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

Vice Chairman
Leslie Francis, Esq.

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Daniel Donatelli, Esq.
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Town of North Hempstead

Board of Zoning Appeals

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

CALENDAR FOR OCTOBER 9, 2024

RESIDENTIAL CALENDAR

APPEAL #21590 - Tomas Garcia; 701 Roman Avenue, Westbury; Section 11, Block 91, Lot 20; Zoned: Residence-C
Variance from §70-100.2(A)(2) to install fencing that is located within a front yard and to replace fencing that is located within a front yard.

APPEAL #21597 - Feng Ren; 38 South Bayles Avenue; Port Washington; Section 5, Block 98, Lot 25; Zoned: Business-A/Industrial-B(reviewed as Residence-C)
Variances from §§70-49.B, 70-46.A, 70-208.F, 70-50.A and 70-231 to construct additions to a non-conforming dwelling that make the home too big and too tall, and will result in the expansion of a non-conforming dwelling, to construct a portico that is located too close to the street, and to legalize an attic with finished flooring and heat (not permitted).

APPEAL #21598 – Nirav Patel; 16 Crescent Dr., Albertson; Section 7, Block 112, Lot 9; Zoned: Residence-A
Variance § 70-22.6 to install more front yard paving than is permitted.

APPEAL #21599 - Matt Prince; 15 Sycamore Lane, Roslyn Heights; Section 7, Block 225, Lot 23; Zoned: Residence-AA
Variances from §§70-20.C, 70-21.A, and 70-208.F to enclose a non-conforming carport that is too close to the side property line and the street and will result in the expansion of a non-conforming dwelling and to construct a second story addition that is too close to the side property line.

APPEAL #21600 – Srikanth Nukala; 25 Kalda Ave., New Hyde Park; Section 8, Block K09, Lot 4; Zoned: Residence-C
Variances §§ 70-51.A & 70-101.B to legalize a roof/overhang that is too close to the side property line and too close to the front property line and to legalize a roofed over porch that is too close to the front property line.

APPEAL #21601 - Ursula and Teddy Bernal; 11 Aberdeen Road, New Hyde Park; Section 8, Block 296, Lot 42; Zoned: Residence-B
Variances from §§70-102.C(5)(a), 70-102.C(2)(a)[5], 70-100.2(C)(2), and 70-100.2(C)(4) to legalize a swimming pool that is too close to the rear and side property lines covering too much of the rear yard, pool equipment that is too close to the side property line, pool enclosure fencing

forward of the rear building line, in the side yards and facing the street, and a raised patio that is too close to the side property lines and covers too much of the rear yard.

APPEAL #21602 - Arthur and Lisa Lewis; 143 Primrose Drive, New Hyde Park; Section 8, Block 308, Lot 7; Zoned: Residence-B
Variances from §§70-38 and 70-100.2.A(4)(a) to construct a sunroom that covers too much of the property and to legalize fencing that is too tall.

APPEAL #21603 – Ming Lin& Jin Dong Liang; 248 Glen Cove Rd., Carle Place; Section 9, Block 60, Lot 67; Zoned: Residence-C
Variances §§ 70-100.2A(2)(a), 70-100.2A(4)(b) to legalize fencing that is forward of the front building line and to maintain fencing that is too tall.

APPEAL #21604 - Benedetta Vallone; 14 Shrub Hollow Road, Roslyn; Section 9, Block 623, Lot 11; Zoned: Residence-A
Variance from §70-102.C(5)(a) to legalize a swimming pool that is too close to the side and rear property lines and to legalize a swimming pool slide too close to the rear property line.

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), and 70-100.2(A) 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, pool equipment that is too close to the rear property line, an inground swimming pool, awning, barbecue and a pool barrier in the side yard (not permitted), and fencing that is too tall and being used as a pool barrier fence.

APPEAL #21605 - Anthony Scaccia; 130 Magnolia Street, Westbury; Section 10, Block 278, Lot 5; Zoned: Residence-B
Variances from §§70-102.C(1), 70-102.C(2)(a)(5), and 70-102.C(5)(a) to construct a swimming pool too close to a rear property line and within a front yard, to install pool equipment too close to the rear property line and within a front yard and to install and legalize pool barrier fencing in the side yard and in the front yard.

COMMERCIAL CALENDAR

APPEAL #21606 – HPIII New York 1010, LLC; 1010 Northern Blvd., Great Neck; Section 2, Block 347, Lot 4; Zoned: Business-A/Residence-C
Appeal for determination or in the alternative variance from § 70-103(A)(1) to construct interior alterations converting office space (Suites 300, 410, 412 & 418) to medical office space with insufficient off-street parking.

APPEAL #21607 – Mucha Realty, Inc. (Town Animal Hospital of Manhasset); 260 Plandome Rd, Manhasset; Section 3, Block 79, Lot 1; Zoned: Business-B
Conditional Use § 70-139(C) to construct interior alterations to an existing commercial building for use as an animal hospital (a conditional use).

APPEAL #21608 – Giacobbe Realty Corporation; 17 Beechwood Avenue, Port Washington; Section 5, Block 94, Lot 589; Zoned: Industrial-B
Appeal for determination, or in the alternative, variances from §§70-202.A, 70-212.B, and variances from 70-50.A, and 70-208.F to legalize an addition to a non-conforming dwelling that will result in the expansion of a non-conforming dwelling that is located too close to the street, and to legalize an area of outdoor storage for vehicles, construction equipment and machinery that is too big and is located too close to a property line.

APPEAL #21609 – First Class Collision; 542 Main St., Westbury; Section 11, Block 71, Lot 5; Zoned: Industrial-B
Variance § 70-103(A) to legalize an expansion of an existing automobile body repair shop with not enough parking.

XU RESIDENCE
3 TWELFTH STREET,
CARLE PLACE, NY 11514

#21582

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.	------	217 S.F.	217 S.F.
PORCH:	------	------	------	176 S.F.	176 S.F.
PAVILLION:	104 S.F.	- 104 S.F.	------	99 S.F.	99 S.F.

BUILDING FOOTPRINT	F.A.R.
1,512 S.F.	1,512 S.F.
51 S.F.	1,172 S.F.
217 S.F.	------
176 S.F.	------
------	99 S.F.
TOTAL:	TOTAL:
1,956 S.F.	2,783 S.F.

ZONING — TOWN OF NORTH HEMPSTEAD

ZONING DISTRICT: R-B (SINGLE FAMILY)			MAP DISTRICT:		
ZONING ITEM	REQUIRED		EXISTING	PROPOSED	
LOT SIZE	6,000 S.F.	MIN.	7,000 S.F.	NO CHANGE	---
LOT COVERAGE (BUILDING)	30%	MAX	24.41%	27.94%	✓
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'	5.05'	✗
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%	45.00%	✓
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	10.00'	✓

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	10.00'	✓
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	Special wind region	Wind-borne debris zone		Weathering	frost line depth	Termite					
20 PSF	130	NO	NO	1 mi.	B	Severe	3'-4'	Moderate to Heavy	15	YES	9-11-09	496	52.9°F

ANY NON-PERMITTED ITEMS ARE THE CLIENTS RESPONSIBILITY UNLESS MARK ANTHONY ARCHITECTS HAS BEEN RETAINED TO RESOLVE OUTSTANDING ITEMS

EXISTING ZONING ITEM	PERMIT #
TO BE DETERMINED BY D.O.B.	

AVERAGE FRONT YARD SET BACK CALCULATION

23.94'+ 32.97'+24.98+28.80+.21.76'+25.19'+27.23'=26.41'

CLIENT RESPONSIBILITY

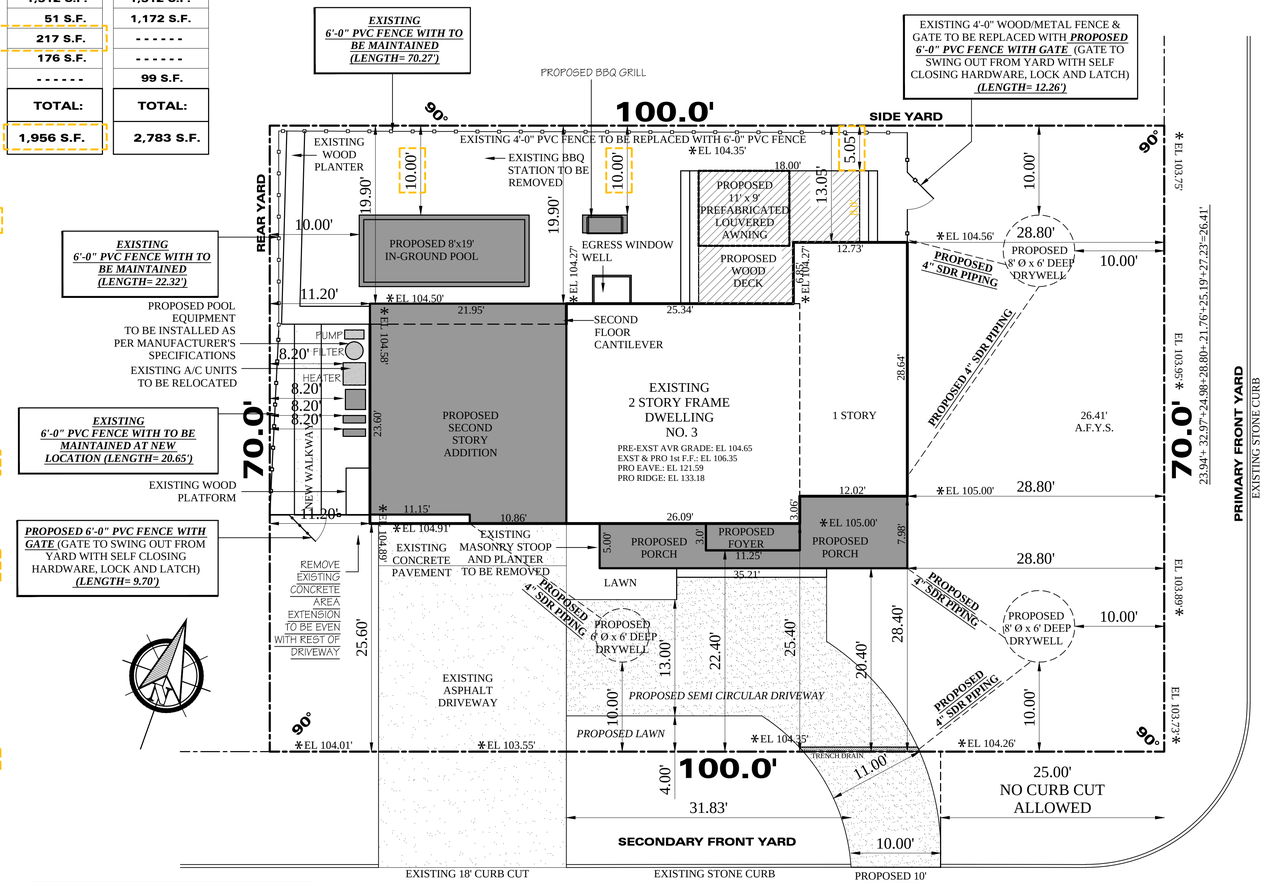
- PLUMBING APPLICATION (IF REQUIRED) TO BE FILED BY LICENSED PLUMBER

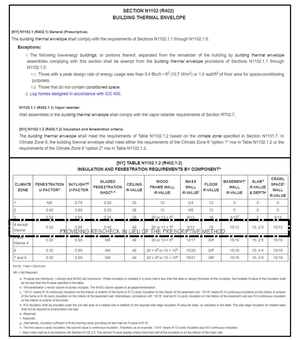
- ELECTRICAL APPLICATION (IF REQUIRED) TO BE FILED BY LICENSED ELECTRICIAN

- C of O / C of C - CLOSE OUT AND INSPECTIONS (BY OTHERS)

SCOPE OF WORK

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





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

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

REVISIONS — PLOTTED: 7/18/2024

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
	7.18.24	B.Z.A. 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.
N.BELLMORE, NY 11710

SEAL:
REGISTERED ARCHITECT MARK ANTHONY MUNISTERI 031737-1 STATE OF NEW YORK

LIC # 031737-1
MARK ANTHONY MUNISTERI, R.A.
1563 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:
ZONING & PLOT PLAN

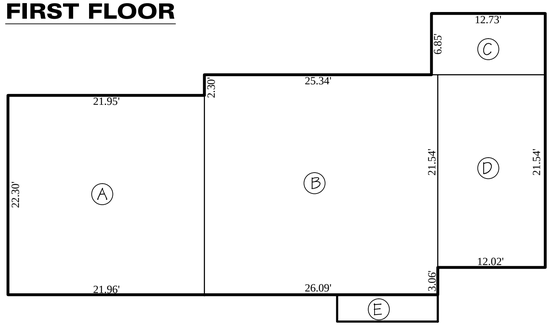
PROJECT:
XU RESIDENCE
3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. I.D.#

DRAWING No.
A0.0

G.F.A. DIAGRAM

FIRST FLOOR



AREA A = 21.96' x 22.30' = 489.71
AREA B = 26.09' x 24.60' = 641.81
AREA C = 12.73' x 6.85' = 87.20
AREA D = 12.02' x 21.54' = 258.91
AREA D = 11.25' x 3.0' = 33.75

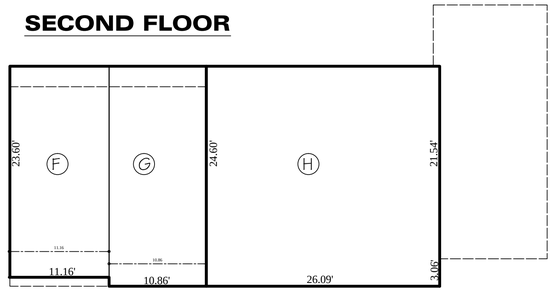
FIRST FLOOR AREA = 1,478 S.F. EXISTING + 34 S.F. PROPOSED = 1,512 S.F.

AREA F = 11.16' x 23.60' = 263.38
AREA G = 10.86' x 24.60' =267.16
AREA H = 26.09' x 24.60' =641.81
SECOND FLOOR AREA = 642 S.F. EXISTING + 263+267 S.F. PROPOSED = 1,172 S.F.

PAVILION = 99 S.F.

TOTAL GROSS FLOOR AREA = 1,512 + 1,172 +99 = 2,783 S.F.

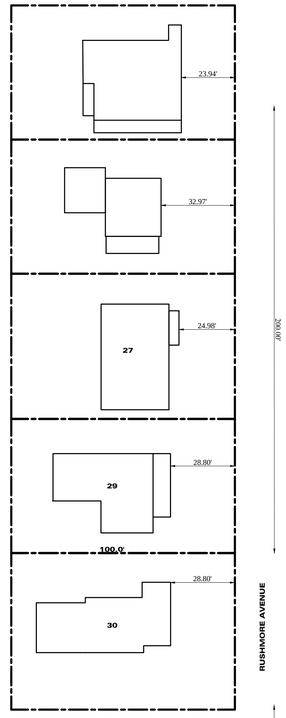
SECOND FLOOR

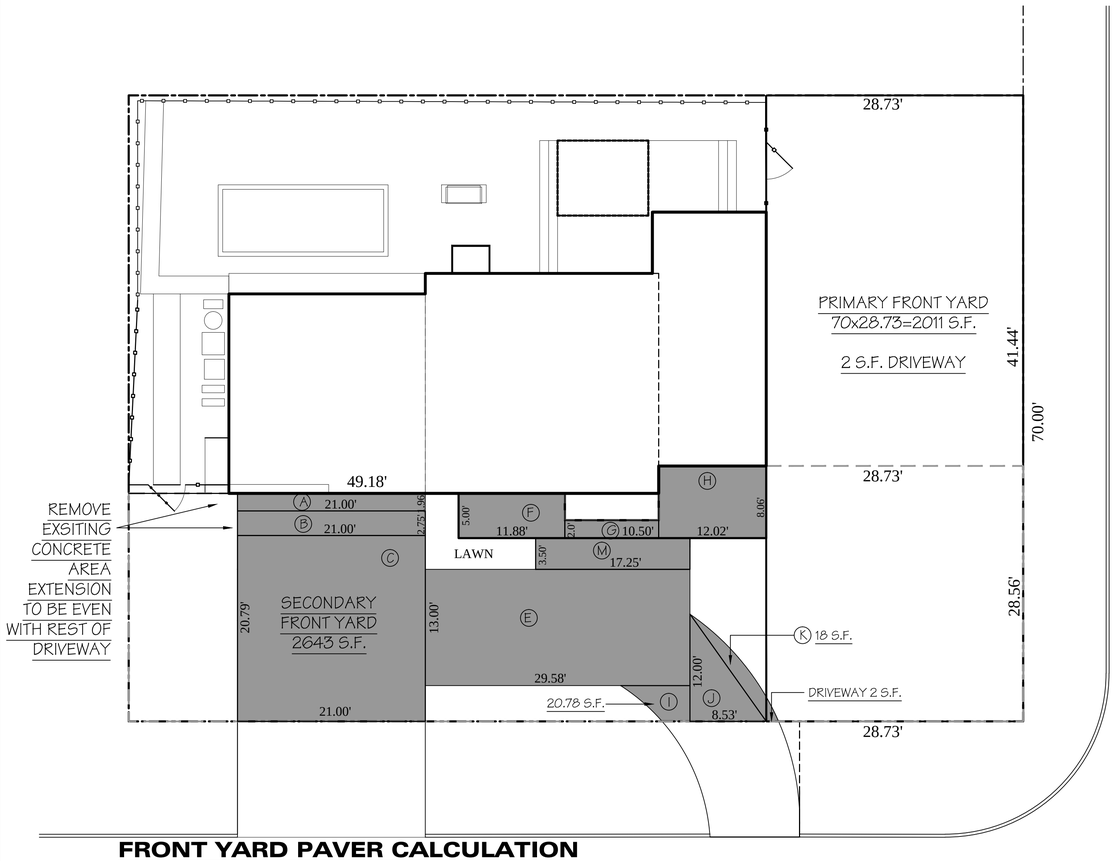


PRE EXISTING GRADE CALCULATIONS

(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'





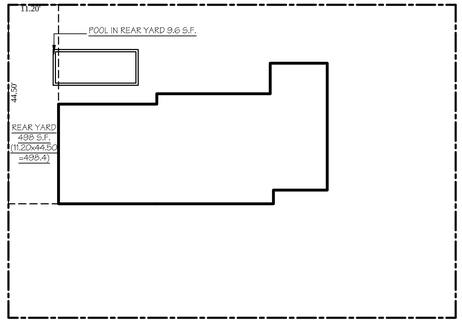
FRONT YARD PAVER CALCULATION

SECONDARY FRONT YARD

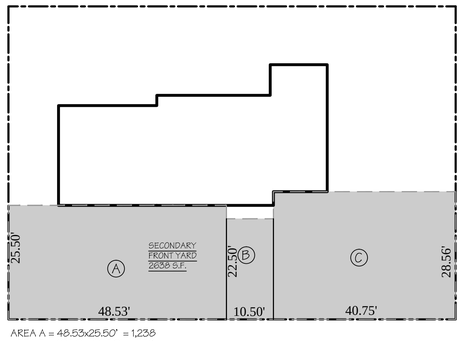
(2,638 S.F. TOTAL AREA)

AREA A = 21.00' x 1.96' = 41.16
AREA B = 21.00' x 2.75' = 57.75
AREA C = 21.00' x 20.79 = 436.59
AREA D = REMOVED
AREA E = 29.58' x 13.00' = 384.54
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 = (IRREGULAR) 20.78 S.F.
AREA J = 8.53' x 12.00' / 2 =51.18
AREA K = 18 S.F.
PAVER AREA = 1,231 S.F.

1,187.28 /2,638 S.F. = 45 %

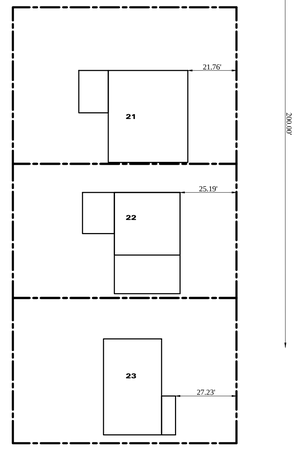


REAR YARD COVERAGE



AREA A = 48.53x25.50' = 1,238
AREA B = 10.50' x 22.50' = 236
AREA C = 40.75' x28.56 = 1,164
SECONDARY FRONT YARD =2,638 S.F.

SECONDARY FRONT YARD AREA CALCULATION



AVERAGE FRONT YARD

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

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- AS BUILT DRAWINGS

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	7.18.24	B.Z.A. RESUBMISSION

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

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LIC # 031737-1
MARK ANTHONY MUNISTERI, R.A.
1563 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:
ZONING CALCULATIONS

PROJECT:
XU RESIDENCE

3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. I.D.#

DRAWING No.
Zo.o

Plotted: 7/18/2024 10:29:04 AM | Xref Dependencies: 3-22220-EXIST.dwg | 3-22220-PROP.dwg | Drawing: 3-22220-ZO.dwg

GENERAL NOTES

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

NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER THOSE SCALED.

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

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD.

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

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

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

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

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

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

A MINIMUM OF ONE 5/8" ANCHOR BOLT SHALL BE PROVIDED WITHIN 6" - 12" OF EACH END PLATE, AND HAVE A MINIMUM EMBEDMENT OF 7" IN CONC. FOUNDATIONS AND SLABS ON GRADE OR 7 " IN MASONRY BLOCK FOUNDATIONS WHEN RESISTING LATERAL AND SHEAR LOADS ONLY. ALSO 3" SQUARE WASHERS SHALL BE USED ON ALL ANCHOR BOLTS WITH THE ANCHOR BOLTS SPACING NOT TO EXCEED THE REQUIREMENTS SPECIFIED IN TABLE TABLE 3.2C.
(WFCM 2018, SECTION 3.2.1.7 AND TABLE 3.2B AND 3.2C)

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

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

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

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

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

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

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

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

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

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

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

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

DRAWING LEGEND

SYMBOL	DESCRIPTION
	EXISTING PARTITION TO REMAIN
	EXISTING ABOVE / BEYOND
	EXISTING WINDOW TO REMAIN
	EXISTING DOOR TO REMAIN
EXISTING (3) 2 x 10	EXISTING HEADER - SIZE AS SPECIFIED
	EXISTING WALL / WINDOW / DOOR TO BE DEMOLISHED
	PROPOSED PARTITION
TW2046 (2) 2 x 8	PROPOSED WINDOWS - SIZE AS SPECIFIED
2'-6"	PROPOSED DOOR - SIZE AS SPECIFIED
(2) 1 3/4" x 11 7/8" LVL	PROPOSED HEADER - SIZE AS SPECIFIED
	PROPOSED FOUNDATION WALL
	INSULATION - TYPE AS SPECIFIED
	PROPOSED CLOSET
	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR

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

	LOAD-BEARING VALUE OF SOIL (PSF)			
	1,500	2,000	3,000	≥ 4,000
8" SOLID CONCRETE OR MASONRY, OR FULLY GROUTED MASONRY — 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'_c)		
	WEATHERING POTENTIAL (SEE TABLE 301.2(1))		
	NEGLIGIBLE	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS & OTHER CONCRETE NOT EXPOSED TO THE WEATHER	X	X	2,500[c]
BASEMENT (CELLAR) SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLAB	X	X	2,500[c]
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONC. WORK EXPOSED TO THE WEATHER	X	X	3,000[d]
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS	X	X	3,500[d,e]

FOR SI: 1 POUND PER SQUARE INCH = 6.895 kPa.
(a) AT 28 DAYS PSI
(b) SEE TABLE R301.2(1) FOR WEATHERING POTENTIAL
(c) CONC. IN THESE LOCATIONS THAT MAY BE SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR-ENTRAINED CONCRETE IN ACCORDANCE WITH FOOTNOTE (d)
(d) CONCRETE SHALL BE AIR-ENTRAINED. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5% OR MORE THAN 7%
(e) SEE SECTION R402.2 FOR MINIMUM CEMENT CONTENT

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

FOR EXPOSURES B & C AND ALL WIND SPEEDS

BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	FOUNDATION SUPPORTING	MAXIMUM ANCHOR BOLT SPACING (in.) [1,2,3,4]	
LATERAL AND SHEAR LOADS	1 - 3 STORIES	1/2" ANCHOR BOLTS	31
	1 - 3 STORIES	5/8" ANCHOR BOLTS	48

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

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

700-YR. 3 SECOND GUST WIND SPEED (MPH)	90	95	100	105	110	115	120	130	140	150	160	170	180	195

BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	PLATE SIZE	FOUNDATION SUPPORTING		MAXIMUM ANCHOR BOLT SPACING (in.) [1,2]												
UPLIFT LOADS	2 x 4	1 - 3 STORIES	8 'END ZONES	72	72	72	72	72	72	71	57	43	35	30	27	24	22
		1 - 3 STORIES	INTERIOR ZONES	72	72	72	72	72	72	72	66	50	41	35	31	28	26
	2 x 6	1 - 3 STORIES	8 'END ZONES	72	72	72	72	72	72	72	68	51	42	36	32	29	26
		1 - 3 STORIES	INTERIOR ZONES	72	72	72	72	72	72	72	72	60	49	42	37	34	31

[1] PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTIONS IN TABLE 3.2
[2] WHEN ANCHOR BOLTS ARE USED TO RESIST UPLIFT, LATRAL, AND SHEAR LOADS, THE MAXIMUM ANCHOR BOLT SPACING SHALL NOT EXCEED THE LESSER OF THE TABULATED VALUES FOR UPLIFT LOADS (TABLE 3.2C) OR LATERAL AND SHEAR LOADS (TABLE 3.2B) FOR OTHER ANCHOR BOLT LIMITATIONS SEE SECTION 3.2.1.7 and 3.2.2.3

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

SIDING MATERIAL	NOMINAL THICKNESS (INCHES)	JOINT TREATMENT	SHEATHING PAPER REQUIRED	WOOD OR WOOD STRUCTURAL PANEL SHEATHING	FIBERBOARD SHEATHING INTO STUD	GYPSUM SHEATHING INTO STUD	DIRECT TO STUDS	NUMBER OR SPACING OF FASTENERS
VINYL SIDING*	0.035	LAP	NO	0.120 NAIL 1½" STAPLE-1¾"	0.120 NAIL 2" STAPLE-2½"	0.120 NAIL 2" STAPLE-2½"	NOT ALLOWED	SAME AS STUD SPACING

*VINYL SIDING SHALL COMPLY WITH ASTM D3679

TABLE R702.3.5
MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD

THICKNESS OF GYPSUM BOARD (INCHES)	APPLICATION	ORIENTATION OF GYPSUM BOARD TO FRAMING	MAX. SPACING OF FRAMING MEMBERS	MAX. SPACING OF FASTENERS		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING
				NAILS	SCREWS	
1/2	CEILING	EITHER DIRECTION	16	7	12	13 GAGE, 1⅜" LONG, 19/64" HEAD; 0.098 DIAMETER, 1¼" LONG, ANNULAR-RINGED;5d COOLER NAIL, 0.086 DIAMETER, 1⅜" LONG, 15/64" HEAD; OR GYPSUM BOARD NAIL,0.0915 DIAMETER, 1⅜" LONG, 9/32" HEAD.
	WALL	EITHER DIRECTION	16	8	16	

CODE R702.3.1 RCNYS-GYPSUM BOARD
ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C22, C475, C514, C1002, C1047, C1177, C1178, C1278, C1396, C1658 OR C1766 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. ADHESIVES FOR THE INSTALLATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL CONFORM TO ASTM C557.

LUMBER SPECIFICATION:

* DOUG - FIR LUMBER #2 WITH FB 875 OR EQUAL

* DESIGN LOADS TAKEN AS PER WESTERN WOOD PRODUCTS ASSOCIATION IN ACCORDANCE WITH ASTM STANDARDS

* SOLID POST UNDER FULL WIDTH OF GIRDER @ EACH END

* SOLID POST DOWN TO FOUNDATION OR GIRDER BELOW UNDER ALL GIRDER POSTS.

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

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

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

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

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

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

TABLE R301.5 ALSO NOTED SECTION R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD	DEAD LOAD: R301.4
		THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION SHALL BE USED FOR DETERMINING DEAD LOAD WITH CONSIDERATION FOR THE DEAD LOAD OF FIXED SERVICE EQUIPMENT.
UNINHABITABLE ATTICS WITHOUT STORAGE (b)	10	
UNINHABITABLE ATTICS WITH LIMITED STORAGE (b)(g)	20	
HABITABLE ATTICS AND SERVED WITH FIXED STAIRS	30	
EXTERIOR BALCONIES AND DECKS (e)	40	
FIRE ESCAPES	40	
GUARD RAILS AND HANDRAILS (d)	200 (h)	
GUARD RAILS IN-FILL COMPONENTS (f)	50 (h)	
PASSENGER VECHICLE GARAGES (a)	50 (a)	
ROOMS OTHER THAN SLEEPING ROOM	40	
SLEEPING ROOMS	30	
STAIRS	40 (c)	

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 kN/m , 1 SQUARE INCH = 645 mm, 1 POUND = 4.45 N.
(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
CEILINGS WITH BRITTLE FINISHES (INCLUDING PLASTER AND STUCCO)	L/360
CEILINGS WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS - WIND LOADS[a] WITH PLASTER OR STUCCO FINISHES	H/360
EXTERIOR WALLS - WIND LOADS[a] WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOADS[a] WITH FLEXIBLE FINISHES	L/120[d]
LINTELS SUPPORTING MASONRY VENEER WALLS[e]	L/600

L = SPAN LENGTH, H = SPAN HEIGHT

(a) FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN, THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING (ASD) LOADS OBTAINED FROM TABLE R301.2(2)
(b) FOR CANTILEVER MEMBERS, L SHALL BE TAKEN AS TWICE THE LENGTH OF THE CANTILVER
(c) FOR ALUMINUM STRUCTURAL MEMBERS OR PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, NOT SUPPORTING EDGE OF GLASS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/175 FOR EACH GLASS LITE OR L/60 FOR THE ENTIRE LENGTH OF THE MEMBER, WHICHEVER IS MORE STRINGENT. FOR SANDWICH PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, THE TOAL LOAD DEFLECTION SHALL NOT EXCEED L/120
(d) DEFLECTION FOR EXTERIOR WALLS WITH INTERIOR GYPSUM BOARD FINISH SHALL BE LIMITED TO AN ALLOWABLE DEFLECTION OF H/180
(e) REFER TO SECTION R703.8.2

SECTION R301.2.2.2 WEIGHTS OF MATERIALS

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

EXCEPTIONS:

1) ROOF AND CEILING DEAD LOADS NOT EXCEEDING 25 psf SHALL BE PERMITTED PROVIDED THE WALL BRACING AMOUNTS IN SECTION R602.10.3 ARE INCREASED IN ACCORDANCE WITH TABLE R602.10.3(4)

2) LIGHT-FRAME WALLS WITH STONE OR MASONRY VENEER SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS R702.1 AND R703

3) FIREPLACES AND CHIMNEYS SHALL BE PERMITTED IN ACCORDANCE WITH CHAPTER 10

TABLE R301.2.1.3
EQUIVALENT BASIC WIND SPEEDS

V_{ULT}	110	115	120	130	140	150	160	170	180	190	200
V_{ASD}	85	89	93	101	108	116	124	132	139	147	155

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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

REVISIONS PLOTTED: 7/18/2024

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
	7.18.24	B.Z.A. RESUBMISSION

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

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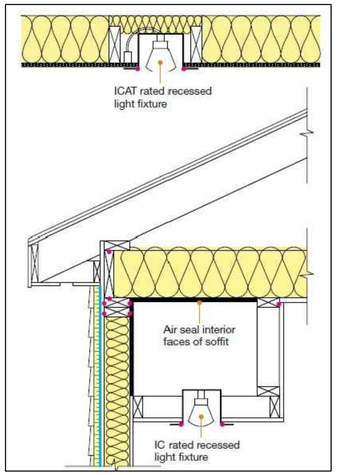
DRAWING:
GENERAL NOTES

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

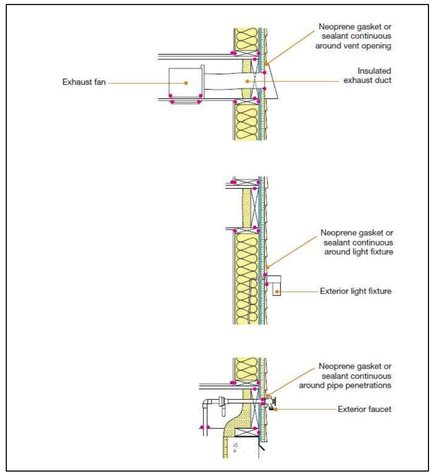
D.O.B. I.D#

DRAWING No.
T1.0

X:\Drawings\2022220\DOB_HEARING RE-SUBMISSION\ PROPOSED #1 (1).PLN



RECESSED LIGHTING



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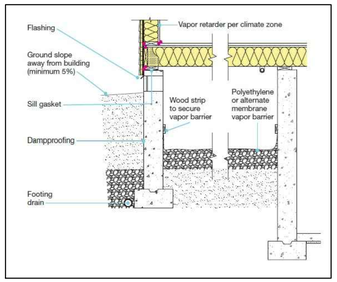

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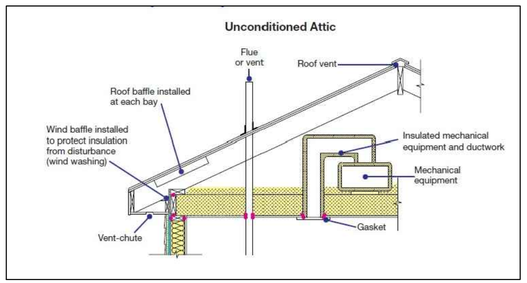
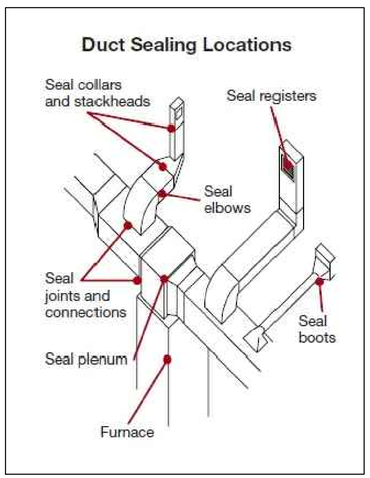


VENTED ATTIC SPACE



DUCT SEALING

HVAC EQUIPMENT BY OTHERS

(RCNYS 2020) R303 - LIGHT, VENTILATION AND HEATING

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

M1305.1.2 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES (762 mm) HIGH AND 22 INCHES (559 mm) WIDE AND NOT MORE THAN 20 FEET (6096 mm) LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES (610 mm) WIDE. A LEVEL SERVICE SPACE NOT LESS THAN 30 INCHES (762 mm) DEEP AND 30 INCHES (762 mm) WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE NOT LESS THAN 20 INCHES BY 30 INCHES (508 mm BY 762 mm), AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

[NY] C106.2.6.1 HVAC System certification.

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

SECTION N1103 (R403)
SYSTEMS

N1103.1 (R403.1) Controls (Mandatory).

Not less than one thermostat shall be provided for each separate heating and cooling system.

N1103.1.1 (R403.1.1) Programmable thermostat.

The thermostat controlling the primary heating or cooling system of the dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature set points at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain *zone* temperatures of not less than 55°F (13°C) to not greater than 85°F (29°C). The thermostat shall be programmed initially by the manufacturer with a heating temperature setpoint of not greater than 70°F (21°C) and a cooling temperature setpoint of not less than 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:

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

N1103.3.2.1 (R403.3.2.1) Sealed air handler.

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

N1103.3.3 (R403.3.3) Duct testing (Mandatory).

Ducts shall be pressure tested to determine air leakage by one of the following methods:

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

Exceptions:

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

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

N1103.3.4 (R403.3.4) Duct leakage (Prescriptive).

The total leakage of the ducts, where measured in accordance with Section R403.3.3, shall be as follows:

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

N1103.3.5 (R403.3.5) Building cavities (Mandatory).

Building framing cavities shall not be used as ducts or plenums.

[NY] N1103.3.6 (R403.3.6) Ducts buried within ceiling insulation.

Where supply and return air ducts are partially or completely buried in ceiling insulation, such ducts shall comply with all of the following:

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

N1103.3.6.1 (R403.3.6.1) Effective *R*-value of deeply buried ducts.

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

N1103.3.7 (R403.3.7) Ducts located in conditioned space.

For ducts to be considered as inside a *conditioned space*, such ducts shall comply with either of the following:

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

N1103.4 (R403.4) Mechanical system piping insulation (Mandatory).

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

N1103.4.1 (R403.4.1) Protection of piping insulation.

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

N1103.5 (R403.5) Service hot water systems.

Energy conservation measures for service hot water systems shall be in accordance with Sections N1103.5.1 through N1103.5.4.

N1103.5.1 (R403.5.1) Heated water circulation and temperature maintenance systems (Mandatory).

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

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION[a]

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

a. Inspection of log walls shall be in accordance with the provisions of ICC 400.

R403.7 Equipment sizing and efficiency rating (Mandatory).

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

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

CLIMATE ZONE	FENESTRATION *U*-FACTOR	SKYLIGHT *U*-FACTOR	CEILING *U*-FACTOR	FRAME WALL *U*-FACTOR	MASS WALL *U*-FACTOR[b]	FLOOR *U*-FACTOR	BASEMENT WALL *U*-FACTOR	CRAWL SPACE WALL *U*-FACTOR
4	0.32	0.55	0.026	0.060	0.099	0.047	0.059	0.065
5	0.30	0.55	0.026	0.060	0.082	0.033	0.050	0.055
6	0.30	0.55	0.026	0.045	0.060	0.033	0.050	0.055

a. Nonfenestration *U*-factors shall be obtained from measurement, calculation or an approved source.
b. Mass walls shall be in accordance with Section R402.2.5. Where more than half the insulation is on the interior, the mass wall *U*-factors shall not exceed 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zone 6.
c. In warm-humid locations as defined by Figure R301.1 and Table R301.1, the basement wall *U*-factor shall not exceed 0.360.

SECTION N1102 (R402)
BUILDING THERMAL ENVELOPE

[NY] N1102.1 (R402.1) General (Prescriptive).

The *building thermal envelope* shall comply with the requirements of Sections N1102.1.1 through N1102.1.5.

Exceptions:

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

N1102.1.1 (R402.1.1) Vapor retarder.

Wall assemblies in the *building thermal envelope* shall comply with the vapor retarder requirements of Section R702.7.

[NY] N1102.1.2 (R402.1.2) Insulation and fenestration criteria.

The *building thermal envelope* shall meet the requirements of Table N1102.1.2 based on the *climate zone* specified in Section N1101.7. In Climate Zone 6, the building thermal envelope shall meet either the requirements of the Climate Zone 6 "option 1" row in Table N1102.1.2 or the requirements of the Climate Zone 6 "option 2" row in Table N1102.1.2.

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

CLIMATE ZONE	FENESTRATION *U*-FACTOR[c]	SKYLIGHT[d] *U*-FACTOR	GLAZED FENESTRATION SHGC[b, e]	CEILING *R*-VALUE	WOOD FRAME WALL *R*-VALUE	MASS WALL *R*-VALUE[i]	FLOOR *R*-VALUE	BASEMENT[c] WALL *R*-VALUE	SLAB[d] *R*-VALUE & DEPTH	CRAWL SPACE[c] WALL *R*-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13 + 5^h	8/13	19	5/13[f]	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13 + 5^h	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5^h	13/17	30[g]	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20 + 5^h or 13 + 10^h	15/20	30[g]	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5^h or 13 + 10^h	19/21	38[g]	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.
NR = Not Required.

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

PROVIDING RESCHECK IN LIEU OF THE PRESCRIPTIVE METHOD

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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ISSUED FOR

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

REVISIONS — PLOTTED: 7/18/2024

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
	7.18.24	B.Z.A. RESUBMISSION

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

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ECCCNYS NOTES

PROJECT:

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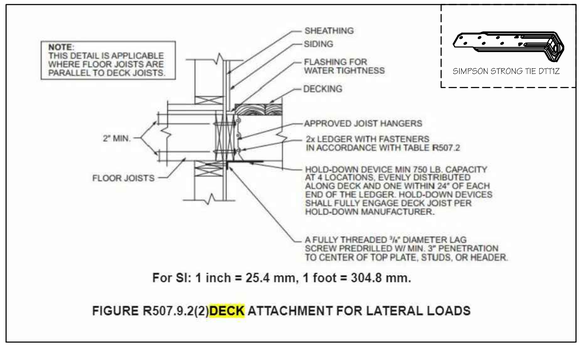
D.O.B. I.D#

DRAWING No.

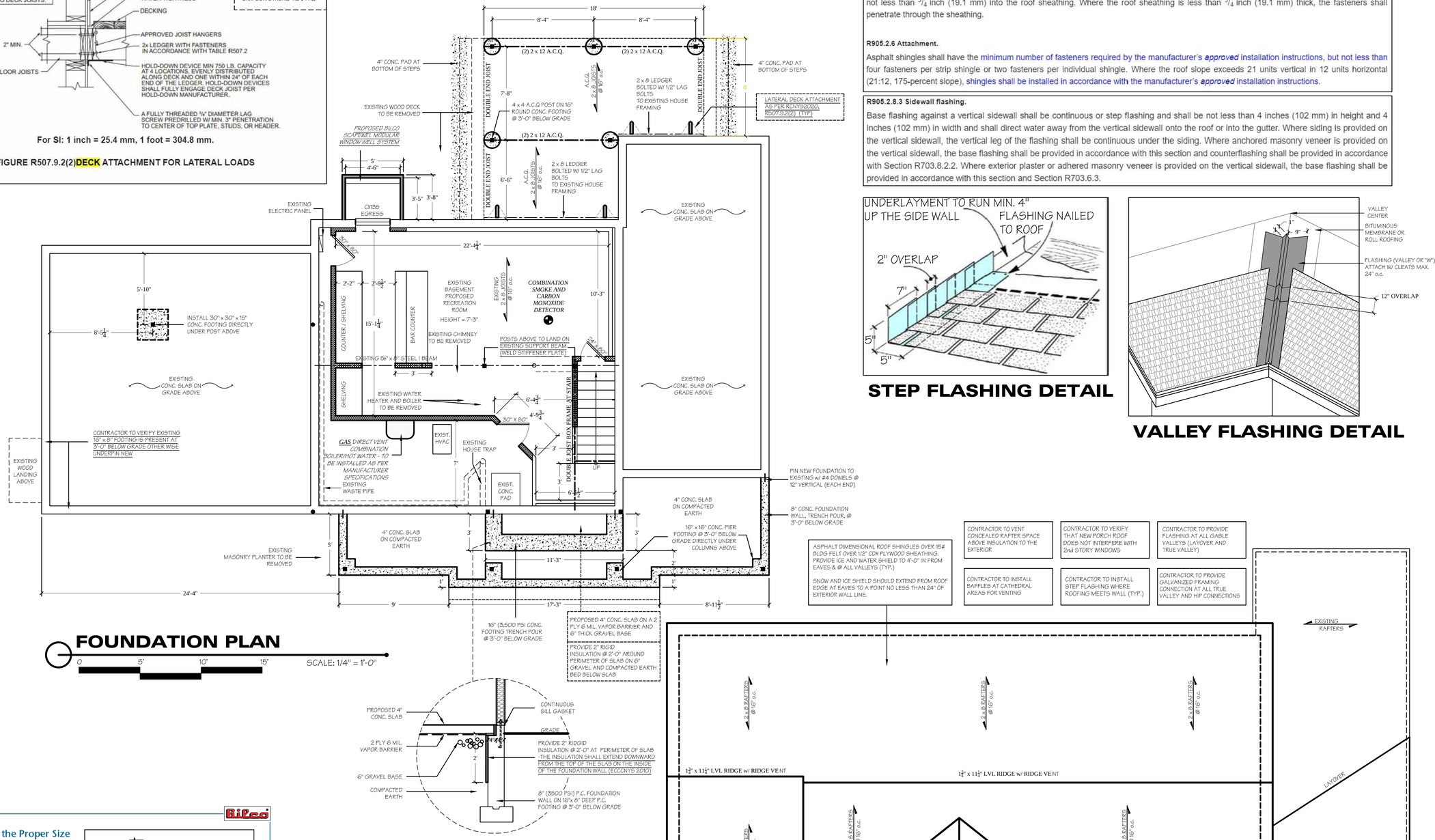
T2.0

P:\Drawings\All 2022\2022220\DOB REVIEW\2 RE-SUBMISSION (PROPOSED) R1 (7-17-24).dwg



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R507.9.2(2)DECK ATTACHMENT FOR LATERAL LOADS



FOUNDATION PLAN

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

R905.2.5 Fasteners.

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

R905.2.6 Attachment.

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

R905.2.8.3 Sidewall flashing.

Base flashing against a vertical sidewall shall be continuous or step flashing and shall be not less than 4 inches (102 mm) in height and 4 inches (102 mm) in width and shall direct water away from the vertical sidewall onto the roof or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and counterflashing shall be provided in accordance with Section R703.8.2.2. 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

ASPHALT DIMENSIONAL ROOF SHINGLES OVER 15# BLDG FELT OVER 1/2" CDX PLYWOOD SHEATHING. PROVIDE ICE AND WATER SHIELD TO 4'-0" IN FROM EAVES & @ ALL VALLEYS (TYP.)

SNOW AND ICE SHIELD SHOULD EXTEND FROM ROOF EDGE AT EAVES TO A POINT NO LESS THAN 24" OF EXTERIOR WALL LINE.

CONTRACTOR TO VENT CONCEALED RAFTER SPACE ABOVE INSULATION TO THE EXTERIOR

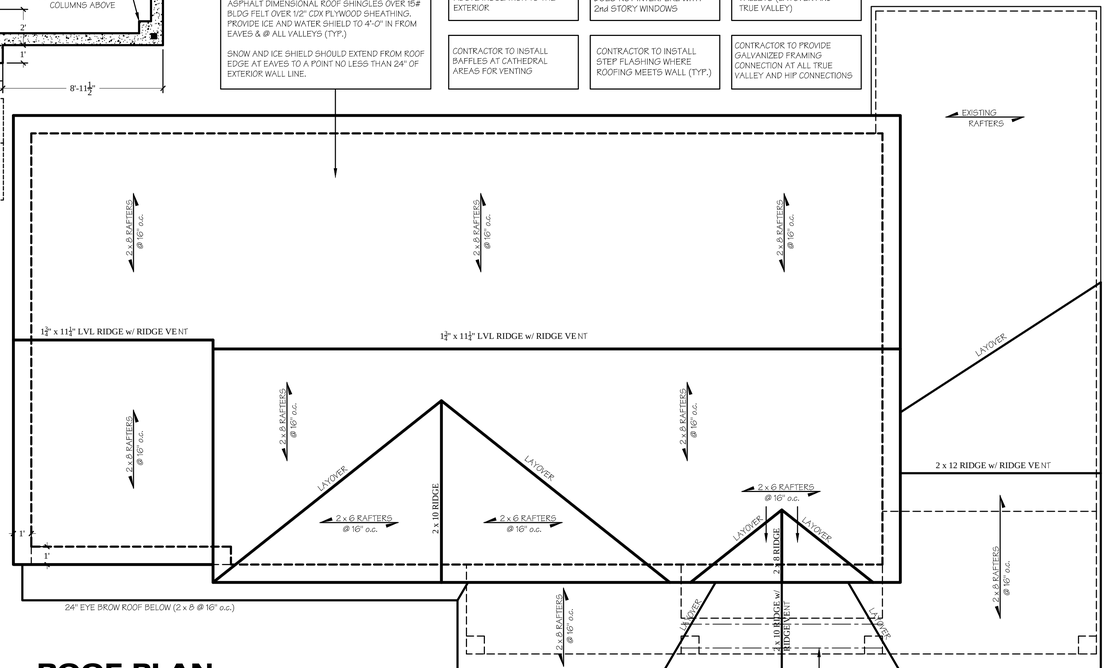
CONTRACTOR TO INSTALL BAFFLES AT CATHEDRAL AREAS FOR VENTING

CONTRACTOR TO VERIFY THAT NEW PORCH ROOF DOES NOT INTERFERE WITH 2nd STORY WINDOWS

CONTRACTOR TO INSTALL STEP FLASHING WHERE ROOFING MEETS WALL (TYP.)

CONTRACTOR TO PROVIDE FLASHING AT ALL GABLE VALLEYS (LAYOVER AND TRUE VALLEY)

CONTRACTOR TO PROVIDE GALVANIZED FRAMING CONNECTION AT ALL TRUE VALLEY AND HIP CONNECTIONS



ROOF PLAN

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

Selecting the Proper Size

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

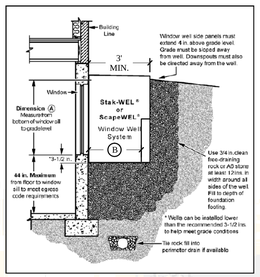
Step 2: Determine the required window well side panel height by performing this simple calculation:

Required Side Panel Height = Dimension Ⓐ + 7½"

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.



Ⓑ DISTANCE FROM THE OUTSIDE OF THE FOUNDATION WALL TO THE INSIDE FACE OF THE FIRST STEP: 30" MIN.

R310.2.3 Window wells.

The horizontal area of the window well shall be not less than 9 square feet (0.9 m^2), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

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

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DRAWING:

FOUNDATION AND ROOF PLANS

PROJECT:

XU RESIDENCE

3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. ID#

DRAWING No.

A1.0

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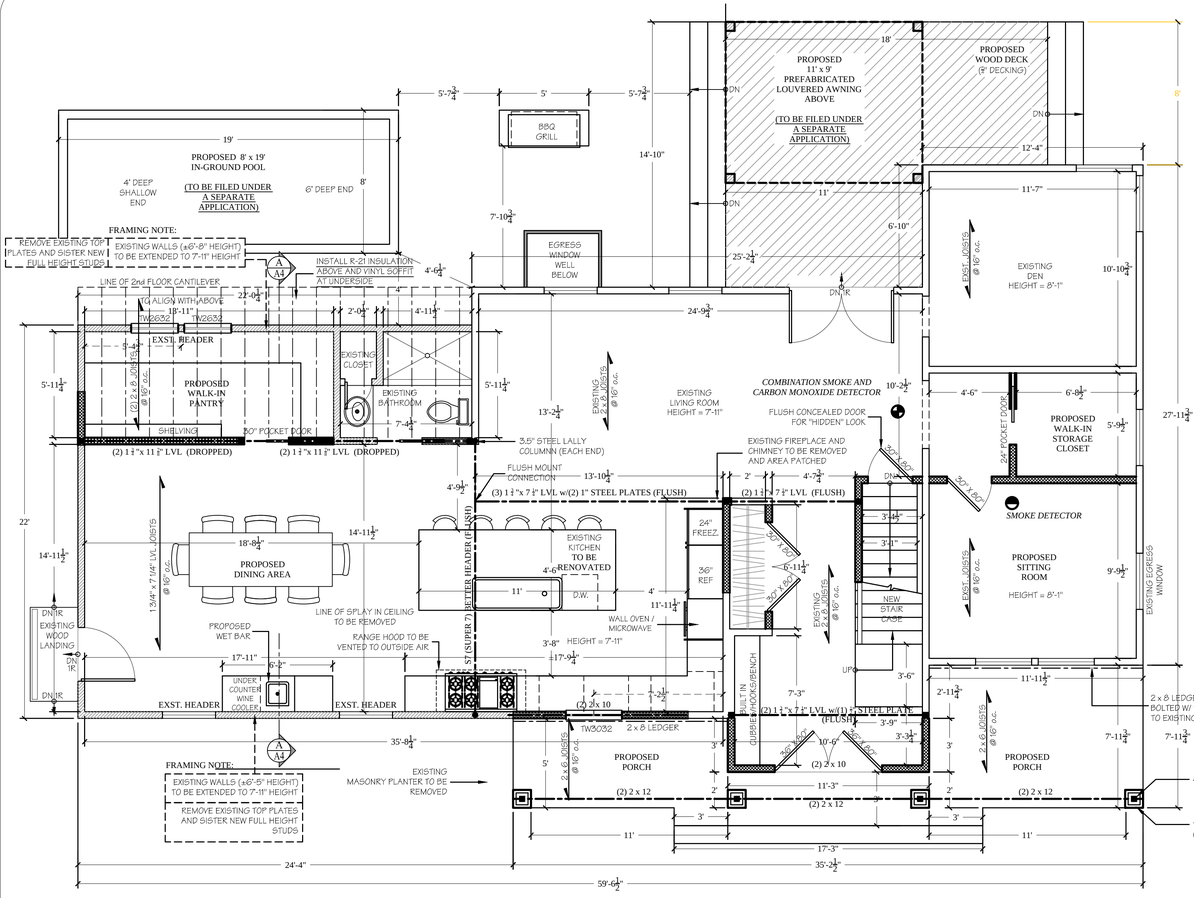
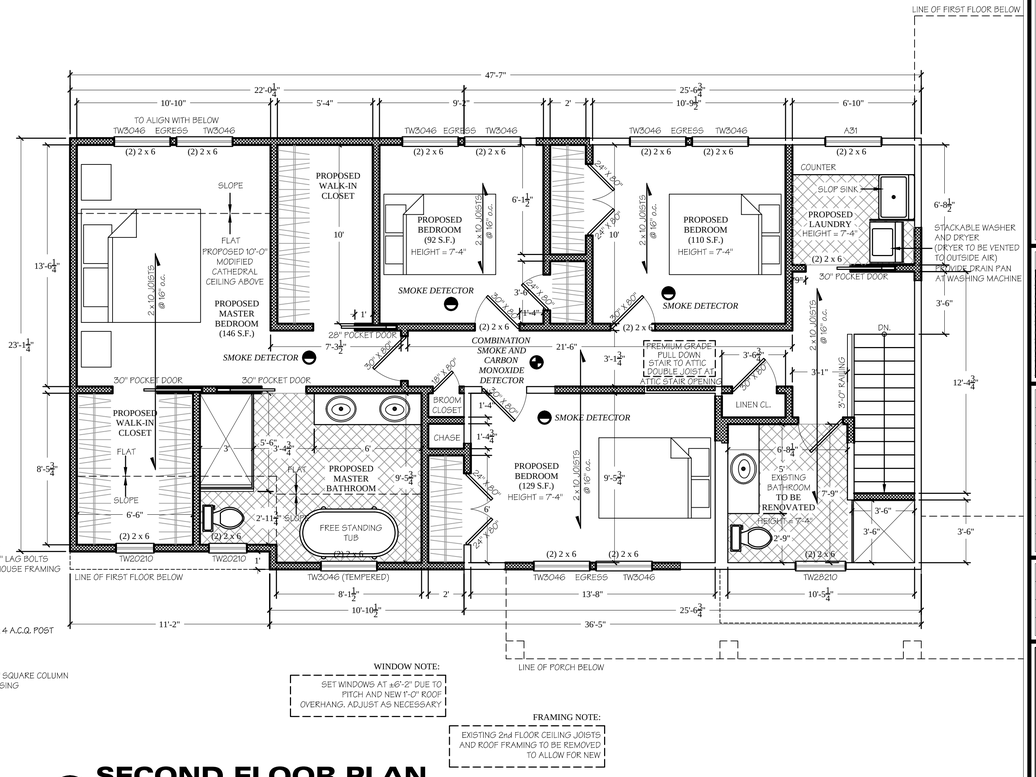


FIRST FLOOR PLAN

0 5' 10' 15' SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

0 5' 10' 15' SCALE: 1/4" = 1'-0"

WINDOW NOTE:
SET WINDOWS AT ±6'-2" DUE TO PITCH AND NEW 1'-0" ROOF OVERHANG. ADJUST AS NECESSARY

FRAMING NOTE:
EXISTING 2nd FLOOR CEILING JOISTS AND ROOF FRAMING TO BE REMOVED TO ALLOW FOR NEW

(RCNYS 2020) R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 - EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED.
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO PUBLIC WAY. (EXCEPTION: SEE CODE SECTION)
R310.2.1 - MINIMUM OPENING AREA.
EMERGENCY AND ESCAPE RESCUE OPENING SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 m2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 mm) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 mm) (EXCEPTION: SEE CODE SECTION)
R310.2.2 - WINDOW SILL HEIGHT.
WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 mm) ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3
R310.2.5 - REPLACEMENT WINDOWS.
REPLACEMENT WINDOWS INSTALLED IN BUILDINGS MEETING THE SCOPE OF THIS CODE SHALL BE EXEMPT FROM THE MAXIMUM SILL HEIGHT REQUIREMENTS OF SECTION R310.2.2 AND THE REQUIREMENTS OF SECTION R310.2.1, PROVIDED THAT THE REPLACEMENT WINDOW MEETS THE FOLLOWING CONDITIONS:
1: THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING. THE REPLACEMENT WINDOW IS OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER OPENING AREA THAN THE EXISTING WINDOW.
2: THE REPLACEMENT WINDOW IS NOT PART OF A CHANGE OF OCCUPANCY.
R310.5 - DWELLING ADDITIONS.
WHERE DWELLING ADDITIONS CONTAIN SLEEPING ROOMS, AND EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH NEW SLEEPING ROOM. WHERE DWELLING ADDITIONS HAVE BASEMENTS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN THE NEW BASEMENT.
(EXCEPTIONS)
1: AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED IN A NEW BASEMENT THAT CONTAINS A SLEEPING ROOM WITH AN EMERGENCY ESCAPE AND RESCUE OPENING.
2: AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED IN A NEW BASEMENT WHERE THERE IS AN EMERGENCY AND RESCUE OPENING IN AN EXISTING BASEMENT THAT IS ACCESSIBLE FROM THE NEW BASEMENT

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

NOTE:
CLOTHES DRYER EXHAUST TO BE INSTALLED AS PER (RCNYS 2020) SECTION M1502
- DRYER TO HAVE INDEPENDENT VENT TO OUTSIDE AIR AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

- 3.5" STEEL LALLY COLUMN TO BE TREATED WITH RUST-INHIBITIVE PAINT ON ALL SIDES (INSIDE AND OUTSIDE)
- (2) 2 x 4 WOOD POST
- (2) 2 x 6 WOOD POST
- POST ON FLOOR ABOVE

*ALL EXTERIOR WOOD POSTS ARE TO BE A.C.Q. TREATED LUMBER
**WOOD POSTS TO SUPPORT FULL WIDTH OF GIRDER (i.e.: (3) LVL GIRDER POSTED WITH (4) 2 x 4 POST

ALL NEW WORK DOES CONFORM TO THE REQUIREMENTS FOR AN ADDITION UNDER SECTION AJ501 AND AJ601 (RCNYS 2020)

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

DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS

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

LUMBER SPECIFICATION:
* DOUG - FIR LUMBER #2 WITH FB 875 OR EQUAL
* DESIGN LOADS TAKEN AS PER WESTERN WOOD PRODUCTS ASSOCIATION IN ACCORDANCE WITH ASTM STANDARDS

* SOLID POST UNDER FULL WIDTH OF GIRDER @ EACH END

* SOLID POST DOWN TO FOUNDATION OR GIRDER BELOW UNDER ALL GIRDER POSTS.

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

* RAILING TO BE 3'-0" IN HEIGHT AND HAVE A TYPE 1 HANDRAIL AS PER CODE R312.1.2 (RCNYS 2020)

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

(RCNYS 2020) R311 MEANS OF EGRESS
R311.7.5.1 RISERS.
THE RISER HEIGHT SHALL BE NOT MORE THAN 8¼ INCHES (209 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. AT OPEN RISERS, OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW SHALL NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.
EXCEPTIONS:
1. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS.
2. THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.

(RCNYS 2020) R311 MEANS OF EGRESS
R311.7.5.2 TREADS.
THE TREAD DEPTH SHALL BE NOT LESS THAN 9 INCHES (229 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

(RCNYS 2020) R303 LIGHT, VENTILATION AND HEATING
R303.7 INTERIOR STAIRWAY ILLUMINATION.
INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.

(RCNYS 2020) R311 MEANS OF EGRESS
R311.1 - MEANS OF EGRESS.
DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

(RCNYS 2020) R303 - LIGHT, VENTILATION AND HEATING
R303.4 MECHANICAL VENTILATION.
WHERE THE AIR INFILTRATION RATE OF A DWELLING UNIT IS 5 AIR EXCHANGES PER HOUR OR LESS WHERE TESTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCH W.C. (50 Pa) IN ACCORDANCE WITH SECTION N1102.4.1.2, THE DWELLING UNIT SHALL BE PROVIDED WITH A WHOLE-HOUSE MECHANICAL VENTILATION IN ACCORDANCE WITH SECTION M1505.4

(RCNYS 2020) R303 - LIGHT, VENTILATION AND HEATING
R303.10 REQUIRED HEATING.
WHERE THE WINTER DESIGN TEMPERATURE IN TABLE R301.2(1) IS BELOW 60°F (16°C), EVERY DWELLING UNIT INTENDED TO BE OCCUPIED BETWEEN SEPTEMBER 15 AND MAY 15 SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3 FEET (914 mm) ABOVE THE FLOOR AT 2 FEET (610 mm) FROM EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION.
EXCEPTIONS: OWNER-OCCUPIED ONE-FAMILY DWELLINGS SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

(RCNYS 2020) R315 CARBON MONOXIDE ALARMS
R315.1 GENERAL.
CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 915 OF THE FIRE CODE OF NEW YORK STATE.

(FCNYS 2020) CARBON MONOXIDE DETECTION

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

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

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

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

(RCNYS 2020) R302 FIRE-RESISTANT CONSTRUCTION
R302.7 UNDER STAIR PROTECTION.
ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON ENCLOSED SIDE WITH ½ INCH (12.7 mm) GYPSUM BOARD.

(RCNYS 2020) R314 SMOKE ALARMS AND HEAT DETECTION

* SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.

2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3' HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION

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

* ALL SMOKE DETECTORS TO BE INTERCONNECTED

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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

REVISIONS PLOTTED: 7/18/2024

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
	7.18.24	B.Z.A. RESUBMISSION

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

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DRAWING:
FIRST AND SECOND FLOOR PLANS

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

D.O.B. I.D#

DRAWING No.
A2.0

FRONT ELEVATION

0 5' 10' 15' SCALE: 1/4" = 1'-0"

SIDE ELEVATION

0 5' 10' 15' SCALE: 1/4" = 1'-0"

REAR ELEVATION

0 5' 10' 15' SCALE: 1/4" = 1'-0"

SIDE ELEVATION

0 5' 10' 15' SCALE: 1/4" = 1'-0"

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DRAWING No.

A3.0

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

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE-NAILED)	SEE TABLE 3.4A	SEE TABLE 3.4A	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	SEE TABLE 3.4A	SEE TABLE 3.4A	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	SEE TABLE 3.9A	SEE TABLE 3.9A	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE-NAILED)	SEE TABLE 3.9A	SEE TABLE 3.9A	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	SEE TABLE 3.6	SEE TABLE 3.6	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2 - 8d	2 - 10d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2 - 16d	3 - 16d	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE-NAILED)	2 - 16d[1]	2 - 16d[1]	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4 - 16d	5 - 16d	JOINTS-EACH SIDE
STUD TO STUD (FACE-NAILED)	2 - 16d	2 - 16d	24" o.c.
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" o.c. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	SEE TABLE 3.5A	SEE TABLE 3.5A	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, END JOIST OR BLOCKING (FACE NAILED	2 - 16d[1,2]	2 - 16d[1,2]	PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4 - 8d	4 - 10d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2 - 8d	2 - 10d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2 - 8d	2 - 10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3 - 16d	4 - 16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3 - 16d	4 - 16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3 - 8d	3 - 10d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3 - 16d	4 - 16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2 - 16d[1]	3 - 16d	PER FOOT
ROOF SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	SEE TABLE 3.10
DIAGONAL BOARD SHEATHING 1" x 6" OR 1" x 8"	2 - 8d	2 - 10d	PER SUPPORT
DIAGONAL BOARD SHEATHING 1" x 10" OR WIDER	3 - 8d	3 - 10d	PER SUPPORT
CEILING SHEATHING			
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
WALL SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	SEE TABLE 3.11
STRUCTURAL FIBERBOARD PANELS 1/2"	11 ga. galv. roofing nail (.120"x1 $\frac{1}{2}$"LONG x $\frac{7}{16}$" HEAD)	- - - - -	3" EDGE / 6" FIELD
STRUCTURAL FIBERBOARD PANELS 25/32"	11 ga. galv. roofing nail (.120"x1 $\frac{3}{4}$"LONG x $\frac{7}{16}$" HEAD)	- - - - -	3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
HARDBOARD	8d	8d	SEE TABLE 3.11
PARTICLEBOARD PANELS	8d	8d	SEE MANUFACTURER
DIAGONAL BOARD SHEATHING 1" x 6" OR 1" x 8"	2 - 8d	2 - 10d	PER SUPPORT
DIAGONAL BOARD SHEATHING 1" x 10" OR WIDER	3 - 8d	3 - 10d	PER SUPPORT
FLOOR SHEATHING			
WOOD STRUCTURAL PANELS 1" OR LESS	8d	10d	6" EDGE / 12" FIELD
WOOD STRUCTURAL PANELS GREATER THAN 1"	10d	16d	6" EDGE / 12" FIELD
DIAGONAL BOARD SHEATHING 1" x 6" OR 1" x 8"	2 - 8d	2 - 10d	PER SUPPORT
DIAGONAL BOARD SHEATHING 1" x 10" OR WIDER	3 - 8d	3 - 10d	PER SUPPORT

[1] NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6" ON-CENTER AT THE PANEL EDGE. ALTERNATIVE NAILING SCHEDULES SHALL BE USED WHERE WALL SHEATHING NAILING IS REDUCED. FOR EXAMPLE, IF WALL SHEATHING IS NAILED 3" ON-CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS SHALL BE USED TO MAINTAIN THE LOAD PATH.

[2] WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1-16d NAIL PER FOOT

Table 3.4A Rafter and/or Ceiling Joist to Top Plate Lateral and Shear Connection Requirements — **Exposure B**

(Prescriptive Alternative to Table 3.4)

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

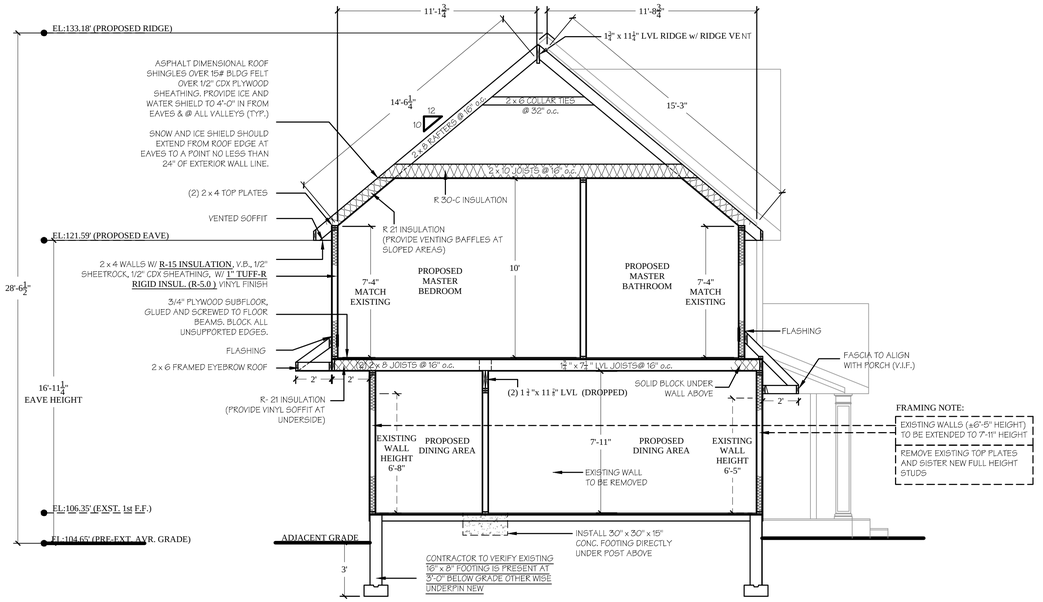
1 Prescriptive limits are based on assumptions in Table 3.4.

2 When ceiling joists are installed parallel to rafters, the sum of the toenails in the rafter and ceiling joist shall equal or exceed the tabulated number of nails required.

3 To avoid splitting, no more than 2 toenails shall be installed in each side of a rafter or ceiling joist when fastened to a 2x4 top plate or 3 toenails in each side when fastened to a 2x6 top plate.

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

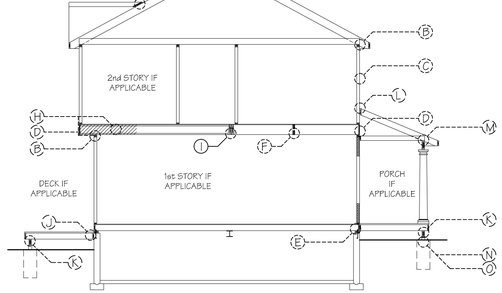
Wall Height	8'	10'
Top Plate to Ridge Height (ft)	Adjustment Factor	
10'	1.00	1.00
15'	1.15	1.25
20'	1.40	1.50



CROSS SECTION 'A'

0 5' 10' 15' SCALE: 1/4" = 1'-0"

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



TYP. CONNECTOR DIAGRAM

DETAIL SHEET A5 N.T.S.

NOTE: THE MECHANICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 12/24 OF THE RCNYS 2020

NOTE: THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 25/33 OF THE RCNYS 2020

NOTE: THE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 34/42 OF THE RCNYS 2020

CONTRACTOR TO VERIFY THAT WOOD SHEATHING TO BE A MIN. OF 6" FROM GRADE (AS PER RCNYS 2020 SECTION R317)

NOTE: ROOF COVERINGS TO BE INSTALLED AS PER (RCNYS 2020) SECTION R905

NOTE: ALL LUMBER THAT COMES IN CONTACT WITH MASONRY (CONCRETE) TO BE A.C.Q. LUMBER

DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS

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

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

CONTRACTOR TO VENT CONCEALED RAFTER SPACE ABOVE INSULATION TO THE EXTERIOR

PROVIDE 2" X 6" COLLAR TIES 32" o.c. @ ALL ROOFS. SET TOP OF TIES IN UPPER 1/3 OF THE DISTANCE BETWEEN B.O. RIDGE AND T.O. CEILING JOISTS.

CORROSION- RESISTIVE FLASHING TO BE PROVIDED UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS. ALL MATERIALS IN CONTRACT WITH PRESSURE TREATED LUMBER, (STRAP, TECO, NAILS, FLASHING) SHALL BE APPROVED FOR SUCH USE. (RCNYS 2020 SECTION R703.4)

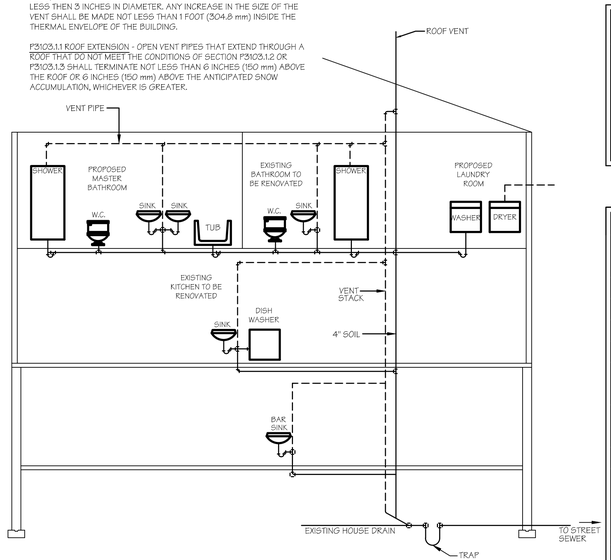
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM FOUNDATION WALL SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'

(AS PER RC 2020 SECTION R406)
EXCEPT WHERE REQUIRED BY SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPPROOFED FROM THE HIGHER OF (a) THE TOP OF THE FOOTING OR (b) 6 INCHES (152 mm) BELOW THE TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LESS THAN $\frac{3}{8}$ INCH (9.5 mm) PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. THE PARGING SHALL BE DAMPPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING.
1: BITUMINOUS COATING
2: THREE POUNDS PER SQUARE YARD (1.63 kg/m^2) OF ACRYLIC MODIFIED CEMENT.
3: ONE-EIGHTH-INCH (3.2 mm) COAT OF SURFACE-BONDING CEMENT COMPLYING WITH ASTM C 887.
4: ANY MATERIAL PERMITTED FOR WATERPROOFING IN SECTION R406.2
5: OTHER APPROVED METHODS OR MATERIALS.
(EXCEPTION)
1: PARGING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION TO THE MASONRY

CONCRETE WALLS SHALL BE DAMPPROOFED BY APPLYING ANY ONE OF THE LISTED DAMPPROOFING MATERIALS OR ANY ONE OF THE WATERPROOFING MATERIALS LISTED IN SECTION R406.2 TO THE EXTERIOR OF WALL

P3103.2 FROST CLOSURE - WHERE THE 97.5-PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0 DEGREES F (-18 DEGREES C) OR LESS, VENT EXTENSIONS THROUGH A ROOF OR A WALL SHALL NOT BE LESS THEN 3 INCHES IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1 FOOT (304.8 mm) INSIDE THE THERMAL ENVELOPE OF THE BUILDING.

P3103.1.1 ROOF EXTENSION - OPEN VENT PIPES THAT EXTEND THROUGH A ROOF THAT DO NOT MEET THE CONDITIONS OF SECTION P3103.1.2 OR P3103.1.3 SHALL TERMINATE NOT LESS THAN 6 INCHES (150 mm) ABOVE THE ROOF OR 6 INCHES (150 mm) ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER.



PLUMBING RISER DIAGRAM

N.T.S.

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

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

PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1 ½
BIDET	1 ¼
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1 ½
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND GARBAGE GRINDER)	1 ½
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1 ½
LAVATORY	1 ¼
SHOWER NOTE a	
5.7 GPM AND LESS	1 1/2
MORE THAN 5.7 GPM UP TO 12.3 GPM	2
MORE THAN 12.3 GPM UP TO 25.8 GPM	3
MORE THAN 25.8 GPM UP TO 55.6 GPM	4
WATER CLOSET	NOTE b

FOR SI: 1 inch = 25.4 mm.
(a) BASED ON TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODYSPRAYS
(b) CONSULT FIXTURE STANDARDS FOR TRAP DIMENSION OF SPECIFIC BOWLS

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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

REVISIONS PLOTTED: 7/18/2024

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
	7.18.24	B.Z.A. RESUBMISSION

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

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1563 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:
CROSS SECTION AND DETAILS

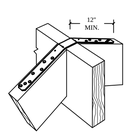
PROJECT:
XU RESIDENCE
3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. I.D#

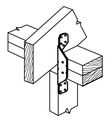
DRAWING No.
A4.0

Plotted: 7/17/2024 XUDrawings\2022220 XU-DEFINITIVE PACKAGE\2022220 XU-DEFINITIVE PACKAGE.dwg

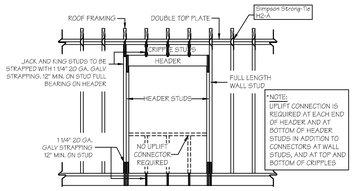
PROJECT INCLUDING STRAPPING
DESIGNED AS PER WFCM 2018



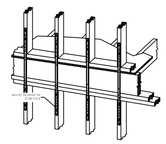
A RIDGE STRAP
SIMPSON STRONG - TIE
LSTA30 (20 GAUGE) @ 16" o.c.



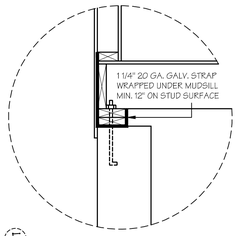
B RAFTER TO DOUBLE TOP PLATE
SIMPSON STRONG - TIE H2-A
INSTALL @ 16" o.c.



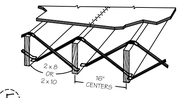
C TYPICAL FRAMING AND UPLIFT CONNECTIONS FOR OPENINGS



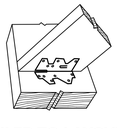
D FLOOR TO FLOOR CONNECTIONS
SIMPSON STRONG - TIE
CS20 - INSTALL @ 16" o.c.



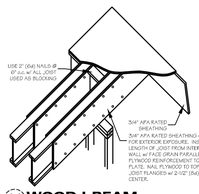
E MUDSILL STRAP



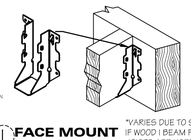
F JOIST TO JOIST
SIMPSON STRONG - TIE
LTB40 - INSTALL AS SHOWN



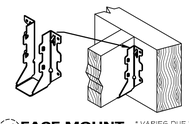
G NAILER TO LAYOVER RAFTER CONNECTION
SIMPSON STRONG - TIE
A35 FRAMING ANCHOR



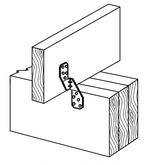
H WOOD I-BEAM CANTILEVER DETAIL



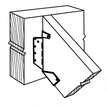
I FACE MOUNT HANGER
*VARIES DUE TO SIZE AND IF WOOD I BEAM FLOOR JOISTS ARE USED
SIMPSON STRONG - TIE
LUS26, LUS28, LUS26-2, LU328-C, LUS210, LUS210-2



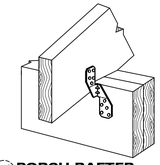
J FACE MOUNT HANGER
* VARIES DUE TO SIZE OF A.C.Q. JOIST
SIMPSON STRONG - TIE
LUS28-Z



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



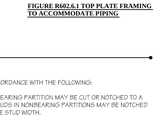
L ADJUSTABLE HANGER
SIMPSON STRONG - TIE
LSSU28 @ 16" o.c.



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

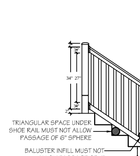
N POST TO GIRDER
SIMPSON STRONG - TIE CCQ3

O POST TO CONC. FOOTING
SIMPSON STRONG - TIE CBS44
TYPICAL INSTALLATION

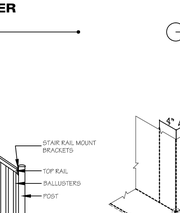


HIP CORNER PLATE
SIMPSON STRONG - TIE
HRC22

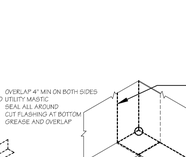
HIP CORNER PLATE
SIMPSON STRONG - TIE
HCP2 - 2X MEMBER SIZE
HCP2 - 4X MEMBER SIZE



SHEAR WALL HOLD DOWN - 4 STUDS
1st FLOOR



SHEAR WALL HOLD DOWN - 4 STUDS
2nd FLOOR

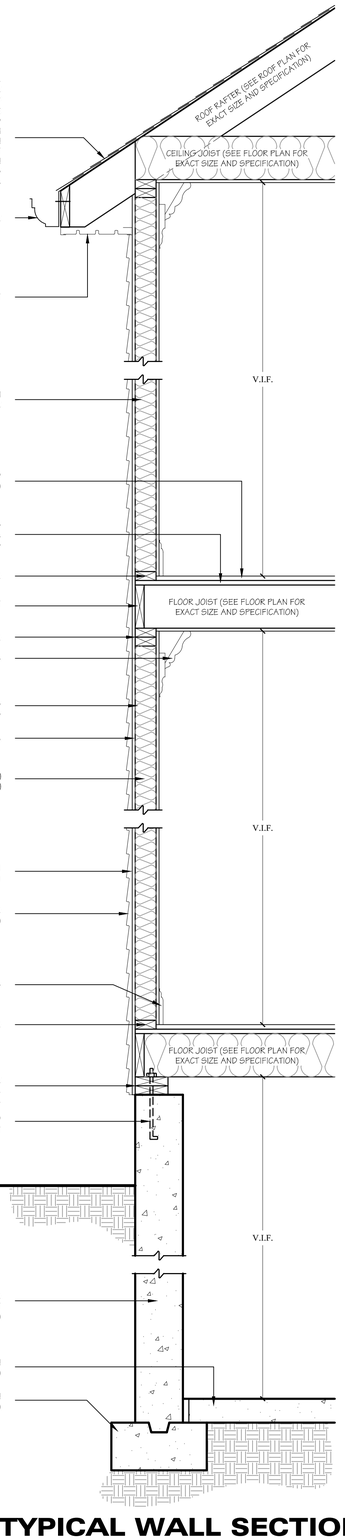


SHEAR WALL HOLD DOWN @ GIRDER
AT CANTILEVER

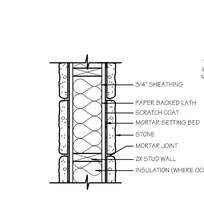
SHEAR WALL HOLD DOWN

3.4.4.2.3 HOLD-DOWNS AS PER (WFCM 2018)

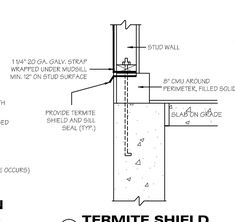
HOLD-DOWNS WITH A CAPACITY IN ACCORDANCE WITH TABLE 3.17F, DIVIDED BY THE APPROPRIATE LENGTH ADJUSTMENT FACTOR IN TABLE 3.17D, ARE REQUIRED AT THE END OF EACH SHEAR WALL SEGMENT, OR AT EACH END OF A PERFORATED SHEAR WALL. WHERE FULL HEIGHT SHEAR WALL SEGMENTS MEET AT A CORNER, A SINGLE HOLD-DOWN SHALL BE PERMITTED TO BE USED TO BE USED TO RESIST THE OVERTURNING FORCES IN BOTH DIRECTIONS WHEN THE CORNER FRAMING IN THE ADJOINING WALLS IS FASTENED TOGETHER TO TRANSFER THE UPLIFT LOAD (SEE FIGURES 3.8a-b) MIN. 4" o.c. 8d COMMON NAIL SPACING AT PANEL EDGES FOR SHEAR, ALL HORIZONTAL SHEATHING SEAMS TO BE BLOCKED SOLID.



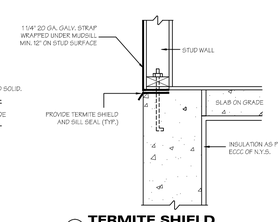
TYPICAL WALL SECTION



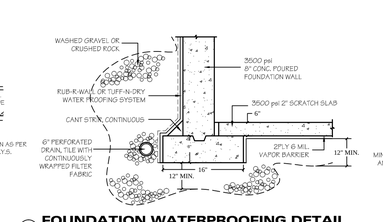
STONE INSTALLATION OVER STUD FRAMING



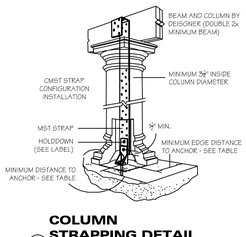
TERMITE SHIELD



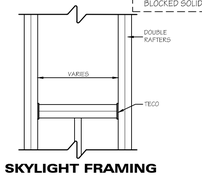
TERMITE SHIELD



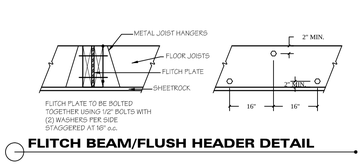
FOUNDATION WATERPROOFING DETAIL



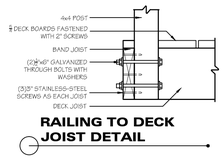
COLUMN STRAPPING DETAIL



SKYLIGHT FRAMING DETAIL

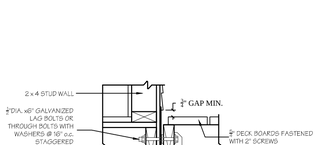


FLITCH BEAM/FLUSH HEADER DETAIL

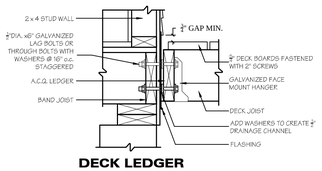


RAILING TO DECK JOIST DETAIL

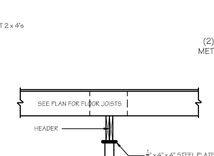
WOOD FRAMED INTO STEEL BEAM



FLYING GABLE DETAIL



DECK LEDGER DETAIL



DETAIL @ LOLLY COLUMN

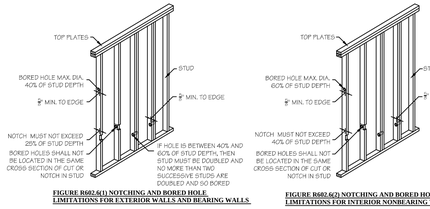


FIGURE R602.6(1) NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS.

FIGURE R602.6(2) NOTCHING AND BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS.

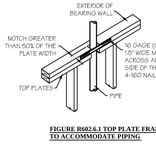


FIGURE R602.6.1 TOP PLATE FRAMING TO ACCOMMODATE PIPING.

STUD NOTCHING AND BORING DETAILS

R602.6.1 DRILLING AND NOTCHING OF TOP PLATE.

WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING OR NOTCHING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF ITS WIDTH, A GALVANIZED METAL TIE OF NOT LESS THAN 0.054 INCH THICK (1.37 MM) (16 GA) AND 1½ INCHES (58 MM) WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN FOUR 16D NAILS AT EACH SIDE OR EQUIVALENT. SEE FIGURE R602.6.1.

EXCEPTION: WHEN THE ENTIRE SIDE OF THE WALL WITH THE NOTCH OR CUT IS COVERED BY WOOD STRUCTURAL PANEL SHEATHING.

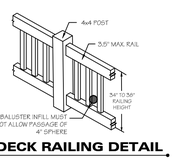
R602.6 DRILLING AND NOTCHING--STUDS.

DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

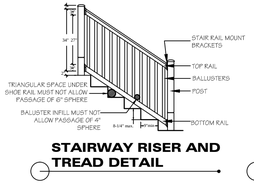
1. NOTCHING. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH.

2. DRILLING. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60 PERCENT OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH (16 MM) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40 PERCENT AND UP TO 60 PERCENT SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED. SEE FIGURES R602.6(1) AND R602.6(2). FOR BORED HOLES FOR ELECTRICAL WIRING, SEE TABLE E3702.1.

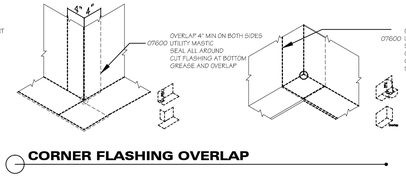
EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHEN THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



DECK RAILING DETAIL



STAIRWAY RISER AND TREAD DETAIL



CORNER FLASHING OVERLAP

STAIRWAY STRINGER DETAIL

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

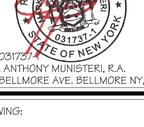
REVISIONS PLOTTED: 7/18/2024

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
	7.18.24	B.Z.A. 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.
N.BELLMORE, NY 11710

SEAL:



LIC # 031737-1
MARK ANTHONY MUNISTERI, R.A.
1563 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:

FIRST FLOOR FRAMING PLAN

PROJECT:

XU RESIDENCE

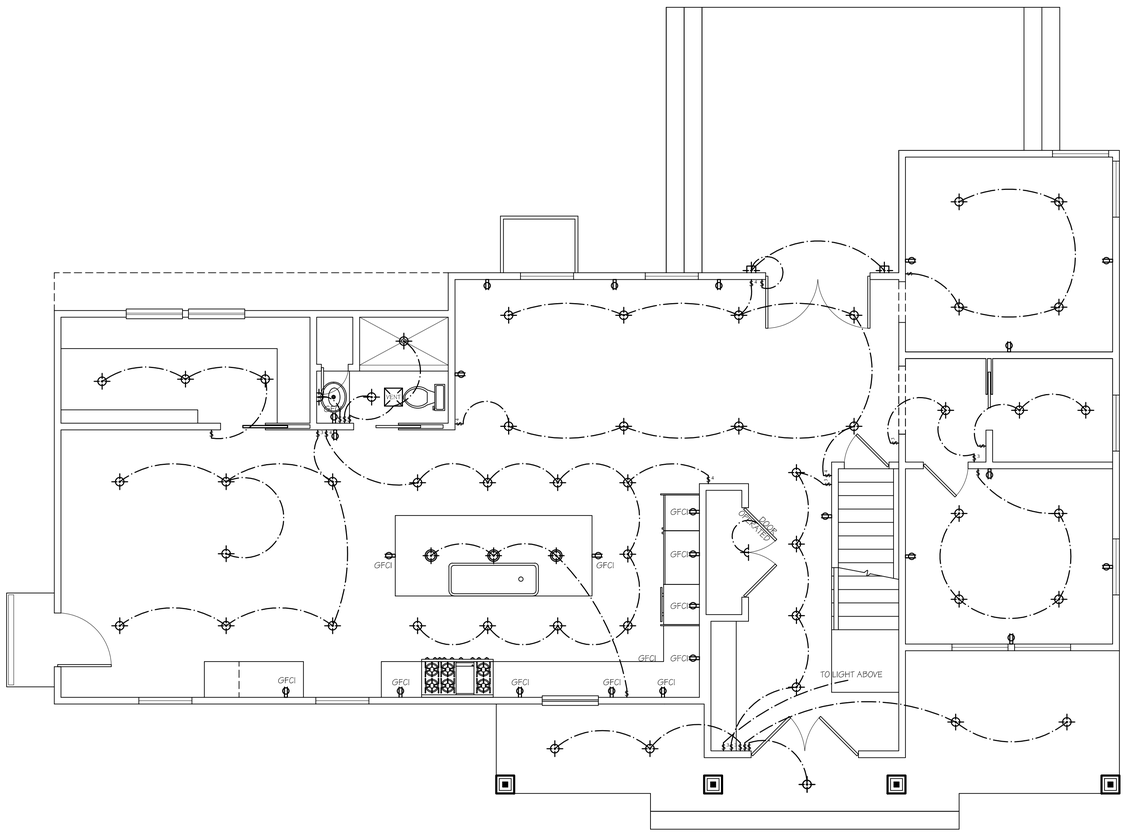
3 TWELFTH STREET
CARLE PLACE, NY 11514

D.O.B. I.D.#

DRAWING No.

A5.0

X:\Drawings\2022220\DOB\NO NEW EC SUBMISSION\ PRINTED BY: 7/17/24 Wed


GFCI
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NASSAU COUNTY
LONG ISLAND, NEW YORK

Home Contact GeoSearch

#21590

Prop. Black 4 ft. Black Chain Link Fence

Ex. Detached Garage

Proposed 4ft. Driveway Fence & Gate

Ex. Dwelling

DISAPPROVED

Dorys Rendon
06/25/2024

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

Proposed Gates 1 & 2 Front Entrances- New Black Chain link Gates

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.

N
W E
S

NTS

Nassau County
New York

Figure 1
Proposed Conditions
Garcia Property - 701 Roman Ave.

Date: 6/14/2024 | Version: 1

PROPOSED ADDITION.

THE REN RESIDENCE

38 S BAYLES AVE — PORT WASHINGTON, NEW YORK 11050

#21597

wing:
ed on plans or specifications.
ural drawings.
nces and regulations.
ss methodically, the contractor shall be bound to perform in strict
end/or recommendations.
onditions shall be the responsibility of the general contractor and his

cale. Never scale directly from drawings. Contractor should consult

y throughout the job unless otherwise noted or shown.
e and coordinate all drawings; when in the opinion of the contractor,
the Architect, in writing, before proceeding with the work or he shall
results of his action.
ifications shall be considered as part of the conditions for the work.
struction are not fully shown on the drawings, current national, state
irements as well as current acceptable building practices shall
same character as for similar conditions that are shown or noted.
nd will not have control over construction means, methods,
safety precautions and programs in connection with the work, and will
t or his contractors, subcontractors, or anyone performing any of the
ith the approved contract documents.
sitework, plumbing supply or waste, electrical circuitry, and heating,
ning systems are not a part of the professional services provided to
der their agreement. Any discrepancies with these documents by any
uments prepared by others should be indicated in writing to the

Contractor will furnish the Architect with two sets of shop drawings
be retained by Architect, the other set to be returned to contractor
studs but are not limited to roof trusses, floor trusses, stairs,
configurations of any prefabricated component be modified during
drawings, the Architect shall be furnished, prior to fabrication, with
on. If the Architect is not provided with the above information, the
s the Architect from any claim or suite whatsoever, including but not
cluded, arising or alleged to have arisen from prefabricated items.
these specifications shall be verified by the contractor for
y the event of a discrepancy between these specifications and local
y the Architect in writing of the discrepancy and special engineering
elding's structural integrity.
y more stringent information contained within the drawings. The more

the following conditions: Bearing Capacity: Min. 2000 psf. field
s. Water Table: Min. 2'-0" below bottom of all concrete slabs and
e shall not be placed on or in Marine Clay, Peat and other organic

ept sleeping rooms: 30psf). Exterior Balconies: 60psf. Stair Landings:
mum foundation lateral pressure: 40psf. Dead Loads: 10psf. Decks:
ith storage: 20psf. Guardrails & Handrails: 200plf.
st line of the locality and minimum 3'-0" below existing grade to
density having a load carrying capacity as specified in Note 12, as
satily where project is being built.
re distance from edge of wall to edge of undisturbed soil exceeds
porous, soil compacted in 6" layers to 95 % dry density or provide
undisturbed soil and 1'-0" into foundation wall.
of) shall be used against foundation walls consistent with the
ent fluid pressure of backfill not to exceed 40pcf (pounds per cubic
walls must be designed for actual pressures by a registered
where project is being built.
otherwise noted and substantiated by engineering calculations.
slabs-on-grade and framed floors are in place and have reached
be taken to brace foundation walls when backfilling. Where backfill
simultaneously.

Strength (PSI)	Min. Aggregate size	Slump
	½" - 1"	4" ↑
	½" - 1"	4" ½"
	½" - 1"	4" ½"
	½" - 1"	4" ↑ w/5% air entrainment

ments of ACI-318-14 specifications for structural concrete for buildings.
s and other inserts shall be positively secured in place and located
wings and details.

e new billet deformed bars grade 60 conforming to ASTM
l conform to ASTM A-185. See architectural drawings for sizes and

ement shall be in accordance with ACI-318-14 Manual of Building

icular elements shall terminate in hooks, placed two (2) inches clear

cial at least forty-eight (48) hours prior to each concrete pour. No
ing standing water or mud. Footings shall be dewatered prior to
placed until all reinforcing has been installed by the contractor and
proved licensed inspector.
eel shall be as follows:

id-depth of slab)
or face
ural drawings. Footings shall bear a minimum of 1'-0" into original
finished grade. Where required, step footings to ratio of 2 horizontal

in excavations, such changes shall be made as directed by the

by the building official or county approved inspector prior to the
forty-eight (48) hours notice for this observation.
compaction and supervisions shall be done according to the
ort prepared by a licensed geotechnical engineer. Concrete slab and
f value. If on-site test boring indicate lesser values, notify Engineer, in
ions can be made.
with 6 x 6 W1.4 x W1.4 WWF and shall be placed on 6 mil. vapor

unless otherwise noted.
dations: 12" from corners and intervals as per plans. Minimum
by manufacturer.
te walls to provide a continuous level flat solid bearing surface for all

d Lumber Standard
" and applicable Western Wood Products Association standards.
No. 2 grade. Douglas Fir-Larch with the following minimum structural

& WIDER Fb 875 PSI

625 PSI
PSI

DIVISION 6 - WOOD (CONTINUED)

2. Other species may be used provided substituted species shall meet or exceed requirements noted above.
3. Moisture content: All lumber 4" and deeper shall have moisture content not greater than 19%, air dried lumber is desired but not necessary. Lumber may be kiln dried, however drying process must be slow and regulated to cause a minimum amount of checking, comparable with air dried stock.
4. All exterior lumber and lumber in contact with masonry or concrete shall be pressure preservative treated in accordance with AF&PA standards and stamped "Ground Contact 0.40 lbs/cubic foot".
5. Grade stamps shall appear on all lumber.
6. Store all lumber above grade and protect from exposure to weather.

B. Fitch Beams:
1. Fitch beams shall have a minimum fb = 1500lb, E=1.1 with 1/2" bolts located not closer than 2" from the top and bottom edge unless otherwise noted. There shall be a bolt top and bottom 2" from each end (see typical fitch plate bolt pattern detail).

C. Joist Hangers:
1. All purlins, joists and beams not framed over supporting members shall be supported
2. Joist hangers shall be prime quality steel which conforms to ASTM-A653/A653M-15, min. 22 gauge. Products acceptable shall be Simpson, Kant-Sag, or equivalent.

D. Bolts in Wood Framing:
1. All bolts in wood framing shall be standard machine bolts with standard malleable iron washers or steel plate washers.
2. Steel plate washer sizes shall be as follows:
a. 1/2" and 5/8" Diam. bolts - 2-1/4" sq. x 5/16"
b. 3/4" Dia. bolts-2-5/8" sq. x 5/16".
3. Each bolt hole in wood shall be drilled 1/16" larger than diameter of bolt.
4. For all anchors, see typical details on architectural drawings.

E. Lag Bolts:
1. Shall be of structural grade steel.
2. Washers shall be placed under the head of lag bolts bearing on wood. Length of lag bolts shall be minimum 2/3 depth of members being bolted together.

F. Altering Structural Members:
1. No structural member shall be omitted, notched, cut, blocked out or relocated without prior approval by the Engineer. Do not alter sizes of members noted without approval of Engineer.

G. Built-up Beams:
1. Built-up beams or joists formed by a multiple of 2 x members shall be interconnected as follows:
a. Members 9-1/4" and less in depth: glue and internal w/2 rows 16D nails at 12" o.c. staggered.
b. Members greater than 9-1/4" in depth or multiple 3 x members through bolt with 1/2" diameter machine bolts at 24" o.c. staggered.

H. Cutting of Beams, Joist and Rafters:
1. Cutting of wood beams, joists and rafters shall be limited to cuts and bored holes not deeper than 1/6 the depth of the member and shall not be located in the middle of 1/3 of the span. Notch depth of the ends at the member shall not exceed 1/4 the depth of the member. Holes bored or out into joist shall not be closer than 2 inches to the tip or bottom of the joists and the diameter of the hole shall not exceed 1/3 the depth of the joist. The tension side of beams, joists and rafters of 4 inches or greater nominal thickness shall not be notched, except at ends of members.

I. Pipes in Stud bearing Nails or Shear Nails:
1. Notches or bored holes to studs of bearing walls or partitions shall not be more than 1/3 the depth of the stud.

J. Bridging and Blocking:
1. There shall be not less than one line of bridging in every eight feet of span in floor, attic and roof framing. The bridging shall consist of not less than one by three inch lumber double nailed at each end or of equivalent metal bracing of equal rigidity. Midspan bridging is not required for attic or roof framing where joist depth does not exceed twelve inches nominal. Block solid at all bearing supports where adequate lateral support is not otherwise provided. Block all stud walls at maximum intervals of eight feet with minimum of 2 x solid material with tight joints. Provide 2 x firestops at mid-point vertically of stud wall. Bridging as required by floor truss manufacturer's printed instructions.

K. Lintel Schedule:
1. Unless otherwise shown, provide 1 lintel with 6" minimum bearing for each 4" of wall thickness.
2. Lintel Schedule:

Span	Size of Member
Up to 4'-0"	3 ½ x 3 ½ x ½" or 2-2x6
4'-1" to 5'-0"	4 x 3 ½ x 5/16 or 2-2x8
5'-1" to 6'-0"	5 x 3 ½ x 5/16 or 2-2x10
6'-1" to 8'-0"	6 x 3 ½ x 5/16 or 2-2x12

L. Plywood:
1. All plywood shall be Doug fir or equal. It shall be manufactured and graded in accordance with DOC PS 1-09 for Construction and Industrial Plywood.
2. Each plywood sheet shall bear the "APA" trademark.
3. All end joints shall be staggered and shall butt along the center lines of framing members.
4. The face grain of the plywood shall be laid at right angles to the joists and trusses and parallel to the studs.
5. Nails shall be placed 3/8" minimum from the edge of the sheets. The minimum nail penetration into framing members shall be 1 1/2" for 8d nails and 1 3/8" for 10d nails.
6. All floors shall be nailed as per nailing schedule.

M. Corner Bracing:
1. Unless otherwise noted, brace exterior corners of building with 1 x 4 diagonals, let into studs, or with 4 x 8 plywood sheet of thickness to match that of sheathing, or with metal strap devices installed in accordance nailing schedule
2. Lap plates at all corners.

N. Nailing:
1. All nailing shall comply with nailing schedules in 2020 Residential Code of NYS, (see attached schedule) and all state and local building codes, or maufacturer's recommendations.

O. Fire Stopping:
1. Fire stopping shall be provided to cut off all concealed draft openings (both vertical and horizontal) with 2" nominal lumber or 2 thicknesses of 1" nominal lumber with broken lap joints or other approved material.

P. Alignment:
1. All rafters and joists framing from opposite sides shall lap at least six (3) inches and be nailed together with min. (3) 10d face nails. ((see attached nailing schedule for superceeding requirements)
2. When framing end to end joists shall be secured together by metal straps.

Q. Partitions:
1. General:
a. Provide solid blocking at 4'-0" o.c. between the joist and first interior parallel joist.
b. Splices of the top and bottom portion of double top plates must be staggered a minimum of 4'-0".
c. Splices shall occur only directly over studs.
d. Structural variations are allowed if substantiated by engineering calculations. Stamped by professional engineer licensed to practice in the jurisdiction where construction is taking place. One set of calculations to be provided to Engineer for approval prior to construction.
e. Lap top plates at corners and intersections.
2. Bearing Walls supporting one floor or more:
a. Partitions must be constructed of minimum 2 x 4 studs spaced 16" o.c. of type lumber specified.
b. If a double top plate of less than 2-2 x 6's or 3-2 x 4's is used, floor joists shall be centered directly over and below bearing wall studs with a tolerance of no more than 1" unless substantiated by engineering calculations.
c. Bearing stud walls must be sheathed with a minimum 1/2" gypsum board fastened according to drywall manufacturer recommendation.

R. Wood Roof Trusses:
1. Timber trusses shall be designed in accordance with accepted engineering practices. Calculations, joint strength information (allowable load per square inch or per nail, allowable edge distance, allowable end distances) load test data and other information as necessary shall be submitted to local authorities for approval prior to fabrication. Each truss shall be secured at bearing with one "rafter tie" metal type anchor at each end.
2. Scissor Trusses: Manufacturer to calculate horizontal thrust of trusses subjected to design loads and to include the information with shop drawings. Each truss to be secured at one end with a metal "rafter tie" type anchor and a scissors truss connector, "Simpson" or approved equal, at the other end to tie down the truss while permitting the truss to move outward without deflecting the wall.
3. Truss diagrams and truss layout plan show design intent only. Truss manufacturer shall verify all spans, dimensions, heel heights, pitches, etc. Fabricator must submit two sets of component shop drawings and truss layout plan, each sealed by a professional engineer registered in the jurisdiction where the construction is taking place, to Engineer prior to fabrication, one for Engineer's records and one to be returned to contractor after review.
4. Truss shop drawings indicating calculations, loading, load test data, horizontal thrust and any other information required shall be sealed by a professional engineer registered in the jurisdiction where construction is taking place and be submitted to building officials prior to fabrication.
5. Store trusses above grade on wood sticking in such a way to prevent bending, warping or deflection of trusses.

DIVISION 6 - WOOD (CONTINUED)

6. Roof Truss Bracing: Install permanent bracing for all wood roof trusses as specified below. Follow all recommendations specified in Bracing Wood Trusses: Commentary and Recommendations BWT-76 Truss Plate Institute, Inc.
a. Top Chord Plane: Properly installed plywood sheathing with staggered joints and correct nailing should adequately brace the top chord plan. However, when gable end trusses are used, continuous 2 x 4 braces should be installed at a 45° angle to the truss framing. These braces should occur at 3 points on each gable end: midspan between roof center-line and wall on each side of center-line and at center line of roof.
b. Web Member Plane: Provide continuous 2 x 4 braces at 45deg angle from the bottom chord of the truss. This brace should cross at least 4 adjacent trusses and terminate at the truss ridge. Securely nail this brace to all members it crosses. Install this bracing at all gable or end wall conditions and at 14 foot minimum intervals throughout the truss system.
c. Bottom Chord Plane: Provide continuous 2 x 4 braces on top of the bottom chord of all roof trusses. Three rows minimum are required located at the 1/4 points of the truss span. Securely nail these braces to all members that it crosses.
S. Wood Floor Trusses:
1. Floor trusses to be manufactured and installed in strict accordance with manufacturer's recommendations. All spans, joist depth and spacing to be verified by manufacturer's. Shop drawings indicating calculations, loading, load test data and any other information required shall be sealed by a professional engineer registered in the jurisdiction where construction is taking place. Truss manufacturer shall verify all spans, dimensions, bearing points spacing, etc. Fabricator must submit two sets of complete shop drawings and truss layout plan, each sealed by a professional engineer registered in the jurisdiction where the construction is taking place, to Engineer prior to fabrication, one for Engineer's records and one to be returned to contractor after review.
2. Store trusses above grade on wood sticking to prevent contact with bare each Cover with tarpaulins to prevent exposure to the elements. Always store upright, especially if stacking.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

A. Roofing:
1. Fiberglass Shingles: THIRTY (30) year self sealing shingles over 1 layer of 30# asphalt saturated felt underlayment unless otherwise noted. Install according to manufacturer's instructions.
2. Cedar Shakes: #2 grade red-label cedar shakes (18" 1 x .45"T) over one layer 30# a.s.f. underlayment. Install with 4 1/2" weather exposure. Apply an 18" wide strip of 30# a.s.f. over each course of shakes, 9" from bottom edge of shake extending over top of shake and onto sheathing.
3. Eave Flashing: See note B-4, below.

B. Flashing:
1. All flashing, counter flashing, and coping when of metal shall be of not less than no. 26 U.S. gauge corrosion-resistant metal.
2. Flash all exterior openings and all building corners with approved material to extend at least 4" behind wall covering. Cover all exposed plywood at building corners with waterproof building paper.
3. Step flash at all roof to wall conditions. Flash and caulk wood beams and other projections through exterior walls or roof surfaces.
4. Save flashing shall consist of two layers of 15# a.s.f. cemented together in addition to required nailing from the edge of the eave up the roof to overlay a point 24 inches inside the interior wall line of the building.

C. Attic Ventilation:
1. Enclosed attic truss spaces and enclosed roof rafters shall have cross ventilation for separate space with screened ventilating openings protected against the entrance of moisture and rain in accordance with the WFCM, and NYS and local codes and ordinances. See details on architectural plans for locations and details.

DIVISION 8 - DOORS AND WINDOWS

A. General
1. Windows in buildings located in wind-borne debris regions (120 mph wind zone or with-in one mile of the ocean, bay and sound) shall have glazed openings protected from wind-borne debris or the building shall be designed as a partially enclosed building in accordance with the Building Code of New York State. Glazed opening protection for wind-borne debris shall meet the requirements of the Large Missile Test of ASTM E1996 and of ASTM E1886
Exception:
Wood structural panels with a minimum thickness of 7/16 inch (11.1 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one- and two-story buildings. Panels shall be precut to cover the glazed openings with attachment hardware provided. Attachments shall be provided in accordance with Table R302.2.1.2 or shall be designed to resist the components and cladding loads determined in accordance with the provisions of the Residential Code of New York State.
2. All windows shall have insulating glass, or single glass with storm windows or equal. Sizes indicated on plans are nominal only. Builder to consult with window manufacturer to determine exact sizes, rough opening, etc. At least one window from each bedroom area shall have a net clear opening area of 5.7 Sq. Ft. (grade floor 5.0 Sq. Ft.) with a net clear height of 24", a net clear opening width of 20", and a sill height of 44" or less above the floor for egress purposes. Glazing in doors and fixed glazed panels immediately adjacent to doors or within 18" of the floor, which may be subject to frequent and recurrent accidental human impact shall be tempered as per Residential Code of New York State and local codes and ordinances.

DIVISION 9 - FINISHES

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

DIVISION 15 - MECHANICAL

A. Heating Ventilation and Air Conditioning:
1. All work shall be in full accordance with all current codes and regulations of the governing agencies.
2. Mechanical subcontractor to submit shop drawings indicating duct layouts, condenser location, duct sizes, etc. to Engineer prior to installation. Mechanical subcontractor to review structural shop drawings and notify the Engineer of any mechanical and structural and design intent conflicts prior to construction.
3. All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.

B. Plumbing:
1. All work shall be in full accordance with all current codes and regulations of governing agencies.
2. All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.
3. Plumbing subcontractor to review structural and mechanical drawings and notify the Engineer of any plumbing, HVAC, structural and design intent conflicts prior to construction.

DIVISION 16 - ELECTRICAL

1. All work shall be in full accordance with all applicable National, State and Local codes and shall comply with the requirements of the serving power and telephone companies.
2. All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.
3. Installation:
a. All equipment installed outdoor and exposed to weather shall be weatherproof.
b. Bottom of receptacles and switches shall be located 5" above counter top unless otherwise noted on drawings.
c. Receptacles shall be installed vertically at 12" above finish floor and 12"-0" o.c. horizontally. All receptacles within 6'-0" horizontally of a sink lavatory or tub shall be wired to a ground fault interrupted circuit.
d. Wall switches to be 48" above floor.
e. All smoke detectors to be line voltage and wired in a manner such that the activation of one will activate all. Each floor level to have at least one smoke detector. Each bedroom to have its own smoke detector in addition to a smoke detector located in a hallway outside the bedrooms.
f. A line voltage carbon monoxide detector shall be located at each level of the dwelling , including the basement or cellar.

Minimum Uniformly Distributed Live Loads : Table R3015		
USE	LIVE LOAD	DEAD LOAD
Exterior Balconies	60 psf	10 psf
Decks	40 psf	10 psf
Passenger Vehicle Garages	50 psf	as per plan
ATTICS without Storage	10 psf	10 psf
ATTICS with Storage	20 psf	10 psf
ROOMS other than sleeping rooms	40 psf	10 psf
Sleeping Rooms	30 psf	10 psf
Stairs	40 psf	10 psf
Guardrails and Handrails	200 psf	10 psf
ROOFS : Live = Ground Snow Load Adjustments as per ASCE 7	20 psf 30 psf	10 psf

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

GROUND SNOW LOAD	WIND DESIGN CRITERIA: WIND SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND CATEGORY	WIND BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE SHIELD UNDERLAY-MENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
20 PSF	130 MPH VULT	NO	NO	WITHIN 1 MI. OF WATER	B	SEVERE	36"	MOD. TO HEAVY	11 DEG. F.	YES	NONE ZONE X	492 N. SHORE 599 S. SHORE 510 EAST END	51 DEG. F.

DESIGN CRITERIA FOR MANUAL J

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMP.	DESIGN TEMP. COOLING	HEATING TEMP DIFFERENCE
108 FT	41 N	15 DEG. F.	86 DEG. F.	CORRECTION 1	70 DEG. F.	75 DEG. F. DRY BULB 63 DEG. F. WET BULB	55 DEG. F.
COOLING TEMP. DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
11 DEG. F.	15 MPH	7.5 MPH	72 DEG. F.	RANGE M	40%	32 GR@50% RH	

DRAWING INDEX

T-01	GENERAL NOTES SITE PLAN
A-01	BASEMENT PLAN & FIRST FLOOR PLAN
A-02	SECOND FLOOR PLAN & ATTIC PLAN
A-03	FRONT & RIGHT ELEVATIONS
A-04	REAR & LEFT ELEVATIONS

CODE INFORMATION

THESE CONSTRUCTION DOCUMENTS WERE PREPARED USING THE 2020 RESIDENTIAL BUILDING CODE. IN CONJUNCTION W/ THE PRESCRIPTIVE DESIGN OF THE WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (2018 EDITION)

THESE ENERGY CONSERVATION CALCULATIONS WERE PREPARED USING THE 2020 ENERGY CONSERVATION CODE

STRUCTURAL & M.E.P. INFORMATION

IN ACCORDANCE WITH APPENDIX J OF THE RESIDENTIAL CODE OF NEW YORK STATE, THE EXISTING ELECTRICAL SERVICE, HVAC SYSTEM AND PLUMBING SYSTEMS HAVE BEEN INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT MEETS OR EXCEEDS THE REQUIREMENTS OF THE RESIDENTIAL CODES OF NEW YORK AND ARE ADEQUATE TO FACILITATE THE PROPOSED ADDITION AND ALTERATIONS AS DEPICTED ON THE CONSTRUCTION DOCUMENTS.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT I HAVE CONCLUDED THE STRUCTURE OF THE EXISTING DWELLING IS STRUCTURALLY SOUND AND ADEQUATE TO FACILITATE THE PROPOSED ADDITION AND ALTERATIONS AS DEPICTED ON THE CONSTRUCTION DOCUMENTS.

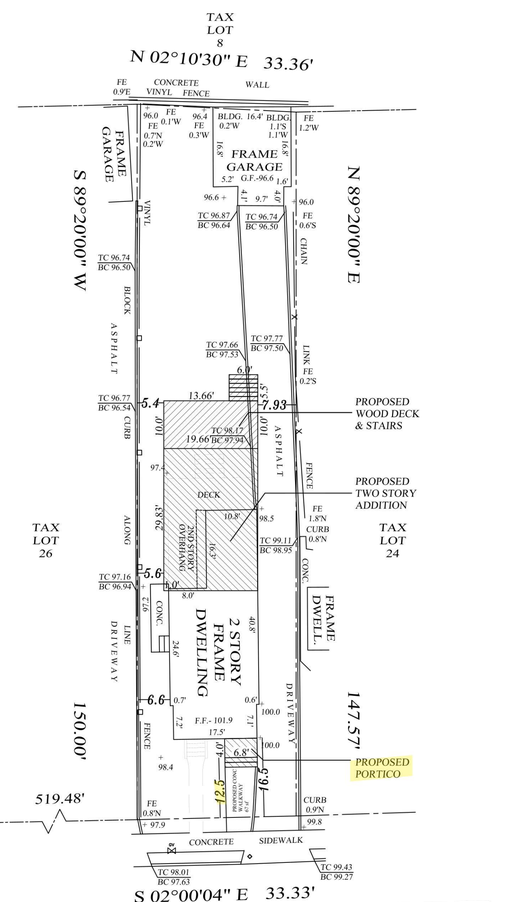
TABLE OF DIMENSIONAL REGULATIONS

TOWN OF NORTH HEMPSTEAD
THE REN RESIDENCE
38 S BAYLES AVE
PORT WASHINGTON, NEW YORK 11050
TAX MAP ID. 5-98-25

PRIMARY BUILDING	ZONE "B-A" (RES C)	EXISTING	PROPOSED
MAXIMUM HEIGHT (FEET/STORIES)	30'/2 1/2	31.42'	31.88'
MINIMUM LOT AREA (SQUARE FEET)	5,000	4,961.2	4,961.2'
MINIMUM WIDTH OF LOT	40'	33.33'	33.33'
MINIMUM FRONT YARD DEPTH (FEET)	AVG WITHIN 200' + 19.5' OR 25.0' WHICHEVER IS GREATER	16.5'	16.5' BUILDING 12.5' PORTICO
MINIMUM REAR YARD DEPTH	15'	63.9'	54.1'
MINIMUM SIDE YARD WIDTHS, ANY ONE 1 (FEET)/COMBINED	5'/25 LOT WIDTH=8.34'	6.6'/14.53'	5.4'/13.33'
MAX. BUILDING AREA (% OF LOT COVERAGE)	35%	21.5%	29.6%
MAX. FLOOR AREA (% OF LOT AREA)	50%	43.0%	58.7%
ACCESSORY STRUCTURES			
MAXIMUM HEIGHT (FEET/STORIES)	15.0'	12.4'	12.4'
MINIMUM SETBACK FROM SIDE LOT LINE	3.0'	1.4'	1.4'
MINIMUM SETBACK FROM REAR LOT LINE	3.0'	1.8'	1.8'
MAXIMUM LOT COVERAGE (PERCENTAGE OF REQUIRED REAR YARD AREA)	40%	12.5%	12.5%

FLOOR AREA RATIO

	Existing Structures	Proposed Structures
	Area (sq. ft)	Area (sq. ft)
TOTAL LOT AREA	4,961.2	4,961.2
FIRST FLOOR	749.7	1,154.4
SECOND FLOOR	656.7	1,028.4
ATTACHED GARAGE		
DETACHED GARAGE	315.3	315.3
ROOFED OVER DECKS/PORCHES	-	27.2'
DECKS	336	261.3
FINISHED ATTIC SPACE	412.9	412.9
ALL ACCESSORY STRUCTURES	-	-
GROSS FLOOR AREA	2,134.6	2,911.0
F.A.R.(FLOOR AREA RATIO)	43.0%	58.7%
TOTAL SQ. FT.	1,065.0	1,469.7
LOT COVERAGE	21.5%	29.6%



NOTES:
1. AVERAGE FRONT BUILDING SETBACK- 19.5'
2. ELEVATIONS REFER TO AN ASSUMED DATUM

1 / T-01 **SITE PLAN**
SCALE: 1"=10'

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.

DISAPPROVED
Nicholas Vissichelli
08/15/2024

RBP24-000775
RBP24-000709

JOB • 2024 REN
DATE 03-2024
DWG • T-01

SCALE: AS NOTED	REVISIONS:
	7-24-24 ISSUE FOR ZONING
	8-5-24 ISSUE FOR ZONING
	8-14-24 ISSUE FOR ZONING

REGISTERED ARCHITECT CHRISTOPHER ALBERT KENG STATE OF NEW YORK

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

DRAWING TITLE:
GENERAL NOTES
SITE PLAN

CHRISTOPHER ALBERT ENG
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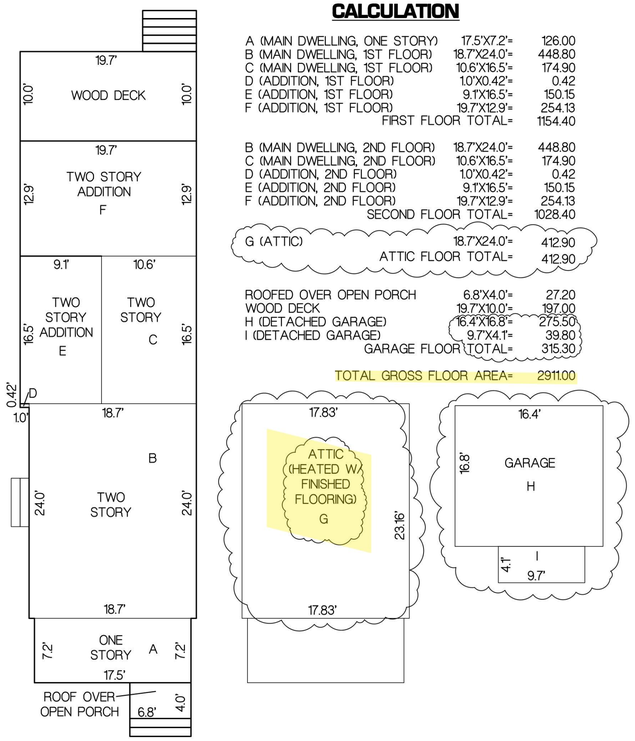
PROJECT:
THE REN RESIDENCE
38 SOUTH BAYLESS AVE PORT WASHINGTON, NEW YORK 11050

GROSS FLOOR AREA



CALCULATION

A (MAIN DWELLING, ONE STORY)	17.5'X7.2'=	126.00
B (MAIN DWELLING, 1ST FLOOR)	18.7'X24.0'=	448.80
C (MAIN DWELLING, 1ST FLOOR)	10.6'X16.5'=	174.90
D (ADDITION, 1ST FLOOR)	1.0'X0.42'=	0.42
E (ADDITION, 1ST FLOOR)	9.1'X16.5'=	150.15
F (ADDITION, 1ST FLOOR)	19.7'X12.9'=	254.13
FIRST FLOOR TOTAL=		1154.40
B (MAIN DWELLING, 2ND FLOOR)	18.7'X24.0'=	448.80
C (MAIN DWELLING, 2ND FLOOR)	10.6'X16.5'=	174.90
D (ADDITION, 2ND FLOOR)	1.0'X0.42'=	0.42
E (ADDITION, 2ND FLOOR)	9.1'X16.5'=	150.15
F (ADDITION, 2ND FLOOR)	19.7'X12.9'=	254.13
SECOND FLOOR TOTAL=		1028.40
G (ATTIC)	18.7'X24.0'=	412.90
ATTIC FLOOR TOTAL=		412.90
ROOFED OVER OPEN PORCH	6.8'X4.0'=	27.20
WOOD DECK	19.7'X10.0'=	197.00
H (DETACHED GARAGE)	16.4'X16.8'=	275.50
I (DETACHED GARAGE)	9.7'X4.1'=	39.80
GARAGE FLOOR TOTAL=		315.30

TOTAL GROSS FLOOR AREA= 2911.00

AVERAGE FRONT YARD SETBACK

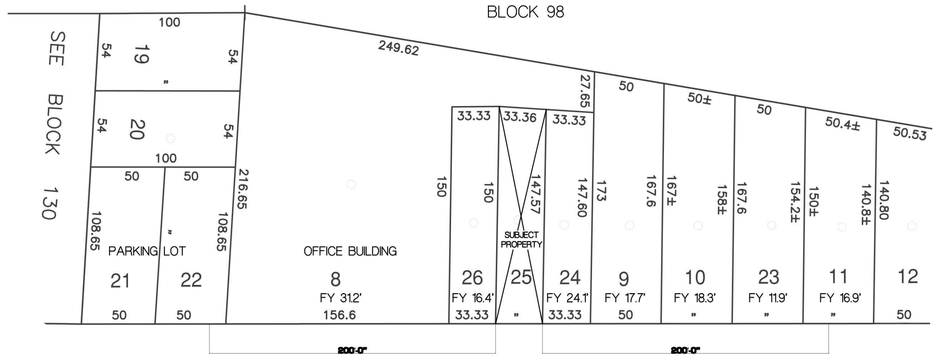
CALCULATION

S BAYLES AVE

BLOCK	LOT	
98	8,22	31.2'
98	26	16.4'
98	24	24.1'
98	9	17.7'
98	10	18.3'
98	23	11.9'
98	11	16.9'
		136.5'

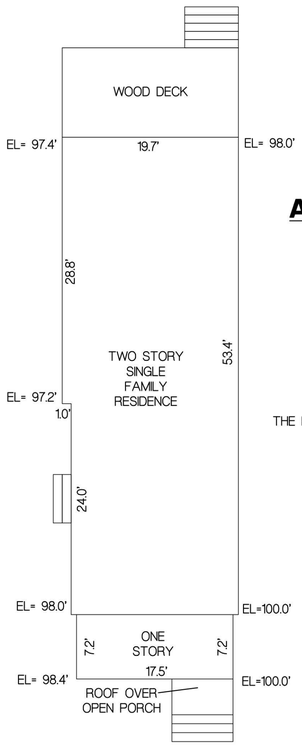
136.5'/7 = 19.5'

SECTION 5
BLOCK 98



SOUTH BAYLES

PREEXISTING AVERAGE GRADE

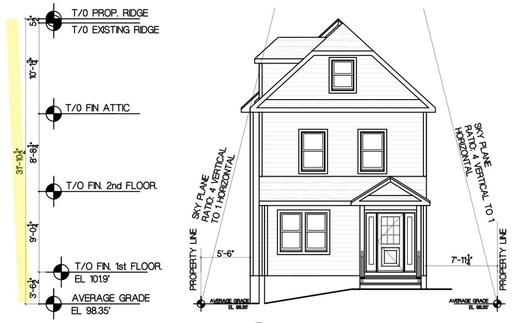


CALCULATION

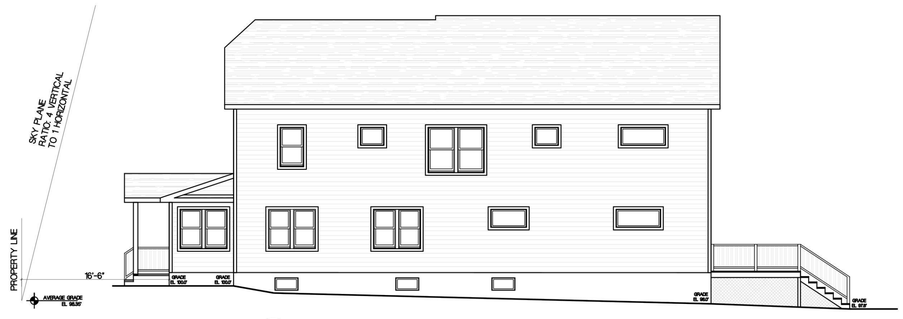
98.4+100.0=198.4/2=	99.2X17.5=	1,736.0
100.0+100.0=200.0/2=	100.0X7.2=	720.0
100.0+ 98.0=198.0/2=	99.0X53.4=	5,286.6
98.0+ 97.4=195.4/2=	97.7X19.7=	1,924.7
97.4+ 97.2=194.6/2=	97.3X28.8=	2,802.2
97.2+ 98.0=195.2/2=	97.6X24.0=	2,342.4
98.0+ 98.4=196.4/2=	98.2X7.2=	707.1
	157.8	15,519.0

15,519.0/157.8=98.35

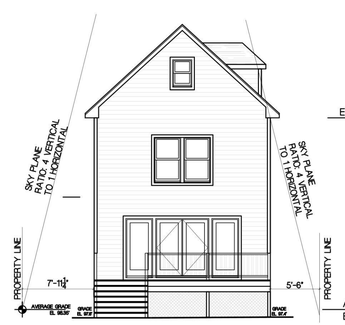
THE PREEXISTING AVERAGE GRADE=98.35'



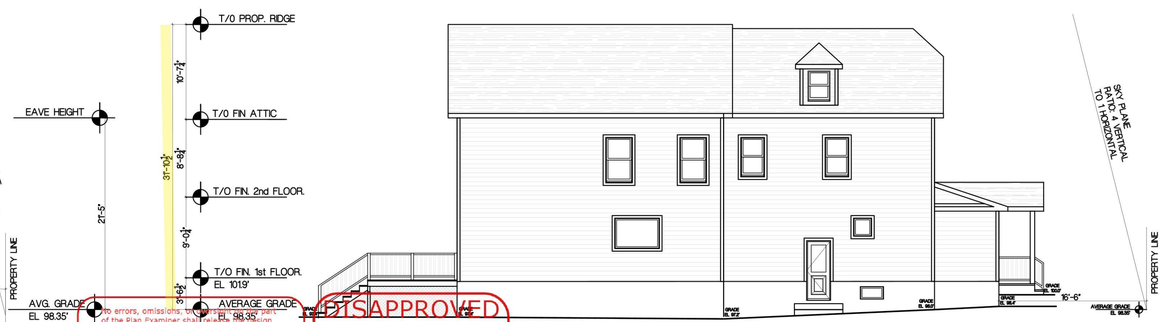
1 A-01 **FRONT ELEVATION**
SCALE: 1/8"=1'-0"



2 A-01 **RIGHT SIDE ELEVATION**
SCALE: 1/8"=1'-0"



3 A-01 **REAR ELEVATION**
SCALE: 1/8"=1'-0"



4 A-01 **LEFT SIDE ELEVATION**
SCALE: 1/8"=1'-0"

The Plan Examiner makes no representations as to errors, omissions, or conflicts in the plans. It is the responsibility of the Plan Examiner shall relieve 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.

DISAPPROVED
Nicholas Visscheli
08/15/2024

RBP24-000709

JOB # 2024 REN
DATE: 03-2024
DWG # A-01

SCALE: AS NOTED
REVISIONS:
7-24-24 ISSUE FOR ZONING
8-5-24 ISSUE FOR ZONING
8-14-24 ISSUE FOR ZONING

REGISTERED ARCHITECT CHRISTOPHER ALBERT KLEIN STATE OF NEW YORK 026150

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

DRAWING TITLE:
ZONING CALCULATIONS

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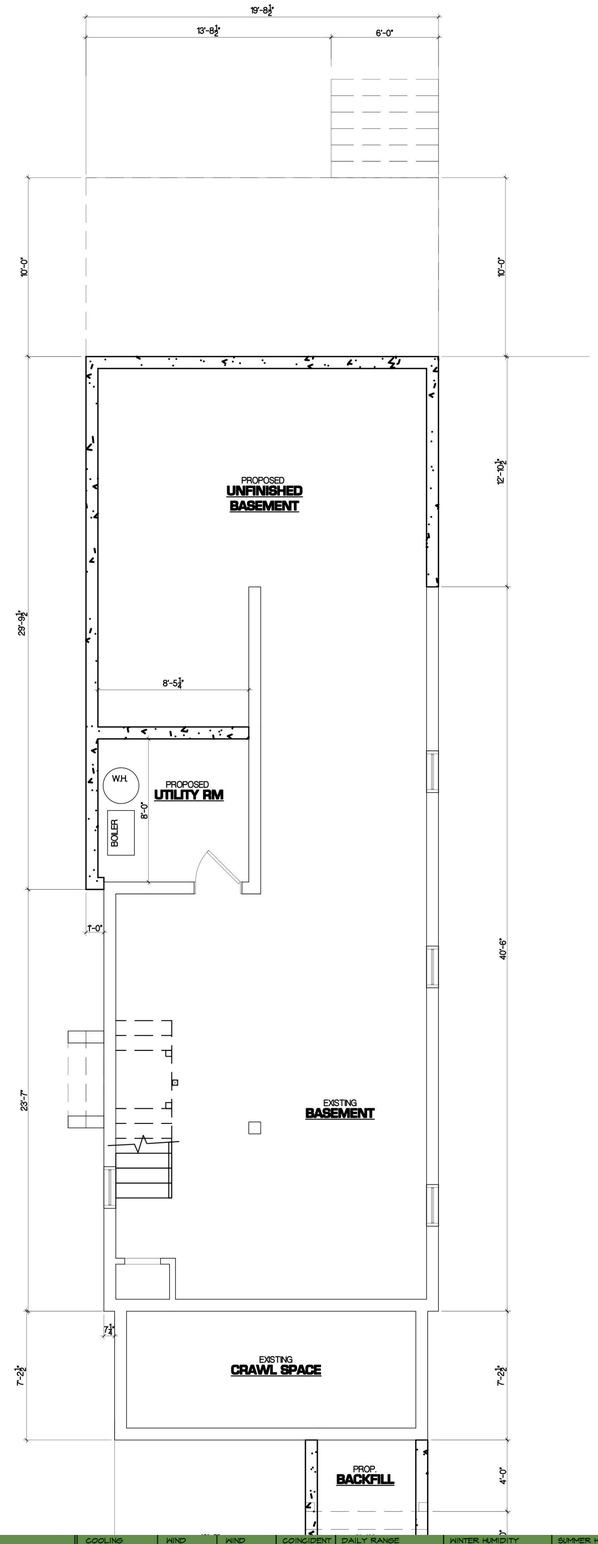
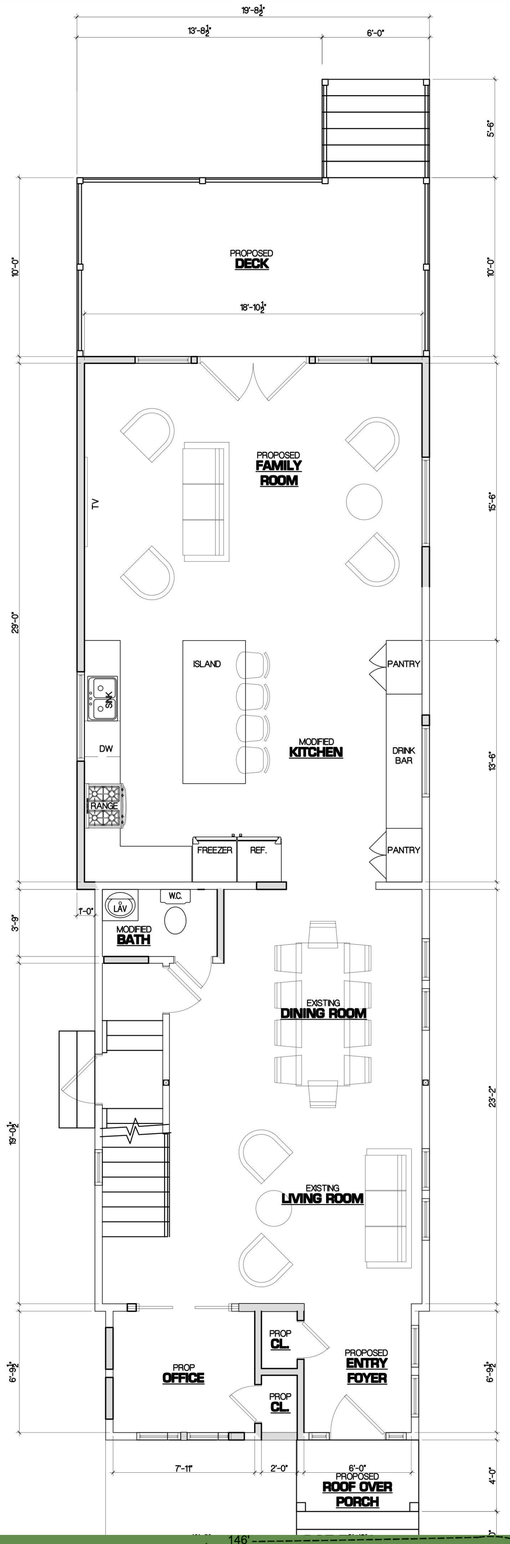
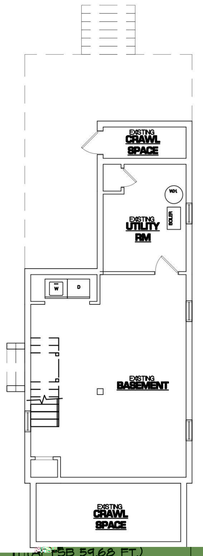
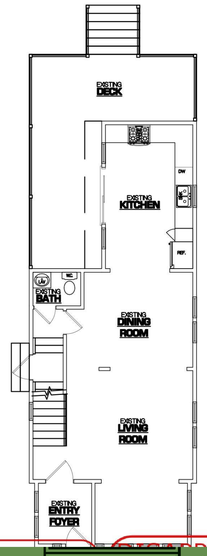
PROJECT:
THE REN RESIDENCE
38 SOUTH BAYLESS AVE PORT WASHINGTON, NEW YORK 11050









(N. FSB 59.68 FT.)		58 FT.
REAR YARD	20 FT.	80.5 FT.
SIDE YARD (MIN)	15 FT.	17 FT.
SIDE YARD (AGG)	35 FT.	38 FT.
BUILDING HEIGHT	30 FT.	29.58 FT.
EAVE HEIGHT	22 FT.	21.83 FT.
LOT COVERAGE	20 %	19.31 %
FRONT YARD PAVING	30 %	41.44 %

COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY
------	------	------	------	------	------	------

REGISTERED ARCHITECT
TODD O'CONNELL
LICENSED
027935
STATE OF NEW YORK

ANY ALTERATION OF THIS DRAWING, IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 147 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DRAWING.

JOB • 2024 REN

SCALE: AS NOTED

REVISIONS:
7-24-24 ISSUE FOR ZONING
8-5-24 ISSUE FOR ZONING
8-14-24 ISSUE FOR ZONING

DATE: 09-2024

DWG • A-02

REGISTERED ARCHITECT
CHRISTOPHER ALBERTENG
No. 027935
STATE OF NEW YORK

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

CHRISTOPHER A. ENG, R.A.

DRAWING TITLE:
BSMT. & 1ST FLOOR PLANS

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93 Main Street, West Sayville, NY 11796

REN RESIDENCE
PORT WASHINGTON, NEW YORK 11050
S AVE

GENERAL NOTES:

I. Architect is not responsible for job supervision.

II. Construction is to be left open until the local building department official has visited the site and instructed that construction may continue. The Architect is not responsible for the scheduling of inspections and can not be held liable for costs to expose construction as required for inspection.

III. Contractor to verify adequacy of existing foundations, bearing walls and headers to bear new construction.

IV. Contractor to confirm that all asbestos insulation has been removed from the premises by a licensed asbestos removal company before the start of construction.

V. These drawings have been prepared by or under the direction of the undersigned and to the best of the undersigned's knowledge, belief, and professional judgment are in compliance with the New York State Energy Conservation Construction Code and the Residential Code of New York State.

VI. It is a violation of the New York State Education Law for any person, unless acting under the direction of a registered Architect or a licensed Professional Engineer to alter any item on this drawing. All alterations must be made in compliance with the New York State Education Law, and Construction Code. The undersigned professional whose seal appears hereon assumes no responsibility for any such alteration or re-used without his written consent.

VII. The liability for errors, omissions and/or negligence resulting in personal injuries, property damage, or any consequential damages is limited to the amount of the fee paid for these drawings. The retention or use of all or any part of these drawings will constitute acceptance of this limitation of liability. The Architect has no liability to persons other than the client for whom these drawings were prepared. Anyone other than the Architects client who relies on these drawings does so at their own risk.

VIII. The issuing and / or granting of any certificate of use or occupancy is totally and completely under the control of the town, village, city or county government. Combined Resources assumes absolutely no responsibility for the issuing and or granting of any certificates of use
and / or occupancy.

FINISH WORK NOTES:

I. Trim, moldings, casings, window frames, etc. shall match existing unless otherwise noted on drawings.
II. All Gypsum Board walls and ceilings shall be taped, spackled, ready and acceptable to Owner's painter unless otherwise agreed to by the owner.
III. Contractor shall provide wood steps to grade. Number of steps as required by code. All deck lumber to be pressure treated.
IV. Contractor shall provide gutters and leaders as required and shall connect them to the approved storm water drainage system.
V. Contractor shall seal and prime all doors immediately upon installation to avoid warping.
VI. All exterior doors to have a maximum "U" factor of .19.
VII. Glass in doors, sidelights, and shower enclosures shall be sized, constructed, treated or combined with other materials as to minimize effectively the possibility of injuries to persons in the event this glass is cracked or broken.
VIII. All new windows shall be perma-shield finish in white as manufactured by Anderson or approved equal - furnished with insect screens, grilles, jamb extensions, trim. etc. with 5/8" insulated glass unless otherwise agreed to.
IX. Window manufacturers shall certify that their products meet minimum "U" values indicated and air infiltration rates.
X. The mechanical system shall be installed in accordance with chapter 12-24 of the Residential Code NY State.
XI. The plumbing system shall be installed in accordance with chapter 25-33 of the Residential Code NY State. Please certify that the existing H.V.A.C. can support the new addition.
XII. The electrical equipment and wiring shall be installed in accordance with chapter 34-43 of the Residential Code NY State.
XIII. The skylights are to comply with section R308.6.
XIV. The minimum insulation thickness for H.V.A.C. pipes shall be installed in accordance with section N1103.5.
XV. The minimum insulation thickness for hot water pipes shall be installed in accordance with section N1104.5.
XVI. In all framed walls, floors and roof/ceiling comprising elements of the building thermal envelope, a moisture vapor retarder shall be installed on the warm-in-winter side of the insulation in accordance with section R317.
XVII. Wall and ceiling finishes shall have a flame spread classification of not greater than 200 with a smoke-development index of not greater than 450 in accordance with section R302 and insulation shall have a flame spread index of not greater than 25 with smoke-developed index of not greater than 450 in accordance with section R302. Wall and ceiling finishes to comply with R302, NY State Res. Code.
XVIII. Interior wall covering shall be installed in accordance with section R702.3 and exterior wall covering shall be installed in accordance with section R703.
XIX. Asphalt shingles shall be installed in accordance with section R905.2.
XX. Double floor joists required under parallel partitions and all bathrooms.

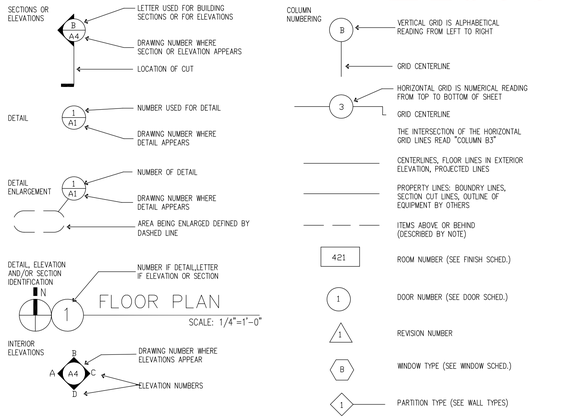
CONCRETE & FOUNDATION NOTES:

1. All footings shall bear on virgin soil having a minimum bearing capacity of 3,000 lbs per square foot. All exterior footings shall be a minimum of 3'-0" below grade unless noted otherwise in plans. Piles may be required depending upon local conditions. At the discretion of the engineer a separate foundation plan by a licensed soils engineer may be required. A soil boring stating bearing capacity is required to confirm these and water table conditions.
II. All existing fill, roots, and other unsuitable bearing material shall be removed and footings carried to the bottom of such excavation. Contractor to verify assumed soil bearing capacity and assume full responsibility for same. A soil boring stating bearing capacity is required to confirm these and water table conditions. Contractor to notify the designer of any soil variation or condition adversely affecting assumed bearing capacity prior to the pouring of any footings.
III. Minimum compressive strength of concrete at 28 days to be as follows:
A. Footings, piers, foundation walls: pc = 3,500 p.s.i. stone concrete.
B. Slab on grade: pc = 3,500 p.s.i. concrete per R402.2.
C. Superstructure, slab: pc = 3,500 p.s.i. stone concrete per R402.2.
D. All Concrete to have air entrainment of 5% to 7% per R402.2
IV. Anchor bolts shall be set approx. one foot from corners. Set anchor Bolts on either side of all openings and minimum of two bolts in any one sill.
V. Perform required alteration to existing concrete. New work installed adjacent to and connecting with present work shall match existing. Joints between new and existing work shall be trowelled smooth and even. Provide expansion joints.
VI. Provide continuous non-metallic termite shield with all joints sealed along perimeter walls and shielded termite collars at plumbing pipes in crawl spaces unless otherwise noted.
VII. Footings at different levels shall be stepped so that the clear distance between adjacent bottom edges shall not exceed a slope of one vertical to two horizontal.
VIII. Back fill shall not be placed against foundation walls until the concrete is of sufficient strength and until the walls are properly braced top and bottom by the horizontal floor or by adequate temporary bracing.
IX. Concrete Foundations shall be poured continuously. If pour is interrupted a Vertical key shall be provided. Horizontal joints are not permitted.
X. Contractor shall verify dimensions and locations of slots, pipe sleeves, inserts, anchor bolts, electrical conduits, etc. as required for trades before placing concrete.
XI. Concrete: work included;
A. All footings, foundations, steps, platforms, etc. as per drawings.
B. All concrete slabs.
C. All other works as required by drawings.
D. Set anchor Bolts.
XII. All forms to be left in place for a minimum of 3 days after completion of pouring.
XIII. Damp Proofing: Work included:
A. All surfaces to be damp proofed shall be dry, clean and smooth, free of dust, dirt, voids and cracks and shard projections.
B. Allow 24 hours prior to backfilling.
C. Apply mastic emulsion only when temperature is 40 degrees and rising and in dry weather.
D. Apply Celotex Trowel Mastic or approved equal on all foundation walls below grade at basement and crawl spaces.
E. Mastic shall be applied at the rate of 1/8" thick wet.
XIV. Contractor to underpin any existing foundation walls abutting new foundation walls, footings or excavations with a minimum 16" wide single pour footing to a minimum of 36" below adjoining grade unless noted otherwise in plans.
XV. Contractor to provide a minimum of R4.5 rigid insulation (vertical) as required for frost-protected footings in heated buildings per Table R403.3.

Abbrevations

AFF	ABOVE FINISH FLOOR	FF	FINISHED FLOOR	PVMT	PAVEMENT
ACT	ACOUSTIC CEILING TILE	FIN	FINISH	PT	PRESSURE TREATED
AC	AIR CONDITIONING	FLR	FLOOR	QT	QUARRY TILE
@	AT	FPSC	FIREPROOF SELF CLOSING		
AL	ALUMINUM	FPRF	FIREPROOFING	R	RISER
		FR	FIRE RESISTIVE	RA	RETURN AIR
BLK	BLOCK	FS	FULL SIZE	RAD	RADIATOR
BRK	BRICK	FTG	FOOTING	RD	ROOF DRAIN
BUR	BUILT UP ROOFING			REFR	REFRIGERATOR
BM	BEAM	GL	GLASS	REG	REGISTER
C.	COURSES	GR	GRADE	RESIL	RESILIENT
CB	CATCH BASIN	GRL	GRILLE	RM	ROOM
CI	CAST IRON	GYP BD	GYPSUM BOARD	RO	ROUGH OPENING
CL	CENTER LINE			RBR	RUBBER TILE
CR	CLOTHING ROD	HC	HOSE CABINET		
CS	CAST STONE	HM	HOLLOW METAL	SA	SUPPLY AIR
CT	CERAMIC TILE	HPT	HIGH POINT	SC	SOLID CORE
CO	CLEAN OUT	HVAC	HEATING VENT & AIR	SP	STANDPIPE
CEM	CEMENT		CONDITIONING	SSK	SERVICE SINK
CLO	CLOSET	HNDRL	HANDRAIL	SST	STAINLESS STEEL
CLG	CEILING	HGT	HEIGHT	STD	STANDARD
COL	COLUMN			STOR	STORAGE
CONC	CONCRETE	INSUL	INSULATION	STL	STEEL
CONSTR	CONSTRUCTION			ST	STREET
CONT	CONTINUOUS	JB	JUNCTION BOX	T	TREAD
CONV	CONVECTOR	JC	JANITOR'S CLOSET	T&B	TOP AND BOTTOM
		JT	JOINT	TEL	TELEPHONE
DA	DOUBLE ACTING			TSL	TOP OF SLAB
DF	DRINKING FOUNTAIN	LPT	LOW POINT	TST	TOP OF STEEL
DH	DOUBLE HUNG	LAV	LAVATORY	TC	TOP OF CONCRETE
DOP	DOOR OPENING	LDR	LEADER	TER	TERRAZZO
DIM	DIMENSIONS			TW	TOP OF WALL
DN	DOWN	MAS	MASONRY	TYP	TYPICAL
DIA	DIAMETER	MC	MEDICINE CABINET		
		MO	MASONRY OPENING	UR	URINAL
EA	EACH	MS	MARBLE SADDLE	UNFIN	UNFINISHED
EWC	ELECTRIC WATER COOLER	MFG	MANUFACTURING OR	UON	UNLESS OTHERWISE
EL	ELEVATION		MANUFACTURER		NOTED
ELEC	ELECTRIC	NIC	NOT IN CONTACT	VIF	VERIFY IN FIELD
ENCL	ENCLOSURE	NTS	NOT TO SCALE	VCT	VINYL COMPOSITION TILE
EQL SP	EQUALLY SPACED				
EXP JT	EXPANSION JOINT	OC	ON CENTER	VWC	VINYL WALL COVERING
				WC	WATER CLOSET
FAI	FRESH AIR INTAKE	PNT	PAINT	WGL	WIRE GLASS
FD	FLOOR DRAIN	PR	PAIR	WI	WROUGHT IRON
FDN	FOUNDATION	PTN	PARTITION	WD	WOOD
FEXT	FIRE EXTINGUISHER	PL	PLATE	YD	YARD DRAIN

Reference Symbols



#21599

PRIVATE RESIDENCE

PROPOSED 1 STORY ADDITION OVER EXISTING CAR PORT AND ALTERATION TO EXISTING CARPORT TO NEW ENCLOSED GARAGE.

15 SYCAMORE LN. ROSLYN HEIGHTS NY 11577
TOWN OF NORTH HEMPSTEAD
COUNTY OF NASSAU, STATE OF NEW YORK
SECTION 07 BLOCK 225 LOT 23

NYS Energy Conservation Code

Professional statement: C101.5

To the best of the Architects knowledge, belief and professional judgment, these plans and/or specifications are in compliance with the 2020 Energy Conservation Construction Code of New York State.

Special Inspections and Tests

Contractor shall be responsible for coordinating with the Owner all Special Inspections and Tests required from an approved agency (third party special inspector), as required by the Building Officials.

N
LOCATION MAP
15 SYCAMORE LN. ROSLYN HEIGHTS NY 11577

Drawing List

T-100.00	Title Sheet
T- 200.00	General Notes
EN- 100.00	Res-Check Compliance
SP-100.00	Zoning/Site Plan Calculations
A-100.00	Proposed Floor Plan
A-110.00	Proposed Floor Plan
A-200.00	Proposed Elevations
A-201.00	Proposed Elevation/Section
A-500.00	Building Typical Details
A-501.00	Building Typical Details
A-501.00	Framing Typical Details

The intent of this set of construction documents is to provide a complete and properly functioning space to be utilized for its designed purpose. The general contractor, construction manager, sub-contractor(s), supplier(s), and vendor(s) shall provide all labor and materials necessary to achieve a finished product capable of receiving a certificate of occupancy. Each contractor is obligated to examine the plans and if necessary, visit the site(s), so to be familiar with the actual conditions and requirements of the project. Any alleged discrepancies, ambiguities or unknowns, shall be immediately called to the attention of Combined Resources Consulting & Design, Inc., so that the matter may be resolved prior to the submission of a bid proposal. Each contractor, by submission of their bid, shall acknowledge that these documents are an adequate definition of the scope of work. Additional cost claims, based on any deficiency of construction documents, actual or not, will not be considered.

No	Submission	Date
	Issued For Permit	08/05/23
1	Rev. per building dept comments	10/31/23
2	Rev. per building dept comments	03/20/24
3	Rev. per building dept comments	04/25/24
4	Rev. per building dept comments	08/08/24

Architect:
COMBINED RESOURCES CONSULTING AND DESIGN, INC.
155 FIRST STREET, SUITE 102
MINEOLA, NY 11501
P.516.644.2828 F.516.644.2820

Tenant/Occupant:
Private Residence

Location:
15 Sycamore Ln.
Roslyn Heights NY 11577

Drawing:
TITLE SHEET

Initial Dwg Date: 06-20-2023	Drawn By: PS
Job No.: 23-150.00	Chk By:
Scale: As Noted	PG: OF:

Dwg No: T-100.00

Seal & Sign:
REGISTERED ARCHITECT SALVATORE A. FERRARA NEW YORK STATE OF NEW YORK NO. 021417

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GENERAL REQUIREMENTS

0. GENERAL CONDITIONS

0.1 The "general conditions of the contract for construction," document a201, latest edition, standard for the American Institute of Architects, shall apply to all work in this contract.

0.2 Insurance to be maintained by the contractor shall be as established by the owner and his agents. See the supplemental general conditions for parameters.

1. General requirements

1.1 All work performed by the contractor shall conform to the requirements of local or federal and state laws, as well as any other governing bodies or agencies having jurisdiction. See also article 12. The contractor shall not utilize the building elevator for material movement. The building manager shall maintain the right to allow the contractor to use am elevator for movement of debris and materials. Otherwise all materials shall be loaded through windows, removed and replaced by the owner's vendor and paid for by the contractor.

1.2 The contractor shall be fully and solely responsible for the removal, replacement, and correction of all damaged and defective work. He shall replace or repair as directed by the architect all such damaged or defective work which shall appear within a period of one year from the date of substantial completion.

1.3 The general contractor shall notify the architect of any discrepancies between the drawings , these notes, and field conditions before starting any work.

1.4 The contractor shall remove all rubbish and waste materials, both from his own and other subcontractors.

1.5 The use of the words "provide" or "provided" in connection with any items specified, is intended to mean, unless otherwise noted, that such items shall be furnished and installed by the contractor and the contractor shall furnish all necessary connections where so required.

1.6 Approved building department drawings shall be maintained at the building's management office, the contractor shall maintain a current and complete set of construction drawings at the project site during all phases of construction for use by all related trades.

1.7 During the entire period of demolition and construction, all existing exits, exit lighting, fire preventive devices and alarms in the existing building shall be continuously and properly maintained in all areas that are effected during construction.

1.8 Where openings occur in existing fire rated areas or partitions due to existing or new conduit runs, ductwork, cables, piping, etc., and/or where existing fireproofing has been removed as a result of exiting or new construction work, the contractor shall close and/or patch as required all openings to match immediate adjacent areas in material, finial and fire rating. The contractor's bid price shall include the work via his visual inspection of the project site.

1.9 Field engineering – not applicable

1.10 Applications for payment

A. The contractor shall make requests for payments on the aia forms g702 and construction sheets based on the schedule of values approved by the architect.
B. Submittals shall be made monthly in typewritten form, notarized. Summit the original plus 3 copies

1.11 Shop drawing submittals and substitutions

A. Substitutions
1. The contract is based on the standards of quality established in the contract documents. Substitutions will be considered only when substituted by the contractor's submittal of required data.
2. Do not substitute materials, equipment, or methods unless such substitution has been specifically approved in writing for this work by the architect.
B. "or equal"
1. Where the phrase "or equal" or "or equal as approved by the architect" occurs in the contract documents, do not assume that the submitted material, equipment or methods will be approved for this work by the architect.
2. The decision of the architect shall be final.
C. Types of prints required
1. Submit shop drawings in the form of a clear reproducible digital original or one reproducible paper copy of each sheet. Reviewed document size copies (no larger than 11 x 17) will be returned in a similar black & white format. Reviewed oversized drawings (larger than 11 x 17) will be returned as one black & white paper print of each sheet.
D. The architect's review comments and stamp will be shown on the submittal returned to the contractor. The contractor will be responsible for reproducing the returned submittal for his purpose and distribution to his sub-contractors.
E. Manufacturer's literature
1. Where contents of submitted literature from manufacturer's include data not pertinent to the submittal, clearly show which portions of the contents is being submitted for review.
2. For non-reproducible items, submit the number of copies which are requires to be returned and distributed, plus one original which will be retained by the architect.
F. Samples (if required)
1. Provide sample or samples identical to the precise article proposed to be provided. Identify as described under "identification of submittals" below.
2. Number of samples
a. Unless otherwise specified, submit samples in the quantity which is required to be returned and distributed, plus one which will be retained by the architect.
b. Only in pre-determined cases, a single sample may be submitted for review and when approved, may be installed in the work at a location agreed to by the architect.
G. Colors and patterns
1. Submit the specific color and pattern specified in the contract documents.
2. Where a choice of color or pattern has not been secied for a specified products, submit accurate color and pattern charts to the architect for selection.
H. Timing of submittals
1. Make submittals far enough in advance of scheduled dates for installation. Contractor shall be responsible for providing the time required for architects reviews, for securing necessary approvals, for possible revisions and resubmitals and for placing orders and securing delivery.
2. In scheduling submittals, allow at least ten working days for review by the architect following his receipt of the submittal.
I. Architect's review
1. Review by the architect does not relieve the contractor from responsibility for errors which may exist in the submittal data.

1.12 product literature

A. Manufacturer's recommendation
1. Except as otherwise approved by the architect, determine and comply with manufacturer's recommendations on product handling, storage and protection.
B. Packaging
1. Deliver products to the job sites in their manufacturer's original container, with labels intact and legible.
a. Maintain packaging materials with seals unbroken and labels intact until time of use
b. Promptly remove damaged material and unsuitable items from the job site and promptly replace with material meeting the specified requirements at no additional cost to the owner.

1.13 final cleaning

A. "clean" for the purposes of this article and except as may be specifically provided otherwise, shall be interpreted as meaning the level of cleanliness generally provided by skilled cleaner using commercial quality building maintenance equipment and materials.
B. Prior to completion of the work, remove from the job site all tools surplus materials, equipment, scrap, debris, and waste.
C. Site
1. Unless otherwise specifically directed by the architect, broom clean paved areas on the site.
2. Completely remove resultant debris.
D. Structures
1. Outside of project site
a. Visually inspect all surfaces surrounding the areas where work was performed as materials where moved through and remove all traces of soil, waste materials, smudges and other foreign matter.
b. Remove all traces of splashed materials from adjacent surfaces, replace any damaged materials or finish surfaces as required by the building manager which his judgment as caused by the contractor or his agents
E. Interior
1. Visually inspect interior surfaces and remove all traces of soil, waste materials smudges, and other foreign matter.
2. Remove all traces of splashed materials from adjacent surfaces.
3. Remove paint droppings, spots, stains, and dirt from finished surfaces.
F. Glass
1. Clean inside and outside of glass at new and existing windows in the area of work. Window frames shall be fully cleaned to new condition.
G. Polished surfaces
1. To surfaces installed by the contractor requiring routine application of buffed polish, apply the polish recommended by the manufacturer' of the material; being polished.
H. Schedule final cleaning as approved by the building manager or architect to enable the owner to accept a completely clean work.

1.14 contract close-out

A. When the building management determines that the work is acceptable under the contract documents, he will request the contractor to make close-out submittals.
B. Close-out submittals include, but are not necessarily limited to:
1. Operation and maintenance data for all equipment.
2. Warranties and bonds.
3. Keys and keying schedule.
4. Spare parts, materials and extra stock (if required)
5. Evidence of compliance with requirements of governmental agencies having jurisdiction including, but not necessarily limited to:
a. Certification of inspection
b. Certification of occupancy
c. Nys underwriter's certificate
d. Flame spread certificate of all finishes
e. Approved building department drawings
6. Certificates of insurance for products and complete operations.
7. Evidence of payment and release of liens.
8. List of subcontractors, service organizations, and principal vendor's including names, addresses and telephone numbers where they can be reached for emergency service at all times including nights, weekends, and holidays.
9. Electric circuiting diagram for outlets and panel box breaker numbers.

1.15 building department

A. The contractor shall be responsible for seeing that all proper papers are filed with the building department including, but not limited to:
1. Certificate of insurance, workmen's' compensation, and bonds
2. All required forms properly filled out
3. All miscellaneous fees paid
4. Nys underwriters and county fire marshal, applications and support documents submitted
5. Flame spread certificates for finished materials
B. The contractor shall be responsible for contacting the building department for all required inspections. The architect shall be notified 48 hours before of all inspections. Schedule inspection at least five days in advance.
C. The contractor shall be responsible for providing all changes required to satisfy the building department due to defective workmanship or materials.
D. The contractor will pay all fees for filing. All plumbing and associated miscellaneous fees inclusive.

2. Site construction

2.1 demolition

a. The contractor shall furnish all labor and materials as required to complete demolition and removal of all items as indicated on the drawings or as otherwise directed by the architect or building manager. Placement of dumpsters shall be determined by the building manager.
b. All work demolished shall be removed from the premises except items to be reused or returned or otherwise directed.
c. The contractor shall remove all wall conduits left after wall demolition, including switch boxes, plates, bridges, or any other telephone or electrical wiring and equipment.
d. In all areas where demolition (removal of tile, carpeting, tackless, partitions, etc.) Causes an unevenness in slab, the contractor shall flash-patch to level the slab to receive new finished flooring.
e. All exposed light fixtures, wiring, switches and metal molding not being reused which will be exposed in finished office areas, shall be removed.
f. The contractor shall at all times protect the property including but not limited to windows, floor and ceiling tile, public toilets, elevators, doors, bucks, electrical and air conditioning equipment, convector enclosures, etc.
g. The contractor shall furnish an adequate system of temporary lights throughout the space during construction as required for the fire existing safety and for the performance of the work.
h. The contractor shall cap and and flush out, behind finished surfaces, all projecting plumbing, floor electrical/telephone outlets, and all other projecting items which are being abandoned.
i. Upon completion of the demolition work, the contractor shall provide that all areas be left broom clean.

3. CONCRETE – NOT USED

4. MASONRY – NOT USED

5. METALS – NOT USED

6. Wood and plastics

6.1. Cabinet work

a. All woodwork attached to premises, blocking, grounds, etc., shall be fire retardant and comply with the applicable building code.
b. All counters required shall be scribed and fitted to walls and/or ceilings.
c. The contractor shall check and verify all dimensions and conditions at job site.

7. THERMAL AND MOISTURE PROTECTION – NOT USED

8. Doors and windows

8.1 the contractor shall provide door and buck assemblies as specified on architect's drawings and details.

8.2 detailed hollow metal and hardware schedule shall be submitted to architect for approval and fabrication of material shall not be started until such approval has been received. Hollow metal and hardware schedules are required on projects over ten thousand square feet.

8.3 all lock sets shall be coded and/or keyed in accordance with the building requirements. Codes and/or keys are to be delivered to client properly tested and/or tagged. Provide three (3) master keys and three (3) pass keys for each lock.

9. Finishes

9.1 patching and cutting

a. The contractor shall cut, fit and patch all work that may be required to make all parts fit together properly, and to receive work of others.
b. The contractor shall survey all existing finished surfaces to include corner beads, stops, etc. For chips, cracks, holes, damaged surfaces, wainscots, walls and ceilings wherever door bucks have been removed, and any other defects having defective surfaces shall be repaired, if beyond repair, then the contractor shall remove all existing and install new surfaces to the satisfaction of the architect
c. All other damaged surfaces (finished floor slab, convector enclosures, etc) shall be repaired to the satisfaction of the architect.
d. The contractor shall utilize metal lath reinforcing over all new conduit chases in masonry partitions.
e. All damaged existing area to remain and existing areas affected by demolition of new construction work shown on drawings shall be patched as required to match immediate existing adjacent areas in materials, fire rating, finish and color unless otherwise noted.

9.2 partitions

a. The contractor shall use corner beads at all exposed corners and exposed ends in plaster and drywall partitions.
b. All partitions shall be anchored firmly as per manufacturer's specifications and as required by applicable building codes.
c. The contractor shall provide all resilient floor and carpeted areas with vinyl cove base, as per schedule.
d. Unless otherwise noted, where new drywall partition is shown aligning with column face or existing masonry partition, bypass face of column or existing masonry partition with (1) layer of gypsum wallboard.

9.3 ceilings

a. The contractor shall provide and install all ceiling and wall access to all air conditioning, plumbing, telephone and electrical controls requiring access. Coordinate locations with the architect.
b. The ceiling tile joints shall be aligned perfectly with recessed lighting fixtures.
c. All joints in the tile field shall be square, level and aligned with each other and with the recessed lighting fixtures.
d. Ceilings in closet shall be of the same heights and construction as that of the adjoining space, except as otherwise noted.
e. The contractor shall provide openings in partitions, floors or ceiling for telephone company's and/or security systems installations during the construction period and provide closure and/or patch the openings when the utilities are installed.
f. Tegular edge ceiling tile shall be cut to sit level in grid system. Exposed cut edges of ceiling tiles shall be painted with manufacturer's supplied paint to match tile color.

9.4 floor covering

a. The contractor shall flash patch all cracks, holes or other imperfections (projections shall be removed and patched) to provide a leveled smooth floor surface.
b. All workmanship shall be of the best quality and when the work is completed, it shall be free from buckles, bubbles, open joints or other imperfections. Seams shall be kept in accurate alignment along both coordinates, tile having chipped off rounded corners will be rejected and, if laid, shall be removed and replaced with acceptable tile.
c. Base shall not be installed until wall covering has been applied and painting completed.
d. Carpet and all saddles shall be provided by the contractor. Carpet installation shall be made to minimize seams. A carpet seaming plan shall be prepared by the contractor for the architect's approval prior to installation of carpet.
e. Upon completion, all work shall be cleaned by the contractor, removing adhesive and surface stains and all scraps. Cartons and containers shall be removed from the building.
f. The contractor shall provide and maintain adequate protection for all resilient flooring work for the duration of the contract, and remove all protection when directed by the architect.

9.5 painting

a. The contractor shall paint all existing and new areas in accordance with finish plans.
b. Walls shall include surfaces from floor to ceiling, including plasters, fascias, jambs, bucks, reveals, return and all vertical surfaces not included in ceiling.
c. Where indicated, paint for ceiling shall include the general surface of the ceiling, including breaks, drapery pockets, etc.
d. All existing uneven partitions shall be sanded surfaces plaster-patched or spackled to insure an even surface.
e. All walls and ceiling shall be properly prepared, spackled, sanded, etc. To provide a perfectly smooth finish and surface (as indicated on finish plans).
f. All new walls shall be thoroughly dry before painting.
g. All new walls shall have one (1) prime coat and two (2) finish coats of paint.
h. All existing walls and other existing painted surfaces shall have one (1) prime coat and one (1) finish coat of paint (unless otherwise noted).
i. Prior to painting, the contractor shall remove or protect all finished surfaces, hardware, switch and outlet plates, etc. Replacing the same when painting has been completed.
j. The contractor shall, upon completion, remove all paint from where it has spilled, splashed, or splattered on surfaces, including light fixtures, diffusers and registers, slab fillings, etc. He shall remove all electrical switch plates and outlet plates, surface hardware, etc. Before painting, protecting and replacing same when painting has been completed.
k. Three (3) samples of stains on selected wood species and paint color(s) shall be submitted on all projects (6" x 6" min. Sample size), for approval by the architect and the tenant.
l. The contractor shall examine all areas of construction after completion of work by all trades and provide all necessary "touch-up" painting and/or patching.

10. Specialties

10.1 closets

a. All closet interiors shall be finished to match the immediate adjacent areas in ceiling, wall and floor materials, unless otherwise noted.
b. Provide closet equipment as required by the "scope of work". Provide all blocking in walls, ceiling as required to support the equipment.

10.2 contractor shall provide:

a. Emergency lights and exit signs and fire alarm systems as required by the county fire marshal and codes having jurisdiction
b. Contractor shall plan on removing and reinstalling window(s) and loading and removing all construction material through the exterior of the building. No material shall be carried out through the building corridors.
c. Contractor shall protect all areas of the existing halls, elevators and entry areas during movement of materials and labor.
d. Construction drawings can be viewed by contacting the architects office.
e. Contractor shall coordinate his work with the building manager and be subject to his rules and requirements for working and staging the work in the building. All fees for shut down of utilities shall be the contractor's responsibility.
f. The contractor shall provide any work required from the floor below with the building owner's and the tenant's consent. The contractor shall protect all walls, floors, ceilings, etc. As required to produce the work and restore the area to its original condition.
g. All materials being demolished and not reused, shall be removed and properly disposed of by the general contractor.
h. Before ordering any finishes (inclusive of carpet, wall covering, base and doors) the contractor is to set up a meeting with the tenant and the appropriate subcontractors at the location of work to review all items specified. It shall be the contractor's responsibility to notify the architect when this meeting will take place so that he or she may attend.
i. Contractor will file and secure all permits and pay associated fees from municipalities having jurisdiction.
j. Unless otherwise noted the contractor shall provide building standard 1" pvc vinyl horizontal blinds in a heavy duty clear anodized track, anodized pivot rod and anodized chain at all perimeter areas on glass. Units shall be pivotable and operable room by room. All materials to meet class "a" code requirements. Color to be gray throughout (hunter douglas blades or approved equal).

10.3 window treatment

a. Unless otherwise noted the contractor shall provide building standard 1" pvc vinyl horizontal blinds in a heavy duty clear anodized track, anodized pivot rod and anodized chain at all perimeter areas on glass. Units shall be pivotable and operable room by room. All materials to meet class "a" code requirements. Color to be gray throughout (hunter douglas blades or approved equal).

11. EQUIPMENT – NOT USED

12. FURNISHINGS – NOT USED

13. Special construction

3.1 fire alarm system

a. The contractor shall provide, install and secure all approvals from the county fire marshal's office and local municipality for a full system, inclusive of but not limited to smoke detectors, sirens, gongs, strobes, pull stations, and all associated wiring including interconnecting wiring to building system. Coordinate with building manager. The contractor shall provide all other equipment required for a complete system.
b. The system shall meet the requirements of the americans with disabilities act (ada).
c. The system shall be compatible and interconnected to the building's fire alarm panel.

14. CONVEYING SYSTEMS – REFER TO PLANS

15. Mechanical

15.1 plumbing work

a. The contractor shall supply and install all plumbing roughing, fixtures and accessories shown on all construction plans in accordance with nys code requirements and all agencies having jurisdiction. Further, any sink, lavatory, shower, etc. Requiring hot water and further than 30 feet from the domestic hot water heater shall receive a 5 gallon electric domestic hot water heater mounted above the ceiling to supplement the building system
b. The contractor shall submit cuts of all new fixtures, fittings and accessories to the management with any operation and maintenance literature.
c. The contractor shall coordinate the plumbing work to comply with fixture manufacturer's specifications and recommend installation procedures.
d. All existing plumbing being abandoned shall be capped behind existing finished surfaces. Existing surfaces shall be patched to match existing surrounding surfaces in material, finish and color.
e. The contractor shall coordinate the plumbing work with that of all other trades.
f. The contractor shall provide necessary plumbing as may be required for the installation of the air conditioning equipment.
g. The architect's riser diagram is schematic, the plumbing contractor is responsible for finding connection points and providing all required piping, fittings and labor units as part of his bid.
h. Before being covered up or built-in, all piping shall be tested as required by the authorities having jurisdiction.

15.2 heating and air conditioning

a. Heating, ventilating, air conditioning: provide adequate systems for heating, cooling and ventilation of all habitable spaces. Provide connections to the building's trunk for the interior space. Where applicable, the construction drawings will indicate the desired thermostatic zones. Smacna standards shall be followed for all ductwork.
b. The system shall be designed to maintain, within normal tolerances for first class office buildings with a maximum population of one person for each 150 sq. Ft. Of tenant area, with inside space conditions of 74 f dry bulb when the outside temperature is 95 f dry bulb. During the winter heating season, the system will be capable of maintaining a minimum temperature of 72 f dry bulb when the outside temperature is zero f dry bulb. The figures listed are for normal occupied periods and reflect minimum standards.
c. The contractor shall provide lay-in diffusers, returns and all required ducts, dampers and controls as required to provide a complete system. Flex ducts shall be limited to 5'-0" lengths from diffusers. Provide all fire dampers required and properly size return air openings with fire dampers to adjacent suite(s)/corridor. A set of shop drawings shall be submitted to the architect for approval prior to commencing the work.
d. At the completion of hvac

16. Electrical

16.1 electrical outlets and power

a. Electrical wall outlets, sensor switches and circuits: furnish and install building standard duplex electrical wall outlets, 120v. And building standard occupant sensing devices and/or switches as required for lighting fixtures. The building proper will contain wires, risers, conduits, feeders and panel equipment necessary to furnish the tenant's space(s) with electrical energy. A combined lighting and standard electrical load of not more than 4 watts per sq. Ft. Of the tenant's usable area is provided as a standard. This quantity is sufficient for powering all general office needs, and therefore, the setup for the space will be properly powered and wired to meet tenant's build out needs.
b. The contractor will provide all wiring and conduit back to building panels. All work will be performed in accordance to national electric code.
c. The contractor shall provide separate circuit outlets as per plan. Further, the contractor shall provide 1: 20a 120v independent ground outlets for the tenant's phone system (see plans for location).

16.2. Lighting

a. The contractor shall provide building standard recessed fluorescent ceiling light fixtures throughout unless otherwise noted on lighting schedule. Refer to specifications and lighting schedule for additional lighting information.

16.3 telephone

a. All telephone and computer data work and wiring shall be done by the tenant's telephone company and shall not be the responsibility of the landlord, or his contractors.
b. The contractor, shall provide a 4' x 4' sheet of plywood for the tenant's telephone system mounted on a wall and painted to match wall as shown on plans (refer to plan for location).

SAFEGUARDS DURING CONSTRUCTION

(In accordance with the 2020 Building Code of New York State)

3301 GENERAL

3301.2 Storage and placement.
Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project.

3302 CONSTRUCTION SAFEGUARDS

3302.1Alterations, repairs and additions.
Required exits, existing structural elements, fire protection devices and sanitary safeguards shall be maintained at all times during alterations, repairs or additions to any building or structure.

Exceptions:
1.Where such required elements or devices are being altered or repaired, adequate substitute provisions shall be made.
2.Maintenance of such elements and devices is not required where the existing building is not occupied.

3302.2 Manner of removal.
Waste materials shall be removed in a manner that prevents injury or damage to persons, adjoining properties and public rights-of-way.

3302.3Fire safety during construction.
Fire safety during construction shall comply with the applicable requirements of this code and the applicable provisions of Chapter 33 of the Fire Code of New York State.

3303 DEMOLITION

3303.1Construction documents.
Construction documents and a schedule for demolition shall be submitted where required by the building official. Where such information is required, work shall not be done until such construction documents or schedule, or both, are approved.

3303.2Pedestrian protection.
The work of demolishing any building shall not be commenced until pedestrian protection is in place as required by this chapter.

3303.3Means of egress.
A horizontal exit shall not be destroyed unless and until a substitute means of egress has been provided and approved.

3303.4Vacant lot.
Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority.

3303.5Water accumulation.
Provision shall be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

3303.6Utility connections.
Service utility connections shall be discontinued and capped in accordance with the approved rules and the requirements of the applicable governing authority.

3303.7Fire safety during demolition.
Fire safety during demolition shall comply with the applicable requirements of this code and the applicable provisions of Chapter 33 of the Fire Code of New York State.

3307 PROTECTION OF ADJOINING PROPERTY

3307.1 Protection required.
Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection shall be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

SPECIAL INSPECTIONS AND TESTS

Contractor shall be responsible for coordinating with the Owner all Special Inspections and Tests required from an approved agency (third party special inspector), as required by the Building Officials.
(In accordance with the 2020 Building Code of New York State)
1704 SPECIAL INSPECTIONS AND TESTS, CONTRACTOR RESPONSIBILITY AND STRUCTURAL OBSERVATION

1704.2.1Special inspector qualifications.
Prior to the start of the construction, the approved agencies shall provide written documentation to the building official demonstrating the competence and relevant experience or training of the special inspectors who will perform the special inspections and tests during construction. Experience or training shall be considered to be relevant where the documented experience or training is related in complexity to the same type of special inspection or testing activities for projects of similar complexity and material qualities. These qualifications are in addition to qualifications specified in other sections of this code.
The registered design professional in responsible charge and engineers of record involved in the design of the project are permitted to act as the approved agency and their personnel are permitted to act as special inspectors for the work designed by them, provided they qualify as special inspectors.

1705 REQUIRED SPECIAL INSPECTIONS AND TESTS

1705.1 General.
Special inspections and tests of elements and nonstructural components of buildings and structures shall meet the applicable requirements of this section.

1705.17 Fire-resistant penetrations and joints.
In high-rise buildings or in buildings assigned to Risk Category III or IV, special inspections for through-penetrations, membrane penetration firestops, fire-resistant joint systems and perimeter fire barrier systems that are tested and listed in accordance with Sections 714.4.1.2, 714.5.1.2, 715.3 and 715.4 shall be in accordance with Section 1705.17.1 or 1705.17.2.

1705.17.1 Penetration firestops.
Inspections of penetration firestop systems that are tested and listed in accordance with Sections 714.4.1.2 and 714.5.1.2 shall be conducted by an approved agency in accordance with ASTM E2174.

1705.17.2 Fire-resistant joint systems.
Inspection of fire-resistant joint systems that are tested and listed in accordance with Sections 715.3 and 715.4 shall be conducted by an approved agency in accordance with ASTM E2393.

The intent of this set of construction documents is to provide a complete and properly functioning space to be utilized for its designed purpose. The general contractor, construction manager, sub-contractor(s), supplier(s), and vendor(s) shall provide all labor and materials necessary to achieve a finished product capable of receiving a certificate of occupancy. Each contractor is obligated to examine the plans and if necessary, visit the site(s), so to be familiar with the actual conditions and requirements of the project. Any alleged discrepancies, ambiguities or unknowns, shall be immediately called to the attention of Combined Resources Consulting & Design, Inc., so that the matter may be resolved prior to the submission of a bid proposal. Each contractor, by submission of their bid, shall acknowledge that these documents are an adequate definition of the scope of work. Additional cost claims, based on any deficiency of construction documents, actual or not, will not be considered.

No	Submission	Date
	Issued For Permit	08/05/23
1	Rev. per building dept comments	10/31/23
2	Rev. per building dept comments	03/20/24
3	Rev. per building dept comments	04/25/24
4	Rev. per building dept comments	08/08/24

Architect:
COMBINED RESOURCES CONSULTING AND DESIGN, INC.
155 FIRST STREET, SUITE 102
MINEOLA, NY 11501
P.516.644.2828 F.516.644.2820

Tenant/Occupant:
Private Residence

Location:
15 Sycamore Ln.
Roslyn Heights NY 11577

Drawing:
GENERAL NOTES

Initial Dwg Date: 06-20-2023	Drawn By: PS
Job No.: 23-150.00	Chk By:
Scale: As Noted	PG: OF: 000

Dwg No: T-200.00

Seal & Sign:
LICENSED ARCHITECT SALVATORE A. FERRARO NO. 021417 UNIVERSITY OF THE STATE OF NEW YORK

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Generated by RES*check-Web* Software

Compliance Certificate

Project Prince Residence

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

Construction Site:
15 Sycamore Lane
Roslyn, NY 11577

Owner/Agent:
Matthew Prince
15 Sycamore Lane
Roslyn, NY 11577

Designer/Contractor:
Patricio Solar
Combined Resource Consulting & Design
155 1st Street
suite 102
Mineola, NY 11501
psolar@crcd.info

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

Salvatore Ferrara RA 10.18.23
Name - Title Signature

Compliance: Passes using UA trade-off

Compliance: **8.1% Better Than Code** Maximum UA: **62** Your UA: **57** Maximum SHGC: **0.40** Your SHGC: **0.40**

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

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

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling 1: Flat Ceiling or Scissor Truss	417	30.0	0.0	0.035	0.026	15	11
Wall 1 West: Wood Frame, 16" o.c.	108	19.0	1.0	0.056	0.060	5	6
Window 1: Wood Frame:Double Pane with Low-E SHGC: 0.40	5			0.250	0.320	1	2
Window 1 copy 1: Wood Frame:Double Pane with Low-E SHGC: 0.40	5			0.250	0.320	1	2
Window 1 copy 2: Wood Frame:Double Pane with Low-E SHGC: 0.40	5			0.250	0.320	1	2
Wall 1 South: Wood Frame, 16" o.c.	151	19.0	1.0	0.056	0.060	8	9
Wall 1 East: Wood Frame, 16" o.c.	108	19.0	1.0	0.056	0.060	5	6
Window 5: Wood Frame:Double Pane with Low-E SHGC: 0.40	5			0.250	0.320	1	2
Window 5 copy 1: Wood Frame:Double Pane with Low-E SHGC: 0.40	5			0.250	0.320	1	2
Floor 1: All-Wood Joist/Truss Over Unconditioned Space	417	19.0	1.0	0.045	0.047	19	20

RES*check* Software Version : REScheck-Web

Inspection Checklist

Energy Code: 2018 IECC

Requirements: 100.0% were addressed directly in the RES*check* software

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

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

Additional Comments/Assumptions:

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

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

Additional Comments/Assumptions:

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

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2]*	Glazing U-factor (area-weighted average).	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.3 [FR4]*	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.1.1 [FR23]*	Air barrier and thermal barrier installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.3 [FR20]*	Fenestration that is not site built is listed and labeled as meeting AAMA (WDMA)CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.5 [FR16]*	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.1 [FR12]*	Supply and return ducts in attics insulated >= R-8 where duct is >= 3 inches in diameter and >= R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated >= R-6 for ducts in >= 3 inches and R-4.2 for < 3 inches in diameter.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.2 [FR13]*	Ducts, air handlers and filter boxes are sealed with mastic/tape compliant with International Mechanical Code or International Residential Code, as applicable.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.5 [FR15]*	Building cavities are not used as ducts or plenums.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.7 [FR28]*	Ducts declared to be within the conditioned space are either 1) completely within the continuous air barrier and within the building thermal envelope, 2) buried within ceiling insulation in accordance with Section 403.3.3, or 3) the air handler is located completely within the continuous air barrier and within the building thermal envelope and the duct leakage is <= 1.5 cfm / 100 square feet of conditioned floor area served by the duct system, or 3) the ceiling insulation R-value installed against and above the insulated duct >= to the proposed ceiling insulation R-value, less the R-value of the insulation on the			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

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

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.4 [FR17]*	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to a/R-3.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.4.1 [FR24]*	Protection of insulation on HVAC piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.3 [FR18]*	Hot water pipes are insulated to a/R-3.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.6 [FR19]*	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

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

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

Additional Comments/Assumptions:

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

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

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

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

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

2018 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Above-Grade Wall	20.00
Below-Grade Wall	0.00
Floor	20.00
Ceiling / Roof	30.03
Ductwork (unconditioned spaces):	____

Glass & Door Rating	U-Factor	SHGC
Window	0.25	0.40
Door		

Heating & Cooling Equipment	Efficiency
Heating System:	EXTENDING EXISTING BASEBOARD HEATING
Cooling System:	EXTENDING EXISTING DUCT WORK
Water Heater:	NO NEW WATER HEATER, USING EXISTING

Name: SALVATORE FERRARA RA **Date:** 10/23/23
Comments

The intent of this set of construction documents is to provide a complete and properly functioning space to be utilized for its designed purpose. The general contractor, construction manager, sub-contractor(s), supplier(s), and vendor(s) shall provide all labor and materials necessary to achieve a finished product capable of receiving a certificate of occupancy. Each contractor is obligated to examine the plans and if necessary, visit the site(s), so to be familiar with the actual conditions and requirements of the project. Any alleged discrepancies, ambiguities or unknowns, shall be immediately called to the attention of Combined Resources Consulting & Design, Inc., so that the matter may be resolved prior to the submission of a bid proposal. Each contractor, by submission of their bid, shall acknowledge that these documents are an adequate definition of the scope of work. Additional cost claims, based on any deficiency of construction documents, actual or not, will not be considered.

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1	Rev. per building dept comments	10/31/23
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Architect:

COMBINED RESOURCES CONSULTING AND DESIGN, INC.
155 FIRST STREET, SUITE 102
MINEOLA, NY 11501
P.516.644.2828 F.516.644.2820

Tenant/Occupant:
Private Residence

Location:
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Roslyn Heights NY 11577

Drawing:
RES-CHECK COMPLIANCE

Initial Dwg Date: 06-20-2023
Drawn By: PS
Job No.: 23-150.00
Chk By:
Scale: As Noted
PG:
OF:
Dwg No: EN-100.00
Seal & Sign

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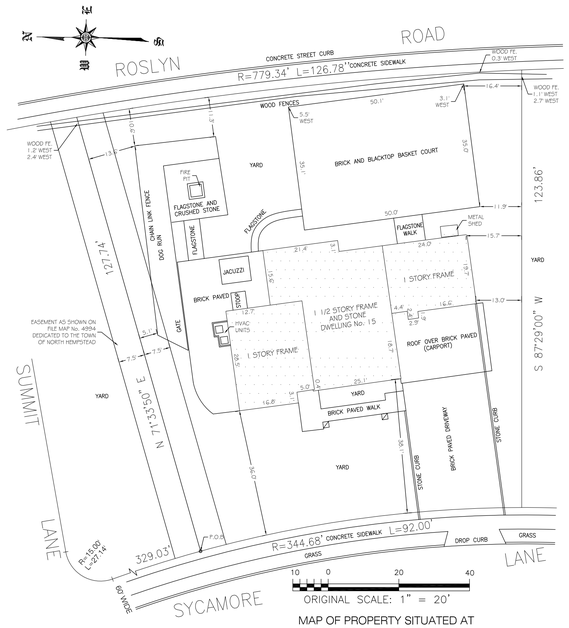
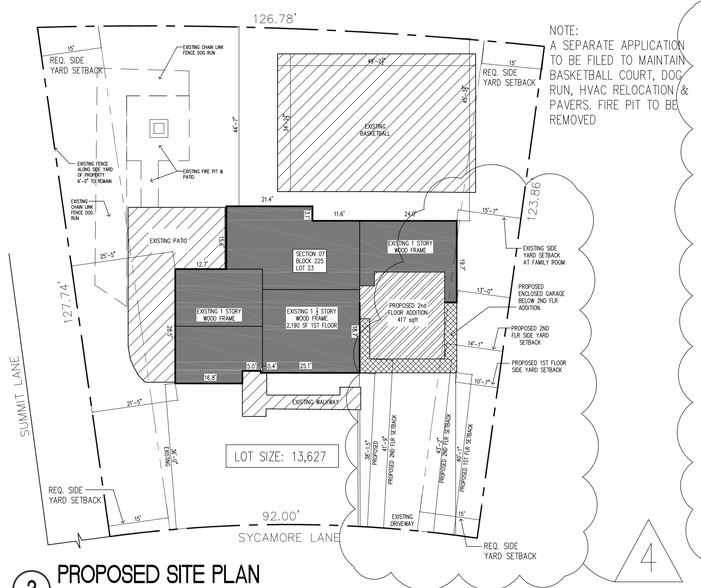


MAP OF PROPERTY SITUATED AT
ROSLYN HEIGHTS - NASSAU COUNTY, N.Y.
TOWN OF NORTH HEMPSTEAD
TAX SECTION: 7 TAX BLOCK: 225 TAX LOT: 23

FILED MAP
*SUBDIVISION MAP OF SECTION *E AND P* OF PROPERTY KNOWN AS ROSLYN COUNTRY CLUB*
KNOWN AS LOT No. 4
IN BLOCK No. 225
FILED JUNE 27th, 1950
AS MAP No. 4994

3 EXISTING SURVEY/SITE
Scale: NTS



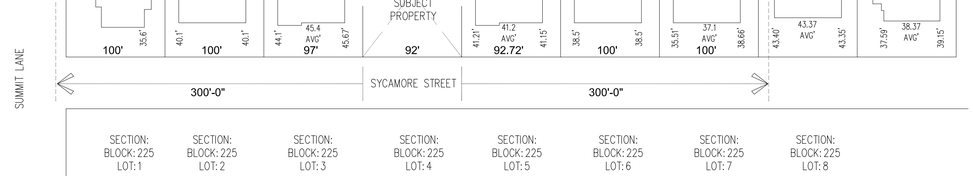
NOTE:
A SEPARATE APPLICATION TO BE FILED TO MAINTAIN BASKETBALL COURT, DOG RUN, HVAC RELOCATION & PAVERS. FIRE PIT TO BE REMOVED

3 PROPOSED SITE PLAN
Scale: NTS

SITE INFO

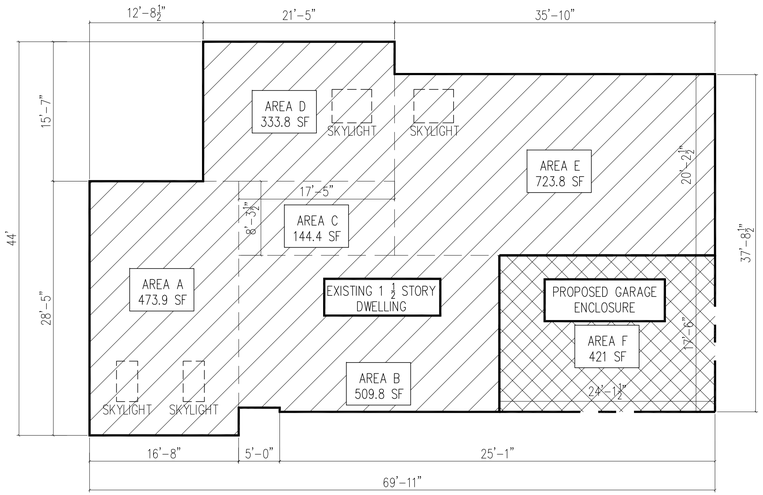
FROM SURVEY – JUNE 29, 2023
(LALSA LAND SURVEYING PLLC SURVEYING P.C. – LICENSE NO. 050936)

SITE INFORMATION: SECTION: 07 BLOCK: 225 LOT: 23 ZONE: R-AA		EXISTING 1ST FLOOR AREA = 2,185.7 SF EXISTING 2ND FLOOR AREA = 589.6 SF	
		EXISTING GROSS AREA = 2,775.3 SF	
		NEW PROPOSED GROSS AREA = 3,614 SF	
	REQUIRED/PERMITTED	EXISTING	PROPOSED
LOT AREA:	13,627_SF	13,627_SF	13,627_SF
LOT AREA OCCUPIED:	2,725_SF_(20%)	2,185_SF(1ST_FLOOR)	2,606_SF<2,725_SF
% OCCUPIED:	20%	16%	19.1%<20%
FRONT WIDTH:	92'-0"	92'-0"	92'-0"
SIDE YARD:	15'	13'-0"_RIGHT_SIDE 21'-5"_LEFT_SIDE	10'-7"_PROPOSED_GARAGE 21'-5"_LEFT_SIDE_EXISTG
SIDE YARDS AGGREGATE:	30'	17'-2.5"	16'-0"
REAR YARD	20'	44'-7"	44'-7"
HEIGHT:	30'	21'-10"	21'-10"_EXISTING 21'-0"_2ND_FLR_ADDITION
FRONT YARD SETBACK 1ST FLR:	35'-0"	36'-0" 38'-1.5"	40'-1"_PROP.GARAGE 38'-1.5"_PROP.GARAGE
FRONT YARD AVG. 1ST FLR:	35'-0"	SEE_PROP.	39'-1"_AT_PROP.GARAGE
FRONT YARD SETBACK 2ND FLR:	35'-0"	NA NA	43'-2"_PROP.2ND_FLR 41'-9"_PROP.2ND_FLR
FRONT YARD AVG. 2ND FLR ADD:	35'-0"	SEE_PROP.	42'-6"_AT_PROP.2ND_FLR
MAX HEIGHT TO EVE	20'	7'-10"	15'-6" 2ND FLR ADDITION

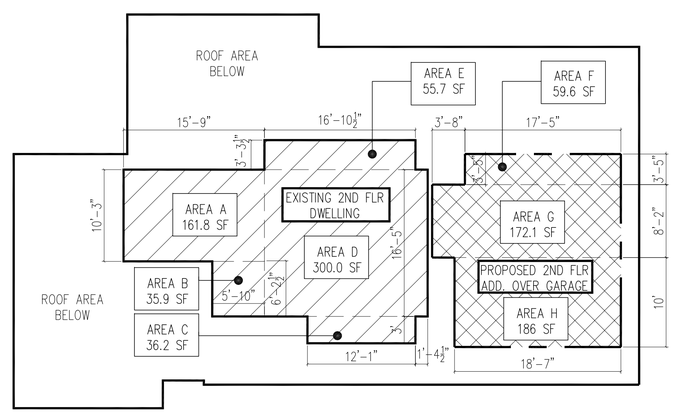


SYCAMORE STREET		
BLOCK: 225	LOT: 1	35.6'
BLOCK: 225	LOT: 2	40.1'
BLOCK: 225	LOT: 3	45.4'
BLOCK: 225	LOT: 4	SUBJECT PROPERTY
BLOCK: 225	LOT: 5	41.2'
BLOCK: 225	LOT: 6	38.5'
BLOCK: 225	LOT: 7	37.1'
BLOCK: 225	LOT: 8	43.37'
	TOTAL	281.3
AVG SET BACK: 237.9/7=40.19'		

4 AVERAGE FRONT YARD SETBACK DIAGRAM
Scale: NTS



1 GROSS FLOOR AREA DIAGRAM-1ST FLR
Scale: NTS



2 GROSS FLOOR AREA DIAGRAM-2ND FLR
Scale: NTS

CALCULATIONS: (*NO BASEMENT/SLAB ON GRADE)

A (MAIN DWELLING/EXISTING)	= 473.9 SF
B (MAIN DWELLING/EXISTING)	= 509.8 SF
C (MAIN DWELLING/EXISTING)	= 144.4 SF
D (MAIN DWELLING/EXISTING)	= 333.8 SF
E (MAIN DWELLING/EXISTING)	= 723.8 SF
EXISTING 1ST FLOOR TOTAL	=2,185.7 SF
F (PROPOSED ENCLOSED GARAGE)	= 421.0 SF
PROP. FIRST FLR TOTAL	= 2,606.7 SF
A (MAIN DWELLING/EXISTING)	= 161.8 SF
B (MAIN DWELLING/EXISTING)	= 35.9 SF
C (MAIN DWELLING/EXISTING)	= 36.2 SF
D (MAIN DWELLING/EXISTING)	= 300.0 SF
E (MAIN DWELLING/EXISTING)	= 55.7 SF
EXISTING 2ND FLOOR TOTAL	= 589.6 SF
F (PROPOSED ADDITION)	= 59.6 SF
G (PROPOSED ADDITION)	= 172.1 SF
H (PROPOSED ADDITION)	= 186.0 SF
PROP. SECOND FLR TOTAL	= 1,007.3 SF
TOTAL GROSS FLR AREA	= 3,614.0 SF

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2	Rev. per building dept comments	03/20/24
1	Rev. per building dept comments	10/31/23
	Issued For Permit	08/05/23

Architect:
COMBINED RESOURCES CONSULTING AND DESIGN, INC.
155 FIRST STREET, SUITE 102
MINEOLA, NY 11501
P.516.644.2828 F.516.644.2820

Tenant/Occupant:
Private Residence

Location:
15 Sycamore Ln.
Roslyn Heights NY 11577

Drawing:
ZONING & SITE PLAN CALCULATIONS

Initial Dwg Date: 06-20-2023	Drawn By: PS
Job No.: 23-150.00	Chk By:
Scale: As Noted	PG: OF:

Dwg No: SP-100.00

Seal & Sign: REGISTERED ARCHITECT ANTHONY A. FERRARA No. 021147 STATE OF NEW YORK

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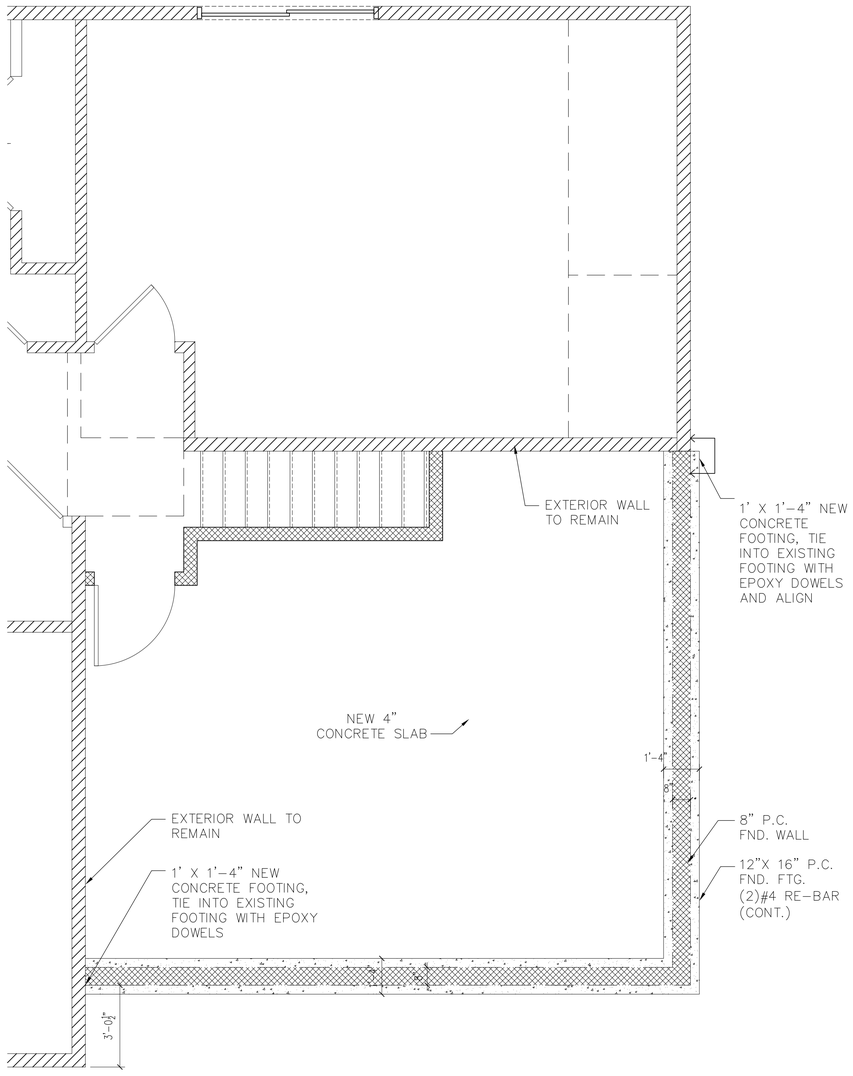
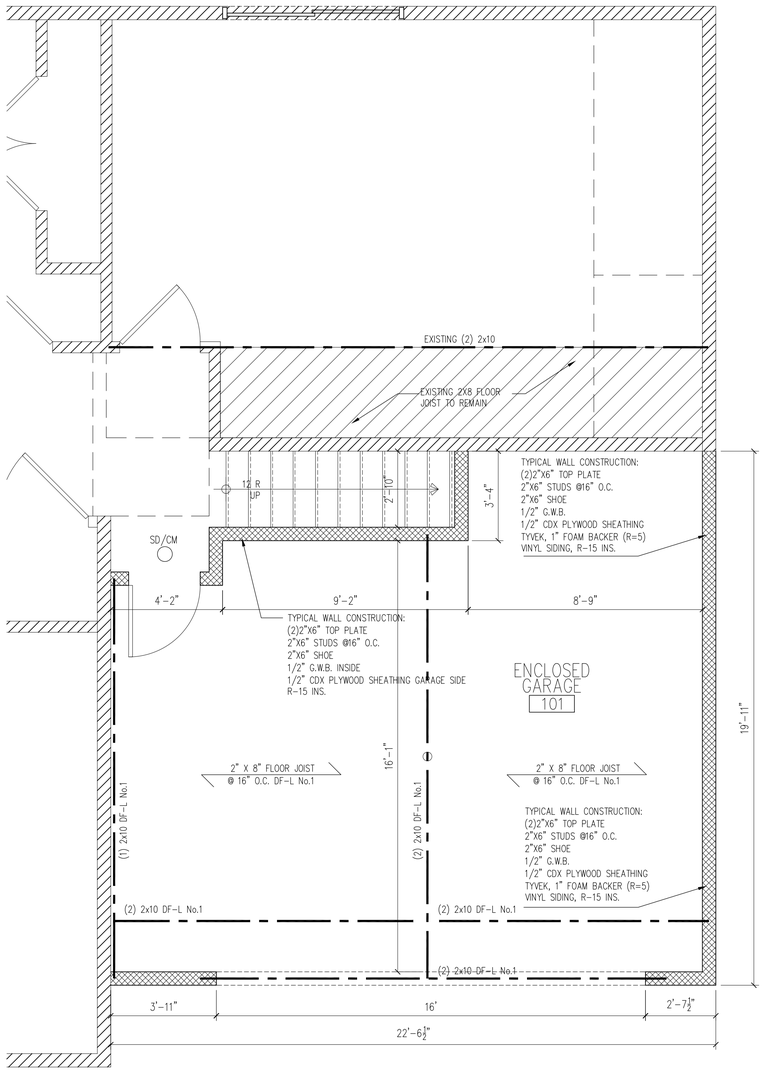


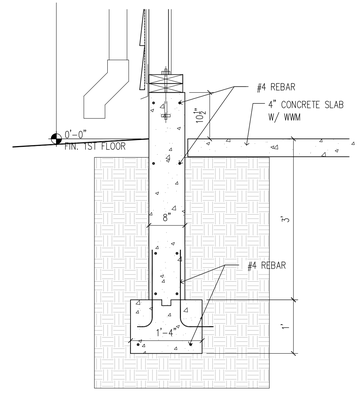
1 PROPOSED FOUNDATION PLAN

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



2 PROPOSED ENCLOSED GARAGE

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



3 FOOTING_DETAIL

Scale: NTS

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1	Rev. per building dept comments	10/31/23
	Issued For Permit	08/05/23

Architect:
COMBINED RESOURCES CONSULTING AND DESIGN, INC.
155 FIRST STREET, SUITE 102
MINEOLA, NY 11501
P.516.644.2828 F.516.644.2820

Tenant/Occupant:
Private Residence

Location:
15 Sycamore Ln.
Roslyn Heights NY 11577

Drawing:
PROPOSED FLOOR PLANS

Initial Dwg Date: 06-20-2023	Drawn By: PS
Job No.: 23-150.00	Chk By:
Scale: As Noted	PG: OF:

Dwg No: A-100.00

Seal & Sign: REGISTERED ARCHITECT SALVATORE A. FERRARO NO. 021141 STATE OF NEW YORK

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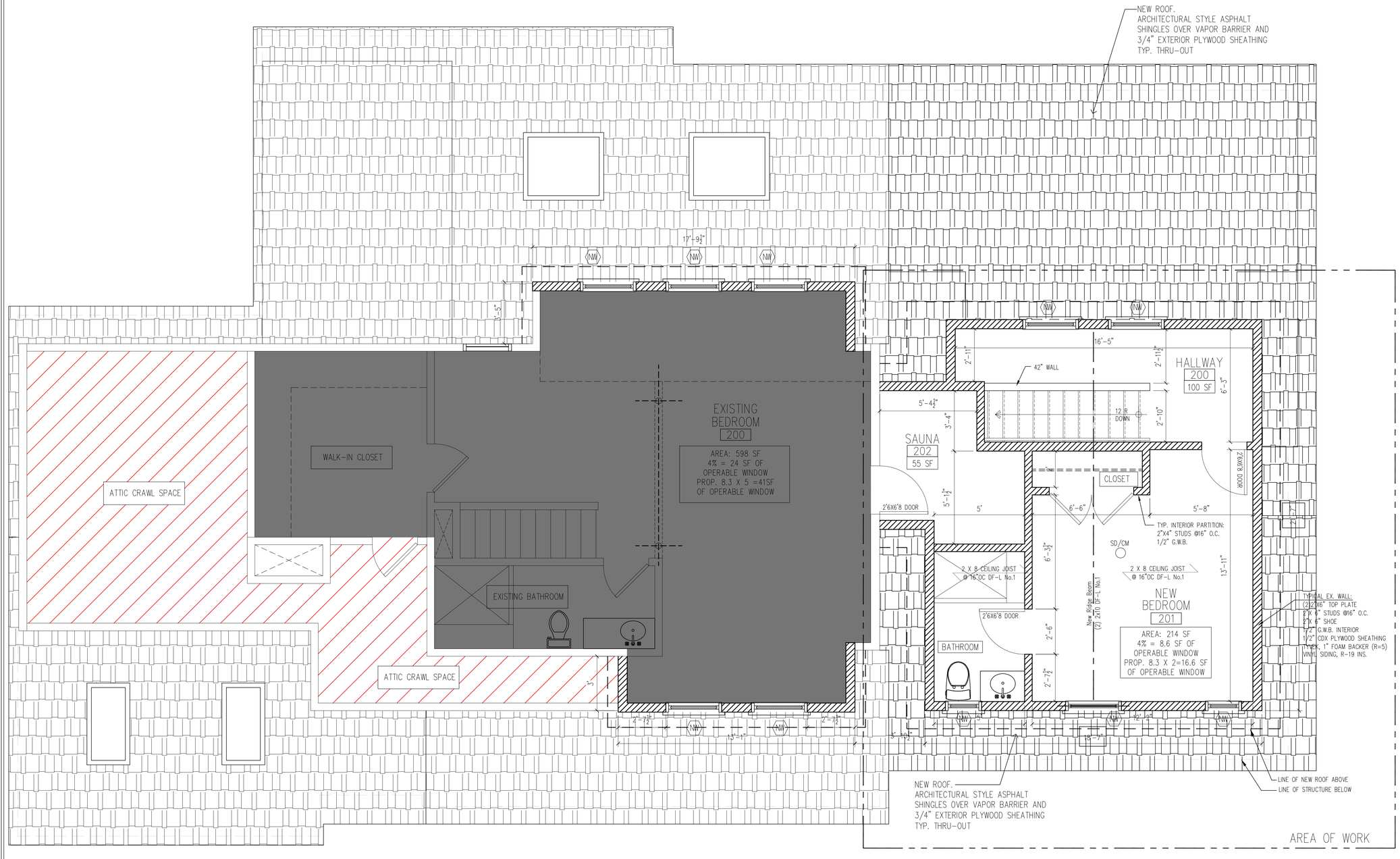

3 PROPOSED 2ND FLOOR ADDITION

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

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	Issued For Permit	08/05/23

Architect:

COMBINED RESOURCES CONSULTING AND DESIGN, INC.

155 FIRST STREET, SUITE 102
MINEOLA, NY 11501

P.516.644.2828 F.516.644.2820

Tenant/Occupant:

Private Residence

Location:

15 Sycamore Ln.
Roslyn Heights NY 11577

Drawing:

PROPOSED 2ND FLOOR PLAN

Initial Dwg Date: 06-20-2023	Drawn By: PS
Job No.: 23-150.00	Chk By:
Scale: As Noted	PG: OF:

Dwg No: A-110.00

Seal & Sign:

REGISTERED ARCHITECT SALVATORE A. FERRARO NO. 021147 STATE OF NEW YORK

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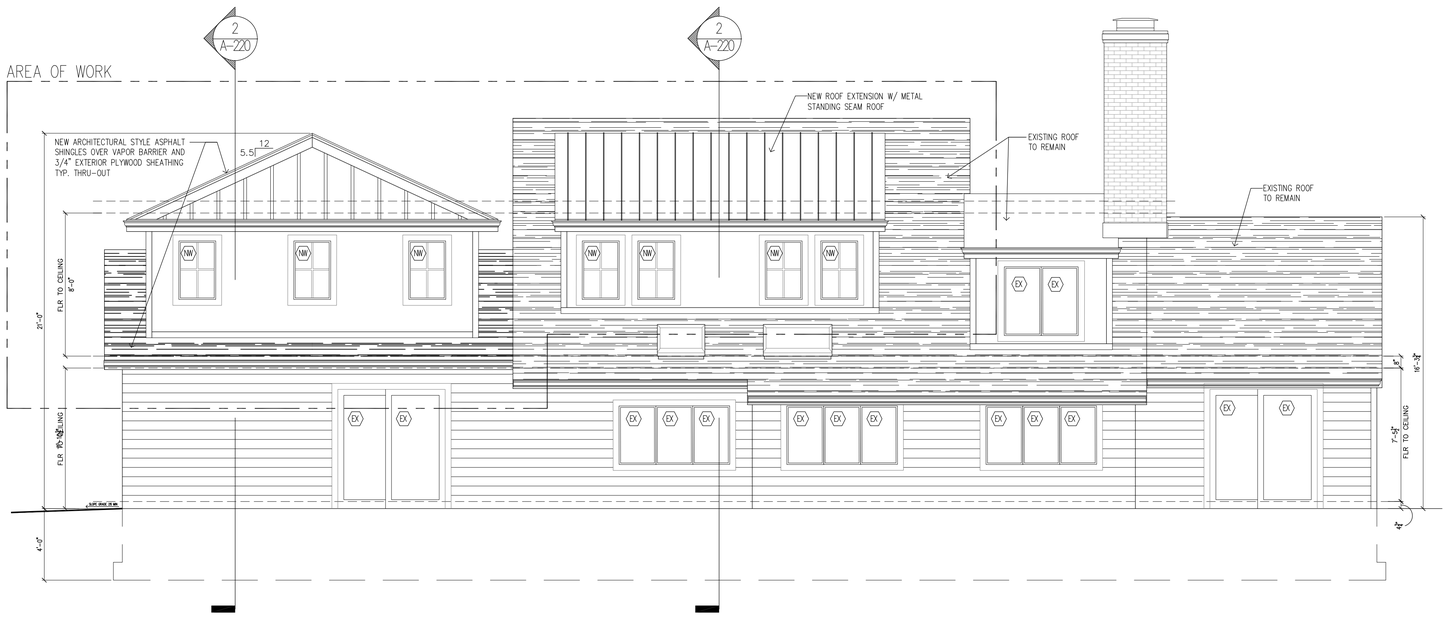
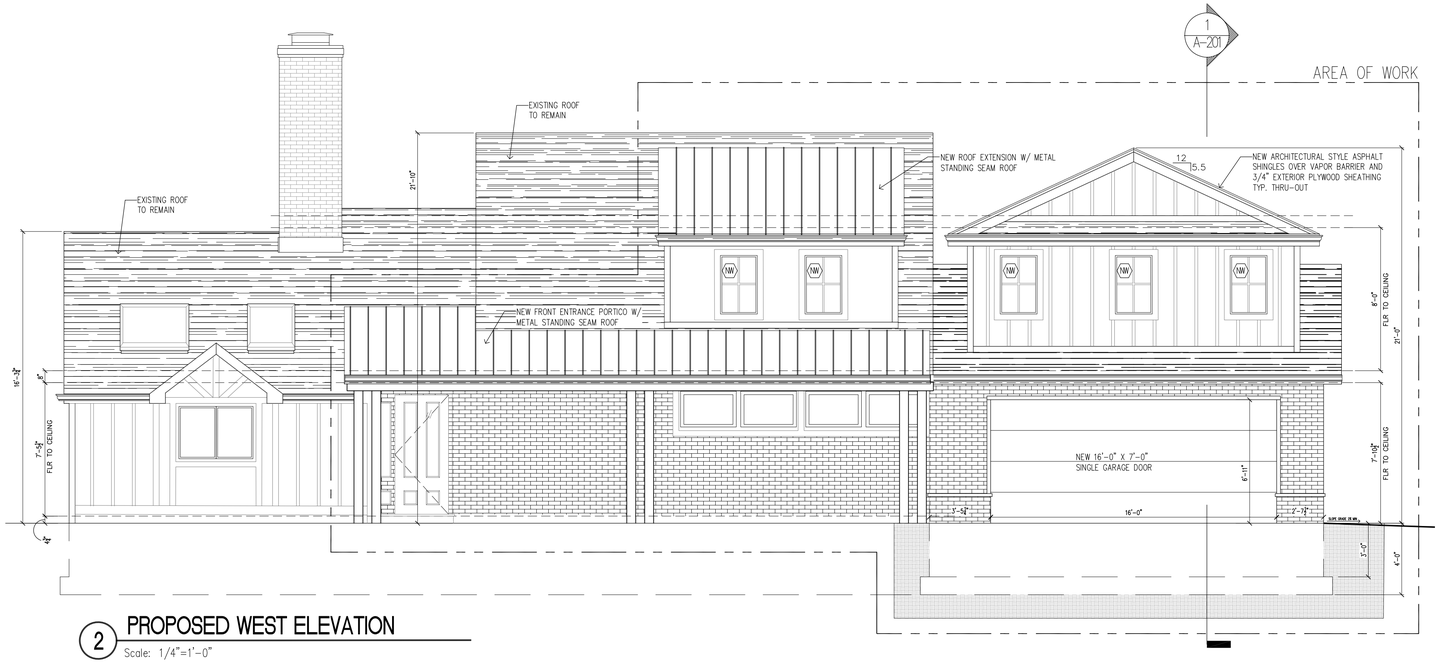


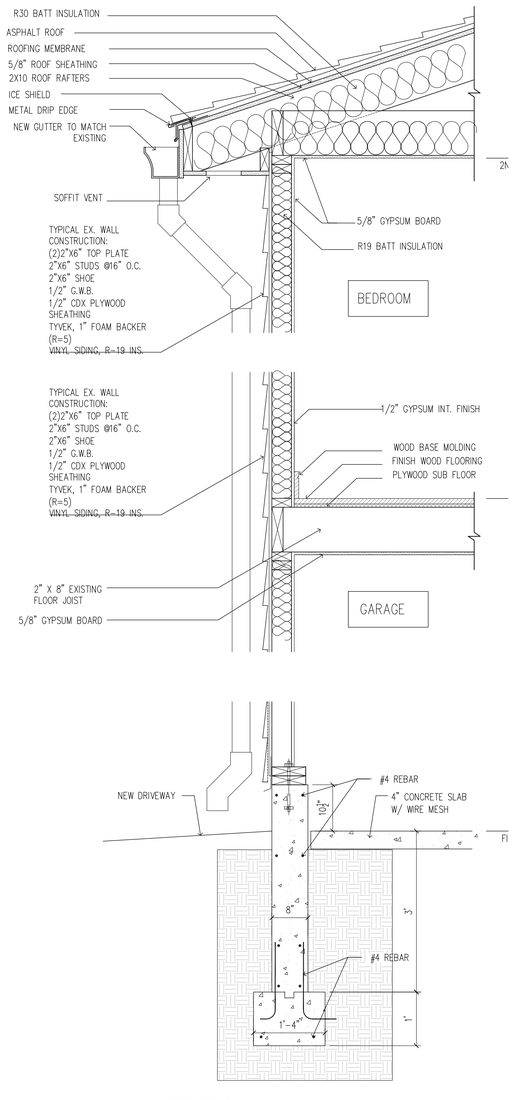
1 PROPOSED EAST ELEVATION

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



2 PROPOSED WEST ELEVATION

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



3 WALL SECTION

Scale: 3/4"=1'-0"

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Architect:

COMBINED RESOURCES CONSULTING AND DESIGN, INC.

155 FIRST STREET, SUITE 102
MINEOLA, NY 11501

P.516.644.2828 F.516.644.2820

Tenant/Occupant:

Private Residence

Location:

15 Sycamore Ln.
Roslyn Heights NY 11577

Drawing:

PROPOSED ELEVATION & WALL SECTION

Initial Dwg Date: 06-20-2023	Drawn By: PS
Job No.: 23-150.00	Chk By:
Scale: As Noted	PG: OF:

Dwg No:

A-200.00

Seal:

REGISTERED ARCHITECT SALVATORE A. FERRARA NO. 021147 STATE OF NEW YORK

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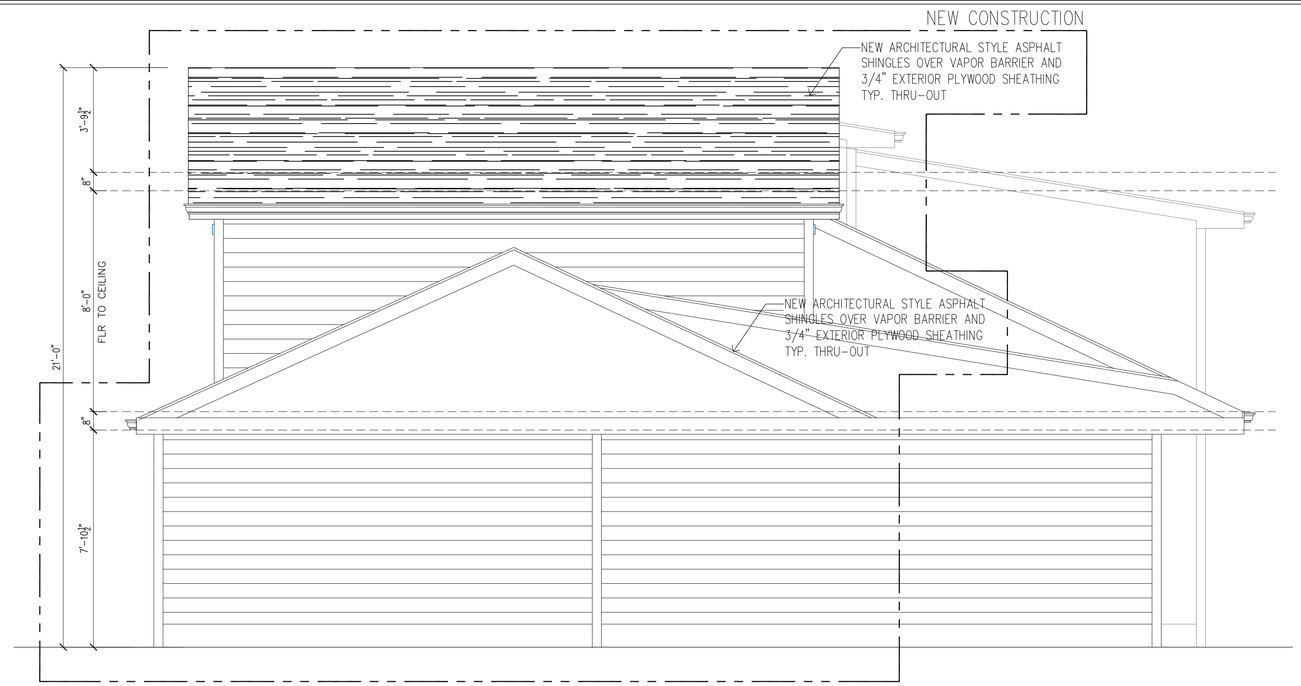
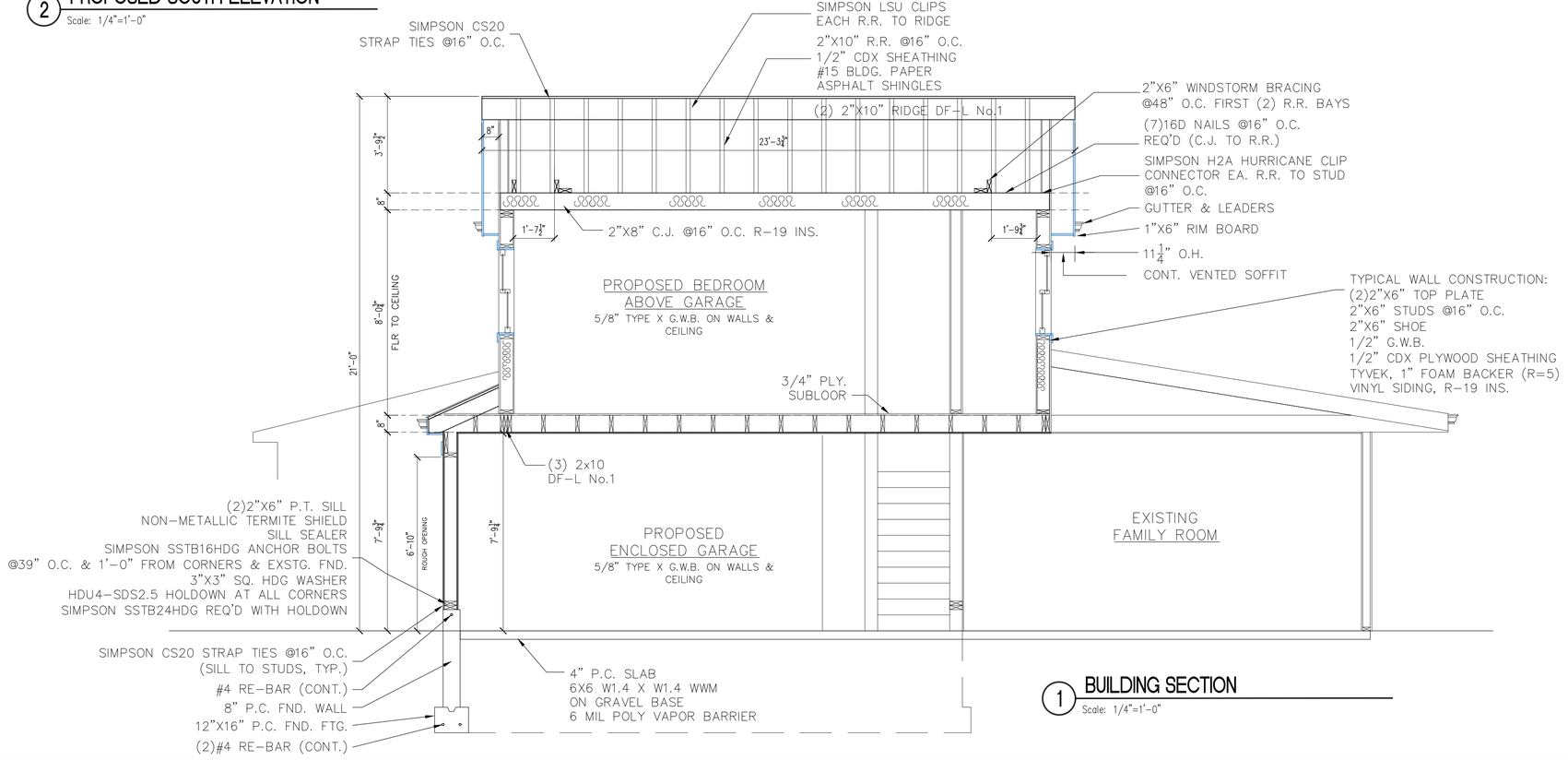


2 PROPOSED SOUTH ELEVATION

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



1 BUILDING SECTION

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

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Architect:

COMBINED RESOURCES CONSULTING AND DESIGN, INC.

155 FIRST STREET, SUITE 102
MINEOLA, NY 11501
P.516.644.2828 F.516.644.2820

Tenant/Occupant:

Private Residence

Location:

15 Sycamore Ln.
Roslyn Heights NY 11577

Drawing:

BUILDING SECTION

Initial Dwg Date: 06-20-2023	Drawn By: PS
Job No.: 23-150.00	Chk By:
Scale: As Noted	PG: OF:

Dwg No: A-201.00

Seal & Signature

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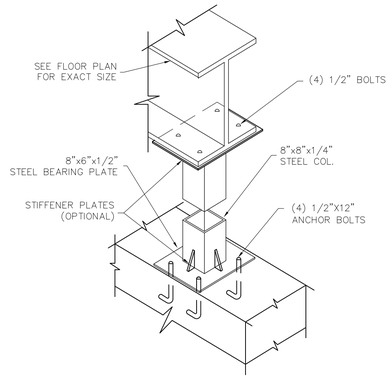
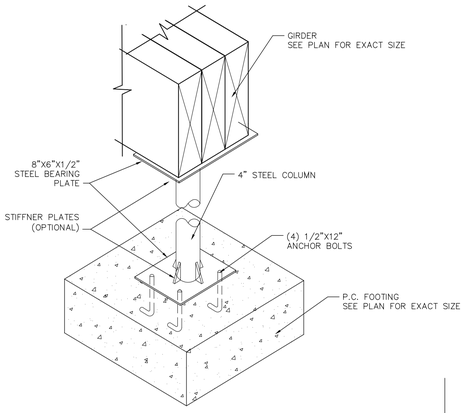


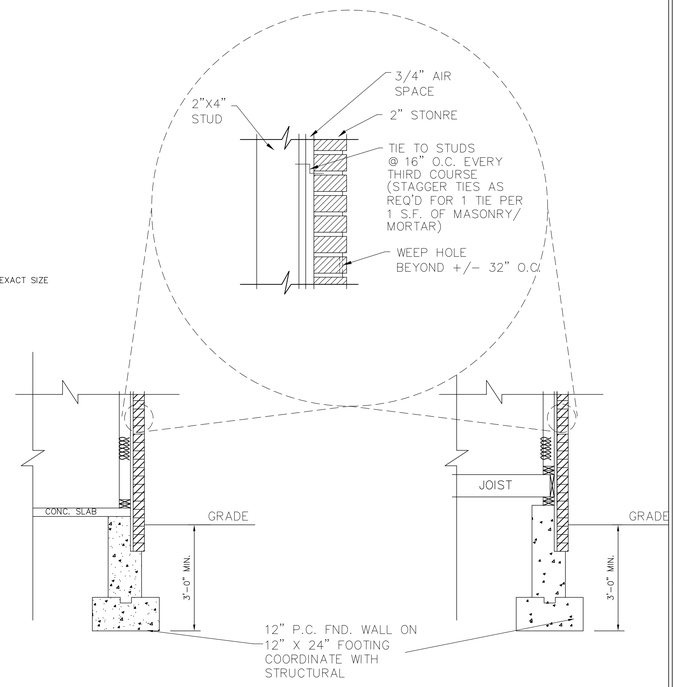
STEEL COLUMN DETAIL

SCALE 1/2" = 1'-0"



STEEL COLUMN DETAIL

N.T.S.

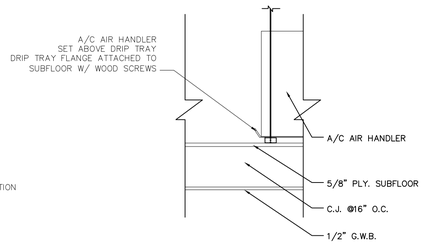


MASONRY DETAIL

N.T.S.

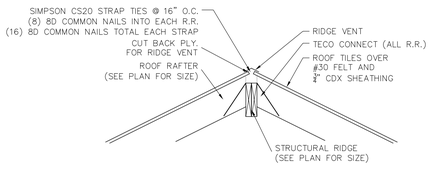
SPREAD FOOTING DETAIL

N.T.S.



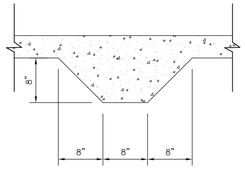
HVAC SUPPORT DETAIL

N.T.S.



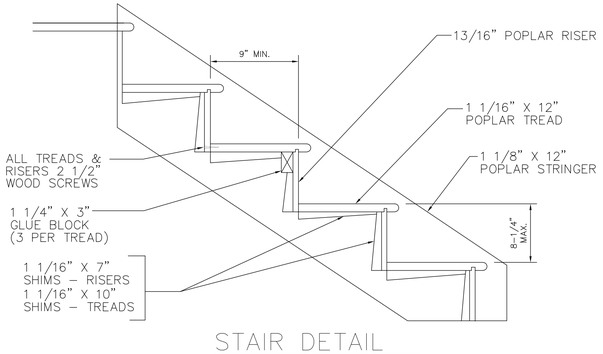
RIDGE VENT DETAIL

N.T.S.



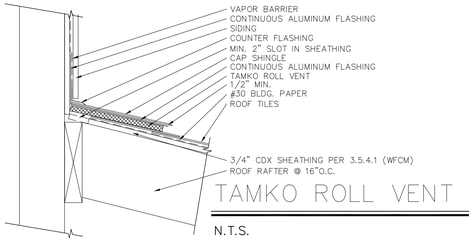
HAUNCH FTG. DETAIL

SCALE 1" = 1'-0"



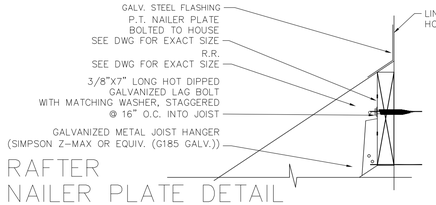
STAIR DETAIL

N.T.S.



TAMKO ROLL VENT

N.T.S.



RAFTER NAILER PLATE DETAIL

N.T.S.

NOTE:

ALL DETAILS ARE GENERAL IN NATURE AND DEPICT CONDITIONS THAT MAY OR MAY NOT APPLY.

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	Issued For Permit	08/05/23

Architect:

COMBINED RESOURCES
CONSULTING AND DESIGN, INC.

155 FIRST STREET, SUITE 102
MINEOLA, NY 11501
P.516.644.2828 F.516.644.2820

Tenant/Occupant:

Private Residence

Location:

15 Sycamore Ln.
Roslyn Heights NY 11577

Drawing:

BUILDING DETAILS

Initial Dwg Date: 06-20-2023	Drawn By: PS
Job No.: 23-150.00	Chk By:
Scale: As Noted	PG: OF:
Dwg No: A-500.00	Seal & Sign: REGISTERED ARCHITECT VICTOR A. FERRARA NO. 021167 STATE OF NEW YORK

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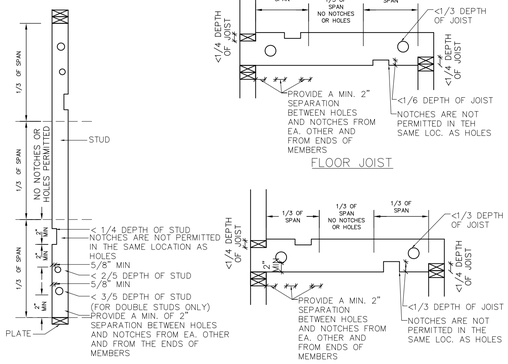
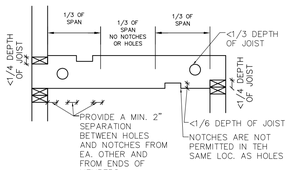


EXTERIOR AND BEARING WALLS

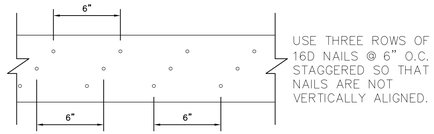


FLOOR JOIST

CEILING JOISTS / ROOF RAFTERS

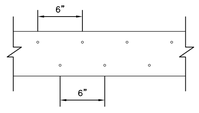
NOTCHING AND DRILLING FOR WOOD FRAME MEMBERS

N.T.S.



USE THREE ROWS OF 16D NAILS @ 6" O.C. STAGGERED SO THAT NAILS ARE NOT VERTICALLY ALIGNED.

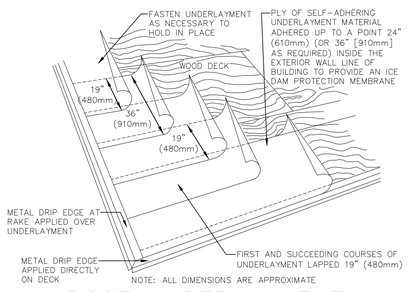
SISTERED JOIST NAIL PATTERN



USE TWO ROWS OF 16D NAILS @ 6" O.C. STAGGERED SO THAT NAILS ARE NOT VERTICALLY ALIGNED.

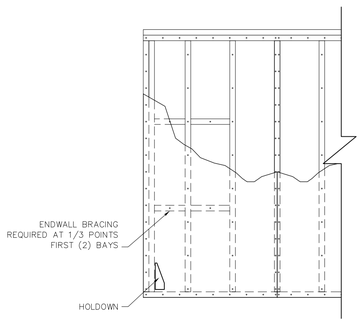
SISTERED JOIST NAIL PATTERN

N.T.S.



ROOF UNDERLAYMENT

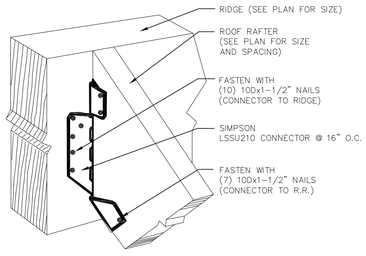
N.T.S.



EXTERIOR WALLS TO BE SHEATHED WITH 1/2" CDX PLYWOOD STRUCTURAL PANELS ON THE EXTERIOR ATTACHED WITH 8D COMMON NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD, AND 1/2" GYPSUM WALLBOARD ON THE INTERIOR ATTACHED WITH 5D COOLER NAILS AT 7" O.C. AT PANEL EDGES AND 10" O.C. IN THE FIELD. EXTERIOR SHEATHING SHALL BE CONTINUOUS FROM THE BOTTOM PLATE TO THE UPPER TOP PLATE, WITH ALL PANEL EDGES OVER FRAMING.

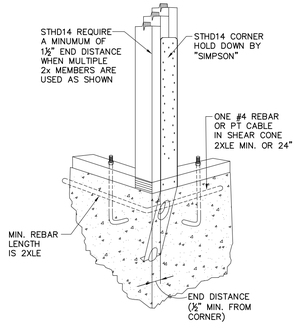
EXTERIOR WALL FRAMING DETAIL

N.T.S.



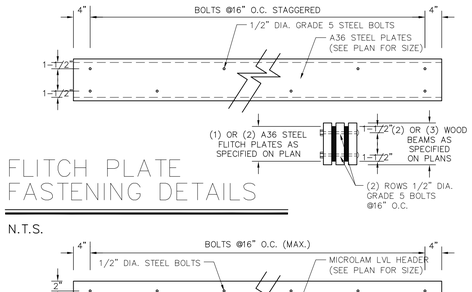
SIMPSON STRONG TIE LSSU210 DETAILS

N.T.S.



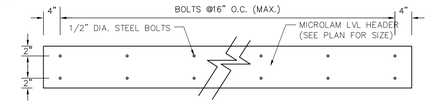
CORNER HOLD DOWN

N.T.S.

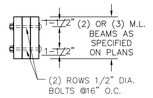


FLITCH PLATE FASTENING DETAILS

N.T.S.

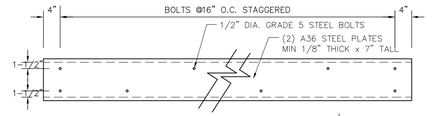


BOLT HOLES ARE TO BE 1/32" TO 1/16" DIAMETER LARGER THAN BOLTS. BOLTS MUST MEET OR EXCEED ASTM A 307 OR SAE J429 GRADES 1 OR 2. BOLTS MUST EXTEND THROUGH HEADER AND ARE TO BE FASTENED WITH NOT LESS THAN A STANDARD CUT WASHER UNDER THE HEAD AND NUT MEETING ANSI B 18.22.1.



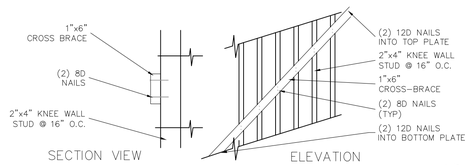
MICROLAM LVL BEAM FASTENING DETAILS

N.T.S.



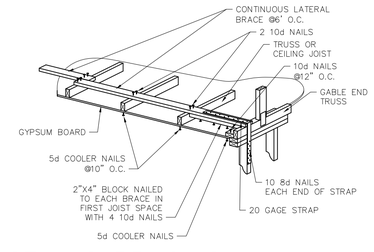
STEEL PLATE FASTENING DETAILS

N.T.S.



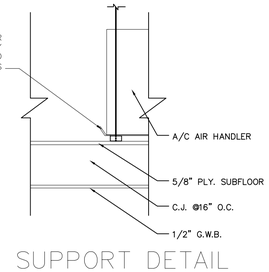
ATTIC KNEE WALL CROSS-BRACING DETAIL

NTS



CEILING BRACING FOR GABLE ENDWALL

N.T.S.



HVAC SUPPORT DETAIL

N.T.S.

NOTE:
ALL DETAILS ARE GENERAL IN NATURE AND DEPICT CONDITIONS THAT MAY OR MAY NOT APPLY.

The intent of this set of construction documents is to provide a complete and properly functioning space to be utilized for its designed purpose. The general contractor, construction manager, sub-contractor(s), supplier(s), and vendor(s) shall provide all labor and materials necessary to achieve a finished product capable of receiving a certificate of occupancy. Each contractor is obligated to examine the plans and if necessary, visit the site(s), so to be familiar with the actual conditions and requirements of the project. Any alleged discrepancies, ambiguities or unknowns, shall be immediately called to the attention of Combined Resources Consulting & Design, Inc., so that the matter may be resolved prior to the submission of a bid proposal. Each contractor, by submission of their bid, shall acknowledge that these documents are an adequate definition of the scope of work. Additional cost claims, based on any deficiency of construction documents, actual or not, will not be considered.

No	Submission	Date
	Issued For Permit	08/05/23
1	Rev. per building dept comments	10/31/23
2	Rev. per building dept comments	03/20/24
3	Rev. per building dept comments	04/25/24
4	Rev. per building dept comments	08/08/24

Architect:
COMBINED RESOURCES CONSULTING AND DESIGN, INC.
155 FIRST STREET, SUITE 102
MINEOLA, NY 11501
P.516.644.2828 F.516.644.2820

Tenant/Occupant:
Private Residence

Location:
15 Sycamore Ln.
Roslyn Heights NY 11577

Drawing:
BUILDING DETAILS

Initial Dwg Date: 06-20-2023	Drawn By: PS
Job No.: 23-150.00	Chk By:
Scale: As Noted	PG: OF:
Dwg No: A-501.00	Seal & Signature

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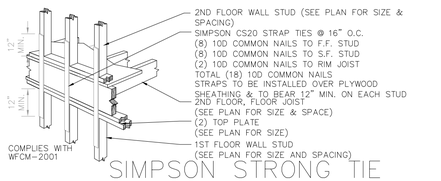

SIMPSON STRONG TIE STUD TO STUD DETAIL

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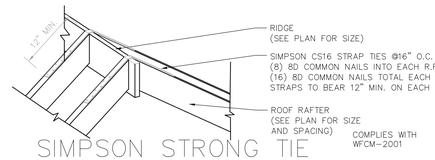

SIMPSON STRONG TIE RAFTER TO RIDGE TO RAFTER CONNECTION DETAIL

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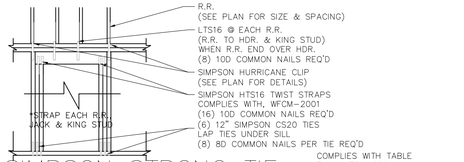

SIMPSON STRONG TIE HEADER TO JACK POST DETAIL

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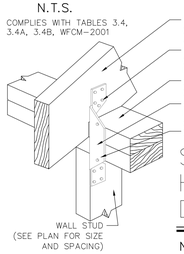

SIMPSON STRONG TIE H2A CONNECTOR DETAIL

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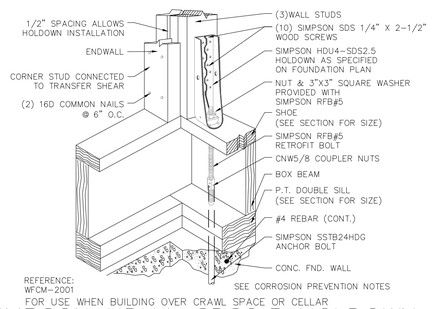

SIMPSON HDU4-SDS2.5 HOLDOWN CONNECTION DETAIL

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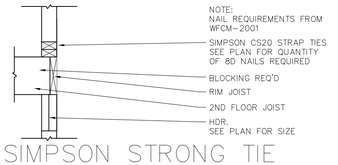
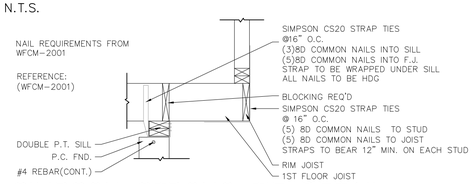


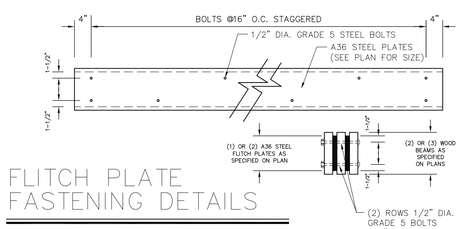
SIMPSON STRONG TIE HEADER / FLOOR JOIST / WALL STUD CONNECTION DETAIL

N.T.S.



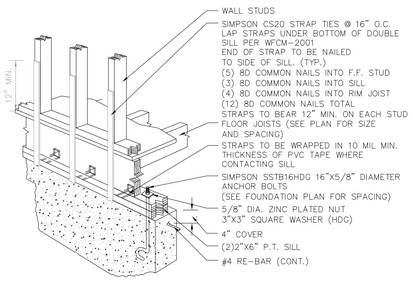
SIMPSON STRONG TIE DETAIL CANTILEVERED FLOOR JOIST

N.T.S.



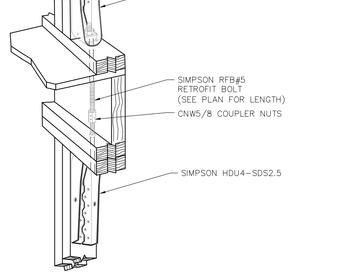
FLITCH PLATE FASTENING DETAILS

N.T.S.



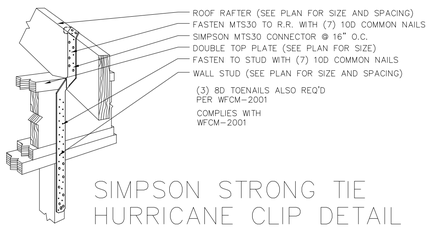
SIMPSON STRONG TIE STUD TO P.C. FOUNDATION CONNECTION DETAIL

N.T.S.



SIMPSON STRONG TIE HOLDOWN CONNECTION

N.T.S.



SIMPSON STRONG TIE HURRICANE CLIP DETAIL

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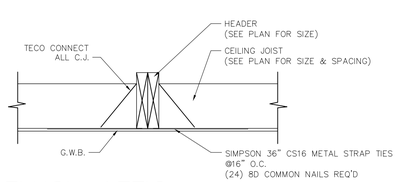
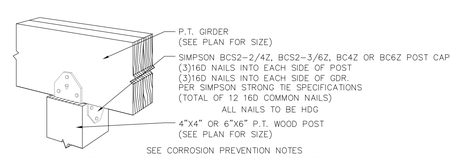


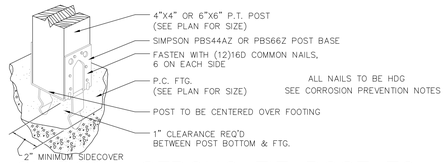
FLUSH ATTIC GIRDER DETAIL

N.T.S.



SIMPSON STRONG TIE POST CAP DETAIL

N.T.S.



SIMPSON STRONG TIE POST TO FOOTING CONNECTION DETAIL

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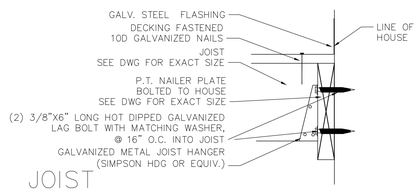
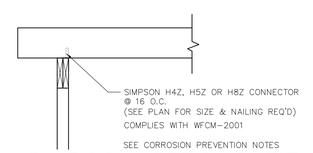


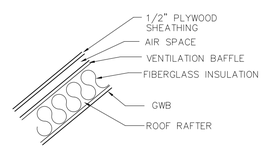
JOIST NAILER PLATE DETAIL

N.T.S.



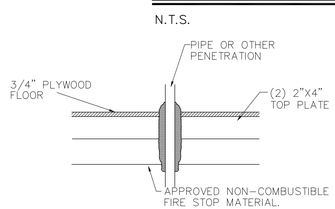
SIMPSON STRONG TIE D.J. TO GRD. DETAIL

N.T.S.



SECTION VIEW- VENTILATION BAFFLE

N.T.S.



DETAIL FOR FIRE STOP

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4	Rev. per building dept comments	08/08/24
3	Rev. per building dept comments	04/25/24
2	Rev. per building dept comments	03/20/24
1	Rev. per building dept comments	10/31/23
	Issued For Permit	08/05/23
No	Submission	Date

Architect:

COMBINED RESOURCES CONSULTING AND DESIGN, INC.

155 FIRST STREET, SUITE 102
MINEOLA, NY 11501
P.516.644.2828 F.516.644.2820

Tenant/Occupant:

Private Residence

Location:

15 Sycamore Ln.
Roslyn Heights NY 11577

Drawing:

BUILDING DETAILS

Initial Dwg Date: 06-20-2023	Drawn By: PS
Job No.: 23-150.00	Chk By:
Scale: As Noted	PG: OF
Dwg No: A-502.00	

REGISTERED ARCHITECT SALVATORE A. FERRARO NO. 021147 STATE OF NEW YORK

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#21600

AREA=5,000.00 Sq. Ft.

200' FRONT YARD SETBACK			
SECTION	BLOCK	LOT	
4	K-9	1	11.2'
4	K-9	2	25.6'
4	K-9	3	28.1'
4	K-9	4	25.1'
4	K-9	5	27.3'
4	K-9	6	24.3'
4	K-9	7	26.9'
4	K-9	8	23.9'
AVERAGE SETBACK			24.1'

ZONING ANALYSIS

ADDRESS: 25 KALDA AVENUE, NEW HYDE PARK, NY 11040
TOWN OF NORTH HEMPSTEAD
LOT SIZE: 50' X 100' = 5,000 Sq Ft
SECTION: 7
BLOCK: K-9
LOT(s): 4
ZONING DISTRICT: RESIDENCE "C" (R-C)

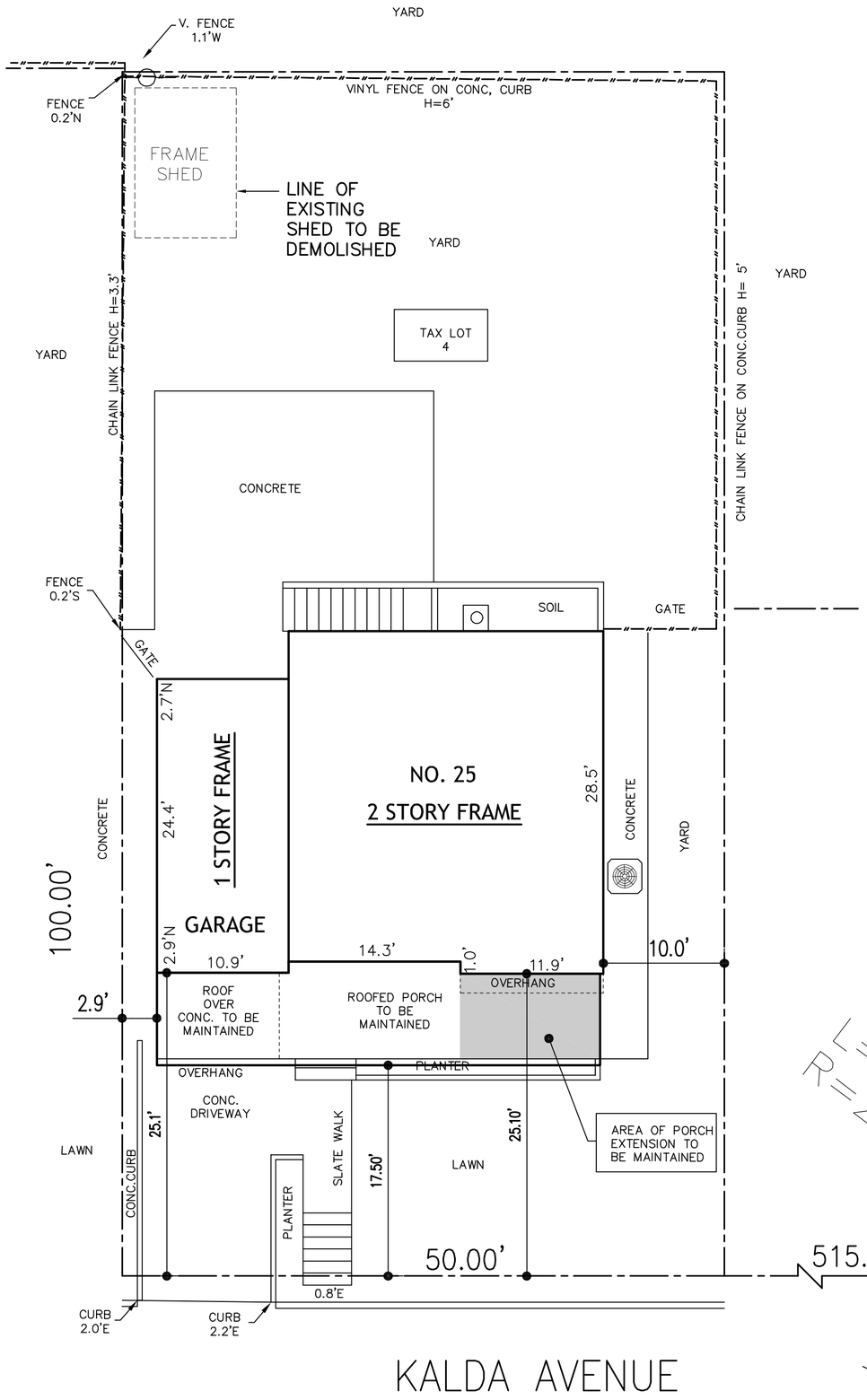
70-50.A FRONT YARD
MIN. PRIMARY FRONT YARD PERMITTED: 25.0'

70-50.C 200' AVERAGE FRONT YARD SETBACK
@ KALDA AVE. 24.1'
PRIMARY FRONT YARD EXISTING: 25.1' EXISTING NO CHANGE

70-42.6 FRONT YARD PAVING
MAX. OF 55% PERMITTED:
MAX. PERMITTED @ KALDA AVE: .55 x 1,255.00 = 690.25 Sq Ft
EXISTING PAVING @ KALDA AVE: 49.1% (616.08 Sq Ft) < 55%

70-101.B PERMITTED ENCROACHMENTS
ONE-STORY OPEN PORCHES AND TERRACES SHALL PROJECT NOT MORE THAN 5.0' INTO A REQUIRED FRONT YARD.

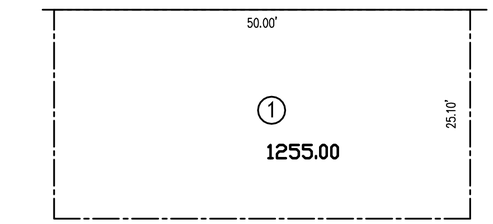
PERMITTED ENCROACHMENT: 20.0'
EXISTING ENCROACHMENT: 17.5'

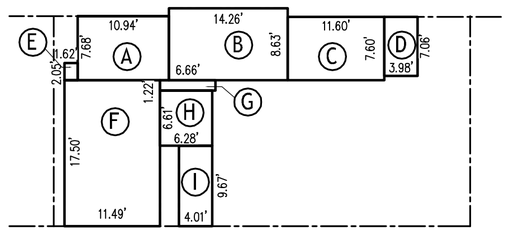


PLOT PLAN

1/8" = 1'-0"

FRONT YARD PAVING DIAGRAM & CALCULATION





TOTAL FRONT YARD @ KALDA AVENUE
AREA 1: 50' x 25.1' = 1,255.0 Sq Ft

TOTAL FRONT YARD AREA: 1,255.0 Sq Ft

MAX.FRONT YARD PAVING PERMITTED:
1,255.00 Sq Ft X 55% = 690.25 Sq Ft

TOTAL FRONT YARD PAVING AREA:

AREA A:	7.68' x 10.94' =	+	84.00 Sq Ft
AREA B:	8.63' x 14.26' =	+	123.00 Sq Ft
AREA C:	7.60' x 11.60'=	+	88.16 Sq Ft
AREA D:	3.98' x 7.06' =	+	28.10 Sq Ft
AREA E:	1.62' x 2.05' =	+	3.32 Sq Ft
AREA F:	17.50' x 11.49' =	+	201.10 Sq Ft
AREA G:	6.66' x 1.22' =	+	8.12 Sq Ft
AREA H:	6.61' x 6.28' =	+	41.51 Sq Ft
AREA I:	4.01' x 9.67' =	+	38.77 Sq Ft
TOTAL FRONT YARD PAVING:			616.08 Sq Ft

616.08 Sq Ft (49.1%) < 690.25 Sq Ft (55%) OK

HN ENGINEERING PC
15 Canterbury Road #A8
Great Neck, NY 11021
t.516 209 7772 / f. 516 706 1853
hnengineeringpc@gmail.com

Seal

STATE OF NEW YORK ★ HOOSHANG NEJATHAIM ★ LICENSED PROFESSIONAL ENGINEER 074992

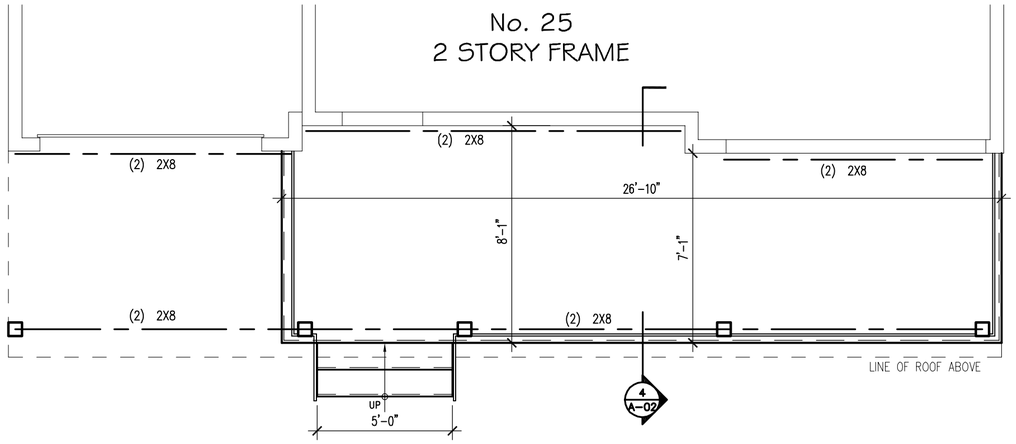
Project name:
Maintain Existing Covered Porch
25 Kalda Avenue
New Hyde Park, NY 11040

No.	Date	Issue
1	05.10.2024	Issued For Filing

Drawing name:
SITE PLAN DIAGRAMS & NOTES

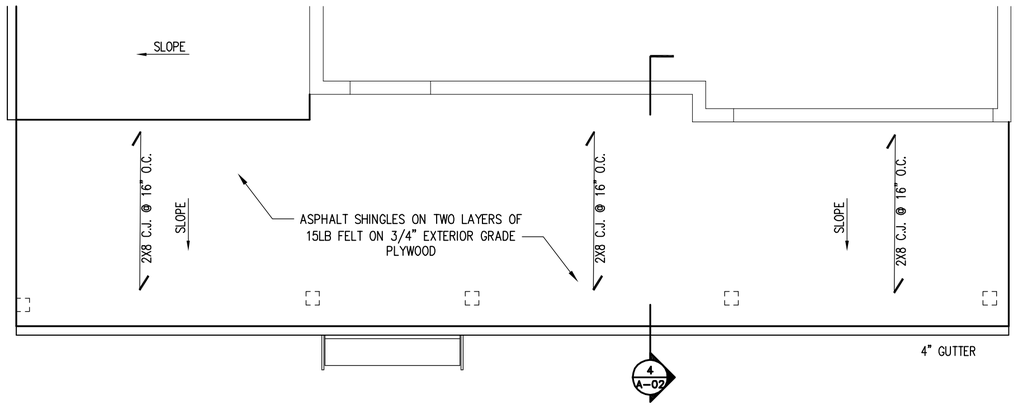
Job No: 2202
Date: 05/10/24
Scale: as shown
Drawn By: I.REI.

Drawing Number:
A-01
1 of 2



2 PARTIAL FLOOR PLAN @ COVERED PORCH

1/4" = 1'-0"

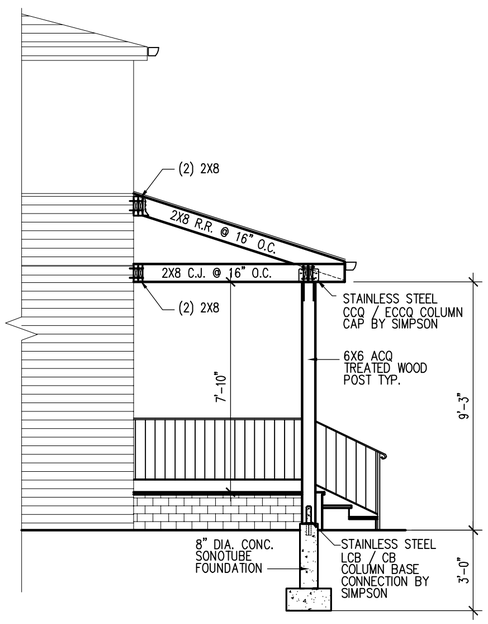


3 PARTIAL ROOF PLAN @ COVERED PORCH

1/4" = 1'-0"

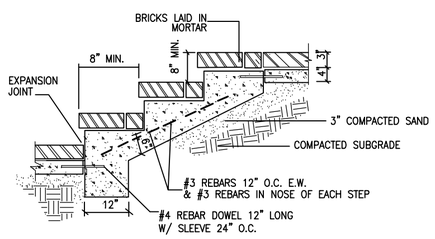
1 FRONT ELEVATION PORCH

1/4" = 1'-0"



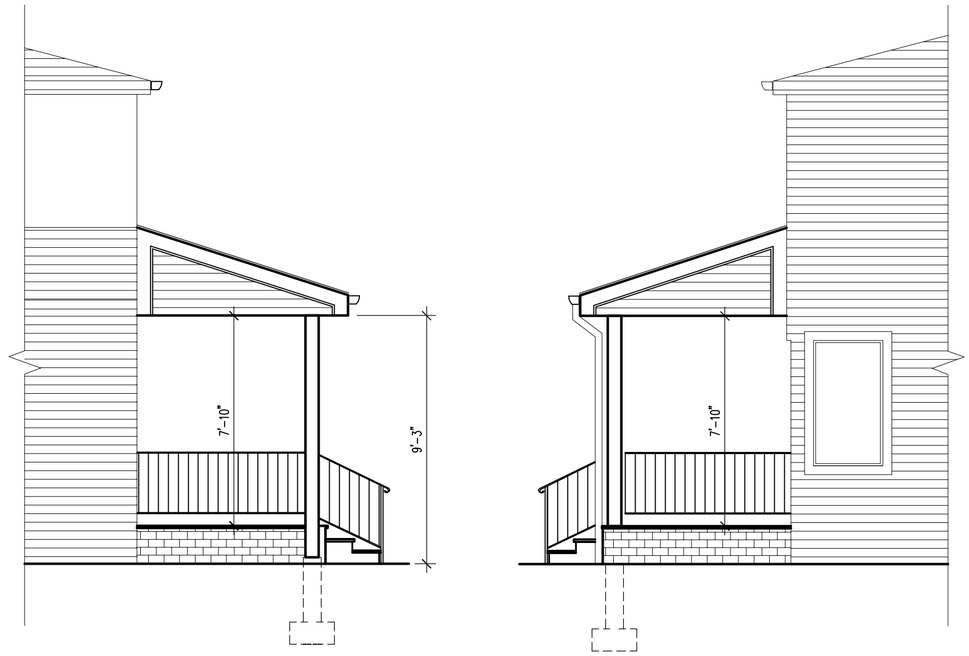
4 SECTION @ PORCH

1/4" = 1'-0"



5 BRICK STEPS DETAIL

1/4" = 1'-0"



6 LEFT & RIGHT SIDE PARTIAL ELEVATION PORCH

1/4" = 1'-0"

HN
ENGINEERING PC
15 Canterbury Road #A8
Great Neck, NY 11021
t.516 209 7772 / f. 516 706 1853
hnengineeringpc@gmail.com

Seal

STATE OF NEW YORK
HOOSHANG NEJATHAIM
LICENSED PROFESSIONAL ENGINEER
97492

Project name:
Maintain Existing Covered Porch
25 Kalda Avenue
New Hyde Park, NY 11040

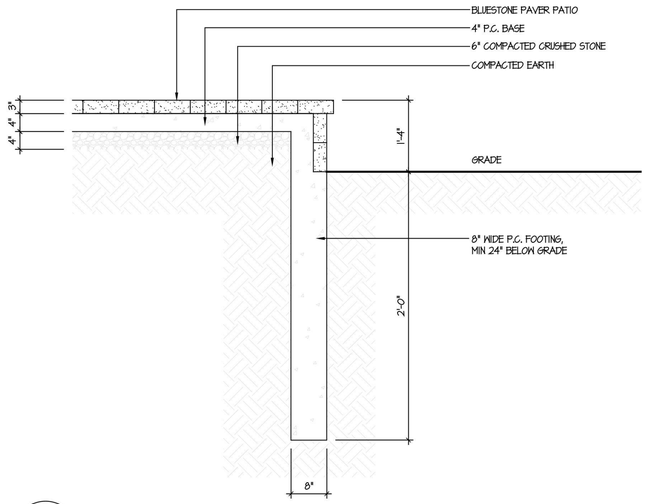
No.	Date	Issue
1	05.10.2024	Issued For Filing

Drawing name:
ELEVATIONS,
SECTION, PLAN,
& DETAILS

Job No: 2202
Date: 05/10/2024
Scale: as shown
Drawn By: I.REI.

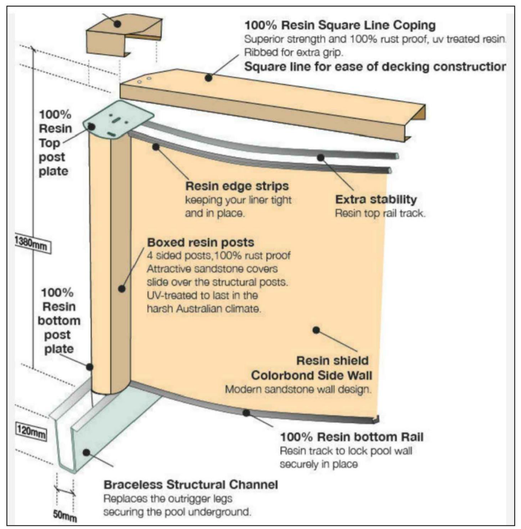
Drawing Number:
A-02
2 of 2

#21601



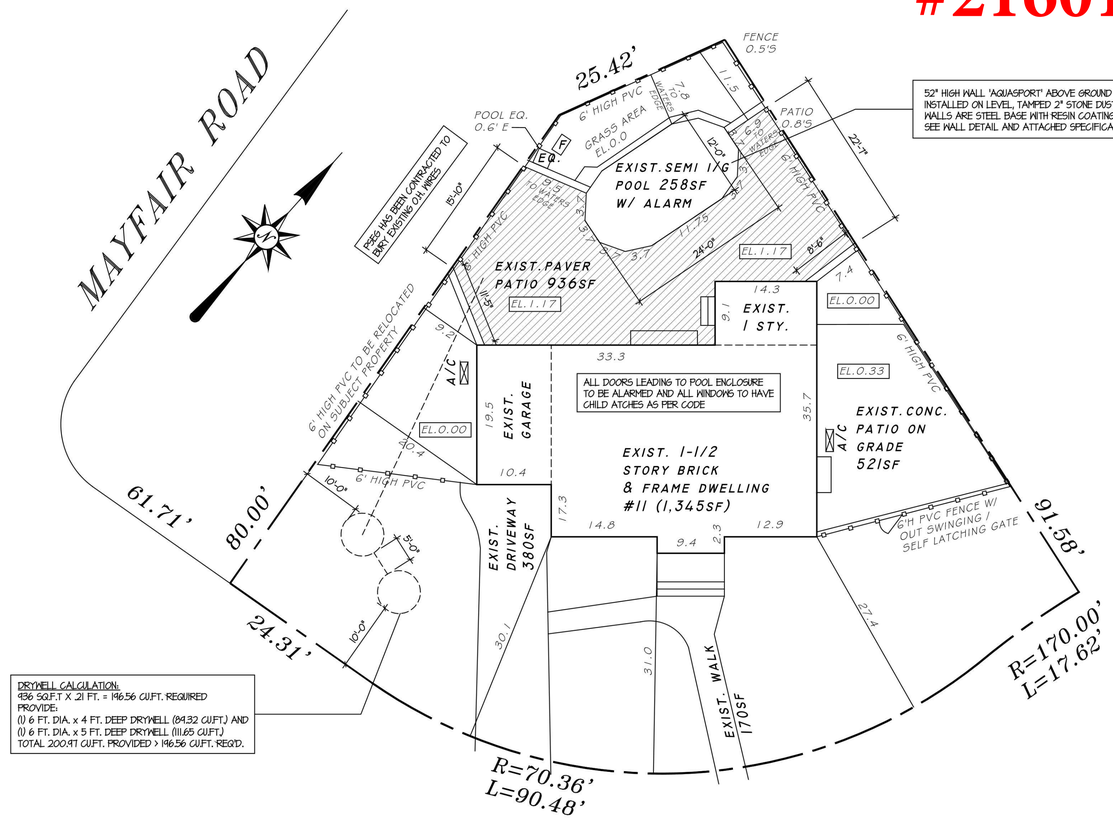
2 / A-1 Paver Patio Detail

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



3 / A-1 Semi-Inground Pool Wall Detail

NOT TO SCALE



DRYWELL CALCULATION:
936 SQ.F.T X .21 FT. = 196.56 CU.FT. REQUIRED
PROVIDE:
(1) 6 FT. DIA. x 4 FT. DEEP DRYWELL (84.32 CU.FT.) AND
(1) 6 FT. DIA. x 5 FT. DEEP DRYWELL (111.65 CU.FT.)
TOTAL 200.97 CU.FT. PROVIDED > 196.56 CU.FT. REQ'D.

1 / A-1 Plot Plan

SCALE : 1" = 10'-0"

DISAPPROVED

Ben Voutsinas
12/15/2023

ZONING ANALYSIS

11 ABERDEEN ROAD, NEW HYDER PARK, NEW YORK 11040 — TOWN OF NORTH HEMPSTEAD RESIDENCE: B

ISSUE	REQUIRED/ PERMITTED	EXISTING	REMARKS
LOT AREA	6,000 SQ. FT.	7,086 SQ. FT.	NO CHANGE
MIN. FRONT WIDTH	80.0 FT.	75.00 FT.	NO CHANGE
POOL LOT COVERAGE	40 % OF REAR YARD (1,807 SQFT.) = 722.80 SQ.FT.	EX. POOL 258 SF. EX. RAISED PATIO 936 SF. POOL AREA = 1,194 SF. = 66.07%	VARIANCE REQUIRED
TOTAL LOT COVERAGE	30% / 2,125.80 SF.	POOL AREA = 1,194 SF. EX. DWELLING = 1,345 SF. ALL STRUCTURES = 2,539 S.F. = 35.83%	VARIANCE REQUIRED
SIDE YARD MIN.	10.0 FT. TO POOL 7.0 FT. TO RAISED PATIO	POOL = 6.9' FROM W PROP LINE = 9.5' FROM E PROP LINE (DIMENSIONS FROM WATER'S EDGE) PATIO = 0.8' FROM W PROP LINE = 0.0' FROM E PROP LINE	VARIANCE REQUIRED VARIANCE REQUIRED
MIN. REAR YARD	10.0 FT. TO POOL 15.0 FT. TO RAISED PATIO	POOL: 7.8 FT. TO WATERS EDGE PATIO: 11.5 FT.	VARIANCE REQUIRED VARIANCE REQUIRED
FENCE HEIGHT	6 FEET	6 FEET PVC	COMPLIES

BELLO Architects

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East Norwich, New York 11732

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Amityville, New York 11701

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DATE ISSUED:
02-28-2023 - Issued For DOB Filing

PRIVATE RESIDENCE

11 ABERDEEN ROAD
NEW HYDE PARK
NEW YORK

When a registered design professional has stamped and signed this page (blue ink), they are attesting that to the best of his/her knowledge, belief, and professional judgement, such plans and/or specifications are in compliance with the latest New York State Building Code.

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REGISTERED ARCHITECT JOSEPH M. BELLO 032670 STATE OF NEW YORK

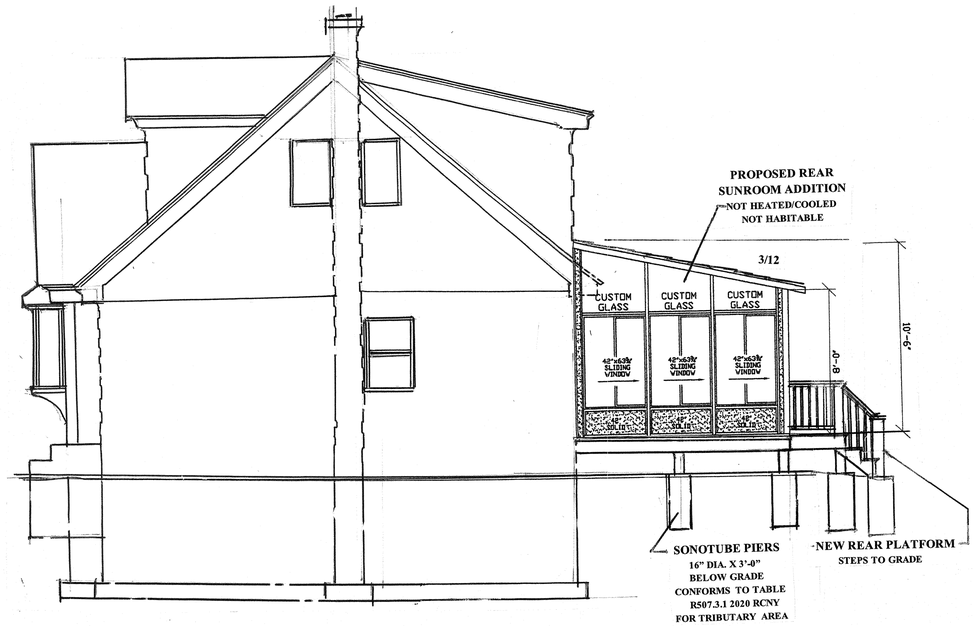
FILE: **21-73**

SCALE: **AS NOTED**

DRAWN BY: **VMA**

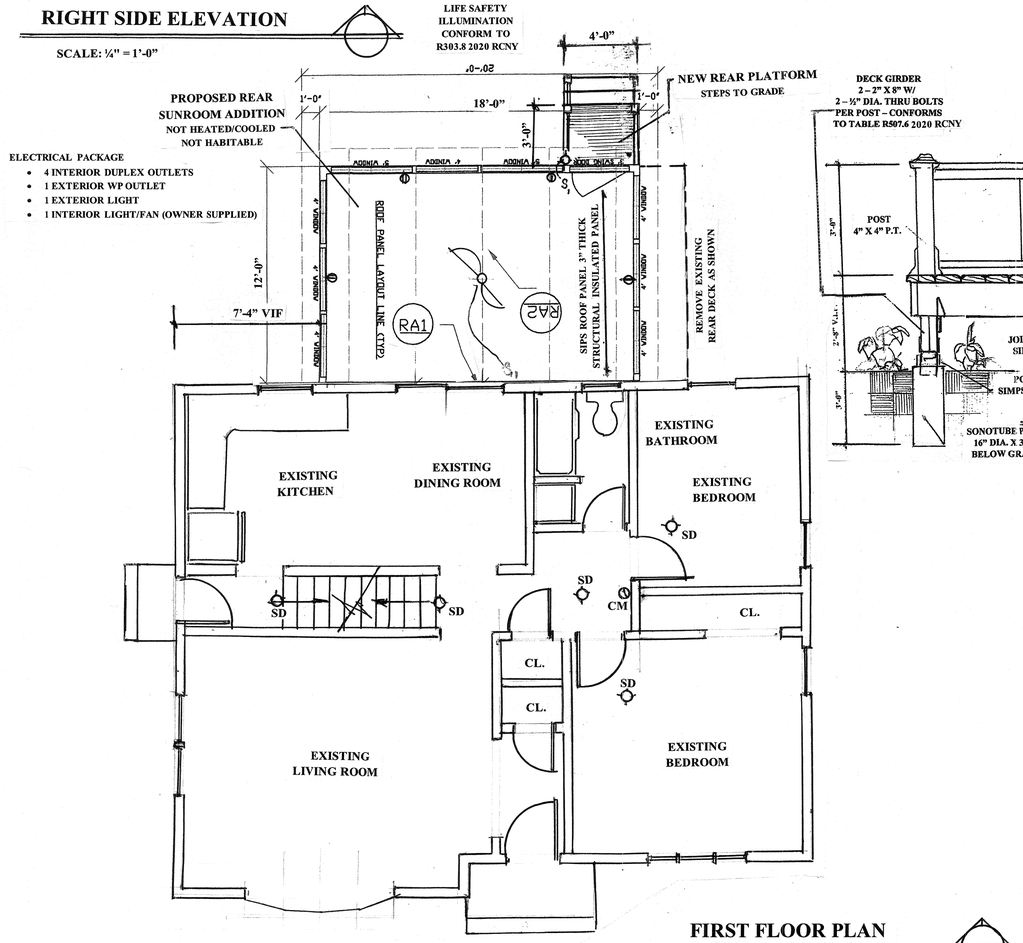
SHEET: A-1

#21602



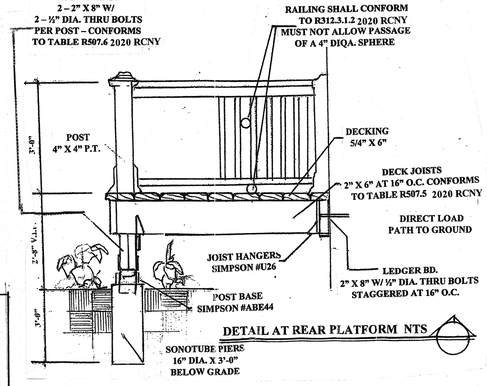
RIGHT SIDE ELEVATION

SCALE: ¼" = 1'-0"



FIRST FLOOR PLAN

SCALE: ¼" = 1'-0"



DETAIL AT REAR PLATFORM NTS

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

Use	Live Load
Uninhabitable attics without storage[b]	10
Uninhabitable attics with limited storage[b, g]	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks[e]	60[j]
Fire escapes	40
Guards and handrails[d]	200[h]
Guard in-fill components[f]	50[h]
Passenger vehicle garages[a]	50[a]
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40[c]

For SI: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm, 1 pound = 4.45 N

a. Elevated garage floors shall be capable of supporting a 2,000 pound load applied over a 20 square-inch area.
b. Uninhabitable attics without storage are those where the clear height between joists and rafters is not more than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.
c. Individual stair treads shall be designed for the uniformly distributed live load or a 300 pound

PLOT PLAN ZONE: "R-B" RESIDENTIAL

SCALE: 1" = 16'

A EXISTING SQ. FOOTAGE 1ST FL. HOUSE = 979.45 FT.2

B EXISTING SQ. FOOTAGE 2ND FL. HOUSE = 576.45 FT.2

C EXISTING SQ. FOOTAGE DETACHED GARAGE = 17' X 23' = 391 FT.2

EXISTING LOT COVERAGE = 979.45 + 391 / 5000 = 27.4%

EXISTING GROSS FLOOR AREA = 979.45 + 576.45 + 391 / 5000 = 38.94%

D PROPOSED SQ. FOOTAGE REAR SUNROOM ADDITION = 12' X 18' = 216 FT.2

PROPOSED LOT COVERAGE = 979.45 + 391 + 216 / 5000 = 31.73%

PROPOSED GROSS FLOOR AREA = 979.45 + 576.45 + 391 + 216 / 5000 = 43.25%

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

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3:12 with no finished ceiling attached to rafters	L/180
Interior walls and partitions	H/180
Floors/ceilings with plaster or stucco finish (including deck floors)	L/360
Ceilings with brittle finishes (plaster, stucco, etc)	L/360
Ceilings with flexible finishes (gypsum board, etc)	L/240
All other structural members	L/240
Exterior walls—wind loads [a] with plaster or stucco finish	H/360
Exterior walls with other brittle finishes	H/240
Exterior walls with flexible finishes	H/120[d]
Lintels supporting masonry veneer walls [e]	L/600

Note: L = span length, H = span height.
a. The wind load shall be permitted to be taken as 0.7 times the Component and Cladding loads for the purpose of the determining deflection limits herein.
b For cantilever members, L shall be taken as twice the length of the cantilever.
c. For aluminum structural members or panels used in roofs or walls of sunroom additions or patio covers, not supporting edge of glass or sandwich panels, the total load deflection shall not exceed L/60. For continuous aluminum structural members supporting edge of glass, the total load deflection shall not exceed L/175 for each glass lite or L/60 for the entire length of the member, whichever is more stringent. For sandwich panels used in roofs or walls of sunroom additions or patio covers, the total load deflection shall not exceed L/120.
d. Deflection for exterior walls with interior gypsum board finish shall be limited to an allowable deflection of H/180.
e. Refer to Section R703.7.2.

AJ8 COMPLIANCE – ADDITIONS 2020 RCNY

AJ801.2.1 – THE PROPOSED REAR SUNROOM ADDITION DOES NOT CREATE A NON-CONFORMITY; THE EXISTING HOUSE CONFORMS TO HEIGHT, STRUCTURAL STRENGTH, FIRE SAFETY, MEANS OF EGRESS AS WELL AS MECHANICAL, PLUMBING AND ELECTRICAL CAPABILITIES.

AJ801.2.2 -THERE IS NO REPAIR WORK WITHIN THE EXISTING HOUSE; THEREFORE, THE PROJECT IS NOT REQUIRED TO CONFORM TO SECTION AJ3 REPAIRS.

AJ801.3 – FIRE & LIFE SAFETY PROTECTION

AJ801.3.1 SMOKE ALARMS – IN CONFORMANCE W/ R314 2020 RCNY. SHALL BE INSTALLED IN EACH BEDROOM, AND IN THE VICINITY OUTSIDE OF EACH BEDROOM IN HALLWAY. BATTERY OPERATED MIN. 10 YR BATTERY.

AJ801.3.1.1 POWER SOURCE – BATTERY OPERATED MIN. 10 YR. BATTERY LIFE.

AJ801.3.2 CARBON MONOXIDE ALARMS – IN CONFORMANCE W/ R315 2020 RCNY 1 IN THE IMMEDIATE VICINITY OF EACH BEDROOM. WITHIN 10 FEET OF EACH BEDROOM. BATTERY OPERATED.

AJ801.3.2.1 – NEW FUEL BURNING APPLIANCES – N/A NO NEW FUEL BURNING APPLIANCES BEING ADDED.

AJ801..3.2.1.1 POWER SUPPLY & INTERCONNECTION – N/A

AJ801.3.3 AUTOMATIC SPRINKLER SYSTEMS – N/A NO 3RD STORY.

AJ801.4 – STRUCTURAL – N/A – NO ADDITIONAL LOADS APPLIED ON EXISTING HOUSE. THE PROPOSED SUNROOM ADDITION IS SUPPORTED ON ITS OWN FOUNDATION; INDEPENDENT FROM THAT OF THE HOUSE.

AJ801.5 – FLOOD HAZARD AREAS – N/A

AJ801.6 – MECHANICAL – N/A – SUNROOM HAS NO HEATING OR COOLING LOAD.

AJ801.7 PLUMBING – N/A

AJ801.7.1 SANITARY DISPOSAL SYSTEM - N/A – NO NEW BEDROOMS BEING ADDED

AJ801.8 ELECTRICAL – THE PROPOSED 1ST FLOOR SIDE SUNROOM ADDITION CONFORMS TO CHAPTERS 33 THRU 42 2020 RCNY.

CHAPTER 37 BRANCH FEEDERS – THE ARCHITECT HAS SHOWN COMPLIANCE WITH TABLE E3704.2(1) FEEDER LOAD CALCULATION
3 V/A PER SQ. FT. X 1,771.90FT.2 = 5,315.7 V-A
1500 V-A/ CIRCUIT X 12 CIRCUITS = 18,000 V-A
FASTENED IN PLACE APPLIANCES = 19,660 V-A
TOTAL REQUIRED AMPERES SERVICE REQUIRED = 42,975.7V-A
OF AMPS REQUIRED = 42,975.7V-A/ 240 VOLTS/ AMP = 179.06 AMPS
AMPERAGE PROVIDED = 200 AMPS > 179.06 AMPS OK CONFORMS
THE HOMEOWNER HAS PROVIDED A 200 AMP PANEL DEAD FRONT "NEMA" APPROVED PANEL.

CHAPTER 38 ELECTRICAL WIRING – CONFORMS

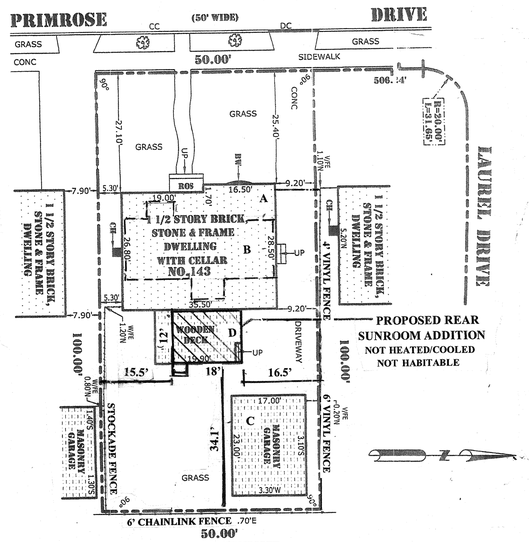
CHAPTER 39 RECEPTACLE DISTRIBUTION – CONFORMS

CHAPTER 40 LUMINAIRS – CONFORMS LUMINAIRS SHALL BE INSTALLED AT ALL MEANS OF EGRESS.

Table R402.2
Minimum Specified Compressive Strength of Concrete

Type or location of concrete construction	Minimum Specified Compressive Strength[a,b]		
	Weathering Potential		
	Negligible	Moderate	Severe
Basement walls, foundations and other concrete not exposed to the weather	2,500	2,500	2,500c
Basement slabs and interior slabs on grade, except garage floor slabs	2,500	2,500	2,500c
Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather	2,500	3,000d	3,000c
Porches, carports slabs and steps exposed to the weather, and garage floor slabs	2,500	3,000d e f	3,500d e f

For SI: 1 pound per square inch = 6.895 kPa.
a. Strength at 28 days psi.
b. See Table R301.2(1) for weathering potential.
c. Concrete in these locations that is subject to freezing and thawing during construction shall be air-entrained concrete in accordance with footnote d.
d. Concrete shall be air-entrained. Total air content (percent by volume of concrete) shall be not less than 5 percent or more than 7 percent.
e. See Section R402.2 for maximum cementitious materials content.
f. For garage floors with a steel-troweled finish, reduction of the total air content (percent by volume of concrete) to not less than 3 percent is permitted if the specified compressive strength of the concrete is increased to not less than 4,000 psi.



EXPOSURE "B"

R301.1.1 ALTERNATIVE PROVISIONS
THE FOLLOWING REFERENCE STANDARD WAS USED IN THE DESIGN OF THE STRUCTURE:
2015 WFCM
"WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS 2015 EDITION"

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

GROUND SNOW LOAD = 25 LBS./ FT.2
R301.2(5)
WIND DESIGN SPEED = 130(58) MPH
R301.2(4)A
TOPOGRAPHIC EFFECTS = NO
R301.2.1.5
SPECIAL WIND REGION = NO
R301.2.1.5
WIND BORNE DEBRIS REGION ZONE = NO
R301.2.1.2.1
SEISMIC DESIGN CATEGORY = "B"
R301.2.2.1
WEATHERING CATEGORY FOR CONCRETE EXPOSURE = SEVERE
R301.2(3)
FROST LINE DEPTH = 3'-0"
R301.2(1)
R403.1(1)
TERMITE = MODERATE TO HEAVY
R301.2(6)
WINTER DESIGN TEMP. = 11o F
R301.2(1) ISOLINES 97 ½% WINTER DESIGN TEMP.
ICE BARRIER UNDERLAYMENT = YES
R905.1.2 R905.4.3.1 R905.5.3.1 R905.6.3.1 R905.7.3.1 R905.8.3.1
FLOOD HAZARD = NO
AIR FREEZING INDEX = 1500 OR LESS
R403.3(2)
MEAN ANNUAL TEMP. MINEOLA 52.9oF
STATION #305377 ELEV. = 128.0
NATIONAL CLIMATIC DATA CENTER
AIR FREEZING INDEX – USA METHOD
BASE 32oF

STRUCTURAL CERTIFICATION

1. THE PROPOSED SUNROOM ADDITION IS NOT HEATED AND IS HABITABLE.
2. THE STRUCTURAL DESIGN FOR THE NEW SUNROOM ADDITION COMPLIES WITH ASCE 7-10 "ENGINEERING DESIGN" AND IS CAPABLE OF SAFELY SUPPORTING THE LOADS IMPOSED UPON IT IN A SAFE MANNER IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

THESE DRAWINGS ARE IN COMPLIANCE WITH:

1. THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, THE 2018 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY NEW YORK STATE, AND THE 2020 NYS ECCC
2. THE 2020 NYS ECCC
4. THE AAMA/NPEA/NSA 2100-12 SPECIFICATIONS FOR SUNROOMS 2100-12 (4.14 CATEGORY IV THERMALLY ISOLATED) OR (4.15 CATEGORY NON -THERMALLY ISOLATED

THESE DRAWINGS CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, THE 2018 WFCM FOR 1 & 2 FAMILY DWELLINGS, AS WELL AS THE 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE. NYSECCC.

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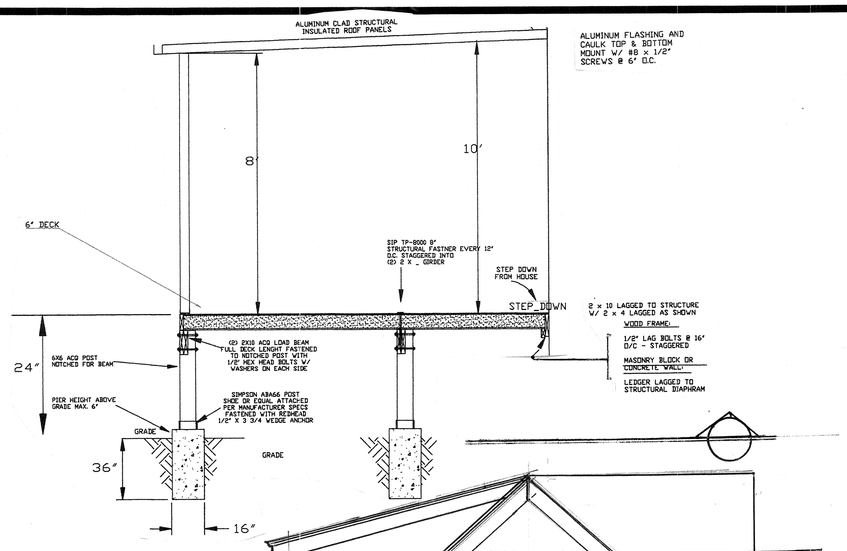
SECTION 08
BLOCK 308
LOT 07

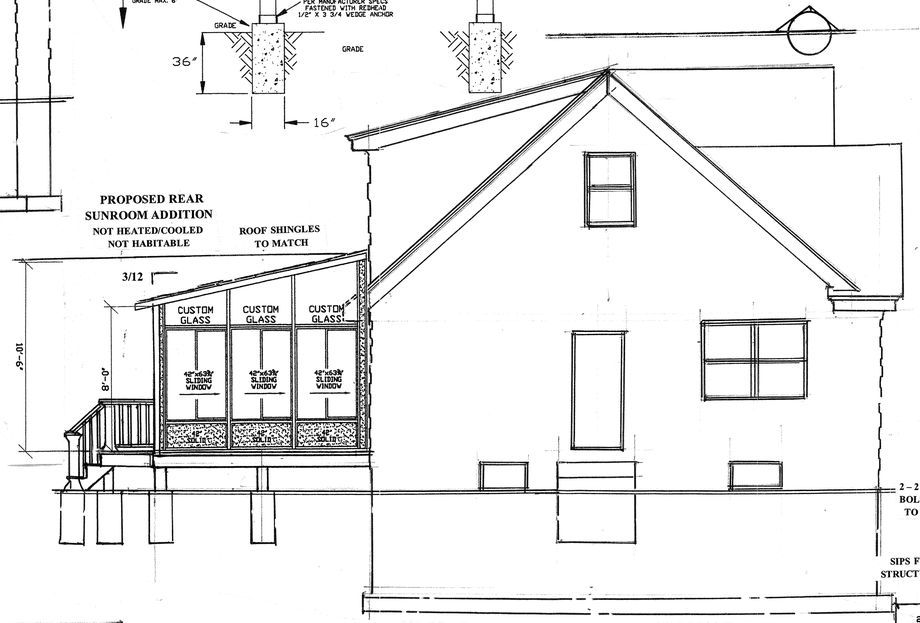
PROPOSED REAR SUNROOM ADDITION
FOR THE LEWIS FAMILY
143 PRIMROSE DRIVE
NEW HYDE PARK, N.Y. 11040

REVISED 8/27/24 – CLARIFY FENCE HEIGHTS

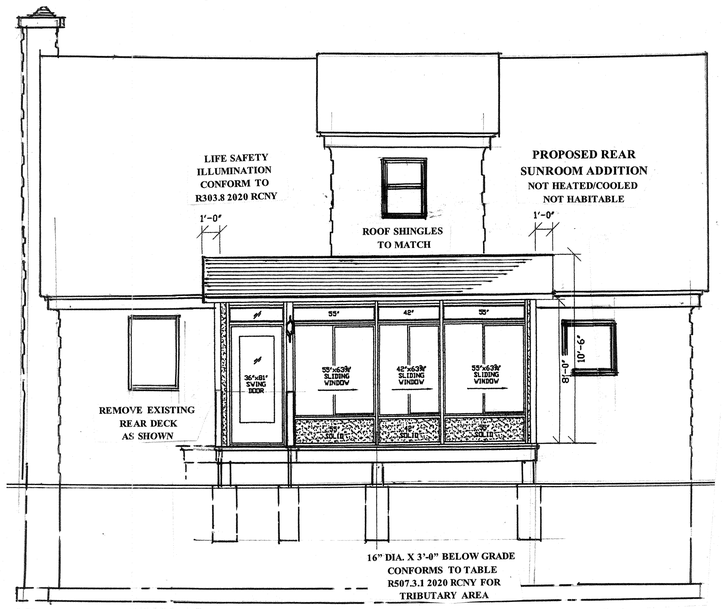
FRONT ELEVATION

SCALE: ¼" = 1'-0"





LEFT SIDE ELEVATION



REAR ELEVATION

SCALE: ¼" = 1'-0"

TABLE R507.5
DECK JOIST SPANS FOR COMMON LUMBER SPECIES[f] (ft. - in.)

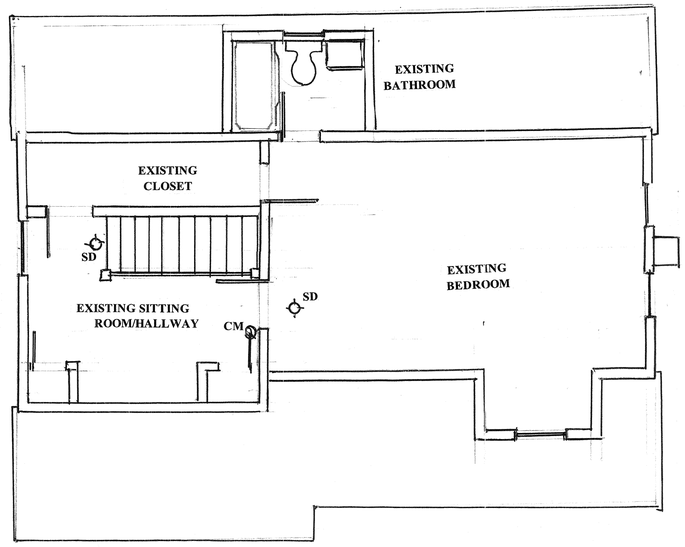
SPECIES*	SIZE	SPACING OF DECK JOISTS WITH NO CANTILEVER[a] (inches)			SPACING OF DECK JOISTS WITH CANTILEVERS[e] (inches)		
		12	16	24	12	16	24
Southern pine	2 × 6	9-11	9-0	7-7	6-8	6-8	6-8
	2 × 8	13-1	11-10	9-8	10-1	10-1	9-8
	2 × 10	16-2	14-0	11-5	14-6	14-0	11-5
	2 × 12	18-0	16-6	13-6	18-0	16-6	13-6
Douglas fir-larch[f], hem-fir[f] spruce-pine-fir[f]	2 × 6	9-6	8-8	7-2	6-3	6-3	6-3
	2 × 8	12-6	11-1	9-1	9-5	9-5	9-1
	2 × 10	15-8	13-7	11-1	13-7	13-7	11-1
	2 × 12	18-0	15-9	12-10	18-0	15-9	12-10
Redwood, western cedars, ponderosa pine[f], red pine[f]	2 × 6	8-10	8-0	7-0	5-7	5-7	5-7
	2 × 8	11-8	10-7	8-8	8-6	8-6	8-6
	2 × 10	14-11	13-0	10-7	12-3	12-3	10-7
	2 × 12	17-5	15-1	12-4	16-5	15-1	12-4

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm. 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.
a. No. 2 grade with wet service factor.
b. Ground snow load, live load = 40 psf, dead load = 10 psf, L/Δ = 360.
c. Ground snow load, live load = 40 psf, dead load = 10 psf, L/Δ = 360 at main span, L/Δ = 180 at cantilever with a 220-pound point load applied to end.
d. Includes incising factor.
e. Northern species with no incising factor
f. Cantilevered spans not exceeding the nominal depth of the joist are permitted.

TABLE R507.6
DECK BEAM SPAN LENGTHS[a,b] (ft. - in.)

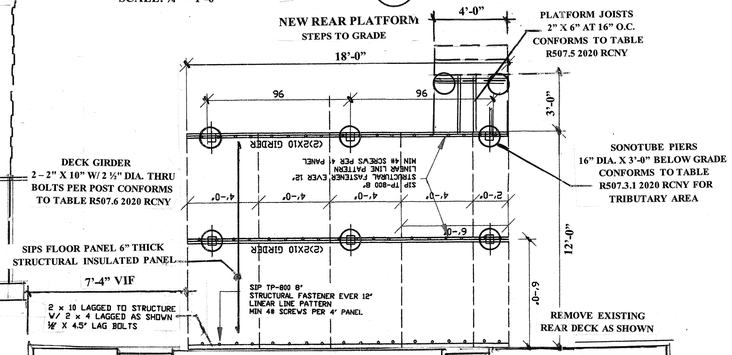
SPECIES*	SIZE*	DECK JOIST SPAN LESS THAN OR EQUAL TO: (feet)						
		8	9	10	12	14	16	18
Southern pine	2 – 2 × 6	6-11	5-11	5-4	4-10	4-6	4-3	4-0
	2 – 2 × 8	8-9	7-7	6-9	6-2	5-9	5-4	5-0
	2 – 2 × 10	10-4	9-0	8-0	7-4	6-9	6-4	6-0
	2 – 2 × 12	12-2	10-7	9-5	8-7	8-0	7-6	7-0
	3 – 2 × 6	8-2	7-5	6-8	6-1	5-8	5-3	5-0
	3 – 2 × 8	10-10	9-6	8-6	7-9	7-2	6-8	6-4
	3 – 2 × 10	13-0	11-3	10-0	9-2	8-6	7-11	7-6
	3 – 2 × 12	15-3	13-3	11-10	10-9	10-0	9-4	8-10
Douglas fir-larch[f], hem-fir[f], spruce-pine-fir[f], redwood, western cedars, ponderosa pine[f], red pine[f]	3 × 6 or 2 – 2 x 6	5-5	4-8	4-2	3-10	3-6	3-1	2-9
	3 × 8 or 2 – 2 × 8	6-10	5-11	5-4	4-10	4-6	4-1	3-8
	3 × 10 or 2 – 2 × 10	8-4	7-3	6-6	5-11	5-6	5-1	4-8
	3 × 12 or 2 – 2 × 12	9-8	8-5	7-6	6-10	6-4	5-11	5-7
	4 × 6	6-5	5-6	4-11	4-6	4-2	3-11	3-8
	4 × 8	8-5	7-3	6-6	5-11	5-6	5-2	4-10
	4 × 10	9-11	8-7	7-8	7-0	6-6	6-1	5-8
	4 × 12	11-5	9-11	8-10	8-1	7-6	7-0	6-7
	3 – 2 × 6	7-4	6-8	6-0	5-6	5-1	4-9	4-6
	3 – 2 × 8	9-8	8-6	7-7	6-11	6-5	6-0	5-8
	3 – 2 × 10	12-0	10-5	9-4	8-6	7-10	7-4	6-11
	3 – 2 × 12	13-11	12-1	10-9	9-10	9-1	8-6	8-1

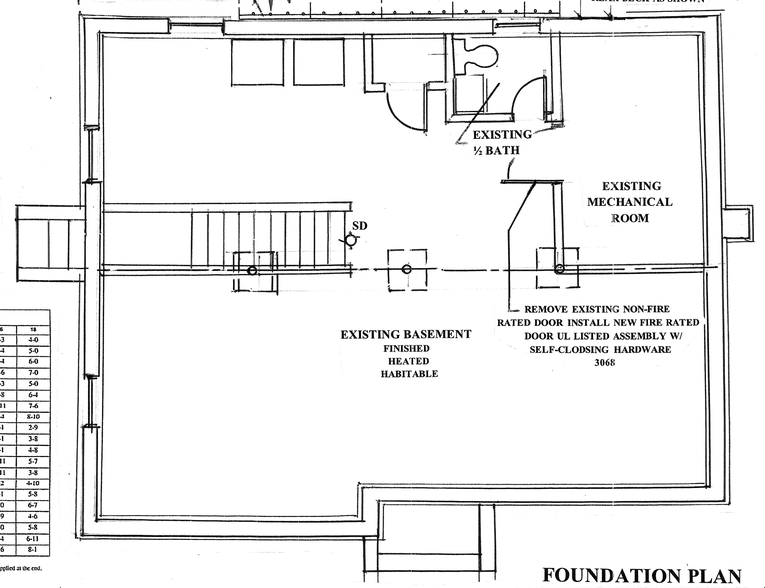
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm. 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.
a. Ground snow load, live load = 40 psf, dead load = 10 psf, L/Δ = 360 at main span, L/Δ = 180 at cantilever with a 220-pound point load applied at the end.
b. Beams supporting deck joists from one side only.
c. No. 2 grade, wet service factor.
d. Beam depth shall be greater than or equal to depth of joist, with a flush beam condition.
e. Includes incising factor.
f. Northern species. Incising factor not included.



SECOND FLOOR PLAN

SCALE: ¼" = 1'-0"





FOUNDATION PLAN

SCALE: ¼" = 1'-0"

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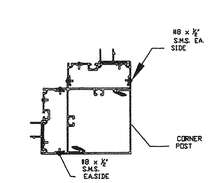
SECTION 08
BLOCK 308
LOT 07

PROPOSED REAR SUNROOM ADDITION
FOR THE LEWIS FAMILY
143 PRIMROSE DRIVE
NEW HYDE PARK, N.Y. 11040

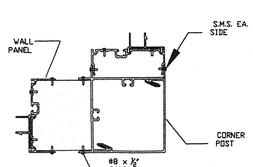
REVISED 8/27/24 – CLARIFY FENCE HEIGHTS

REGISTERED ARCHITECT
JOSEPH M. GRÄZTER
No. 026 442
STATE OF NEW YORK

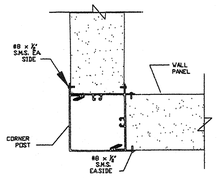
CONNECTION DETAILS A6 (1 OF 2) STRUCTURAL EXTRUSIONS 6063-T6 ALUMINUM



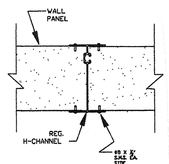
A A-6 CORNER POST / MATING MALE
POST ASSEMBLE



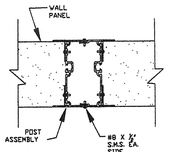
B A-6 CORNER POST / FILL PANEL/ FEMALE
POST ASSEMBLE



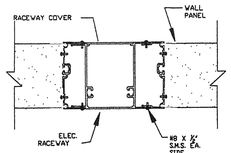
C A-6 CORNER POST/FILL PANEL
N.T.S.



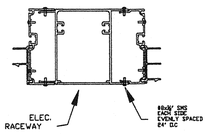
D A-6 STANDARD "H" / FILL PANEL



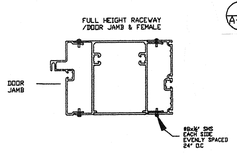
E A-6 MALE & FEMALE W/ K.P. ADAPTOR



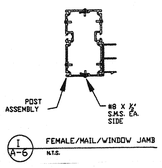
F A-6 RACEWAY MALE/FEMALE
POST ASSEMBLE



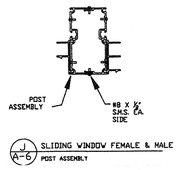
G A-6 RACEWAY MALE/FEMALE WINDOW SASH
POST ASSEMBLY



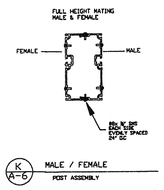
H A-6 RACEWAY MALE/FEMALED DOOR FRAME
POST ASSEMBLY



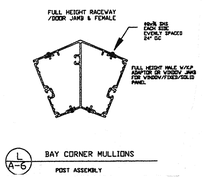
I A-6 FEMALE/MAIL/WINDOW JAMB
N.T.S.



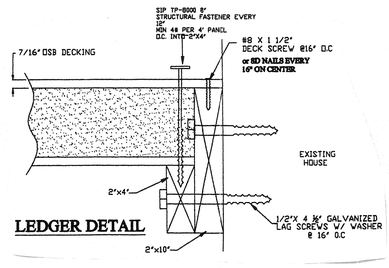
J A-6 SLIDING WINDOW FEMALE & MALE
POST ASSEMBLY



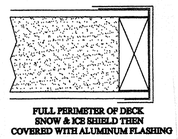
K A-6 MALE / FEMALE
POST ASSEMBLY



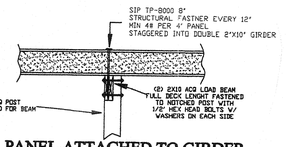
L A-6 BAY CORNER MULLIONS
POST ASSEMBLY



LEDGER DETAIL



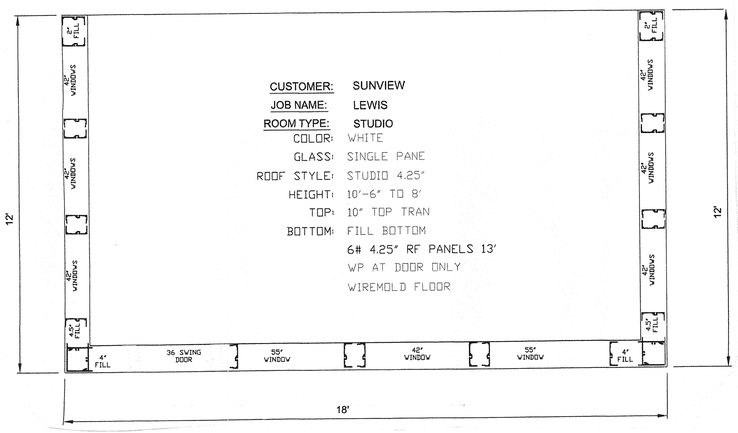
FLASHING DETAIL
FULL PERIMETER



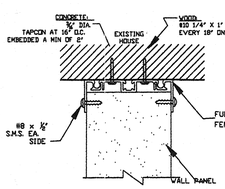
PANEL ATTACHED TO GIRDER
FULL PANEL

Foam Dimension - C (inches)	3.625	5.625	7.625
Foam Density (pcf)	1.0	1.0	1.0
E_c (psi)	200	200	200
F_v (psi)	20	20	20
G_c (psi)	300	300	300
T1 (inches)	0.4375	0.4375	0.4375
T2 (inches)	0.4375	0.4375	0.4375
H (inches)	4.5	6.5	8.5
A1 (inches)^2	5.25	5.25	5.25
A2 (inches)^2	5.25	5.25	5.25
E (psi)	1,250,000	1,250,000	1,250,000
Wood Working Stress	2,000	2,000	2,000
Y (inches)	2.25	3.25	4.25
I (inches)^4	43.32	96.48	170.64
S (inches)^3	19.25	29.69	40.15

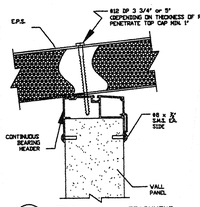
INSTALLERS LAYOUT



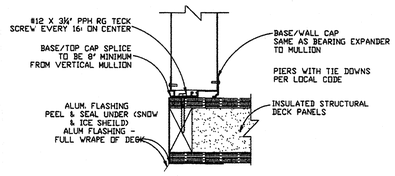
CONNECTION DETAILS A6 (2 OF 2)
STRUCTURAL EXTRUSIONS 6063-T6 ALUMINUM



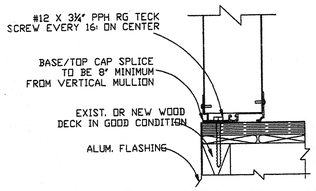
P A-6 CONNECTION AT HOUSE



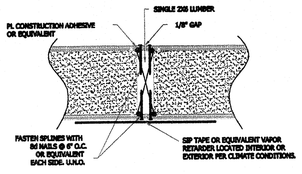
Q A-6 BEARING WALL ATTACHMENT



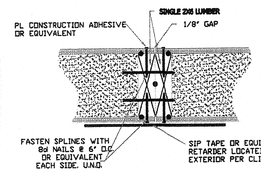
N A-6 BASE TRACK TO STRUCTURAL INSULAED DECK



O A-6 BASE TRACK TO STANDARD DECK



SINGLE 2x6 LUMBER SPLINE CONNECTION DETAIL



DOUBLE 2x6 LUMBER SPLINE CONNECTION DETAIL

NOTES:
- The tabulated values are total design loads for panels with nominal 2" wide bearing at supports based upon design requirements of the international building code and international residential code.
- Acceptable 2x4 or 2x6 lumber for assembly of sips panels: SPF #2 or better. 2x8, 2x10 and 2x12 assembly use hem fir #2 or better.
- Panel joints nailed using minimum 8d nails @6" on center.
- Panel core is expanded polystyrene (EPS) insulation complying with the requirements of ASTM C578, type 1.
- Panel skins are minimum 7/16" structural grade oriented strand board (OSB).
- Floor Planes must be covered additional with 7/16" OSB on the top surface of the floor panel or equivalent overlay.

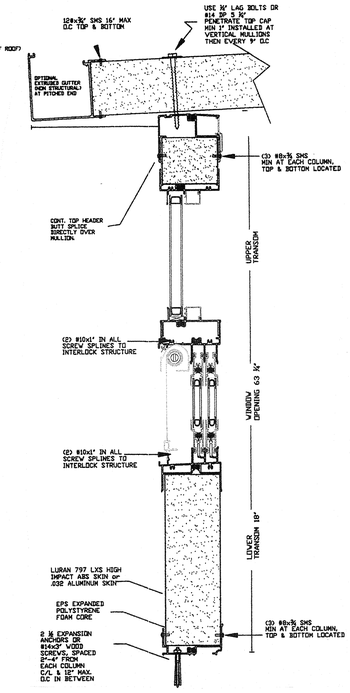
ROOF PANEL CONFIGURATION	10 POUND SNOW LOAD	20 POUND SNOW LOAD	25 POUND SNOW LOAD	30 POUND SNOW LOAD	35 POUND SNOW LOAD	40 POUND SNOW LOAD	45 POUND SNOW LOAD	50 POUND SNOW LOAD	60 POUND SNOW LOAD	70 POUND SNOW LOAD
NO SHINGLES										
3-INCH OVERALL - 0.032-INCH ALUMINUM - 2# DENSITY EPS FOAM	17.80'	15.35'	13.05'	12.20'	11.50'	10.90'	10.40'	10.00'	9.15'	8.50'
4.25-INCH OVERALL - 0.032-INCH ALUMINUM - 2# DENSITY EPS FOAM	22.25'	17.55'	16.25'	15.25'	14.25'	13.50'	12.50'	12.10'	11.10'	10.25'
6-INCH OVERALL - 0.032-INCH ALUMINUM - 2# DENSITY EPS FOAM	24.00'	21.65'	19.67'	18.00'	16.75'	15.75'	14.85'	14.15'	12.95'	12.00'
WITH SHINGLES										
3-INCH OVERALL - 0.032-INCH ALUMINUM - 2# DENSITY EPS FOAM	15.25'	12.75'	12.00'	11.25'	10.60'	10.20'	9.60'	9.20'	8.50'	8.00'
4.25-INCH OVERALL - 0.032-INCH ALUMINUM - 2# DENSITY EPS FOAM	19.50'	16.40'	15.25'	14.35'	13.45'	12.75'	12.10'	11.60'	10.50'	10.00'
6-INCH OVERALL - 0.032-INCH ALUMINUM - 2# DENSITY EPS FOAM	24.00'	20.00'	18.35'	17.00'	16.00'	15.20'	14.40'	13.75'	12.60'	11.75'

SIPS FLOOR

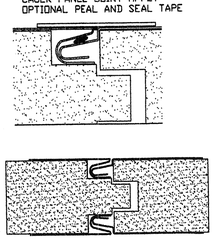
FLOOR PANEL	SPAN feet	ALLOWABLE LOAD (psf) L/180	L/240	L/360
		SINGLE SPLINE		
4" Overall Thickness Panel 7/16" Orineted Strain Board 3.625" Polystyrene Foam Core Single Spline between each panel	6	68	68	45
	8	50	47	35
	12	32	25	16
	16	19	14	10
6" Overall Thickness Panel 7/16" Orineted Strain Board 5.625" Polystyrene Foam Core Single Spline between each panel	8	77	76	50
	12	50	43	28
	16	34	26	17
	20	22	17	11
	24	15	12	8

FLOOR PANEL	SPAN feet	ALLOWABLE LOAD (psf) L/180	L/240	L/360
		DOUBLE SPLINE		
4" Overall Thickness Panel 7/16" Orineted Strain Board 3.625" Polystyrene Foam Core Double Spline between each panel	6	68	68	45
	8	50	47	35
	12	32	25	16
	16	19	14	10
6" Overall Thickness Panel 7/16" Orineted Strain Board 5.625" Polystyrene Foam Core Double Spline between each panel	8	77	76	50
	12	50	43	28
	16	34	26	17
	20	22	17	11
	24	15	12	8

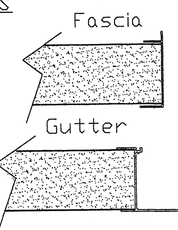
WALL CROSS SECTION

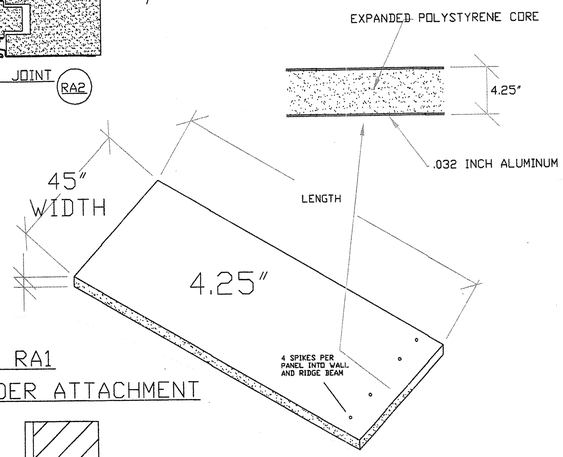


ROOF CONNECTION DETAILS



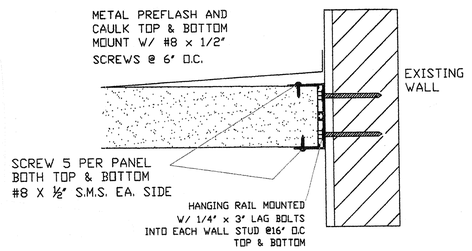
PANEL JOINT RA2





RA1

ROOF CONNECTION RA1
GABLE ROOF HEADER ATTACHMENT



Code Compliance Specification Sheet

This is a summary of the compliance and performance of the LivingSpace Sunroom system as evaluated against the building code requirements for a sunroom addition as per the 2020 RCNY, **as adopted by New York State.**
In accordance with the ASHRAE 90.1 2020 Prescriptive Provisions (For Residential or Commercial Buildings)

SUNROOM: A one-story structure attached to a dwelling with a glazing area in excess of 40 percent of the gross area of the structure's exterior walls and roof.

SECTION R402 BUILDING THERMAL ENVELOPE
TABLE R402.1.2

Component	Thermally Isolated requirement	Non-Thermally Isolated requirement	LivingSpace Performance
Window U Value	N/A (1) 0.45 (2-8)	N/A (1) 0.40 (2) 0.35 (3-4) 0.32 (5-8)	0.28
Window SHGC	N/A	0.25 (1-3) 0.40 (4) N/A (5-8)	0.21 *
Roof R Value	19 (1-4) 24 (5-8)	30 (1) ** 38 (2-3) 49 (4-8)	24 - 6" EG ^ 34 - 8" EG ^ 43 - 10" EG ^ 52 - 12" EG ^
Wall R Value	13	13 (1-2) 20 or 13+5 (3-5) 20+5 or 13+10 (6-8)	13 - 3" Fill ^ 17 - 4" EG ^ 26 - 6" EG ^
Floor R Value	13 (1-2) 19 (3-8)	13 (1-2) 19 (3-4) 30 (5-6) 38 (7-8)	26 - 6" EG ^ 34 - 8" EG ^ 43 - 10" EG ^ 52 - 12" EG ^
Roof Glazing U Value	0.75 (1) 0.70 (2-8)	0.75 (1) 0.65 (2) 0.55 (3-8)	0.30 Celsius 0.25 Celsius Plus 0.28 Polycarbonate

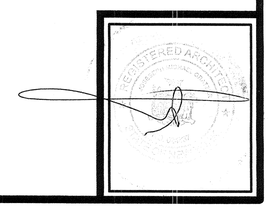
(1-8) is reference to Climate Zones as per **Section R301**
* **Section R402.3.2** allows for an area-weighted average to satisfy the SHGC requirements
** **Section R402.2.2** allows for R-30 for all zones for rooms of less than 500 sq. ft.
^ increase R values by 15% when Neopor foam is used

AAMA/NPEA/NSA 2100-12 Specifications for sunrooms.
All LivingSpace sunroom systems meet or exceed 2100-12
4.14 Category IV (thermally isolated) or 4.15 Category V (non-thermally isolated) performance specifications.

ARCHITECT:
JOSEPH MICHAEL GRÄZTER
99 WANTAGH AVENUE
EAST ISLIP, NEW YORK 11730
631-740-1274
josephmgratzer@gmail.com

SECTION 08
BLOCK 308
LOT 07

PROPOSED REAR SUNROOM ADDITION
FOR THE LEWIS FAMILY
143 PRIMROSE DRIVE
NEW HYDE PARK, N.Y. 11040
REVISED 8/27/24 – CLARIFY FENCE HEIGHTS

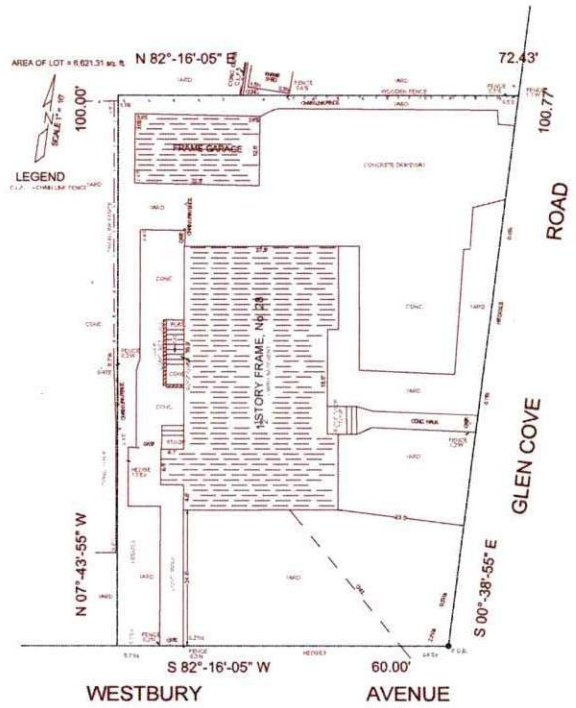


SCOPE OF WORK

EXTERIOR VINYL FENCE INSTALLATION FOR A SINGLE FAMILY RESIDENCE

#21603

ADDRESS: 248 GLEN COVE ROAD, CARLE PLACE
DESIGNATED AS LOT No. 1,2 & PRO 3 IN BLOCK 625-2
ON "MAP OF MINEOLA HEIGHTS, SECTION 2"
FILED ON FEBRUARY 27, 1929, UNDER FILE No. 674



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

2 AS BUILT - FENCING PLAN 1/8" = 1'-0"

GENERAL NOTES:

1. THE CONTRACTOR AND SUBCONTRACTOR SHALL CHECK AND VERIFY DIMENSIONS, NOTES AND CONDITIONS AT THE SITE BEFORE WORK IS STARTED. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.

2. THE CONTRACTOR SHALL USE FIGURE DIMENSIONS AT ALL TIMES. DO NO SCALE PLANS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.

3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, AND ARRANGE FOR ND SCHEDULE , AT HIS EXPENSE, ALL REQUIRED TESTS AND INSPECTIONS OF MATERIALS, ASSEMBLIES OR EQUIPMENT.

4. THE CONTRACTOR IS TO CARRY WORKMAN'S COMP. AND DISABILITY INSURANCE AS REQUIRED BY LAW.

5. THE CONTRACTOR SHALL NOTIFY THE ADJOINING PROPERTY OWNERS, IN WRITING, 5 DAYS BEFORE ANY COMMENCEMENT OF WORK. THE NOTICES SHALL BE FILED WITH THE DEPT. OF BUILDINGS BEFORE ANY PERMITS CAN BE ISSUED.

6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE SITE AND ADJOINING PROPERTIES.

7. ALL DIMENSIONS SHOWN HEREIN AREA APPROXIMATE AND MAY VARY DUE TO UNSEEN EXISTING CONDITIONS.

8. ALL WORK MUST COMPLY WITH 2020 NYS BUILDING CODE.

ALL WORK TO BE PERFORMED IN COMPLIANCE WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE 2020, AND ALL OTHER BUILDING DIVISION CODES BY THE AUTHORITIES HAVING JURISDICTION OVER THE PROPOSED SCOPE OF WORK. THE HOURS OF ALL CONSTRUCTION ACTIVITIES, INCLUDING SITE WORK, DEMOLITION, CONSTRUCTION, ALTERATIONS, OR REPAIRS SHALL BE BETWEEN 7:30AM AND 6:00PM, MONDAY THROUGH FRIDAY ONLY. NO WORK SHALL BE PERMITTED OUTSIDE THE STATED HOURS WITHOUT THE SPECIFIC WRITTEN APPROVAL FROM THE BUILDING COMMISSIONER.

REGISTERED ARCHITECT
YING XU
040607
STATE OF NEW YORK

EXTRACTED FROM SURVEY DRAWING
BY ANASTASIA I. PARSATOON LAND SURVEYING, P.C.
LICENSE # 051088

SURVEY NO. PN013070
TOWN OF NORTH HEMPSTEAD
COUNTY OF NASSAU
STATE OF NEW YORK
TAX MAP
DISTRICT
SECTION 9
BLOCK 60
LOT 67

LEGEND:

MASON **6 FT.** H WHITE VINYL FENCE

BRYCE **4 FT.** H WHITE VINYL FENCE

4 FT. H CHAIN LINK FENCE

VARIANCE REQUIRED.

DISAPPROVED
Dorys Rendon
08/09/2024

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

248 GLEN COVE ROAD

CARLE PLACE NY 11514

EXTERIOR FENCE INSTALLATION

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A 001.02

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

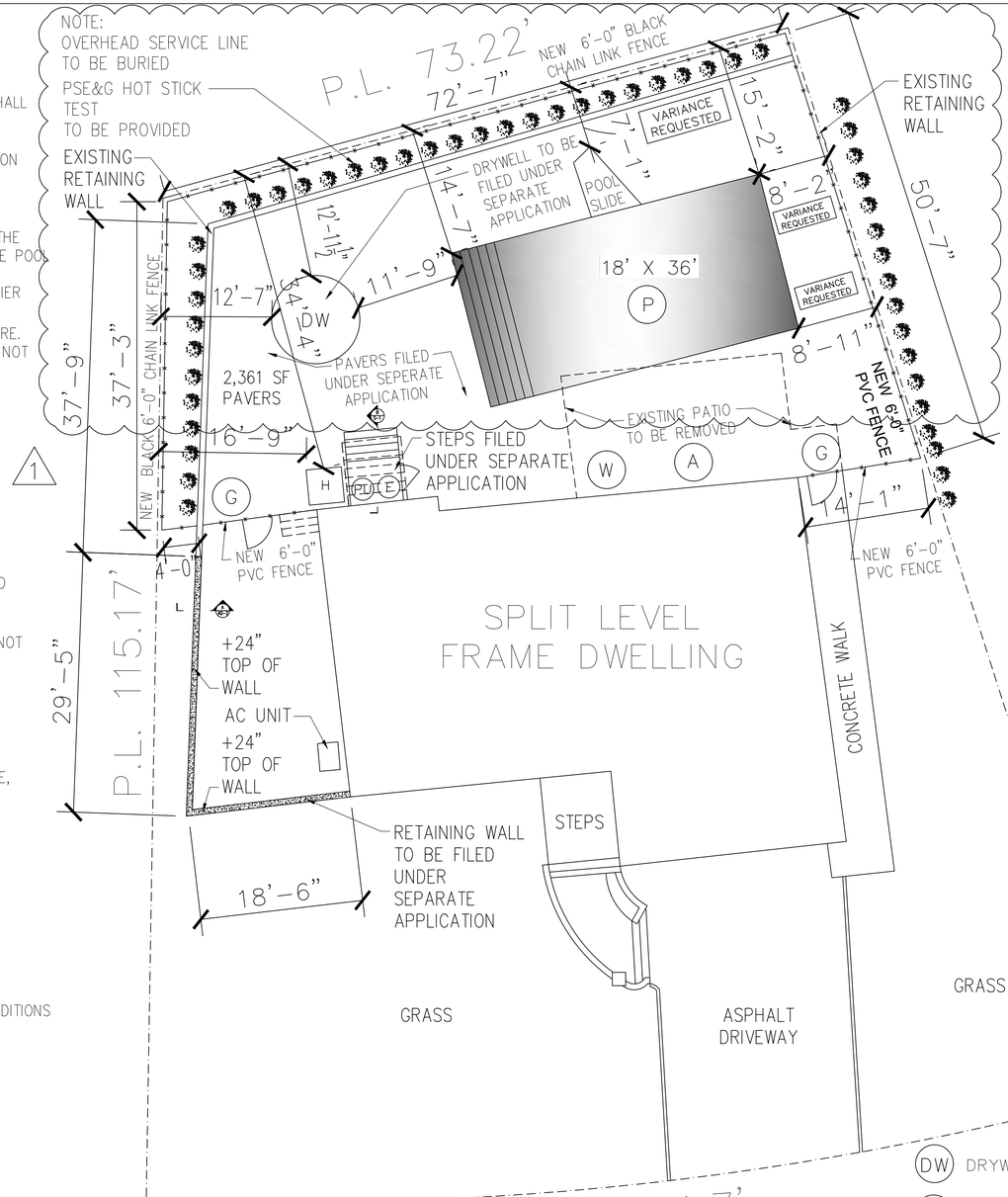
7/17/2024 11:19:15 AM

#21604

GENERAL NOTES:

R326.5.3 PERMANENT BARRIERS. AN OUTDOOR SWIMMING POOL, INCLUDING AN IN-GROUND, ABOVE-GROUND OR ON-GROUND POOL, HOT TUB OR SPA SHALL BE SURROUNDED BY A BARRIER WHICH SHALL COMPLY
WITH THE FOLLOWING:

1. THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE, SUCH AS AN ABOVE-GROUND POOL, THE BARRIER MAY BE AT GROUND LEVEL, SUCH AS THE POOL STRUCTURE, OR MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).
2. OPENINGS IN THE BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.
3. SOLID BARRIERS WHICH DO NOT HAVE OPENINGS, SUCH AS A MASONRY OR STONE WALL, SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.
4. WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 13/4 INCHES (44 MM) IN WIDTH. WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 13/4 INCHES (44 MM) IN WIDTH.
5. WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS 45 INCHES (1143 MM) OR MORE, SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 4 INCHES (102 MM). WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 13/4 INCHES (44 MM) IN WIDTH.
6. MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 21/4-INCH (57 MM) SQUARE UNLESS THE FENCE HAS SLATS FASTENED AT THE TOP OR THE BOTTOM WHICH REDUCE THE OPENINGS TO NOT MORE THAN 13/4 INCHES (44 MM).
7. WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, SUCH AS A LATTICE FENCE, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL NOT BE MORE THAN 13/4 INCHES (44 MM).
8. GATES SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R3265.2, ITEMS 1 THROUGH 7, AND WITH THE FOLLOWING REQUIREMENTS:
8.1. ALL GATES SHALL BE SELF-CLOSING. IN ADDITION, IF THE GATE IS A PEDESTRIAN ACCESS GATE, THE GATE SHALL OPEN OUTWARD, AWAY FROM THE POOL.
8.2. ALL GATES SHALL BE SELF-LATCHING, WITH THE LATCH HANDLE LOCATED WITHIN THE ENCLOSURE (I.E., ON THE POOL SIDE OF THE ENCLOSURE) AND AT LEAST 40 INCHES (1016 MM) ABOVE GRADE. IN ADDITION, IF THE LATCH HANDLE IS LOCATED LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE LATCH HANDLE SHALL BE LOCATED AT LEAST 3 INCHES (76 MM) BELOW THE TOP OF THE GATE, AND NEITHER THE GATE NOR THE BARRIER SHALL HAVE ANY OPENING GREATER THAN 0.5 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE LATCH HANDLE.
8.3. ALL GATES SHALL BE SECURELY LOCKED WITH A KEY, COMBINATION OR OTHER CHILD PROOF LOCK SUFFICIENT TO PREVENT ACCESS TO THE SWIMMING POOL THROUGH SUCH GATE WHEN THE SWIMMING POOL IS NOT IN USE OR SUPERVISED.
9. WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING CONDITIONS SHALL BE MET:
9.1. THE POOL SHALL BE EQUIPPED WITH A POWERED SAFETY COVER IN COMPLIANCE WITH ASTM F 1346; OR
9.2. DOORS WITH DIRECT ACCESS TO THE POOL THROUGH THAT WALL SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND/OR ITS SCREEN, IF PRESENT, ARE OPENED. THE ALARM SHALL BE LISTED IN ACCORDANCE WITH UL 2017. THE AUDIBLE ALARM SHALL ACTIVATE WITHIN 7 SECONDS AND SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS AFTER THE DOOR AND/OR ITS SCREEN, IF PRESENT, ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. THE ALARM SHALL AUTOMATICALLY RESET UNDER ALL CONDITIONS. THE ALARM SYSTEM SHALL BE EQUIPPED WITH A MANUAL MEANS, SUCH AS TOUCH PAD OR SWITCH, TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. DEACTIVATION SHALL LAST FOR NOT MORE THAN 15 SECONDS. THE DEACTIVATION SWITCH(ES) SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE DOOR; OR
9.3. OTHER MEANS OF PROTECTION, SUCH AS SELF-CLOSING DOORS WITH SELF-LATCHING DEVICES, SHALL BE ACCEPTABLE SO LONG AS THE DEGREE OF PROTECTION AFFORDED IS NOT LESS THAN THE PROTECTION AFFORDED BY ITEM 9.1 OR 9.2 DESCRIBED ABOVE.
10. WHERE AN ABOVE-GROUND POOL STRUCTURE IS USED AS A BARRIER OR WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, AND THE MEANS OF ACCESS IS A LADDER OR STEPS:
10.1. THE LADDER OR STEPS SHALL BE CAPABLE OF BEING SECURED, LOCKED OR REMOVED TO PREVENT ACCESS; OR
10.2. THE LADDER OR STEPS SHALL BE SURROUNDED BY A BARRIER WHICH MEETS THE REQUIREMENTS OF SECTION R326.5.2, ITEMS 1 THROUGH 9. WHEN THE LADDER OR STEPS ARE SECURED, LOCKED OR REMOVED, ANY OPENING CREATED SHALL NOT ALLOW THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.



ALL MANUFACTURED ITEMS AND CONSTRUCTION SHALL COMPLY WITH 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE, 2015 IRC, TOWN OF NORTH HEMPSTEAD ZONING CODE, 2016 NYS UNIFORM CODE SUPPLEMENT SEC R326, 2015 IECC AND 2016 FORM CODE SUPPLEMENT, SEC R326
-R326.3.1- IN-GROUND POOL SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH ANSI/NSPI-5
-R326.5- BARRIER REQUIREMENTS
-R326.6 ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS
-R326.7- SWIMMING POOL AND SPA ALARMS
2015 IECC NOTES
- POOLS AND PERMANENT SPA ENERGY CONSUMPTION (MANDATORY). THE ENERGY CONSUMPTION OF POOLS AND PERMANENT SPAS SHALL BE IN ACCORDANCE WITH SECTIONS R403.10.1 THROUGH R403.10.3
- HEATERS. THE ELECTRIC POWER TO HEATERS SHALL BE CONTROLLED BY A READILY ACCESSIBLE ON-OFF SWITCH THAT IS AN INTEGRAL PART OF THE HEATER MOUNTED ON THE EXTERIOR OF THE HEATER, OR EXTERNAL TO AND WITHIN 3 FEET(914MM) OF THE HEATER. OPERATION OF SUCH SWITCH SHALL NOT CHANGE THE SETTING OF THE THERMOSTAT. SUCH SWITCHES SHALL BE IN ADDITION TO THE CIRCUIT BREAKER FOR THE POWER TO THE HEATER. GAS FIRED HEATERS SHALL NOT BE EQUIPPED WITH CONTINUOUSLY BURNING IGNITION PILOTS
- R403.10.2 TIME SWITCHES. TIME SWITCHES OR OTHER CONTROL METHODS THAT CAN AUTOMATICALLY TURN OFF AND ON ACCORDING TO A PRESET SCHEDULE SHALL BE INSTALLED FOR HEATERS AND PUMP MOTORS. HEATER AND PUMP MOTORS THAT HAVE BUILT IN TIME SWITCHES SHALL BE IN COMPLIANCE WITH THIS.
- R403.10.3 COVERS. OUTDOOR HEATED POOLS AND OUTDOOR PERMANENT SPAS SHALL BE PROVIDED WITH A VAPOR-RETARDANT COVER OR OTHER APPROVED VAPOR-RETARDANT MEANS.

ALL FENCES SHALL BE SET 3" MINIMUM OFF ALL PROPERTY LINES

POOLS AND EQUIPMENT SETBACKS ARE MEASURED FROM THE THE PROPERTY LINE (1)

SYMBOLS

X X X FENCE

P.L. PROPERTY LINE

SITE PLAN

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

DOOR ALARMS: POOLGUARD DAPT-2 (UL-2017)
POOL ALARM: POOLGUARD PGRM-2 (ASTM-F2208)
WINTER STORAGE COVER: MERLIN SMARTMESH (ASTM-F1346)
HOSE BIB BACKFLOW: NIDEL 37HD1

(DW) DRYWELL

(G) NEW SELF LOCKING SELF CLOSING GATE OPEN OUT

(W) RAG105.3.9 NYS CODE
WALL OF DWELLING SHALL ACT AS PART OF THE BARRIER.

(H) HEATER

(A) OWNER SHALL INSTALL AN ALARM AT THE DOOR WHICH: 1. PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN, IF PRESENT, ARE OPENED,
2. SOUNDS CONTINUOSLY FOR A MINIMUM OF 30 SECONDS IMMEDIATELY AFTER THE DOOR IS OPENED,
3. IS CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES,
4. AUTOMATICALLY RESETS UNDER ALL CONDITIONS, AND
5. IS EQUIPPED WITH A MANUAL MEANS, SUCH AS TOUCHPAD OR SWITCH, TO DEACTIVATE THE ALARM TEMPORARILY FOR A SINGLE OPENING (SUCH DEACTIVATION CANNOT LAST FOR MORE THAN 15 SECONDS, AND THE DEACTIVATION SWITCH(ES) MUST BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE DOOR.

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

VALLONE RESIDENCE

14 SHRUB HOLLOW ROAD
ROSYLYN, NY
COUNTY OF NASSAU
STATE OF NEW YORK

SECTION: 9
BLOCK: 623
LOT: 11

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- FOR BUILDING DEPT.
- FOR CONSTRUCTION
- AS BUILT DRAWINGS

1	7-09-24	AS PER FINAL SURVEY

PROJECT NO.	
DATE	07-09-24
SCALE	AS NOTED
DRAWN BY	ASB

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DRAWING:

GENERAL NOTES AND SITE PLAN

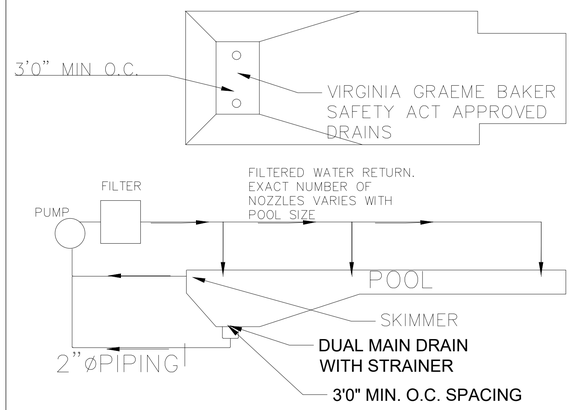
PROJECT:

MAINTAIN OF INGROUND SWIMMING POOL FOR VARIANCE

DRAWING No.

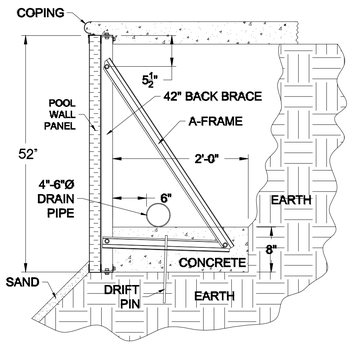
AQ-1

MAIN DRAIN PIPING SCHEMATIC (nts)



DRAWING CONFORMS TO ANSI / APSP-7 SUCTION ENTRAPMENT AVOIDANCE CODES.

42" WALL HEIGHT



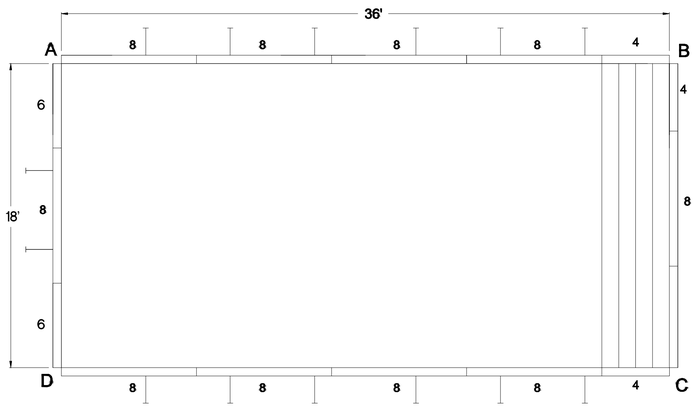
TYPICAL IN-GROUND STRAIGHT WALL PROFILE

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

52" WALL HEIGHT

SIDE VIEW POOL DETAIL

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



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ALL DIMENSIONS ARE FINISH DIMENSIONS

TOP VIEW POOL DETAIL

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

GENERAL NOTES:

THE ENGINEER 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 ENGINEER PRIOR TO ALL CONSTRUCTION AND/OR INSTALLATIONS BY THE CONTRACTOR.

EVERY RESIDENTIAL AND COMMERCIAL SWIMMING POOL SHALL HAVE SWIMMING POOL ALARMS WHICH COMPLY WITH THE REQUIREMENTS SET FORTH IN THE CURRENT NEW YORK STATE UNIFORM FIRE PREVENTION BUILDING CODE,AND NYS 2016 UNIFORM CODE SUPPLEMENT, SUBJECT TO THE EXCEPTIONS SET FORTH THEREIN.

THE POOL SHALL BE EQUIPPED WITH A COVER APPROVED BY THE BUILDING DEPARTMENT OF THE TOWN AND SHALL BE OF SUFFICIENT STRENGTH TO PROTECT AGAINST ACCIDENTAL ENTRY INTO THE POOL. THE POOL SHALL BE COVERED AT ALL TIMES WHEN CONTAINING WATER AND NOT IN USE.

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 PLUMBING TO BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH THE NYS BUILDING CONSTRUCTION CODE.

DURING CONSTRUCTION OF THE POOL, A TEMPORARY BARRIER SHALL BE INSTALLED WITH A MINIMUM HEIGHT OF 4'0".

THE POOL SHALL BE FILLED MANUALLY WITH A GARDEN TYPE HOSE FED FROM A HOSE BIB WITH A VACUUM BREAKER. THERE WILL BE NO DIRECT WATER CONNECTION TO THE POOL

ALL ELECTRICAL WORK SHALL COMPLY WITH ARTICLE 680 (NATIONAL ELECTRIC CODE) AND AN APPROVED ELECTRICAL INSPECTION CERTIFICATE MUST BE SUBMITTED PRIOR TO ISSUANCE OF CERTFICIATE OF COMPLETION.

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

VALLONE RESIDENCE

14 SHRUB HOLLOW ROAD
ROSYLYN, NY
COUNTY OF NASSAU
STATE OF NEW YORK

SECTION: 9
BLOCK: 623
LOT: 11

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- FOR BUILDING DEPT.
- FOR CONSTRUCTION
- AS BUILT DRAWINGS

1	6-27-21	AS PER DOB COMMENTS

PROJECT NO.	
DATE	1-13-20
SCALE	AS NOTED
DRAWN BY	ASB

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DRAWING:

POOL DETAILS

PROJECT:

MAINTAIN OF INGROUND SWIMMING POOL FOR VARIANCE

DRAWING No.

AQ-2

#21605

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

GENERAL CONDITIONS
UNLESS OTHERWISE NOTED, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT-201 4/87 SHALL APPLY. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY. SUBSTITUTIONS SHOULD NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT. THE PREMISES SHALL BE KEPT REASONABLY CLEAN AT ALL TIMES. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, TOOLS, RUBBISH, ETC., CLEAN GLASS AND LEAVE WORK BROOM CLEAN UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE. ALL SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHOULD FULLY GUARANTEE HIS WORK AND THE WORK OF HIS SUBCONTRACTORS FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GOOD BUILDING PRACTICES. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSES AND EXPENSES, INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF INCLUDING THE LOSS OR USE RESULTING THERE FROM). (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. ALL MATERIALS, ASSEMBLIES, AND METHOD OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORM-WORK, BLOCK-WORK, FRAMING, NAILING, PLACING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THEY ARE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHOP DRAWINGS WHICH MAY BE NEEDED. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED. CONTRACTOR TO REMOVE & RELOCATE AS REQUIRED ALL EXISTING WORK WHICH INTERFERES WITH NEW CONSTRUCTION.

CONCRETE BLOCK
ALL CONCRETE BLOCK IS TO HAVE "DUR-O-WALL" REINFORCING EVERY THIRD COURSE. FILL TOP COURSE SOLID. MORTAR MIX TO BE ONE PART PORTLAND CEMENT, ONE PART LIME PUTTY, AND SIX PARTS SAND, OR ONE PART MASONRY CEMENT AND THREE PARTS SAND.

CONCRETE
NO CONCRETE OR MASONRY WORK SHALL BE DONE DURING TEMPERATURES OF 40 DEGREES F. AND FALLING. NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES. NO ADDITIVES SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT ALL CONCRETE IS TO BE MIN. 3,500 P.S.I. AT 28 DAYS & 4,000 PSI FOR GARAGE SLAB. PROVIDE ALL SLEEVES AND FOUNDATION VENTS AS REQUIRED BY NYS CODE. UNLESS INDICATED, ALL FOUNDATION FOOTINGS ARE TO BE A MIN. 8' DEEP PROJECTING 6" ON EACH SIDE OF THE FOUNDATION WALL. PROVIDE TWO #4 DEFORMED BARS CONTINUOUS IN THE FOOTING. ALL 4" THICK CONCRETE SLABS TO HAVE 6X6 10/10 WELDED WIRE REINFORCING. ANCHOR BOLTS IN CONCRETE SHALL BE HOOKED 5/8" X 12" AT MAX. 3' O.C. PROVIDE BITUMEN EXPANSION JOINTS BETWEEN SLABS AND FOUNDATION WALLS.

IMPERVIOUS CALCULATION

	SQ. FOOTAGE
LOT AREA	9,183 SQ.FT.
EXISTING DWELLING	1,936
EXISTING/ALTERED DRIVEWAY	1,535
EXISTING PAVERS ON GRADE -	147
EX. SIDE BRICK PAVE WALK -	107
EX. 2ND FRONT BRICK PAVE WALK-	86
EX. EGRESS WELL	34
EX. GENERATOR	7
RELOCATED EX. A/C - 1 & 2	18
PROPOSED FRONT PORTICO	159
PROPOSED REAR STEP 1	13
PROPOSED REAR STEP 2	14.5
OUTDOOR KITCHEN AND COUNTER	75
PROPOSED SHED	154
PROPOSED PAVERS ON GRADE- IN SAND	1,308- N/A
PROPOSED POOL	544
PROPOSED POOL EQUIPMENT	24
EXISITNG COVERAGE	3,870
PROPOSED COVERAGE	983.5
EXISTING TOTAL	4,853.5

PROPOSED COVERAGE IS GREATER THAN 250 SQ.FT. - AS PER TO-202.2 ZONING CODE TOWN OF NORTH HEMPSTEAD- STORM WATER RETENTION IS REQUIRED

NEW DRYWELL PROPOSED ON SEPARATE APPLICATION- DETAILS SHOWN ON SEPARATE POOL DRAWING SET APPLICATION

ZONING INFORMATION
TOWN OF NORTH HEMPSTEAD
SECTION: 10 BLOCK: 278 LOT(S): 5

NO UP-ZONING

ZONE: RES. B	REQUIRED	EXISTING	PROPOSED
LOT AREA	6,000 SQ.FT.	9,183 SQ.FT.	NO CHANGE
LOT WIDTH	50 FT.	91.8 FT.	NO CHANGE
FRONT YARD (MAGNOLIA)	AV.=29.3 FT	30 FT.	NO CHANGE
FRONT YD. TO PORTICO	5'-0" ENCROACHMENT		25.37 FT.
FRONT YARD (CARLE)	25 FT.	25.1 FT.	NO CHANGE
REAR YARD	15 FT.	28.9 FT.	NO CHANGE
SIDE YARD	7 FT.	8 FT.	NO CHANGE
SIDE YARD TO A/C UNIT	5 FT.		5.19 FT.
BUILDING HEIGHT	30 FT./2.5 STRY	N/A	NO CHANGE
LOT COVERAGE	30 %	21.6 %	26.24 %
GROSS FLOOR AREA	45 % OR 3,400 SQ.FT.	40.97 % 3,763 SQ.FT.	EX.-NO CHANGE
SKY EXPOSURE	3V:1H	N/A	NO CHANGE
FRONT YARD COVERAGE	45 %	63.24 %	56.50 %	VARIANCE
FRONT YARD #2 COVERAGE	45 %		39.53 %	VARIANCE
REAR YARD COVERAGE	40 %	N/A	24.48 %	
EAVE HEIGHT	22 FT.	N/A	NO CHANGE	

IMPERVIOUS COVER
Those surfaces, improvements and structures that cannot effectively infiltrate rainfall, snow melt and water (e.g., building rooftops, pavement, sidewalks, driveways, etc.).
LOT COVERAGE
The percentage of a lot(s) covered by the maximum projection of any floor or roof of buildings or structures, excluding uncovered swimming pools, uncovered terraces, uncovered porches, uncovered verandas, uncovered decks and carports.

ACCESSORY STRUCTURE - POOL - SECTION 70-102			
REAR YARD POOL	10 FT.	-	6'-0"	VARIANCE
REAR YARD BBQ			5'-0"	VARIANCE
SIDE YARD	10 FT.	-	50.11 FT
BUILDING HEIGHT	15 FT.	-	N/A
COVERAGE OF REAR YARD	40 %	-	POOL ONLY 11.31 % TOTAL 24.48 %	VARIANCE
FRONT YARD	NOT ALLOWED	CORNER LOT- 2 FRONT YARDS- INTRUDE INTO 2ND FRONT YARD 10.11' PROPERTY LINE SETBACK		VARIANCE

LOT COVERAGE

	SQ. FOOTAGE
LOT AREA	9,183 SQ.FT.
EXISTING DWELLING W/ CHIMNEY	1,936
PROPOSED FRONT PORTICO- OPEN	159
PROPOSED REAR STEP 1	13
PROPOSED REAR STEP 2	14.5
OUTDOOR KITCHEN AND COUNTER	75
EX. EGRESS WELL	34
EX. GENERATOR	6
RELOCATED EX. A/C - 1 & 2	18
PROPOSED SHED	154
EXISTING PAVERS ON GRADE	147 - N/A
EX. SIDE BRICK PAVE WALK	107 - N/A
EX. 2ND FRONT BRICK PAVE WALK	86 - N/A
PROPOSED PAVERS ON GRADE	1,308 - N/A
PROPOSED POOL	544 - N/A
TOTAL	2,409.5 26.24%

G.F.A. CALCULATION

	SQ. FOOTAGE
LOT AREA	9,183 SQ.FT.
1ST FLOOR EXISTING	1,936
PROPOSED PORTICO- OPEN	159- N/A
TOTAL	1,936
2ND FLOOR EXISTING	1,827
EX. FINISH CELLAR - TOTAL	1,875- N/A
EX. FINISH CELLAR OVER 8'-0" CLG HT.	1,203- N/A
EX. ATTIC SPACE	N/A
TOTAL	3,763 / 40.97%

NOTE:
1- COORDINATE SHAPE STYLE AND SIZE OF PAVERS- INSTALL PER MANUFACTURE SPECIFICATIONS
2. ALL PAVERS TO BE ON GRADE AND OVER LEVELING SAND AND GRAVEL
3. COORDINATE LAYOUT PATTERN OF PAVERS

NEW BACKFLOW PREVENTER INSTALLED ON EXISTING HOSE BIB LINE WITH NEW HOSE BIB CONNECTIONS
- TO BE CERTIFIED, LOAD DESIGNED AND INSTALLED BY LICENSED PLUMBER

NOTE:
INSTALLATION OF POOL TO COMPLY WITH LOCAL UTILITY COMPANY SPECIFICATION AND REQUIREMENTS FOR SETBACKS AND DISTANCES TO ALL OVERHEAD AND UNDERGROUND UTILITY LINES, POWER LINE, ETC. APPROVAL FROM COMPANY(S) REQUIRED

EVERY RESIDENTIAL SWIMMING POOL SHALL HAVE SWIMMING POOL ALARMS WHICH COMPLY WITH THE REQUIREMENTS SET FORTH IN THE CURRENT NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, SUBJECT TO THE EXCEPTIONS SET FORTH THEREIN.

IN-GROUND POOL NOTE:

1) 14'X32' INTERIOR SIZE POOL. (16'x34' EXTERIOR WITH BOARDER)
3.5' SHALLOW END TO 5.0' DEEP END.
CONCRETE WITH VINYL LINER FINISH POOL- REINFORCED WITH REBAR
2) PLUMBING:
T.B.D.
3) FILTER EQUIPMENT,LIGHTING & CONTROLS:
T.B.D.

POOL DESIGNED BY OTHERS
POOL CONTRACTOR AND MANUFACTURE TO PROVIDE SHOP DRAWINGS AND STRUCTURAL DETAILS OF POOL CONSTRUCTION TO TOWN OF NORTH HEMPSTEAD FOR APPROVAL

THIS IS AN ARCHITECTS PLOT PLAN AND IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR. INFORMATION OBTAINED FROM SURVEY PREPARED BY:
JOSEPH M. PETITO
27 FOREST AVENUE LOCUST VALLEY, NY 11560
LIC#- 050335-1

NO POWER LINES OR UTILITIES NEAR SITE PROPERTY OR POOL LOCATION

N.C.T.M.#: 10-278-5

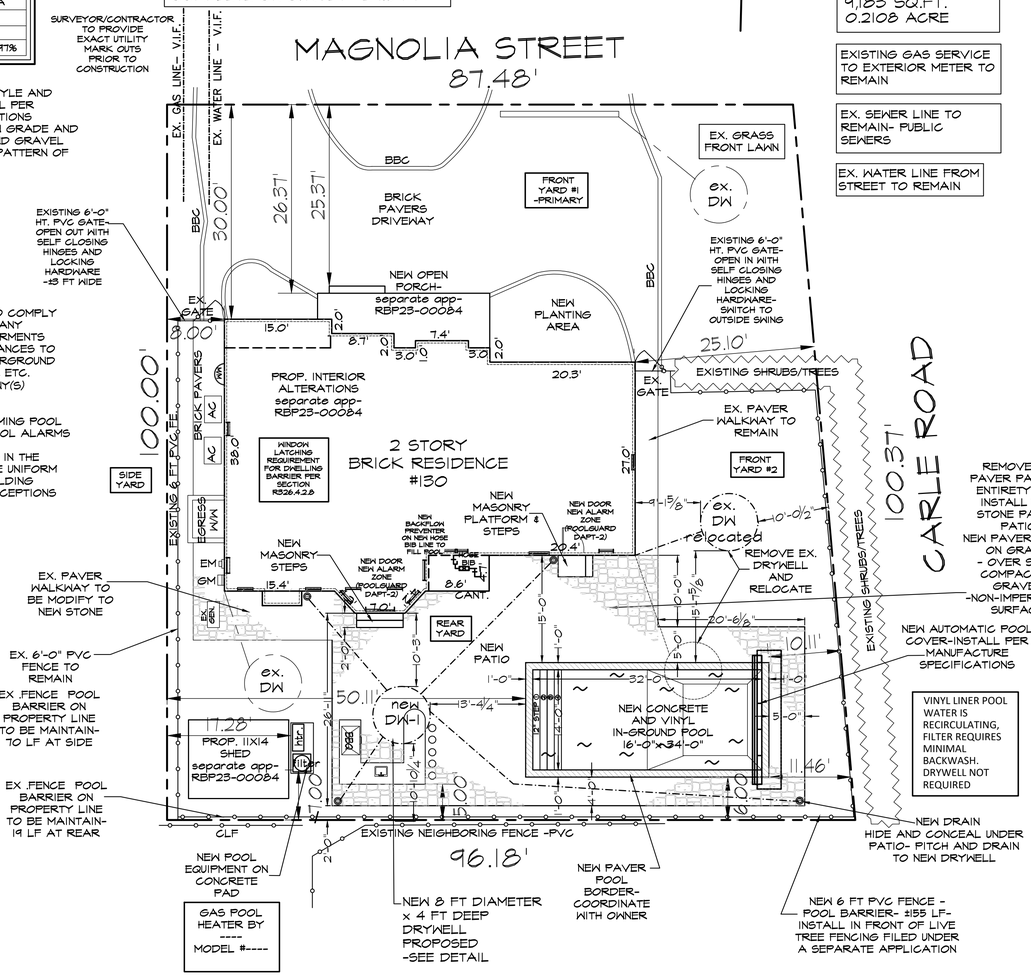
AVERAGE FRONT YARD SETBACK COMPLETE ON SURVEY- 29.3 FT

EXISTING LOT SIZE: 9,183 SQ.FT. 0.2108 ACRE

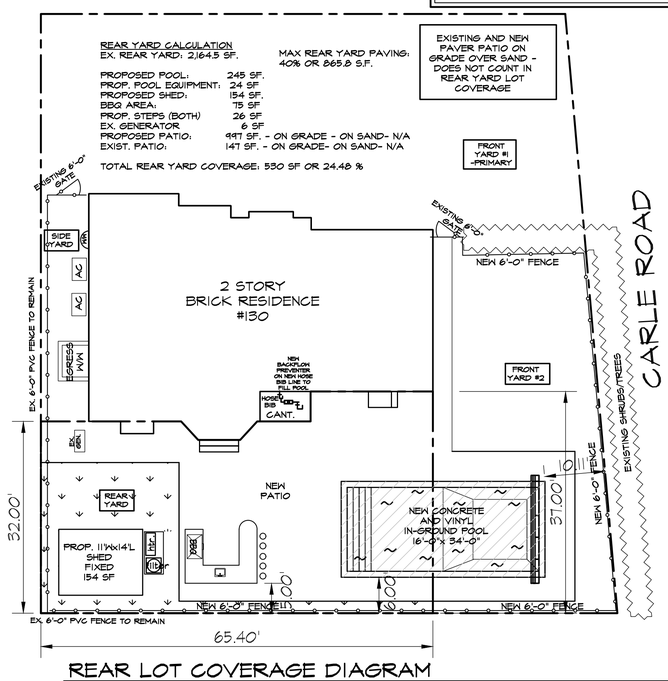
EXISTING GAS SERVICE TO EXTERIOR METER TO REMAIN

EX. SEWER LINE TO REMAIN- PUBLIC SEWERS

EX. WATER LINE FROM STREET TO REMAIN



PLOT PLAN
SCALE: 1" = 10'-0"



REAR LOT COVERAGE DIAGRAM
SCALE: N.T.S.

THIS PROJECT COMPLIES WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

NOTE:
-THE MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 12-23 OF THE 2020 RESIDENTIAL CODE OF NYS
-THE FUEL GAS SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 24 OF THE 22020 RESIDENTIAL CODE OF NYS
-THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 25-33 OF THE 2020 RESIDENTIAL CODE OF NYS
-THE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 34-42 OF THE 2020 RESIDENTIAL CODE OF NYS

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

GROUND SNOW LOAD	WIND DESIGN: SPEED d (MPH)	TOPOGRAPHIC EFFECTS k	SPECIAL WIND REGION l	WIND BORN DEBRIS ZONE m	SEISMIC DESIGN CATEGORY f	SUBJECT TO DAMAGE FROM: WEATHERING a	FROST LINE DEPTH b	TERMITE c	WINTER DESIGN TEMP e	ICE BARRIER REQUIRED h	FLOOD HAZARDS g	AIR FREEZING INDEX i	MEAN ANNUAL TEMP j
30	130MPH	NO	NO	1 MILE FROM COAST	B	SEVERE	30" 2.5 FT BFG	MOD TO HEAVY	15	YES	FEMA FLOOD MAP PANEL #	1500 OR LESS	55.4

WINTER DESIGN TEMP.
- INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH AN INDOOR TEMPERATURE OF NOT LESS THAN 68 DEGREE F AT A POINT 3 FEET ABOVE THE FLOOR ON THE DESIGN HEATING DAY
- SYSTEM DESIGN SHALL BE BASED ON MAX 72 DEGREE F HEATING, MINIMUM 75 DEGREE F COOLING
- DEGREE DAYS (NY LAGUARDIA)4811, WINTER DESIGN TEMP 15 DEGREE F, DRY BULB 84 DEGREE F, WET BULB 75 DEGREE F (2020IPC APPENDIX D)
- AS PER NYSBC 2020 CHAPTER 16 SECTION 1609 AND ASCE 7 2016, WIND EXPOSURE CATEGORYAND SURFACE ROUGHNESS IS B
- USE C FOR BOTH SOUTH SHORE AND FIRE ISLAND

Town of North Hempstead

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REGISTERED ARCHITECT TODD O'CONNELL 027935 STATE OF NEW YORK

CONSULTANTS:

NYS LIC #027935

CHECKED BY: TOC

DRAWN BY: JAK

REV #:	DATE:	NOTE:	BY:
	11/26/2023	CO1- design 6- TOWN CULT.- SETBACK ON CLARK RESIDENT	NG
	11-9-23	CO-DESIGN 7- update from town comments- resubmit	NG
	8-24-23	CO-DESIGN 4- CLNT CHANGE-POOL-DRAIN- SEPARATE APP.	NG
	8-24-23	CO-DESIGN 3- CLNT CHANGE-POOL- SEPARATE APPLICATION	NG

PROPOSED POOL & FENCE & DRYWELL
SCACCIA
130 MAGNOLIA STREET
WESTBURY, NY 11590

DRAWING: PLOT PLAN AND ZONING

JOB#: SC-22-445
DATE: 11-15-22
SCALE: AS NOTED

DRAWING NUMBER: A.1

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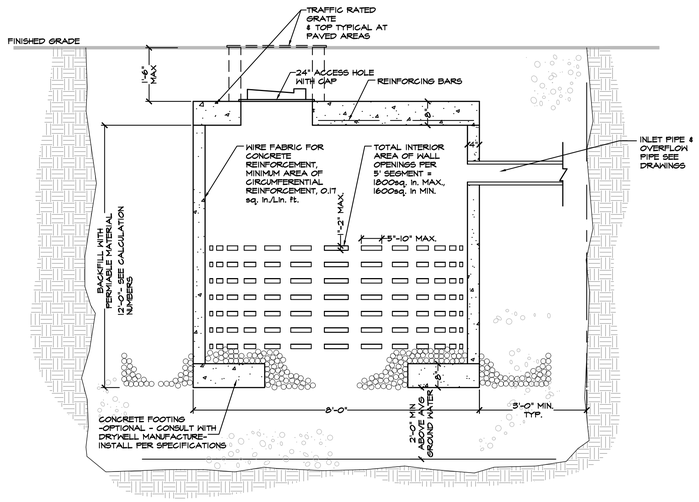
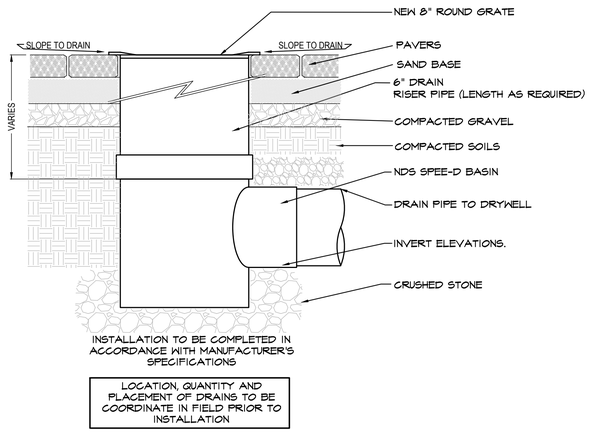
WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 147 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY.



DRYWELL CALCULATIONS

SCALE: N.T.S.



DRAIN DETAIL

SCALE: N.T.S.

DRYWELL DRAINAGE FOR NEW AND POOL AREA ONLY
SITE DRAINAGE CALCULATIONS

PROPOSED FRONT PORTICO	159
PROPOSED REAR STEP 1	13
PROPOSED REAR STEP 2	14.5
OUTDOOR KITCHEN AND COUNTER	75
PROPOSED SHED	154
PROPOSED PAVERS ON GRADE	997- N/A
PROPOSED POOL	544- N/A
PROPOSED POOL EQUIPMENT	24
PROPOSED COVERAGE	439.5

8'-0" DIAMETER RING = 7'-4" INTERIOR CAVITY WITH A 4" RING WALL
RADIUS OF 7'-4" (7.33') = 7.33'/2 = 3.67
AREA = πR^2 - (3.14)(3.67)^2
AREA= 42.30

AREA x DEPTH = CUBIC FEET

(DW-1)

(439.5) SQ.FT. x 3" = 109.875 CU FT
12

USE (1) 8'Φ x 4' DEEP DRAIN RING = 169.2 CU.FT.

-SEE SITE PLAN ON SHEET FOR SUGGESTED LOCATIONS
- NASSAU COUNTY ZONING- MANUAL OF ON-SITE SEWAGE DISPOSAL- NASSAU COUNTY DEPARTMENT OF HEALTH-106 CHARLES LINDBERGH BLVD., UNIONDALE, NY 11553- MIN. 10'-0" FROM PROPERTY LINE AND 10'-0" FROM STRUCTURE

NOTES:
1. BOTTOM OF DRYWELL MUST BE A MINIMUM OF 2' ABOVE AVERAGE GROUND WATER ELEVATION.
2. BOTTOM OF DRYWELL TO HAVE MINIMUM 6' PENETRATION INTO RATEABLE MATERIAL.
3. DRYWELLS MUST HAVE A MINIMUM OF 3' OF PERMEABLE MATERIAL AROUND THE STRUCTURE.

GENERAL NOTES

1-CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS PRIOR TO THE START OF WORK- CONTRACTOR TO VISIT SITE AND FAMILIARIZE HIMSELF WITH PROJECT AND REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY BEFORE THE START OF WORK

2-CONTRACTOR OR OWNER TO OBTAIN A BUILDING PERMIT PRIOR TO ANY START OF WORK. PERMIT FROM ALL LOCAL, STATE AND COUNTY, TOWNSHIP AND OR VILLAGES HAVING JURISDICTION. CONTRACTOR TO OBTAIN ALL REQUIRED APPROVAL AND CERTIFICATES OF COMPLETION AND OR OCCUPANCY, INSPECTION APPROVALS, ETC. FOR ALL WORK PREFORMED AND COMPLETED

3- ALL MATERIALS USED ON THIS PROJECT SHALL BE INSTALLED PER MANUFACTURES RECOMMEND SPECIFICATIONS. CONTRACTOR TO CONSULT WITH MANUFACTURE INSTRUCTIONS ON ALL INSTALLATION OF MATERIALS AND PRODUCTS

4- THE DESIGN IS BASED ON THE DRAINAGE SOIL WITH LESS THAN 10% SILT. CONTRACTOR AND/OR OWNER TO PROVIDE SOIL TEST UPON REQUEST AND CONFIRM THE SITE SOIL CONDITIONS

5- GROUND WATER SHALL NOT BE PRESENT WITHIN THE AREA OF EXCAVATION. PROVIDED SOIL TEAT AS REQUEST. IF GROUND WATER IS PRESENT WITHIN 6'-0" BELOW GRADE, CONTRACTOR TO PROVIDE SPECIAL DE-WATERING DEVICES AND FACILITIES AS REQUIRED

6- WATER DISPOSAL AND DISCHARGE IS LIMITED TO OWNER PROPERTY

7- CONCRETE DISPOSAL AND WASH OUT LIMITED TO OWNERS PROPERTY

8- NO SURCHARGE ALLOWED WITHIN 4'-0" OF SHALLOW END AND 8'-0" OF DEEP END

9- POOL WATER SUPPLY SHALL BE FROM OWNERS GARDEN HOSE. POOL TO BE KEPT FULL DURING FREEZING WEATHER. PUMP CAPACITY TO BE SUFFICIENT TO EMPTY POOL IN 24 HOURS

10- ALL ELECTRICAL WORK TO CONFORM TO THE BOARD OF FIRE UNDERWRITERS AND APPROVED. ELECTRICIAN TO SUBMIT UL CERTIFICATE FOR APPROVAL

11- ALL INFORMATION SHOWN ON CONSTRUCTION DRAWING SET WAS SUPPLIED AND FURNISHED BY CARDINAL POOLS

12- ALL SOIL EXCAVATED DURING THE CONSTRUCTION OF A SWIMMING POOL MUST BE PROPERLY DISPOSED AND REMOVE OFF SITE. EXCESS FILL CREATED FROM THE CONSTRUCTION OF A SWIMMING POOL MAY NOT BE USED ON THE PROPERTY UNLESS A GRADING AND DRAINAGE PLAN IS SUBMITTED AND APPROVED BY LOCAL A.H.J.

POOL NOTES

1-CONTRACTOR TO MAINTAIN A TEMPORARY BARRIER AROUND THE POOL AREA UNTIL A PERMANENT BARRIER IS INSTALLED. SEE BARRIER NOTES FOR SPECIFICATION
2-ENTRAPMENT PROTECTION FOR POOLS AND SPA SUCTION OUTLETS
SUCTION OUTLETS SHALL BE DESIGNED TO PRODUCE CIRCULATION THROUGHOUT THE POOL AND SPA, SINGLE OUTLET SYSTEMS, SUCH AS AUTOMATIC VACUUM CLEANER SYSTEM OR MULTIPLE SUCTION OUTLETS, WHETHER ISOLATED BY VALVES OR OTHERWISE, SHALL BE PROTECTED AGAINST USER ENTRAPMENT
3-SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CPSC 15 USC8003 AND ANSI/APSP/ICC 7, WHERE APPLICABLE, POOL FILL LINE SHALL HAVE A BACK-FLOW PREVENTION VALVE
4- POOL AND SPA SUCTION OUTLETS SHALL HAVE A COVER THAT CONFORMS TO ANSI/ASME A112.19.8 OR AN 18"x23" DRAIN GRATE OR LARGER, OR AN APPROVED CHANNEL DRAIN SYSTEM
5- ATMOSPHERIC VACUUM RELIEF SYSTEM REQUIRED; POOL AND SPA SINGLE OR MULTIPLE- OUTLET CIRCULATION SYSTEM SHALL BE EQUIPPED WITH ATMOSPHERIC VACUUM RELIEF SHOULD GRATE COVERS LOCATED THERIN BECOME MISSING OR BROKEN. This Vacuum relief system shall include at least one approved or ENGINEERED METHOD OF THE TYPE SPECIFIED HEREIN AS FOLLOWS:
A) SAFETY VACUUM RELEASE SYSTEM CONFORMING TO ASME 112.19.17; OR
B) AN APPROVED GRAVITY DRAINAGE SYSTEM
6- DUAL DRAIN SEPARATION: SINGLE OR MULTIPLE PUMP CIRCULATION SYSTEM HAVE A MIN. OF 2 SUCTION OUTLETS OF THE APPROVED TYPE. A MIN. HORIZONTAL OR VERTICAL DISTANCE OF 3'-0" SHALL SEPARATE THE OUTLETS. THESE SUCTION OUTLETS SHALL BE PIPED SO THAT WATER IS DRAWN THROUGH THEM SIMULTANEOUSLY THROUGH A VACUUM RELIEF PROTECTED LINE TO THE PUMP OR PUMPS
7-POOL CLEANER FITTINGS: WHERE PROVIDED, VACUUM OR PRESSURE CLEANER FITTINGS SHALL BE LOCATED IN AN ACCESSIBLE POSITION AT LEAST 6 INCHES AND NOT MORE THAN 12 INCHES BELOW THE MINIMUM OPERATIONAL WATER LEVEL OR AS AN ATTACHMENT TO THE SKIMMER
8- POOL SHALL HAVE A MEANS OF EGRESS FROM DEEP END AND THE SHALLOW END- BOTH ENDS
9- POOL HEATERS SHALL BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF VALVE
10- POOL MUST BE EQUIPPED WITH AN APPROVED ALARM AND COMPLY WITH ASTM F2208 (STANDARD SPECIFICATION FOR POOL ALARMS) AND SHALL BE INSTALLED, USED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURE INSTRUCTIONS AND HIS SECTION
11- A POOL ALARM MUST BE CAPABLE OF DETECTING ENTRY INTO THE WATER AT ANY POINT ON THE SURFACE OF THE SWIMMING POOL. IF NECESSARY TO PROVIDE DETECTION CAPABILITY AT EVERY POINT ON THE SURFACE OF THE SWIMMING POOL, MORE THAN ONE POOL ALARM MUST BE INSTALLED
12- NO SOIL SURCHARGE SHALL BE PLACED WITHIN 4 FT OF THE SHALLOW END AND 8 FT OF THE DEEP END

ELECTRICAL NOTES

1-ALL ELECTRICAL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN IN STRICT ACCORDANCE WITH THE LATEST PROVISIONS OF THE STATE, NATIONAL AND LOCAL ELECTRICAL CODES, MOST UP TO DATE N.E.C. (NATIONAL ELECTRICAL CODE), 2020 NEW YORK STATE RESIDENTIAL CODE CHAPTER 41 AND CHAPTER 42 AND ALL LOCAL CODES HAVING JURISDICTION. ALL MATERIALS MUST CONTAIN THE UNDERWRITER'S LABEL.
2-ALL ELECTRICAL CONTRACTORS SHALL PROVIDE AN UNDERWRITER'S CERTIFICATE FOR ALL NEW INSTALLED ITEM. IF EXISTING ELECTRICAL IS CHANGE OR ALTER AN INSPECTION CERTIFICATE TO BE PROVIDE FOR MAINTAINING ALL ELECTRICAL OUTLETS AND FIXTURES
3-ALL ELECTRICAL OUTLETS AND FIXTURES INSTALLED IN THE AREA EXTENDING BETWEEN 5 FT AND 10 FT FROM THE INSIDE WALLS OF THE POOLS AND/OR HOT TUBS SHALL BE PROTECT BY G.F.I. (GROUND FAULT CIRCUIT INTERRUPTERS) EXCEPT WHERE SUCH FIXTURES AND OUTLETS ARE INSTALLED NOT LESS THAN 5 FT ABOVE MAX WATER LEVEL AND ARE PERMANENTLY AND RIGIDLY ATTACHED THE THE STRUCTURE
4-UNDERGROUND WIRING SHALL NOT BE INSTALLED UNDER OR WITHIN THE AREA EXTENDING 5 FT HORIZONTALLY FROM THE INSIDE INSIDE WALLS OF THE POOLS AND OUTDOOR HOT TUBS EXCEPT WHERE THE WIRING IS INSTALLED TO SUPPLY THE POOL, SPA AND HOT TUB EQUIPMENT OR WHERE SPACE LIMITATIONS PREVENT WIRING FROM BEING ROUTED 5 FT FROM THE INSIDE WALLS. WHERE INSTALLED WITHIN 5 FT OF THE INSIDE WALLS, THE WIRING SHALL BE A COMPLETE RACEWAY SYSTEM OF RIGID CONDUIT BURIED AN MINIMUM OF 18 INCHES BELOW GRADE ALL COMPONENTS OF THE POOL, SPA, AND HOT TUB SHALL BE BONDED TOGETHER USING SOLID COPPER CONDUCTORS, NOT SMALLER THAN 8 AWG.
5-ALL LIGHTING, POOL EQUIPMENT ASSOCIATED WITH THE POOL CIRCULATION, JUNCTION BOXES, TRANSFORMER ENCLOSURES, GFI AND PANEL BOARDS NOT PART OF THE SERVICE EQUIPMENT AND THAT SUPPLY ANY ELECTRICAL EQUIPMENT ASSOCIATED WITH THE POOL, HOT TUB OR SPA SHALL BE GROUNDED
6-POOLS AND AREA EXTENDING 10 FT HORIZONTALLY FROM THE INSIDE FACE OF WALLS, DIVING STRUCTURES, OBSERVATION STANDS, TOWERS AND PLATFORMS SHALL NOT BE PLACED UNDER SERVICE DROP CONDUCTORS OR ANY OTHER OPEN OVERHEAD WIRING
7-ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE MECHANICAL CONTRACTOR AND SHALL FURNISH AND INSTALL ALL FEEDERS AND DISCONNECTS TO ALL HEATING AND AIR CONDITIONING EQUIPMENT. ALL THERMOSTATIC AND LOW VOLTAGE WIRING SHALL BE FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR AS PART OF HIS WORK. ALL POWER WIRING (110 OR 220 VOLTS) TO UNITS TO UNITS TO BE BY THE ELECTRICAL CONTRACTOR
8-THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FURNISHED AND INSTALLED TO BE FREE OF DEFECTS AND SHALL KEEP SAME IN REPAIR AND REPLACE ANY DEFECTIVE MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY OWNER

Town of North Hempstead

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CONSULTANTS:

NYS LIC #027935

CHECKED BY: TOC

DRAWN BY: JAK

REV #	DATE:	NOTE:	BY:
	11/29/2022	CO2- design & TOWN CHECK - SETBACK DIM. CLEAR- RESIDENT	NC
	11-4-23	CO-DESIGN 1- update from town comments - resident	NC
	8-24-23	CO-DESIGN 2- CLNT CHANGE-POOL-DRAIN- SEPARATE APP.	NC
	8-24-23	CO-DESIGN 3- CLNT CHANGE-POOL - SEPARATE APPLICATION	NC

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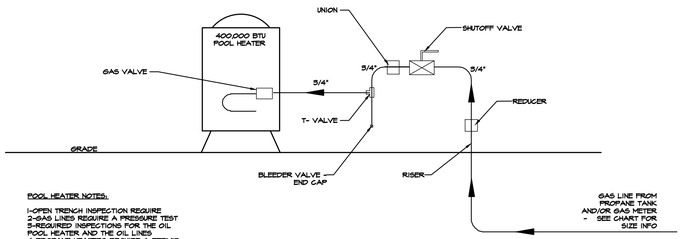
PROPOSED POOL & FENCE & DRYWELL
SCACCIA
130 MAGNOLIA STREET
WESTBURY, NY 11590

DRAWING: POOL SECTION AND DETAILS

JOB#: SC-22-445
DATE: 11-15-22
SCALE: AS NOTED

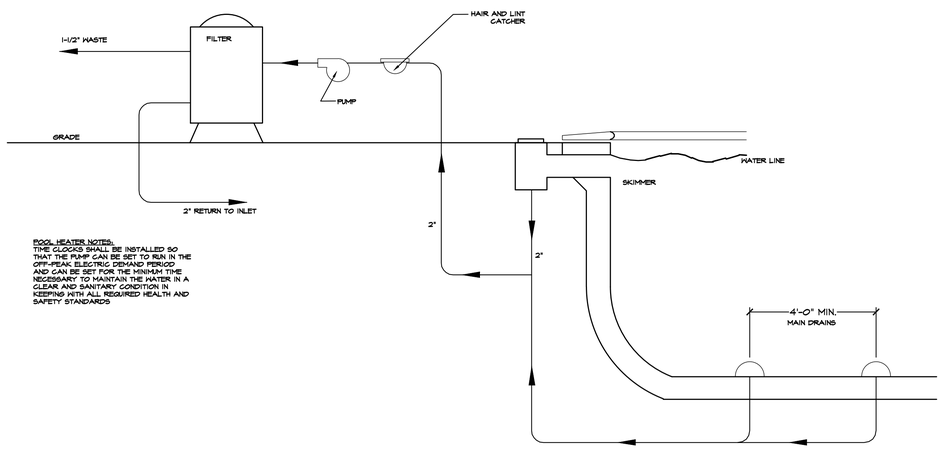
DRAWING NUMBER
A.2



POOL HEATER NOTES:

1-OPEN TRENCH INSPECTION REQUIRE
2-GAS LINES REQUIRE A PRESSURE TEST
3-REQUIRED INSPECTIONS FOR THE OIL
POOL HEATER AND THE OIL LINES
4-PROPANE HEATERS REQUIRE A PERMIT
FROM THE FIRE MARSHALL- SUBMIT FIRE
MARSHAL APPROVAL TO THE BUILDING
DEPARTMENT

GAS LINE FROM METER	
LENGTH	SIZE
60'-0" OR LESS	1-1/4"
60'-0" TO 150'-0"	1-1/2"
150'-0" OR ABOVE	2"



POOL HEATER NOTES:
TIME CLOCKS SHALL BE INSTALLED SO THAT THE PUMP CAN BE SET TO RUN IN THE OFF-PEAK ELECTRIC DEMAND PERIOD AND CAN BE SET FOR THE MINIMUM TIME NECESSARY TO MAINTAIN THE WATER IN A CLEAR AND SANITARY CONDITION IN KEEPING WITH ALL REQUIRED HEALTH AND SAFETY STANDARDS

RISER DIAGRAMS

SCALE: N.T.S.

Town of North Hempstead

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REGISTERED ARCHITECT
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STATE OF NEW YORK

CONSULTANTS:

NYS LIC #027935

CHECKED BY: TOC

DRAWN BY: JAK

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REV #	DATE	NOTE	BY
	11/28/2023	CO2- design & TOWN COMM.- SETBACK DIM. CLEAR- RESUBMIT	NC
	11-4-23	CO-DESIGN 1- update from town comments- resubmit	NC
	8-24-23	CO-DESIGN 4- CLNT CHANGE-POOL-DRAIN- SEPARATE APP.	NC
	8-24-23	CO-DESIGN 5- CLNT CHANGE-POOL- SEPARATE APPLICATION	NC

JOB#: SC-22-415
DATE: 11-15-22
SCALE: AS NOTED

DRAWING NUMBER
A.2.2

PROPOSED POOL & FENCE & DRYWELL
SCACCIA
130 MAGNOLIA STREET
WESTBURY, NY 11590

DRAWING: POOL SECTION AND DETAILS

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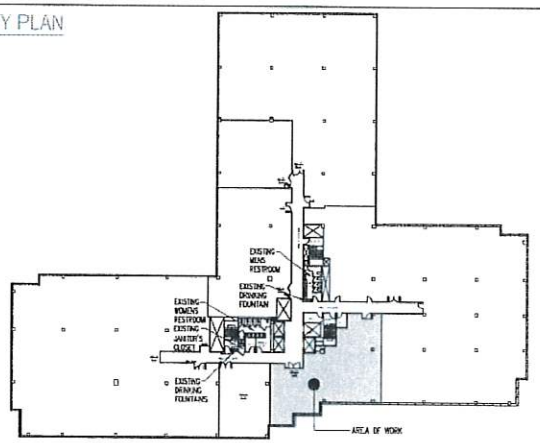
#21606

DENTAL CARE ALLIANCE

1010 NORTHERN BOULEVARD
GREAT NECK, NEW YORK
SUITE 410

SITE LOCATION

KEY PLAN



FOURTH FLOOR

CODE REQUIREMENTS

CODE REVIEW INFORMATION

APPLICABLE CODES: ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS & CONSTRUCTION OBSTACLES OF BUILDING MANAGEMENT, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE TENANTS CONTRACTOR. ALL PERMITS AND LICENCES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR(S). APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

SUMMARY OF THE PROJECT

THIS PROJECT INVOLVES THE CONSTRUCTION PERTAINING TO THE IMPROVEMENTS FOR A NEW OFFICE RENOVATION. THE OFFICE IS TO BE LOCATED AT 1010 NORTHERN BOULEVARD, GREAT NECK, NY.
THERE ARE PARTITION AND CEILING CHANGES. WE ARE ALTERING THE INTERIOR OF AN EXISTING DEMISED SPACE AND ALONG WITH NEW PARTITIONS AND CEILING BEING ADDED.

OCCUPANCY CLASSIFICATION per 2020 Building Code of NYS - Section 304

PREVIOUS USE - PROFESSIONAL OFFICES MERRILL LYNCH, FINANCIAL SERVICES
NEW USE: DENTAL CARE ALLIANCE, MEDICAL OFFICE
BUSINESS GROUP B OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR OFFICE, PROFESSIONAL OR SERVICE - TYPE TRANSACTIONS, INCLUDING STORAGE OF RECORDS AND ACCOUNTS.

CLASSIFICATION OF WORK per 2020 Existing Building Code of NYS

ALTERATION - LEVEL 2: WORK DONE IN THIS SUITE IS AS PER 2020 BUILDING CODE OF NYS - LEVEL 2 ALTERATIONS SECTION 603.1 - 603.2 WHICH STATES ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOWS, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.
NO CHANGE IN USE OF CLASSIFICATION OR USE.

CONSTRUCTION TYPE per 2020 Building Code of NYS - Table 601

TYPE 6
TENANT SPACE IS NON-SPRINKLERED.
THIS BUILDING HAS AN EXISTING APPROVED SPRINKLER SYSTEM IN COMMON AREAS (CORRIDORS, ETC.) AND GARAGE ONLY.
THERE IS AN EXISTING SMOKE DETECTION SYSTEM IN CEILING PLENUM AND HVAC SHUTDOWN - NO CHANGE.

CALCULATED OCCUPANT LOAD per 2020 Building Code of NYS - Table 1004.5

TOTAL AREAS	AREA SF	AREA / OCCUPANT	TOTAL OCCUPANCY
OFFICE SPACE	2,615	150 SF	18
ACTUAL OCCUPANCY			30

EXIT CAPACITY per 2020 Building Code of NYS - Section 1005.3.2

EXIT CAPACITY REQUIRED:
EGRESS WIDTH PER PERSON = 0.3" PER OCCUPANT
TOTAL (30) OCCUPANTS X 0.2" PER PERSON = 6"
CALCULATED EXIT CAPACITY PROVIDED: (2)36" DOORS + 36" DOOR = 108" > 6" (REQUIRED)

CORRIDOR WIDTH per 2020 Building Code of NYS - Table 1020.2

MINIMUM CORRIDOR WIDTH REQUIRED = 44"
MINIMUM CORRIDOR WIDTH PROVIDED = 60"

MINIMUM NUMBER OF EXITS per 2020 Building Code of NYS - Table 1006.3.2

MINIMUM NUMBER OF EXITS REQUIRED = (1) (OCCUPANT LOAD 1 - 49)
NUMBER OF EXITS PROVIDED = (1)

TRAVEL DISTANCE & DEAD END LENGTH per Section 1020.4

MAX. DISTANCE TO EXIT (NON-SPRINKLERED) = 200 FT. - MAX. ACTUAL = 76'-3"
MAX. DEAD END LENGTH = 20 FT. - NO DEAD END CORRIDOR EXCEEDS 20 FT.

FIRE ALARM & DETECTION SYSTEMS

BUILDING IS EQUIPPED WITH A APPROVED FUNCTIONING FIRE ALARM & DETECTION SYSTEM AND CARBON MONOXIDE ALARMS.

COMMON BUILDING AREA

ALL JANITOR'S CLOSETS AND DRINKING FOUNTAINS ARE PROVIDED BY THE BUILDING WITHIN THE BUILDING'S COMMON SPACE.
ALL COMMON MENS AND WOMENS BATHROOMS ARE PROVIDED BY THE BUILDING WITHIN THE BUILDING'S COMMON SPACE.
REFER TO KEY PLAN BELOW FOR LOCATIONS.

DRAWING LIST

ARCHITECTURAL
T-1 TITLE SHEET
T-2 LIFE SAFETY/EGRESS PLAN
T-3 SITE PLAN
T-4 GROUND LEVEL PLAN PARKING PLAN AND CALCULATIONS
T-5 CELLAR GARAGE PLAN (PARKING LEVEL P1)
T-6 SUB CELLAR GARAGE PLAN (PARKING LEVEL P2)
T-7 SUB SUB CELLAR GARAGE PLAN (PARKING LEVEL P3)
A-2 CONSTRUCTION PLAN
A-2.1 CONSTRUCTION DETAILS
A-3 REFLECTED CEILING PLAN
A-4 POWER PLAN
A-4.1 BATHROOM PLAN AND DETAILS
A-4.2 MILLWORK DETAILS
A-5 FINISH PLAN

MECHANICAL
M-101 MECHANICAL SYMBOLS & NOTES
M-201 MECHANICAL SPECIFICATIONS
M-301 MECHANICAL DEMOLITION PLAN & NOTES
M-302 MECHANICAL DUCTWORK PLAN & NOTES
M-501 MECHANICAL DETAILS

ELECTRICAL
E-101 ELECTRICAL SYMBOLS & NOTES
E-201 ELECTRICAL SPECIFICATIONS I
E-202 ELECTRICAL SPECIFICATIONS II
E-301 ELECTRICAL LIGHTING PLAN & NOTES
E-401 ELECTRICAL POWER PLAN & NOTES
E-601 ELECTRICAL DETAILS I
E-602 ELECTRICAL DETAILS II
E-603 ELECTRICAL DETAILS III
E-604 ELECTRICAL DETAIL IV
E-701 ELECTRICAL RISER DIAGRAM & PANEL SCHEDULES

PLUMBING
P-101 PLUMBING SYMBOLS & NOTES
P-201 PLUMBING SPECIFICATIONS
P-301 PLUMBING DOMESTIC CONSTRUCTION PLAN
P-302 PLUMBING MED GAS CONSTRUCTION PLAN
P-303 PLUMBING SANITARY CONSTRUCTION PLAN
P-501 PLUMBING DETAILS
P-601 PLUMBING RISER DIAGRAMS

FIRE ALARM
FA-1 THIRD FLOOR FIRE ALARM PLAN
FA-2 FOURTH FLOOR FIRE ALARM PLAN
FA-3 FIRE ALARM RISER DIAGRAM

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DEMOLITION NOTES

1. DEMOLITION WORK SHALL BE DONE IN STRICT CONFORMANCE WITH LOCAL AND STATE REGULATIONS, INCLUDING ALL PERMITS AND UTILITY CUTOFFS.
2. PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH THE REGULATIONS OF ANSI/NFPA 241-1975, BUILDING CONSTRUCTION AND DEMOLITION OPERATIONS.
3. PROVIDE ALL TEMPORARY BARRICADES, RAILINGS, LIGHTING, ETC. REQUIRED TO PROTECT THE WORKMEN, OWNER'S PERSONNEL, AND OTHERS FROM INJURY DUE TO DEMOLITION WORK. PROVIDE FREE AND SAFE PASSAGE OF PERSONS TO AND FROM AREAS AND FACILITIES WHICH ARE TO REMAIN.
4. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER - RAIN, WIND, STORM, FROST OR HEAT - SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND FIXTURES FREE FROM DAMAGES. REPAIR ANY DAMAGE TO PROPERTY OF THE OWNER WHICH IS TO REMAIN IN USE, OR THAT OF ANY PERSON, OR PERSON ON OR OFF THE SITE CAUSED BY THE DEMOLITION WORK WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
5. PERFORM THE DEMOLITION WORK IN SUCH A MANNER AS TO PREVENT FIRES. REMOVE ACCUMULATED DEBRIS PROMPTLY. DISPOSAL BY BURNING WILL NOT BE PERMITTED ON SITE. ALL DEBRIS SHALL BE DISPOSED OF IN A LEGAL, WORKMAN-LIKE MANNER.
6. ALL SALVAGEABLE MATERIALS AND EQUIPMENT INCLUDING FIXTURES, FURNISHINGS AND DECOR ITEMS SHALL BE STORED AND PROTECTED FROM DAMAGE UNTIL THE OWNER DETERMINES THE COURSE OF ACTION TO BE TAKEN WITH SAME.
7. PROTECT AND MAINTAIN EXISTING UTILITY LINES WHICH ARE TO REMAIN IN SERVICE IN SUCH A MANNER AS TO AVOID INTERRUPTION OF THESE LINES. CAP ALL UTILITY LINES TERMINATED BY THE DEMOLITION WORK IN A MANNER APPROVED BY THE GOVERNMENTAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
8. PROVIDE DUST-TIGHT PARTITIONS BETWEEN AREAS WHERE DEMOLITION WORK IS BEING PERFORMED AND AREAS WHICH ARE FINISHED OR IN USE SO THAT THE EXISTING AREAS TO REMAIN WILL BE LEFT FREE OF ALL DUST AND DEBRIS AS A RESULT OF THE CONSTRUCTION OPERATIONS.
9. LEAVE EACH AREA BROOM CLEAN UPON COMPLETION OF WORK EACH DAY.
10. PATCH ALL EXISTING FINISHES TO REMAIN THAT ARE AFFECTED BY ADJACENT DEMOLITION WORK. MATCH MATERIALS, COLORS, ETC. TO THE SATISFACTION OF THE OWNER.
11. PROVIDE ALL NECESSARY TEMPORARY SUPPORTS AS MAY BE REQUIRED PRIOR TO THE INSTALLATION OF NEW STRUCTURAL ELEMENTS REQUIRED BY THE DEMOLITION WORK SHOWN HEREON.
12. ANY AND ALL CONDITIONS NOT SHOWN HEREON AND UNCOVERED IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY, PRIOR TO ANY ACTION INVOLVING SAME.
13. ALL EXISTING ELEMENTS TO REMAIN SHALL BE PROTECTED DURING DEMOLITION.

GENERAL NOTES

1. ALL WORK IS TO CONFORM TO THE RULES AND REGULATIONS OF THE LOCAL BUILDING DEPARTMENT AND BUILDING CODE OF THE STATE OF NEW YORK 2020.
2. ELECTRICAL WORK TO BE FIRE UNDERWRITER'S INSPECTED AND APPROVED.
3. ALL PLUMBING WORK TO BE INSTALLED IN STRICT ACCORDANCE WITH ALL STATE AND LOCAL CODES.
4. CONTRACTOR TO EFFECT AND MAINTAIN INSURANCE, I.E. CONTRACTOR'S LIABILITY, WORKMAN'S COMPENSATION, COMPLETED OPERATIONS, ETC. ADEQUATE FOR THE PURPOSES OF THIS PROJECT AND FURNISH PROOF OF SAME PRIOR TO COMMENCING WITH WORK.
5. CONTRACTOR TO NOTIFY ARCHITECT OF FIELD CONDITIONS OTHER THAN THOSE SHOWN HERE OR OF DIMENSIONAL DISCREPANCIES PRIOR TO COMMENCING WITH WORK AFFECTED BY SAME.
6. CONTRACTOR SHALL PROTECT, PATCH AND REPAIR ALL EXISTING WORK ADJACENT TO HIS WORK OR DAMAGED AS A RESULT OF HIS WORK.
7. WHERE EXISTING MATERIALS ARE TO BE MATCHED, CARE IS TO BE TAKEN IN BLENDING COLORS AND REPLICATING ADJACENT FORMS AND CONTOURS.
8. BEFORE SUBMITTING ANY PROPOSAL, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL CONDITIONS AT THE SITE RELATIVE TO EXISTING CONDITIONS, MATERIALS TO BE MATCHED, WORKING SPACE AVAILABLE, SAFETY PRECAUTIONS, ETC. REQUIRED FOR THE SAFE AND EXPEDITIOUS EXECUTION OF THIS CONTRACT. FAILURE TO DO SO WILL NOT BE CAUSE FOR EXTRA COST TO THE OWNER OR OWNER'S REPRESENTATIVES.
9. ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH SECTION 803 OF BUILDING CODE OF NEW YORK STATE. WALLS AND CEILINGS SHALL BE CLASS C ALL INTERIOR FLOOR FINISHES SHALL COMPLY WITH SECTION 804 OF BUILDING CODE OF NEW YORK STATE. FLOORS SHALL BE CLASS I OR II PER NFPA 253.
10. G.C. SHALL ENGINEER ALL HVAC ALTERATIONS & ADDITIONS. PROVIDE PLANS AS REQUIRED FOR FILING.
11. G.C. SHALL ENGINEER ALL FIRE ALARM ALTERATIONS & ADDITIONS. PROVIDE PLANS AS REQUIRED FOR FILING.

ELECTRICAL NOTES

1. THE ENTIRE ELECTRICAL INSTALLATION SHALL FULLY MEET ALL THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, THE N.F.P.A., THE NEW YORK STATE BUILDING CODE, THE LIFE SAFETY CODE, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
2. THE EXACT LOCATION OF ALL CONDUITS, PANELS, FIXTURES, TRANSFORMERS, ETC. SHALL BE DETERMINED IN THE FIELD.
3. THE MOUNTING HEIGHT OF ALL LIGHTING FIXTURES SHALL BE THE DISTANCE BETWEEN THE FINISHED FLOOR AND THE BOTTOM OF THE FIXTURE. RECEPTACLES SHALL BE MOUNTED 1'-6" AFF. LIGHT SWITCHES SHALL BE MOUNTED 4'-0" AFF, AND ALL PANELS SHALL BE 6'-0" eff TO TOP OF PANEL, UNLESS OTHERWISE NOTED.
4. ALL CIRCUIT BREAKERS ARE SINGLE POLE 20 AMPERE EXCEPT AS OTHERWISE NOTED ON PLANS AND SCHEDULES.
5. ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE, RATED 20 AMPS, WITH METALLIC COVER PLATE, COLOR AS SPECIFIED BY THE ARCHITECT, UNLESS OTHERWISE NOTED.
6. ALL POWER WIRING SHALL BE COPPER, #12 AWG MINIMUM SIZE SOLID OR STRANDED SMALLER THAN #8 AWG AND STRANDED ONLY #8 AND LARGER. ALL WIRING TO HAVE INSULATION WITH A MINIMUM TEMPERATURE RATING OF 75 DEGREES C.
7. PHONE SERVICE INSTALLATION TO BE BY OWNER.
8. ALL LIGHTING FIXTURES SHALL BE LOCATED (IN GENERAL) AS SHOWN ON THE PLANS, BUT THE EXACT LOCATION SHALL BE DETERMINED IN THE FIELD TO AVOID SHADOWS OR OBSTRUCTIONS FORMED BY DUCTWORK, SUPPORTS, STRUCTURAL STEEL OR MISC. EQUIPMENT. IF A PROBLEM DEVELOPS, THE ELECTRIC CONTRACTOR MUST NOTIFY THE ENGINEER FOR A RESOLUTION. PRIOR TO INSTALLATION IN THAT AREA. (ALL LIGHTING FIXTURES SHALL BE SUPPLIED WITH LAMPS)
9. ALL ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN FULL ACCORDANCE WITH N.E.C. AND UPA REQUIREMENTS, AND BE U.L. LISTED.
10. ALL PHOTOELECTRIC LIGHTING CONTROL UNITS SHALL BE LOCATED TO AVOID SHADOWS FORMED BY STRUCTURES OR PERSONNEL, AND TO AVOID THE DIRECT OBSERVANCE OF ARTIFICIAL LIGHT SOURCES.

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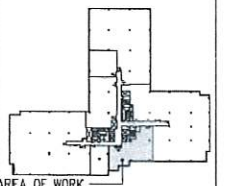
Revision	Description	Date
2	DIVISION LETTER #1	JULY 8, 2024
2	PERMIT SET	MAY 1, 2024
1	CLIENT REVIEW	APRIL 24, 2024
Issue	Description	Date



AREA OF WORK

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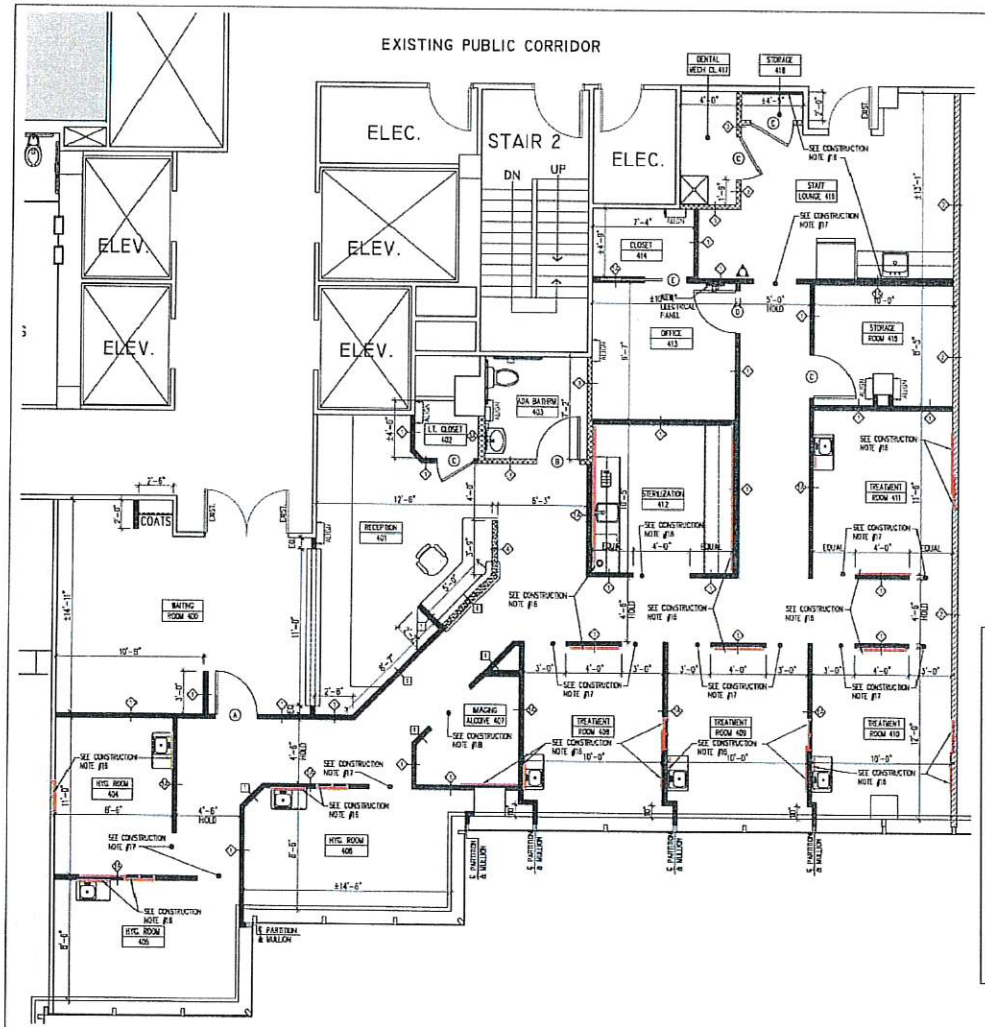
Title: TITLE SHEET

Job No: Scale: AS NOTED

Drawn By: Checked By: GG

Seal

Drawing No. T-1



1 CONSTRUCTION PLAN

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

COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL, PLUMBING PLANS BY A & M ENGINEERING AND HENRY SCHEIN PLANS.

CONSTRUCTION LEGEND

	EXISTING CONSTRUCTION TO REMAIN.	(B)	NEW 3'-0" X 7'-0" BUILDING STANDARD SOLID CORE WOOD DOOR, STAIN GRADE, IN KNOCK DOWN HOLLOW METAL FRAME. EACH DOOR TO RECEIVE: 1 ½ PR BUTTS — HAGER BB 1279, 4.5 x 4.5 1 PRIVACY LOCKSET — SCHLAGE A140S OR EQUAL 1 CLOSER — NORTON 8500 SERIES 1 DOOR STOP — ROCKWOOD 409 3 SILENCERS — IVES NO. 20
1	NON RATED PARTITION – TYPE '1' 2 1/2" METAL STUDS 16" O.C. WITH (1) LAYER 5/8" TYPE 'X' FIRE CODE GYPSUM BOARD EACH SIDE. CARRY STUDS & GYPSUM BOARD 6" ABOVE THE FINISHED CEILING. SEE DETAIL 1, DRAWING A-2.1. PARTITION TYPE '1A' TO RECEIVE 3 5/8" METALS STUDS IN LIEU OF 2 1/2" METAL STUDS.	(C)	NEW 3'-0" X 7'-0" BUILDING STANDARD SOLID CORE WOOD DOOR, STAIN GRADE, IN KNOCK DOWN HOLLOW METAL FRAME. EACH DOOR TO RECEIVE: 1 ½ PR BUTTS — HAGER BB 1279, 4.5 x 4.5 1 STOREROOM LOCKSET — SCHLAGE ALX80PD OR EQUAL 1 DOOR STOP — ROCKWOOD 409 3 SILENCERS — IVES NO. 20
2	2HR RATED DEMISING – TYPE '2' 3 5/8" METAL STUDS, 16" O.C. WITH (2) LAYERS 5/8" TYPE 'C' FIRE CODE GYPSUM BOARD EACH SIDE WITH 3 1/2" MINERAL FIBER SOUND BATTS, CARRY ALL TO UNDERSIDE OF DECK ABOVE. SEE DETAIL 2, DRAWING A-2.1.		
3	NON RATED ACOUSTIC PARTITION – TYPE '3' 3 5/8" METAL STUDS, 16" O.C. WITH (1) LAYER 5/8" TYPE 'X' FIRE CODE GYPSUM BOARD EACH SIDE WITH 3 1/2" SOUND ATTENUATING BATTS INSULATION. CARRY ALL TO UNDERSIDE OF DECK ABOVE. SEE DETAIL 3, DRAWING A-2.1.	(D)	NEW 3'-0" X 7'-0" BUILDING STANDARD SOLID CORE WOOD DOOR, STAIN GRADE, IN KNOCK DOWN HOLLOW METAL FRAME. EACH DOOR TO RECEIVE: 1 ½ PR BUTTS — HAGER BB 1279, 4.5 x 4.5 1 ENTRY LOCKSET — SCHLAGE ALX3PD OR EQUAL 1 DOOR STOP — ROCKWOOD 409 3 SILENCERS — IVES NO. 20
4	LOW PARTITION – TYPE '4' 2 1/2" METAL STUDS 16" O.C. WITH (1) LAYER 5/8" TYPE 'X' FIRE CODE GYPSUM BOARD EACH SIDE. SEE DETAIL 4, DRAWING A-2.1.	(E)	NEW 3'-0" X 7'-0" BUILDING STANDARD SOLID CORE WOOD DOOR, STAIN GRADE, IN TRIMMED OPENING EACH DOOR TO RECEIVE: 1 HEAVY DUTY POCKET DOOR KIT — STANLEY 1 FINGER PULL HARDWARE KIT — STANLEY
(A)	NEW 3'-0" X 7'-0" BUILDING STANDARD SOLID CORE WOOD DOOR, STAIN GRADE, IN KNOCK DOWN HOLLOW METAL FRAME. EACH DOOR TO RECEIVE: 1 ½ PR BUTTS — HAGER BB 1279, 4.5 x 4.5 1 PASSAGE SET — SCHLAGE A10S OR EQUAL 1 CLOSER — NORTON 8500 SERIES 1 DOOR STOP — ROCKWOOD 409 3 SILENCERS — IVES NO. 20	ALIGN	ALIGN SURFACES AS INDICATED.
			PER NYS BLDG. CODE SECTION 906 (CODE REQUIRES 1 FE/ 3000SF TOTAL 2,615 SF / 3000 = .87) 1 FIRE EXTINGUISHER PROVIDED. MAX. TRAVEL DIST. TO FIRE EXTINGUISHER – 75') FIRE EXTINGUISHER–2A 40BC, DRY CHEMICAL (5#)

CONSTRUCTION NOTES:

1. PATCH AND REPAIR ALL DAMAGED AREAS WHERE PARTITIONS AND/OR ELECTRICAL OUTLETS HAVE BEEN REMOVED FLUSH WITH AND TO MATCH EXISTING.
2. COVER ANY UNUSED J-BOXES WITH BLANK COVERPLATE. PATCH ALL UNUSED J-BOXES FLUSH WITH AND TO MATCH EXISTING.
3. FOR ALL EXISTING CORRIDOR/DEMISING PARTITIONS, VERIFY INTEGRITY OF PARTITION FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE. REPLACE OR REPAIR AS REQUIRED TO MAINTAIN 2 HR RATING. FOR ALL EXISTING AND NEW CORRIDOR/DEMISING PARTITIONS, FIRESTOP ALL PENETRATIONS AS REQUIRED TO MAINTAIN 2 HR RATING AND ADD FIRE DAMPERS TO ALL DUCTWORK PENETRATING THOSE PARTITIONS.
4. OWNER SHALL FURNISH AND INSTALL ALL NECESSARY ROUGH PLUMBING WORK FOR WATER SUPPLY AND DRAINAGE AT NEW SINK IN STAFF LOUNGE 416, TREATMENT ROOM SINKS, HYG. ROOM SINKS, STERILIZATION AREA 412 SINK AND ADA BATHROOM 403.
5. OWNER SHALL INCLUDE ABOVE COUNTER VACUUM BREAKER HOOK-UP FOR COFFEE MAKER AT BREAK ROOM 209.
6. OWNER SHALL INCLUDE WATER LINES (5 TOTAL) FOR REFRIGERATOR, SINK, FILTERED WATER MACHINE, COFFEE MAKER AND 10 GALLON HOT WATER HEATER AT STAFF LOUNGE 416.
7. OWNER SHALL INCLUDE ONE (1) 20 GALLON FLOOR MOUNTED HOT WATER HEATERS WITH FUNNEL DRAINS. LOCATIONS TO BE DETERMINED IN FIELD. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION..
8. FUR OUT NEW PARTITIONS AS REQUIRED TO ACCOMMODATE NEW POCKET DOORS IN CLOSET 414.
9. OWNER SHALL PROVIDE SUPPLY, WASTE AND VENT FOR ALL EXAM/HYGIENE ROOM SINKS, STERILIZATION AREA SINK, ADA BATHROOM, STAFF LOUNGE AND MECH. CLOSET. SEE MEP PLANS BY A&M ENGINEERING.
10. OWNER SHALL PROVIDE SUPPLY, WASTE AND VENT FOR EXAM/HYGIENE ROOM CHAIR CONNECTIONS. SEE MEP PLANS BY A&M ENGINEERING.
11. PROVIDE NEW ADA ELKAY S.S. SINK MODEL #ECR2521 AND DELTA KITCHEN FAUCET MODEL #100-WF WITH LEVER HANDLE, ADA COMPLIANT FOR MILLWORK IN STAFF LOUNGE 416 AND STERILIZATION AREA 412.
12. NEW SINK ASSEMBLY TO BE PROVIDED BY HENRY SCHEIN. VERIFY SELECTION WITH TENANT.
13. PROVIDE AIR LINES AS REQUIRED TO STERILIZATION AREA 412, ALL TREATMENT ROOMS, ALL HYGIENE ROOMS AND STORAGE CLOSET 418. SEE MEP PLANS BY A&M ENGINEERING.
15. PROVIDE PLUMBING AND DUCT/EXHAUST VENTILIZATION FOR STORAGE CLOSET 418 AS REQUIRED. SEE MEP PLANS BY A&M ENGINEERING.
16. ALL MILLWORK IN TREATMENT ROOMS/HYGIENE ROOMS BY TENANT. PROVIDE F.T. WOOD BLOCKING AS REQUIRED PER HENRY SCHEIN PLAN RECOMMENDATIONS. SEE FLOOR PLAN FOR LOCATIONS.
17. PROVIDE A 3'-0"W X 7'-0"H GYPSUM BOARD TRIMMED OPENING.
18. PROVIDE A 4'-0"W X 7'-0"H GYPSUM BOARD TRIMMED OPENING.

DOOR AND HARDWARE NOTES

1. PROVIDE NEW 3'-0" x 7'-0" SOLID CORE WOOD DOORS, STAIN GRADE(COLOR TO BE SELECTED), IN KNOCK DOWN METAL FRAMES AT LOCATIONS SHOWN IN PLAN.
2. ALL LOCKSETS SHALL BE LEVER TYPE CONFORMING TO ADA REQUIREMENTS.
3. PROVIDE NEW BUILDING STANDARD DOOR HARDWARE, SCHLAGE SERIES OR EQUAL, LEVER STYLE AND FINISH TO BE BRUSHED STAINLESS.
4. DOOR CLOSERS SHALL BE PROVIDED FOR ALL DOORS OPENING ON PUBLIC CORRIDORS AND AT LOCATIONS WHERE CLOSERS ARE REQUIRED BY BUILDING CODES.
5. PROVIDE A HEAVY DUTY WALL STOP FOR EVERY DOOR (ROCKWOOD 409) WITH FINISH TO MATCH DOOR HARDWARE.
6. ALL DOORS SHALL BE UNDERCUT AS REQUIRED.
7. KEY ALL CYLINDERS AS PER BUILDING STANDARD. PROVIDE MASTER KEYING AS PER BUILDING REQUIREMENTS.

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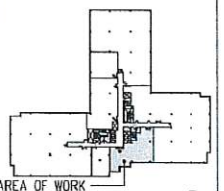
Issue	Description	Date
2	PERMIT SET	MAY 1, 2024
1	CLIENT REVIEW	APRIL 24, 2024



AREA OF WORK

KEY PLAN

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Title:
CONSTRUCTION PLAN

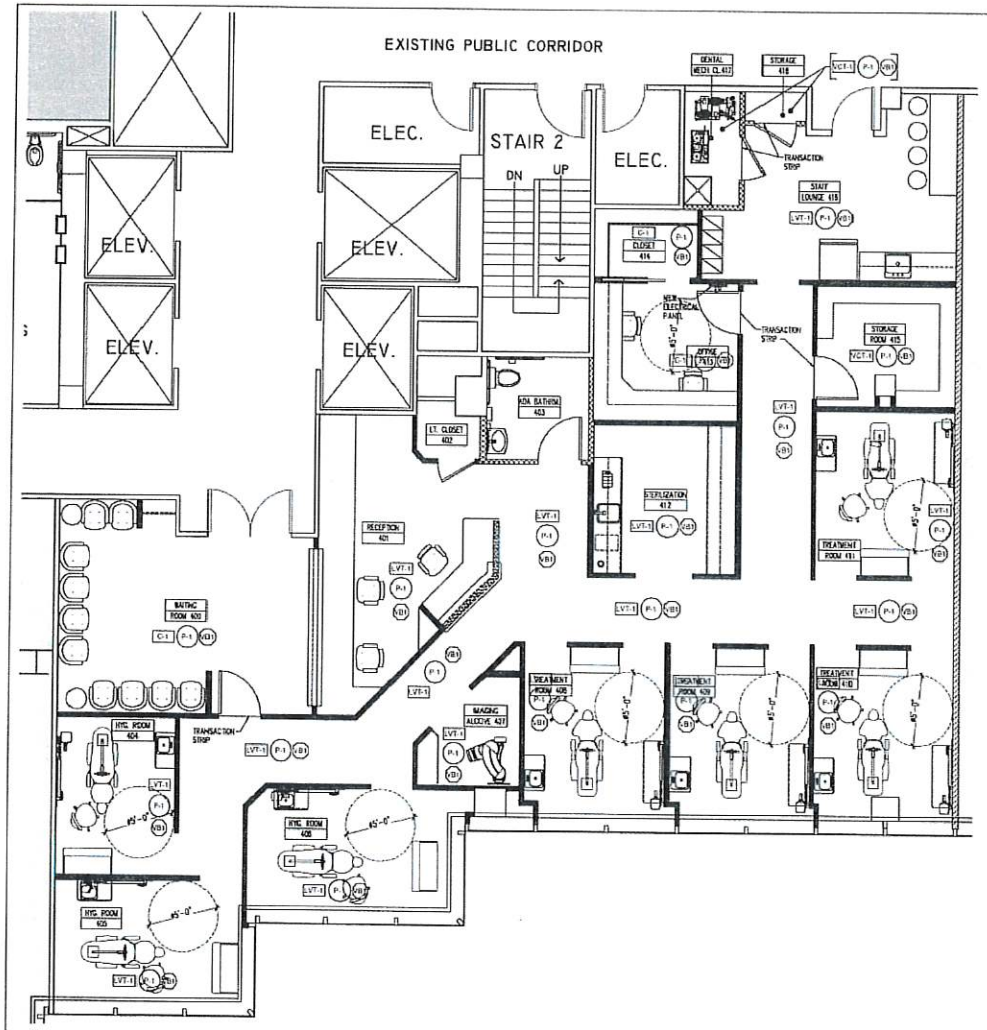
Job No: Scale: AS NOTED

Drawn By: CG Checked By: JAG

Seal

A-2

Drawing No.



1 FINISH PLAN

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

FINISH LEGEND

FLOORING | WALL FINISH | BASE | OTHER

SYMBOL	MATERIAL	MANUFACTURER	PATTERN #	COLOR	NOTES
C-1	CARPET TILE	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	-
LVT-1	LUXURY VINYL TILE	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	-
VCT-1	VINYL COMPOSITION TILE	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	-
P-1	PAINT	BENJAMIN MOORE	-	TO BE SELECTED	GENERAL OFFICE WALLS
P-2	PAINT (ACCENT)	BENJAMIN MOORE	-	TO BE SELECTED	ACCENT PAINT
P-3	PAINT	BENJAMIN MOORE	-	TO BE SELECTED	DOOR FRAMES
VB1	VINYL WALL BASE	TO BE SELECTED	-	TO BE SELECTED	4" COVE BASE
SS-1	SOLID SURFACE	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	
PL-1	PLASTIC LAMINATE	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	-
PL-2	PLASTIC LAMINATE	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	-

FINISH NOTES:

1. ALL PARTITIONS TO SHALL BE PAINTED WITH ONE(1) COAT OF PRIMER AND TWO(2) FINISH COATS OF BUILDING STANDARD LATEX PAINT, FLAT FINISH.
2. PROVIDE ALL REQUIRED FLOOR TRANSITION STRIPS AND ALUMINUM ANGLE STRIPS AS REQUIRED BETWEEN CHANGE IN FLOOR FINISH.
3. HM DOOR FRAMES TO BE PAINTED IN BUILDING STANDARD OIL BASE SEMI-GLOSS FINISH, COLOR P-3.
4. ALL NEW WOOD DOORS SHALL BE STAINED (COLOR TO BE SELECTED).
5. CLEAN AND PAINT ALL RADIATOR COVERS AND LEDGES (COLOR TO BE SELECTED).
6. PATCH AND PREPARE EXISTING WALLS AS REQUIRED TO RECEIVE NEW FINISHES.
7. ALL CLOSETS TO MATCH NEW ADJACENT FINISHES AND CEILING.
8. PROVIDE FINISH SAMPLES FOR ALL FINISHES FOR APPROVAL BY ARCHITECT.
9. PROVIDE PREP. TO EXISTING SUBFLOOR AS REQUIRED TO PROVIDE A LEVEL AND SMOOTH SURFACE IN ORDER TO INSTALL NEW FLOORING AS PER MANUFACTURERS REQUIREMENTS.
10. OWNER SHALL REPAIR EXISTING OR FURNISH AND INSTALL BUILDING STANDARD WINDOW TREATMENTS IN ALL EXTERIOR WINDOWS.
11. ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH SECTION 803 OF BUILDING CODE OF NEW YORK STATE. WALLS AND CEILINGS SHALL BE CLASS C. ALL EGRESS ACCESS CORRIDORS AND NON-ENCLOSED SPACES SHALL BE CLASS B. ALL TYPE '2' PARTITIONS ALONG THE EXIT PASSAGEWAY SHALL BE CLASS A. ALL INTERIOR FLOOR FINISHES SHALL COMPLY WITH SECTION 804 OF BUILDING CODE OF NEW YORK STATE. FLOORS SHALL BE CLASS I OR II PER NFPA 253. ALL CEILING TILES SHALL BE CLASS A AND HAVE A SMOKE DEVELOPED INDEX OF LESS THAN 50.

Building Dept. Approval Stamp

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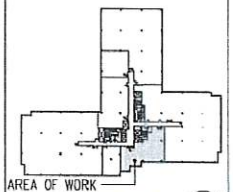
(516) 466-0460

DENTAL CARE ALLIANCE
1010 NORTHERN BOULEVARD
GREAT NECK, NY
SUITE 410

Revision	Description	Date
2	PERMIT SET	MAY 1, 2024
1	CLIENT REVIEW	APRIL 24, 2024



GIORDANO DESIGN GROUP
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Title: FINISH PLAN

Job No: | Scale: AS NOTED

Drawn By: GC | Checked By: JAC

Seal

A-5

Drawing No.

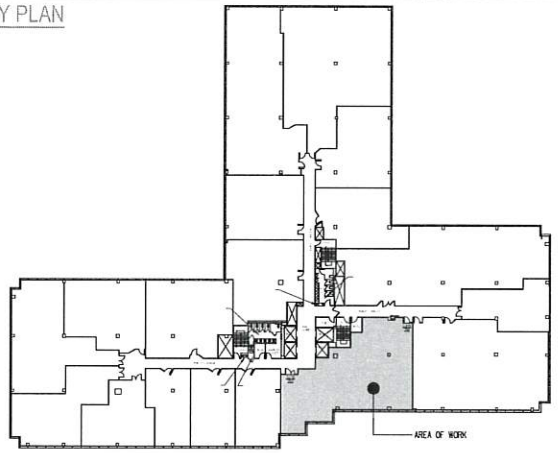
SUITES 300, 412 & 418

1010 NORTHERN BOULEVARD, GREAT NECK, NEW YORK 110201

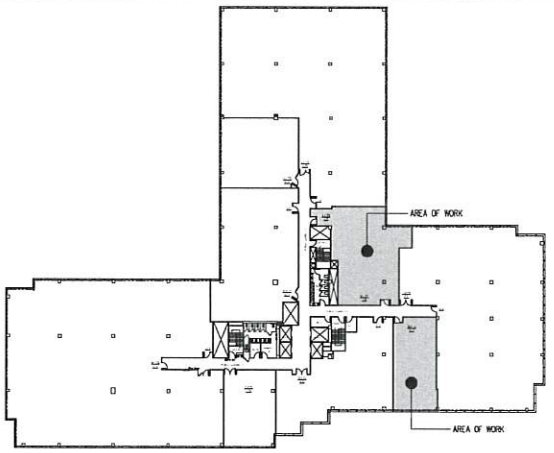
EXISTING OFFICE SPACE TO FUTURE MEDICAL

SITE LOCATION

KEY PLAN



THIRD FLOOR



FOURTH FLOOR

DRAWING LIST

T-1 TITLE SHEET
T-2 SUITE 300 LIFE SAFETY/EGRESS PLAN
T-3 SUITES 412 & 418 LIFE SAFETY/EGRESS PLAN
T-4 SITE PLAN
T-5 GROUND LEVEL PLAN PARKING PLAN AND CALCS
T-6 CELLAR GARAGE PLAN (PARKING LEVEL P1)
T-7 SUB CELLAR GARAGE PLAN (PARKING LEVEL P2)
T-8 SUB SUB CELLAR GARAGE PLAN (PARKING LEVEL P3)
A-1 SUITES 300, 412 & 418 EXISTING FLOOR PLANS TO FUTURE MEDICAL

CODE REQUIREMENTS

CODE REVIEW INFORMATION

APPLICABLE CODES: ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS & CONSTRUCTION CRITERIA OF BUILDING MANAGEMENT, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE TENANT'S CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR(S). APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

SUMMARY OF THE PROJECT

THIS PROJECT INVOLVES THE CHANGE OF USE OF EXISTING OFFICE SUITES 300, 412 & 418 TO FUTURE MEDICAL SUITES.
THE OFFICES ARE LOCATED AT 1010 NORTHERN BOULEVARD, GREAT NECK, NY.

OCCUPANCY CLASSIFICATION per 2020 Building Code of NYS - Section 304

PREVIOUS USE - PROFESSIONAL OFFICES
NEW USE: MEDICAL OFFICES
BUSINESS GROUP B OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR OFFICE, PROFESSIONAL OR SERVICE - TYPE TRANSACTIONS, INCLUDING STORAGE OF RECORDS AND ACCOUNTS.

CLASSIFICATION OF WORK per 2020 Existing Building Code of NYS

ALTERATION - LEVEL 2: WORK DONE IN THIS SUITE IS AS PER 2020 BUILDING CODE OF NYS - LEVEL 2 ALTERATIONS SECTION 603.1 - 603.2, WHICH STATES ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOWS, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.
NO CHANGE IN USE OF CLASSIFICATION OF USE.

CONSTRUCTION TYPE per 2020 Building Code of NYS - Table 601

TYPE IB
TENANT SPACE IS NON-SPRINKLERED.
THIS BUILDING HAS AN EXISTING APPROVED SPRINKLER SYSTEM IN COMMON AREAS (CORRIDORS, ETC.) AND GARAGE ONLY.
THERE IS AN EXISTING SMOKE DETECTION SYSTEM IN CEILING PLENUM AND HVAC SHUTDOWN. - NO CHANGE.

CALCULATED OCCUPANT LOAD per 2020 Building Code of NYS - Table 1004.5

TOTAL AREAS	AREA SF	AREA/ OCCUPANT	TOTAL OCCUPANCY
SUITE 300 TOTAL AREA FOR FUTURE MEDICAL	3,105	150 SF	21
SUITE 412 TOTAL AREA FOR FUTURE MEDICAL	1,267	150 SF	9
SUITE 418 TOTAL AREA FOR FUTURE MEDICAL	2,123	150 SF	15

EXIT CAPACITY per 2020 Building Code of NYS - Section 1005.3.2

EXIT CAPACITY REQUIRED:
EGRESS WIDTH PER PERSON = 0.2" PER OCCUPANT

SUITE 300 TOTAL: (21) OCCUPANTS X 0.2" PER PERSON = 4.2"
CALCULATED EXIT CAPACITY PROVIDED: 36" DOOR + 24" DOOR + 36" DOOR = 96" > 4.2" (REQUIRED)

SUITE 412 TOTAL: (9) OCCUPANTS X 0.2" PER PERSON = 1.8"
CALCULATED EXIT CAPACITY PROVIDED: 36" DOOR = 36" > 1.8" (REQUIRED)

SUITE 418 TOTAL: (15) OCCUPANTS X 0.2" PER PERSON = 3.0"
CALCULATED EXIT CAPACITY PROVIDED: 36" DOOR + 36" DOOR = 72" > 3.0" (REQUIRED)

CORRIDOR WIDTH per 2020 Building Code of NYS - Table 1020.2

MINIMUM CORRIDOR WIDTH REQUIRED =44"
MINIMUM CORRIDOR WIDTH PROVIDED = 60"

MINIMUM NUMBER OF EXITS per 2020 Building Code of NYS - Table 1006.3.2

MINIMUM NUMBER OF EXITS REQUIRED = (1) (OCCUPANT LOAD 1 - 49)
SUITE 300 NUMBER OF EXITS PROVIDED = (2)
SUITE 412 NUMBER OF EXITS PROVIDED = (1)
SUITE 418 NUMBER OF EXITS PROVIDED = (2)

TRAVEL DISTANCE & DEAD END LENGTH per Section 1020.4

SUITE 300 MAX. DISTANCE TO EXIT (NON-SPRINKLERED) = 200 FT. - MAX. ACTUAL = 64'-0".
SUITE 412 MAX. DISTANCE TO EXIT (NON-SPRINKLERED) = 200 FT. - MAX. ACTUAL = 67'-0".
SUITE 418 MAX. DISTANCE TO EXIT (NON-SPRINKLERED) = 200 FT. - MAX. ACTUAL = 59'-0".
MAX. DEAD END LENGTH = 20 FT. - NO DEAD END CORRIDOR EXCEEDS 20 FT.

FIRE ALARM & DETECTION SYSTEMS

BUILDING IS EQUIPPED WITH A APPROVED FUNCTIONING FIRE ALARM & DETECTION SYSTEM AND CARBON MONOXIDE ALARMS.

COMMON BUILDING AREA

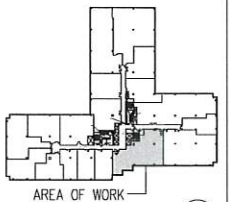
ALL JANITOR'S CLOSETS AND DRINKING FOUNTAINS ARE PROVIDED BY THE BUILDING WITHIN THE BUILDING'S COMMON SPACE.
ALL COMMON MENS AND WOMENS BATHROOMS ARE PROVIDED BY THE BUILDING WITHIN THE BUILDING'S COMMON SPACE.
REFER TO KEY PLAN BELOW FOR LOCATIONS.

Building Dept. Approval Stamp

Schmergel Enterprises Corp.
1010 Northern Blvd., Suite 312
Great Neck, New York 11021
(516) 466-9460

SUITES 300, 412 & 418
1010 NORTHERN BOULEVARD
GREAT NECK, NY 11021

Issue	Description	Date
2	PERMIT SET	AUGUST 9, 2024
1	CLIENT REVIEW	AUGUST 9, 2024



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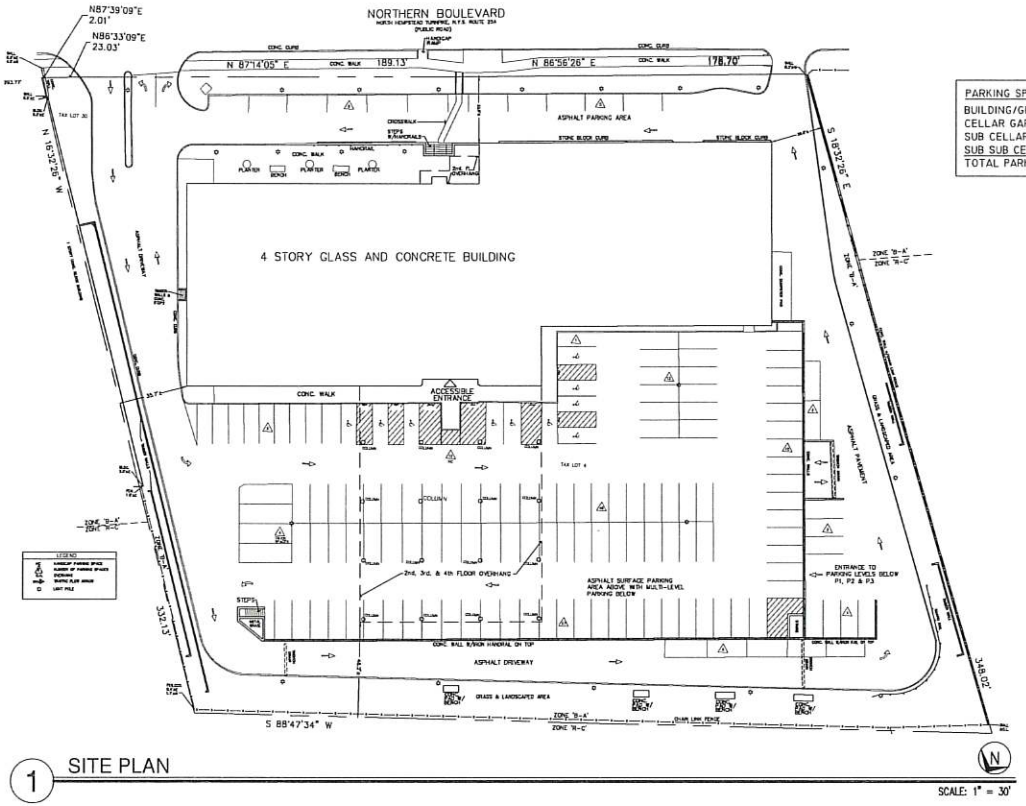
Title: TITLE SHEET

Job No: Scale: AS NOTED

Drawn By: Checked By: GG

Seal

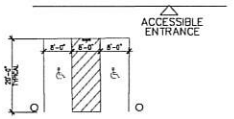
Drawing No. T-1



1 SITE PLAN

SCALE: 1" = 30'

PARKING SPACES:	
BUILDING/GROUND PARKING	143 PARKING SPACES
CELLAR GARAGE PARKING LEVEL 1	203 PARKING SPACES
SUB CELLAR GARAGE PARKING LEVEL 2	210 PARKING SPACES
SUB SUB CELLAR PARKING LEVEL 3	211 PARKING SPACES
TOTAL PARKING SPACES	767 PARKING SPACES



2 PARKING GARAGE ACCESSIBLE PARKING TYPICAL 3 LEVELS

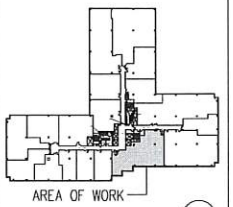
N.T.S.

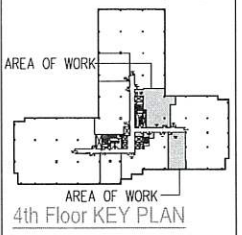
Building Dept. Approval Stamp

Schimergel Enterprises Corp.
1010 Northern Blvd., Suite 312
Great Neck, New York 11021
(516) 466-0456

SUITES 300, 412 & 418
1010 NORTHERN BOULEVARD
GREAT NECK, NY

Revision	Description	Date
2	PERMIT SET	AUGUST 9, 2024
1	CLIENT REVIEW	AUGUST 9, 2024





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ggiordano@giordanodesigngroup.com
www.giordanodesigngroup.com

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Title: SITE PLAN

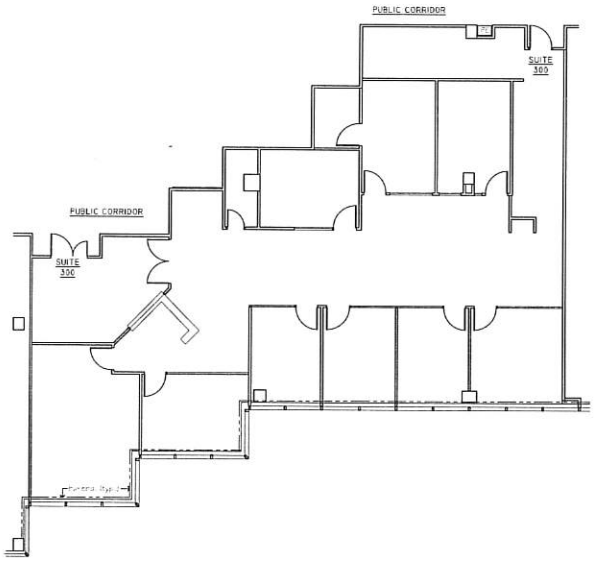
Job No: | Scale: AS NOTED

Drawn By: | Checked By: GG

Seal

T-4

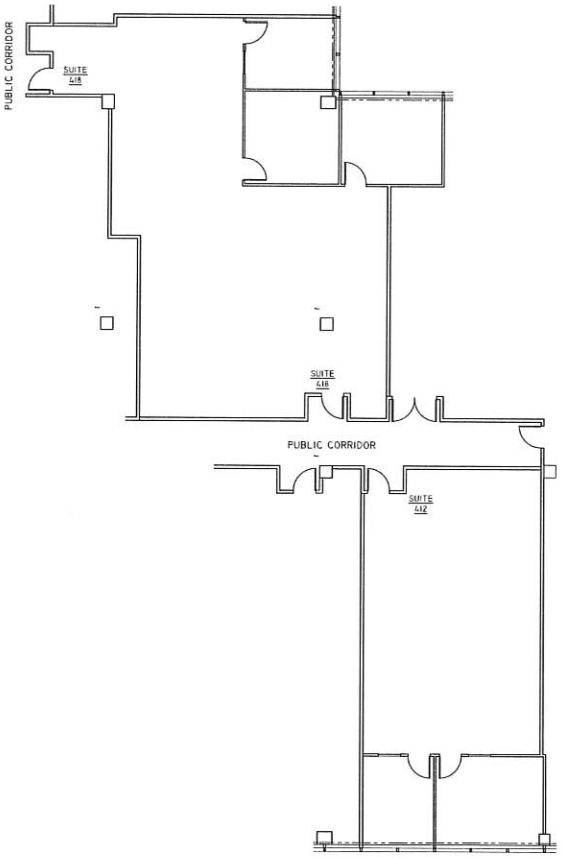
Drawing No.



EXISTING SUITE 300 OFFICE SPACE
TO BE FUTURE MEDICAL SPACE

1

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



EXISTING SUITES 412 & 418 OFFICE SPACE
TO BE FUTURE MEDICAL SPACE

2

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

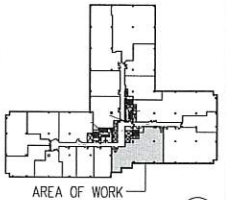
Building Dept. Approval Stamp

Schnergel Enterprises Corp.
1010 Northern Blvd., Suite 312
Great Neck, New York 11021
(516) 466-3460

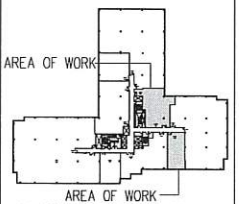
SUITES 300, 412 & 418
1010 NORTHERN BOULEVARD
GREAT NECK, NY

Revision	Description	Date
2	PERMIT SET	AUGUST 9, 2024
1	CLIENT REVIEW	AUGUST 9, 2024

Issue	Description	Date



3rd Floor KEY PLAN



4th Floor KEY PLAN

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Title:
EXISTING OFFICE FLOOR PLANS
TO BE FUTURE MEDICAL

Job No: Scale: AS NOTED

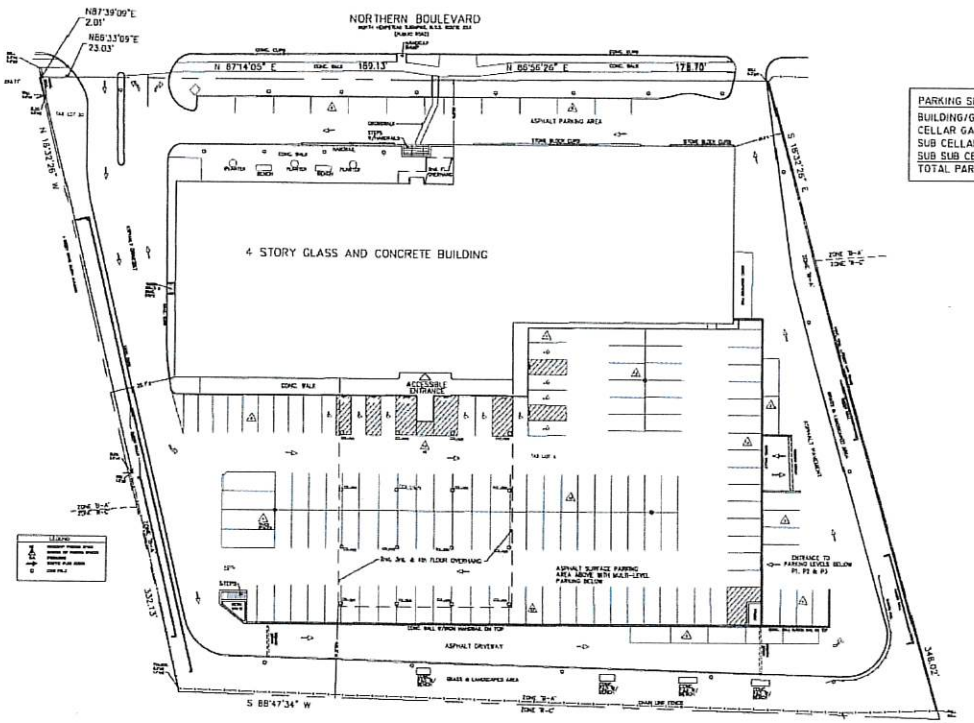
Drawn By: GG Checked By: JAG

REGISTERED ARCHITECT
STATE OF NEW YORK

Seal

A-1

Drawing No.



1 SITE PLAN

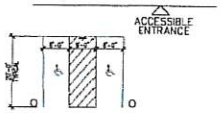
SCALE: 1" = 30'

PARKING SPACES:	
BUILDING/GROUND PARKING	143 PARKING SPACES
CELLAR GARAGE PARKING LEVEL 1	203 PARKING SPACES
SUB CELLAR GARAGE PARKING LEVEL 2	210 PARKING SPACES
SUB SUB CELLAR PARKING LEVEL 3	211 PARKING SPACES
TOTAL PARKING SPACES	767 PARKING SPACES

PARKING CALCULATIONS

LOT AREA	131,234 SF
ACTUAL COVERAGE	76,049 SF
GROSS FLOOR AREA	154,425 SF
CORE FLOOR AREA AND CORRIDORS (12,152 SF + 4,220 SF)	16,372 SF
NOTE: PARKING FOR CORE AREA CORRIDORS ADDED BELOW)	
	23,334.5 SF
	2,615 SF
	6,495 SF
	- 1,000 SF
TOTAL MEDICAL AREA	31,444.5 SF
EXISTING GENERAL OFFICES IN THE BUILDING	114,718.5 SF
EXISTING CORE AREA AND CORRIDORS	16,372 SF
DEDUCT FOR ASSEMBLY A-3 AREA, 4TH FLOOR PILATES EXERCISE	- 780 SF
DEDUCT FOR ASSEMBLY A-2 AREA, 1ST FLOOR CAFE	- 1,995 SF
DEDUCT FOR MEDICAL SUITES 410, 300, 412 AND 418	- 9,110 SF
TOTAL BUSINES AREA	119,205.5 SF
EXISTING ASSEMBLY A-3 AREA, 4TH FLOOR PILATES EXERCISE	780 SF
TOTAL ASSEMBLY A-3 AREA	780 SF
EXISTING ASSEMBLY A-2 AREA 1ST FLOOR CAFE	
CAFE RETAIL FOOD USE	752 SF
CAFE RETAIL FOOD USE NO SEATING	1,243 SF
TOTAL ASSEMBLY A-2 AREA	1,995 SF

119,205.5 SF OF GENERAL OFFICE / 200 =	596 PARKING SPACES
31,444.5 SF OF MEDICAL OFFICE SPACE / 150 =	210 PARKING SPACES
780 SF OF ASSEMBLY A-3 EXERCISE SPACE 16 PEOPLE / 4 PERSONS = 4 PERSONS + 1 EMPLOYEE =	5 PARKING SPACES
752 SF OF ASSEMBLY A-2 CAFE RETAIL FOOD USE SEATING / 300 =	3 PARKING SPACES
1,243 SF OF ASSEMBLY A-2 CAFE RETAIL FOOD USE NO SEATING / 300 =	5 PARKING SPACE
	819 PARKING SPACES REQUIRED
	767 PARKING SPACES PROVIDED



PARKING GARAGE
ACCESSIBLE PARKING
TYPICAL 3 LEVELS

2 N.T.S.

Building Dept. Approval Stamp

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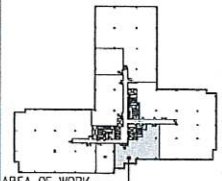
Great Neck, New York 11021
(516) 466-0460

DENTAL CARE ALLIANCE
1010 NORTHERN BOULEVARD
GREAT NECK, NY
SUITE 410

Revision	Description	Date
2	DIVISION LETTER #1	JULY 1, 2024
3	UPDATED PARKING CALCS	JULY 19, 2024
2	PERMIT SET	MAY 1, 2024
1	CLIENT REVIEW	APRIL 24, 2024

Issue	Description	Date



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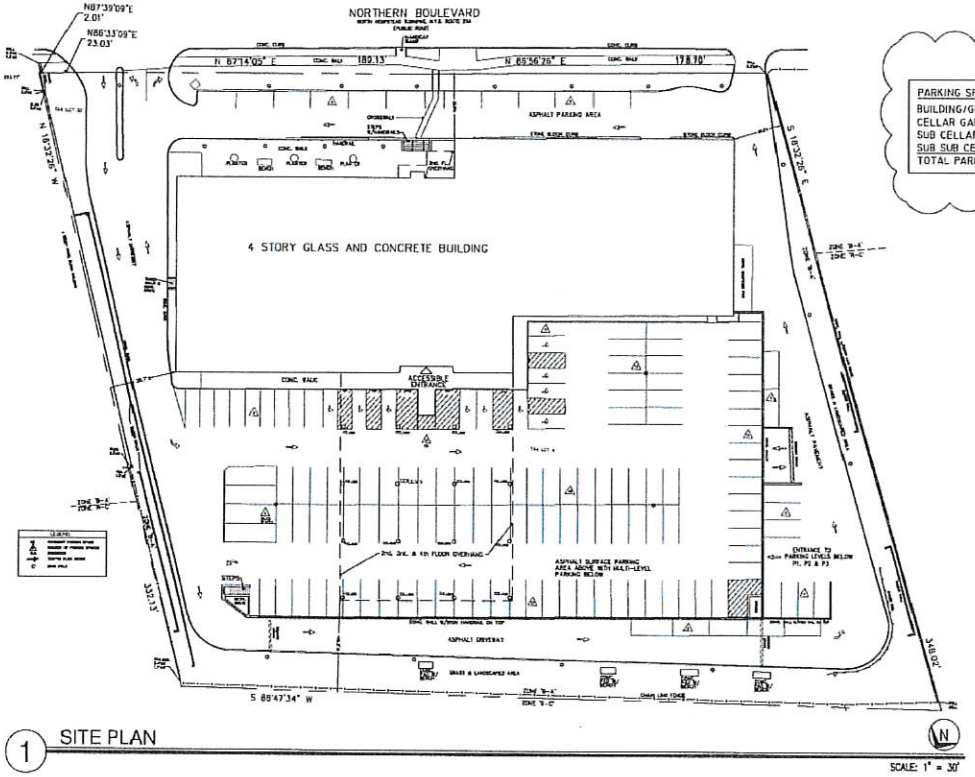
Title: GROUND LEVEL PARKING PLAN AND CALCULATIONS

Job No: Scale: AS NOTED

Drawn By: Checked By: GG

Seal

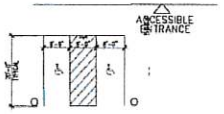
Drawing No. T-4



1 SITE PLAN

SCALE: 1" = 30'

PARKING SPACES:	
BUILDING/GROUND PARKING	143 PARKING SPACES
CELLAR GARAGE PARKING LEVEL 1	203 PARKING SPACES
SUB CELLAR GARAGE PARKING LEVEL 2	210 PARKING SPACES
SUB SUB CELLAR PARKING LEVEL 3	211 PARKING SPACES
TOTAL PARKING SPACES	767 PARKING SPACES



2 PARKING GARAGE ACCESSIBLE PARKING TYPICAL 3 LEVELS

N.T.S.

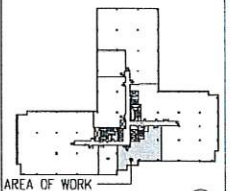
Schmeigel Enterprises Corp.
1010 Northern Blvd., Suite 312
Great Neck, New York 11021
(516) 466-0450

DENTAL CARE ALLIANCE

1010 NORTHERN BOULEVARD
GREAT NECK, NY
SUITE 410

Revision	Description	Date
2	DIVISION LETTER #1	JULY 1, 2024

Issue	Description	Date
2	PERMIT SET	MAY 1, 2024
1	CLIENT REVIEW	APRIL 24, 2024



AREA OF WORK

KEY PLAN

GIORDANO DESIGN GROUP
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426 Charles Avenue, Massapequa Park, NY 11762
gjordano@giordanodesigngroup.com
www.giordanodesigngroup.com

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Title: SITE PLAN

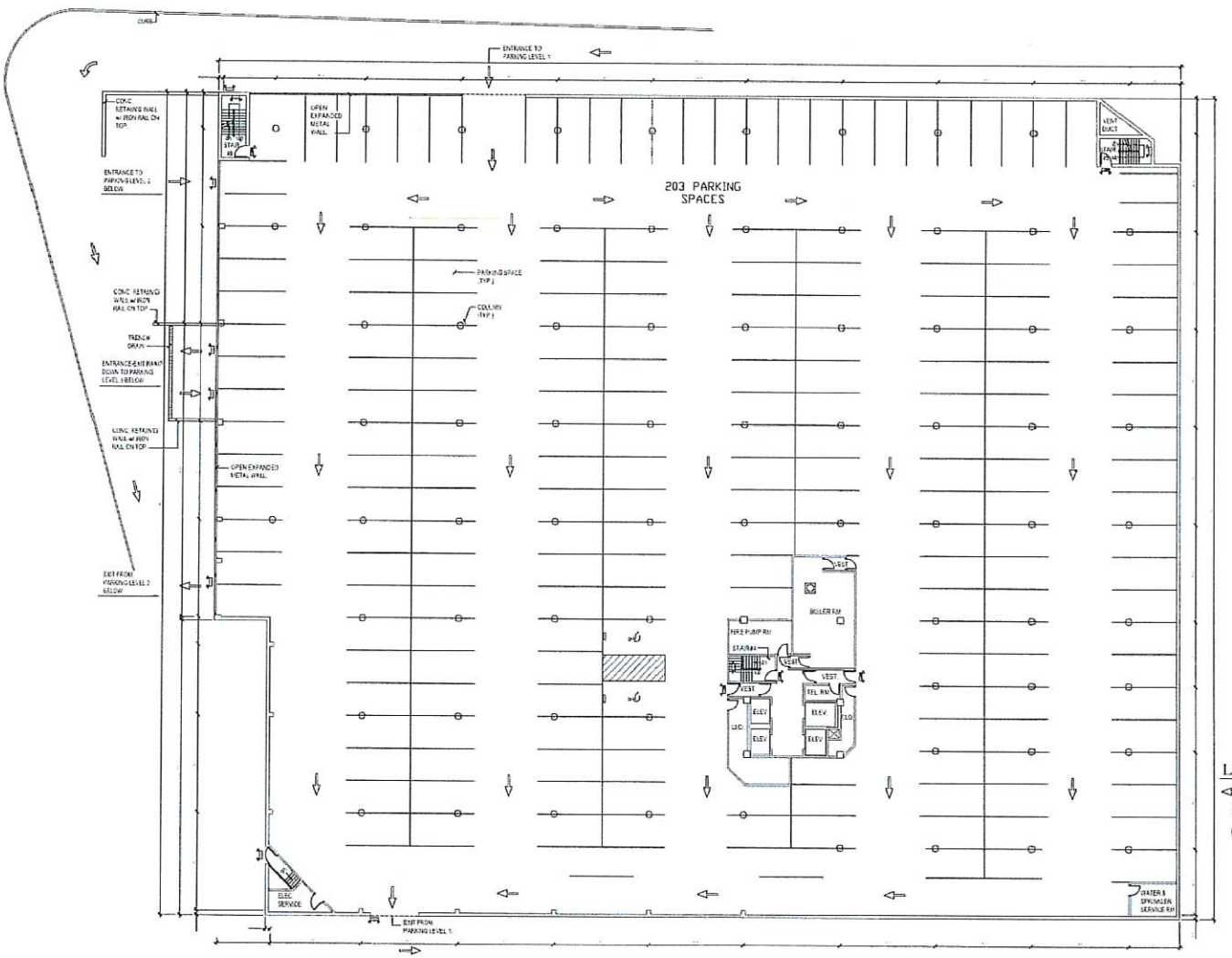
Job No: Scale: AS NOTED

Drawn By: Checked By: GG

Seal:

Drawing No. T-3

Building Dept. Approval Stamp



LEGEND

- TRAFFIC FLOW ARROW
- EXIT LIGHT WITH EMERGENCY LIGHT BATTERY BACKUP
- EMERGENCY LIGHT BATTERY BACKUP

1 CELLAR GARAGE PLAN (PARKING LEVEL P1)

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

Building Dept. Approval Stamp

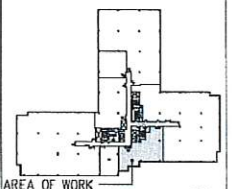
Schmergel Enterprises Corp.
1010 Northern Blvd., Suite 312
Great Neck, New York 11021
(516) 466-0460

DENTAL CARE ALLIANCE

1010 NORTHERN BOULEVARD
GREAT NECK, NY
SUITE 410

Revision	Description	Date
2	DIVISION LETTER #1	JULY 1, 2024
2	PERMIT SET	MAY 1, 2024
1	CLIENT REVIEW	APRIL 24, 2024

Issue	Description	Date



KEY PLAN

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Title: CELLAR GARAGE PLAN PARKING LEVEL P1

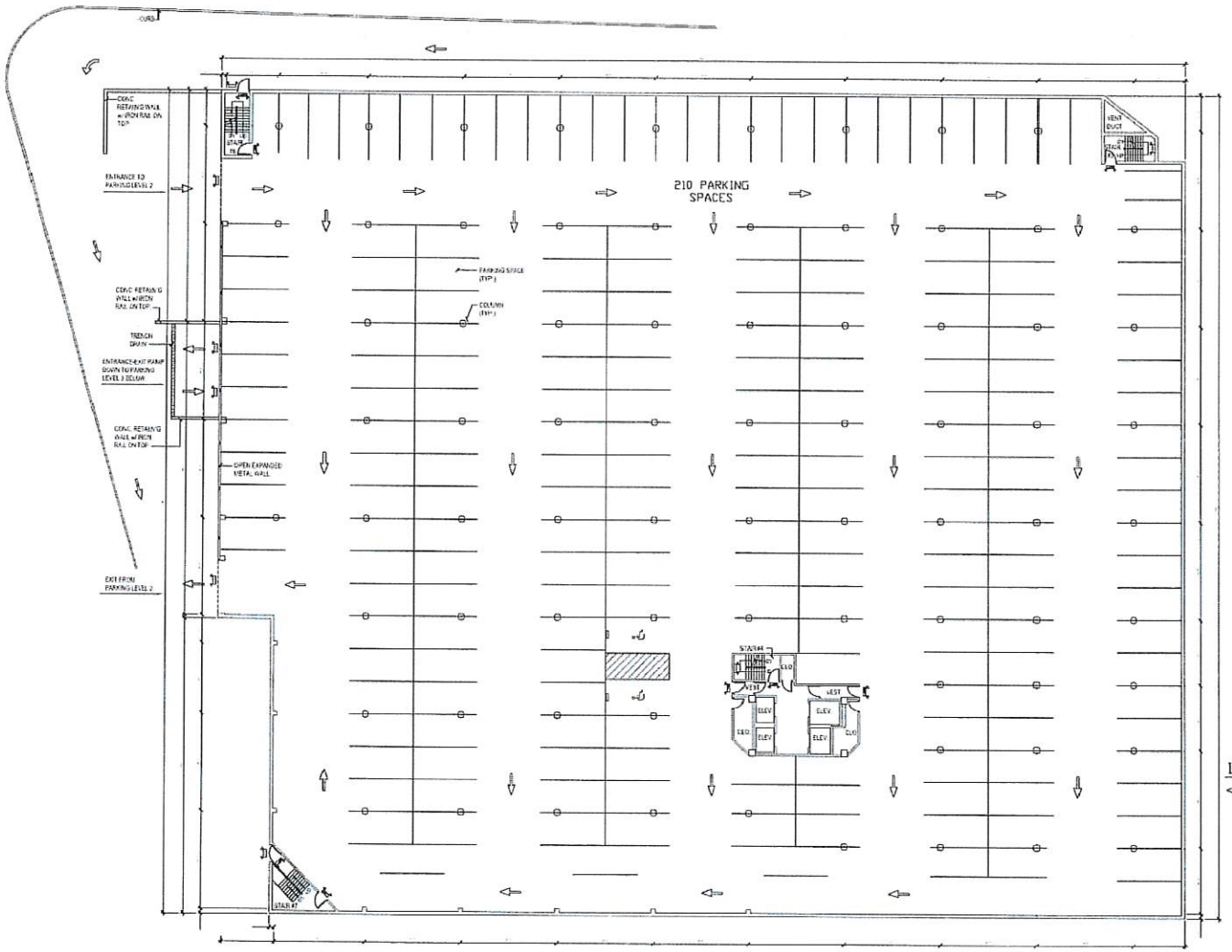
Job No: Scale: AS NOTED

Drawn By: Checked By: GG

Seal

T-5

Drawing No.



1 SUB CELLAR GARAGE PLAN (PARKING LEVEL P2)

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

Building Dept. Approval Stamp

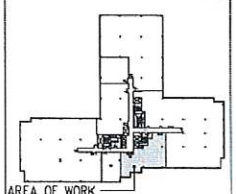
Schmergel Enterprises Corp.
1010 Northern Blvd., Suite 312
Great Neck, New York 11021
(516) 465-0460

DENTAL CARE ALLIANCE

1010 NORTHERN BOULEVARD
GREAT NECK, NY
SUITE 410

Revision	Description	Date
2	OMISSION LETTER #1	JULY 1, 2024
2	PERMIT SET	MAY 1, 2024
1	CLIENT REVIEW	APRIL 24, 2024

Issue	Description	Date



KEY PLAN

GIORDANO DESIGN GROUP
tel. (631)445-4455
436 Charles Avenue, Massapequa Park, NY 11762
ggiordano@giordanodesigngroup.com
www.giordanodesigngroup.com

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

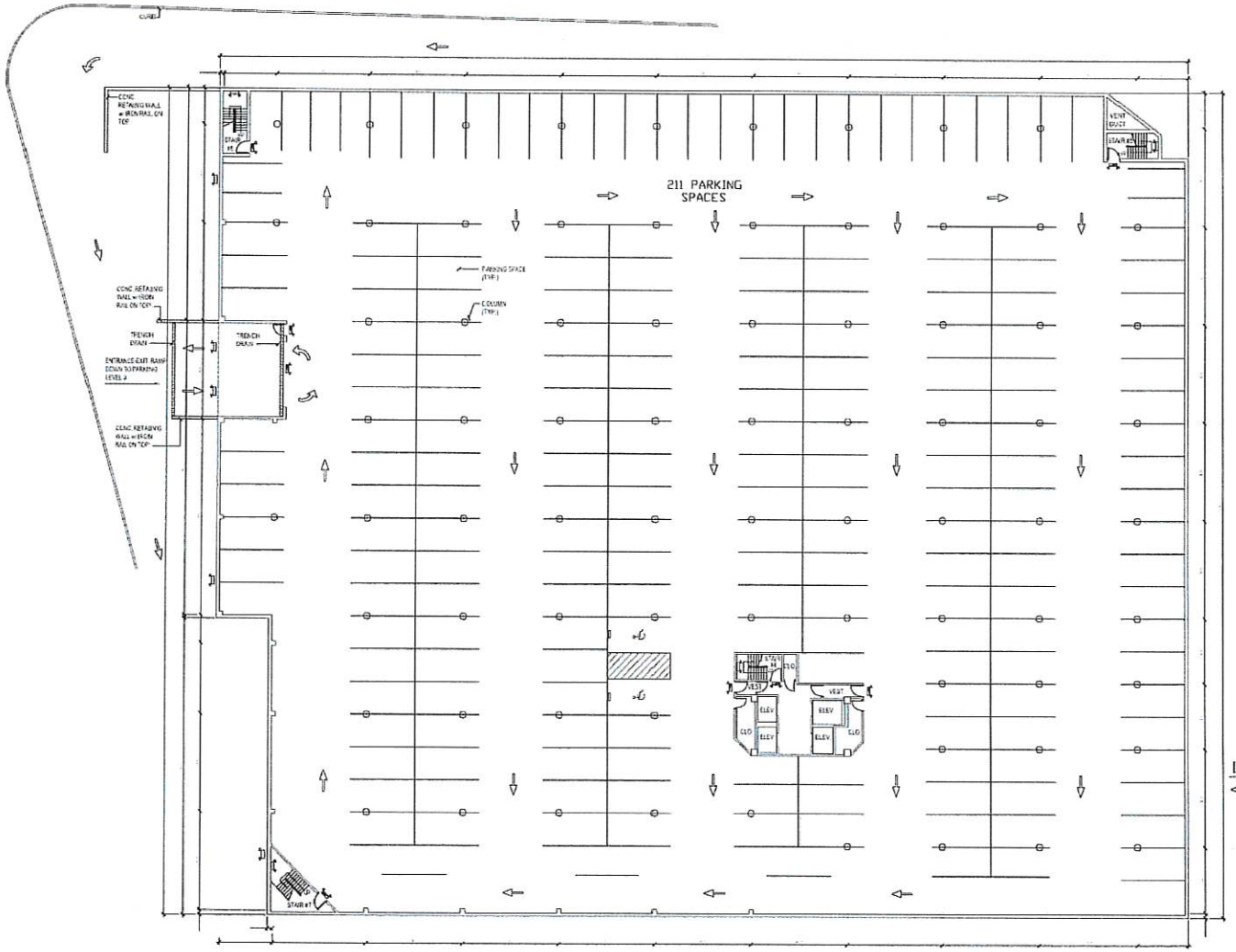
Title: SUB CELLAR GARAGE PLAN PARKING LEVEL P2

Job No: Scale: AS NOTED

Drawn By: Checked By: GG

Seal

Drawing No. T-6



1 SUB SUB CELLAR GARAGE PLAN (PARKING LEVEL P3)

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

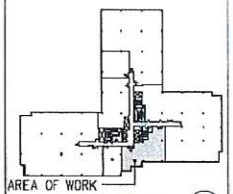
Building Dept. Approval Stamp

Submerged Enterprises Corp.
1010 Northern Blvd., Suite 312
Great Neck, New York 11021
(516)-466-6460

DENTAL CARE ALLIANCE
1010 NORTHERN BOULEVARD
GREAT NECK, NY
SUITE 410

Revision	Description	Date
2	OMISSION LETTER #1	JULY 1, 2024

Issue	Description	Date
2	PERMIT SET	MAY 1, 2024
1	CLIENT REVIEW	APRIL 24, 2024



KEY PLAN

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ggiordano@giordanodesigngroup.com
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Title: SUB SUB CELLAR GARAGE PLAN PARKING LEVEL P3

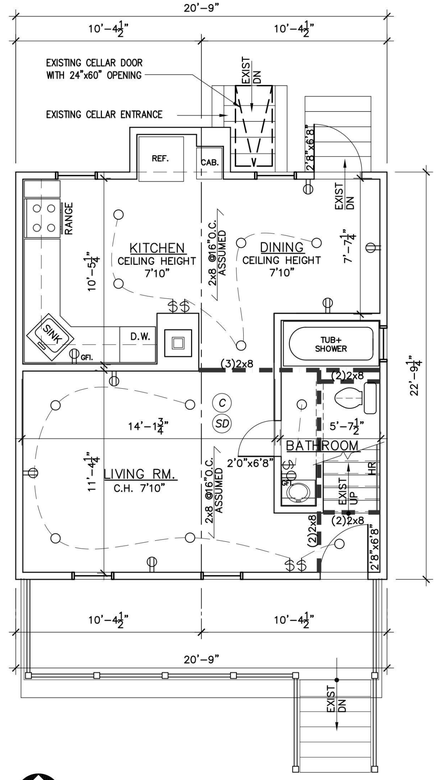
Job No: Scale: AS NOTED

Drawn By: Checked By: GG

Seal

Drawing No. T-7

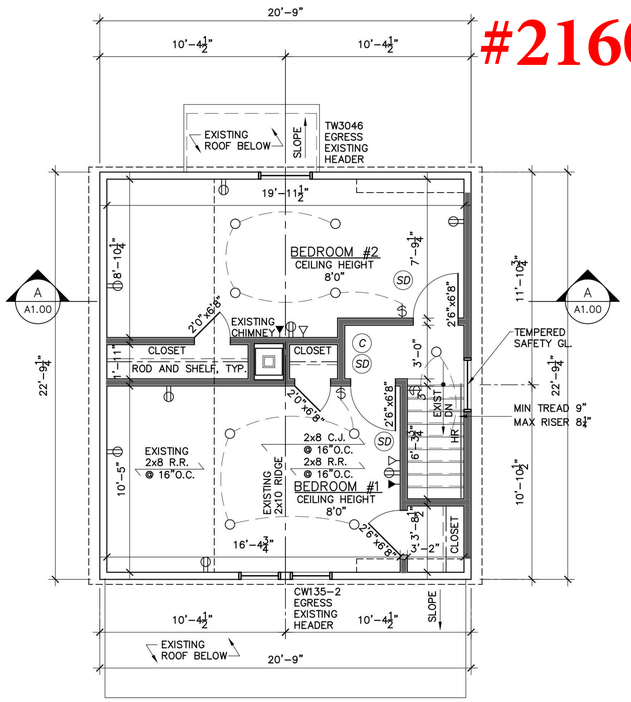
#21608



NORTH

FIRST FLOOR PLAN

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

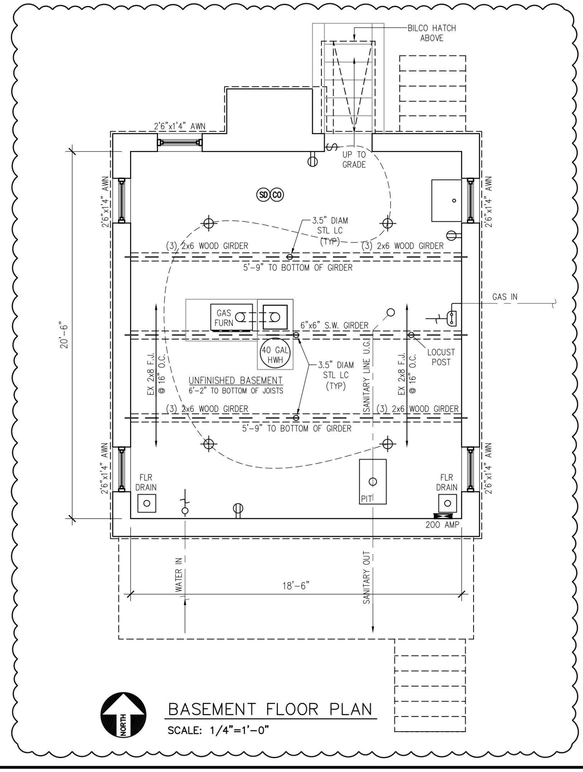


NOTE:
FIELD VERIFY EXISTING FRAMING SIZE AND DIRECTION AT LOCATION OF PROPOSED WORK, TYPICAL.

NORTH

SECOND FLOOR PLAN

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



4

NORTH

BASEMENT FLOOR PLAN

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

LEGEND

- WINDOWS
- EXISTING WALLS TO REMAIN
- ABOVE, BELOW OR REMOVED AS NOTED
- MAINTAINED CONSTRUCTION:
- INTERIOR PARTITION: 2x4 STUDS @ 16" O.C. W/ ⅝" GYP. BD EACH SIDE. UNLESS OTHERWISE NOTED CEMENT BD. AT WET LOCATIONS. SOUND INSULATION
- TYPICAL EXTERIOR PARTITION: 2x4 STUDS @ 16" O.C. W/ ⅝" GYP. BD INTERIOR AND ½" CDX PLYWD. SHEATHING EXTERIOR SIDE WITH VAPOR BARRIER, SIDING. SEE ELEVATIONS. R-15 MIN THERMAL INSULATION. UNLESS OTHERWISE NOTED
- ROOF:
  ASPHALT SHINGLES
  30# FELT
  5/8" PLYWOOD SHEATHING
  INSULATION
- SWITCH
- 3 WAY SWITCH
- RECESSED INCANDESCENT
- ELECTRICAL OUTLET
- TELEPHONE
- DATA
- C — CARBON MONOXIDE DETECTOR, HARD WIRED
- SD — SMOKE DETECTOR, HARD WIRED
- WIRING

GENERAL MEP NOTES:
1. ALL ELECTRICAL WORK VERIFIED BY LICENSED CONTRACTORS IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK INCLUDING EXISTING IN PLACE ELECTRICAL TO BE DONE AND OR VERIFIED TO BE IN ACCORDANCE WITH THE N.Y.S.B.C. RULES AND REGULATIONS AND A ELECTRICAL CERTIFICATE IS TO BE PRESENTED TO THE OWNER.

LIGHT AND VENTILATION

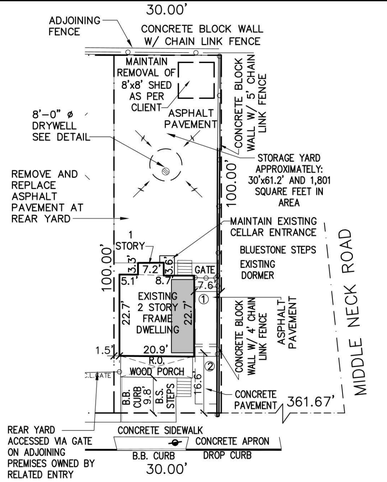
BEDROOM 1:

BEDROOM 1		=	140	SQ.FT.
REQUIRED LIGHT	8%	=	11.2	SQ.FT.
PROVIDED LIGHT	9.1%	=	12.0	SQ.FT.
REQUIRED VENTILATION	4%	=	5.6	SQ.FT.
PROVIDED VENTILATION	4.1%	=	11.4	SQ.FT.

BEDROOM 2:

BEDROOM 2		=	140	SQ.FT.
REQUIRED LIGHT	8%	=	11.2	SQ.FT.
PROVIDED LIGHT	7.4%	=	10.3	SQ.FT.
REQUIRED VENTILATION	4%	=	5.6	SQ.FT.
PROVIDED VENTILATION	4.1%	=	5.7	SQ.FT.

BEDROOM 2:
SPACE TO BE ARTIFICIALLY LIGHTED BY LIGHT FIXTURES WITH CAPABILITIES OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES OVER THE AREA OF THE ROOM AS PER NYSBC R303.1 EXCEPTIONS 2



BEECHWOOD AVENUE

NORTH

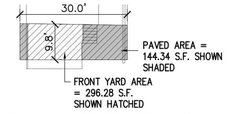
PLOT PLAN

SCALE: 1"=20'-0"
PLOT PLAN IS SCHEMATIC AND TAKEN FROM A SURVEY PREPARED BY AK ASSOCIATES PROFESSIONAL LAND SURVEYORS DATED: JANUARY 16, 2018

DRAINAGE DESIGN SITE AREA = 1,801 S.F.

1,801 x 2.5/12 = 375 C.F.
REQUIRED STORAGE = 375 C.F.
8 FT@ DRYWELL = 42.24 C.F.x 9 FT. CAPACITY

CAPACITY PROVIDED = 380 CU. FT.



296.28 x .55 = 162.95 S.F. PERMITTED OK

NORTH

FRONT YARD PAVING

SCALE: 1"=20'-0"

DESIGN CODE:

THE INTERNATIONAL RESIDENTIAL CODE 2015 AND THE 2017 NEW YORK STATE UNIFORM CODE SUPPLEMENT AND AWC WFCM-2015

THE INTERNATIONAL RESIDENTIAL CODE 2015 APPENDIX J EXISTING BUILDINGS AND STRUCTURES:

AJ401 REPAIRS
AJ501 ALTERATIONS LEVEL 1
AJ601 ALTERATIONS LEVEL 2
AJ801 ADDITIONS

DRAWINGS COMPLY W/ CHAPTER 3 AND TABLE R301.2(1) THE INTERNATIONAL RESIDENTIAL CODE 2015 AND APPLICABLE SECTIONS 2017 NEW YORK STATE UNIFORM CODE SUPPLEMENT

PROJECT NAME & DESCRIPTION:

TOWN OF NORTH HEMPSTEAD

ZONE I-B

SECTION 5
BLOCK 094
LOT(S) 589

PROJECT SUMMARY:
MAINTAIN EXISTING PRIOR NON-CONFORMING INDUSTRIAL STORAGE YARD FOR STORAGE OF VEHICLES AND EQUIPMENT IN REAR OF PREMISES

RPF
ROBERT PHILLIP FERRARO
ARCHITECT, P.C.
292 BROADWAY, SUITE 200
LYNBROOK, NEW YORK 11563
TELEPHONE: (516) 593-3787 FAX: (516) 593-3675
E-MAIL: info@rpfarchitect.com

OWNER:

DISAPPROVED
Michael Miano
08/27/2024

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REVISIONS

No	Date	Comments
1	9/16/19	DOB OBJECTIONS
2	11/12/20	DOB OBJECTIONS
3	12/31/21	DOB OBJECTIONS
4	6/29/24	ADDED BASEMENT

KEY PLAN

Project:

MAINTAIN SECOND FLOOR ADDITION 17 BEECHWOOD AVE PORT WASHINGTON, NY

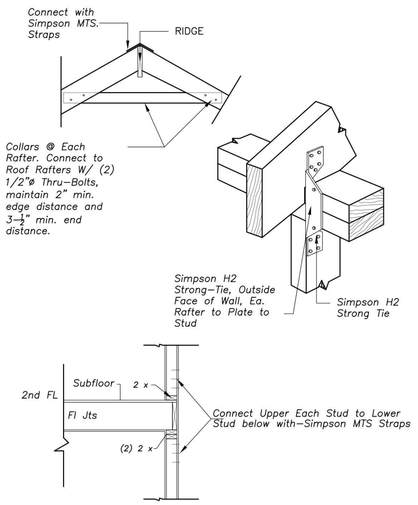
Drawing Title:

PLOT PLAN, ZONING INFORMATION, BASEMENT FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN

SEAL & SIGNATURE

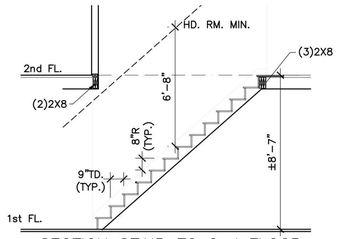
REGISTERED ARCHITECT ROBERT P. FERRARO 018331 STATE OF NEW YORK

DATE: AUG. 21, 2020
PROJ. NO: 2017-069
DRAWING BY: FD
CHKD BY: RTT
DWG NO: A1.00
FILE: A 1 of 2



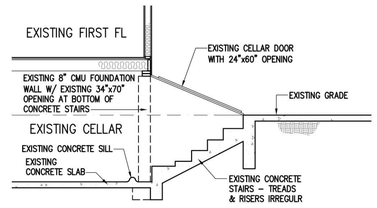
TYPICAL EXTERIOR WALL CONNECTIONS

NO SCALE



SECTION STAIR TO 2nd FLOOR

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



CELLAR STAIR SECTION

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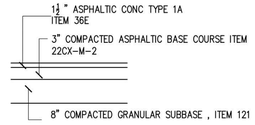
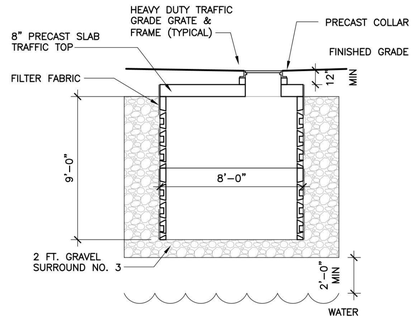


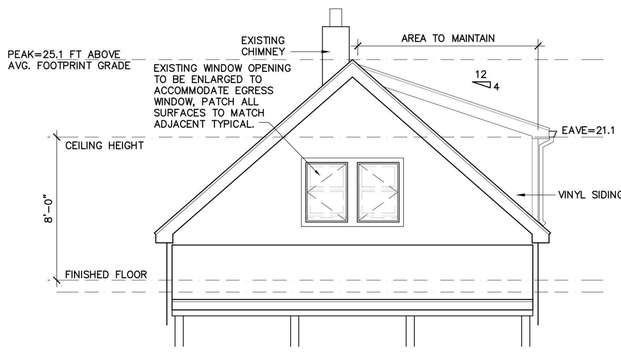
TYPICAL PAVEMENT DETAIL

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



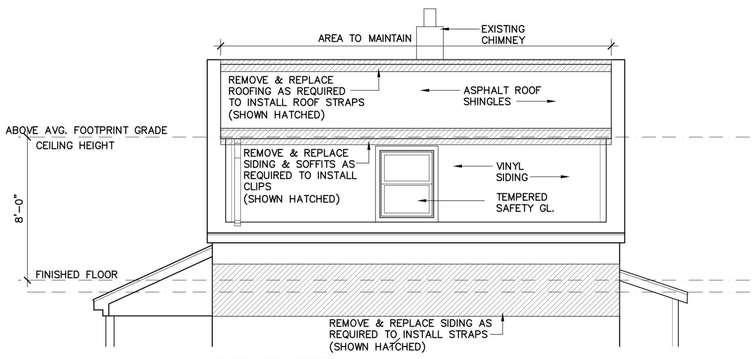
TYPICAL DRYWELL DETAIL

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



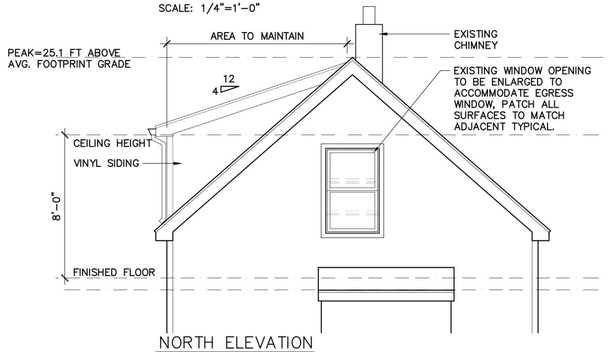
SOUTH ELEVATION

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



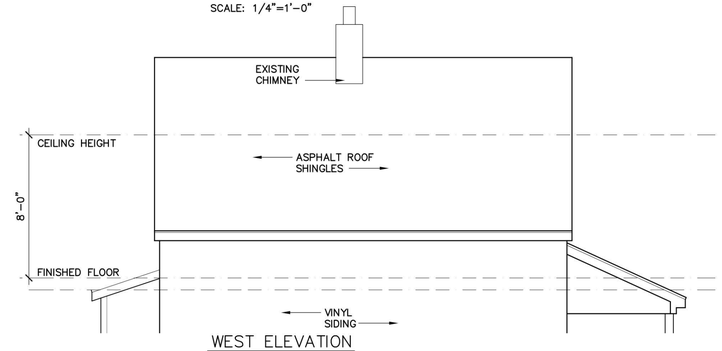
EAST ELEVATION

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



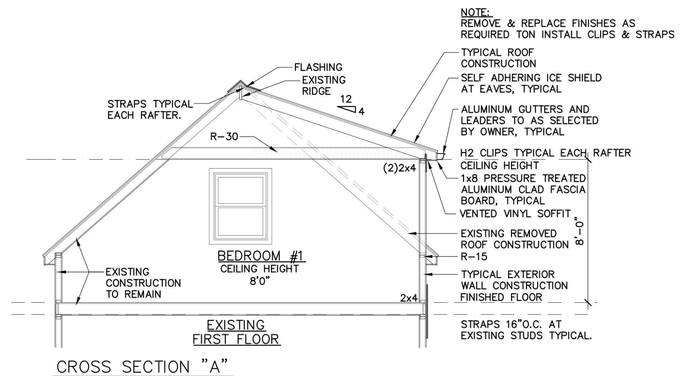
NORTH ELEVATION

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



WEST ELEVATION

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



CROSS SECTION "A"

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

RPF
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OWNER:

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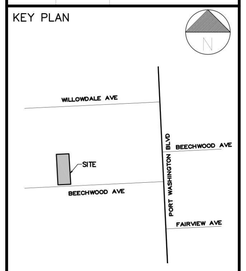
2	11/12/20	DOB OBJECTIONS
3	12/31/21	DOB OBJECTIONS
4	6/29/24	ADDED BASEMENT

KEY PLAN



Project:

MAINTAIN
SECOND FLOOR ADDITION
17 BEECHWOOD AVE
PORT WASHINGTON, NY

Drawing Title:

ELEVATIONS, BUILDING SECTION, DETAILS AND GENERAL INFORMATION

SEAL & SIGNATURE

REGISTERED ARCHITECT ROBERT P. FERRARO 016939 STATE OF NEW YORK

DATE:	AUG. 21, 2020
PROJ. NO:	2017-069
DRAWING BY:	FD
CHKD BY:	RTT
DWG NO:	A2.00
FILE: A	2 of 2

LEGALIZE & MAINTAIN ALTERATIONS TO EXISTING BUILDING

FIRST CLASS COLLISION

542 MAIN STREET • WESTBURY, NY 11590

#21609

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY FULLY WITH THE APPLICABLE PROVISIONS OF OSHA AND THE LATEST EDITION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, THE NEW YORK STATE ENERGY AND CONSERVATION CODE, THE ADA AND THE TOWN AND/OR VILLAGE CODE. ALL REQUIREMENTS OF THE CODES SHALL BE ADHERED TO AS IF THEY WERE CALLED FOR, OR SHOWN ON THE DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET FORTH ON THE DRAWINGS MAY BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY THE CODE
2. THE CONTRACTOR SHALL OBTAIN AND BEAR THE COST OF ALL REQUIRED LICENSES, INSURANCES, APPROVALS AND INSPECTIONS INCLUDING, BUT NOT LIMITED TO A CERTIFICATE OF OCCUPANCY AND BUILDING PERMIT
3. COPIES OF ALL NECESSARY PERMITS, LICENSES AND CERTIFICATES SHALL BE DELIVERED TO THE LANDLORD AND A COPY OF THE SAME SHALL BE POSTED IN A PROMINENT PLACE WITHIN THE DEMISED PREMISES PRIOR TO THE COMMENCEMENT OF THE WORK.
4. ALL THE WORK OF THIS CONTRACT SHALL BE COMPLETED IN ACCORDANCE WITH THE ATTACHED DRAWINGS AND THE PLANS APPROVED BY THE BLDG. DEPT. & LANDLORD. CONTRACTOR SHALL OBTAIN A COPY OF AND ABIDE BY ALL LANDLORD RULES AND REGULATIONS GOVERNING THE CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND THE DRAWINGS, OR BETWEEN THE DRAWINGS AND SPECIFICATIONS. DO NOT SCALE DRAWINGS.
6. THE CONTRACTOR SHALL COORDINATE THE WORK OF THIS CONTRACT TO AVOID ANY INTERFERENCE OR CONFLICT WITH THE WORK BEING PERFORMED BY THE LANDLORD OR BY ANY OTHER CONTRACTORS WITHIN THE DEMISED PREMISES OR WITHIN ADJOINING AREAS.
7. PUBLIC AREAS AND CORRIDORS OF THE LANDLORD SHALL NOT BE USED FOR CONSTRUCTION NOR STORAGE PURPOSES.
8. THE CONTRACTOR SHALL COORDINATE WITH THE LANDLORD REGARDING DELIVERY AND REMOVAL OF MATERIALS, EQUIPMENT, ETC... TO AND FROM THE DEMISED PREMISES.
9. REMOVAL OF TRASH AND DEBRIS SHALL BE IN ACCORDANCE WITH LANDLORD REQUIREMENTS.
10. THE CONTRACTOR SHALL KEEP ONE COPY OF ALL DRAWINGS AND SPECIFICATIONS AND APPROVED SHOP DRAWINGS AT THE SITE, IN GOOD ORDER, AVAILABLE TO THE OWNER'S REPRESENTATIVES, ARCHITECT, ETC..
11. THE FOREMAN SHALL COORDINATE THE WORK OF THE SUBTRADES WITH THE WORK OF THE TRADES UNDER CONTRACT DIRECTLY WITH THE OWNER NAMELY SECURITY & TELEPHONE
12. THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS, FIXTURES, ETC. IN THE DEMISED PREMISES FROM LOSS OR DAMAGE FROM ANY CAUSE.
13. ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE BY DULY LICENSED ELECTRICIANS AND IN ACCORDANCE WITH ALL LOCAL CODES.
14. PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GOVERNING PLUMBING CODE AND BY LICENSED PLUMBERS AND IN ACCORDANCE WITH ALL LOCAL CODES.
15. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL LAMPS IN LIGHT FIXTURES AS INDICATED ON THE DRAWINGS AND SHALL GUARANTEE THEM FOR A PERIOD OF 30 DAYS FROM THE DATE THE OFFICE FIRST OPEN FOR BUSINESS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITY CONNECTIONS AND PAYMENT OF UTILITY CHARGES PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
17. THE CONTRACTOR SHALL LOCATE TWO (2) TEMPORARY FIRE EXTINGUISHERS IN THE DEMISED PREMISES DURING CONSTRUCTION AND UPON THE COMPLETION OF THE CONTRACT SHALL PROVIDE (2) NEW FIRE EXTINGUISHERS OR AS REQUIRED BY THE FIRE MARSHAL. NEW FIRE EXTINGUISHERS SHALL BE #2A 10 BC SLIBS. RATING.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM ANY ROOFING WORK REQUIRED AND SHALL ENGAGE A ROOFING CONTRACTOR RECOMMENDED BY THE LANDLORD.
19. THIS SET OF CONSTRUCTION DRAWINGS WITH ITS ACCOMPANYING SPECIFICATIONS TOGETHER WITH AIA DOCUMENTS A101, OWNER-CONTRACTOR AGREEMENT, AND AIA DOCUMENT A201, GENERAL CONDITIONS, SHALL CONSTITUTE THE CONTRACT DOCUMENTS FOR CONSTRUCTION.
20. SAMPLES OF ALL FINISHES SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO THE COMMENCEMENT OF THAT WORK.
21. CONTRACTOR TO COMPLETELY INSPECT SITE CONDITIONS PRIOR TO SUBMITTING A BID PRICE. ANY OMISSION OR OVERSIGHT ON THE PART OF THE CONTRACTOR WILL NOT BE CONSIDERED SUFFICIENT GROUNDS TO JUSTIFY ADDITIONAL COMPENSATION. SUBMISSION OF A BID BY THE CONTRACTOR SHALL BE CONSIDERED AS ACKNOWLEDGEMENT THAT ALL CONDITIONS RELEVANT TO THE JOB SITE ARE FULLY KNOWN TO HIM.
22. CONTRACTOR SHALL KEEP THE SITE & PREMISES FREE OF ACCUMULATED DEBRIS DURING CONSTRUCTION. LEGALLY DISPOSE OF ALL DEBRIS, EACH CONT. IS RESPONSIBLE FOR HIS OWN GARBAGE - DAILY CLEAN-UP IS REQUIRED
23. THE CONTRACTOR SHALL PURCHASE AND PAY THE COST OF INSURANCE COVERAGE FOR THE BENEFIT OF THE OWNER AND THE LANDLORD WITH LIMITS AS ESTABLISHED BY THE ACCOMPANYING SPECS, OR AS REQ'D BY LANDLORD OR OWNER, WHICHEVER IS GREATER
24. THE CONTRACTOR SHALL VERIFY INSURANCE REQUIREMENTS WITH THE LANDLORD, THE OWNER AND THE TOWN & SHALL PROVIDE ALL NECESSARY INSURANCE COVERAGE. COPIES OF INSURANCE CERTIFICATES SHALL BE SENT TO THE OWNER AND LANDLORD
25. AT THE TIME OF EACH INCREMENTAL CONTRACTION PAYMENT RECEIVED, THE CONTRACTOR SHALL PROVIDE A LIEN WAIVER IN THAT AMOUNT TO THE OWNER. ADDITIONAL PROGRESS PAYMENTS WILL BE SUBJECT TO THE RECEIPT OF SAID DOCUMENT. AT THE COMPLETION OF THE WORK A LIEN WAIVER FOR THE ENTIRE AMOUNT WITH GENERAL CONTRACTORS AND SUB-CONTRACTORS FULL RELEASE OF LIENS SHALL BE PROVIDED PRIOR TO FINAL PAYMENT. ALL LIEN WAIVER DOCUMENTS SHALL BE IN COMPLETE CONFORMANCE WITH ALL LOCAL AND GOVERNMENTAL AGENCIES AND SHALL BE BINDING LEGAL INSTRUMENTS.
26. AT ALL TIMES THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY MEASURES AND THE CONDITION OF THE JOB SITE, INCLUDING BUT NOT LIMITED TO BARRICADES, FENCES, DUST BARRIERS, TEMPORARY LIGHTING AND INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS AS REQUIRED TO PROTECT PERSONS AND PROPERTY FROM ACCIDENTAL INJURY OR DAMAGEAND DISTURBANCE. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
27. ALL MATERIALS FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE NEW AND FREE FROM ALL DEFECTS. SHOULD DEFECTS DEVELOP DURING THE GUARANTEE PERIOD, THE CONTRACTOR SHALL CORRECT SUCH DEFECTS AT NO COST TO THE OWNER.
28. THE CONTRACTOR SHALL PROVIDE NON COMBUSTIBLE "IN CEILING" AND "IN WALL" FRAMING OR BLOCKING AS REQUIRED TO SUPPORT ALL SHELVES, FASCIAS, SOFFITS, ETC., ONLY CODE APPROVED MATERIALS SHALL BE PERMITTED. ALL WOOD FRAMING AND BLOCKING SHALL BEAR MILL STAMP STATING IT IS FIRE RETARDANT.
29. CONTRACTOR SHALL PROVIDE ARCHITECT AND OWNER WITH A PROGRESS SCHEDULE FOR THE PROJECT PRIOR TO THE START OF CONSTRUCTION.
30. THE CONTRACTOR SHALL HAVE A FOREMAN IN CHARGE OF THE JOB. THE FOREMAN SHALL BE ON THE JOB EACH DAY TO PLAN THE SEQUENCE AND PROGRESS OF THE WORK, LAYOUT AND DIRECT THE WORK, CALL FOR INSPECTIONS, REPORT ANY IRREGULARITIES TO THE ARCHITECT, REPORT ON THE PROGRESS OF OPERATIONS, AND MAINTAIN THE CONSTRUCTION SCHEDULE.
31. UPON COMPLETION OF THE JOB THE PREMISES SHALL BE CLEANED AND SWEPT, AND WINDOWS SHALL BE WASHED. ALL TOOLS, MACHINERY, EQUIPMENT AND MATERIALS SHALL BE REMOVED AND THE SITE AND SURROUNDING PREMISES SHALL BE LEFT IN A NEAT AND ORDERLY MANNER.
32. 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 THE OWNER OPENS FOR BUSINESS.
33. 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 G.C. RESPONSIBILITIES UNDER THE CONTRACT FOR CONSTRUCTION.
34. ALL REQUIREMENTS AND REGULATIONS PERTAINING TO THE HANDICAPPED AND OSHA MUST BE INCORPORATED IN THE WORK EVEN THOUGH THEY MAY NOT BE LISTED INDIVIDUALLY AND SEPARATELY IN EITHER THE DRAWINGS OR THE SPECIFICATIONS
35. THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.
36. THE CONTRACTOR SHALL COORDINATE THE WORK OF THIS CONTRACT TO AVOID ANY INTERFERENCE OR CONFLICT WITH THE WORK BEING PERFORMED BY THE OWNER OR LANDLORD BY ANY OTHER CONTRACTORS WITHIN THE JOB SITE OR PREMISES OR WITHIN ADJOINING AREAS.
37. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT HIS WRITTEN AUTHORIZATION.
38. THE CONTRACTOR SHALL PROVIDE AN ON SITE CONSTRUCTION OFFICE WHICH SHALL SERVE THE NEEDS OF ALL THE CONTRACTORS. A TELEPHONE AND FAX WILL BE LOCATED IN THE OFFIC BY THE CONTRACTOR.
39. WHERE ANY ARTICLE OF THE AIA GENERAL CONDITIONS IS SUPPLEMENTED HEREIN, THE AIA PROVISIONS FOR SUCH ARTICLE SHALL REMAIN IN EFFECT.
40. THE CONTRACTOR SHALL BASE HIS BIDS ON THE NAME OR MAKE OF ANY ARTICLE, DEVICE, MATERIAL, FORM OF CONSTRUCTION, FIXTURE, ETC., NAMED IN THE SPECIFICATIONS UNLESS THE TERM "OR EQUAL" IS USED.
41. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S OR ENGINEER'S APPROVAL FOR ALL SPECIALTY WORK WHICH SHALL INCLUDE, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, SPRINKLER, MILLWORK, SPECIALTY ITEMS, ETC. AND ALL OTHER ITEMS ON THEATTACHED DRAWINGS THAT REQUIRE SHOP DRAWINGS
42. THE CONTRACTOR SHALL NEATLY PERFORM ALL REQUIRED CUTTING, PATCHING, AND REPAIRING, BY WORKERS SKILLED IN THEIR TRADES. WORK THAT MAY BE CUT, DAMAGED, DISTURBED OR OTHERWISE INTERFERED WITH DURING PROGRESS OF THE WORK OF VARIOUS TRADES SHALL BE FULLY, PROPERLY, CAREFULLY REPAIRED, AND MADE "LIKE NEW" TO THE SATISFACTION OF THE ARCHITECT AND SHALL MATCH SIMILAR EXISTING BUILDING'S WORK.
43. CUT, PATCHED OR ALTERED STRUCTURAL FRAMING, OR OTHER MATERIALS PROVIDING STRUCTURAL SUPPORT, SHALL BE PROPERLY BRACED AND SHORED THROUGHOUT THE ENTIRE CONSTRUCTION OPERATION.
44. THE CONTRACTOR SHALL PERFORM ALL OF HIS CUTTING TO LIMITS AS PRESCRIBED BY THE LANDLORD. ALL PATCHING SHALL BE PERFORMED BY THE CONTRACTOR.
45. CONSTRUCTION WORK WILL NOT BLOCK PATHWAYS OR MEANS OF EGRESS
46. CONTRACTOR SHALL REFER TO GENERAL NOTES AS DESCRIBED ON EACH DRAWING SHEET AND INCORPORATE AS PART OF WORK.
47. ABSOLUTELY NO SUBSTITUTIONS WILL BE ALLOWED, UNLESS APPROVED BY THE ARCHITECT IN WRITING.
48. ALL MATERIALS USED IN THE CONSTRUCTION MUST BE ASBESTOS FREE
49. AT ALL THRESHOLDS THE FLOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. A CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2
50. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2" LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS; SUCH PULL OR PUSH EFFORT BEGINS APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING DOORS WHERE FIRE DOORS ARE REQUIRED. THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY NOT EXCEED 15 LBS.
51. CONTRACTOR TO COORDINATE ARCHITECTURAL PLANS WITH ALL ENGINEERING PLANS, AND NOTIFY ARCHITECT OF ANY DISCREPENCIES IMMEDIATELY IN WRITING.
52. AT PROJECT START AND AGAIN AT TURNOVER, G.C. WILL SUPPLY THE OWNER TWO COPIES OF A CURRENT SUBCONTRACTOR LIST. SUCH A LIST SHALL INCLUDE CONTRACTOR NAME, ADDRESS, WORK PERFORMANCE, CONTACT NAME, TELEPHONE, FAX AND CELL NUMBER
53. PRIOR TO FINAL PAYMENT, G.C. WILL SUPPLY OWNER WITH TWO COPIES OF ALL EQUIPMENT WARRANTIES, INSTALLATION AND OPERATION INSTRUCTIONS AND PARTS MANUALS AS WELL AS FINAL LIEN WAIVERS FROM ALL SUBCONTRACTORS.
54. NO CONTRACTOR SHALL LEAVE THE JOB SITE AFTER HIS WORK HAS STARTED EACH DAY WITHOUT PRIOR NOTICE TO OWNER'S CONSTRUCTION MANAGER TO ENSURE PROPER COORDINATION OF EACH TRADE.
55. UNLESS OTHERWISE NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE
56. WHEREVER THE WORDS "OR EQUAL", "SIMILAR TO", "APPROVED", OR WORDS OF SIMILAR MEANING ARE MENTIONED, THEY SHALL MEAN THAT THE MATERIALS, APPLIANCES, PROGRESS OR WORKMANSHIP SHALL BE EQUAL IN THE OPINION OF THE ARCHITECT, AND HIS APPROVAL SHALL BE OBTAINED BEFORE ANY SUBSTITUTIONS ARE MADE.
57. CONTRACTOR SHALL VERIFY ALL CONDITIONS GOVERNING OR AFFECTING THE STRUCTURAL WORK, OBTAIN ALL DIMENSIONS TO ENSURE THE PROPER STRENGTH, FIT, AND LOCATION OF THE STRUCTURAL WORK, REPORT TO THE ARCHITECT AND ENGINEER ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE NEW WORK. NOTIFY ARCHITECT OF ALL CHANGES.
58. THE GENERAL CONTRACTOR SHALL FULLY FURNISH ALL REQUIRED LABOR, MATERIALS, EQUIPMENT AND OTHER ITEMS WHICH MAY BE DEEMED NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF ALL WORK SHOWN, CALLED FOR OR INFERRED BY THESE ACCOMPANYING DRAWINGS AND SPECIFICATIONS.
59. ALL REQUIREMENTS AND REGULATIONS PERTAINING TO THE HANDICAPPED AND OSHA MUST BE INCORPORATED IN THE WORK EVEN THOUGH THEY MAY NOT BE LISTED INDIVIDUALLY AND SEPARATELY IN EITHER THE DRAWINGS OR THE SPECIFICATIONS
60. THE FOREMAN SHALL COORDINATE THE WORK OF THE SUBTRADES WITH THE WORK OF THE TRADES UNDER CONTRACT DIRECTLY WITH THE OWNER
61. WHERE ANY ARTICLE OF THE AIA GENERAL CONDITIONS IS SUPPLEMENTED HEREIN, THE AIA PROVISIONS FOR SUCH ARTICLE SHALL REMAIN IN EFFECT.
62. THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING MECHANICAL, ELECTRICAL, PLUMBING OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO A PART OF THIS CONTRACT. INSPECT THOSE AREAS AND ASCERTAIN WORK NEEDED AND DO THAT WORK IN ACCORD WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST.
63. THE CONTRACTOR SHALL BASE HIS BIDS ON THE NAME OR MAKE OF ANY ARTICLE, DEVICE, MATERIAL, FORM OF CONSTRUCTION, FIXTURE, ETC., NAMED IN THE SPECIFICATIONS UNLESS THE TERM "OR EQUAL" IS USED.

ENERGY CONSERV. NOTES

2020 ENERGY CONSERVATION CODE OF NEW YORK STATE
EFFECTIVE MAY 12, 2020

WALLS:
N/A, EXISTING

WINDOWS & DOORS:
ANY NEW WINDOW SYSTEMS IN CONNECTION WITH THIS WORK SHALL BE ENGINEERED, SPECIFIED AND INSTALLED PER NYS ENERGY CONSERVATION CODE REQUIREMENTS.

AS PER SECTION C503.3 OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE ALTERATIONS TO VERTICAL FENESTRATION THAT RESULTS IN A TOTAL BUILDING FENESTRATION AREA LESS THAN OR EQUAL TO THAT SPECIFIED IN SECTION C402.4.1 SHALL COMPLY WITH SECTION C402.4.

AS PER SECTION C402.4
FOR FIXED FENESTRATION:
MAXIMUM U-FACTOR, 0.38
MAXIMUM SHGC, 0.36

FOR ENTRANCE DOORS:
MAXIMUM U-FACTOR, 0.77
MAXIMUM SHGC, 0.36

SKYLIGHTS:
N/A, DO NOT EXIST.

ROOF:
N/A, EXISTING

FLOOR:
N/A, EXISTING

MECHANICAL SYSTEMS:
ANY NEW MECHANICAL SYSTEMS IN CONNECTION WITH THIS WORK SHALL BE ENGINEERED, SPECIFIED AND INSTALLED PER NYS ENERGY CONSERVATION CODE REQUIREMENTS.

LIGHTING AND POWER:
ANY NEW LIGHTING AND POWER SYSTEMS IN CONNECTION WITH THIS WORK SHALL BE ENGINEERED, SPECIFIED AND INSTALLED PER NYS ENERGY CONSERVATION CODE REQUIREMENTS

STATEMENT OF COMPLIANCE:
THE PROPOSED ENVELOPE DESIGN REPRESENTED IN THESE DOCUMENTS IS CONSISTENT WITH THE BUILDING PLANS, SPECS AND OTHER CALCULATIONS SUBMITTED WITH THIS PERMIT APPLICATION.

TENANT SAFETY NOTES:

1. GENERAL: ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK BUILDING CODE, AND OTHER AGENCIES HAVING JURISDICTION.
2. STRUCTURAL: CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED.
3. FIRE SAFETY: ALL BUILDING MATERIALS TO BE STORED AT
4. CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND /OR GENERAL CONTRACTOR.
5. CONSTRUCTION WORK WILL BE CONFINED AS INDICATED ON PLANS AND WILL NOT CREATE DUST, DIRT OR OTHER INCONVENIENCES TO OTHER APARTMENT UNITS OR TENANTS WITHIN THE BUILDING.
6. CONSTRUCTION OPERATIONS WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR TENANTS OF THE BUILDINGS
7. CONSTRUCTION OPERATIONS WILL INVOLVE MINIMUM INTERRUPTION OF HEATING, HATER, AND ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING.
8. CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS, 8AM TO 5PM, MONDAY THROUGH FRIDAY, EXCEPT LEGAL HOLIDAYS OR EXCEPT FOR EMERGENCY REPAIRS.
9. CONTRACTOR SHALL MAINTAIN A FLOOR LOAD SAFETY FACTOR AND SHALL NOT OVERLOAD ANY PART OF THE STRUCTURE.

NYS FIRE AND BUILDING CODE INFO.

2020 LATEST FIRE CODE AND BUILDING CODE OF NEW YORK STATE
EFFECTIVE MAY 12, 2020

APPLICABLE CODES: ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS & CONSTRUCTION CRITERIA OF THE LANDLORD, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE TENANT'S EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE TENANTS CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE TENANTS CONTRACTORS).

CODE TYPE	CODE MODEL
BUILDING	2020 NEW YORK STATE BUILDING CODE
MECHANICAL	2020 NEW YORK STATE MECHANICAL CODE
ELECTRICAL	2020 NEW YORK STATE BUILDING CODE
FIRE/LIFE SAFETY	2020 NEW YORK STATE FIRE CODE
PLUMBING	2020 NEW YORK STATE PLUMBING CODE
ACCESSIBILITY	2020 NEW YORK STATE BUILDING CODE
EXISTING BUILDING	2020 NEW YORK STATE EXISTING BUILDING CODE
ENERGY CONSERVATION	2020 NEW YORK STATE ENERGY CONSERVATION CODE
FUEL / GAS	2020 NEW YORK STATE FUEL GAS CODE
ACCESSIBILITY	2009 ICC A117.1

THE FOLLOWING INFORM. HAS BEEN PROVIDED TO HIGHLIGHT SOME OF THE OF THE CODE REQUIREMENTS THE CONTRACTOR IS REQ'D TO DO WHATEVER IS NECESSARY TO MAKE THE FINAL CONSTRUCTION COMPLY WITH THESE AND ALL OTHER CODE REQUIREMENTS AND ALL OTHER INFORMATION ON THESE DWGS.

APPLICABLE SECTIONS OF SECTION 304.1 & 306.2

304.1 OCCUPANCY IS 'B' BUSINESS

306.2 OCCUPANCY IS 'F-1' MODERATE-HAZARD FACTORY INDUSTRIAL

APPLICABLE SECTIONS OF SECTION 601

601 EXISTING BUILDING CONSTRUCTION TYPE IS TYPE III B

APPLICABLE SECTIONS OF SECTION 803, WALL AND CEILING FINISHES

803.1 TEXTILE WALL COVERINGS SHALL HAVE A CLASS 'C' MINIMUM RATING
803.13 FLAME SPREAD RATINGS OF INTERIOR WALL & CEILING FINISHES CLASS 'C' MINIMUM RATING- SEE CHART ON SHEET A-3.2

APPLICABLE SECT. OF SECTION 804, INTERIOR FLOOR FINISH

804.4.2 INTERIOR FLOOR FINISHES TO BE CLASS II MINIMUM

APPLICABLE SECTIONS OF SECTION 906, PORTABLE FIRE EXTINGUISHERS

906.1 FIRE EXTINGUISHERS ARE REQUIRED- SEE FLOOR PLAN FOR LOCATIONS - COORDINATE WITH FIRE MARSHALL'S OFFICE

APPLICABLE SECTIONS OF SECTION 907, FIRE ALARM AND DETECTION SYSTEMS

907.1 A NEW FIRE ALARM SYSTEM SHALL BE INSTALLED AS REQUIRED - THE OWNER'S FIRE ALARM CONTRACTOR SHALL PROVIDE A NEW FIRE ALARM SYSTEM AS REQUIRED TO CONFORM TO CODE. THE FIRE ALARM CONTRACTOR SHALL BE RESPONSIBLE FOR THE REQUIRED ENGINEERED FIRE ALARM DRAWINGS, COORDINATION OF WORK, INSTALLATION, PLANS WITH THE FIRE MARSHALL, PERMIT COSTS, ETC. THE DESIGN MUST BE SIGNED OFF BY THE FIRE MARSHALL PRIOR TO THE COMMENCEMENT OF ANY WORK

APPLICABLE SECTIONS OF SECTION 1004, OCCUPANT LOAD

1004.1 OCCUPANT LOAD FORMULA OF PROPOSED TENANT AS PER DRAWING A-3.1
1004.5 NUMBERS BY TABLE
SEE DRAWING A-3.1 FOR RELATED CALCULATIONS
TOTAL NUMBER OF OCCUPANTS = 49 PERSONS

APPLICABLE SECTIONS OF SECTION 1005, MEANS OF EGRESS SIZING

1005.3.2 REQUIRED DOOR WIDTH PER OCCUPANT SERVED =
.2 inches PER OCCUPANT - 49 x .20 = 9.8 INCHES
1005.1.1 DOORS OPENING INTO EGRESS TRAVEL SHALL NOT REDUCE THE REQUIRED WIDTH TO LESS THAN HALF DURING COURSE OF SWING AND WHEN FULLY OPEN THE DOOR SHALL NOT PROJECT BY MORE THAN 7 INCHES INTO THE REQUIRED WIDTH

APPLICABLE SECTIONS OF SECTION 1006, NUMBER OF EXITS & EXIT ACCESS DOORWAYS

1006.2.1 THE COMMON PATH OF TRAVEL FOR 'F-1' MODERATE-HAZARD FACTORY INDUSTRIAL SHALL BE A MAXIMUM OF 75 FT. THE PROPOSED MAX COMMON PATH OF TRAVEL = 55'-4"

1006.2.1 NUMBER OF MEANS OF EGRESS REQUIRED IS TWO (2) - THREE (3) EXISTS AS PER TABLE 1006.2.1 (SEE DRAWING A-3.1 FOR EGRESS PLAN DIAGRAM)

APPLICABLE SECTIONS OF SECTION 1008, MEANS OF EGRESS ILLUMINATION

1008.1 MEANS OF EGRESS ILLUMINATION MAINTAIN ILLUMINATION AT ALL TIMES THE SPACE IS OCCUPIED
1. ILLUMINATION LEVEL SHALL COMPLY WITH SECTION 1008.2.1
2. EMERGENCY BACKUP BATTERY SHALL AUTOMATICALLY ILLUMINATE WHEN POWER IS INTERRUPTED, IN ADDITION EXITS AND EXIT PASSAGEWAYS, AND AREA ADJACENT TO EXTERIOR EXISTS SHALL BE ILLUMINATED.

APPLICABLE SECTIONS OF SECTION 1010, DOORS, GATES AND TURNSTILES

MIN DOOR WIDTH PER SECT. 1010.1.1 IS 32"
ACTUAL MIN. DOOR WIDTH IS 36" THEREFORE OK

APPLICABLE SECTIONS OF SECTION 1013, EXIT SIGNS

1013.1 EXIT SIGNS AT DOORS AND EXIT AREAS ARE REQUIRED. EXIT SIGNS TO BE PROVIDED AT ALL EXITS.
1. GRAPHICS OF EXITS SHALL COMPLY WITH 1013.6.1
2. EXIT SIGN ILLUMINATION SHALL COMPLY WITH SECTION 1013.6.2
1013.6.3 POWER SOURCE AT EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES, PROVIDE WITH 90 MIN. BATTERY BACKUP SYSTEM IN CASE OF POWER INTERRUPTION

APPLICABLE SECTIONS OF SECTION 1017, EXIT ACCESS TRAVEL DISTANCE

1017.2 MAX. TRAVEL DISTANCE PERMITTED = 200 FEET
ACTUAL MAX. TRAVEL DISTANCE IS: 110'-2"

APPLICABLE SECTIONS OF SECTION 1104, ACCESSIBLE ROUTE

1104.1 EXISTING SITE ENTRY POINT DOES NOT CHANGE AS A RESULT OF THE PROPOSED ALTERATION/RENOVATION

APPLICABLE SECTIONS OF SECTION 1105, ACCESSIBLE ENTRANCES

1105.1 EXISTING ENTRIES COMPLY

APPLICABLE SECTIONS OF SECTION 1109, OTHER FEATURES AND FACILITIES

1109.2.1 HANDICAP ACCESSIBLE UNISEX TOILET ROOMS, SERVICE SINK & DRINKING FOUNTAIN PROVIDED IN THE TENANT SPACE

APPLICABLE SECTIONS OF SECTION 2902, MINIMUM PLUMBING FACILITIES

2902.1 HANDICAP ACCESSIBLE TOILET ROOMS PROVIDED IN THE TENANT SPACE

APPLICABLE SECTIONS OF EXISTING BUILDING CODE OF NEW YORK STATE

301.3 ACCESSIBILITY SHALL COMPLY WITH THE 2009 EDITION OF ICC A117.1
603.1 CLASSIFICATION OF WORK IS 'ALTERATION LEVEL 3'
603.2 ALTERATION WORK SHALL COMPLY WITH CHAPTER 7 & 8 OF EX. BLDG. CODE
605.1 CHANGE OF OCCUPANCY PROVISIONS APPLY
605.2 ALTERATIONS SHALL COMPLY WITH CHAPTER 10 OF EXIST. BLDG. CODE
702.1 INTERIOR FINISHES SHALL COMPLY WITH CHP. 8 OF NYS BLDG. CODE
702.2 CARPETING SHALL COMPLY WITH CHP. 8 OF NYS BLDG. CODE
702.6 ALL NEW WORK SHALL COMPLY W/ NFPA 70, THE BUILDING CODE OF NYS, ENERGY CONSERVATION CODE OF NYS, MECHANICAL CODE OF NYS AND THE PLUMBING CODE OF NYS
703.1 FIRE PROTECTION SHALL COMPLY WITH NYS BUILDING CODE
704.1 MEANS OF EGRESS SHALL COMPLY WITH CHP. 10 OF NYS BLDG CODE
706.1 STRUCTURAL ALTERATIONS SHALL COMPLY WITH NYS BUILDING CODE
707.1 ALTERATIONS SHALL COMPLY WITH NYS ENERGY CONSERVATION CODE
708.1 PLUMBING SHALL COMPLY WITH THE NYS PLUMBING CODE
802.4 INTERIOR FINISHES SHALL COMPLY WITH CHP. 8 OF NYS BLDG. CODE
803.1 FIRE PROTECTION SHALL COMPLY WITH THE NYS BUILDING CODE
804.1 CARBON MONOXIDE DETECTION AND NOTIFICATION SHALL BE PROVIDED
805.1 MEANS OF EGRESS SHALL COMPLY WITH CHP. 10 OF NYS BLDG CODE
806.1 STRUCTURAL ALTERATIONS SHALL COMPLY WITH NYS BLDG CODE
807 ALL NEW ELECTRICAL WORK SHALL COMPLY WITH NFPA 70 AND THE BUILDING CODE OF NYS
808 ALL MECHANICAL WORK SHALL COMPLY WITH THE NYS MECHANICAL CODE
809 MINIMUM QUANTITY OF PLUMBING FIXTURES SHALL BE PROVIDED IN QUANTITIES SPECIFIED IN THE NYS PLUMBING CODE
810 ENERGY CONSERVATION SHALL COMPLY WITH THE NYS ENERGY CONSERVATION CODE
903.4 INTERIOR FINISHES SHALL COMPLY WITH CHP. 8 OF NYS BLDG. CODE
904.1 FIRE PROTECTION SHALL COMPLY WITH NYS BUILDING CODE
905.1 MEANS OF EGRESS SHALL COMPLY WITH CHP. 10 OF NYS BLDG CODE
906.1 STRUCTURAL ALTERATIONS SHALL COMPLY WITH NYS BLDG CODE
907.1 ENERGY CONSERVATION SHALL COMPLY WITH THE NYS ENERGY CONSERVATION CODE
1001.2.1 PROVISIONS OF SECTIONS 1002 THROUGH 1011 SHALL APPLY
1003.1 INTERIOR FINISHES SHALL COMPLY WITH SECTION 1011
1004.1 FIRE PROTECTION SHALL COMPLY WITH NYS BLDG. CODE
1005.1 MEANS OF

PROJECT SPECIFICATIONS

I. GENERAL REQUIREMENTS:

1. SCOPE OF WORK: INCLUDES ALL MATERIALS, LABOR, EQUIPMENT, TOOLS AND OPERATIONS NECESSARY FOR THE FURNISHING AND INSTALLATION OF ALL ITEMS SHOWN ON THE DRAWINGS AND SPECIFIED ITEMS HEREIN, EXCEPT FOR MATERIALS NOTED TO BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
2. DEFINITIONS: FOR THE PURPOSES OF THIS CONTRACT, THE TERM "OWNER" SHALL REFER TO THE TENANT, THE TERM "ARCHITECT" SHALL REFER TO LUIGI GILENO ARCHITECT PC, THE TERM "CONTRACTOR" SHALL REFER TO EACH SUB-CONTRACTOR IRESPECTIVE TO THEIR TRADE) UNLESS OTHERWISE IDENTIFIED IN DRAWINGS. THE TERM "LANDLORD" SHALL REFER TO THE BUILDING OWNER
3. GENERAL CONDITIONS: THE LATEST EDITION OF A.I.A. DOCUMENT A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" SHALL GOVERN THE WORK.
4. BONDS & INSURANCES:
   A. GENERAL CONTRACTOR SHALL EMPLOY ONLY SUB-CONTRACTORS LICENSED IN THE TOWN OR VILLAGE AND SHALL REQUIRE THEM TO PROVIDE LABOR AND MATERIAL PAYMENT AND PERFORMANCE BONDS. SUBMIT PROOF OF BOND ABILITY TO OWNER UPON REQUEST.
   B. INSURANCE: AS REQUIRED BY OWNER & LANDLORD. CONTACT OWNER & LANDLORD'S REPRESENTATIVE FOR ADDITIONAL INFORMATION ON INSURANCE REQUIREMENTS AND CLARIFICATIONS. INSURANCE TO INCLUDE THE FOLLOWING UNLESS OTHERWISE SPECIFIED BY THE OWNER AND LANDLORD:
      a. WORKMEN'S COMPENSATION AS REQUIRED BY NEW YORK STATE'S BUILDER'S RISK INSURANCE (ALL PHYSICAL LOSS)
      b. COMPREHENSIVE PROPERTY DAMAGE- $2,000,000
      c. COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE - $2,000,000 BODILY INJURY (EACH PERSON) $2,000,000 BODILY INJURY (IN EACH OCCURRENCE/ $2,000,000 PROPERTY DAMAGE LIABILITY EACH OCCURRENCE
      d. COMPREHENSIVE GENERAL LIABILITY INSURANCE- $2,000,000
      e. INSURANCE CERTIFICATE MUST LIST OWNER & LANDLORD AS CERTIFICATE HOLDER AND ADDITIONALLY INSURED"
      f. INDEMNIFICATION: - TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT, THE ENGINEER AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM DAMAGE, LOSS OR EXPENSE IS:
         (i) ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE, DEATH OR INJURY OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THEREFROM, OR
         (ii) IS CAUSED IN WHOLE OR IN PART BY A NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY SUCH CONTRACTOR OR SUBCONTRACTOR OR ANY INDIVIDUAL AND MAY BE LIABLE, IN PART OR FOR SAID CLAIMS, DAMAGES, LOSSES AND/ OR EXPENSES, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN WHOLE OR IN PART BY A PARTY INDEMNIFIED HEREUNDER.
   C. INSURANCE -GENERAL CONTRACTOR & ALL SUB-CONTRACTORS SHALL SECURE, PAY FOR, AND MAINTAIN, DURING CONSTRUCTION WORK ON PREMISES, ALL OF THE INSURANCE POLICIES REQUIRED AND IN THE AMOUNTS AS SET FORTH HEREIN. CONTRACTOR SHALL NOT COMMENCE ANY WORK UNTIL ALL REQUIRED INSURANCE HAS BEEN OBTAINED AND CERTIFICATES OF SUCH INSURANCE HAVE BEEN DELIVERED TO THE OWNER & LANDLORD. CERTIFICATE OF INSURANCE SHALL COVER ALL WORK PERFORMED BY CONTRACTOR AND EACH OF HIS SUBCONTRACTORS AND ALL MAJOR SUPPLIERS.
   D. NO WORK TO BE STARTED UNTIL EVIDENCE OF WORKER'S COMPENSATION INSURANCE AND DISABILITY BENEFITS COVERAGE IS FILED AS REQUIRED BY SECTIONS 57 & 220 SUB-DIVISION B OF WORKERS COMPENSATION LAW OF NEW YORK STATE.
5. COORDINATION:
   A. COORDINATE THE WORK OF THE VARIOUS TRADES- IT IS ESSENTIAL THAT THE CONTRACTOR PROVIDE COORDINATION DRAWINGS (HIGH SHALL INCLUDE, BUT NOT LIMITED TO, ALL MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER WORK INDICATING ALL SIZES, RUNS, HEIGHTS, ETC. TO AVOID ANY CONFLICTS IN FIELD AND FOR THE COORDINATION OF WORK WITH ALL OTHER TRADES. THE CONTRACTOR SHALL SUBMIT A COPY FOR RECORD OF SUCH TO THE OWNER AND ARCHITECT PRIOR TO THE START OF ANY WORK.
   B. COOPERATE WITH OWNER WHEN SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS AND BUILDING FACILITIES. VERIFY ALL WORK TO BE PERFORMED ON PREMIUM TIME, NO EXTRAS WILL BE ALLOWED.
   C. DO NOT DISRUPT OPERATIONS IN ADJACENT AREAS.
   D. THE INSTALLER OF EACH MAJOR UNIT OF WORK SHALL INSPECT THE SUBSTRATE TO RECEIVE THE WORK AND THE CONDITIONS SHALL BE REPORTED TO THE CONST. MANAGER AND WORK SHALL PROCEED UNTIL THE UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
6. CONFLICTS:
   A. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN
   B. VERIFY DIMENSIONS AND CONDITIONS AT JOBSITE
   C. NOTIFY ARCHITECT OF CONFLICTS OR DISCREPENCIES BEFORE PROCEEDING WITH WORK. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLY WITH THE ARCHITECTS INTERPRETATION.
7. FIELD ENGINEERING: PROVIDE FIELD ENGINEERING SERVICES AS REQUIRED, ESTABLISH GRADES, LINES AND LEVELS BY USE OF RECOGNIZED ENGINEERING SURVEY PRACTICES. LOCATE AND PROTECT CONTROL AND REFERENCE POINTS.
8. CLEANING AND PROTECTION:
   A. REMOVE DEBRIS CAUSED BY OR RESULTING FROM OPERATIONS AS WORK PROGRESSES.
   B. APPLY PROTECTIVE GOVERING ON INSTALLED WORK AS REQUIRED TO PROTECT FROM DETERIORATION AND DETERIORATION. MAINTAIN PROTECTION AS REQUIRED THROUGH THE REMAINDER OF THE CONSTRUCTION PERIOD TO ENSURE OPERABILITY AT PROJECT COMPLETION.
   C. TAKE ALL REASONABLE PRECAUTIONS DURING THE DURATION OF THE WORK TO AVOID DAMAGE OR DETERIORATION IMPOSURE TO THE WORK FROM ANY CAUSE.
9. CUTTING AND PATCHING: CUT AND FIT COMPONENTS FOR ALTERATION OF EXISTING WORK AND INSTALLATION OF NEW WORK. PATCH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES.
10. CODES AND STANDARDS:
   A. COMPLY WITH REQUIREMENTS FOR CONSTRUCTION. INFORM ARCHITECT OF DISCREPENCIES OBSERVED OR NOTED BY OTHERS.
   B. COMPLY WITH STANDARDS REFERENCED EXCEPT WHEN MORE STRINGENT REQUIREMENTS ARE REQUIRED BY CODE.
   C. CONTRACTOR TO COMPLY WITH ALL OTHER REQUIREMENTS.
11. TESTING: PROVIDE TESTING AS REQUIRED BY SPECIFICATIONS AND BY APPLICABLE CODES. CONTRACTOR TO VERIFY ALL REQUIREMENTS, SPECIAL INSPECTIONS AND DENSITY INSPECTIONS PRIOR TO START OF CONSTRUCTION.
12. SUBMITTALS:
   A. CONTRACTOR SHALL REVIEW AND APPROVE SUBMITTALS PRIOR TO SUBMITTING TO THE ARCHITECT FOR APPROVAL
      a. INFORM ARCHITECT IN WRITING AT THE TIME OF SUBMISSION OF ANY PROPOSED DEVIATIONS FROM REQUIREMENTS OF CONTRACT DOCUMENTS.
      b. SUBMITTAL BY THE CONTRACTOR REPRESENTS THAT THE FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, CATALOG NUMBERS, AND SIMILAR DATA HAVE BEEN DETERMINED BY CONTRACTOR AND THAT EACH HAS BEEN CHECKED AND COORDINATED WITH THE REQUIREMENTS.
      c. REVIEW OF SUBMITTALS SHALL BE FOR DESIGN CONCEPT ONLY AND SHALL NOT BE CONSTRUED AS APPROVING DEPARTURES FROM THE CONTRACT DOCUMENTS.
   B. PRODUCT DATA: PROVIDE FOUR (4) COPIES FOR EACH STOCK- MANUFACTURED ITEM
   C. SHOP DRAWINGS: SUBMIT FOUR (4) BOND PRINTS FOR ALL CUSTOM- FABRICATED PRODUCTS AND PRODUCTS NOT FULLY IDENTIFIED BY PRODUCT DATA
   D. SAMPLES: PROVIDE FOUR (4) SAMPLES OF EACH EXPOSED FINISH. SIZE SHALL BE LARGE ENOUGH TO DETERMINE WHAT THE FINAL PRODUCT WILL LOOK LIKE
   E. SUBSTITUTIONS: SEE MATERIAL AND EQUIPMENT SECTION FOR ANY REQUIREMENTS REGARDING PROPOSED SUBSTITUTIONS.
   F. MATERIAL SAFETY DATA SHEETS (MSDS)- PROVIDE FOUR (4) COPIES OF ALL MSDS AND FLAME SPREAD RATING SHEETS AS REQUIRED AND FILE CERTIFICATES WITH THE DEPARTMENT OF BUILDINGS.
13. CONSTRUCTION FACILITIES: PROVIDE TEMORARY FACILITIES AS NOTED IN "GENERAL NOTES" ON COVER SHEET
14. MATERIAL AND EQUIPMENT:
   A. MATERIALS AND EQUIPMENT SHALL BE NEW AND OF TYPE INTENDED FOR USAGE INDICATED. LIKE COMPONENTS SHALL BE BY ONE MANUFACTURER AND COMPONENT PARTS SHALL BE INTERCHANGABLE.
   B. WORKMANSHIP- COMPLY WITH INDUSTRY STANDARDS, EXCEPT WHEN MORE STRINGENT TOLERANCES ARE REQUIRED BY THE CONTRACT DOCUMENTS.
   C. PERFORM WORK BY PERSONS QUALIFIED TO PRODUCE WORKMANSHIP OF SPECIFIED QUALITY
   D. SECURE PRODUCTS IN PLACE WITH POSITIVE ANCHORAGE DEVICES DESIGNED AND SIZED TO WITHSTAND STRESSES, VIBRATION, AND RACKING. ALLOW FOR EXPANSION AND BUILDING MOVEMENT AS REQUIRED
   E. MANUFACTURED ITEMS- TRANSPORT, HANDLE, STORE, PROTECT, AND INSTALL MANUFACTURED ITEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
   F. SHOULD CONFLICT EXIST BETWEEN CONSTRUCTION AND MANUFACTURER'S INSTRUCTIONS, NOTIFY ARCHITECT PRIOR TO PROCEEDING
   G. SUBSTITUTIONS:
      a. UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS, SUBSTITUTIONS WILL BE CONSIDERED IF SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL.
      b. CONTRACTOR SHALL INVESTIGATE PROPOSED PRODUCT AND DETERMINE IF EQUIVALENT TO THAT SPECIFIED.
      c. INCLUDE COST OR TIME BENEFITS FOR SUBSTITUTIONS, FAILURE TO INCLUDE COST OR TIME BENEFIT IS JUSTIFICATION FOR A REJECTION.
      d. ARCHITECT SHALL BE JUDGE OF ACCEPTABILITY AND RESERVES RIGHT TO REJECT PROPOSED SUBSTITUTION BASED ON INSUFFICIENT INFORMATION.
   H. CONTRACTOR TO PROVIDE CERTIFICATE OF UNDERWRITER'S LABORATORY FLAME SPREAD RATING FOR ALL FINISHES AND MATERIALS AS REQUIRED BY LOCAL AGENCIES AND APPLICABLE CODES.
15. CONTRACT CLOSEOUT:
   A. EACH CONT. SHALL NOTIFY OWNER AND ARCHITECT WHEN WORK HAS BEEN SUBSTANTIALLY COMPLETED AND PROVIDE A LIST WITH ITEMS CONSIDERED TO BE INCOMPLETE
   B. FINAL CLEANING- CLEAN SITE AND PREMISES AS DESRIBED IN GENERAL NOTES.
   C. MANUALS- PROVIDE PROJECT RECORD DOCUMENTS, MATERIAL & FINISH DATA, OPERATION AND INSTRUCTION MANUALS, WARRANTIES, AND BONDS AT PROJECT COMPLETION.
   D. INSTRUCTIONS- EA. TRADE SHALL INSTRUCT OWNER IN OPERATION, ADJUSTMENT, AND MAINTANENCE OF EQUIPMENT AND SYSTEMS, USING OPERATION AND MAINTANENCE DATA AS BASIS OF INSTRUCTION.
   E. WARRANTY OF CONSTRUCTION:
      a. THE CONTRACTOR SHALL WARTRANT THAT THAE WORK PERFORMED UNDER THIS CONTRACT CONFORMS TO THE CONTRACT REQUIREMENTS AND IS FREE OF ANY DEFECTS OF EQUIPMENT, MATERIALS OR DESIGN FURNISHED, OR WORKMANSHIP BY THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS OR SUPPLIERS.
      b. SUCH WARRANTY SHALL CONTINUE FOR A PERIOD OF ONE YEAR, IN THE CASE OF FLASHING AND TEN YEARS, AND IN ALL CASE OF WATERPROOFING AND ROOFING, TWO YEARS, FROM THE DATE OF FINAL ACCEPTANCE OF THE ORK. UNDER THIS CONTRACT THE CONTRACTOR SHALL REMEDY AT HIS OWN EXPENSE ANY SUCH FAILURE OR DEFECT IN THE WORK.
      c. MANUFACTURER'S GUARANTEES OR WARRANTIES STILL IN EFFECT SHALL BE GIVEN TO THE OWNER AT THE EXPERATION OF THE GUARANTEE PERIOD SPECIFIED ABOVE.

II. SITE WORK

1. NOT USED

III. CONCRETE

1. NOT USED

IV. MASONRY

1. SEE DRAWING FOR MORE INFORMATION

V. METALS

1. LIGHT GAUGE METAL FRAMING:
   A. SUBMITTALS: PROVIDE SHOP DRAWINGS FOR ALL LIGHT GA. METAL FRAMING PRIOR TO FABRICATION. PROVIDE STRUCTURAL CALCULATIONS CERTIFIED BY A STRUCTURAL ENGINEER REGISTERED IN NEW YORK.
   B. SCOPE OF WORK: PROVIDE AND INSTALL LIGHT GAUGE METAL FRAMING AS SHOWN ON THE DRAWINGS
   C. STANDARDS: AT FIRE-RATED ASSEMBLIES, PROVIDE FRAMING UNITS APPROVED BY THE LOCAL AUTHORITIES FOR THE RATING REQUIRED
   D. SYSTEM COMPONENTS:
      a. WITH EACH TYPE OF FRAMING REQUIRED, PROVIDE MANUFACTURER'S STANDARD STEEL TRACKS, BLOCKING, LINTELS, CLIP ANGLES, SHOES, REINFORCEMENT, FASTENER, AND ACCESSORIES AS RECOMMENDED BY THE MANUFACTURER FOR THE INTENDED APPLICATION
      b. ALL FRAMING COMPONENTS TO HAVE GALVANIZED FINISH
      c. ATTACH COMPONENTS BY WELDING, BOLTING, OR SCREW FASTENERS AS RECOMMENDED BY MANUFACTURER. HIRE TYING OF FRAMING COMPONENTS IS NOT PERMITTED
   E. INSTALLATION:
      a. INSTALL CONTINUOUS TRACKS SIZED TO MATCH STUDS. SECURE TRACKS AS RECOMMENDED BY MANUFATURER, DO NOT EXCEED 24" O.C. SPACING FOR NAILS OR POWER DRIVEN FASTENERS, OR 16" O.C. FOR OTHER TYPES OF ATTACHMENTS. PROVIDE FASTENERS AT CORNERS AND END OF TRACKS.
      b. SET STUDS PLUMB, EXCEPT AS NEEDED FOR DIAGONAL BRACING OR REQUIRED FOR NON-PLUMB WALLS OR ANGLED SURFACES. WHERE STUD HALLS ABUT STRUCTURAL COLUMNS OR HALLS (INCLUDING MASONRY WALLS), ANCHOR ENDS OF STIFFENERS TO SUPPORTING STRUCTURE
      c. INSTALL SUPLEMENTARY FRAMING, BLOCKING AND BRACING WHERE REQUIRED TO SUPPORT SYSTEMS, EQUIPMENT ACCESSORIES, TRIM AND SIMILAR WORK REQUIRING ATTACHMENT TO HALLS OR CEILINGS.
      d. SECURE STUDS AT TOP AND BOTTOM TRACKS AT BOTH INSIDE AND OUTSIDE FLANGES. FRAME WALL OPENINGS LARGER THAN 2'-0" SQUARE WITH DOUBLE STUD AT EACH JAMB OR FRAME, UNLESS MORE THAN TWO STUDS ARE RECOMMENDED BY THE MANUFACTURER. INSTALL TRACE AND JACK STUDS AT SAME SPACING AS FULL HEIGHT WALL STUDS ABOVE OR BELOW HALL OPENINGS.
      e. INSTALL HORIZONTAL STIFFENERS IN STUD SYSTEM SPACED VERTICALLY AT NO MORE THAN 4'-6" O.C.
      f. INSTALL JOISTS LEVEL AND PLUMB WITH NOT LESS THAN 1 1/2" END BEARING. REINFORCE ENDS AS RECOMMENDED BY MANUFACTURER. SECURE JOISTS TO INTERIOR BEARING SYSTEMS TO PREVENT LATERAL MOVEMENT OF BOTTOM FLANGE.
2. MISCELLANEOUS METAL:
   A. SUBMITTALS: PROVIDE SHOP DRAWINGS FOR ALL MISCELLANEOUS METAL ITEMS PRIOR TO FABRICATION. PROVIDE STRUCTURAL CALCULATIONS CERTIFIED BY A STRUCTURAL ENGINEER REGISTERED IN NEW YORK.
   B. SCOPE OF WORK: PROVIDE AND INSTALL ALL MISCELLANEOUS METAL WORK AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS
   C. PRODUCTS:
      a. FASTENERS, ANCHORS, INSERTS, PLUGS, AND LIKE ITEMS REQUIRED FOR THE INSTALLATION OF PRODUCTS SHOWN ON THE DRAWINGS OR SPECS SHALL BE GALVANIZED IRON OR STAINLESS STEEL.
      b. FASTENERS EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL ONLY. BACK PRIME ALL MATERIAL
   D. INSTALLATION: MISCELLANEOUS METAL ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARRANGEMENTS SHOWN ON THE DRAWINGS AND PER STANDARD CONSTRUCTION PRACTICE.

VI. WOOD AND PLASTICS

1. SCOPE OF WORK: PROVIDE MISCELLANEOUS BLOCKING AT METAL FRAMED WALLS AS NOTED ON THE DRAWINGS
2. PRODUCTS: PROVIDE FIRE RETARDENT TREATED MATERIAL FOR ALL PROMINENT BLOCKING AND WHERE EXPOSED. EACH UNIT OF FIRE RETARDENT TREATED MATERIAL SHALL BE MARKED WITH U.L. CLASSIFICATION
3. INSTALLATION:
   A. PLYWOOD SHEATHING FASTENERS SHALL BE DRIVEN FLUSH AS NOT TO FRACTURE SURFACE OF THE SHEATHING.
   B. ALL FASTENING NOT SPECIFICALLY CALLED OUT ON PLAN SHALL BE PER THE BUILDING CODE
4. STANDARDS: COMPLY WITH REQUIREMENTS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC), LOCAL AUTHORITIES, AND THE CONVENTIONAL CONSTRUCTION PROVISIONS OF THE BUILDING CODE UNLESS OTHERWISE SPECIFIED
5. PRODUCT:
   A. PLYWOOD TO BE 3/4" MDO EXT.
   B. WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR OR SOUTHERN PINE, UNLESS OTHERWISE NOTED ON FINISH SCHEDULE
   C. ACCESS-FREE MANUAL CLOSERS: WHERE MANUAL CLOSERS ARE INDICATED FOR DOORS REQUIRED TO BE HANDICAPPED ACCESSIBLE, PROVIDE ADJUSTMENTS COMPLYING WITH ANSI A117.1 PROVISIONS FOR DOOR OPENING FORCE AND DELAYED ACTION CLOSING
   D. THRESHOLDS: AT NOT SPECIFICALLY SCHEDULED ON DRAWINGS, PROVIDE ALUMINUM THRESHOLDS NOT LESS THAN THE WIDTH OF THE DOOR FRAME, FORMED TO ACCOMMODATE CHANGES IN FLOOR ELEVATION WITH A 1/2" MAXIMUM RISE. FABRICATE TO ACCOMMODATE DOOR HARDWARE AND TO FIT DOOR FRAME.
   E. WEATHERSTRIPPING: PROVIDE CONTINUOUS WEATHERSTRIPPING AT THE EDGE OF EVERY EXTERIOR DOOR LEAF AND AT ALLFIRE RATED DOOR FRAMING ASSEMBLIES
6. INSTALLATION:
   A. SET ALL HARDWARE ITEMS LEVEL, PLUMB AND TRUE TO LINE AND LOCATION. ADJUST AND REINFORCE THE ATTACHMENT SUBSTRATE AS REQUIRED FOR PROPER INSTALLATION AND OPERATION
   B. SET THRESHOLDS FOR EXTERIOR DOORS IN FULL BED OF BUTYL RUBBER OR POLYURETHYLENE MASTIC SEALANT
   C. WHERE CUTTING OR FITTING IS REQUIRED TO INSTALL HARDWARE ON SURFACES WHICH ARE TO BE PAINTED OR FINISHED IN THE FIELD, REMOVE, STORE AND REINSTALL HARDWARE AFRET FINISHING WORK IS COMPLETED. DO NOT INSTALL SURFACE MOUNTED ITEMS UNTIL FINISHES HAVE BEEN COMPLETED ON THE SUBSTRATE
   D. CLEAN ADJACENT SURFACES SOILED BY HARDWARE INSTALLATION.
   E. ADJUST AND CHECK ALL HARDWARE ITEMS AFTER INSTALLATION TO ENSURE PROPER OPERATION OR FUNCTION OF DOORS. REPLACE ITEMS WHICH CANNOT BE ADJUSTED TO OPERATE FREELY AND SMOOTHLY AS INTENDED FOR THE APPLICATION

IX. FINISHES:

1. GYPSUM BOARD:
   A. SCOPE OF WORK: FURNISH AND INSTALL NEW GYPSUM BOARD HALL AND CEILING FINISHES AS SHOWN ON THE DRAWINGS, INCLUDING INSTALLATION OF METAL SUPPORT SYSTEMS WHERE REQUIRED, INCLUDING JOINT TAPE AND COMPOUND TREATMENT
   B. STANDARDS:
      a. CONFORM TO ASTM C754, AND GYPSUM ASSOCIATION GA-216 STANDARDS AND RECOMMENDATIONS.
      b. FIRE RATED CONSTRUCTION: COMPLY WITH UNDERWRITERS LABORATORIES CERTIFIED FIRE TESTS AND APPLICABLE CODE REQUIREMENTS. ALL GYPSUM BOARD TO BE FIRE TAPED
   C. PRODUCTS:
      a. ACCEPTABLE MANUFACTURERS INCLUDE: GEORGIA PACIFIC GORP., UNITED STATES GYPSUM CO., GOLD BOND BUILDING PRODUCTS, OR APPROVED EQUAL
      b. ACCESSORIES: PROVIDE MANUFACTURER'S STANDARD TRIM AND ACCESSORIES FOR GYPSUM BOARD WORK, FORMED FROM GALVANIZED STEEL UNLESS OTHERWISE NOTED
      c. JOINT TREATMENT MATERIALS - JOINT TREATMENT MATERIALS TO CONFORM WITH ASTM C475 AND TO MANUFATURER'S RECOMMENDATIONS FOR INTENDED APPLICATION
      d. ALL DRYWALL WORK SHALL HAVE DUR-A-BEAD METAL CORNER BEADS, BULL-NOSE CORNER BEAD, J-BEAD, OR OTHER TRIM AS REQUIRED.
      e. ALL INTERIOR PARTITION WALLS SHALL BE GONSTRUCTED OF METAL STUDS AS NOTED ON PLAN WITH 5/8" GYPSUM BOARD MECHANICALLY FASTEN STUDS TO CONCRETE SLAB AND TO UNDERSIDE OF STRUCTURE ABOVE GYPT. BD. SHALL EXTEND TO AT LEAST 3" ABOVE FINISHED CEILING.
      f. CONTRACTOR SHALL FURNISH AND INSTALL ALL GYPSUM BD. AS INDICATED ON DWGS. GYPSUM BD. SHALL BE 5/8" THICK FIRE CODE 'X'.
      g. EXTEND METAL STUDS AND GYPSUM BOARD TO UNDERSIDE OF DECK OR STRUCTURAL FRAMING FOR FIRE RATED WALLS AS SHOWN ON THE DRAWINGS
      h. CEILINGS: GYPSUM BOARD SHALL BE 5/8" THICK FIRE CODE 'X' SECURED TO DRYWALL SUSPENSION SYSTEM SUCH AS THE DONN RS9D X DRYWALL SUSPENSION SYSTEM OR EQUAL, CONSISTING OF DIRECT HUNG HEAVY DUTY SINGLE WEB MAIN TEES, WITH FURRING CHANNELS AND FURRING CROSS TEES. MAIN TEES SHALL BE 48" O.C., SPACE GALVANIZED HANGER WIRES ON MAINS A MAXIMUM OF 48" SECURE HANGERS DIRECTLY TO STRUCTURE. PROVIDE ADDITIONAL HANGER WIRES TO MEET SEISMIC CODE REQUIREMENTS. FINISH ALL DRYWALL CEILINGS AS PER DRYWALL SPECIFICATION.
      i. FURNISH AND INSTALL FLUSH METAL ACCESS DOORS IN CEILING AS REQUIRED FOR ACCESS TO VALVES, DAMPERS, ELECTRICAL DEVICES, H.V.A.C., OR OTHER EQUIPMENT OR CONTROLS ABOVE THE CEILING. DOORS SHALL BE AS MANUFACTURED BY KARP ASSOCIATES, INC., MASPETH, NEW YORK, MODEL KDW FOR DRYWALL FLUSH FINISH. COORDINATE SIZE AND LOCATION IN FIELD
   D. INSTALLATION:
      a. COMPLY WITH RECOMMENDATIONS OF GYP. BD. MANUFACTURER FOR ENVIORMENTAL CONDITIONS BEFORE, DURING AND AFTER GYP. BD. INSTALLATION.
      b. GOLD WEATHER PROTECTION WHEN INTERIOR TEMPERATURES ARE BELOW 55 DEGREES F. MAINTAIN CONTINUOUS BUILDING WORKING TEMPERATURE OF NOT LESS THAN 55 DEGREES F FOR A MINIMUM OF 48 HOURS BEFORE, DURING AND AFTER APPLICATION OF GYPSUM BOARD AND JOINT TREATMENT MATERIALS
      c. GYPSUM BOARD: INSTALL GYP. BD. IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND PER ASTM C840 AND GA-216. APPLY GYP. BD. WITH SCREWS SPACED IN ACCORDANCE WITH REFERENCED STANDARDS
      d. FINISHING: APPLY JOINT TREATMENT COMPOUND AT GYP. BD. JOINTS, TRIM ACCESSORIES, PENETRATIONS, SCREW HEADS, SURFACE DEFECTS AND ELSEWHERE REQUIRED TO PREPARED WORK FOR FINISHES. APPLY TAPE AT ALL BOARD JOINTS. APPLY JOINT CPMPOUND IN THREE COATS AND SAND BEFORE AND AFTER LAST COAT

VII. THERMAL AND MOISTURE PROTECTION

1. THERMAL INSULATION:
   A. SCOPE OF WORK: PROVIDE AND INSTALL INSULATION AS SHOWN ON THE DRAWINGS AND AS REQUIRED AT ROOF PENETRATIONS
   B. STANDARDS:
      a. FLAME SPREAD/ SMOKE DEVELOPED RATINGS- INSULATION MATERIALS, INCLUDING FACING, SUCH AS VAPOR BARRIERS, SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS- CONTRACTOR SHALL PROVIDE DOCUMENTATION AS REQUIRED BY LOCAL INSPECTION AGENCIES
   C. PRODUCTS:
      a. EXTERIOR WALLS: FOIL FACED FIBERGLASS BATT INSULATION, OWENS-CORNING OR EQUAL AS SHOWN ON DWGS.
2. FLASHING AND SHEET METAL:
   A. SCOPE OF WORK: PROVIDE AND INSTALL ALL FLASHING AS CALLED FOR ON DWGS AND SPECS AT ALL ROOF PENETRATIONS, EXTERIOR DOOR AND WINDOW HEADS AND ANY OTHER LOCATION WHERE REQUIRED TO PREVENT WATER INTRUSION INTO BUILDING. PROVIDE AND INSTALL SEALANTS IN CONJUNCTION WITH FLASHING
   B. STANDARDS: ALL SHEET METAL FLASHING WORK TO COMPLY WITH THE RECOMMENDATIONS OF THE FOLLOWING STANDARDS:
      a. SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION (SMACNA) "ARCHITECTURAL SHEET METAL MANUAL", LATEST EDITION
      b. NATIONAL ROOFING CONTRACRTOR'S ASSOCIATION (NRCA) "ROOFING AND WATERPROOFING MANUAL", LATEST EDITION
   C. PRODUCTS:
      a. MINIMUM GAUGE AT ALL SHEET METAL FLASHING TO BE 24 GAUGE, UNLESS OTHERWISE NOTED ON THE DRAWINGS, OR WHERE A HEAVIER GAUGE IS RECOMMENDED BY THE REFERENCED STANDARDS
      b. LEAD FLASHING TO BE FOUR POUND (1/67") LEAD WITH 6% TO 7% ANTIMONY CONTENT
      c. FOR ALUMINUM FLASHING CONFORM TO ASTM B209, 3003 H14, MINIMUM THICKNESS .032, FINISHED IN A NATURAL ANODIZED FINISH CONFORMING AA C22A41, OR IF SO AS NOTED ON THE DRAWINGS, 70% KYNAR 500 COATING, COLOR AS SELECTED BY THE ARCHITECT.
      d. ELASTOMERIC FABRIC FLASHING - 15 MIL THICK, NON-REINFORCED, HOMOGENEOUS ELASTOMERIC MATERIAL SUCH AS "SERVASTRIAL SEAL-PROF HD-15" AS MANUFACTURE BY RUBBER AND PLASTICS COMPOUND CO/. OR APPROVED EQUAL. MASTIC ADHESIVE SHALL BE COMPATIBLE WITH FLASHING.
      e. SCUPPERS, GUTTERS, AND LEADER SHALL BE FABRICATED OF .032 INCH STAINLESS STEEL SOLDER CAP JOINTS 1" MINIMM EXTEND INNTER CLEAT 4" UNDER ROOFING. LOCATE AND SHAPE OUTER THIMBLE TO FIT DOWN SPOUTS SOLDER THIMBLE TO BOTTOM OF LEADER BOX. LEADER SHALL BE 4"X 6". ATTACH TO WALL WITH 1" X 1/8" STAINLESS STEEL STRAPS AT TOP AND BOTTOM.
      ALL OF THE ABOVE MENTIONED ITEMS SHALL HAVE A KYNAR 500 FLUOROCARBON COATING COLOR AS SELECTED BY ARCHITECT
      f. ELASTOMERIC FABRIC FLASHING SHALL BE APPLIED OVER ALL OPENINGS IN EXTERIOR WALLS, AND SHALL BE USED FOR ALL SPANDREL AND THROUGH WALL FLASHING APPLICATIONS, AS SHOWN ON DRAWINGS. LAY FLASHING IN A FULL BED OF MASTIC AND CONTINUE FLASHING 6 INCHES BEYOND OPENINGS WITH EDGES TURNED UP, A MINIMUM OF 4", TO FORM A PAN.
   D. INSTALLATION:
      a. DO NOT START SHEET METAL WORK UNTIL SUBSTRATE CONDITIONS ARE SATISFACTORY TO RECEIVE WORK
      b. PROTECT DISSIMILAR METALS SUBJECT TO GALVANIC CORROSION FROM CONTACT WITH EACH OTHER AND FROM OTHER SURFACES WHICH CAUSE CORROSION OF METALS.
      c. ALLOW FOR MOVEMENT OF COMPONENTSWITHOUT CAUSING BUCKLING, FAILURE OF JOINT SEALS, UNDUE STRESS ON FASTENERS OR OTHER DETRIMENTAL EFFECTS WHEN SUBJECT TO 100 YEAR SEASONAL TEMERATURE RANGES
      d. USE CONCEALED FASTENERS, CONTINUOUS CLEATS, EXCEPT WHERE SPECIFICALLY APPROVED BY ARCHITECT
      e. HEM EXPOSED EDGES ON UNDERSIDE 1/2"
      f. INSTALL SEALANTS WHERE REQUIRED TO PREVENT DIRECT WATER PENETRATION
      g. COMPLETE INSTALLATION SHALL BE FREE OF RATTLES OR NOISE DUE TO THERMAL AND AIR MOVEMENT AND WIND EFFECTS
   E. WARRANTY: PROVIDE A TEN YEAR WARRANTY FOR CORRECTING FAILURE OF THESE WORKS TO RESIST PENETRATION OF WATER AND DAMAGE FROM WIND
3. SEALANTS AND CAULKING:
   A. SCOPE OF WORK: PROVIDE AND INSTALL SEALANTS AND CAULKING AS SHOWN ON THE DRAWINGS AND AS OTHERWISE REQUIRED TO PREVENT WATER INFILTRATION INTO THE BUILDING
   B. PRODUCTS:
      a. CAULK: DAP, TREMCO, SONNEBORN OR APPVD EQUAL ACRYLIC, LATEX CAULKING COMPOUND PRIMER AND BACKUP AS RECOMMENDED BY MANUFACTURER, COMPATIBLE WITH CAULK AND SEALANTS
      b. GLAZING COMPOUND: BY GLAZING MANUFACTURER
      c. SILICONE SEALANT: DOW CORNING CORP. OR APPROVED EQUAL - COLOR TO MATCH ADJOINING FINISHED SURFACE
      d. BUTYL SEALANT: TREMCO OR APPROVED EQUAL
      e. CAULKING COMPOUND FOR MASONRY CONTROL JOINTS SHALL BE A ONE PART POLYURETHANE BASED SEALANT "SILKAFLEX IA" OR APPROVED EQUAL AS MANUFACTURED BY SILKA CHEMICAL CO. COLOR AS SELECTED BY ARCHITECT.

VIII. DOORS AND WINDOWS

1. NOT USED.
2. FINISH HARDWARE:
   A. SCOPE OF WORK: PROVIDE AND INSTAL

301 General

301.1 Scope. The provisions of Chapter 3 shall apply where required by the scoping provisions adopted by the administrative authority or by Chapters 4 through 10.

302 Floor or Ground Surfaces

302.1 General. Floor surfaces shall be stable, firm, and slip resistant, and shall comply with Section 302. Changes in level in floor surfaces shall comply with Section 303.

302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim along the entire length of the exposed edge. Carpet edge trim shall comply with Section 303.

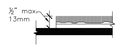


Fig. 302.2
Carpet on Floor Surfaces

303 Changes in Level

303.1 General. Changes in level in floor surfaces shall comply with Section 303.

303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

Fig. 303.2
Vertical Changes in Level

303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

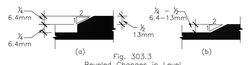


Fig. 303.3
Beveled Changes in Level

303.4 Ramped. Changes in level greater than 1/2 inch (13 mm) shall be ramped and shall comply with Section 405 or 406.

304 Wheelchair Turning Space

304.1 General. A wheelchair turning space shall comply with Section 304.

304.2 Floor Surface. Floor surfaces of a wheelchair turning space shall slope not steeper than 1:48 and shall comply with Section 302.

304.3 Size. Wheelchair turning space shall comply with Section 304.3.1 or 304.3.2.

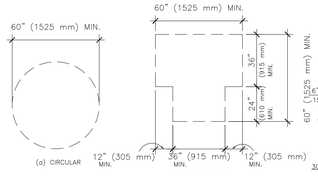


Fig. 304.3
Size of Wheelchair Turning Space

304.3.1 Circular Space. The wheelchair turning space shall be a circular space with a 60 inch (1525 mm) diameter minimum. Wheelchair turning space shall be permitted to include knee and toe clearance complying with Section 306.

304.3.2 T-Shaped Space. The wheelchair turning space shall be a T-shaped space within a 60 inch (1525 mm) minimum square with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. T-shaped wheelchair turning spaces shall be permitted to include knee and toe clearance complying with Section 306 only at the end of either the base or one arm.

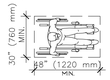
304.4 Doors. Unless otherwise specified, doors shall be permitted to swing into wheelchair turning spaces.

305 Clear Floor or Ground Space

305.1 General. Clear floor space shall comply with Section 305.

305.2 Floor Surfaces. Floor surfaces of a clear floor space have a slope not steeper than 1:48 and shall comply with Section 302.

305.3 Size. The clear floor space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.



305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor space shall be permitted to include knee and toe clearance complying with Section 306.

305.5 Position. Unless otherwise specified, the clear floor space shall be positioned for either forward or parallel approach to an element.

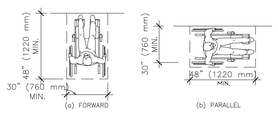


Fig. 305.5
Position of Clear Floor or Ground Space

305.6 Approach. One full unobstructed side of the clear floor space shall adjoin or overlap an accessible route or adjoin another clear floor space.

305.7 Alcoves. If a clear floor space is in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearances complying with Sections 305.7.1 and 305.7.2 shall be provided.

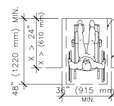


Fig. 305.7
Maneuvering Clearance in an Alcove

305.7.1 Parallel Approach. The width of an alcove shall be 60 inches (1525 mm) minimum where the depth exceeds 15 inches (380 mm).

305.7.2 Forward Approach. The width of an alcove shall be 36 inches (915 mm) minimum where the depth exceeds 24 inches (610 mm).

306 Knee and Toe Clearance.

306.1 General. Where space beneath an element is included as part of clear floor space at an element, clearance at an element, or a wheelchair turning space, the space shall comply with Section 306. Additional space beyond knee and toe clearance shall be permitted beneath elements.

306.2 Toe Clearance.

306.2.1 General. Space under an element between the floor and 9 inches (230 mm) above the floor shall be toe clearance and shall comply with Section 306.2.

306.2.2 Maximum Depth. Toe clearance shall be permitted to extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum beneath the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the floor shall not be included in toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

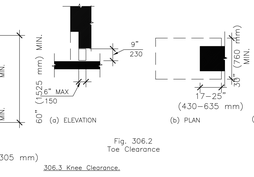


Fig. 306.2
Toe Clearance

306.3 Knee Clearance.

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the floor shall be knee clearance and shall comply with Section 306.3.

306.3.2 Maximum Depth. Knee clearance shall be permitted to extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the floor.

306.3.3 Minimum Depth. Where knee clearance is required beneath an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the floor and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the floor.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above

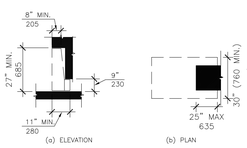


Fig. 306.3
Knee Clearance

the floor, the knee clearance shall be permitted to be reduced at a rate of 1 inch (25 mm) for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

307 Protruding Objects.

307.1 General. Protruding objects on circulation paths shall comply with Section 307.

307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the floor shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

EXCEPTIONS:
1.) Handrails serving stairs and ramps shall be permitted to protrude 4 1/2 inches (115 mm) maximum.
2.) Door closers and door stops shall be permitted to be 78 in. (1980 mm) minimum above the floor.

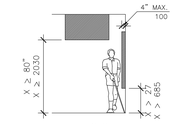


Fig. 307.2
Limits of Protruding Objects

308 Reach Ranges.

308.1 General. Reach ranges shall comply with Section 308.

308.2 Forward Reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the floor.

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

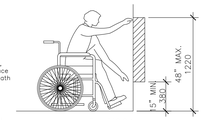


Fig. 308.2
Obstructed High Forward Reach

308.3 Side Reach.

308.3.1 Unobstructed. Where a clear floor space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the floor.

EXCEPTION: Existing elements shall be permitted at 54 inches (1370 mm) maximum above the floor.

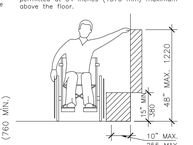


Fig. 308.3.2
Obstructed High Side Reach

308.3.2 Obstructed High Reach. Where a clear floor space allows a parallel approach to an object and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

309 Operable Parts.

309.1 General. Operable parts required to be accessible shall comply with Section 309.

309.2 Clear Floor Space. A clear floor space complying with Section 305 shall be provided.

309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in Section 308.

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

EXCEPTION: 1. Gas pump nozzles shall not be required to provide operable parts that have an activating force of 5.0 pounds (22.2 N) maximum.

Chapter 4. Accessible Routes

404 Doors and Doorways.

404.1 General. Doors and doorways that are part of an accessible route shall comply with Section 404.

404.2 Manual Doors. Manual doors and doorways, and manual gates, including ticket gates, shall comply with the requirements of Section 404.2.

EXCEPTION: Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with Sections 404.2.6, 404.2.7, and 404.2.8.

404.2.1 Double-Leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with Sections 404.2.2 and 404.2.3.

404.2.2 Clear Width. Doorways shall have a clear opening of 32 inches (815 mm) minimum. Clear opening of doorways with swinging doors shall be measured between the face of door and stop, with the door open 90 degrees. Openings, doorways, & doorways without doors more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the clear opening width lower than 34 inches (865 mm) above the floor. Projections into the minimum clear opening width more than 34 inches (865 mm) and up to 80 inches (2030 mm) above the floor or ground are permitted but shall not exceed 4 inches (100 mm).

EXCEPTIONS:
1. Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the floor.

2. In alterations, a projection of ⅝ inch (16 mm) maximum into the required clear opening width shall be permitted for latch side stop.

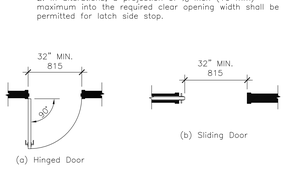


Fig. 404.2.2
Clear Width of Doorways

404.2.3 Maneuvering Clearances at Doors. Minimum maneuvering clearances at doors shall comply with Section 404.2.3 and shall include the full clear opening width of the doorway.

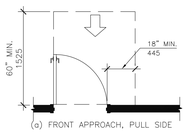
EXCEPTION: Doors to hospital bedrooms shall be exempt from the requirement for space at the latch side of door provided the door is 44 inches (1120 mm) wide minimum.

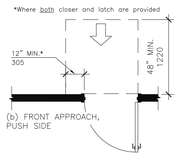
404.2.3.1 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.3.1.

Table 404.2.3.1--Maneuvering Clearances for Manual Swinging Doors

TYPE OF USE		MINIMUM CLEARANCES	
Approach Direction	Door Side	Perpendicular to Door	Parallel to Door (beyond latch unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) (3)
From Hinge	Pull	60 inches (1525 mm) 54 inches (1370 mm)	36 inches (915 mm) 42 inches (1065 mm)
From Hinge	Push	42 inches (1065 mm) (1)	22 inches (560 mm) (3)(4)
From latch	Pull	48 inches (1220 mm) (2)	24 inches (610 mm)
From latch	Push	42 inches (1065 mm) (2)	24 inches (610 mm)

(1) Add 6 inches (150 mm) if closer and latch provided.
(2) Add 6 inches (150 mm) if closer provided.
(3) Add 12 inches (305 mm) beyond latch if closer and latch provided.
(4) Beyond hinge side.





*If both closer and latch are provided
**48 min. (1220) if both closed and latch provided

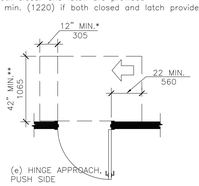


Fig. 404.2.3.1
Maneuvering Clearance at Swinging Doors

404.2.3.2 Sliding and Folding Doors. Sliding doors and folding doors shall have maneuvering clearances complying with Table 404.2.3.2.

404.2.3.3 Doorways without Doors. Doorways without doors that are less than 36 inches (915 mm) wide shall have maneuvering clearances complying with Table 404.2.3.3

Table 404.2.3.2--Maneuvering Clearances for Sliding and Folding Doors

APPROACH DIRECTION	MINIMUM CLEARANCES	
	Perpendicular to Door	Parallel to Door (beyond stop or latch unless noted)
From front	48 inches (1220 mm)	0 inches (0 mm)
From nonlatch side	42 inches (1065 mm)	22 inches (560 mm) (1)
From latch side	42 inches (1065 mm)	24 inches (610 mm)

(1) Beyond pocket or hinge side

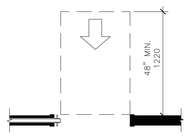


Fig. 404.2.3.2
Maneuvering Clearance at Sliding and Folding Doors

Table 404.2.3.3--Maneuvering Clearances for Doorways without Doors

APPROACH DIRECTION	MINIMUM CLEARANCES
	Perpendicular to Door
From front	48 inches (1220 mm)
From side	42 inches (1065 mm)

404.2.3.4 Recessed Doors. Where any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door, maneuvering clearances for a forward approach shall be provided.

404.2.3.5 Floor Surface. Floor surface within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with Section 302.

404.2.4 Thresholds at Doorways. Thresholds, if provided, at doorways shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with Sections 302 and 303.

EXCEPTION: Section 404.2.4. shall not apply to existing thresholds or altered thresholds ¾ inch (19 mm) maximum in height that have a beveled edge on each side with a maximum slope of 1:2 for the height exceeding ¼ inch (6.4 mm).

404.2.5 Two Doors in Series. Distance between two hinged or pivoted doors in series shall be 48 inches (1220 mm) minimum plus the width of any door swinging into the space. The space between the doors shall provide a turning space complying with Section 304.

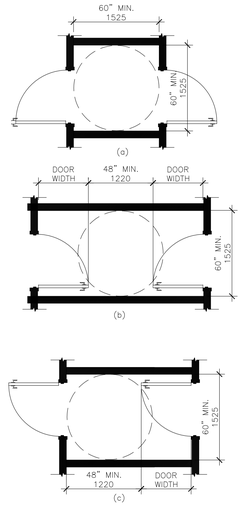


Fig. 404.2.5
Two Doors in Series

404.2.6 Door Hardware. Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate. Such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the floor. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

EXCEPTION: Locks used only for security purposes and not used for normal operation are permitted in any location.

404.2.7 Closing Speed.

404.2.7.1 Door Closers. Door closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to an open position of 12 degrees shall be 5 seconds minimum.

404.2.7.2 Spring Hinges. Door spring hinges shall be adjusted so that from the open position of 70 degrees, the door shall move to the closed position in 1.5 seconds minimum.

404.2.8 Door-Opening Force. Fire doors shall have the minimum opening force allowable by the appropriate administrative authority. The maximum force for pushing open or pulling open doors other than fire doors shall be as follows:
1. Interior hinged door: 5.0 pounds (22.2 N)
2. Sliding or folding door: 5.0 pounds (22.2 N)
These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position.

404.2.9 Door Surface. Door surfaces within 10 inches (255 mm) of the floor measured vertically shall be a smooth surface on the push side extending the full width of the door. Parts creating horizontal or vertical joints in such surface shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

EXCEPTIONS:
1. Sliding doors.
2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at no less than 60 degrees from the horizontal shall not be required to meet the 10 inch (255 mm) bottom rail height requirement.
3. Doors which do not extend to within 10 inches (255 mm) of the floor or ground.

404.2.10 Vision Lites. Doors and sidelites adjacent to doors containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one panel either the door or an adjacent sidelite 43 inches (1090 mm) maximum above the floor or ground.

EXCEPTION: Vision lites with the lowest part more than 66 inches (1675 mm) above the floor are not required to comply with Section 404.2.10.

NO.	DATE	REVISION
1	5-13-24	REVISED PER BUILDING DEPARTMENT COMMENTS
2	6-6-24	REVISED PER BUILDING DEPARTMENT COMMENTS
5	6-6-24	REVISION #2
4	5-13-24	REVISION #1
3	2-19-24	ISSUED FOR BUILDING PERMIT
2	1-3-24	ISSUED FOR OWNER'S REVIEW
1	10-19-23	ISSUED FOR OWNER'S REVIEW

NO.	DATE	ISSUED

OWNERSHIP OF DOCUMENTS

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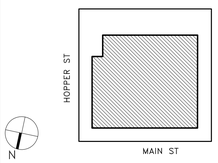
KEY PLAN



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PROJECT

LEGALIZE & MAINTAIN ALTERATIONS TO EXISTING BUILDING

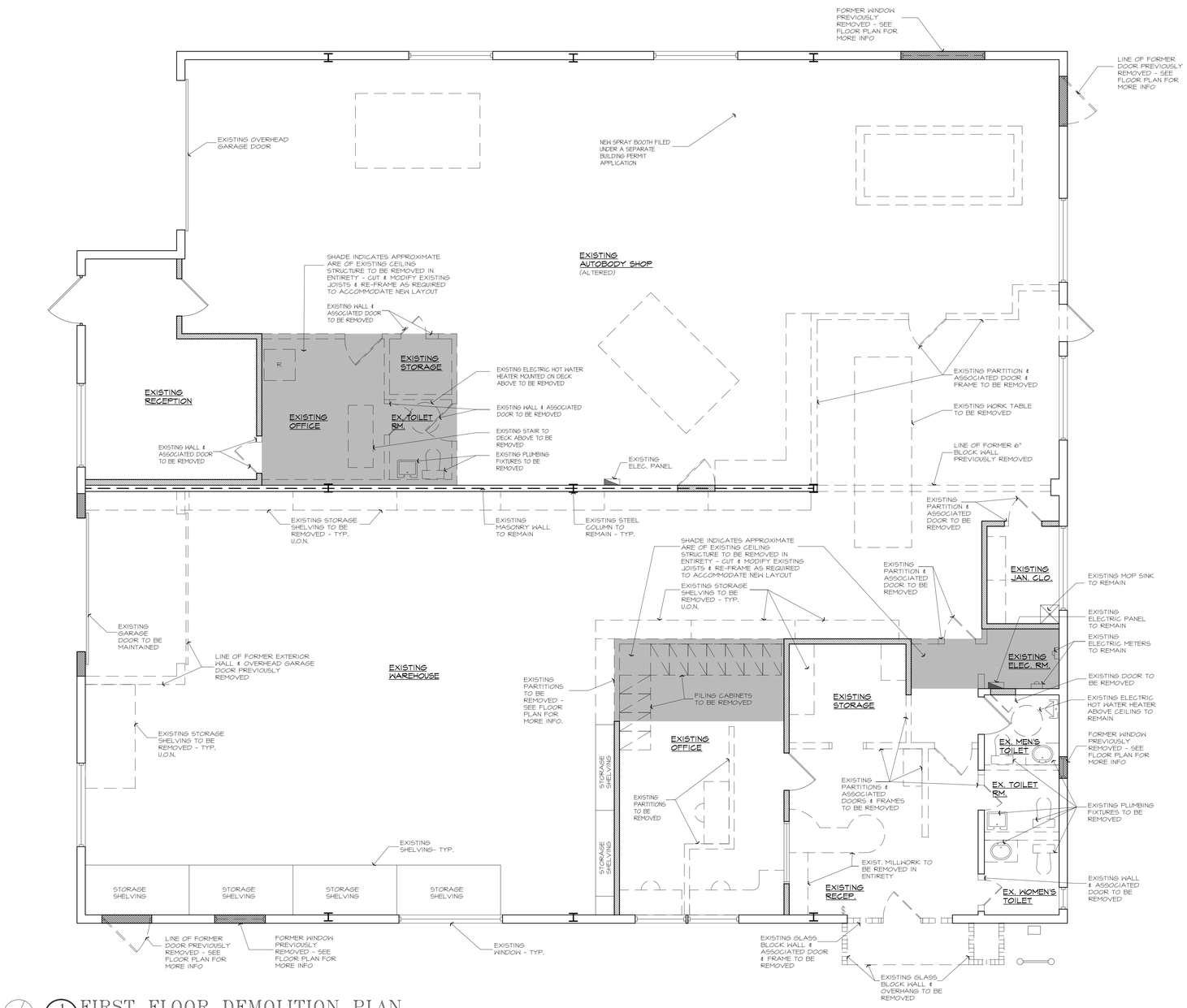
FIRST CLASS COLLISION

542 MAIN ST.
WESTBURY, NY 11590

DRAWING TITLE

HANDICAPPED NOTES & DETAILS

DATE: JANUARY 3, 2024	DWN. BY: LG
JOB NO.: 23108	SCALE: AS SHOWN
SEAL	DWG. No. A-1.5



1 / A2.2 FIRST FLOOR DEMOLITION PLAN

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

DEMOLITION NOTES

1. PRIOR TO ACTUAL DEMOLITION, PROTECTION OF ADJACENT TENANTS OR SPACES IS REQUIRED.
2. ALL LABOR TO BE COMPATIBLE WITH OTHER LABOR ON JOB SITE.
3. DEMOLITION CONTRACTOR TO CONTACT LANDLORD'S REPRESENTATIVE AND ALL UTILITY COMPANY REPRESENTATIVES HAVING JURISDICTION OVER THIS PROJECT, TO ASCERTAIN BUILDING AND UTILITY COMPANY LINES ABOVE, WITHIN, OR BELOW PREMISES TO AVOID ANY POSSIBILITIES OF CUTTING SUCH LINES, CAUSING EXPLOSIONS, ETC.
4. CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE DONE TO THE BASE BUILDING AT HIS EXPENSE. ALL REPAIRS SHALL BE DONE TO THE SATISFACTION OF THE LANDLORD.
5. ALL ELECTRICAL WIRING AND FIXTURES TO BE REMOVED AND MAIN ELECTRICAL SERVICE TO BE EXTENDED AND RELOCATED BY TENANT'S CONTRACTOR, INCLUDING SERVICE CONDUIT AND WIRE, WITH ALL NEW TRANSFORMERS, DISCONNECTS, TROUGHS, PANELS, ETC. TO MAKE UP TENANT'S NEW ELECTRICAL DISTRIBUTION AREA, AS INDICATED
6. ALL DEBRIS AND RUBBISH TO BE REMOVED FROM THE SITE WITHIN A 24-HOUR PERIOD OR PLACED IN A PRE-APPROVED DUMPSTER AREA. CONTRACTOR TO RECEIVE APPROVAL OF DUMPSTER LOCATION FROM BUILDING LANDLORD'S REPRESENTATIVE. SEPARATE DUMPSTER PERMITS, IF REQUIRED, TO BE SECURED DIRECTLY BY THE DEMOLITION SUBCONTRACTOR.
7. PRIOR TO THE START OF DEMOLITION, CONTRACTOR SHALL ENGAGE SERVICES OF A LICENSED, CERTIFIED ASBESTOS CONSULTANT TO DO THE FOLLOWING: A) DETERMINE IF ANY OF THE EXISTING BUILDING COMPONENTS OR FINISHES CONTAIN OR HAVE ASBESTOS APPLIED TO THEM OR ARE MADE OF ASBESTOS, B) DETERMINE THE REQUIREMENTS OF ALL OF THE GOVERNMENT AUTHORITIES HAVING JURISDICTION IN REGARD TO ASBESTOS AT THIS LOCATION, AND C) DETERMINE IF ANY CORRECTIVE WORK IS REQUIRED. IF ANY ASBESTOS EXISTS, AND IF CORRECTIVE WORK IS REQUIRED, THE TENANT OR BUILDING OWNER SHALL ENGAGE A CERTIFIED ASBESTOS CONSULTANT TO PROVIDE THE REQUIRED DRAWINGS, GUIDELINES, AND/OR SPECIFICATIONS FOR THIS WORK IN ACCORDANCE WITH THE MOST RISID INDUSTRY STANDARDS AND ALL APPLICABLE CODES. ALL ASBESTOS INSPECTIONS, CERTIFICATIONS, CORRECTIVE WORK, DIRECTIONS FOR CORRECTIVE WORK, OR ANY OTHER ASBESTOS RELATED WORK SHALL BE DONE UNDER A SEPARATE CONTRACT BY THE TENANT DIRECTLY WITH OTHERS AND IS NOT PART OF THIS ARCHITECTURAL CONTRACT.
8. ALL DEMOLITION WORK TO BE PHASED TO ALLOW PROPER EGRESS FOR WORKMEN IN CASE OF FIRE OR HAZARD AND NO DEMOLITION WORK SHALL OCCUR IF THE WORK JEOPARDIZES A MEANS OF EGRESS FOR THE PUBLIC OR PROJECT EMPLOYEES.
9. PLUMBING DEMOLITION TO BE DONE BY A BONDED, LICENSED, PLUMBER. PLUMBING SUBCONTRACTOR TO VISIT SITE PRIOR TO BIDDING ON DEMOLITION AND LOCATE ALL SUPPLY, WASTE, AND VENT PIPING TO BE REMOVED. PLUMBING SUBCONTRACTOR TO LABEL ALL SUPPLY, WASTE AND VENT PIPING TO REMAIN AND COORDINATE WITH LANDLORD AS TO ALL CONCRETE CUTTING OF SLABS. CAP ALL PLUMBING LINES BELOW SLAB LINES AS REQUIRED. BRING UP TO SLAB LINES ALL PIPES THAT ARE TO BE CREATED FOR CODE REQUIRED CLEAN-OUTS AND FOR ALL NEW CLEAN-OUTS. COORDINATE WITH GENERAL CONTRACTOR AND INSTALL A BRASS FINISH PLATE LEVEL WITH FINISHED FLOOR ON NEW WORK. ALL RECOMPACTION, BACK FILLING, AND NEW SLAB WORK BY THIS CONTRACTOR TO BE COORDINATED WITH GENERAL CONTRACTOR. CAP ALL LINES IN DEMISING WALLS THAT WILL NOT BE REUSED.
10. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS TO FAMILIARIZE HIMSELF WITH THE DEMOLITION AND/OR REMOVAL WORK WHICH MAY BE REQUIRED TO PRODUCE THE END RESULTS INTENDED IN THESE CONTRACT DOCUMENTS. THE RENOVATION WORK DESCRIBED IN THESE DOCUMENTS ASSUMES THE DEMOLITION OF EXISTING CONSTRUCTION IN PART OR ENTIRELY, AND THE REMOVAL, RELOCATION AND REPOWERING OF CERTAIN CONSTRUCTION MATERIALS AND EQUIPMENT. IT IS THE INTENT THAT EACH PORTION OF THE DEMOLITION AND REMODELING
11. THE WORK OUTLINED ON THESE DRAWINGS IS A RENOVATION TO EXISTING CONSTRUCTION. IT IS THEREFORE, ABSOLUTELY ESSENTIAL THAT THE CONTRACTOR VISIT THE SITE TO DETERMINE THE EXTENT OF EXISTING WORK TO REMAIN, THE EXTENT OF EXISTING WORK TO BE REMOVED, AND THE EXTENT OF THE EXISTING WORK TO BE COORDINATED.
12. ALL DEMOLITION WORK AND REMOVAL TO BE PERFORMED IN CONFORMANCE WITH O.S.H.A., GOVERNING CODES AND MALL RULES AND REGULATION. A) REMOVALS SHALL INCLUDE, BUT NOT BE LIMITED TO EXISTING CEILINGS, LIGHT FIXTURES, WIRING, DUCTWORK, PIPING, PARTITIONS, FIXTURES, VALANCES, FASCIA, FINISH FLOORING, STOREFRONT, SIGNS, ETC. TO ALLOW FOR CONSTRUCTION OF A FINISHED SPACE. B) PROVIDE TEMPORARY PROTECTION AND COORDINATE ALL DEMOLITION OPERATION WITH LANDLORD'S REPRESENTATIVE (BUILDING MANAGER), AND C) REMOVE ALL DEBRIS AND DEMOLITION MATERIAL FROM SITE ON A DAILY BASIS. LEAVE PREMISES BROOM CLEAN FOR CONSTRUCTION PHASE.
13. ALL DEMOLITION WORK WILL REQUIRE APPROVAL FROM THE LOCAL BUILDING DEPARTMENT. ALL INSURANCE PAPERS AS REQUIRED BY THE LANDLORD OF THE BUILDING TO BE SUBMITTED WITH THE REQUIRED LIMITS OF LIABILITY AND INDICATION OF INSURED PRIOR TO STARTING WORK.
14. ONLY PLUMBING SHOWN TO BE REMOVED AND ALL ASSOCIATE PIPE PENETRATIONS THROUGH WALLS, ROOF AND FLOOR TO BE SEALED AND LEVELED SMOOTH WITH ADJACENT MATERIALS.
15. ALL CUTTING OF SERVICES OR UTILITIES AFFECTING THE BUILDING COMPLEX OR ADJACENT TENANTS, INCLUDING SPRINKLER OPERATION, TO BE COMPLETED ON "OFF HOURS." CONTRACTOR SHALL GIVE THE LANDLORD A MIN. OF 48 HOURS NOTICE PRIOR TO ANY SHUT DOWN AND ONLY PROCEED AFTER RECEIVING LANDLORD'S WRITTEN PERMISSION SEE NOTE REGARDING SPRINKLER SHUT DOWN.
16. CONCRETE FLOOR SLAB GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ALL CUTTING OF THE FLOOR WITHIN THE DEMISED PREMISES AS REQUIRED FOR ELECTRICAL WORK, PLUMBING WORK, ETC., AS WELL AS ALL PATCHING AS REQUIRED TO RECEIVE THE NEW FINISHES. PRIOR TO CUTTING FLOOR, CONTRACTOR TO MEET WITH LANDLORD'S REPRESENTATIVE TO OBTAIN LANDLORD'S APPROVAL.
17. DEMOLITION AND/OR DEMOLITION REMOVAL TO BE COMPLETED IN A "QUIET ENJOYMENT" MANNER SO AS NOT TO DISTURB THE ADJACENT TENANTS OR THE BUILDING COMPLEX. IN OTHER WORDS, THE OPERATION OF ADJACENT TENANTS OR THE BUILDING IS NOT HAMPERED IN ANY WAY.
18. SPRINKLER LINES, MAINS, BRANCHES, AND HEADS ARE TO BE MODIFIED, RAISED, OR REPOSITIONED BY THE TENANT'S SPRINKLER CONTRACTOR AS REQUIRED. ALL SPRINKLER WORK SHALL BE DONE BY THE LANDLORD'S SPRINKLER CONTRACTOR AND PAID FOR BY THR G.C.
19. ALL AREAS WHERE DEMOLITION IS TO OCCUR TO BE SECTIONED OFF FROM THE PUBLIC AND ALL REQUIRED SHORING, BARRICADING, AND SCAFFOLDING TO BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
20. ALL ELECTRICAL DEMOLITION TO BE COMPLETED BY A LICENSED, BONDED, ELECTRICIAN. ELECTRICAL CONTRACTOR SHALL REMOVE AND/OR RELOCATE ALL EXISTING ELECTRICAL WIRING WORK, DEVICES, AND CONDUIT AS CALLED OUT ON THE DRAWINGS AND AS NECESSARY WHETHER SUCH ITEMS ARE INDICATED ON DRAWINGS OR NOT, IN ORDER TO ACCOMPLISH THE INSTALLATION OF THE SPECIFIED NEW WORK. EQUIPMENT, DEVICES AND MATERIAL REMOVED BECOME THE PROPERTY OF CONTRACTOR (IF APPROVED BY TENANT). SUCH ITEMS MAY NOT BE REUSED IF SPECIFICALLY DESIGNATED ON THE DRAWINGS.
CONDUIT, WIRE, AND OUTLET BOXES REMOVED SHALL BE SCRAPPED BY THE ELECTRICAL CONTRACTOR. WHERE WALLS AND CEILINGS ARE TO BE REMOVED, THE CONDUIT IS TO BE CUT OFF BY THE ELECTRICAL CONTRACTOR SO THAT THE ABANDONED CONDUIT IN THESE WALLS AND CEILINGS CAN BE REMOVED WITH THE WALLS AND CEILINGS BY THE DEMOLITION CONTRACTOR. ALL DEAD-END CONDUIT RUNS SHALL BE PLUGGED AT THE REMAINING LINE OUTLET BOXES OR AT THE PANELS, IF NOT COMPLETELY REMOVED.
21. THE CONTRACTOR WILL BE REQUIRED TO FILE ALL DOCUMENTS WITH THE LOCAL AUTHORITIES IN ORDER TO MEET THE REQUIRED TIMETABLE.
22. CONTRACTOR IS RESPONSIBLE FOR THE BREAKOUT AND REMOVAL OF EXISTING FLOOR & FRAMING AT ALL AREAS (IF APPLICABLE) AND CONTRACTOR SHALL OBTAIN LANDLORD'S WRITTEN APPROVAL FOR ANY SUCH WORK PRIOR TO STARTING
23. WORK BE DONE BY THE SPECIFIC TRADE INVOLVED IN THE INITIAL INSTALLATION I.E. MECHANICAL AND ELECTRICAL WORK TO BE DONE BY MECHANICAL AND ELECTRICAL TRADES, CARPENTRY WORK TO BE DONE BY THE CARPENTRY TRADE, ETC. HENCE, EACH CONTRACTOR AND SUBCONTRACTOR SHALL THOROUGHLY EXAMINE THE PROPOSED WORK AND MAKE ALLOWANCES IN HIS PROPOSAL FOR THE COST OF ALL DEMOLITION AND/OR REMOVAL WHICH MAY BE REQUIRED TO PRODUCE THE END RESULTS INTENDED BY THE CONTRACT DOCUMENTS.
24. THE INTEGRETY OF TH PERIMETER WALLS & CEILINGS OF THIS PROJECT MUST BE MAINTAINED. CONTRACTOR SHALL INSURE THAT EXISTING ARE NOT DESTROYED. CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE DONE TO THE BASE BUILDING AT HIS EXPENSE. ALL REPAIRS SHALL BE DONE TO THE SATISFACTION OF THE LANDLORD.
25. THE CONTRACTOR IS REQUIRED TO PROVIDE ANY AND ALL NEW FIREPROOFING AS REQUIRED TO MEET ALL CODE REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, FIRE RATED DOORS IN FIRE RATED PARTITIONS AND FIRE DAMPERS WHERE DUCTS PIERCE FIRE RATED PARTITIONS. ALL COMPONENTS SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
26. ALL WORK TO BE COMPLETED FOLLOWING LANDLORD'S CONSTRUCTION "RULES AND REGULATIONS."
27. ALL DEBRIS REMOVED FROM THE SITE SHALL BE DUMPED INTO PRE-APPROVED DUMPING AREA ONLY. NO ASBESTOS REMOVAL TO BE COMPLETED BY THIS CONTRACTOR.

SYMBOL LEGEND

EXISTING WALLS TO REMAIN
PATCH & REPAIR AS REQUIRED TO RECIEVE NEW FINISHES

EXISTING CONSTRUCTION TO BE DEMOLISHED AND REMOVED

EXISTING DOOR TO REMAIN

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5	6-6-24	REVISION #2
4	5-13-24	REVISION #1
3	2-19-24	ISSUED FOR BUILDING PERMIT
2	1-3-24	ISSUED FOR OWNER'S REVIEW
1	10-19-23	ISSUED FOR OWNER'S REVIEW

NO.	DATE	ISSUED

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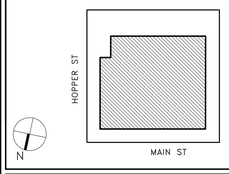
KEY PLAN



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CONSULTANT

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PROJECT

LEGALIZE & MAINTAIN ALTERATIONS TO EXISTING BUILDING

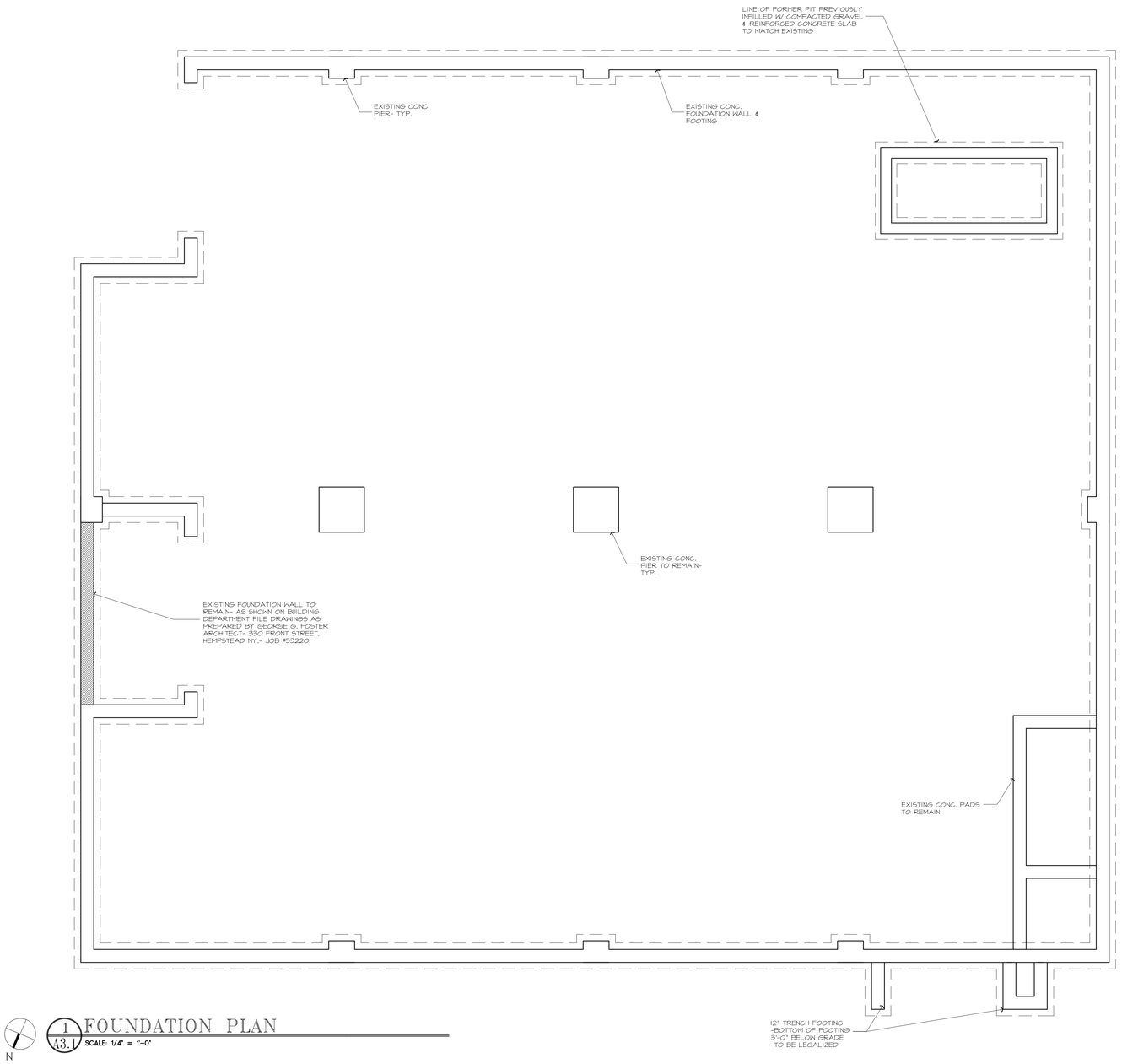
FIRST CLASS COLLISION

542 MAIN ST.
WESTBURY, NY 11590

DRAWING TITLE

FIRST FLOOR DEMOLITION PLAN

DATE: JANUARY 3, 2024	DWN. BY: LG
JOB NO.: 23108	SCALE: AS SHOWN
SEAL	DWG. No. A-2.1



1 / A3.1 FOUNDATION PLAN

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

NO.	DATE	REVISION
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KEY PLAN

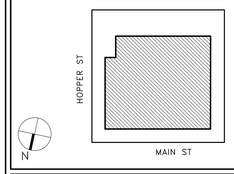

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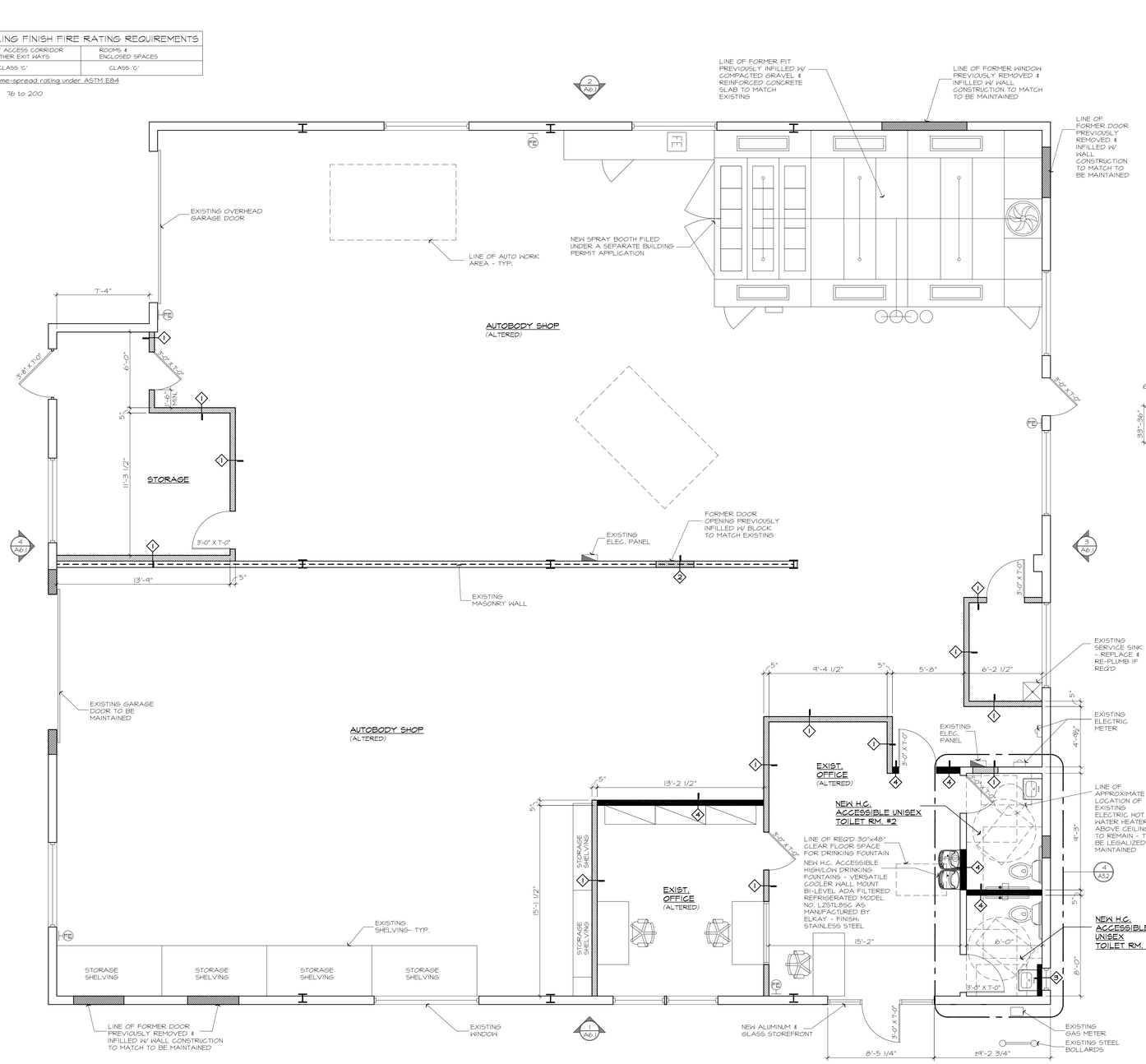
TABLE 803.13

INTERIOR WALL & CEILING FINISH FIRE RATING REQUIREMENTS		
VERT EXITS & EXIT PASSAGE WAYS	EXIT ACCESS CORRIDOR & OTHER EXIT WAYS	ROOMS & ENCLOSED SPACES
CLASS 'B'	CLASS 'C'	CLASS 'C'

Class designation with Surface Flame-spread rating under ASTM E84

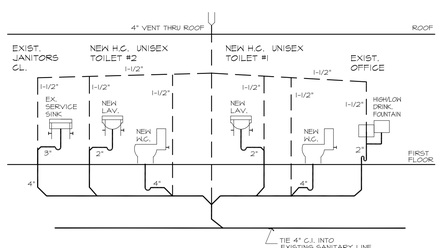
A	0 to 25	C	76 to 200
B	26 to 75	D	

NOTE:
NO CHANGE TO BUILDING ENVELOPE



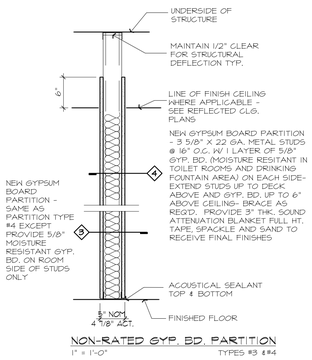
1 A3.2 FIRST FLOOR PLAN

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



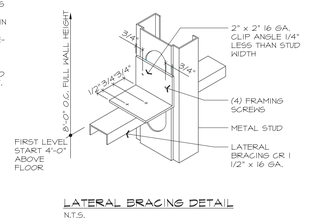
2 A3.2 PLUMBING RISER DIAGRAM

SCALE: N.T.S.

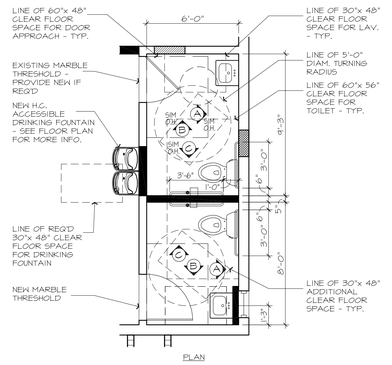


3 A3.2 PARTITION DETAIL

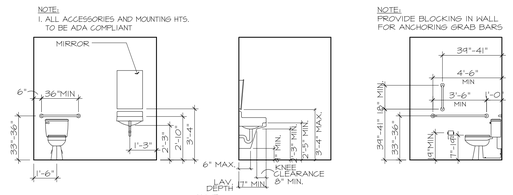
SCALE: 1"=1'-0"



LATERAL BRACING DETAIL
N.T.S.



PLAN



ELEVATION - A ELEVATION - B ELEVATION - C

TOILET RM. ACCESS. SCHED.

DESCRIPTION

36" LONG STAINLESS STEEL GRAB BAR. MODEL NO. B-5806X36 W/SATIN STAINLESS STEEL FINISH AS MANUFACTURED BY BOBRICK WASHROOM EQUIPMENT OR APPROVED EQUAL. PROVIDE CONCEALED ANCHOR PLATES FOR STUD WALL CONSTRUCTION BOBRICK SERIES 2562 OR APPROVED EQUAL. AT EACH GRAB BAR. MOUNT HORIZ. @ 33" AFF.

42" LONG STAINLESS STEEL GRAB BAR. MODEL NO. B-5806X42 W/SATIN STAINLESS STEEL FINISH AS MANUFACTURED BY BOBRICK WASHROOM EQUIPMENT OR APPROVED EQUAL. PROVIDE CONCEALED ANCHOR PLATES FOR STUD WALL CONSTRUCTION BOBRICK SERIES 2562 OR APPROVED EQUAL. AT EACH GRAB BAR. MOUNT HORIZ. @ 33" AFF.

18" LONG STAINLESS STEEL GRAB BAR. MODEL NO. B-5806X18 W/SATIN STAINLESS STEEL FINISH AS MANUFACTURED BY BOBRICK WASHROOM EQUIPMENT OR APPROVED EQUAL. PROVIDE CONCEALED ANCHOR PLATES FOR STUD WALL CONSTRUCTION BOBRICK SERIES 2562 OR APPROVED EQUAL. AT EACH GRAB BAR. MOUNT VERT. @ 34" AFF.

WALL-MOUNTED SOAP DISPENSER, MODEL NO. B-4112 W/ SATIN STAINLESS STEEL FINISH AS MANUFACTURED BY BOBRICK WASHROOM EQUIPMENT OR APPROVED EQUAL.

FIXED TILT MIRROR W/ SATIN STAINLESS STEEL FINISHED FRAME. MODEL NO. B-293 1830 AS MANUFACTURED BY BOBRICK WASHROOM EQUIPMENT OR APPROVED EQUAL.

SURFACE-MOUNTED TOILET PAPER DISPENSER MODEL NO. B-4288 AS MANUFACTURED BY BOBRICK WASHROOM EQUIPMENT OR APPROVED EQUAL.

SURFACE MOUNTED ROLL TOWEL DISPENSER MODEL# B-72860 AS MANUFACTURED BY BOBRICK WASHROOM EQUIPMENT OR APPROVED EQUAL

ADA LAVATORY - KOHLER SOHO WALL MOUNTED LAVATORY #K-2054 COLOR: WHITE

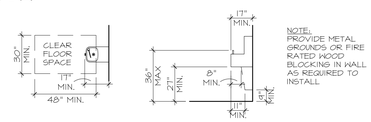
ADA COMPLIANT FAUCET - KOHLER
ALTEO 2-HANDLE LAVATORY FAUCET #K-45100-4 CENTER SET LAVATORY - POLISHED CHROME

TOILET - HIGHLINE CLASSIC COMFORT HEIGHT
2-PIECE W/ PRESSURE-LITE ELONGATED TOILET - KOHLER - #K-3519-0 (PROVIDE FLUSH HANDLE ON OPEN SIDE) COLOR: WHITE - PROVIDE #K-3588 SEAT

NOTE:
1. ALL ACCESSORIES AND MOUNTING HTS. TO BE ADA COMPLIANT
2. VERIFY ALL ACCESSORY QUANTITIES, MODELS AND TYPES WITH OWNER PRIOR TO ORDERING
3. COORDINATE INSTALLATION LOCATIONS W/ OWNER
4. HOT WATER & DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED TO PROTECT AGAINST CONTACT

4 A3.2 HANDICAP TOILET DETAILS

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



5 A3.2 HANDICAP TOILET DETAILS

SCALE: N.T.S.

TABLE 906.3 (1) NEW YORK STATE FIRE CODE PORTABLE FIRE EXTINGUISHERS
MAXIMUM FLOOR AREA = 3,000 SQ FT. = 2 PORTABLE EXTINGUISHER TRAVEL DISTANCE = 75'

FE Fire Extinguisher- SEE FLOOR PLAN FOR LOCATIONS

FIRE EXTINGUISHER NOTES:
1. PORTABLE FIRE EXTINGUISHERS-MODEL #MP10 (10 LBS. ABC TYPE) MOUNTED ON STANDARD BRACKET AS MANUFACTURE BY LARSENS MANUFACTURING COMPANY OR APPROVED EQUAL. MOUNT TO MEET ADA REQUIREMENTS. INSTALL AS PER MANUFACTURE INSTRUCTIONS.
2. VERIFY THAT SPECIFIED EXTINGUISHER MEETS FIRE MARSHALL APPROVAL PRIOR TO ORDERING
3. VERIFY & COORDINATE FIRE EXTINGUISHER QUANITY, LOCATION, SIZE AND TYPE WITH FIRE MARSHALL PRIOR TO ORDERINGS

SYMBOL & WALL LEGEND

- EXISTING EXTERIOR WALL AND/ OR INTERIOR PARTITION TO REMAIN WITHOUT CHANGE
- EXISTING EXTERIOR 8" CONCRETE BLOCK WALL W/ E.I.F.S. FINISH TO BE MAINTAINED
- EXISTING CONCRETE BLOCK PARTITION
- 1 — PARTITION TYPE #1- TO BE MAINTAINED EXISTING PARTITION TO BE LEGALIZED- 3⅝" METAL STUDS (OR 2X4 WOOD STUDS) @ 16" O.C. WITH ⅝" GYP. BD. ON EACH SIDE
- 2 — PARTITION TYPE #2- TO BE MAINTAINED EXISTING 6" CONCRETE BLOCK PARTITION
- 3 — NEW GYPSUM BOARD PARTITION - SAME AS PARTITION TYPE #4 EXCEPT PROVIDE 5/8" MOISTURE RESISTANT GYP. BD. ON ROOM SIDE OF STUDS ONLY
- 4 — NEW GYPSUM BOARD PARTITION - 3 5/8" X 22 GA. METAL STUDS @ 16" O.C. W/ 1 LAYER OF 5/8" GYP. BD. (MOISTURE RESISTANT IN TOILET ROOMS) ON EACH SIDE- EXTEND STUDS UP TO DECK ABOVE AND GYP. BD. UP TO 6" ABOVE CEILING- BRACE AS REQ'D. PROVIDE 3" THK. SOUND ATTENUATION BLANKET FULL HT. TAPE, SPACKLE AND SAND TO RECEIVE FINAL FINISHES
- 3'-0" X 7'-0" — NEW DOOR- SEE FLOOR PLAN FOR SIZE - PROVIDE ALL REQ'D DOOR HARDWARE & FRAME
- 6'-0" X 8'-0" — EXISTING DOOR TO REMAIN- SEE PLAN FOR SIZE
- GFI — NEW GROUND FAULT INTERRUPT DUPLEX OUTLET

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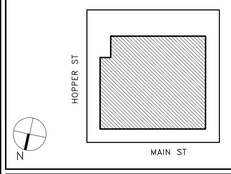
KEY PLAN



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PROJECT
LEGALIZE & MAINTAIN ALTERATIONS TO EXISTING BUILDING
FIRST CLASS COLLISION
542 MAIN ST.
WESTBURY, NY 11590

DRAWING TITLE
FIRST FLOOR CONSTRUCTION PLAN, PLUMB. RISER DIAG., & TOILET DETAILS

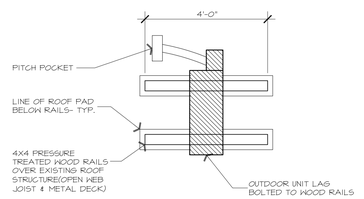
DATE: JANUARY 3, 2024	DWN. BY: LG
JOB NO.: 23108	SCALE: AS SHOWN
SEAL	DWG. No. A-3.2

1 A4.1 FIRST FLOOR REFLECTED CEILING PLAN

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

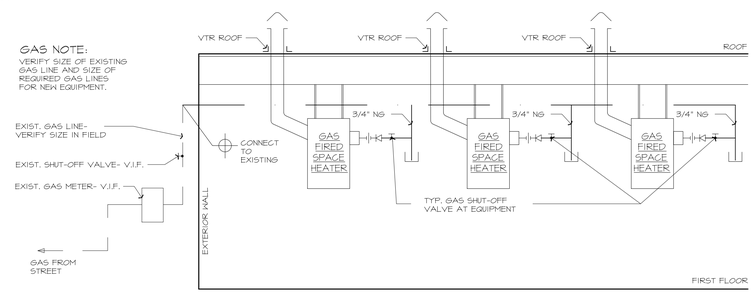
LIGHT LEGEND

- EXISTING SURFACE MOUNTED FLUORESCENT 4'-0" LONG STRIP LIGHT FIXTURE- 2-LAMP-T5 WATT TO BE MAINTAINED & LEGALIZED
- EXISTING 2x2 FLUORESCENT LIGHT FIXTURE - 2-U-LAMP-49 WATT TO BE MAINTAINED & LEGALIZED
- R — RELOCATED 2x2 FLUORESCENT LIGHT FIXTURE - 2-U-LAMP-49 WATT
- EXISTING 2x4 LED LIGHT FIXTURE - 49 WATT
- R — RELOCATED 2x4 LED LIGHT FIXTURE - 49 WATT
- EXISTING PENDANT FLUORESCENT LIGHT FIXTURE - 1-LAMP-T5 WATT TO BE MAINTAINED & LEGALIZED
- EXISTING 6" DIAM. SURFACE MOUNTED LIGHT FIXTURE - 14 WATT LED TO BE MAINTAINED & LEGALIZED
- NEW EXTERIOR LIGHT FIXTURE WITH BATTERY BACK-UP
- NEW 75 CFM EXHAUST FAN VENTED THROUGH ROOF
- $ — EXISTING LIGHT SWITCH
- $N — NEW LIGHT SWITCH
- EXISTING ILLUMINATED EMERGENCY EXIT SIGN FOR MEANS OF EGRESS ILLUMINATION
- NEW ILLUMINATED EMERGENCY EXIT SIGN WITH (2) EMERGENCY LIGHTS AND BATTERY BACK-UP FOR MEANS OF EGRESS ILLUMINATION - PROVIDE ARROW INDICATORS AS REQUIRED
- NEW WALL MOUNTED EMERGENCY EXIT LIGHTS WITH BATTERY BACK-UP FOR MEANS OF EGRESS ILLUMINATION
- EXISTING 24"x24" HVAC DIFFUSSER TO BE MAINTAINED & LEGALIZED
- EXISTING 12"x12" HVAC DIFFUSSER TO BE MAINTAINED & LEGALIZED
- CM — NEW HARDWIRED CARBON MONOXIDE DETECTOR INTERCONNECTED WITH BATTERY BACK-UP
- OS — CLG. MOUNTED OCCUPANCY SENSOR - MODEL WOAC-DT AS MANUFACTURED BY GREENSAVE - CONTRACTOR SHALL VERIFY THAT SENSOR IS COMPATIBLE WITH LIGHT FIXTURES SPECIFIED - OCCUPANCY SENSOR TO CONTROL LIGHTING, SET TO SHUT OFF LIGHTING IN 30 MINUTES IF NO OCCUPANCY IS DETECTED



4 A4.1 ROOFTOP MINISPLIT UNIT MOUNTING DETAIL

1/2" = 1'-0"

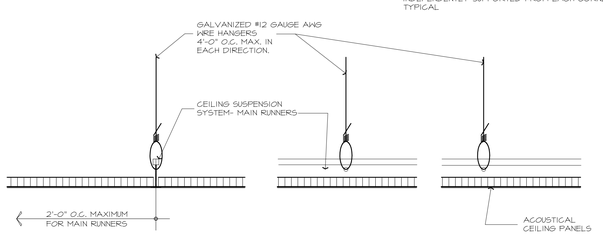


2 A4.1 GAS RISER DIAGRAM

SCALE: N.T.S.

FIRE ALARM NOTES

1. THE OWNER'S FIRE ALARM VENDOR SHALL PROVIDE AND INSTALL A NEW FIRE ALARM SYSTEM AS REQUIRED TO CONFORM TO CODE. THE OWNER'S VENDOR SHALL BE RESPONSIBLE FOR THE REQUIRED ENGINEERED FIRE ALARM DRAWINGS, COORDINATION OF WORK, INSTALLATION, FILING WITH THE FIRE MARSHALL, PERMIT COSTS, ETC. THE DESIGN MUST BE SIGNED OFF BY THE FIRE MARSHALL PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. THE GENERAL CONTRACTOR SHALL COORDINATE THE FIRE ALARM WORK WITH THE FIRE ALARM CONTRACTOR AS REQUIRED.
3. THE FIRE ALARM SYSTEM SHALL HAVE CARBON MONOXIDE DETECTION AS PER NYS CODE & N.C.F.M. REQUIREMENTS.



3 A4.1 ACOUSTICAL CEILING TILE DETAIL

3" = 1'-0"

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NO.	DATE	ISSUED

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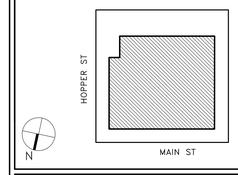
KEY PLAN



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PROJECT

LEGALIZE & MAINTAIN ALTERATIONS TO EXISTING BUILDING

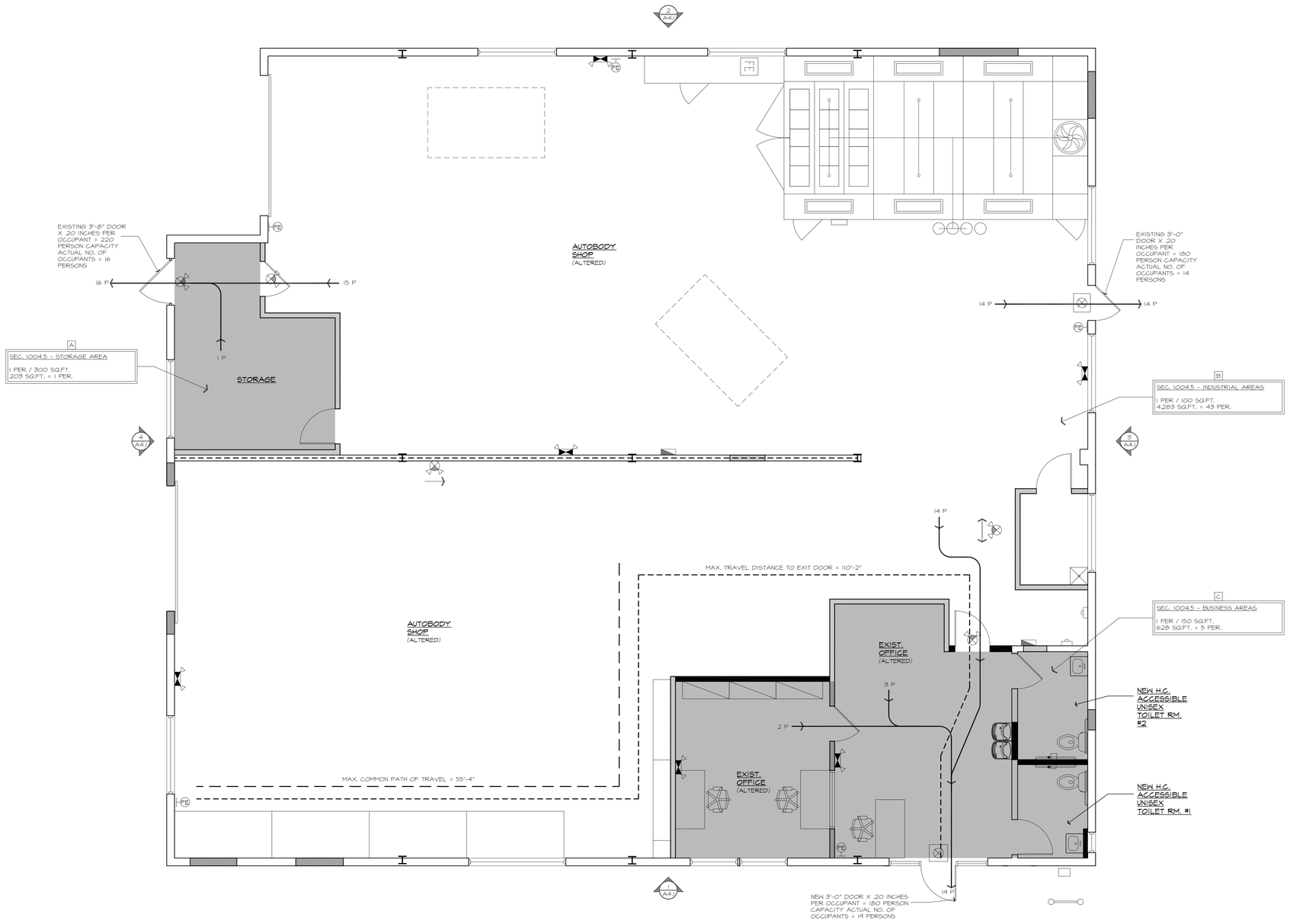
FIRST CLASS COLLISION

542 MAIN ST.
WESTBURY, NY 11590

DRAWING TITLE

FIRST FLOOR REFLECTED CEILING PLAN

DATE: JANUARY 3, 2024	DWN. BY: LG
JOB NO.: 23108	SCALE: AS SHOWN
SEAL	DWG. No. A-4.1



N

1 / A5.1 FIRST FLOOR EGRESS PLAN

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

NOTE:
ALL DOORS ARE 3'-0" WIDE X 20 INCHES
PER OCCUPANT = 180 PERSON CAPACITY PER DOOR UNLESS OTHERWISE NOTED

LEGEND

- EXISTING EMERGENCY EXIT SIGN W/ BATTERY BACK-UP FOR MEANS OF EGRESS
- NEW EMERGENCY EXIT SIGN W/ EMERGENCY EXIT LIGHTS W/ BATTERY BACK-UP FOR MEANS OF EGRESS - PROVIDE ARROW INDICATORS AS SHOWN ON PLAN
- NEW WALL MOUNTED EMERGENCY EXIT LIGHTS WITH BATTERY BACK-UP FOR MEANS OF EGRESS ILLUMINATION
- FE NEW FIRE EXTINGUISHER LARSEN MANUF. CO. MODEL #MP10 (10 LBS. ABC TYPE)

'B' BUSINESS OCCUPANCY	
A- STORAGE AREA	1
B- INDUSTRIAL AREAS	43
C- BUSINESS AREAS	5
TOTAL OCCUPANCY:	49

NO.	DATE	REVISION
1	5-13-24	REVISED PER BUILDING DEPARTMENT COMMENTS
2	6-6-24	REVISED PER BUILDING DEPARTMENT COMMENTS
5	6-6-24	REVISION #2
4	5-13-24	REVISION #1
3	2-19-24	ISSUED FOR BUILDING PERMIT
2	1-3-24	ISSUED FOR OWNER'S REVIEW
1	10-19-23	ISSUED FOR OWNER'S REVIEW

NO.	DATE	ISSUED

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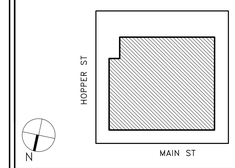

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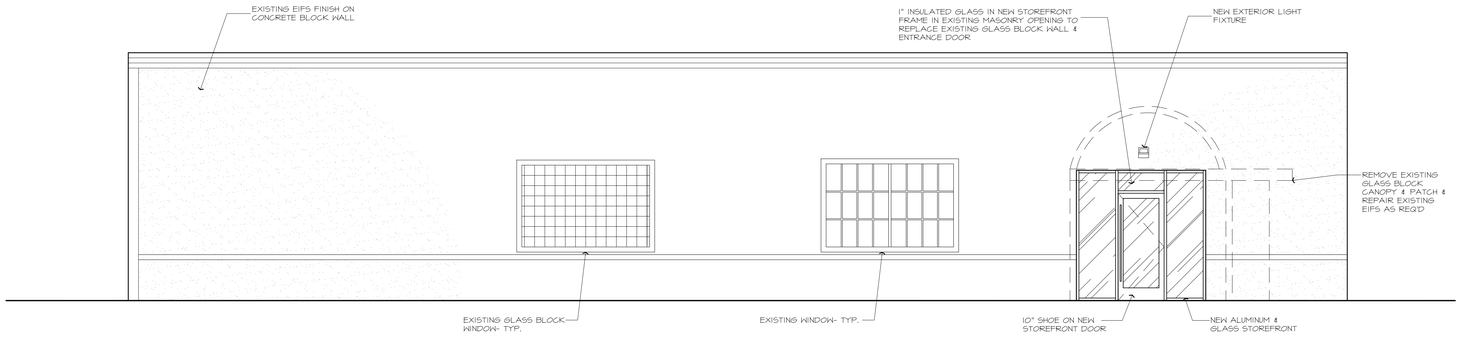
FIRST CLASS COLLISION
542 MAIN ST.
WESTBURY, NY 11590

DRAWING TITLE
FIRST FLOOR EGRESS PLAN

MINIMUM NUMBER OF PLUMBING FIXTURES REQ'D
OCCUPANCY: B & F-1 / 49 PERSONS (24 MALE / 25 FEMALE)

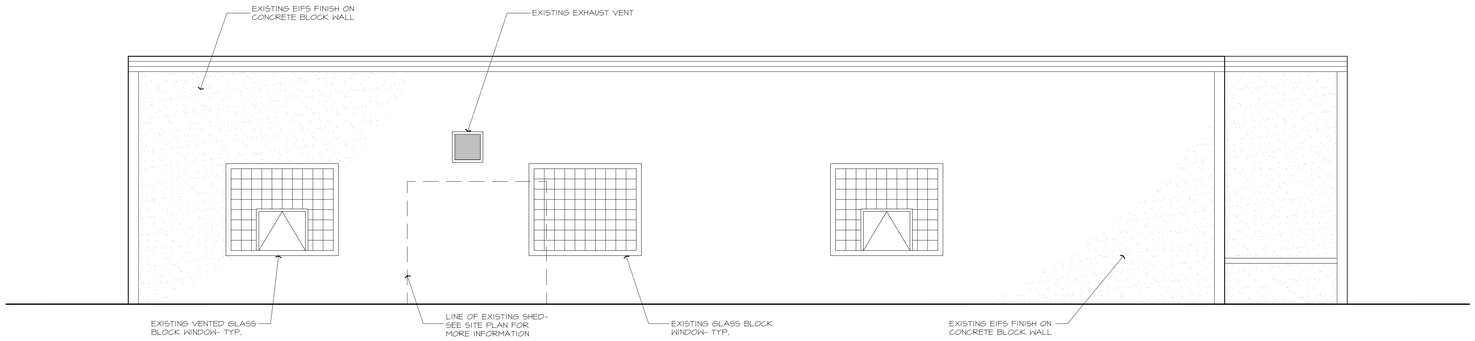
WATER CLOSETS				LAVATORIES				DRINKING FOUNTAIN		OTHER	
REQUIRED		PROVIDED		REQUIRED		PROVIDED		REQUIRED	PROVIDED	REQUIRED	PROVIDED
MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE				
1/25 FOR FIRST 50 & 1/50 FOR REMAINDER #1	1/25 FOR FIRST 50 & 1/50 FOR REMAINDER #1	2 H.C. UNISEX TOILET ROOMS PROVIDED	2 H.C. UNISEX TOILET ROOMS PROVIDED	1/40 FOR FIRST 80 & 1/80 FOR REMAINDER #1	1/40 FOR FIRST 80 & 1/80 FOR REMAINDER #1	2 H.C. UNISEX TOILET ROOMS PROVIDED	3 H.C. UNISEX TOILET ROOMS PROVIDED	1/100	2 DRINKING FOUNTAINS	1 SERVICE SINK	1 SERVICE SINK PROVIDED

DATE: JANUARY 3, 2024	DWN. BY: LG
JOB NO.: 23108	SCALE: AS SHOWN
SEAL	DWG. No. A-5.1



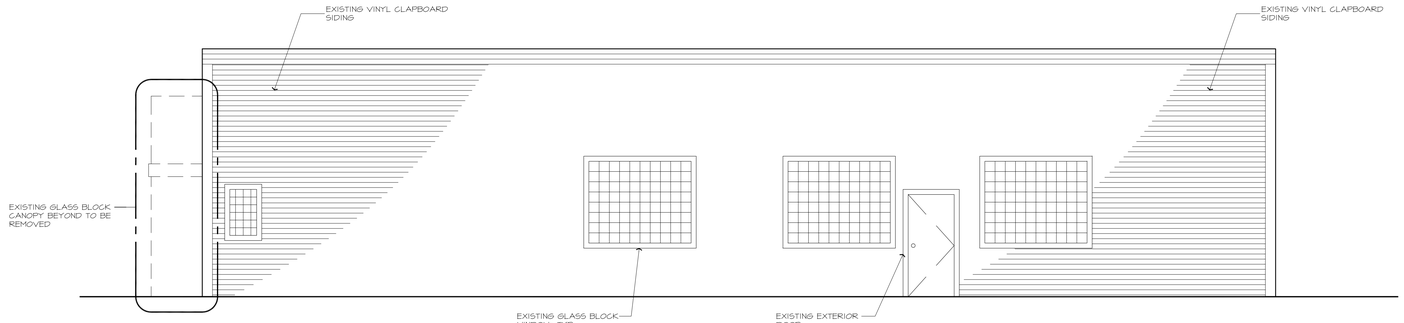
1 / A6.1 FRONT ELEVATION – NORTH

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



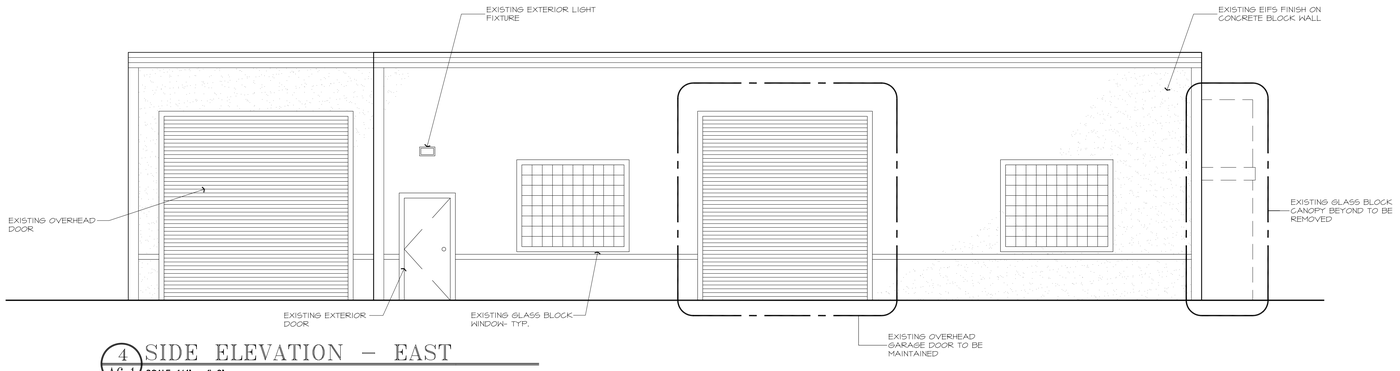
2 / A6.1 REAR ELEVATION – SOUTH

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



3 / A6.1 SIDE ELEVATION – WEST

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



4 / A6.1 SIDE ELEVATION – EAST

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

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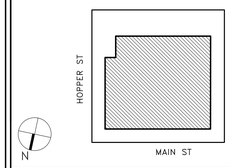

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FIRST CLASS COLLISION

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WESTBURY, NY 11590

DRAWING TITLE

EXTERIOR ELEVATIONS

DATE: JANUARY 3, 2024	DWN. BY: LG
JOB NO.: 23108	SCALE: AS SHOWN
SEAL	DWG. No. A-6.1