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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 23, 2024**

#### **RESIDENTIAL CALENDAR**

**APPEAL #21592 - Seon Pak; 61 Manor Drive, Great Neck; Section 2, Block 109, Lot 1; Zoned: Residence-B**

Variance from §70-40.B to construct a new home and a portico that are too close to the street (both primary and secondary front yards).

**APPEAL #21610 - Meny & Valerie Elgadeh; 56 Station Road, Great Neck; Section 2, Block 353, Lot 17; Zoned: Residence-A**

Variances from 70-29.C and 70-30.B to construct additions and a garage conversion that make a home too big and are located too close to the street (primary front yard).

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

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

**APPEAL #21611 - Sheldon & Marlene Millman; 39 Meadow Lane, Roslyn Heights; Section 7, Block M6, Lot 62; Zoned: Residence-B**

Variances from §§70-40.C and 70-41.A to legalize a bay window that is located too close to the side property line and too close to the street.

**APPEAL #21612 – Perdita Permaul; 165 Elm St., Roslyn Heights (Historic District); Section 7, Block 29, Lot 37; Zoned: Residence-B**

Variances § 70-100.2.C(1) & 70-41.A to legalize a deck located too close to the side property line.

**APPEAL #21613 – Elham Gilardi; 42 Snapdragon Ln., Roslyn Heights; Section 7, Block 226, Lot 9; Zoned: Residence-AA**

Variances § 70-21.A, 70-22.3.A, 70-22.3.B, 70-22.7, 70-102.C(1) & 70-102.C(2) to construct a new home that would be too close to the side property line and with total side yards that are too small, violates the sky exposure plane (both sides), is taller than the horizontal distance between the side property line and the home, with an eave height that is too high; and to legalize pool equipment located in a side yard and too close to a side property line; and to legalize pool barrier fencing extending beyond the rear building line.

**APPEAL #21614 – Stephen Massinello; 86 Lake Dr., New Hyde Park; Section 8, Block 263, Lot 6; Zoned: Residence-A**

Variations §§70-102.C(5)(a), 70-30(C), 70-31(A) & 70-208(F) to legalize an in-ground pool located too close to a side property line; to construct additions to a non-conforming dwelling that are too close to a front property line, too close to a side property line and would increase the non-conformity of the home; and to construct a fire pit that is too close to a side property line.

COMMERCIAL CALENDAR

**APPEAL #21615 – NYU Langone; 1440 Northern Blvd., Manhasset; Section 3, Block 145, Lot 16; Zoned: Business-A**

Conditional Use § 70-126(F) to construct interior alterations to a medical facility to add a café for staff, patients, and visitors.

**APPEAL #21616 - 114 Main Street Owner, LLC (The Beacon); 114 Main Street, Port Washington; Section 5, Block 80, Lot 29; Zoned: Business A/Residence-C**

Appeal for determination for consideration under §70-225.E to extend the business use of the property into the residential zone, or in the alternative, variance from §70-44, and conditional use §70-126.A and variance from §70-103.A(1) to construct interior alterations to convert a former movie theater to a dinner theater space (a conditional use in the Business-A District, and a use that is not permitted in the Residence-C District), with not enough parking on site.

**APPEAL #21617 - Napoleon Prime Properties LLC; 154 Mineola Avenue, Roslyn Heights; Section 7, Block G, Lot 970; Zoned: Business-B**

Variance from §70-196.J(1)(a) to construct too many signs on a wall.

**APPEAL #21618- Jeffrey Wilks (Schmackary's); 1044 Willis Avenue, Albertson; Section 7, Block 230, Lot 45; Zoned: Business-A**

Conditional use §70-126.F to construct interior alterations to convert a vacant retail space to a food use.

**APPEAL #21619 – Plaza 200 Associates, LLC (Champion Martial Arts); 200A Glen Cove Rd., Carle Place; Section 9, Block 663, Lot 16; Zoned: Industrial-B**

Conditional Use § 70-187(P) for interior alterations to an existing commercial building to add a café to a martial arts studio.

**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).









JEAN-PIERRE LARDOUX, AIA, NCARB  
 NY LIC. No. 023503  
 NJ LIC. No. 07328  
 CT LIC. No. 07800  
 NH LIC. No. 2910  
 PA LIC. No. 00493938  
 FL LIC. No. AR3841  
 CO LIC. No. ARC00420614  
 NYS HERS RATER No. 0731  
 NYC SPECIAL INSPECTION AGENCY LIC. No. 0028328

CONSULTANTS:

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

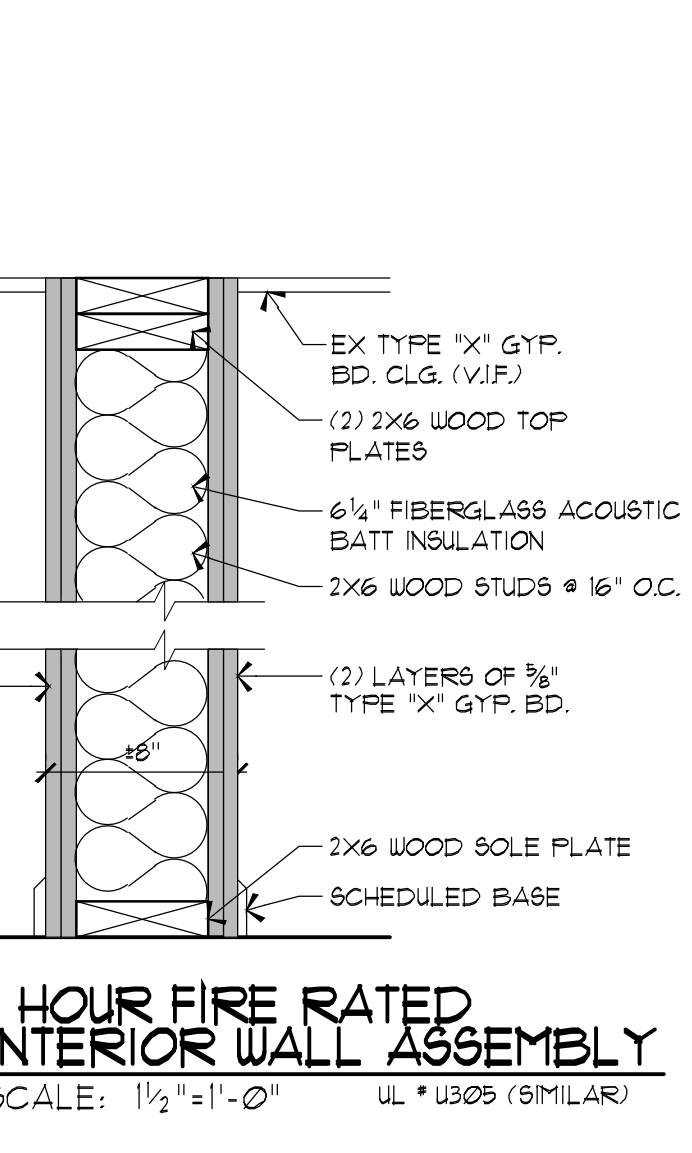
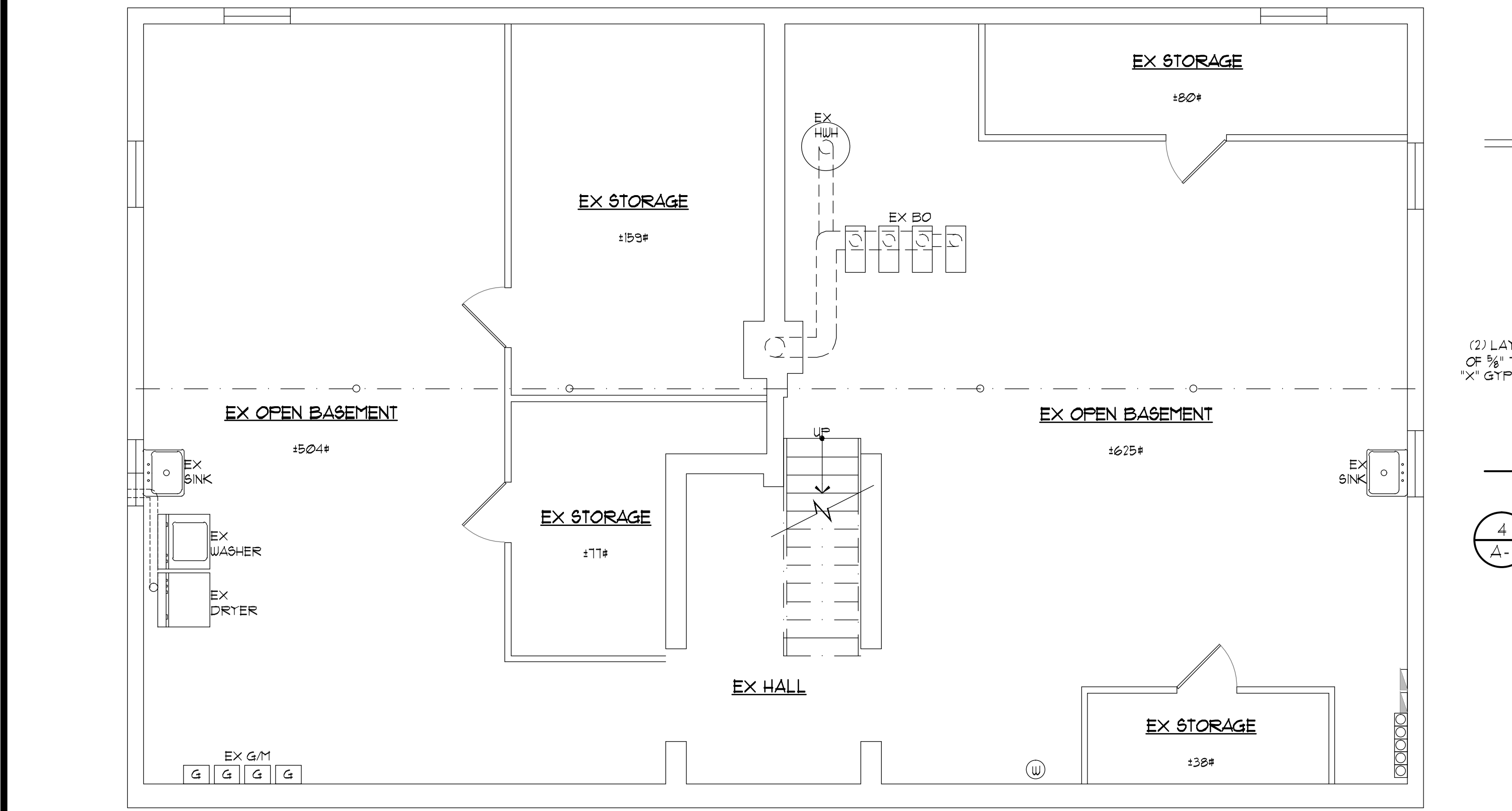
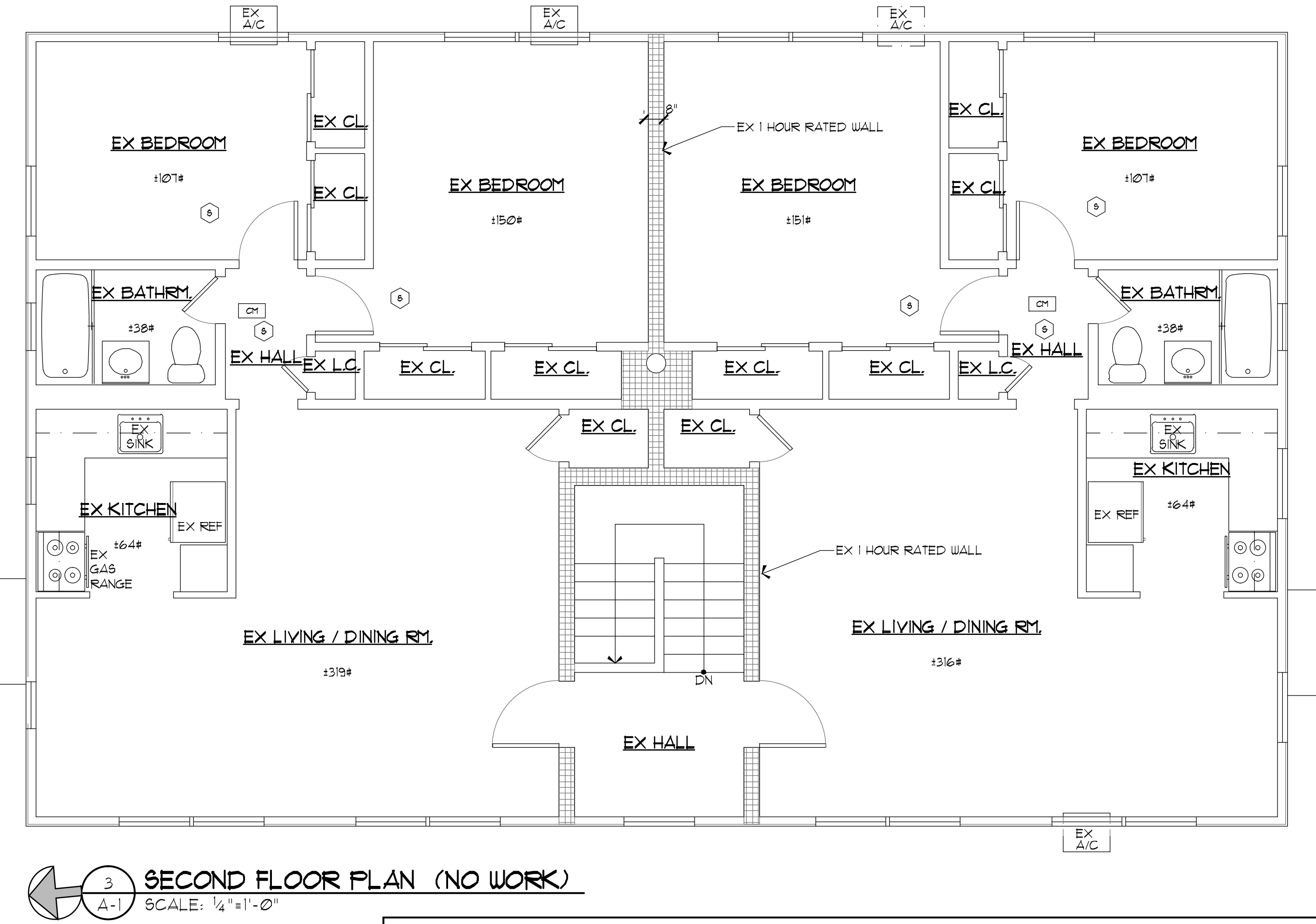
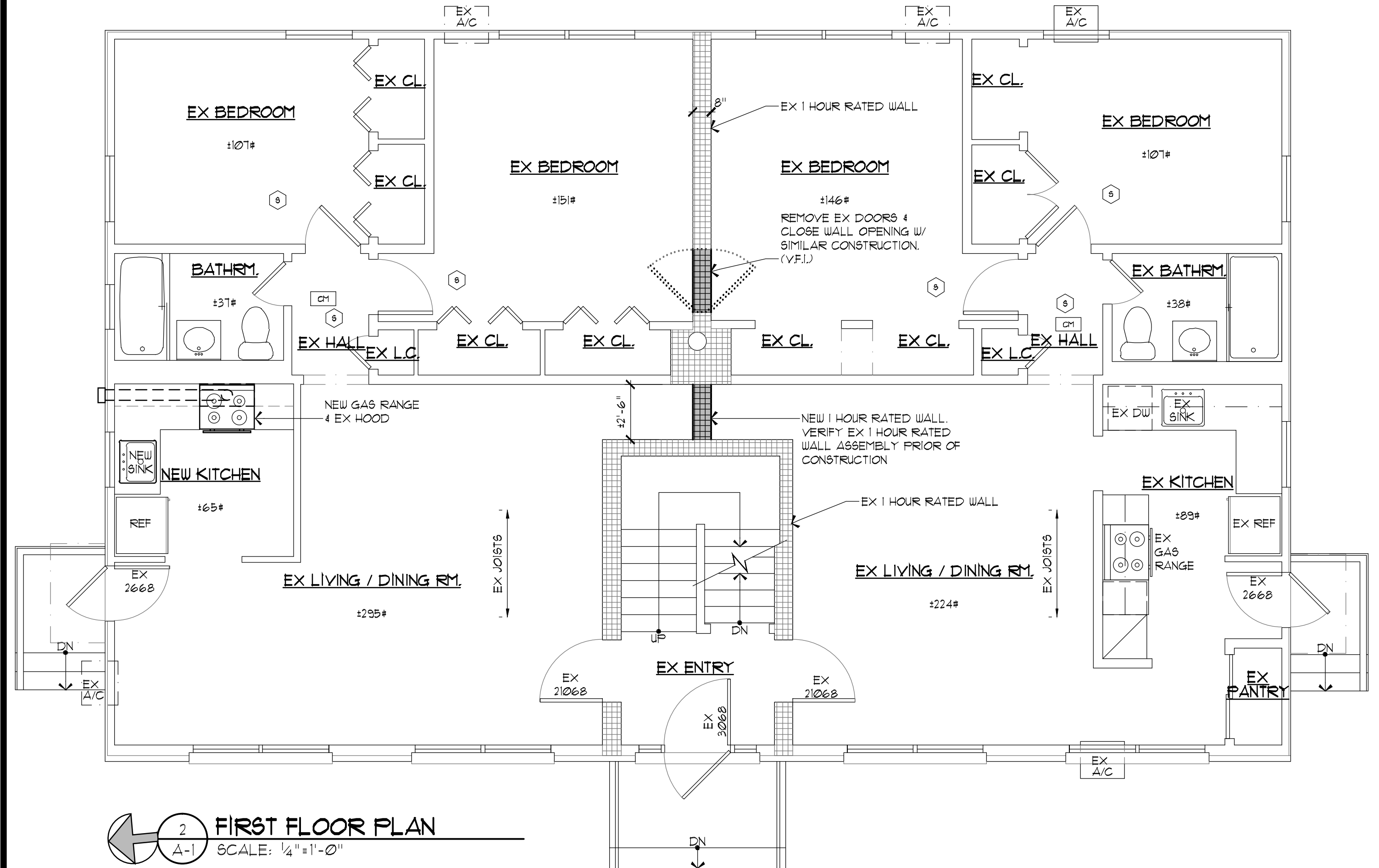
PROJECT:  
 ALTERATIONS TO RESIDENCE:  
 9 BELLEVUE AVENUE  
 PORT WASHINGTON, NEW YORK 11050

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

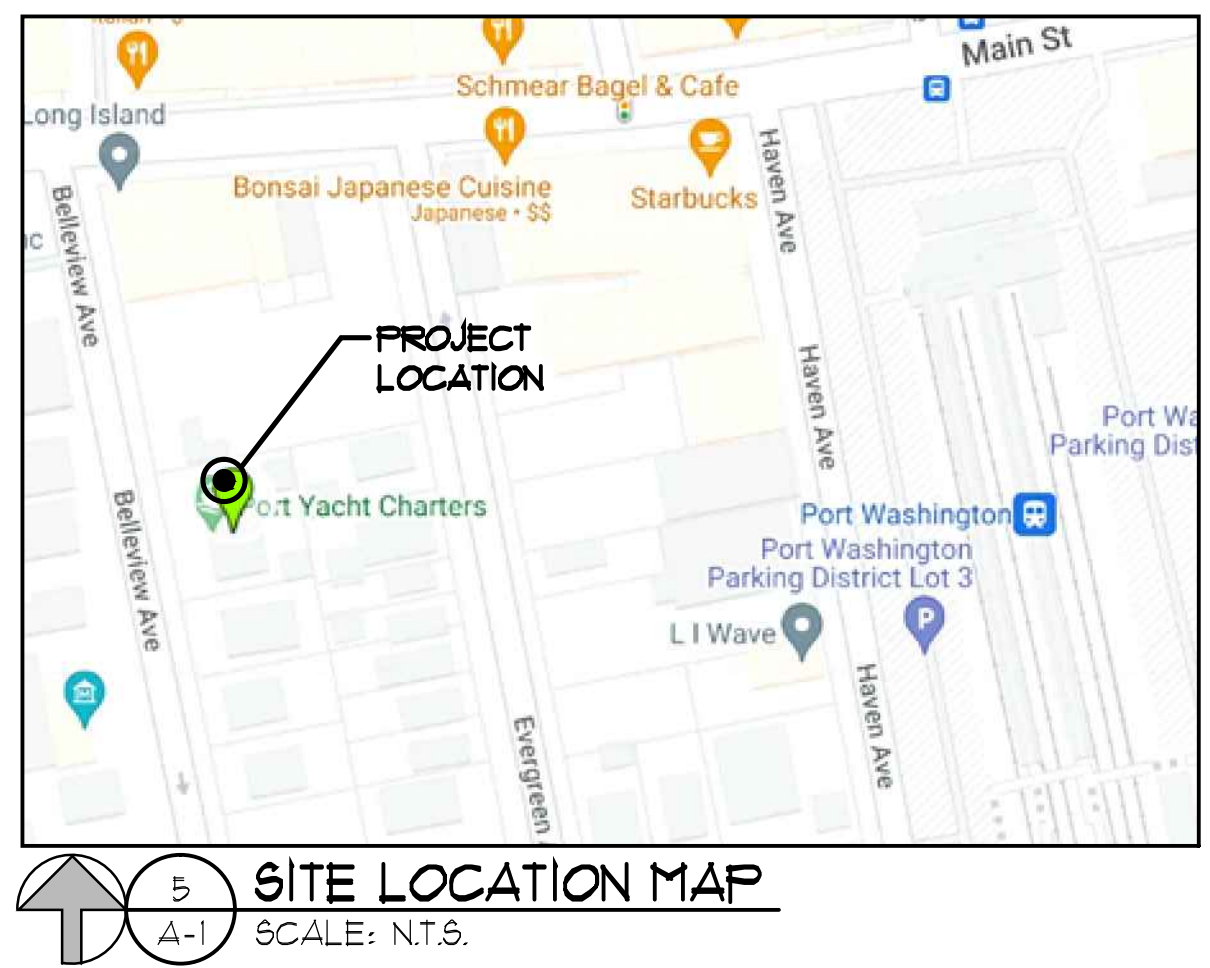
REVISIONS

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

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



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



**LEGEND OF SYMBOLS**

RR	REMOVE AND REPLACE
N	NEW
EX	EXISTING TO REMAIN
R	REMOVE EXISTING
V.I.F.	VERIFY IN FIELD
----	SOFFIT OR FASCIA LINE ABOVE
----	EXISTING WALL OR PARTITION
.....	EXISTING WALL TO BE REMOVED
=====	NEW WALL OR PARTITION
=====	NEW ONE-HOUR RATED PARTITION

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

Ⓢ	SMOKE DETECTOR W/ BATTERY BACKUP
Ⓢ	CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP

**TABLE R3012(1) CLIMATE AND GEOGRAPHIC DESIGN CRITERIA**

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

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

**ZONING INFORMATION**

TAX MAP NO. SECTION NO. 5 BLK NO. 081 LOT NO. 10 TOWN OF NORTH HEMPSTEAD

PROPERTY ZONED: R-C

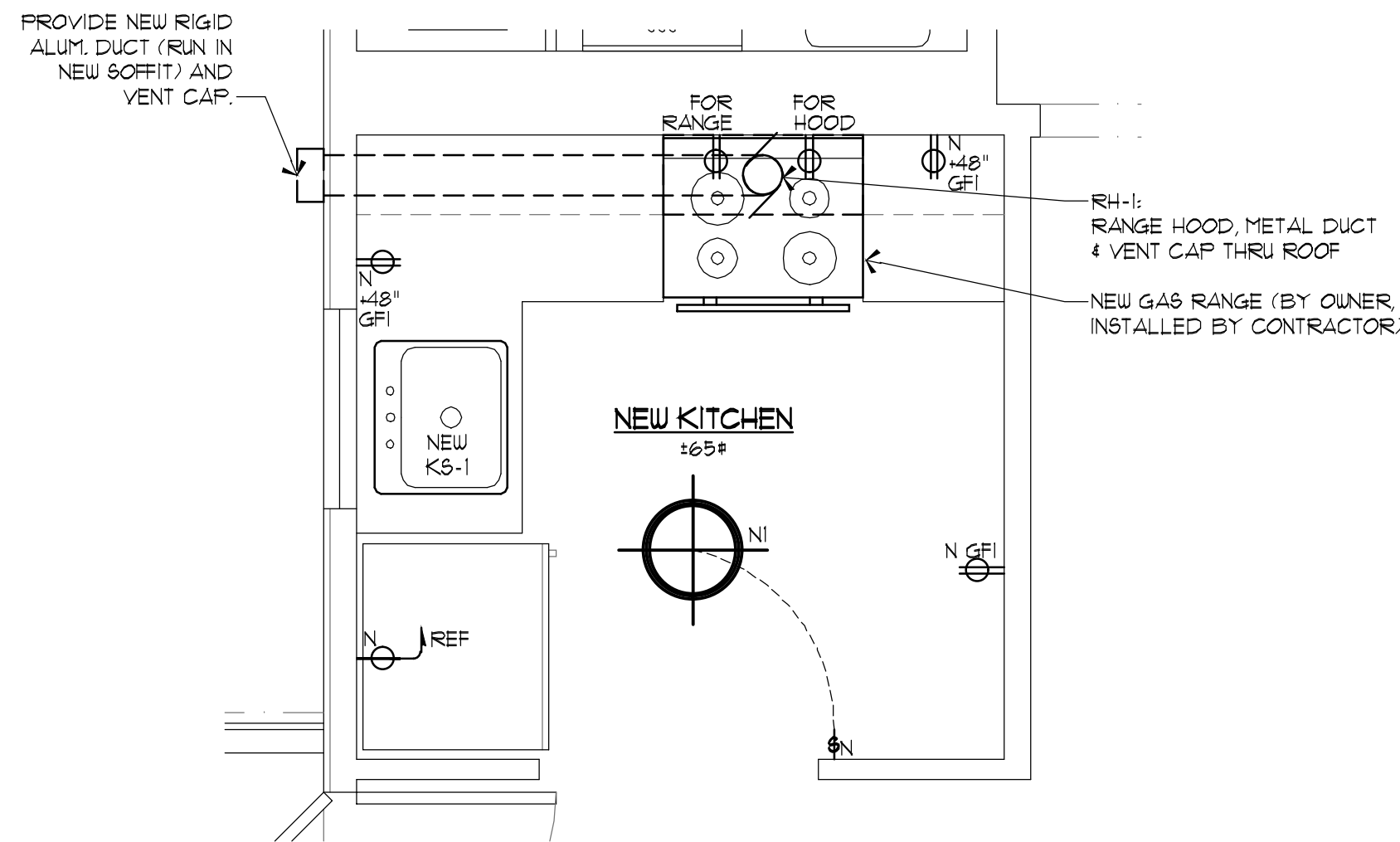
**SCOPE OF WORK**

CONVERSION OF 3 FAMILY BACK TO A 4 FAMILY RESIDENCE

**BUILDING CODE INFORMATION**

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





**PARTIAL FIRST FLOOR MECHANICAL/PLUMBING & ELECTRICAL PLAN**

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

PLUMBING FIXTURE	TRAP SIZE MINIMUM (inches)
Bathtub (with or without shower head and/or whirlpool attachments)	1 1/2
Bidet	1 1/4
Clothes washer standpipe	2
Dishwasher (on separate trap)	1 1/2
Floor drain	2
Kitchen sink (one or two traps, with or without dishwasher and food waste disposer)	1 1/2
Laundry tub (one or more compartments)	1 1/2
Lavatory	1 1/4
Shower (based on the total flow rate through showerheads and bodysprays)	
Flow rate:	
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

MECHANICAL EQUIPMENT SCHEDULE			
LABEL	MANUFACTURER	MODEL NO.	DESCRIPTION
RH-1	BROAN	BC5EK13055	RANGE HOOD, 30" WIDE, 300 CFM

PLUMBING FIXTURE SCHEDULE	
LABEL	DESCRIPTION
KS-1	KITCHEN SINK, KOHLER VAULT UNDER-MOUNT KITCHEN SINK K-3822-3, 18 GA 8/8, MIN. 21" BASE CABINET WIDTH, 3 FAUCET HOLES, 22 1/4" L X 16 1/8" W X 9" D BOWL AREA. PROVIDE K-8801 SINK DRAIN AND STRAINER WITH TAIL PIECE. INSTALL AS UNDER-MOUNT. FAUCET: KOHLER TYPE FULL-DOWN KITCHEN SINK FAUCET K-R2145-CP, POLISHED CHROME FINISH. INSTALL ESCUTCHEON PLATE FOR TOP-MOUNT SINK.

NOTES: COLOR SHALL BE AS SELECTED FROM THE MANUFACTURER'S STANDARD COLORS.

**MECHANICAL AND PLUMBING NOTES**

- ALL WORK SHALL MEET OR EXCEED THE LATEST REQUIREMENTS OF ALL NATIONAL, STATE, COUNTY, MUNICIPAL AND OTHER AUTHORITIES HAVING JURISDICTION. ANY WORK NOT SUBJECT TO THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION, SHALL BE GOVERNED BY THE NATIONAL PLUMBING CODE, THE COUNTY HEALTH DEPT. AND BEST COMMERCIAL PRACTICES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK.
- THE PLUMBING CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR HIS WORK AND SHALL GUARANTEE THE WORK OF HIS CONTRACT FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION OF HIS WORK.
- THE PLUMBING CONTRACTOR SHALL CONSULT AND COOPERATE WITH THE GENERAL CONTRACTOR, HEATING AND VENTILATING CONTRACTOR, ELECTRICAL CONTRACTOR, ETC. IN ORDER TO AVOID INTERFERENCE DURING INSTALLATION OF PIPING, EQUIPMENT, ETC.
- THE PLUMBING CONTRACTOR SHALL MAKE ALL THE CONNECTIONS TO ALL PLUMBING EQUIPMENT REGARDLESS OF WHETHER SHOWN HEREIN WITHOUT ANY ADDITIONAL COST TO THE CLIENT.
- DRAWINGS ARE DIAGNOSTIC AND INDICATE GENERAL ARRANGEMENT OF WORK AND APPROXIMATE LOCATION OF EQUIPMENT. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND REGISTER WITH PLANS. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID CONFLICT.

LIGHTING FIXTURE SCHEDULE							
NO.	DESCRIPTION	MANUFACTURER	MODEL NO.	WATTS	LUMENS	COLOR TEMP	NOTES
1	14" LED CLG. MTD.	COOPER LIGHTING	5MD14R20930LWHEDM	26.4	2,014	3,000K	DIMMABLE

**ELECTRICAL NOTES**

- ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND ANY APPLICABLE LOCAL CODES.
- CONTRACTOR SHALL LABEL ALL CIRCUITS AT ELECTRICAL PANEL.
- ELECTRICAL DEVICES AND RESPECTIVE CONNECTIONS IN WALLS TO BE REMOVED AND WALLS THAT ARE REMOVED WITHOUT EXISTING DEVICES MAY CONTAIN ELECTRICAL WORK. THEREFORE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL EXISTING WORK THAT IS NECESSARY TO MAINTAIN CONTINUITY OF EXISTING AND NEW CIRCUITRY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING ALL EXISTING CEILING AND WALLS TO INSTALL NEW WIRING AS SHOWN (REFER TO SPEC). COORDINATE ALL CUTS WITH OTHER TRADES BEFORE COMMENCING WORK.
- ALL NEW ELECTRICAL OUTLETS LOCATION TO BE COORDINATED WITH OWNER.
- ALL JUNCTION BOXES SHALL BE ACCESSIBLE.

**ARC FAULT PROTECTION NOTES**

- ARC FAULT PROTECTION SHALL BE INSTALLED PER NEC 210.12(A) IN THE FOLLOWING SPACES: KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, FINISHED BASEMENTS, OR SIMILAR ROOMS OR AREAS.
- ARC FAULT PROTECTION IN THOSE SPACES WILL BE REQUIRED FOR ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMP RECEPTACLES, LIGHTING FIXTURES, SWITCHES, SMOKE ALARMS, DISHWASHERS, REFRIGERATORS, ETC.
- ARC FAULT PROTECTION MAY BE ACCOMPLISHED VIA ARC FAULT CIRCUIT INTERRUPTER (AFCI) CIRCUIT BREAKERS, OR AS ALLOWED BY CODE.
- THE CONTRACTOR MAY ELECT TO UTILIZE COMBINATION AFCI AND GFCI CIRCUIT BREAKERS WHERE BOTH TYPES OF PROTECTION ARE REQUIRED.

MECHANICAL/PLUMBING & ELECTRICAL DRAWING LEGEND	
RR	REMOVE AND REPLACE
N	NEW
EX	EXISTING TO REMAIN
R	REMOVE EXISTING
REF	REFRIGERATOR
DIM	DIMMER LIGHT SWITCH
GFI	GROUND FAULT INTERRUPT DEVICE
48"	48" ABOVE FINISH FLOOR
⊖	SINGLE POLE LIGHT SWITCH
⊕	CONVENIENCE OUTLET
⊖	DEDICATED OUTLET
⊖	CEILING MOUNTED LIGHT FIXTURE
⊖	RECESSED HI-HAT LIGHT FIXTURE
⊖	CEILING MOUNTED EXHAUST FAN
⊖	EXHAUSTED DIRECTLY TO EXTERIOR
⊖	HOME RUN TO PANEL
KS	KITCHEN SINK
V	VENT
LAV	LAVATORY
DW	DISHWASHER
CO	CLEAN OUT
S	SANITARY
FAI	FRESH AIR INTAKE
VTR	VENT THROUGH ROOF
WC	WATER CLOSET



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IT IS TO BE USED FOR THE PROJECT AND DATE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.

**CONSULTANTS:**

**CLIENT:**

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

**PROJECT:**

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

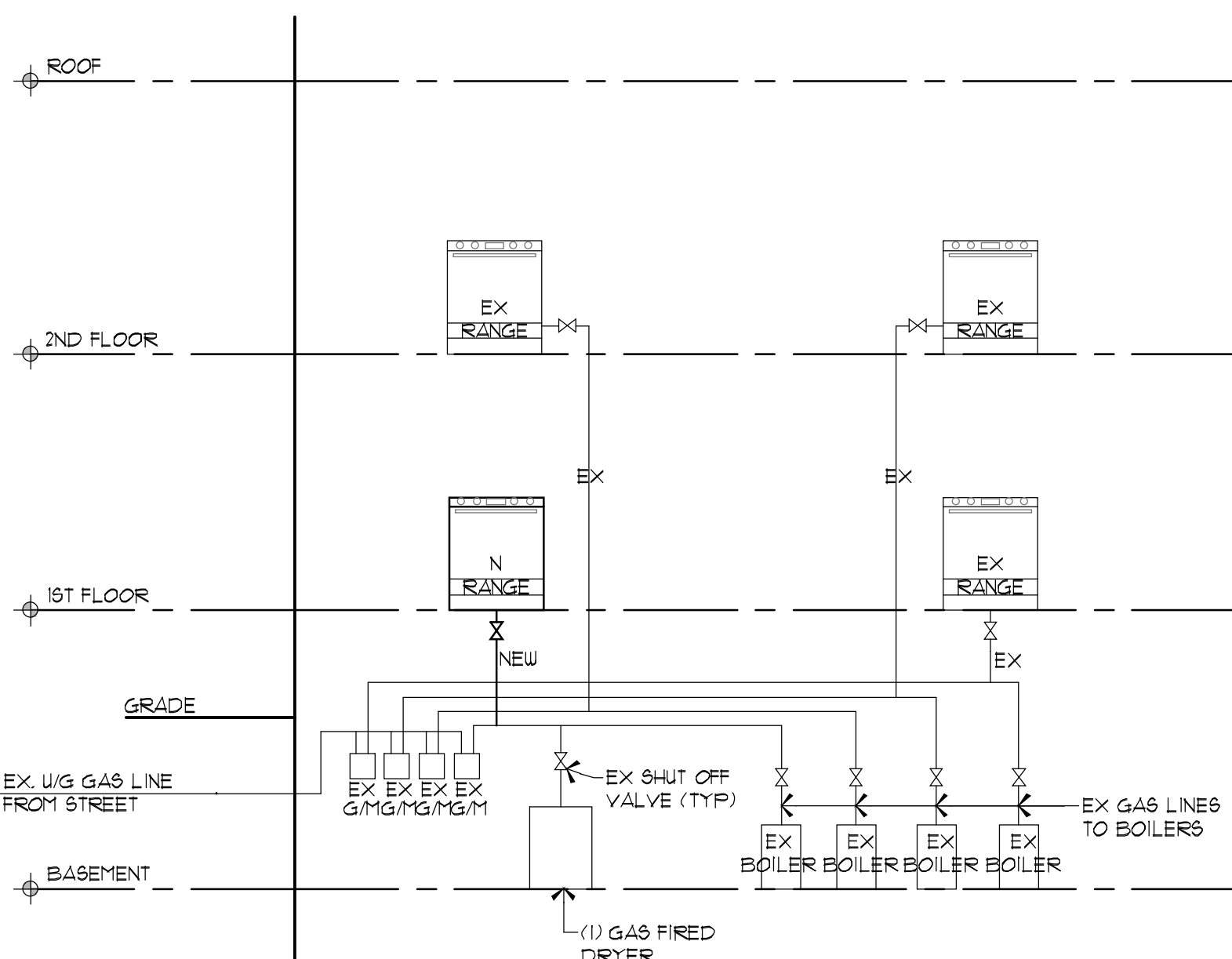
**SHEET TITLE:**

PARTIAL FIRST FLOOR  
MECHANICAL/PLUMBING &  
ELECTRICAL PLAN,  
GAS RISER DIAGRAM,  
PLUMBING RISER DIAGRAM  
& SCHEDULES

**REVISIONS**

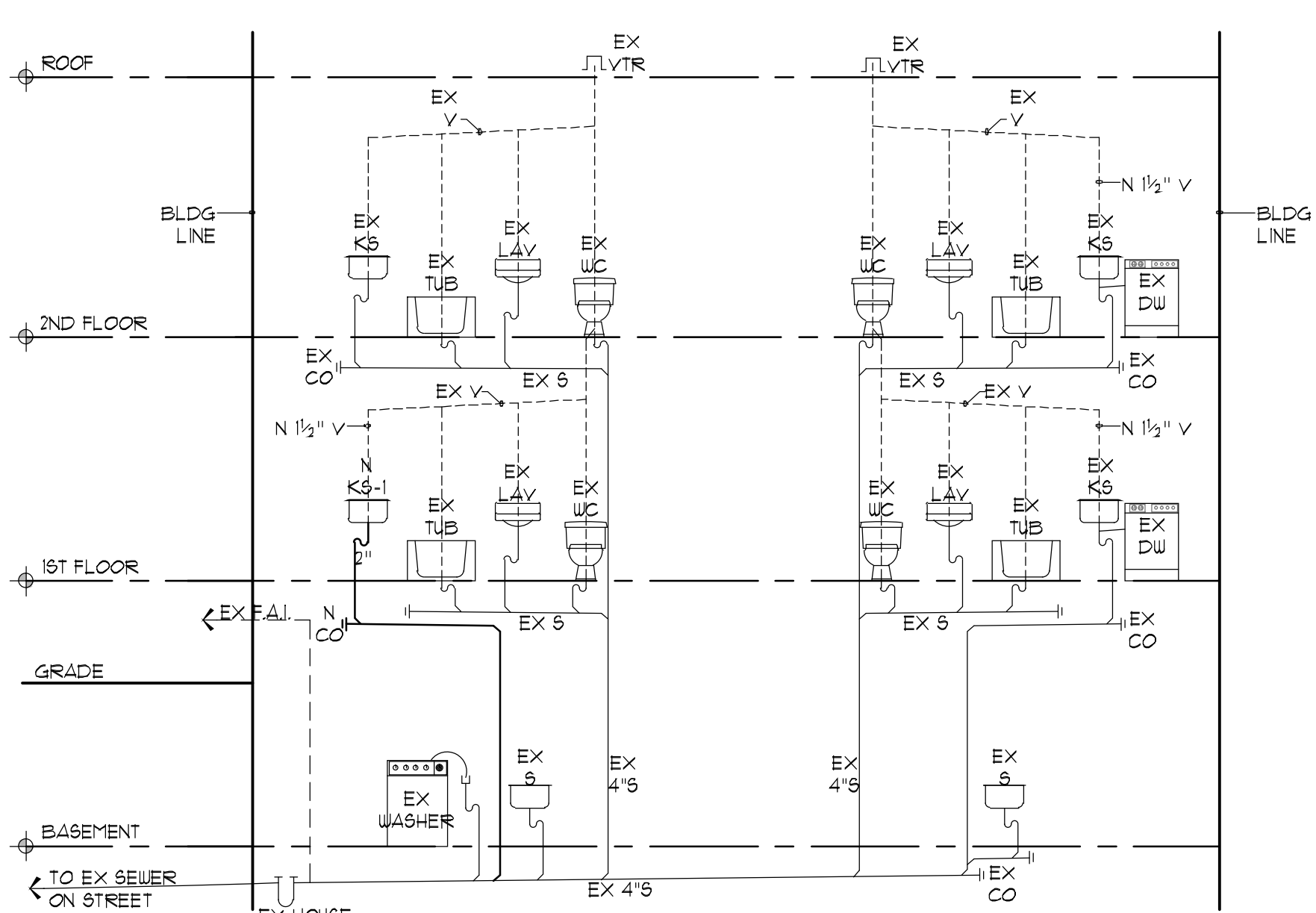
NO.	DATE	DESCRIPTION
	06-18-24	SUBMIT FOR BZA
	04-22-24	REVISED PER BUILDING DEPARTMENT

DRAWN BY:	TF	SHEET NO:
CHECKED BY:	JPL	<b>MPE-1</b>
DATE:	04-22-24	
SCALE:	AS NOTED	
PROJECT NO:	2016.051	



**2 GAS RISER DIAGRAM (SCHEMATIC)**

SCALE: N.T.S.  
NOTES:  
1. GAS PIPING SHALL COMPLY W/ NYS CODE.



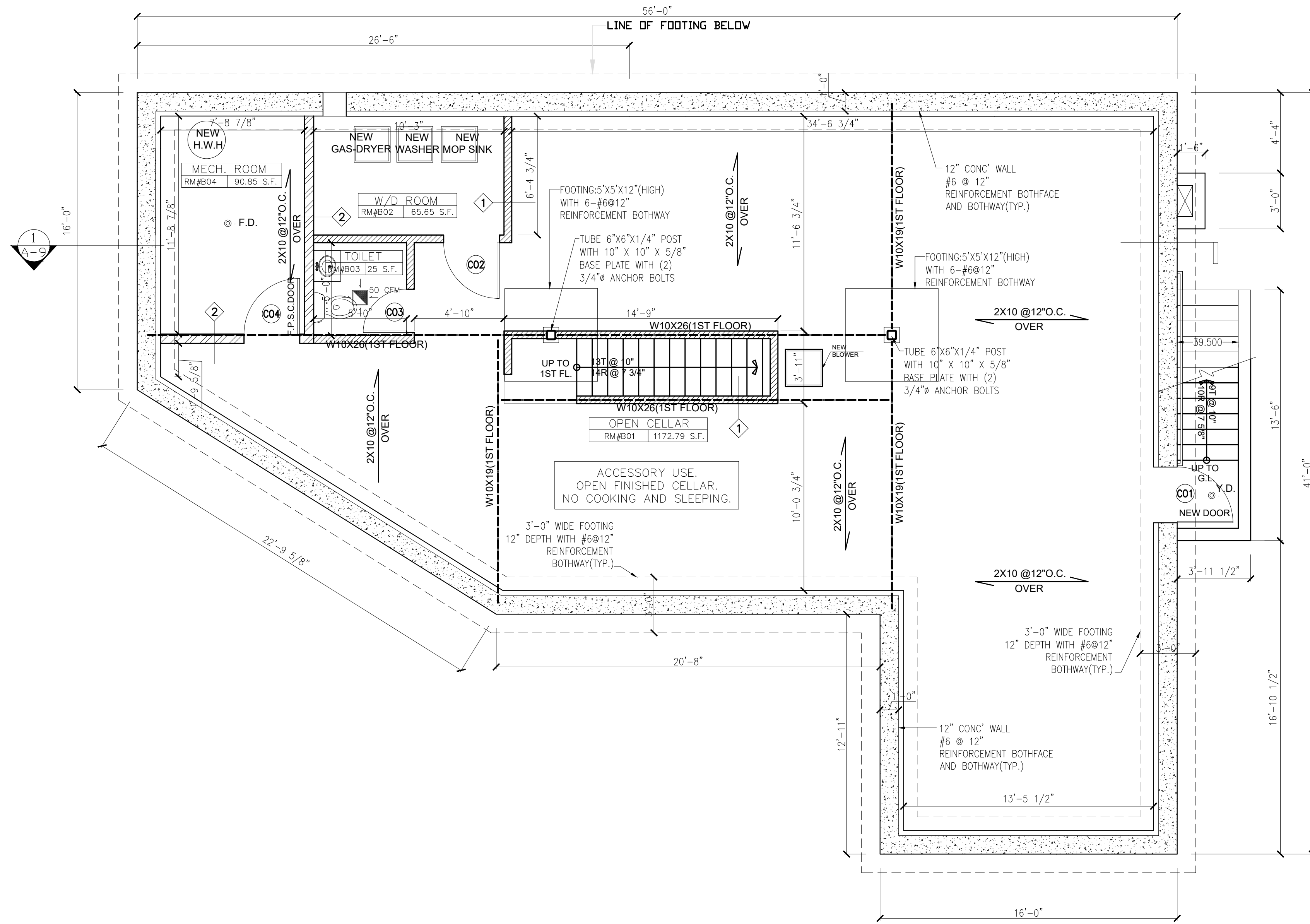
**3 PLUMBING RISER DIAGRAM**

SCALE: N.T.S.  
NOTE:  
1. VENTS SHALL COMPLY WITH CHAPTER 31.  
2. VENT TERMINALS SHALL COMPLY WITH SECTIONS P3103.1 & P3103.2.  
3. TRAPS SHALL COMPLY WITH CHAPTER 32.





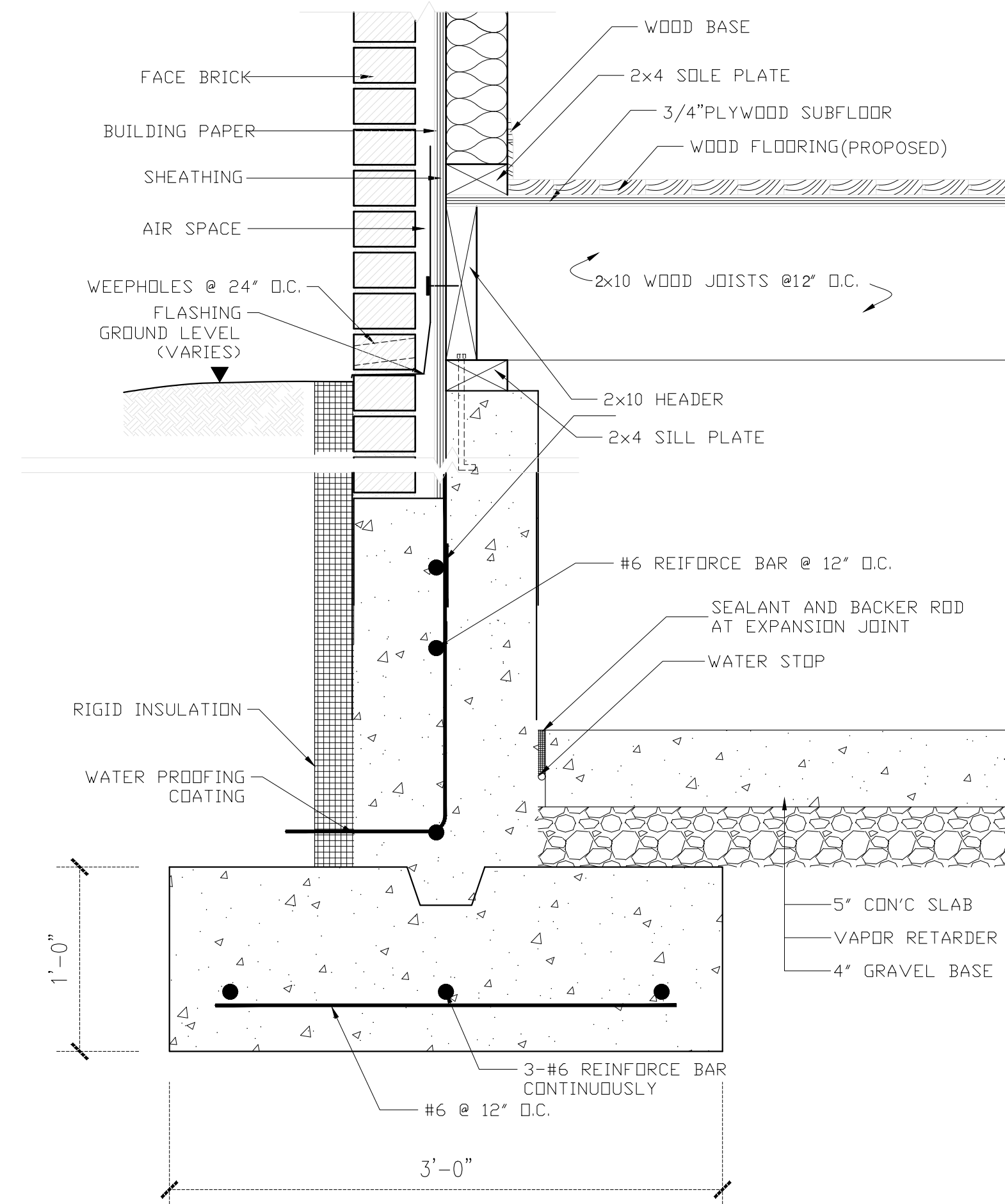




1 CONSTRUCTION PLAN @ CELLAR  
SCALE : 1/4" = 1'-0"

LINTEL SCHEDULE				
MARK	WALL THICK.	BEARING EA. END	DESCRIPTION	REMARKS
WL1		4'	4' x 3-1/2' x 1/4' 3-1/2' O.S.L.	
WL2		6'	6' x 3-1/2' x 5/16' 3-1/2' O.S.L.	

4 LINTEL SCHEDULE  
SCALE : N. T. S.



5 SECTIONAL DETAIL @ CELLAR  
SCALE : N. T. S.

DRY WELL CALCULATION

GENERAL NOTES :

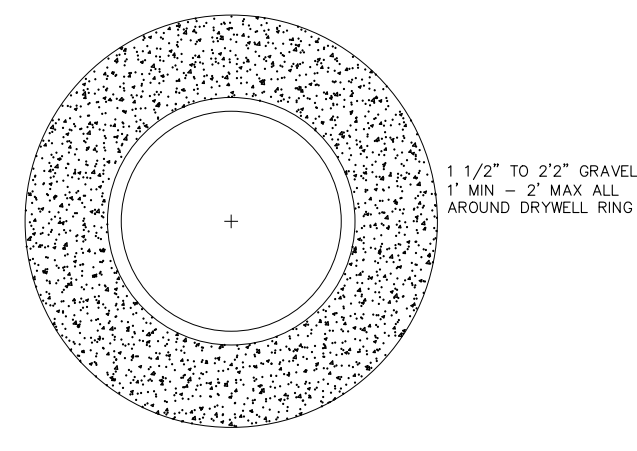
- TOTAL SANITARY FLOW OF EXIST'G BUILDING AND PROPOSED EXTENSION IS 0.004 CFS TO BE CONNECTED INTO EXISTING HOUSE CONNECTION. NO CHANGE TO EXISTING.
- PROPOSED EXTENSION STORM RUNOFF IS 0.029 CFS TO BE DISCHARGED INTO NEW DRY WELL SYSTEM.

DRY WELL CALCULATION

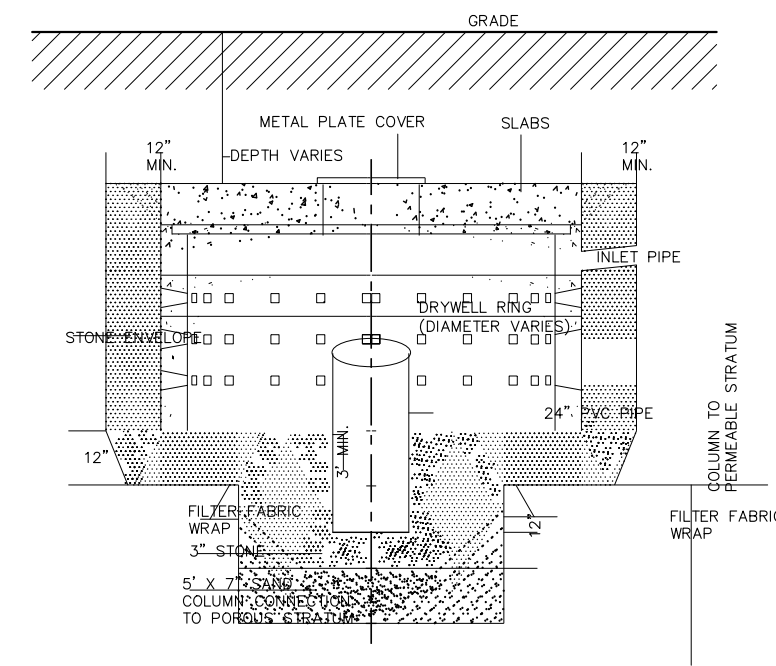
A. DRYWELL CALCULATION FOR PROPOSED EXTENSION :

AREA : 2,470 SF  
VOLUME : AREA x (2.5/12)' = 2,470 x (2.5/12)' = 514.58 CU.FT.  
PROVIDE (RS'-0" x H4'-0" x 3.14) x 2 DRY WELLS=628 CU.FT>514.58 CU.FT. O.K.

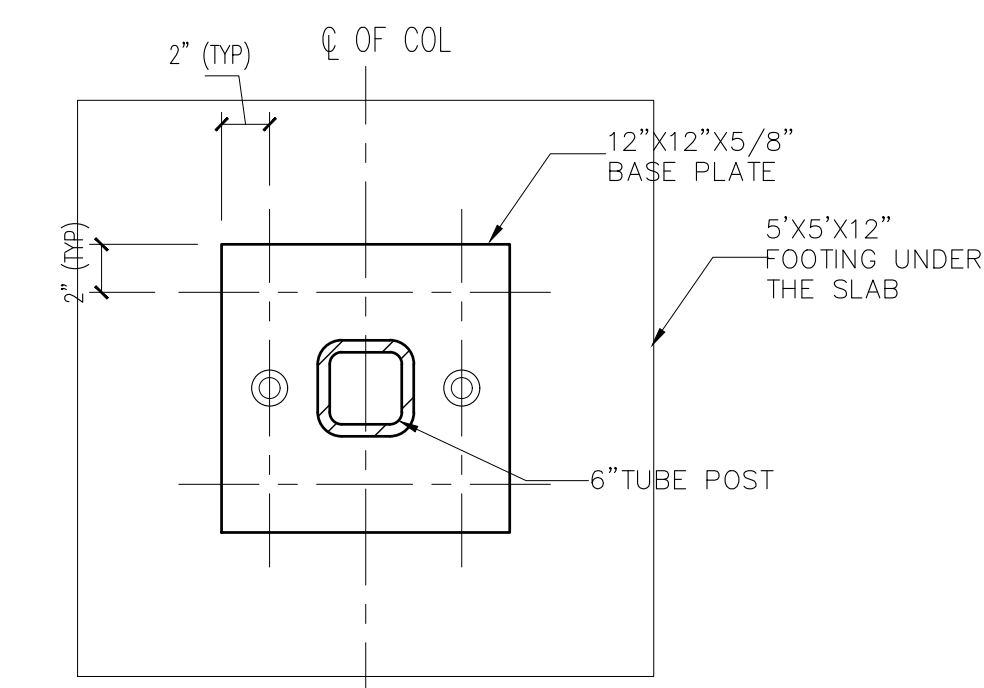
ALL ELEVATIONS SHOWN HEREON REFER TO QUEENS TOPOGRAPHICAL BUREAU DATUM WHICH IS 2.725 FEET ABOVE MEAN SEA LEVEL AT SANDY HOOK AS ESTABLISHED BY ME U.S.C. & G.S.



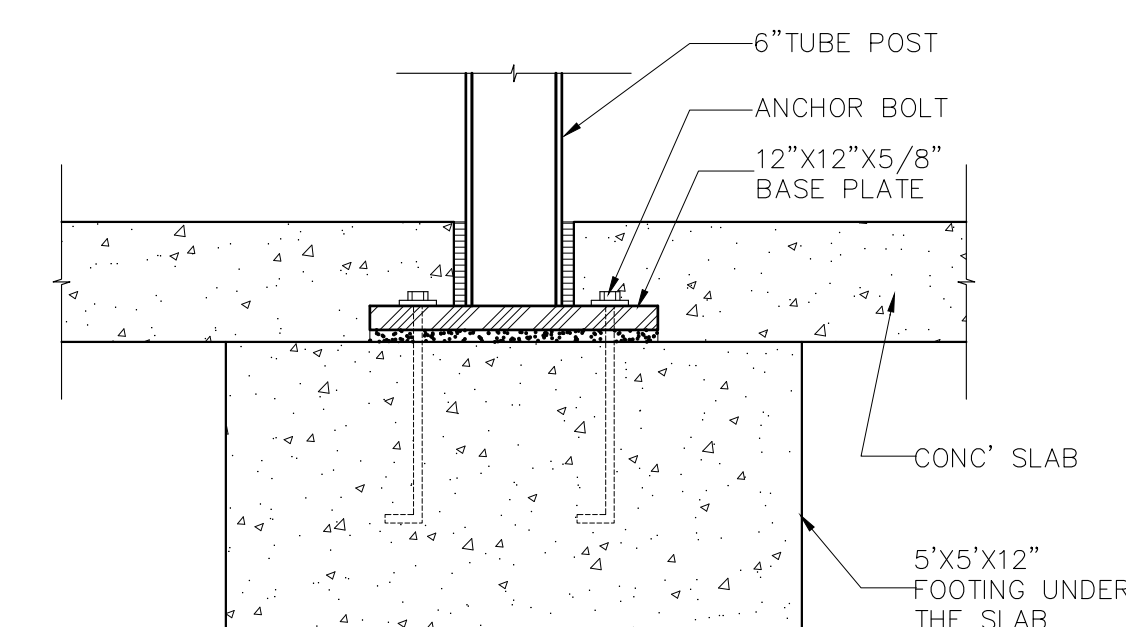
4 DRYWELL PLAN  
SCALE : N.T.S.



5 DRYWELL SECTION  
SCALE : N.T.S.



2 FOOTING DETAIL  
SCALE : N. T. S.



3 FOOTING DETAIL  
SCALE : N. T. S.

Architect:  
**Sung-Ho Shin Architect, P.C.**

194-02 Northern Blvd., Suite #218  
Flushing, NY 11358  
Tel: 718.428.2882  
Fax: 718.428.2872

No. Issue Description

No. Revision Description

Project:

**DETACHED SINGLE FAMILY RESIDENCE**

61 MANOR DR.  
GREAT NECK, NY

Drawing title:

**CELLAR PLAN, LINTEL LIST AND SECTIONAL DETAIL**

Seal & Signature Date: 12/11/2012

Project No.:

Drawn By: JSH

Checked by: S.S.

CADD FILE No: 3 of 10

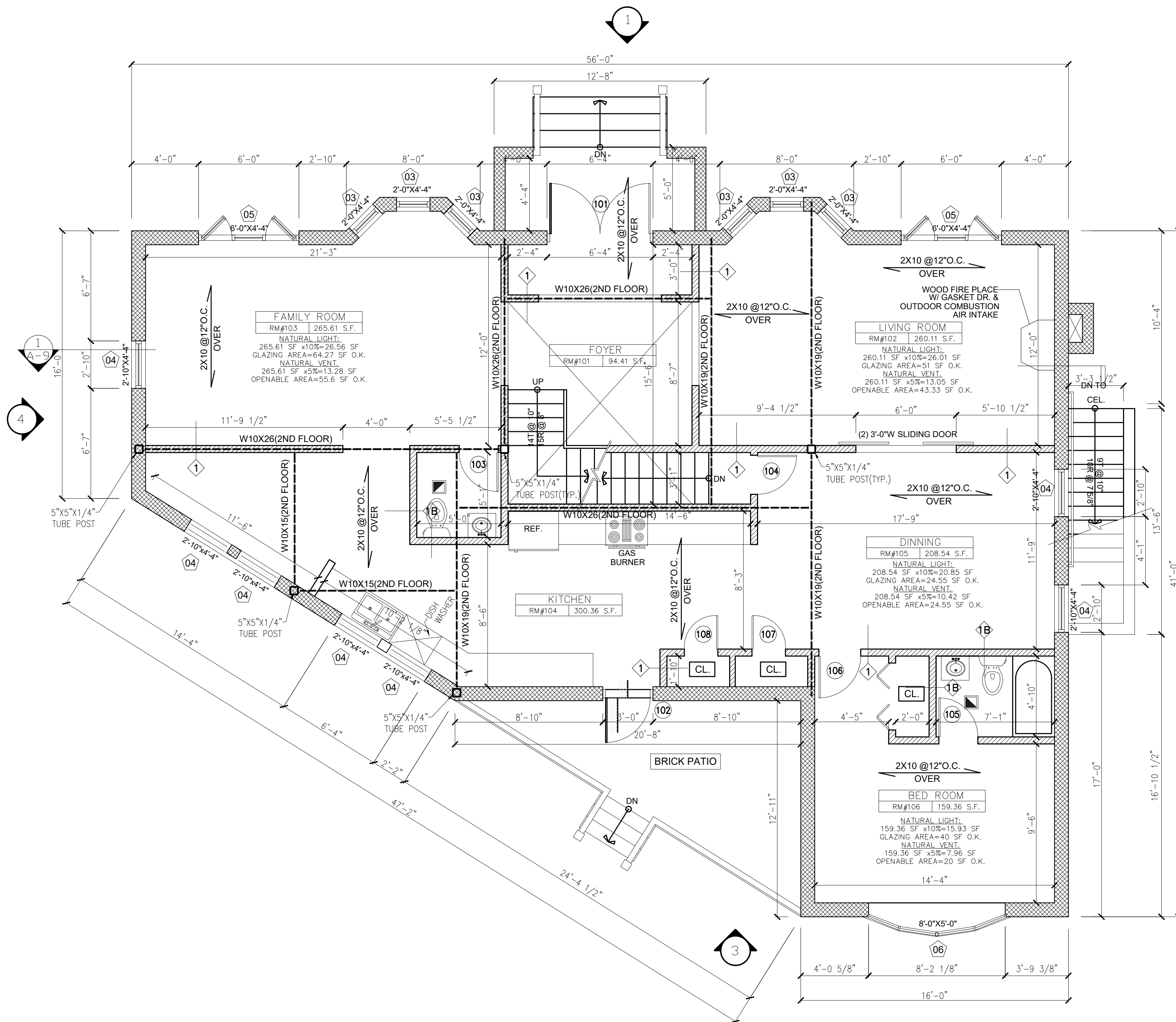
**A-003.00**

Application Number:

Application Number:



No. Issue Description



**1 CONSTRUCTION PLAN @ 1ST. FLOOR**  
 SCALE : 1/4" = 1'-0"

**DOOR SCHEDULE**

NO.	SIZE	DOOR		FRAME		REMARK
		MAT'L	FIN.	HEAD/JAMB	FINISH	
CELLAR						
C01	3'-0" x 6'-10"	METAL	PAINT	METAL	PAINT	
C02	2'-10" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
C03	3'-0" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
C04	3'-0" x 6'-10"	METAL	PAINT	METAL	PAINT	2 HR FIRE RATED
1ST FL.						
101	2(3'-0" x 6'-10")	WOOD	LACQUER	WOOD	LACQUER	W/ TRANSOM 5'-9"x1'-6", WEATHER STRIPPING/SADDLE
102	3'-0" x 6'-10"	WOOD	PAINT	WOOD	PAINT	WEATHER STRIPPING/SADDLE
103	2'-4" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
104	2'-4" x 6'-10"	WOOD	PAINT	WOOD	PAINT	INSULATED DOOR
105	2'-4" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
106	2'-10" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
107	2'-0" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
108	2'-0" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
201	2'-10" x 6'-10"	ALUM	ALUM	ALUM	ALUM	FRENCH DOOR
202	2'-10" x 6'-10"	ALUM	ALUM	ALUM	ALUM	DOUBLE GLAZING (INSULATED) FRENCH DOOR
203	2'-10" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
204	2'-10" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
205	2'-10" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
206	2'-4" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
207	2'-4" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
208	2'-4" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
209	2'-6" x 6'-10"	WOOD	PAINT	WOOD	PAINT	
210	5'-4" x 6'-10"	WOOD	PAINT	WOOD	PAINT	SLIDING DOOR

**NOTES**

- SAMPLES OF ALL HARDWARES ARE TO BE SUBMITTED TO OWNER FOR APPROVAL.
- ALL HARDWARES SHALL BE RECESSED.
- CONTRACTOR TO VERIFY IN FIELD ALL CONDITION PRIOR TO ORDERING HARDWARE AND FRAMES AND BE RESPONSIBLE FOR COORDINATION.
- ALL EXTERIOR DOORS MUST BE INSTALLED W/ INSECT SCREEN EXCEPT ENTRANCE DOORS.
- ALL DOOR SIZES INCLUDE FRAME SIZES.

**WINDOW SCHEDULE**

NO.	WINDOW SIZE	WINDOW		FRAME			COMPANY/UNIT NO.	OVERALL UNIT AREA (SF)	REMARK
		MAT'L	FIN.	HEAD	JAMB	MAT'L			
CELLAR (NO WINDOWS)									
03	2'-0" x 4'-4"	WOOD	PVC	WOOD	PVC	WHITE	TO BE SELECTED BY OWNER	6 EA(52)	TILT WASH, DOUBLE HUNG
04	2'-10" x 4'-4"	WOOD	PVC	WOOD	PVC	WHITE	TO BE SELECTED BY OWNER	7 EA(85.94)	CASEMENT
05	6'-0" x 4'-4"	WOOD	PVC	WOOD	PVC	WHITE	TO BE SELECTED BY OWNER	2 EA(52)	CASEMENT+STATIONARY
06	8'-0" x 5'-0"	WOOD	PVC	WOOD	PVC	WHITE	TO BE SELECTED BY OWNER	1 EA(40)	CASEMENT+STATIONARY
1ST FL.									
07	2'-6" x 4'-4"	WOOD	PVC	WOOD	PVC	WHITE	TO BE SELECTED BY OWNER	3 EA(32.49)	CASEMENT
08	2'-10" x 4'-4"	WOOD	PVC	WOOD	PVC	WHITE	TO BE SELECTED BY OWNER	5 EA(61.38)	CASEMENT
09	2'-10" x 2'-10"	WOOD	PVC	WOOD	PVC	WHITE	TO BE SELECTED BY OWNER	2 EA(16)	CASEMENT
10	3'-2" x 4'-4"	WOOD	PVC	WOOD	PVC	WHITE	TO BE SELECTED BY OWNER	5 EA(68.6)	CASEMENT
11	8'-0" x 5'-0"	WOOD	PVC	WOOD	PVC	WHITE	TO BE SELECTED BY OWNER	1 EA(40)	CASEMENT+STATIONARY
2ND FL.									
								486.91	

**NOTES**

- SAMPLES OF ALL HARDWARES ARE TO BE SUBMITTED TO OWNER FOR APPROVAL.
- ALL OPENABLE WINDOWS MUST BE INSTALLED W/ INSECT SCREEN.
- CONTRACTOR TO VERIFY IN FIELD ALL WALL CONDITION PRIOR TO ORDERING HARDWARE AND FRAMES AND BE RESPONSIBLE FOR COORDINATION.
- \* THESE UNITS MEET OR EXCEED THE FOLLOWING DIMENSIONS: CLEAR OPENABLE AREA OF 5.7SF., CLEAR OPENABLE WIDTH OF 20" AND CLEAR OPENABLE HEIGHT OF 24".
- ALL WINDOWS SHALL COMPLY NYS ENERGY CODE 1101.1.3.
- ALL GLAZING BELOW 3'-0" AFF. & IN THE BATH TUB AREA SHALL BE TEMPERED GLASS

No. Revision Description

Project:

**NEW DETACHED SINGLE FAMILY RESIDENCE**

61 MANOR DR.  
 GREAT NECK, NY

Drawing title:

**1ST. FLOOR CONSTRUCTION PLAN AND DOOR & WINDOW SCHEDULE**

Seal & Signature Date: 12/11/2012

Project No.:

Drawn by: JSH

Checked by: S.S.

**A - 004.00**

CADD FILE No: 4 of 10

Application Number:

























**GENERAL NOTES :**

**A. GENERAL NOTES**

**1. APPLICABLE CODES, ORDINANCES, AND REGULATIONS**

- a. All work shall comply with the rules, local laws, and regulations of the city, state and federal government agencies having jurisdiction.
- b. All work shall comply with all ADA accessibility requirements as directed by federal laws and New York State Building Codes.

**2. FILING**

- a. All Architectural and Engineering plans shall be Filed with the City of Long Beach Building Department (CoLB) by the Owner or the OWNER'S Expediter. The General Contractor shall obtain all applicable Alteration Type I, II, or III Permits from the CoLB Building Dept. The General Contractor shall also obtain all inspections and sign-offs as required by the CoLB Building Dept. to include, but not limited to:

- 1) Inspections and sign-offs required for all work, including structural, mechanical, equipment use permits, etc.
- 2) Electrical and Mechanical Certificates issued as req'd by local and state agencies
  - a. Department of Environmental Protection.
  - b. Any other agencies having jurisdiction.

- b. Copies of all Certificates of Approval and all Permits must be submitted to the Building Management Office prior to the commencement of work.

- c. General Contractor shall be responsible for all inspection costs and fees, including any controlled inspections required for project.

**3. CONTRACTOR'S INSURANCE**

- a. General Contractor and/or sub-contractors shall furnish to the owner Certificate of Workers' Compensation Insurance, Certificate of Compliance with N.Y.S. Disability Benefits Law, and Certificate of Comprehensive Liability and Property Damage Insurance on an occurrence basis, issued by an insurance carrier approved by owner; covering all labor employed in the execution of the alteration, including those employed by all sub-contractors, in the following minimum limits:

**4. SCHEDULING OF WORK**

- a. Not used.
- b. The General Contractor shall indicate to the landlord the proposed dates and hours during which the alteration shall be performed.

- c. General Contractor shall comply with rules of the building and the permitted methods of handling materials, equipment and debris.

- d. The General Contractor shall provide on-site field supervision as required to coordinate all trades, insure the professional completion of all work, and to maintain the construction schedule. General Contractor shall keep complete, current field sets of all N2 Design+Architecture and Mechanical Engineer's drawings on site for reference. General Contractor shall schedule site meetings with all trades on a weekly basis, or as required to maintain project coordination and progress.

**5. PROTECTION**

- a. The General Contractor shall provide protection for all access areas to reduce possibility of damage. Contractor shall be responsible for public corridors, elevators, lobbies, etc. that are used by him, and shall repair any damage which occurs as a result of his work.
- b. The General Contractor shall protect all existing A/C vents and convectors to prevent dust and debris from entering building mechanical system.

**6. CLEANING UP**

- The General Contractor shall keep the premises free from the accumulation of waste materials and rubbish and shall regularly remove debris. Premises are to be left broom clean at the end of each day. General Contractor shall remove any debris resulting from carpet or flooring installation by others.

**7. EXISTING CONDITIONS**

- a. The Contractor shall inform himself of the conditions under which the work is to be performed, the obstacles which may be encountered, and all other related matters concerning the contracted work. Where existing conditions conflict with the drawings or specifications, Contractor shall advise N2 Design+Architecture and review condition before starting construction.

- b. N2 Design+Architecture and the Mechanical Engineer reserve the right to adjust plans and specifications to meet structural, mechanical and architectural field conditions that may emerge during partition layout and construction phases.

**8. MECHANICAL CAPACITIES**

- Verification of existing capacities in relationship to the OWNER needs is the responsibility of the Mechanical Engineer. In the absence of engineering drawings, this responsibility shall become General Contractor's. The submission of the General Contractor's proposal shall be deemed to indicate positive confirmation of the adequacy and availability of the building mechanical and electrical services required for the project.

**9. SUPPLY & INSTALLATION OF EQUIPMENT**

- Except where specifically noted 'By Others' or 'Not in Contract', the General Contractor shall be responsible for the supply and installation of all equipment, fixtures, and devices as indicated.

**10. OWNER'S VERIFICATION OF AS-BUILT CONDITIONS**

- All dimensions and room sizes for furniture, equipment, carpet fitting and layout must be verified against final as-built conditions and not scaled from plans or taken from plan dimensions.

**11. CLIENT CONTACT**

- Company: TOWN AH MANAGEMENT, LLC
- Address: 4 WOODFIELD LANE  
GLEN HEAD, NY 11545
- Attention: MELISSA EISBRUCK
- Email: MELISSAEISBRUCK@GMAIL.COM

**12. CONTRACTOR'S PROPOSAL OF COST**

- a. The General Contractor's proposal shall indicate a total project cost and a cost breakdown for all applicable trades as follows:

1) Supervision, Cleaning & Protection	13) Mill & Cabinetwork
2) Demolition	14) Paint & Wallcovering
3) Drywall	15) Ceramic & Marble Tile
4) Hardware	16) VCT & Base
5) Hollow Metal	17) Carpet
6) Glass	18) New Stairs
7) Rough Carpentry	19) Structural Work
8) Electric	20) Asbestos Abatement
9) HVAC	21) Equipment & Fixtures
10) Plumbing	22) Filing & Permits
11) Plaster Work	23) Other
12) Lath & Acoustic Ceiling	24) Overhead & Profit

- b. General Contractor shall advise N2 Design+Architecture of any requested exclusions prior to submission of project costs, and shall clearly indicate any such exclusions in final proposal. Contractor shall also clearly indicate any proposed substitutions to the project, describe the change and itemize any additional cost or credit.
- c. General Contractor's proposal must be reviewed by N2 Design+Architecture and approved by OWNER prior to commencement of work.

**13. CHANGE ORDERS**

- General Contractor shall promptly submit separate Change Orders for any addition to or reduction of contracted work. All Change Orders must be reviewed by N2 Design+Architecture and approved by OWNER before Contractor proceeds with work.

**B. DRAWINGS & PROCEDURES**

**1. OWNERSHIP OF DRAWINGS**

- All drawings and specifications are the property of N2 Design+Architecture and the use of thereof is authorized only for the project specified. No plan, design or idea indicated on these drawings may be issued for any other purpose without the written consent of N2 Design+Architecture.

**2. DRAWINGS & INSTRUCTIONS**

- All work is to be performed by the General Contractor unless otherwise noted. Should the General Contractor find any discrepancies, omissions, ambiguities or conflicts in any of the construction drawings, or be in any doubt as to their meaning, he must bring such questions to the attention of N2 Design+Architecture before the start of construction.

**3. DIMENSIONS & LAYOUT**

- a. All dimensions are to the finished face of partitions and door openings, unless otherwise noted. Written dimensions take precedence over scaled dimensions.
- b. Contractor shall advise N2 Design+Architecture when floor channels for drywall partitions have been set, and layout shall be approved for conformance to design before Contractor shall proceed with partition construction.

**4. SHOP DRAWINGS**

- a. The Contractor shall field check all conditions and submit (3) copies of all shop drawings and schedules required for work of various trades. All shop drawings shall be reviewed and approved by General Contractor prior to their issue, and all such reviews shall be performed with reasonable promptness. All shop drawing and schedule reviews by N2 Design+Architecture are for conformance to the contract documents only.
- b. The Contractor shall make any corrections indicated by N2 Design+Architecture; resubmit (3) corrected copies of each drawing, and distribute approved field copies as required. N2 Design+Architecture's approval of such drawings or schedules shall not relieve the Contractor from responsibility for deviation from drawings or specifications unless written approval for such deviation has been made by N2 Design+Architecture. Contractor shall have final responsibility for any errors or omissions in shop drawings, schedules, and actual construction.

**5. MECHANICAL FABRICATION DRAWINGS**

- All fabrication drawings prepared by Mechanical Contractor are to be submitted to Mechanical Engineer and N2 Design+Architecture for approval before proceeding with work. N2 Design+Architecture approval is for conformance to design layout only. All HVAC work shall be in accordance with the N.Y.S. Building Code and the National Association of Fire Underwriters requirements.

**C. GENERAL SPECIFICATIONS**

**1. DEMOLITION**

- The General Contractor shall obtain and adhere to all Building Owner's requirements for demolition and construction methods and materials.

- a. All demolition shall be done with reasonable care so as to prevent damage to adjacent areas and any construction to remain. Contractor shall provide all protective materials required by his work.

- b. All items designated on plans to remain or to be removed and saved for reuse, but lost or damaged during any phase of the project, shall be replaced by items of equal quality and appearance by the General Contractor at no cost to the Owner or N2 Design+Architecture. Any such replacement work must be approved by N2 Design+Architecture prior to fabrication and installation.

- c. Scope of work to include the removal of existing interior partitions, ceilings, lighting fixtures, flooring materials, etc., and all related and obsolete telephone and electrical work, wiring conduits, pipes, ducts, etc. unless otherwise indicated on drawings.

- d. Contractor shall remove all existing carpet, padding, and tack strips. Contractor shall remove all existing resilient flooring where loose, damaged, or otherwise required to obtain satisfactory sub-surface for new flooring.

**2. EXISTING CONSTRUCTION**

- a. The General Contractor shall patch and repair all existing plaster and drywall surfaces as required. Plaster patching is to be plumb with existing and new partitions and construction. Surface patching and repair shall include existing partitions, columns, and building core and perimeter walls as required.

- b. Where existing partition outside corners are damaged, G.C. shall apply new corner beads; tape, spackle and polish smooth.

- c. All existing partitions, perimeter walls, columns or other existing surfaces not repairable to a smooth finish shall be reconstructed and/or laminated with gypsum board as required.

**3. DRYWALL PARTITIONS**

- a. General Contractor shall tape and spackle all drywall partitions with a minimum of (2) coats of spackling compound and polish smooth. Taping work shall be a minimum of three steps:

- 1) Filler coat to be embed tape or corner bead.
- 2) Second coat to cover tape, level out to final elevation and feather to surface of drywall.
- 3) Polish coat to fill all small holes and ridges and to bring surface of taped joint to a hard, smooth finish.

- b. General Contractor shall be responsible for supplying and installing all access doors in walls and ceiling as required throughout the space. Access doors shall be steel, flush type with spackle flange, painted to match wall or ceiling finish. Access doors shall be fire-rated type where required.

- c. Walls shown to 'Align' shall be finished flush with existing and/or new construction. Where existing construction does not permit smooth alignment with new partition, Contractor shall laminate existing surfaces as required to achieve alignment.

**4. PERIPHERAL CONDITIONS & SOUND Baffles**

- Where partitions overlap peripheral A/C enclosures and abut window mullions or exterior construction, the General Contractor shall install sound insulation baffles in the A/C enclosures. Partitions over convectors to window mullions must not prevent window and convector operations or access.

**5. DOORS & HARDWARE**

- a. Contractor shall submit (3) sets of door shop drawings and hardware schedules to N2 Design+Architecture, showing each type of door, buck and hardware for approval before fabrication.

- b. All hollow metal doors shall be 1-3/4" thick and shall be constructed of 18 gauge cold rolled steel with baked shop prime finish. Hollow metal bucks shall be constructed of 16 gauge cold rolled steel with baked shop prime finish, and punched for silencers. Rated bucks shall be welded type; rated doors and bucks shall be labeled accordingly.

- c. All new wood doors and trim to be finished to match existing wood veneer doors with OWNER'S APPROVED finishes. Contractor shall supply two (2) samples of each.

- d. Doors to be located typically 6" from nearest corner of room to daylight of buck, unless otherwise noted.

- e. All doors to receive steel ball-bearing butt hinges. Paint grade doors to receive paint grade hinges; hinges for finish grade doors to match specified hardware. Full height doors to receive (2) pair hinges; 7'-0" doors to receive (1-1/2) pair. Unless otherwise noted, all doors to have floor mounted dome stops and frame mounted silencers. Floor mounted stops shall be appropriate height for slab conditions and flooring materials.

- f. All door hardware to be keyed to OWNER's key schedule and building master requirements.

- g. Existing wood doors and trim that are being reused shall be refinished, as required, for acceptable finish.

- h. All new glass doors and some existing doors hardware to be "Polish chrome pulls, pivots, hinges, levers, etc.

**6. PLUMBING**

- a. Unless otherwise noted, Contractor shall supply and install all plumbing items, including roughing and hook-up.
- b. Contractor shall submit (3) sets of piping fabrication drawings to N2 Design+Architecture and Mechanical Engineer for approval.
- c. All existing plumbing fixtures are to be cleaned and put in good working order. Contractor shall replace or repair all defective plumbing fixtures and piping as required.
- d. New FIXTURES to be picked by owner. Hardware to T.B.D. if applicable.

**7. CEILING**

- a. Unless otherwise noted, Contractor shall provide and install new suspended type acoustical ceilings where indicated on Reflected Ceiling Plan. Contractor shall be responsible for repairs to all existing ceilings that must be accessed during construction.

- b. Contractor shall preserve and protect all existing ceilings where noted to remain. Contractor shall replace or repair any ceiling which is damaged or altered during construction and shall paint all existing ceilings as specified on the Finish Plan.

- c. Locations of any ceiling field breaks not indicated on Reflected Ceiling Plan must be approved by N2 Design+Architecture.

**8. ELECTRIC & TELEPHONE**

- a. Unless otherwise specified, all outlet plates to be Leviton Decora white. All convenience receptacles shall be white; separate circuit receptacles shall be gray. All convenience plates shall be Lutron Claro white, separate circuit plates shall be Lutron Claro gray.

- b. All outlets to be 15" above finished floor to center line or as noted. Outlets to be oriented vertically unless otherwise noted. Cutouts in drywall shall be clean; any overcuts shall be filed and smooth. Outlets above 24" AFF shall be mounted horizontally unless otherwise noted.

- c. Contractor shall check all existing and reused electrical outlets and put in good working order.

- d. General Contractor shall install fire-rated plywood plywood backboards as required for OWNER's telephone equipment installation. Coordinate with owner.

**9. LIGHTING**

- a. Unless otherwise specified, all switch plates to be Lutron Claro white; all switches to be Lutron Diva white.

- b. All switches to be 48" above finished floor to center line or as noted, and typically 6" from adjacent door buck. All switches shall be quiet type and vertically oriented.

- c. Grouped switches must be ganged in single junction box behind single switch plate.

- d. All switches and plates must be set flush and exactly plumb. Cutouts in drywall must be clean; any overcuts shall be filed and smooth.

- e. Contractor is responsible for providing electrical power to all light fixtures specified. Contractor shall provide adequate temporary power and lighting as required throughout construction.

- f. Unless otherwise specified, all dimmers to be Lutron Diva white; all dimmer plates to be Lutron Diva white.

**10. EXIT & EMERGENCY DEVICES**

- a. The General Contractor shall supply and install all exit and emergency lights and devices as required by all New York State Building Codes.

- b. The General Contractor shall supply and install all fire detection and emergency devices as required by construction layout, owner's specifications, and NEW YORK STATE Building Code. Contractor shall preserve all existing fire alarm devices and reinstall any devices as required.

- c. General Contractor shall include and contract for the final connections and programming of all emergency devices. Final connections shall be made by building approved installer or under their supervision.

**11. HVAC**

- a. The General Contractor shall install the HVAC system in accordance with Mechanical Engineer's drawings and specifications. This system as designed shall be capable of maintaining, within tolerances normal in first class office building density factors, interior space conditions of 78 degrees F. dry bulb and 50% relative humidity with outside conditions of 95 degrees F. dry bulb and 75% wet bulb. Heating to be provided during normal heating period, maintaining an inside temperature of 70 degrees F. All rooms shall be ventilated per applicable code requirements. Contractor shall install all fire dampers as required.

- b. In the absence of Mechanical Engineering drawings, Contractor shall re-engineer the existing HVAC system to conform to the partition and functional layout as indicated on N2 Design+Architecture construction plans. System shall provide adequate heating, ventilation, and cooling for all rooms and areas, and perform within tolerances specified above. Contractor shall provide all ductwork, diffusers, returns, controls, electrical service, fire dampers, piping, equipment, etc. as required by the alteration.

- c. The General Contractor shall coordinate the HVAC work and the installation of the ductwork system with N2 Design+Architecture Reflected Ceiling Plan. As directed by the Mechanical Engineer, the General Contractor shall make all adjustments to the existing and new ductwork as required to conform with Reflected Ceiling Plan. Demolition plan to be approved prior to commencement of work.

- d. All diffusers and return air grilles to be white baked enamel, and installed centered on the acoustical ceiling tiles.

- e. HVAC engineering and ductwork shop drawings shall be submitted to N2 Design+Architecture and Mechanical Engineer for review and approval. N2 Design+Architecture review is for conformance to architectural layout only.

- f. Upon completion of the HVAC installation, General Contractor shall balance the entire mechanical system, including both new and existing work. General Contractor shall provide an independent Balancing Contractor to inspect and balance system, and all additional labor and materials required. Contractor shall submit Balancing Report on standard forms no more than (10) days after completion of HVAC installation.

**12. SPRINKLERS (NOT APPLICABLE)**

**13. FIRE-RETARDANT WOOD**

- All wood shall be approved fire-retardant types as permitted and/or required by NEW YORK STATE Building Code and installed only in non-rated and non-structural construction.

**14. WOODWORK**

- Millwork shop drawings are to be provided in triplicate to the architect for approval prior to fabrication

**15. FLOORING**

- Scope of work to include the preparation of existing sub-floor to receive either carpeting or hard flooring. This includes removal of existing flooring, flash-patching and leveling, and wet mopping for final clean up before new flooring is installed. Contractor to install resilient flooring and base as specified.

**16. PAINTING**

- a. Unless otherwise noted, scope of work to include the painting of all OWNER areas within the demised premises, including closets, convectors and service areas. All new partitions shall receive a minimum of three coats: U.O.N one coat primer / sealer and two coats finish paint. All existing construction shall be painted with a minimum of two coats, with additional coats if required for proper coverage.

- b. Painting to be colors and finishes selected by N2 Design+Architecture and as shown on Finish Plan. Before starting finish work, Contractor shall provide paint samples of all colors specified on the prepared partitions within the project space. Each color sample shall be a minimum of (9) sq. ft., and must be viewed and approved after the permanent lighting fixtures and lamps are installed.

- c. Contractor shall provide OWNER with two sealed, labeled gallons of each paint color specified for their future use.

**17. WALLCOVERING (NOT APPLICABLE)**

**18. FINISHING INFORMATION**

- Additional finishing schedules and specifications for painting, flooring, base, etc. are detailed on a separate Finish Plan

**19. WINDOW TREATMENTS**

- Unless otherwise noted, General Contractor shall remove, store, clean and reinstall all existing window treatments and related hardware. Existing drapery pockets shall remain; Contractor shall repair pockets as req'd. General Contractor shall replace any damaged or defective units.

**20. SUBSTITUTIONS & CHANGES**

- General Contractor shall submit (3) sets of specifications for any requested alternate items to N2 Design+Architecture for review and approval before proceeding with change. No Contractor shall make any substitutions or changes to project without the prior approval of N2 Design+Architecture in writing.

**ABBREVIATIONS :**

ACT	ACOUSTICAL CEILING TILE	MFG	MANUFACTURER(ED)
AC	AIR CONDITIONING	MAS	MASONRY
ADJ	ADJACENT	MO	MASONRY OPENING
AFF	ABOVE FINISHED FLOOR	MAX	MAXIMUM
AHU	AIR HANDLING UNIT	MECH	MECHANIC(AL)
ALT	ALTERNATE	MTL	METAL
AL	ALUMINUM	MT	METAL THRESHOLD
APPROX	APPROXIMATE	MIN	MINIMUM
B.O.C.	BOTTOM OF CURB	MIR	MIRROR
BSMT	BASEMENT	MISC	MISCELLANEOUS
BULDG	BUILDING	NOM	NOMINAL
BW	BOTH WAYS	NIC	NOT IN CONTRACT
BOT	BOTTOM	NTS	NOT TO SCALE
B.O.F.	BOTTOM OF FOOTING	OC	ON CENTER(S)
BUR	BUILT UP ROOFING	OPG	OPENING
CPT	CARPET(ED)	OPP	OPPOSITE
CB	CATCH BASIN	OD	OUTER DIAMETER
CO	CLEAN OUT	OA	OVERALL
CT	CERAMIC TILE	OH	OVERHEAD
CONC	CONCRETE	PTD	PAINT(ED)
CMU	CONCRETE MASONRY UNIT	PLB	PLASTER
CONST	CONSTRUCTION	PLAM	PLASTIC LAMINATE
CONTR	CONTRACTOR	PL	PLATE
CRS	COURSE(S)	PLY	PLYWOOD
DEMO	DEMOLISH/DEMOLITION	PSF	POUNDS PER SQUARE FOOT
DTL	DETAIL	PSI	POUNDS PER SQUARE INCH
DIM	DIMENSION	PCC	PRE-CAST CONCRETE
DWG	DRAWING	QT	QUARRY TILE
ELEC	ELECTRIC(AL)	QTY	QUANTITY
E	ELECTRICAL LINE	RAD	RADIUS
EWC	ELECTRIC WATER COOLER	REV	REVISION(S)/REVISED
EL	ELEVATION(HEIGHT)	ROW	RIGHT OF WAY
ELEV	ELEVATOR	R	RISER
EQ	EQUAL	RO	ROUGH OPENING
EXIST	EXISTING	RD	ROOF DRAIN
EXP	EXPOSED	SIM	SIMILAR
EXT	EXTERIOR	SPEC	SPECIFICATION(S)
FIN	FINISHED	SQ	SQUARE
FE	FIRE EXTINGUISHER	SS	STAINLESS STEEL
FEC	FIRE EXTINGUISHER CABINET	STD	STANDARD
FD	FLOOR DRAIN	STL	STEEL
FTG	FOOTING	STOR	STORAGE
FND	FOUNDATION	STRUC	STRUCTURAL
FL	FLOORING	SUSP	SUSPENDED
GA	GAGE/GAUGE	TEL	TELEPHONE
GALV	GALVANIZED	THK	THICKNESS

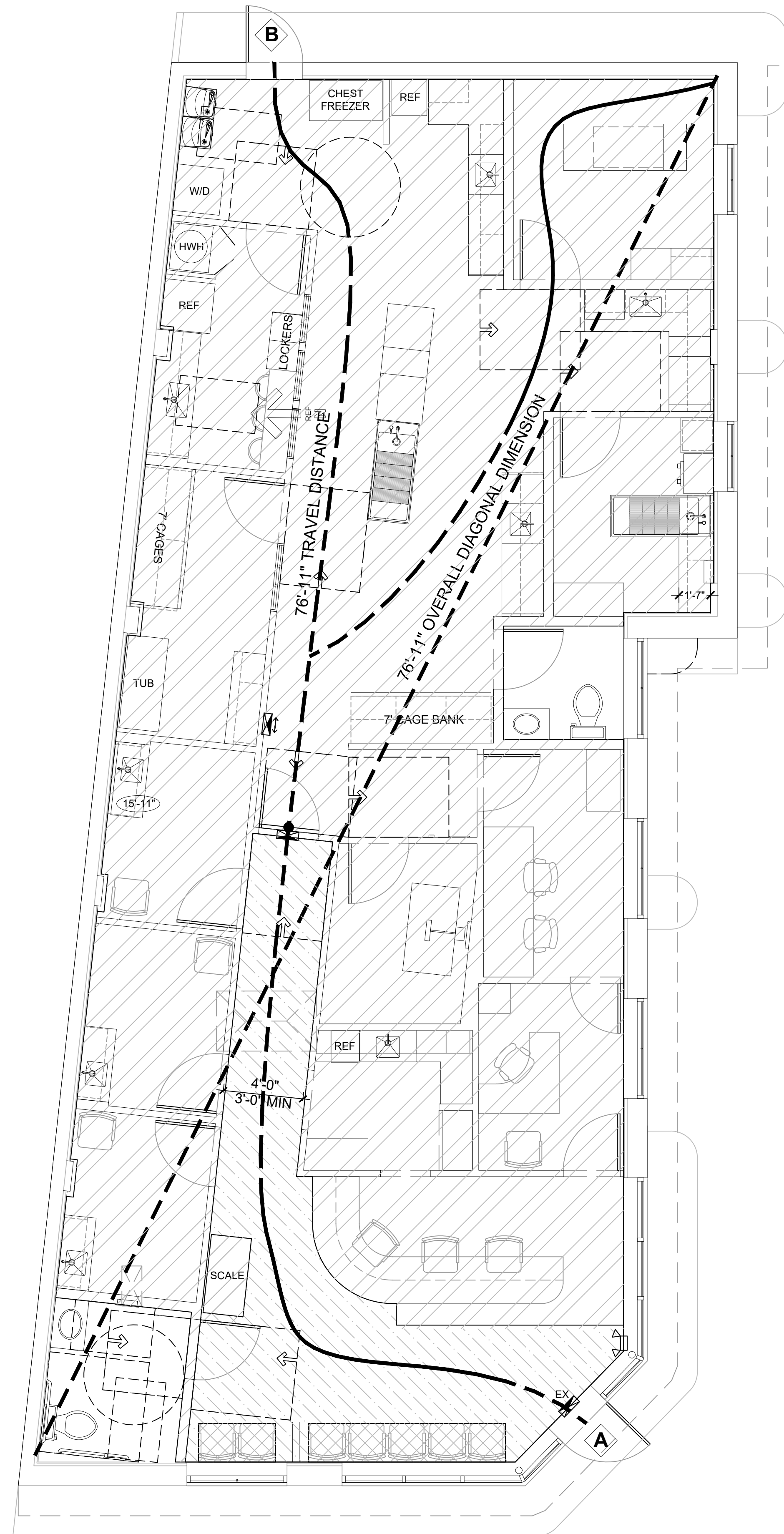












**2020 NYS CODE  
CODE COMPLIANCE CALCULATION**

REQUIREMENT	PROPOSED
<b>MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT 1004</b> <b>GROUND FLOOR:</b> BUSINESS: 150 SQ. FT. GROSS ASSEMBLY - CONCENTRATED SEATING: 7 SQ. FT. NET	1538.3 SQ. FT. / 150 SQ. FT. = 10.25 = 11 OCCUPANTS 26.4 SQ. FT. / 7 SQ. FT. = 3.77 = 4 OCCUPANTS <b>TOTAL OCCUPANCY = 15 OCCUPANTS</b>
<b>MINIMUM EGRESS WIDTH AND NUMBER 1005 &amp; 1006</b> 1 MEANS OF EGRESS REQUIRED FOR BUSINESS USE WITH MAX. OCCUPANT LOAD OF 49 DOORS: 0.2" PER OCCUPANT STAIRS: 0.3" PER OCCUPANT MAIN ENTRY: 36" DOOR / 0.2 = 180 OCC. LOAD BACK ENTRY: 34" DOOR / 0.2 = 170 OCC. LOAD	<b>A</b> TOTAL BUILDING OCCUPANTS PROPOSED LOAD 15 < 180 (THEREFORE OK) <b>B</b> FIRST FLOOR OCCUPANTS PROPOSED LOAD 15 < 170 (THEREFORE OK)
<b>TRAVEL DISTANCE GROUP B</b>	100' MAX. WITHOUT SPRINKLER IF OCC LOAD ≤ 30 LONGEST PATH OF EGRESS TRAVEL = 76'-11" (OK)

**2020 NYS PLUMBING CODE  
CODE COMPLIANCE CALCULATION**

REQUIREMENT	PROPOSED
<b>MINIMUM PLUMBING FACILITIES 403.1 BUSINESS "GROUP B"</b> TOTAL OCCUPANT LOAD = 15 OCCUPANTS	
<b>WATER CLOSETS:</b> 1 PER 25 FOR FIRST 50 OCC. (BY GENDER)	1 MALE 1 FEMALE 2 TOTAL <sup>2</sup>
<b>LAVATORIES:</b> 1 PER 40 FOR FIRST 80 OCC. (BY GENDER)	1 MALE 1 FEMALE 2 TOTAL <sup>2</sup>
<b>BATHTUBS/SHOWERS:</b> NOT REQUIRED	0
<b>DRINKING FOUNTAIN:</b> 1 PER 100 OCC.	1 <sup>3</sup>
<b>OTHER:</b>	0 <sup>4</sup>

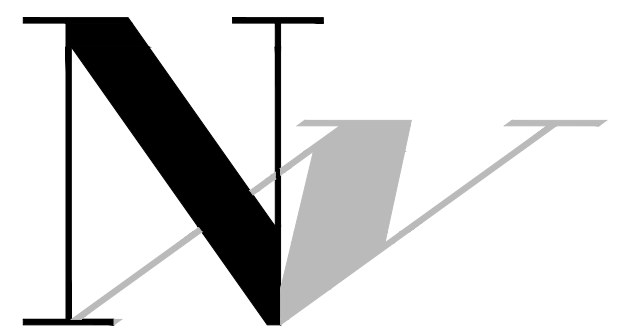
1. PROPOSED FACILITY OR FIXTURE MEETS THE ACCESSIBILITY REQUIREMENTS OUTLINED IN CHAPTER 305-306 AND CHAPTER 6 OF THE NYS ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES CODE
2. SINGLE-USER TOILET AND BATHING ROOMS PROVIDED IN ACCORDANCE WITH SECTION 403.1.2 SHALL BE DESIGNATED AS GENDER NEUTRAL (SECTION 403.2 - EXCEPTION 5)
3. WHERE DRINKING FOUNTAINS ARE REQUIRED, NOT FEWER THAN TWO DRINKING FOUNTAINS SHALL BE PROVIDED. ONE DRINKING FOUNTAIN SHALL COMPLY WITH THE REQUIREMENTS FOR PEOPLE WHO USE A WHEELCHAIR AND ONE DRINKING FOUNTAIN SHALL COMPLY WITH THE REQUIREMENTS FOR STANDING PERSONS (SECTION 410.3)
4. FOR BUSINESS AND MERCANTILE OCCUPANCIES WITH AN OCCUPANT LOAD OF 15 OR FEWER, SERVICE SINKS SHALL NOT BE REQUIRED. (SECTION PC 403, TABLE 403.1)

**EGRESS LEGEND**

- PATH OF EGRESS
- BUSINESS AREA (150 SQ. FT. GROSS)
- CONCENTRATED CHAIRS (7 SQ. FT. NET)
- PATH OF EGRESS
- COMMON PATH OF EGRESS 100'-0" MAX. (WITHOUT SPRINKLERS)
- CLEAR FLOOR AREA 48" X 30" CLEAR
- 5'-0" TURNING RADIUS
- EDGE LIT LED EXIT SIGN - SHADED QUADRANT INDICATES ILLUMINATION - ARROW INDICATES DIRECTION OF TRAVEL
- WALL MOUNTED EMERGENCY LIGHTING - 90 MINUTES OF UNINTERRUPTED CONTINUOUS POWER

Date	Issue
06/05/2024	- ISSUED FOR REVIEW

Architects seal:



N2 DESIGN+ARCHITECTURE, P.C.

315 Main Street 2nd Floor  
Port Washington, NY 11050  
Office: 516 883-4907 Fax: 516 883-4909

Project Title:  
**TOWN ANIMAL HOSPITAL  
OF MANHASSET**

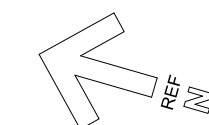
260 PLANDOME ROAD  
MANHASSET, NY 11030

SECTION 3 BLOCK 79 LOT 1

Drawing Title:  
OCCUPANCY AND EGRESS PLAN;  
LEGEND AND NOTES;  
CODE CALCULATIONS;

Job No.: 821.00 Drawing Number:  
Scale: AS NOTED **A-101**  
By: DG  
Date: JULY 23, 2024

These plans are an instrument of service and are the property of the Architect. Any infringements will be prosecuted.













**DISAPPROVED**

Nicholas Vissicelli  
07/26/2024

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RIGHT SIDE ELEVATION

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

NOTE: UL APPROVED DIRECT WIRE, BATTERY BACK UP SMOKE DETECTORS (SD) TO BE INSTALLED AS PER R314. UL APPROVED DIRECT WIRE BATTERY BACK UP CARBON DIOXIDE DETECTORS (CO) TO BE INSTALLED AS PER R315.

NOTE: ALL WINDOW AND SLIDING DOOR DESIGNATION NUMBERS REPRESENT "ANDERSEN WINDOW" 400 SERIES UNIT CALL OUT NUMBERS. ANY DEVIATION OF THESE SPECIFICATIONS MUST BE APPROVED BY THE ARCHITECT.

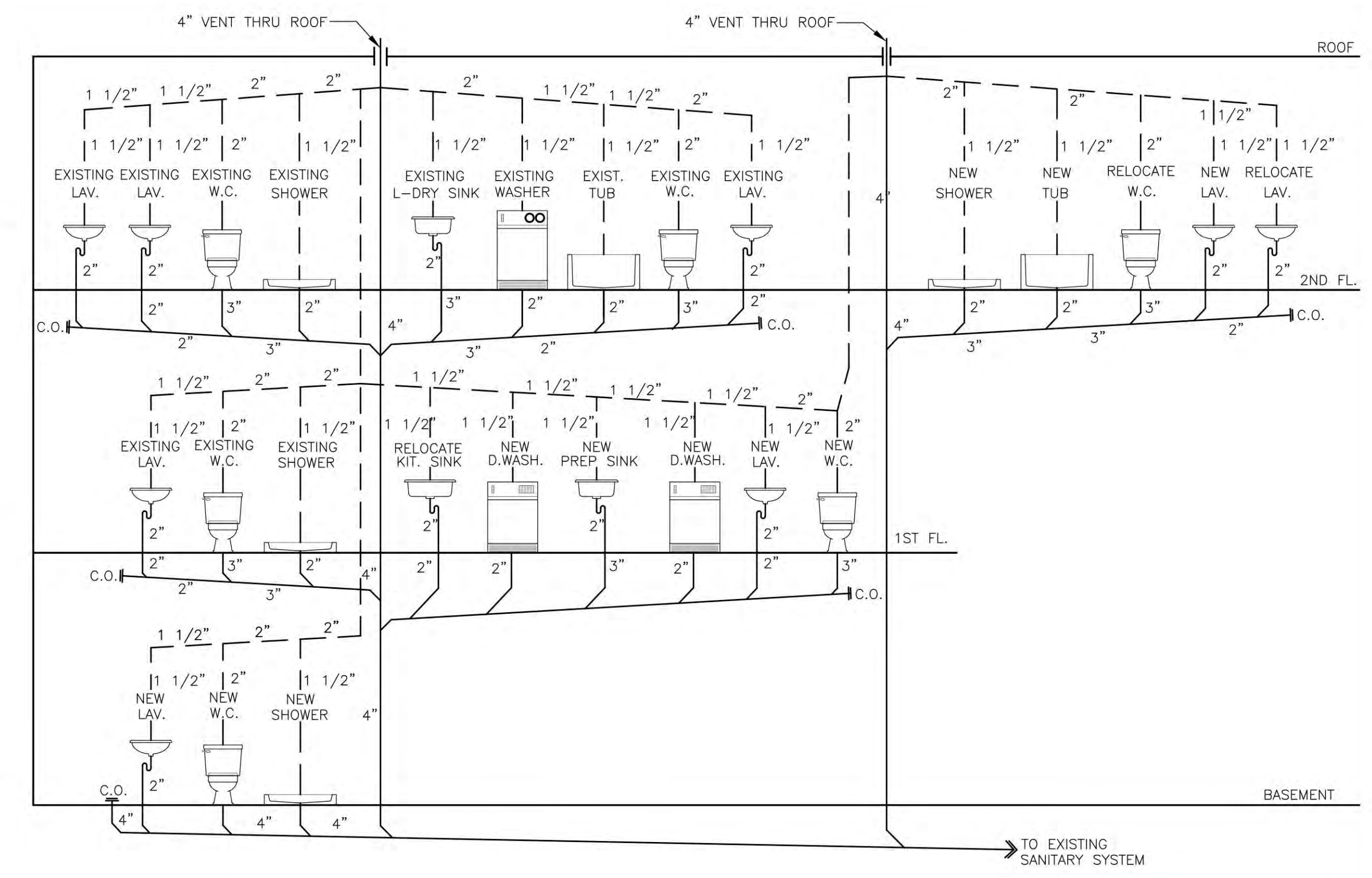
NOTE: EGRESS WINDOWS TO BE INSTALLED IN ACCORDANCE WITH SECTION R310.1.1, R310.1.2, R310.1.3 AND R310.2.

ALL FRAMING LUMBER SHALL BE DOUGLAS FIR # 1 OR BETTER



LEFT SIDE ELEVATION

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



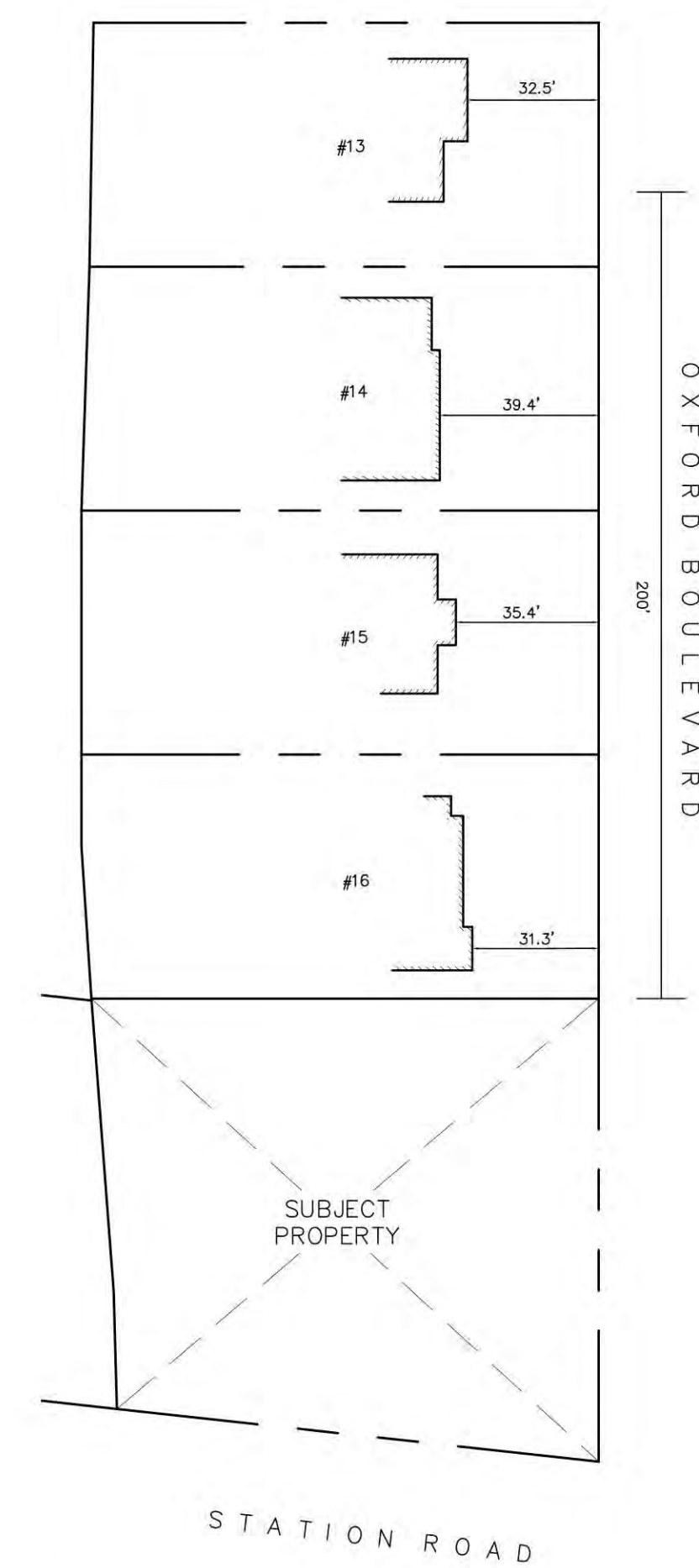
PLUMBING NOTES :

- 1. ALL C.O.'S LOCATED AS PER NEW YORK STATE PLUMBING CODE.
- 2. MINIMUM 1/2" COPPER SUPPLY LINES FROM 3/4" MAINS.
- 3. P.3103.1 ROOF EXTENSION. OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED NOT LESS THAN 6" ABOVE THE ROOF OR 6" ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER. WHERE A ROOF IS TO BE USED FOR ASSEMBLY, AS A PROMENADE, OBSERVATION DECK OR SUNBATHING DECK OR FOR SIMILAR PURPOSES, OPEN VENT PIPES SHALL TERMINATE NOT LESS THAN 7" ABOVE THE ROOF.
- 4. P.3103.2 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 WALL SHALL NOT BE LESS THAN 3" IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1" INSIDE THE THERMAL ENVELOPE OF THE BUILDING. PLEASE SEE TABLE 3201.7 FOR TRAP SIZES.

RBP24-000651

PLUMBING SCHEMATIC

N.T.S.



200' AVERAGE FRONT YARD SETBACK DIAGRAM CALCULATION

BLOCK	LOT	WIDTH
353	13	32.5
	14	39.4
	15	35.4
	16	31.3
		138.6

138.6 / 4 = 34.6

**JAMES J. STOUT ARCHITECT**  
2 GREG LANE EAST NORTHPORT, NEW YORK (631) 858 9388

WOOD CONST.	BRICK CONST.	CONCRETE	CONC. BLOCK	STONE CONST.	EXISTING	TO BE REMOVED

DRAWN BY: J.J.S./K.B. DATE: 6/10/24 REVISION NO. \_\_\_\_\_

PROPOSED ADDITIONS  
For: MR. & MRS ELGADEH  
Of: 56 STATION ROAD  
GREAT NECK, N.Y.

SIDE ELEVATIONS  
AND PLUMBING SCHEMATIC

PAGE NO. A-2 OF 8

REGISTERED ARCHITECT  
JAMES J. STOUT  
No. 021633  
STATE OF NEW YORK

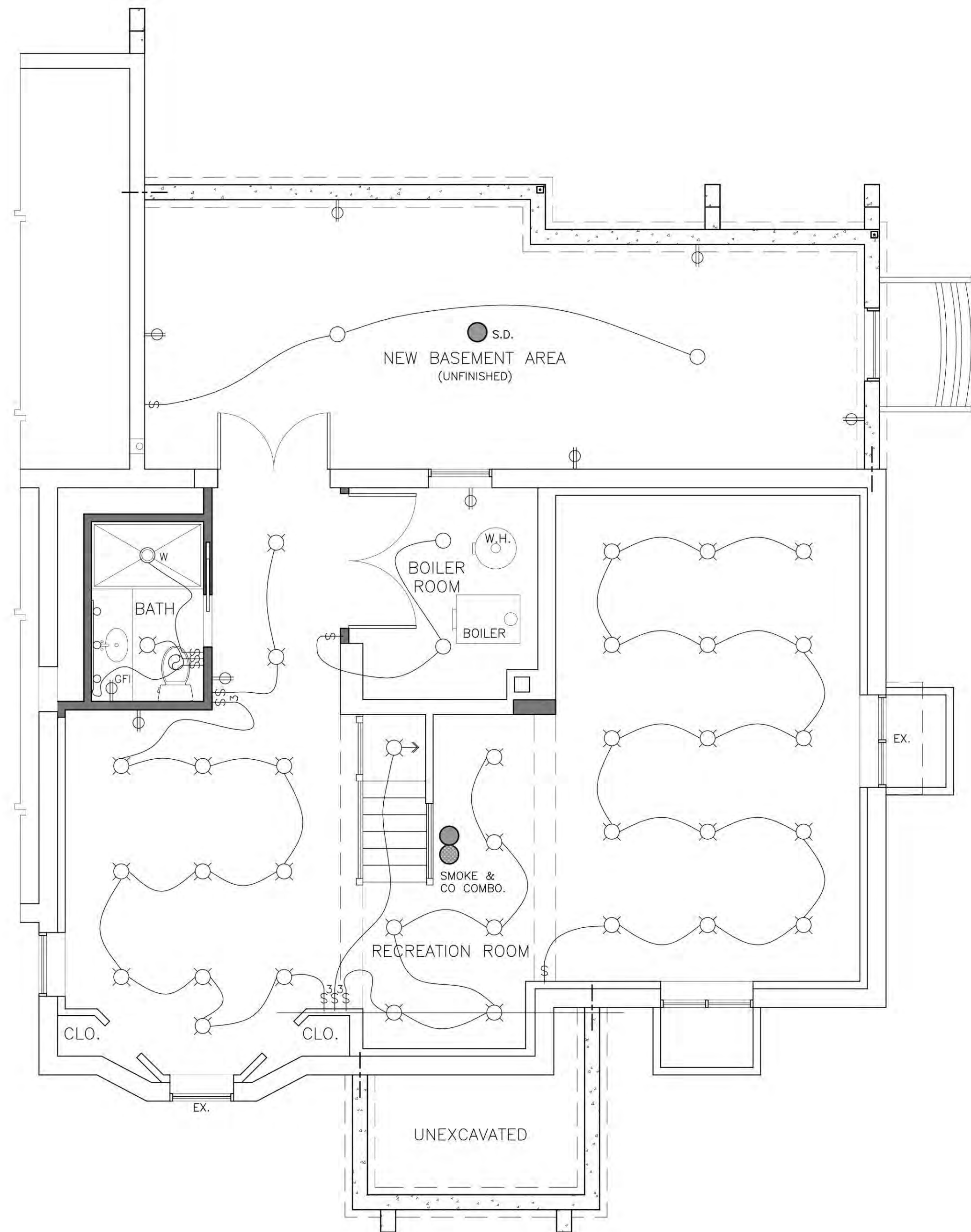
JOB NO. 2022-420



DISAPPROVED

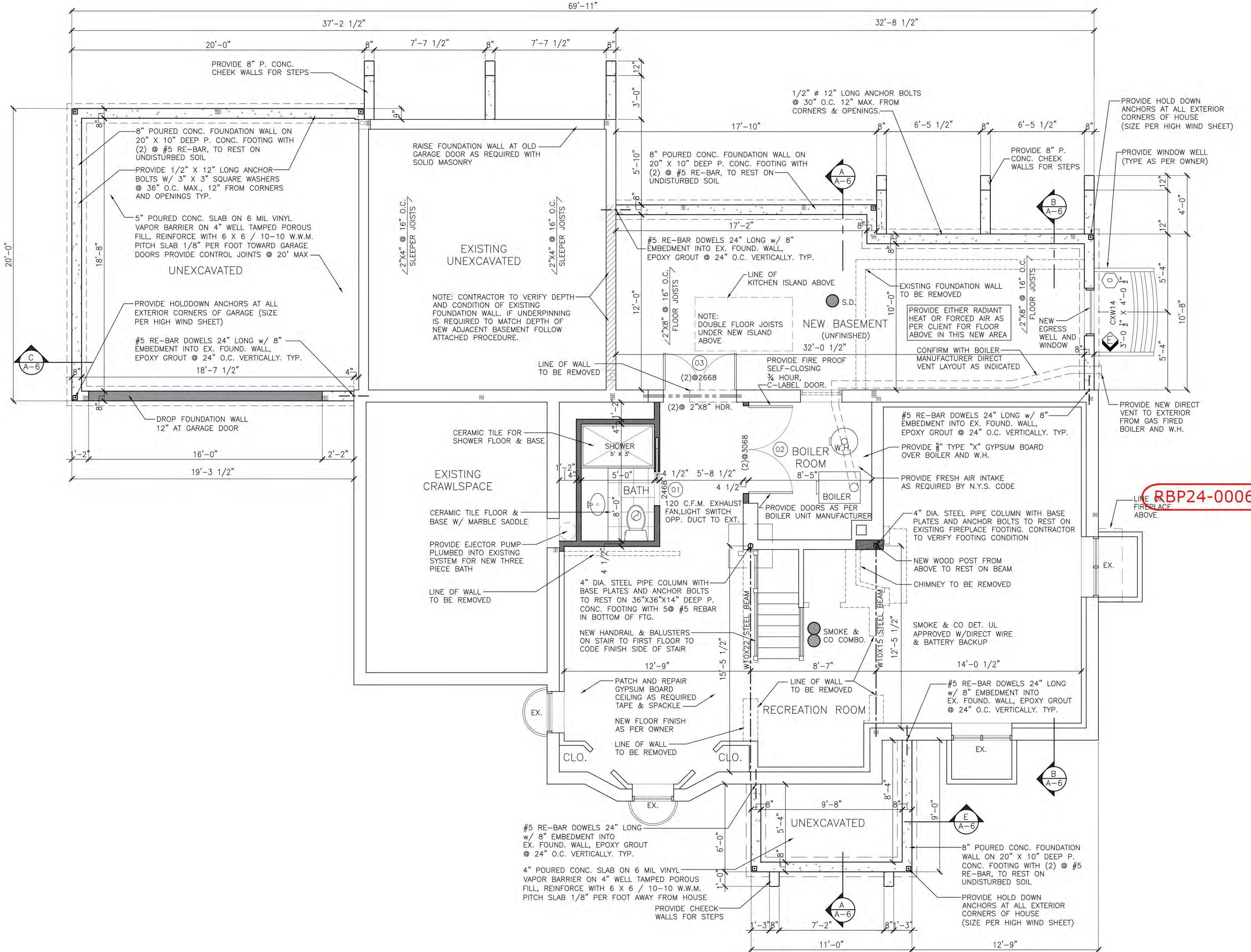
Nicholas Vissicelli  
07/26/2024

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CELLAR LIGHTING LAYOUT

SCALE = N.T.S.



CELLAR/FOUNDATION PLAN

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

DOOR SCHEDULE

#	OVERALL DIMENSIONS	DOOR	FRAME	CALL OUT	SADDLE	TYPE	REMARKS
1	2'-4" X 6'-8"	WOOD	WOOD	2468	MARBLE	POCKET	BATHROOM, BASEMENT
2	(2) @ 3'-0" X 6'-8"	METAL	METAL	3068	ALUMINUM	SWING	FIRE PROOF SELF-CLOSING 3/4 HOUR, C-LABEL DOOR, BOILER ROOM, BASEMENT
3	(2) @ 3'-0" X 6'-8"	WOOD	WOOD	3068	ALUMINUM	SWING	ENTRY TO NEW UNFINISHED BASEMENT AREA, BASEMENT

WINDOW SCHEDULE

#	UNIT CALLOUT	ROUGH OPENING	TYPE	REMARKS
1	CXW14	3'-0 1/2" X 4'-0 1/2"	CASEMENT	EGRESS WINDOW, BASEMENT

JAMES J. STOUT ARCHITECT

2 GREG LANE EAST NORTHPORT, NEW YORK (631) 858 9388

WOOD CONST. BRICK CONST. CONCRETE CONC. BLOCK STONE CONST. EXISTING TO BE REMOVED

DRAWN BY: J.J.S./K.B. DATE: 6/10/24 REVISION NO.

PROPOSED ADDITIONS  
For: MR. & MRS ELGADEH  
Of: 56 STATION ROAD  
GREAT NECK, N.Y.

CELLAR/FOUNDATION  
PLAN & LIGHTING LAYOUT

PAGE NO. A-3 OF 8

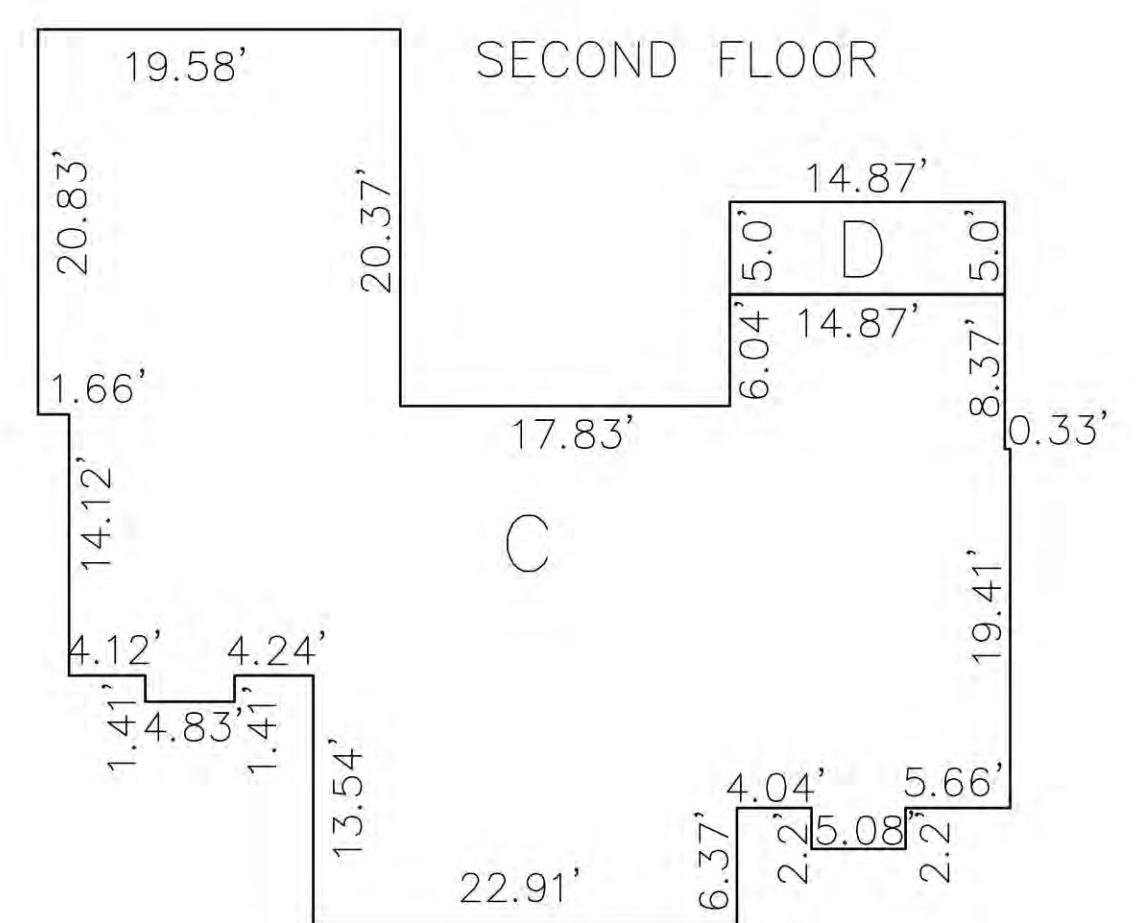
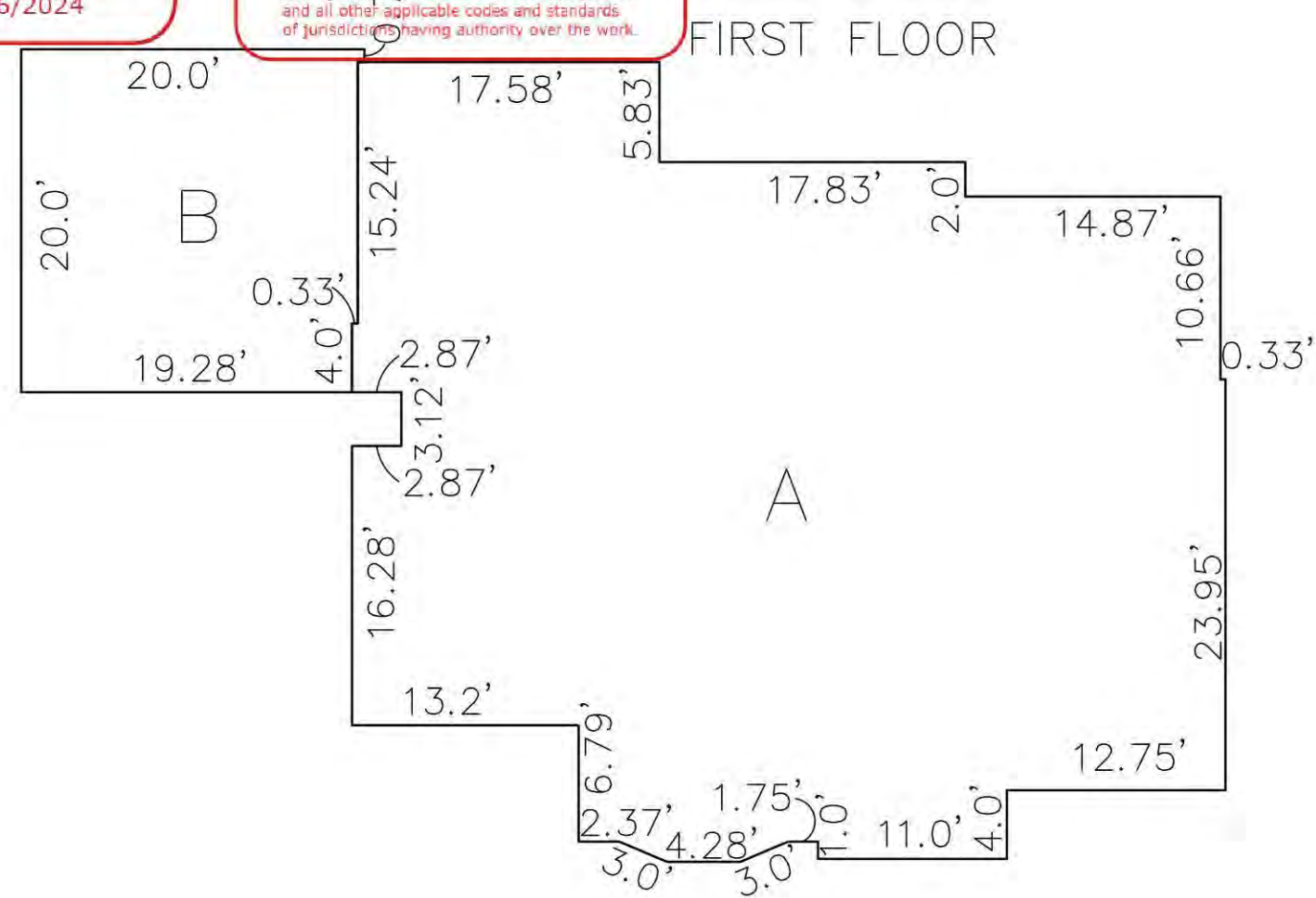
JOB NO. 2022-420



**DISAPPROVED**

Nicholas Vissicelli  
07/26/2024

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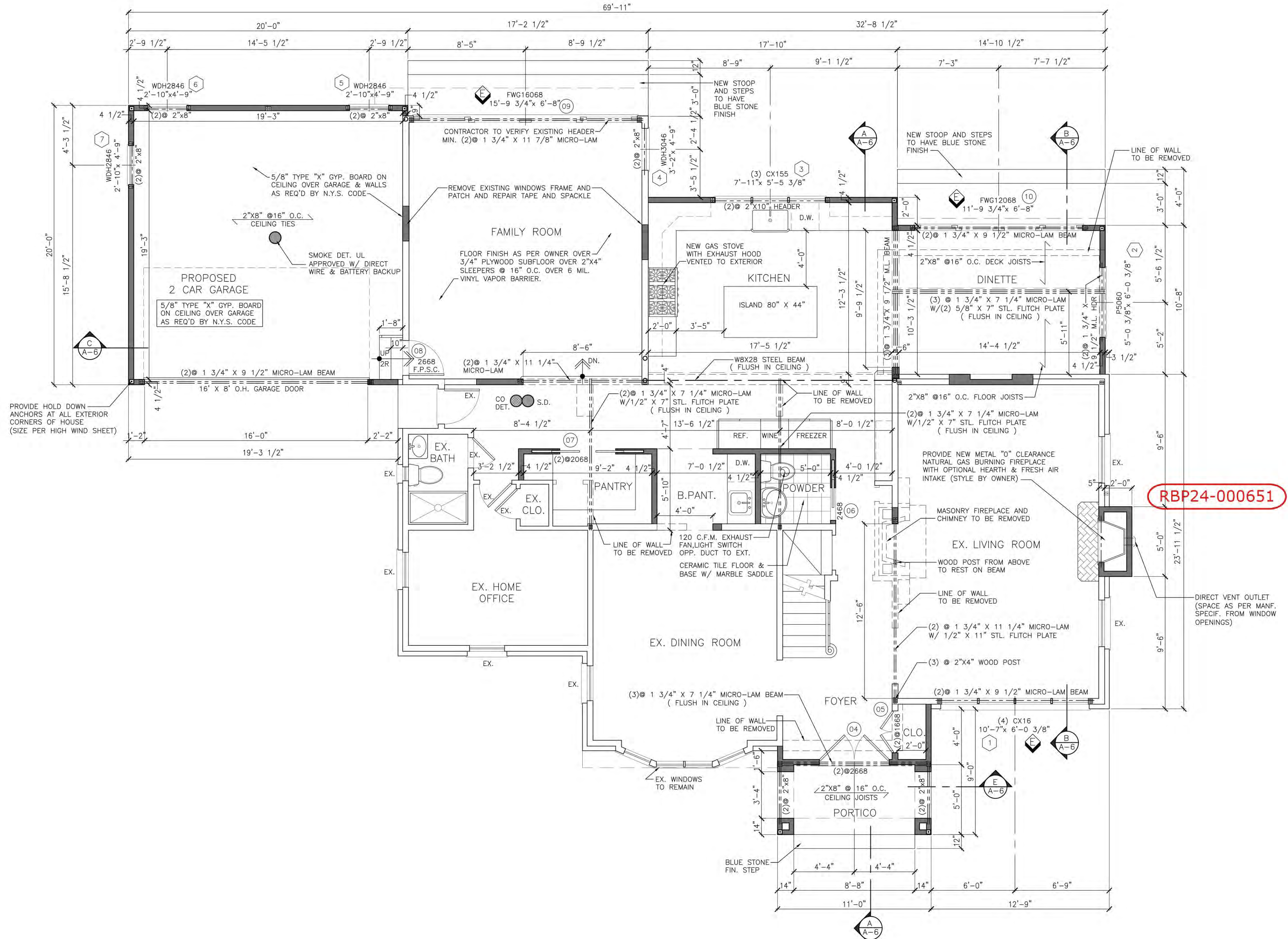


LOT AREA = 13,212.00 SQ.FT.  
 LOT COVERAGE = 2,597.40 SQ.FT.  
 GFA (ALLOWABLE 36%) = 4,023.24 SQ.FT. (30.45%)  
 (MAX. 4,000 SQ FT.)  
 \*NOT COUNTING BALCONY\*

A (1ST FLOOR)	IRREGULAR AREA =	1,965.87
B (ATTACHED GARAGE)	19.28 X 20.0 =	391.46
FIRST FLOOR TOTAL =		2,357.33
C (2ND FLOOR)	IRREGULAR AREA =	1,665.91
TOTAL GROSS FLOOR AREA =		4,023.24
D (BALCONY)	14.83 X 5.0 =	74.15

**GROSS FLOOR AREA CALCULATION**

SCALE = N.T.S.



**FIRST FLOOR PLAN**

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

**RBP24-000651**

**DOOR SCHEDULE**

#	OVERALL DIMENSIONS	DOOR	FRAME	CALL OUT	SADDLE	TYPE	REMARKS
4	(2) @ 2'-6" X 6'-8"	WOOD	WOOD	(2)@2668	ALUMINUM	SWING	FRONT DOUBLE DOOR ENTRY, FIRST FLOOR
5	(2) @ 1'-6" X 6'-8"	WOOD	WOOD	(2)@1668	NONE	SWING	DOUBLE CLOSET DOOR, FIRST FLOOR
6	2'-4" X 6'-8"	WOOD	WOOD	2468	MARBLE	POCKET DOOR	POWDER ROOM, FIRST FLOOR
7	(2) @ 2'-0" X 6'-8"	WOOD	WOOD	(2)@2068	NONE	POCKET DOOR	DOUBLE DOOR, PANTRY, FIRST FLOOR
8	2'-6" X 6'-8"	METAL	METAL	2668 F.P.S.C.	ALUMINUM	SWING	ENTRY / EXIT DOOR @ FAMILY ROOM, (F.P.S.C.) 3/4 HOUR "C" LABEL, FIRST FLOOR
9	15'-9 3/4" X 6'-8"	WOOD	WOOD	FWG16068	ALUMINUM	GLIDER	ENTRY / EXIT DOOR PATIO DOOR @ FAMILY ROOM, FIRST FLOOR
10	11'-9 3/4" X 6'-8"	WOOD	WOOD	FWG12068	ALUMINUM	GLIDER	ENTRY / EXIT DOOR PATIO DOOR @ DINETTE, FIRST FLOOR

**WINDOW SCHEDULE**

#	UNIT CALLOUT	ROUGH OPENING	TYPE	REMARKS
1	(4) CX16	11' - 0 1/2" X 6' - 0 3/8"	CASEMENT	EXISTING LIVING ROOM, FIRST FLOOR
2	P5060	5' - 0 3/8" X 6' - 0 3/8"	PICTURE	DINETTE, FIRST FLOOR
3	(3) CX155	8' - 5 3/8" X 5' - 5 3/8"	CASEMENT	KITCHEN, FIRST FLOOR
4	WDH3046	3' - 2 3/8" X 4' - 8 3/8"	DOUBLE HUNG	FAMILY, FIRST FLOOR
5	WDH2846	2' - 10 3/8" X 4' - 8 3/8"	DOUBLE HUNG	GARAGE, FIRST FLOOR
6	WDH2846	2' - 10 3/8" X 4' - 8 3/8"	DOUBLE HUNG	GARAGE, FIRST FLOOR
7	WDH2846	2' - 10 3/8" X 4' - 8 3/8"	DOUBLE HUNG	GARAGE, FIRST FLOOR

**JAMES J. STOUT ARCHITECT**

2 GREG LANE EAST NORTHPORT, NEW YORK (631) 858 9388

WOOD CONST.	BRICK CONST.	CONCRETE	CONC. BLOCK	STONE CONST.	EXISTING	TO BE REMOVED

DRAWN BY: J.J.S./K.B.    DATE: 6/10/24    REVISION NO. \_\_\_\_\_  
 PROPOSED ADDITIONS  
 For: MR. & MRS ELGADEH  
 Of: 56 STATION ROAD  
 GREAT NECK, N.Y.  
 FIRST FLOOR PLAN  
 GROSS FLOOR AREA CALCULATIONS A-4 of 8

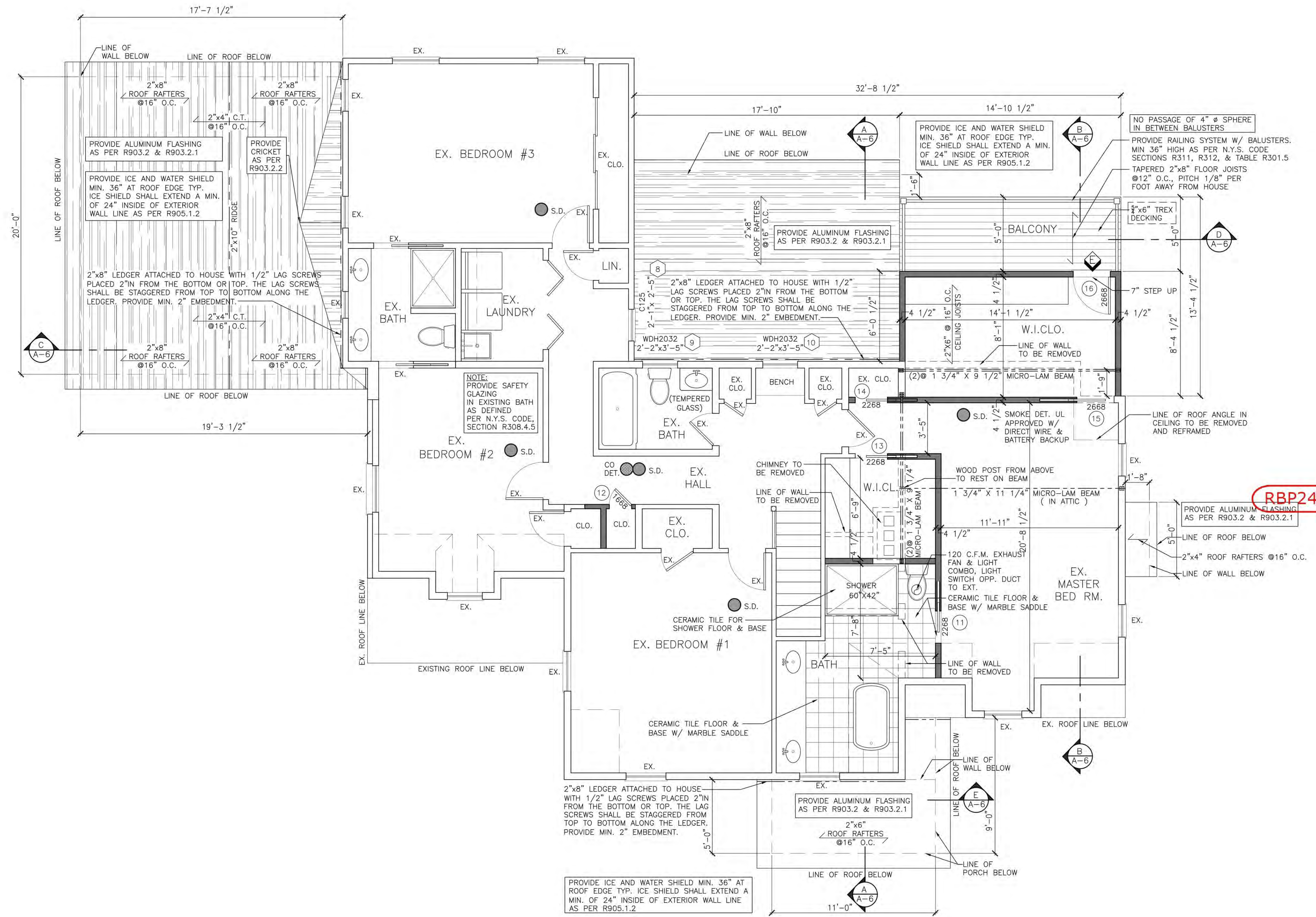
JOB NO. 2022-420



DISAPPROVED

Nicholas Vissicelli  
07/26/2024

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RBP24-000651

**LIGHT AND VENTILATION CALCULATIONS:**

# ROOM DESCRIPTION	ROOM AREA SQ.FT.	LIGHT REQUIRED (8%) SQ.FT.	VENTILATION REQUIRED (4%) SQ.FT.	LIGHT PROVIDED SQ.FT.	VENTILATION PROVIDED SQ.FT.
1. FAMILY ROOM	306.25	24.50	12.25	78.90	47.68
2. KITCHEN	241.54	19.32	9.66	33.90	32.10
3. DINETTE	153.09	12.25	6.12	73.25	29.39
4. LIVING ROOM	322.84	25.83	12.91	73.68	60.82
5. MASTER BEDROOM	250.87	20.07	10.03	20.93	12.11

NOTE: LIGHT AND VENTILATION DEFICIT TO BE PROVIDED THROUGH MECHANICAL MEANS IN COMPLIANCE WITH R303.1

LIGHT AND VENT CHART

SCALE = N.T.S.

SECOND FLOOR PLAN

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

DOOR SCHEDULE

#	OVERALL DIMENSIONS	DOOR	FRAME	CALL OUT	SADDLE	TYPE	REMARKS
11	2'-2" X 6'-8"	WOOD	WOOD	2268	MARBLE	POCKET DOOR	MASTER BATH, EXISTING MASTER BEDROOM, SECOND FLOOR
12	1'-6" X 6'-8"	WOOD	WOOD	1668	NONE	SWING	CLOSET, HALL, SECOND FLOOR
13	2'-2" X 6'-8"	WOOD	WOOD	2268	NONE	POCKET DOOR	EXISTING CLOSET, EXISTING MASTER BEDROOM, SECOND FLOOR
14	2'-2" X 6'-8"	WOOD	WOOD	2268	NONE	POCKET DOOR	WALK-IN CLOSET, EXISTING MASTER BEDROOM, SECOND FLOOR
15	2'-6" X 6'-8"	WOOD	WOOD	2668	NONE	POCKET DOOR	WALK-IN CLOSET, EXISTING MASTER BEDROOM, SECOND FLOOR
16	2'-6" X 6'-8"	WOOD	WOOD	2668	RAISED, ALUMINUM	SWING	ENTRY / EXIT @ WALK-IN CLOSET TO BALCONY, EX. MASTER BEDROOM, SECOND FLOOR

WINDOW SCHEDULE

#	UNIT CALLOUT	ROUGH OPENING	TYPE	REMARKS
8	C125	2' - 0 3/4" X 2' - 4 3/4"	CASEMENT	EXISTING HALL, SECOND FLOOR (REPLACE EXISTING)
9	WDH2032	2' - 2 1/4" X 3' - 4 3/4"	DOUBLE HUNG	TEMPERED GLASS, EXISTING BATHROOM, SECOND FLOOR (REPLACE EXISTING)
10	WDH2032	2' - 2 1/4" X 3' - 4 3/4"	DOUBLE HUNG	EXISTING HALL, SECOND FLOOR (REPLACE EXISTING)

JAMES J. STOUT ARCHITECT  
2 GREG LANE EAST NORTHPORT, NEW YORK (631) 858 9388

WOOD CONST. BRICK CONST. CONCRETE CONC. BLOCK STONE CONST. EXISTING TO BE REMOVED

REGISTERED ARCHITECT  
JAMES J. STOUT  
NO. 021635  
STATE OF NEW YORK

DRAWN BY: J.J.S./K.B. DATE: 6/10/24 REVISION NO.

PROPOSED ADDITIONS  
For: MR. & MRS ELGADEH  
Of: 56 STATION ROAD  
GREAT NECK, N.Y.

SECOND FLOOR PLAN  
WITH 1ST STORY ROOF PLANS

PAGE NO. A-5 of 8

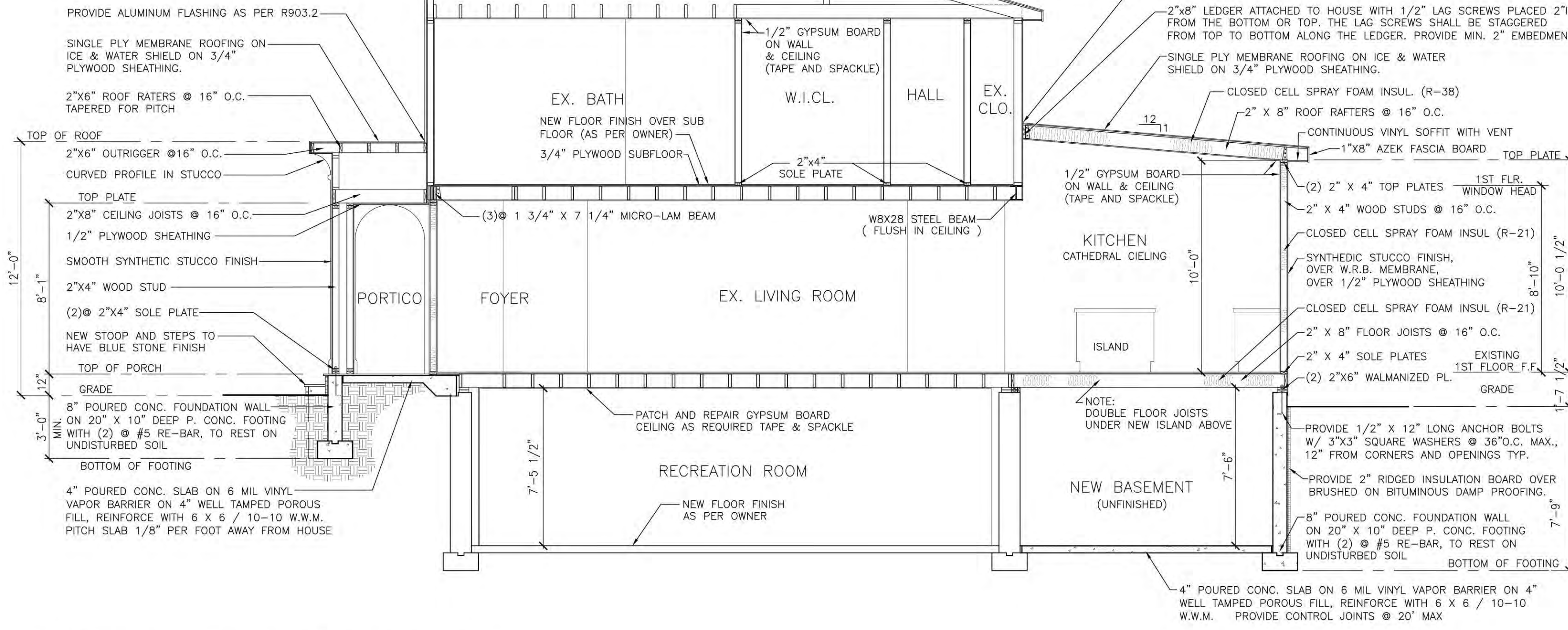
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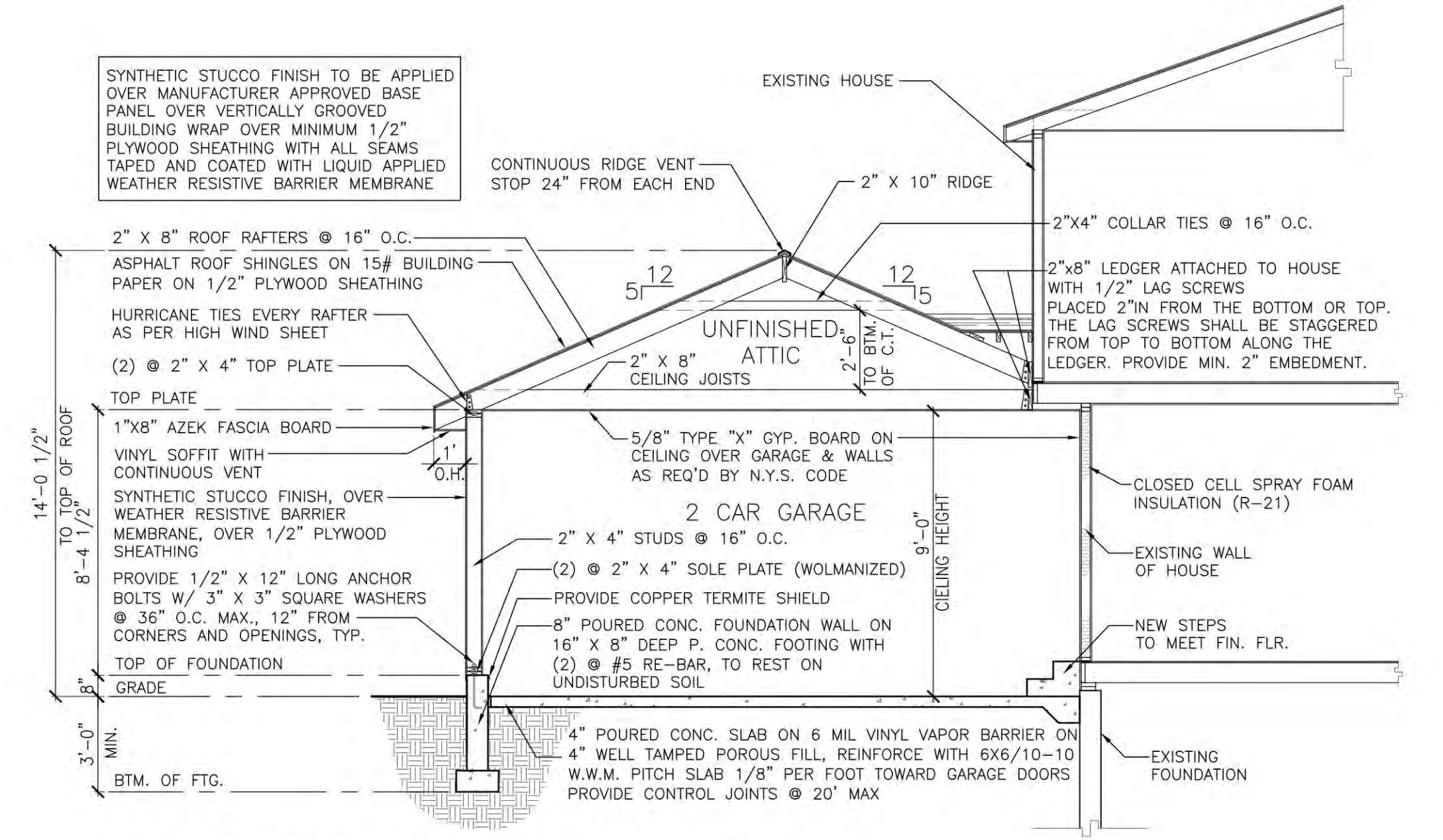
Nicholas Vissicelli  
07/26/2024

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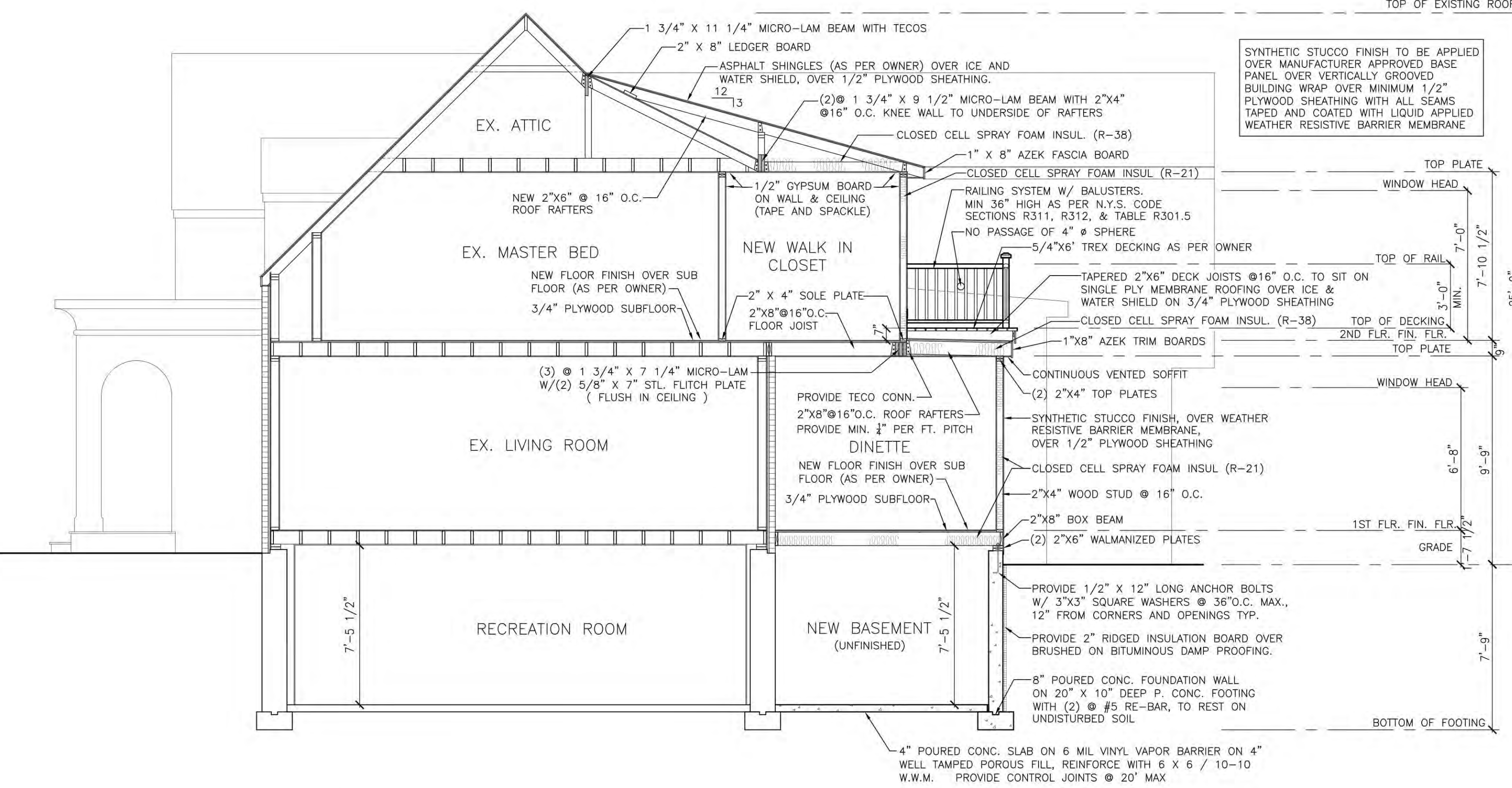
CROSS SECTION "A-A"

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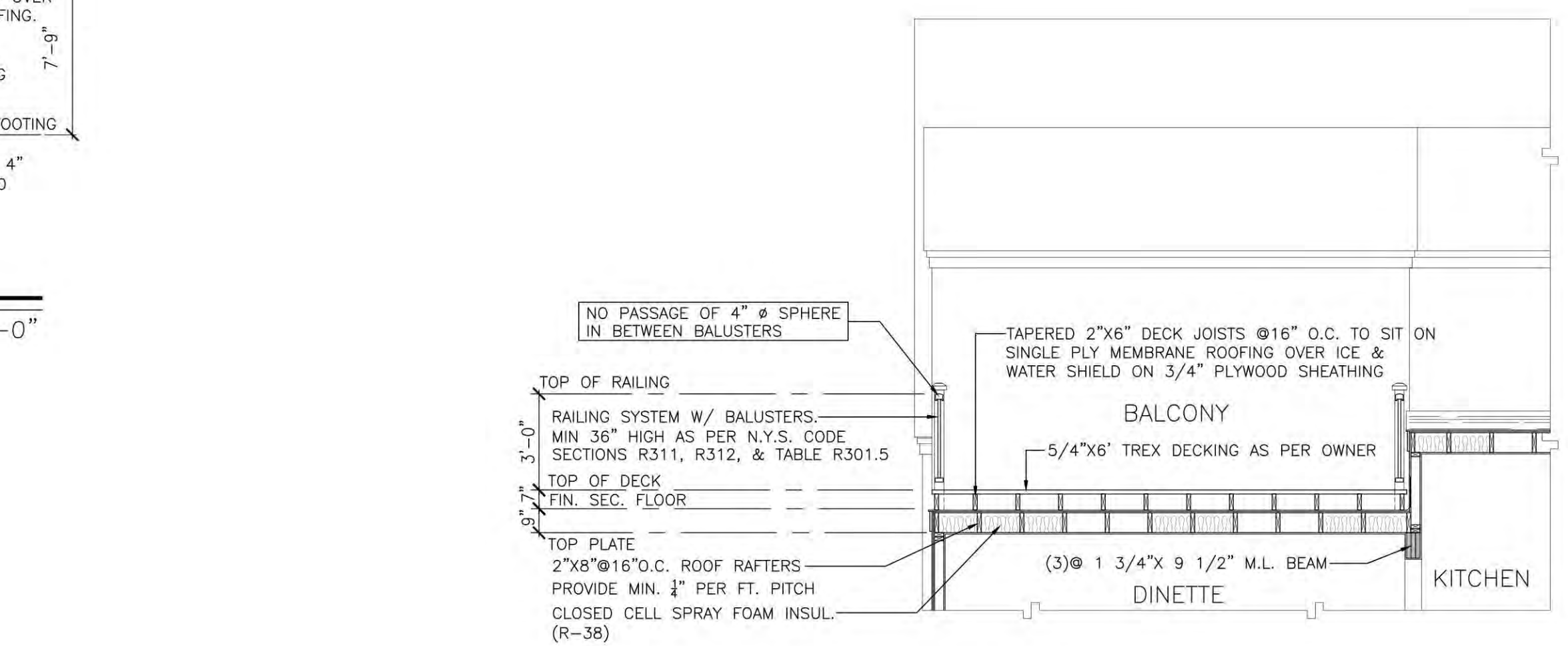
CROSS SECTION "C-C"

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



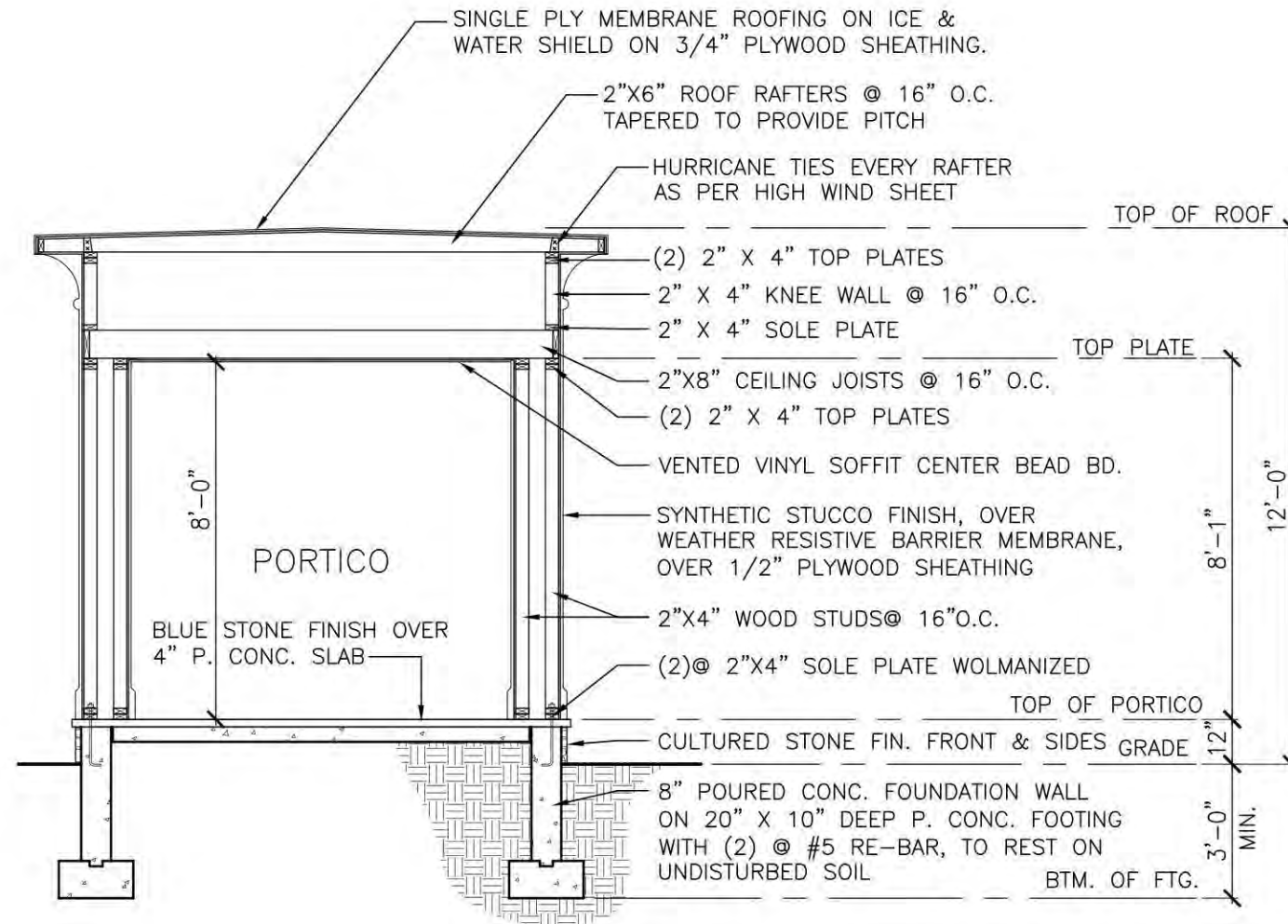
CROSS SECTION "B-B"

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



CROSS SECTION "D-D"

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



CROSS SECTION "E-E"

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

RBP24-000651

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2 GREG LANE EAST NORTHPORT, NEW YORK (631) 858 9388

WOOD CONST.	BRICK CONST.	CONCRETE	CONC. BLOCK	STONE CONST.	EXISTING	TO BE REMOVED

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For: MR. & MRS ELGADEH  
Of: 56 STATION ROAD  
GREAT NECK, N.Y.

SECTIONS A-A, B-B, C-C, D-D, AND E-E PAGE NO. A-6 OF 8

2022-420

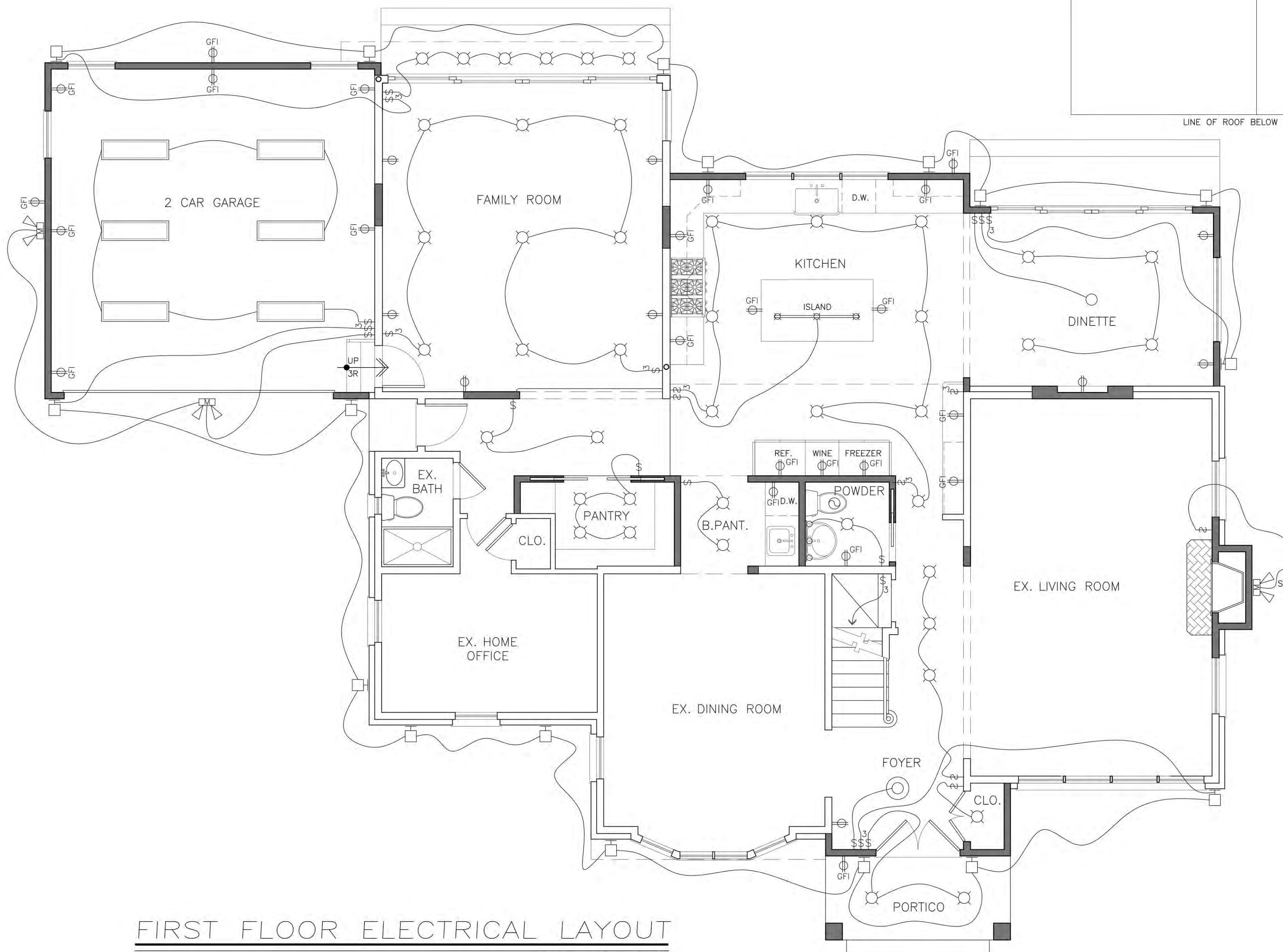


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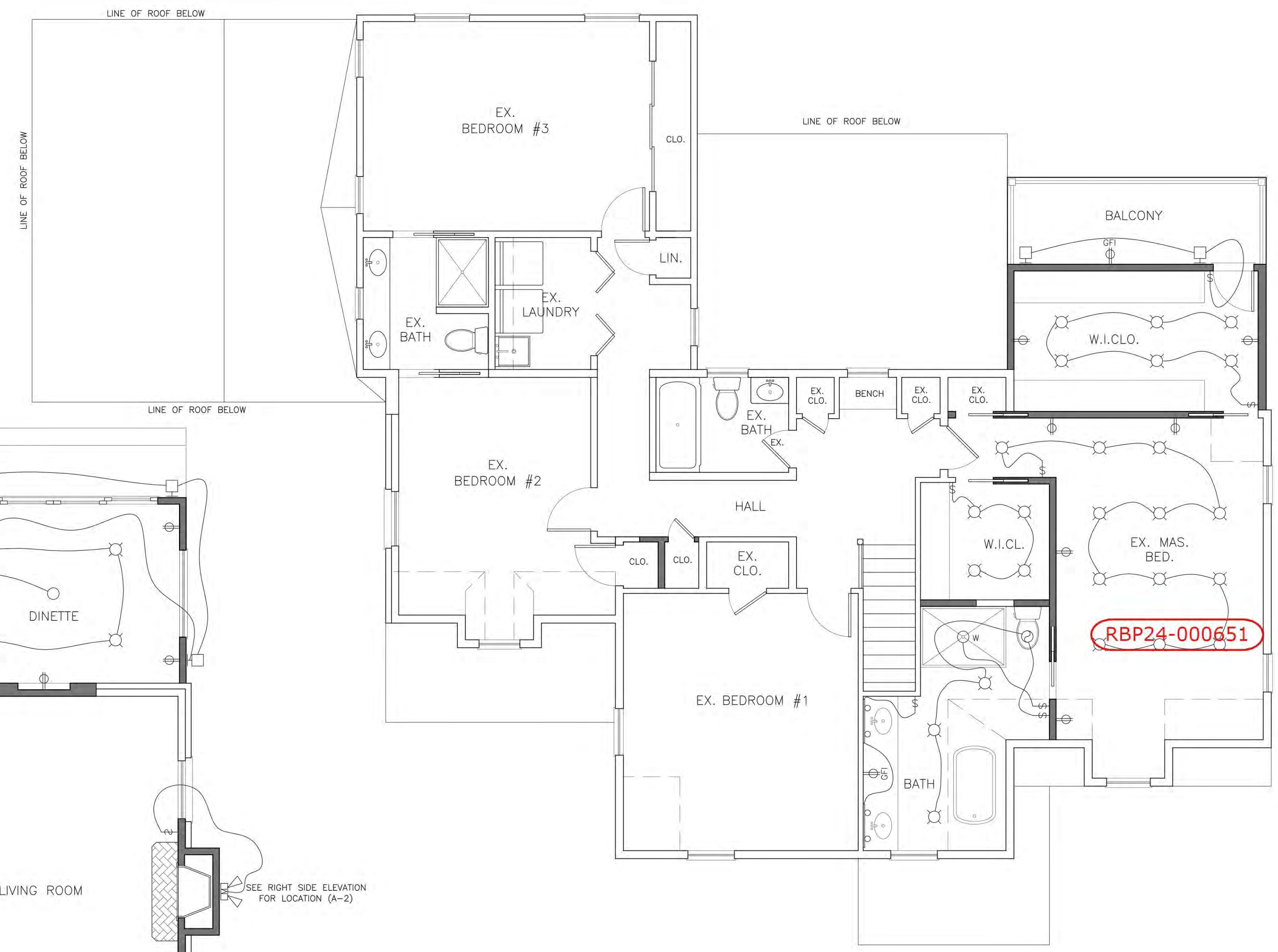
Nicholas Vissicelli  
07/26/2024

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VERIFY WITH OWNER FINAL LOCATION OF OUTLETS, LIGHT FIXTURES, TV CONNECTIONS ETC



FIRST FLOOR ELECTRICAL LAYOUT  
SCALE : 1/4"=1'-0"



SECOND FLOOR ELECTRICAL LAYOUT  
SCALE : 1/4"=1'-0"

RBP24-000651

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	REMARKS
○	( LED ) CEILING MOUNTED LIGHT FIXTURE	FIXTURE AS PER OWNER
⊙	( LED ) RECESSED CEILING FIXTURE	FIXTURE AS PER OWNER
○ <sub>W</sub>	( LED ) CEILING MOUNTED LIGHT FIXTURE ( WATER PROOF )	FIXTURE AS PER OWNER
⊙	CEILING MOUNTED EXHAUST FAN ( MIN 100 C.F.M. )	SEE FLOOR PLAN FOR SWITCH AND C.F.M. REQUIREMENTS
●	U.L. APPROVED SMOKE DETECTOR, DIRECT WIRE, BATTERY BACKUP	SEE FLOOR PLAN FOR APPROXIMATE LOCATION (S)
— —	SINGLE POLE SWITCH	
— — —	DOUBLE POLE SWITCH - TRIPLE POLE SWITCH	
⊕	DUPLEX CONVENIENCE OUTLET	
⊕ <sub>GFI</sub>	DUPLEX CONVENIENCE OUTLET ( G.F.I. )	
⊕ <sub>W</sub>	DUPLEX CONVENIENCE OUTLET ( WATER PROOF )	

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	REMARKS
⊗	VARIABLE SPEED CEILING FAN WITH LIGHT WALL SWITCH OPERATE	FIXTURE AS PER OWNER
⊙	NEW CHANDELIER	FIXTURE AS PER OWNER
⊙	1X4 LED WRAPAROUND HANGING FIXTURE, 3500K BY LITHONIA OR EQUAL	FIXTURE AS PER OWNER
○	NEW PENDANT	FIXTURE AS PER OWNER
⊙	( 2 HEAD ) OUTDOOR SPOT LIGHT	FIXTURE AS PER OWNER
⊙	( 2 HEAD ) OUTDOOR SPOT LIGHT W/ MOTION DETECTOR	FIXTURE AS PER OWNER
⊕	LED WALL MOUNTED LANTERN FIXTURE ( EXTERIOR )	FIXTURE AS PER OWNER
⊕	TELEPHONE OUTLET ( WALL MOUNTED )	VERIFY LOCATIONS WITH OWNER
⊕	CABLE T.V. OUTLET ( WALL MOUNTED )	VERIFY LOCATIONS WITH OWNER

**JAMES J. STOUT ARCHITECT**  
2 GREG LANE EAST NORTHPORT, NEW YORK (631) 858 9388

WOOD CONST. BRICK CONST. CONCRETE CONC. BLOCK STONE CONST. EXISTING TO BE REMOVED

DRAWN BY: J.J.S./K.B. DATE: 6/10/24 REVISION NO.

PROPOSED ADDITIONS  
For: MR. & MRS ELGADEH  
Of; 56 STATION ROAD  
GREAT NECK, N.Y.

FIRST AND SECOND FLOOR ELECTRICAL

PAGE NO. A-7 OF 8

JOHN 2022-420







THIS WOOD FRAME RESIDENCE TO BE BUILT IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2018 INTERNATIONAL WOOD FRAME CONSTRUCTION MANUAL.

**DISAPPROVED** (CONDITION) WOOD FRAME CONSTRUCTION MANUAL

3.2.1.1. ROOF ASSEMBLY  
ROOF FRAMING CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.1

3.2.1.2. ROOF ASSEMBLY TO WALL ASSEMBLY  
LATERAL FRAMING AND SHEAR CONNECTIONS FOR RAFTERS, CEILING JOIST, OR TRUSS TO TOP PLATE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.4 PRESCRIPTIVE SOLUTIONS ARE PROVIDED FOR LATERAL FRAMING AND SHEAR CONNECTIONS IN TABLE 3.4A (PROVIDE SIMPSON STRONG-TIE CONNECTOR "H10")

3.2.1.3. WALL ASSEMBLY  
LATERAL FRAMING CONNECTIONS FOR TOP AND BOTTOM PLATE TO WALL STUD SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.5 PRESCRIPTIVE SOLUTIONS ARE PROVIDED FOR LATERAL FRAMING CONNECTIONS IN 3.5A OTHER WALL ASSEMBLY LATERAL FRAMING AND SHEAR CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.1

3.2.1.4. WALL ASSEMBLY TO FLOOR ASSEMBLY  
LATERAL FRAMING AND SHEAR CONNECTIONS FOR BOTTOM PLATE TO FLOOR ASSEMBLY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.1

3.2.1.5. FLOOR ASSEMBLY  
FLOOR FRAMING CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.1

3.2.1.6. FLOOR ASSEMBLY TO WALL ASSEMBLY OR SILL PLATE  
LATERAL FRAMING AND SHEAR CONNECTIONS FOR FLOOR ASSEMBLY TO SILL, TOP PLATE OR GIRDER SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.1

3.2.1.7. WALL ASSEMBLY OR SILL PLATE TO FOUNDATION  
SILL PLATES OR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION SYSTEM TO RESIST LATERAL AND SHEAR LOADS FROM WIND IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.2. PRESCRIPTIVE SOLUTIONS ARE PROVIDED FOR SILL PLATE TO FOUNDATION IN TABLE 3.2A, AND FOR BOTTOM PLATE TO FOUNDATION IN TABLE 3.2B. SILL PLATES OR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION SYSTEM TO RESIST SHEAR LOADS FROM SEISMIC IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.3. PRESCRIPTIVE SOLUTIONS ARE PROVIDED FOR SILL OR BOTTOM PLATE TO FOUNDATION IN TABLE 3.3A. A MINIMUM OF ONE ANCHOR BOLT SHALL BE PROVIDED WITHIN 6" TO 12" OF EACH END OF EACH PLATE. ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7" IN CONCRETE FOUNDATIONS AND SLAB ON GRADE, OR 7" IN MASONRY BLOCK FOUNDATIONS WHEN RESISTING LATERAL AND SHEAR LOADS ONLY (SEE FIGURES 3.2A-C). ANCHOR BOLT SHALL BE LOCATED WITHIN 12" OF CORNERS AND AT SPACINGS SPECIFIED IN TABLE 3.2A-B OR TABLE 3.3A, BUT NOT TO EXCEED 6 FEET ON CENTER. SILL PLATES OR BOTTOM PLATES SHALL HAVE FULL BEARING ON THE FOUNDATION SYSTEM.

3.2.2 UPLIFT CONNECTIONS  
3.2.2.1 ROOF ASSEMBLY TO WALL ASSEMBLY  
RAFTER OR TRUSS TO WALL STUD UPLIFT CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.4. PRESCRIPTIVE SOLUTIONS ARE PROVIDED IN TABLE 3.4B. WHEN RAFTERS OR TRUSSES ARE NOT LOCATED DIRECTLY ABOVE STUDS, RAFTERS OR TRUSSES SHALL BE ATTACHED TO THE WALL TOP PLATE AND WALL TOP PLATE SHALL BE ATTACHED TO THE WALL STUD WITH UPLIFT CONNECTIONS IN ACCORDANCE WITH TABLE 3.4. (PROVIDE SIMPSON STRONG-TIE CONNECTOR "H8")  
3.2.2.2 WALL ASSEMBLY TO WALL ASSEMBLY  
STORY TO STORY UPLIFT CONNECTIONS FROM UPPER STORY WALL STUD TO LOWER STORY WALL STUD SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.4. PRESCRIPTIVE SOLUTIONS ARE PROVIDED IN TABLE 3.4B. WHEN UPPER STORY WALL STUDS ARE NOT LOCATED DIRECTLY ABOVE LOWER STORY WALL STUDS, THE STUDS SHALL BE ATTACHED TO A COMMON MEMBER IN THE FLOOR ASSEMBLY WITH UPLIFT CONNECTIONS IN ACCORDANCE WITH TABLE 3.4 (PROVIDE SIMPSON STRONG-TIE CONNECTOR "CS18")  
3.2.2.3 WALL ASSEMBLY TO FOUNDATION  
FIRST FLOOR WALL STUDS SHALL BE CONNECTED TO THE FOUNDATION, SILL PLATE, OR BOTTOM PLATE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3.2 PRESCRIPTIVE SOLUTIONS FOR STUD TO FOUNDATION, SILL PLATE, OR BOTTOM PLATE ARE PROVIDED IN TABLE 3.4B (SEE FIGURES 3.2A-E). A MINIMUM OF A 1 1/4" X 20 GAGE ASTM A653 GRADE 33 STEEL STRAP SHALL BE NAILED TO THE STUDS IN ACCORDANCE WITH TABLE 3.4B AND HAVE A MINIMUM EMBEDMENT OF 7" IN CONCRETE FOUNDATIONS AND SLAB ON GRADE, 15" IN MASONRY BLOCK FOUNDATIONS, OR BE LAPPED UNDER THE PLATE AND NAILED IN ACCORDANCE WITH TABLE 3.4B (SEE FIGURES 3.2A-C). WHEN THE STEEL STRAP IS LAPPED UNDER THE BOTTOM PLATE, 3" SQUARE WASHERS SHALL BE USED ON THE ANCHOR BOLTS AND ANCHOR BOLTS SPACING SHALL NOT EXCEED THE REQUIREMENTS SPECIFIED IN TABLE 3.2C. STEEL STRAPS EMBEDDED IN OR IN CONTACT WITH SLAB ON GRADE OR MASONRY BLOCK FOUNDATIONS SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION, OR MANUFACTURED FROM G185 OR Z450 GALVANIZED STEEL.

3.2.3 OVERTURNING RESISTANCE  
3.2.3.1 HOLDDOWNS  
HOLDDOWNS SHALL BE INSTALLED IN THE SHEARWALL IN ACCORDANCE WITH 3.4.2.3 (SEE FIGURES 3.8A-B). A CONTINUOUS LOAD PATH FROM THE HOLDDOWN TO THE FOUNDATION SHALL BE MAINTAINED. WHERE A HOLDDOWN RESISTS THE OVERTURNING LOAD FROM THE STORY OR STORIES ABOVE, THE HOLDDOWN SHALL BE SIZED FOR THE REQUIRED HOLDDOWN TENSION CAPACITY AT ITS LEVEL, PLUS THE REQUIRED HOLDDOWN TENSION CAPACITY OF THE STORY OR STORIES ABOVE. FOR WALLS SHEATHED WITH MATERIALS OTHER THAN THOSE SPECIFIED IN 3.4.2.2, HOLDDOWN TENSION CAPACITY AT TABLE 3.17D TIMES THE WALL HEIGHT. (PROVIDE SIMPSON STRONG-TIE CONNECTOR "PHD2" @ SECOND FLOOR, AND "HD10A" @ FIRST FLOOR)

3.2.4 SHEATHING AND CLADDING ATTACHMENT  
3.2.4.1 ROOF SHEATHING  
ROOF SHEATHING ATTACHMENT SHALL BE IN ACCORDANCE WITH THE MINIMUM NAILING REQUIREMENTS SPECIFIED IN TABLE 3.10

3.2.4.2 WALL SHEATHING  
WALL SHEATHING ATTACHMENT SHALL BE IN ACCORDANCE WITH THE MINIMUM NAILING REQUIREMENTS SPECIFIED IN TABLE 3.11

3.2.4.3 FLOOR SHEATHING  
FLOOR SHEATHING SHALL BE ATTACHED WITH A MINIMUM OF 8D COMMON NAILS SPACED AT A MAXIMUM OF 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER IN THE PANEL FIELD.

3.2.4.4 ROOF CLADDING  
ROOF CLADDING SHALL BE ATTACHED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

3.2.4.5 WALL CLADDING  
WALL CLADDING SHALL BE ATTACHED IN ACCORDANCE WITH THE MINIMUM NAILING REQUIREMENTS IN TABLE 3.11 OR COMPLY WITH THE MANUFACTURER'S RECOMMENDATIONS.

3.2.5 SPECIAL CONNECTIONS  
3.2.5.1 RIDGE STRAPS  
RIDGE STRAPS SHALL ATTACH TO OPPOSING RAFTERS IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN TABLE 3.6. PRESCRIPTIVE SOLUTIONS ARE PROVIDED IN TABLE 3.6A.

EXCEPTION: RIDGE STRAPS ARE NOT REQUIRED WHEN COLLAR TIES (COLLAR BEAMS) OF NOMINAL 1" X 6" OR 2" X 4" LUMBER ARE LOCATED IN THE UPPER THIRD OF THE ATTIC SPACE AND ATTACHED TO RAFTERS IN ACCORDANCE WITH TABLE 3.6.

3.2.5.2 JACK RAFTERS  
JACK RAFTERS SHALL BE ATTACHED TO THE WALL ASSEMBLY IN ACCORDANCE WITH 3.2.2.1 AND ATTACHED TO HIP BEAMS IN ACCORDANCE WITH TABLE 3.6.

3.2.5.3 NON-LOADBEARING WALL ASSEMBLIES  
RAKE OVERHANG TO WALL, WALL TO WALL, AND WALL-TO-FOUNDATION CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN TABLE 3.4C (SEE FIGURES 2.1G-H). WALLS WHICH DO NOT SUPPORT THE ROOF ASSEMBLY AND ARE ATTACHED IN ACCORDANCE WITH 3.2.1 NEED NO ADDITIONAL UPLIFT CONNECTIONS.

3.2.5.4 CONNECTIONS AROUND WALL OPENINGS  
3.2.5.4.1 HEADER AND/OR GIRDER TO STUD CONNECTIONS  
HEADER AND/OR GIRDER TO STUD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN TABLE 3.7. WINDOW SILL PLATE TO STUD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN TABLE 3.8

3.2.5.4.2 TOP AND BOTTOM PLATE TO FULL HEIGHT STUDS  
WHEN THE NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF A HEADER ARE SELECTED FROM TABLE 3.23C, EACH STUD SHALL BE CONNECTED IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN TABLES 3.5. PRESCRIPTIVE SOLUTIONS FOR TOP AND BOTTOM PLATE TO STUD CONNECTIONS ARE PROVIDED IN TABLE 3.5A.

EXCEPTION: WHEN THE NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF A HEADER ARE SELECTED FROM TABLE 3.23D, THE CAPACITY OF THE CONNECTION OF THE TOP OR BOTTOM PLATE TO EACH FULL HEIGHT STUD SHALL BE EQUAL TO THE UNIT LATERAL LOAD, W (PLF), GIVEN IN TABLE 3.5 TIMES HALF OF THE HEADER SPAN, L/2 (FT), DIVIDED BY THE REQUIRED NUMBER OF FULL HEIGHT STUDS, NFH, SELECTED FROM TABLE 3.23D. TOP OR BOTTOM PLATE TO EACH FULL HEIGHT STUD CONNECTION = W\*(L/2)/NFH

ROOF PITCH	ROOF SPAN (FT)	THREE SECOND GUST WIND SPEED (MPH)							
		85	90	100	110	120	130	140	150
3:12	12	1	1	2	2	2	3	3	4
	16	1	1	2	2	2	3	3	4
	20	2	2	3	3	3	4	4	5
	24	2	2	3	3	3	4	4	5
4:12	12	1	1	2	2	2	3	3	3
	16	1	1	2	2	2	3	3	3
	20	2	2	3	3	3	4	4	4
	24	2	2	3	3	3	4	4	4
5:12	12	1	1	1	1	2	2	2	3
	16	1	1	1	1	2	2	2	3
	20	1	1	2	2	2	3	3	3
	24	1	1	2	2	2	3	3	3
6:12	12	1	1	1	1	1	2	2	2
	16	1	1	1	1	1	2	2	2
	20	1	1	2	2	2	3	3	3
	24	1	1	2	2	2	3	3	3
3:12	12	1	1	1	1	1	2	2	2
	16	1	1	1	1	1	2	2	2
	20	1	1	2	2	2	3	3	3
	24	1	1	2	2	2	3	3	3

1-TABULATED CONNECTION REQUIREMENTS SHALL BE PERMITTED TO BE MULTIPLIED BY 0.70 FOR FRAMING NOT LOCATED WITHIN 8 FEET OF BUILDING CORNERS.

2-TABULATED RIDGE CONNECTION LOADS ASSUME A BUILDING LOCATED IN EXPOSURE B.

3-TABULATED CONNECTION REQUIREMENTS ARE BASED ON TOTAL UPLIFT MANUS 0.6 OF THE ROOF ASSEMBLY DEAD LOAD (0.6 X 10 PSF).

4-TABULATED CONNECTION REQUIREMENTS ARE BASED ON A 12" RIDGE STRAP SPACING, FOR DIFFERENT RIDGE STRAP SPACINGS, MULTIPLY THE TABULATED VALUES BY THE APPROPRIATE MULTIPLIER BELOW:

RIDGE STRAP SPACING (IN.)	12	16	19.2	24	48	72
MULTIPLIER	1.00	1.33	1.60	2.00	4.00	6.00

5-WHEN THE TABULATED NUMBER OF NAILS REQUIRED IN EACH END OF THE STRAP IS EQUAL TO 1 AND THE FRAMING IS ATTACHED IN ACCORDANCE WITH TABLE 3.1, THE RIDGE STRAP AND ADDITIONAL NAILING IS NOT REQUIRED.

6-WHEN A COLLAR TIE IS USED IN LIEU OF A RIDGE STRAP, THE NUMBER OF 100 COMMON NAILS REQUIRED IN EACH END OF THE COLLAR TIE NEED NOT EXCEED THE TABULATED NUMBER OF 8D COMMON NAILS IN A STEEL STRAP OR THE NUMBER OF 100 BOX NAILS IN EACH END OF THE COLLAR TIE NEED NOT EXCEED THE TABULATED NUMBER OF 100 BOX NAILS IN A STEEL STRAP.

7-1-1/4" 20 GAGE RIDGE STRAP SHALL BE OF ASTM A653 GRADE 33 STEEL OR EQUIVALENT.

DEAD LOAD ASSUMPTION: ROOF ASSEMBLY DL = 10 PSF	ROOF LIVE LOAD				GROUND SNOW LOAD			
	20 PSF	30 PSF	50 PSF	70 PSF	20 PSF	30 PSF	50 PSF	70 PSF
3:12	12	4	7	10	4	7	10	13
	16	5	9	13	5	10	15	22
	19.2	6	11	16	6	12	18	27
	24	7	13	19	8	15	23	35
4:12	12	3	5	8	3	5	8	11
	16	4	7	11	4	7	11	17
	19.2	5	8	12	5	9	14	20
	24	6	10	15	6	11	18	28
5:12	12	3	4	6	3	4	6	8
	16	4	6	9	4	6	9	13
	19.2	5	7	11	5	8	12	18
	24	6	9	14	6	10	16	24
7:12	12	3	3	5	3	4	5	7
	16	4	4	6	4	5	7	10
	19.2	5	6	8	5	6	9	13
	24	6	8	11	6	8	12	18
9:12	12	3	3	4	3	4	5	7
	16	3	4	5	3	4	5	8
	19.2	4	5	7	4	5	7	10
	24	5	6	9	5	6	9	13
12:12	12	3	3	3	3	3	3	4
	16	3	3	3	3	3	3	4
	19.2	3	3	3	3	3	3	4
	24	3	3	3	3	3	3	4

1-NAILING REQUIREMENTS SHALL BE PERMITTED TO BE REDUCED 25% IF NAILS ARE CLINCHED.

2-HEEL JOINT CONNECTIONS ARE NOT REQUIRED WHEN THE RIDGE IS SUPPORTED BY A LOADBEARING WALL, HEADER OR RIDGE BEAM DESIGNED TO RESIST THE APPLIED LOADS.

3-WHEN INTERMEDIATE SUPPORT OF THE RAFTER IS PROVIDED BY VERTICAL STRUTS OR PURLINS TO A LOADBEARING WALL, THE TABULATED HEEL JOINT CONNECTION REQUIREMENTS SHALL BE PERMITTED TO BE REDUCED PROPORTIONALLY TO THE REDUCTION IN SPAN EQUIVALENT NAILING PATTERNS ARE REQUIRED FOR CEILING JOIST TO CEILING JOIST LAP SPICES.

5-TABULATED HEEL JOIST CONNECTION REQUIREMENTS DO NOT INCLUDE THE ADDITIONAL WEIGHT OF THE CEILING ASSEMBLY.

6-TABULATED HEEL JOIST CONNECTION REQUIREMENTS ASSUME CEILING JOISTS OR RAFTERS TIES ARE LOCATED AT THE BOTTOM OF THE ATTIC SPACE. WHEN CEILING JOISTS OR RAFTER TIES ARE LOCATED HIGHER IN THE ATTIC SPACE, THE TABULATED HEEL JOIST CONNECTION REQUIREMENTS SHALL BE INCREASED BY THE FOLLOWING FACTORS:

CEILING HEIGHT/ ROOF RIDGE HEIGHT (Hr/Hr)	HEEL JOINT CONNECTION ADJUSTMENT FACTORS
1/2	1.5
2/3	1.33
3/4	1.25
4/5	1.2
1/10	1.11

NOTE: LATERAL DEFLECTION OF THE RAFTERS BELOW THE RAFTER TIES MAY EXCEED 3/4 INCH WHEN RAFTER TIES ARE LOCATED ABOVE ONE-THIRD OF THE RIDGE HEIGHT, Hr OR WHEN Hr IS GREATER THAN 2 FEET AND MAY REQUIRE ADDITIONAL CONSIDERATION.

THREE SECOND GUST WIND SPEED (MPH)	85	90	100	110	120	130	140	150
RAFTER/CEILING JOIST SPACING (IN.)	8	2	2	2	2	3	3	3
	12	2	2	2	2	3	3	3
WALL HEIGHT (FT.)	8	2	2	2	3	3	4	4
	10	2	2	2	3	3	4	4
24	8	3	3	4	4	5	5	5
	10	3	3	4	4	5	5	5

1-PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTIONS IN TABLE 3.4.

2-TABULATED CONNECTION REQUIREMENTS ASSUME A BUILDING LOCATED IN EXPOSURE B.

3-WHEN CEILING JOISTS ARE INSTALLED PARALLEL TO RAFTERS, THE SUM OF THE JOIST-NAILS IN A RAFTER AND CEILING JOIST SHALL BE EQUAL TO OR EXCEED THE TABULATED NUMBER OF NAILS REQUIRED.

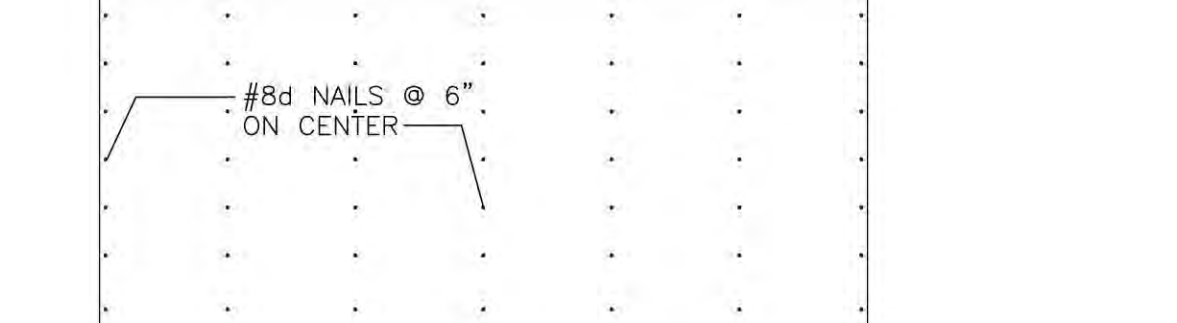
4-TO AVOID SPLITTING, NO MORE THAN 2 TORNAILS SHALL BE INSTALLED IN EACH SIDE OF A RAFTER OR CEILING JOIST WHEN FASTENED TO A 2X6 TOP PLATE OR 3 TORNAILS IN EACH SIDE WHEN FASTENED TO A 2X8 TOP PLATE.

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
<b>ROOF FRAMING</b>			
RAFTER TO TOP PLATE (TOE-NAILED)	(SEE TABLE 3.4A)	(SEE TABLE 3.4A)	
CEILING JOIST TO TOP PLATE (TOE-NAILED)	(SEE TABLE 3.4A)	(SEE TABLE 3.4A)	
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	(SEE TABLE 3.8A)	(SEE TABLE 3.8A)	
CEILING JOIST LAPS OVER PARTITIONS (FACE-NAILED)	(SEE TABLE 3.8A)	(SEE TABLE 3.8A)	
COLLAR TIE TO RAFTER (FACE-NAILED)	(SEE TABLE 3.6A)	(SEE TABLE 3.6A)	
BLOCKING TO RAFTER (TOE-NAILED)	(SEE TABLE 3.6A)	(SEE TABLE 3.6A)	
RM BOARD TO RAFTER (END-NAILED)	2-16d	3-16d	
<b>WALL FRAMING</b>			
TOP PLATE TO TOP PLATE (FACE-NAILED)	2-16d	2-16d	
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16d	5-16d	
STUD TO STUD (FACE-NAILED)	2-16d	2-16d	
HEADER TO HEADER (FACE-NAILED)	16d	16d	
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	(SEE TABLE 3.5A)	(SEE TABLE 3.5A)	
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, END JOIST OR BLOCKING (FACE-NAILED)	2-16d	2-16d	
<b>FLOOR FRAMING</b>			
JOIST TO SILL TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	4-10d	
BLOCKING TO JOIST (TOE-NAILED)	2-8d	2-10d	
BLOCKING TO JOIST (TOE-NAILED)	2-8d	2-10d	
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	4-16d	
LEADER STRIP TO BEAM (FACE-NAILED)	3-8d	3-10d	
JOIST TO LEADER TO BEAM (TOE-NAILED)	3-16d	4-16d	
BAND JOIST TO JOIST (END-NAILED)	2-16d	3-16d	
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	3-16d	
<b>ROOF SHEATHING</b>			
STRUCTURAL PANELS	8d	10d	
DIAGONAL BOARD SHEATHING	2-8d	2-10d	
1"X4" OR 1"X6" 1"X10" OR WIDER	3-8d	3-10d	
<b>CEILING FRAMING</b>			
GYPSON WALLBOARD	5d COOLERS	5d COOLERS	
<b>WALL SHEATHING</b>			
STRUCTURAL PANELS	8d	10d	
FIBERBOARD PANELS 7/16" 25/32"	5d	-	
GYPSON WALLBOARD	5d COOLERS	5d COOLERS	
HARDBOARD	8d	8d	
PARTICLEBOARD SHEATHING	8d	8d	
DIAGONAL BOARD SHEATHING 1"X4" OR 1"X6" 1"X10" OR WIDER	2-8d	2-10d	
3-8d	3-10d		
<b>FLOOR SHEATHING</b>			
STRUCTURAL PANELS	8d	10d	
1" OR LESS GREATER THAN 1"	10d	16d	
DIAGONAL BOARD SHEATHING 1"X4" OR 1"X6" 1"X10" OR WIDER	2-8d	2-10d	
3-8d	3-10d		

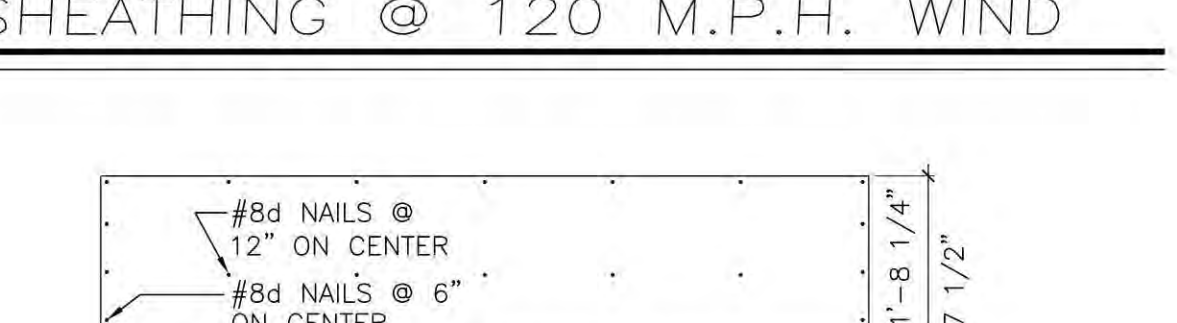
1-NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6" ON-CENTER AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 6" ON-CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, SHALL BE 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.

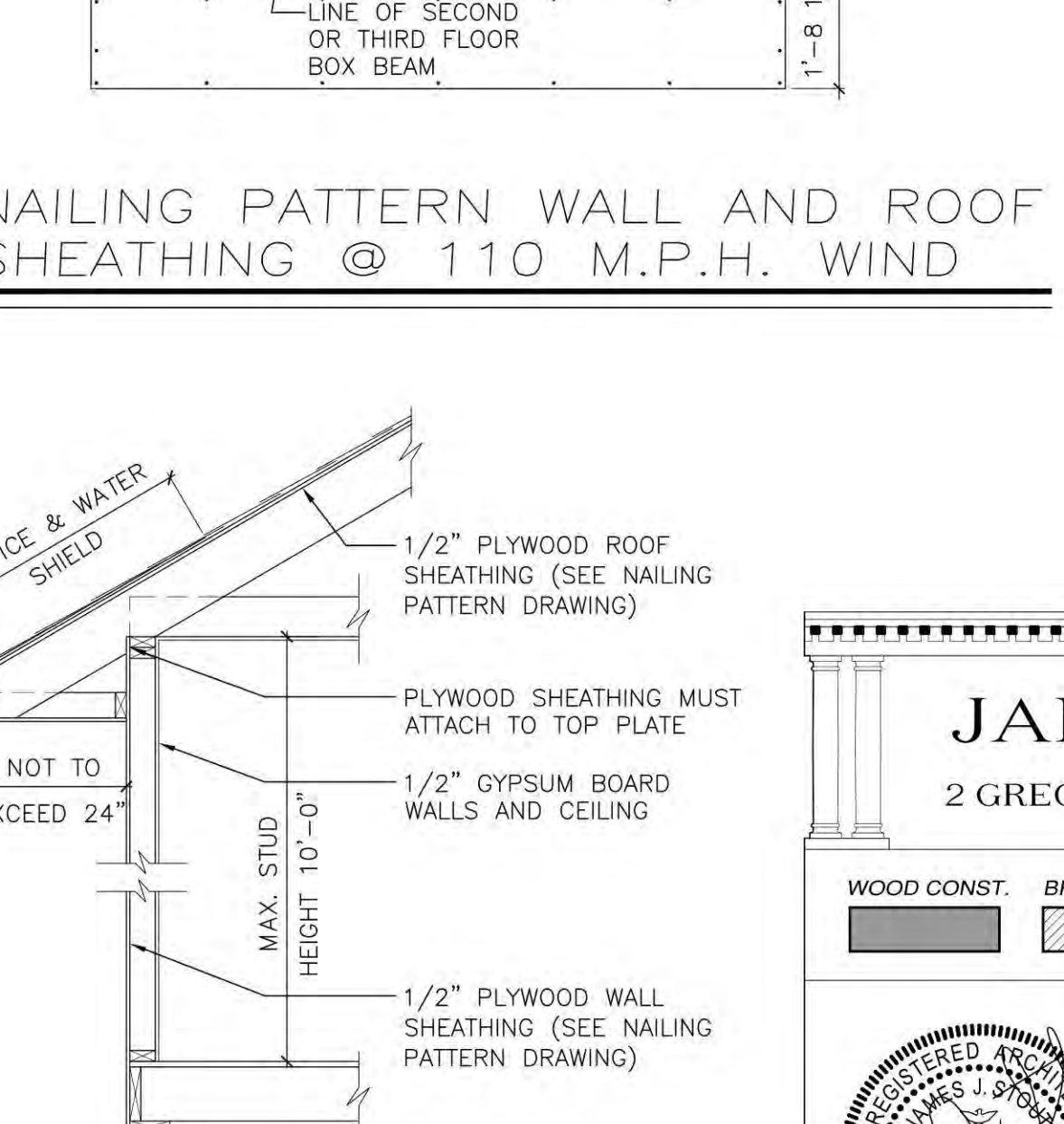
3-CORROSION RESISTANT 11 GAGE ROOFING NAILS AND 16 GAGE STAPLES ARE PERMITTED. CHECK IBC FOR ADDITIONAL REQUIREMENTS.



NAILING PATTERN ROOF SHEATHING @ 120 M.P.H. WIND



NAILING PATTERN WALL AND ROOF SHEATHING @ 110 M.P.H. WIND



SOFFIT WIND AND WEATHERPROOFING DETAIL



DISAPPROVED

Ben Voutsinas  
09/09/2024

# MAINTAIN EXISTING CONDITIONS

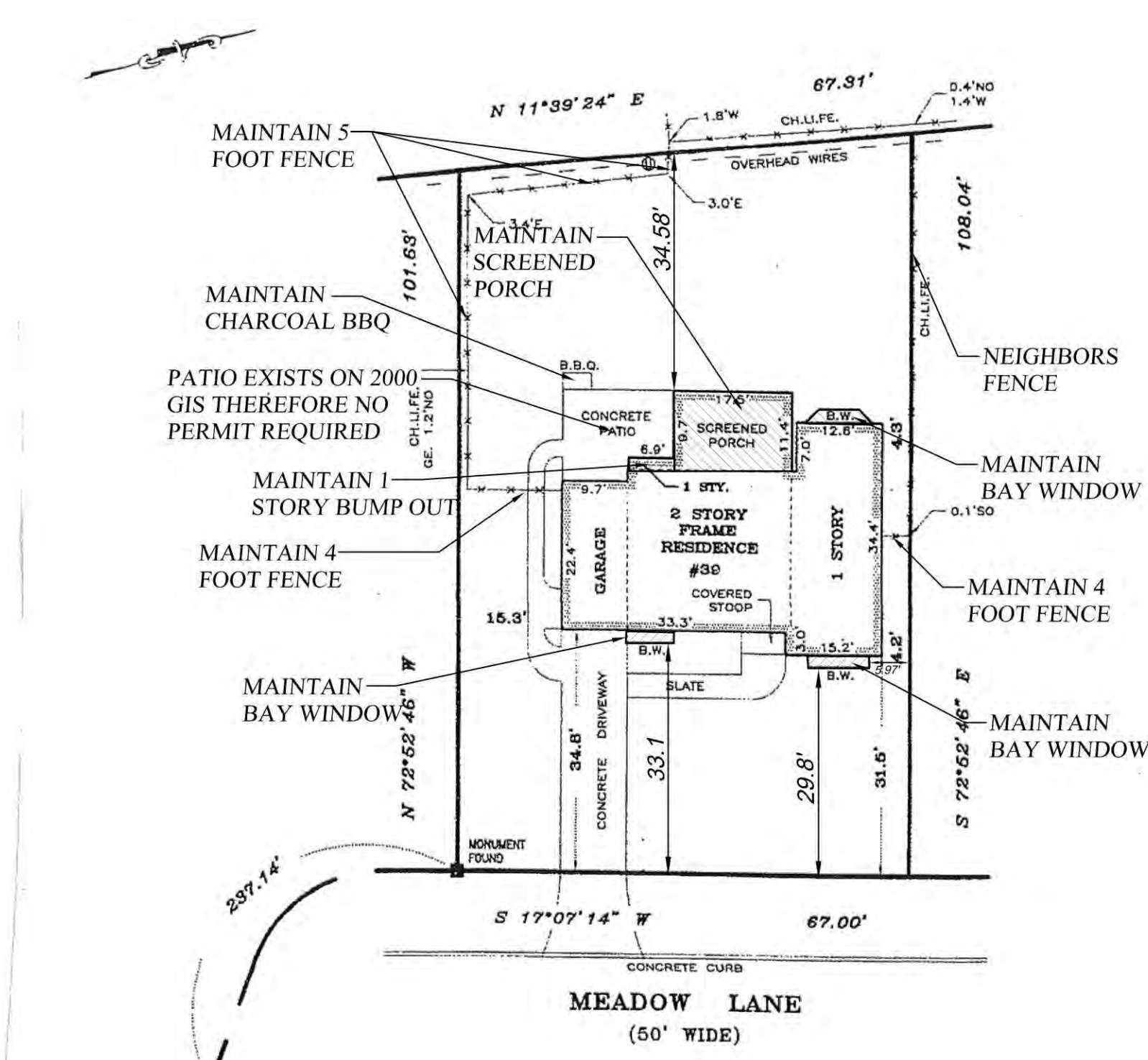
## 39 MEADOW LANE

### ROSLYN HEIGHTS, NY 11577

# #21611

- GENERAL NOTES**
- All work shall conform to the rules and regulations of the New York State Building Code, Energy Conservation Code, and the National Electric Code.
  - Contractor to verify all dimensions, conditions, etc. (assumed, existing, and proposed) herein shown and report any discrepancies to the Architect prior to commencing any work.
  - All framing lumber shall be Hemlock Fir, minimum fiber stress=75 psi, unless noted otherwise. Joists, girders, etc. to be Douglas Fir, minimum fiber stress=850 psi.
  - All glass shall be double glazed with a minimum "U" value of .33. All doors and windows to be vinyl clad frames.
  - All exterior walls shall be 2"x4"s @ 16" on center with fire-stopping unless otherwise noted on section or wall type.
  - All interior partitions shall be 2"x4"s @ 16" on center.
  - All floor framing shall match provided sections.
  - Roof framing rafters shall be as shown.
  - All door and window lintels shall be 2"x12"s for spans to 6'-0", larger spans shall be noted.
  - All exterior sheathing shall be 1/2" thick exterior grade plywood.
  - All subfloors shall be 3/4" thick exterior grade plywood.
  - All exterior walls shall be insulated as per section & wall types.
  - New roof shall be insulated as per section.
  - All piping to be insulated against Freezing as per New York State Energy Conservation Code and the National Plumbing Code.
  - Roofs with 3:12 slope or greater to be covered with one layer of 15# building paper with a minimum 6" overlap and staggered joints and finished with asphalt shingles.
  - Roofs with less than 3:12 slope to be covered with built-up roof membrane system specifically designed for a minimum slope of 1/8" per foot.
  - All interior construction shall be covered with 1/2" thick gypsum board, unless noted on plans.
  - All new gypsum board to be screw attached with 1 1/4"-2" self-drilling, self tapping Phillips "drywall screws".
  - All bathrooms shall be finished with 1/2" thick waterproof gypsum board, with concrete "wonder board" or equal around bathtubs and shower walls.
  - Tape and spackle all gypsum board joints with minimum three coats joint compound.
  - All new gypsum board and existing plaster surfaces to be primed and painted minimum two coats flat alkylid throughout except semi-gloss alkylid in baths, utility, kitchen and breakfast rooms.
  - All steel columns to have 1/4" thick steel plates welded to top and bottom. Size of steel plate shall match width of supported beam to provide full bearing.
  - All new vinyl siding to have 1/2" polystyrene rigid insulation backerboard, installed to manufacturer's specifications.
  - Contractor shall provide new rain gutters and down spouts as required to provide drainage from roof to grade without washout of areas around the house or staining of facade or wall surfaces.
  - Railings and handrails, both interior and exterior, shall be designed to resist a lateral impact at the top equivalent to a minimum linear load of 50 pounds per foot.
  - Stairs, doors and exits shall comply with New York State Building Code section R310, R311, and R314.
  - Contractor to verify the existence and structural stability of existing foundation and masonry walls prior to start of work. Any foundation or masonry walls found to be in a condition non-suitable for the imposition of new loading shall be repaired or replaced as required. All footings are designed based upon an assumed soil bearing capacity of two tons per square foot. (Contractor shall field verify and assume responsibility). All concrete shall be a minimum compressive strength of 3000 psi at 28 days. All footings shall bear on virgin sand and gravel and extend to a minimum depth of 4'-0" to bottom of footing below finished grade.
  - The Architect shall not be responsible for, nor have control or charge of construction means, methods, sequences or procedures or of safety precautions and programs.
  - Contractor to notify Long Island Power Authority, AT&T and telephone provider at (516) 661-6000 two to ten days prior to excavation in Nassau or Suffolk Counties. In the Far Rockaway and Rockaway Peninsula areas of Queens County, also call (516) 661 6000 to reach Long Island Power Authority.
  - All products and materials to be installed as per manufacturer's specifications and recommendations. Architect shall not be responsible for defects or damage to or caused by materials, systems or installation.
  - Foundation walls with adjoining floor slabs on grade shall have 2" thick polystyrene applied to exterior of foundation wall down to a depth of 2'-0" below grade.

All work shall comply with State and local codes and ordinances and the New York State Energy Conservation Code. All work shall be done to the highest standards of craftsmanship by all trades. Samples shall be supplied to the Architect of all materials and of workmanship representing artistic techniques specified below. Shop drawings shall be provided for fabricated items where specified. Temporary facilities for protection of tools and equipment shall conform to local regulations and shall be the Contractor's responsibility. The Contractor shall present the building to the Owner for acceptance clean and ready for occupancy. All glass shall be cleaned and polished, floor swept broom clean, carpets vacuumed, fixtures washed, with all labels removed, and exterior hand-raked free of trash and debris. During construction, premises shall be kept clean and free of waste from construction where possible and all biodegradable shall be removed from site prior to substantial completion and prior to final acceptance. Contractor shall make all necessary arrangements for service deliveries, access to the job space and rubbish removal. Contractor shall familiarize himself with and conform to all building requirements in the performance of his work. The Contractor and his subcontractors shall be held to have fully examined the premises and building requirements affecting the areas of the work and the bid cost for such work shall include all such considerations as can be reasonably ascertained prior to commencing the work. The Contractor shall verify all dimensions and job conditions prior to submitting bids and shall report all discrepancies or omissions to the Architect which would interfere with the satisfactory completion of the work. The drawings shall be supplemented by all State laws and the Administrative Building Code of New York. All applicable requirements specified in these regulations shall be followed the same as if specifically noted in the drawings. If the Contractor claims that any revisions to drawings involve extra cost under this contract, he shall give the Client written notice thereof within reasonable time after the receipt of such instructions, and in any event before proceeding to execute the work. No claims shall be valid unless so made. All claims for extra work will be submitted through Monte Leeper Architects for approval by Client. The Contractor shall maintain the premises clean and free of debris in a manner that will not unreasonably limit the owners daily business activity. Upon completion of areas of work, the Contractor shall leave the premises broom clean and free of all construction stains and adhesive spots. The Contractor shall confine the storage of materials to spaces allotted and shall store all materials neatly and compactly. All inflammable material shall be stored in a manner approved by local fire regulations and shall be properly protected. Oil rags and waste shall be disposed of daily. All paint and other inflammable material shall be stored in sealed containers. Winter protection, heat, and snow removal shall be the Contractor's responsibility. All space heating shall be done in a safe, sensible manner, with periodic checks on the system, and shall comply with state industrial commission and DSH&A regulations. Contractor, at his option may erect a 2'x4' sign lettered by a professional sign painter, identifying the Architect, the Contractor, the Engineers, and Landscape Architect, where applicable. Rental charges, safety, protection and maintenance of rented equipment shall be the Contractor's responsibility. These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations regarding safety shall be the Contractor's responsibility.



ARCHITECTURAL SITE PLAN  
SCALE: 1" = 20'-0"

### ROOF FRAMING

RAFTER TO TOP PLATE (TOE-NAILED)	3 - 8d	3 - 10d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3 - 8d	3 - 10d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER, FACE-NAILED (HEEL JOINT) RAFTER SLOPE:	3:12 4:12 5:12 7:12 9:12 AND GREATER	22 - 16d 17 - 16d 14 - 16d 10 - 16d 8 - 16d	22 - 40d 17 - 40d 14 - 40d 10 - 40d 8 - 40d
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED) RAFTER SLOPE:	3:12 4:12 5:12 7:12 9:12 AND GREATER	22 - 16d 17 - 16d 14 - 16d 10 - 16d 8 - 16d	22 - 40d 17 - 40d 14 - 40d 10 - 40d 8 - 40d
COLLAR TIE TO RAFTER (FACE-NAILED) RAFTER SLOPE:	3:12 4:12 5:12 6:12 AND GREATER	7 - 10d 6 - 10d 4 - 10d 4 - 10d	7 - 12d 6 - 12d 4 - 12d 4 - 12d
BLOCKING TO RAFTER (TOE-NAILED)	2 - 8d	2 - 10d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2 - 16d	3 - 16d	EACH END

### 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	2 - 16d	PER FOOT

### CEILING SHEATHING

GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE/10" FIELD
------------------	------------	------------	-------------------

### WALL SHEATHING

STRUCTURAL PANELS/HARDBOARD		PANEL EDGES	INTERMEDIATE SUPPORTS
INTERIOR ZONE 6	8d	10d	6" 6"
4' EDGE ZONE 6	8d	10d	6" 6"
FIBERBOARD PANELS: 7/16" / 25/32"	6d 3 / 8d 3	-	3" EDGE / 6" FIELD / 3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
PARTICLE BOARD PANELS	8d	8d	SEE MANUFACTURER

### FLOOR SHEATHING

STRUCTURAL PANELS:	1" OR LESS GREATER THAN 1"	8d 10d	10d 16d	6" EDGE / 12" FIELD 6" EDGE / 6" FIELD
--------------------	-------------------------------	-----------	------------	---

### WALL FRAMING

TOP PLATE TO TOP PLATE (FACE-NAILED)	2 - 16d	2 - 16d	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4 - 16d	5 - 16d	JOINTS - EACH SIDE
STUD TO STUD (FACE-NAILED)	2 - 16d	2 - 16d	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" OC ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2 - 16d	2 - 40d	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDOJOIST OR BLOCKING, (FACE-NAILED)	2 - 16d 1,2	2 - 16d 1,2	PER FOOT

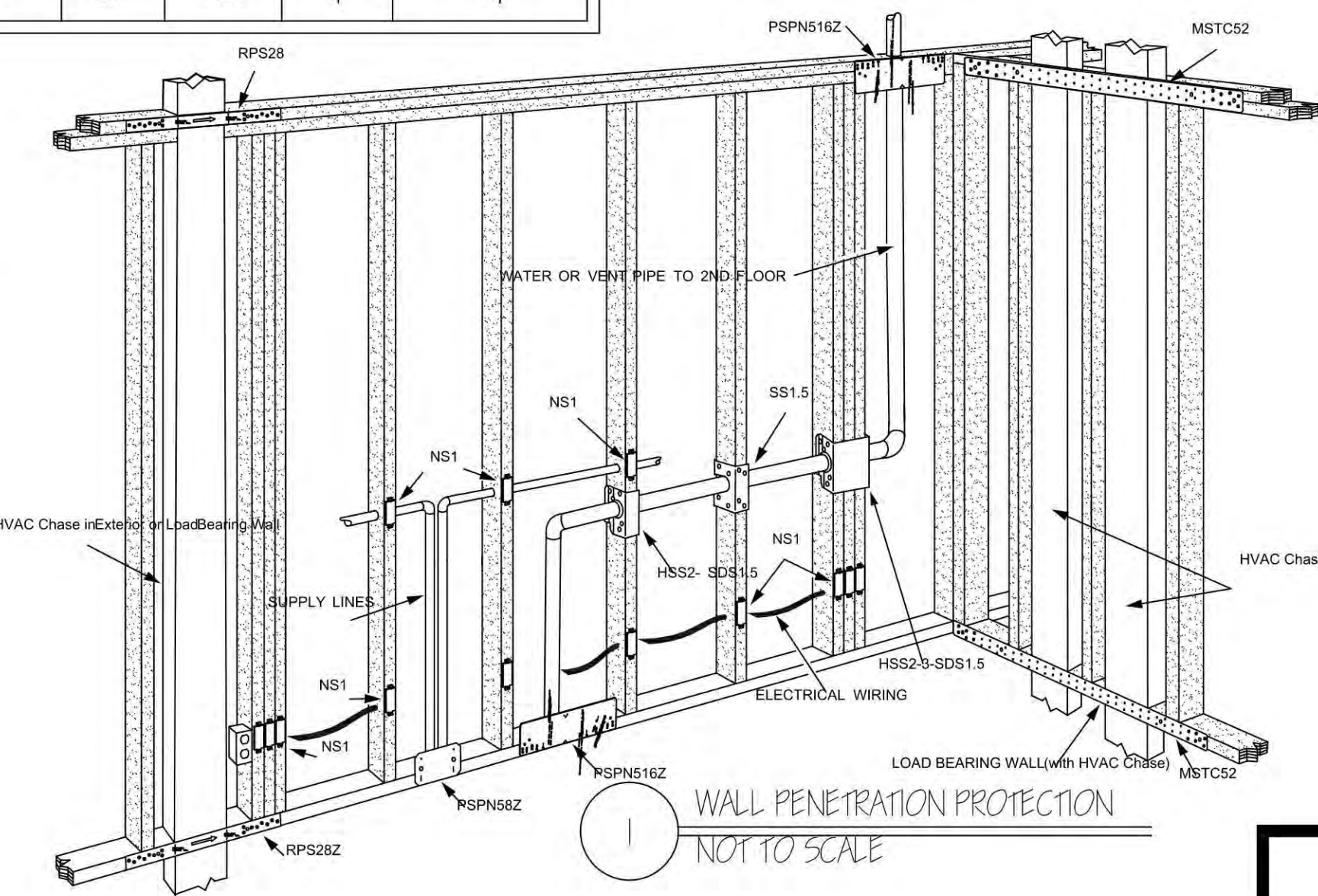
### ROOF SHEATHING

STRUCTURAL PANELS:		PANEL EDGES	INTERMEDIATE SUPPORTS
INTERIOR ZONE 5	8d	10d	4" 6"
PERIMETER EDGE ZONE 5	8d	10d	4" 4"
GABLE ENDWALL RAKE WITH LOOKOUT BLOCK	8d	10d	4" 4"

**OCCUPANCY:**  
SINGLE FAMILY RESIDENCE

**REFERENCE STANDARDS:**  
2020 NYS Building Code  
Wood Frame Construction Manual AF & PA  
Climate Zone: 11B  
Degree Days: 5750

**DESIGN LOADS:**  
Decks: 40 psf  
Attics: 20 psf  
Rooms other than Sleeping Rooms: 40 psf  
Sleeping Rooms: 30 psf  
Stairs: 40 psf  
Handrails: 200#  
Roof: 50 psf ground snow load  
Basic Wind Speed: 130 mph  
Uplift: 18.1#  
Dead Loads: 10 psf



WALL PENETRATION PROTECTION  
NOT TO SCALE

### DESIGN CRITERIA

THE FOLLOWING SPECIFICATIONS ARE THE STANDARD VALUES OF THIS OFFICE, EACH OF THESE VALUES MEETS OR EXCEEDS THE REQUIREMENTS OF THE NYS RESIDENTIAL BUILDING CODE, PRESCRIBED FOR THE PROJECT HEREIN.																				
LOCATION	WINTER DESIGN DRY BULB TEMP	SUMMER DESIGN DRY BULB TEMP	CONCURRENT NET BULB TEMP	HEATING DEG. DAYS	ZONE	WIND SPEED 3 SECOND GUST FASTEST MILE	SEISMIC DESIGN CAT.	GROUND SNOW LOAD	FROST LINE	WEATHERING DAMAGE	TERMINAL DAMAGE	DECAY DAMAGE	EXPOSURE CATEGORY	UPLIFT LOADS	WINDBORNE DEBRIS ZONE	FLOOD ZONE	DP RATINGS	DOOR AND WINDOW LOADS	ICE SHEILD UNDERLAMENT REQ'D	AIR FREEZING INDEX
NASSAU / SUFFOLK	20'	89'	73'	4910	4	130 mph	90 mph	B	20 lbs/sqft	3'-0"	SEVERE	MODERATE TO HEAVY	SLIGHT TO MODERATE	B	VARIABLES, SEE AMERICAN FOREST AND PAPER WOOD FRAME MANUAL	NO	NO	MINIMUM PROVIDED 22 / -30	YES	1500

\* ALL LOAD PATHS FROM FOUNDATION TO ROOF ARE CONTINUOUS AND AT EVERY WALL STUD \*

JOB #	2024
DATE	08/19/2024
REVISIONS	09/05/2024
DRAWN BY	RT

SCALE: AS NOTED  
SITE PLAN, NOTES

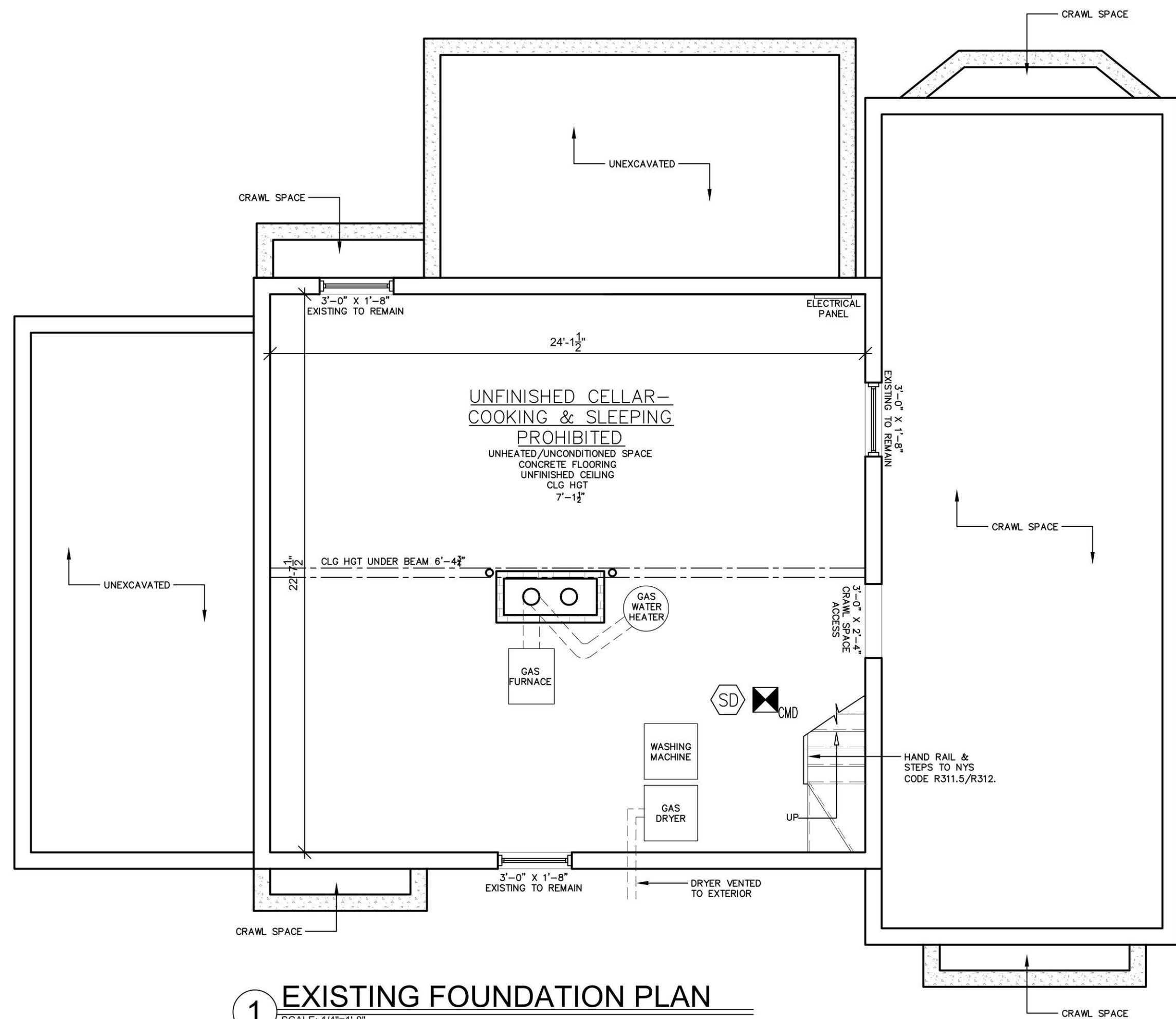


**PERMITECH**  
KURT A. JACOBS R.A.  
201 NORTHWEST DRIVE  
FARMINGDALE, NY 11735  
(516) 663-0750

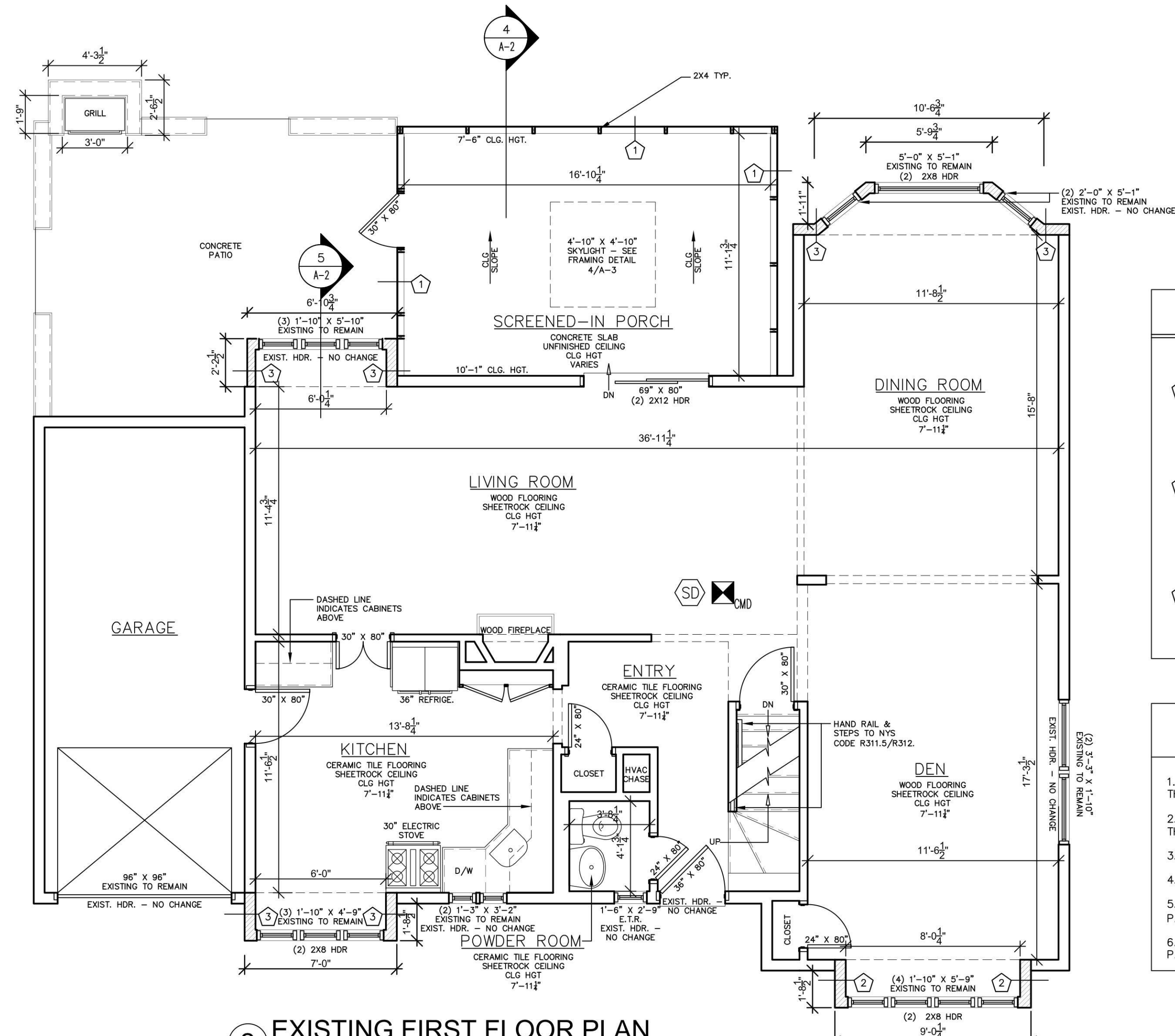
THIS SET OF THESE PLANS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT THEY COMPLY WITH THE NEW YORK STATE BUILDING CODE

**PROJECT:**  
ROSEN & MILLMAN RESIDENCE  
39 MEADOW LANE, ROSLYN HEIGHTS, NY 11577





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



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

FIRST FLOOR WALL TYPES	
1	EXISTING 2"x4" STUDS VARIOUS SPACING WITH SCREENS - SEE PLAN
2	EXISTING 2"x4" STUDS @ 16" O.C. W/ 3/4" PLYWOOD SHEATHING EXIST (1) LAYER OF 1/2" WOOD PANELING W/R-15 BATT. INSUL.
3	EXISTING 2"x4" STUDS @ 16" O.C. W/ 3/4" PLYWOOD SHEATHING EXIST (1) LAYER OF 1/2" GWB W/R-15 BATT. INSUL.

- BAY WINDOW NOTES:**
1. THESE DRAWINGS REPRESENT THE AS-BUILT CONDITIONS OF THE FIRST FLOOR SQUARE BAY WINDOWS.
  2. SEE PARTIAL CROSS SECTION, 5/A-2, FOR MORE DETAILS ON THE STRUCTURE OF THE SQUARE BAY WINDOWS.
  3. BAY WINDOW ADDITIONS HAVE P.C. FOUNDATIONS UNDERNEATH.
  4. SEE PLAN FOR WINDOW SIZES AND QUANTITIES.
  5. ANY WALLS DAMAGED DURING CONSTRUCTION HAVE BEEN PATCHED AND FILLED AS NEEDED WITH 3/4" GWB.
  6. ANY FLOORING DAMAGED DURING CONSTRUCTION HAS BEEN PATCHED TO MATCH THROUGHOUT.

JOB #	2024
DATE	08/19/2024
REVISIONS	09/05/2024
SCALE	AS NOTED
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EXISTING CELLAR PLAN, EXISTING FIRST FLOOR PLAN, FIRST FLOOR WALL TYPES, AND BAY WINDOW NOTES.



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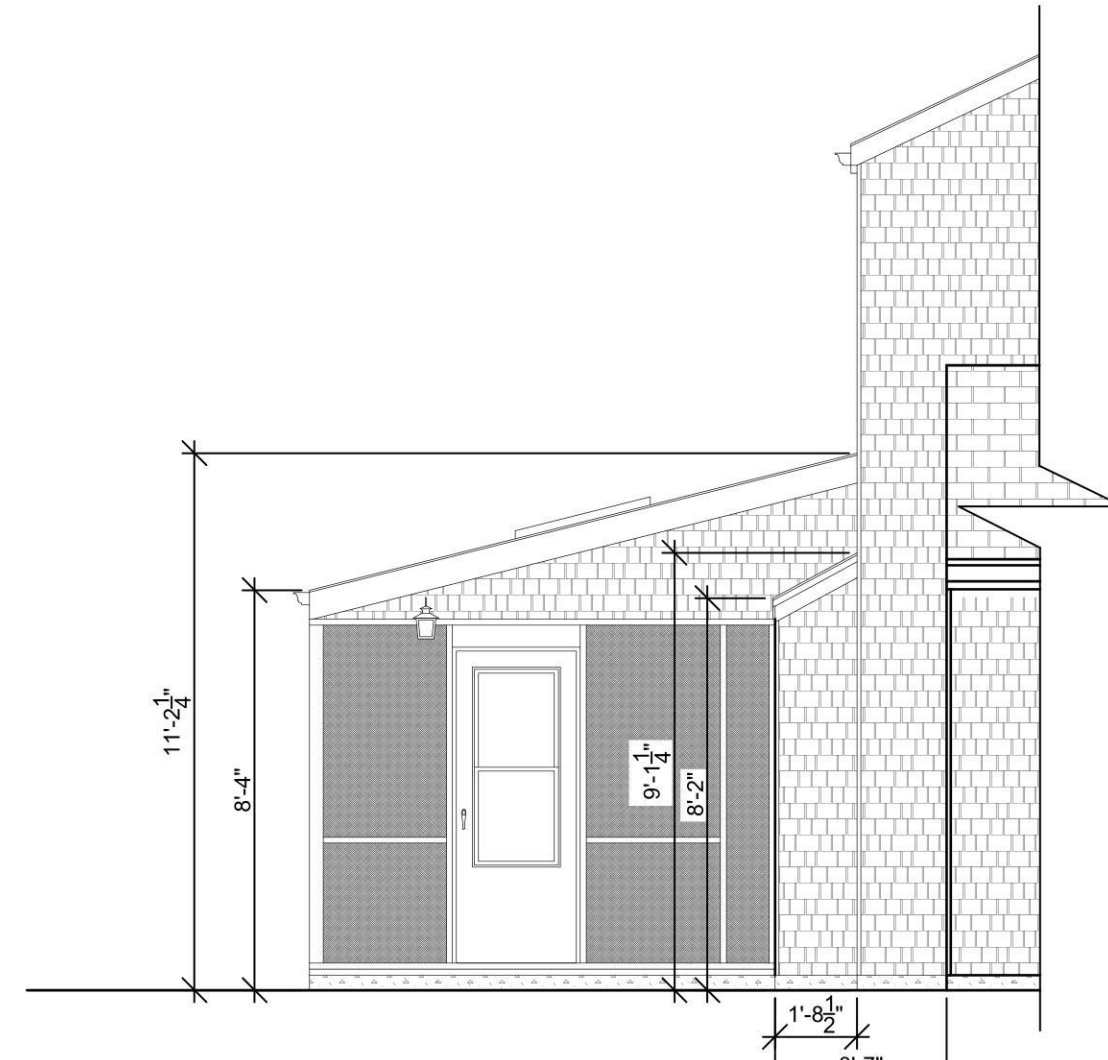
THIS CERTIFIES THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THEY COMPLY WITH THE LATEST YORK STATE BUILDING CODE

PROJECT:  
**ROSEN & MILLMAN RESIDENCE**  
39 MEADOW LANE, ROSLYN HEIGHTS, NY 11577

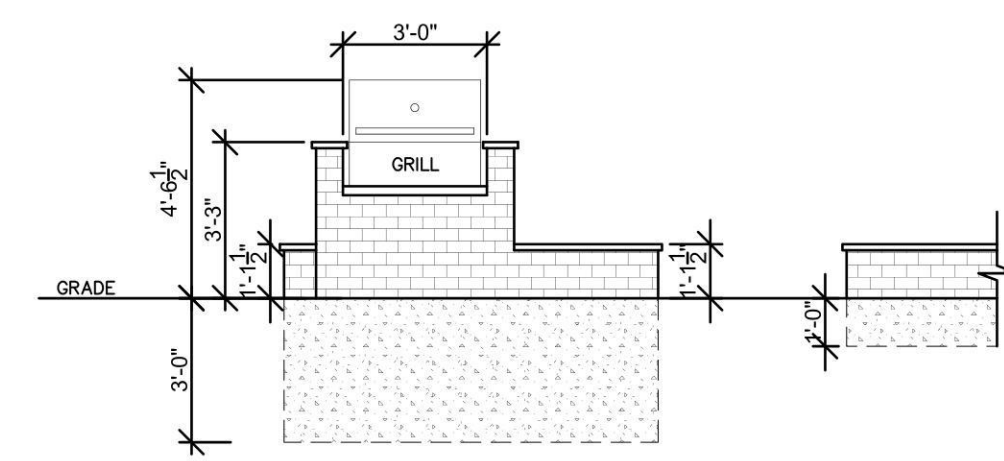




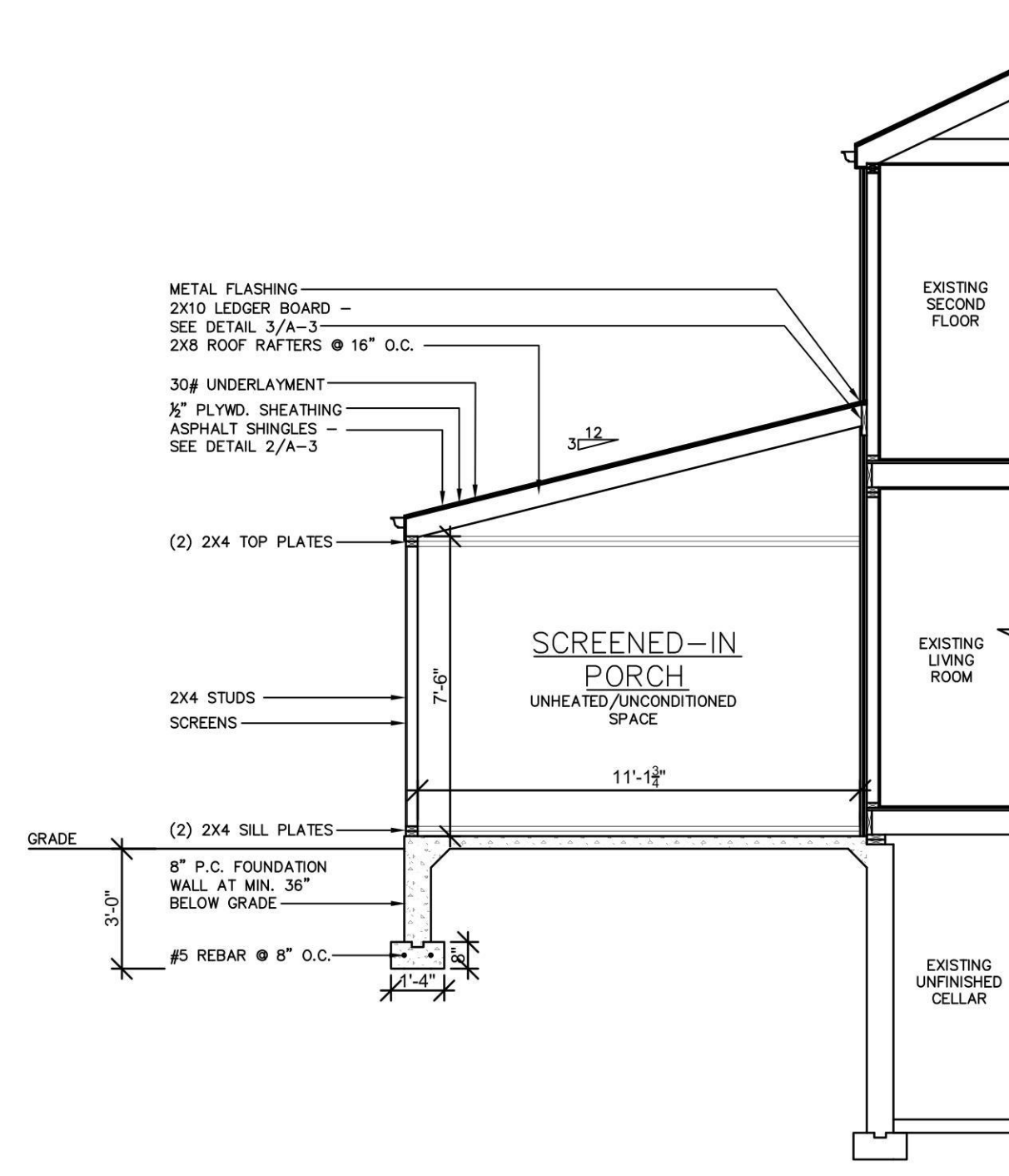
1 EXISTING REAR ELEVATION  
SCALE: 1/4"=1'-0"



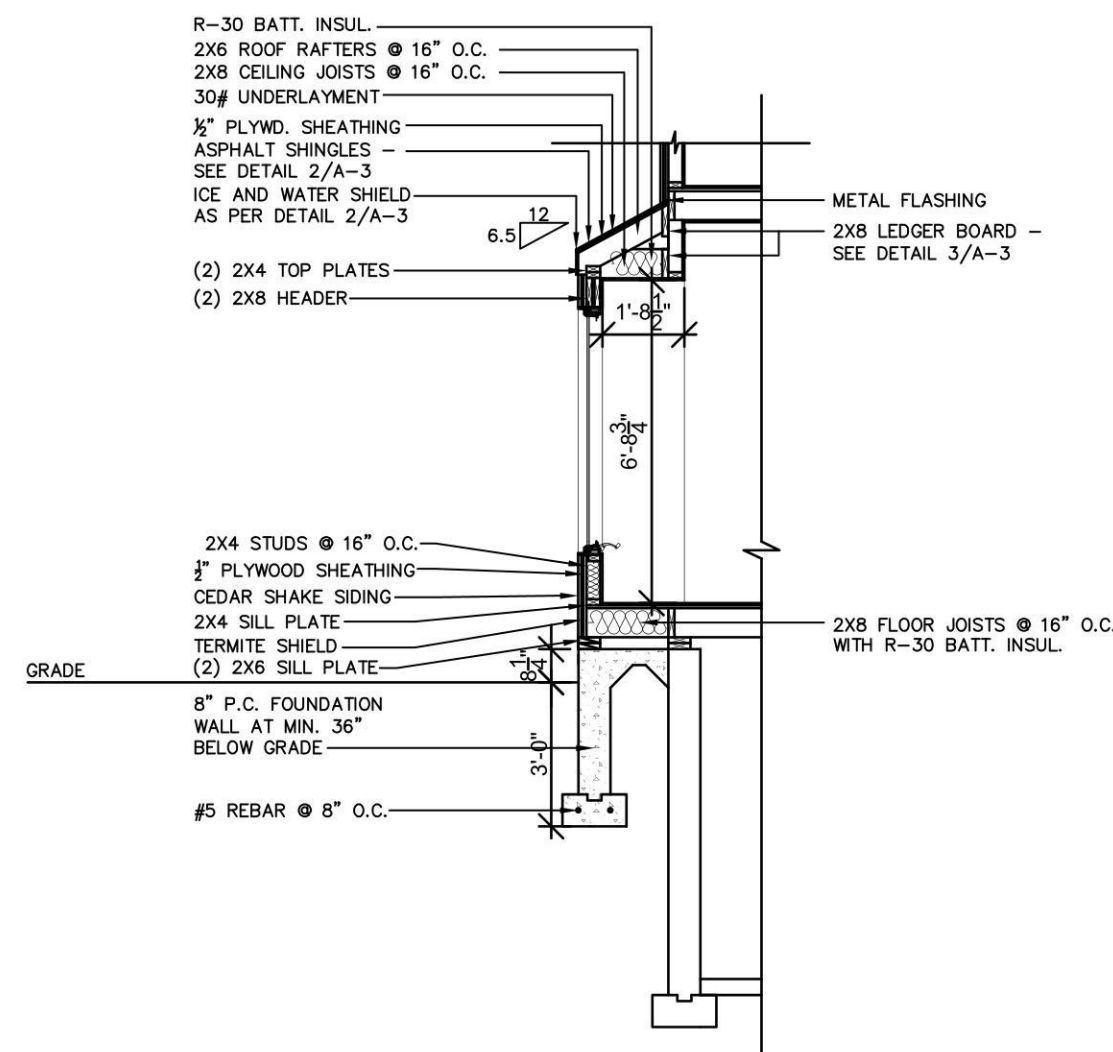
2 EXISTING PARTIAL LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



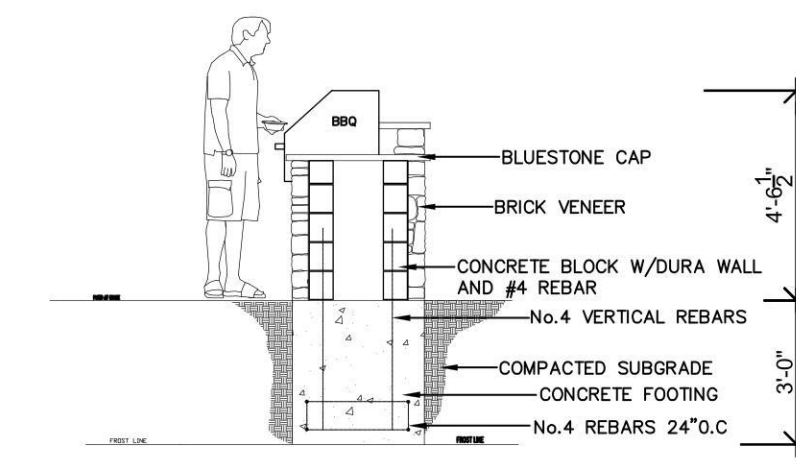
3 EXISTING OUTDOOR GRILL ELEVATION  
SCALE: 1/4"=1'-0"



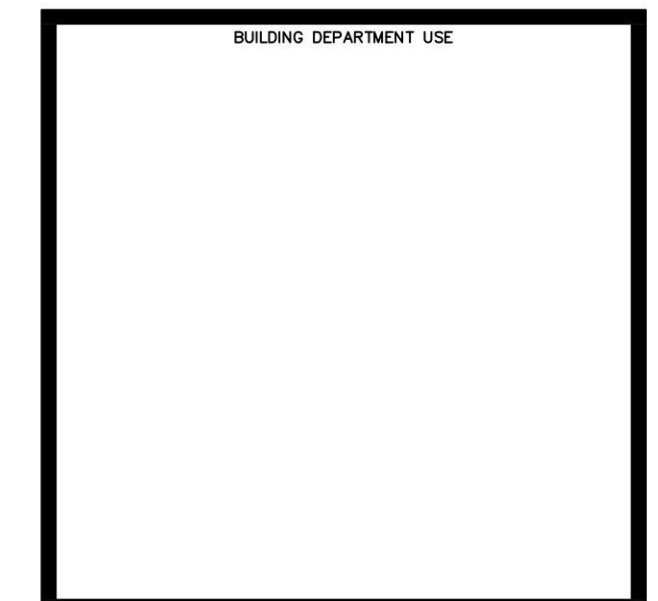
4 EXISTING PARTIAL CROSS SECTION  
SCALE: 1/4"=1'-0"



5 EXISTING SQUARED BAY WINDOW SECTION (TYP.)  
SCALE: 1/4"=1'-0"



6 EXISTING OUTDOOR GRILL SECTION  
SCALE: 1/4"=1'-0"



JOB #	2024
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REVISIONS	09/05/2024

EXISTING REAR ELEVATION,  
EXISTING PARTIAL LEFT SIDE  
ELEVATION, EXISTING OUTDOOR  
GRILL ELEVATION, EXISTING CROSS  
SECTION, GRILL CROSS SECTION  
AND TYPICAL SQUARED BAY  
WINDOW DETAIL.

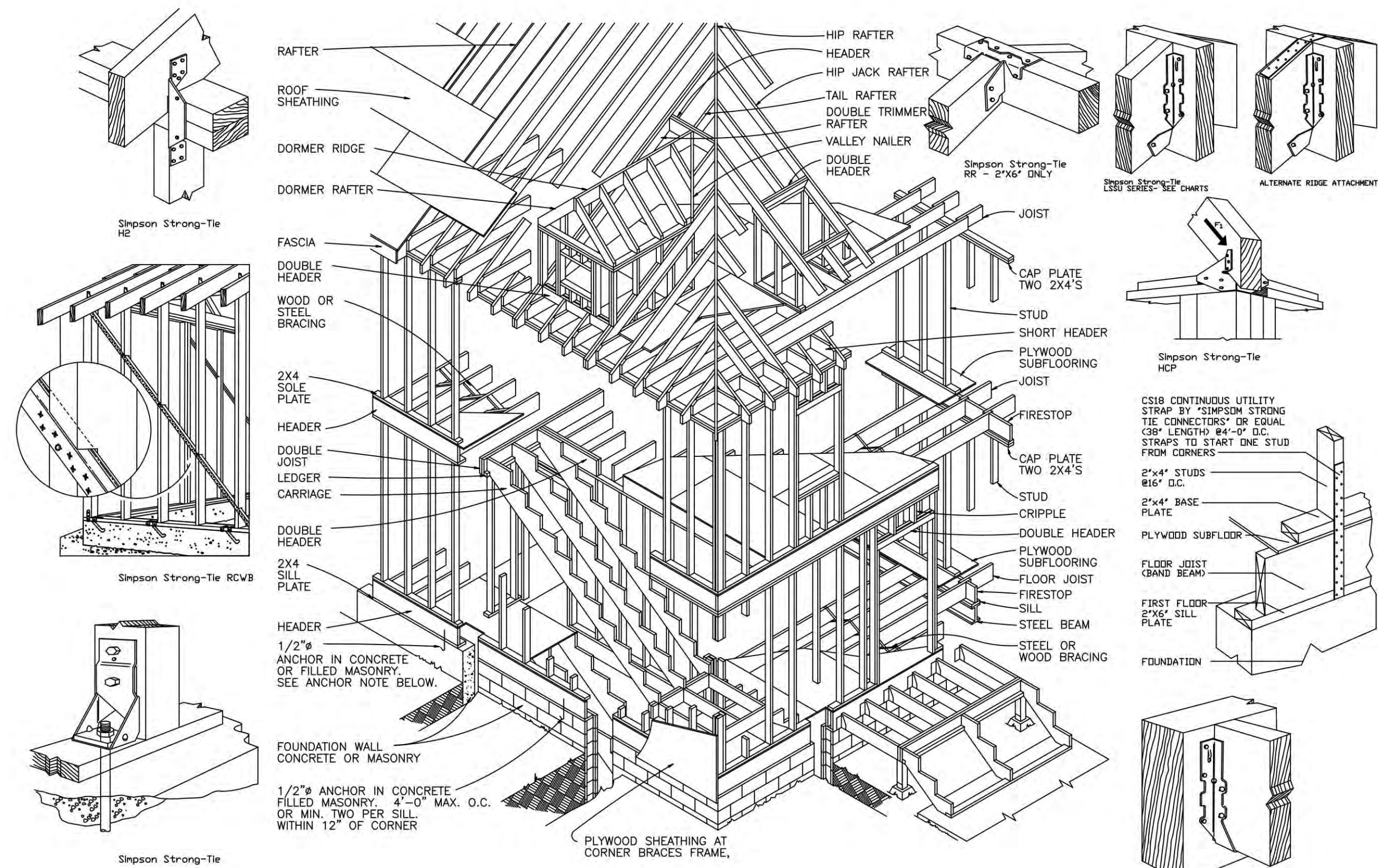


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THIS CERTIFIES THAT THESE  
PLANS WERE PREPARED UNDER  
MY DIRECTION AND SUPERVISION  
AND TO THE BEST OF MY  
KNOWLEDGE, BELIEF AND  
PROFESSIONAL JUDGMENT  
I AM A LICENSED ARCHITECT  
IN THE STATE OF NEW  
YORK STATE BUILDING CODE

PROJECT:  
ROSEN & MILLMAN RESIDENCE  
39 MEADOW LANE, ROSLYN HEIGHTS, NY 11577

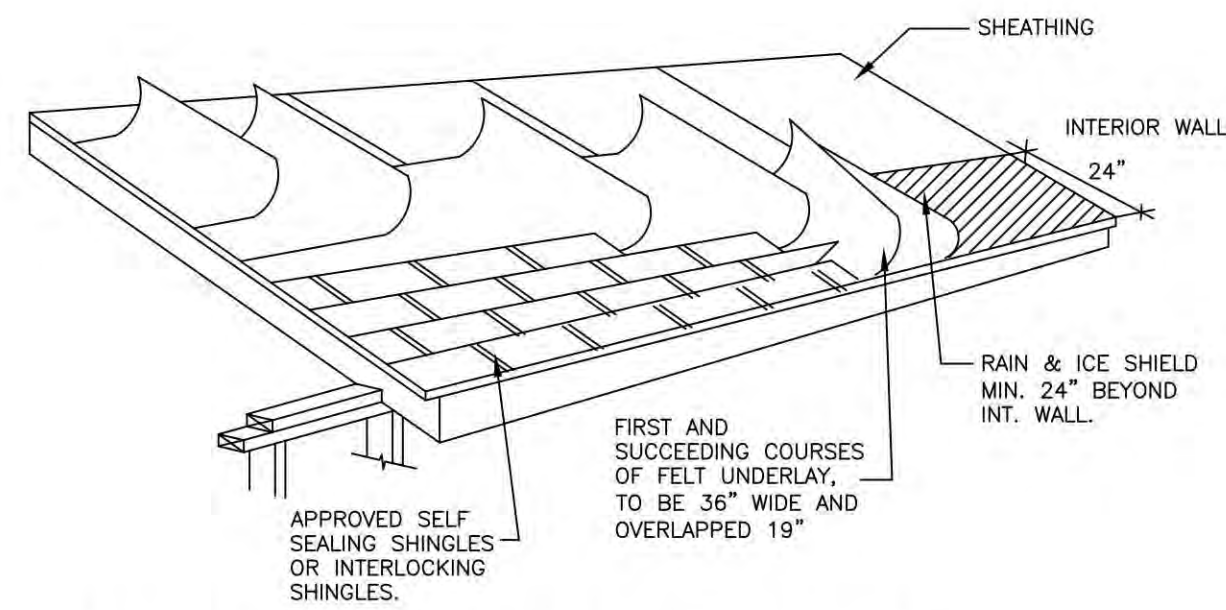




NOTE: ALL CONNECTORS TO BE INSTALLED AND NAILED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. PLYWOOD SHEATHING MUST CROSS OVER THE BAND BEAM.

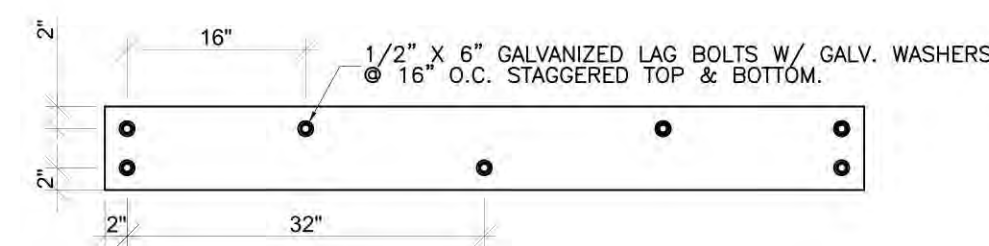
### 1 FRAMING CONNECTOR DETAILS

SCALE: N.T.S.



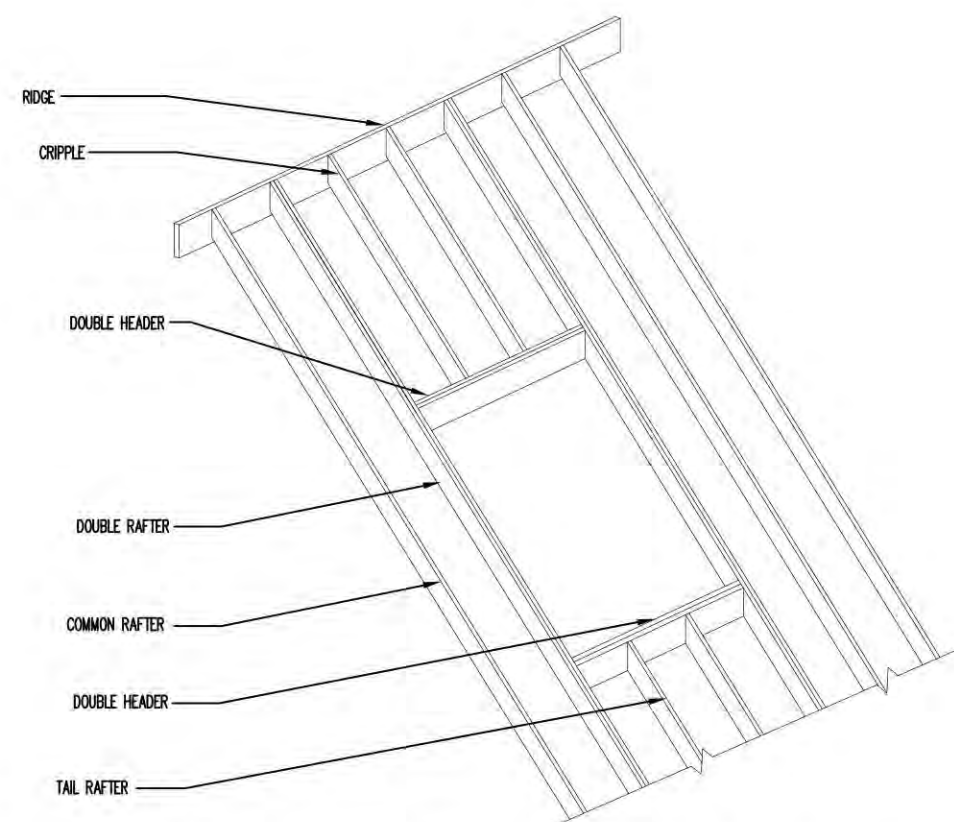
### 2 ASPHALT SHINGLE ROOF DETAIL

SCALE: N.T.S.



### 3 LEDGER FASTENING DIAGRAM

SCALE: N.T.S.



### 4 SKYLIGHT FRAMING DETAIL

SCALE: N.T.S.

Generated by REScheck-Web Software  
**Compliance Certificate**

Project: Meadow Ln.  
 Energy Code: 2020 NYStretch - 2018 IECC  
 Location: Roslyn Heights, New York  
 Construction Type: Single-Family Addition  
 Climate Zone: 4 (5316 HDD)  
 Permit Date:  
 Form Number:  
 All Electric: false  
 Is Renewable: false  
 Has Charger: false  
 Has Battery: false  
 Has Heat Pump: false

Construction Site: 39 Meadow Lane, Roslyn Heights, New York 11577  
 Owner/Agent: Risa Rosen, 39 Meadow Lane, Roslyn Heights, New York 11577  
 Designer/Contractor: Kurt Jacobs, Permitech, 201 Northwest Drive, Suite 8, Farmingdale, New York 11735

Compliance: Passes using UA trade-off  
 Conditions: 0.9% Better Than Code. Maximum UA: 53. Year UA: 53. Maximum SHGC: 0.40. Year SHGC: 0.27.  
 The % Better or Worse Than Code trade-off reflects the credit for compliance that is based on code trade-off rules.  
 It does NOT provide an estimate of energy use or cost relative to a reference code base.  
 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.

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	59	30.0	0.0	0.026	0.026	2	2
Wall: Wood Frame, 16" o.c.	336	15.0	3.3	0.048	0.045	9	9
Window: Vinyl Frame SHGC: 0.27	25			0.270	0.270	7	7
Window 1: Vinyl Frame SHGC: 0.27	10			0.270	0.270	3	3
Window 2: Vinyl Frame SHGC: 0.27	10			0.270	0.270	3	3
Window 3: Vinyl Frame SHGC: 0.27	10			0.270	0.270	3	3
Window 4: Vinyl Frame SHGC: 0.27	10			0.270	0.270	3	3
Window 5: Vinyl Frame SHGC: 0.27	10			0.270	0.270	3	3

Project Title: Meadow Ln. Report date: 08/23/24  
 Data filename: Page 1 of 2

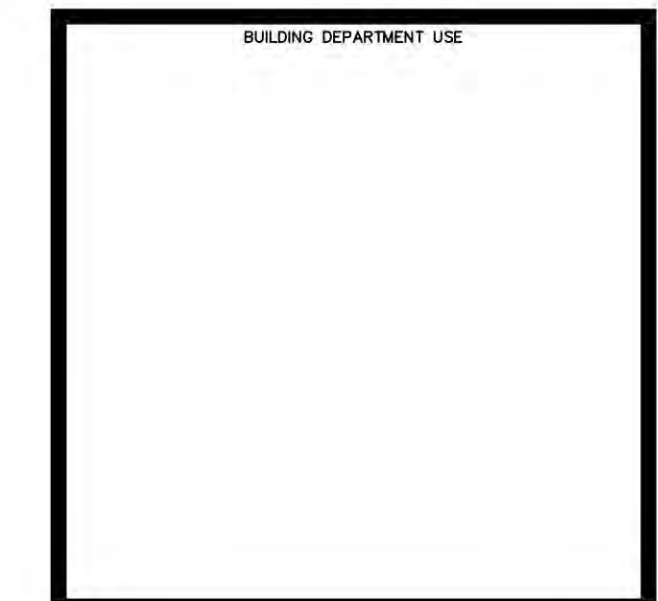
Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Window 6: Vinyl Frame SHGC: 0.27	10			0.270	0.270	3	3
Window 7: Vinyl Frame SHGC: 0.27	8			0.270	0.270	2	2
Window 8: Vinyl Frame SHGC: 0.27	8			0.270	0.270	2	2
Window 9: Vinyl Frame SHGC: 0.27	8			0.270	0.270	2	2
Window 10: Vinyl Frame SHGC: 0.27	11			0.270	0.270	3	3
Window 11: Vinyl Frame SHGC: 0.27	11			0.270	0.270	3	3
Window 12: Vinyl Frame SHGC: 0.27	11			0.270	0.270	3	3
Crawl Wall: Solid Concrete or Masonry	42	30.0	0.0	0.052	0.042	2	2

Wall height: 3.3  
 Insulation depth: 3.0

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 2020 NYStretch - 2018 IECC requirements in REScheck Version: REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Kurt Jacobs, 8/23/2024  
 Name - Title, Signature, Date

Project Title: Meadow Ln. Report date: 08/23/24  
 Data filename: Page 2 of 2



JOB # 2024  
 DATE: 08/19/2024  
 DRAWN BY: RT

SCALE: AS NOTED  
 REVISIONS:  
 09/05/2024

FRAMING CONNECTION DETAILS,  
 ASPHALT SHINGLE ROOF DETAIL,  
 LEDGER BOARD DETAIL, SKYLIGHT  
 FRAMING DETAIL AND REScheck

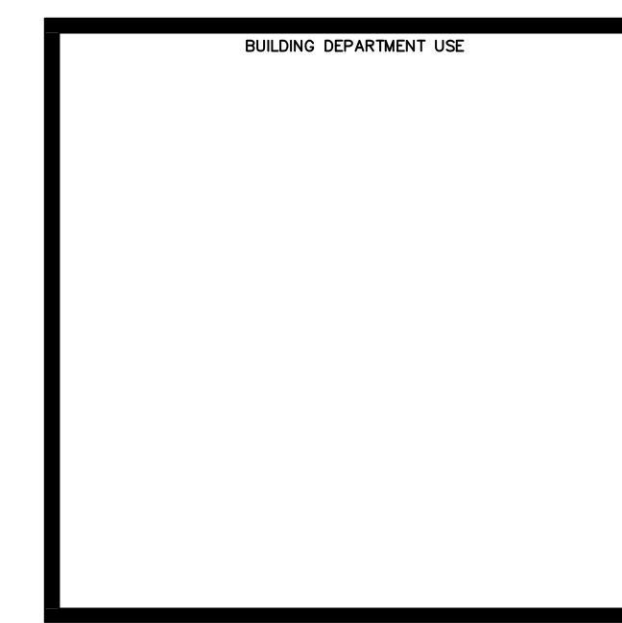
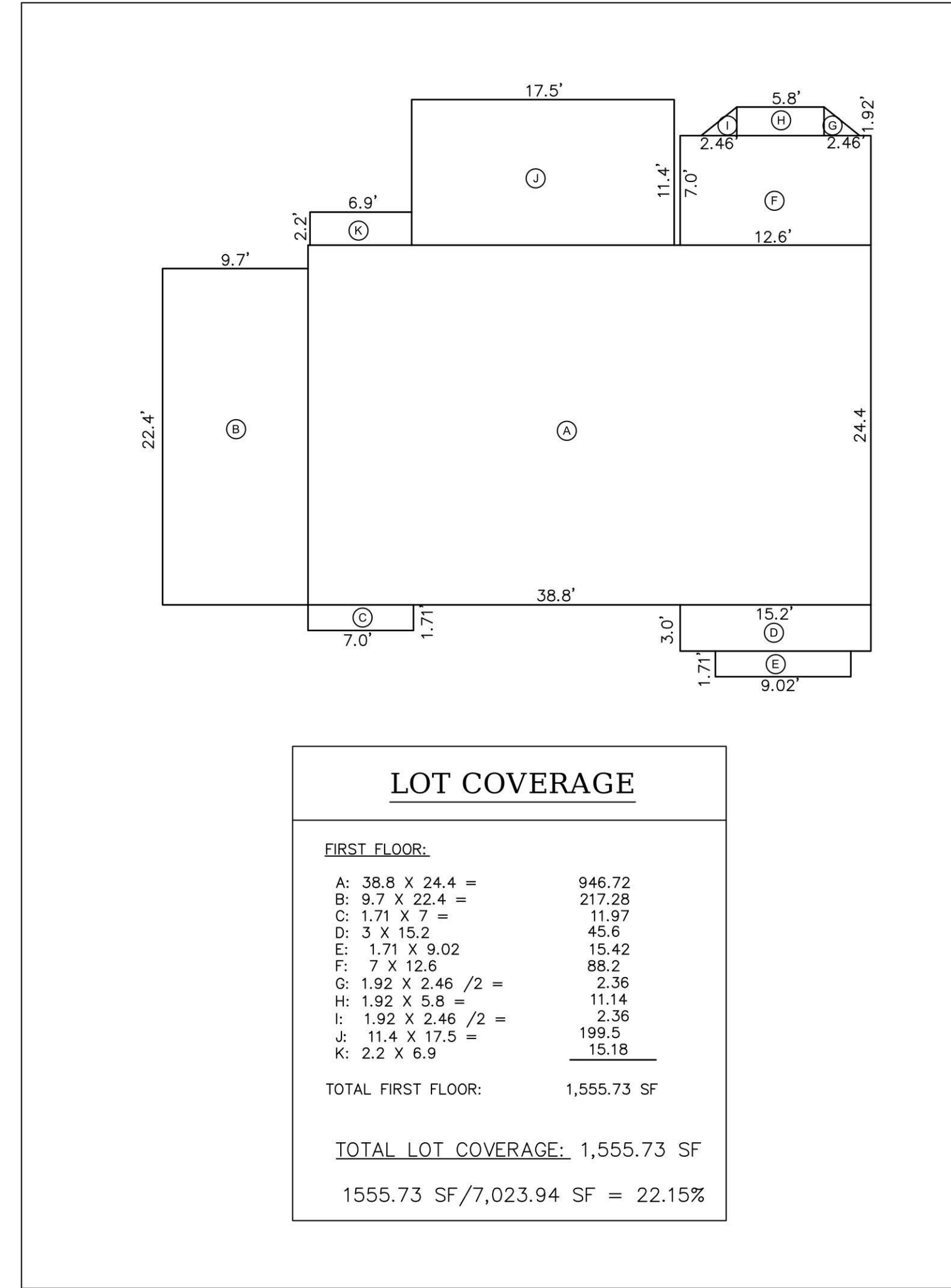
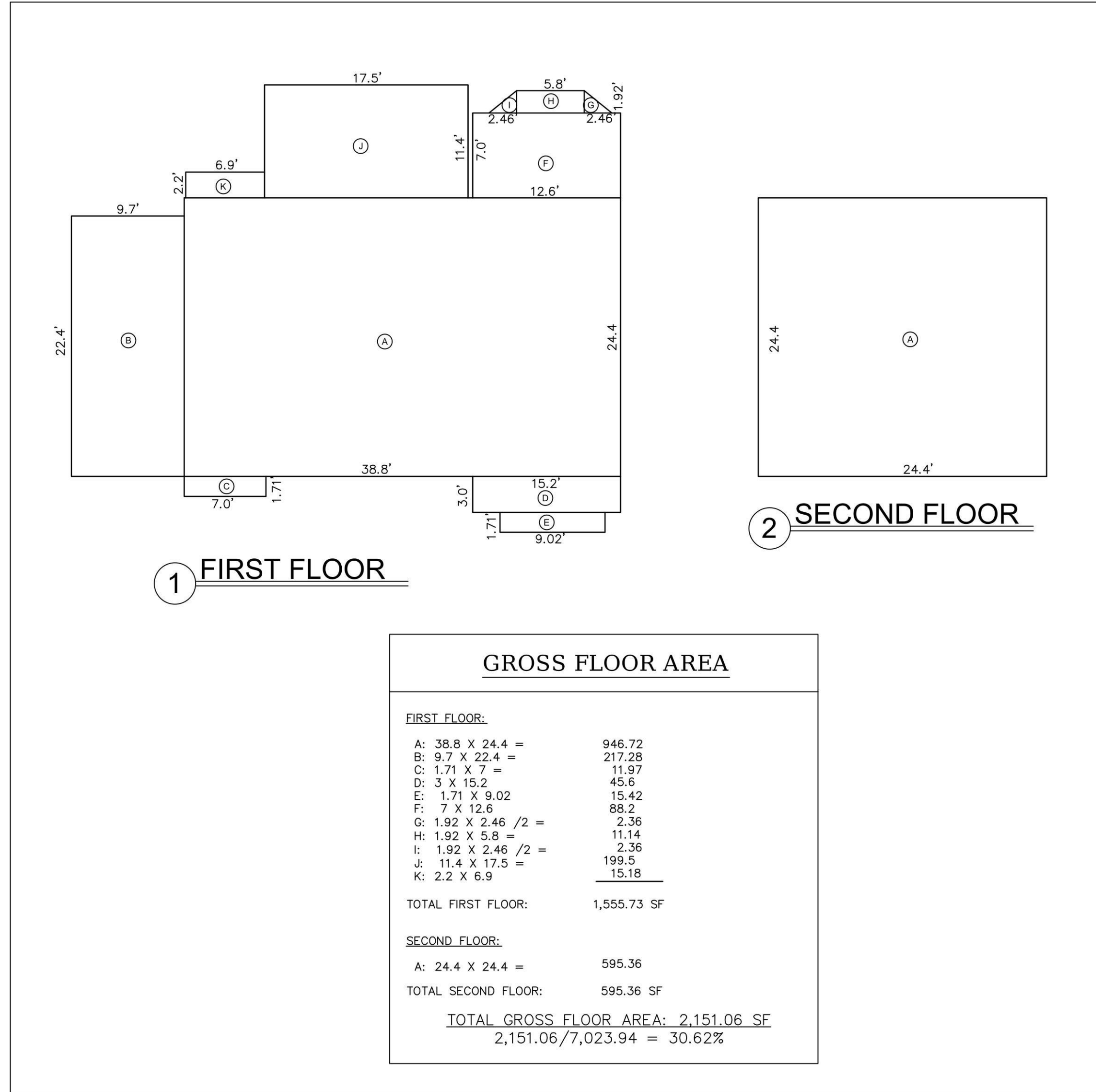


PERMITECH  
 KURT A. JACOBS R.A.  
 201 NORTHWEST DRIVE  
 FARMINGDALE, NY 11735  
 (516) 663-0750

THIS CERTIFICATE THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, COMPLY WITH THE 2020 NEW YORK STATE BUILDING CODE

PROJECT:  
 ROSEN & MILLMAN RESIDENCE  
 39 MEADOW LANE, ROSLYN HEIGHTS, NY 11577





**PROJECT:**  
ROSEN & MILLMAN RESIDENCE  
39 MEADOW LANE, ROSLYN HEIGHTS, NY 11577

**PERMITECH**  
KURT A. JACOBS R.A.  
201 NORTHWEST DRIVE  
FARMINGDALE, NY 11735  
(516) 663-0750

**REGISTERED ARCHITECT**  
KURT A. JACOBS  
017831  
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 THEY COMPLY WITH ALL CITY AND NEW YORK STATE BUILDING CODE**

**SCALE: AS NOTED**

**REVISIONS:**  
09/05/2024

**JOB # 2024**

**DATE: 08/19/2024**

**DRAWN BY: RT**

**GROSS FLOOR AREA DIAGRAM AND LOT COVERAGE DIAGRAM**

**A-4**

# RESIDENCE

## 165 ELM STREET

### ROSLYN HEIGHTS, NY 11577

# #21612

#### ARCHITECTURAL PLOT PLAN

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

SECTION: 7	BLOCK: 29	LOT: 37	ZONE: RES-B		
AREAS (S.F.)	EXISTING	TO BE REMOVED	TO BE MAINTAINED	PROPOSED	TOTAL
TOTAL LOT:	5,000 S.F.	-----	-----	-----	5,000 S.F.
FIRST FLOOR:	1,279 S.F.	-----	-----	-----	1,279 S.F.
SECOND FLOOR:	1,081 S.F.	-----	-----	-----	1,081 S.F.
FINISHED STORAGE ATTIC:	666 S.F.	-----	-----	-----	666 S.F.
DETACHED GARAGE:	329 S.F.	-----	-----	-----	329 S.F.
DECK:	113 S.F.	-----	113 S.F.	-----	113 S.F.

BUILDING FOOTPRINT	G.F.A.
1,279 S.F.	1,279 S.F.
-----	1,081 S.F.
-----	666 S.F.
329 S.F.	329 S.F.
113 S.F.	-----
<b>TOTAL:</b>	<b>TOTAL:</b>
1,721 S.F.	3,355 S.F.

#### ZONING TOWN OF NORTH HEMPSTEAD

ZONING DISTRICT:	R-B (SINGLE FAMILY)			
ZONING ITEM	REQUIRED	EXISTING	MAINTAIN	
LOT SIZE	6,000 S.F. MIN.	5,000 S.F.	NO CHANGE	---
LOT COVERAGE (BUILDING)	30% MAX	32.16%	34.42%	X
HEIGHT (2.5 STORIES)	30' MAX	EXISTING	1.17'	✓
EAVE HEIGHT	22' MAX	EXISTING	NO CHANGE	---
FRONT YARD SETBACK	30' MIN.	25.10'	NO CHANGE	---
SIDE YARD	7' MIN.	2.70'	3.00'	X
COMBINED SIDE YARDS	15' MIN.	12.50'	36.59'	✓
REAR YARD	15' MIN.	36.00'	24.90'	✓
F.A.R.	3,400 S.F. MAX	3,355 S.F.	NO CHANGE	---

**PLOT PLAN INFORMATION AS PER:**

SURVEY DRAWN : AUGUST 22, 2022

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

NO CHANGE ON THERMAL ENVELOPE

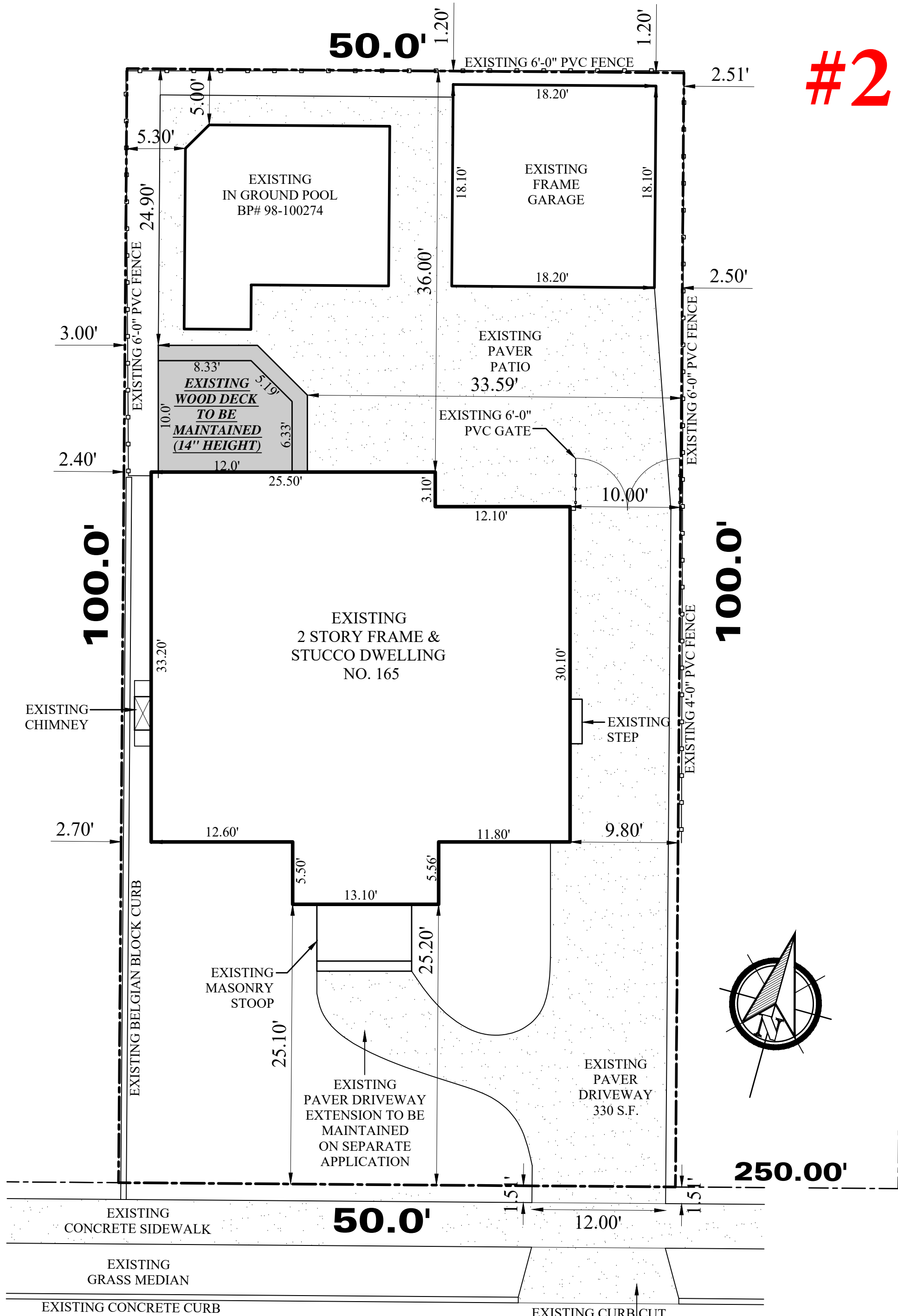
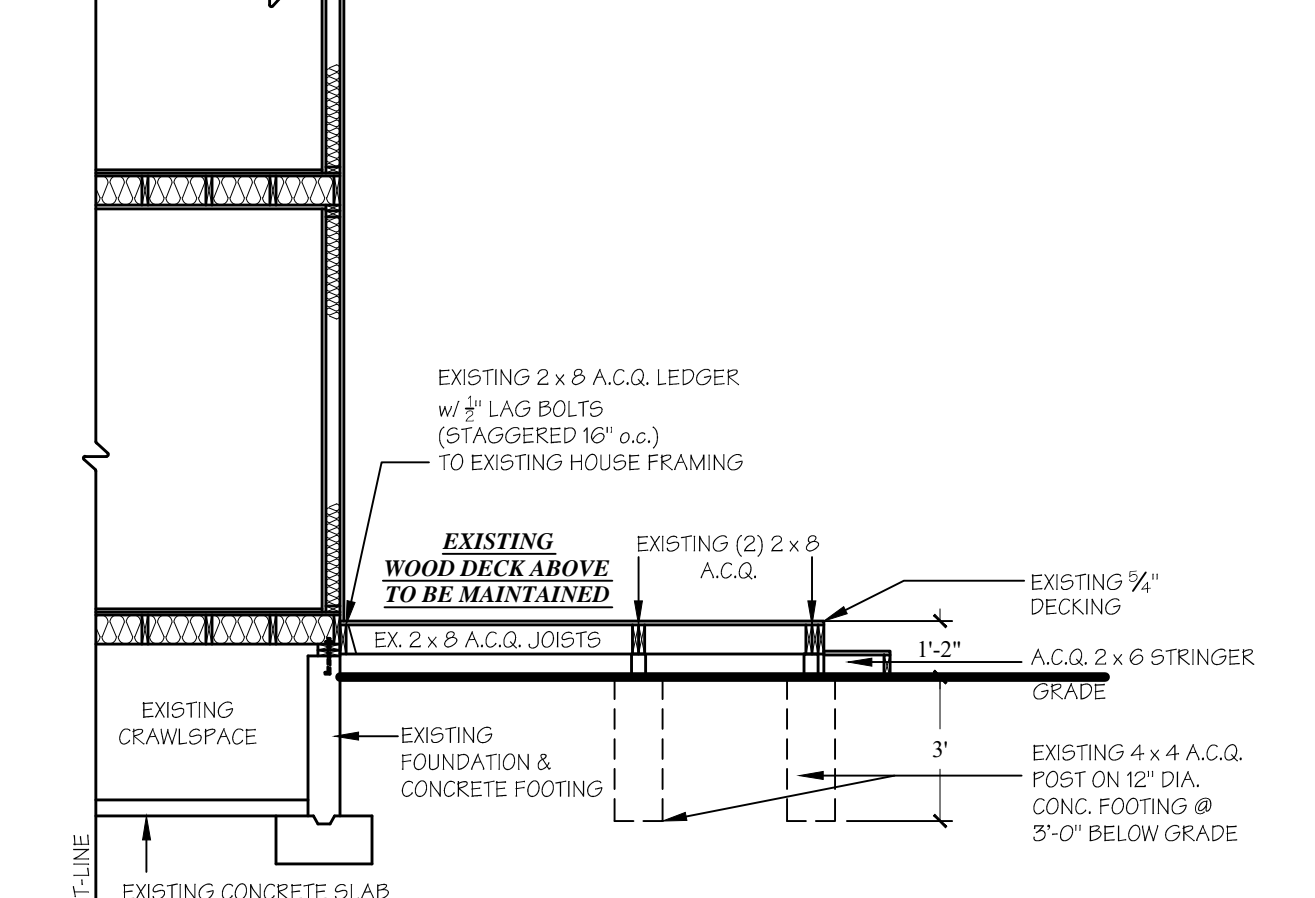
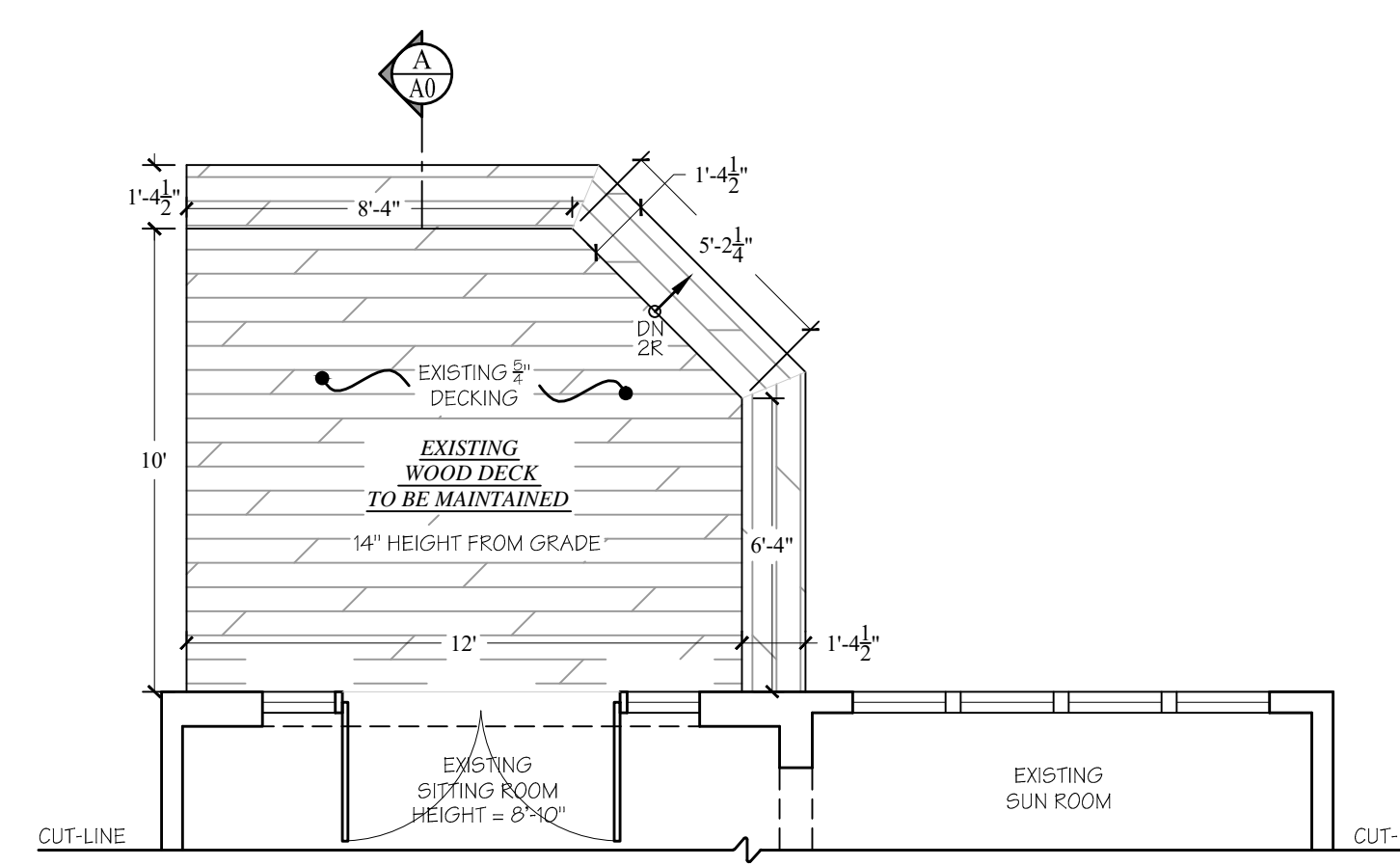
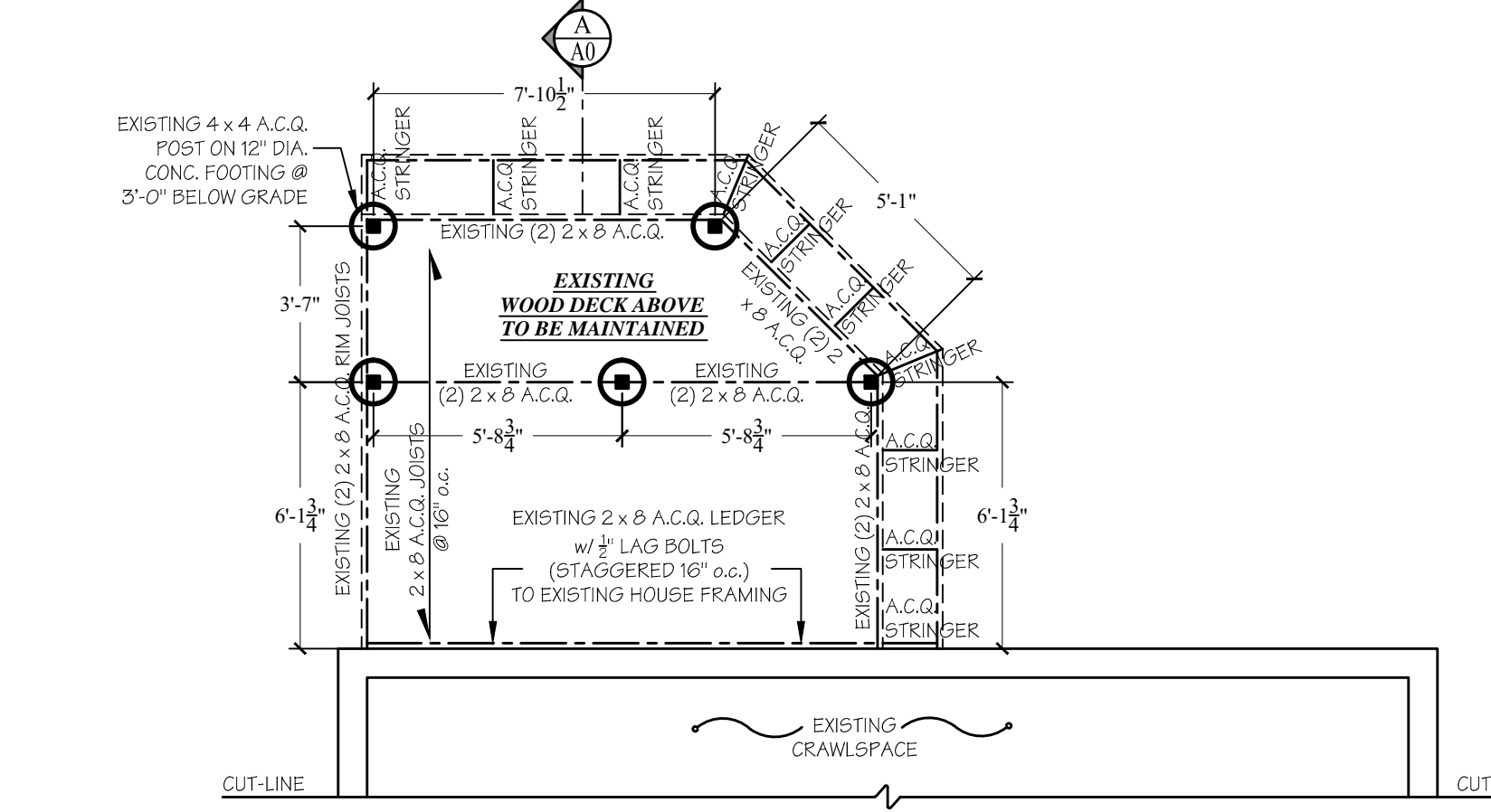
THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE (2020)

"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)" (NH102.1.2 (R402.1.2)) AND CHAPTER 11 RESIDENTIAL CODE OF NEW YORK STATE (2020)

ANY NON-PERMITTED ITEMS ARE THE CLIENT'S RESPONSIBILITY UNLESS MARK ANTHONY ARCHITECTS HAS BEEN RETAINED TO RESOLVE OUTSTANDING ITEMS		CLIENT RESPONSIBILITY
EXISTING ZONING ITEM	PERMIT #	- PLUMBING APPLICATION (IF REQUIRED) TO BE FILED BY LICENSED PLUMBER
TO BE DETERMINED BY D.O.B.		- ELECTRICAL APPLICATION (IF REQUIRED) TO BE FILED BY LICENSED ELECTRICIAN
		- C of O / C of C - CLOSE OUT AND INSPECTIONS (BY OTHERS)

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

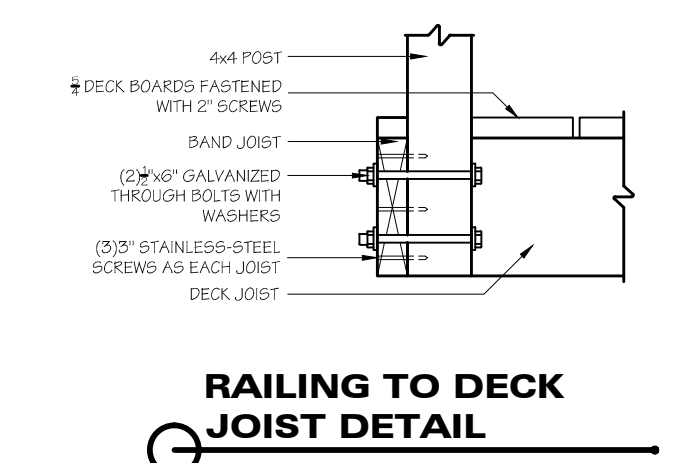
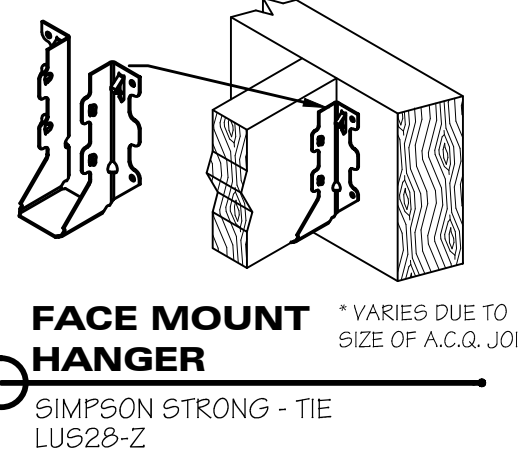
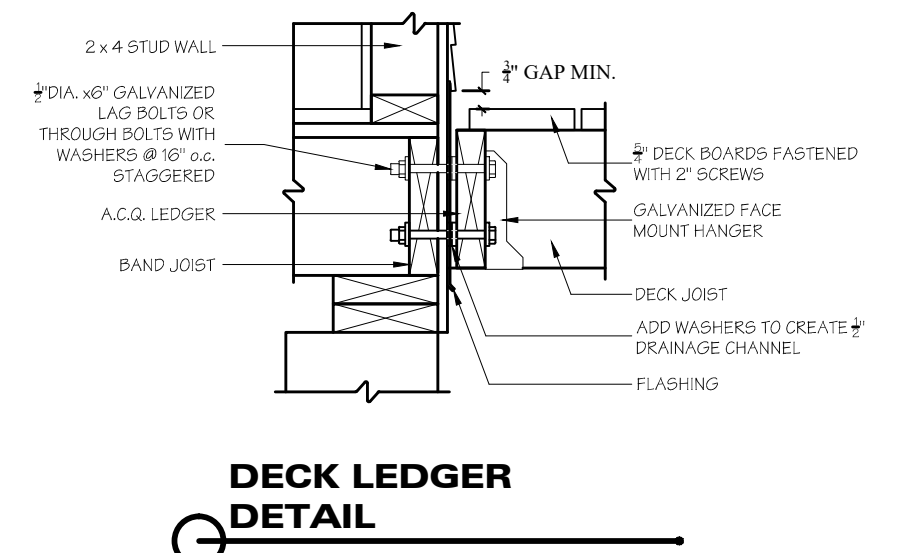
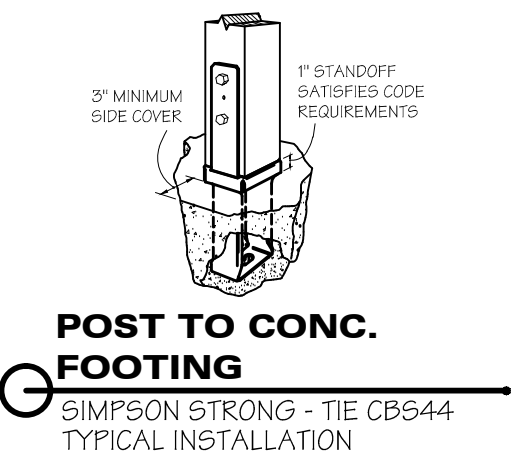
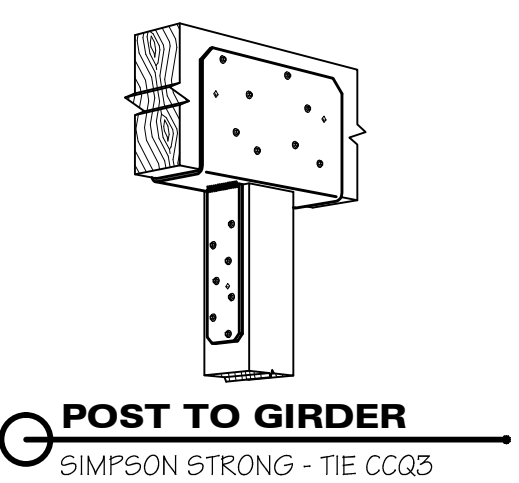
GROUND SNOW LOAD	WIND DESIGN	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM	WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
20 PSF	Speed (mph) 130 Topographic effects NO Special wind region NO Wind-borne debris zone 1 mi.	B	Weathering Severe frost line depth 3'-4" Termite Moderate to Heavy	15	YES	9-11-09	496	52.9°F



JEFFERSON AVENUE

**SCOPE OF WORK**

APPLICATION FOR:  
- MAINTAIN EXISTING DECK



ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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

**ISSUED FOR**

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

**REVISIONS** PLOTTED: 2/16/2023

NO.	DATE	DESCRIPTION

PROJECT NO.	2022136
DATE	02/16/2023
SCALE	AS NOTED
DRAWN BY	S.V.

**MARK ANTHONY ARCHITECTS & PLANNERS**

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

SEAL: REGISTERED ARCHITECT MARK ANTHONY ARCHITECTS & PLANNERS, INC. LIC # 031737-1

## ZONING & PLOT PLAN

MAINTAIN DECK

PROJECT: RESIDENCE

165 ELM STREET  
ROSLYN HEIGHTS, NY 11577

D.O.B. I.D.#

DRAWING No. **A0.0**



PROPOSED NEW 2 STORY ONE FAMILY RESIDENCE

SHAMASH RESIDENCE

#21613

42 SNAPDRAGON LANE, ROSLYN HEIGHTS, NY

DRAWING INDEX

- T-1 TITLE SHEET/GENERAL NOTES, & PLOT PLAN
SP-1 SITE PLAN DIAGRAMS
N-1 ADDITIONAL GENERAL NOTES
N-2 ADDITIONAL GENERAL NOTES
A-1 FOUNDATION PLAN, NOTES, AND DETAILS
A-2 FIRST FLOOR PLAN, NOTES, AND DETAILS
A-3 SECOND FLOOR PLAN, NOTES AND DETAILS
A-4 BUILDING SECTIONS
A-5 BUILDING ELEVATIONS
A-6 BUILDING ELEVATIONS

GENERAL NOTES

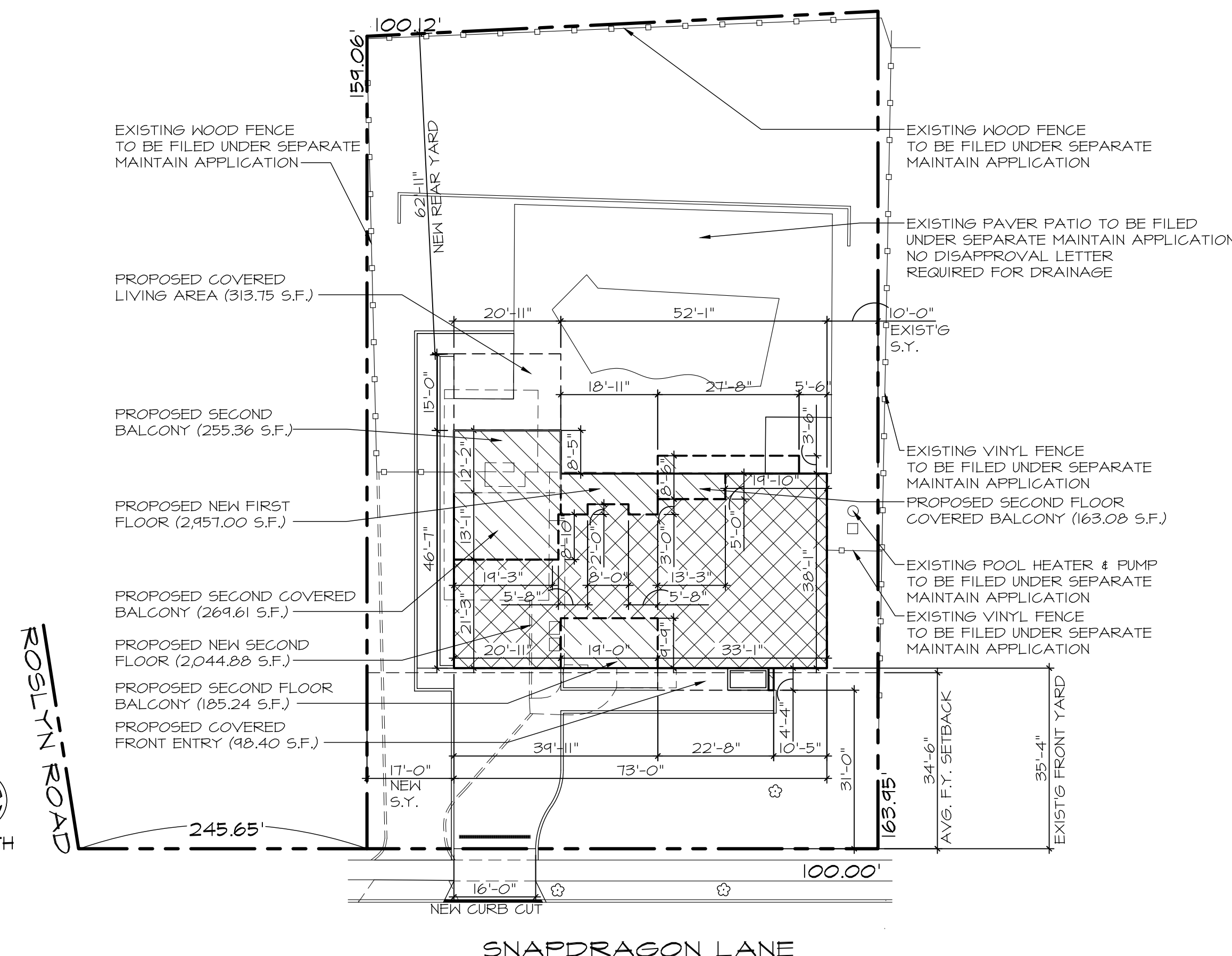
DIVISION 1 - GENERAL REQUIREMENTS
1. Work performed shall comply with the following:
a. These general notes unless otherwise noted on plans or specifications.
b. Building Code as specified on the architectural drawings.
c. All applicable local and state codes, ordinances and regulations.
d. In areas where the drawings do not address methodically, the contractor shall be bound to perform in strict compliance with manufacturer's specifications and/or recommendations.

Table with 4 columns: Item, Min. Comp. Strength @ 28 Days (PSI), Min. Aggregate size, Slump. Rows include Footings, Slab-on-Grade, Walls, and Garage Slabs & exterior slabs.

DIVISION 3 - CONCRETE
A. General:
1. The concrete properties shall be as follows:
Item Min. Comp. Strength @ 28 Days (PSI) Min. Aggregate size Slump
Footings 3,500 1/2"-1" 4"+1"
Slab-on-Grade 2,500 1/2"-1" 4"+1/2"
Walls 3,500 1/2"-1" 4"+1/2" w/ 5% air entrainment
Garage Slabs & exterior slabs 3,500 1/2"-1" 4"+1" w/ 5% air entrainment

5. Slab-on-grade shall be 4" thick reinforced with 6 x 6 W1.4 x W1.4 WWF and shall be placed on 6 mil. vapor barrier on 4" crushed stone.
6. Slab-on-grade at porches shall be 4" thick unless otherwise noted.
7. Install anchor straps as per mfg. recommendations. 12" from corners and intervals of not more than 4'-0".
8. Beam pockets shall be formed into concrete walls to provide a continuous level flat solid bearing surface for all beams.
DIVISION 6 - WOOD
A. Lumber Grade:
1. All lumber shall be, unless otherwise noted, No. 2 grade, Hem Fir with the following minimum structural values.
Grading shall comply with PS 20-70 American Softwood Lumber Standard and applicable Western Wood Products Association standards.
a. Extreme fiber bending stress:
Size Reperitive Member
2 x 12 1005 PSI
2 x 10 1105 PSI
2 x 8 1210 PSI
2 x 6 1310 PSI
b. Horizontal Shear: Fv = 75 PSI
c. Compression perpendicular to grain: FcL = 405 PSI
d. Compression parallel to grain: Fc = 875 PSI
e. Modulus of elasticity: E = 1,600,000 PSI
f. Moisture content: 19 % maximum.
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 = 15000, E=11.4 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-A525, 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 sill 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 Architect. Do not alter sizes of members noted without approval of Architect.
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 8-1/4" and less in depth: glue and internal w/2 rows 16D nails at 12" o.c. staggered.
b. Members greater than 8-1/4" 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 cut into joist shall not be closer than 2 inches to the top or bottom of the joist 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. Nicks 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 frestops 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.
L. Plywood:
1. All plywood shall be Doug fir or equal. It shall be manufactured and graded in accordance with U.S. Product Standard PS-1-83 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 with manufacturer's instructions (16 Ga. compression tension), or w/structural grade thermo-ply.
2. Lap plates at all corners.
N. Nailing:
1. All nailing shall comply with nailing schedules in WFCM, IBC, BOCA and CABO (as applicable), latest edition and all state and local building codes, or manufacturer'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.
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 Architecting calculations. Stamped by professional Architect licensed to practice in the jurisdiction where construction is taking place. One set of calculations to be provided to Architect 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 Architecting calculations.
c. Bearing stud walls must be sheathed with a minimum 1/2" gypsum board fastened according to drywall manufacturer recommendation.
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" x 45") 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. Eave 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 overlap 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, BCNYS BOCA and CABO code, latest (as applicable) edition and all state 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 within 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 E 1996 and of ASTM E 1886 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 attaching loads determined in accordance with the provisions of the Building 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 IBC, BOCA and CABO and 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 BOCA, CABO and 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 BOCA, CABO and state 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 BOCA standards as indicated on the drawings.
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 Architect prior to installation. Mechanical subcontractor to review structural shop drawings and notify the Architect 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 Architect 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 current 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 wired in a manner such that the activation of one by means of metal hangers will activate all.



SITE DATA: SECTION: [7] BLOCK: [226] LOT: [9] ZONE: [R-AA]

Table comparing ACTUAL and REQUIRED site data. Columns include Lot Area, Lot Width, Building Area, % of Lot Coverage, Gross Floor Area (GAR), Front Yard Paving, Front Yard, Rear Yard, Side Yard, Eave Height, and Building Height.

ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"

SITE LOCATION : SHAMASH RESIDENCE
42 SNAPDRAGON LANE
ROSLYN HEIGHTS, NY



DRAWING TITLE : TITLE SHEET

Emilio SUSA Architect
25 South Service Road, Suite 200
Jericho, N.Y. 11753
PHONE: 516\_354\_5609
FAX: 516\_776\_9591
E-MAIL: esusa@esarchitectpc.com
website: esarchitectpc.com

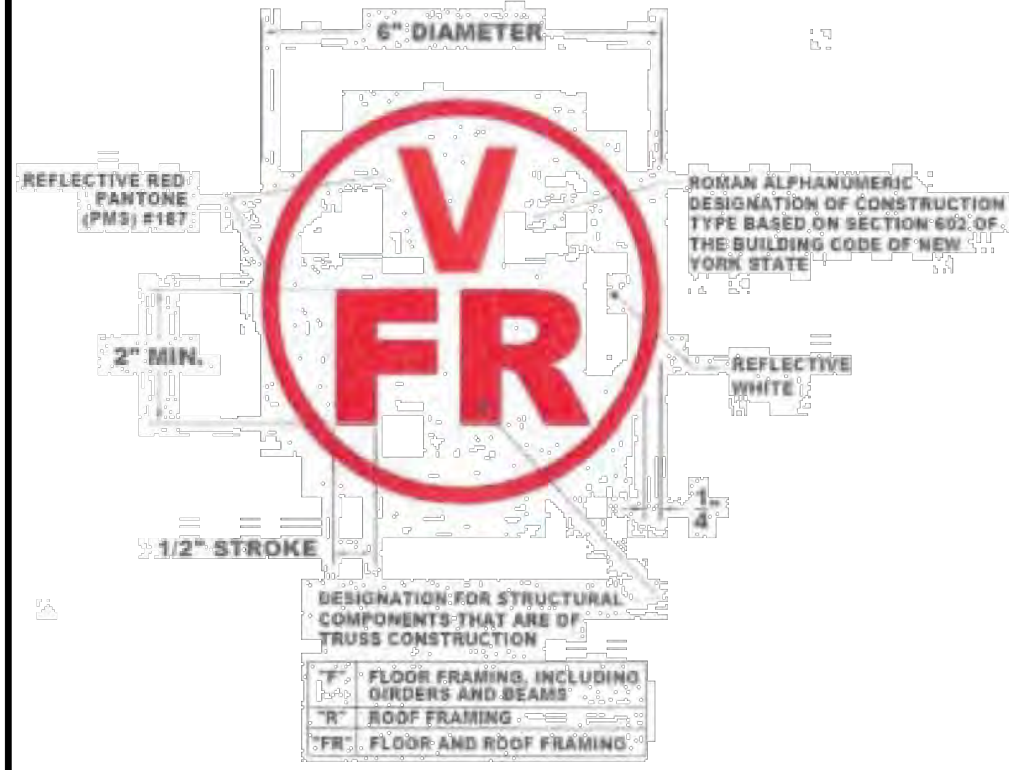
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Table with 2 columns: REVISIONS and PROJECT NO. / DRAWN BY. Includes revision history for submitted and denied drawings.

PROJECT NO. :
DRAWN BY : JB
SCALE : AS NOTED
DATE :

SHEET NO. : T-1





Sign Location	Sign Location
Exterior building entrance doors, exterior exit discharge doors, and exterior roof access doors to a stairway	Attached to the door, or attached to a sidelight or the face of the building, not more than 12 inches (305 mm) horizontally from the latch side of the door jamb, and not less than 42 inches (1067 mm) nor more than 60 inches (1524 mm) above the adjoining walking surface.
Exterior building entrance doors, exterior exit discharge doors, and exterior roof access doors to a stairway	Attached at each end of the row of doors and at a maximum horizontal distance of 12 feet (3.65m) between signs, and not less than 42 inches (1067 mm) nor more than 60 inches (1524 mm) above the adjoining walking surface.
Fire department hose connections	Attached to the face of the building, not more than 12 inches (305 mm) horizontally from the center line of the fire department hose connection, and not less than 42 inches (1067 mm) nor more than 60 inches (1524 mm) above the adjoining walking surface.

TABLE R602.3 (1) FASTENING SCHEDULE

(COORDINATE WITH STRUCTURAL SHEETS S-100 AND S-200)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING & LOCATION
<b>ROOF FRAMING</b>			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8D BOX (2 1/2" x 0.131"); OR 3-8D COMMON (2 1/2" x 0.131"); OR 3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8D BOX (2 1/2" x 0.131"); OR 3-8D COMMON (2 1/2" x 0.131"); OR 3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS [SEE SECTIONS R802.3.1, R802.3.2 AND TABLE R802.5.1(9)]	4-10D BOX (3" x 0.128"); OR 3-10D COMMON (3 1/2" x 0.162"); OR 4-3" x 0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) [SEE SECTIONS R802.3.1 AND R802.3.2 AND TABLE R802.5.1(9)]	TABLE R802.5.1(9)	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4" x 20 GA. RIDGE STRAP TO RAFTER	4-10D BOX (3" x 0.128"); OR 3-10D COMMON (3" x 0.128"); OR 4-3" x 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16D BOX NAILS (3 1/2" x 0.135"); OR 3-10D COMMON NAILS (3" x 0.148"); OR 4-10D BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS OPPOSITE SIDE OF	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16D (3 1/2" x 0.135"); OR 3-10D COMMON (3 1/2" x 0.148"); OR 4-10D BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	TOE NAIL
<b>WALL</b>			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16D COMMON (3 1/2" x 0.162"); OR 10D BOX (3" x 0.128"); OR 3" x 0.131" NAILS	24" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16D BOX (3 1/2" x 0.135"); OR 3" x 0.131" NAILS	16" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16D COMMON (3 1/2" x 0.162"); OR 16D BOX (3 1/2" x 0.135")	16" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8D BOX (2 1/2" x 0.113"); OR 4-8D COMMON (2 1/2" x 0.131"); OR 4-10D BOX (3" x 0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16D COMMON (3 1/2" x 0.162"); OR 10D BOX (3" x 0.128"); OR 3" x 0.131" NAILS	16" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPURCE FOR SDCS A-D2 WITH SEISMIC BRACED WALL LINE SPACING < 25"	8-16D COMMON (3 1/2" x 0.162"); OR 12-16D BOX (3 1/2" x 0.135"); OR 12-10D BOX (3" x 0.128"); OR 12-3" x 0.131" NAILS	FACE NAIL ON EACH (MINIMUM 24" LAP, SPURCE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16D COMMON (3 1/2" x 0.162"); OR 16D BOX (3 1/2" x 0.135"); OR 3" x 0.131" NAILS	16" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16D BOX (3 1/2" x 0.135"); OR 2-16D COMMON (3 1/2" x 0.162"); OR 4-3" x 0.131" NAILS	3 EA/ 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4-8D BOX (2 1/2" x 0.113"); OR 3-16D BOX (3 1/2" x 0.135"); OR 4-8D COMMON (2 1/2" x 0.131"); OR 4-10D BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	TOE NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10D BOX (3" x 0.128"); OR 2-16D COMMON (3 1/2" x 0.162"); OR 3-3" x 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8D BOX (2 1/2" x 0.113"); OR 2-8D COMMON (2 1/2" x 0.131"); OR 2-10D BOX (3" x 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 13/4" LONG	FACE NAIL
19	1" x 6" SHEATHING TO EACH BEARING	3-8D BOX (2 1/2" x 0.113"); OR 2-8D COMMON (2 1/2" x 0.131"); OR 2-10D BOX (3" x 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 13/4" LONG	FACE NAIL
20	1" x 8" AND WIDER SHEATHING TO EACH BEARING	3-8D BOX (2 1/2" x 0.113"); OR 3-8D COMMON (2 1/2" x 0.131"); OR 3-10D BOX (3" x 0.128"); OR 3 STAPLES, 1" CROWN, 16 GA., 13/4" LONG	FACE NAIL

For S: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for sheathing diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 1/8 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. Where the ultimate design wind speed is 130 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for a minimum 48-inch distance from ridges.

g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

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

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING & LOCATION
<b>FLOOR</b>			
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8D BOX (2 1/2" x 0.113"); OR 3-8D COMMON (2 1/2" x 0.131"); OR 3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8D BOX (2 1/2" x 0.113"); OR 8D COMMON (2 1/2" x 0.131"); OR 10D BOX (3" x 0.128"); OR 3" x 0.131" NAILS	4" O.C. TOE NAIL
23	1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8D BOX (2 1/2" x 0.113"); OR 2-8D COMMON (2 1/2" x 0.131"); OR 3-10D BOX (3" x 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 13/4" LONG	FACE NAIL
<b>FLOOR</b>			
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16D BOX (3 1/2" x 0.135"); OR 2-16D COMMON (3 1/2" x 0.162")	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM—FLOOR & ROOF)	3-16D BOX (3 1/2" x 0.135"); OR 2-16D COMMON (3 1/2" x 0.162")	AT EACH BEARING, FACE NAIL
26	B AND OR RIM JOIST TO JOIST	3-16D COMMON (3 1/2" x 0.162")	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20D COMMON (4" x 0.192"); OR 10D BOX (3" x 0.128"); OR 3" x 0.131" NAILS	NAIL EACH LAYER AS FOLLOWS: 3" O.C. AT TOP AND BOTTOM AND STAGGERED
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16D BOX (3 1/2" x 0.135"); OR 3-16D COMMON (3 1/2" x 0.162"); OR 4-10D BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING TO JOIST	2-10D (3" x 0.128")	EACH END, TOE NAIL
ITEM	DESCRIPTION OF BUILDING ELEMENTS <sup>a,b,c</sup>	NUMBER & TYPE OF FASTENER	SPACING & LOCATION
<b>WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING (SEE TABLE R602.3(3)) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING</b>			
30	3/8" - 1/2"	6D COMMON (2" x 0.113") NAIL (SUBFLOOR, WALL); 8D COMMON (2 1/2" x 0.131") NAIL (ROOF)	6 12F
31	1/2" - 1"	8D COMMON NAIL (2 1/2" x 0.131")	6 12F
32	1 1/8" - 1 1/4"	10D COMMON (3" x 0.148") NAIL; OR 8D (2 1/2" x 0.131") DEFORMED NAIL	6 12
<b>OTHER WALL SHEATHING<sup>d</sup></b>			
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL 7/16" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA., 1 1/4" LONG	3 6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL 7/16" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA., 1 1/4" LONG	3 6
35	1/2" GYPSUM SHEATHING <sup>e</sup>	1 1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 1/2" LONG; 1 1/4" SCREWS, TYPE W OR S	7 7
36	5/8" GYPSUM SHEATHING <sup>e</sup>	1 3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 5/8" LONG; 1 5/8" SCREWS, TYPE W OR S	7 7
<b>WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING</b>			
37	3/4" AND LESS	4D DEFORMED (2" x 0.120") NAIL; OR 8D COMMON (2 1/2" x 0.131") NAIL	6 12
38	7/8" - 1"	8D COMMON (2 1/2" x 0.131") NAIL; OR 8D DEFORMED (2 1/2" x 0.120") NAIL	6 12
39	1 1/8" - 1 1/4"	10D COMMON (3" x 0.148") NAIL; OR 8D DEFORMED (2 1/2" x 0.120") NAIL	6 12

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

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH <sup>a</sup> (F <sub>c</sub> )		
	WEATHERING POTENTIAL <sup>b</sup>		
	NEGLIGIBLE	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2,500	2,500	2,500 <sup>c</sup>
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2,500	2,500	2,500 <sup>c</sup>
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER	2,500	3,000 <sup>d</sup>	3,000 <sup>d</sup>
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS	2,500	3,000 <sup>de</sup>	3,500 <sup>de</sup>

FOR S: 1 POUND PER SQUARE INCH = 6.895 kPa

A. At 28 days psi.

B. See table R301.2(1) for weathering potential.

C. Concrete 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 percent or more than 7 percent.

E. See section R402.2 for minimum cement content.

F. For garage floors with steel-troweled finish, reduction of the total air content (percent by volume of concrete) to not less than 3% is permitted if the specified compressive strength of the concrete is increased to not less than 4,000 psi.

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 SHIELD 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	TERMITES					
20	140	NO	NO	NO	C (EXEMPT, SEE R301.2.2)	SEVERE	3'-0"	MODERATE TO HEAVY	15	YES	NO	6500	40

TABLE R301.2.1.2 WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS<sup>a,b,c,d</sup>

FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN ≤ 4 FOOT	4 FOOT < PANEL SPAN ≤ 6 FOOT	6 FOOT < PANEL SPAN ≤ 8 FOOT
NO. 8 WD SCREW W/ 2" EMBED LENGTH	16"	10"	8"
NO. 10 WD SCREW W/ 2" EMBED LENGTH	16"	12"	9"
1" LAG-SCREW W/ 2" EMBED LENGTH	16"	16"	16"

FOR S: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 POUND = 4.448 N, 1 MILE PER HOUR = 0.447 m/s.

A. THIS TABLE IS BASED ON 180 MPH WIND SPEEDS AND A 33-FOOT MEAN ROOF HEIGHT.

B. FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL.

C. FASTENERS SHALL BE LOCATED NOT LESS THAN 1" FROM EDGE OF THE PANEL.

D. FASTENERS SHALL PENETRATE THROUGH THE EXTERIOR WALL COVERING WITH AN EMBEDMENT LENGTH OF NOT LESS THAN 2" INTO THE BUILDING FRAME. FASTENERS SHALL BE LOCATED NOT LESS THAN 2" FROM THE EDGE OF CONCRETE BLOCK OR CONCRETE.

E. PANELS ATTACHED TO MASONRY OR MASONRY/CORNER SHALL BE ATTACHED USING VIBRATION RESISTANT ANCHORS HAVING AN ULTIMATE WITHDRAWAL CAPACITY OF NOT LESS THAN 1500 POUNDS.

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

USE	LIVE LOAD
ATTICS WITHOUT STORAGE	10
ATTICS WITH LIMITED STORAGE	20
HABIT, ATTICS/ATTICS SERVED W/ FIXED STAIRS	30
EXTERIOR BALCONIES & DECKS	40
FRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200
GUARDRAILS IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
CEILINGS WITH FLEXIBLE FINISHES	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS WITH BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOADS WITH FLEXIBLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS	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.

PART TABLE R802.11 RAFTER OR TRUSS UPLIFT CONNECTION FORCES FROM WIND (ASD) (POUNDS PER CONNECTION)<sup>a,b,c,d,e,f,g,h</sup>

RAFTER OR TRUSS SPACING	ROOF SPAN (FEET)	EXPOSURE B		
		ULTIMATE DESIGN WIND SPEED V <sub>w</sub> (MPH)	ROOF PITCH	
		140	12:12	≥ 5:12
12" O.C.	12	122	113	
	18	157	146	
	24	192	178	
	32	216	200	
16" O.C.	28	240	222	
	36	264	244	
	42	300	278	
	48	336	311	
18" O.C.	12	162	150	
	18	209	194	
	24	255	237	
	28	287	266	
24" O.C.	32	319	295	
	36	351	325	
	42	399	370	
	48	447	414	
12" O.C.	12	244	226	
	18	314	292	
	24	384	356	
	28	432	400	
16" O.C.	32	480	444	
	36	528	488	
	42	600	556	
	48	672	622	
12" O.C.	12	198	186	
	18	257	242	
	24	317	298	
	28	358	335	
16" O.C.	32	398	373	
	36	438	411	
	42	499	468	
	48	560	524	
12" O.C.	12	263	247	
	18	342	322	
	24	422	396	
	28	476	446	
16" O.C.	32	529	496	
	36	583	547	
	42	664	622	
	48	745	697	
12" O.C.	12	396	372	
	18	514	484	
	24	634	596	
	28	716	670	
16" O.C.	32	796	746	
	36	876	822	
	42	998	936	
	48	1100	1048	

For S: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 pound = 0.454 kg, 1 pound per square foot = 47.9 N/m<sup>2</sup>, 1 pif = 14.6 N/m.

a. The uplift connection forces are based on a maximum 33-foot mean roof height and Wind Exposure Category B.

b. The uplift connection forces include an allowance for roof and ceiling assembly dead load of 15 psf.

c. The tabulated uplift connection forces are limited to a maximum roof overhang of 24 inches.

d. The tabulated uplift connection forces shall be permitted to be multiplied by 0.75 for connections not located within 8 feet of building corners.

e. For buildings with hip roofs with 5/12 and greater pitch, the tabulated uplift connection forces shall be permitted to be multiplied by 0.70. The reduction shall not be combined with any other reduction in tabulated forces.

f. For wall-to-wall and wall-to-foundation connections, the uplift connection force shall be permitted to be reduced by 60 pif for each full wall above.

g. Linear interpolation between tabulated roof spans and wind speeds shall be permitted.

h. The tabulated forces for a 12-inch on-center spacing shall be permitted to be used to determine the uplift load in pounds per linear foot.

BUILDING PLAN REVIEW NOTE

BUILDING PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE LOCAL TOWN AS SPECIFIED IN THE BUILDING AND / OR RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENTS IS:

- ACCURATE,  
- CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION,  
- CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE.

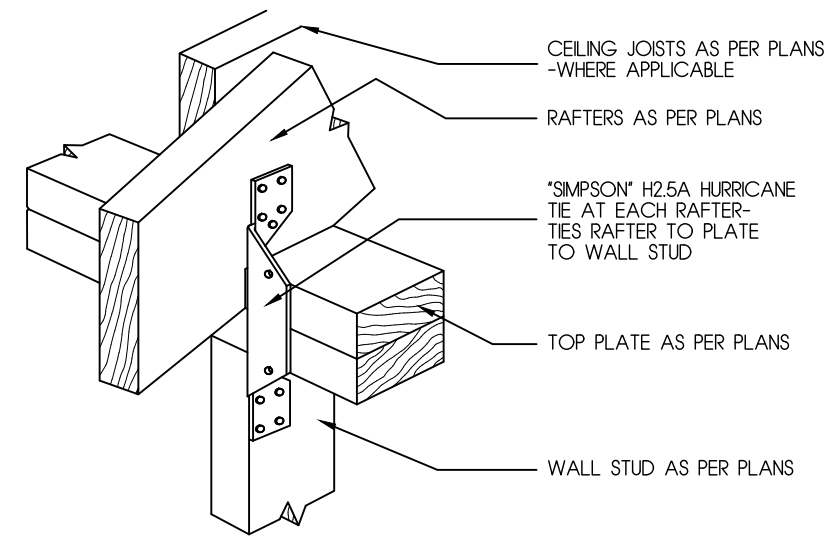
SITE LOCATION :  
**SHAMASH RESIDENCE**  
42 SNAPDRAGON LANE  
ROSLYN HEIGHTS, NY



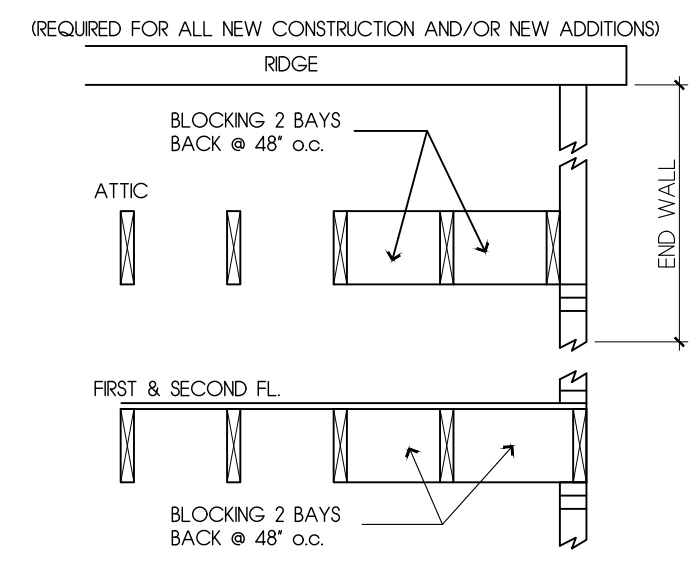
DRAWING TITLE :  
**BUILDING CODE SCHEDULE**

**Emilio SUSA Architect**  
25 South Service Road, Suite 200  
Jericho, N.Y

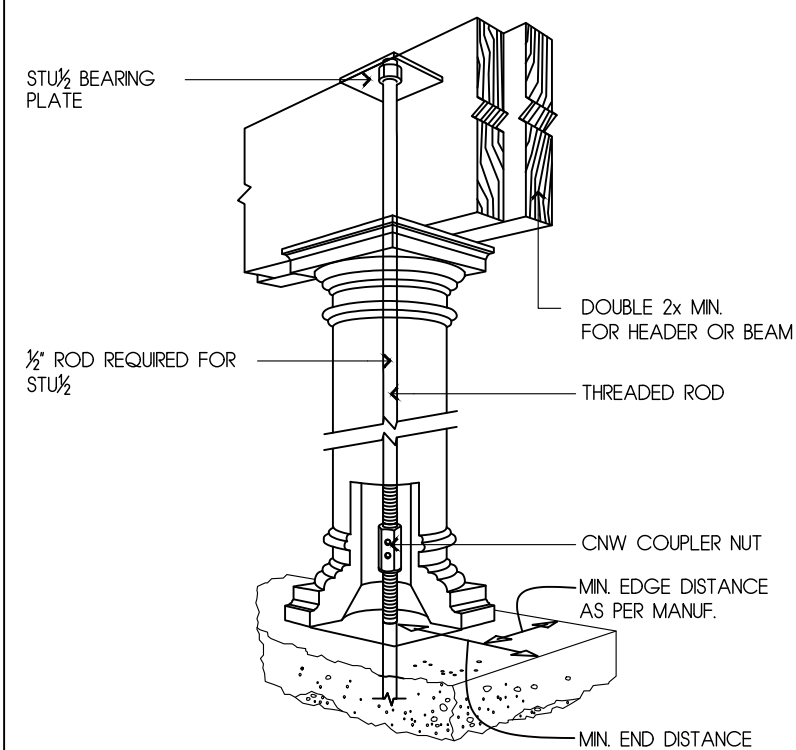




**HURRICANE TIE DETAIL**  
RAFTER TO PLATE TO STUD



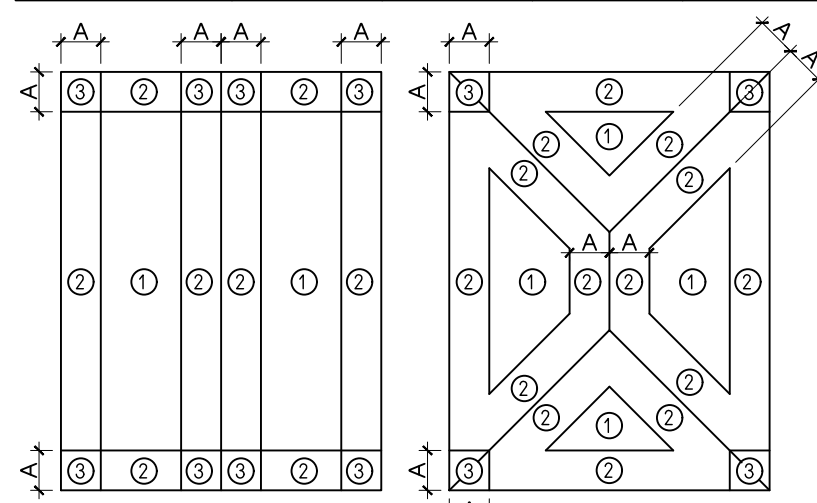
**BLOCKING AT ENDWALL**  
EXCEPTION: WHEN AN ATTIC FLOOR OR CEILING DIAPHRAGM IS USED TO BRACE THE GABLE ENDWALL OR WHEN A HP ROOF SYSTEM IS USED, BLOCKING IS NOT REQUIRED.



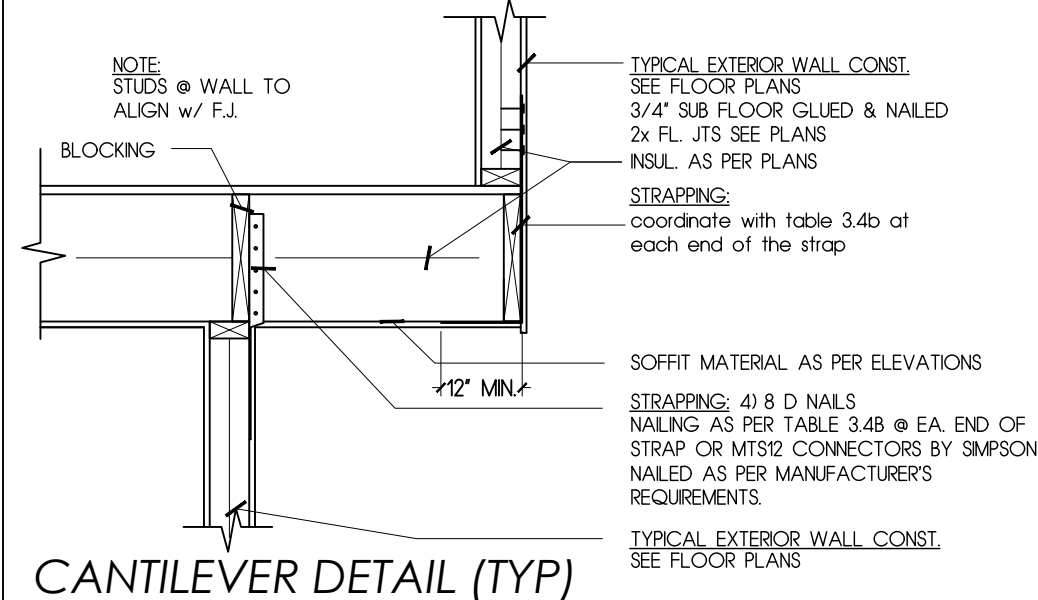
**HOLLOW COLUMN DETAIL**

**NAIL SPACING FOR SHEATHING @ PRESSURE ZONES**

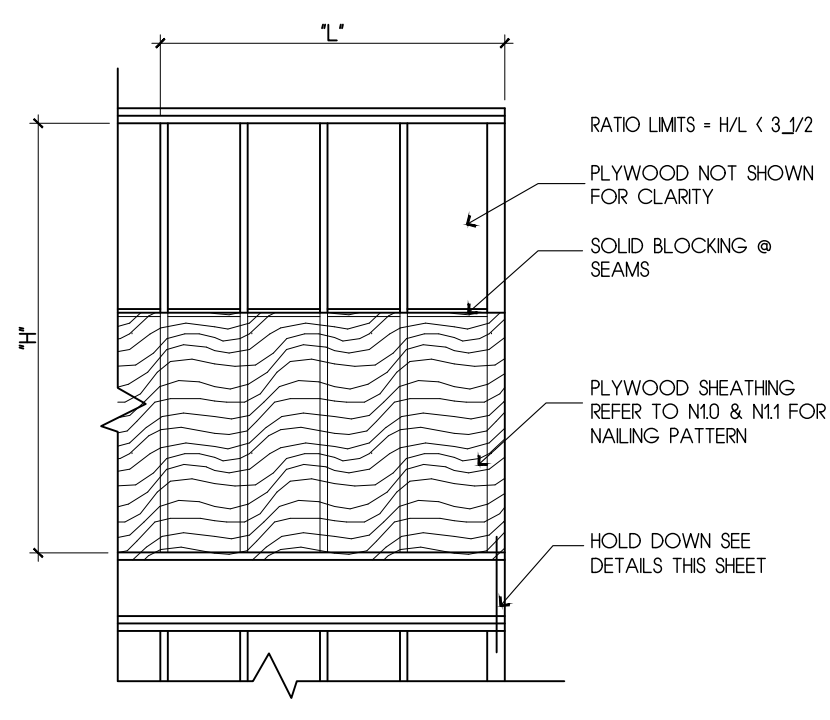
	ZONE 1	ZONE 2	ZONE 3	ZONE 4
FIELD	6' O.C.	6' O.C.	3' O.C.	4' O.C.
PANEL EDGES	4' O.C.	6' O.C.	3' O.C.	3' O.C.



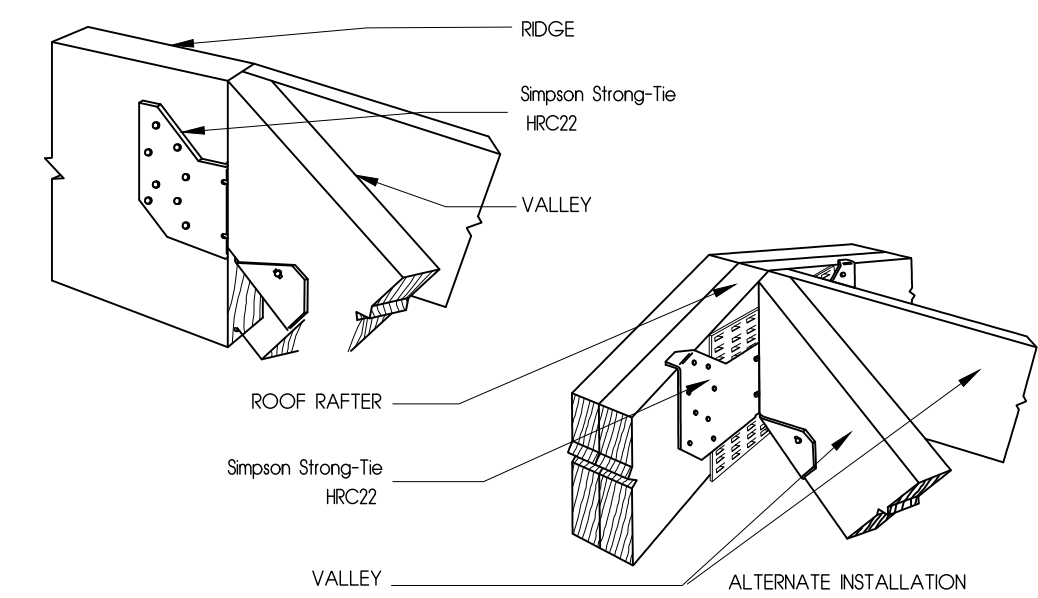
**NOTE:**  
GABLE ROOFS: A=4 FEET IN ALL CASES  
HIP ROOFS: NAILING REQUIREMENTS ARE FOR 100-MPH 3-SEC PEAK GUST. SPACING IS BASED ON 1/2" SHEATHING & 8D COMMON NAILS



**CANTILEVER DETAIL (TYP)**



**SHEARWALL SEG. DETAIL (TYP)**  
**NOTE:**  
1. SHEATHING AS PART OF SHEARWALL SEGMENT WHERE NOTED ON FLOOR PLAN, SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT JOINTS.  
2. HOLD DOWNS REQUIRED AT ALL CORNERS OF STRUCTURE. SEE DETAILS THIS SHEET.  
3. REFER TO NAILING AND STRAPPING DETAILS THIS SHEET FOR A CONTINUOUS LOAD PATH.



**RIDGE TO VALLEY CONNECTOR**  
For Double Framing Use HRC44

**NAILING AND STRAPPING**  
(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)

**NOTE:**  
ALL STRAPPING TO BE 1 1/4"x20 GAUGE STEEL OR 'SIMPSON' EQUIVALENT - CS20 (COILED STRAP)  
ALL COL STRAPPING TO HAVE MINIMUM 1/2" BEARING ON WALL STUDS (ALL STRAPPING SHALL BE INSTALLED AS PER MANUF. SPECIFICATIONS)  
ALL STRAPPING TO BE SPACED AT 16' O.C.  
ALL TABLES REFER TO 2015 W.F.C.M.

**AT RAFTER TO RIDGE CONNECTION**

FOR RIDGE STRAP - 3-8d COMMON NAILS OR 3-10d BOX NAILS IN EA. END OF STRAP. - TABLE 3.6A

FOR ALT. COLLAR TIE - 3-10d COMMON NAILS OR 3-12d BOX NAILS IN EA. END. - TABLE 3.6A

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

FOR STRAP - (SEE TABLE 3.4B SHT. N-1) AT EACH END OF STRAP

FOR ALTERNATE - 14-10d NAILS AT EA. STRAP. AS PER MANUF. REQ'TS. (TWO STRAPS TOTAL) (MEETS OR EXCEEDS UPLIFT REQ'TS OF TABLE 3.4I)

**NOTE:**  
COORDINATE W/ TABLE 3.4B SHT. N-1 FOR ALL STRAP CONNECTION REQUIREMENTS

**AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION**

FOR STRAP - (SEE TABLE 3.4B SHT. N-1) AT EACH END OF STRAP

FOR ALTERNATE - 14-10d NAILS AT EA. STRAP. AS PER MANUF. REQ'TS. (TWO STRAPS TOTAL) (MEETS OR EXCEEDS UPLIFT REQ'TS OF TABLE 3.4I)

FOR SECOND - FLR. ADDITIONS STRAPPING TO OVERLAP FIRST & SECOND FLOOR STUDS BY MIN. 12"

**AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION**

FOR STRAP - (SEE TABLE 3.4B SHT. N-1) AT EACH END OF STRAP

FOR ALTERNATE - 14-10d NAILS AT EA. STRAP. AS PER MANUF. REQ'TS. (TWO STRAPS TOTAL) (MEETS OR EXCEEDS UPLIFT REQ'TS OF TABLE 3.4I)

**AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION**

FOR STRAP - (SEE TABLE 3.4B SHT. N-1) AT EACH END OF STRAP

FOR ALTERNATE - 14-10d NAILS AT EA. STRAP. AS PER MANUF. REQ'TS. (TWO STRAPS TOTAL) (MEETS OR EXCEEDS UPLIFT REQ'TS OF TABLE 3.4I)

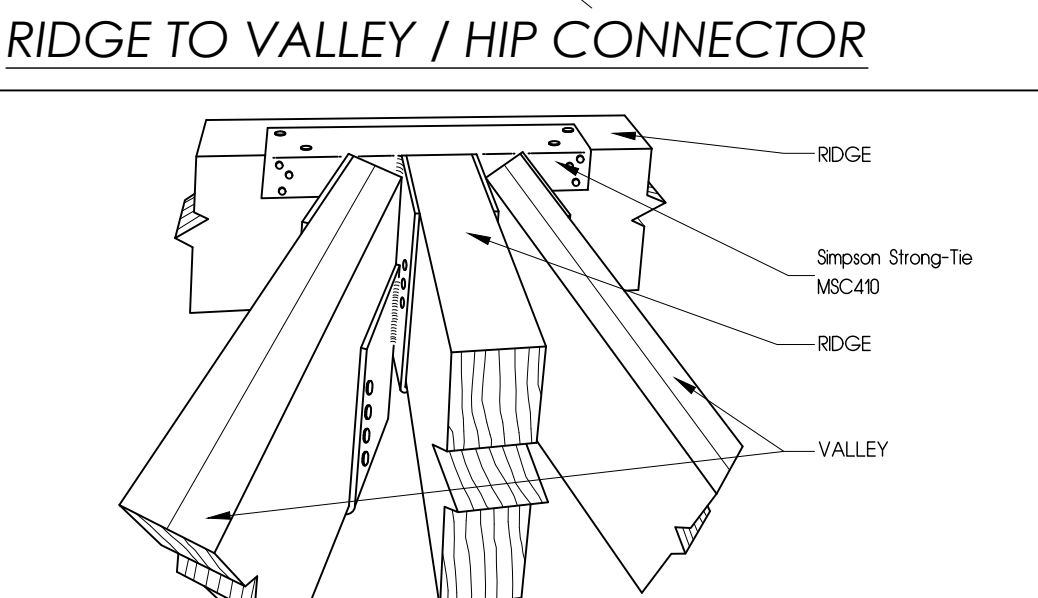
**NOTE:**  
ALL CLIPS & STRAPS CAN BE MOUNTED FROM EITHER ALL EXTERIOR OR ALL INTERIOR, BUT NOT A COMBINATION OF BOTH.

**AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION**

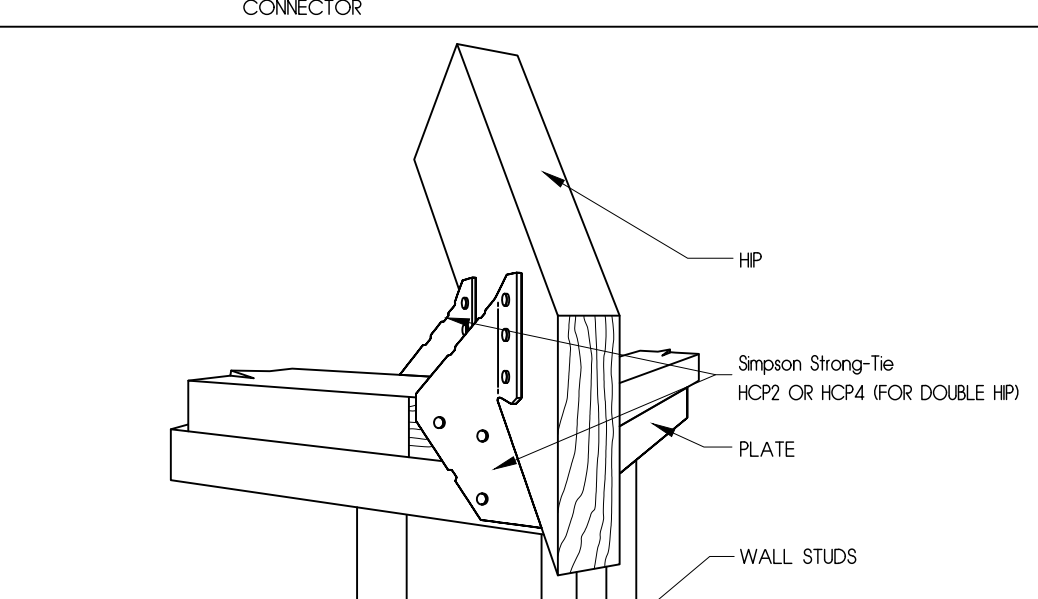
FOR STRAP - (SEE TABLE 3.4B SHT. N-1) AT EACH END OF STRAP

FOR ALTERNATE - 14-10d NAILS AT EA. STRAP. AS PER MANUF. REQ'TS. (TWO STRAPS TOTAL) (MEETS OR EXCEEDS UPLIFT REQ'TS OF TABLE 3.4I)

**NOTE:**  
ALL CLIPS & STRAPS CAN BE MOUNTED FROM EITHER ALL EXTERIOR OR ALL INTERIOR, BUT NOT A COMBINATION OF BOTH.



**RIDGE TO VALLEY / HIP CONNECTOR**



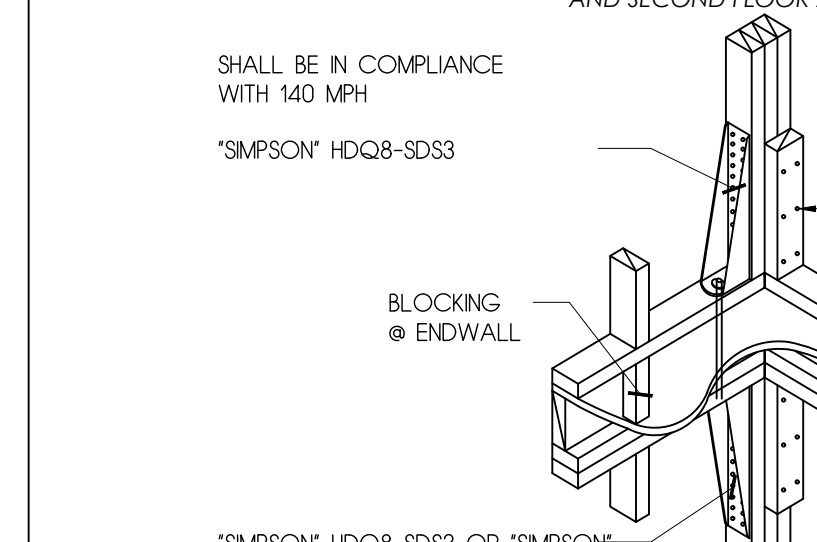
**RIDGE AND VALLEY TO RIDGE CONNECTOR**  
MULTIPLE SEAT CONNECTOR



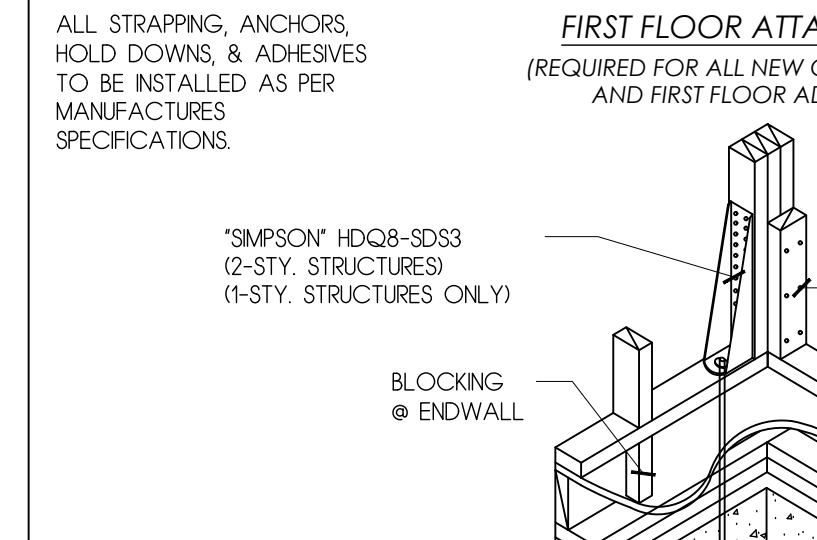
**HIP CORNER PLATE CONNECTOR**

**HOLD DOWN CONNECTIONS**  
(REQUIRED AT EACH BUILDING CORNER & O.H. GARAGE DOOR JAMBS)  
(SEE FLOOR PLANS FOR LOCATIONS)  
TABLE 3.17F

SHALL BE IN COMPLIANCE WITH 140 MPH  
'SIMPSON' HDQ8-SDS3



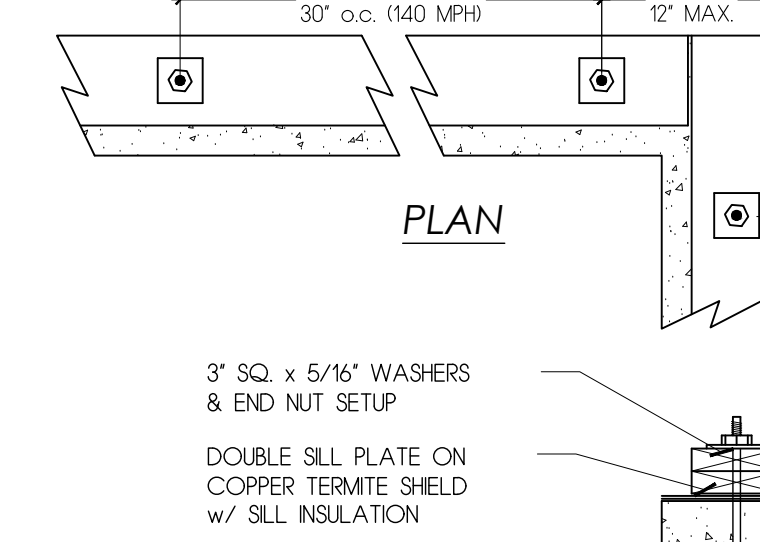
**FIRST FLOOR ATTACHMENT**  
(REQUIRED FOR ALL NEW CONSTRUCTION AND FIRST FLOOR ADDITIONS)



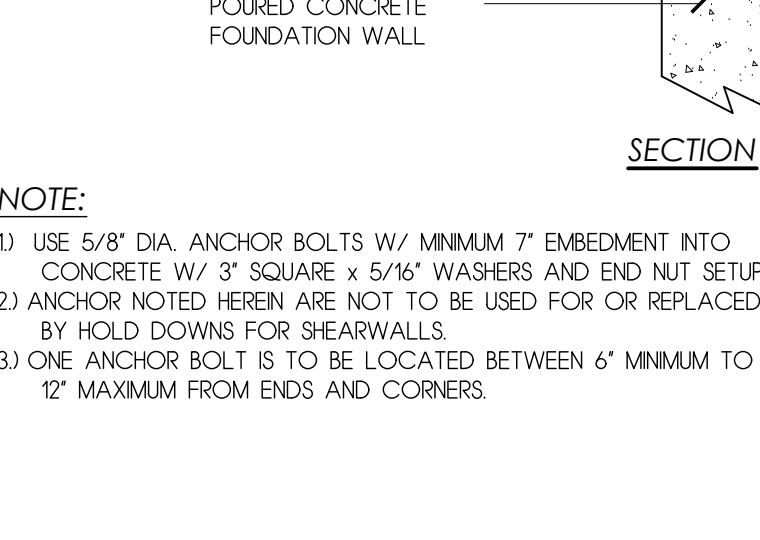
7/8" DIA. THREADED ROD EMBEDDED 12 1/2" INTO CONCRETE W/ 'SIMPSON' ET (HIGH STRENGTH EPOXY ADHESIVE) & FOR TEMPERATURES (0 DEG. TO 40 DEG F) USE 'SIMPSON' AT (HIGH STRENGTH ACRYLIC ADHESIVE)

**ANCHOR BOLT SPECIFICATION**  
(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)  
TABLES 3.2B, 3.2C, 3.3A

**NOTE:**  
SEE TABLE R301219 SHT. N-1, FOR WIND SPEED



**HURRICANE PANEL / SHUTTER DETAIL**



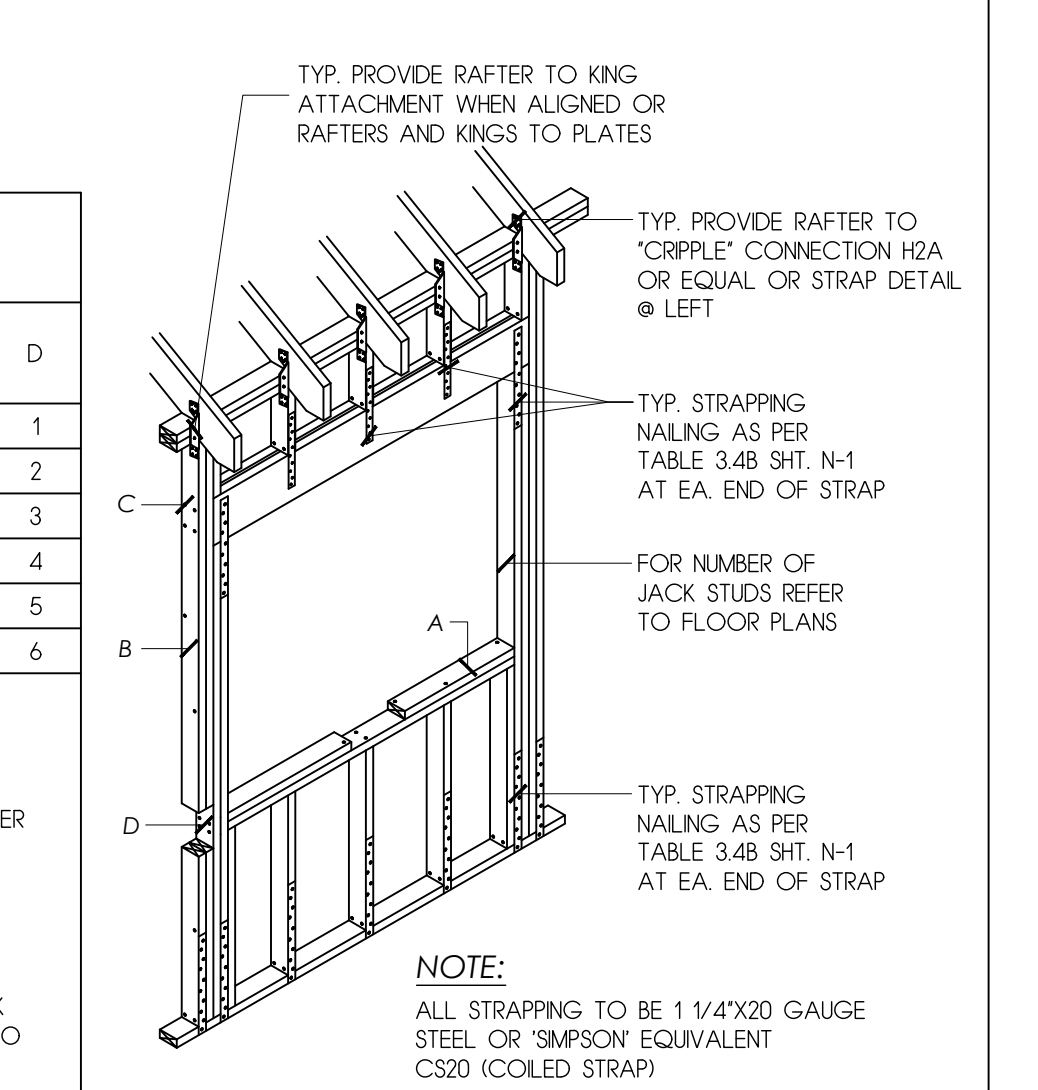
**NOTES:**  
1) USE 5/8" DIA. ANCHOR BOLTS W/ MINIMUM 7" EMBEDMENT INTO CONCRETE W/ 3" SQUARE x 5/16" WASHERS AND END NUT SETUP.  
2) ANCHOR NOTED HEREIN ARE NOT TO BE USED FOR OR REPLACED BY HOLD DOWNS FOR SHEARWALLS.  
3) ONE ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MINIMUM TO 12" MAXIMUM FROM ENDS AND CORNERS.

**NAILING & STRAPPING AT EXTERIOR WINDOW / DOOR HEADERS**  
(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)

**NAILING SCHEDULE 'B':** (2015 W.F.C.M.)  
ROUGH OPENING REQUIREMENTS FOR WINDOW OPENINGS

Notation	A	B	C	D
2'-0"	(1) 2x4	1	1	1
4'-0"	(1) 2x4	2	2	2
6'-0"	(2) 2x4 OR (1) 2x6	3	3	3
8'-0"	(2) 2x4 OR (1) 2x6	3	4	4
10'-0"	(2) 2x6	4	5	5
12'-0"	(2) 2x6	5	6	6

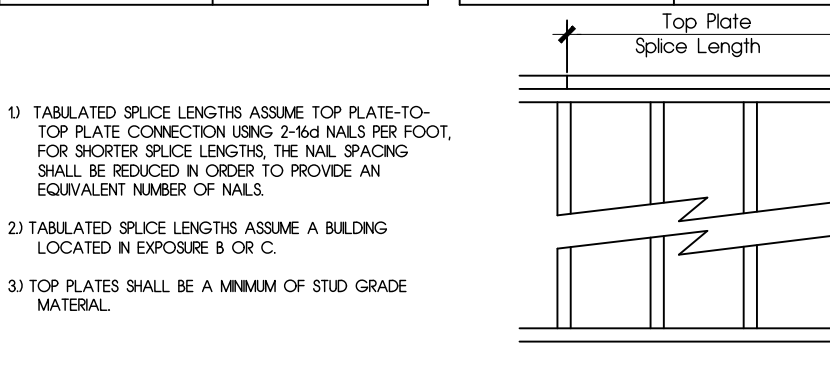
**Notations:**  
A. NUMBER OF SILL STUDS ON THE FLAT (DOES NOT APPLY TO DOORS)  
B. NUMBER OF FULL HEIGHT KING STUDS AT EACH SIDE OF HEADER  
C. NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT KING STUD TO END OF HEADER AT EACH SIDE  
D. NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT JACK STUDS TO END OF SILL(S) AT EACH SIDE (DOES NOT APPLY TO DOORS)



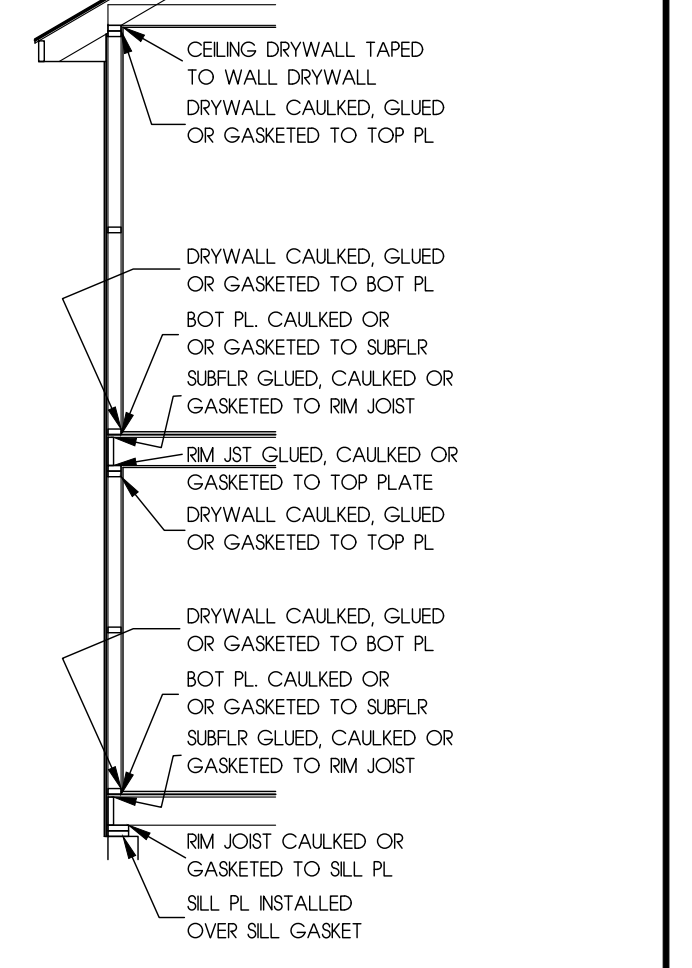
**NOTE:**  
ALL STRAPPING TO BE 1 1/4"x20 GAUGE STEEL OR 'SIMPSON' EQUIVALENT CS20 (COILED STRAP)

**SPlicing OF TOP PLATE** (Required for all New Construction and/or New Additions)

TOP PLATE SPICE REQUIREMENTS ONE STORY SLAB-ON-GRADE		TOP PLATE SPICE REQUIREMENTS ALL OTHER CASES	
Building Dimension (ft.)	Minimum Splice Length (ft.)	Building Dimension (ft.)	Minimum Splice Length (ft.)
12'-0"	3'-0"	12'-0"	3'-0"
16'-0"	4'-0"	16'-0"	3'-0"
20'-0"	5'-0"	20'-0"	4'-0"
24'-0"	6'-0"	24'-0"	4'-0"
28'-0"	7'-0"	28'-0"	5'-0"
32'-0"	8'-0"	32'-0"	6'-0"
36'-0"	9'-0"	36'-0"	7'-0"
40'-0"	11'-0"	40'-0"	8'-0"
50'-0"	13'-0"	50'-0"	10'-0"
60'-0"	16'-0"	60'-0"	12'-0"
70'-0"	19'-0"	70'-0"	14'-0"
80'-0"	22'-0"	80'-0"	16'-0"



**NOTE:**  
1) TABULATED SPICE LENGTHS ASSUME TOP PLATE 10'-0" TOP PLATE CONNECTION USING 2-16d NAILS PER FOOT. FOR SHORTER SPICE LENGTHS, THE NAIL SPACING SHALL BE REDUCED IN ORDER TO PROVIDE AN EQUIVALENT NUMBER OF NAILS.  
2) TABULATED SPICE LENGTHS ASSUME A BUILDING LOCATED IN EXPOSURE B OR C.  
3) TOP PLATES SHALL BE A MINIMUM OF STUD GRADE MATERIAL.



**AIR SEALING DETAILS**

**SITE LOCATION :**  
**SHAMASH RESIDENCE**  
42 SNAPDRAGON LANE  
ROSLYN HEIGHTS, NY



**DRAWING TITLE :**  
**METAL STRAPPING DETAIL SHEET**

**Emilio SUSA Architect**  
25 South Service Road, Suite 200  
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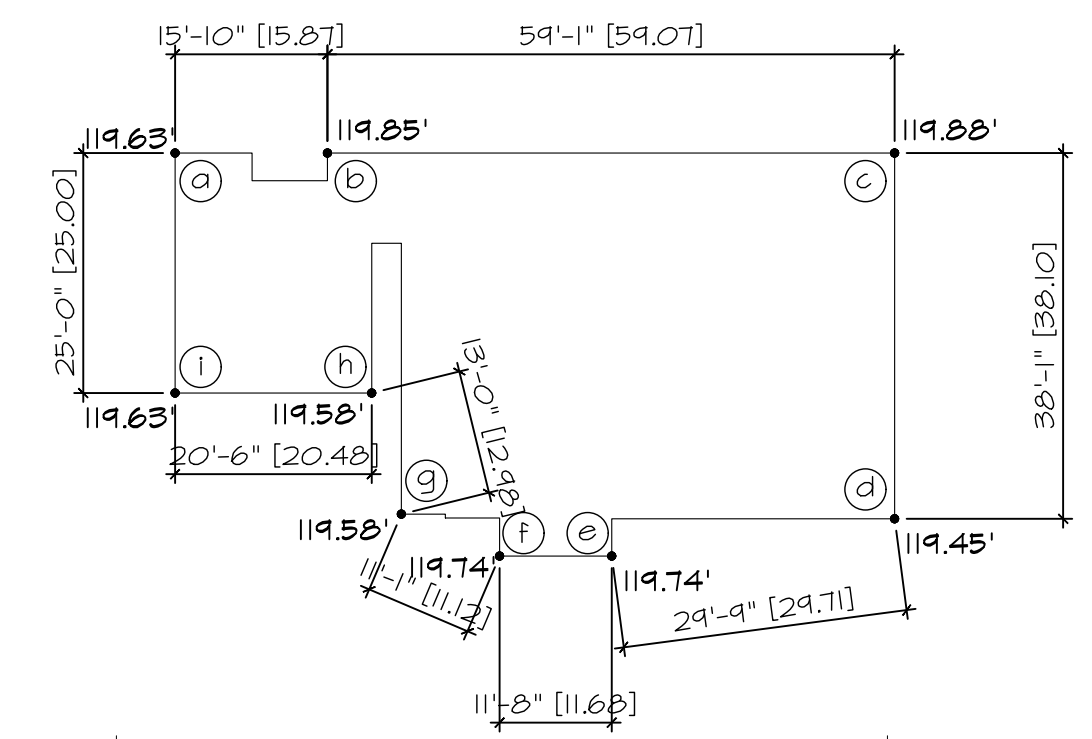
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**REVISIONS :**  
SUBMITTED TO BLDG. DEPT. FOR DENIAL (2-6-24)  
RESUBMITTED TO BLDG. DEPT. (3-28-24)  
RESUBMITTED TO BLDG. DEPT. (7-22-24)

**PROJECT NO. :**  
**DRAWN BY :** JB  
**SCALE :** AS NOTED  
**DATE :**

**SHEET NO. :**  
**N-2**

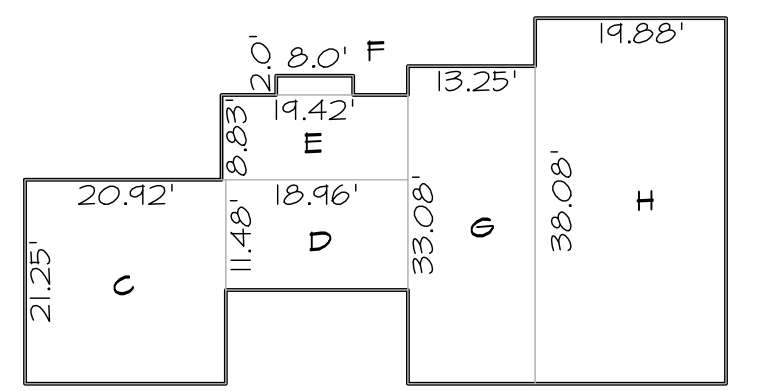




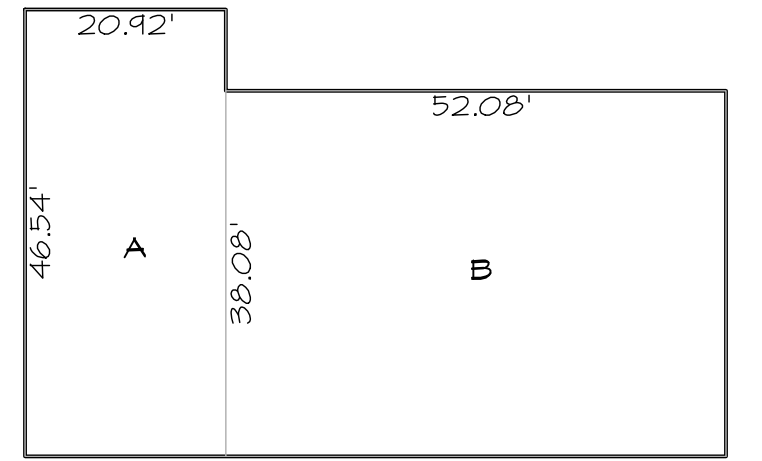
a:b	$119.63 + 119.85 = 239.48 / 2 = 119.74$	x	15.87	1900.2738	
b:c	$119.85 + 119.88 = 239.73 / 2 = 119.865$	x	59.07	7080.42555	
c:d	$119.88 + 119.45 = 239.33 / 2 = 119.665$	x	38.10	4559.2365	
d:e	$119.45 + 119.74 = 239.19 / 2 = 119.595$	x	29.11	3553.16145	
e:f	$119.74 + 119.74 = 239.48 / 2 = 119.74$	x	11.68	1398.5632	
f:g	$119.74 + 119.58 = 239.32 / 2 = 119.66$	x	11.12	1340.192	
g:h	$119.58 + 119.58 = 239.16 / 2 = 119.58$	x	12.98	1552.1484	
h:i	$119.58 + 119.65 = 239.23 / 2 = 119.615$	x	20.48	2449.5104	
i:a	$119.63 + 119.63 = 239.26 / 2 = 119.63$	x	25.0	2990.15	
SUBTOTALS:				224.01	26824.2673

$26824.2673 / 224.01 = 119.75 =$  EXISTING AVERAGE GRADE @ EXISTING HOUSE

1 **EXISTING AVERAGE GRADE CALCULATION**



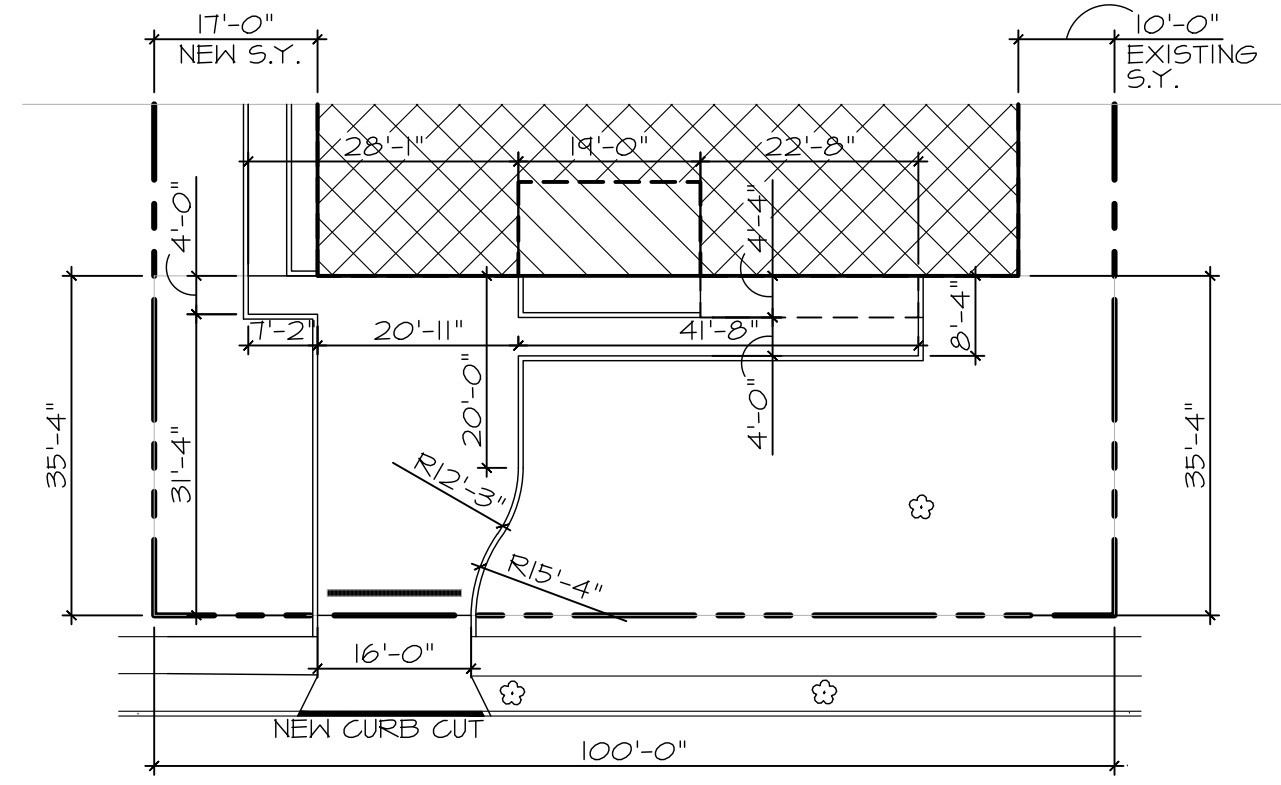
SECOND FLOOR PLAN



FIRST FLOOR PLAN

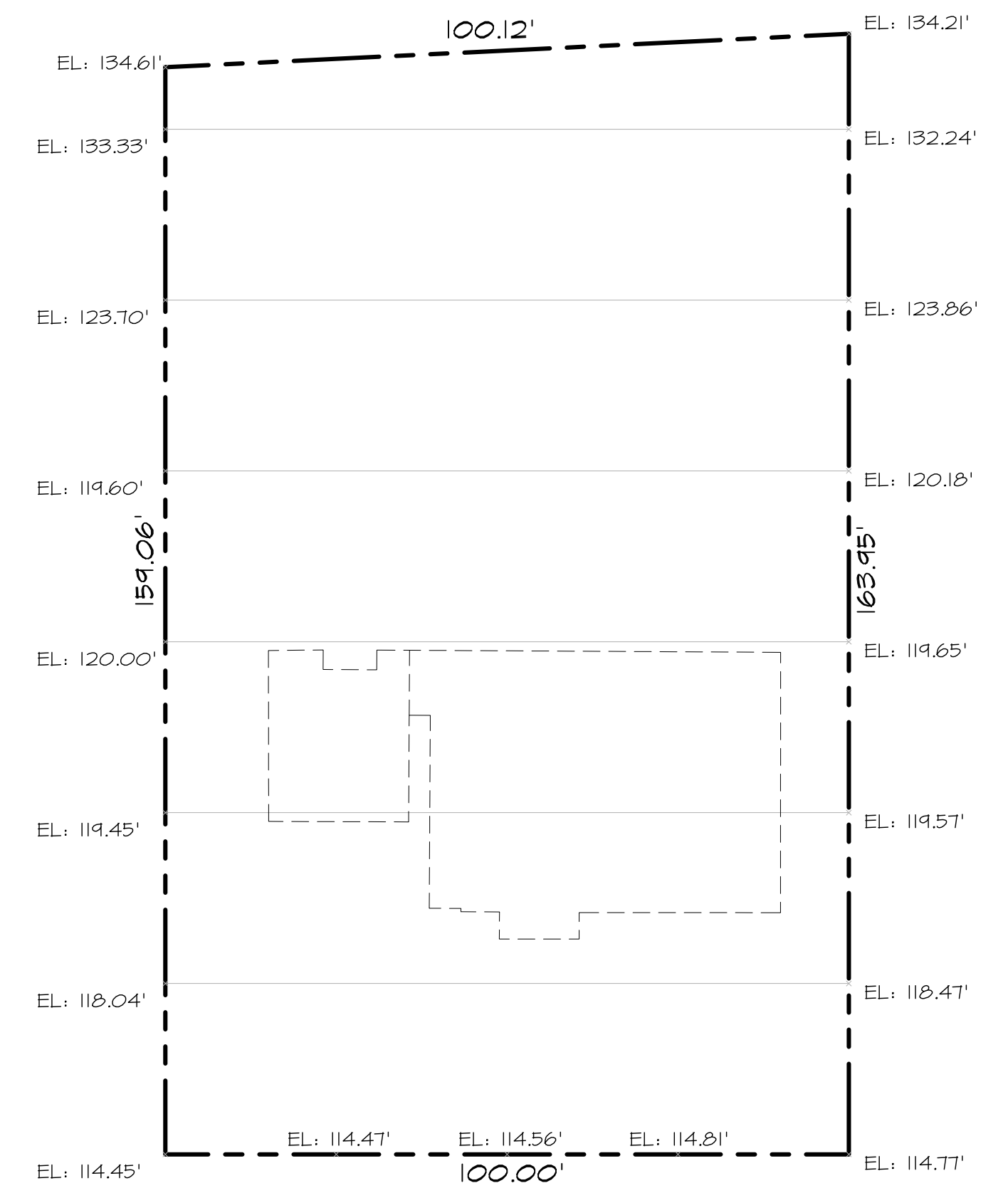
A	20.92' x 46.54'	=	973.62
B	52.08' x 38.08'	=	1983.20
C	20.92' x 21.25'	=	444.55
D	18.46' x 11.48'	=	211.66
E	19.42' x 8.83'	=	171.48
F	8.0' x 2.0'	=	16.00
G	13.25' x 33.08'	=	438.31
H	19.88' x 38.08'	=	757.03
TOTAL GROSS FLOOR AREA = 5,001.84			

2 **GROSS FLOOR AREA CALCULATION**



	ACTUAL	REQUIRED
FRONT YARD LOT AREA	3,536.64 S.F.	N.A.
FRONT YARD PAVING	28.13% / 994.77 S.F.	30% MAX. / 1,060.99 S.F.

3 **FRONT YARD PAVING DIAGRAM**



SNAPDRAGON LANE

GRADE @ 25' ALONG LOT LINE

FRONT YARD LOT LINE	$(114.45 + 114.47 + 114.56 + 114.81 + 114.77) / 5 =$
(EAST) SIDE YARD LOT LINE	$(118.04 + 119.45 + 120.00) / 3 =$
(WEST) SIDE YARD LOT LINE	$(118.47 + 119.57 + 119.65) / 3 =$

AVG. GRADE

114.61' @ FRONT LOT LINE
119.16' @ EAST LOT LINE
119.23' @ WEST LOT LINE

4 **AVG. GRADE ALONG FRONT & SIDE LOT LINES DIAGRAM**

SITE LOCATION :  
**SHAMASH RESIDENCE**  
42 SNAPDRAGON LANE  
ROSLYN HEIGHTS, NY



DRAWING TITLE :  
**SITE PLAN DIAGRAMS**  
NOTES, AND LEGENDS

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PHONE: 516.354.5609  
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E-MAIL: esusa@esarchitectpc.com  
website: esarchitectpc.com

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▲ SUBMITTED TO BLDG. DEPT. FOR DENIAL (2-6-24)	DRAWN BY : JB
▲ RESUBMITTED TO BLDG. DEPT. (3-28-24)	SCALE : AS NOTED
▲ RESUBMITTED TO BLDG. DEPT. (7-22-24)	DATE :

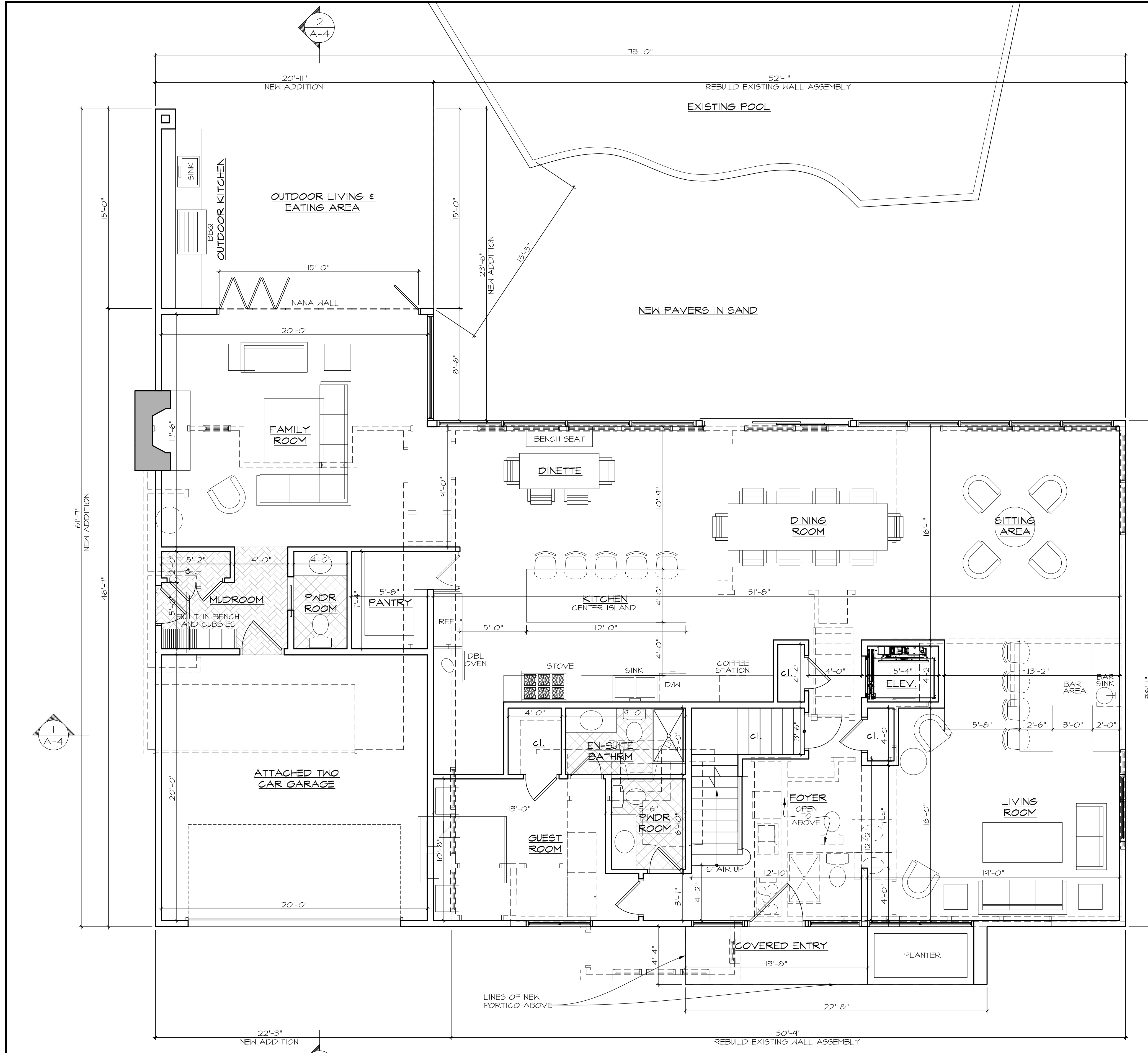
SHEET NO. :

**SP-1**









**NOTE:**  
DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS

**NOTE:**  
PROVIDE SOLID WOOD BLOCKING DOWN TO THE FOUNDATION WALL FOR ALL BEAM AND HEADER POSTS

**NOTE:**  
PROVIDE ARC FAULT CIRCUIT INTERRUPTER OUTLETS IN ALL BEDROOMS

**NOTE:**  
CONTRACTOR TO INSURE ALL HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1-1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102 MM) AND NOT GREATER THAN 6-1/4 INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2-1/4 INCHES (57 MM). HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4 INCHES (160 MM) SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH (9 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1-1/4 INCHES (32 MM) TO A MAXIMUM OF 23/4 INCHES (70 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCHES (0.25 MM).

WALL LEGEND	
	EXISTING WALL TO REMAIN
	2x4 WOOD STUDS @ 16" o.c. (COORDINATE FINISHES W/ SECTIONS)
	2x6 WOOD STUDS @ 16" o.c. (TYPICAL OF PLUMBING WALLS)
	10" THICK POURED CONCRETE FOUNDATION WALL w/ #5 REINFORCING BARS @ 30" o.c. VERTICALLY w/ (1) #5 REINFORCING BARS @ TOP OF WALL, ON 22" WIDE x 10" DEEP CONTINUOUS POURED CONCRETE FOOTING WITH CONTINUOUS 2"x4" KEYWAY AND (3) CONTINUOUS #5 REINFORCING BARS IN FOOTING (3" COVER MIN)

ELECTRICAL LEGEND	
	100 CFM EXHAUST FAN, VENT TO EXTERIOR
	SMOKE/CARBON MONOXIDE DETECTOR w/ BATTERY-BACKUP CONNECT TO HOUSE WIRING (TYPICAL)
	SMOKE DETECTOR w/ BATTERY-BACKUP CONNECT TO HOUSE WIRING (TYPICAL)

**NOTE:**  
R314.4 RCAYS -- WHERE MORE THAN ONE SMOKE DETECTOR IS INSTALLED, THE UNITS SHALL BE INTERCONNECTED. EXCEPTION: WHERE WORK IS BEING PERFORMED IN AN EXISTING SPACE WHERE ACCESS FOR WIRING IS NOT PRACTICAL, BATTERY OPERATED UNITS MAY BE INSTALLED WITHOUT WIRING.

**GENERAL DEMOLITION NOTES**

- G.C. SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCY WHICH IS FOUND BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY
- G.C. TO BE FAMILIAR WITH COMPLETE PROJECT AND SET OF DRAWINGS AND THEIR INTENT BEFORE PROCEEDING WITH THE WORK.
- WHERE ELECTRICAL OR PLUMBING LINES ARE TO BE ABANDONED, REMOVE ALL SUCH WORK, CAP OFF LINES LEGALLY AT FINAL INACCESSIBLE PENETRATIONS. ALL NEW PLUMBING AND ELECTRICAL WORK TO BE RECESSED BEHIND FINISHED SURFACES.
- THE CONTRACTOR IS REQUIRED TO PROVIDE ALL SHORING AND BRACING REQUIRED DURING THE REMOVAL OF EXISTING STRUCTURAL MEMBERS AND INSTALLATION OF NEW STRUCTURAL FRAMING.

**DEMOLITION PERFORMANCE DISCLAIMER:**  
THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH ON THIS SHEET IN A PROFESSIONAL MANNER IN ACCORDANCE WITH "GOOD GENERAL PRACTICES". IN THE EVENT ANY STRUCTURAL DAMAGES OCCUR WHILE INSTITUTING DEMOLITION PROCEDURES, THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A "SAFE" CONDITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER IMMEDIATELY FOR RECTIFICATION.

**NOTCHING:**  
(AS PER THE RESIDENTIAL CODE OF N.Y.S.)  
STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R502.8 OF THE RESIDENTIAL CODE OF N.Y.S.  
ANY STRUCTURAL WALL OR STUD MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R602.6 OF THE RESIDENTIAL CODE OF NEW YORK STATE.

**§RR303**  
LIGHT, VENTILATION AND HEATING  
§RR303.1 HABITABLE ROOMS. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.  
EXCEPTIONS:  
1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY §RR310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) (1.08 L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM. THIS EXCEPTION SHALL NOT BE ALLOWED IN OWNER-OCCUPIED, ONE-FAMILY DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH §RE3301.5 [SIC].  
2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES (6.46 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL. THIS EXCEPTION SHALL NOT BE ALLOWED IN OWNER-OCCUPIED, ONE-FAMILY DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH §RE3301.5 [SIC].

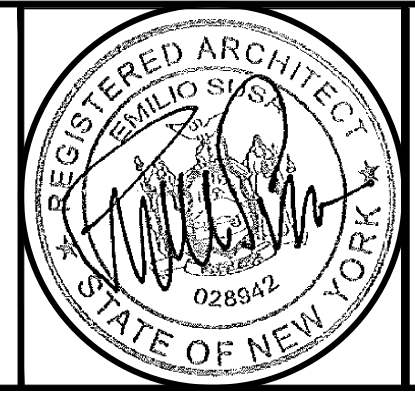
**NOTE:**  
ALL STRUCTURAL CALCULATIONS ARE BASED ON THE USE OF DOUGLAS FIR LARCH WOOD GRADE #2. ANY DECREASE IN THE GRADE OF THIS MATERIAL SHOULD BE REPORTED TO THE ARCHITECT FIRST BEFORE ORDERING AND INSTALLING.

**NOTE:**  
ALL FLOOR JOIST CONNECTIONS TO HAVE GALV. METAL 'TECO' TYPE JOIST HANGERS, TYPICAL AT EACH JOIST.

**FIRESTOPPING:**  
(AS PER THE RESIDENTIAL CODE OF N.Y.S.)  
**GENERAL REQUIREMENTS-**  
CONCEALED SPACES WITHIN WALL, PARTITION, FLOOR, STAIR, ATTIC, OR CORNICE CONSTRUCTION, AND AROUND CHIMNEY, PIPE AND DUCT OPENINGS IN SUCH CONSTRUCTION, SHALL BE FIRE-STOPPED TO PREVENT THE PASSAGE OF FLAME, SMOKE, FUMES, AND HOT GASES.  
**LOCATION:-**  
CONCEALED VERTICAL SPACES IN WALLS AND PARTITIONS SHALL BE FIRE-STOPPED AT EACH FLOOR LEVEL AND AT THE CEILING OF THE UPPERMOST STORY, SO THAT SUCH SPACES WILL NOT BE CONTINUOUS FOR MORE THAN ONE STORY OR COMMUNICATE W/ CONCEALED HORIZONTAL SPACES IN THE FLOOR OR ROOF CONSTRUCTION.  
WHEN COMBUSTIBLE MATERIALS FORM A PART OF THE CONCEALED SPACE BETWEEN SURFACE FINISH AND THE BASE TO WHICH THEY ARE APPLIED, THE CONCEALED SPACE SHALL BE FILLED W/ NONCOMBUSTIBLE MATERIAL, OR BE FIRESTOPPED SO THAT NO DIMENSION OF SUCH CONCEALED SPACE EXCEEDS 8 FT VERTICALLY OR 20 FEET HORIZONTALLY.

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

**SITE LOCATION :**  
**SHAMASH RESIDENCE**  
42 SNAPDRAGON LANE  
ROSLYN HEIGHTS, NY



**DRAWING TITLE :**  
**FIRST FLOOR PLAN, PLUMBING RISER DETAILS, NOTES, AND LEGEND**

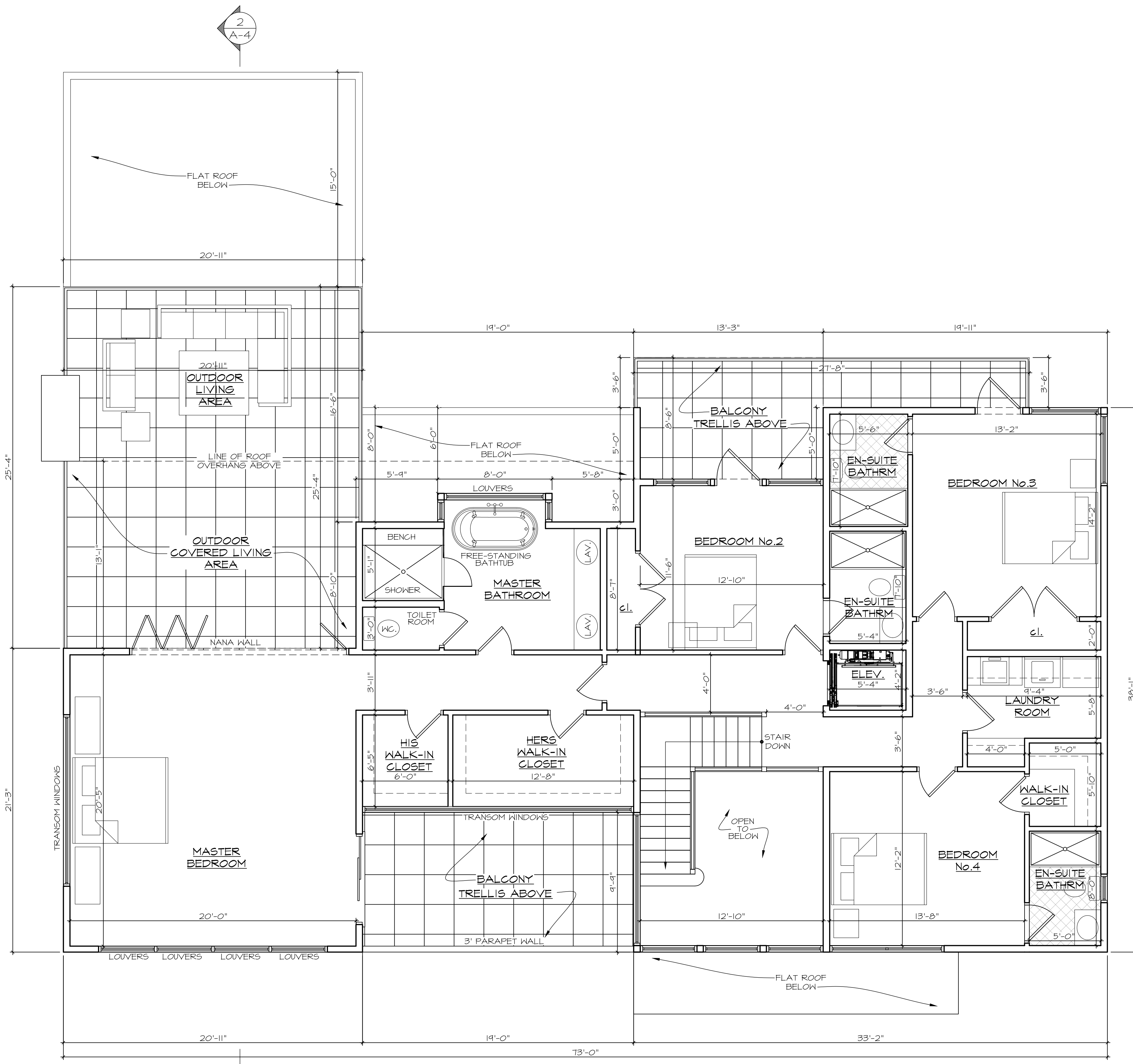
**Emilio SUSA Architect**  
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▲ SUBMITTED TO BLDG. DEPT. FOR DENIAL (2-6-24)	
▲ RESUBMITTED TO BLDG. DEPT. (3-28-24)	DRAWN BY : JB
▲ RESUBMITTED TO BLDG. DEPT. (7-22-24)	SCALE : AS NOTED
	DATE :

**SHEET NO. :**  
**A-2**





WALL LEGEND	
	EXISTING WALL TO REMAIN
	2x4 WOOD STUDS @ 16" o.c. (COORDINATE FINISHES W/ SECTIONS)
	2x6 WOOD STUDS @ 16" o.c. (TYPICAL OF PLUMBING WALLS)
	10" THICK POURED CONCRETE FOUNDATION WALL w/ #5 REINFORCING BARS @ 30" o.c. VERTICALLY w/ (1) #5 REINFORCING BARS @ TOP OF WALL, ON 22" WIDE x 10" DEEP CONTINUOUS POURED CONCRETE FOOTING WITH CONTINUOUS 2"x4" KEYWAY AND (3) CONTINUOUS #5 REINFORCING BARS IN FOOTING (3" COVER MIN)

ELECTRICAL LEGEND	
	100 CFM EXHAUST FAN, VENT TO EXTERIOR
	SMOKE/CARBON MONOXIDE DETECTOR w/ BATTERY-BACKUP CONNECT TO HOUSE WIRING (TYPICAL)
	SMOKE DETECTOR w/ BATTERY-BACKUP CONNECT TO HOUSE WIRING (TYPICAL)

NOTE: PROVIDE SOLID WOOD BLOCKING DOWN TO THE FOUNDATION WALL FOR ALL BEAM AND HEADER POSTS

NOTE: PROVIDE ARC FAULT CIRCUIT INTERRUPTER OUTLETS IN ALL BEDROOMS

NOTE: DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS

NOTE: PROVIDE 100 CFM EXHAUST FAN, VENT TO EXTERIOR

NOTE: SMOKE/CARBON MONOXIDE DETECTOR w/ BATTERY-BACKUP CONNECT TO HOUSE WIRING (TYPICAL)

NOTE: SMOKE DETECTOR w/ BATTERY-BACKUP CONNECT TO HOUSE WIRING (TYPICAL)

NOTE: R314.4 RCAYS -- WHERE MORE THAN ONE SMOKE DETECTOR IS INSTALLED, THE UNITS SHALL BE INTERCONNECTED. EXCEPTION: WHERE WORK IS BEING PERFORMED IN AN EXISTING SPACE WHERE ACCESS FOR WIRING IS NOT PRACTICAL, BATTERY OPERATED UNITS MAY BE INSTALLED WITHOUT WIRING.

**NOTE:**  
CONTRACTOR TO INSURE ALL HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1-1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102 MM) AND NOT GREATER THAN 6-1/4 INCHES (160 MM) WITH A MAXIMUM CROSS SECTION DIMENSION OF 2-1/4 INCHES (57 MM). HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4 INCHES (160 MM) SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1-1/4 INCHES (32 MM) TO A MAXIMUM OF 23/4 INCHES (70 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCHES (0.25 MM).

**GENERAL DEMOLITION NOTES**

- G.C. SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCY WHICH IS FOUND BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY
- G.C. TO BE FAMILIAR WITH COMPLETE PROJECT AND SET OF DRAWINGS AND THEIR INTENT BEFORE PROCEEDING WITH THE WORK.
- WHERE ELECTRICAL OR PLUMBING LINES ARE TO BE ABANDONED, REMOVE ALL SUCH WORK, CAP OFF LINES LEGALLY AT FINAL INACCESSIBLE PENETRATIONS. ALL NEW PLUMBING AND ELECTRICAL WORK TO BE RECESSED BEHIND FINISHED SURFACES.
- THE CONTRACTOR IS REQUIRED TO PROVIDE ALL SHORING AND BRACING REQUIRED DURING THE REMOVAL OF EXISTING STRUCTURAL MEMBERS AND INSTALLATION OF NEW STRUCTURAL FRAMING.

**DEMOLITION PERFORMANCE DISCLAIMER:**  
THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH ON THIS SHEET IN A PROFESSIONAL MANNER IN ACCORDANCE WITH "GOOD GENERAL PRACTICES". IN THE EVENT ANY STRUCTURAL DAMAGES OCCUR WHILE INSTITUTING DEMOLITION PROCEDURES, THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A "SAFE" CONDITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER IMMEDIATELY FOR RECTIFICATION.

**NOTCHING:**  
(AS PER THE RESIDENTIAL CODE OF N.Y.S.)  
STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R502.8 OF THE RESIDENTIAL CODE OF N.Y.S.  
ANY STRUCTURAL WALL OR STUD MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R602.6 OF THE RESIDENTIAL CODE OF NEW YORK STATE.

**§RR303**  
LIGHT, VENTILATION AND HEATING  
§RR303.1 HABITABLE ROOMS. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.  
EXCEPTIONS:  
1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY §RR310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) (1.08 L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM. THIS EXCEPTION SHALL NOT BE ALLOWED IN OWNER-OCCUPIED, ONE-FAMILY DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH §RE3301.5 (SIC).  
2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (6.46 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL. THIS EXCEPTION SHALL NOT BE ALLOWED IN OWNER-OCCUPIED, ONE-FAMILY DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH §RE3301.5 (SIC).

**NOTE:**  
ALL STRUCTURAL CALCULATIONS ARE BASED ON THE USE OF DOUGLAS FIR LARCH WOOD GRADE #2. ANY DECREASE IN THE GRADE OF THIS MATERIAL SHOULD BE REPORTED TO THE ARCHITECT FIRST BEFORE ORDERING AND INSTALLING.

**NOTE:**  
ALL FLOOR JOIST CONNECTIONS TO HAVE GALV. METAL 'TECO' TYPE JOIST HANGERS, TYPICAL AT EACH JOIST.

**FIRESTOPPING:**  
(AS PER THE RESIDENTIAL CODE OF N.Y.S.)  
GENERAL REQUIREMENTS- CONCEALED SPACES WITHIN WALL, PARTITION, FLOOR, STAIR, ATTIC, OR CORNICE CONSTRUCTION, AND AROUND CHIMNEY, PIPE AND DUCT OPENINGS IN SUCH CONSTRUCTION, SHALL BE FIRE-STOPPED TO PREVENT THE PASSAGE OF FLAME, SMOKE, FUMES, AND HOT GASES.  
LOCATION- CONCEALED VERTICAL SPACES IN WALLS AND PARTITIONS SHALL BE FIRE-STOPPED AT EACH FLOOR LEVEL AND AT THE CEILING OF THE UPPERMOST STORY, SO THAT SUCH SPACES WILL NOT BE CONTINUOUS FOR MORE THAN ONE STORY OR COMMUNICATE W/ CONCEALED HORIZONTAL SPACES IN THE FLOOR OR ROOF CONSTRUCTION.  
WHEN COMBUSTIBLE MATERIALS FORM A PART OF THE CONCEALED SPACE BETWEEN SURFACE FINISH AND THE BASE TO WHICH THEY ARE APPLIED, THE CONCEALED SPACE SHALL BE FILLED W/ NONCOMBUSTIBLE MATERIAL, OR BE FIRESTOPPED SO THAT NO DIMENSION OF SUCH CONCEALED SPACE EXCEEDS 8 FT VERTICALLY OR 20 FEET HORIZONTALLY.

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

**SITE LOCATION :**  
**SHAMASH RESIDENCE**  
42 SNAPDRAGON LANE  
ROSLYN HEIGHTS, NY



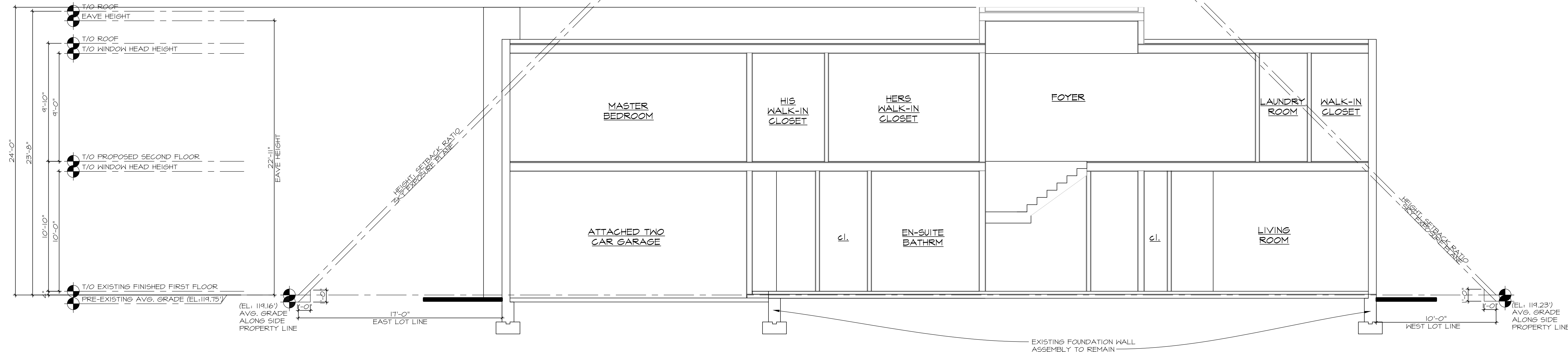
**DRAWING TITLE :**  
**SECOND FLOOR PLAN**

**Emilio SUSA Architect**  
25 South Service Road, Suite 200  
Jericho, N.Y. 11753  
PHONE: 516.354.5609  
FAX: 516.776.9591  
E-MAIL: esusa@esarchitectpc.com  
website: esarchitectpc.com

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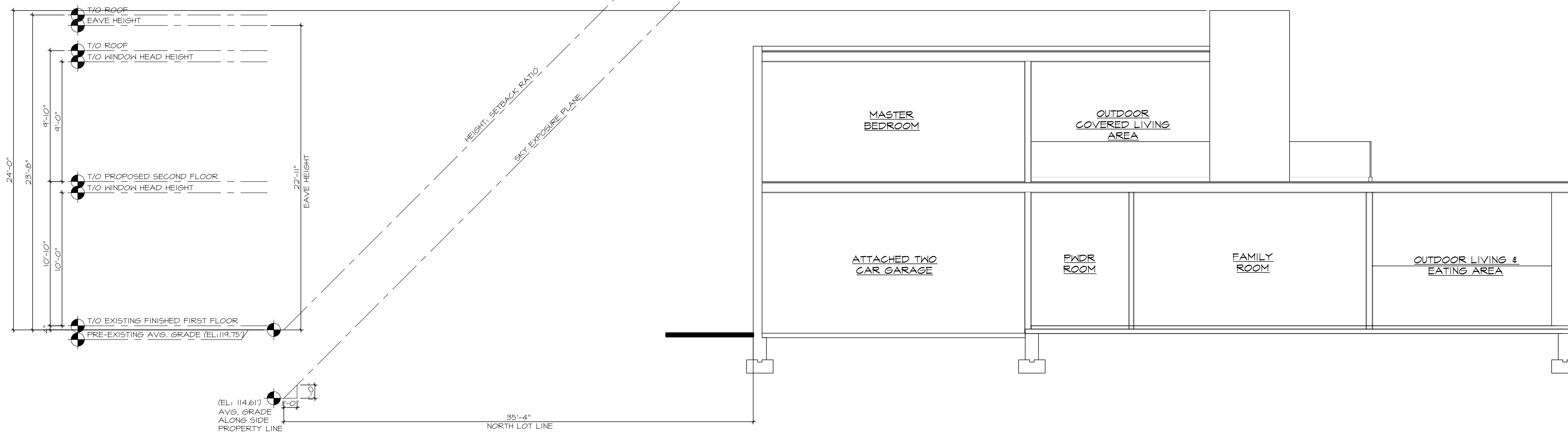
REVISIONS :	PROJECT NO. :	SHEET NO. :
▲ SUBMITTED TO BLDG. DEPT. FOR DENIAL (2-6-24)	DRAWN BY : JB	<b>A-3</b>
▲ RESUBMITTED TO BLDG. DEPT. (3-28-24)	SCALE : AS NOTED	
▲ RESUBMITTED TO BLDG. DEPT. (7-22-24)	DATE :	





1 BUILDING SECTION

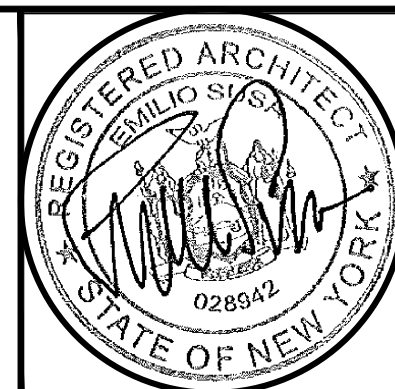
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION

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

SITE LOCATION :  
**SHAMASH RESIDENCE**  
 42 SNAPDRAGON LANE  
 ROSLYN HEIGHTS, NY



DRAWING TITLE :  
**BUILDING SECTIONS**

**Emilio SUSA Architect**

25 South Service Road, Suite 200  
 Jericho, N.Y. 11753  
 PHONE: 516.354.5609  
 FAX: 516.776.9591  
 E-MAIL: esusa@esarchitectpc.com  
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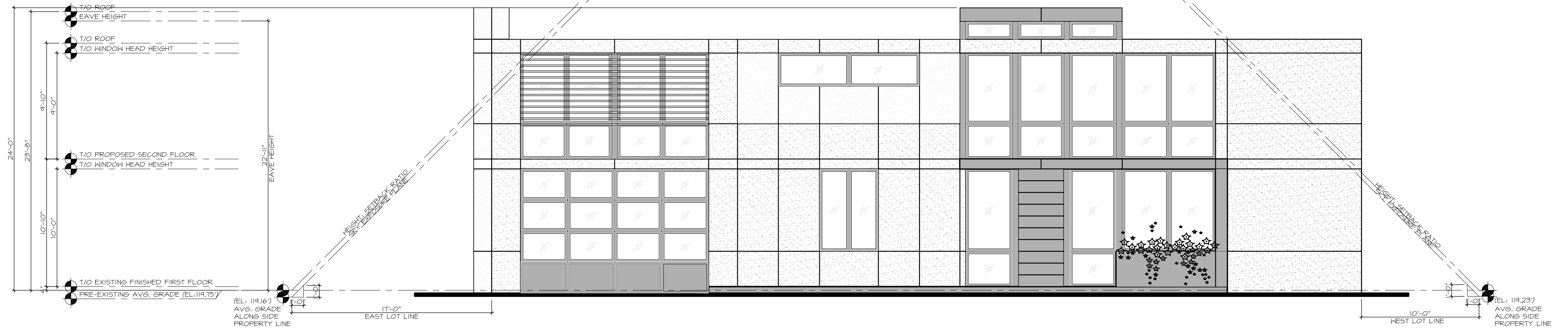
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▲ SUBMITTED TO BLDG. DEPT. FOR DENIAL (2-6-24)
▲ RESUBMITTED TO BLDG. DEPT. (3-28-24)
▲ RESUBMITTED TO BLDG. DEPT. (7-22-24)
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PROJECT NO. :	DRAWN BY : JB
SCALE : AS NOTED	DATE :

SHEET NO. :

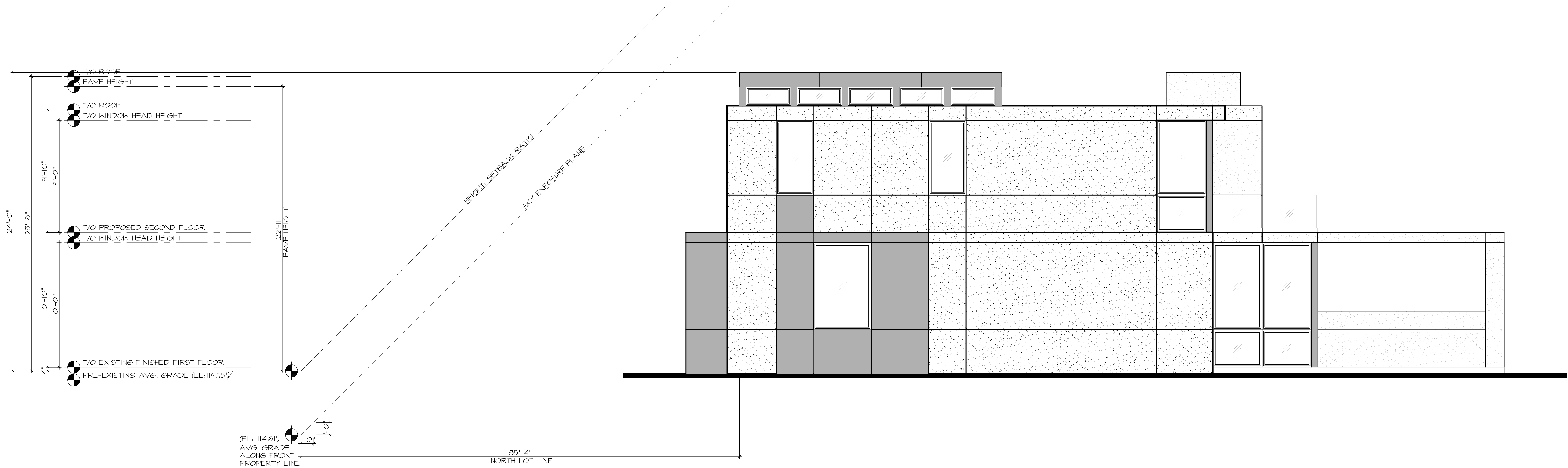
**A-4**





1 FRONT ELEVATION (NORTH)  
A-5

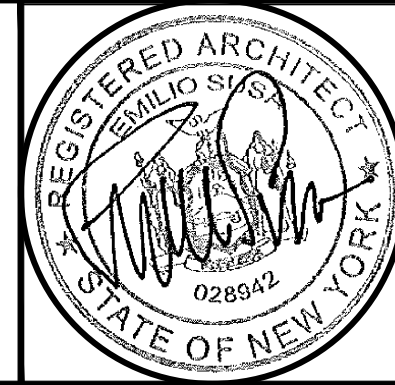
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION (WEST)  
A-5

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

SITE LOCATION :  
**SHAMASH RESIDENCE**  
42 SNAPDRAGON LANE  
ROSLYN HEIGHTS, NY



DRAWING TITLE :  
**EXTERIOR ELEVATIONS**

**Emilio SUSA Architect**

25 South Service Road, Suite 200  
Jericho, N.Y. 11753  
PHONE: 516.354.5609  
FAX: 516.776.9591  
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website: esarchitectpc.com

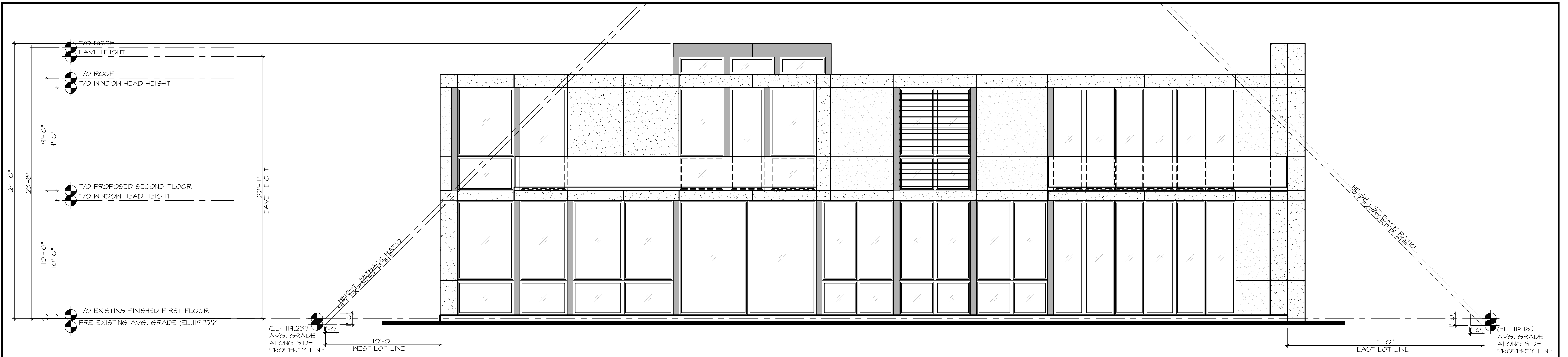
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▲	RESUBMITTED TO BLDG. DEPT. (7-22-24)
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PROJECT NO. :	DRAWN BY : JB
SCALE : AS NOTED	DATE :

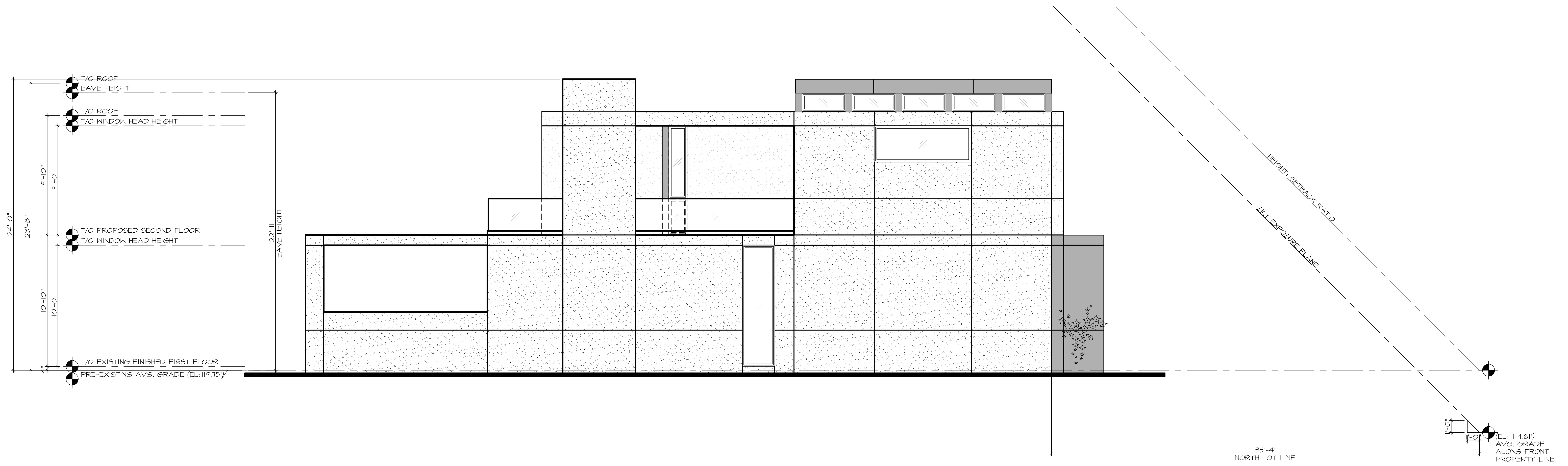
SHEET NO. :  
**A-5**





1 REAR ELEVATION (SOUTH)

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



2 SIDE ELEVATION (EAST)

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

SITE LOCATION :  
**SHAMASH RESIDENCE**  
 42 SNAPDRAGON LANE  
 ROSLYN HEIGHTS, NY



DRAWING TITLE :  
**EXTERIOR ELEVATIONS**

**Emilio S. Susa Architect**

25 South Service Road, Suite 200  
 Jericho, N.Y. 11753  
 PHONE: 516.354.5609  
 FAX: 516.776.9591  
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PROJECT NO. :	
DRAWN BY :	JB
SCALE :	AS NOTED
DATE :	

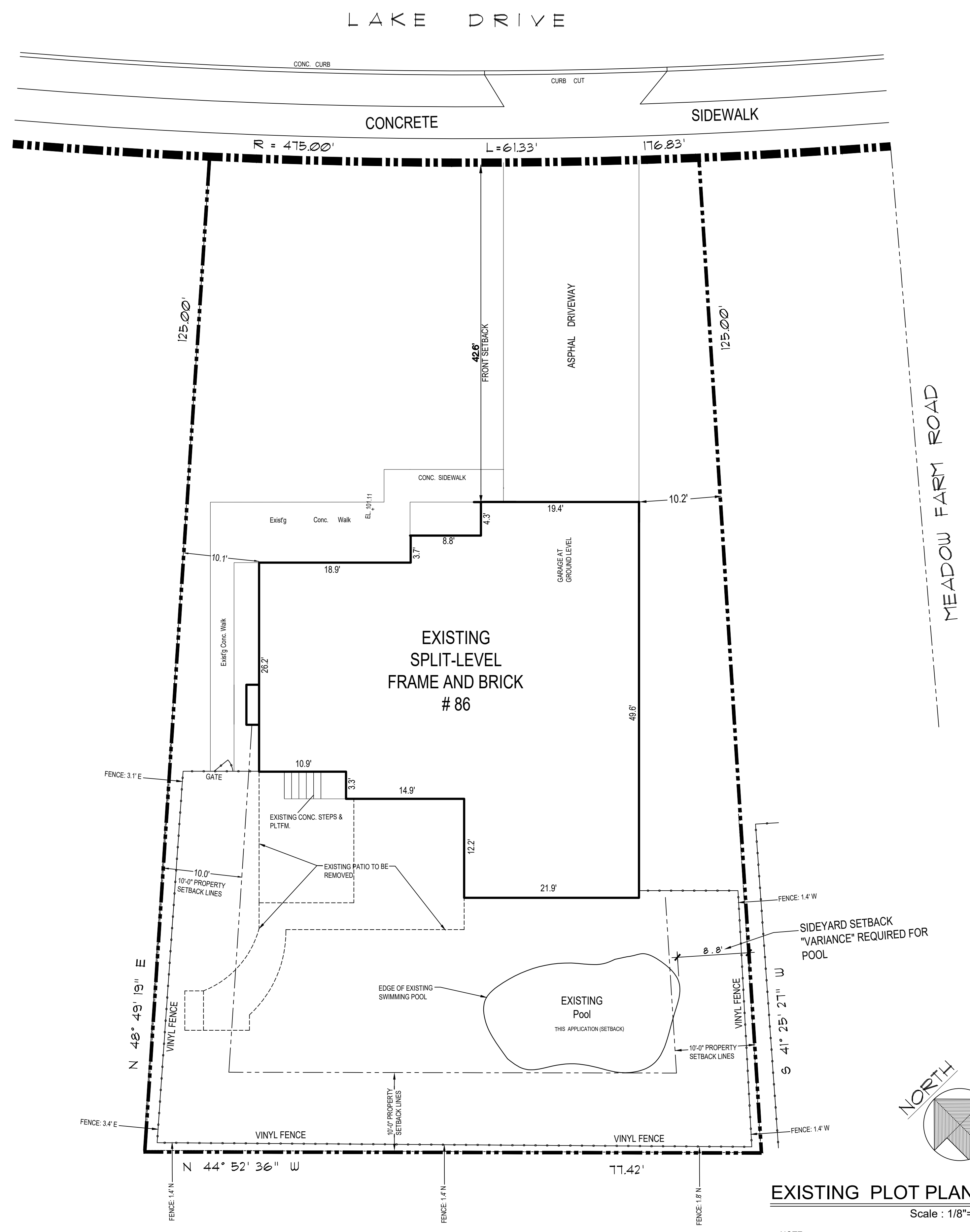
SHEET NO. :  
**A-6**



PLOT PLAN

#21614

RESIDENCE ZONING ANALYSIS  
TOWN OF NORTH HEMPSTEAD - ZONE R-A  
LOT COVERAGE  
LOT AREA 8610.98 SF



VARIANCE REQUEST: REQUEST VARIANCE FOR:  
"SWIMMING POOL" - PER 70-31 (A1) SIDE YARDS IN TO N HEMPSTEAD.

ARCHITECT IS NOT RETAINED  
FOR CONSTRUCTION  
ADMINISTRATION.

NOTE: THIS PROJECT COMPLIES WITH THE 2020 NEW YORK STATE  
ENERGY CONSERVATION AND CONSTRUCTION CODE  
(REVISED 2020)

PROJECT INFORMATION

OWNER: BENCY MATHEW & STEVEN MASSINELLO  
BUILDING USER / TENANT: BENCY MATHEW & STEVEN MASSINELLO  
PROJECT DESCRIPTION: EXISTING SWIMMING POOL SIDEYARD VARIANCE  
PROJECT SQUARE FOOTAGE: 0  
CONSTRUCTION CLASSIFICATION: 5B  
OCCUPANCY: RESIDENTIAL

PROJECT INFORMATION

P1	PLOT PLAN

1 4-10-24 AMENDED PLOT PLAN TO INCLUDE VARIANCE FOR SWIMMING POOL.

EXISTING PLOT PLAN  
Scale: 1/8"=1'-0"

NOTE:  
INFORMATION TAKEN FROM SURVEY AS PREPARED BY:  
AUTAR LAND SURVEYING, P.C.  
214-43 JAMAICA AVENUE  
QUEENS VILLAGE, N.Y. 11428  
SURVEYED: MARCH 9, 2024  
TAX MAP DESIGNATION NUMBER  
SECTION BLOCK LOT  
8 263 6

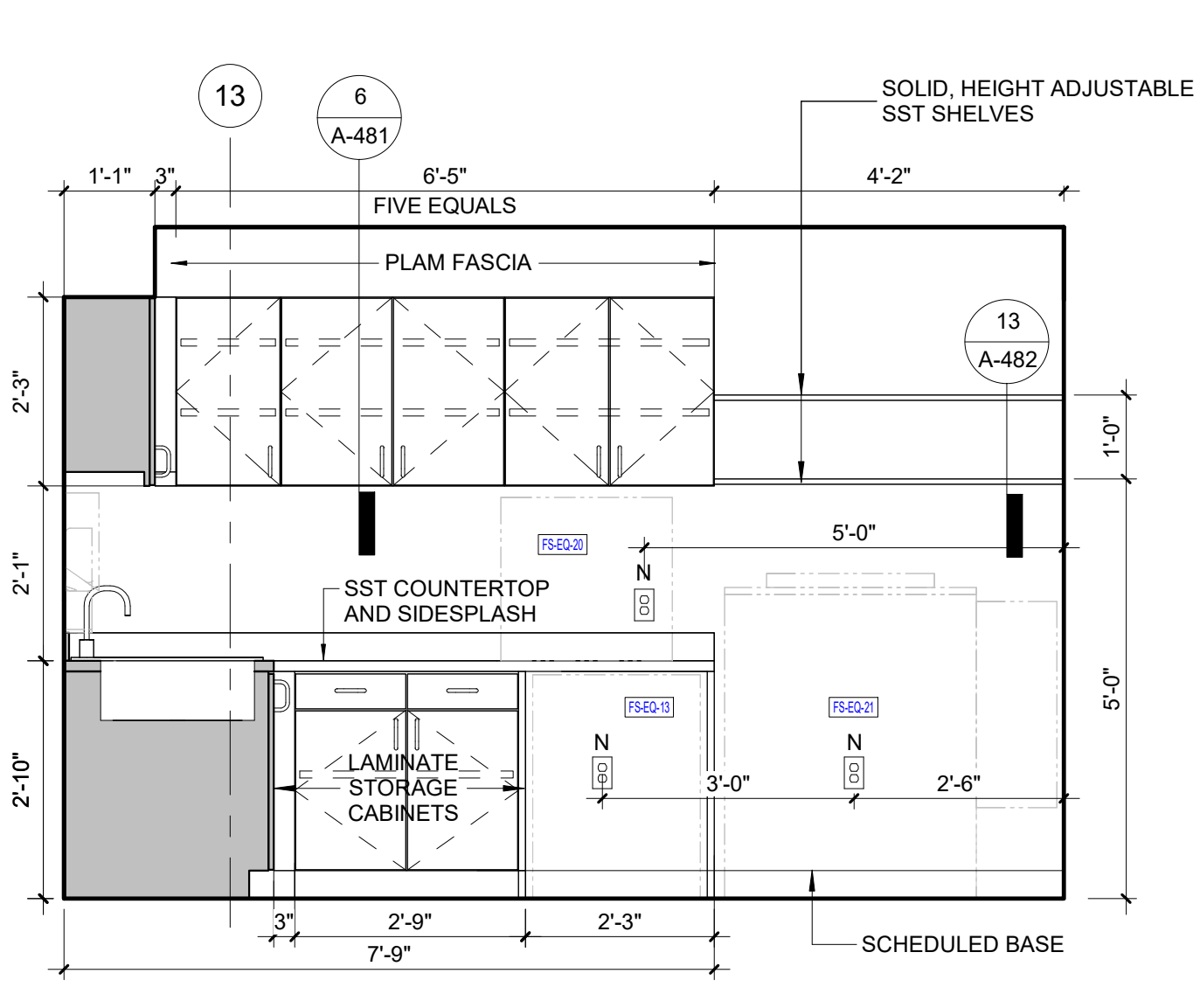
**PAUL A. LOMBARDO ARCHITECT**  
3939 New York Avenue  
Seaford, N.Y. 11783  
(516) 783-5430 Fax (516) 783-0085

ALTERATION AND ADDITION TO  
RESIDENCE LOCATED AT  
86 LAKE DRIVE MANHASSET HILLS, N.Y.

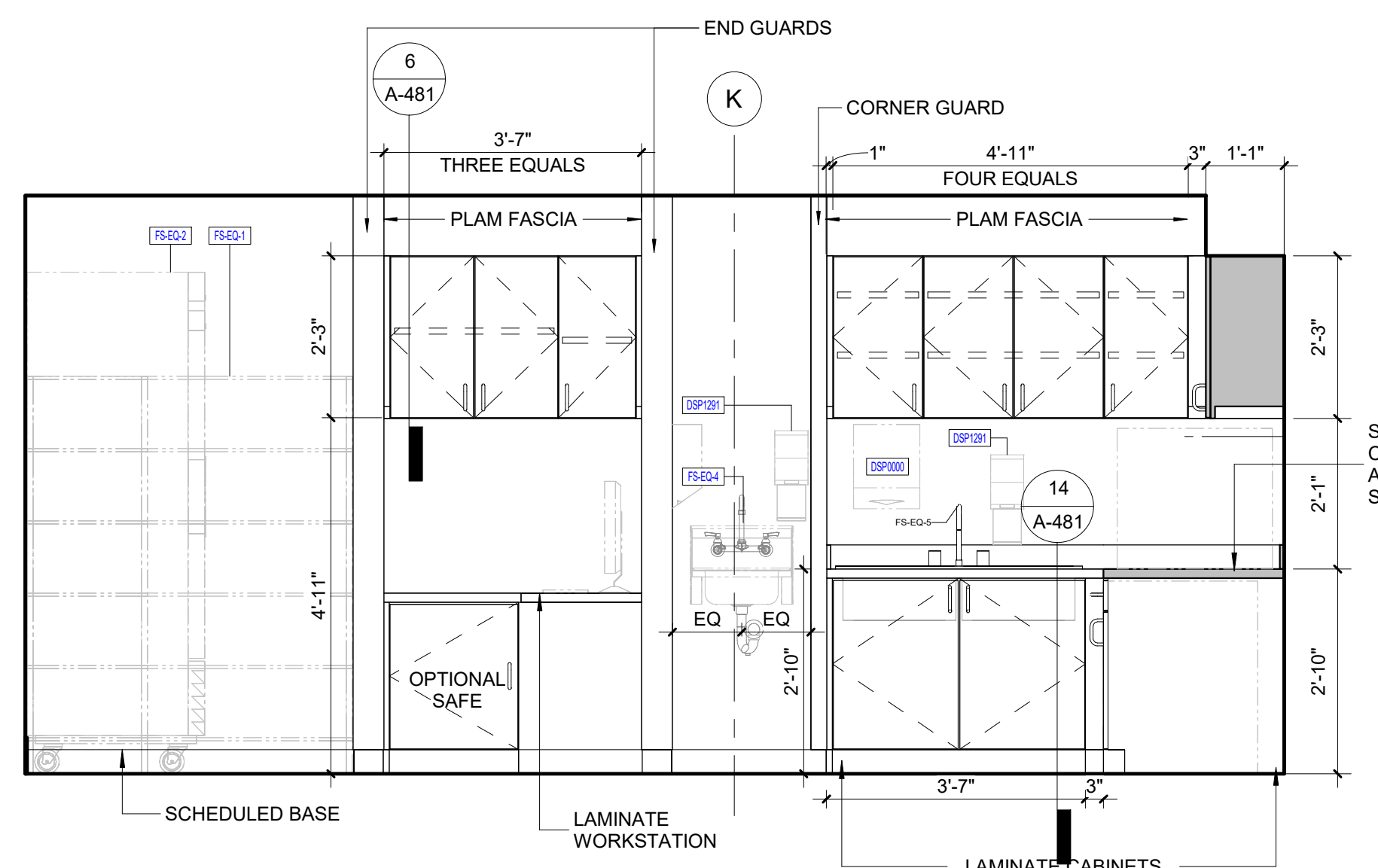


© 2024 by W.J.A.E.P.C.  
**CONSULTANTS**

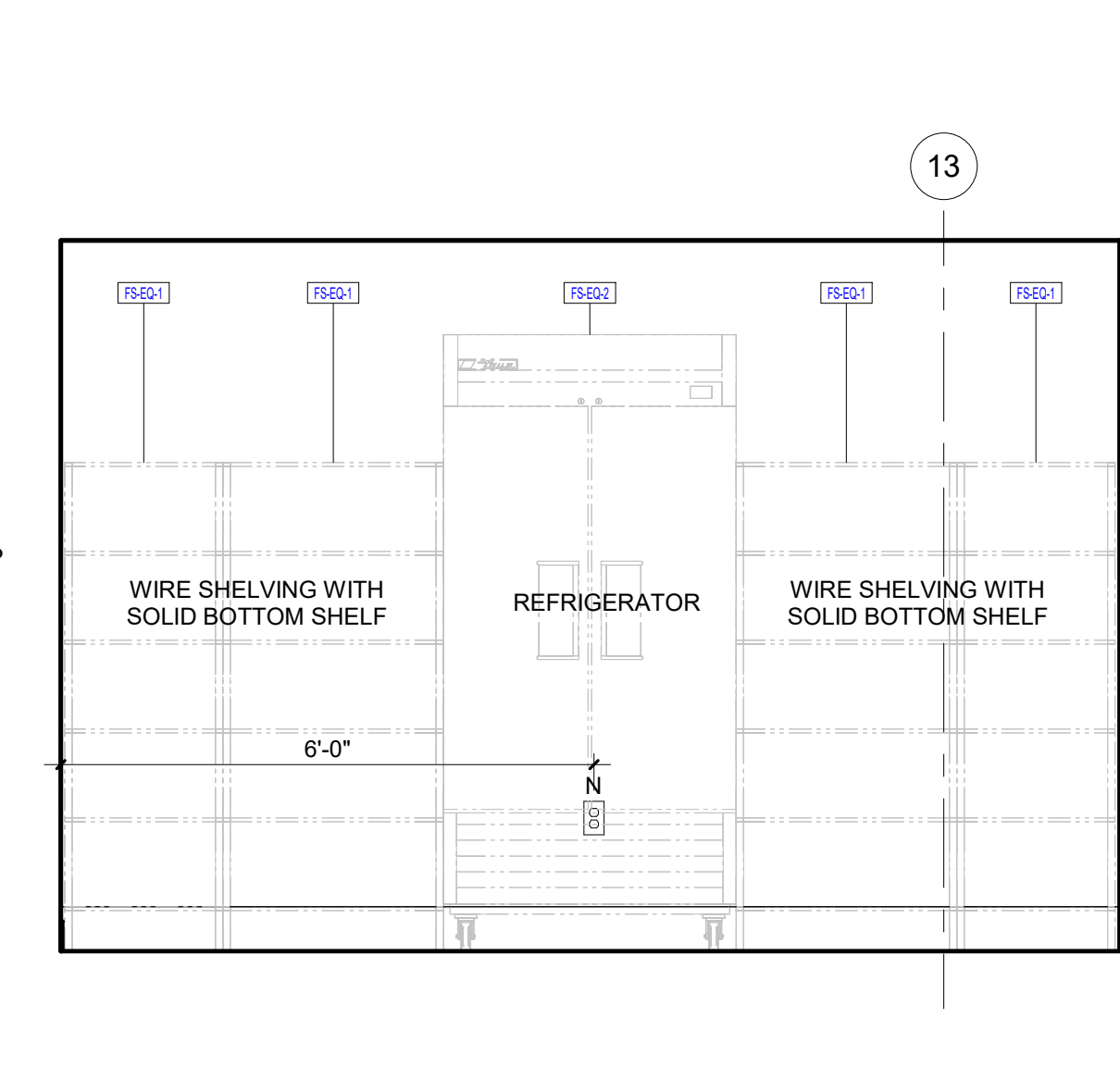
- VHB (CIVIL & LANDSCAPE)**  
 100 MOTOR PARKWAY SUITE 350  
 HAUPPAUGE, NY 11788
- COSENTINI ASSOCIATES (M.E.P.F.A.P. ENGINEERS)**  
 498 7TH AVE  
 NEW YORK, NY 10018
- LERA (STRUCTURAL ENGINEERS)**  
 40 WALL ST  
 NEW YORK, NY 10005
- LERCH BATES (VERTICAL TRANSPORTATION CONSULTANT)**  
 1430 BROADWAY SUITE 908  
 NEW YORK, NY 10018
- CERAMI (ACOUSTIC CONSULTANT)**  
 1001 6TH AVE 4TH FLOOR  
 NEW YORK, NY 10018
- RDV (LOW VOLTAGE ENGINEERS - IT, AV, SECURITY)**  
 19 W 44TH ST 12TH FLOOR  
 NEW YORK, NY 10036
- GZA GEOENVIRONMENTAL (GEOTECHNICAL)**  
 104 W 29TH ST 10TH FLOOR  
 NEW YORK, NY 10001
- SGH (FACADE CONSULTANT)**  
 525 7TH AVE 22ND FLOOR  
 NEW YORK, NY 10018



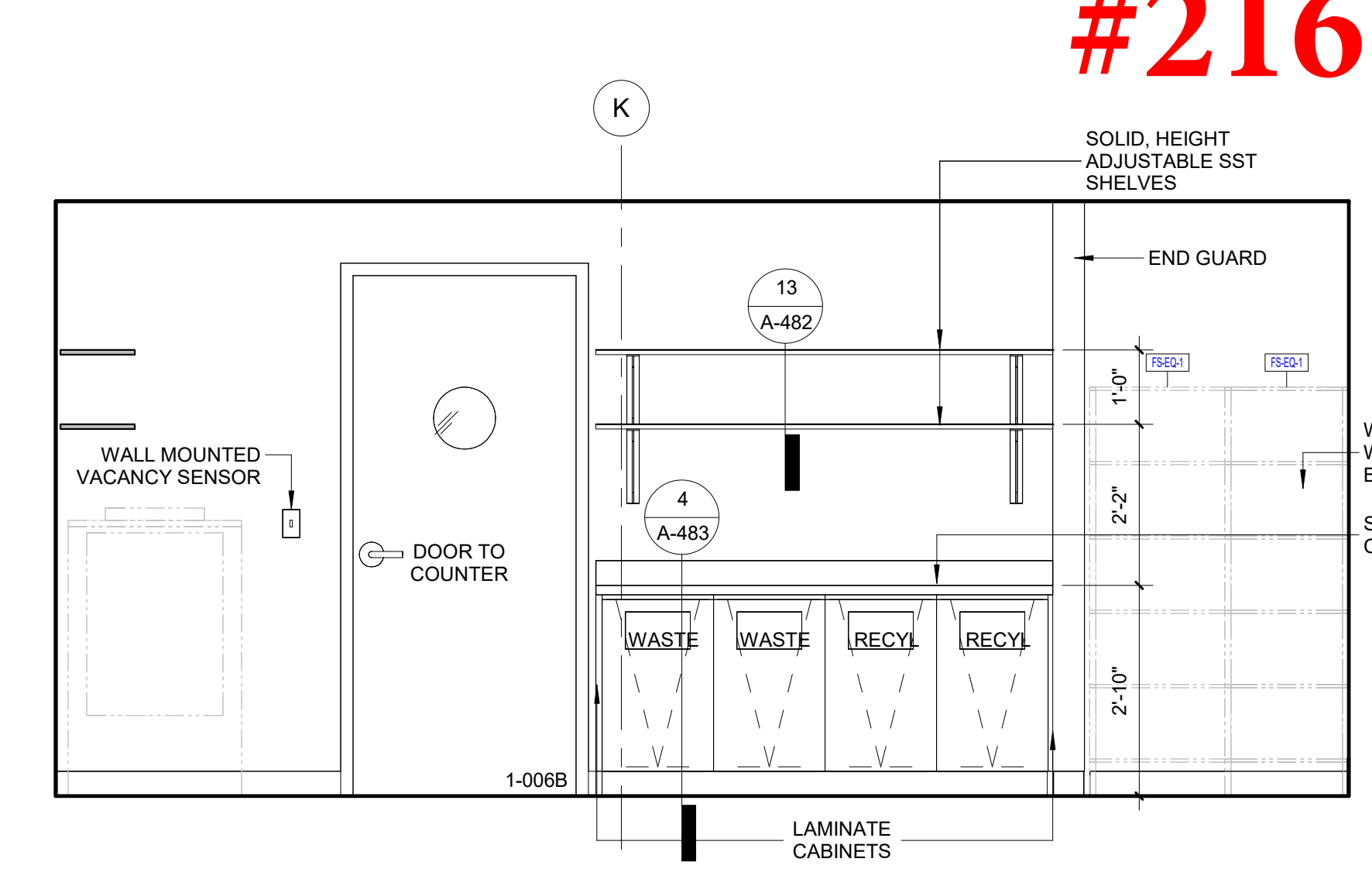
5 ELEVATION - CAFE SUPPORT - SOUTH -  
 SCALE: 1/2" = 1'-0"



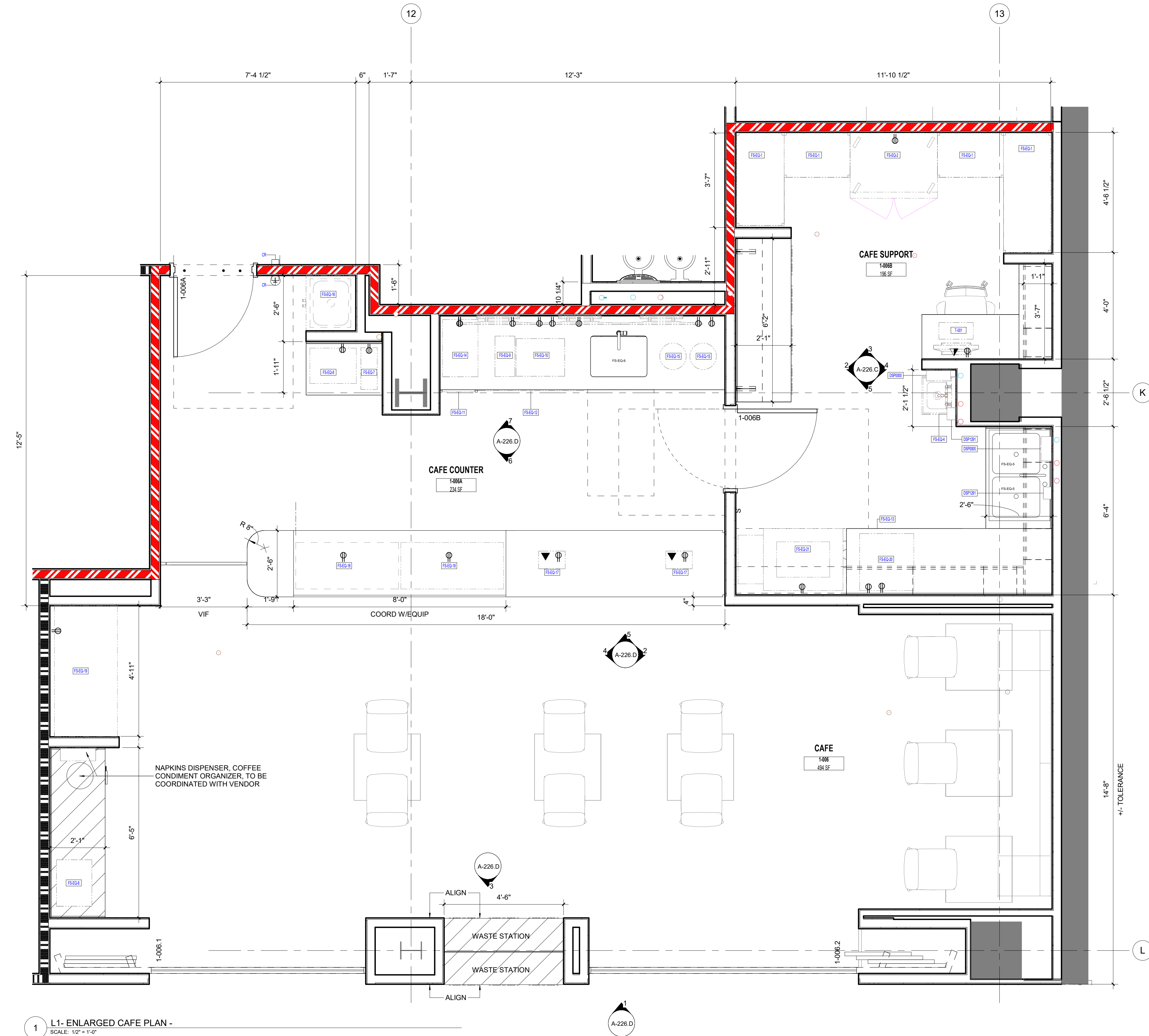
4 ELEVATION - CAFE SUPPORT - EAST -  
 SCALE: 1/2" = 1'-0"



3 ELEVATION - CAFE SUPPORT - NORTH -  
 SCALE: 1/2" = 1'-0"



2 ELEVATION - CAFE SUPPORT -  
 SCALE: 1/2" = 1'-0"



1 L1 - ENLARGED CAFE PLAN -  
 SCALE: 1/2" = 1'-0"

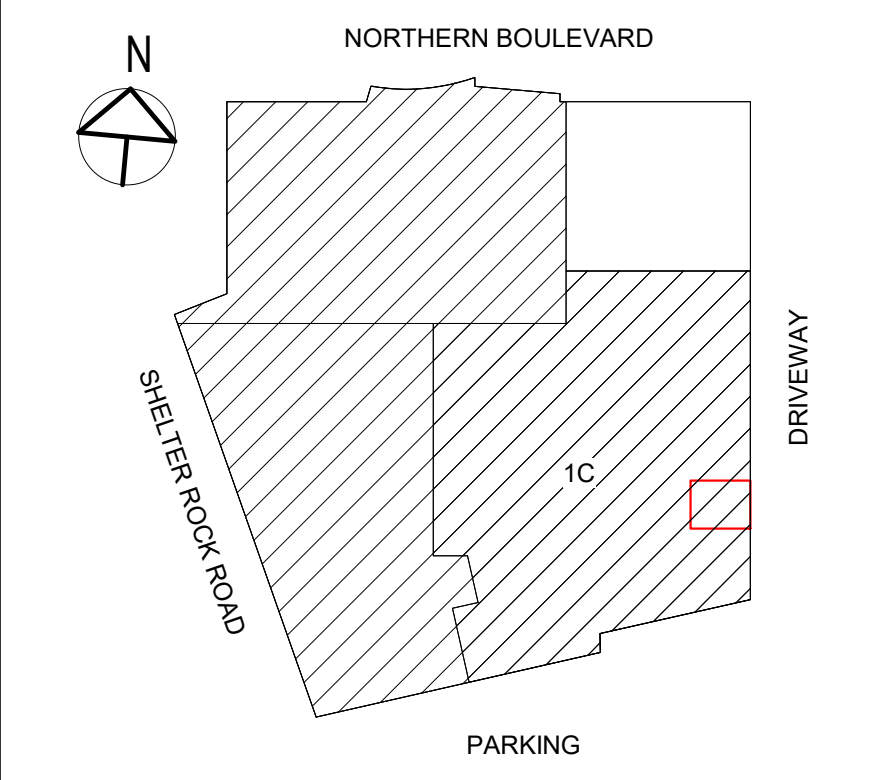
**CAFE EQUIPMENT LEGEND**

- FS-EQ-1 MOBILE WIRE SHELVING WITH SOLID BOTTOM SHELF (DIFFERENT SIZES)
- FS-EQ-2 SST FRIDGE WITH DOUBLE SWING DOORS
- FS-EQ-4 WALL MOUNTED HAND SINK
- FS-EQ-5 TWO-COMPARTMENT SINK
- FS-EQ-6 DROP-IN SINK
- FS-EQ-7 HOT WATER DISPENSER
- FS-EQ-8 COFFEE BREWER
- FS-EQ-9 COFFEE GRINDER
- FS-EQ-10 ESPRESSO MACHINE
- FS-EQ-11 ICE MAKER
- FS-EQ-12 UNDER COUNTER FRIDGE
- FS-EQ-13 UNDER COUNTER DISHWASHER
- FS-EQ-14 RAPID COOK OVEN
- FS-EQ-15 HOT FOOD WELL DROP-IN, ELECTRIC
- FS-EQ-16 SST MOP SINK CABINET (INCL MOP SINK, DRAIN AND FIXED SHELVES)
- FS-EQ-17 POINT OF SALE REGISTERS
- FS-EQ-18 ALL GLASS REFRIGERATED DISPLAY CASES
- FS-EQ-19 VERTICAL OPEN DISPLAY CASE
- FS-EQ-20 COMBI OVEN, ELECTRIC
- FS-EQ-21 REFRIGERATED GARBAGE LOCKER

NOTE: ALL EQUIPMENT TO BE VENDOR FURNISHED. ALL DIMENSIONS, CLEARANCES, AND ELECTRICAL REQUIREMENTS TO BE FURTHER COORDINATED AND CONFIRMED WITH VENDOR.

DRAWING LIST - TOWN OF NORTH HEMPSTEAD BUILDING PERMIT OMISSIONS RESPONSE		
Sheet Number	Sheet Name	ISSUE No. 21 - TOWN OF NORTH HEMPSTEAD BUILDING PERMIT OMISSIONS RESPONSE
04 - Architectural		
A-226.C	ENLARGED - CAFE PLAN, ELEVATIONS	X
A-226.D	ENLARGED - CAFE PLAN, ELEVATIONS	X

**KEY PLAN**



PRINCIPAL  
 MARY FRAZIER  
 PROJECT MANAGER  
 SOPHIE BUTTIENS  
 PROJECT ARCHITECT  
 ALEENA MAJUMDAR  
 PROJECT DESIGNER  
 X.CHEN / A.RODRIGUEZ

REGISTERED ARCHITECT  
 STATE OF NEW YORK  
 SIGNATURE / SEAL

**REVISIONS**

NO.	BY	DESCRIPTION	DATE

ISSUE 21 - TOWN OF NORTH HEMPSTEAD BUILDING PERMIT OMISSIONS RESPONSE 08/23/2024

**NYU LANGONE HEALTH**  
 NYULH - MANHASSET AMBULATORY CARE CENTER 1440 Northern Blvd. Manhasset, NY 11030  
 1440 NORTHERN BOULEVARD, MANHASSET, NEW YORK 11030

DRAWN BY BK DATE 08/23/2024

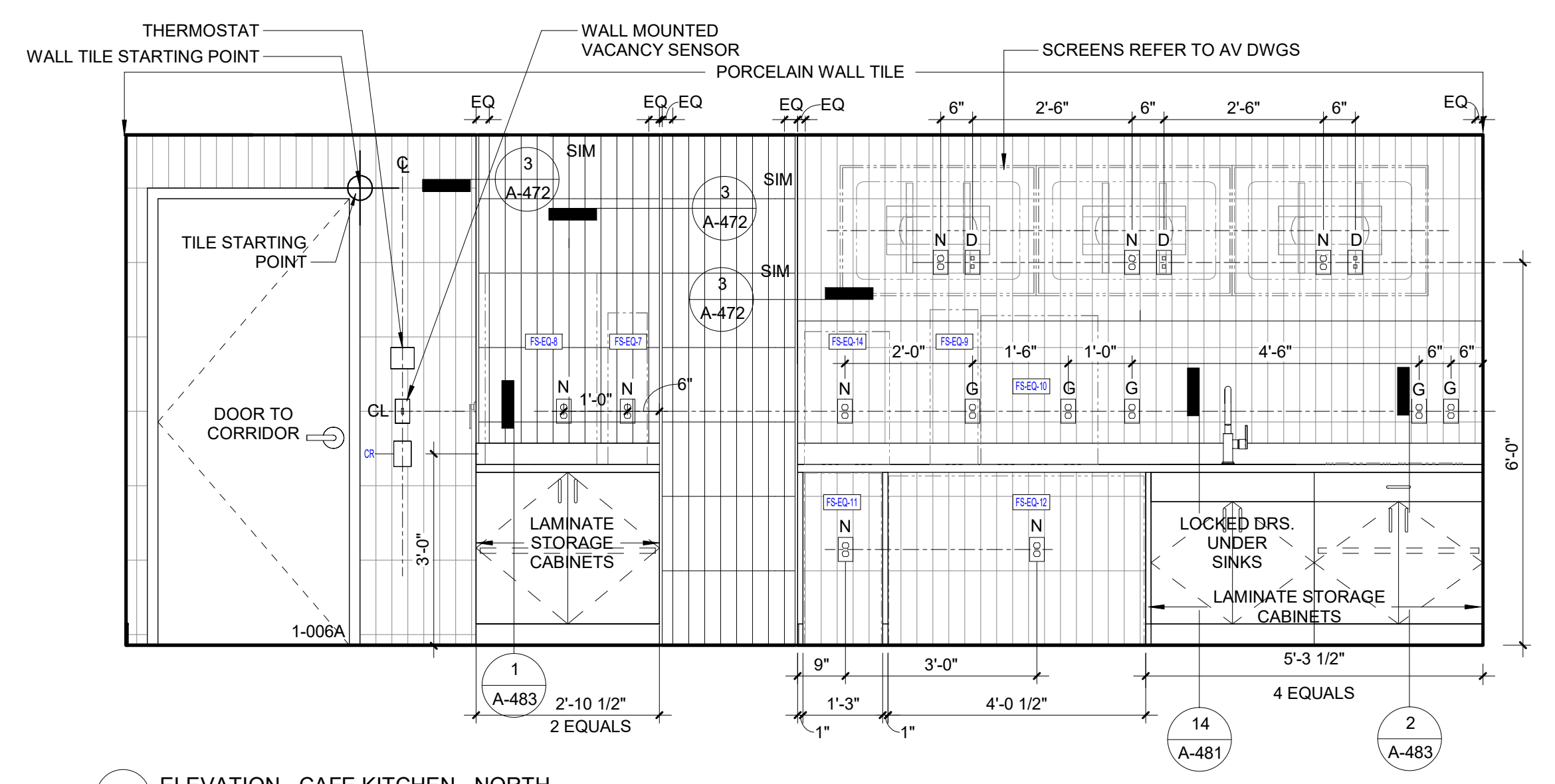
PROJECT NO. 20220443 SCALE As indicated

DRAWING NAME ENLARGED - CAFE PLAN, ELEVATIONS

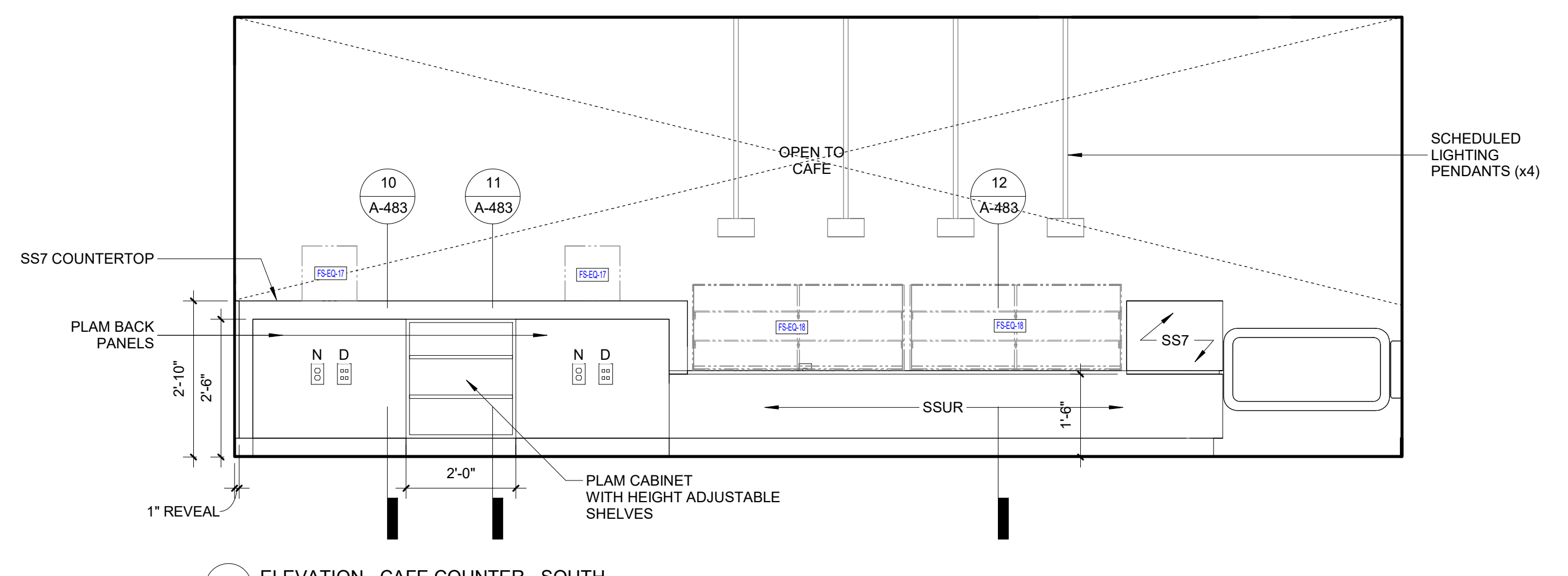
FLOOR/SECTION PHASE DRAWING NO.

CD A-226.C

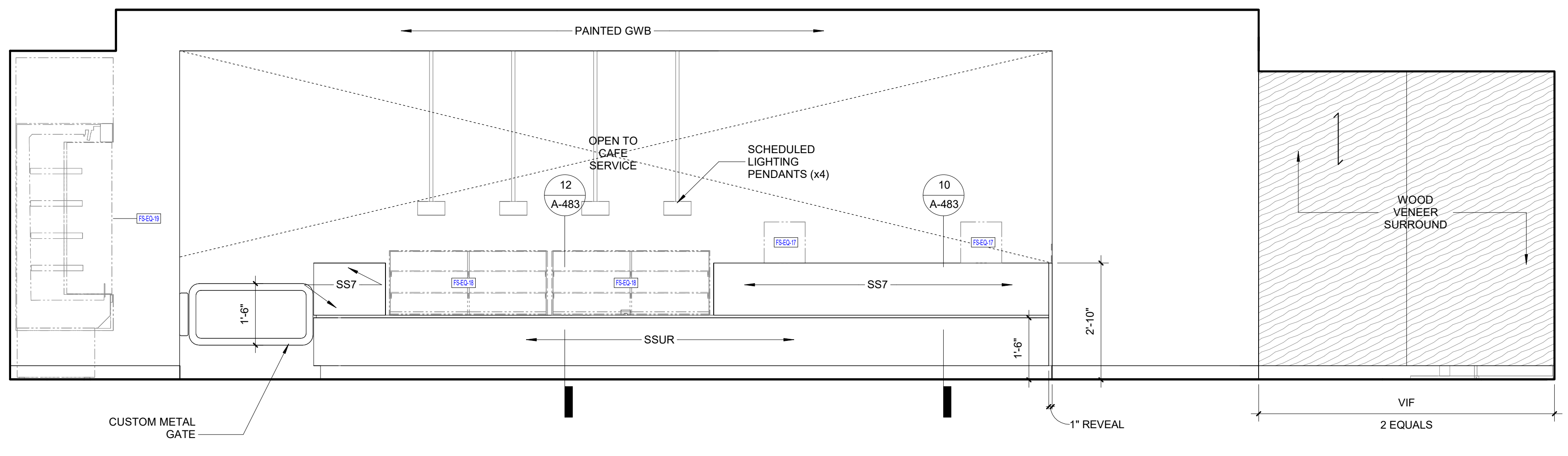




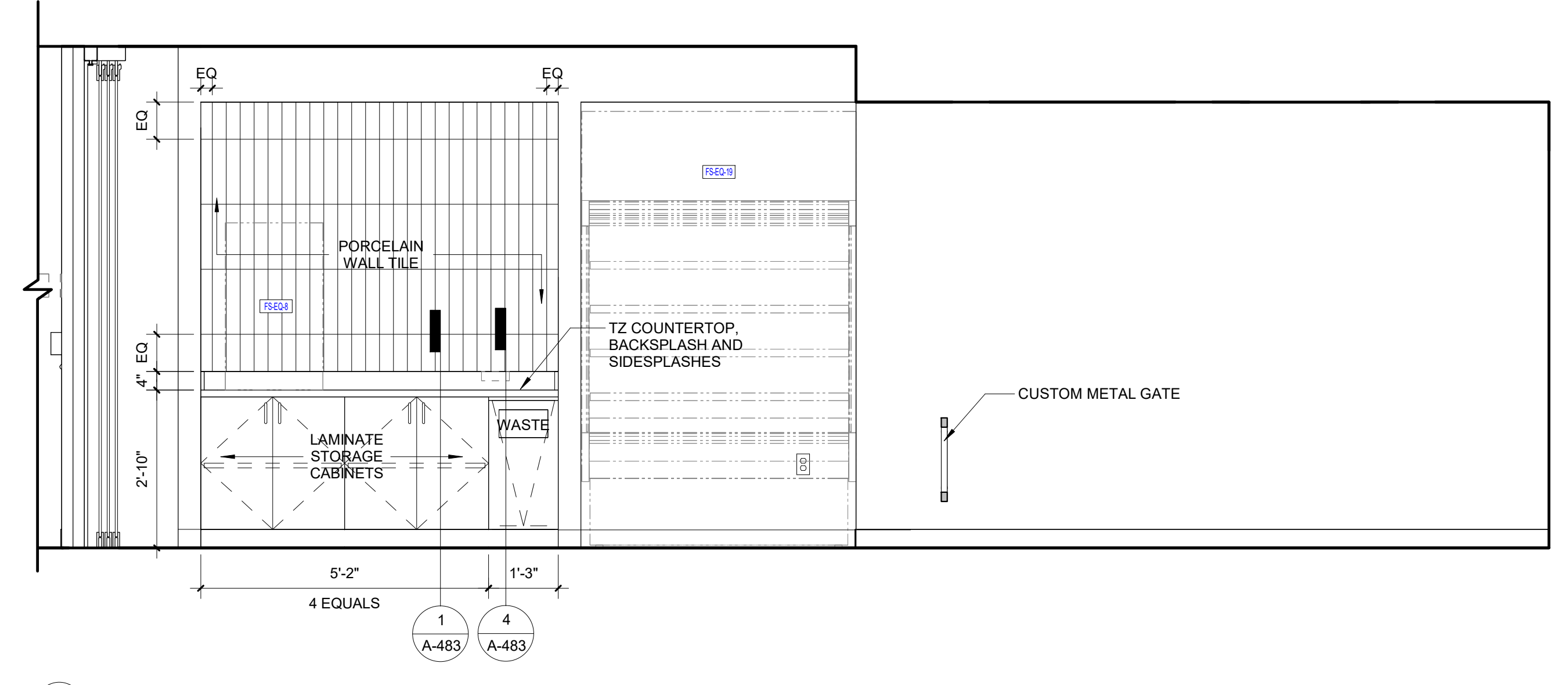
7 ELEVATION - CAFE KITCHEN - NORTH -  
SCALE: 1/2" = 1'-0"



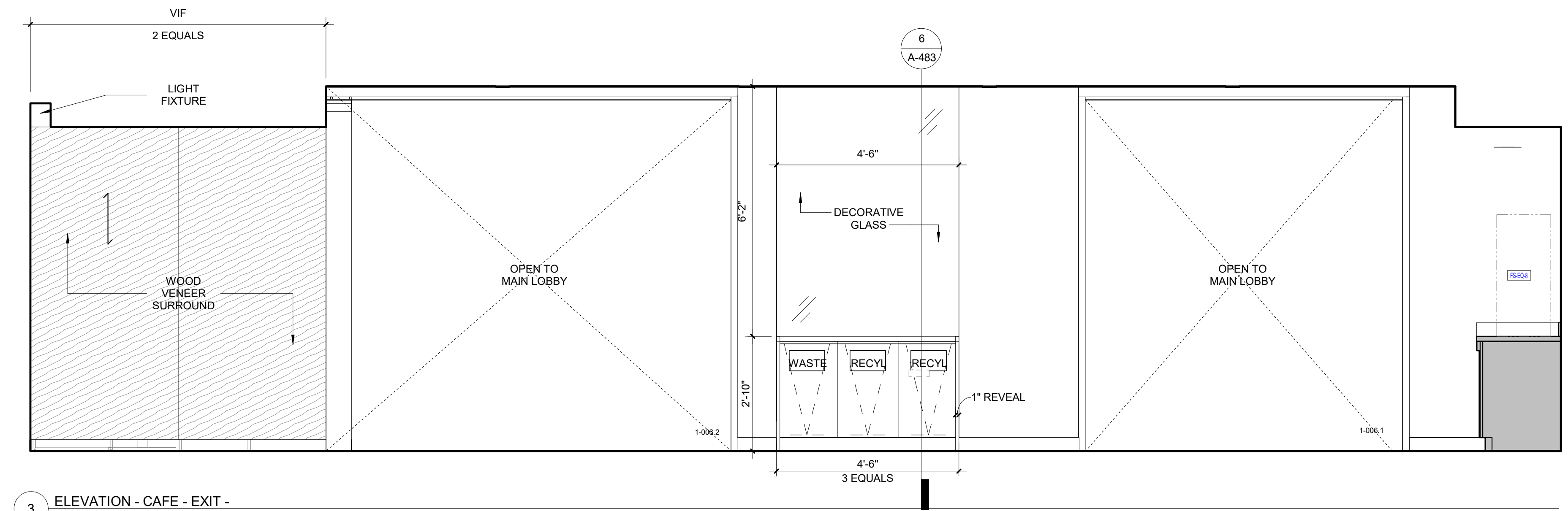
6 ELEVATION - CAFE COUNTER - SOUTH -  
SCALE: 1/2" = 1'-0"



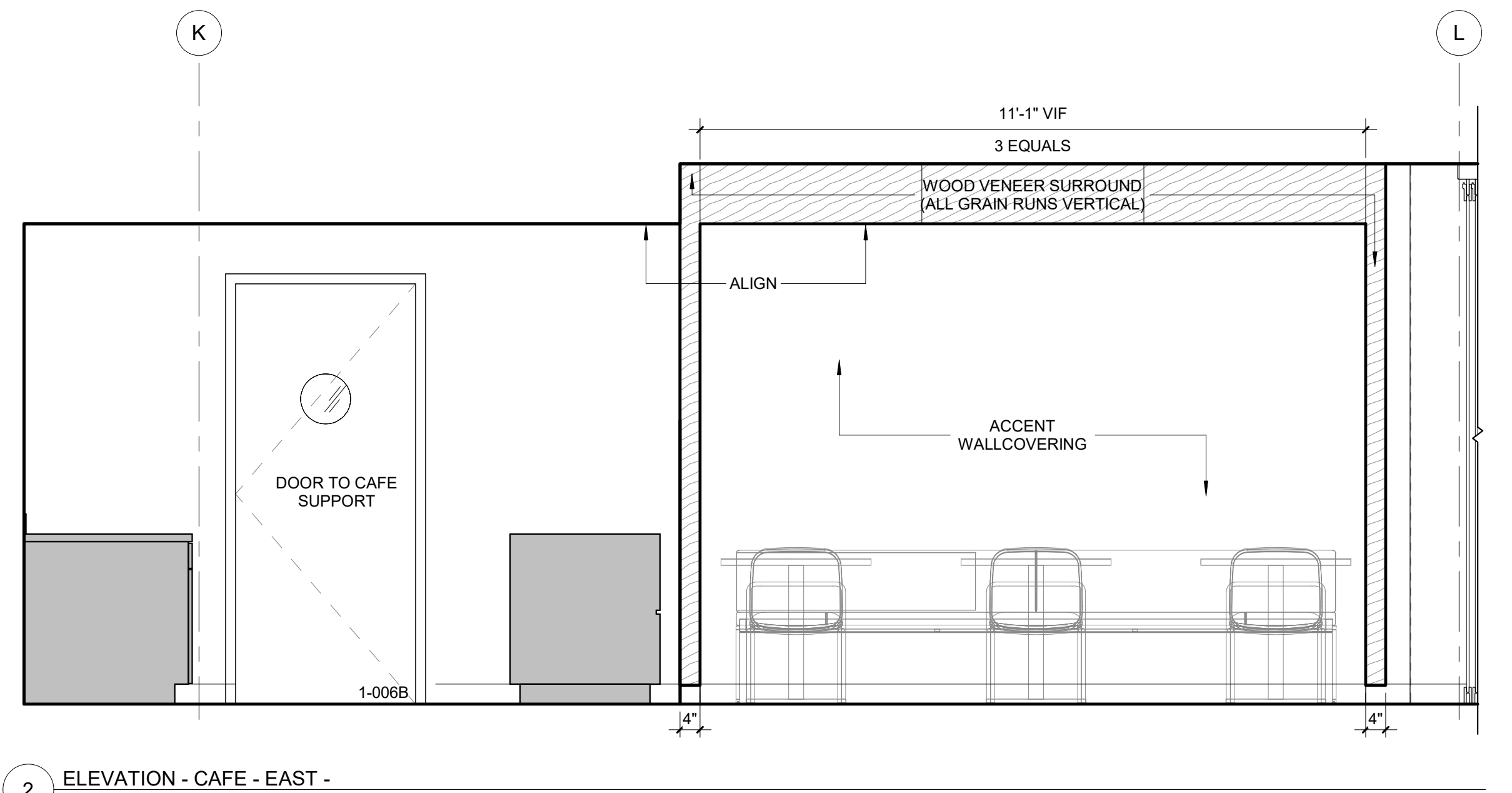
5 ELEVATION - CAFE - NORTH -  
SCALE: 1/2" = 1'-0"



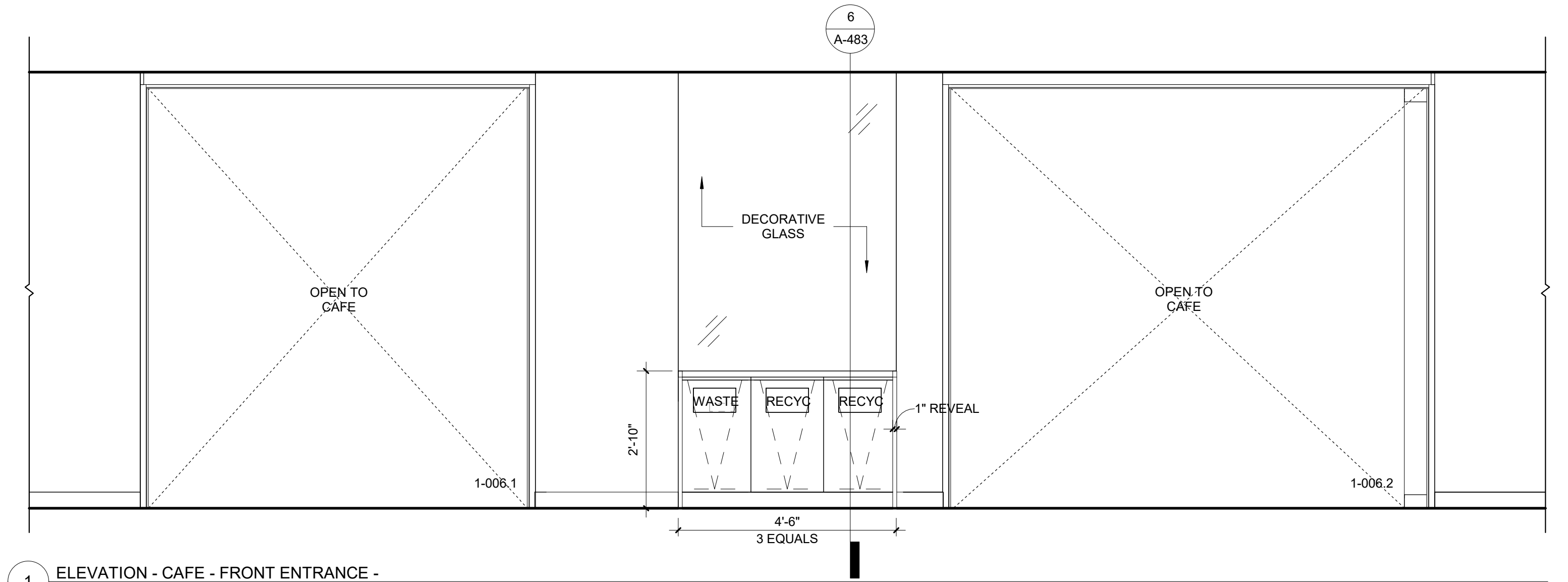
4 ELEVATION - CAFE - WEST -  
SCALE: 1/2" = 1'-0"



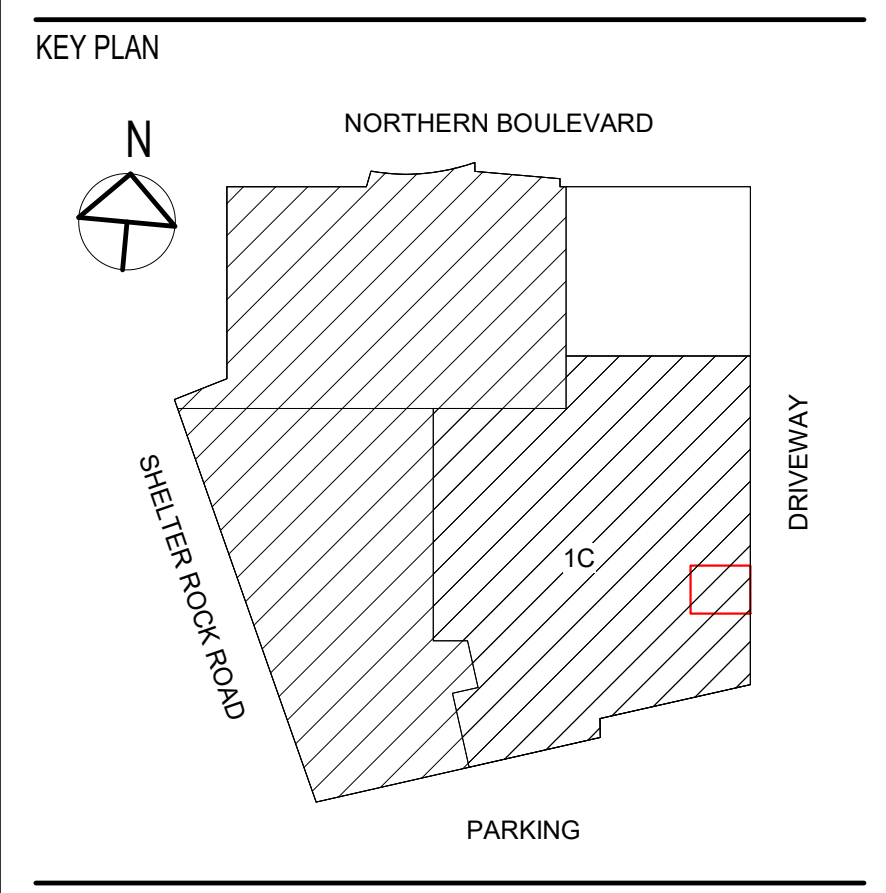
3 ELEVATION - CAFE - EXIT -  
SCALE: 1/2" = 1'-0"



2 ELEVATION - CAFE - EAST -  
SCALE: 1/2" = 1'-0"



1 ELEVATION - CAFE - FRONT ENTRANCE -  
SCALE: 1/2" = 1'-0"



PRINCIPAL  
MARY FRAZIER  
PROJECT MANAGER  
SOPHIE BUTTIENS  
PROJECT ARCHITECT  
ALEENA MAJUMDAR  
PROJECT DESIGNER  
X.CHEN / A.RODRIGUEZ

**REGISTERED ARCHITECT**  
STATE OF NEW YORK  
SIGNATURE / SEAL

REVISIONS

NO.	BY	DESCRIPTION	DATE

ISSUE 21 - TOWN OF NORTH HEMPSTEAD BUILDING PERMIT OMISSIONS RESPONSE 08/23/2024

**NYU LANGONE HEALTH**  
NYULH - MANHASSET AMBULATORY CARE CENTER 1440 Northern Blvd. Manhasset, NY 11030  
1440 NORTHERN BOULEVARD, MANHASSET, NEW YORK 11030

DRAWN BY BK DATE 08/23/2024  
PROJECT NO. 20220443 SCALE 1/2" = 1'-0"  
DRAWING NAME  
ENLARGED - CAFE PLAN, ELEVATIONS

FLOOR/SECTION PHASE DRAWING NO.  
CD A-226.D



# #21616

## LIST OF DRAWINGS

- ARCHITECTURAL  
 A-1 SITE PLAN & BLDG. CODE ANALYSIS  
 A-2 PROPOSED CELLAR FLOOR PLAN  
 A-3 PROPOSED FIRST FLOOR PLAN  
 A-4 PROPOSED SECOND FLOOR PLAN

## BUILDING CODE ANALYSIS

ADDRESS 114 MAIN STREET PORT WASHINGTON, NY 11050	CONSTRUCTION CLASS TYPE III B	FIRE ALARM TO BE PROVIDED
S: 5 B: 80 L: 24	FIRE PROTECTION TO BE PROVIDED	BLDG. HEIGHT 2 STORY PLUS CELLAR

USE GROUP  
A-2 ASSEMBLY

ZONING  
BUSINESS B (B-B) /  
RESIDENCE C (R-C)

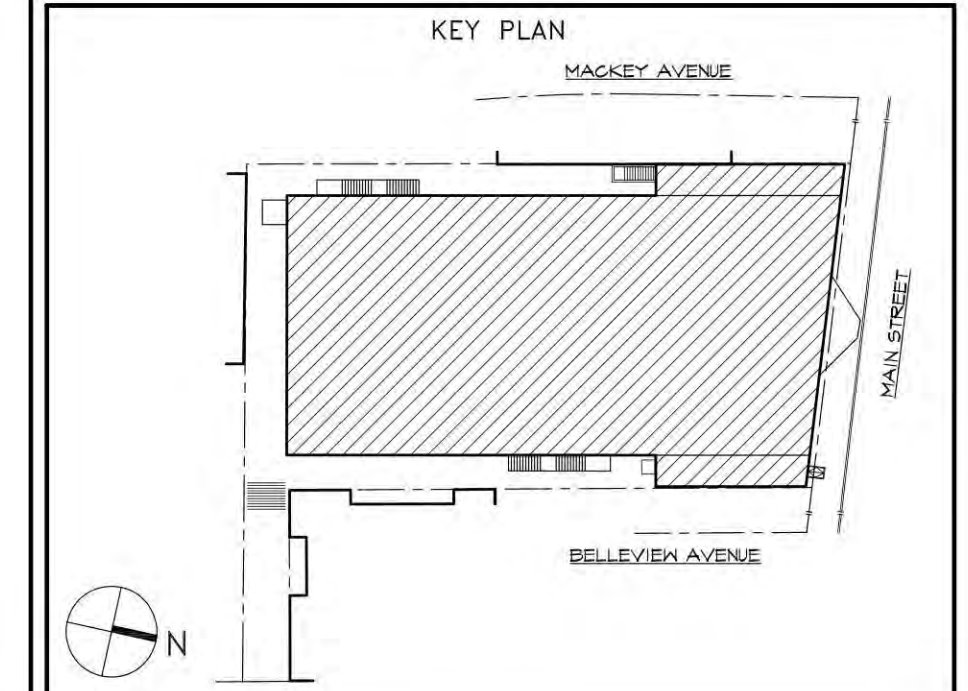
CLASSIFICATION  
OF WORK  
'ALTERATION LEVEL 3' WITH  
CHANGE IN USE & CHANGE IN  
OCCUPANCY  
PREVIOUS USE:  
MOVIE THEATER  
'A-1' ASSEMBLY  
PROPOSED USE:  
RESTAURANT  
'A-2' ASSEMBLY

## TENANT DATA & PARKING CALCULATIONS

TAG	TENANT	OCCUPANCY	GFA / BAR LINEAR FT.	PARKING REQUIREMENT	PARKING REQUIRED
A	THE BEACON	A-2	2,835 SQ.FT. CELLAR FLR.	1 PER 80 S.F.	35.44
			15,074 SQ.FT. FIRST FLR.	1 PER 80 S.F.	188.44
			10,317 SQ.FT. SECOND FLR.	1 PER 80 S.F.	128.96
			113'-6" TOTAL BAR L.F.	1 PER 3 L.F.	37.83
REQUIRED PARKING	N/A	N/A	N/A	N/A	340.72 341 SPACES
TOTAL PARKING SPACES TO BE PROVIDED	N/A	N/A	N/A	N/A	0 SPACES
DEFICIENT	N/A	N/A	N/A	N/A	341 SPACES

NO.	DATE	REVISION
1	05-09-24	RE-ISSUED PER BLDG. DPT. COMMENTS
15	05-09-24	REVISION #1
14	03-18-24	ISSUED FOR INITIAL BLDG. FILING
13	03-13-24	ISSUED FOR OWNER'S REVIEW
12	03-06-24	ISSUED FOR OWNER'S REVIEW
11	02-26-24	ISSUED FOR OWNER'S REVIEW
10	02-14-24	ISSUED FOR OWNER'S REVIEW
9	01-31-24	ISSUED FOR OWNER'S REVIEW
8	01-04-24	ISSUED FOR OWNER'S REVIEW
7	12-29-23	ISSUED FOR OWNER'S REVIEW
6	12-07-23	ISSUED FOR OWNER'S REVIEW
5	11-29-23	ISSUED FOR OWNER'S REVIEW
4	11-14-23	ISSUED FOR OWNER'S REVIEW
3	10-20-22	ISSUED FOR OWNER'S REVIEW
2	8-24-23	ISSUED FOR OWNER'S REVIEW
1	8-14-23	ISSUED FOR OWNER'S REVIEW
NO.	DATE	ISSUED

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 IN PART, FOR ANY OTHER PROJECT OR PURPOSES, OR FOR THE COMPLETION OF THIS  
 PROJECT BY OTHERS, WITHOUT THE WRITTEN AUTHORIZATION OF LUIGI GLENO ARCHITECT PC.



CONSULTANT

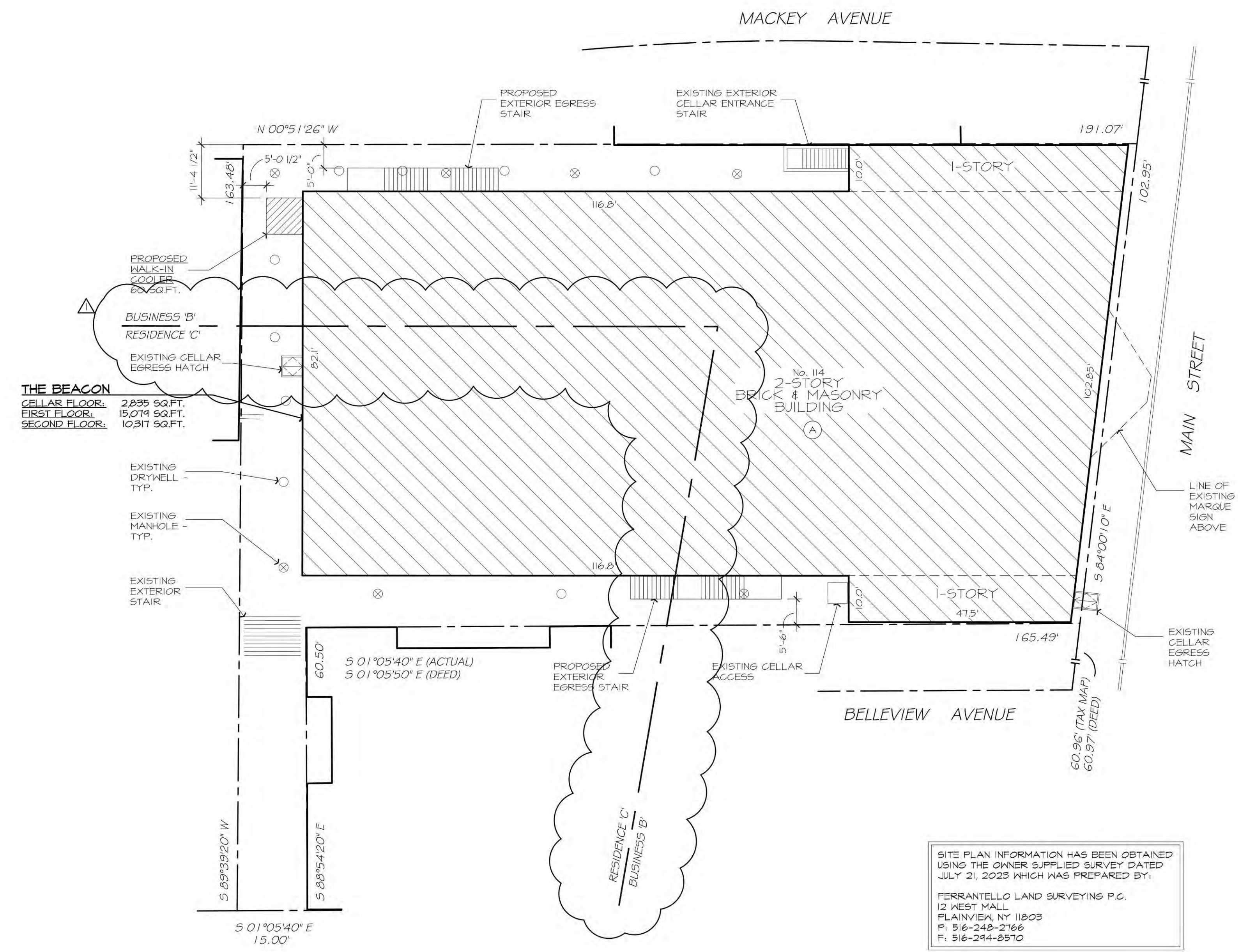
ARCHITECT  
**LUIGI GLENO ARCHITECT PC**  
 ARCHITECTURE PLANNING INTERIORS  
 URBAN & REGIONAL DESIGN  
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 485 UNDERHILL BLVD. • SUITE 304 • SYOSSET, NY 11791  
 P: 516 921 4447 • F: 516 921 5557  
 EMAIL: LGARCH@OPTONLINE.NET

PROJECT  
**PROPOSED INTERIOR ALTERATIONS  
 THE BEACON**  
 114 MAIN ST.  
 PORT WASHINGTON, NY 11050

DRAWING TITLE  
**SITE PLAN &  
 BUILDING CODE  
 ANALYSIS**

DATE: AUG. 14, 2023	DWN. BY: LG
JOB NO.: 23079	SCALE: AS SHOWN
SEAL 	DWG. No. <b>A-1</b>

**DISAPPROVED**  
 Michael Maracic  
 05/13/2024



SITE PLAN INFORMATION HAS BEEN OBTAINED  
 USING THE OWNER SUPPLIED SURVEY DATED  
 JULY 21, 2023 WHICH WAS PREPARED BY:  
 FERRANTELLI LAND SURVEYING P.C.  
 12 WEST MALL  
 PLAINVIEW, NY 11803  
 P: 516-248-2166  
 F: 516-244-8510

**1 SITE PLAN**  
 A1 SCALE: 1/16" = 1'-0"















# #21617



JM2 ARCHITECTURE, PC  
2410 NORTH OCEAN AVENUE  
SUITE 300  
FARMINGVILLE, NY 11736  
T | 631.320.3305 F | 631.320.3307

Applicant:

Architect of Record:  
JM2 Architecture, PC  
2410 North Ocean Ave. Suite 300  
Farmingville, NY 11736  
631-320-3305

Structural Engineer:

MEP Engineer:

Surveyor:

Project Name

Roslyn Heights Signage

Project Address

154 Mineola Ave, Roslyn Heights, NY 11577

Project Type

Revisions

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE, AND AS SUCH ARE THE PROPERTY OF JM2 ARCHITECTURE, P.C. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS IN A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

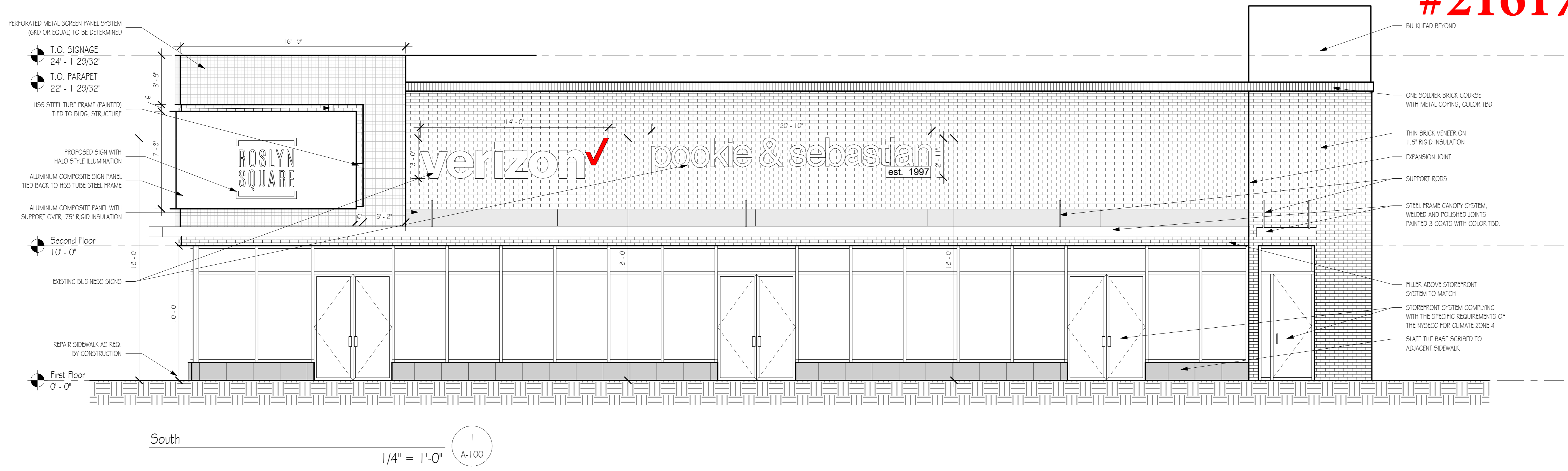
Drawing Title

## Elevations

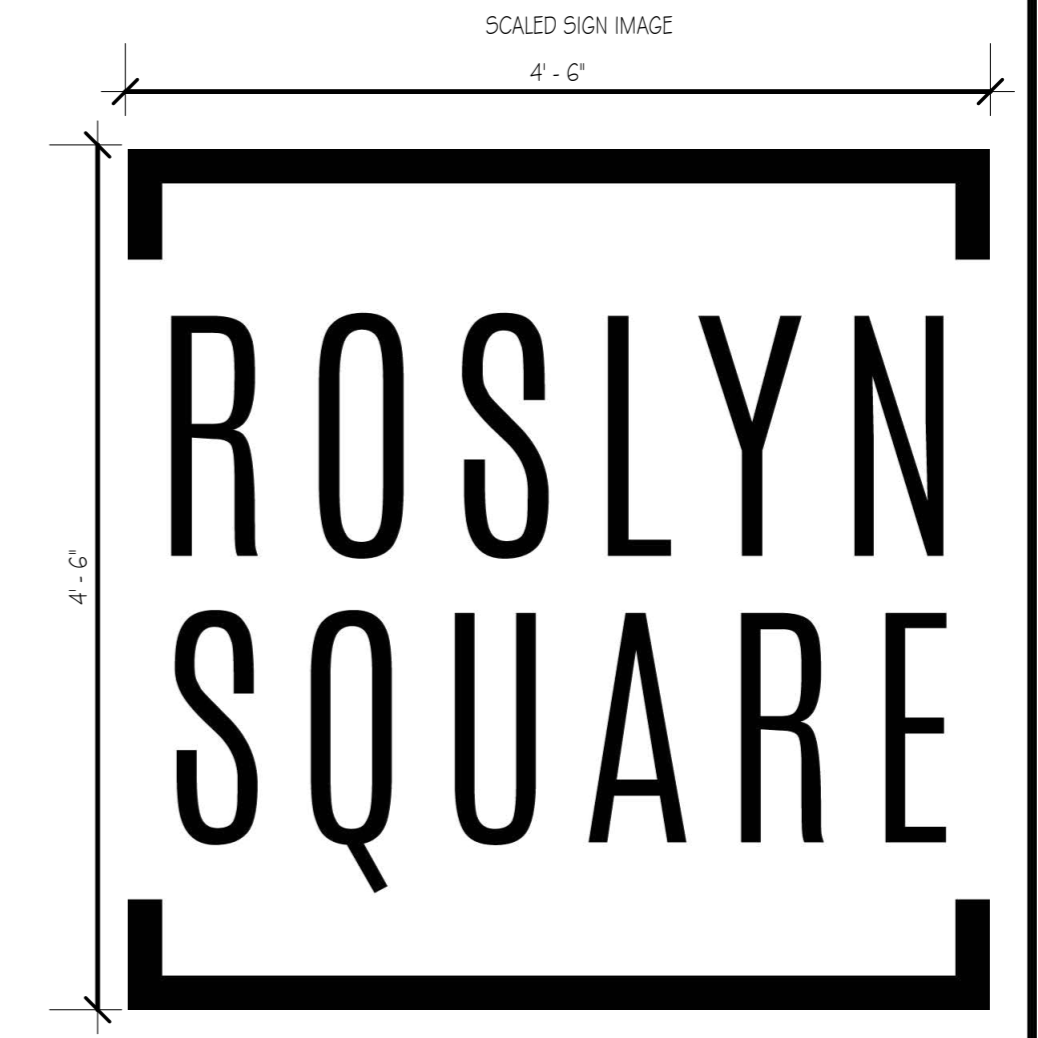
NCTM#	7_-6_-870	BUILDING No:	
NCDHS No.:		JM2 No.:	2024-1420
PLANNING No.:		DATE:	06/12/2024
SEAL & SIGNATURE:		DESIGNED BY:	AS
		CHECKED BY:	JM
		SCALE:	As indicated
		DWG No.:	



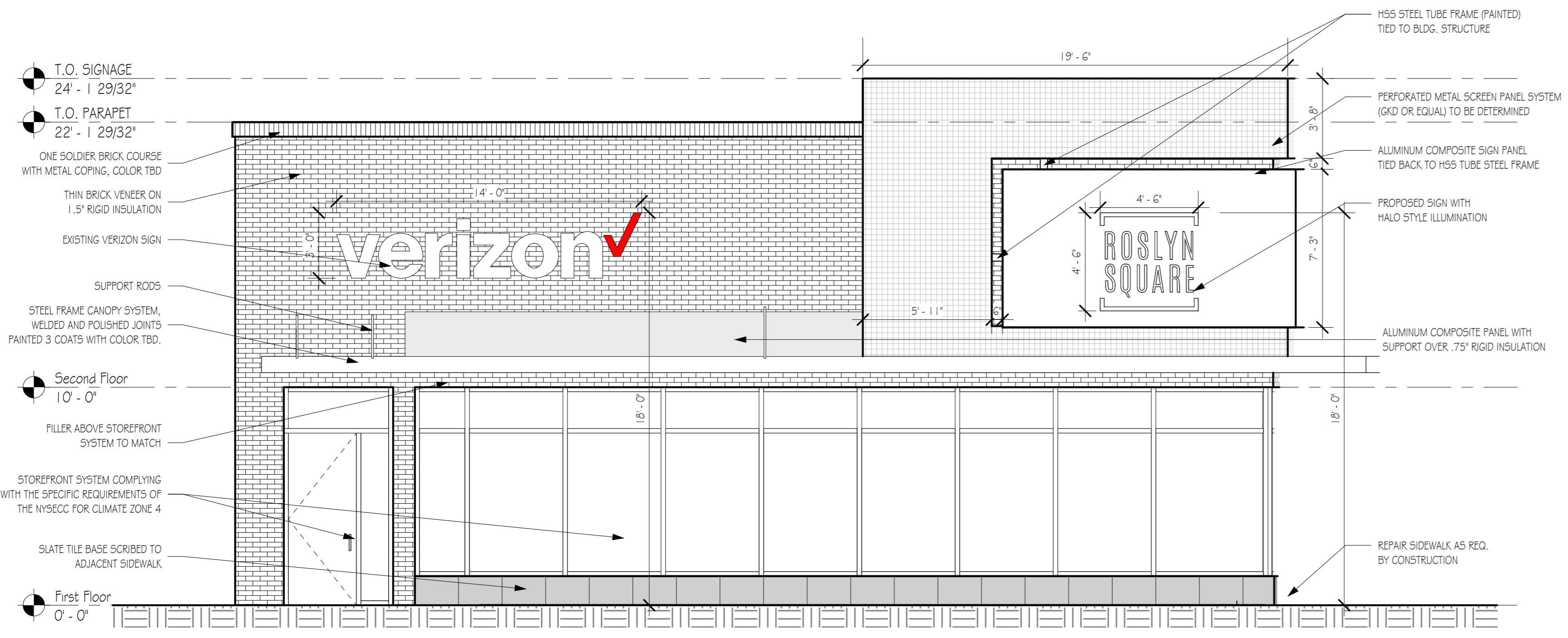
# A-100



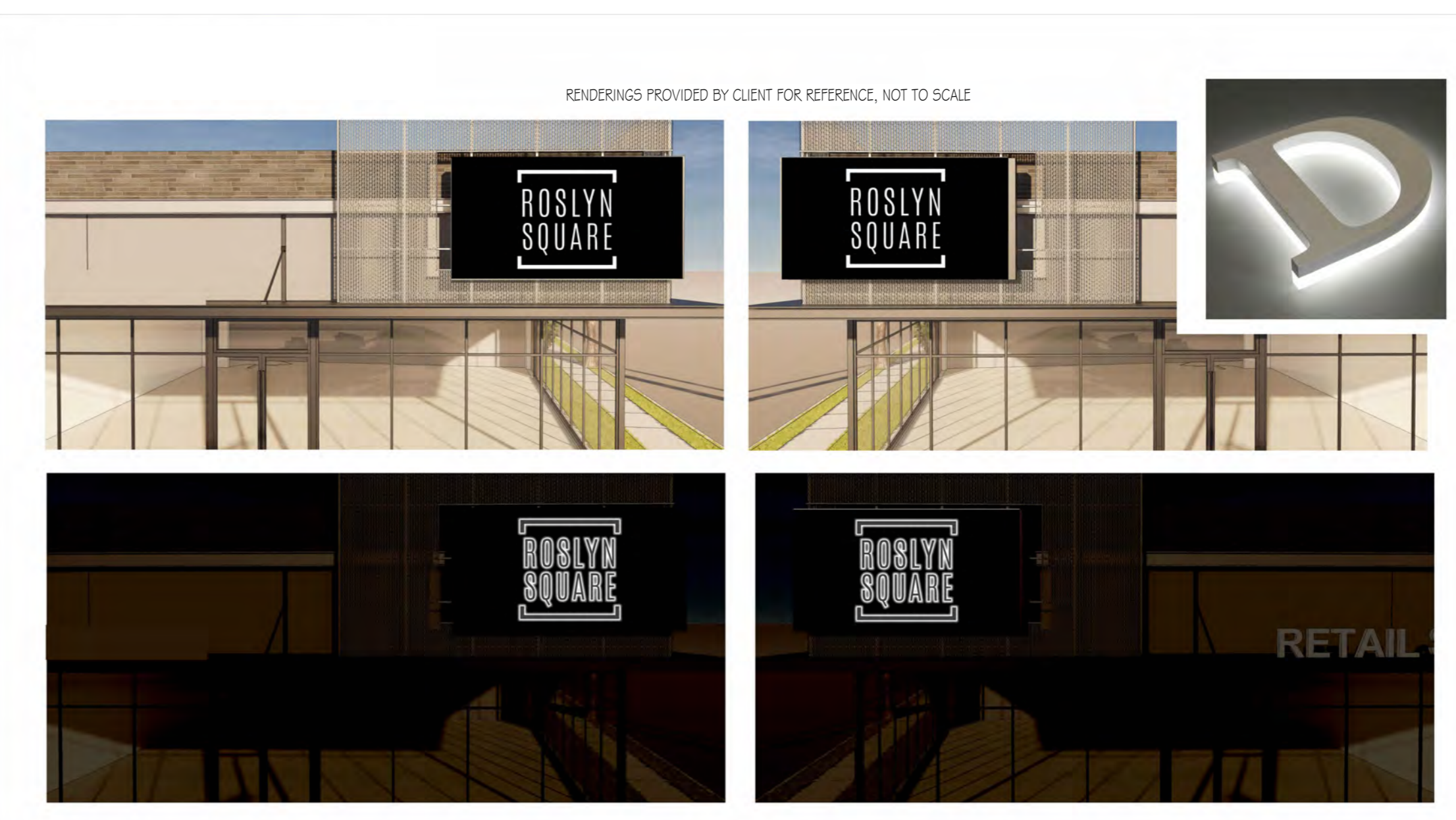
South  
1/4" = 1'-0" A-100



CODE SECTION	DESCRIPTION	REQUIRED	PROPOSED
§70-196(j)(1)(A)	NUMBER OF WALL SIGNS PERMITTED	ONE PERMITTED PER WALL	ONE PER WALL, TWO TOTAL
§70-196(j)(1)(B)	WALL SIGN AREA	24 SF PER FACE MAX.	20.25 SF PROPOSED PER FACE
§70-196(j)(1)(B)	WALL SIGN MAXIMUM HEIGHT	NOT TO EXCEED 4' VERTICAL	4' 6" SQUARE
§70-196(j)(1)(D)	WALL SIGN PROJECTION	1'-0" MAX	0'-4" MAX



West  
1/4" = 1'-0" A-100

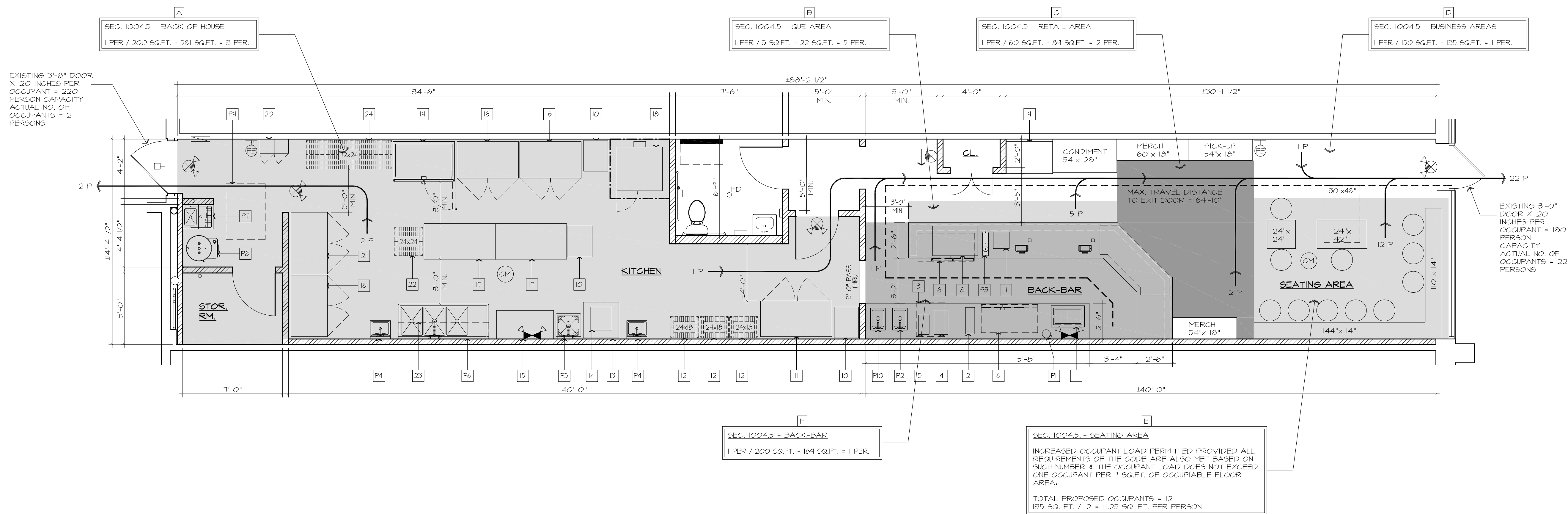


5/14/2024 3:29:39 PM Z:\2024\1420 154 Mineola Ave Roslyn Heights\02-Drawing\REV\1420-154 Mineola Ave Roslyn Heights.rvt







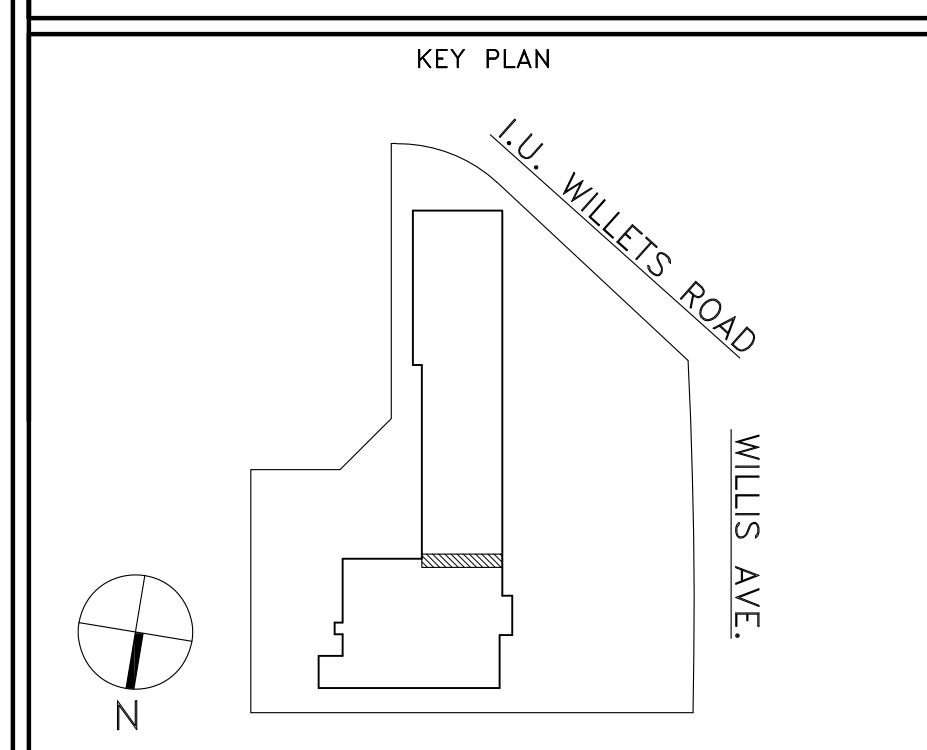


**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

EQUIP #	DESCRIPTION	MANUFACTURER	MODEL
1	ICE CREAM DIPPING CAB.	GLASTENDER	DI-FR36
2	SHRIL FREEZE	SHRIL FREEZE	SHRIL FREEZE
3	ICE MAKER W/ BIN	SCOTSMAN	IC2024SA-1
4	COFFEE MACHINE	FETGO	CB9-2240
5	COFFEE GRINDER	FETGO	GR5-1201
6	UNDERCOUNTER REFRIG.	TURBO AIR	JR-485-N6
7	ESPRESSO GRINDER	LA MARZOCCO	SWIFT
8	ESPRESSO CAPP. MACH.	LA MARZOCCO	GBS X
9	OPEN DISPLAY MERCH.	TURBO AIR	10M-40B-5P-A-N
10	BUN / SHEET PAN RACK	CHIANE	421A
11	REFRIGERATED WORK TOP	TURBO AIR	TRR-60SD-N
12	WIRE SHELVING	OLYMPIC	J824K
13	EQUIPMENT STAND	NBR EQUIPMENT	H55-3030R
14	PLANETARY MIXER	GLOBE	SE20
15	S.S. SHELVING	T.B.D.	48" X 24"
16	REACH-IN FREEZER	TURBO AIR	MF41-2-N
17	WORK TABLE	T.B.D.	60" X 30"
18	CONVECTION OVEN GAS	BLODGETT	ZPH-100-S-85 DBL
19	REACH-IN REFRIGERATOR	TURBO AIR	FR0-50R-G-N
20	EMPLOYEE LOCKERS	SALSBURY INDUSTRIES	62000 SERIES 02 TIER
21	REACH-IN GARBAGE COOLER	TURBO AIR	H3841-2-N
22	WIRE SHELVING	OLYMPIC	J2424K
23	WALL MTD. DRYING RACK	T.B.D.	T.B.D.
24	WIRE SHELVING	OLYMPIC	J2412K
P1	DIPPER WELL	T&S BRASS	B-2282-01
P2	DROPPIN HAND SINK	NBR EQUIPMENT	DI-1041CLR
P3	DRIIP TRAY	MICRO MATIG	DP-120D-20GR
P4	HAND SINK	NBR EQUIPMENT	H52-142-LK
P5	1-COMP. SINK	NBR EQUIPMENT	IB56-1010
P6	3-COMP. SINK	NBR EQUIPMENT	355-102414L10
P7	MOP SINK	IMC TEDDY	CM5
P8	HOT WATER HEATER	AO SMITH	DVE-52-24
P9	RECESSED GREASE TRAP	SCHIER	GB-75
P10	DROPPIN DUMP SINK	NBR EQUIPMENT	DI-1041CLR

NO.	DATE	REVISION
1	7-31-24	ISSUED FOR OWNER'S REVIEW

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DOB STAMP

CONSULTANT

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PROJECT  
**PROPOSED INTERIOR ALTERATIONS**  
**Schmackary's**  
1044 WILLIS AVENUE • ALBERTSON, NY 11507

DRAWING TITLE  
**FLOOR PLAN, EGRESS CALCULATIONS & NOTES**

DATE: JULY 31, 2024 DWN. BY: LG  
JOB NO.: 24073 SCALE: AS SHOWN

SEAL  
STATE OF NEW YORK  
DWC. No.  
A-2

- LEGEND**
- NEW EMERGENCY EXIT SIGN W/ EMERGENCY EXIT LIGHTS W/ BATTERY BACK-UP FOR MEANS OF EGRESS
  - NEW EMERGENCY EXIT SIGN W/ BATTERY BACK-UP FOR MEANS OF EGRESS
  - NEW HALL MOUNTED EMERGENCY EXIT LIGHTS WITH BATTERY BACK-UP FOR MEANS OF EGRESS ILLUMINATION
  - APPROXIMATE LOCATION OF EXISTING EXTERIOR EMERGENCY EGRESS LIGHT W/ EMERGENCY BATTERY BACK-UP - PROVIDE NEW IF NONE EXISTS
  - NEW FIRE EXTINGUISHER LARSEN MANUF. CO. MODEL #MPIO (10 LBS. ABC TYPE)
  - NEW CARBON MONOXIDE DETECTOR & ALARM TIED INTO NEW FIRE ALARM SYSTEM

BUSINESS OCCUPANCY	
B- QUEUE AREA	5
C- RETAIL AREA	2
E- SEATING AREA	12
TOTAL PATRONS:	19
A- BACK OF HOUSE	3
D- BUSINESS AREAS	1
F- BACK-BAR	1
TOTAL OCCUPANT LOAD:	24

NOTE:  
ALL DOORS ARE EXISTING 3'-0" WIDE X 20 INCHES PER OCCUPANT = 180 PERSON CAPACITY PER DOOR UNLESS OTHERWISE NOTED

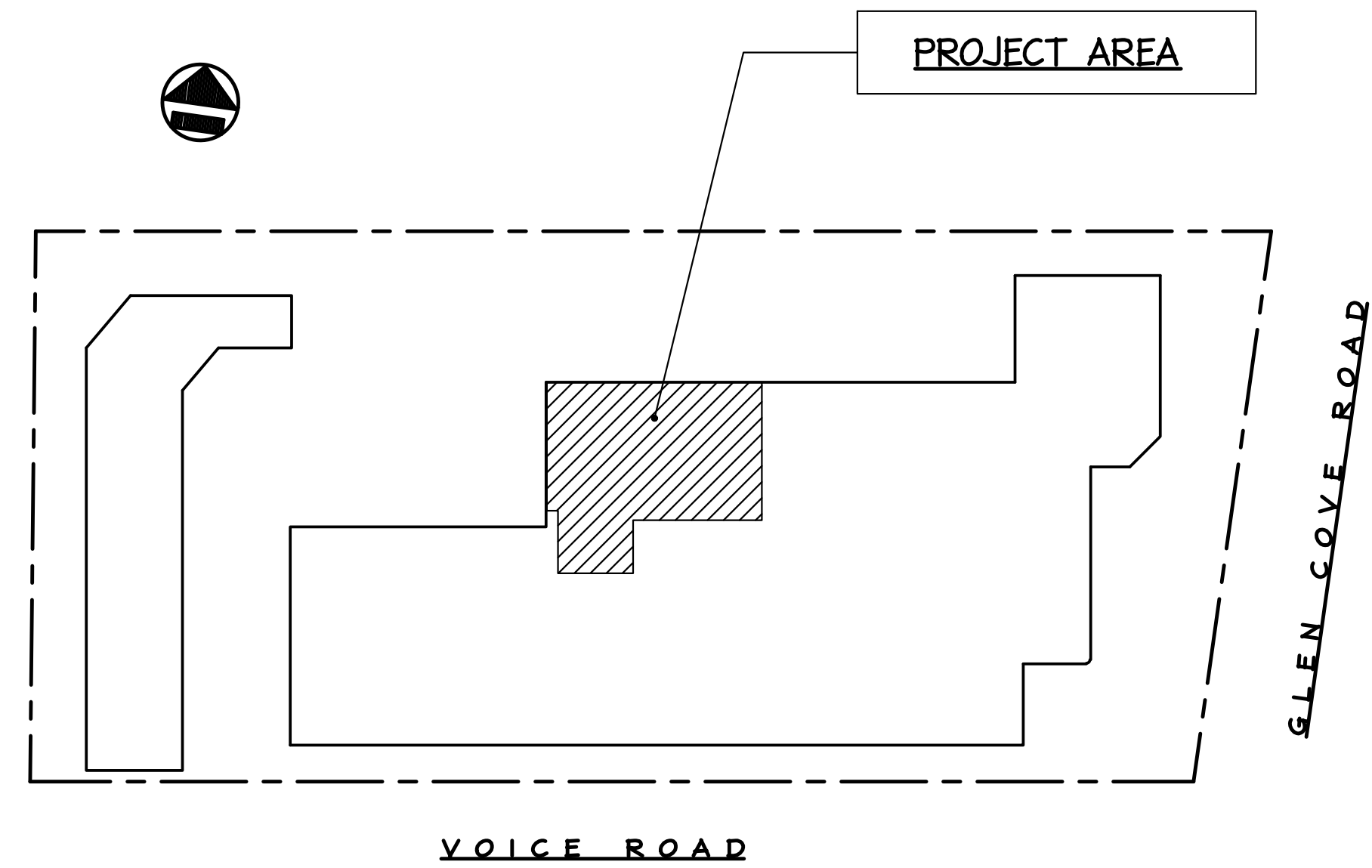


# PLAZA 200:

# #21619

## CHAMPIONS MARTIAL ARTS: INTERIOR RENOVATION FOR NEW "CAFE"

200 GLEN COVE ROAD  
CARLE PLACE, NEW YORK  
PROJECT NO. 2420



**KEY PLAN**  
C-001 N.T.S.

### GENERAL NOTES:

- MUNICIPALITY AND LANDLORD COORDINATION**
- ALL WORK SHALL CONFORM WITH THE LATEST REQUIREMENTS OF THE BUILDING CODE OF NEW YORK STATE, THE FIRE CODE OF NEW YORK STATE, AND ALL AGENCIES HAVING JURISDICTION.
  - ALL NEW CONSTRUCTION SHALL MEET WITH THE NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS.
  - CONTRACTOR MUST COMPLY WITH ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCY'S CODES AND REQUIREMENTS, AND LANDLORD REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND APPROVAL FOR ALL TRADES.
  - THE CONTRACTOR IS TO SCHEDULE AND BE PRESENT FOR ALL INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT AND ALL OTHER GOVERNING AGENCIES.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED INSPECTIONS AND SIGN-OFFS AS REQUIRED TO OBTAIN A NEW OR UPDATED CERTIFICATE OF OCCUPANCY, LETTER OF COMPLETION, ETC.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT FOR ELEVATORS OR OTHER HOSTING FACILITIES FOR HANDLING MATERIALS AND REMOVALS OF DEMOLITION DEBRIS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT FOR ACCESS TO OTHER TENANT SPACES AS REQUIRED FOR THE PROPER COMPLETION OF THE WORK.
  - CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SLAB OPENINGS AS REQUIRED BY THE MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING SLAB CUTTING / DRILLING WITH BUILDING MANAGEMENT.
  - CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE EXISTING STRUCTURE AND ITS OCCUPANTS IN ACCORDANCE WITH LANDLORD REGULATIONS.

### DRAWING COORDINATION

- THE ARCHITECT IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTORS. THE OWNER/TENANT AND CONTRACTOR ARE SUBJECT TO CONTRACTS NOT INCLUSIVE.
- ALL CONTRACTORS ARE TO CHECK AND VERIFY ALL CONDITIONS AT THE CONSTRUCTION SITE BEFORE BEGINNING ANY PHYSICAL WORK AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER SITE LOCATION OTHER THAN THE INTENDED PARTY NAMED ON THESE DRAWINGS.
- ALL WORK IS TO CONFORM WITH THE DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
- LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO ARCHITECT ANY CONDITIONS WHICH WOULD INTERFERE WITH COMPLETION OF THE WORK.
- WHERE EQUAL TO, "ACCEPTED EQUALLY" OR WHERE OTHER GENERAL QUALIFYING TERMS ARE USED, SUBSTITUTES SHALL BE BASED UPON THE REVIEW AND ACCEPTANCE BY THE ARCHITECT.
- A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT ON SITE FOR THE CLIENT'S AND ARCHITECT'S USE.
- IF DURING CONSTRUCTION A CONDITION EXISTS WHICH CONFLICTS WITH THAT WHICH IS INDICATED ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO FOLLOW THIS PROCEDURE SAID CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREOF.

### CONTRACTOR RESPONSIBILITIES

- CONTRACTOR TO PROVIDE THE NECESSARY JOB SITE PROTECTION FOR THEIR WORK.
- CONTRACTOR SHALL PERIODICALLY REMOVE ALL RUBBISH AND WASTE FROM THE PROJECT SITE AND BROOM CLEAN DAILY. AT THE COMPLETION OF THE WORK CONTRACTOR SHALL LEAVE THE PROJECT SITE BROOM CLEAN AND FREE OF MATERIALS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXTERIOR WALL PENETRATIONS IN FIELD AND PROVIDE PROPER FLASHING AND SEALANTS FOR WEATHER-TIGHT SEAL (CONCERNING HVAC TIE-INS).
- CONTRACTOR SHALL PROVIDE ALL BLOCKING AND SUPPORTS AS REQUIRED FOR FRAMING OF NEW AND EXISTING AREAS. INSTALL AND REMOVE (AFTER COMPLETION) ALL TEMPORARY SUPPORTS, HEADERS AND DUST SCREENS TO ADEQUATELY SUSTAIN ALL LOADS AND PROTECT EXISTING WORK FROM DAMAGES OF ANY KIND, INCLUDING DUST.
- GENERAL CONTRACTOR TO INCLUDE ALL PATCHING OF EXISTING PLASTER SURFACES AS REQUIRED BY DEMOLITION AND NEW CONSTRUCTION.
- ALL OUTSIDE CORNERS AT MASONRY AND DRYWALL PARTITIONS SHALL HAVE METAL CORNER BEADS. TAPE AND SPRINKLE SMOOTH AS REQUIRED.
- ALL DEFECTIVE PLASTER AND/OR DRYWALL ON COLUMNS AND EXISTING WALLS SHALL BE CHOPPED OFF AND/OR PATCHED FREE OF ALL IRREGULARITIES AND SHALL MATCH ALL ADJACENT WALLS IN FINISH AND THICKNESS.
- ALIGNMENT OF NEW DRYWALL CONSTRUCTION TO EXISTING WALLS AND COLUMNS SHALL BE DONE IN A MANNER AS TO VISIBLY ELIMINATE THE POINT OF CONTACT OR JOINT OF NEW AND EXISTING MATERIALS (RUN OUTSIDE LAYER OF GYPSUM BOARD PAST COLUMN WHERE POSSIBLE TO AVOID THIS CONDITION).
- ALL DEFECTIVE PLASTER OR DRYWALL CORNER BEADS SHALL BE REMOVED AND REPLACED WITH NEW. CONTRACTOR TO PATCH ALL WALLS, FLOORS AND CEILINGS WHERE WALLS ARE REMOVED TO MATCH THE FINISH, TEXTURE AND COLOR OF THE ADJACENT AREAS.
- CONTRACTOR IS TO PROVIDE AND INSTALL WALL AND CEILING ACCESS PANELS AS REQUIRED BY THE MECHANICAL, PLUMBING AND ELECTRICAL SUBCONTRACTORS AND AS ACCEPTED BY THE ARCHITECT.
- CONTRACTOR IS TO REPAIR, CLEAN AND REPLACE AS REQUIRED EXISTING ACCESS PANELS THAT ARE TO REMAIN IN THE PROJECT AREA, IN A MANNER ACCEPTABLE TO THE ARCHITECT.
- CONTRACTOR TO PROVIDE LANDLORD / CLIENT / ARCHITECT ACCEPTED ACCESS PANELS.
- CONTRACTOR SHALL SUBMIT CUTS, SAMPLES AND FINISHES FOR THE ARCHITECT'S REVIEW PRIOR TO ORDERING, FABRICATION OR COMMENCEMENT OF WORK.
- CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS FOR REVIEW AND ACCEPTANCE BY THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THAT PHASE OF WORK.
- WHERE MECHANICAL, ELECTRICAL AND/OR PLUMBING FIXTURES AND DEVICES ARE REMOVED OR INSTALLED IN EXISTING PARTITIONS, CONTRACTOR SHALL FRAME AND PATCH WALL TO MATCH EXISTING ADJACENT MATERIALS, FINISHES AND FIRE-RATING.
- WHERE MECHANICAL, ELECTRICAL AND/OR PLUMBING ITEMS PASS THROUGH FLOOR, WALL, CEILING OR ROOF, ANY AND ALL GAPS AND/OR SPACES IN PENETRATION TO BE SEALED WITH NON-COMBUSTIBLE FIRE-RATED INSULATION OR FIRE-STOPPING CAULKING TO PROVIDE AN EFFECTIVE DRAFT BARRIER.
- IF USED FOR ANY PURPOSE IN THIS PROJECT, ALL WOOD SHALL BE FIREPROOFED IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE.
- ALL MATERIALS INCORPORATED INTO THE PROJECT SHALL BE NEW AND CONFORM TO ALL CURRENT STANDARDS AND SPECIFICATIONS.
- RESTROOMS ARE TO HAVE NON-PERVIOUS FLOORING WITH A MINIMUM 6" HEIGHT SANITARY BASE.
- PROVIDE DOOR HARDWARE SETS (ADA COMPLIANT) FOR ALL NEW AND EXISTING DOORS, STYLE AS SELECTED BY OWNER/TENANT.
- A FIRE ALARM AND SECURITY SYSTEM, IF EXISTING IN THE PROJECT AREA, IS TO BE MAINTAINED DURING AND AT THE COMPLETION OF CONSTRUCTION.
- THERE IS NO STRUCTURAL WORK BEING PERFORMED BASED ON THE INFORMATION FILED WITH THESE DRAWINGS.
- ALL ELECTRICAL RECEPTACLES, SWITCHES AND ASSOCIATED PLATES ARE TO BE BUILDING STANDARD, UNLESS OTHERWISE NOTED ON THE DRAWINGS. CONTRACTOR TO VERIFY WITH LANDLORD / CLIENT / ARCHITECT PRIOR TO ORDERING.

### SCOPE OF WORK:

- INTERIOR RENOVATION OF 403 SF SPACE TO CONVERT A PORTION OF THE EXISTING REGISTRATION ROOM TO A "CAFE" (FOOD PREPARATION) SPACE. THIS USE WILL REQUIRE A CONDITIONAL USE PERMIT FOR RETAIL FOOD USE.
- THE EXISTING USE AND BUILD-OUT OF THIS SPACE TENANT WAS PERMITTED UNDER THE BELOW APPLICATIONS:  
CPS23-000296  
CPP23-000144  
CPG23-000086  
CPH23-000096  
CPF23-000046  
FHA23-000038  
ACB-000002  
CPH24-000002  
CPG24-000004
- THE CLASSIFICATION OF WORK FOR THIS APPLICATION IS IN ACCORDANCE WITH EBC-NYS SECTION 303.2 "WORK AREA COMPLIANCE METHOD". THE CLASSIFICATION OF WORK IS FURTHER DEFINED IN COMPLIANCE WITH EBC-NYS SECTION 602 ALTERATION - LEVEL 2, INCLUDING CHAPTER 8. THE PROPOSED RETAIL FOOD USE IS AN ACCESSORY USE TO THE EXISTING ASSEMBLY USE. THERE IS NO CHANGE IN OCCUPANT COUNT PROPOSED.
- CONSTRUCTION INCLUDED WITH THIS SCOPE OF WORK INCLUDES THE INSTALLATION OF A 3-COMPARTMENT SINK, A HAND WASH SINK, ICE MAKER, AND KITCHEN EQUIPMENT.
- NO CHANGE IN WALL CONFIGURATIONS, CEILING, LIGHTING, HVAC SPRINKLER, NOR CHANGE IN EGRESS.

### BUILDING CODE REFERENCES

- 2020 BUILDING CODE OF NEW YORK STATE (BC-NYS).
- 2020 EXISTING BUILDING CODE OF NEW YORK STATE (EBC-NYS).
- 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCC-NYS).
- 2020 MECHANICAL CODE OF NEW YORK STATE (MC-NYS).
- 2020 PLUMBING CODE OF NEW YORK STATE (PC-NYS).
- 2020 FUEL GAS CODE OF NEW YORK STATE (FG-NYS).
- 2020 FIRE CODE OF NEW YORK STATE (FC-NYS).

### ENERGY CODE NOTE:

THE SCOPE OF WORK PROPOSED WITH THIS APPLICATION DOES NOT AFFECT THE EXISTING BUILDING ENVELOPE, HVAC NOR LIGHTING.

### "BUILDING CODE" NOTES:

**USE:**  
USE CLASSIFICATION (SECTION 303) ASSEMBLY GROUP A-3  
(GYM W/ ACCESSORY RETAIL FOOD USE)

### CONSTRUCTION CLASSIFICATION:

TYPE OF CONSTRUCTION (TABLE 603)	TYPE IIB
PRIMARY STRUCTURAL FRAME	0-HOUR
BEARING WALL (EXTERIOR)	0-HOUR
BEARING WALL (INTERIOR)	0-HOUR
NON-BEARING WALLS AND PARTITIONS (EXTERIOR)	0-HOUR
NON-BEARING WALLS AND PARTITIONS (INTERIOR)	0-HOUR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0-HOUR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0-HOUR

### CONSTRUCTION TYPE:

MAX ALLOWABLE BUILDING HEIGHT (TABLE 504.3):	75' (SPRINKLERED)
EXISTING BUILDING HEIGHT:	22' (±) (NO CHANGE PROPOSED)
MAX ALLOWABLE NUMBER OF STORIES (TABLE 504.4):	3 STORIES MAX (SPRINKLERED)
EXISTING NUMBER OF STORIES:	1 STORY (NO CHANGE PROPOSED)
ALLOWABLE AREA FACTOR (TABLE 506.2):	38,000 SF (ONE-STORY, SPRINKLERED)
EXISTING BUILDING AREA:	7,429 SF (NO CHANGE PROPOSED)

### AUTOMATIC SPRINKLER SYSTEM:

COMPLIANCE WITH BC NYS SECTION 903  
EXISTING SYSTEM TO REMAIN. PROPOSED WORK UNDER THIS APPLICATION DOES NOT AFFECT THE EXISTING SYSTEM.

### FIRE ALARM DETECTION SYSTEMS:

COMPLIANCE WITH BC NYS SECTION 907  
EXISTING SYSTEM TO REMAIN. PROPOSED WORK UNDER THIS APPLICATION DOES NOT AFFECT THE EXISTING SYSTEM.

### LIST OF DRAWINGS:

- C-001 KEY PLAN AND GENERAL NOTES
- C-002 SITE PLAN AND PARKING CALCULATIONS
- A-001 EXISTING FLOOR PLAN & NOTES
- A-002 EQUIPMENT PLAN, CEILING PLAN, AND ADA DETAILS
- P-001 FIRST FLOOR PLUMBING PLAN
- P-002 PLUMBING RISERS, DETAILS AND SCHEDULES
- P-003 PLUMBING SPECIFICATIONS

ABBREVIATIONS AND DEFINITIONS		
ABBREVIATION	DEFINITION	NO. NUMBER
A.C.T.	ACOUSTICAL CEILING TILE	N.T.S. NOT TO SCALE
A.F.F.	ABOVE FINISHED FLOOR	N.Y.S. NEW YORK STATE
ALUM.	ALUMINUM	O.C. ON CENTER
B.C.	BUILDING CODE	PROVIDE FURNISH & INSTALL
B.O.	BOTTOM OF	R.U.G. ROLL UP GRILLE
CLG.	CEILING	SCM. SOLID CORE METAL
CONSTR.	CONSTRUCT/CONSTRUCTION	S.F. SQUARE FOOT, SQUARE FEET
C.T.	CERAMIC TILE	SPEC. SPECIFICATION(S)
DWG.	DRAWING(S)	STD. STANDARD
E.A.	EACH	STRUCT STRUCTURE, STRUCTURAL
ELEC.	ELECTRIC, ELECTRICAL	T.O. TOP OF
ENG.	ENGINEER, ENGINEERING	U.O.N. UNLESS OTHERWISE NOTED
EX/EXIST.	EXISTING	V.C.T. VENTL. COMPOSITION TILE
FIN.	FINISH OR FINISHED	V.I.F. VERIFY IN FIELD
FL.	FLOOR	W/ WITH
F.P.S.C.	FIREPROOF SELF-CLOSING	
F.R.	FIRE RATED OR RETARDANT	
G.C.	GENERAL CONTRACTOR	
GY. BD.	GYPSUM WALLBOARD	
GNB.	GYPSUM WALLBOARD	
H.M.	HOLLOW METAL	
H.T.	HEIGHT	
HVAC	HEATING, VENTILATION & AIR-CONDITIONING	
MATL.	MATERIAL	
MAX.	MAXIMUM	
MIN.	MINIMUM	
MFR.	MANUFACTURER	
N.I.C.	NOT IN CONTRACT	

No.	Issue Date	Description
	06/10/24	REVISED PER BD COMMENTS; NO REVISIONS THIS DRAWING
	05/06/24	ISSUED FOR BD FILING

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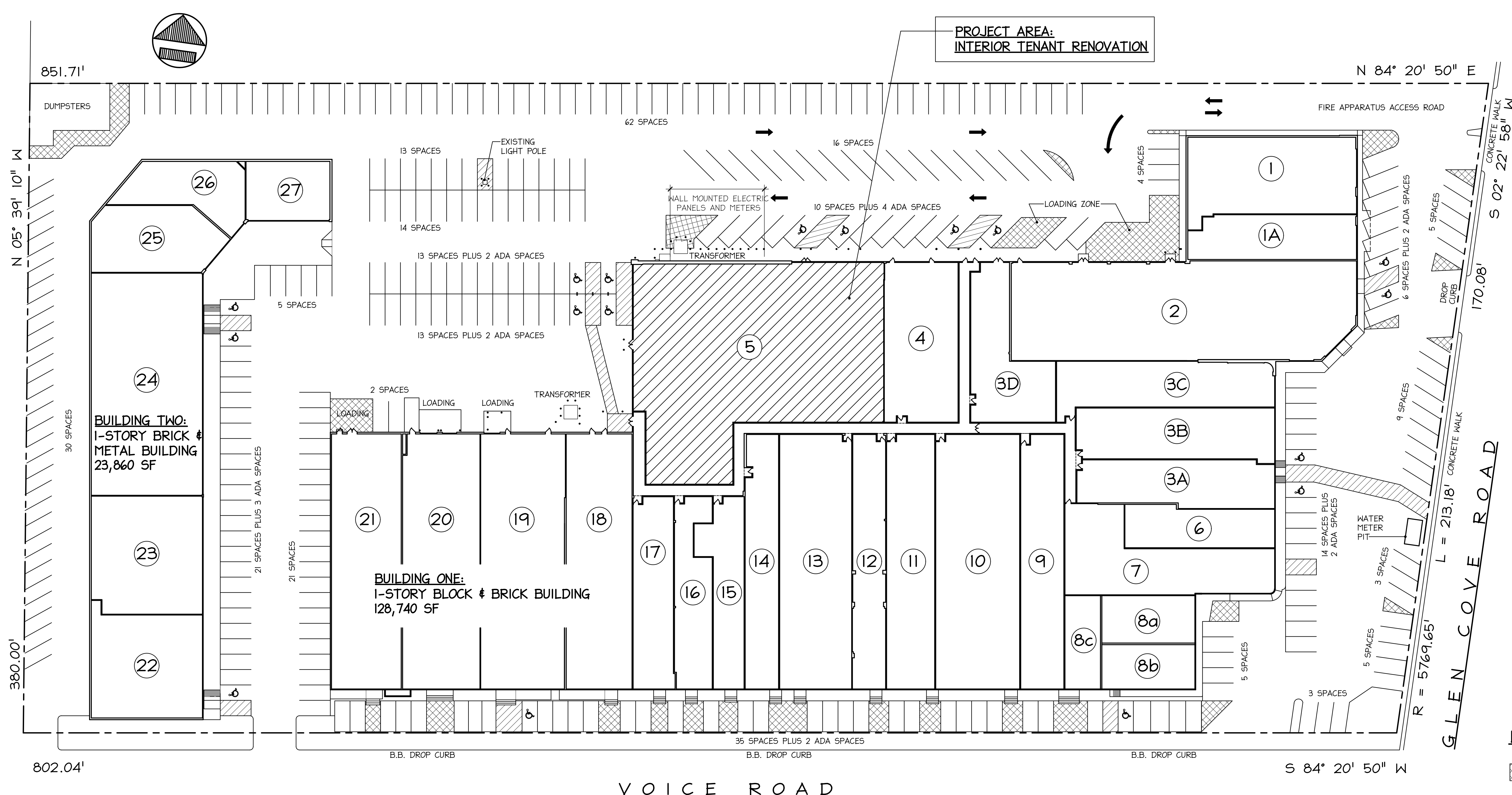
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SITE:  
**PLAZA 200**  
CHAMPIONS MARTIAL ARTS  
INTERIOR RENOVATIONS FOR NEW "CAFE"  
200 GLEN COVE ROAD  
CARLE PLACE, NEW YORK

DRAWING TITLE:  
KEY PLAN AND GENERAL NOTES

SEAL & SIGNATURE: [Signature]  
DATE: PROJECT No. 2420  
DRAWN BY: DRV/ABH  
SCALE: AS NOTED  
DWG. No.: **C-001.00**  
01 OF 02





ZONING REQUIREMENTS			
ITEM	ALLOWABLE	EXISTING	PROPOSED WORK
MAXIMUM PERMITTED LOT COVERAGE	250,946 SF	152,966.6 SF	NO CHANGE
MAXIMUM PERMITTED LOT COVERAGE	80%	48.76%	NO CHANGE
MIN. FRONT YARD SETBACK	10.00'	42.30'	NO CHANGE
MIN. FRONT YARD (CORNER)	10.00'	24.14'	NO CHANGE
MIN. SIDE YARD (1) SETBACK	N/A	N/A	NO CHANGE
MIN. SIDE YARD (2) SETBACK	N/A	N/A	NO CHANGE
MIN. REAR YARD SETBACK	20.00'	43.57'	NO CHANGE
LANDSCAPED BUFFER	N/A	N/A	NO CHANGE
MAXIMUM HEIGHT	40.00'	20.00' (+)	NO CHANGE

**SITE INFORMATION**  
 SITE PLAN INFORMATION TAKEN FROM SURVEY PREPARED BY PRECISION SURVEY, DATED 02/28/16.  
 SECTION: 9  
 BLOCK: 663  
 LOT: 16  
 ZONE: I-B (INDUSTRIAL B) - TOWN OF NORTH HEMPSTEAD  
 LOT AREA: 313,746 SF  
 SITE PLAN FILED UNDER APPLICATION NUMBER 2015 10804 BP ON SEPTEMBER 22, 2015.

**SITE PLAN**  
 SCALE: 1" = 30'-0"

PARKING CALCULATIONS					
BUILDING ONE					
SPACE	TENANT	FLOOR AREA	USE	PARKING REQ'D	REMARKS
1	FRANK & CAMILLE'S	4584 SQ.FT.	RETAIL	1 PER 300 SF	PIANO STORE
1A	HAND & STONE	2646 SQ.FT.	SPA (OTHER BUSINESS)	1 PER 300 SF	SPA
2	CAMILLE	11553 SQ.FT.	RETAIL	1 PER 300 SF	CLOTHING STORE
3A	SCUBA NETWORK	2978 SQ.FT.	RETAIL	1 PER 300 SF	SCUBA EQUIPMENT
3B	VEG	3463 SQ.FT.	MEDICAL OFFICE	1 PER 150 SF	VETERINARY OFFICE
3C	VACANT	3928 SQ.FT.	RETAIL	1 PER 300 SF	FORMER WEIGHTLOSS CENTER
3D	ZN LABS	3332 SQ.FT.	LAB (OTHER BUSINESS)	1 PER 300 SF	ANALYZING SAMPLES FOR VETERINARIANS
4	KICK BOXING	4235 SQ.FT.	GYM (PUBLIC ASSEMBLY)	1 PER 200 SF	P/A APPEAL #8493 2008, 85 OCC'TS - BOUNCE, PARTY, PLAY 2007 #18055A (AFTER OFFICE)
5	CHAMPION MARTIAL ARTS	15759 SQ.FT.	GYM (PUBLIC ASSEMBLY)	1 PER 200 SF	P/A - APPEAL #18055 & #18055A - 2004 & 2007 FORMER PLANET FITNESS PROPOSED 211 OCCUPANTS + 13 EMPLOYEES
6	JERSEY MIKES	2234 SQ.FT.	FAST FOOD	1 PER 80 SF	FAST FOOD
7	EMPRESS CARPET	4377 SQ.FT.	RETAIL	1 PER 300 SF	CARPET STORE
8a	KUMON	1300 SQ.FT.	TUTOR (OTHER BUSINESS)	1 PER 300 SF	TUTORING CENTER
8b	SOBOL	1274 SQ.FT.	BUSINESS	1 PER 300 SF	BZA APPROVED PER 12/15/2021 HEARING.
8c	BUBBLY PAWS	1016 SQ.FT.	DOG GROOMING (OTHER BUSINESS)	1 PER 300 SF	PET GROOMING
9	COMPLETE SPORTS	3785 SQ.FT.	GYM (PUBLIC ASSEMBLY)	1 PER 4 OCC'TS	FORMER CROSSFIT (58 OCCUPANTS)
10	COMPLETE SPORTS	7429 SQ.FT.	GYM (PUBLIC ASSEMBLY)	1 PER 4 OCC'TS	SPORTS TRAINING 64 OCCUPANTS + 5 EMPLOYEES
11	MARTIAL ARFS	4345 SQ.FT.	PETS (OTHER BUSINESS)	1 PER 300 SF	DOG TRAINING
12	ART CLEANERS	2928 SQ.FT.	DRYCLEANERS (OTHER BUSINESS)	1 PER 300 SF	DRYCLEANERS
13	KARAKO	6366 SQ.FT.	RETAIL	1 PER 300 SF	CLOTHING STORE
14	H & M FINE ART	2923 SQ.FT.	RETAIL	1 PER 300 SF	FRAME STORE
15	KEY BRIDGE SMILES	2430 SQ.FT.	(OTHER BUSINESS)	1 PER 300 SF	APAZON
16	FREESTYLE SWIM	2426 SQ.FT.	GYM (OTHER BUSINESS)	1 PER 300 SF	MAXIMUM 49 OCCUPANTS
17	PERFUME OUTLET	2645 SQ.FT.	RETAIL	1 PER 300 SF	COSMETICS STORE
18	VANITY FAIR	6170 SQ.FT.	RETAIL	1 PER 300 SF	KITCHEN & BATH STORE
19	99 CENT MALL	7815 SQ.FT.	RETAIL	1 PER 300 SF	99 CENT STORE
20	ALL STAR FENCING	6153 SQ.FT.	GYM (PUBLIC ASSEMBLY)	1 PER 4 OCC'TS	PROPOSED 59 OCCUPANTS + 4 EMPLOYEES
21	JEMBRO	6747 SQ.FT.	RETAIL	1 PER 300 SF	CURTAIN STORE
COMMON CORRIDOR		4210 SQ.FT.	CORRIDOR		
TOTAL BUILDING ONE:		129,109 SQ.FT.			

PARKING CALCULATIONS					
BUILDING TWO					
SPACE	TENANT	FLOOR AREA	USE	PARKING REQ'D	REMARKS
22	KID STRONG	3990 SQ.FT.	CHILD DEVELOPMENT (CHILD CARE)	1 PER STAFF + 1 PER 15 CHILDREN	CHILD TRAINING CENTER FOCUSED ON BRAIN, PHYSICAL & CHARACTER DEVELOPMENT UP TO 11 YEARS OLD.
23	HOT YOGA	4485 SQ.FT.	GYM (PUBLIC ASSEMBLY)	1 PER 200 SF	FORMER CROSSFIT CLUB WITH 77 PARKING SPACES (37 PATRONS) PER APPEAL #2011 215 PARKING SPACES REQUIRED BASED ON PRESENT USE
24	QZAR	8469 SQ.FT.	LAZERTAG (PUBLIC ASSEMBLY)	1 PER 200 SF	LAZERTAG USE - 46.7 PARKING SPACES
25	THE BEAUTY TAILOR	3101 SQ.FT.	RETAIL	1 PER 300 SF	PRIOR COSMETICS STORE PROPOSED COSMETICS STORE
26	GYRO JIMMY'S	2015 SQ.FT.	RESTAURANT	1 SPACE / 4 SEATS / 1 EMPLOYEE / 10 SEATS	#1844981 - NO PARKING VARIANCE REQUIRED FOR CONVERSION OF RETAIL TO RESTAURANT USE: 6.7 SPACES GRAND-FATHERED
27	SCHWARTZ CANDY	1800 SQ.FT.	RETAIL	1 PER 300 SF	CANDY STORE
TOTAL BUILDING TWO:		23,860 SQ.FT.			
TOTAL BUILDING ONE:		129,109 SQ.FT.			
TOTAL BUILDING TWO:		23,860 SQ.FT.			
TOTAL BUILDING AREA:		152,969 SQ.FT.			

PARKING CALCULATIONS - ALL BUILDINGS				
USE	REQUIREMENTS	SQUARE FOOTAGE	REQUIRED SPACES	REMARKS / PROPOSED SPACES
RETAIL (DEDUCT 1,000 SF)	1 SPACE PER 300 SF	65,010 SF - 1,000 SF = 64,010 SF	213.37 SPACES	
BUSINESS / OTHER BUSINESS	1 SPACE PER 300 SF	21,742 SF	72.47 SPACES	
RESTAURANT - 66 SEATS	1 SPACE PER 80 SF	2,015 SF	25.19 SPACES	GYRO JIMMY'S
FAST FOOD - 18 SEATS	1 SPACE PER 80 SF	2,234 SF	27.93 SPACES	JERSEY MIKES
PUBLIC ASSEMBLY TENANTS:				
KICKBOXING (TENANT SPACE 4) HOT YOGA (TENANT SPACE 23) CHAMPION MARTIAL ARTS (TENANT SPACE 5)	1 SPACE PER 200 SF *1	8,720 SF	43.60 SPACES	
COMPLETE SPORTS (TENANT SPACE 9)	1 SPACE PER 4 OCC'TS PLUS 1 SPACE PER EMPLOYEE	15,759 SF	65.75 SPACES	211 OCC'TS + 13 EMPLOYEES
COMPLETE SPORTS (TENANT SPACE 10)	1 SPACE PER 200 SF *2	3,785 SF	14.50 SPACES	FORMER CROSSFIT (58 OCCUPANTS)
COMPLETE SPORTS (TENANT SPACE 10)	1 SPACE PER 4 OCC'TS PLUS 1 SPACE PER EMPLOYEE	7,429 SF	21.50 SPACES	70 OCC'TS + 4 EMPLOYEES
QZAR (TENANT SPACE 24)	1 SPACE PER 4 OCC'TS PLUS 1 SPACE PER EMPLOYEE	8,469 SF	91.50 SPACES	334 OCC'TS + 8 EMPLOYEES. SEPARATE BD FILING IN PROGRESS. VARIANCE REQUIRED
ALL STAR FENCING (TENANT SPACE 20)	1 SPACE PER 4 OCC'TS PLUS 1 SPACE PER EMPLOYEE	6,153 SF	19.00 SPACES	59 OCC'TS + 4 EMPLOYEES
MEDICAL OFFICE *3	1 SPACE PER 150 SF	3,453 SF	23.00 SPACES	VEG (TENANT SPACE 3B)
CHILD CARE	1 PER STAFF + 1 PER 15 CHILDREN	3,990 SF	7.00 SPACES	KIDSTRONG (TENANT SPACE 22) 5 STAFF PLUS 30 CHILDREN =
COMMON CORRIDOR		4,210 SF	0 SPACES	
<b>TOTAL SPACES REQ'D (PURSUANT TO CURRENT ZONING ORDINANCE)</b>			<b>624.69 SPACES = SAY 625 SPACES</b>	324 SPACES PROPOSED. PURSUANT TO PREVIOUS GRANTED BUILDING PERMITS AND VARIANCES (237 SPACE AGGREGATE VARIANCE) (INCLUDING 17 ADA SPACES). NOTE: FOR 301 TO 400 PROPOSED SPACES MIN 8 ADA SPACES REQ'D.
OFF STREET LOADING ZONES: RETAIL	1 (250 SF) PER 10,000 SF	84,887 SF	8.5	
OFF STREET LOADING ZONES: OFFICE / OTHER BUSINESS	1 (250 SF) PER 40,000 SF	68,082 SF	1.7	
<b>TOTAL REQ'D LOADING ZONES:</b>			<b>10.2</b>	
NOTE:		VARIANCES RECEIVED:		CONDITIONAL USE PERMITS:
* PUBLIC ASSEMBLY PARKING CALCULATIONS BASED ON 1 SPACE PER 4 OCCUPANTS X 50 SF/OCCUPANT + 1 SPACE PER 200 SF - PREVIOUSLY APPROVED.		#13026 - 1985 #17241 - 2003 #18055 - 2006 #18055A - 2007 #20408 - 2017 #20452 - 2018 *3		#13846 - 1984 #17810 - 2005
*2 PUBLIC ASSEMBLY BASED ON 1 SPACE/4 OCC'TS				

**BUILDING DEPARTMENT NOTE:**  
 THERE IS NO CHANGE IN OCCUPANT COUNT PROPOSED WITH THIS RETAIL FOOD USE (CONDITIONAL USE PERMIT REQUIRED).

**PROJECT TENANT SPACE #5**

**BUILDING DEPARTMENT NOTE:**  
 THE QZAR TENANT SPACE IS PRESENTLY UNDER BUILDING DEPARTMENT REVIEW UNDER SEPARATE APPLICATION, WITH POSSIBLE OFF-STREET PARKING VARIANCE, BY OTHERS.

06/10/24 REVISED PER BD COMMENTS: NO REVISIONS THIS DRAWING  
 05/06/24 ISSUED FOR BD FILING

No.	Issue Date	Description
		REVISIONS

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SITE:  
**PLAZA 200**  
 CHAMPIONS MARTIAL ARTS  
 INTERIOR RENOVATIONS FOR NEW "CAFE"  
 200 GLEN COVE ROAD  
 CARLE PLACE, NEW YORK

DRAWING TITLE:  
 SITE PLAN AND PARKING CALCULATIONS

SEAL & SIGNATURE: [Signature]  
 DATE: PROJECT No.: 2400  
 DRAWN BY: DRV/BAI  
 SCALE: AS NOTED  
 DNG. No.:  
**C-002.00**  
 02 OF 02



THERE ARE NO CHANGES IN ROOM CONFIGURATIONS PROPOSED WITH THIS APPLICATION. ONE EXISTING ROOM IS TO BE CONVERTED FROM REGISTRATION TO "CAFE" USE.

THERE ARE NO CHANGES IN EGRESS PROPOSED WITH THIS APPLICATION.

**NOTE:**  
 MEANS OF EGRESS ILLUMINATION THROUGHOUT THE PROJECT SPACE TO COMPLY WITH BC-NYS SECTION 1006, INCLUDING 1006.3

**MARTIAL ARTS TRAINING RINGS**  
 EXISTING TO REMAIN

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

- LEGEND:**
- EXISTING FULL HEIGHT WALL TO REMAIN
  - EXISTING DOOR & FRAME TO REMAIN
  - EXISTING PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH THE FC-NYS SECTION 906, F906.3, AND TABLE F906.3(1).  
 FOR LIGHT (LOW) HAZARD: TWO A-RATED REQUIRED FOR EACH 3000 SF OF FLOOR AREA. MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER TO BE 75'.

- CEILING FIXTURE LEGEND:**
- EXISTING 2' x 2' RECESSED LED LIGHT FIXTURE
  - EXISTING EMERGENCY LIGHT FIXTURE IN ACCORDANCE WITH BC-NYS SECTIONS 1008 AND 1008.3. SHADED AREAS INDICATE HEADS AND DIRECTION OF LIGHT.
  - EXISTING ILLUMINATED COMBINATION EXIT SIGN & EMERGENCY LIGHT IN ACCORDANCE WITH BC-NYS SECTION 1013. SHADED AREA INDICATES SIGN FACE. ARROW INDICATES DIRECTION OF EXIT (WHEN APPLICABLE). EMERGENCY LIGHT FIXTURE IN ACCORDANCE WITH BC-NYS SECTIONS 1008 AND 1008.3. SHADED AREAS INDICATE HEADS AND DIRECTION OF LIGHT. FIXTURES INCLUDE EMERGENCY BACKUP.
  - EXISTING ILLUMINATED EXIT SIGN IN ACCORDANCE WITH BC-NYS SECTION 1013. SHADED AREA INDICATES SIGN FACE. ARROW INDICATES DIRECTION OF EXIT (WHEN APPLICABLE).

**CONSTRUCTION NOTES:**  
 SEE PLUMBING FIXTURE SCHEDULE ON PLUMBING ENGINEER'S DRAWINGS.

**BLOCKING NOTES:**  
 SOLID WOOD BLOCKING TO BE INSTALLED TO SUPPORT WALL MOUNTED EQUIPMENT. CONTRACTOR TO COORDINATE WITH CLIENT.

**NOTE:**  
 THE PROPOSED WORK IS DESIGNED IN COMPLIANCE WITH THE 2020 BC-NYS AND THE 2009 ICC A117.1.

No.	Issue Date	Description
06/10/24		REVISED PER BD COMMENTS: NO REVISIONS THIS DRAWING
05/06/24		ISSUED FOR BD FILING

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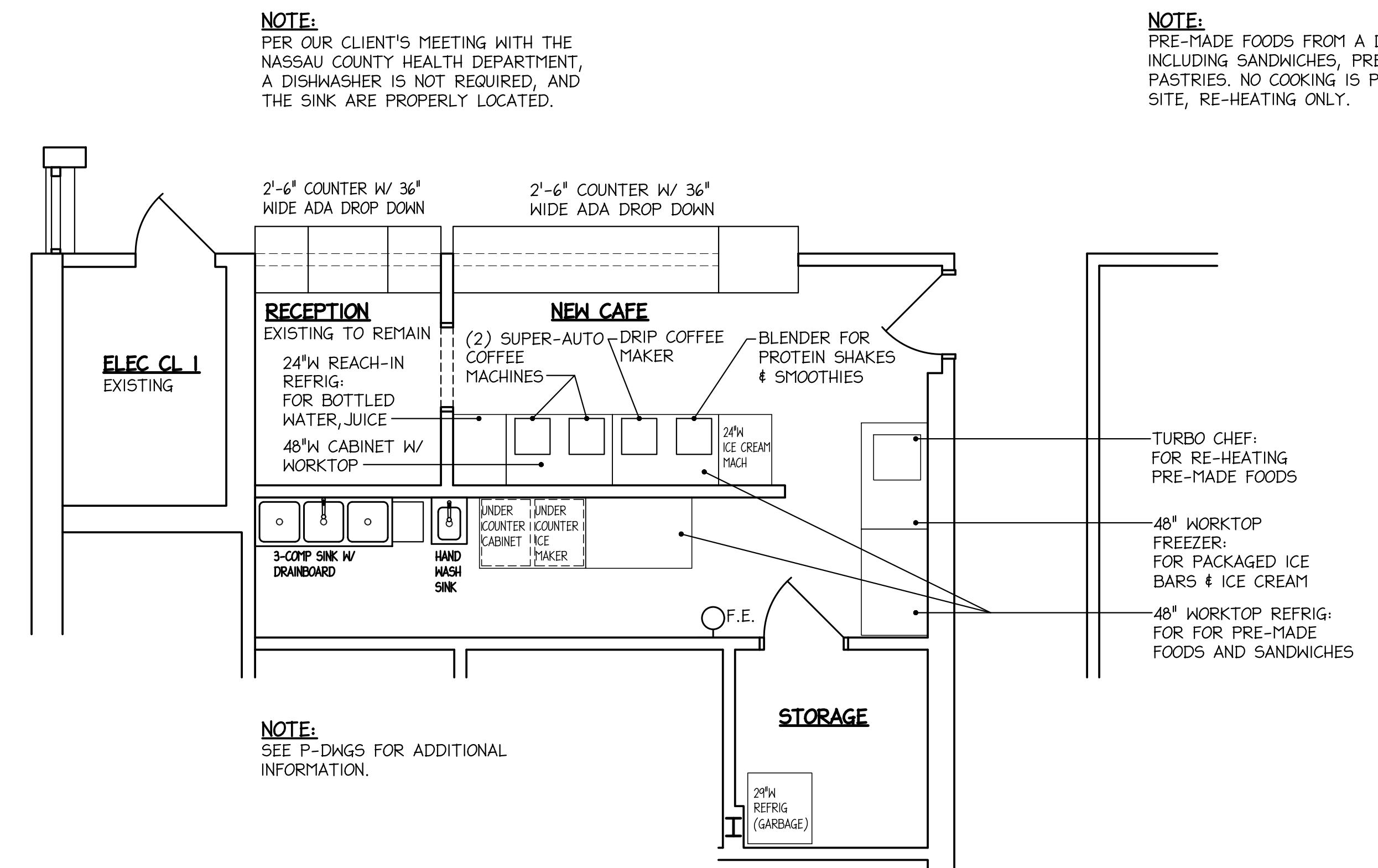
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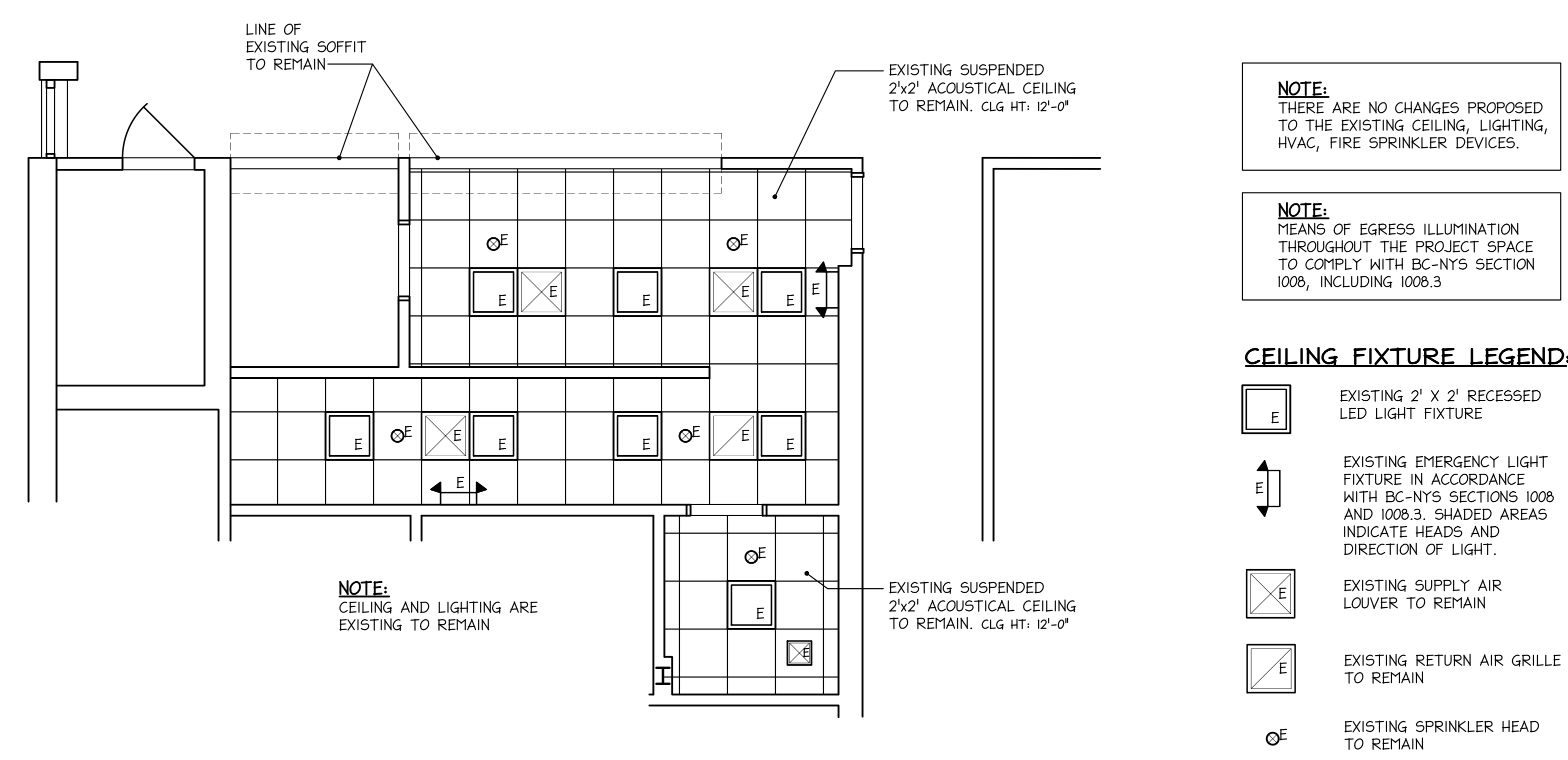
**DRAWING TITLE:**  
 EXISTING FLOOR PLAN AND NOTES

	DATE:
	PROJECT No.: 2420
	DRAWN BY: DRV
	SCALE: AS NOTED
<b>A-001.00</b>	
01 OF 02	

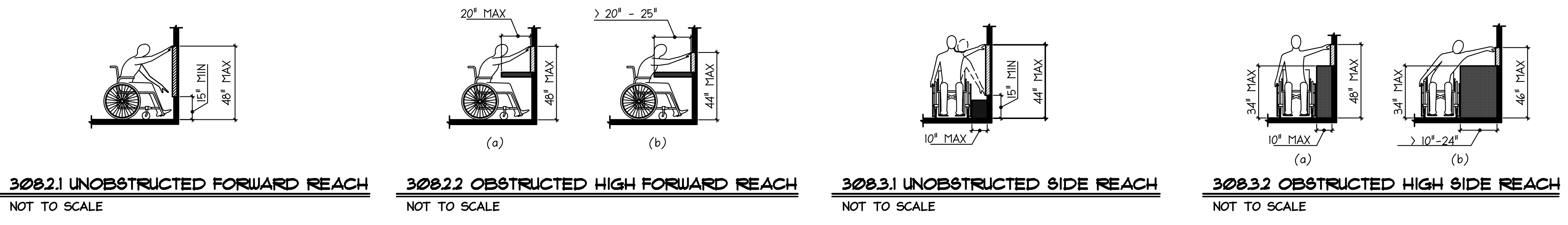




**1 NEW CAFE EQUIPMENT FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**2 EXISTING CEILING AND LIGHTING PLAN**  
 SCALE: 1/4" = 1'-0"



**3 ADA COMPLIANCE DETAILS FOR REACH AT SERVICE COUNTERS**  
 SCALE: 1/4" = 1'-0"

**KEY PLAN**  
 N.T.S.


06/10/24	REVISED PER BD COMMENTS: CLARIFIED TYPE OF FOODS AND PROCESSING PROPOSED ON SITE.
05/06/24	ISSUED FOR BD FILING

**REVISIONS**

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**PLAZA 200**  
 CHAMPIONS MARTIAL ARTS  
 INTERIOR RENOVATIONS FOR NEW "CAFE"  
 200 GLEN COVE ROAD  
 CARLE PLACE, NEW YORK

DRAWING TITLE:  
 EQUIPMENT PLAN, CEILING PLAN, AND ADA DETAILS

SEAL & SIGNATURE: [Signature]

DATE: [Date]

PROJECT No.: 2420

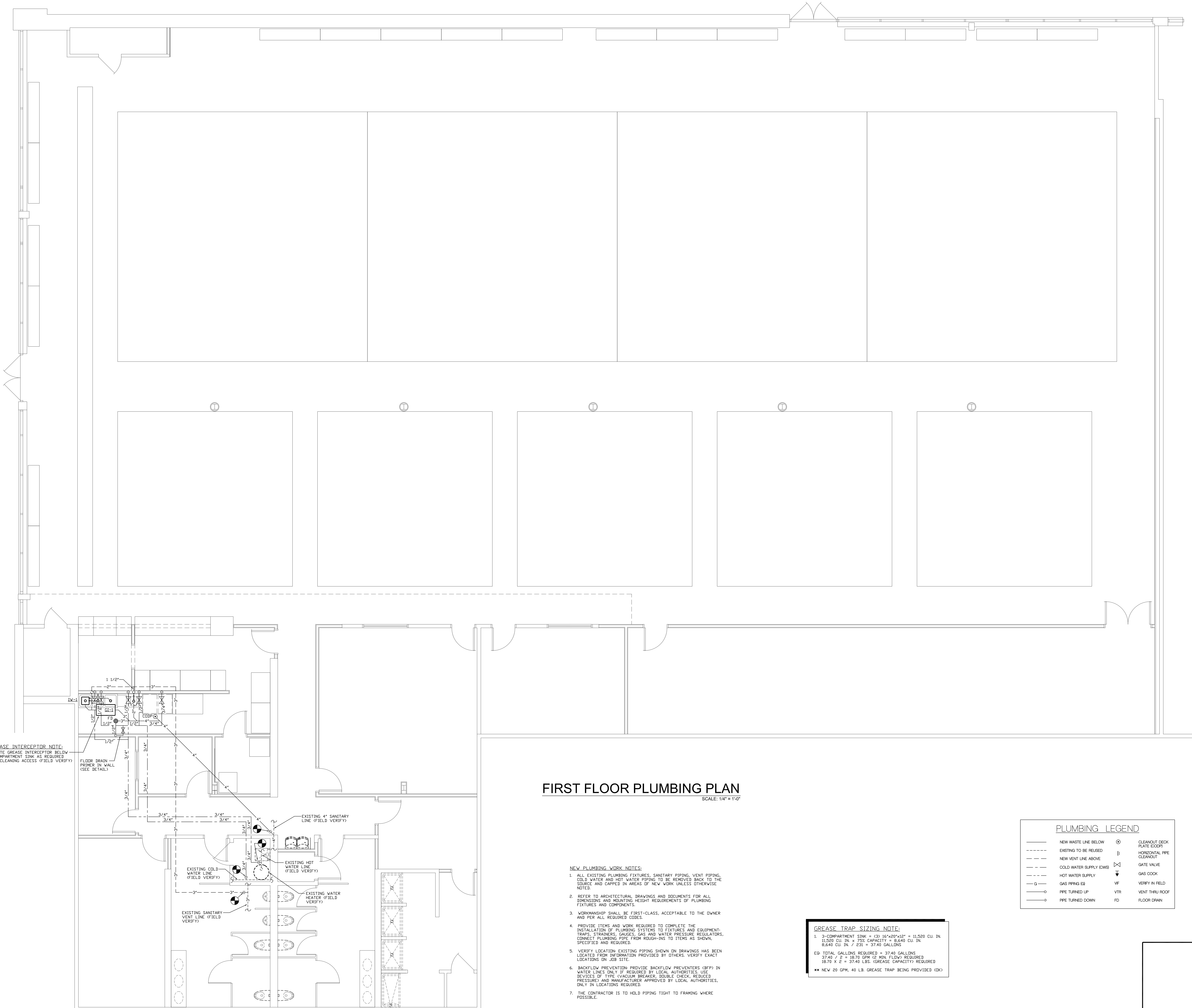
DRAWN BY: DRY

SCALE: AS NOTED

DWG. No.: **A-002.00**

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

**PLUMBING LEGEND**

—	NEW WASTE LINE BELOW	⊙	CLEANOUT DECK PLATE (C/D)
- - -	EXISTING TO BE REUSED		HORIZONTAL PIPE CLEANOUT
- - - -	NEW VENT LINE ABOVE	⊗	GATE VALVE
- - - -	COLD WATER SUPPLY (CWS)	⬇	GAS COOK
- - - -	HOT WATER SUPPLY	⬇	VERIFY IN FIELD
— G —	GAS PIPING (G)	VTR	VENT THRU ROOF
— U —	PIPE TURNED UP	FD	FLOOR DRAIN
— D —	PIPE TURNED DOWN		

**KEY PLAN**  
 N.T.S.

5/6/24	ISSUED FOR BD FILING	
No.	Issue Date	Description
REVISIONS		

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 CHAMPIONS MARTIAL ARTS  
 INTERIOR RENOVATIONS FOR NEW "CAFE"  
 200 GLEN COVE ROAD  
 CARLE PLACE, NEW YORK

**DRAWING TITLE:**  
 FIRST FLOOR PLUMBING PLAN

SEAL & SIGNATURE: [Signature] DATE: [Date]

PROJECT No.: 2333  
 DRAWN BY: PJS  
 SCALE: AS NOTED  
 DNG. No.: P-001.00  
 01 OF 03







PLUMBING SPECIFICATIONS

1. GENERAL

- A. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE NEW YORK STATE PLUMBING CODE, BUILDING CODE AND LOCAL BUILDING MANAGEMENT.
B. PRIOR TO SUBMISSION OF HIS BID, THE CONTRACTOR SHALL VISIT THE JOB SITE TO ASCERTAIN THE ACTUAL FIELD CONDITIONS AS THEY RELATE TO THE WORK SPECIFIED ON THE DRAWINGS AND DESCRIBED HEREIN. DISCREPANCIES, IF ANY, SHALL BE BROUGHT TO THE ARCHITECT'S AND OWNER'S ATTENTION PRIOR TO THE SUBMISSION OF HIS BID. AND IF NOT RESOLVED TO HIS SATISFACTION, SHALL BE A WRITTEN QUALIFICATION OF HIS BID.
C. PRIOR TO HIS SUBMISSION OF HIS FORMAL BID, THE CONTRACTOR SHALL REVIEW ALL DRAWINGS OF THE ENTIRE PROJECT INCLUDING GENERAL CONSTRUCTION, DEMOLITION, ELECTRICAL, MECHANICAL, PLUMBING AND SPRINKLER AND HE SHALL NOTIFY THE GENERAL CONTRACTOR LOCATIONS WITH WALLS AND REFLECTED CEILING PLANS. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID CONFLICT.

D. INSTALL WORK IN A NEAT WORKMANLIKE MANNER READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND REPAIR.

- E. DRAWINGS ARE DIAGRAMMATIC AND INDICATES GENERAL ARRANGEMENT OF WORK AND APPROXIMATE LOCATION OF EQUIPMENT. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND COORDINATE ALL LOCATIONS WITH WALLS AND REFLECTED CEILING PLANS. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID CONFLICT.
F. THE ARCHITECT'S SPECIFICATIONS, AS APPLICABLE, ARE PART OF THIS CONTRACT.

G. THE PLUMBING CONTRACTOR SHALL BE A LICENSED INSTALLER OF PLUMBING SYSTEMS IN THE JURISDICTION WHERE THE PLUMBING WORK IS TO PERFORMED.

2. SCOPE OF WORK

- A. HOT/COLD WATER PIPING
B. DRAINAGE AND VENT PIPING
C. GREASE WASTE SYSTEMS AND PIPING
D. ALL WORK SHOWN ON DRAWING IS TO BE COMPLETED UNDER THIS CONTRACT.

3. SHOP DRAWINGS, SAMPLES AND APPROVALS

- A. SUBMIT A SEPA AND TWO PRINTS OF SHEET METAL AND/OR BRASS SHOP DRAWINGS, CERTIFIED BY ALL TRADES THAT COORDINATION HAS BEEN ESTABLISHED. SUBMIT CERTIFIED EQUIPMENT CUTS WITH CONSTRUCTION PIPING DIMENSIONS AND AUTOMATIC TEMPERATURE CONTROL SHOP DRAWINGS. SUBMIT FOUR (4) BOOKSOUND OPERATING AND SERVICE MANUALS WHICH SHALL INCLUDE COPIES OF ALL RELEVANT SHOP DRAWINGS. SUBMITTALS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

- PLUMBING FIXTURES AND EQUIPMENT
- VALVES
- PIPES AND FITTINGS
- HANGERS
- INSULATION
- VACUUM BREAKERS
- PIPING LAYOUTS

4. AS-BUILT DRAWINGS

- A. PREPARE AND SUBMIT "AS-BUILT" DRAWINGS AT THE COMPLETION OF THE PROJECT.

5. TESTS

- A. THE PLUMBING SYSTEMS SHALL BE INSPECTED AND TESTED IN ACCORDANCE WITH REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, HEALTH DEPARTMENT AND LOCAL AUTHORITIES HAVING JURISDICTION.
B. VERMIN CONTROL

A. ALL PIPING - ETC. PASSING THROUGH WALLS, FLOORS, CEILING AND/OR SOLID CONSTRUCTION, SHALL BE SEALED TO PREVENT THE PASSAGE OF VERMIN.

B. SEALS SHALL BE MADE BY MEANS OF ROCK WOOL, OR OTHER APPROVED INERT MATERIAL, PACKED SLEEVES OR OTHER APPROVED CONSTRUCTION.

7. EXCAVATION, BACKFILLING AND CONSTRUCTION

- A. ALL EXCAVATION, BACKFILLING, CUTTING, PATCHING AND CONCRETE AND MASONRY CONSTRUCTION BOTH INTERIOR AND EXTERIOR, REQUIRED FOR THE PURPOSES OF COMPLETING ALL WORK CALLED FOR UNDER THIS SPECIFICATION SHALL BE INCLUDED AS PART OF THIS CONTRACT.
B. FRESHTOPPING

A. ALL PIPING PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS, CEILING, ETC. MUST BE SEALED AROUND THE PERIMETER WITH FIRE RATED GALLONS TO MEET OR EXCEED THE RATING OF THE ASSEMBLY OR SHALL BE FURNISHED WITH FIRE RATED COLLARS PER APPROVAL OF AND IN ACCORDANCE WITH THE LOCAL AUTHORITIES HAVING JURISDICTION.

8. PIPING MATERIALS

- A. CONTRACTOR IS RESPONSIBLE FOR CONFORMITY TO ANY LOCAL CODES AND FOR APPROVAL OF MATERIAL USE FROM THE AUTHORITY HAVING JURISDICTION.
B. ABOVE-GROUND SOIL WASTE AND VENT PIPING SHALL CONFORM TO ONE OF THE STANDARDS LISTED BELOW SECTION P026 - TABLE 702.1 AND THE APPLICABLE BASE BUILDING STANDARDS.

- 1. ACRYLONITRILE BUTADIENE STYRENE (ABS) PLASTIC PIPE IN IPS DIAMETERS INCLUDING SCHEDULE 40, DR 22 IPS 200' AND DR 24 PS 143' WITH SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2688; ASTM F288; ASTM F488; CSA B181
2. CAST IRON PIPE - STANDARD ASTM A74; ASTM A888; DSR 301
3. COPPER OR COPPER-ALLOY PIPE - STANDARD ASTM B42; ASTM B43; ASTM B302
4. COPPER OR COPPER-ALLOY TUBING (TYPE K, L, M OR DWV) - STANDARD ASTM B75; ASTM B88; ASTM B261; ASTM B306
5. GLASS PIPE - STANDARD ASTM C133
6. GALVANIZED STEEL PIPE - STANDARD ASTM A53
7. POLYOLEFIN PIPE - STANDARD ASTM F442; CSA B183
8. POLYETHYLENE (PE) PLASTIC PIPE IN IPS DIAMETERS INCLUDING SCHEDULE 40, DR 22 IPS 200' AND DR 24 PS 143' WITH A SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2688; ASTM F899; ASTM F488; CSA B183
9. POLYETHYLENE (PE) PLASTIC PIPE WITH A 325-KN OHJ AND A SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2948; ASTM F488
10. POLYVINYL FLUORIDE (PVDF) PLASTIC PIPE - STANDARD ASTM F473; CSA B183
11. STAINLESS STEEL DRAINAGE SYSTEMS, TYPES 304 AND 316L - STANDARD ASME A112.1

- C. UNDERGROUND BUILDING SANITARY DRAINAGE AND VENT PIPING SHALL CONFORM TO ONE OF THE STANDARDS LISTED BELOW SECTION P027 - TABLE 702.2 AND THE APPLICABLE BASE BUILDING STANDARDS.
1. ACRYLONITRILE BUTADIENE STYRENE (ABS) PLASTIC PIPE IN IPS DIAMETERS INCLUDING SCHEDULE 40, DR 22 IPS 200' AND DR 24 PS 143' WITH SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2688; ASTM F288; ASTM F488; CSA B181
2. CAST IRON PIPE - STANDARD ASTM A74; ASTM A888; DSR 301
3. COPPER OR COPPER-ALLOY TUBING (TYPE K, L, M OR DWV) - STANDARD ASTM B75; ASTM B88; ASTM B261; ASTM B306
4. POLYETHYLENE (PE) PLASTIC PIPE - STANDARD ASTM F74
5. POLYOLEFIN PIPE - STANDARD ASTM F442; ASTM F74; CSA B183
6. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE IN IPS DIAMETERS INCLUDING SCHEDULE 40, DR 22 IPS 200' AND DR 24 PS 143' WITH A SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2688; ASTM F899; ASTM F488; CSA B183
7. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE WITH A 325-KN OHJ AND A SOLID, CELLULAR CORE OR COMPOSITE WALL - STANDARD ASTM D2948; ASTM F488
8. POLYVINYL FLUORIDE (PVDF) PLASTIC PIPE - STANDARD ASTM F473; CSA B183
9. STAINLESS STEEL DRAINAGE SYSTEMS, TYPES 304 AND 316L - STANDARD ASME A112.1

- D. PIPE FITTINGS SHALL BE APPROVED FOR INSTALLATION WITH THE PIPING MATERIAL INSTALLED AND SHALL CONFORM TO THE RESPECTIVE PIPE STANDARDS OR ONE OF THE STANDARDS LISTED BELOW SECTION P026 - TABLE 702.1
1. ACRYLONITRILE BUTADIENE STYRENE (ABS) PLASTIC PIPE IN IPS DIAMETERS - STANDARD ASTM D2681; ASTM F288; CSA B181
2. ACRYLONITRILE BUTADIENE STYRENE (ABS) PLASTIC PIPE IN SEWER AND DRAIN DIAMETERS - STANDARD ASTM D291
3. CAST IRON PIPE - STANDARD ASME B16.4; ASME B16.12; ASTM A74; ASTM A888; DSR 301
4. COPPER OR COPPER-ALLOY PIPE - STANDARD ASME B16.5; ASME B16.8; ASME B16.22; ASME B16.25; ASME B16.26; ASME B16.29
5. GLASS - STANDARD ASTM C133
6. GRAY IRON AND DUCTILE IRON - STANDARD ANMA C104;ASTM 120
7. POLYETHYLENE - STANDARD ASTM D2683
8. POLYOLEFIN - STANDARD ASTM F442; CSA B183
9. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE IN SEWER AND DRAIN DIAMETERS - STANDARD ASTM D2034
10. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE WITH A 325-KN OHJ - STANDARD ASTM D2949
11. POLYVINYL FLUORIDE (PVDF) PLASTIC PIPE - STANDARD ASTM F473; CSA B183
12. STAINLESS STEEL DRAINAGE SYSTEMS, TYPES 304 AND 316L - STANDARD ASME A112.1
13. STEEL - STANDARD ASME B16.5; ASME B16.1; ASME B16.28
14. WITTED CLAY PIPE - ASTM C700

E. WATER DISTRIBUTION PIPING AND TUBING SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO ONE OF THE STANDARDS LISTED BELOW SECTION P065 - TABLE 605.4 AND THE APPLICABLE BASE BUILDING STANDARDS.

- 1. CHLORINATED POLYVINYL CHLORIDE (CPVC) PLASTIC PIPE AND TUBING - STANDARD ASTM D2046; ASTM F445; ASTM F446; CSA B172
2. CHLORINATED POLYVINYL CHLORIDE (CPVC) PLASTIC PIPE AND TUBING - STANDARD ASTM D2046; ASTM F445; ASTM F446; CSA B172
3. COPPER OR COPPER-ALLOY PIPE - STANDARD ASTM B42; ASTM B302; ASTM B43
4. COPPER OR COPPER-ALLOY TUBING (TYPE K, L, M OR DWV) - STANDARD ASTM B75; ASTM B88; ASTM B261; ASTM B306
5. CROSS-LINKED POLYETHYLENE (PEX) PLASTIC TUBING - STANDARD ASTM F88; CSA B187
6. CROSS-LINKED POLYETHYLENE/ALUMINUM/CROSS-LINKED POLYETHYLENE (PEX-AL-PEX) PIPE - STANDARD ASTM F289; ASTM F2928; CSA B187
7. CROSS-LINKED POLYETHYLENE/ALUMINUM/HIGH-DENSITY POLYETHYLENE (PEX-AL-HDPE) PIPE - STANDARD ASTM F289; ASTM F2928; CSA B187
8. DUCTILE IRON WATER PIPE - STANDARD ASME C25/A1215; ASME C154/A215
9. GALVANIZED STEEL PIPE - STANDARD ASTM A53
10. POLYETHYLENE/ALUMINUM/POLYETHYLENE (PE-AL-PE) COMPOSITE PIPE - STANDARD ASTM F88
11. POLYETHYLENE OF RASSED TEMPERATURE (PE-RT) PLASTIC TUBING - STANDARD ASTM F289; CSA B187
12. POLYETHYLENE (PE) PLASTIC PIPE OR TUBING - STANDARD ASTM F289; CSA B187
13. STAINLESS STEEL PIPE (TYPE 304/304L) - STANDARD ASTM A312; ASTM A778
14. STAINLESS STEEL PIPE (TYPE 316/316L) - STANDARD ASTM A312; ASTM A778

F. PIPE FITTINGS UTILIZED IN WATER SUPPLY SYSTEMS SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO THE RESPECTIVE PIPE STANDARDS OR ONE OF THE STANDARDS LISTED BELOW SECTION P065 - TABLE 605.5

- 1. ACRYLONITRILE BUTADIENE STYRENE (ABS) PLASTIC - STANDARD ASTM D2688
2. CAST IRON - STANDARD ASTM B14
3. CHLORINATED POLYVINYL CHLORIDE (CPVC) PLASTIC - STANDARD ASSE 1001
4. COPPER OR COPPER-ALLOY PIPE - STANDARD ASME B16.5; ASME B16.8; ASME B16.22; ASTM B16.25; ASME B16.26; ASME B16.29; ASTM F568
5. CROSS-LINKED POLYETHYLENE/ALUMINUM/HIGH-DENSITY POLYETHYLENE (PEX-AL-HDPE) PIPE - STANDARD ASTM F88
6. FITTINGS FOR CROSS-LINKED POLYETHYLENE (PEX) PLASTIC TUBING - STANDARD ASSE 1001; ASTM F187; ASTM F190; ASTM F200; ASTM F206; ASTM F244; ASTM F208; CSA B187
7. FITTINGS FOR POLYETHYLENE (PE) PLASTIC TUBING - STANDARD ASSE 1001; ASTM D2681; ASTM F180; ASTM F208; ASTM F206; ASTM F208; ASTM F289; CSA B187
8. GRAY IRON AND DUCTILE IRON - STANDARD ASTM F418; ASTM F568; ANMA C104;ASTM ANMA C25/A1215
9. INSERT FITTINGS FOR POLYETHYLENE/ALUMINUM/POLYETHYLENE (PE-AL-PE) AND CROSS-LINKED POLYETHYLENE/ALUMINUM/CROSS-LINKED POLYETHYLENE (PEX-AL-HDPE) STANDARD - ASTM F174; ASTM F281; ASTM F282; CSA B187; CSA B170
10. MALLEABLE IRON - STANDARD ASME B18
11. METAL BRASS INSERT FITTINGS FOR INSERT FITTINGS FOR POLYETHYLENE/ALUMINUM/POLYETHYLENE (PEX-AL-PEX) STANDARD - ASTM F194
12. METAL BRASS INSERT FITTINGS FOR INSERT FITTINGS FOR POLYETHYLENE/ALUMINUM/POLYETHYLENE (PEX-AL-HDPE) STANDARD - ASTM F194
13. POLYPROPYLENE (PP) PLASTIC PIPE OR TUBING - STANDARD ASTM F289; CSA B187
14. POLYVINYL CHLORIDE (PVC) PLASTIC - STANDARD ASTM C268; ASTM C266; ASTM D2467; CSA B187; CSA B173
15. STAINLESS STEEL PIPE (TYPE 304/304L) - STANDARD ASTM A312; ASTM A778; ASTM F418; ASTM 548
16. STAINLESS STEEL PIPE (TYPE 316/316L) - STANDARD ASTM A312; ASTM A778; ASTM F418; ASTM 548
17. STEEL - STANDARD ASME B16.5; ASME B16.1; ASME B16.28; ASTM F418; ASTM F168

10. WATER PIPING JOINTS AND CONNECTIONS

- A. FLEXIBLE WATER CONNECTORS EXPOSED TO CONTINUOUS PRESSURE SHALL CONFORM TO ASME A136/B304 BRASS. ACCESS SHALL BE PROVIDED TO ALL FLEXIBLE WATER CONNECTORS.
B. PROHIBITED JOINTS AND CONNECTIONS INCLUDE CEMENT OR CONCRETE JOINTS, JOINTS MADE WITH FITTINGS NOT APPROVED FOR THE SPECIFIC INSTALLATION, SOLVENT-CEMENT JOINTS BETWEEN DIFFERENT TYPES OF PLASTIC PIPE AND SADDLE-TYPE FITTINGS.

- C. JOINTS BETWEEN ABS PLASTIC PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:
1. MECHANICAL JOINTS: MECHANICAL JOINTS ON WATER PIPES SHALL BE MADE WITH AN ELASTOMERIC SEAL CONFORMING TO ASTM D359. MECHANICAL JOINTS SHALL ONLY BE INSTALLED IN UNDERGROUND SYSTEMS, UNLESS OTHERWISE APPROVED. JOINTS SHALL BE INSTALLED ONLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
2. GROOVED AND SHOULDERED MECHANICAL JOINTS: GROOVE AND SHOULDERED MECHANICAL JOINTS SHALL COMPLY WITH THE FOLLOWING:
3. GROOVED AND SHOULDERED MECHANICAL JOINTS: GROOVE AND SHOULDERED MECHANICAL JOINTS SHALL COMPLY WITH THE FOLLOWING:
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