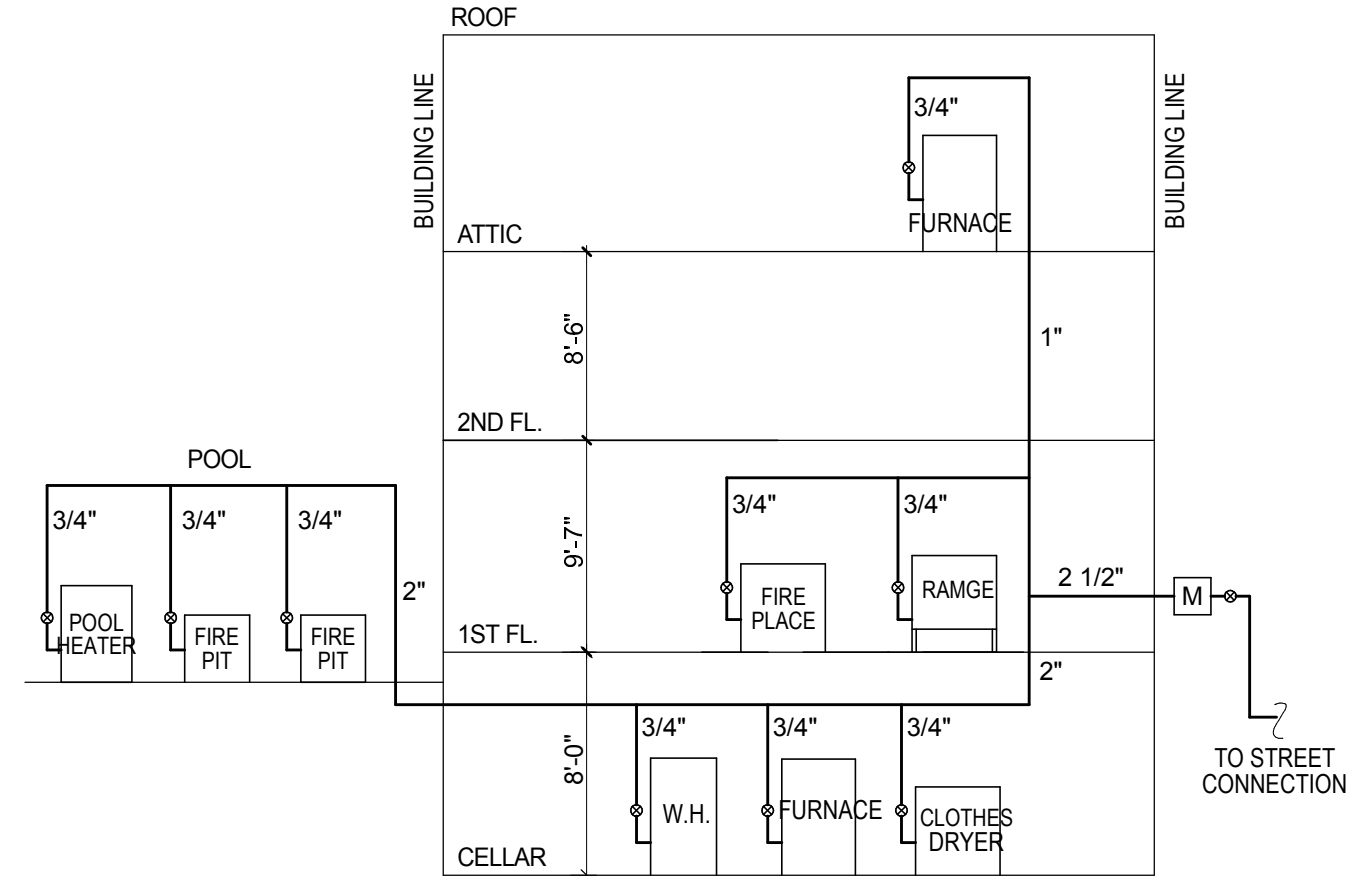
**CARBON MONOXIDE DETECTORS**

- 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

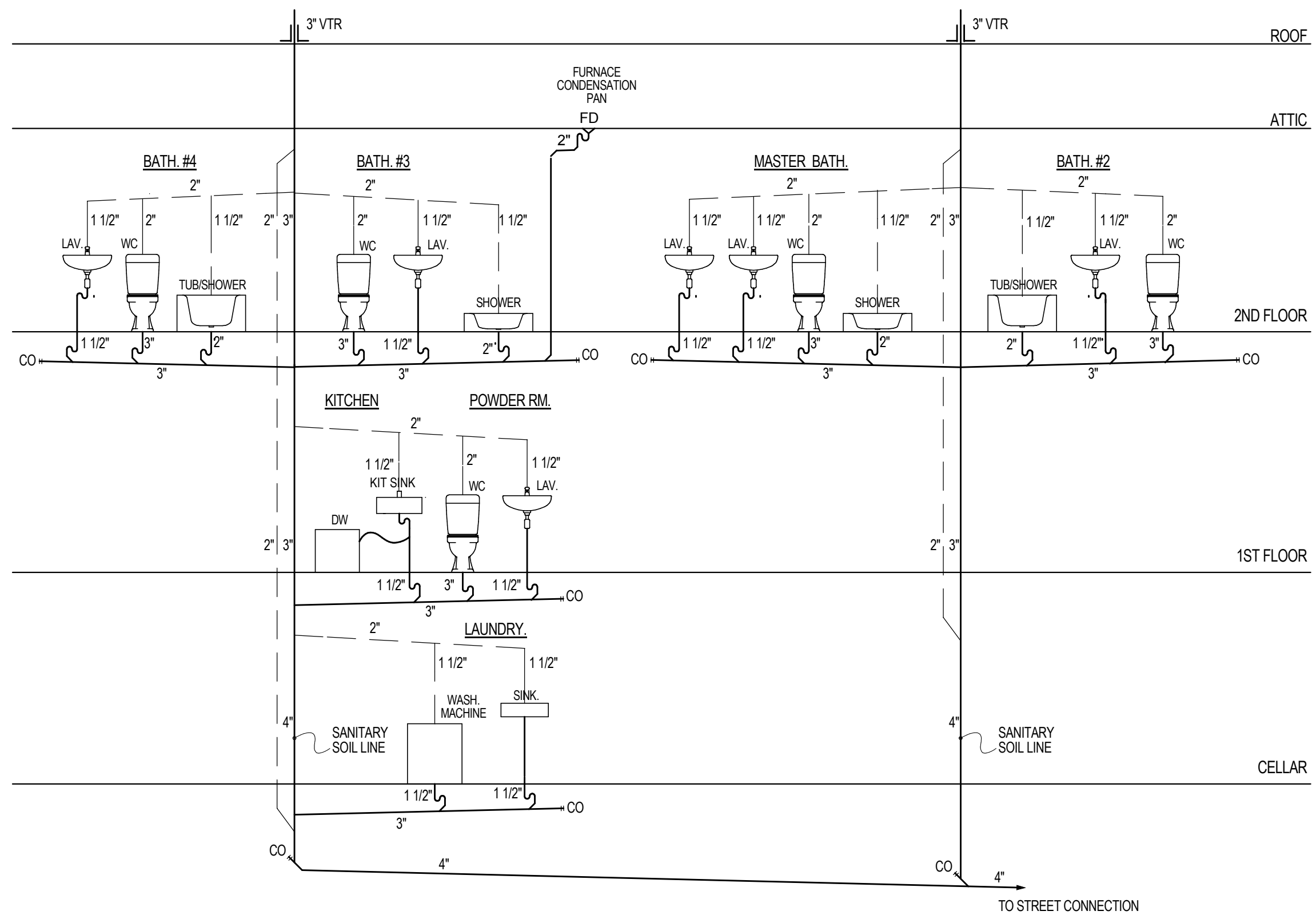


BTU RATING:

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**

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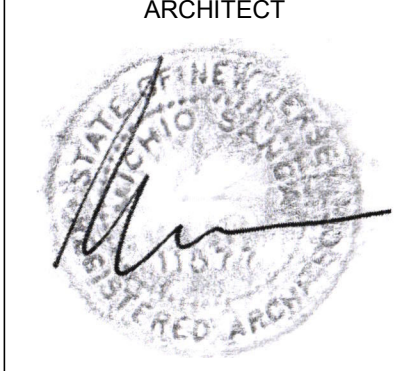
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TAX BLOCK: 653  
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FOR:

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80-34 230TH STREET  
BELLEROSE MANOR, NY 11427

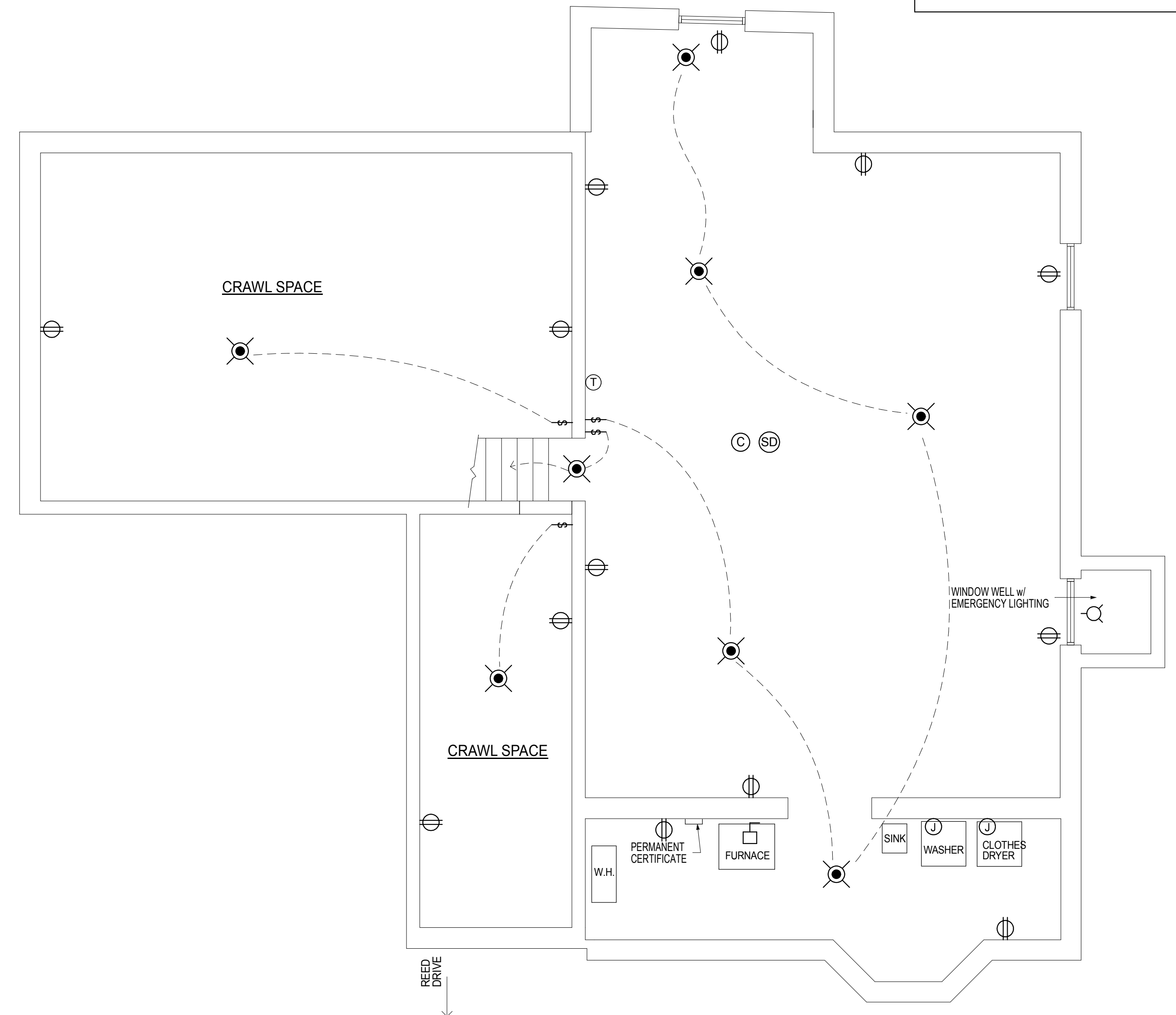
REVISION	DATE
1 PLANS COMPLYING 03.11.19	05.28.19
OMMISSIONS LETTER	
2 PLANS COMPLYING 06.18.19	07.22.19
OMMISSIONS LETTER 2	
3 PLANS COMPLYING 08.03.19	08.19.19
OMMISSIONS LETTER 3	
4 PLANS COMPLYING 10.23.19	
OMMISSIONS LETTER 4 POOL	12.02.19
TOWN BOARD REVIEW	5.11.22
STATE VARIANCE APPLICATION	1.19.23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



NARA  
NYRA #11577  
#020628

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

SHEET NO.

**A-9**

11 OF 11

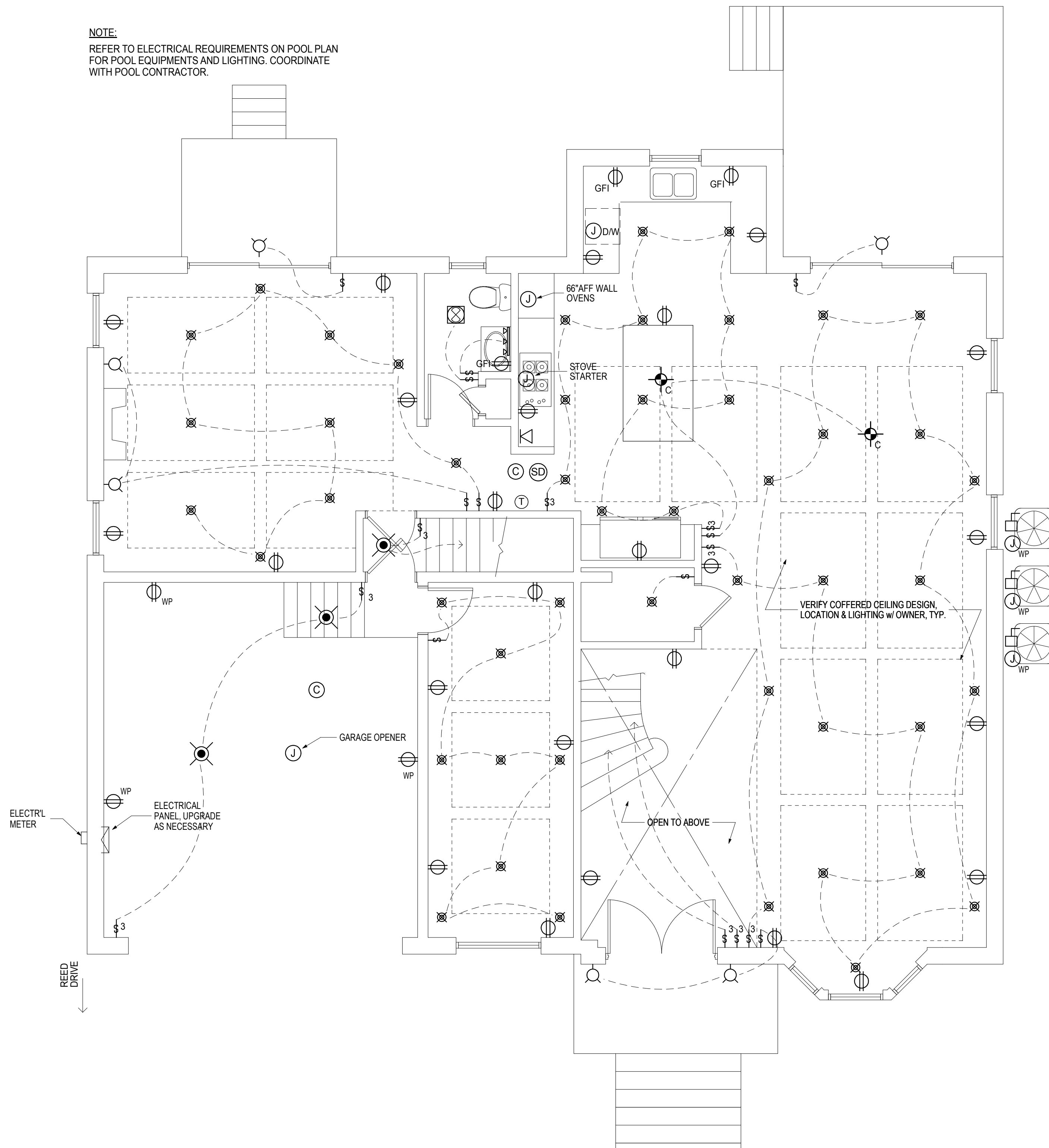
**ELECTRICAL LEGEND**

- 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
- TELEPHONE / DATA JACK
- DISCONNECT
- JUNCTION BOX
- WATERPROOF JUNCTION BOX
- SMOKE DETECTOR - HARD-WIRE,  
INTERCONNECT
- CARBON MONOXIDE DETECTOR - HARD-WIRE
- PROGRAMMABLE THERMOSTAT

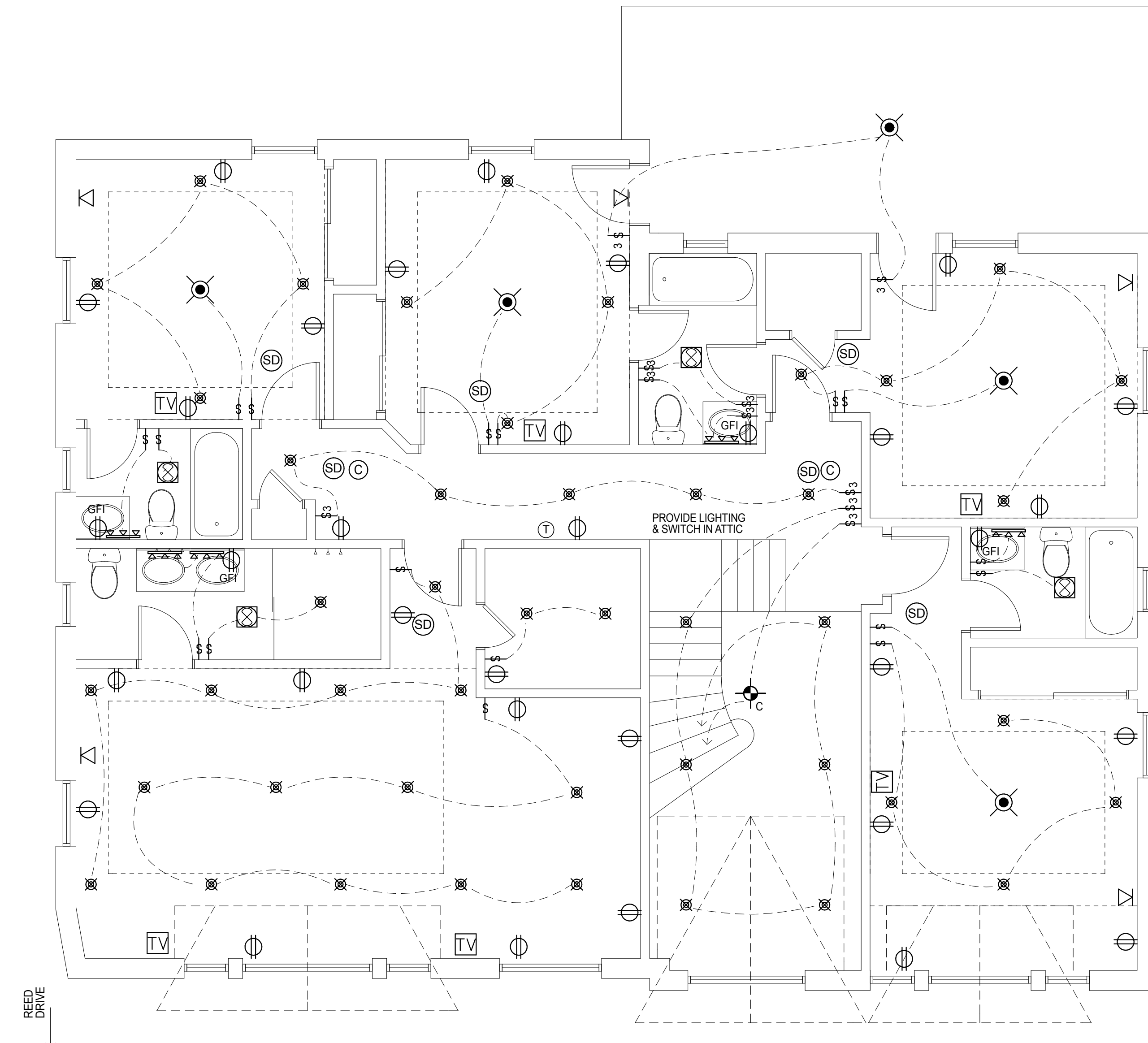
**NOTE:**

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

**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"

**GENERAL NOTES**

- 1. ALL WORK SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, ENERGY CODE AND ALL RULES AND REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING THE LATEST EDITIONS OF THE NATIONAL FIRE CODE AND ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.
- 2. THE CONTRACTOR IS TO CHECK AND VERIFY THESE DOCUMENTS AND BE RESPONSIBLE FOR ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE A SUBMISSION OF BID. A SUBMISSION OF BID SHALL IMPLY CONTRACTOR'S ACCEPTANCE OF THE DRAWINGS AND THE EXISTING CONDITIONS.
- 3. COMMENCEMENT OF CONSTRUCTION WILL SIGNIFY THAT THE CONTRACTOR AND TRADE CONTRACTOR WILL HOLD THE ARCHITECT HARMLESS FOR ANY AND ALL ERRORS, OMISSIONS AND PERSONAL LIABILITY.
- 4. THESE DRAWINGS ARE INTENDED TO CONVEY THE OVERALL DESIGN INTENT AND GENERAL SCOPE OF WORK, ALL CONNECTIONS, ASSEMBLIES AND DETAILS REQUIRED TO CARRY OUT THIS DESIGN INTENT ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR.
- 5. ALL CONDITIONS CONTAINED IN THE LATEST EDITION OF THE AIA A107 "GENERAL CONDITIONS OF THE CONTRACT" SHALL BE INCORPORATED INTO THESE SPECIFICATIONS AND SHALL BE BINDING TO THE CONTRACT AS IF WRITTEN HEREIN.
- 6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED UNDERWRITERS' CERTIFICATES, CERTIFICATE OF OCCUPANCY, AND/OR COMPLETION FOR ALL WORK INDICATED FROM ANY AGENCIES HAVING JURISDICTION.
- 7. IF, IN THE COURSE OF CONSTRUCTION, A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE DRAWINGS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT IMMEDIATELY. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE TO WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.
- 8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
- 9. DURING THE COURSE OF CONSTRUCTION, IF MODIFICATION TO THE DESIGN OCCUR AS A RESULT OF EXISTING CONDITIONS, REQUEST OF THE OWNER, DESIGNER, ETC., THE CONTRACTOR SHALL SUBMIT TWO WRITTEN COPIES OF A CHANGE ORDER WITH THE AGREED PRICE IMMEDIATELY. CONTRACTOR SHALL NOT CONTINUE WITH ANY CHANGES UNTIL HE RECEIVES WRITTEN AUTHORIZATION FROM THE OWNER.
- 10. CONTRACTOR SHALL PATCH AND MATCH ALL FINISHES AFFECTED BY CONSTRUCTION.
- 11. ALL MATERIALS USED ARE TO BE PERMANENT. MATERIALS TO BE USED IN THE CONSTRUCTION OF THE PREMISES SHALL BE NEW AND UNUSED.
- 12. THE CONTRACTOR SHALL GUARANTEE THE WORK OF EACH TRADE AND THE ENTIRE WORK OF THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.
- 13. CONTRACTOR TO SUPPLY TO OWNER IN WRITING A WAIVER OF ALL LIENS FOR HIMSELF AND ALL SUBCONTRACTORS AT TIME OF FINAL PAYMENT.
- 14. UPON COMPLETION OF WORK CONTRACTOR SHALL BROOM CLEAN ALL AFFECTED AREAS AND CART AWAY ALL DEBRIS.
- 15. STRUCTURAL LUMBER: SHALL MEET OR EXCEED THE FOLLOWING:
  - F5 = 1200 PSI
  - E = 1,160,000 DOUGLAS FIR CONSTRUCTION GRADE 1
- 16. CONCRETE: SHALL BE FC = 4,000 PSI @ 28 DAYS SEE STRUCTURAL ENGINEERS NOTE THIS PAGE
- 17. STRUCTURAL STEEL: SEE STRUCTURAL ENGINEERS NOTES ON THIS PAGE
- 18. FOOTINGS: SHALL BEAR ON UNDISTURBED SOIL.
- 19. DRYWALL: ALL DRYWALL PRODUCTS, INCLUDING GYPSUM BOARD, STUDS, SCREW, JOINT COMPOUND, TAPES AND TRIM SHALL BE U.S. GYPSUM CO. OR APPROVED EQUAL. ALL JOINTS SHALL RECEIVE 3 COATS OF JOINT TREATMENT. SAND FINAL COAT TO A UNIFORM SMOOTH SURFACE. ALL WALLS, CEILING AND INTERIOR OF CLOSETS TO BE TAPED AND SPACKLED 3 COATS, READY FOR PAINT. ALL GYPSUM BOARD SHALL BE 1/2" UNLESS OTHERWISE NOTED.
- 20. PAINTING AND FINISHING: ALL WALLS AND SURFACES AS ON THE DRAWINGS ARE TO BE PAINTED WITH 1 COAT PRIMER AND 2 COATS OF FINISH PAINT. REMOVE ALL HARDWARE TRIM, SWITCH PLATES ETC PRIOR TO PAINTING AND REPLACE SAME AT COMPLETION OF WORK. WALL COLOR IS TO BE DETERMINED BY OWNER BUT MANUFACTURED BY: BENJAMIN MOORE PAINTS. CEILING COLOR IS TO BE FLAT PAINT IS TO BE USED ON THE WALLS AND CEILING AND SEMI-GLOSS IS TO BE USED ON ALL DOORS AND TRIM.
- 21. CONTRACTOR TO PROVIDE A MINIMUM OF ONE SINGLE STATION SMOKE DETECTOR AT EACH NEW BEDROOM, HALLWAYS ETC. SEE REFLECTED CEILING PLAN OF THE HOUSE IN COMPLIANCE WITH NYCFC AND DETECTORS SHALL BE ELECTRIC AND SHALL BE DIRECTLY CONNECTED TO LIGHTING CIRCUITS WITH NO INTERVENING SWITCHES.
- 22. WINDOWS: ALL WINDOWS TO BE NEW, INSULATED GLASS, 6" SIZE AND FUNCTION AS INDICATED ON PLANS AND ELEVATIONS (SEE DRAWINGS FOR DETAILS). PROVIDE INSECT SCREENS AS REQUIRED. ALL GLASS LESS THAN 18" ABOVE FINISHED FLOOR TO BE TEMPERED. ALL CUSTOM GLAZING SHALL BE 1" INSULATED GLASS. EXTERIOR FRAMEWORK TO BE DETERMINED AND COLOR PROVIDED 3 SETS OF SHOP DRAWINGS ON CUSTOM UNITS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. SEE PLANS AND ELEVATIONS.
- 23. PLUMBING AND FIXTURES: ALL PLUMBING WORK SHALL BE DONE BY DULY LICENSED PLUMBER. ALL PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR OR OTHERWISE NOTED.
- 24. DOORS: ALL NEW INTERIOR DOORS SEE DOOR SCHEDULE. ALL CLOSET DOORS TO SEE DOOR SCHEDULE. ALL HARDWARE TO BE SCHLAGE, OR APPROVED EQUAL. FUNCTION AS REQUIRED.
- 25. INSULATION: INSULATE ALL NEW EXTERIOR WALLS, FLOORS AND CEILING AS INDICATED ON PLANS AND SECTIONS. ALL BATT INSULATION IS TO HAVE FOIL SURFACE ONE SIDE, OR AS REQUIRED.
- 26. OMIT
- 27. GENERAL CONTRACTOR SHALL PERFORM ALL THE CUTTING AND PATCHING FOR ALL TRADES.
- 28. GUTTERS: CONTRACTOR TO INSTALL NEW GUTTERS AND LEADERS THROUGHOUT.
- 29. CLOSETS: ALL NEW CLOSETS TO BE AS PER PLANS AND OWNER SPECIFICATIONS.
- 30. FLOORING: CONTRACTOR TO SUPPLY AND INSTALL NEW FLOORS AS INDICATED AREAS ON PLAN AND MATERIAL SELECTED BY OWNER. CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS AS PER OWNER.
- 31. ROOFING: NEW ON GABLES

32. ELECTRICAL: ALL ELECTRICAL WORK TO BE BOARD OF FIRE UNDERWRITERS APPROVED AND TO INCLUDE INSTALLATION OF FIXTURES AND SPECIFICATIONS AS INDICATED. LIGHT FIXTURES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR EXCEPT WHERE NOTED. GFI OUTLETS REQUIRED AT ALL WET AREAS, ENTRY AND STORAGE AREAS. INSTALL ALL OUTLETS AS PER CODE. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE NEW YORK STATE CODE BY DULY LICENSED ELECTRICAL CONTRACTOR. NEW SWITCHES AND OUTLETS TO BE LEVITON, DECOR WHITE, SUPPLIED AND INSTALLED BY CONTRACTOR. OUTLETS AND SWITCHES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO DO ALL HOOK-UPS AS REQUIRED FOR KITCHEN.

33. HEADER: TO BE INSTALLED ABOVE ALL NEW OPENINGS, DOORS AND WINDOWS IN BEARING WALLS. TICO JOIST HANGERS TO BE USED ON ALL FLUSH HEADER CONNECTIONS. ENDS OF HEADERS TO REST FULLY ON (2) 2"x6" JACK STUDS UNLESS OTHERWISE NOTED. TYPICAL SPAN:
 

- 0'-4" 2'-2"x8"
- 4'-8" 2'-2"x10"
- 8'-0" 2'-2"x12"

 AT ANY OPENING THERE SHOULD BE DOUBLE JACK STUDS. ALL HEADERS ARE TYPICAL UNLESS OTHERWISE NOTED. INSTALL METAL BRIDGING AT 6'-0" O.C.

34. HEATING CONTRACTOR TO PROVIDE NEW GAS BOILER

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

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

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

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

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

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

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

**STRUCTURAL LOAD CALCULATIONS**

<b>UPLIFT</b> 20 PSF X 10' = 200 PSF	<b>FOUNDATION/ FOOTING</b> DL = 800 PSF
<b>ROOF - ATTIC</b> LL = 95 PSF X 10' = 950 PSF DL = 15 PSF X 10' = 150 PSF	<b>TOTAL BEARING LOAD</b> LL = 1350 PSF DL = 850 PSF
<b>WALL</b> DL = 80 PSF	<b>2200 PSF</b>
<b>FLOOR</b> LL = 40 PSF X 10' = 400 PSF DL = 10 PSF X 10' = 100 PSF	<b>THEREFORE MIN. 15 TON SOIL CAPACITY ACCEPTABLE</b>

**REAR YARD LOT COVERAGE MAX. 40%**

<b>EXTG. REAR LOT AREA</b>	=	<b>3,812</b>
<b>NEW REAR DECK</b>	=	<b>498</b>
<b>LOT COVERAGE</b>	=	<b>498 / 3,812 = 13% OK</b>

<b>FRONT YARD PAVING MAX. 40%</b>	
<b>EXTG. FRONT LOT AREA</b>	= 3,164 sf
<b>NEW PORCH, STEP</b>	= 41 sf
<b>NEW WALKWAY</b>	= 10 sf
<b>EXTG DRIVEWAY</b>	= 675 sf
	<b>826 sf</b>
<b>LOT COVERAGE</b>	<b>826 / 3,164 = 26% OK</b>



**SITE AND ZONING DATA** 141 COUNTRY CLUB DRIVE, MANHASSET N.Y. 11030

SECTION	3		
BLOCK	148		
LOT(S)	T3		
ZONE DESCRIPTION	RESIDENCE A		
LOT AREA	9,622 SF OR 22 ACRES		
ZONING	REQUIRED	PROPOSED	CODE SECTION
MAXIMUM BUILDING HEIGHT	2 1/2-STY / 30'-0"	EXTG 2 STORY	10-26
MINIMUM LOT AREA	8,500 SF	EXTG 9,622	10-27
MINIMUM LOT WIDTH	65'-0"	EXTG 60.30'	10-27.1
LOT COVERAGE	25%	NEW 24.8%	10-28
MAXIMUM FAR	36% NOT TO EXCEED 4,000 SF	EXTG 2,914 SQ/FT	10-29
AVERAGE FRONT YARD SETBACK	31.8' OR 31'-9 1/2"	NEW PORTICO 20'-2 1/2"	10-30C
SECONDARY FRONT YARD SETBACK	3'-0"	NEW DECK 20'-6"	10-30B VARIANCE
MINIMUM FRONT YARD SETBACK	35'	EXTG 36.1'	10-30A
MINIMUM FRONT YARD SETBACK	35'	NEW GABLE 1 = 34'-2 1/2"	10-30A VARIANCE
MINIMUM FRONT YARD SETBACK	35'	NEW GABLE 2 = 33'-6 3/4"	10-30A VARIANCE
MINIMUM FRONT YARD SETBACK	35'	NEW GABLE 3 = 31'-0 1/4"	10-30A
MINIMUM SIDE YARD SETBACK	30% LOT WIDTH MIN 10'	NEW DECK 13'-8" AND 31'-3 1/2"	10-31
		AGG 50'-11 1/4"	
MINIMUM REAR YARD SETBACK	15'-0"	NEW 20'-6"	10-32
PARKING	MIN. 2	EXTG NO CHANGE	10-42.1
SKY EXPOSURE PLANE	2 VERT. 1 HORIZ.	EXTG NO CHANGE	10-32.3
EAVE HEIGHT	22'-0"	EXTG NO CHANGE	10-32.1
REAR YARD LOT COVERAGE 40%	40%	NEW 13%	10-102.1A
FRONT YARD PAVING 40%	40%	NEW 26.1%	10-32.6
ACCESSORY STRUCTURES FENCES	FRONT FACE 4' SIDES 6' REAR 6'	NEW FRONT FACE 4' NEW SIDES 5' NEW REAR 6'	10-102.2

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

**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN SPEED (MPH)	WIND DIRECTION	WIND-BURNING DEBRIS ZONE	WEATHERING SUBJECT TO DAMAGE FORM			WINTER DESIGN TEMP.	ICE SHEILD UNDERLAYING REQUIRED	FLOOD HAZARD INDEX	AIR FREEZING INDEX	MEAN ANNUAL TEMP.	
				TERMITES	DECAY	DECAY						
45	130	E	YES	SEVERE	3'-0" MIN.	MODERATE / HEAVY	SLIGHT / MODERATE	15°F	YES / 24"	PER FEMA FLOOD MAP	500 OR <	52.9°F

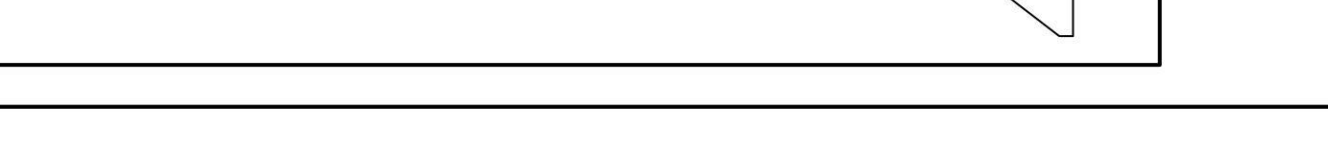
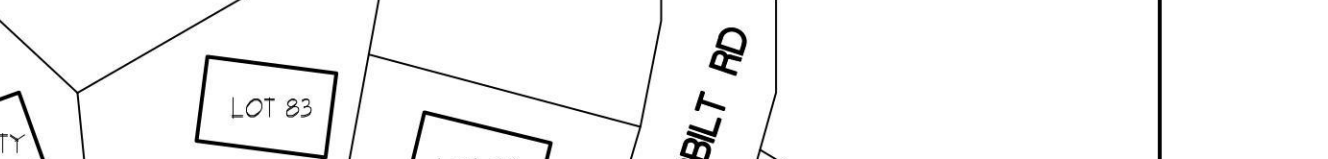
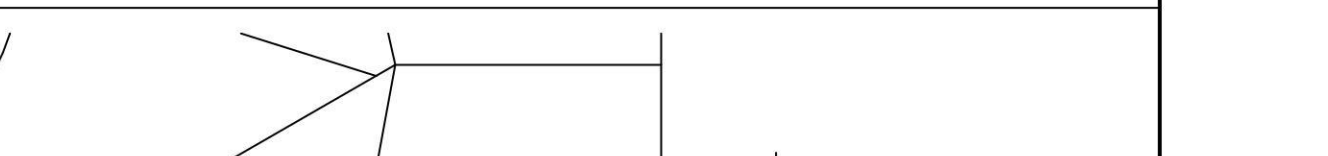
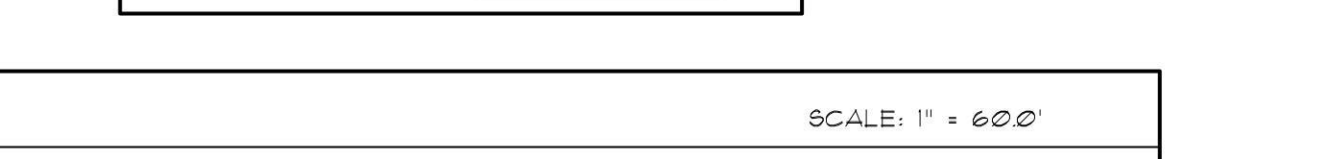
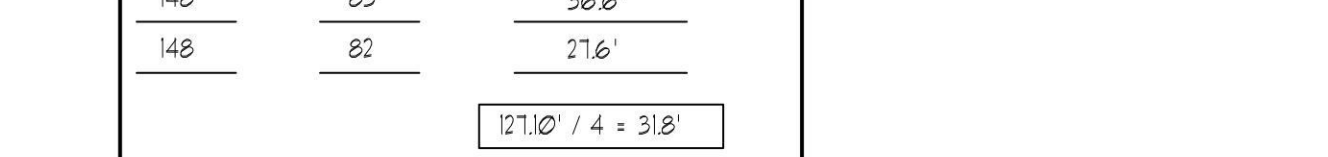
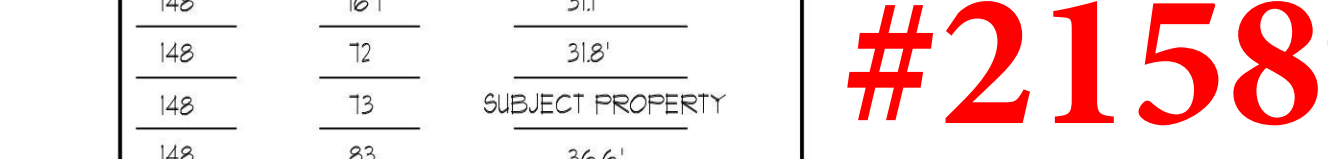
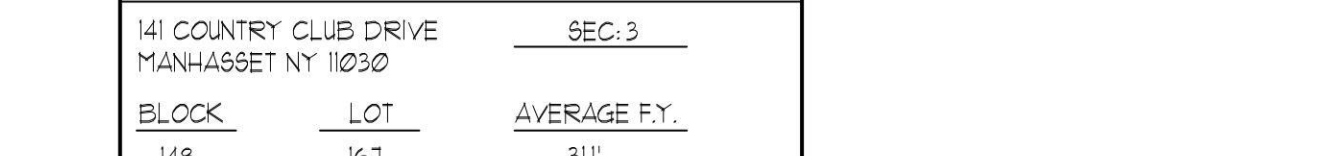
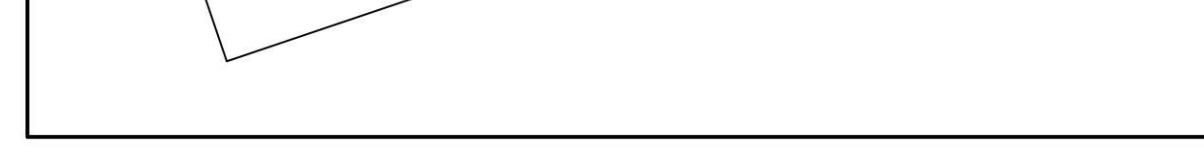
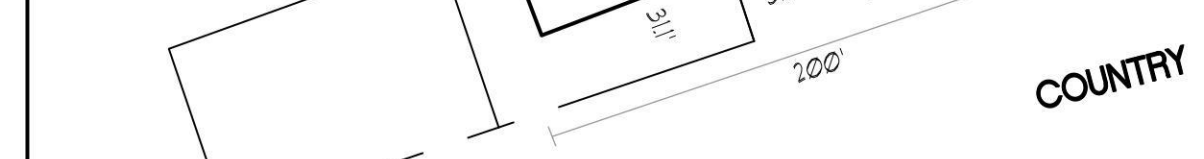
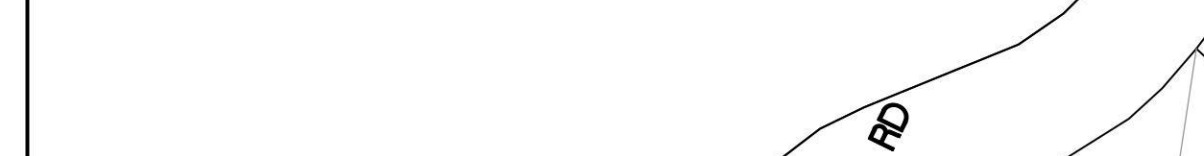
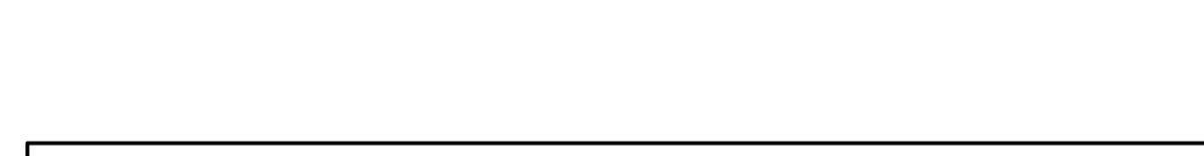
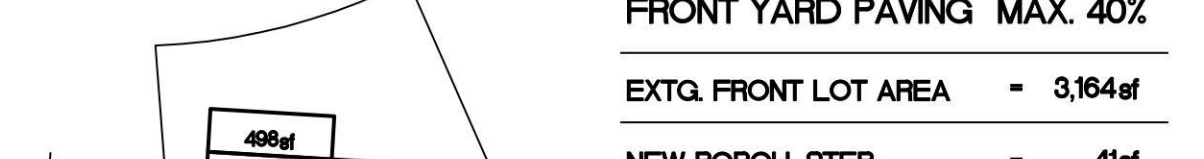
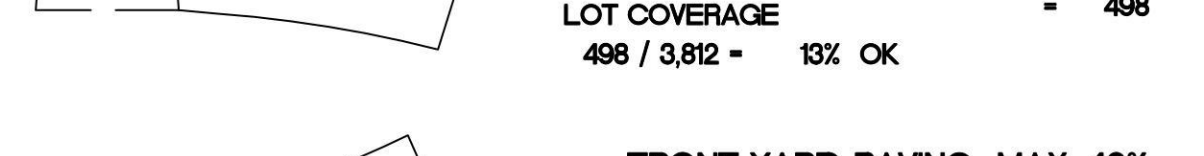
**LOT COVERAGE CALCULATIONS**

EXTG. LOT AREA	=	9,622 sf
EXTG. FIRST FLR.	=	1,892 sf
NEW REAR DECK	=	498 sf
NEW FRONT POTICO (excluded)	=	0 sf
		2,390 sf
LOT COVERAGE	2,390 / 9,622 =	24.8%

**AVERAGE F.Y. CALCULATIONS**

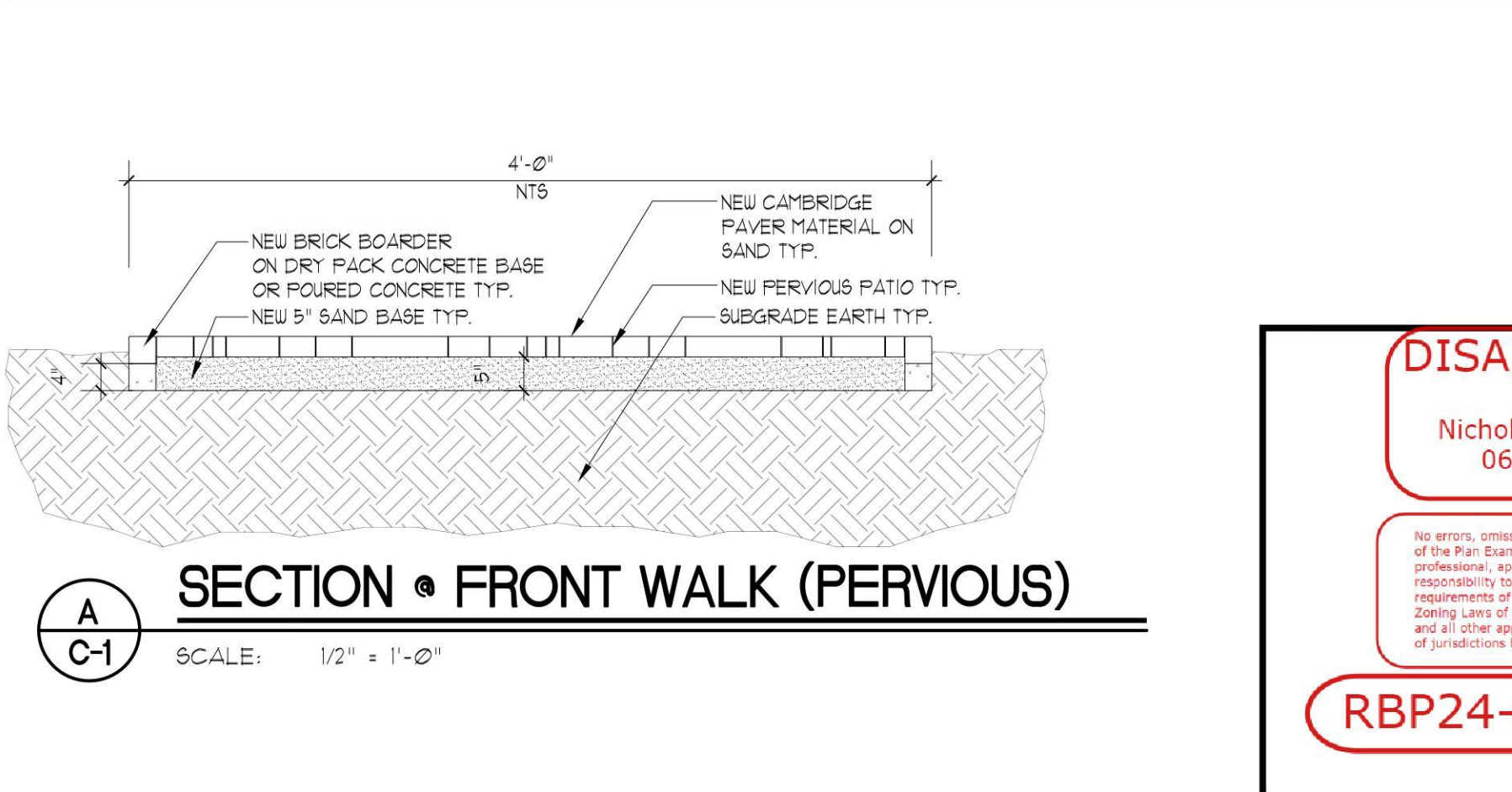
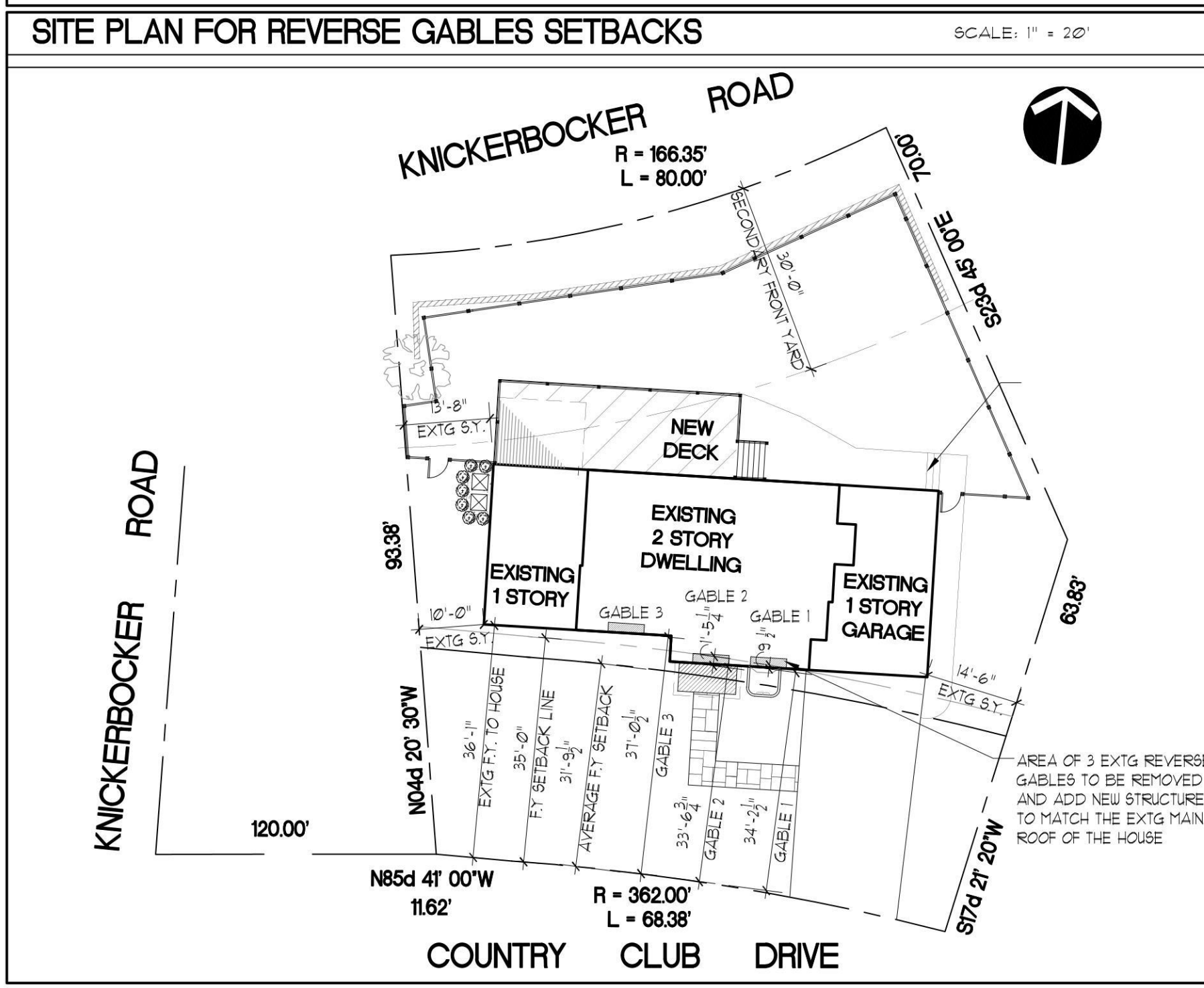
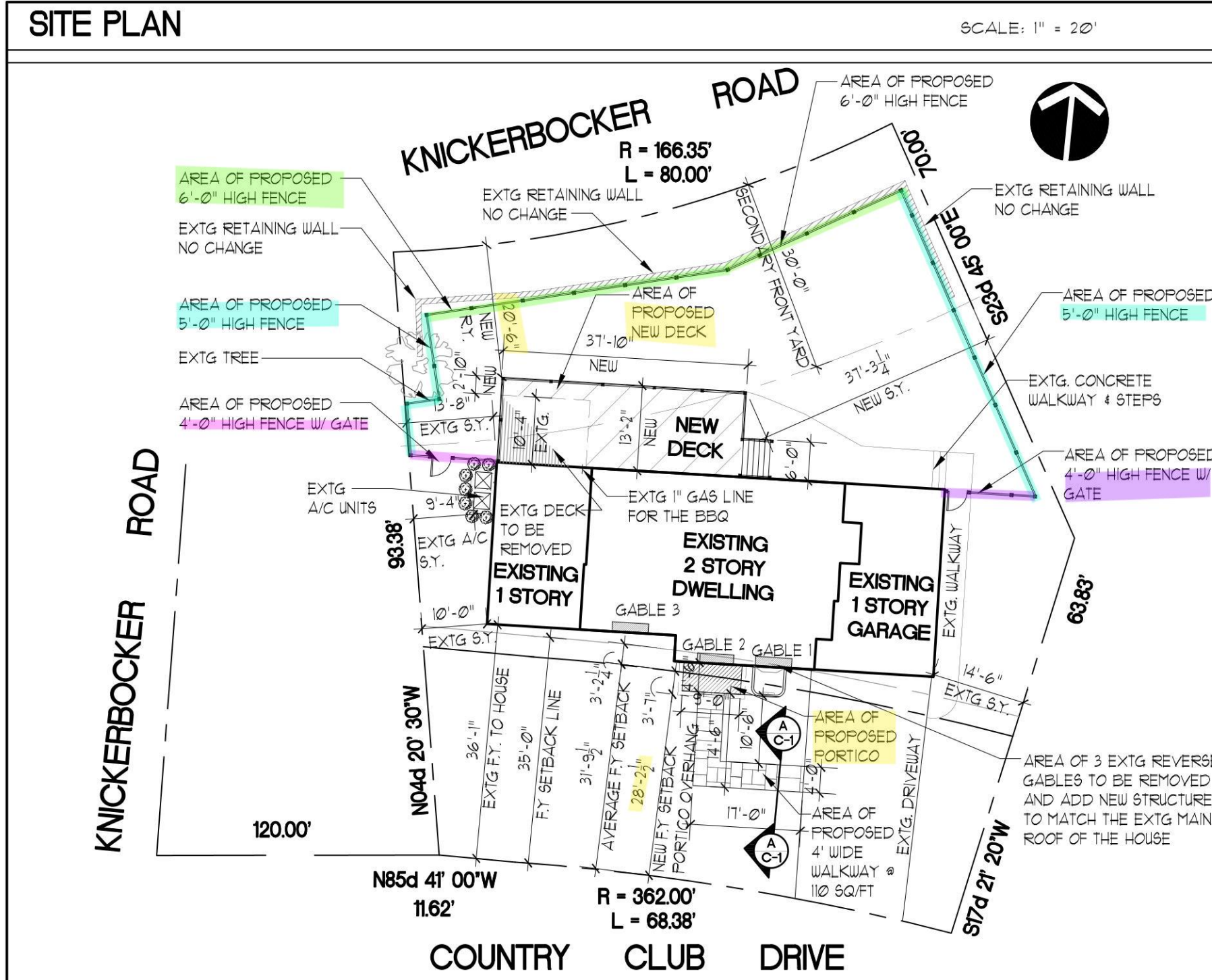
BLOCK	LOT	AVERAGE F.Y.
148	167	31'
148	72	31'
148	13	SUBJECT PROPERTY
148	83	36.6'
148	82	21.6'

1/17' / 4 + 31'



# KARANIKAS RESIDENCE

## 141 COUNTRY CLUB DRIVE, MANHASSET, NEW YORK 11030



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

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

No.	REVISION	DATE

**DRAWING TITLE:**  
GENERAL NOTES, ZONING PLUMBING RISER

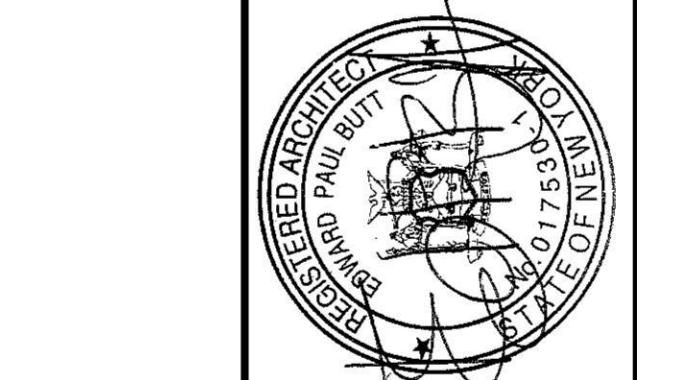
**PROJECT NAME:**  
KARANIKAS RESIDENCE  
141 COUNTRY CLUB DRIVE  
MANHASSET, NY 11030

**DATE:** 2.24.23

**SCALE:** AS NOTED

**DRAWN BY:** A.D.B.

**JOB NO.:** 221722



**EDWARD PAUL BUTT**  
Architect, AIA

New Hyde Park, New York 11040  
P.O. Box 2069  
(516)625-6625  
FAX (516) 625-6629

**DISAPPROVED**  
Nicholas Vissicelli  
06/27/2024

No errors, omissions, or oversight on the part of the P.E. Engineer shall release the design professional, applicant, and/or owner of the responsibility to comply with the requirements of the NYS Building Code, zoning laws or the "Rules of the Professional" and all other applicable codes and standards of jurisdiction having authority over the work.

**RBP24-000586**

**DRAWING NO.:** C-1

**NOTE:**  
NOTE: FOR ALL NEW HEADER SIZES AND OPENINGS SEE SHEET A-1 COVER SHEETS GENERAL NOTES TYP UNLESS OTHERWISE NOTED

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

**NOTE:**  
NOTE: FOR ALL STEEL COLUMNS TO HAVE 1" TOP AND BOTTOM PLATES TO COVER THE SIZE OF BEAMS DESCRIBED IN THE PLANS TYP.

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

**NOTE:**  
CONTRACTOR TO PROVIDE 4"x6" WOOD POSTS (DBL JACK STUDS) BETWEEN ALL WINDOWS AND DOORS W/ HEADS ACROSS TYP. ON ALL WINDOWS UNLESS OTHERWISE NOTED.

**NOTE:**  
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS AND MEANS OF EGRESS SHALL CONFORM TO SECTION 310 THROUGH 315 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

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

**NOTE:**  
CONTRACTOR TO PROVIDE AND INSTALL ALL NEW ALUMINUM CAPPING AS REQUIRED THROUGH ALL WINDOWS, DOORS, FASCIAS, RAKERS, TRIM WORK ETC. AND CAULK AROUND ALL JOISTS EXPOSED TO THE WEATHER AS REQUIRED.

**NOTE:**  
GUARD OPENING LIMITATIONS. ANY OPENING SHALL NOT ALLOW PASSAGE OF A SPHERE 4' OR MORE IN DIAMETER AS PER SECTION R302 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

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

**NOTE:**  
FOR ALL NEW LV. OR ML MUST BE BOLTED TOGETHER 24" O.C. TYP UNLESS OTHERWISE NOTED.

**NOTE:**  
ALL HALLWAYS, STAIRWAYS, HEADROOM ETC SHALL CONFORM TO SECTION 311.6 AND 311.7 THROUGH 311.9 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

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

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

**NOTE:**  
ALL TREADS SHALL BE NOT LESS THAN 9" INCHES AND ALL RISER HEIGHTS SHALL BE NOT MORE THAN 8 1/2" INCHES AS PER SECTION 311.7 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

**NOTE:**  
CONTRACTOR IS TO PROVIDE MECHANICALLY VENTILATED SYSTEM IN THE CELLAR AND INSTALLED IN ACCORDANCE WITH SECTION 1150.5 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND TO SATISFY SECTION R303 LIGHT, VENTILATION AND HEATING EXCEPTION 1

**NOTE:**  
PLUMBING COMPLY WITH SECTION R301.7 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

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

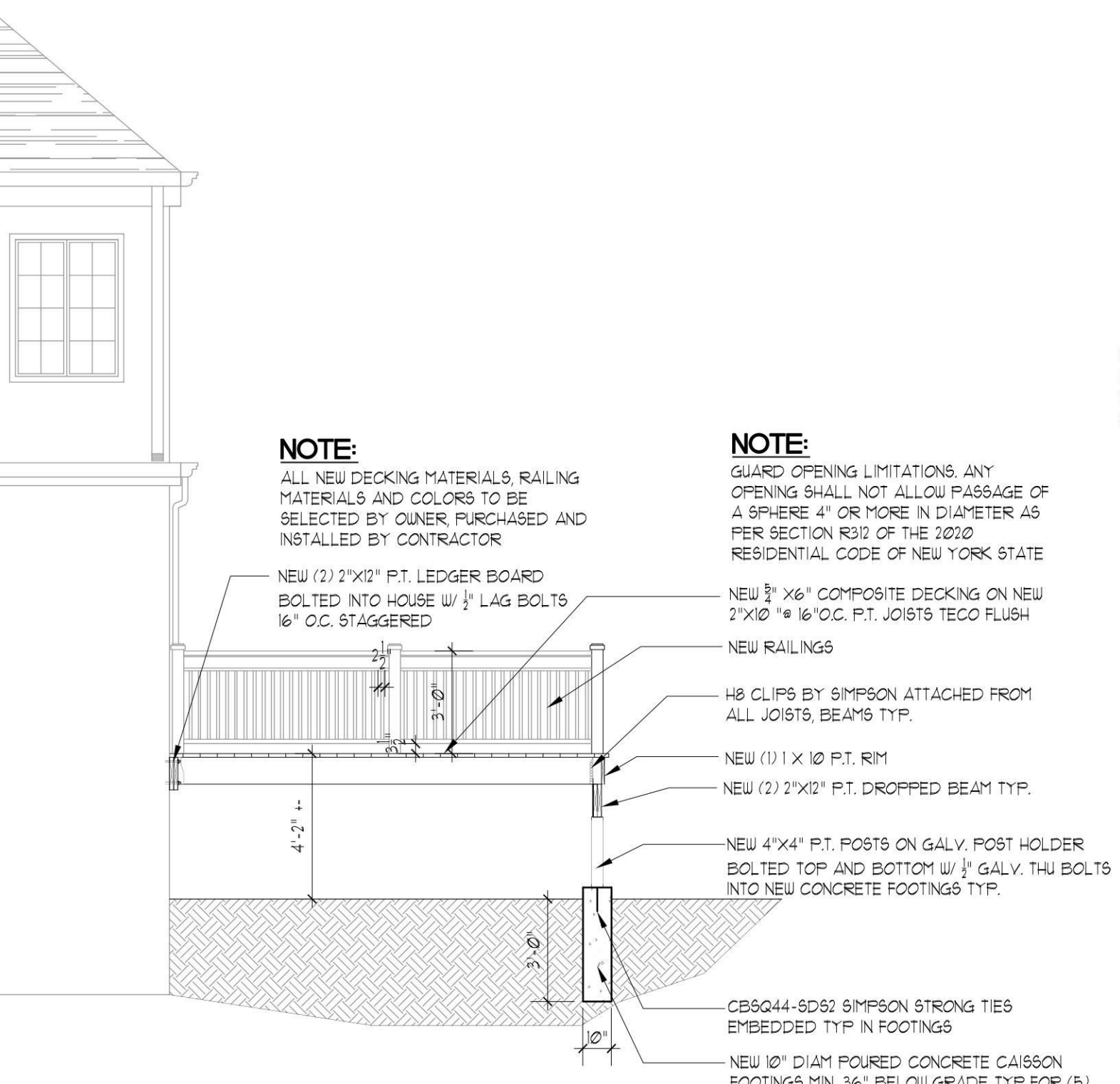
**NOTE:**  
BATHROOM ROOM TO HAVE MARBLE SADDLE

**NOTE:**  
CONTRACTOR IS NOT TO USE PRESSURE TREATED POST IN ANYWHERE IN THE HOUSE. PRESSURE TREATED IS UNACCEPTABLE.

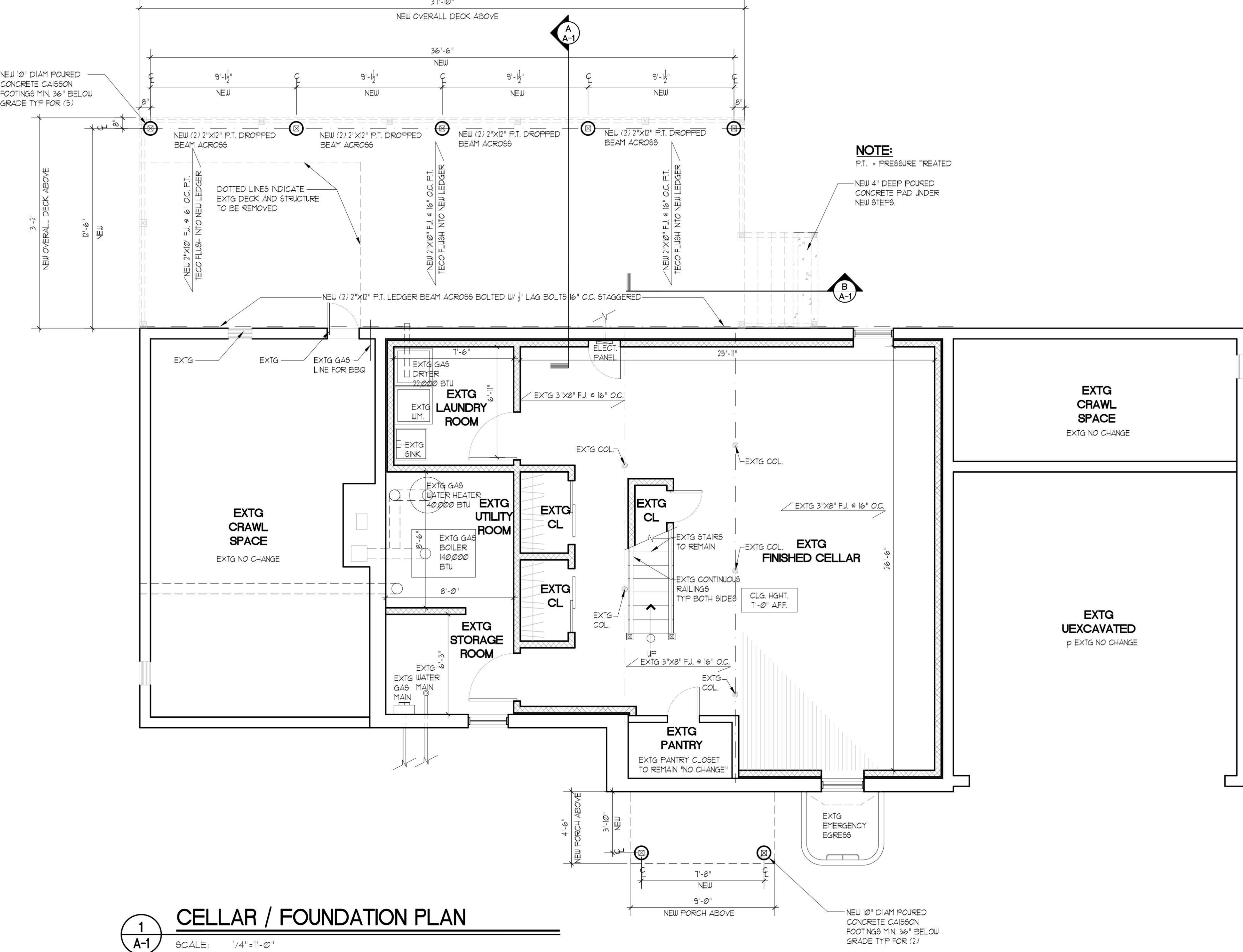
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

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.

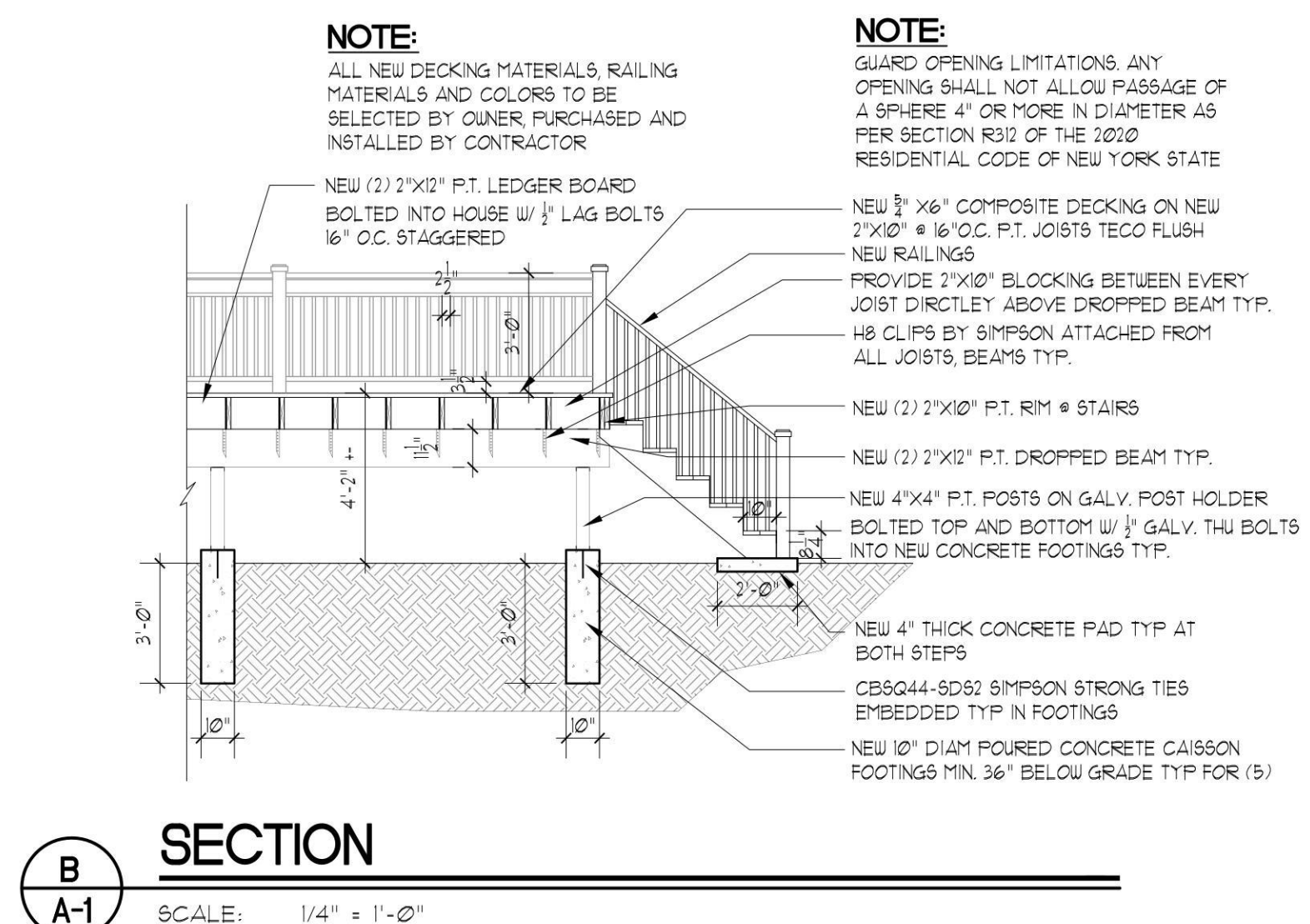
No.	REVISION	DATE



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



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

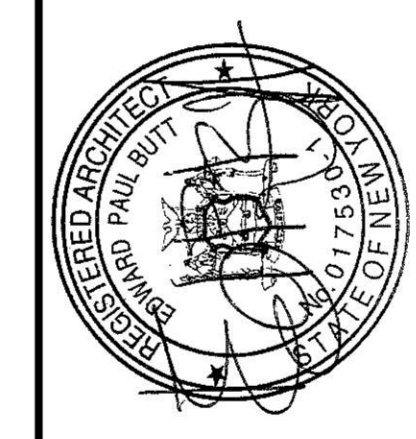


**B**  
**A-1**  
**SECTION**  
SCALE: 1/4" = 1'-0"

**CELLAR / FOUNDATION PLAN**

**KARANIKAS RESIDENCE**  
141 COUNTRY CLUB DRIVE  
MANHASSET, NY 11030

DATE:	2.24.23
SCALE:	AS NOTED
DRAWN BY:	A.D.B.
JOB NO.:	221P22



**EDWARD PAUL BUTT**  
Architect, AIA

New Hyde Park, New York 11040  
P.O. Box 2069  
(516) 625-6625

**DISAPPROVED**

Nicholas Vissichelli  
06/27/2024

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

**RBP24-000586**

DRAWING NO.:  
**A-1**





**NOTE:**  
NOTE FOR ALL NEW HEADER SIZES AND OPENINGS SEE SHEET A-1 COVER SHEETS GENERAL NOTES TYP. UNLESS OTHERWISE NOTED.

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

**NOTE:**  
NOTE FOR ALL STEEL COLUMNS TO HAVE 1" TOP AND BOTTOM PLATES TO COVER THE SIZE OF BEAMS DESCRIBED IN THE PLANS TYP.

**NOTE:**  
ALL NEW STEEL COLUMN POST MUST REST ON NEW OR EXTG FOUNDATIONS AND OR NEW OR EXTG STEEL BEAMS BELOW TYP.

**NOTE:**  
CONTRACTOR TO PROVIDE 4"x6" WOOD POSTS (DBL JACK STUDS) BETWEEN ALL WINDOWS AND DOORS W/ HEADERS ACROSS TYP. ON ALL WINDOWS UNLESS OTHERWISE NOTED.

**NOTE:**  
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS AND MEANS OF EGRESS SHALL CONFORM TO SECTION 310 THROUGH 315 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

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

**NOTE:**  
RESIDENTIAL CODE OF NEW YORK STATE.

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

**NOTE:**  
GUARD OPENING LIMITATIONS ANY OPENING SHALL NOT ALLOW PASSAGE OF A SPHERE 4' OR MORE IN DIAMETER AS PER SECTION R302 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

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

**NOTE:**  
NOTE FOR ALL NEW LVL OR ML MUST BE BOLTED TOGETHER 24" O.C. TYP. UNLESS OTHERWISE NOTED.

**NOTE:**  
ALL HALLWAYS, STAIRWAYS, HEADROOM ETC SHALL CONFORM TO SECTION 311.6 AND 311.7 THROUGH 311.9 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

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

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

**NOTE:**  
ALL TREADS SHALL BE NOT LESS THAN 9" INCHES AND ALL RISER HEIGHTS SHALL BE NOT MORE THAN 8 1/2" INCHES AS PER SECTION 311.15 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

**NOTE:**  
NOTE: GYPSUM COMPLY WITH SECTION R702.3.5 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

**NOTE:**  
NOTE: PLUMBING COMPLY WITH SECTION R302 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

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

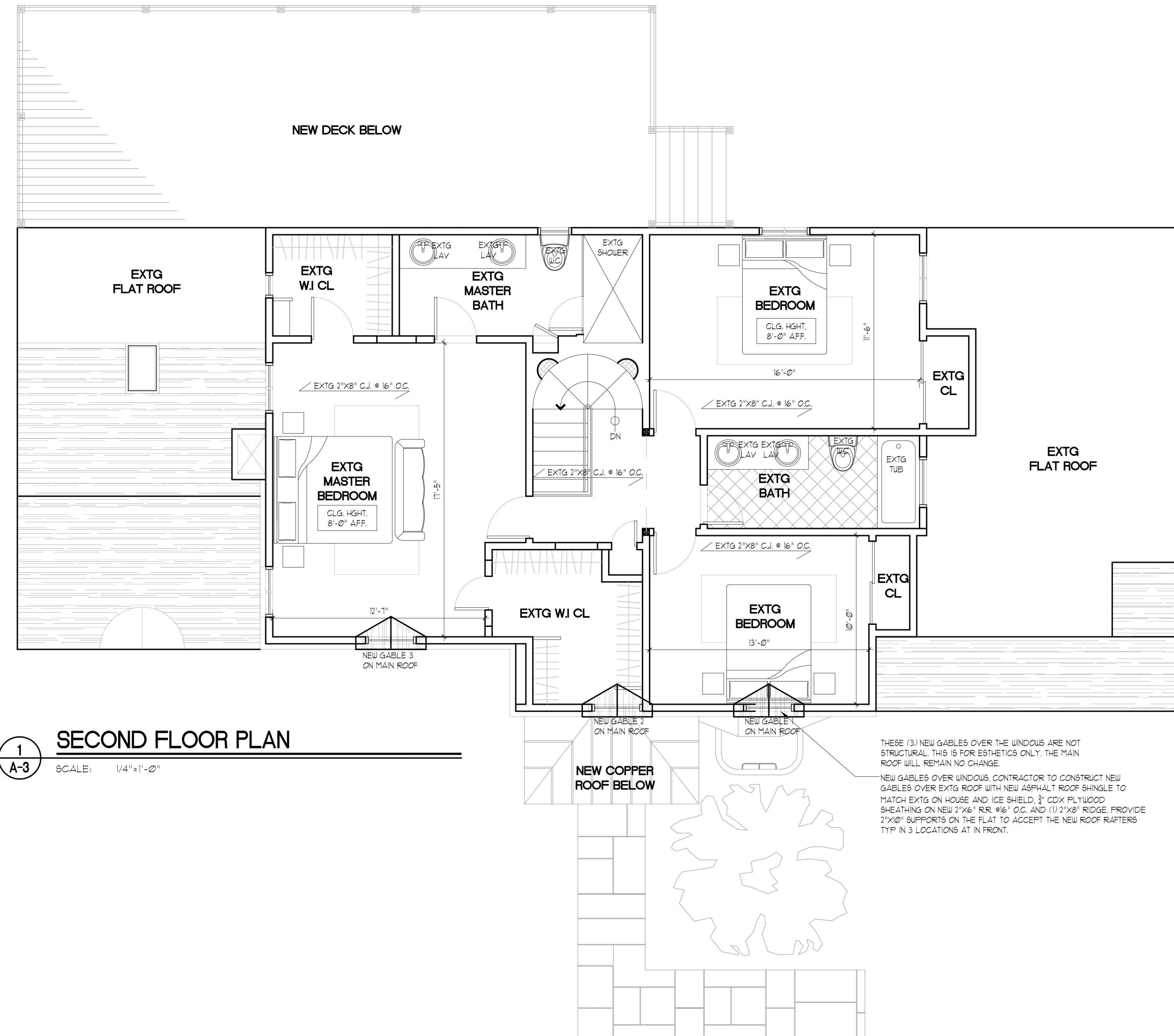
**NOTE:**  
NOTE: BATHROOM ROOM TO HAVE MARBLE SADDLE

**NOTE:**  
NOTE: CONTRACTOR IS NOT TO USE PRESSURE TREATED POST IN ANYWHERE IN THE HOUSE. PRESSURE TREATED IS UNACCEPTABLE.

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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.	REVISION	DATE
1	per bldg dept comments	12.16.21
2	per owner design change	3.14.22
3	amendment add gas line for bbq	2.24.23



**1**  
**A-3** **SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

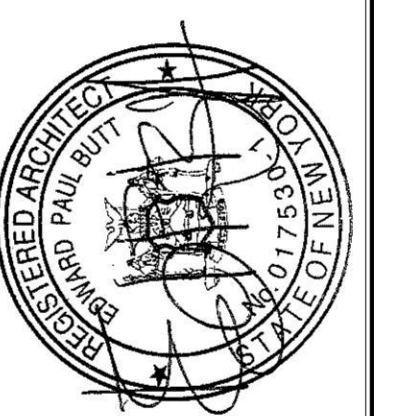
THESE (3) NEW GABLES OVER THE WINDOWS ARE NOT STRUCTURAL. THIS IS FOR ESTHETICS ONLY. THE MAIN ROOF WILL REMAIN NO CHANGE.

NEW GABLES OVER WINDOWS CONTRACTOR TO CONSTRUCT NEW GABLES OVER EXTG ROOF WITH NEW ASPHALT ROOF SHINGLE TO MATCH EXTG ON HOUSE AND ICE SHIELD. 3/4" CDX PLYWOOD SHEATHING ON NEW 2"x6" RR #16" O.C. AND (1) 2"x8" RIDGE. PROVIDE 2"x10" SUPPORTS ON THE FLAT TO ACCEPT THE NEW ROOF RAFTERS TYP. IN 3 LOCATIONS AT IN FRONT.

DRAWING TITLE: **SECOND FLOOR PLAN**

PROJECT NAME: **KARANIKAS RESIDENCE**  
141 COUNTRY CLUB DRIVE  
MANHASSET, NY 11030

DATE:	8.30.21	SCALE:	AS NOTED	DRAWN BY:	A.D.B	JOB NO.:	221P22
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**EDWARD PAUL BUTT**  
Architect, AIA

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**DISAPPROVED**

Nicholas Vissichelli  
06/27/2024

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

**RBP24-000586**

DRAWING NO.: **A-3**





#21590



Proposed 4ft. Driveway Fence and Gate

**NOTE: CURRENT NON-PERMITTED/NON-CONFORMING GRAY FENCING TO BE REMOVED AND REPLACED WITH NEW 4FT. HIGH NON-CONFORMING BLACK FENCING.**



Nassau County  
New York

Figure 1  
Proposed Conditions  
Garcia Property - 701 Roman Ave.

