Town of North Hempstead

Board of Zoning Appeals

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

CALENDAR FOR JANUARY 8, 2025

RESIDENTIAL CALENDAR

APPEAL #21647 – Julie and Michael Gross; 14 Woodland Pl., Great Neck; Section 2, Block 354, Lot 59; Zoned: Residence-A
Variances §§ 70-29.B, 70-31 & 70-101.B to construct additions that would make the house too big, would be located too close to the side property line, and would have total (aggregate) side yards that are less than required and to construct a front porch located too close to the street.

APPEAL #21649 – Michael Weiss; 58 Hewlett Ln., Flower Hill; Section 6, Block 58, Lot 114A; Zoned: Residence-AAA
Variance § 70-102.C(5)(a) to install pool equipment too close to the rear property line.

APPEAL #21650 – Mohammed Rahman; 1 Jara Ct., New Hyde Park; Section 8, Block 334, Lot 33; Zoned: Residence-C
Variances §§ 70-50.C, 70-50.B, 70-51.B & 70-100.2.A(2) to construct additions to a home which are located too close to the street, to construct a front porch located too close to the street and too close to a side property line; and to construct a fence in the front yard (not permitted).

APPEAL #21651 – Eric Chang; 10 Maple Ct., New Hyde Park; Section 8, Block 338, Lot 9; Zoned: Residence-C
Variances §§ 70-50.B & 70-52 to legalize additions to a home with a raised terrace that is located too close to a street, and an attached garage that is located too close to the rear property line.

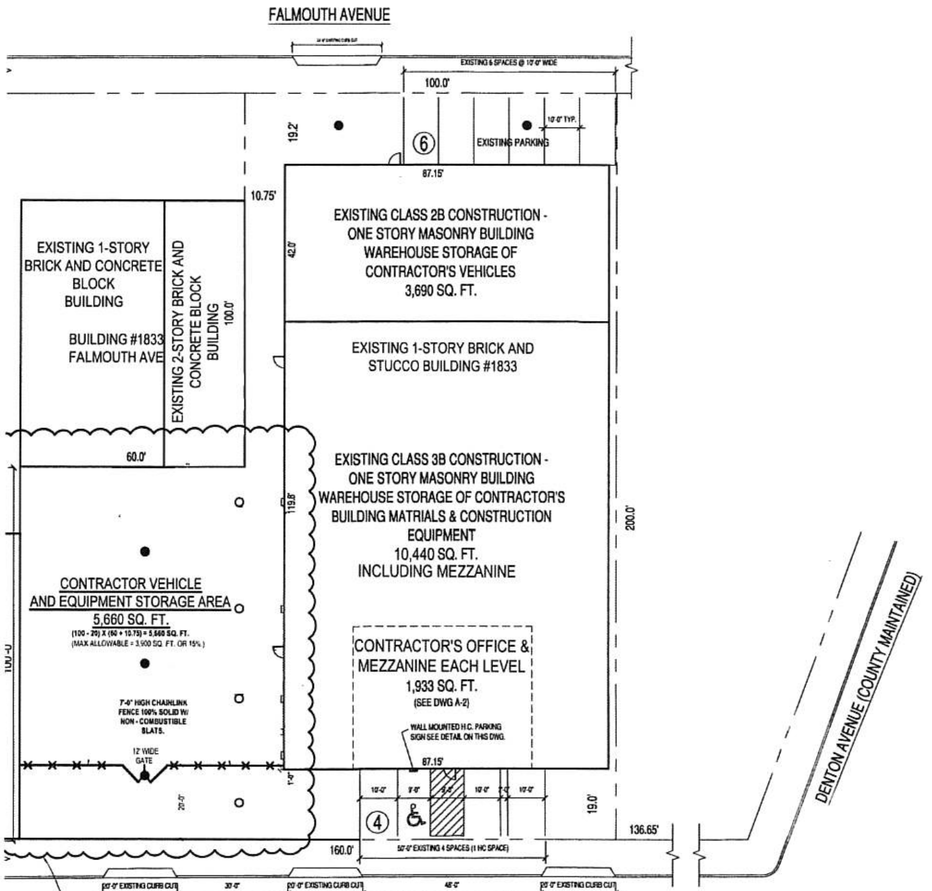
APPEAL #21652 - Afrina Zaman; 70 Chaffee Avenue, Albertson, Section 9, Block 62, Lot 1553; Zoned: Residence-C.
Variances from §§70-99.B, 70-99.C, 70-99.D & 70-99.G of the 1974 Town Code and variances from Article V – Section 5 and Article V – Section 9 of the 1937 Town Code to legalize additions built prior to 1938 that are too close to the front and side property lines and to legalize a detached garage built prior to 1985 that is too close to a residence building next door, and too close to the rear property line, primary front property line and secondary front property line.

COMMERCIAL CALENDAR

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

Variances from §§70-103.A(1) and 70-212.B to legalize an interior mezzanine that requires site plan review with not enough parking on site and construction of an outdoor storage area that is too large and too close to the front property line, and an appeal for determination that site plan review under 70-219.A(1)(a) is not required.

#21573



SITE PLAN

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

(SEE DRAWING SP-2 FOR DRAINAGE)

REMOVE ALL (29 - 10) = 19 VEHICLE PARKING SPACES AT SIDE YARD. UTILIZE FOR CONTRACTOR VEHICLES AND EQUIPMENT STORAGE OF 5,660 SQ. FT. . (100 - 20) X (60 + 10.75) = 5,660 SQ. FT. . PROVIDE 6 PARKING SPACES OFF STREET ON FALMOUTH AVE. PROVIDE 3+1 HC = 4 PARKING SPACES OFF STREET ON GILFORD AVE. A TOTAL OF 10 PARKING SPACES PROVIDED.

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OUTDOOR EXTERIOR STORAGE ZONING CALCULATIONS

PER 70 - 212 (B), MAX ALLOWABLE STORAGE AREA = 3,900 SQ. FT./ 26,000 SQ. FT. = 15% OF LOT AREA
PROPOSED STORAGE AREA = (100 - 20) X (60 + 10.75) = 5,660 SQ. FT./ 26,000 SQ. FT. = 21.8% OF LOT AREA
5,660 SQ. FT. > 3,900 SQ. FT. = N.G. VARIANCE NEEDED.
PROPOSED ADDITIONAL STORAGE AREA = (5,660 SQ. FT. - 3,900 SQ. FT.) = 1,760 SQ. FT. = 21.8% - 15% = 6.8% .

PER 70 - 212 (B), ALLOWABLE OUTDOOR STORAGE = MIN. 120 FT. FROM FRONT OF PROPERTY LINE
PROPOSED OUTDOOR STORAGE = 20 FT. FROM FRONT OF PROPERTY LINE
120 FT. > 20 FT. = N.G. VARIANCE NEEDED.

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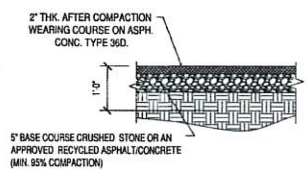
GENERAL NOTES

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



ON-SITE PAVING DETAIL

SCALE: NTS

ZONING AND PARKING CALCULATIONS

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

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

OFFICE AREA = 1,933 SQ. FT. - 1,000 = 933 / 200 = 4.65 SPACES REQUIRED
WAREHOUSE AREA = 14/30 SQ. FT./600= 23.55 SPACES REQUIRED
CONTRACTOR VEHICLE AND EQUIPMENT STORAGE AREA = (100 - 20) X (60 + 10.75) = 5,660 SQ. FT.
5,660 SQ. FT./ 26,000 SQ. FT. = 21.8% OF LOT AREA
4.65 + 23.55 = 28.2 TOTAL PARKING SPACES REQUIRED IS 29
TOTAL PARKING = 10 PARKING SPACES PROVIDED - N.G. VARIANCE NEEDED

BASED ON PREVIOUS CALCULATIONS, 29 PARKING SPACES ARE NEEDED PER... . OWNER REQUEST VARIANCE APPROVAL TO PROVIDE 9+1 HC SPACES. WITH SIDEYARD USED FOR OWNER/CONTRACTOR EQUIPMENT. 5,660 SQ. FT. (21.8% OF LOT AREA) OF FENCED SIDE YARD TO BE USED AS CONTRACTOR VEHICLE AND EQUIPMENT STORAGE AREA = N.G. VARIANCE NEEDED. PROPOSED ADDITIONAL STORAGE AREA = (5,660 SQ. FT. - 3,900 SQ. FT.) = 1,760 SQ. FT. = 21.8% - 15% = 6.8% .

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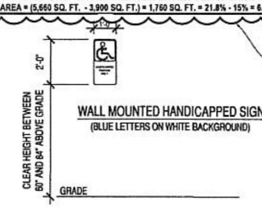


H.C. SIGN ELEVATION

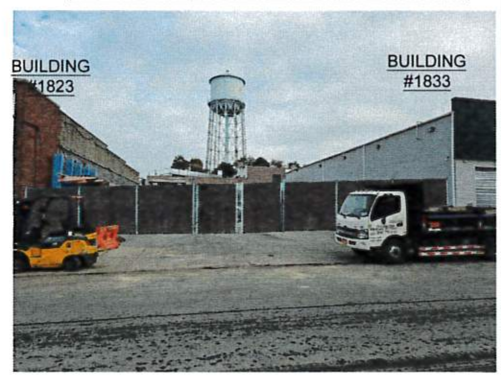
SCALE: NTS

NORTH

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

NOTES

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



PROPOSED FENCE ELEVATION - 1833 SIDE YARD GILFORD AVENUE

*SEPARATE FENCE PERMIT APPLICATION REQUIRED.

OWNER/CLIENT

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

PROJECT

MAINTAIN INTERIOR OFFICE LAYOUT CHANGES, INTERIOR MEZZANINE AND OUTDOOR STORAGE FOR CONSTRUCTION VEHICLES AND EQUIPMENT

ENGINEER

ANTHONY F. MARMO, P.E.

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

PROPERTY ZONING INFO.

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

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

SEAL

STATE OF NEW YORK
ANTHONY FRANCIS MARMO
LIC. No. 078453
LICENSED PROFESSIONAL ENGINEER

REVISION

REV. 0	07/10/2023	FINAL RECORD
REV .1	07/30/2023	FOR AMENDMENT
REV .2	12/28/2023	FOR TOWN BOARD APPROVA
REV .3	03/11/2023	CHANGE PARKING CALCULATION
REV. 4	08/05/2024	ELIMINATE PARTIAL (18) PARKING SPACES
REV. 5	10/15/2024	STORAGE ZONING CALCULATION

TITLE

SITE PLAN

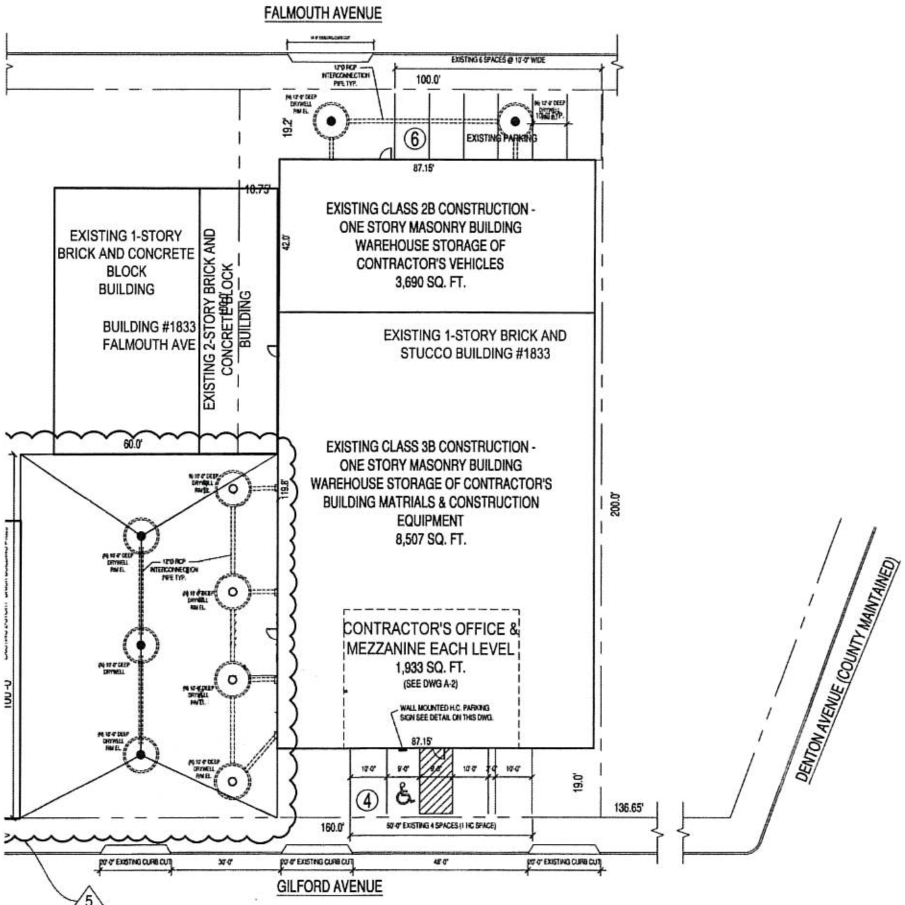
DEPARTMENT OF BUILDINGS RECORD #

DISAPPROVED
Michael Maracic
10/25/2024

SHEET

SP-100.05

1 of 3



SITE DRAINAGE PLAN

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

SITE DRAINAGE CALCULATIONS

AREA #1

BUILDING AREA - HIGH ROOF AREA = 3,690 SQ. FT.
SITE AREA # 1 = 19.17' X 100.0' + 10.75 X 61.2 =
1917 + 657.9 = 2,574.9
TOTAL AREA # 1 = 3,690 + 2,574.9 = 6,264.9
6,294.9 X 1 X .25 = 1,566.23 CU. FT.
1,566.23 / 68.42 = 22.89 / 2 = 11.44 FT. DEEP

(2) 10'-WIDE X 12' DEEP DRYWELLS
PROVIDED @ FALMOUTH AVENUE

AREA #2

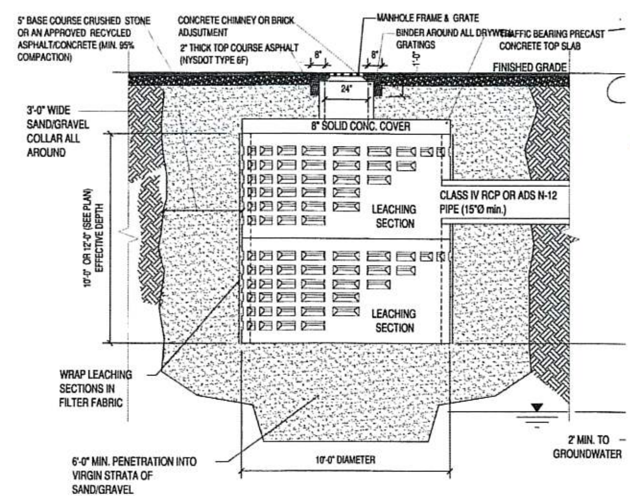
BUILDING AREA - LOW ROOF AREA = 10,440 SQ. FT.
10,440 X 1 X .25 = 2,610.14 CU. FT.
2,610.14 / 68.42 = 38.15 / 4 = 9.53 FT. DEEP

(4) 10'-WIDE X 10' DEEP DRYWELLS
FOR LOW ROOF DRAINAGE PROVIDED

SITE AREA # 2 = 60.00' X 100.0' + 19 X 87.15 + 38.8 X 10.75 =
TOTAL SITE # 2 = 6000 + 1656 + 417.1 = 8,073.1 SQ. FT.
8,703.1 X 1 X .25 = 2,018.25 CU. FT.
2,018.25 / 68.42 = 29.50 / 3 = 9.83 FT. DEEP

(3) 10'-WIDE X 10' DEEP DRYWELLS
PROVIDED @ GILFORD AVENUE

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



LEACHING POOL DETAIL

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

NOTES:

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

DRYWELL DETAIL

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

OWNER/CLIENT

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

PROJECT

MAINTAIN INTERIOR OFFICE LAYOUT CHANGES, INTERIOR MEZZANINE AND OUTDOOR STORAGE FOR CONSTRUCTION VEHICLES AND EQUIPMENT

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STATE OF NEW YORK · ANTHONY FRANCIS MARMO · LIC. No. 076453 · LICENSED PROFESSIONAL ENGINEER

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TITLE

SITE PLAN

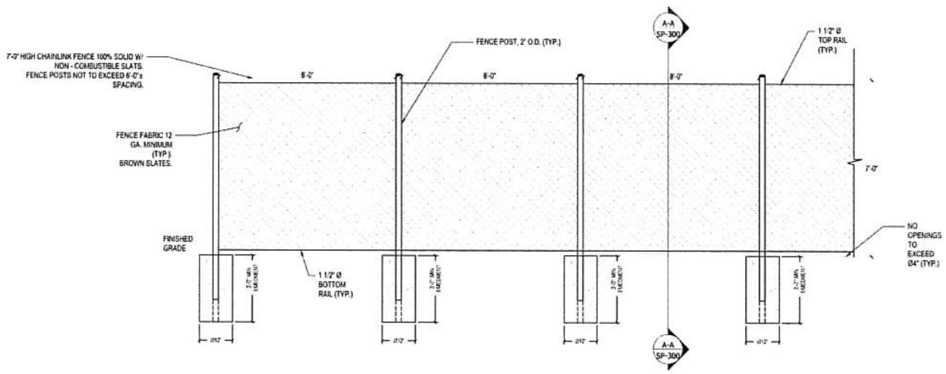
DEPARTMENT OF BUILDINGS RECORD #

DISAPPROVED
Michael Maracic
10/25/2024

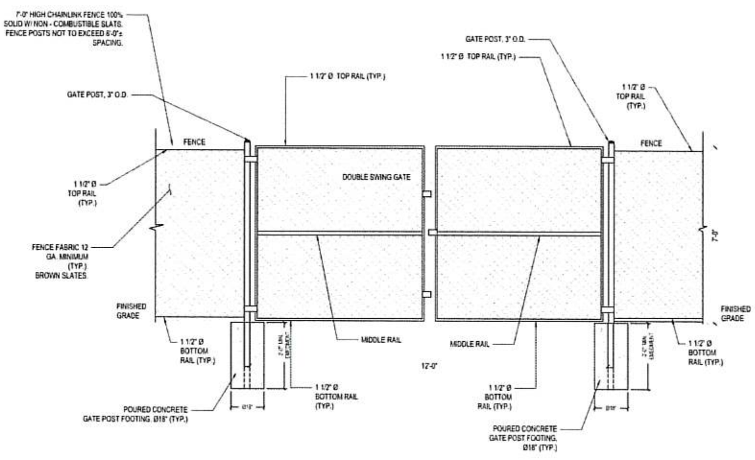
SHEET

SP-200.05

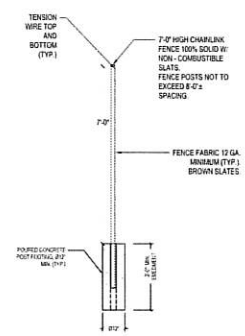
2 of 3



1 SP-300 FENCE ELEVATION
3/8" = 1'-0"



2 SP-300 GATE ELEVATION
3/8" = 1'-0"



A-A SP-300 SECTION A-A
3/8" = 1'-0"

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FENCE DETAIL

DEPARTMENT OF BUILDINGS RECORD #

DISAPPROVED
Michael Maracic
10/25/2024

SHEET

SP-300.05

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#21647

GENERAL NOTES & REQUIREMENTS:

GLASS WINDOWS AND DOORS

ALL GLASS IS TO BE INSULATED LOW-E AS MANUFACTURED BY ANDERSEN OR APPROVED EQUAL UNLESS OTHERWISE INDICATED. ALL WINDOWS SHALL BE CLAD WITH FINISH GLASS. SUBCONTRACTOR SHALL NOT INSTALL GLASS UNTIL PROPER CLEARANCES ARE PROVIDED. ALL SLIDING GLASS DOORS, ROOF WINDOWS, SKYLIGHTS, GLASS WITH A SILL LESS THAN 18" ABOVE FINISHED FLOOR, GLASS NEXT TO A DOORWAY AND/OR AS REQUIRED BY CODE, SHALL BE INSULATED TEMPERED GLASS. ALL GLASS DOORS AND WINDOWS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. ALL WINDOWS ARE TO BE CAULKED AND SEALED AS PER NYS ENERGY CONSERVATION CODE REQUIREMENTS. PROVIDE FLASHING PANS UNDER ALL SLIDERS, DOORS AND WINDOWS WITHIN 6" OF AN EXTERIOR SURFACE. ALL EXTERIOR DOORS & WINDOWS ARE TO BE FULLY CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE APPROPRIATELY SEALED W/ AIR BARRIER MATERIAL PROVIDE ALL SCREENS AND HARDWARE AS REQUIRED. ALL GLASS IS TO BE FREE OF SCRATCHES AND IMPERFECTIONS AND GUARANTEED BY THE MANUFACTURER FOR A PERIOD OF NO LESS THAN 5 YEARS. ALL GLAZING SHALL BE LABELED & CERTIFIED AS MEETING REF. NFRC STANDARDS, OR SHALL FOLLOW U-FACTOR & VALUES FROM TABLE R 303.1.3 NYS RES. CODE.

CONCRETE

NO CONCRETE OR MASONRY WORK SHALL BE DONE DURING TEMPERATURES OF 40 DEGREES F. AND FALLING. NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES. NO ADDITIVES SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT. ALL CONCRETE IS TO BE MIN. 2,500 P.S.I AT 28 DAYS (EXCEPT WHERE NOTED OTHERWISE). PROVIDE ALL SLEEVES AND FOUNDATION VENTS AS REQUIRED BY NYS CODE, UNLESS INDICATED OTHERWISE. ALL FOUNDATION FOOTINGS ARE TO BE MIN. 8" DEEP PROJECTING 4" ON EACH SIDE OF THE FOUNDATION WALL. PROVIDE TWO #4 DEFORMED BARS CONTINUOUS IN THE FOOTING AND A CONTINUOUS 2X4 KEY BETWEEN THE FOOTING AND FOUNDATION WALL. ALL 4" THICK CONCRETE SLAB TO HAVE 6X6 W/ 1.6XW1.6 WWF REINFORCING. ANCHOR BOLTS IN CONCRETE SHALL BE HOOKED 1/2" X 12" @ MAX. 6' O.C. PROVIDE BITUMEN EXPANSION JOINTS BETWEEN SLABS & FOUNDATION WALLS. CONCRETE SHALL BE AIR ENTRAINED W/ 5-7% AIR-ENTRAINMENT AS PER CODE.

CONCRETE BLOCK

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

INSULATION

ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED WITH FOIL FACED FIBERGLASS BATT INSULATED BY JOHNS MANVILLE OR APPROVED EQUAL. FOIL TO BE PLACED TOWARDS WARM SIDE. (THESE ARE MINIMUM THICKNESS):

WALLS 3 1/2" R-13
CEILING 6" R-19
FLOORS 8" R-19
EXIST. WALLS 3 1/2"

FRAMING AND ROUGH CARPENTRY

JOISTS RAFTERS AND STUDS SHALL BE 75% CONSTRUCTION GRADE DOUGLAS FIR 1350 PSI, 25% COMMON DOUGLAS FIR 1200 PSI. ALL WOOD SILLS AND WOOD IN CONTACT WITH MASONRY SHALL BE ACQ TREATED. ALL EXTERIOR SHEATHING SHALL BE 1/2" CDX DOUGLAS FIR PLYWOOD NAILED 6D @ 12" O.C. AT EDGES, 6D @ 8" O.C. AT INTERMEDIATE BLOCKING POINTS. SUB-FLOORS TO BE 3/4" CDX PLYWOOD NAILED 8D @ 6"O.C. EXTERIOR SHEATHING TO BE COVERED WITH "TYVEK" HOUSE WRAP OR APPROVED EQUAL. ALL NAILS, BOLTS, RODS, STRAPS, JOIST HANGERS, AND OTHER FRAMING HARDWARE TO BE HOT-DIPPED GALVANIZED. DOUBLE UP JOISTS AROUND ALL OPENINGS AND UNDER PARTITIONS. BLOCK STUD WALLS AT 1/2 STORY HEIGHTS AND AT ALL UNSUPPORTED EDGES OF PLYWOOD. ALL CAP PLATES TO BE DOUBLED AND NAILED 10D @ 18" O.C. NAIL BOTTOM CAP PLATE TO END OF STUDS-2/16D. LAP CAP PLATES AT CORNERS. TOE NAIL JOISTS TO CAP OR BEAM WITH 2/16D. WHERE FLUSH FRAMING OCCURS, USE MIN. 16GA. SHEET METAL JOIST HANGERS BY "TECO" OR APPROVED EQUAL. ALL CORNERS TO BE MINIMUM 1/2X4 STUDS NAILED 16D @ 24" O.C. ALONG THREE FACES. HEADERS SHALL BE MINIMUM 2/2X6 UNLESS NOTED ON PLANS. MINIMUM BEARING FOR STUDS, JOIST AND BEAMS SHALL BE 3 1/2". USE DOUBLE JACK STUDS FOR HEADERS OVER FIVE FEET IN LENGTH.

ASPHALT ROOF SHINGLES

ALL SLOPED ROOF SHINGLES SHALL BE CLASS-A ASPHALT ROOF SHINGLES OR APPROVED EQUAL. SHINGLES SHALL BE APPLIED OVER 15# ASPHALT FELT WITH GAF-WEATHER-WATCH ICE AND WATER BARRIER APPLIED AT EAVES, VALLEYS AND FLASHINGS. ROOFING TO PROVIDE ALL FLASHING NECESSARY FOR A WATERTIGHT, WEATHERPROOF JOB. ROOFING IS TO BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. CONTRACTOR SHALL SUPPLY COLOR SAMPLES OF THE SHINGLES FOR ARCHITECT'S AND/OR OWNER'S APPROVAL, PRIOR TO INSTALLATION.

GYPSUM WALLBOARD

GYPSUM WALLBOARD APPLICATION SHALL BE TAPE JOINT SYSTEM. ALL GYPSUM BOARD TO BE 1/2" ON WALLS AND 1/2" ON CEILING UNLESS OTHERWISE INDICATED. FINISH JOINTS, J-BEADS, NAIL DIMPLES, CORNERS AND EDGES SHALL BE TAPED AND RECEIVE THREE COATS OF JOINT COMPOUND. ALLOW 24 HOURS TO DRY BETWEEN COATS. FINAL COAT TO BE SANDED SMOOTH. METAL CORNER BEADS TO BE USED ON ALL OUTSIDE CORNERS AND AROUND ALL OPENINGS. ALL WALLS AND CEILINGS OF ALL GARAGES AND MECHANICAL ROOMS TO BE SHEATHED WITH 5/8" TYPE-X FIRECODE SHEETROCK. SHOWER AND TUB ENCLOSURES TO BE LINED WITH 1/2" WONDERBOARD. ALL OTHER BATHROOMS AND LAUNDRY ROOMS TO HAVE 1/2" WATER RESISTANT SHEETROCK.

MATERIALS, EQUIPMENT AND METHODS OF CONSTRUCTION:

AS PER 2017 IRC CODE SECT. 103: MATERIALS, EQUIPMENT AND DEVICES APPROVED BY THE CODE ENFORCEMENT OFFICIAL FOR USE SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SUCH APPROVAL. MATERIALS, EQUIPMENT, AND DEVICES TESTED BY AN APPROVED TESTING LABORATORY SHALL BE PERMITTED TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SUCH APPROVAL, AND SHALL NOT BE REUSED UNLESS THEY MEET THE REQUIREMENTS OF UNIFORM CODE FOR NEW MATERIALS.
ALL CONSTRUCTION WORK COVERED IN UNIFORM CODE, INCLUDING ANY DEMOLITION, SHALL COMPLY WITH THE REQUIREMENTS OF THE 2015 IFC AND CHAPTER 33 OF THE 2015 IBC.

SERVICE UTILITITES:

AS PER 2015 IRC CODE SECT. 104: CONNECTIONS FROM A UTILITY, SOURCE OF ENERGY, FUEL OR POWER TO ANY BUILDING SYSTEM WHICH IS REGULATED BY UNIFORM CODE SHALL BE MADE IN ACCORDANCE WITH THE REGULATIONS OF THE PUBLIC UTILITY OR OTHER AUTHORITY HAVING JURISDICTION.

FIRE AND LIFE SAFETY PROTECTION:

AS PER 2015 IRC CODE SECT. AJ403: REPAIRS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED. SMOKE ALARMS TO BE LOCATED AS REQUIRED & SHALL BE INTERCONNECTED AND HARD WIRED. SMOKE ALARMS SHALL BE PERMITTED OT BE BATTERY OPERATED IN EXISTING AREAS AS PER AJ403.2.1 & IF BATTERY OPERATED SHALL NOT BE REQUIRED TO BE INTERCONNECTED AS PER AJ403.2.2.
CARBON MONOXIDE ALARMS SHALL BE PROVIDED AS REQUIRED FOR NEW DWELLINGS, WHEN REPAIRS OF FUEL-FIRED APPLIANCES & EQUIPMENT, SOLID-FUEL BURNING APPLIANCES & EQUIPMENT, OR FIREPLACES AND CHIMNEYS OCCUR.

PLUMBING:

AS PER 2015 IRC CODE SECT. AJ406: REPAIRS TO EXIST. PLUMBING SYSTEMS SHALL BE PERMITTED IN THE SAME MANNER AND ARRANGEMENT AS IN THE EXISTING SYSTEM.
THE FOLLOWING PLUMBING MATERIALS AND SUPPLIES SHALL NOT BE USED: ALL-PURPOSE SOLVENT CEMENT OR FLEXIBLE TRAPS & TAILPIECES, UNLESS LISTED FOR THE SPECIFIC APPLICATION, AND SOLDER HAVING MORE THAN 0.2 % LEAD IN THE REPAIR OF POTABLE WATER SYSTEM.
WHEN ANY WATER CLOSET IS REPLACED, THE REPLACEMENT SHALL COMPLY WITH SECT. P2903.2.

CONTRACTOR SHALL INSTALL WATER SUPPLY AND SANITARY SYSTEM AS INDICATED. PROVIDE HOT AND COLD SHUT-OFF VALVES AT ALL FIXTURES. ALL WATER PIPING TO PITCH BACK TO HOT WATER HEATER. WASTE PIPING TO HAVE CLEANOUTS AT ALL CHANGES OF DIRECTION AND AT BASES OF VERTICAL WASTES. USE 4" CAST IRON THROUGH FOUNDATION WALL PITCHED MIN. 1/8" PER FOOT. TRAP WASTE SIZES FOR FIXTURES SHALL BE AS FOLLOWS:

DISH WASHER 1 1/2"
KITCHEN SINK 1 1/2"
LAVATORY 1 1/4"
SHOWER 2"
TOILET 3"

ALL SYSTEMS TO HAVE ONE 3" MAIN VENT STACK INCREASED TO 4" THROUGH THE ROOF. PROVIDE FROST-PROOF HOSE-BIBS AS INDICATED ON PLANS WITH EASILY ACCESSIBLE DRAIN-COCKS. THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL COMPLY TO THE APPLICABLE COUNTY DEPARTMENT OF HEALTH STANDARDS AND REGULATIONS. APPROVAL OF ALL PLUMBING MUST BE OBTAINED FROM APPROPRIATE LOCAL AUTHORITIES PRIOR TO CONCEALMENT. PRIOR TO ORDERING, CONTRACTOR SHALL PROVIDE CUTS OF FIXTURES FOR OWNERS APPROVAL. IN THE EVENT THE OWNER MAKES CHANGES, THE CONTRACTOR SHALL CREDIT THE OWNER FOR THE FULL SUBCONTRACTORS COST FOR THE CHANGED UNIT.

ELECTRICAL:

ALL WORK SHALL COMPLY WITH THE INTERNATIONAL ELECTRICAL CODE AND ALL STATE, LOCAL & UTILITY COMPANY CODES AND REGULATIONS. ALL CIRCUITS SHALL BE MIN. 15 AMP. POWER WIRING SHALL BE MIN. 14 AWG. CONVENIENCE OUTLETS SHALL BE LOCATED 12" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED. ALL SWITCHES TO BE LOCATED 36" ABOVE FIN. FL. UNLESS OTHERWISE NOTED. SUPPLY RECOMMENDED LAMPS IN ALL FIXTURES. ALL ELECTRICAL ALTERATIONS OR INSTALLATIONS SHALL COMPLY WITH 2015 IEC REQUIREMENTS.

AS PER 2015 IRC CODE SECT. AJ407: REPAIRS TO EXIST. ELECTRICAL SYSTEMS SHALL BE PERMITTED ITO BE REPAIRED OR REPLACED WITH LIKE MATERIAL. RECEPTACLES SHALL COMPLY WITH NFPA 70 OR CHAPTER 39 OF 2015 IRC. EDISON-BASE TYPE PLUG FUSES SHALL BE USED FOR REPLACEMENTS ONLY WHEN OVER FUSING OR TAMPERING IS NOT EVIDENT & SHALL COMPLY WITH 2015 IRS CHAPTER 37 APPLYING FOR CONDUCTOR SIZING & OVERCURRENT PROTECTION CODE.ANY GROUNDED RECEPTACLES, SHALL BE PERMITTED TO BE GROUNDED TO ANY ACCESSIBLE POINT ON THE GROUNDING ELECTRODE SYSTEM OR ANY POINT ON THE GROUNDING ELECTRODE CONDUCTOR AS PER PART V111 ELECTRICAL OF 2015 IRC. APPLIANCES SHALL BE GROUNDED TO GROUNDED CIRCUIT CONDUCTOR AS PER PART VIII.

EGRESS:

AS PER 2015 IRC CODE SECT. AJ503:MEANS OF EGRESS FOR BUILDINGS UNDEROING ALTERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 702 OF 2015 IPMC.

MECHANICAL:

AS PER 2015 IRC CODE SECT. AJ506: ALTERATIONS TO MECHANICAL SYSTEMS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 12 FOR A NEW MECHANICAL SYSTEM WITHOUT REQUIRING THE EXISTING MECHANICAL SYSTEM TO COMPLY.

SMOKE/CARBON MONOXIDE DETECTOR NOTES:

1. DWELLING UNITS SHALL BE EQUIPPED WITH SMOKE DETECTING DEVICES RECEIVING THEIR PRIMARY POWER FROM THE BUILDING WIRING AND THEIR SHALL BE NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVERCURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.
2. ALL SMOKE DETECTING DEVICES REQUIRED TO BE PROVIDED AND INSTALLED SHALL EITHER BE ACCEPTED PURSUANT TO RULES AND REGULATION PROMULGATED BY THE COMMISSIONER, APPROVED BY THE BOARD OF STANDARDS AND APPEALS OR BE LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY THAT MAINTAINS PERIODIC INSPECTIONS OR PRODUCTION OF LISTED EQUIPMENT AND WHOSE LISTING STATES THAT THE EQUIPMENT MEETS NATIONALLY RECOGNIZED STANDARDS.
3. NO DEVICES SHALL BE DEEMED TO BE IN COMPLIANCE UNLESS IT IS OF EITHER THE IONIZATION CHAMBER OR PHOTO-ELECTRIC TYPE. SUCH DEVICES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF REFERENCE STANDARD RS 17-1
4. SMOKE DETECTORS SHALL BE LOCATED WITHIN 15.0 FT. OFF ANY BEDROOM (MAXIMUM).
5. SMOKE DETECTORS TO BE HARDWIRED AND INTERCONNECTED.
6. CARBON MONOXIDE TO BE PROVIDED AS PER CODE

2020 IECC ENERGY CODE:

ALL GLAZING SHALL BE LABELED & CERTIFIED AS MEETING REF. NFRC STANDARDS, OR SHALL FOLLOW U-FACTOR & VALUES FROM TABLE R 303.1.3 NYS RES. CODE.

AS PER CODE SECT. R402.4.1.1 – AIR LEAKAGE: AIR BARRIER & THERMAL BARRIERS SHALL BE INSTALLED AS PER MANUFACTURER. BUILDING THERMAL ENVELOPE DURABLE SEALED & SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE APPROPRIATELY SEALED W/ AIR BARRIER MAT'L.

AS PER CODE R402.4.5 – LIGHTING: RECESSED LIGHTING INSTALLED SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONAL & UNCONDITIONAL SPACES AND MUST MEET AAMA/WDMA/CSA 101/I.S.2/A440.
AS PER CODE R402.4.5 – C-RATED RECESSED LIGHTING FIXTURES SEALED @ HOUSING/INTERIOR FINISHES & LABELED TO INDICATE MAX. 2.0 CFM LEAKAGE AT 75 Pa.

AS PER CODE R403.6 – AUTOMATIC OR GRAVITY DAMPERS TO BE INSTALLED @ ALL OUTDOOR AIR INTAKES & EXHAUSTS.

AS PER CODE R 303.2.1 – INSULATION: A PROTECTIVE OPAQUE WEATHER-RESISTANT COVERING SHALL BE INSTALLED TO PROTECT EXPOSED EXTERIOR INSULATION MIN. 6" BELOW GRADE @ ALL SLAB, BASEMENT WALL OR CRAWLSPACE INSULATION.
AS PER CODE R303.2 & R402.2.7 – ALL FLOOR & WALL INSULATION SHALL BE INSTALLED AS PER MFR. SPEC'S. AND BE IN DIRECT CONTACT W/ UNDERSIDE OF SUBFLOOR OR SHEATHING. CONTINUOUS INSULATION SHALL BE INSTALLED @ UNDERSIDE OF FLOOR FRAMING & EXTEND FROM BOTTOM TO TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
AS PER CODE R303.1.1.1 & R303.2 – ALL CEILING INSULATION SHALL BE INSTALLED AS PER MFR. SPEC'S. BLOWN INSULATION SHALL BE MARKED EVERY 300 SQUARE FT.
AS PER CODE R402.2.3 – VENTED ATTICS W/ AIR PERMEABLE INSULATION SHALL INCLUDE BAFFLE ADJACENT TO SOFFIT & EAVE VENTS THAT EXTEND OVER INSULATION.
AS PER CODE R402.2.4 – ATTIC ACCESS HATCH & DOOR SHALL HAVE INSULATION EQUAL TO THE ADJACENT ASSEMBLY.

AS PER CODE R403.2.1 – AIR DUCTS: SUPPLY & RETURN DUCTS SHALL BE INSULATED W/ MIN. R-8 RATING @ DUCTS 3" DIA. & MIN. R-6 RATING FOR LESS THAN 3" DIA. DUCTS.
AS PER CODE R403.2.2 – DUCTS & AIR HANDLERS, IF NOT LOCATED IN CONDITIONED SPACES, SHALL BE TESTED FOR LIGHTNESS. LEAKAGE RATE TO BE RECORDED. TEST REPORT TO BE PROVIDED. DUCTS SHALL BE PRESSURE TESTED TO DETERMINE LEAKAGE BY APPROVED METHODS.

AS PER CODE R404.1 – LIGHTING: BUILDING MUST HAVE MIN. 95% HIGH EFFICIENCY LAMPS IN PERMANENT FIXTURES.
AS PER CODE R404.1.1 – ALL FUEL GAS LIGHTING SYSTEMS SHALL HAVE NO CONTINUOUS PILOT LIGHT.

AS PER CODE SECT. R403.3.2.1 – MECHANICAL & WATER HEATING: AIR HANDLER LEAKAGE AS PER MFR. MAX. 2% DESIGN AIR FLOW
AS PER CODE R403.1.1 – PROGRAMMABLE THERMOSTATS TO BE INSTALLED FOR CONTROL OF PRIMARY HEATING & COOLING SYSTEMS AND SHALL BE SET AS PER MFR. SPEC'S.
AS PER CODE R403.1.2 – HEAT PUMP THERMOSTATS SHALL BE INSTALLED ON HEAT PUMPS.
AS PER CODE R403.5.1 – CIRCULATING SERVICE HOT WATER SYSTEMS SHALL HAVE AUTOMATIC OR ACCESSIBLE MANUAL CONTROLS.
AS PER CODE R403.6.1 – ALL MECHANICAL VENTILATION SYSTEM FANS NOT PART OF TESTED & LISTED HVAC EQUIPMENT SHALL MEET EFFICIANCY & AIR FLOW LIMITS.
AS PER CODE R403.2 – HOT WATER BOILERS SUPPLYING HEAT THROUGH 1 OR 2 PIPE HEATING SYSTEMS SHALL HAVE OUTDOOR SETBACK CONTROL TO LOWER BOILER WATER TEMPERATURE BASED ON OUTDOOR TEMPERATURE.
AS PER CODE R403.5.1.1 – ALL NEW HEATED WATER CIRCULATION SYSTEMS SHALL HAVE CIRCULATION PUMP. GRAVITY & THERMOS-SYPHON CIRCULATION SYSTEMS SHALL NOT BE PRESENT. CONTROLS FOR CIRCULATING HOT WATER SYSTEM PUMPS SHALL START THE PUMP WITH SIGNAL FOR HOT WATER DEMAND WITHIN THE OCCUPANCY. ALL HEATER WATER CIRCULATION SYSTEMS SHALL HAVE CONTROLS THAT AUTOMATICALLY TURN OFF PUMP WHEN WATER IN CIRCULATION LOOP IS AT SET-POINT TEMPERATURE AND NO DEMAND FOR HOT WATER EXISTS.
AS PER CODE R403.5.1.2 – ALL ELECTRIC HEAT TRACE SYSTEMS SHALL COMPLY WITH IEEE 515.1 OR UL 515. CONTROLS SHALL AUTOMATICALLY ADJUST THE ENERGY INPUT TO THE HEAT TRACING TO MAINTAIN DESIRED WATER TEMP. IN PIPING.
AS PER CODE R403.5.2 – WATER DISTRIBUTION SYSTEMS THAT HAVE RE-CIRCULATION PUMPS THAT PUMP WATER FROM HEATED WATER SUPPLY BACK TO THE HEATED WATER SOURCE THROUGH A COLD WATER SUPPLY PIPE SHALL HAVE A DEMAND RE-CIRCULATION WATER SYSTEM. PUMPS SHALL HAVE CONTROLS THAT MANAGE OPERATION OF PUMP AND LIMIT TEMPERATURE OF WATER ENTERING COLD WATER PIPING TO 104 DEGRESS F.
AS PER CODE R303.3 – ALL MANUFACTURER MANUALS FOR MECHANICAL & WATER HEATING SYSTEMS SHALL BE PROVIDED.
AS PER CODE R403.5.3 – HOT WATER PIPES SHALL BE INSULATED TO MIN. R-3 RATING.

* AN ENERGY COMPLIANCE CERTIFICATE IDENTIFYING THE ENERGY-RELATED FEATURES SHALL BE POSTED ON OR IN THE ELECTRICAL PANEL OR OTHER APPROVED LOCATION.

GENERAL CONDITIONS

UNLESS OTHERWISE NOTED. GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT-201 SHALL APPLY. HEAT AND POWER DURING CONSTRUCTION SHALL BE PAID FOR BY THE OWNER. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY. SUBSTITUTION SHALL NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT. THE PREMISES SHALL BE KEPT REASONABLY CLEAN AT ALL TIMES. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, TOOLS, RUBBISH, ETC.. . CLEAN ALL GLASS AND LEAVE WORK BROOM CLEAN UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL FULLY GUARANTEE HIS WORK AND THE WORK OF HIS SUB-CONTRACTOR FOR A PERIOD OF AT LEAST ONE YEAR AFTER COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSES AND EXPENSES, INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE

(A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THEREFROM.

(B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM , OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. ALL MATERIALS, ASSEMBLIES, AND METHODS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORM-WORK, BLOCK-WORK, FRAMING, NAILING, PLACING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THAT THEY ARE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS, AND SPECIFICATIONS WILL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHOP DRAWINGS WHICH MAY BE NEEDED. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED.

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 UNDERLAY-MENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BOURNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20 PSF	130	YES	NO	NO	B	SEVERE	36"	M-H	15°	YES	7-25-78	1500 or <	45°

NOTES:

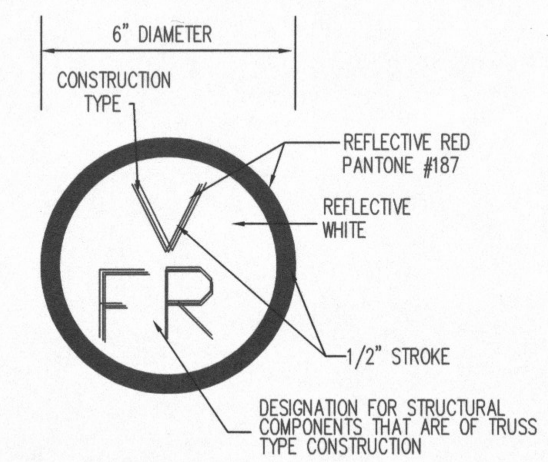
1. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE TO OBTAIN A PRELIMINARY STAKEOUT SURVEY INDICATING ALL LOT DIMENSIONS, SETBACKS AND GRADE ELEVATION PRIOR TO THE COMMENCEMENT OF ANY WORK AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE SURVEY AND THESE PLANS.

2. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ANY AND ALL WORK TO BE PERFORMED AND COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS & PROCEDURES OF THE LATEST EDITION & AMENDMENTS OF NYS BUILDING CODE (S), LOCAL LAWS, ORDINANCES AND AGENCIES ETC. HAVING JURISDICTION FOR THE PROJECT SHOWED HEREIN.

3. THESE PLANS COMPLY WITH THE SEISMIC CODE REQUIREMENTS OF LL 17/95. CONTRACTOR TO VERIFY AND FOLLOW ALL REQUIREMENTS OF LL 17/95. ANY DISCREPANCIES AND/OR OMISSIONS ARE TO BE BROUGHT TO THE ARCHITECT/ENGINEERS ATTENTION

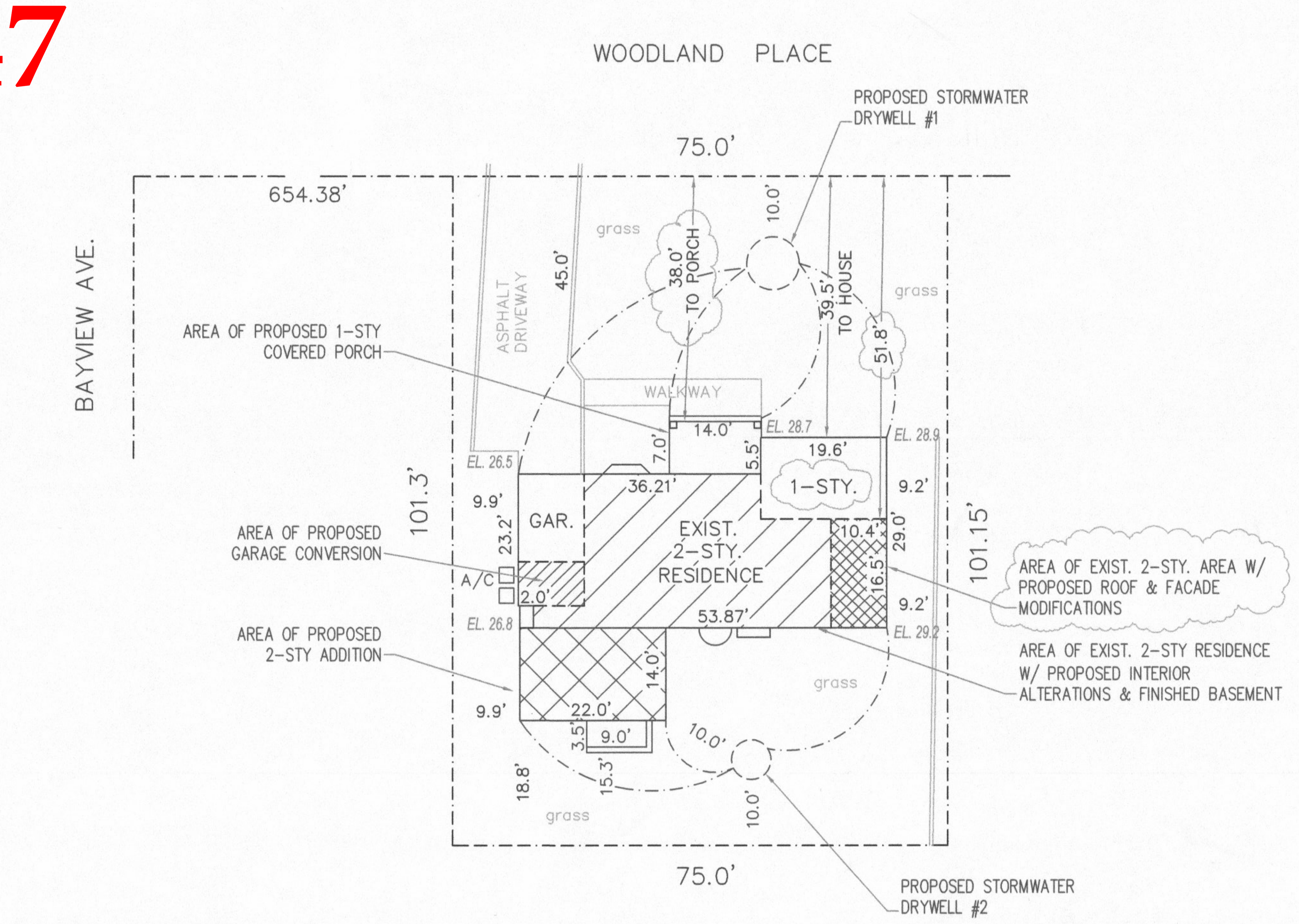
BOILER ROOM ENCLOSURE:

CEILING OF ENTIRE BOILER ROOM/AREA REQUIRED TO BE PROPERLY FIRE RETARDED.
NOTE: APPROVED METHOD OF FIRE RETARDING ARE THE FOLLOWING:
(A) 1/2" PLASTER BOARDS COVERED WITH 16GA. METAL
(B) METAL LATH AND 3/4" CEMENT OR 1" GYPSUM MORTAR.
(C) ROCK LATH AND 3/4" GYPSUM MORTAR.
A MINIMUM OF 18" CLEARANCE REQUIRED BETWEEN BOILER AND ENCLOSING WALLS. DOOR TO BOILER ROOM TO BE ONE (1) HOUR TEST FIREPROOF SELF-CLOSING AS PER BOARD OF STANDARDS AND APPEALS APPROVAL. ELECTRIC LIGHT TO BE PROVIDED WITHIN BOILER ROOM. OIL BURNER REMOTE CONTROL SWITCH MUST BE LOCATED OUTSIDE BOILER ROOM. NO STORAGE PERMITTED WITHIN BOILER ROOM.
* EXEMPTIONS MAY APPLY FOR CERTAIN SYSTEMS AS PER 2020 IECC.



BCNYS 602.5 TYPE V. CONSTRUCTION TYPE "F" FOR STRUCTURAL COMPONENTS PART 1265 RESIDENTIAL STRUCTURES WITH TRUSS TYPE CONSTRUCTION PRE-ENGINEERED WOOD CONSTRUCTION,AND/OR TIMBER CONSTRUCTION

ALL NEW CONSTRUCTION OR MODIFICATION TO RESIDENTIAL DWELLINGS INVOLVING TRUSS TYPE CONSTRUCTION,PRE-ENGINEERED WOOD CONSTRUCTION AND/OR TIMBER CONSTRUCTION,HOMEOWNER IS REQUIRED BY NEW YORK STATE LAW AND RCNYS TO AFFIX A DECAL SIGNALING TRUSS CONSTRUCTION HAS BEEN USED TO AN ELECTRICAL METER BOX OUTSIDE THE HOME. SPECIFICATIONS ATTACHED



PLOT PLAN

1" = 20'-0"

THIS IS AN ARCHITECTURAL PLOT PLAN WITH INFORMATION DERIVED FROM A PROFESSIONAL SURVEY PERFORMED BY PRECISION SURVEYS, DATED NOVEMBER 17, 2023.
TAX MAP #: SECT. 02 BLOCK 354 LOT 59
ZONE: RESIDENCE 'A'

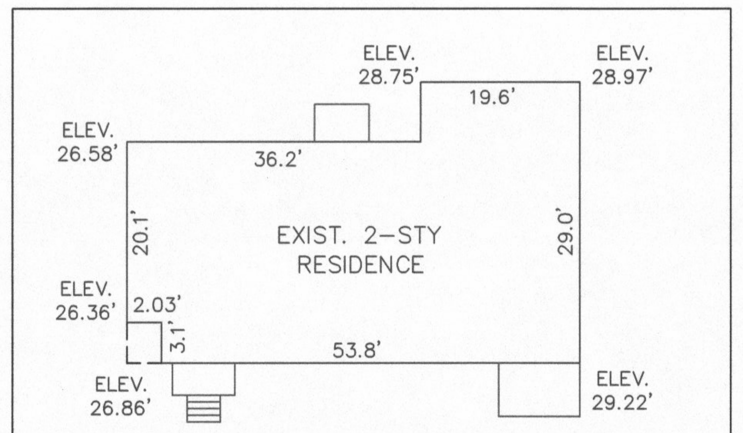
LOT COVERAGE CALCULATIONS:

EXISTING	PROPOSED
LOT = 7,575 SQ. FT.	LOT = 7,575 SQ. FT.
EXIST. HOUSE FOOTPRINT = 1,408 SQ. FT.	PROPOSED FOOTPRINT = 1,856.2 SQ. FT.
EXISTING LOT COVERAGE = 18.5%	PROPOSED LOT COVERAGE = 24.5%

GROSS FLOOR AREA CALCULATIONS:

EXISTING	PROPOSED
LOT = 7,575 SQ. FT.	LOT = 7,575 SQ. FT.
EXIST. HOUSE 1ST FL. = 1,212 SQ. FT.	PROPOSED TOTAL 1ST FLOOR = 1,593.6 SQ. FT.
EXIST. HOUSE 2ND FL. = 1118.8 SQ. FT.	PROPOSED TOTAL 2ND FL. = 1,426.6 SQ. FT.
TOTAL = 2,330.8 SQ. FT.	TOTAL = 3,020.2 SQ. FT.
EXISTING G.F.A. = 30.7%	PROPOSED G.F.A. = 39.8%

FIRST FLOOR GROSS AREAS:	SECOND FLOOR GROSS AREAS:
ZONE 'A': 28.8'x32.9' = 876.5 S.F.	ZONE 'G': 13.1'x6.8'= 89.8 S.F.
ZONE 'B': 13.5'x25.25'= 320.9 S.F.	ZONE 'H': 13.8'x7.8' = 108.2 S.F.
ZONE 'C': 14.0'x22.0' = 308.0 S.F.	ZONE 'I': 55.8'x16.5' = 920.6 S.F.
ZONE 'D': 9.6'x9.5' = 88.2 S.F.	ZONE 'J': 14.0'x22.0' = 308.0 S.F.
TOTAL = 1,593.6 S.F.	TOTAL = 1,426.6 S.F.



PRE-EXISTING AVERAGE GRADE CALCULATION:

26.58+28.75=55.33/2=27.66x36.2'=1001.4
28.75+28.97=57.72/2=28.86x19.6'=565.6
28.97+29.22=58.19/2=29.09x29.0'=843.75
29.22+26.86=56.08/2=28.04x53.8'=1508.5
26.86+26.36=53.22/2=26.61x 3.1'= 82.49
26.36+26.58=52.94/2=26.47x20.1'=532.04
161.8 4,533.78
4,533.78/161.8 = 28.02
THE PRE-EXISTING AVERAGE GRADE = 28.02

PRE-EXIST. AVG. GRADE DGM. & CALC.
NO SCALE

NOTE: THESE DRAWINGS COMPLY WITH THE GUIDELINES AND REQUIREMENTS OF 2020 NYS RES. CODE & UNIFORM CODE SUPPLEMENT, 2020 NYS ENERGY CONSERVATION CODE SUPPLEMENT, & 2018 WFCM DESIGN REQUIREMENTS FOR 1 & 2 FAMILY DWELLINGS.

REVISIONS:

NG	1-24	BZA PLANS
NG	2-24	
NG	5-24	G.F.A.
NG	9-24	

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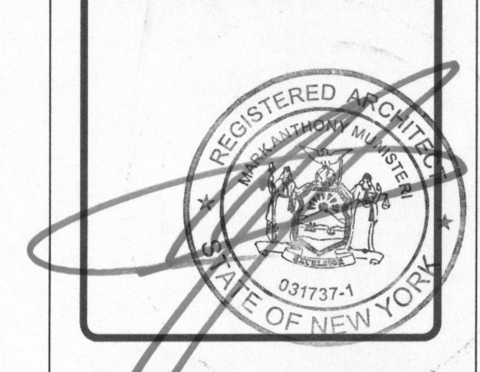


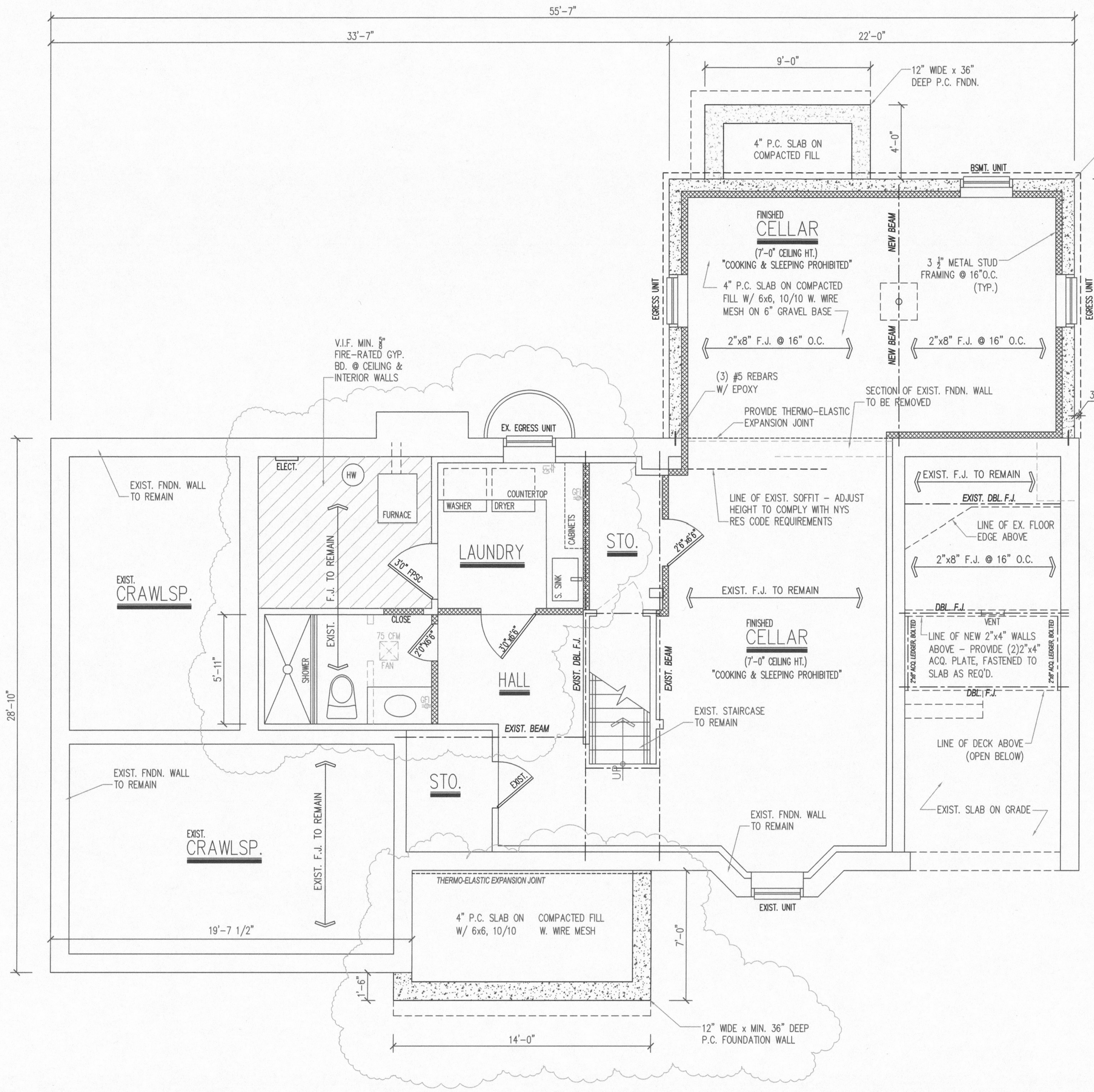
DRAWING NAME: GENERAL NOTES & PLOT PLAN

OWNER: GROSS RESIDENCE
14 WOODLAND PLACE, GREAT NECK, N.Y.

date: 1-2-24

scale: 1/4" =1'-0"
unless otherwise noted

sheet no.
A-1



FOUNDATION PLAN

— EXISTING ▨ - PROPOSED - - - - TO BE REMOVED

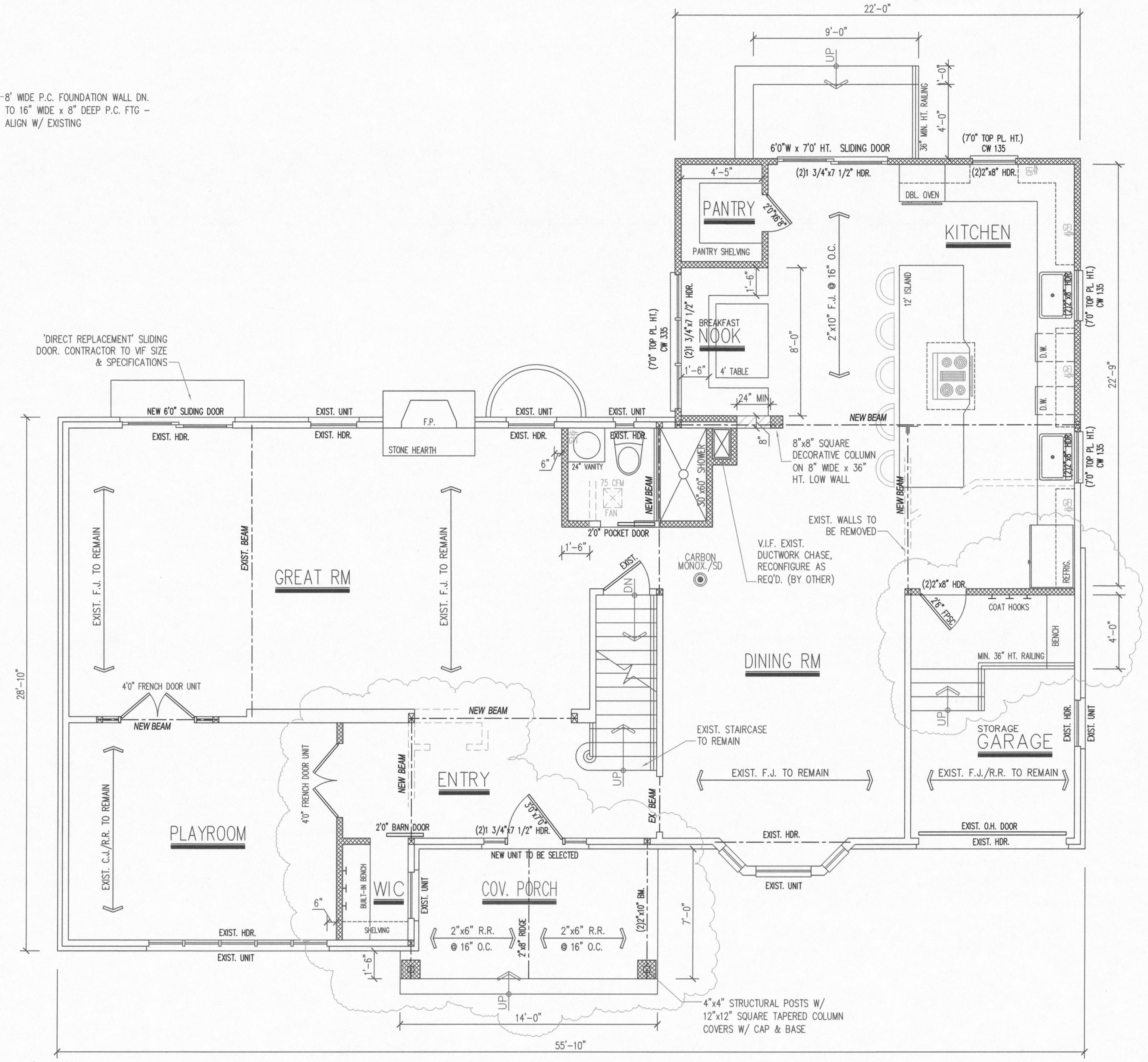
1/4"=1'-0"

NOTE: IT SHALL BE CONFIRMED BY A LICENSED PLUMBER & ELECTRICIAN THAT THE CAPACITY OF ALL EXISTING & PROPOSED MECHANICAL SYSTEMS (ELECTRICAL, HEATING & HOT WATER) SHALL CONFORM TO NEW LOADS REQUIRED BY PROPOSED WORK. (SEE SHEET A-1 FOR FURTHER INFORMATION).

BOILER ROOM ENCLOSURE:

CEILING OF ENTIRE BOILER ROOM/AREA REQUIRED TO BE PROPERLY FIRE RETARDED.
NOTE: APPROVED METHOD OF FIRE RETARDING ARE THE FOLLOWING:
(A) 1/2" PLASTER BOARDS COVERED WITH 16GA. METAL
(B) METAL LATH AND 3/4" CEMENT OR 1" GYPSUM MORTAR.
(C) ROCK LATH AND 3/4" GYPSUM MORTAR.
A MINIMUM OF 18" CLEARANCE REQUIRED BETWEEN BOILER AND ENCLOSING WALLS. DOOR TO BOILER ROOM TO BE ONE (1) HOUR TEST FIREPROOF SELF-CLOSING AS PER BOARD OF STANDARDS AND APPEALS APPROVAL. ELECTRIC LIGHT TO BE PROVIDED WITHIN BOILER ROOM. OIL BURNER REMOTE CONTROL SWITCH MUST BE LOCATED OUTSIDE BOILER ROOM. NO STORAGE PERMITTED WITHIN BOILER ROOM.

* EXEMPTIONS MAY APPLY FOR CERTAIN SYSTEMS AS PER 2020 NYS RES CODE.



FIRST FLOOR PLAN

— EXISTING ▨ - PROPOSED - - - - TO BE REMOVED

1/4"=1'-0"

** NOTE: ALL WINDOW & DOOR OPENINGS @ BRICK VENEER AREAS TO HAVE 4"x4"x3/8" BRICK LEDGE ANGLE, BOLTED TO LVL. HEADERS W/ 1/2" DIA. BOLTS @ 24" O.C.

NOTE: ALL HEADERS TO BE FLUSH @ INTERIOR & EXTERIOR SURFACES - PROVIDE 1/2" PLYWD. SHEATHING AS REQ'D. BET. HEADERS FOR BLOCKING, BOLT ALL HEADERS @ 24" O.C., STAGGERED, W/ 1/2" DIA. BOLTS.

NOTE: ALL WINDOWS TO BE 'ANDERSEN' 400 SERIES PRODUCTS W/ 'LOW-E4' GLASS, COLOR & HARDWARE TO BE SELECTED. GRILLE DESIGN AS SHOWN.

HARDWIRED CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE OF EACH BEDROOM.

A/C SYSTEM TO BE INSTALLED & SIZED BY OTHER - SYSTEM MUST MEET OR EXCEED IECC 2015 ENERGY CODE REQUIREMENTS.

ALL SUPPLY & RETURN LINES TO HAVE A MIN. OF R-8 INSUL. VALUE (SEE NOTES SHEET A-1 FOR FURTHER INFORMATION)

REVISIONS:

NG	1-24	BZA PLANS
NG	2-24	
NG	5-24	G.F.A.

MARK ANTHONY MUNISTERI
ARCHITECT
1563 BELLMORE AVENUE
NORTH BELLMORE N.Y. 11710
TEL.: (516) 409-1900
(631) 473-2262
LIC #:031737-1

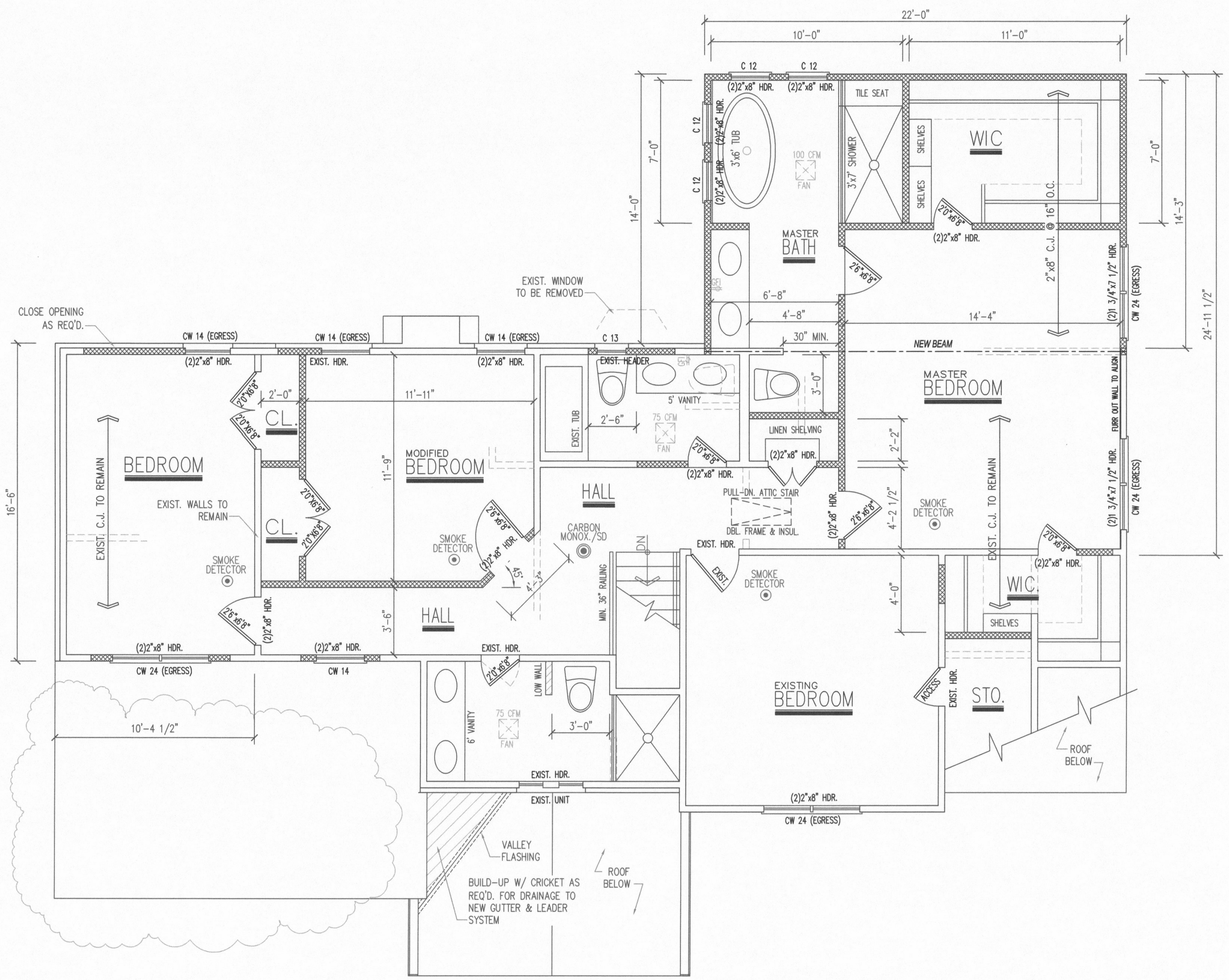
DRAWING NAME:
FOUNDATION & FIRST FLOOR PLAN, UNDERPINNING DETAIL

OWNER:
GROSS RESIDENCE
14 WOODLAND PLACE, GREAT NECK, N.Y.

date: 11-25-23

scale: 1/4" =1'-0" unless otherwise noted

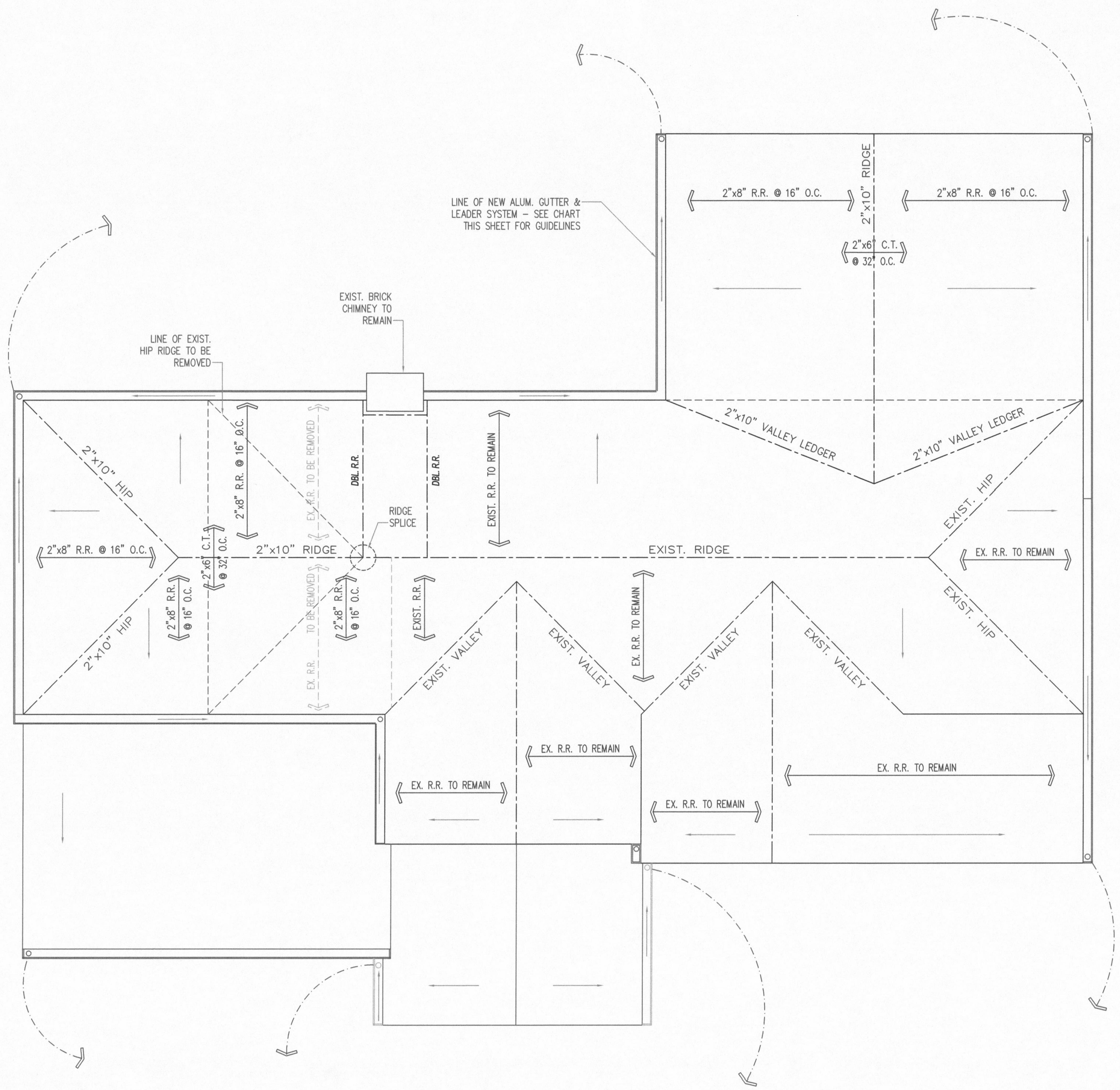
sheet no.
A-2



SECOND FLOOR PLAN

— EXISTING ▩ - PROPOSED - - - TO BE REMOVED

1/4"=1'-0"



ROOF PLAN

1/4"=1'-0"

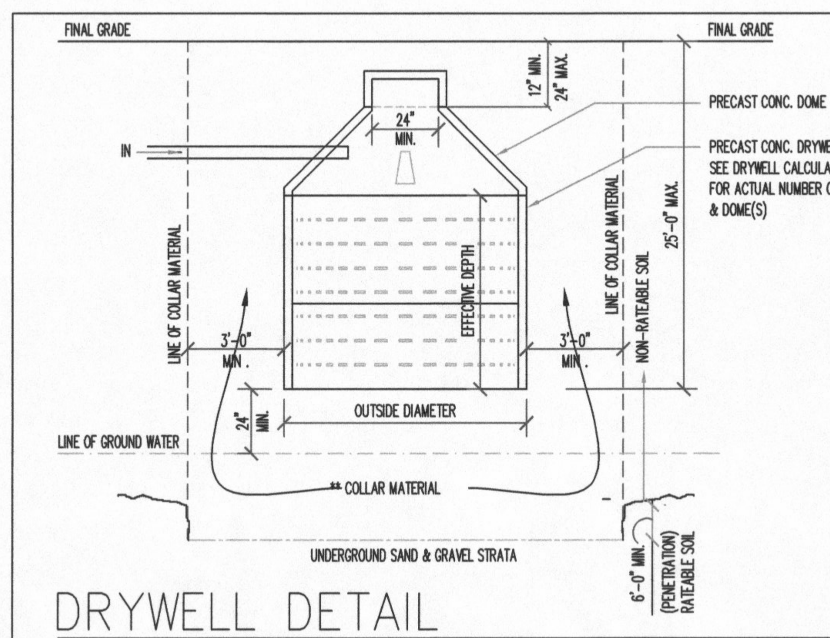
TABLE RS 16-19 SIZE OF ROOF GUTTERS

DIAMETER OF GUTTER*	MAXIMUM PROJECTED ROOF AREA FOR GUTTERS OF VARIOUS SLOPES 1/16 IN. SLOPE (SQ. FT.)	1/8 IN. SLOPE (SQ. FT.)	1/4 IN. SLOPE (SQ. FT.)	1/2 IN. SLOPE (SQ. FT.)
3	144	192	272	385
4	288	409	575	815
5	500	705	1,000	1,420
6	770	1,090	1,540	2,220
7	1,150	1,560	2,220	3,120
8	1,590	2,250	3,180	4,490
10	3,600	4,080	5,780	8,000

* GUTTERS OTHER THAN SEMICIRCULAR MAY BE USED PROVIDED THAY HAVE THE SAME CROSS-SECTIONAL AREA

TABLE RS 16-18 SIZE OF VERTICLE LEADERS

DIAMETER OF LEADER OR CONDUCTOR (in)	GPM.	MAXIMUM PROJECTED ROOF AREA (sq.ft.)
2	22.6	433
2 1/2	39.6	779
3	66.6	1,278
4	143.0	2,745
5	261.0	4,992
6	423.0	8,121
8	911.0	17,491
10	1,652.0	31,718



DRYWELL DETAIL

NTS

DRAINAGE CALCULATIONS

USE CARLSON PRECAST DRYWELLS OR APPROVED EQUAL
BASED ON CONTAINMENT OF 4" RAINFALL IN 24HR PERIOD

DRYWELL #1 CALCULATIONS (SOUTH/REAR ROOF AREAS)

	AMOUNT	4" RAINFALL	COEF.	C.F.
BUILDING ROOF	780	4/12	1.0	259.9
	TOTAL CUBIC FEET REQUIRED			259.9

PROVIDE: (2) 6'-0" Ø x 5-6" SECTIONS + DOME = 268.1 CU. FT. > 259.9

DRYWELL #2 CALCULATIONS (NORTH/FRONT ROOF AREAS & PORCH)

	AMOUNT	4" RAINFALL	COEF.	C.F.
BUILDING ROOF	1030	4/12	1.0	343.3
	TOTAL CUBIC FEET REQUIRED			343.3

PROVIDE: (2) 8-0" Ø x 4-0" SECTION + DOME = 380.0 CU. FT. > 343.3

REVISIONS:		
NG	1-24	BZA PLANS
NG	2-24	
NG	5-24	G.F.A.
NG	9-24	

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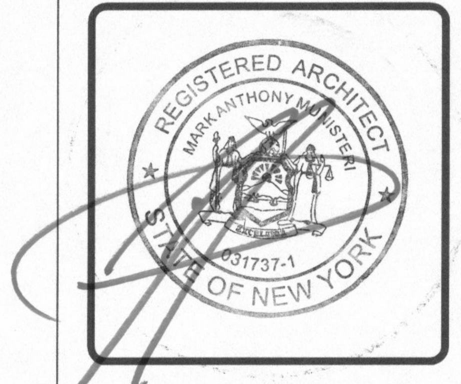

DRAWING NAME:
SECOND FLOOR & ROOF PLANS

OWNER:
GROSS RESIDENCE
14 WOODLAND PLACE, GREAT NECK, N.Y.

date: 12-2-23

scale: 1/4" =1'-0"
unless otherwise noted

sheet no.
A-3

FRONT ELEVATION

1/4"=1'-0"

SIDE ELEVATION

1/4"=1'-0"

REAR ELEVATION

1/4"=1'-0"

SIDE ELEVATION

1/4"=1'-0"

REVISIONS:

NG	1-24	BZA PLANS
NG	2-24	
NG	5-24	G.F.A.

MARK ANTHONY MUNISTERI
ARCHITECT

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NORTH BELLMORE N.Y. 11710

TEL.: (516) 409-1900
(631) 473-2262

LIC #:031737-1

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

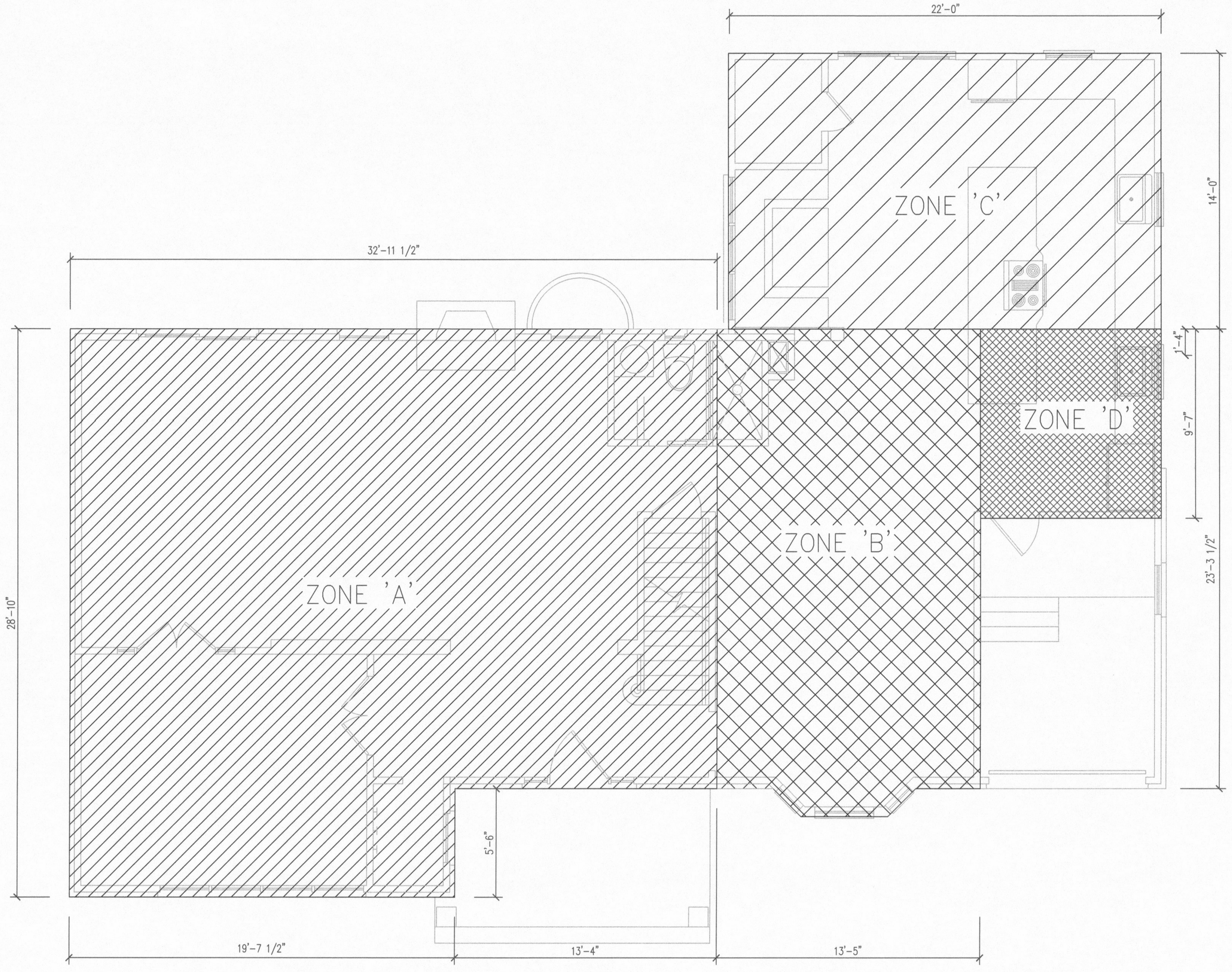
DRAWING NAME:
EXTERIOR ELEVATIONS

OWNER:
GROSS RESIDENCE
14 WOODLAND PLACE, GREAT NECK, N.Y.

date: 12-12-23

scale: 1/4" =1'-0"
unless otherwise noted

sheet no.
A-4



FIRST FLOOR PLAN

1/4"=1'-0"

ZONE 'A': 28.8'x32.9' = 876.5 S.F.
ZONE 'B': 13.5'x25.25' = 320.9 S.F.
ZONE 'C': 14.0'x22.0' = 308.0 S.F.
ZONE 'D': 9.6'x9.5' = 88.2 S.F.
TOTAL = 1,593.6 S.F.

SECOND FLOOR PLAN

1/4"=1'-0"

ZONE 'G': 13.1'x6.8'= 89.8 S.F.
ZONE 'H': 13.8'x7.8' = 108.2 S.F.
ZONE 'I': 55.8'x16.5' = 920.6 S.F.
ZONE 'J': 14.0'x22.0' = 308.0 S.F.
TOTAL = 1,426.6 S.F.

REVISIONS:

NG	1-24	BZA PLANS
NG	2-24	
NG	5-24	G.F.A.

MARK ANTHONY MUNISTERI
ARCHITECT
1563 BELLMORE AVENUE
NORTH BELLMORE N.Y. 11710
TEL.: (516) 409-1900
(631) 473-2262

DRAWING NAME:
SQUARE FOOTAGE GEOMETRIC DIAGRAM

OWNER:
GROSS RESIDENCE
14 WOODLAND PLACE, GREAT NECK, N.Y.

date: 12-12-23

scale: NO SCALE
unless otherwise noted

sheet no.
A-8

PROPOSED RESIDENCE FOR:

#21649

WEISS RESIDENCE

58 HEWLETT LANE
INCORPORATED VILLAGE OF FLOWER HILL,
NEW YORK, 11050

DRAWING INDEX

GENERAL

SHEET #	SHEET TITLE	DATE
CS-1.0	COVER SHEET	8/6/2024

CIVIL DRAWINGS

SHEET #	SHEET TITLE	DATE

LANDSCAPE DRAWINGS

SHEET #	SHEET TITLE	DATE
L-1	PROPOSED LANDSCAPE PLAN	03/13/24

ARCHITECTURAL DRAWINGS

SHEET #	SHEET TITLE	DATE
SP-1.0	SITE PLAN AND ZONING CHART	8/6/2024
SP-1.1	ENLARGED SITE PLAN - TOWN OF NORTH HEMPSTEAD LOT	8/6/2024
A-1.0	CELLAR / FOUNDATION FLOOR PLAN	8/6/2024
A-1.1	GROUND FLOOR PLAN	8/6/2024

DRAWING INDEX

ARCHITECTURAL DRAWINGS *(CONTINUED)*

SHEET #	SHEET TITLE	DATE

REFLECTED CEILING PLAN DRAWINGS

SHEET #	SHEET TITLE	DATE

ELECTRICAL DRAWINGS

PRESENTED BY THE OFFICE OF:

KEAN
DESIGNERS AND BUILDERS

KEAN DESIGNS, LTD.

5 MAIN STREET
COLD SPRING HARBOR,
NEW YORK 11724

631-367-9696

DRAWING INDEX

DRAWING INDEX

ISSUED DATE LOG:

NO.	ISSUE / DATE
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PROFESSIONAL SEAL:

REGISTERED ARCHITECT
STATE OF NEW YORK
No. 031068

KEAN
DESIGNERS AND BUILDERS

KEAN DESIGNS, LTD.

5 MAIN STREET
COLD SPRING HARBOR,
NEW YORK 11724

631-367-9696

PROJECT ADDRESS:

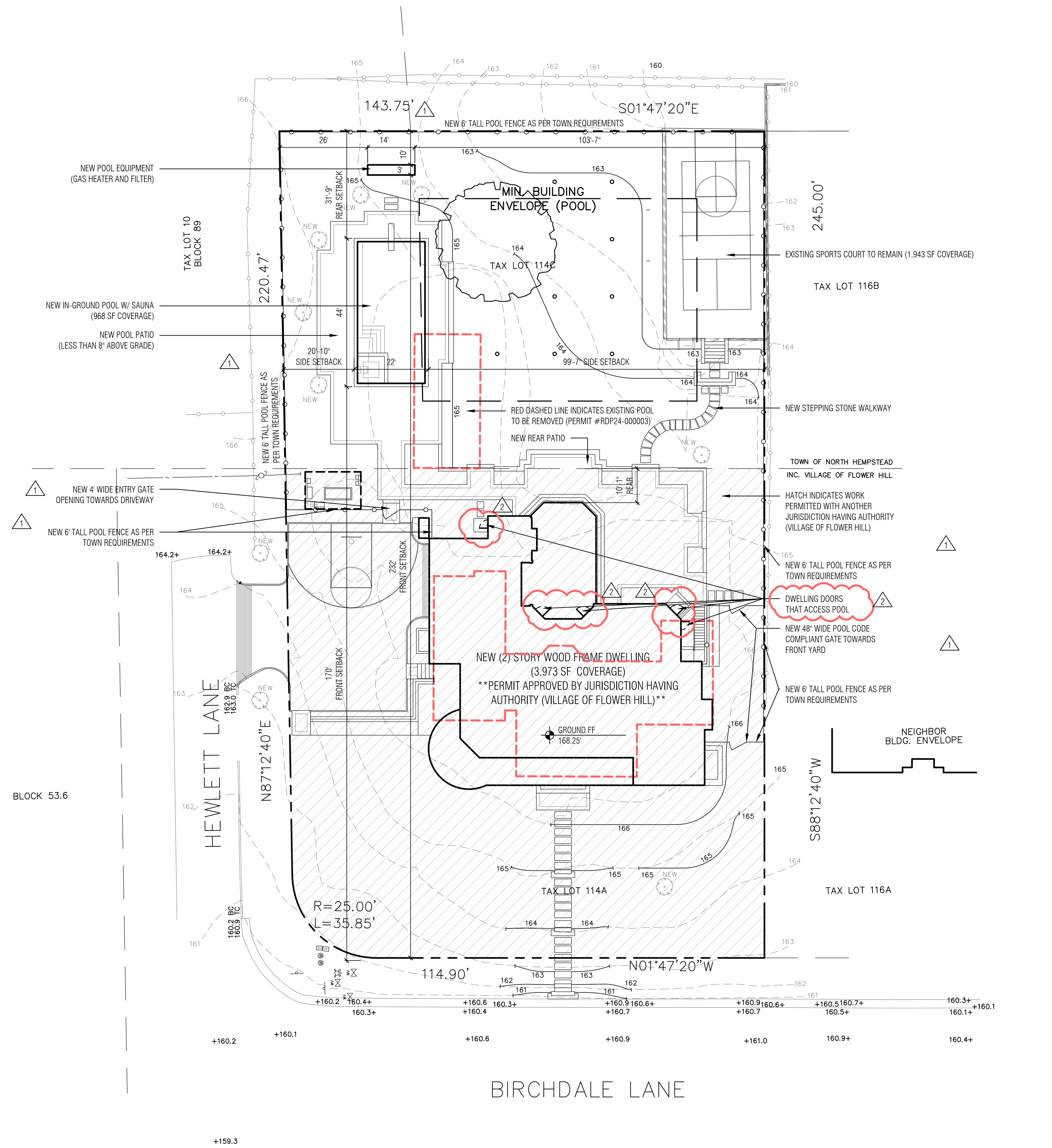
WEISS
RESIDENCE

58 HEWLETT LANE,
INC. VILLAGE OF FLOWER
HILL, NEW YORK 11050

AS NOTED	D.M. / J.J.D.
SCALE	DRAWN
22-007	2023
JOB	KEAN DESIGNS

CS-1

COVER SHEET



1 SITE PLAN
SP-1.0 SCALE: 1" = 20'-0"

ZONING DATA (S06-B58-L114A & 114C)				
PARCEL NUMBERS:		SECTION - 06 BLOCK - 58 LOTS - 114A & 114C		
MUNICIPALITY:		VILLAGE OF FLOWER HILL / TOWN OF NORTH HEMPSTEAD		
ZONE:		RESIDENCE-AAA (TOWN OF NORTH HEMPSTEAD)		
FLOOD ZONE:		"X"		
DIMENSIONAL REGULATION	LIMIT	REQUIRED	EXISTING:	PROPOSED
LOT AREA	MINIMUM	20,000	34,565 SF (TOTAL LOT) 20,278 SF (FLOWER HILL) 14,287 SF (N. HEMPSTEAD)	NO CHANGE
LOT WIDTH	MINIMUM	125'	100' (HEWLETT LN)	NO CHANGE
LOT COVERAGE	MAXIMUM	-	-	968 SF (NEW IN-GROUND POOL) 1,943 SF (EXISTING SPORTS COURT) 2,911 SF TOTAL COVERAGE (20.4%) (N.I.C. PATIOS / POOL PATIOS < 8" ABOVE GRADE)
REAR LOT COVERAGE	MAXIMUM	40% OF REAR LOT AREA 40% (14,287 SF) 5,714.8 SF	-	968 SF (NEW IN-GROUND POOL) 1,943 SF (EXISTING SPORTS COURT) 2,911 SF TOTAL COVERAGE (20.4%) (N.I.C. PATIOS / POOL PATIOS < 8" ABOVE GRADE)
FRONT YARD SETBACK	MINIMUM	41'-1" (SECONDARY FRONT YARD)	-	170' (NEW IN-GROUND POOL) 232' (NEW POOL EQUIPMENT)
REAR YARD SETBACK	MINIMUM	20'-0"	-	31'-9" (NEW IN-GROUND POOL) 10'-0" (NEW POOL EQUIPMENT)
SIDE YARD SETBACK	MINIMUM	20'-0"	-	20'-10" & 99'-7" (NEW IN-GROUND POOL) 26'-0" & 103'-7"(NEW POOL EQUIPMENT)
FENCE	MINIMUM	6' TALL	-	6' TALL FENCE

4 ZONING DATA
SP-1.0 SCALE: NTS

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DESIGNERS AND BUILDERS

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5 MAIN STREET
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NEW YORK 11724
631-367-9696

PROJECT ADDRESS:

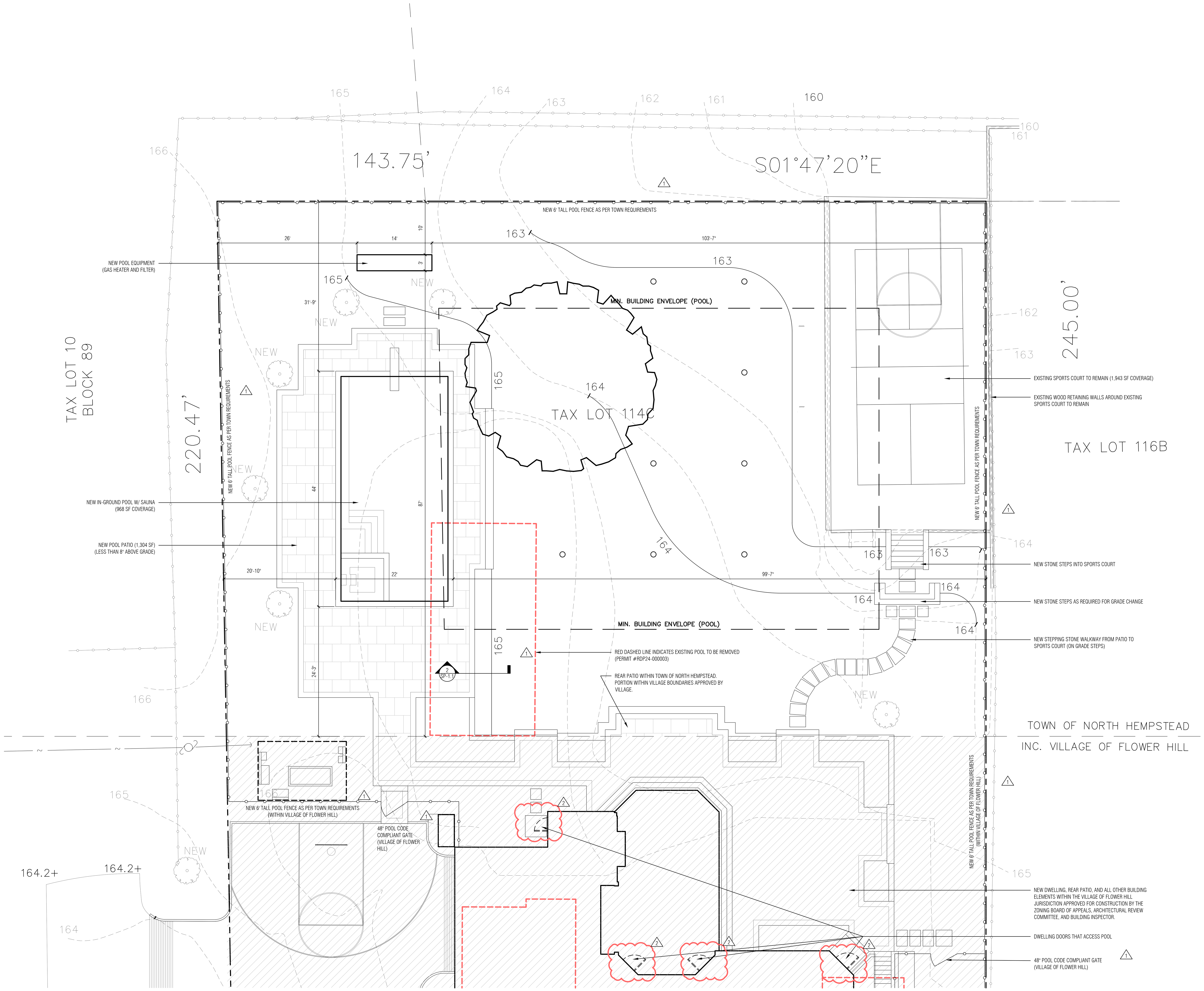
WEISS RESIDENCE

58 HEWLETT LANE,
INC. VILLAGE OF FLOWER HILL, NEW YORK 11050

AS NOTED	D.M. / J.J.D.
SCALE	DRAWN
22-007	2023
JOB	KEAN DESIGNS

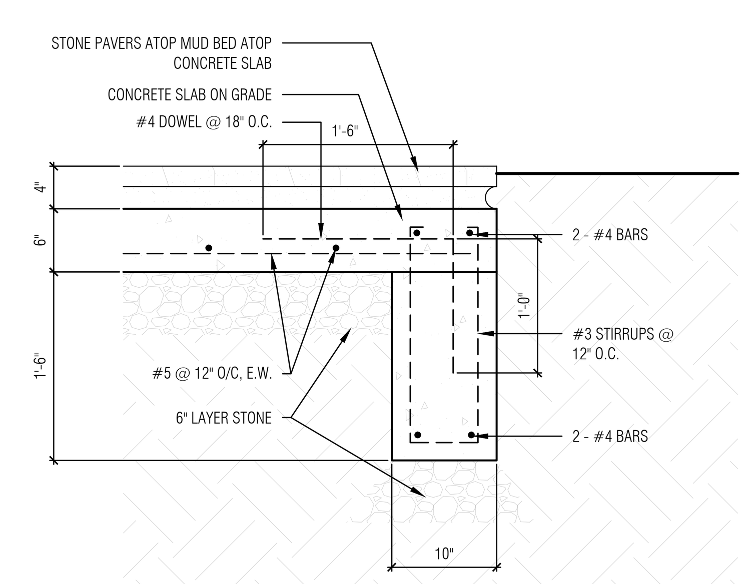
SP-1.0

SITE PLAN & ZONING ANALYSIS



1 SITE PLAN - TOWN OF NORTH HEMPSTEAD LOT
SP-1.1 SCALE: 1/8" = 1'-0"

NOTE: DWELLING AS INDICATED ABOVE IS WITHIN THE VILLAGE OF FLOWER HILL'S JURISDICTION AND HAS BEEN APPROVED FOR CONSTRUCTION.



2 POOL PATIO DETAIL
SP-1.1 SCALE: 1" = 1'-0"

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PROFESSIONAL SEAL:

REGISTERED ARCHITECT
CHRISTOPHER ALBERT ENG
No. 031068
STATE OF NEW YORK

KEAN
DESIGNERS AND BUILDERS
KEAN DESIGNS, LTD.
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COLD SPRING HARBOR,
NEW YORK 11724
631-367-9696

PROJECT ADDRESS:

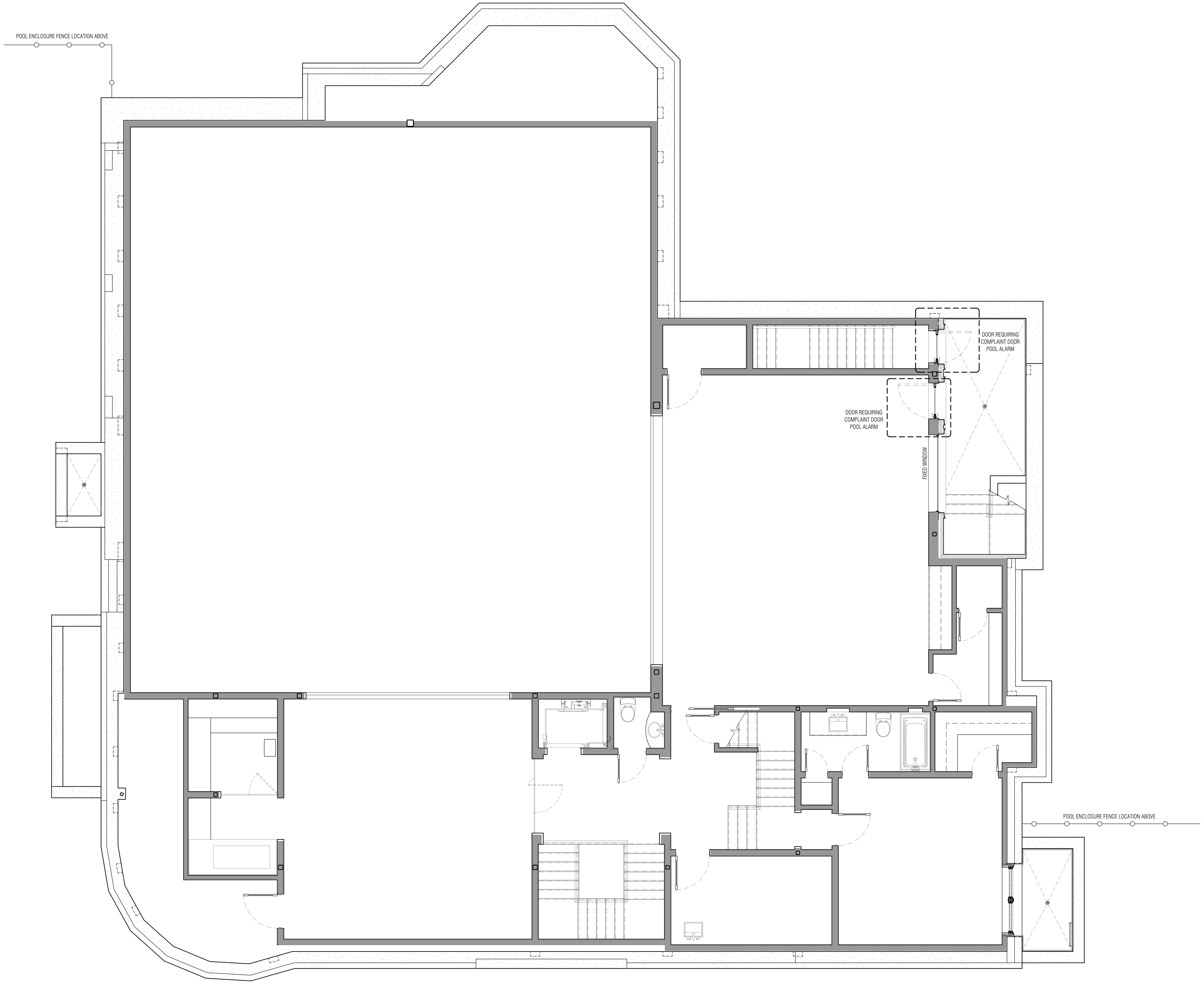
WEISS RESIDENCE

58 HEWLETT LANE,
INC. VILLAGE OF FLOWER HILL, NEW YORK 11050

AS NOTED	D.M. / J.J.D.
SCALE	DRAWN
22-007	2023
JOB	KEAN DESIGNS

SP-1.1

ENLARGED SITE PLAN



1 | A-1.0

CELLAR / FOUNDATION FLOOR PLAN

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

NOTE: DWELLING AS INDICATED ABOVE IS WITHIN THE VILLAGE OF FLOWER HILL'S JURISDICTION AND HAS BEEN APPROVED FOR CONSTRUCTION.

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NEW YORK 11724
631-367-9696

PROJECT ADDRESS:

WEISS RESIDENCE

58 HEWLETT LANE,
INC. VILLAGE OF FLOWER
HILL, NEW YORK 11050

AS NOTED	D.M. / J.J.D.
SCALE	DRAWN
22-007	2023
JOB	KEAN DESIGNS

A-1.0

CELLAR / FOUNDATION FLOOR PLAN

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PROFESSIONAL SEAL:

KEAN DESIGNERS AND BUILDERS

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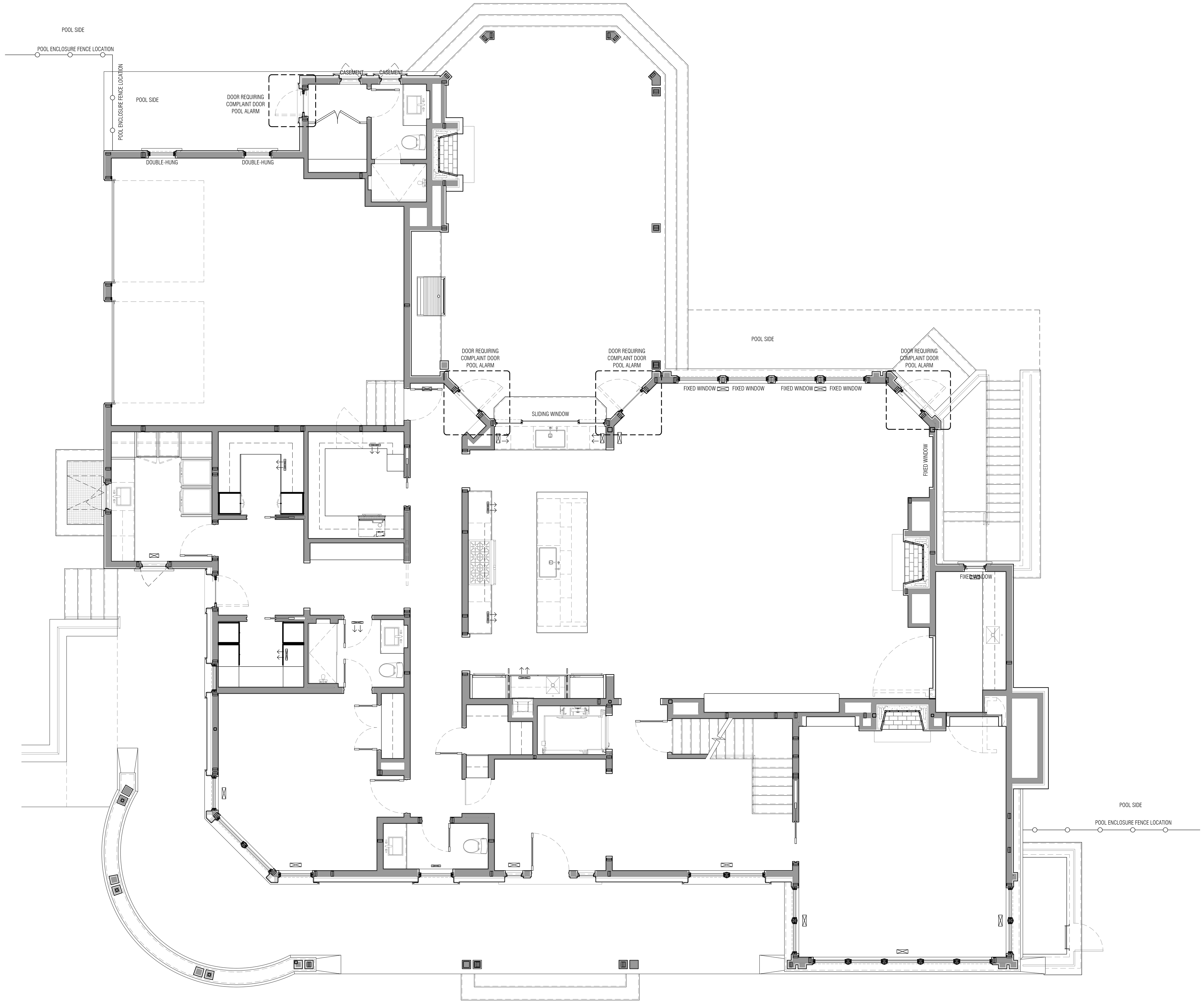
5 MAIN STREET
COLD SPRING HARBOR,
NEW YORK 11724
631-367-9696

PROJECT ADDRESS:

WEISS RESIDENCE

58 HEWLETT LANE,
INC. VILLAGE OF FLOWER HILL, NEW YORK 11050

AS NOTED	D.M. / J.J.D.
SCALE	DRAWN
22-007	2023
JOB	KEAN DESIGNS



1
A-1.0
CELLAR / FOUNDATION FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE: DWELLING AS INDICATED ABOVE IS WITHIN THE VILLAGE OF FLOWER HILL'S JURISDICTION AND HAS BEEN APPROVED FOR CONSTRUCTION.

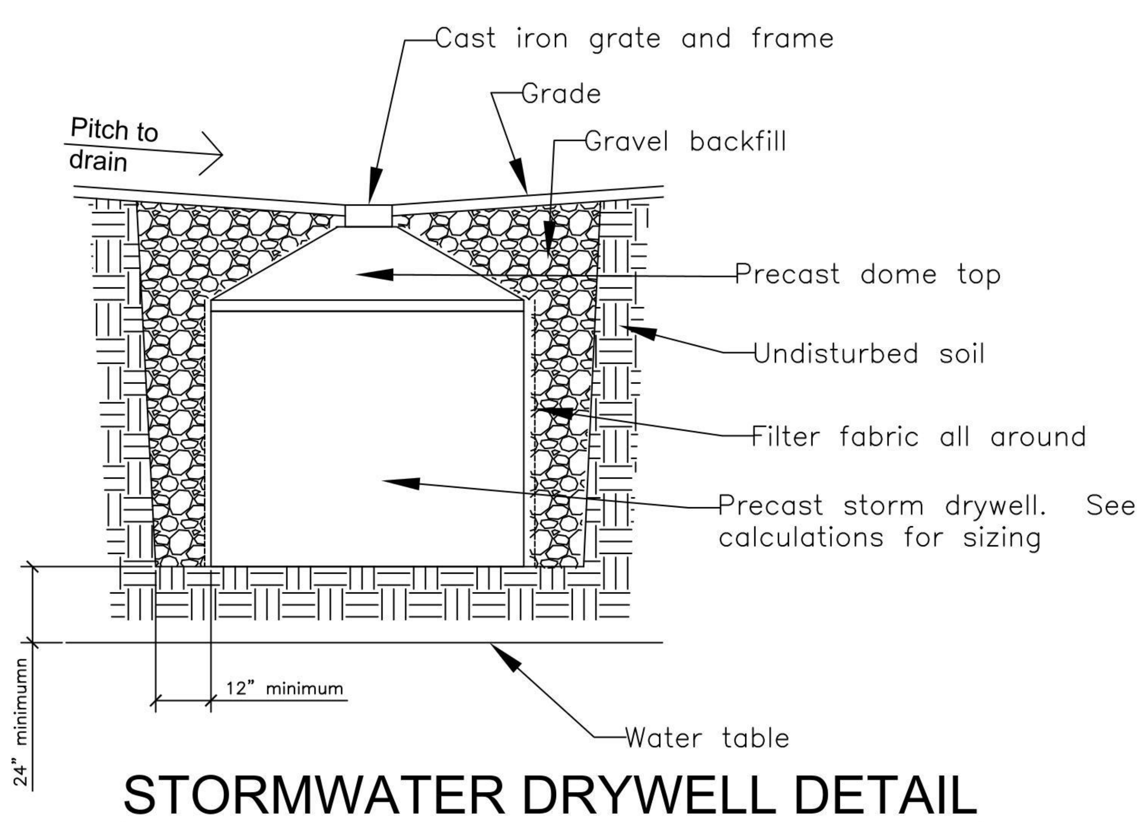
A-1.1

GROUND FLOOR PLAN

#21650

INDEX OF DRAWINGS:

1. SITE PLAN & ZONING ANALYSIS
2. FLOOR PLANS
3. ELEVATIONS
4. FRAMING PLANS
5. SECTIONS and SPECIFICATIONS
6. PLUMBING AND HVAC
7. GENERAL NOTES
8. GENERAL NOTES and FRAMING DETAILS
9. FASTENING and BRACING NOTES
10. ATTACHMENT NOTES and DETAILS
11. NYS ENERGY CONSERVATION CODE TABLE and DETAILS



STORMWATER DRYWELL DETAIL

Not to Scale

STORM DRAINAGE CAPACITY:

1. MODIFIED ROOF AREA = 611 SF
2. INCREASED PAVED DRIVEWAYS, WALKS = 0 SF

TOTAL AREA = 611 SF

REQUIRED VOLUME = 611 X 0.25 = 153 CF

PROVIDED VOLUME = (1) 8' DIA X 4' = 169 CF

PRE-EXISTING AVERAGE GRADE:

107.25 +107.36 = 214.61/2 = 107.30 x 25.75 = 2,763.10
107.36 + 107.08 = 214.44/2 = 107.22 x 30.70 = 3,291.65
107.08 + 107.00 = 214.00/2 = 107.00 x 25.70 = 2,749.90
107.00 + 106.87 = 213.87/2 = 106.93 x 3.63 = 388.16
106.87 + 107.06 = 213.93/2 + 106.96 x 20.71 = 2,215.24
107.06 + 107.16 = 214.22/2 = 107.11 x 12.50 = 1,338.88
107.16 + 107.25 = 214.41/2 = 107.21 x 6.30 = 675.39
125.29 13,422.32
13,422.32 /125.29 = 107.13
THE PRE-EXISTING AVERAGE GRADE IS 107.13

ZONING ANALYSIS:

SECTION 8 BLOCK 334 LOT 33 ZONE R-C

USE: SINGLE FAMILY RESIDENCE - PERMITTED USE

HEIGHT:
70-46 ALLOWED: 2 1/2 STORIES, MAXIMUM HEIGHT 30 FT
PROPOSED: 2 STORY, 29'-8" RIDGE HEIGHT - **COMPLIES**

PLOT AREA:
70-47 LOT AREA: MINIMUM 5,000 SF
PROPOSED: 6,059.5 SF - COMPLIES

MINIMUM LOT AREA:
70-47A PERMITTED: 5,000 SF
PROPOSED: 6,059.5 SF - **COMPLIES**

MINIMUM LOT WIDTH:
70-47.1A PERMITTED: 40 FT
PROPOSED: 50 FT - **COMPLIES**

LOT COVERAGE:
70-48 ALLOWED COVERAGE: 35% = 2,120 SF
PROPOSED: 1,493 SF (24.6%) - **COMPLIES**

GROSS FLOOR AREA:
70-49B ALLOWED: 50% =3,030 SF
70-49C ALLOWED 2,800 SF
PROPOSED:2,356 SF - **COMPLIES**

FRONT YARD:
70-50B REQUIRED: 25 FT
70-50C AVERAGE WITHIN 200 FT: 25 FT
PROPOSED: ***25.17 FT COMPLIES***

SIDE YARD MINIMUM:
70-51A REQUIRED: 5 FT
AGGREGATE WIDTH REQUIRED: 25%
PROPOSED: ***4.83 EXISTING***

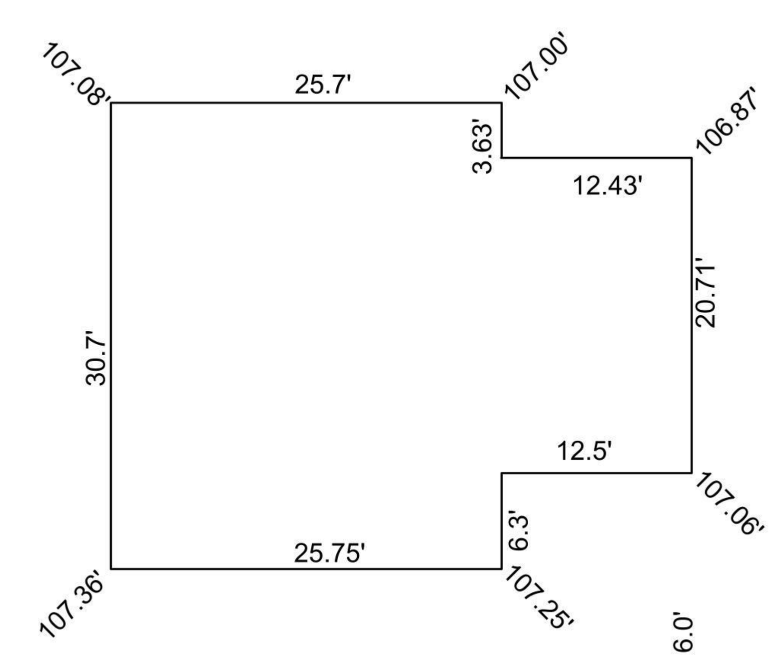
REAR YARD:
70.52 REQUIRED: 15 FT MINIMUM
PROPOSED: 35.6 FT **COMPLIES**

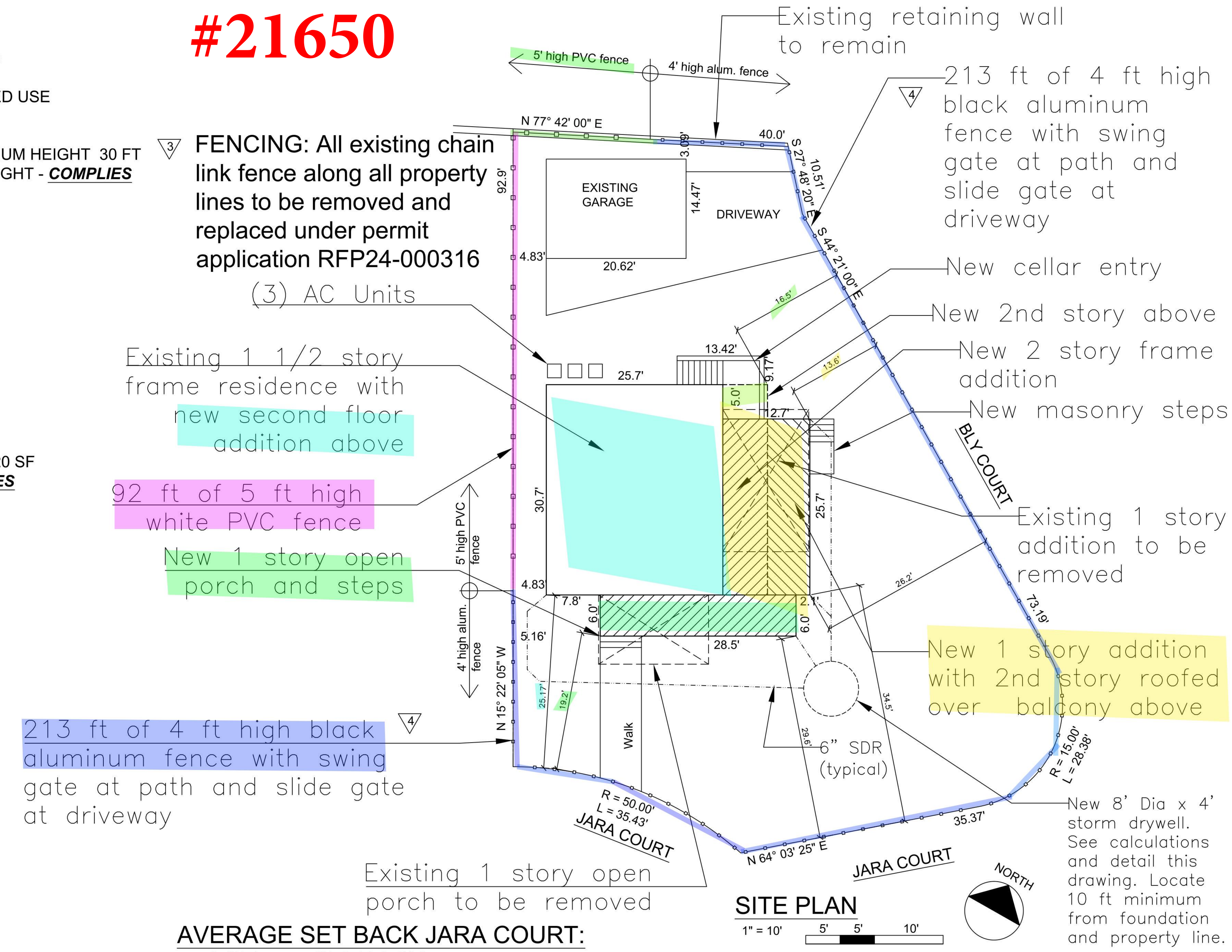
SKY EXPOSURE PLANE:
70-52.3 REQUIRED 1:4 RATIO
PROPOSED: ***EXEMPT 70-52.3C***

FRONT YARD PAVING:
70-52.5 PERMITTED: 55% = 2,200SF
PROPOSED: 300 SF = 13.6% - **COMPLIES**

EAVE HEIGHT:
70-52.6: ALLOWED: MAXIMUM HEIGHT 22 FT.
PROPOSED:19'-11 1/2" - **COMPLIES**

ENCROACHMENTS:
70-101.B PERMITTED: OPEN PORCH NOT MORE THAN 5 FT. ENCROACHMENT INTO FRONT YARD
PROPOSED: ***6 FT - REDUCED FROM EXISTING***





SITE PLAN

1" = 10' GRAPHIC SCALE

AVERAGE SET BACK JARA COURT:

LOT	SETBACK
26	24'-8"
27	25'-0"
28	30'-6"
29	31'-6"
30	30'-10"
31	30'-0"
32	31'-2"
	203'-8"

203.67' / 7 = 29.08'

EXISTING AVERAGE GRADE IS 29.08'

BASED ON SURVEY DATED 1/11/18 BY CHRISTOPHER M. BUCKLEY LAND SURVEYOR

SECTION 8, BLK 334, LOT 33
ZONE R-C

GENERAL NOTES:

1. ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE TOWN OF NORTH HEMPSTEAD AND THE REQUIREMENTS OF THE 2020 EDITIONS OF THE FOLLOWING CODES AND ANY ADDITIONAL CODES REFERENCED THEREIN AS APPLICABLE:

RESIDENTIAL BUILDING CODE OF NEW YORK STATE
MECHANICAL CODE OF NEW YORK STATE
PLUMBING CODE OF NEW YORK STATE
ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
NFPA 70 NATIONAL ELECTRICAL CODE
WOOD FRAME CONSTRUCTION MANUAL (2018 EDITION)

DISAPPROVED
Nicholas Vissichelli
11/20/2024

RBP24-000402 RFP24-000316

4	11/19/24	REVISED AS PER TOWN PLAN REVIEW
3	10/31/24	REVISED AS PER TOWN PLAN REVIEW
2	9/26/24	REVISED AS PER TOWN PLAN REVIEW
1	9/23/24	REVISED AS PER TOWN PLAN REVIEW

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ADDITION AND ALTERATIONS TO THE
RAHMAN RESIDENCE
1 Jara Court New Hyde Park, NY 11040

SITE PLAN & ZONING ANALYSIS

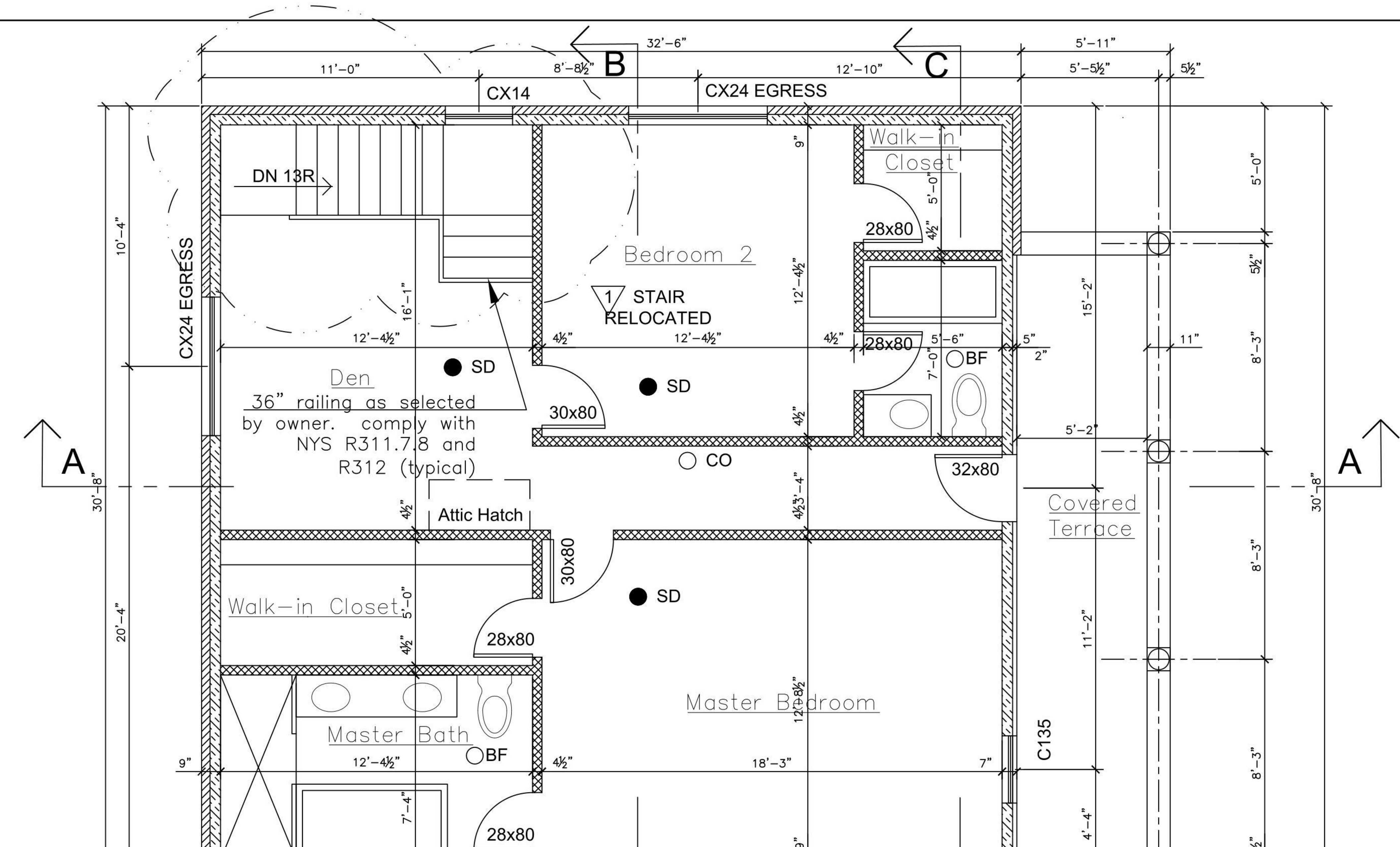
DATE: 9/2/24

PROJECT: 2319

DWG: 1 of 11

DESIGN SPECIFICATIONS:

1. ALL INTERIOR DOORS TO BE FLUSH SOLID WOOD CORE BIRCH VENEER CLEAR FINISH. ALL HARDWARE TO BE SCHLAGE OR EQUAL WITH BRUSHED CHROME FINISH. ALL LOCK AND LATCHSETS TO HAVE LEVER HANDLES AS SELECTED BY OWNER.
2. PROVIDE SHELVING SYSTEMS IN ALL CLOSETS, LAUNDRY AND MUD ROOMS. ELFA OR EQUAL AS SELECTED BY OWNERS. LAYOUT TO BE CONFIRMED BY OWNERS.
3. KITCHEN, DINING ROOM AND BATHROOMS TO HAVE THIN SET CERAMIC TILE FLOORS. CELLAR FLOORS TO BE PAINTED CONCRETE. ALL OTHER FLOORS TO BE ENGINEERED HARDWOOD.
4. ALL DOORWAYS AT TILE FLOORS TO HAVE MARBLE SADDLES.
5. ALL WALLS AND CEILINGS TO BE GYPSUM BOARD TAPED AND SPACKLED WITH 1 COAT PRIMER AND 2 COATS FINISH PAINT, SATIN.
6. WALLS IN BATHROOMS TO RECEIVE 48" CERAMIC TILE WAINSCOT.
12. SHOWER ENCLOSURES TO BE FRAMELESS, TEMPERED GLASS.
13. CASEWORK INDICATED TO BE CUSTOM GRADE EUROPEAN STYLE WITH HARDWOOD FRONTS, EUROPEAN STYLE SOFT CLOSE HINGES AND GLIDES. INTERIOR ACCESSORIES SUCH AS HAMPERS AND TRASH PULLOUTS TO BE PROVIDED

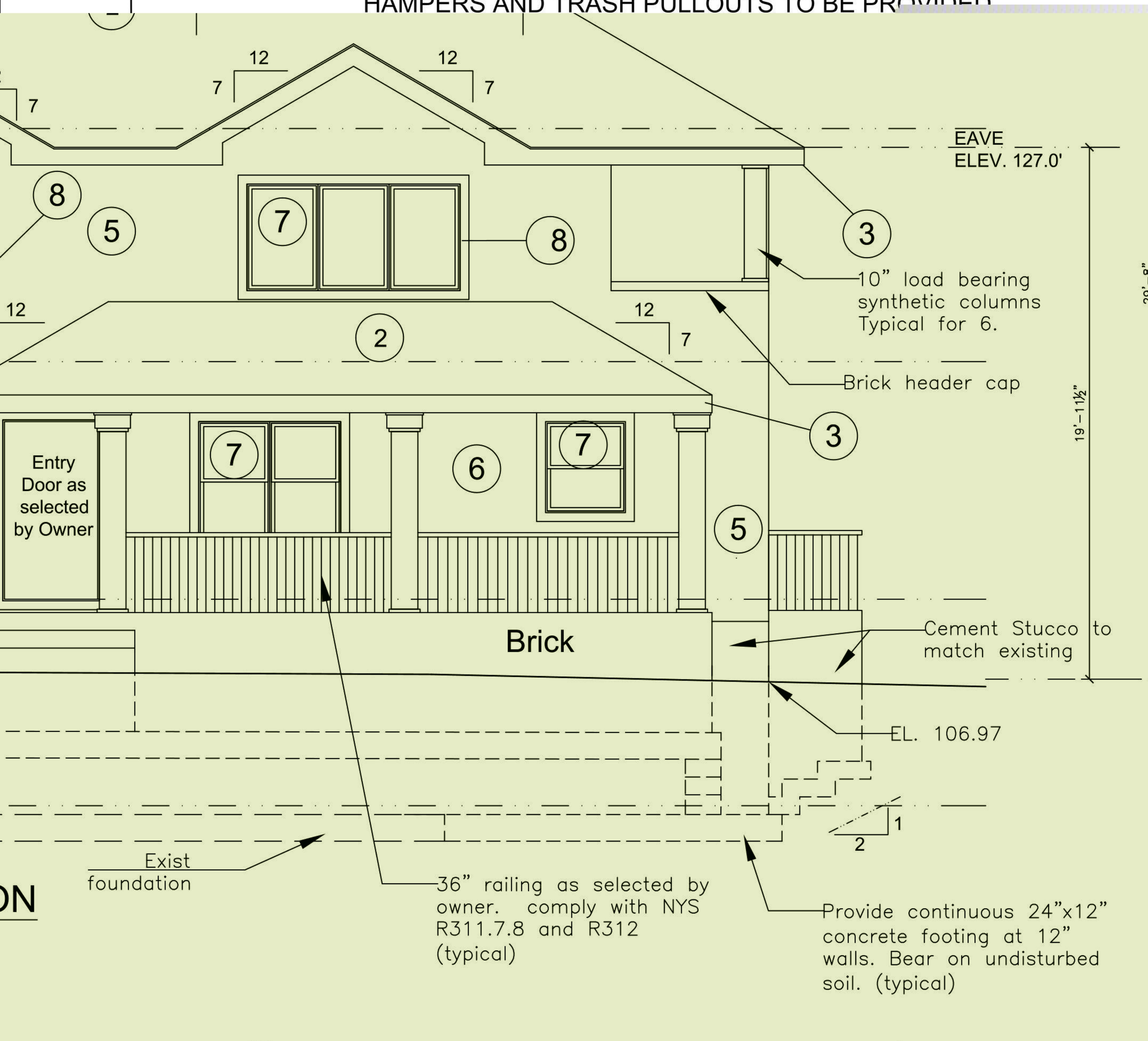


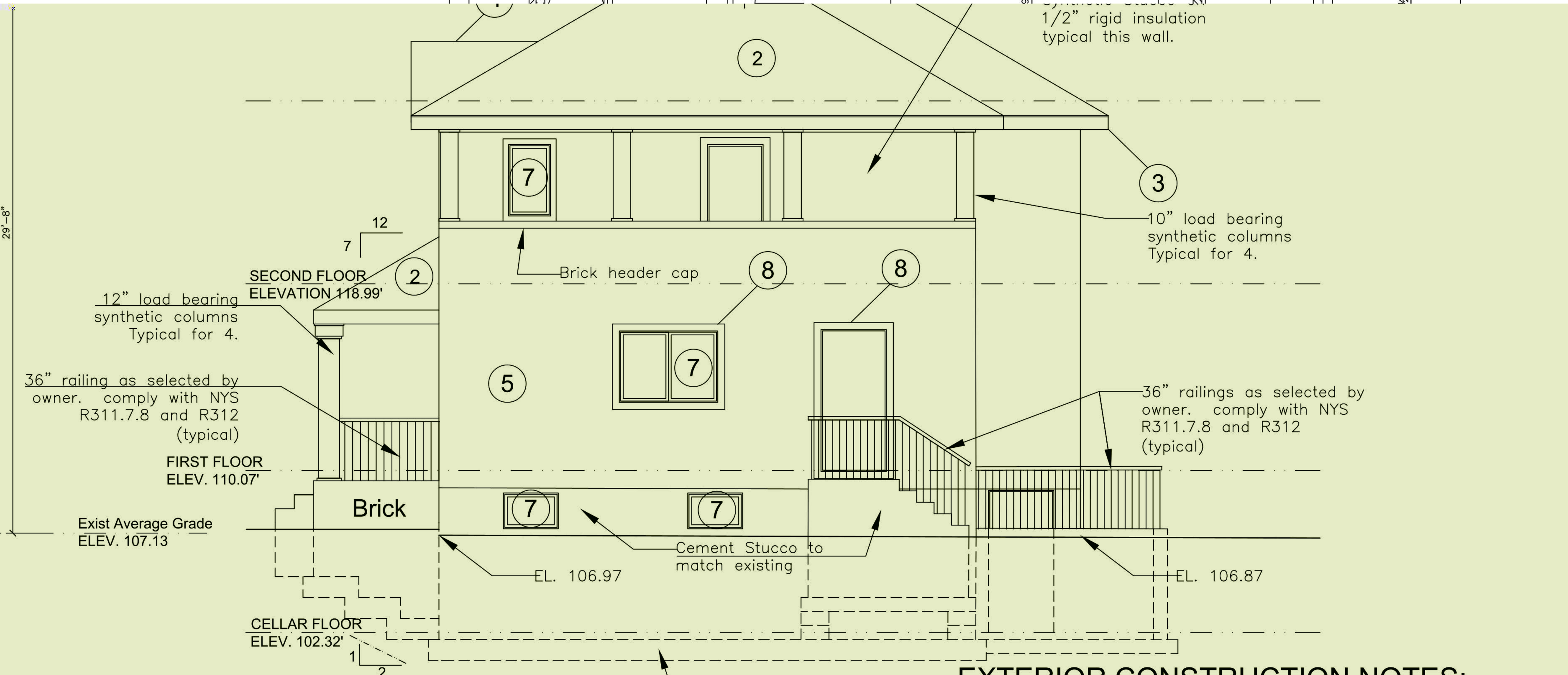
LEGEND

- Existing to Remain
- Existing to be Removed
- New Stud Partition / Wall
- New Wall w/Thermal Insulation
- New Brick

ELECTRICAL LEGEND

- SD Smoke Detector
- CO Carbon Monoxide Detector
- BF Bathroom Fan (100cfm, 1.5 sones)
- HD Heat Detector

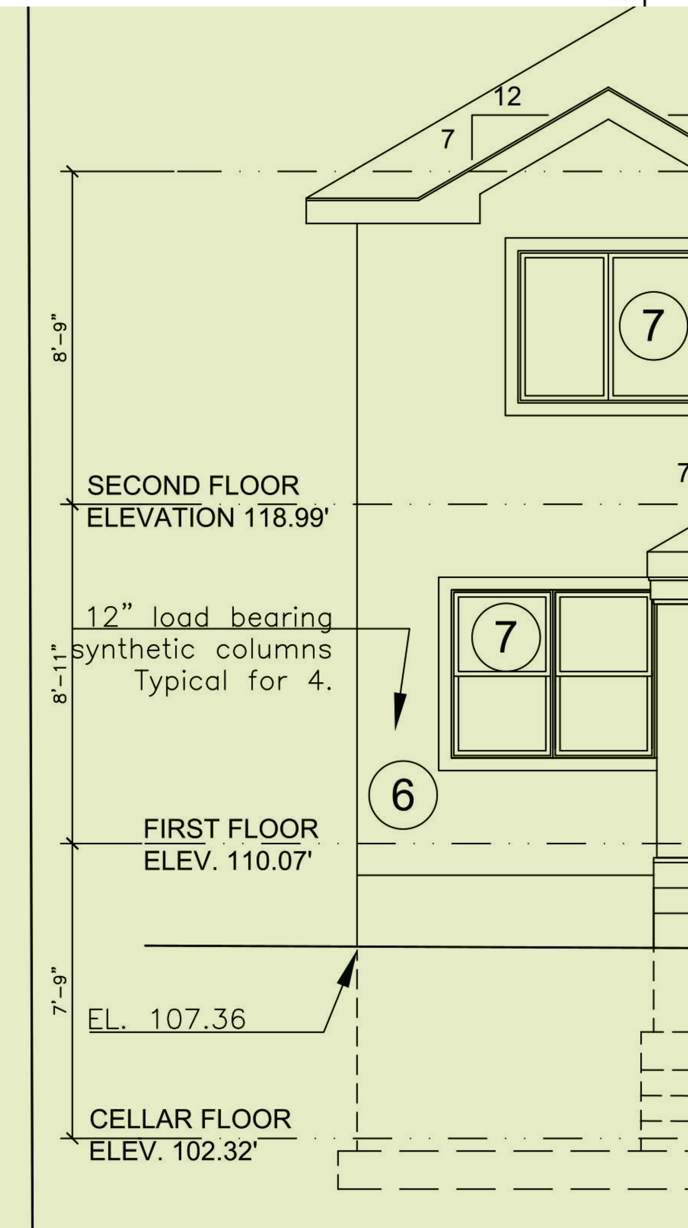




EAST ELEVATION
1 / 4" = 1'

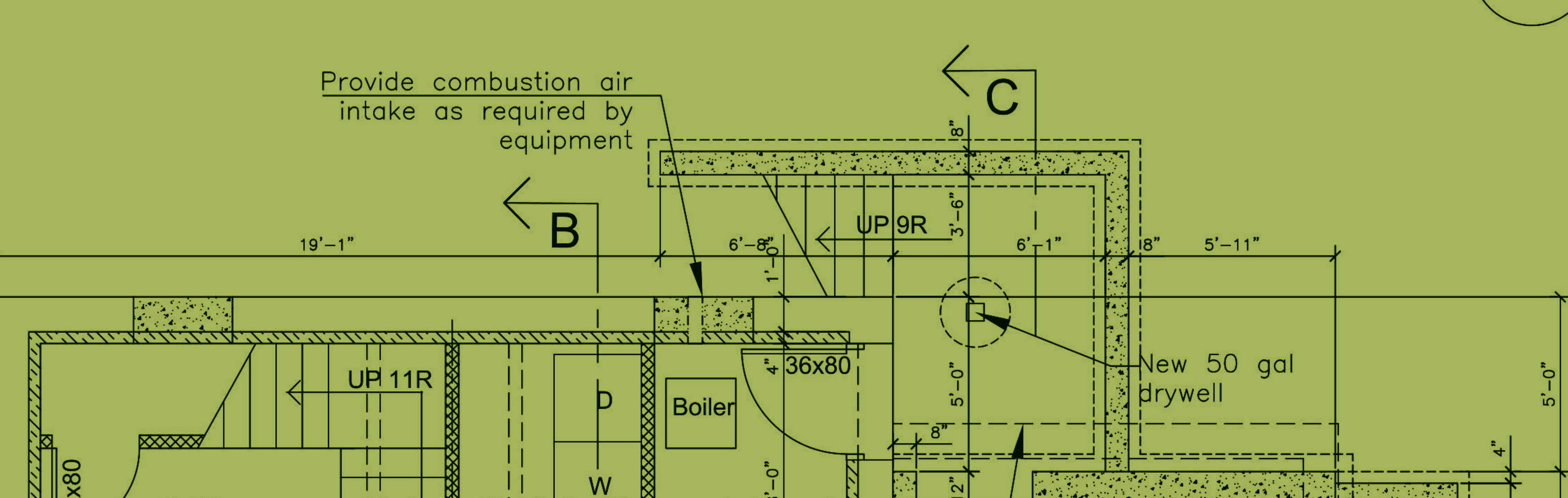
EXTERIOR CONSTRUCTION NOTES:

1. All materials and systems to be installed as per manufacturer's recommendations
2. ROOF - Install new clay tile shingles as selected by owner over new underlayment and 3/4" plywood sheathing. Provide 36" wide water/ice guard at all valleys, penetrations, and eaves. Install



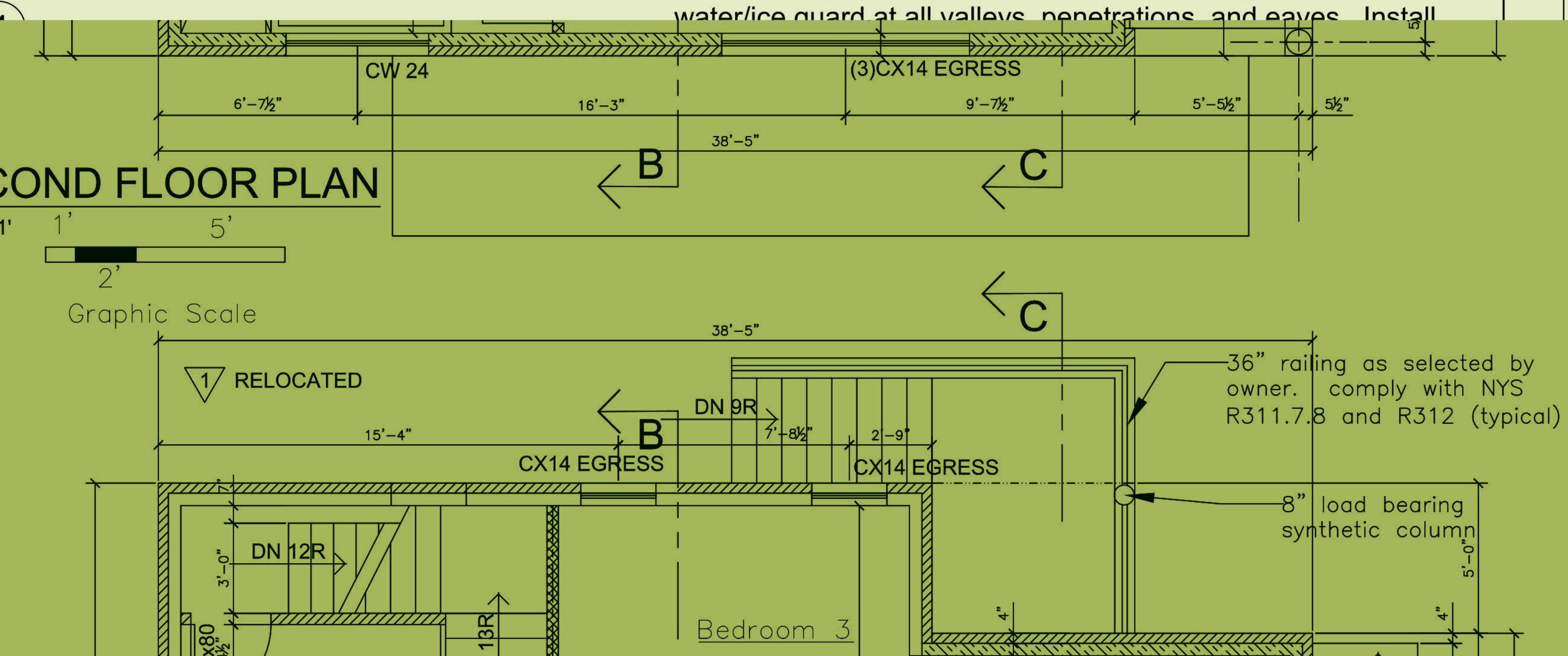
SOUTH ELEVATIO
1 / 4" = 1'

14. BATHROOMS AND POWDER ROOM TO BE FURNISHED WITH RECESSED TOILET PAPER DISPENSERS, MIRRORS, VANITY SOAP DISPENSERS AT EACH SINK. SHOWERS TO HAVE GRAB BARS, RECESSED SOAP SHELVES, AND SEATS



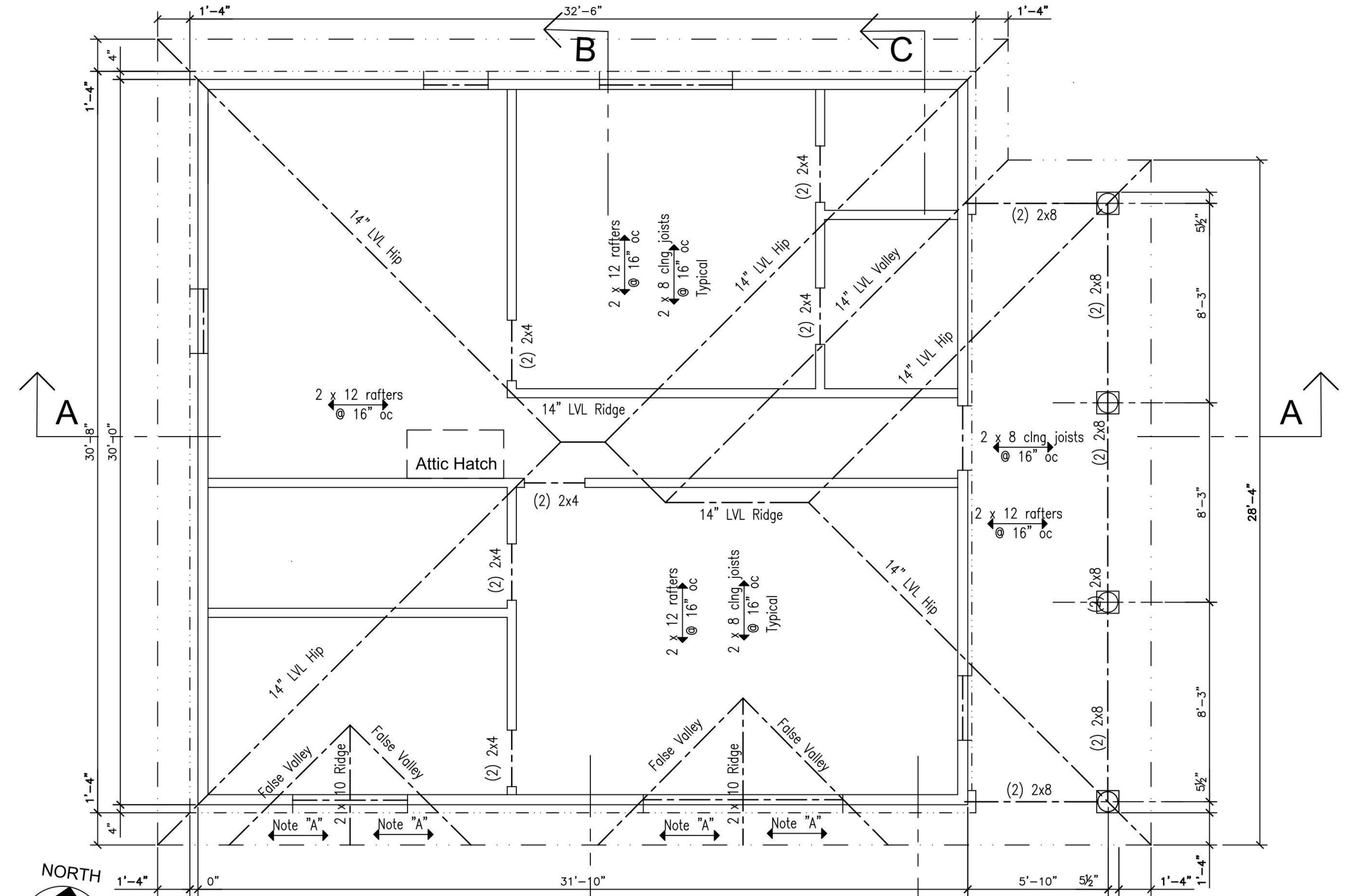
NORTH

SECOND FLOOR PLAN
1 / 4" = 1'
Graphic Scale



ELECTRICAL SPECIFICATIONS:

1. ALL WORK TO CONFORM TO REQUIREMENTS OF NEC, THE NYSRBC, A THE NYS ECC.
2. PROVIDE NEW 220V 200A SERVICE.
3. ALL WIRING TO BE COPPER NM . PROVIDE BX OR OTHER WHERE REQUIRED BY COD
4. ALL POWER CIRCUITS TO BE 20 A. ALL LICHTING CIRCUITS TO BE 15A. SIZE SPECIALTY CIRCUITS AS REQUIRED BY TH EQUIPMENT SERVED.
5. ALL RECEPTACLES AND SWITCHES TO BE DECORA STYLE
6. ALL EXTERIOR DEVICES AND LIGHTS TO BE WEATHERPROOF.
7. PROVIDE 3 AND 4 WAY SWITCHES AND



ROOF FRAMING PLAN

1 / 4" = 1'

1' 5' 2' Graphic Scale

Note "A"
overbuild - 2x8 rafters @ 16" oc

Note
At all openings through brick veneer provide 3 $\frac{1}{2}$" x 3 $\frac{1}{2}$" x $\frac{3}{8}$" galvanized steel lintel, 6" bearing each end.

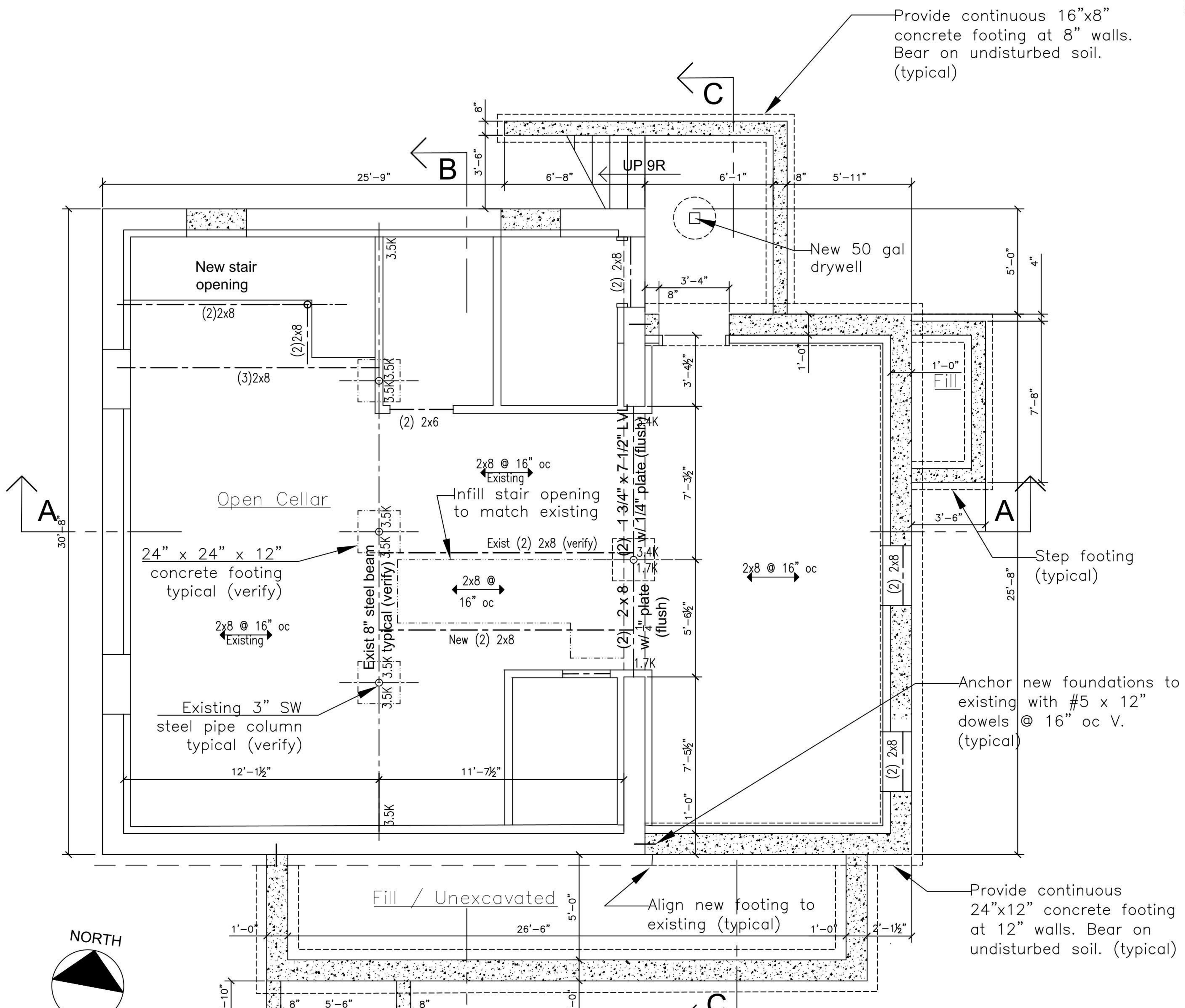
LOAD SCHEDULE (psf)				HEADERS (uon)	
LEVEL	LIVE LOAD	DEAD LOAD	TOTAL LOAD	MAX SPAN	MIN HEADER
ROOF	30	15	45	3'-6"	2x4
ATTIC	20	10	30	5'-0"	2x6
2nd FLOOR	30	10	40	6'-6"	2x8
1st FLOOR	40	10	50	8'-0"	2x10

NOTE: HEADERS TO CONSIST OF (2) 2X MEMBERS WITH (1) 1/2" PLYWOOD SPACER IN 4" WALLS. (3) 2X MEMBERS WITH (2) 1/2" PLYWOOD SPACERS IN 6" WALLS.

LEGEND

Existing to Remain

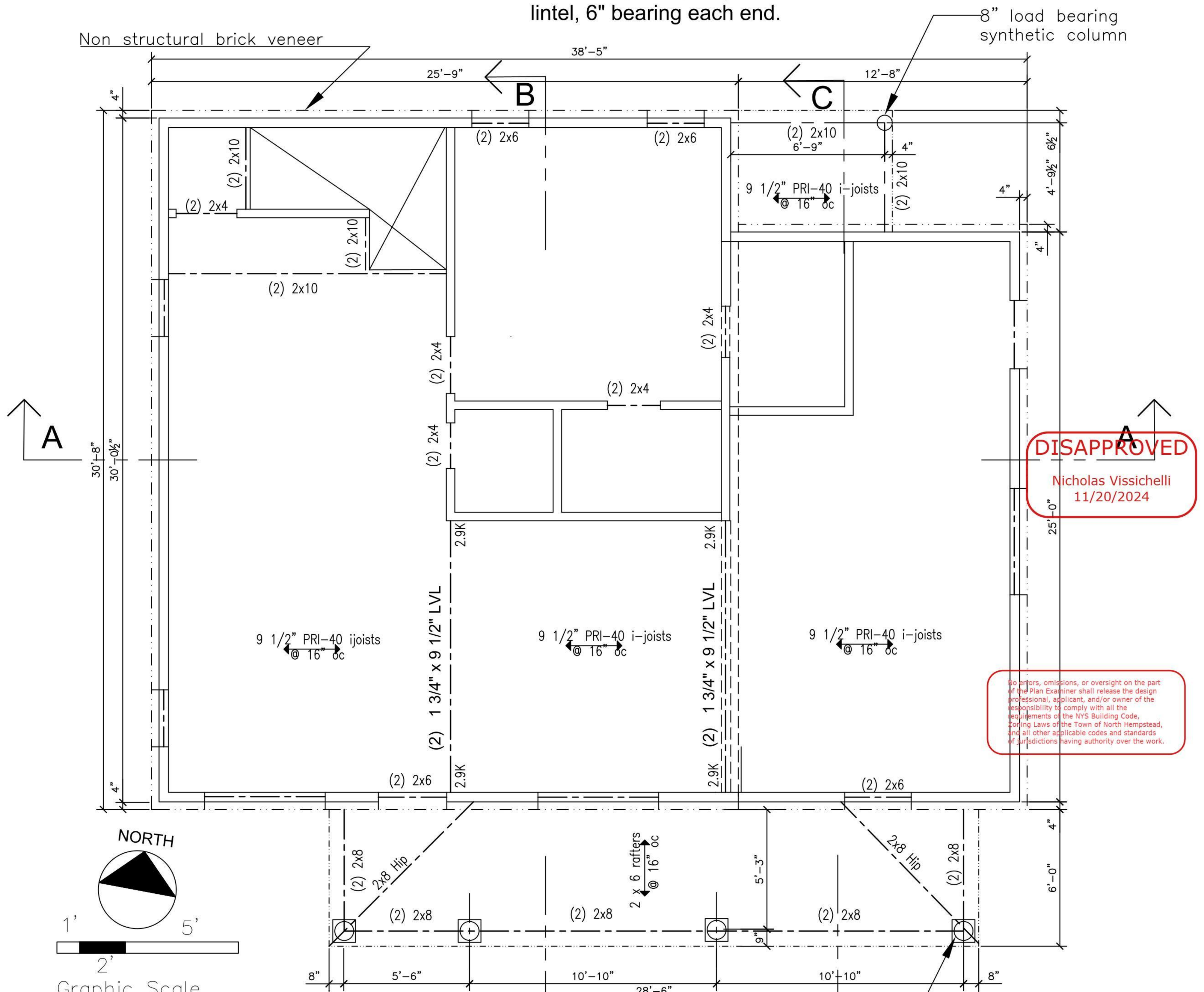
Existing to be Removed



FIRST FLOOR FRAMING & FOUNDATION PLAN

1 / 4" = 1'

1' 5' 2' Graphic Scale



SECOND FLOOR FRAMING PLAN

1 / 4" = 1'

1' 5' 2' Graphic Scale

RBP24-000402

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ADDITION AND ALTERATIONS TO THE
RAHMAN RESIDENCE
1 Jara Court New Hyde Park, NY 11040

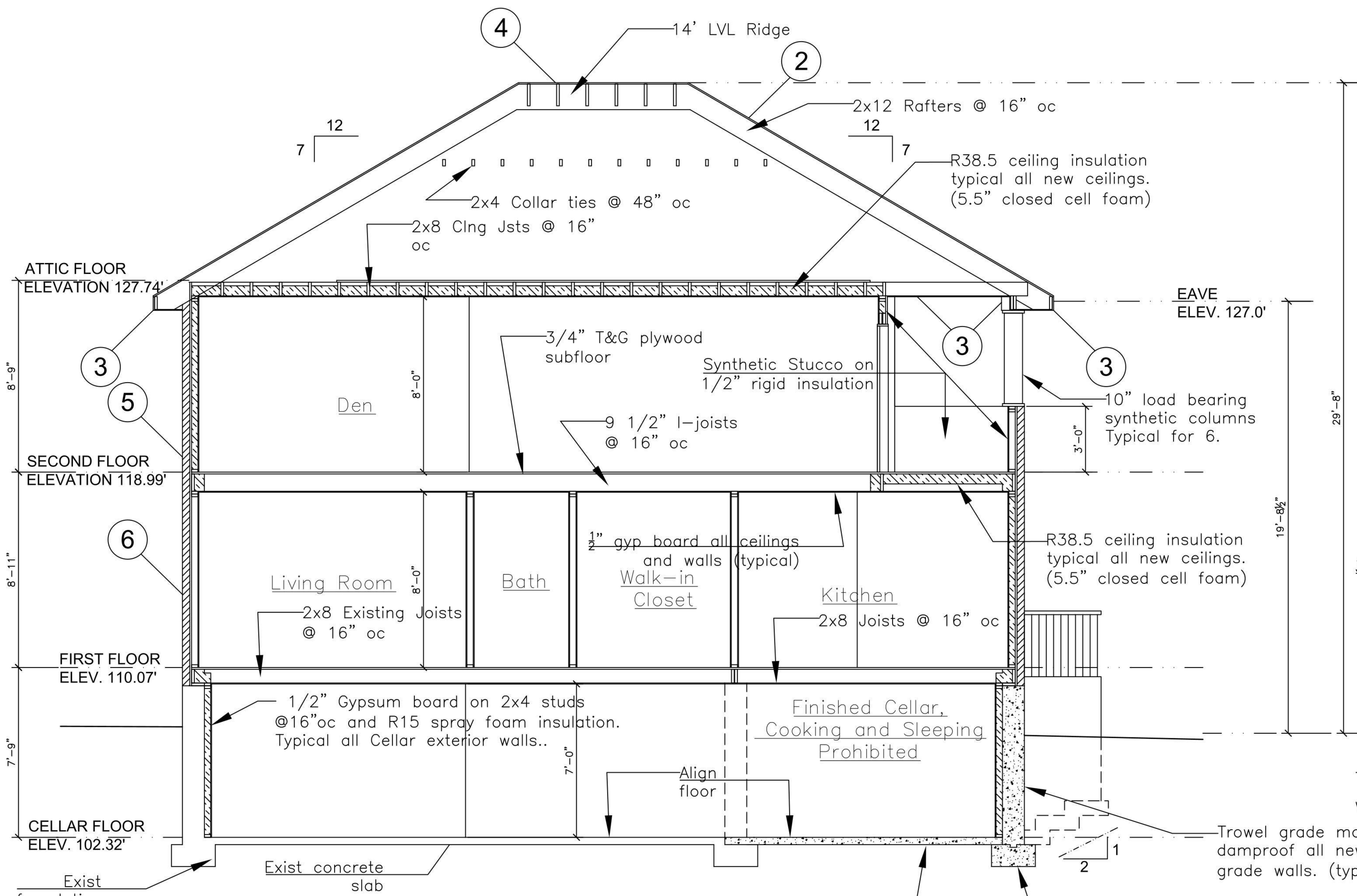
FRAMING PLANS

REGISTERED ARCHITECT PAUL JOHN DE SILVA 12907 STATE OF NEW YORK

DATE: 9/2/24

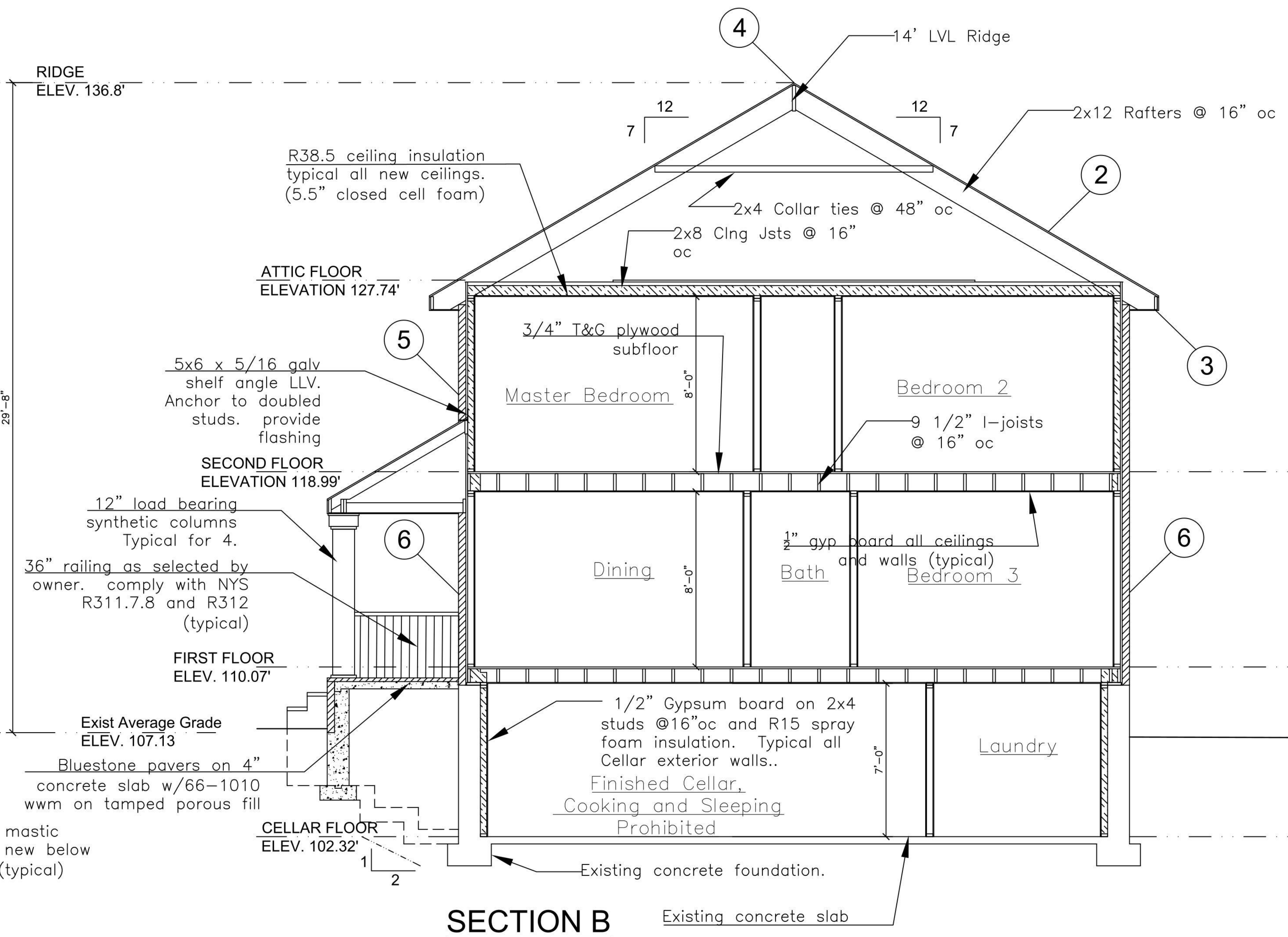
PROJECT: 2319

DWG: 4 of 11



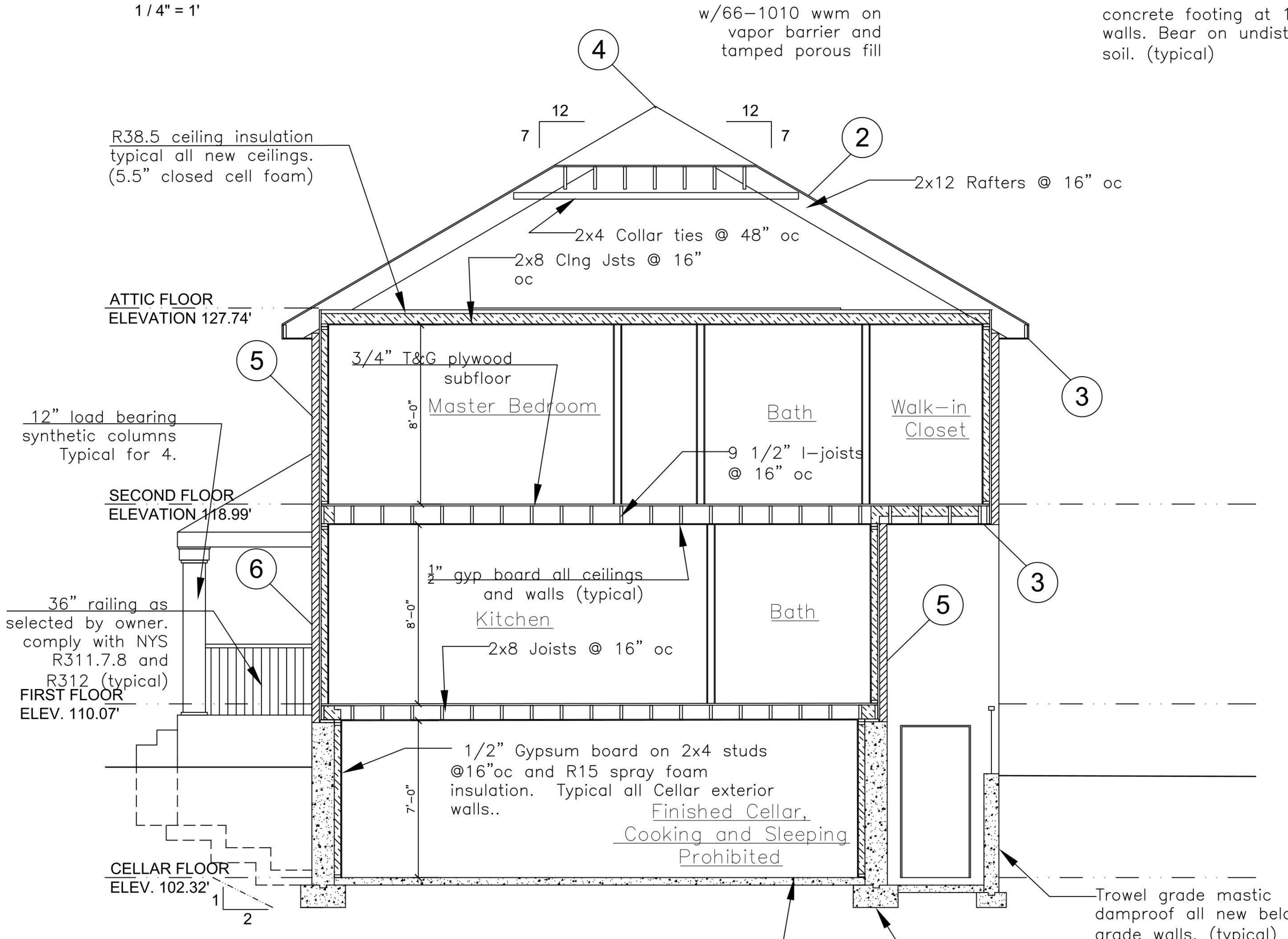
SECTION A

1 / 4" = 1'



SECTION B

1 / 4" = 1'



SECTION C

1 / 4" = 1'

EXTERIOR CONSTRUCTION NOTES:

1. All materials and systems to be installed as per manufacturer's recommendations
2. ROOF - Install new clay tile shingles as selected by owner over new underlayment and 3/4" plywood sheathing. Provide 36" wide water/ice guard at all valleys, penetrations, and eaves. Install aluminum drip edge.
3. SOFFITS and FASCIA - Provide ventilated vinyl soffits and synthetic fascia, AZAK or equal.
4. RIDGE VENTS - Provide continuous roof vents at all ridges. Install as per manufacturer.
5. WALLS - Install new brick over 1/2" continuous R3 rigid insulation, continuous weather/infiltration barrier, and 1/2" plywood sheathing. Studs to be 2x4 @ 16"oc with R15 spray foam cavity insulation.
6. EXISTING WALLS - Remove existing brick. Install new brick over 1/2" continuous R3 rigid insulation and continuous weather infiltration barrier over existing sheathing and framing. Install R15 spray foam insulation where stud cavity is exposed.
7. WINDOWS to be ANDERSEN 400 series with low E glazing. See plans for model numbers.
8. WINDOW and DOOR TRIM - 4" brick headers (typical)

DISAPPROVED
Nicholas Vissichelli
11/20/2024

LEGEND

	Existing to Remain
	Existing to be Removed
	New Stud Partition / Wall
	New Wall, Floor or Ceiling w/Thermal Insulation
	New Brick

RBP24-000402

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ADDITION AND ALTERATIONS TO THE
RAHMAN RESIDENCE

1 Jara Court New Hyde Park, NY 11040

SECTIONS

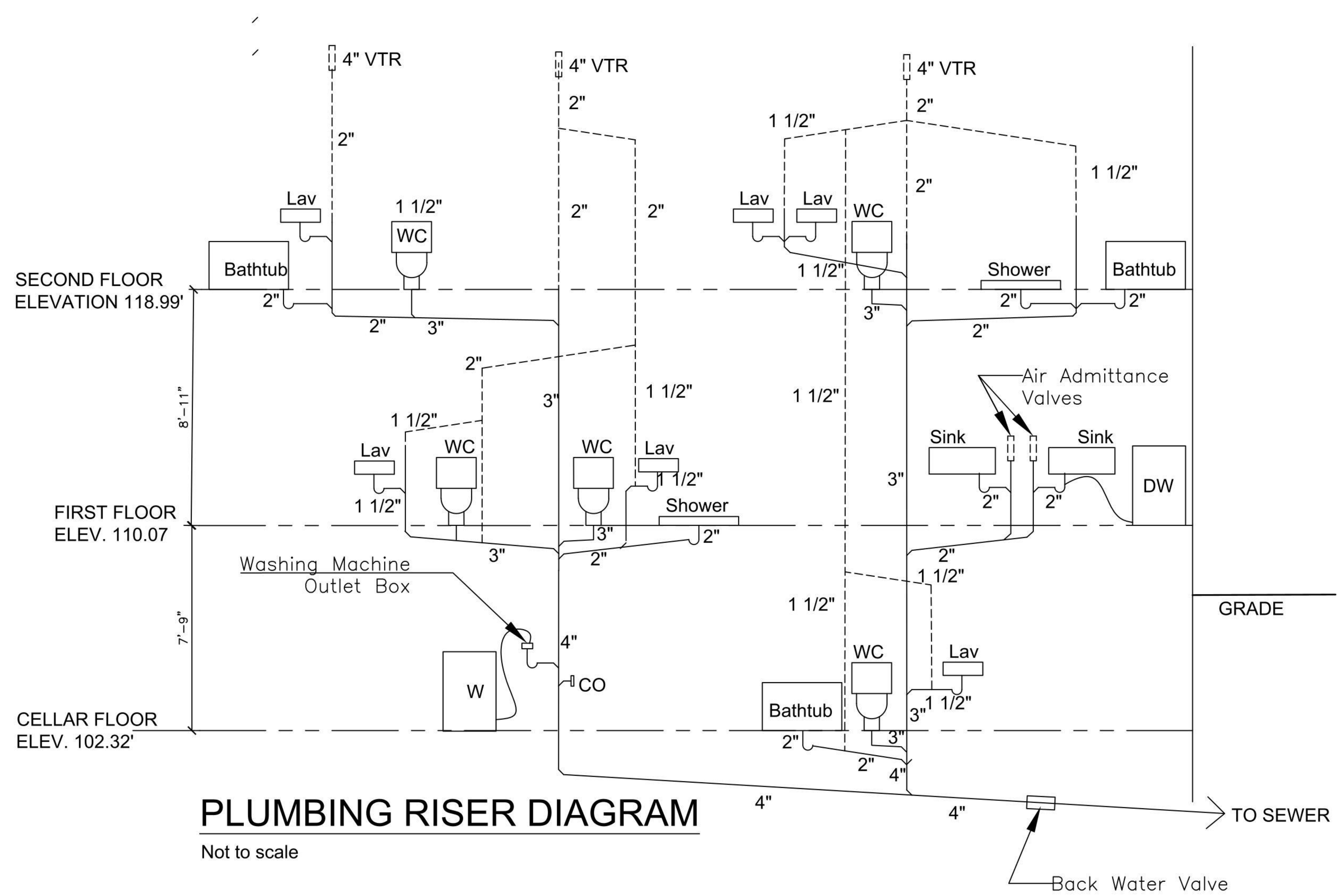
DATE: 9/2/24

PROJECT: 2319

DWG: 5 of 11

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING UNLESS AUTHORIZED BY A LICENSED ARCHITECT OR ENGINEER

REGISTERED ARCHITECT PAUL JOHN DE SILVA STATE OF NEW YORK 12907

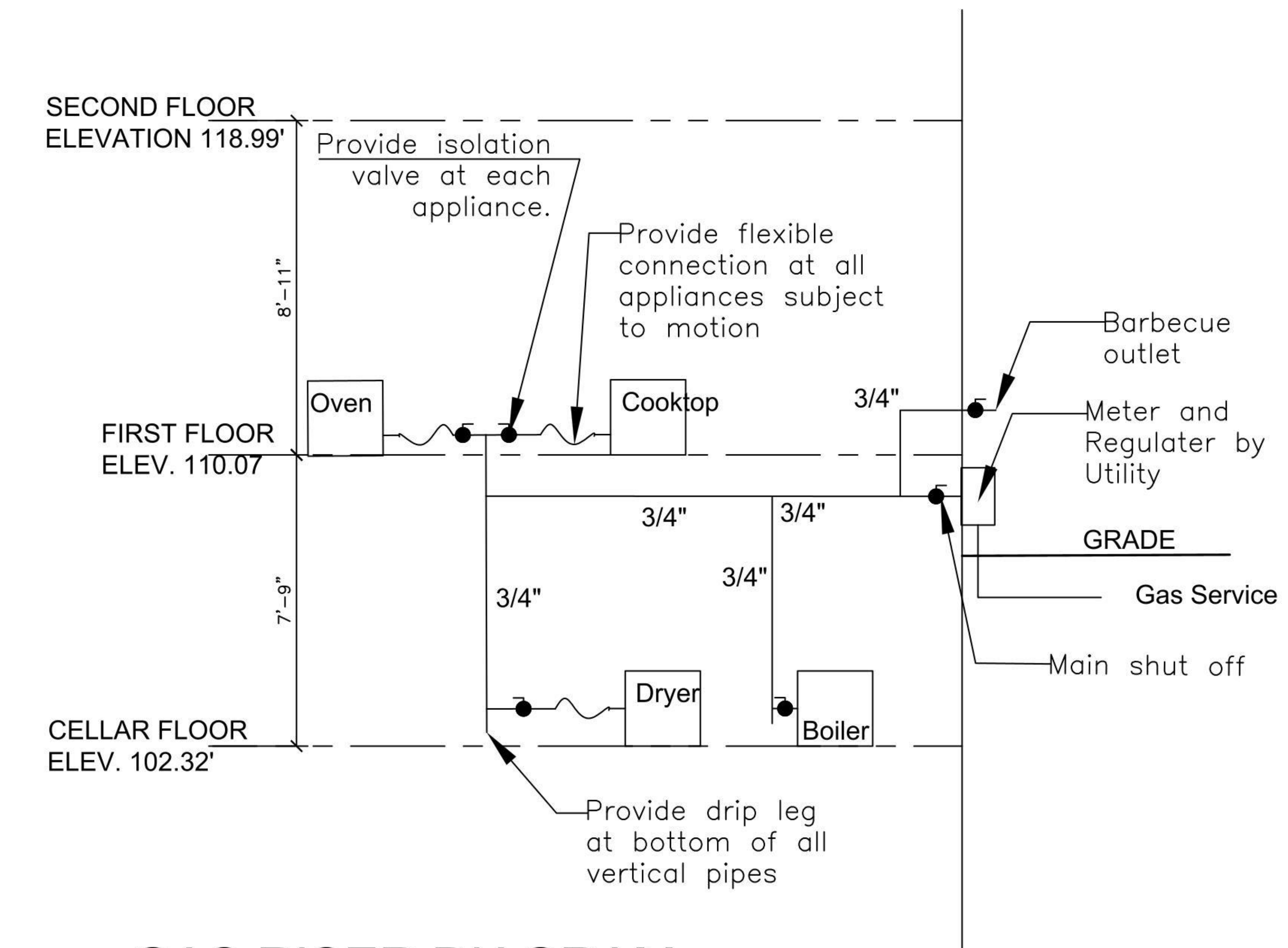


PLUMBING RISER DIAGRAM

Not to scale

PLUMBING FIXTURE CLEARANCES:

A water closet, lavatory or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition or vanity or closer than 30 inches (762 mm) center-to-center between adjacent fixtures. There shall be a clearance of not less than 21 inches (533 mm) in front of a water closet, lavatory or bidet to any wall, fixture or door.



GAS RISER DIAGRAM

Not to scale

NOTES:

1. PROVIDE REGULATOR AT EACH APPLIANCE AS PER MANUFACTURER
2. CONFIRM PIPING SIZE WITH REQUIREMENTS OF APPLIANCE AS SELECTED BY OWNERS.

PLUMBING SPECIFICATIONS:

1. All work to comply with 2020 NYS Plumbing Code and Energy Conservation Code.
2. Provide 1" incoming water service. Co-ordinate with local water district requirements. Provide backflow prevention as required.
3. Provide 1" incoming gas service. Co-ordinate with local utility.
4. All water supply piping to be PEX. All DWV piping to be PVC.
5. All water supply piping to be insulated R3 or better.
6. Provide HW recirculation system.
7. Provide Indirect Domestic Hot Water Heater as selected by owner.
8. Provide four (4) exterior non freeze hose bibbs at locations selected by Owner.
9. All plumbing fixture to be installed with clearances in compliance with NYS RBC R307.1 and Plumbing Code P2705.1 (5)
10. All visible faucets, shower heads, drains, and fittings to be as selected by Owner.
11. Provide 3/4" exterior connection for future lawn irrigation system. Location to be selected by Owner.
12. All gas piping to be schedule 40 black iron.
13. Provide Gas Regulator at each gas appliance as per equipment manufacturer.

HVAC SPECIFICATIONS:

1. All work to comply with 2020 NYS Mechanical Code and Energy Conservation Code.
2. Boiler to be natural gas fired direct vent as selected by owner.
3. Provide zone from Boiler to indirect DHWH.
4. Provide minimum 1 heating zone per floor with night setback thermostat.
5. All heat piping to be PEX. All piping to be insulated R3 or better.
6. Provide ducted central (SEER 16 or better) Air Conditioning as selected by owner.
7. Provide minimum 1 AC zone per floor with night setback thermostat.
8. All AC ductwork to be rigid galvanized. Flex duct may be used within 4 feet of diffusers.
9. All interior AC equipment and ductwork to be insulated R8 or better.
10. Provide Exhaust Hood at Kitchen Range as selected by owner. Size hood as recommended by manufacturer. Provide make-up air system if capacity exceeds 400 cfm as per NYS Energy Conservation Code.

RBP24-000402

DISAPPROVED
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11/20/2024

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ADDITION AND ALTERATIONS TO THE
RAHMAN RESIDENCE
1 Jara Court New Hyde Park, NY 11040

PLUMBING AND HVAC

DATE: 9/2/24
PROJECT: 2319

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE RESIDENTIAL CODE OF NEW YORK AND ALL APPLICABLE CODES.

2. IT IS THE INTENTION OF THESE DRAWINGS TO PROVIDE FOR THE CONSTRUCTION OF A NEW RESIDENCE. INCLUDING EVERY ITEM AS SHOWN OR REASONABLY IMPLIED, OR REQUIRED, TO COMPLETE ALL WORK.

3. IF IN THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.

4. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.

5. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

6. OTHER THAN THE BUILDING PERMIT, CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS, PERMITS, CERTIFICATES OF OCCUPANCY, INSPECTION APPROVALS, ETC. FOR WORK PERFORMED BY AGENCIES HAVING JURISDICTION THEREOF.

7. RECORD ARCHITECT/ENGINEER OR DESIGN CONSULTANTS ARE NOT RESPONSIBLE FOR SUPERVISION, INSPECTION OR ADMINISTRATION OF THIS CONSTRUCTION PROJECT.

8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE AND THE CONSERVATION CODE OF NEW YORK STATE.

9. EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE LESS THAN 3 FEET (914MM) SHALL HAVE NOT LESS THAN A1– HOUR FIRE RESISTANCE RATING WITH EXPOSURE FROM BOTH SIDES. PROJECTIONS FROM SUCH WALLS SHALL NOT EXCEED MORE THAN 12–INCHES (305MM) OR ONE–THIRD THE DISTANCE TO THE PROPERTY LINE, WHICHEVER RESULTS IN THE LESSER PROJECTION.

10. PROJECTIONS EXTENDING INTO THE FIRE SEPARATION DISTANCE SHALL HAVE NOT LESS THAN 1– HOUR FIRE RESISTANT CONSTRUCTION ON THE UNDERSIDE. THE ABOVE PROVISIONS SHALL NOT APPLY TO WALLS, WHICH ARE PERPENDICULAR TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE.

11. OPENINGS SHALL NOT BE PERMITTED IN THE EXTERIOR WALL OF A DWELLING OR ACCESSORY BUILDING WITH A FIRE SEPARATION DISTANCE LESS THAN 3 FEET (914MM). THIS DISTANCE SHALL BE MEASURED PERPENDICULAR TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE.

EXCEPTIONS:
1–OPENING SHALL BE PERMITTED IN WALLS THAT ARE PERPENDICULAR TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE.
2–FOUNDATION VENTS INSTALLED IN COMPLIANCE WITH THIS CODE ARE PERMITTED.

12. PENETRATIONS LOCATED IN THE EXTERIOR WALL OF A DWELLING WITH A FIRE SEPARATION DISTANCE LESS THAN 3 FEET (914MM) SHALL BE PROTECTED IN ACCORDANCE WITH SECTION R321.3.

EXCEPTION: PENETRATIONS SHALL BE PERMITTED IN WALLS THAT ARE PERPENDICULAR TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE.

13. WHEN THE WINTER DESIGN TEMPERATURE IN TABLE R301.2(1) IS BELOW 60F (16C), EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68F (20C)AT A POINT 3 FEET (914MM) ABOVE THE FLOOR AND 2 FEET (610MM) FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.

14. ALL PLUMBING FIXTURES SHALL BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.

15. REGULAR, FLOAT, WIRED OR PATTERNED GLASS IN JALOUSIES AND LOUVERED WINDOWS SHALL BE NO THINNER THAN NORMAL 3/16 INCH (4.76MM) AND NO LONGER THAN 48 INCHES (1219MM). EXPOSED GLASS EDGES SHALL BE SMOOTH.

16. WIRED GLASS WITH WIRE EXPOSED ON LONGITUDINAL EDGES SHALL NOT BE USED IN JALOUSIES OR LOUVERED WINDOWS.

17. ALL UNIT SKYLIGHTS INSTALLED IN A ROOF WITH A PITCH FLATTER THAN THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (25–PERCENT SLOPE) SHALL BE MOUNTED ON A CURB EXTENDING AT LEAST 4 INCHES (102MM) ABOVE THE PLANE OF THE ROOF UNLESS OTHERWISE SPECIFIED IN THE MANUFACTURERS INSTALLATION INSTRUCTIONS.

18. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE EQUIPPED WITH A 45 MIN. FIRE RATED DOOR ASSEMBLY EQUIPED WITH A SELF–CLOSING DEVISE. R.309.1

* SEE FLOOR PLAN FOR LOCATION.

19. BASEMENT WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCU OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENING ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118MM) ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE THE RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. EMERGENCY ESCAPE AND RESUE OPENING WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2 .

20. ALL EMERGENCY ESCAPES AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530 M2). EXCEPTION: GRADE FLOOR OPENING SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0.465M2)

*THE MINIMUM ESCAPE AND RESCUE OPENING SHALL BE 24 INCHES (610MM)
* THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508MM).
* SEE FLOOR PLAN WINDOW SIZES.

21. EMERGENCY ESCAPE AND RESCUE OPENING ALL BE OPERATIONAL FROM THE INSIDE OF THE RCOM WITHOUT THE USE OF KEYS OR TOOLS.

22. NOT LESS THAN ONE EXIT DOOR CONFORMING TO THIS CHAPTER SHALL BE PROVIDED FROM EACH DWELLING UNIT. THE REQUIRED EXIT DOOR SHALL PROVIDE FOR DIRECT ACCESS FROM THE HABITABLE PORTION OF THE DWELLING TO THE EXTERIOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE.

23. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE WHICH EGRESS IS TO BE MADE WITHOUT OF KEY OR SPECIAL KNOWLEDGE OF EFFORT.

24. THE REQUIRED EXIT DOOR SHALL BE ASIDE HINGED DOOR NOT LESS THAN 3 FEET (914MM) IN WIDTH AND 6 FEET 8 INCHES (2032MM) IN HEIGHT. OTHER EXTERIOR HINGED OR SLIDING DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS.

25. THE MINIMUM WIDTH OF A HALLWAY SHALL NOT BE LESS THAN 3 FEET.

26. EXTERIOR EXIT BALCONIES, STAIRS, AND SIMILAR EXIT FACILITIES SHALL BE POSITIVELY ANCHORED TO TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES. SUCH ATTACHMENT SHALL NOT BE ACCOMPLISHED BY THE USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL.

27. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.

EXCEPTION: AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS (914MM).

28. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE STAIRWAY OR DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914MM) MEASURED IN THE DIRECTION OF TRAVEL

29. RAMPS SHALL HAVE MAXIMUM SLOPE OF ONE UNIT VERTICAL IN EIGHT UNITS HORIZONTAL (12.5 PERCENT SLOPE).

30. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF ALL RAMPS EXCEEDING A SLOPE OF ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33 PERCENT SLOPE). HANDRAIL HEIGHT MEASURED ABOVE THE FINISHED SURFACE IF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864MM) AND NOT MORE THAN 38 INCHES (965MM). HANDRAILS ON RAMPS SHALL COMPLY WITH SECTION R315.2

31. A MINIMUM 3–FOOT–BY–3–FOOT(914MM BY 914MM) LANDING SHALL BE PROVIDED :
1 – AT THE TOP AND BOTTOM OF RAMPS
2 – WHERE DOORS OPEN ONTO RAMPS
3 – WHERE RAMPS CHANGE DIRECTION

32. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES (114MM) ON EITHER SIDE OP THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 315 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

33. THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES (209MM) AND THE MINIMUM TREADS DEPTH SHALL BE 9 INCHES (229MM). THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE WALKING SURFACE Or TREADS AND LANDINGS OF A STAIRWAY SHALL BE SLOPED NO STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2 – PERCENT SLOPE). THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5MM). THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5MM)

34. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET, 8 INCHES (2032MM) MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING PLATFORM.

35. ALL STAIRS SHALL BE PROVIDED WITH ILLUMINATION.

36. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2– INCH (12.7MM) GYPSUM BOARD.

37. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS, HANDRAILS HEIGHT MEASURED ABOVE STAIR TREAD NOSING, SHALL BE NOT LESS THAN 34 INCHES (864MM) AND NOT MORE THAN 38 INCHES (965MM). ALL REQUIRED HANDRAILS SHALL BE CONTINUOS THE FULL LENGTH OF THE STAIRS FROM A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38MM) BETWEEN THE WALL AND THE HANDRAIL.

38. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES (762MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES (914MM) IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES (762MM) ABOVE THE OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES (864MM) IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

39. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (120MM) OR MORE IN DIAMETER.

40. WALL AND CEILING FINISHES SHALL HAVE A SMOKE–DEVELOPED INDEX OF NOT GREATER THAN 450. IN ACCORDANCE WITH R 319.2. TESTING AND ALTERNATE TEST METHODS MUST COMPLY W/ R319.3 & R319.4 RESPECTIVELY.
A) TEST SHALL BE MADE IN ACCORDANCE WITH ASTM E 84.

41. INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR – CEILING ASSEMBLIES, ROOF – CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME–SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE–DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 & ASTM E 970 STANDARD. EXTERIOR TO COMPLY W/R 703.9

42. IN ALL FRAMED WALLS, FLOORS AND ROOF/ CEILINGS COMPROMISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, A VAPOR RETARDER SHALL BE INSTALLED ON THE WARM–IN–WINTER SIDE OF THE INSULATION, IN ACCORDANCE W/R322.

EXCEPTIONS: 1–IN CONSTRUCTION WHERE MOISTURE OR FREEZING WILL NOT DAMAGE THE MATERIALS.
2–WHERE THE FRAMED CAVITY OR SPACE IS VENTILATED TO ALLOW MOISTURE TO ESCAPE.
3–IN COUNTIES IDENTIFIED WITH FOOTNOTE A IN TABLE N1101.2.

43. IN AREAS SUBJECT TO DECAY DAMAGE AS ESTABLISHED BY FIGURE R301.2(7), THE FOLLOWING LOCATIONS SHALL REQUIRE THE USE OF AN APPROVED SPECIES AND GRADE OF LUMBER PRESSURE PRESERVATIVELY TREATED IN ACCORDANCE WITH AWPAC1.C2, C3, C4, C9, C15, C18, C22, C23, C24, C28, P1, P2 AND P3, OR DECAY–RESISTANT HEARTWOOD OF REDWOOD, BLACK LOCUST, OR CEDARS.

A–WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18 INCHES (457MM) OR WOOD GIRDERS WHEN CLOSER THAN 12 INCHES (305MM) TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.

B–ALL SILLS OR PLATES THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8 INCHES (203MM) FROM EXPOSED GROUND SHALL BE IN ACCORDANCE W/R323.1.1.

C–SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

D–THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 0.5 INCH (12.7MM) ON TOPS, SIDES AND ENDS.

E–WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING CLEARANCE LESS THAN 6 INCHES (152MM) FROM THE GROUND.

F–WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.

G–WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OP EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

44. ALL WOOD IN CONTACT WITH THE GROUND AND THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE PRESERVATIVELY TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT UNTREATED WOOD MAY BE USED WHERE ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER

45. LUMBER AND PLYWOOD REQUIRED TO BE PRESSURE PRESERVATIVELY TREATED IN ACCORDANCE WITH SECTION R323.1 SHALL BEAR THE QUALITY MARK OF AN APPROVED INSPECTION AGENCY THAT MAINTAINS CONTINUING SUPERVISION, TESTING AND INSPECTION OVER THE QUALITY OF THE PRODUCT AND THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH THE REQUIREMENTS OF THE AMERICAN LUMBER STANDARD COMMITTEE TREATED WOOD PROGRAM.

FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE–RETARDANT–TREATED WOOD SHALL BE OF HOT–DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

EXCEPTION: ONE–HALF–INCH (12.7MM) DIAMETER OR GREATER STEEL BOLTS.

BUILDING CODE SUMMARY

BUILDING DESIGN AS PER THE BUILDING CODE OF NEW YORK STATE (RESIDENTIAL) AND RELATED CODES.

BUILDING DATA

OCCUPANCY TYPE: SINGLE FAMILY RESIDENCE

BUILDING HEIGHT: 29'–0" (AVERAGE HEIGHT)

BUILDING HEIGHT: 2 1/2

DESIGN LOADS

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT) (R301.4)

USE	LIVE LOAD
EXTERIOR BALCONIES	60
DECKS	40
PASSENGER VEHICLE GARAGES	50
ATTIC WITHOUT STORAGE	10
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40
GUARDRAILS AND HANDRAILS	200

MINIMUM ROOF LIVE LOADS IN POUNDS–FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION (R301.5)

GROUND SNOW LOAD	20PSF
BASIC WIND SPEED 1?0MPH	
WIND EXPOSURE CATEGORY	B
SEISMIC DESIGN CATEGORY	C
WEATHERING AREA	SEVERE
ICE SHIELD	YES
FROST LINE DEPTH	3'–0"
TERMITE AREA	MODERATE TO HEAVY
DECAY AREA	SLIGHT TO MODERATE
WINTER DESIGN TEMP	13
FLOOD HAZARDS:	ID #361630 NONE FLOOD PRONE COMMUNITY
AIR FREEZING INDEX	496

*SEE GENERAL NOTES FOR ALL OTHER CODE REQUIREMENTS
DESIGN BASED ON WOOD FRAME CONSTRUCTION MANUAL 2018 EDITION

RBP24-000402

DISAPPROVED
Nicholas Vissichelli
11/20/2024

SYMBOLS

ACOUSTICAL TILE, CERAMIC TILE
ALUMINUM
BATT INSULATION
CONCRETE
CONCRETE BLOCK (PLAN VIEW)
CONCRETE BLOCK (DETAILS)
EARTH
INSULATED CONCRETE BLOCK
MARBLE
PLYWOOD
RIGID INSULATION
STEEL
WOOD
WOOD BLOCKING
DETAIL SHEET
DETAIL NUMBER

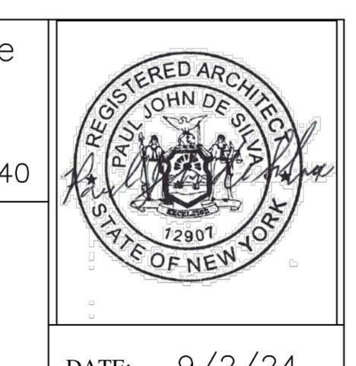
No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards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

#	DATE	REVISION DESCRIPTION	BY
		ISSUED FOR PERMITS	P.D.

Paul de Silva, Architect
213 Toronto Avenue
MASSAPEQUA, N.Y. 11758
TEL. (516) 448-2756
email: pds48@icloud.com

Addition and Alterations to the
RAHMAN RESIDENCE
1 Jara Court New Hyde Park,N.Y. 11040

GENERAL NOTES



DATE: 9/2/24
PROJECT: 2319
DWG: 7 OF 11

SYMBOL
DETAIL NUMBER
DETAIL SHEET

GENERAL NOTES:

GENERAL:

1. NO WORK IS TO START UNTIL A PERMIT IS OBTAINED FROM THE BUILDING DEPARTMENT.
2. ALL WORK SHALL CONFORM WITH N.Y.S. UNIFORM FIRE PREVENTION AND BUILDING CODE, 2015 IRC, 2016 UNIFORM CODE SUPPLEMENT AS WELL AS ALL OTHER CODES REFERENCED THEREIN, AND LOCAL BUILDING CODES
3. ALL UNNOTED OR NONVISIBLE EASEMENTS OR CONDITIONS WHICH SHALL ARISE DURING THE COURSE OF CONSTRUCTION THAT DISAGREES WITH THAT INDICATED ON THESE PLANS SHALL CAUSE THE CONTRACTOR TO STOP WORK AND NOTIFY THE ARCHITECT OR ENGINEERING. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE TO WORK HE WILL THEN ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.
4. NO DEVIATIONS OR CHANGES TO ANY PART OF THESE PLANS SHALL BE MADE UNLESS FIRST APPROVED BY THE ARCHITECT, ENGINEER AND BUILDING DEPARTMENT.
5. DRY WELLS AS REQUIRED BY STATE AND LOCAL CODES.
6. ALL DIMENSIONS HEREIN ARE APPROXIMATE. NOT TO BE SCALED AND ARE SUBJECT TO REVISION AS PER ACTUAL FIELD CONDITIONS. THE DISCRETION OF THE OWNER, AND AS DIRECTED AND/OR APPROVED BY THE ARCHITECT OR ENGINEER.
7. OWNER/ CONTRACTOR ARE RESPONSIBLE TO OBTAIN INSPECTIONS, APPROVALS, CERTIFICATES, CERTIFICATE OF OCCUPANCY/ COMPLETION AND U.L. APPROVAL.
8. THIS SET OF PLANS IS THE PROPERTY OF. PLUL de SILVA R.A. AND IS FOR THE ONE PROJECT NOTED HEREIN ONLY (EVEN IF THIS PROJECT IS NOT CONSTRUCTED). THE PLANS SHALL NOTE BE ALTERED, REPRODUCED OR USED IN ANY WAY WITHOUT WRITTEN PERMISSION OR COMPENSATION OF PAUL de SILVA R.A.
9. THE ARCHITECT OR ENGINEER IS NOT RETAINED FOR SUPERVISION OF WORK AND IS RESPONSIBLE FOR DESIGN INTENT ONLY.
10. ANY MATERIALS OR WORKMANSHIP FOUND AT ANY TO BE DEFECTIVE SHALL BE REMEDIED AT ONCE REGARDLESS OF ANY PREVIOUS INSPECTIONS.
11. CONTRACTOR SHALL BE FAMILIAR WITH THE CURRENT GENERAL REQUIREMENTS OF ALL STANDARD AND SPECIALTY SYSTEMS/ MATERIALS USED WITHIN THIS PROJECT WITH THE MOST STRINGENT RECOMMENDATIONS / REQUIREMENTS TO BE FOLLOWED.
12. IT IS THE INTENT OF THESE PLANS TO EXPLAIN THE REQUIREMENTS OF THE PROPOSED CONSTRUCTION. HOWEVER FIELD CONDITIONS MAY ARISE DURING CONSTRUCTION THAT MAY NOT HAVE BEEN EXHAUSTIVELY DETAILED.
13. ANY AND ALL DISCREPANCIES TO BE REPORTED TO ENGINEER.
14. WALL AND CEILING FINISHES SHALL BE IN ACCORDANCE WITH SEC. R701 AND INSULATION SHALL BE IN ACCORDANCE WITH SECTION R316.
15. INTERIOR WALL COVERING SHALL BE IN ACCORDANCE WITH SECTION R702 AND EXTERIOR WALL COVERING SHALL BE IN ACCORDANCE WITH SECTION R703
16. THIS PROJECT COMPLIES W/ THE 2015 INTERNATIONAL RESIDENTIAL CODE AND MECHANICAL SYSTEM COMPLIES CHAPTER 12 THROUGH 23, PLUMBING SYSTEM COMPLIES CHAPTER 24 THROUGH CHAPTER 32, ELECTRICAL SYSTEM COMPLIES CHAPTER 33 THROUGH CHAPTER 42

CARPENTRY:

1. ALL LUMBER SHALL BE D.F. #2 OR BETTER UNLESS OTHERWISE NOTED (U.O.N.)
2. ALL LUMBER TO BE A MINIMUM OF 8' ABOVE FINISHED GRADE. (U.O.N.)
3. SILLS TO BE FLASHED (TERMITE SHIELD) W/ SILL SEAL. SILL TO BE A.C.Q. WOOD 2-2"x6" U.O.N.
4. ALL JOISTS HANGERS TO BE "TECO" OR EQUAL, FULL SIZE.
5. DOUBLE HEADER AND TRIMMERS ABOUT ALL OPENINGS. (U.O.N.)
6. DOUBLE JOISTS UNDER PARALLEL PARTITIONS, POSTS, AND BATH TUBS. (U.O.N.)
7. ALL BEAMS, GIRDERS, HEADERS, ETC. TO HAVE A MINIMUM OF 4"BEARING.
8. ALL WINDOWS TO BE IN CONFORMANCE W/ ATTACHED ENERGY STATEMENT W/ MODELS NUMBERS ON PLANS.
9. PROVIDE ATLEAST (1) WINDOW (OR DOOR) IN EACH HABITABLE SPACE FOR EMERGENCY ESCAPE. IN CONFORMANCE WITH 2015 I.R.C CODE SEC. R310 MIN OPENING OF 5.7 SQ. FT (5.0 SQ. FEET @ GRADE LEVEL WHEN GRADE TO SILL IS LESS THAN 44" OR LESS) W/ MINIMUM NET HEIGHT 24" AND MINIMUM NET WIDTH OF 20" (OPERATION W/O NEED FOR TOOLS) BOTTOM OF OPENING @ 44" MAXIMUM A.F.F.
10. EXTERIOR WINDOWS ARE TO BE DESIGNED IN ACCORDANCE WITH SECTION R609. ALL GLAZING SHALL COMPLY WITH SECTION R308.
11. STAIRWAYS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS R311.5 TO R311.5.7
12. MOISTURE VAPOR BARRIER IS TO BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION IN ALL FRAMED WALLS, FLOORS, ROOF AND CEILINGS COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH SECTION N1102.
13. ASPHALT SHINGLES ARE TO BE INSTALLED IN ACCORDANCE WITH SECTIONS R905.2

ELECTRICAL:

1. ALL NEWLY INSTALLED ELECTRICAL WORK OR APPLIANCES SHALL CONFORM TO THE 2015 INTERNATIONAL RESIDENTIAL CODE SECTIONS FOR ELECTRICAL CODE OF NEW YORK STATE.
2. CONTRACTOR WILL FURNISH A FIRE UNDERWRITES CERTIFICATE UPON COMPLETION OF WORK.
3. ELECTRICAL WIRING AND EQUIPMENT TO COMPLY W/ CHAPTERS 34-43 AND LOCAL BUILDING DEPARTMENT.
4. SMOKE DETECTION AS PER N.Y.S. CODE SECTION R314. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED AND HARD WIRED.
5. EXHAUST FOR THE CLOTHES DRYER SHALL BE IN ACCORDANCE WITH SECTION M1502.
6. THE EXISTING ELECTRICAL SYSTEM SHALL BE CAPABLE OF HANDLING THE IMPOSED LOADS OF PROPOSED ADDITION. IF NOT, SYSTEM SHALL BE UPGRADED TO MEET CODE COMPLIANCE.

FOUNDATIONS, CONCRETE AND MASONARY:

1. ALL FOOTINGS TO BEAR UPON FIRM, VIRGIN, UNDISTURBED SOIL.
2. SOIL ASSUMED TO HAVE A MINIMUM BEARING CAPACITY 0 (TON/ SQ. FOOT.
3. FOOTINGS TO REST A MIN 3'-0" BELOW GRADE. U.O.N. STEP FOOTINGS @ 1:2 RATIO (1' RISE MAX)
4. WALLS TO BE POURED CONCRETE OF SIZE AND REINFORCEMENT SHOWN ON PLANS. (U.O.N.)
5. NO BACK FILL SHALL BE PLACED AGAINST FOUNDATION WALLS UNTIL FIRST TIER OF FRAMING OR PROPER BRACING IS IN PLACE.
6. FOOTINGS TO BE POURED CONCRETE OF SIZE SHOWN ON PLANS.
7. ALL OPENINGS FOR GS FLUES, UTILITIES, ETC. TO BE FILLED SOLID WITH CONCRETE. ALL GIRDERS WITH BEAM POCKETS ARE TO BE STEEL SHIMMED W/ 1/2" SPACE @ SIDES AND ENDS. U.O.N.
8. ALL CONCRETE TO HAVE AN ULTIMATE COMPRESSIVE STRENGTH @ 28 DAYS OF 3,000 P.S.I. ALL EXTERIOR MATERIALS TO BE AIR-ENTRAINED. 3,500 P.S.I. GARAGE SLAB/EXPOSED SLAB ON GRADE/POURED STEPS.
9. CONCRETE SLABS TO REST UPON MINIMUM 6" OF FINE GRAVEL OR SAND WITH MINIMUM 6MIL. POLY. V.B. (@ OCCUPIED SPACE) AND WITH REQUIRED INSULATION.
10. ALL SLABS ABUTTING FRAMING FLASHED AS DETAILED IN PLANS.
11. BRICK VENEER TO BE ANCHORED W/(1) WALL TIE EVERY 32" O.C. VERTICALLY AND EVERY 18" O.C. HORIZONTALLY W/FLASHED JOINT @ BRICK LEDGE OR RELIEVING ANGLE W/ WEEP HOLES @ 4'-0" O.C. MAX TO DIRECT ANY CONDENSATION TO THE EXTERIOR.
12. APPLY (1) COAT OF ASPHALTIC BASED DAMPROOFING TO EXTERIOR OF FOUNDATION FROM FOOTING TO 2" ABOVE FINISHED GRADE, UNLESS WET SITE CONDITIONS EXCEED CODE LIMITS.
13. THE MASONARY CHIMNEY SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R1001.

PLUMPING, MECHANICAL, FUEL GAS, A/C:

1. PLUMBING TO COMPLY WITH 2015 I.P.C, 2015 I.M.C AND 2015 I.F.G.C. AND THE BUILDING DEPARTMENT.
2. SITE SANITARY SYSTEMS ARE TO COMPLY WITH S.C.D.H.S. REQUIREMENTS.
3. PLUMBING, MECHANICAL, FUEL GAS SYSTEMS SHALL COMPLY WITH THE RESIDENTIAL SECTIONS FOR PLUMBING CODE (CHAPTER 25-32), MECHANICAL CODE (CHAPTER 12-23), AND FUEL GAS CODE (CHAPTER 24) OF 2015 I.R.C.
4. ALL WASTE AND VENTS ABOVE FLOOR SHALL BE SCHEDULE 40 THICKNESS SV CAST IRON BELL (HUB) AND SPIGOT BELOW AND THROUGH CONCRETE.
5. THE EX. HEATING/ A/C. SYSTEM SHALL BE CAPABLE OF HANDLING THE IMPOSED LOADS OF PROPOSED ADDITION. IF NOT, SYSTEM SHALL BE UPGRADE TO MEET CODE COMPLIANCE.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

(REFER TO TABLE R301.2(1) OF THE 2015 INTERNATIONAL RESIDENTIAL CODE

GROUND SNOW LOAD	WIND DESIGN: SPEED (MPH)	WIND DESIGN: TOPOGRAPHIC EFFECTS k	WIND DESIGN: BORNE BORNE DEBRIS	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
20 PSF	130?	NO	1 MILE FROM THE COAST	B	SEVERE	3 FEET BOF	MODERATE TO HEAVY	15'	YES	CONTACT BLDG DEPT	59?	51'

INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL PROVIDED WITH INDOOR TEMPERATURE OF NOT LESS THAN 68 DEGREES FAHRENHEIT AT A POINT 3 FEET ABOVE THE FLOOR ON THE DESIGN HEATING DAY (2015 IMC 309.1) SYSTEM DESIGN SHALL BE BASED ON MAX 72 DEGREES HEATING, MINIMUM 75 DEGREES COOLING DEGREE DAYS (NY LAGUARDIA) 4811, WINTER DESIGN TEMP 15, DRY BULB 87, WET BULB 75 (2015 IPC APPROX D) ALSO AS PER 2015 IBC CHAPTER 16 SECTION 1609 AND ASCE7-WIND EXPOSURE CATEGORY AND SURFACE ROUGHNESS IS B. USE C FOR BOTH SOUTH SHORE AND FIRE ISLAND.

MINIMUM UNIFORM DISTRIBUTED DESIGN LOADS

(REFER TO TABLE R301.5 OF THE RESIDENTIAL CODE OF NEW YORK STATE)

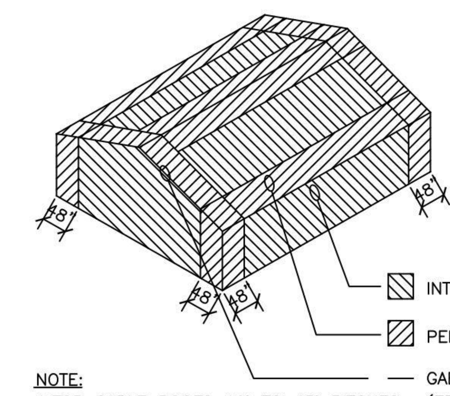
USE	LIVE LOAD	DEAD LOAD
EXTERIOR BALCONIES	60 psf	10 psf
DECKS	40 psf	10 psf
PASSENGER VEHICLE GARAGES	50 psf	AS PER PLAN
ATTICS WITHOUT STORAGE (ROOF BELOW 3 PITCH)	10 psf	10 psf
ATTICS WITH STORAGE (ROOF BELOW 3 PITCH)	20 psf	10 psf
ROOM OTHER THAN SLEEPING ROOMS	40 psf	10 psf
SLEEPING ROOMS	30 psf	10 psf
STAIRS	40 psf	10 psf
GUARDRAILS AND HANDRAILS	200 psf	10 psf
ROOF LOADING (LIVE = GROUND SNOW LOAD ADJUSTMENTS AS PER TABLE R301.5 OF THE RESIDENTIAL CODE OF NEW YORK STATE)	45 psf	12 psf FOR ATTIC 15 psf FOR CATH

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
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS-WIND LOADS WITH BRITTLE FINISHES	L/240
EXTERIOR WALLS-WIND LOADS WITH FLEXIBLE FINISHES	L/120

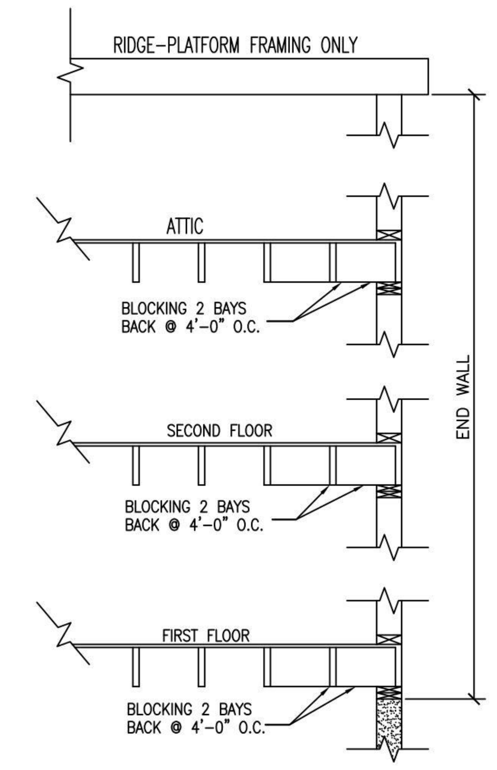
NOTE: L = SPAN LENGTH, H = SPAN HEIGHT

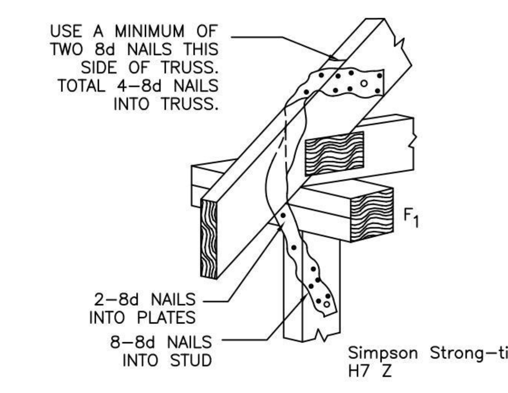
a. THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING LOADS FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN.



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

BLOCKING @ ENDWALL



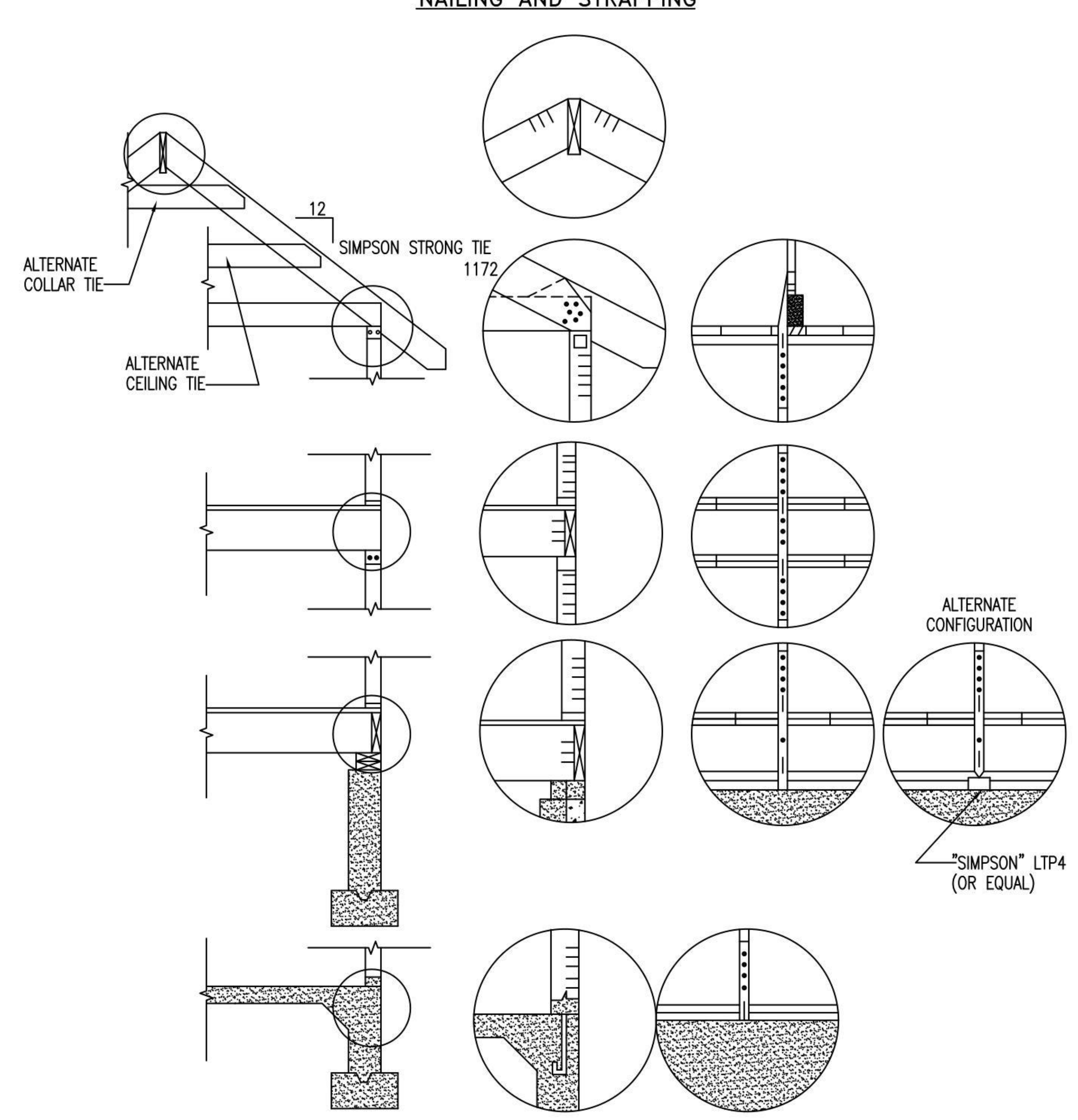


RAFTER TIE DETAIL

Simpson Strong-Tie H7 Z

N.T.S.

NAILING AND STRAPPING



* TYPICAL SECTION * DETAILS

** ALL STRAPPING TO BE 1 1/4"x16 GAUGE STL ** SIMPSON EQUIVALENT - CS16Z (COILED STRAP) 12" MIN. BEARING

AT RAFTER TO RIDGE CONNECTION @ EACH

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

AT RAFTER TO TOP PLATE TO STUD CONNECTION @ 16" O.C.

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

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION (ONLY APPLICABLE FOR TWO STORY CONFIGURATIONS): @ 16" O.C.

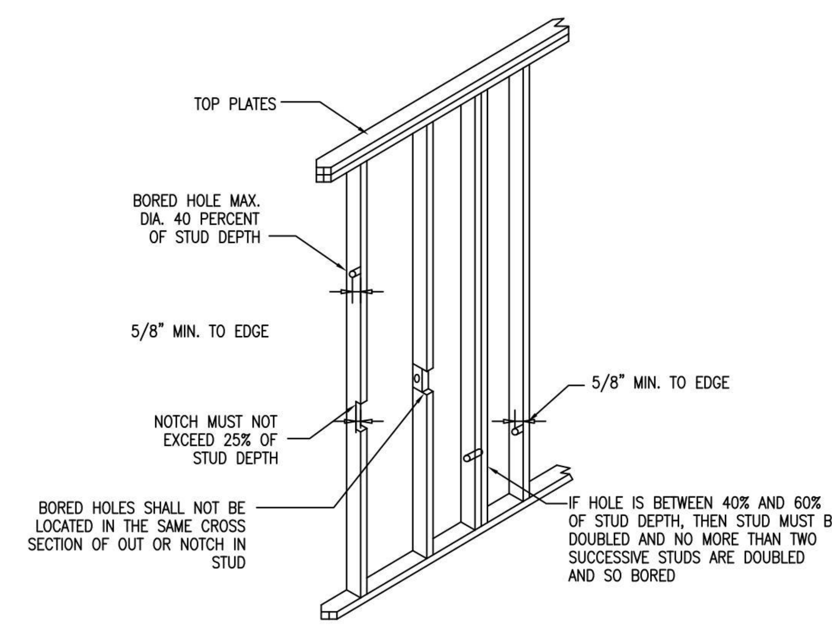
FOR STRAP - 3 8 d COMMON NAILS @ EA. END OF STRAP
FOR C OF EA. PLATE TO PLATFORM ABOVE & @ C OF EA. PLATE TO PLATFORM BELOW - 1 16 d COMMON NAILS @ 16" O.C.

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE(S) CONNECTION @ 16" O.C.

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

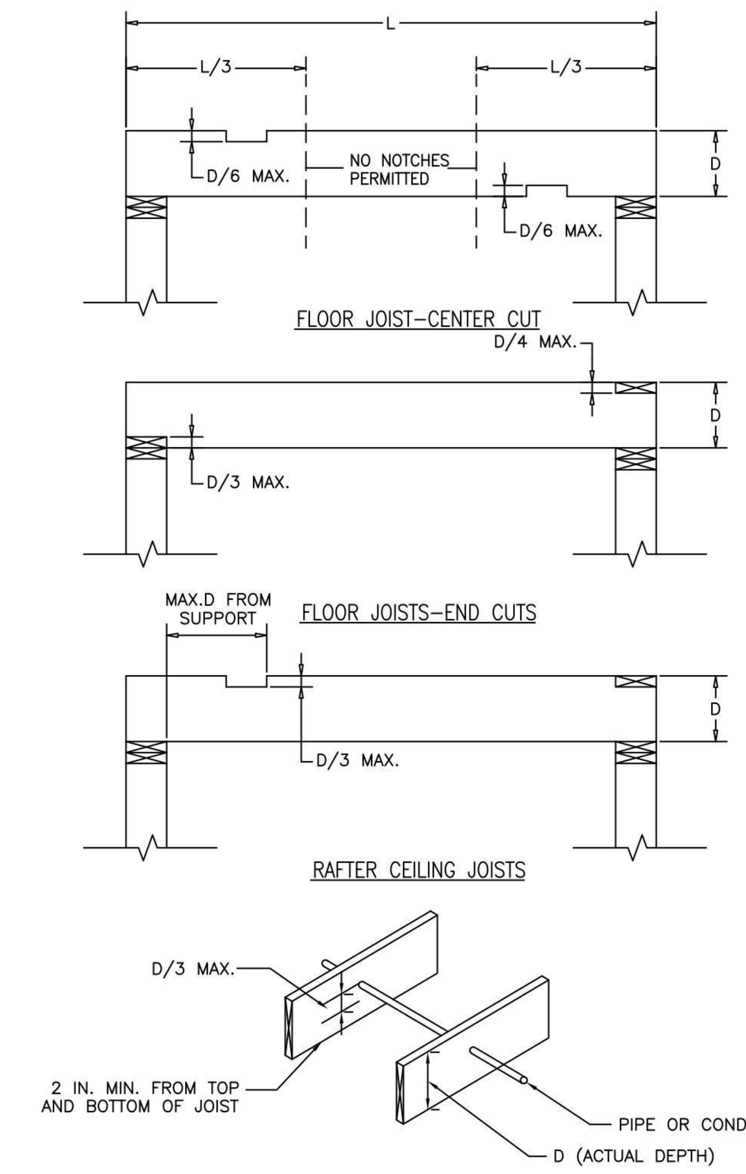
AT STUD TO FLOOR ASSEMBLY TO SILL PLATE(S) CONNECTION SLAB ON GRADE APPLICATION: @ 32" O.C.

FOR STRAP - 3 8 d COMMON NAILS @ EA. END OF STRAP
FOR C OF EA. PLATE TO PLATFORM BELOW - 1 16d COMMON NAILS @ 32" O.C.



NOTE: CONDITION FOR EXTERIOR AND BEARING WALLS.

DRILLING AND NOTCHING DETAIL OF STUDS



CUTTING DRILLING AND NOTCHING DETAIL OF JOISTS

RBP24-000402

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

FASTENER TYPE	FASTENER SPACING (INCHES) a,b: PANEL SPAN ≤4 FEET	4 FEET< PANEL SPAN ≤6 FEET	6 FEET< PANEL SPAN ≤8FEET
No. 8 WOOD SCREW BASED ANCHOR WITH 2-INCH EMBEDMENT LENGTH	16	10	8
No. 10 WOOD SCREW BASED ANCHOR WITH 2-INCH EMBEDMENT LENGTH	16	12	9
1/4-INCH LAG SCREW BASED ANCHOR WITH 2-INCH EMBEDMENT LENGTH	16	16	16

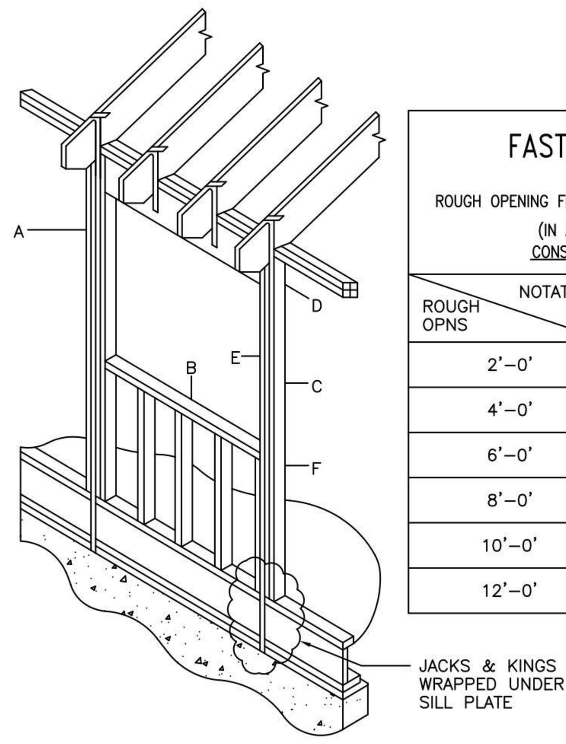
a. This table is based on 180 mph wind speeds and a 32 foot mean roof height.
b. Fasteners shall be installed at opposite ends of the wood structural panel.
c. Nails shall be 10d common or 12d box nails.
d. Where screws are attached to masonry or masonry/stucco. they shall be attached utilizing vibration-resistant anchors having a minimum ultimate withdrawal capacity of-190 pounds.

CHAPTER 3 BUILDING PLANNING

SECTION R301 DESIGN CRITERIA

WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF ? AND A MAXIMUM SPAN OF ? FEET SHALL BE PERMITTED FOR OPENING PROJECTION IN ONE TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDE IN ACCORDANCE WITH TABLE R301.2.1.2 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE 2015 I.R.C.

NAILING & STRAPPING @ EXTERIOR WINDOW/DOOR HEADER



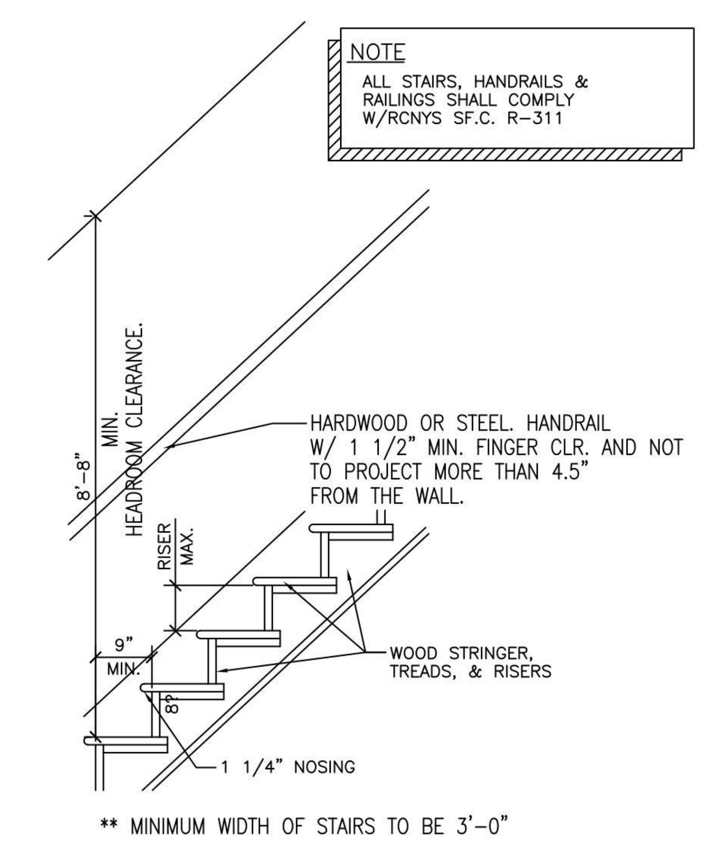
FASTENING SCHEDULE B

ROUGH OPENING FRAMING REQUIREMENTS FOR WINDOW OPENINGS (IN ACCORDANCE WITH WOOD FRAME CONSTRUCTION MANUAL 2001 EDITION)

ROUGH OPNS \ NOTATION	A	B	C	D	E	F
2'-0'	2	1'-2"x4"	1	1	1	1
4'-0'	4	1'-2"x4"	2	2	2	2
6'-0'	6	2'-2"x4" - OR- 1'-2"x6"	3	3	3	3
8'-0'	8	2'-2"x4" - OR- 1'-2"x6"	3	3	3	3
10'-0'	10	2'-2"x6"	4	4	4	4
12'-0'	12	2'-2"x6"	5	4	5	4

NOTATION:

A. NUMBER OF 8d NAILS @ EA. END OF STRAPPINGS (TABLE 3.7, P.157) & (TABLE 6A PAGE 316)
B. NUMBER OF SILL STUDS-ON FLAT (DOES NOT APPLY TO DOORS)(TABLES 3.23B,P.193)
C. NUMBER OF FULL HEIGHT KING STUDS @ EA. SIDE OF HEADER(TABLES 3.23C,P.193)
D. NUMBER OF 16d NAILS.END.NAILED THROUGH ADJACENT KING STUD TO END OF HEADER @ EA. SIDE (TABLE 3.7,P.157)&(TABLE 6A PAGE 316)
E. NUMBER OF JACK STUDS @ EA. END OF HEADERS (TABLES 3.22F,P.191)ASSUME DEL. HDR
F. NUMBER OF 16d NAILS END-NAILED THROUGH ADJACENT JACK STUDS TO END OF SILL(S) @ EA. SIDE (DOES NOT APPLY TO DOORS) (TABLE 3.8,P.157)&(TABLE 6A PAGE 316)



** MINIMUM WIDTH OF STAIRS TO BE 3'-0"

STAIR DETAIL

N.T.S.

DISAPPROVED
Nicholas Vissichelli
11/20/2024

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

#	DATE	REVISION DESCRIPTION	BY
		ISSUED FOR PERMITS	P.D.

Paul de Silva, Architect
213 Toronto Avenue
MASSAPEQUA, N.Y. 11758
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Addition and Alterations to the
RAHMAN RESIDENCE
1 Jara Court New Hyde Park,N.Y. 11040

GENERAL NOTES and FRAMING DETAILS

REGISTERED ARCHITECT PAUL JOHN DE SILVA 12907 STATE OF NEW YORK

DATE: 9/2/24

PROJECT: 2319

DWG: 8 OF 11

SYMBOL: DETAIL NUMBER / DETAIL SHEET

2015 INTERNATIONAL RESIDENTIAL CODE
TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c	SPACING AND LOCATION
		ROOF	
1	Blocking between ceiling joists or rafters to top plate	4–8d box (21/2"x0.113"): or 3–8d common (21/2"x0.131"): or 3–10d box (3"x0.128"): or	Toe nail
2	ceiling joists to top plate	3–3"x0.131" nails 4–8d box (21/2"x0.113"): or 3–8d common (21/2"x0.131"): or 3–10d box (3"x0.128"); or	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)]	3–3"x0.131" nails 4–10d box (3"x0.128"): or 3–16d common (31/2"x0.162"0: or 4–3"x0.131" nails	Face nail
4	ceiling joist not 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 11/4"x20 ga. ridge strap to rafter	4–10d box (3"x0.128"): or 3–10d common (3"x0.148"): or 4–3"x0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3–16d box rails (31/2"x0.1135"): or 3–10d common nails (3"x0.148"): or 4–10d box (3"x0.128"): or 4–3"x0.131" nails	2 toe nails on one side and 1 toe nail an opposite side of each rafter or truss
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4–16d (31/2"x0.1135"): or 3–10d common (31/2"x0.1148"): or 4–10d box (3"x0.128"): or 4–3"x0.131" nails	Toe nail
		3–16d box (31/2"x0.135"): or 2–16d common (31/2"x0.162"): or 3–10d box (3"x0.128"): or 3–3"x0.131" nails	End nail
		WALL	
8	Stud to stud (not at braced wall panels)	16d common (31/2"x0.162")	24" o.c. face nail
		10d box(3"x0.128"): or 3"x0.131" nails	16" o.c. face nail
9	Stud to stud and abutting stud at intersecting Wall corners (at braced wall panels)	16d box(31/2"x0.135"): or 3"x0.131" nails	12" o.c. face nail
		16d common (31/2"x0.162")	16" o.c. face nail
10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (31/2"x0.162")	16" o.c. each edge face nail
		16d box (31/2"x0.135")	12" o.c. each edge face nail
11	Continuous header to stud	5.8d box (21/2"x0.113"): or	toe nail
		4.8d common (21/2"x0.131"): or	
12	Top plate to top plate	4–10d box (3"x0.128") 16d common (31/2"x0.162")	16" o.c. face nail
		10d box (3"x0.128"): or 16d common (31/2"x0.162")	12" o.c. face nail
13	Double top plate splice for SDCs A–D2 with seismic braced wall line spacing ≤25"	8–16d common (31/2x0.162"): or 12–16d box (31/2"x0.135"): or 12–10d box (3"x0.128"): or 12–3"x0.131" nail	face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
	Double top plate splice for SDCs A–D2 with and braced wall line spacing ≥25"	12–16d(3/12x0.135")	

2015 INTERNATIONAL RESIDENTIAL CODE
TABLE R602.3(1)–continued
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c	SPACING AND LOCATION
14	Blocking between ceiling joists or rafters to top plate	16d common (31/2"x0.162")	16"o.c. face nail
		16dbox (31/2"x0.135"): or 3"x0.131" coils	12"o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at brace wall panel)	3–16d box (31/2"x0.135"): or 2–16d common(31/2"x0.162"): or ?3"x0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4–8d box (21.2"x0.113"): or 3–16d box (31/2"x0.135"): or 4–8d common (21/2"x0.131"): or 4–10d box (3"x0.128"): or	Toe nail
		4–3"x0.131" nails 3–16d box (31/2"x0.135"): or 2–16d common (31/2"x0.162"): or 3–10d box (3"x0.128"):or	End nail
15	Top plates, laps at corners and intersections	3–3"x0.131" nails 3–10d box (3"x0.128"): or 2–116d common (31/2"x0.162"): or 3–3"x0.131" nails	Face nail
18	1" brace to each stud and plate	3–8d box (21/2"x0.113"): or 2–8d common (21/2x0.131"): or 2–10d box (3"x0.128"): or 2 staples 13/4"	Face nail
19	1"x6" sheathing to each bearing	3–8d box (21/2"x0.113"): or 2–8d common (21/2x0.131"): or 2–10d box (3"x0.128"): or	Face nail
20	1"x8" and wider sheathing to each bearing	2 staples, 1" crown, 16 ga, 13/4" long 3–8d box (21/2"x0.113"): or 3–8d common (21/2"x0.131"): or 3–10d box (3"x0.128"): or 3 staples, 1" crown, 16 ga, 13/4 long	Face nail
		Wider than 1"x8" 4–8d box (21/2"x0.113): or 3–8d common (21/2"x0.131"): or 3–10d box (3"x0.128"): or 4 staples, 1" crown, 16 ga, 13/4 long	

FLOOR

21	Joist to still, top plate or girder	4–8d box (21/2"x0.113): or 3–8d common (21/2"x0131"): or 3–10d box (3"x128"): or 3–3"x0.131" nails	Toenail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (21/2"x0.113")	4" o.c. toenail
		8d common (21/2"x0131"): or 10d box (3"x128"): or 3"x0.131" nails	6" o.c. toenail
23	1"X6" subfloor or less to each joist	3–8d box (21/2"x0113"): or 2–8d common (21/2"x0.131"): or 3–10d box (3x0.128"): or 2 staples, 1" crown, 16 ga, 13/4" long	face nail
24	2" subfloor to joist or girder	3–16d box (31/2"x0.135"): or 2–16d common (31/2"x0.162")	Blind and face nail
25	2" planks (plank & beam – floor & roof)	3–16d box (31/2"x0.135"): or 2–16d common (31/2"x0.162")	At each bearing, face nail
26	Band or rim joist ? joist	3–16d common (31/2"x0.162") 4–10d box (3"x0.128): or 4–3"x0.131" nails: or	End nail
22	Build–uo girders and beams, 2 inch lumber layers	4–3"x14ga staples, 1/16" crown 20d common (4"x0.192"): or	Nail each layer as follows: 32" o.c. at top and bottom and staggered
		10d box (3"x0.128"): or 3"x0.131" nails	24" o.c. face nail at top and bottom staggered an opposite sides
		And: 2–20d common (4"x0.192"): or 3–10d box (3"x0.128"): or 3–3"x0.131" nails	Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	4–16d box (31/2"x0.135"): or 3–16d common (31/2"x0.162"): or 4–10d box (3"x128"): or 4–3"x0.131" nails	At each joist or rafter, face nail
29	Bridging to joist	2–10d box (3"x128")	Each end, toe nail

2015 IRC
INTERNATIONAL RESIDENTIAL CODE
TABLE R602.10.3(1)
BRACING REQUIREMENTS BASED ON WIND SPEED

EXPOSURE CATEGORY B 30–FOOT MEAN ROOF HEIGHT 10–FOOT WALL HEIGHT 2 BRACED WALL LINES			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE			
ULTIMATE DESIGN WIND SPEED (MPH)	STORY LOCATION	BRACED WALL LINE SPACING (FEET)	METHOD LIB b	METHOD GB	METHODS DWB, WSP, SFB, PBS, PCP, HPS, BV–WSP, ABW, PFH, PFS,CS–SFB	METHODS CS–WSP, CS–G, CS–PF
		10 20 30 40 50 60	4.0 7.0 10.5 13.5 16.5 19.5	4.0 7.0 10.5 13.5 16.5 19.5	2.5 4.0 6.0 8.0 9.5 11.5	2.0 3.5 5.0 6.5 8.0 9.5
$\le$120		10 20 30 40 50 60	7.5 14.0 20.0 25.5 31.5 37.5	7.5 14.0 20.0 25.5 31.5 37.5	4.5 8.0 11.5 15.0 18.0 21.5	3.5 7.0 9.5 12.5 15.5 18.5
		10 20 30 40 50 60	NP NP NP NP NP NP	11.0 20.5 29.0 38.0 47.0 55.5	6.5 ? 1.0 22.0 27.0 32.0	5.5 10.0 14.5 18.5 23.0 27.0
		10 20 30 40 50 60	4.5 8.5 12.0 15.5 19.5 23.0	4.5 8.5 12.0 15.5 19.5 23.0	2.5 5.0 7.0 9.0 11.0 13.0	2.5 4.0 6.0 7.5 9.5 11.0
$\le$130		10 20 30 40 50 60	8.5 16.0 23.0 30.0 37.0 44.0	8.5 16.0 23.0 30.0 37.0 44.0	5.0 9.5 13.5 17.5 21.5 25.0	4.5 8.0 11.5 15.0 18.0 21.5
		10 20 30 40 50 60	NP NP NP NP NP NP	13.0 24.0 34.5 44.5 55.0 65.0	7.5 13.5 19.5 25.5 31.5 37.5	6.5 11.5 17.0 22.0 26.5 31.5

2015 IRC
INTERNATIONAL RESIDENTIAL CODE
TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES a.b.c

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V ult (mph) wind exposure category		
SIZE	PENETRATION (INCHES)				EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	B	C	D
6d COMMON (2.0"x0.113")	1.5	24/0	1/2"	16	6	12	140	115	110
6d COMMON (2.5"x0.131")	1.75	24/16	7/16"	16	6	12	170	140	135
				24	6	12	140	115	110

FOR SI: 1 INCH = 25.4 mm.1mile per hour = 0.447 m/s
Panel strength axis perpendicular to supports. Three–plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
Table is based on wind pressure acting toward and away from building surfaces in accordance with section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.
Wood structural panels with span rating of Wall–16 or Wall–24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c shall be permitted as an alternate to panel with a 24/16 span rating.Wall–16 end Plywood siding 16 o.c. shall be used with Studs spaced not more than 16 inches on center.

TABLE R602.10.4
BRACING METHODS
Continuous Sheathing Method

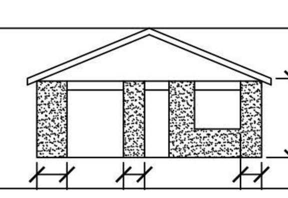
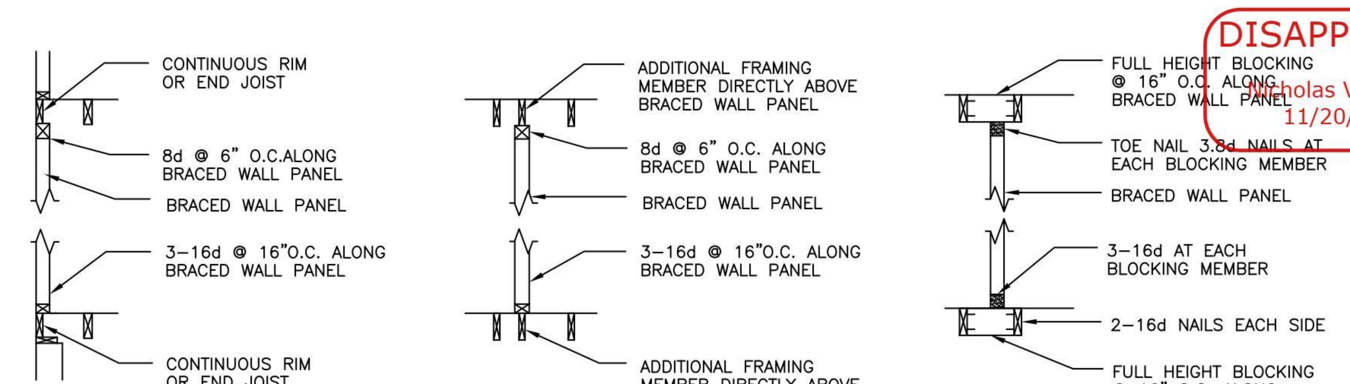
METHOD MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA	
			Fasteners	Spacing
CS–WSP Continuously sheathed wood structural panel	1/2"		Exterior sheathing per Table R602.3(3)	6" edge 12" field
			Interior sheathing per Table R602.3(1)or R602.3(2)	Varies by fastener

FIGURE R602.10.8(1)
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



FOR SI: 1 INCH = 25.4 MM

DISAPPROVED
Nicholas Vissichelli
11/20/2024

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RBP24-000402

#	DATE	REVISION DESCRIPTION	BY
		ISSUED FOR PERMITS	P.D.

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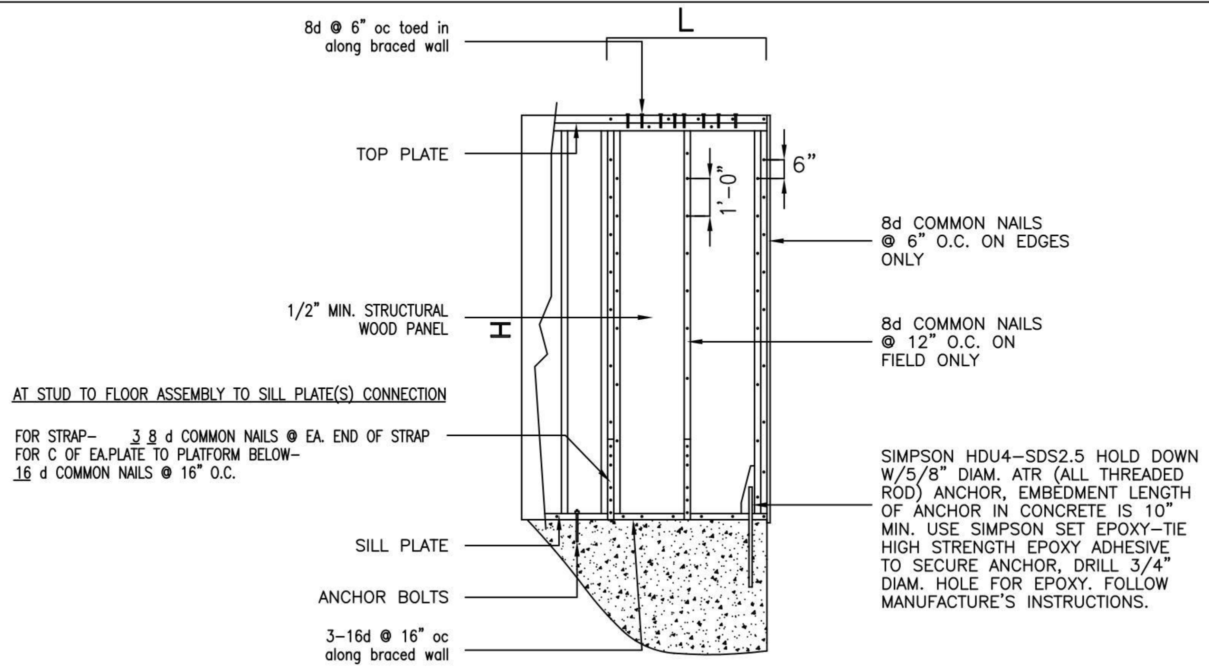
Addition and Alterations to the
RAHMAN RESIDENCE
1 Jara Court New Hyde Park,NY 11040
FASTENING and BRACING NOTES

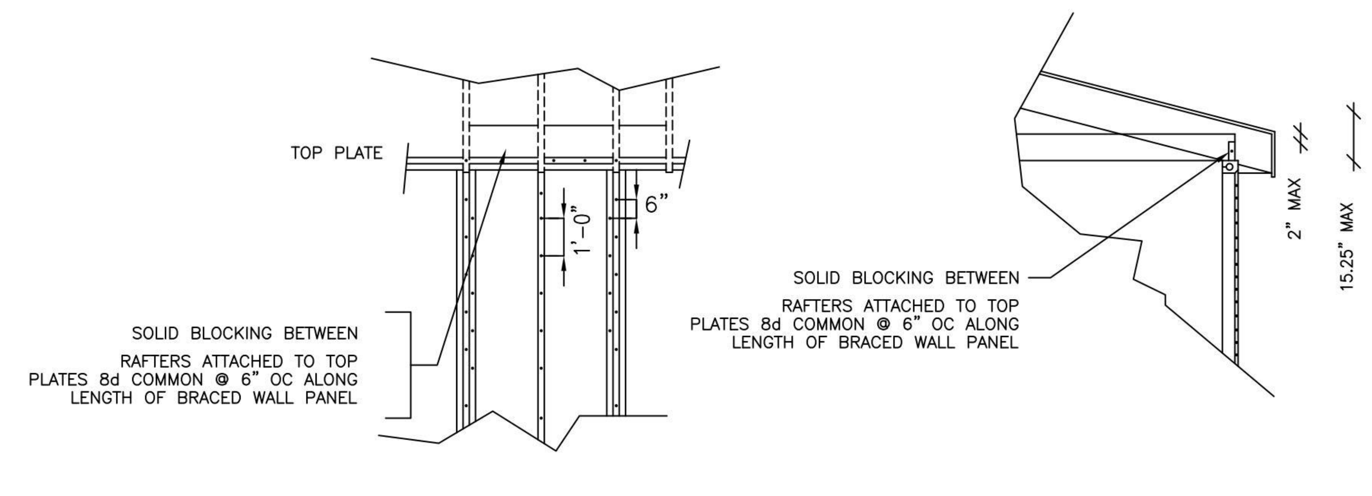
REGISTERED ARCHITECT · PAUL JOHN DE SILVA · 12907 · STATE OF NEW YORK

SYMBOL
DETAIL NUMBER
DETAIL SHEET

DATE: 9/2/24
PROJECT: 2319
DWG: 9 of 11

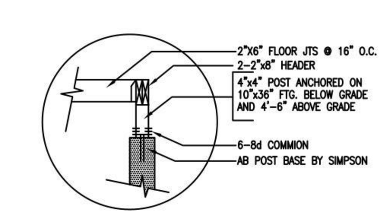


END SHEARWALL SLAB ON GRADE

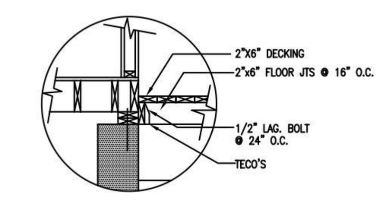


BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTER.

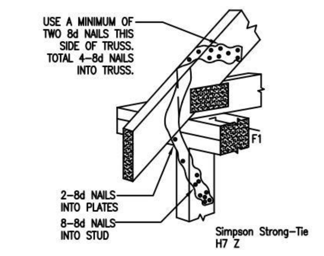
POST CONNECTION DETAILS



PORCH DETAIL TO HDR. & POST W/FTG. CONNECTION

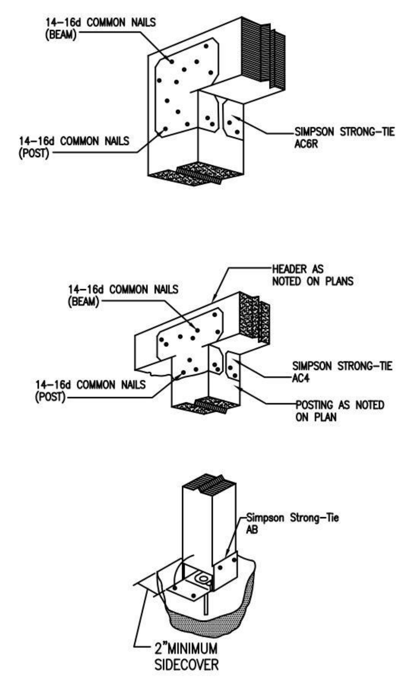


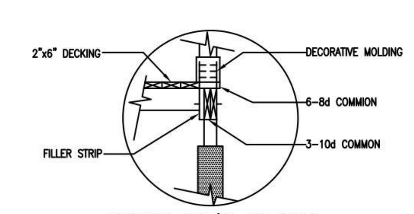
FLJ TO DWELLING



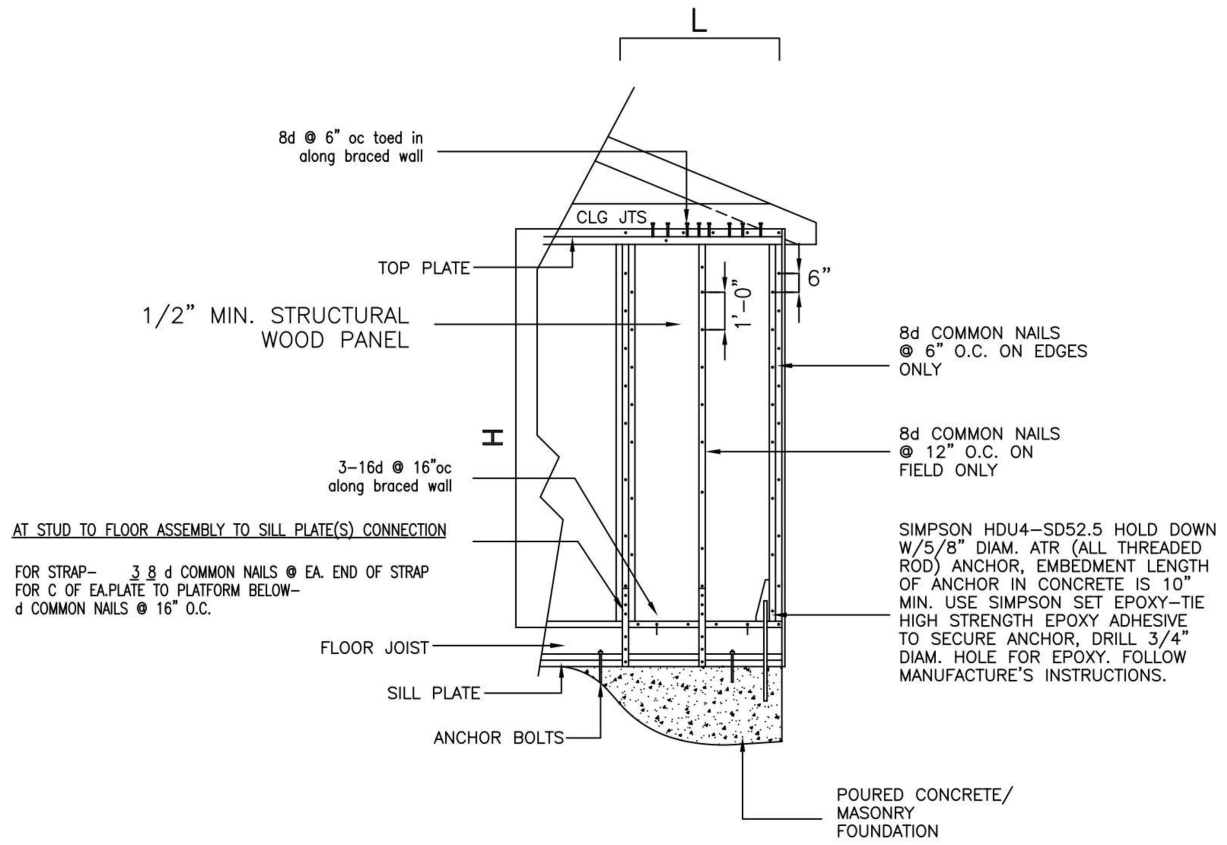
RAFTER TIE DETAIL

Simpson Strong–Tie H7 Z SCALE: N.T.S.

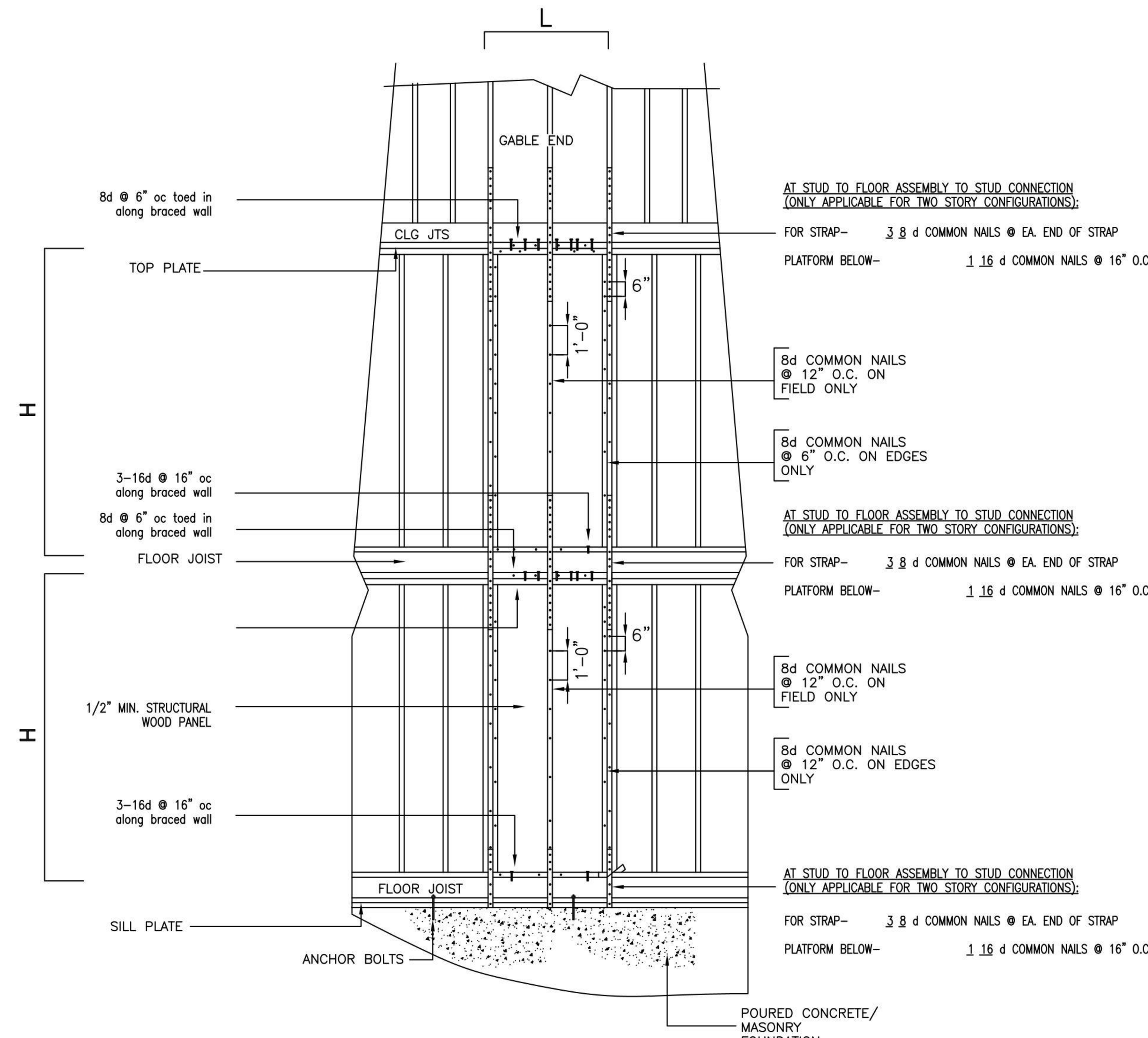




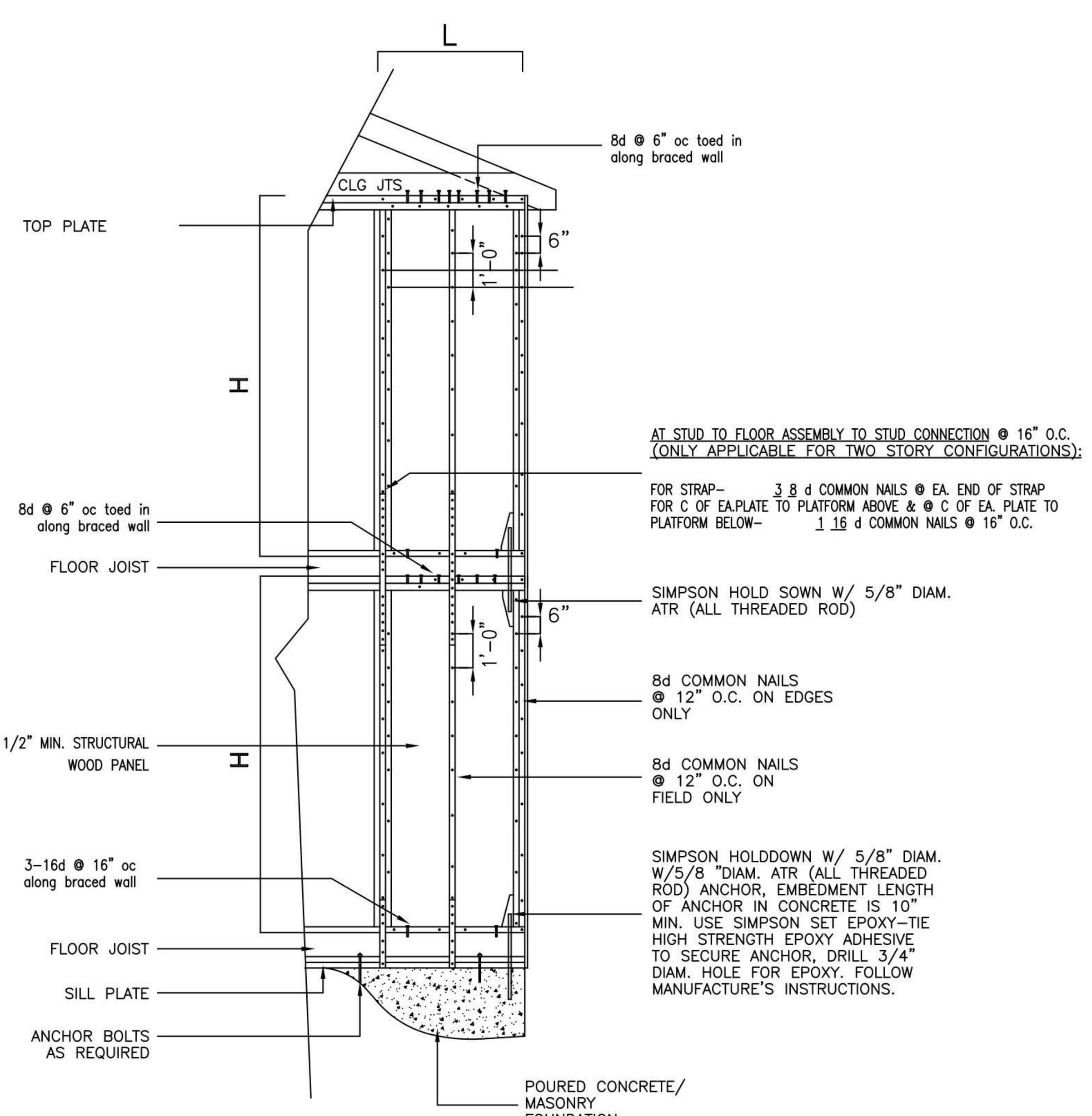
PORCH COL'S TO HDR. CONNECTOR



END SHEARWALL ON FOUNDATION WALL



2 STORY BRACED WALL PANEL



2 STORY END WALL SHEARWALL

Wall Sheathing and Cladding Attachment Requirements for Wind Loads –Exposure B

? Speed		90		100		110		120		130	
		STRUCTURAL SHEATHING									
		E	F	E	F	E	F	E	F	E	F
Sheathing Location	Stud Spacing (inches. o.c.)	Maximum nail Spacing for 8d Common Nails or 10d Box Nails (inches. o.c.)									
Interior Zone	12	6	12	6	12	6	12	6	12	6	12
	16	6	12	6	12	6	12	6	12	6	12
	24	6	12	6	12	6	12	6	6	6	12
4" EDGE ZONE	12	6	12	6	12	6	12	6	12	6	12
	16	6	12	6	12	6	12	6	12	6	12
	24	6	12	6	12	6	12	6	12	6	12

BOARD SHEATHING or LAP SIDING

Sheathing Size	Rafter/Truss Spacing(in. o.c.)	Maximum Number of 8d Common Nails or 10d Box Nails per support				
1x6 or 1x8 Sheathing	12–24	2	2	2	2	2
1x10 or Larger Sheathing	12–24	3	3	3	3	3

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

1. For wall sheathing within 4ft. of the corner's. the 4ft. per meter edge zone attachment requirements shall be used.
2. Tabulated 12 inch. o.c. nail spacing assumes sheathing attached to stud framing members with G>0.49. For framing members with 0.42<G<0.49, the nail spacing shall be reduced to 6 inches o.c.
3. For exterior panel siding galvanized box nail shall be permitted to be substitute for common nails.
4. Tabulated nail spacing assumes a building located in Exposure B.

UPLIFT STRAP CONNECTION REQUIREMENTS–EXPOSURE B (ROOF–TO–WALL, WALL–TO–WALL, WALL–TO–FOUNDATION)

Dead Load ?

THREE SECOND GUST WIND SPEED (mph)		100	110	120	130
ROOF PITCH	? ?	Number of 8d Common Nails or 10d Box Nails in each end of 1– 1/4"x20 ? 1,2,3,4			
12	12	1	2	2	2
	16	1	2	2	3
	20	2	2	2	3
	24	2	2	3	3
	28	2	2	3	4
	32	2	3	3	4
	36	2	3	3	4
16	12	2	2	2	3
	16	2	2	3	3
	20	2	2	3	4
	24	2	3	3	4
	28	2	3	4	5
	32	2	3	4	5
	36	3	4	4	6
19.2	12	2	2	3	3
	16	2	2	3	4
	20	2	3	4	4
	24	2	3	4	5
	28	3	3	4	5
	32	3	4	5	6
	36	3	4	5	7
24	12	2	3	3	4
	16	2	3	4	5
	20	3	3	4	5
	24	3	4	5	6
	28	3	4	5	7
	32	3	5	6	7
	36	4	5	6	8

1. Prescriptive limits are based on assumptions of Table 3.4
2. Tabulated uplift connection requirements assume a building located in Exposure B.
3. Tabulated uplift connection requirements assume a roof and ceiling assembly dead load of 9 psf (0.60x15psf=9psf). If a ceiling assembly is not present shall be increased by 1 nail at each end of the strap. connected to the roof assembly, the tabulated number of nails
4. Minimum ASTM A653 Grade 33 steel strap.

Roof Sheathing Attachment Requirements for Wind Loads –Exposure B

? Speed		90		100		110		120		130	
		STRUCTURAL SHEATHING									
		E	F	E	F	E	F	E	F	E	F
Sheathing Location	R?fter/Truss Spacing (inches. o.c.)	Maximum nail Spacing for 8d Common Nails or 10d Box Nails (inches. o.c.)									
Interior Zone	12	6	12	6	12	6	12	6	12	6	12
	16	6	12	6	12	6	12	6	12	6	12
	19.2	6	12	6	12	6	12	6	6	6	12
	24	6	12	6	12	6	6	6	6	6	12
Perimeter Edge Zone	12	6	12	6	12	6	12'	6	12'	6	12'
	16	6	12	6	12'	6	12'	6	6	6	6
	19.2	6	12'	6	12'	6	6	6	6	6'	6'
	24	6	12'	6	6	6'	6'	6'	6'	6'	6'
Gable End wall Rake or rake Truss w/ Lockout Block		6'	6'	6'	6'	6'	6'	4'	4'	4'	4'
Gable End wall Rake or rake Truss w/o ?		6	6	6	6	6	6	6	6	6'	6'

BOARD SHEATHING

Sheathing Size	Rafter/Truss Spacing (inches. o.c.)	Minimum Number of 8d Common Nails or 10d Box Nails per support				
1x6 or 1x8 Sheathing	12–19.2	2	2	2	2	2
1x10 or Larger Sheathing	12–19.2	3	3	3	3	3

E– NAIL SPACING AT PANEL EDGES (in.)
F– NAIL SPACING AT INTERMEDIATE SUPPORTS IN THE PANEL FIELD (in.)

1. FOR ROOF SHEATHING WITHIN 4 FEET OF THE PERIMETER EDGE OF THE ROOF, INCLUDING 4 FEET ON EACH SIDE OF THE ROOF PEAK, THE 4 FOOT PERIMETER EDGE ZONE ATTACHMENT REQUIREMENTS SHALL BE USED.
2. TABULATED 12 INCH O.C. NAIL SPACING ASSUMES SHEATHING ATTACHED TO RAFTER/TRUSS FRAMING MEMBERS WITH G 0.49. FOR FRAMING MEMBERS WITH 0.42≤G<0.49 THE NAIL SPACING SHALL BE REDUCED TO 6 INCHES O.C.
3. TABULATED 6 INCH O.C. NAIL SPACING ASSUMES SHEATHING ATTACHED TO RAFTER/TRUSS FRAMING MEMBERS WITH G ≥ 0.49 FOR FRAMING MEMBERS WITH 0.42≤G<0.49 THE NAIL SPACING SHALL BE REDUCED TO 4 INCHES O.C.
4. TABULATED 4 INCH O.C. NAIL SPACING ASSUMES SHEATHING ATTACHED TO RAFTER/TRUSS FRAMING MEMBERS WITH G ≥ 0.49 FOR FRAMING MEMBERS WITH 0.42≤G<0.49 THE NAIL SPACING SHALL BE REDUCED TO 3 INCHES O.C.
5. TABULATED NAIL SPACING ASSUME A BUILDING LOCATED IN EXPOSURE B.

RIDGE TENSION STRAP CONNECTION REQUIREMENTS FOR WIND–EXPOSURE B

Dead Load Assumptions: ? assembly

THREE SECOND GUST WIND SPEED (mph)		90	100	110	110	90	100	110	130
ROOF PITCH	? ?	Number of 8d Common Nails or 10d Box Nails in each end of 1– 1/4"x20 ? 1,2,3,4,5,6.				Required Capacity of Ridge Connection (?) 1,2,3,4			
3:12	12	1	2	2	3	94	133	176	224
	16	2	2	2	4	126	178	235	298
	20	2	2	3	4	157	222	294	373
	24	2	3	3	5	189	267	353	447
	28	2	3	4	6	220	311	412	522
	32	3	3	4	7	252	356	471	597
	36	3	4	5	7	283	400	529	671
4:12	12	1	1	2	2	79	111	145	183
	16	1	2	2	3	106	147	193	244
	20	2	2	2	4	132	184	242	305
	24	2	2	3	4	158	221	290	366
	28	2	3	3	5	185	258	338	427
	32	2	3	4	5	211	295	387	488
	36	2	3	4	6	238	332	435	549
5:12	12	1	1	1	2	62	87	114	144
	16	1	1	2	2	83	115	152	192
	20	1	2	2	3	103	144	190	239
	24	2	2	2	3	124	173	228	287
	26	2	2	3	4	144	202	265	335
	32	2	2	3	4	165	231	303	383
	36	2	3	3	5	186	260	341	431
6:12	12	1	1	1	2	57	79	103	130
	16	1	1	2	2	75	106	138	173
	20	1	2	2	3	95	132	172	216
	24	1	2	2	3	115	158	207	260
	28	2	2	2	4	134	185	241	303
	32	2	2	3	4	153	211	276	346
	36	2	2	3	4	172	237	310	389
7:12–12:12	12	1	1	1	2	57	75	97	122
	16	1	1	2	2	75	100	130	162
	20	1	2	2	3	94	125	162	203
	24	1	2	2	3	113	150	194	243
	26	2	2	2	3	132	175	227	284
	32	2	2	3	4	151	200	259	324
	36	2	2	3	4	170	225	292	365

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 minus 0.6 of tie roof assembly dead load(0.6x10pst).
4. Tabulated connection requirements are based on a 12" ridge strap spacing, for different ridge strap spacing, multiply the tabulated values by the appropriate multiplier below.
   Ridge Connection Spacing.(in). 12 16 19.2 24 48
   Multiplier 1.00 1.33 1.60 2.00 4.00
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 lied of a ridge strap, the number of 10d nails required in each end of the collar tie need not exceed the tabulated number of 8d nails in a steel strap, or the number of 12d box nails in each end of the collar tie need not exceed the ? number of 10d box nails in a steel strap.
7. 1–1/4" 20gage ridge strap shall be of ASTM A653 GRADE 3.3 STEEL OR EQUIVALENT.

DISAPPROVED
Nicholas Vissichelli
11/20/2024

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

RBP24-000402

#	DATE	REVISION DESCRIPTION	BY
		ISSUED FOR PERMITS	P.D.

Paul de Silva, Architect
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TEL. (516) 448-2756
email: pds48@icloud.com

Addition and Alterations to the
RAHMAN RESIDENCE
1 Jara Court New Hyde Park,NY 11040

ATTACHMENT NOTES and DETAILS

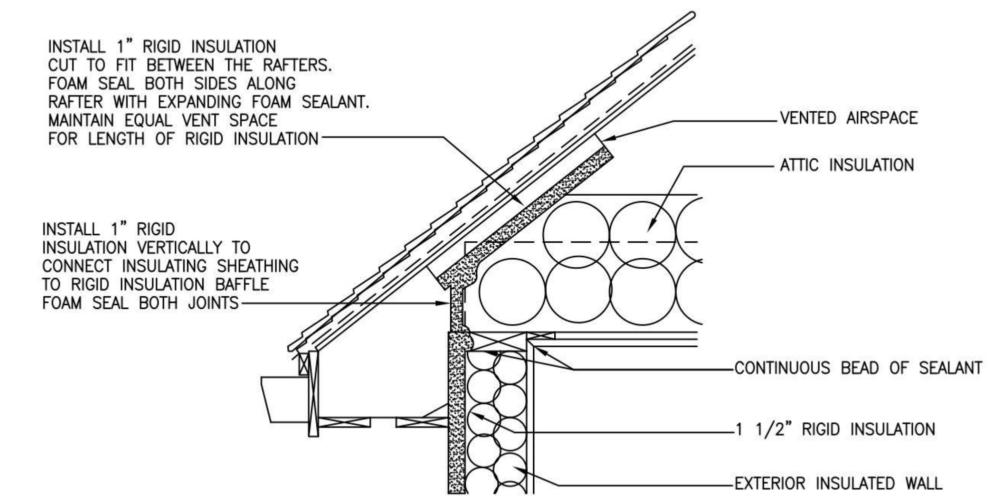
REGISTERED ARCHITECT PAUL JOHN DE SILVA 12907 STATE OF NEW YORK

DATE: 9/2/24
PROJECT: 2319
DWG: 10 OF 11

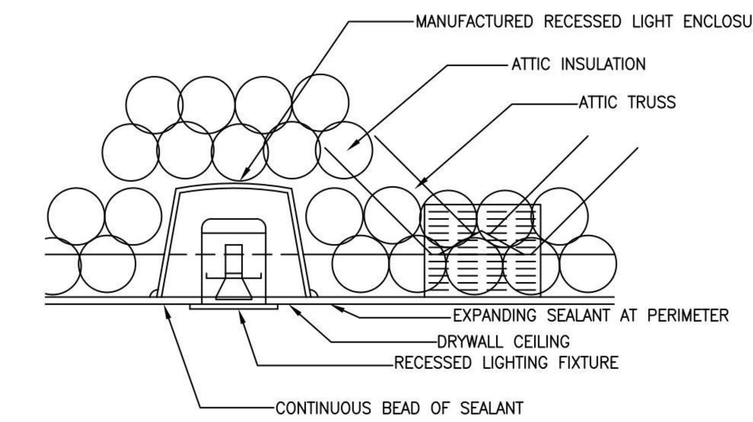
SYMBOL
DETAIL NUMBER
DETAIL SHEET

2020 NEW YORK STATE ENERGY CONSERVATION CODE
TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

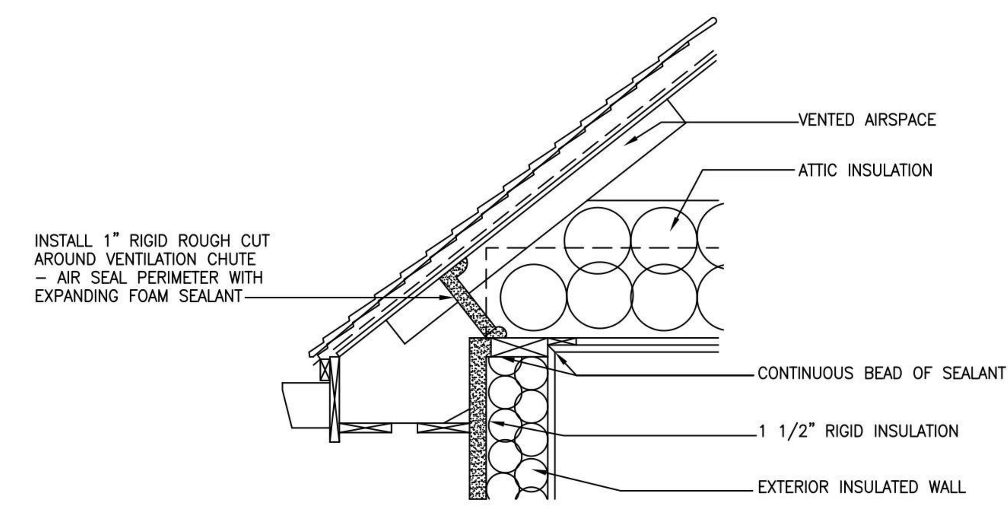
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall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



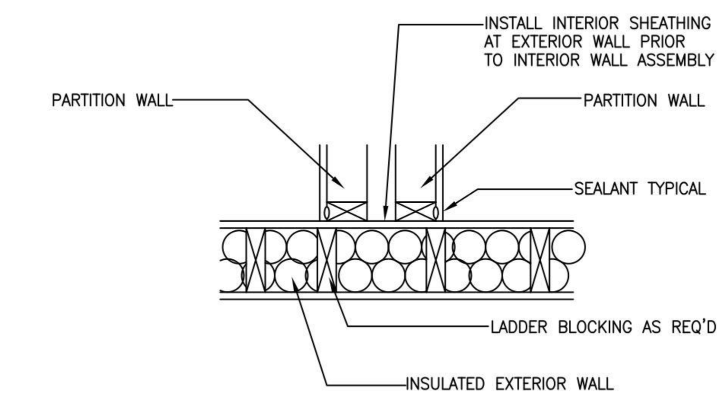
DETAIL
1" EXT. INSULATION SHEATHING AS ATTIC EAVE BAFFLE AND VENT — SCALE: N.T.S.



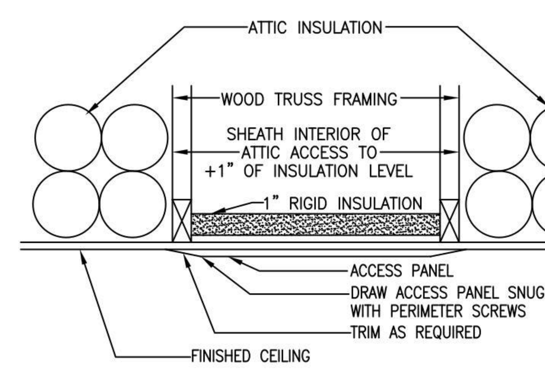
DETAIL
AIR SEALING AT RECESSED LIGHTING IN ATTIC — SCALE: N.T.S.



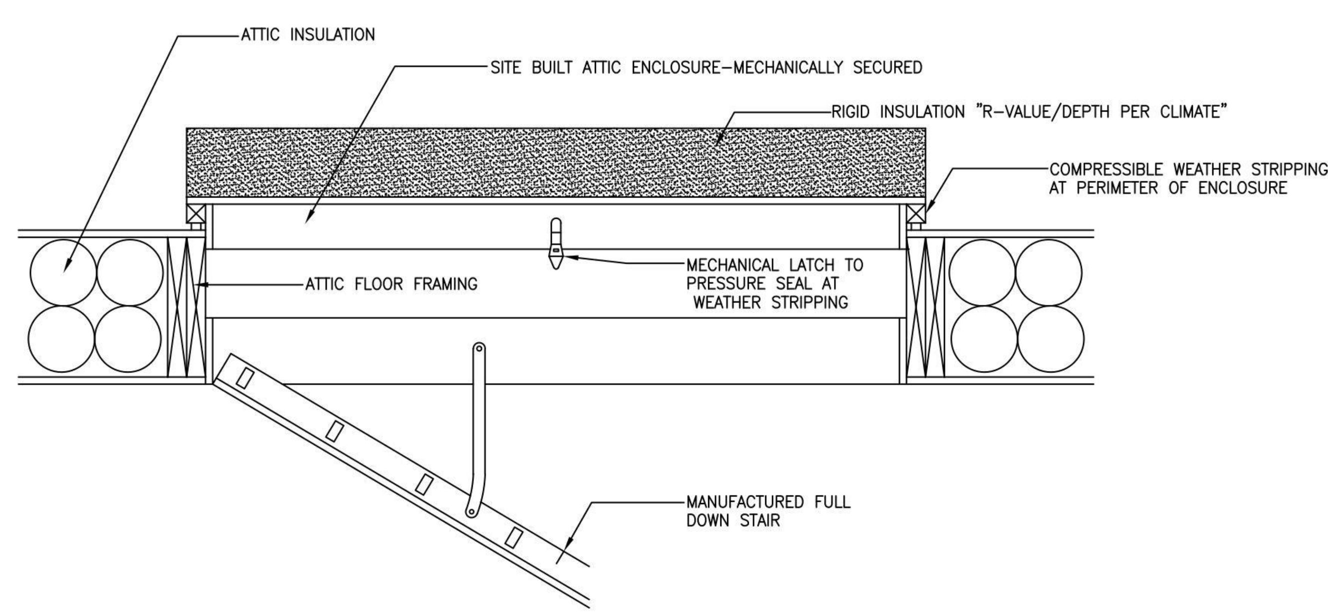
DETAIL
1" RIGID INSULATION AS ATTIC EAVE BAFFLE CUT AROUND MANUFACTURED VENT — SCALE: N.T.S.



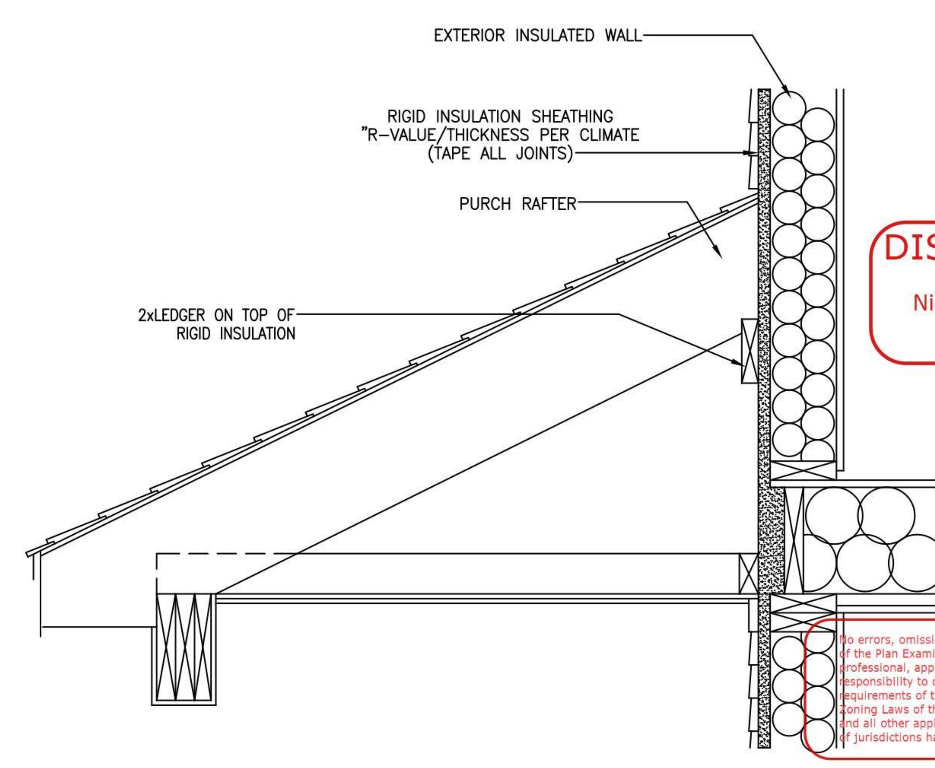
DETAIL
AIR SEALING AT COMMON WALL BETWEEN DWELLING UNITS — SCALE: N.T.S.



DETAIL
AIR SEALING AT ATTIC HATCH//FINISH SCREWS — SCALE: N.T.S.



DETAIL
AIR SEALING AT ATTIC PULL DOWN ATTIC STAIR — SCALE: N.T.S.



DETAIL
AIR SEALING AT SHED ROOF AT 1" RIGID INSULATION SHEATHING — SCALE: N.T.S.

DISAPPROVED
Nicholas Vissichelli
11/20/2024

RBP24-000402

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		ISSUED FOR PERMITS	P.D.

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Addition and Alterations to the
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1 Jara Court New Hyde Park,NY 11040

NYS ENERGY CONSERVATION CODE
TABLE and DETAILS

REGISTERED ARCHITECT — PAUL JOHN DE SILVA — 12907 — STATE OF NEW YORK

DATE: 9/2/24
PROJECT: 2319
DWG: 11 OF 11

SYMBOL
DETAIL NUMBER
DETAIL SHEET

#21651

ZONING INFORMATION

21

DISTRICT: RC SECT:8 BLOCK: 338 LOT: 9

SECTION	TOPIC	PERMITTED	PROVIDED/EXIST
70.48	LOT COVERAGE	.35 x 4,903 = 1,716.00	1,283 / 4,903 = 26.2%
70.49	FLOOR AREA	.50 x 4,903 = 2,451.07	1,954.00
70.50	FY (MAPLE)	25.00	ALUM CANOPY = 21.75 HOUSE = 25.25
70.50	FY (YALE)	20.00	OPEN PORCH = 12.65 CANOPY = 15.82 HOUSE = 19.38 GARAGE = 22.26
70.51	SIDE	5.00	5.94
70.52	REAR	15.00	13.60
70.52.3	SKY EXPOSURE	24 (6 x 4 = 24)	15.00
70.52.5	FY IMPERVIOUS	55%	676.8 / 2.984 = 22.6%

GROSS FLOOR AREA

SECTION A & B(CELLAR)REMOVED

FIRST FLOOR

C = 34.68 x 6.09 = 211.20
D = 38.57 x 18.59 = 720.80
E = 10.84 x 8.46 = 92.00
F = 11.81 x 21.84= 259.00
FIRST FLOOR = **1,283.00**

17

SECOND FLOOR

G = 34.30 x 18.64= 639.35
H = 5.00 x 6.33 = 31.65
SECOND FLOOR = **671.00**

TOTAL = 1,954.00

SQUARE FOOTAGE CALCULATIONS: 21

RESIDENCE / GARAGE

HOUSE:	38.75 x (18.59 + 6.09) - 3.60 x 6.09	=	932.00
1 STORY DEN:	10.84 x 8.46	=	92.00
GARAGE:	11.81 x 21.84	=	259.00
			1,283.00 SF

LOT SIZE

50.00 x 100.00 - 97 = **4,903.00 SF**

IMPERVIOUS MATERIAL CALCULATIONS

(YALE):

PORCH:	18.50 x 6.66	=	123.21
WALKWAYS:	3.25 x 12.65 + 3.00 x 28.34	=	126.13
DRIVEWAY:	11.00 x 29.19	=	321.09

(MAPLE):

STEPS:	3.66 x 5.16	=	18.89
WALKWAY:	21.58 x 4.00	=	86.32
			675.64 SF

FRONT YARD AREA

LOT:	4,903.00	=	4,903.00
RESIDENCE:	1,283.00	=	-1,283.00
SIDE YD:	42.54 x 6.00	=	-255.24
REAR YD:	13.69 x 27.84	=	-381.12
			2,984.00 SF

PERMITTED COVERAGE: 2,984.00 x .55 = 1,641.20

FRONT YARD COVERAGE

WALKWAY:	5.16 x 25.43	=	131.00
PORCH:	6.66 x 13.66	=	90.97
DRIVEWAY:	11.98 x 23.19	=	277.81
STEPS:	4.72 x 4.35	=	20.53
			520.31

REAR YARD COVERAGE

PERMITTED COVERAGE: 381.12 x .20 = 76.20

PROPOSED: (1,500.00 - 13.69) x 21.84 (GARAGE) = **28.61**

SCOPE OF WORK

5

1. Maintain existing garage built prior to 1962
2. Maintain existing concrete porch on Yale Blvd
3. Provide electric underwriters certificate
4. Maintain existing sitting room
5. Maintain aluminum canopy on Maple Court
6. Maintain entrance canopy on Yale Blvd
7. Maintain existing finished cellar (non-heated space)

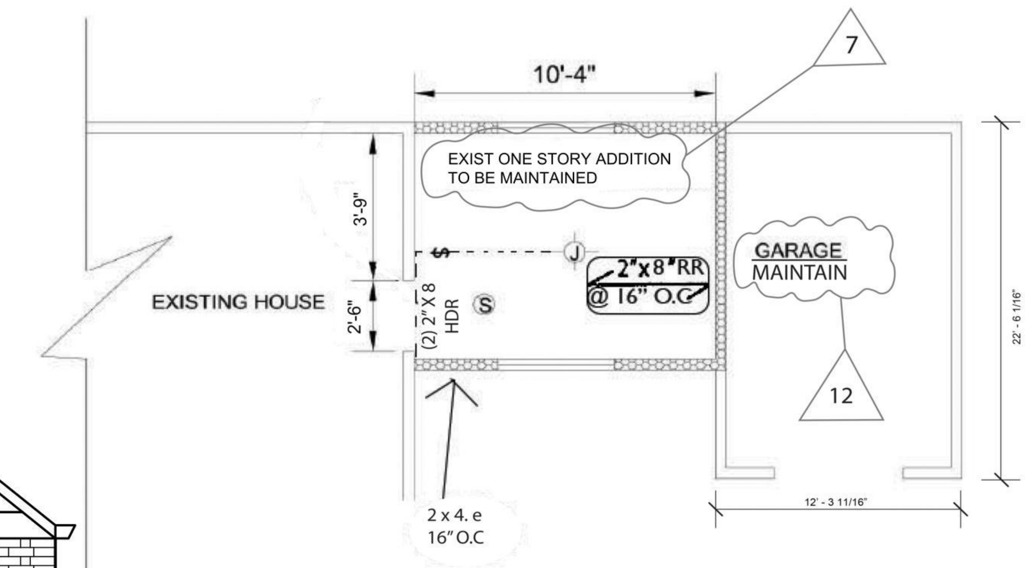
INDEX OF DRAWINGS

SHEET	DRAWING
A100.0	ZONING INFO, SCOPE, ELEVS, FLOOR PLAN, PLOT PLAN
A200.0	CELLAR, FIRST FL, SECOND FL, WALL LEGEND
A300.0	GARAGE PLAN/ELEV, PORCH PLAN/ ELEV

ELECTRIC LEGEND

	SINGLE POLE SWITCH
-(J)-	JUNCTION BOX
(S)	SMOKE DETECTOR
(S/C)	SMOKE/CARBON DETECTOR
(C)	CARBON DETECTOR

FRONT ELEVATION (YALE) 1/4" = 1' - 0"



7 EXIST ONE STORY ADDITION 1/4" = 1-'0"
(FILED AS A MAINTAIN)

DISAPPROVED
Nicholas Vissichelli
09/17/2024

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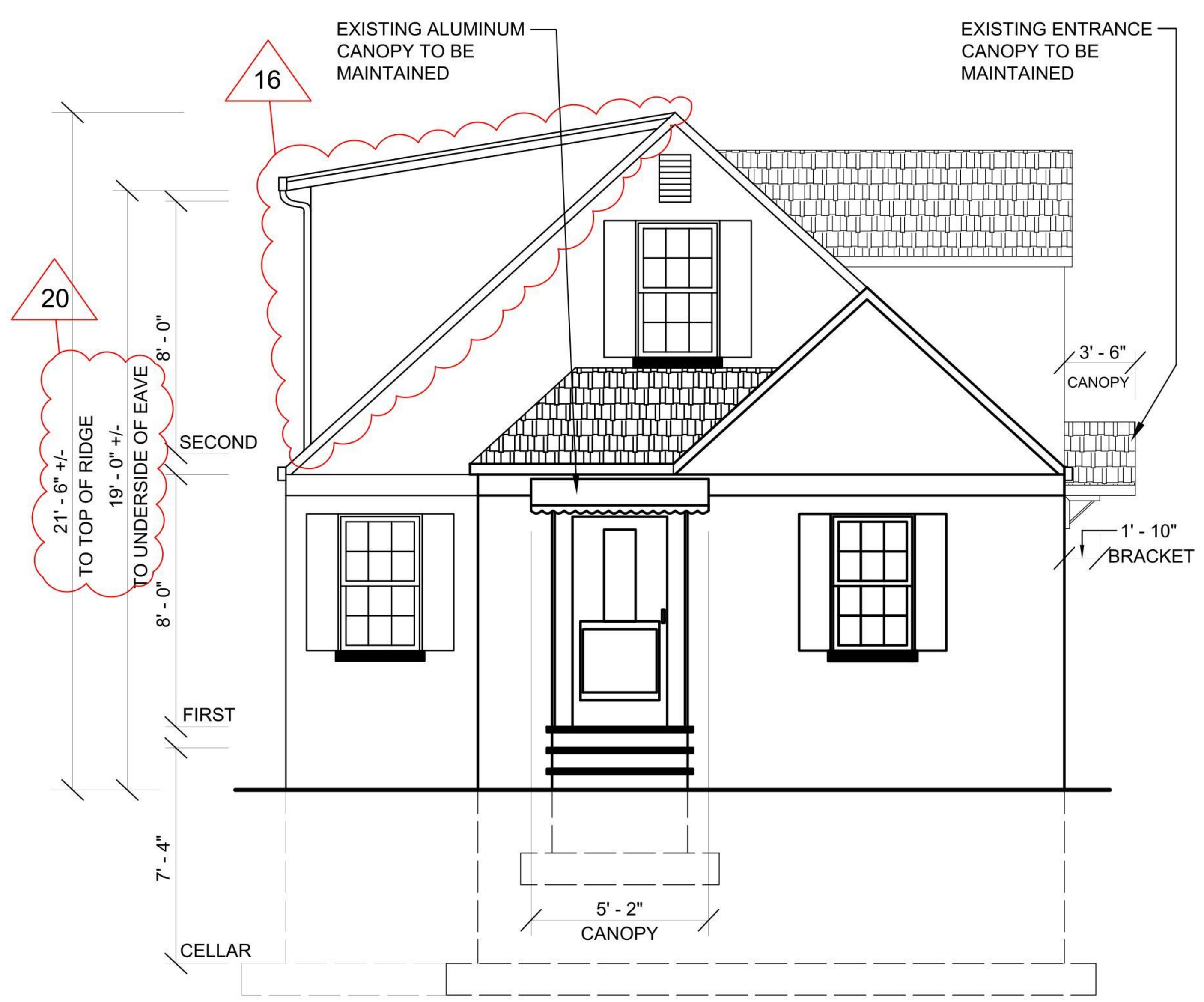
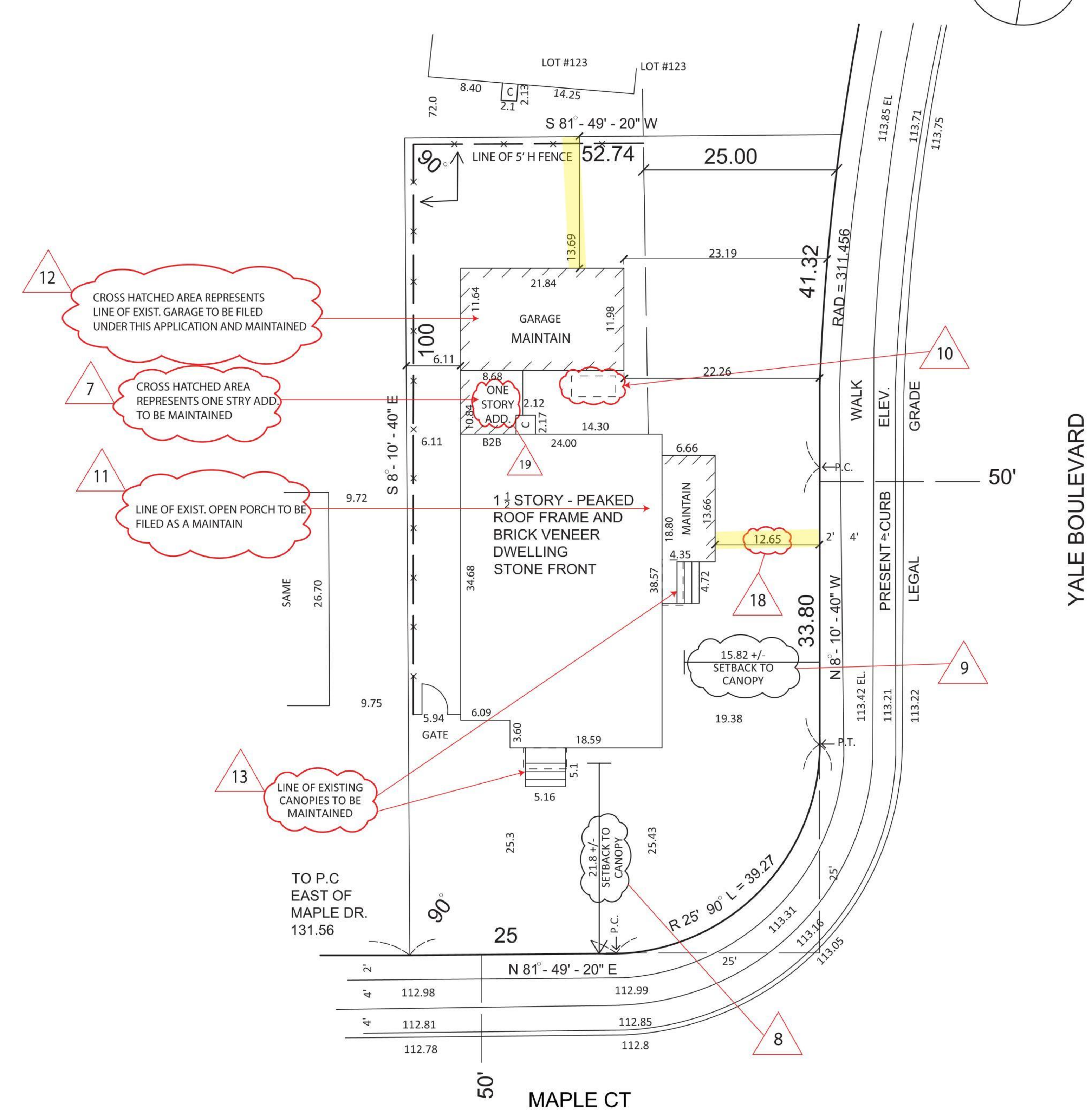


FRONT ELEVATION (MAPLE) 1/4" = 1' - 0"



SITE/PLOT PLAN 1/16" = 1' - 0"

SUTTER

ARCHITECTS + MANAGERS + CONSULTANTS
INNOVATION AT WORK

P: 516-581-5175 E: sutterphil@yahoo.com
A: 3300 - 34 Park Ave, Wantagh, NY 11793

CHRISTMAN RESIDENCE
10 MAPLE COURT
NEW HYDE PARK, NY, 11040

MAINTAIN
BP19-109418

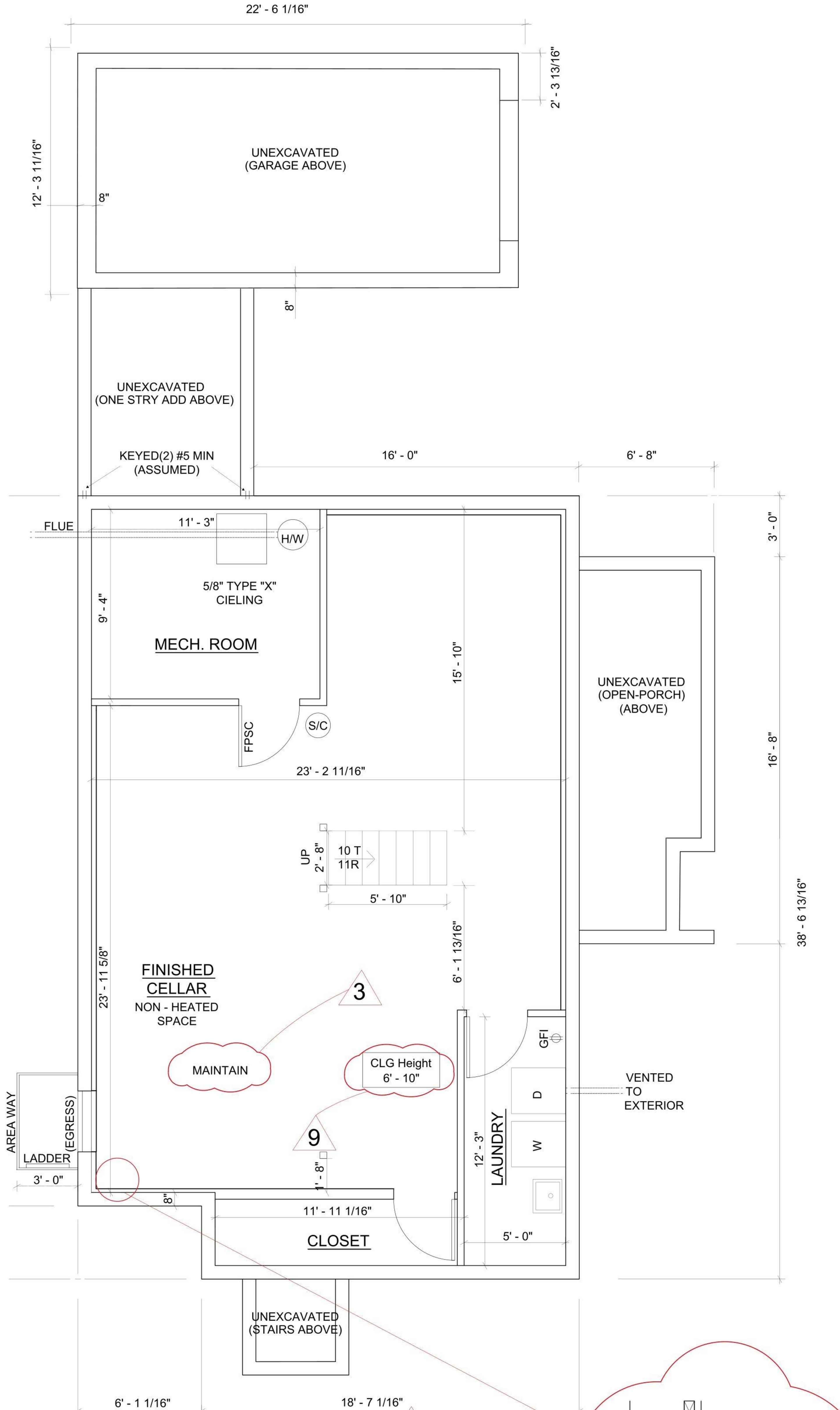
ZONING INFORMATION
SCOPE OF WORK
INDEX OF DRAWINGS
ELECTRIC LEGEND
FLOOR AREA CALCULATIONS
ELEVATIONS
EXIST ONE STRY ADD/GARAGE
SITE/PLOT PLAN

NO.	DATE	REVISION
1	11/7/19	FRONT ELEV
2	11/7/19	SIDE ELEV
3	11/7/19	SQ FT CALC REMOVED
4	11/7/19	FRONT YD REMOVED
5	11/7/19	SCOPE OF WORK
6	11/7/19	NOTES TO PLOT PLAN
7	11/7/19	DEN PLAN
8	11/17/19	ALUM CANOPY SETBCK
9	11/17/19	YALE CANOPY SETBCK
10	11/11/22	EXIST SHED TBR
11	11/17/19	LINE OF PORCH
12	11/17/19	GARAGE MAINTAIN
13	7/5/23	APP AS PER INTAKE
14	7/5/23	FENCE MAINTAIN
15	7/6/23	INCORRECT TITLE
16	3/11/24	ADDED DORMER
17	5/15/24	GFA RECALCULATION
18	5/15/24	TERRACE SETBACK
19	5/15/24	ONE STORY ADDITION
20	5/15/24	RIDGE/EAVE HEIGHTS
21	5/15/24	ZONING ANALYSIS

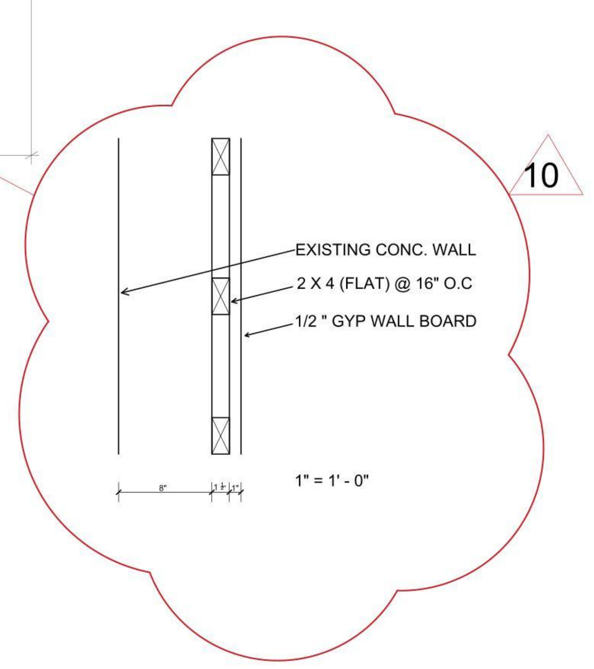
SEAL	CONSULTANT
	

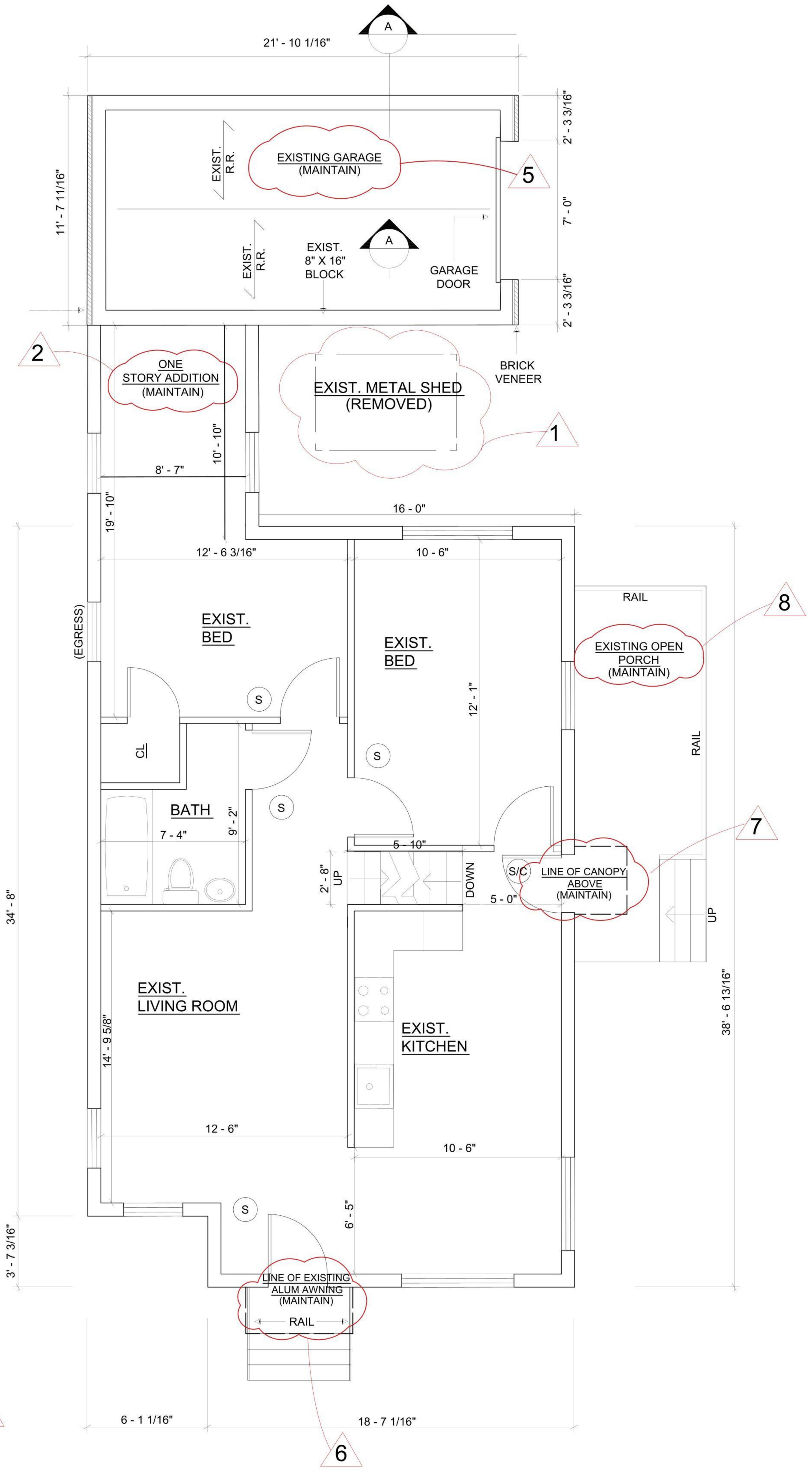
DATE:	JOB NO.	SCALE : AS NOTED

A100.0

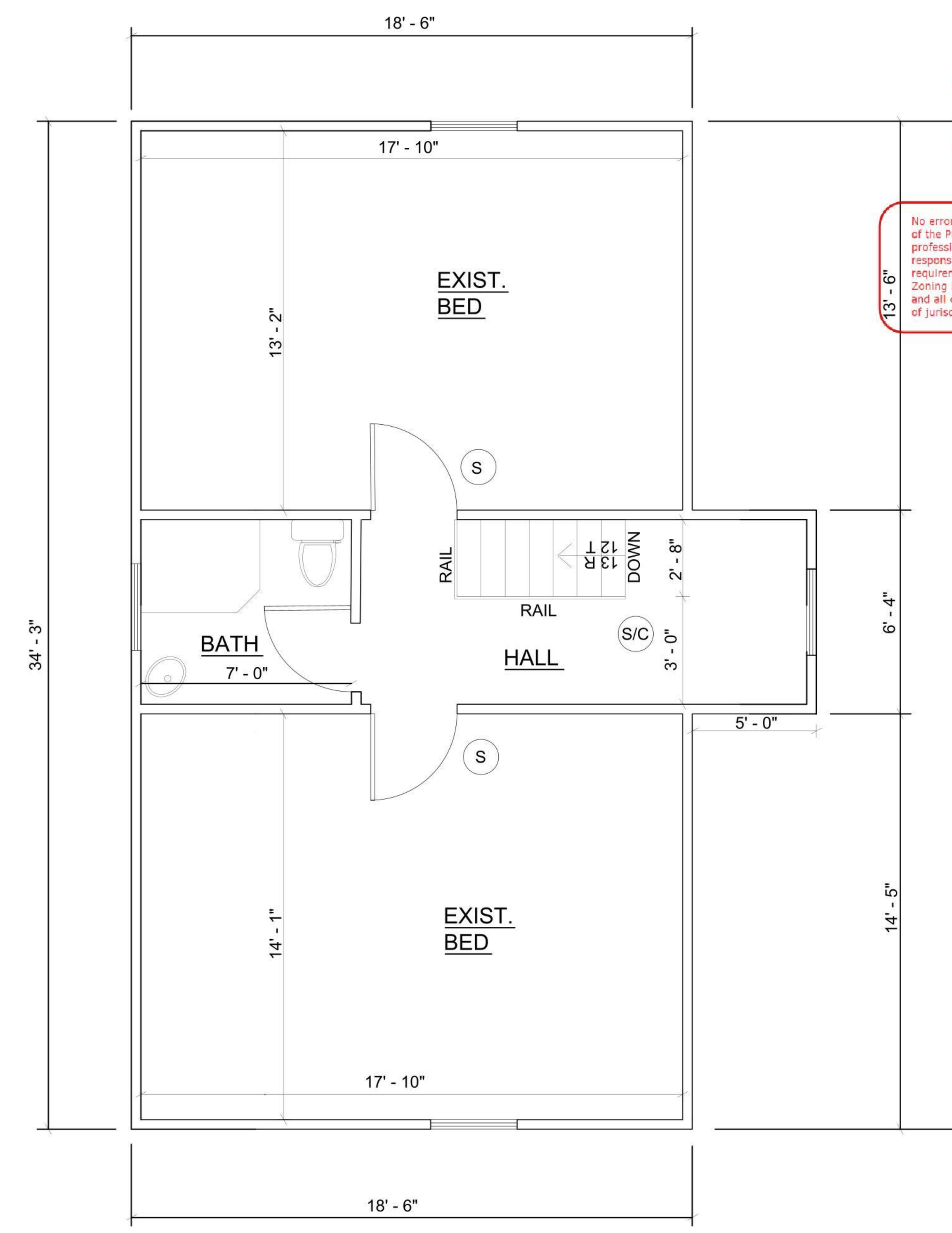


EXIST CELLAR PLAN 1/4" = 1' - 0"





EXIST FRIST FLOOR PLAN 1/4" = 1' - 0"



EXIST SECOND FLOOR PLAN 1/4" = 1' - 0"

1		EXISTING WALL TO REMAIN
2		EXISTING CONC. BLOCK WALL
3		EXISTING CONC. FOUNDATION WALL
4		EXISTING WALL TO BE REMOVED
5		NEW INTERIOR PARTITIONS 2 x 4 @ 16" O.C w/ 5/8" GWB EACH SIDE
6		NEW EXTERIOR WALL
7		EXIST. 2 x 4 WALL RAISED TO 9'-0" HIGH

SUTTER
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CHRISTMAN RESIDENCE
10 MAPLE COURT
NEW HYDE PARK, NY, 11040

MAINTAIN
BP19-109418

DISAPPROVED
Nicholas Vissichelli
09/17/2024

EXISTING CELLAR PLAN (MAINTAIN)
EXISTING FIRST FLOOR
EXISTING SECOND FLOOR
WALL LEGEND

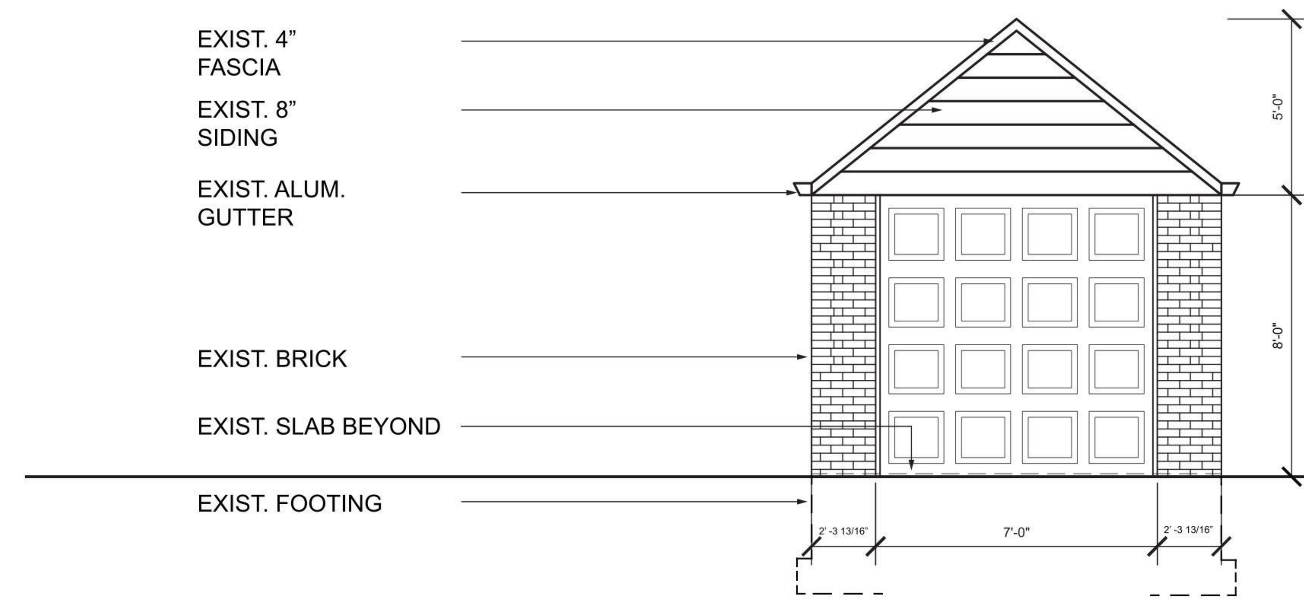
NO.	DATE	REVISION
1	11/11/22	EXIST MTL SHED REM
2	7/2/23	AS PER DOB (MAINTN)
3	7/2/23	AS PER DOB (MAINTN)
4	7/2/23	AS PER DOB (MAINTN)
5	7/2/23	AS PER DOB (MAINTN)
6	7/2/23	MAINTAIN AWNING
7	7/2/23	MAINTAIN CANOPY
8	7/2/23	MAINTAIN PORCH
9	7/2/23	CELLAR CEILING HT
10	7/6/23	WALL DETAIL
11	5/15/24	DORMERS/DIMENSNS

SEAL	CONSULTANT

DATE:	JOB NO.	SCALE : AS NOTED

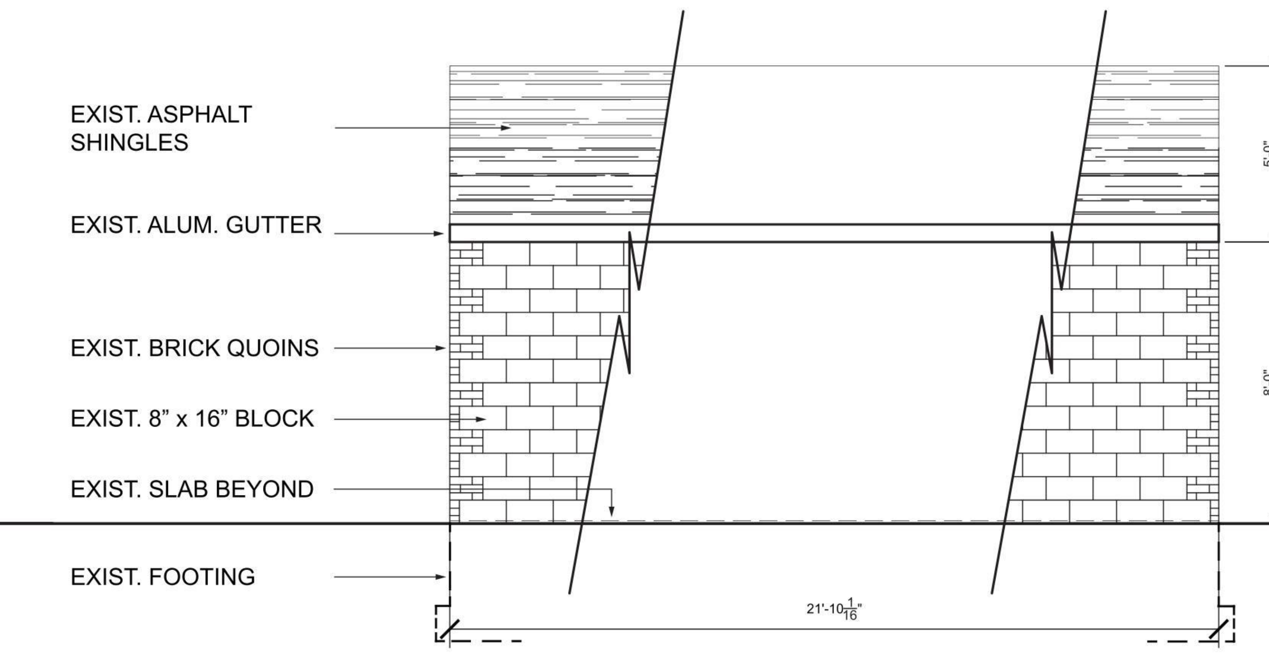
A200.0

GARAGE (MAINTAIN)



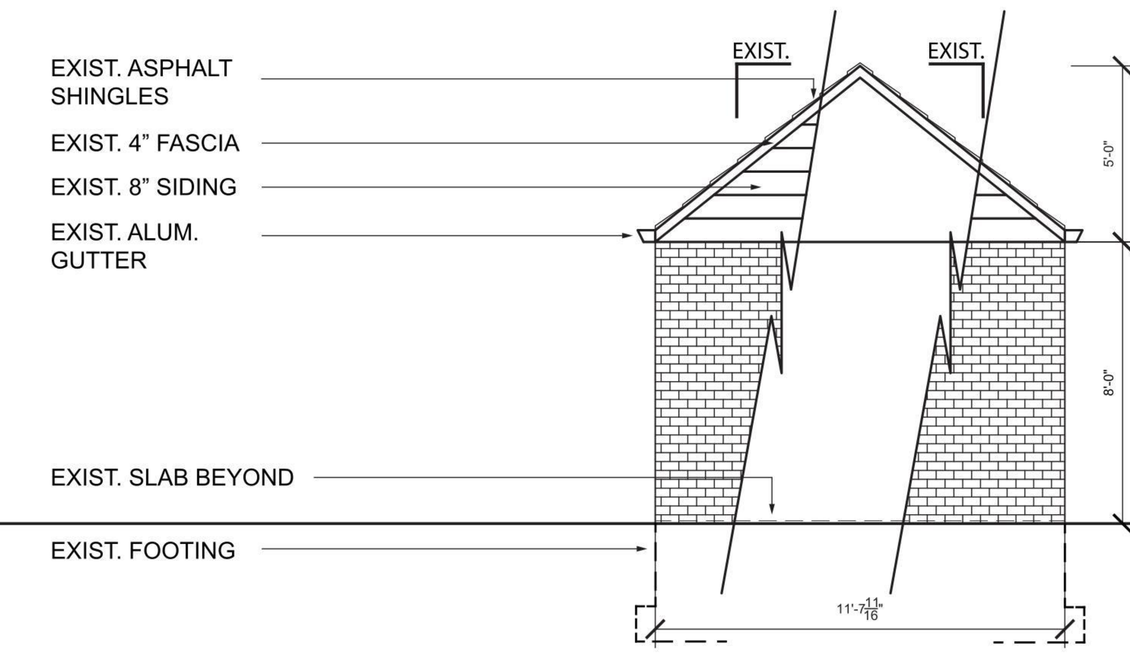
EXIST. FRONT ELEVATION

SCALE: 1/4" = 1' 0"



EXIST. SIDE ELEVATION

SCALE: 1/4" = 1' 0"

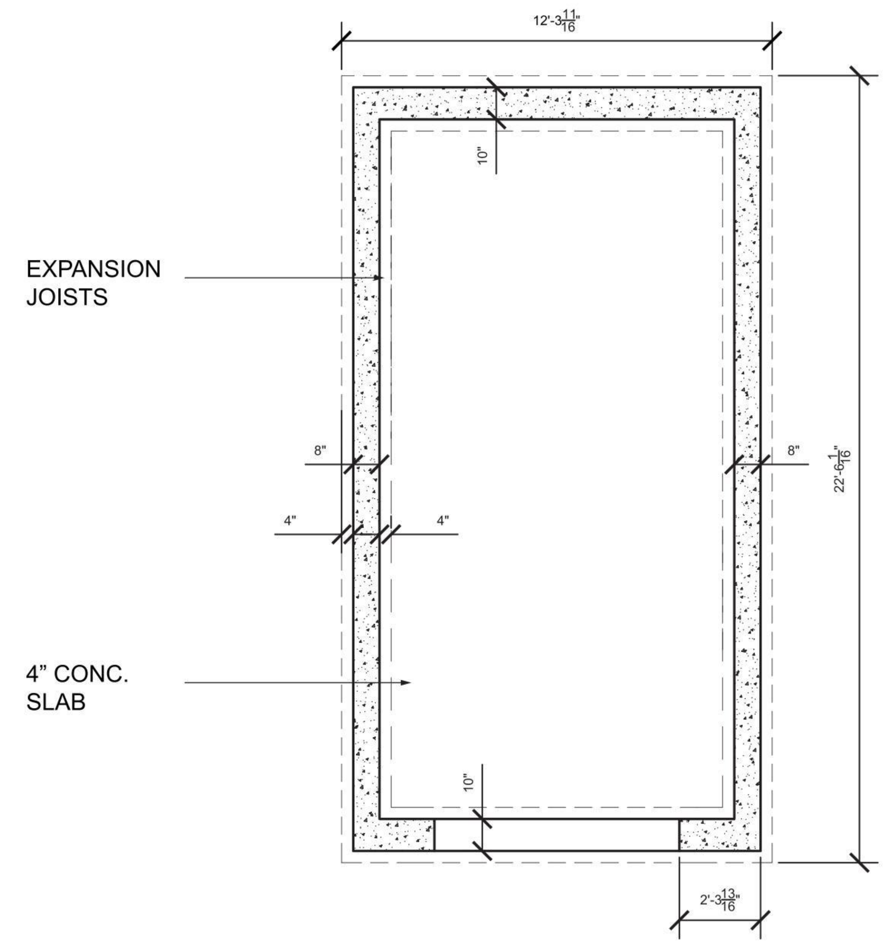


EXIST. REAR ELEVATION

SCALE: 1/4" = 1' 0"

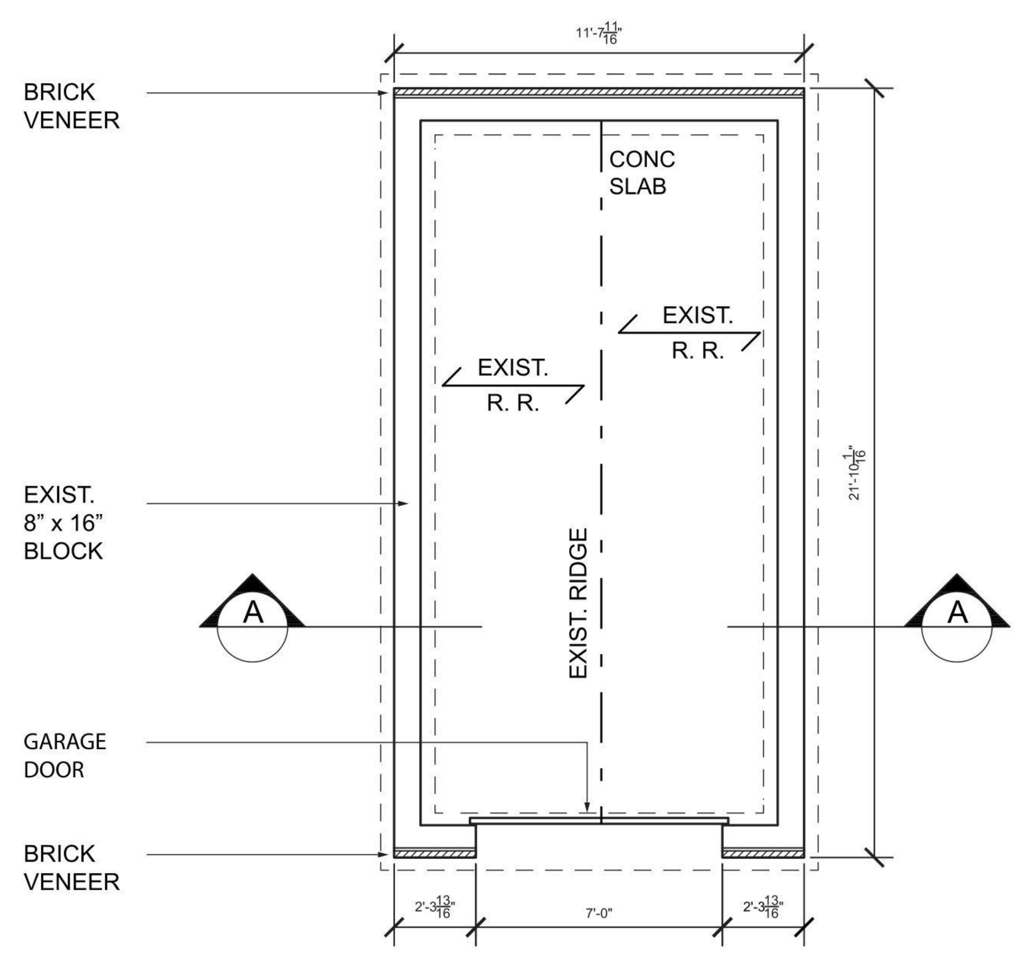
DISAPPROVED
Nicholas Vissichelli
09/17/2024

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



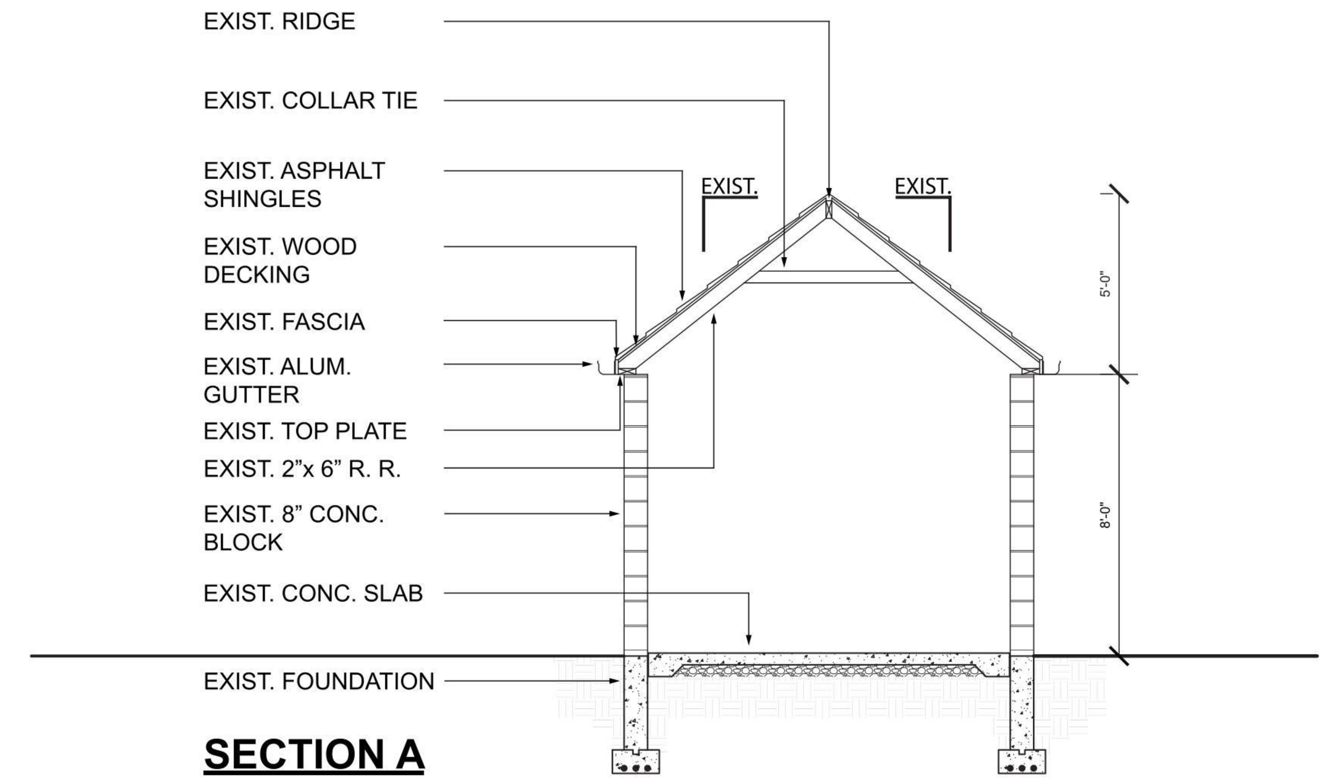
EXIST. FOUNDATION PLAN

SCALE: 1/4" = 1' 0"



EXIST. FLOOR PLAN

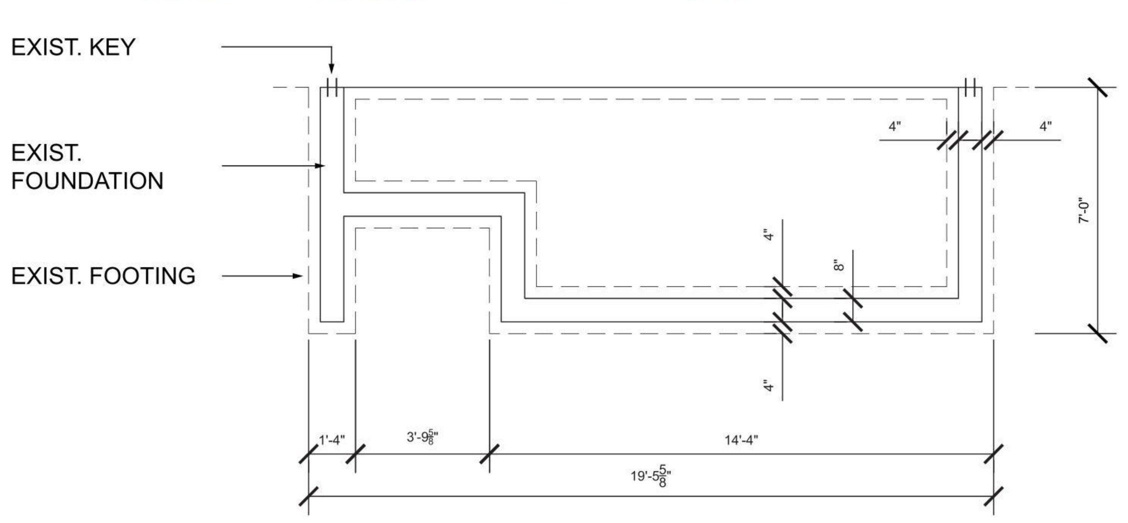
SCALE: 1/4" = 1' 0"



SECTION A

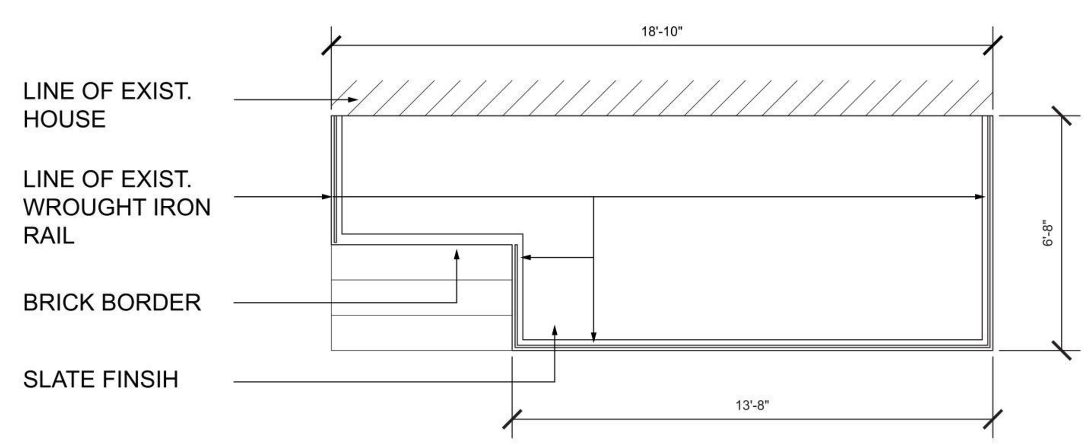
SCALE: 1/4" = 1' 0"

OPEN PORCH (MAINTAIN)



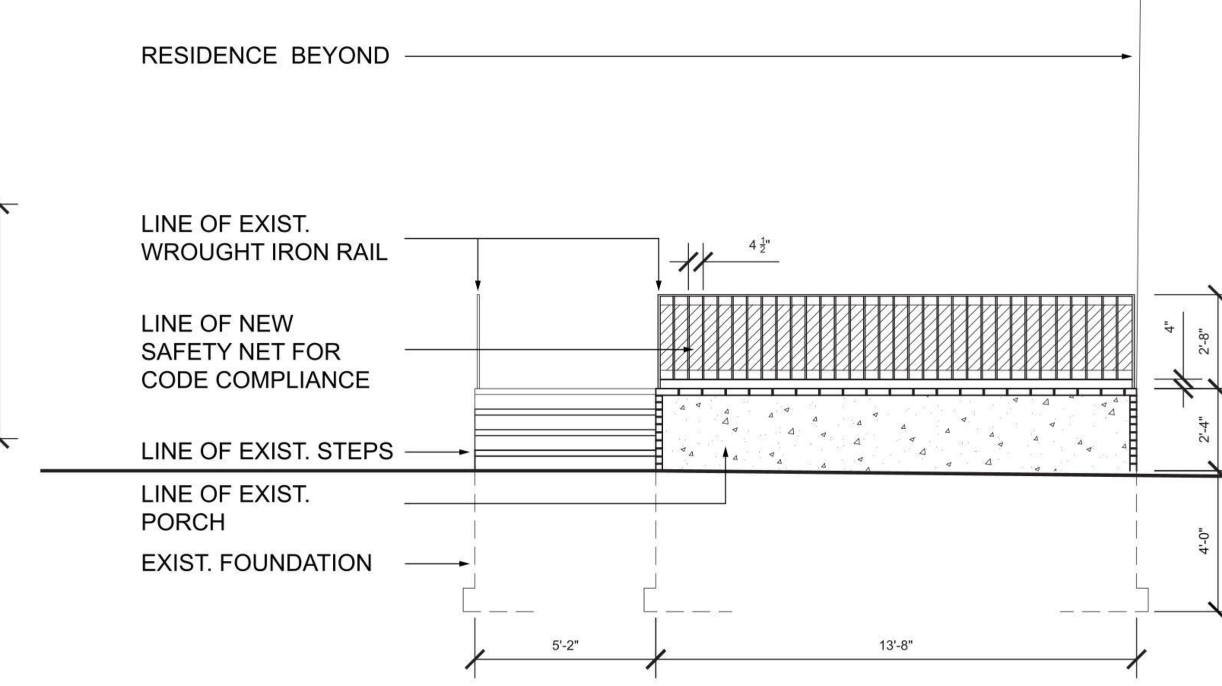
EXIST. FOUNDATION PLAN

SCALE: 1/4" = 1' 0"



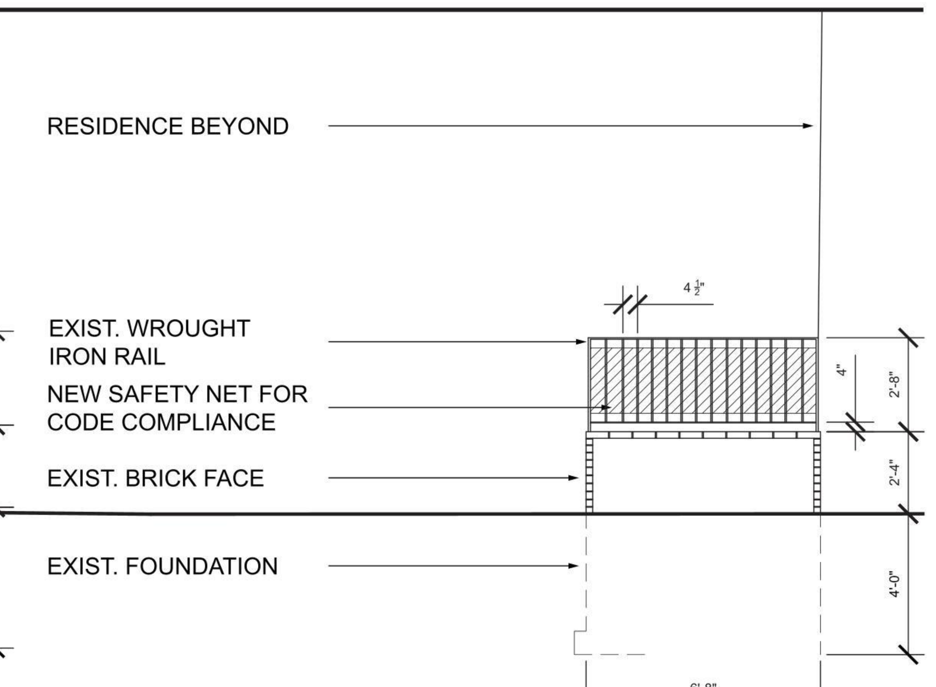
EXIST. PLAN

SCALE: 1/4" = 1' 0"



EXIST. FRONT ELEVATION

SCALE: 1/4" = 1' 0"



EXIST. SIDE ELEVATION

SCALE: 1/4" = 1' 0"

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INNOVATION AT WORK

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A: 3300 - 34 Park Ave, Wantagh, NY 11793

CHRISTMAN RESIDENCE
10 MAPLE COURT
NEW HYDE PARK, NY, 11040

MAINTAIN
BP19-109418

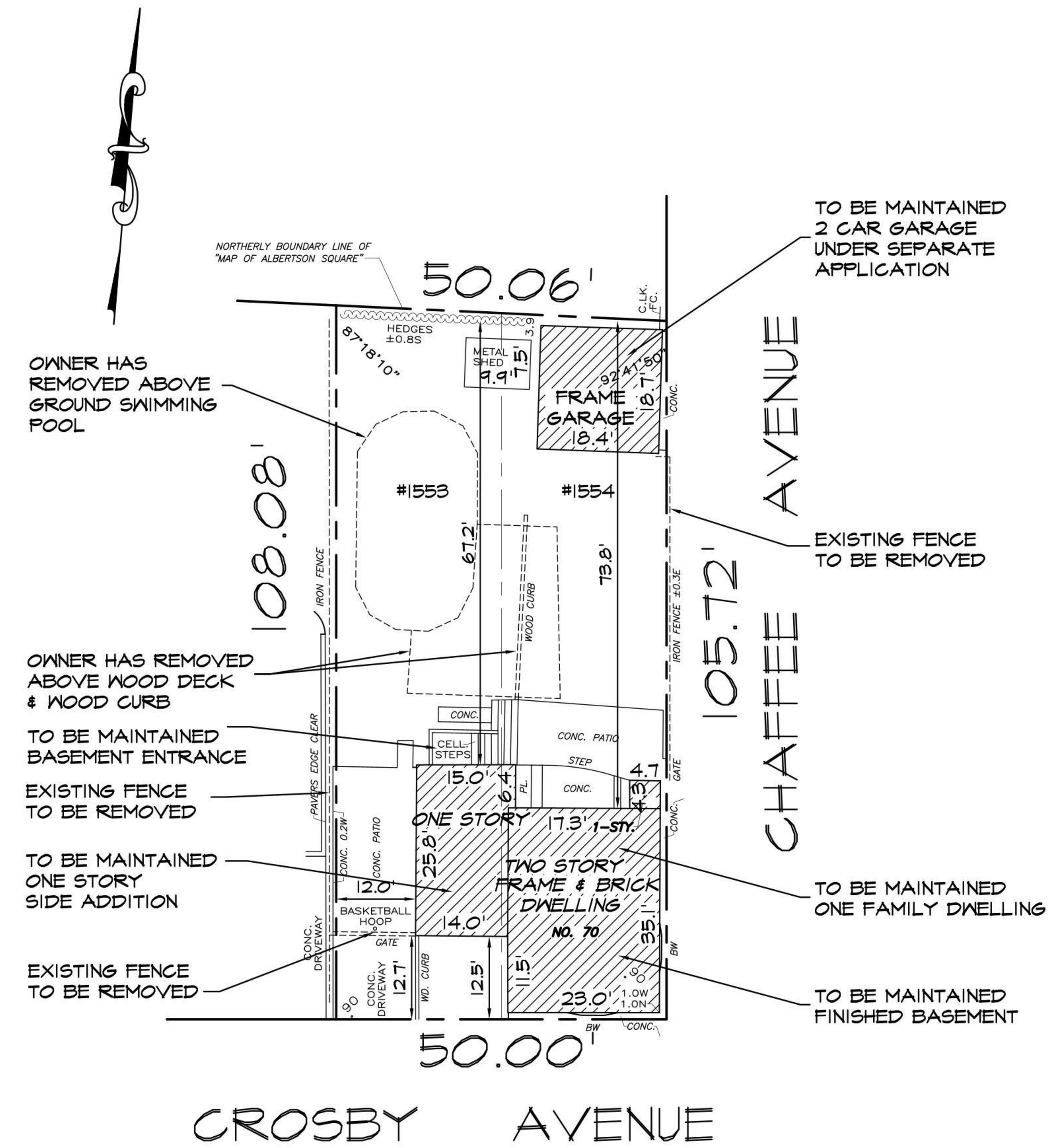
EXIST MAPLE CT GARAGE ELEVATIONS
EXIST GARAGE SECTION
EXIST GARAGE FOUNDATION PLAN
EXIST GARAGE FLOOR PLAN
EXIST PORCH FOUNDATION PLAN
EXIST PORCH FLOOR PLAN
EXIST PORCH ELEVATIONS

NO.	DATE	REVISION
1	7/24/23	MAINTAIN GARAGE
2	7/24/23	MAINTAIN PORCH

SEAL	CONSULTANT

DATE:	JOB NO.	SCALE : AS NOTED

A300.0



SITE PLAN

SCALE 1" = 20'-0"

FROM A SURVEY

SITE INFORMATION:

	REQUIRED	PROVIDED
SECTION:	9	
BLOCK:	62	
LOT:	1553-1554	
ZONE:	N. HEMP. RES-C	
LOT AREA:	5,000 s.f.	5,345 s.f.
LOT AREA OCCUPIED:	1,750 s.f.	1,103.44 s.f.
% OCCUPIED:	35%	20.70%
FRONT WIDTH:	40'	50'
SIDE YARD:	5'	12'
SIDE YARDS AGGREGATE:	25%	12'
REAR YARD (2 STORIES):	15'	73.8'
REAR YARD (1 STORY):	15'	67.2'
HEIGHT:	30'	27'
FRONT YARD SETBACK:	25'	1'
FRONT SETBACK (CORNER):	20'	1'
F.A.R.:	50%-2,672.5	33.94%-1,814.22
VARIANCE:	YES	

SKY EXPOSURE PLANE = 4' VERT. TO 1' HOR. FROM FRONT & SIDE PROPERTY LINES
MAX. EAVE HT. OF 22'
MAX. 2800 S.F. UNLESS LOT IS GREATER THAN 6000 S.F. & SY > 7'

DISAPPROVED
RBP24-000431,432
Nicholas Vissichelli
07/08/2024

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RBP24-000631

#21652

ENERGY ANALYSIS 2010 ECCNYS
RESIDENTIAL
CLIMATE ZONE 4A

ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIBED VALUE & CITATION
FENESTRATION	0.35	0.35 TABLE 402.1.1
SKYLIGHT	0.56	0.60 TABLE 402.1.1
CEILING	R-38	R-38 TABLE 402.1.1
FRAME WALL	R-13	R-13 TABLE 402.1.1
FLOOR	R-19	R-19 TABLE 402.1.1
FUR OUT WALLS	R-13	R-13 TABLE 402.1.1
SLAB	R-10 2FT	R-10 2FT TABLE 402.1.1

404.1 Lighting equipment: A minimum of 50 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.

LEGEND

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

DATE:	ISSUE NO.	DESCRIPTION
4/25/24	1	FOR FILING

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

STATE OF NEW YORK — NORMAN C. LOK — PROFESSIONAL ENGINEER
4/25/24

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

BUILDING CODE CONSIDERATIONS:
WORK TO BE LEGALIZED WAS COMPLETED IN 1985. THESE PLANS ARE DESIGNED TO MEET THE STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, EFFECTIVE JAN. 1, 1984.

WHEN UPGRADES ARE REQUIRED, CONSTRUCTION IS TO BE LEFT OPEN UNTIL THE LOCAL BUILDING DEPARTMENT OFFICIAL HAS VISITED THE SITE AND INSTRUCTED THAT CONSTRUCTION MAY CONTINUE. J.L. DRAFTING IS NOT RESPONSIBLE FOR THE SCHEDULING OF INSPECTIONS AND CAN NOT BE HELD LIABLE FOR COSTS TO EXPOSE CONSTRUCTION AS REQUIRED FOR INSPECTION.

APPROVAL STAMPS

PROJECT TITLE:
MASSUB RESIDENCE
70 CHAFFEE AVE
ALBERTSON NY 11507

DRAWING TITLE:
TO BE MAINTAINED
CHANGE OF USE TO RESIDENTIAL, ONE STORY SIDE ADDITION WITH BASMEMENT,FINISHED BASEMENT WITH BATH, LAUNDRY AND HVAC AND BASMENT ENTRNACE
TO SUPERCEED #14108091

DRAWN BY: EM
CHECKED BY: N.C.L.
SCALE: AS SHOWN
DATE: 04-25-24
DRAWING NUMBER: A-1
PROJECT NUMBER: 24-109

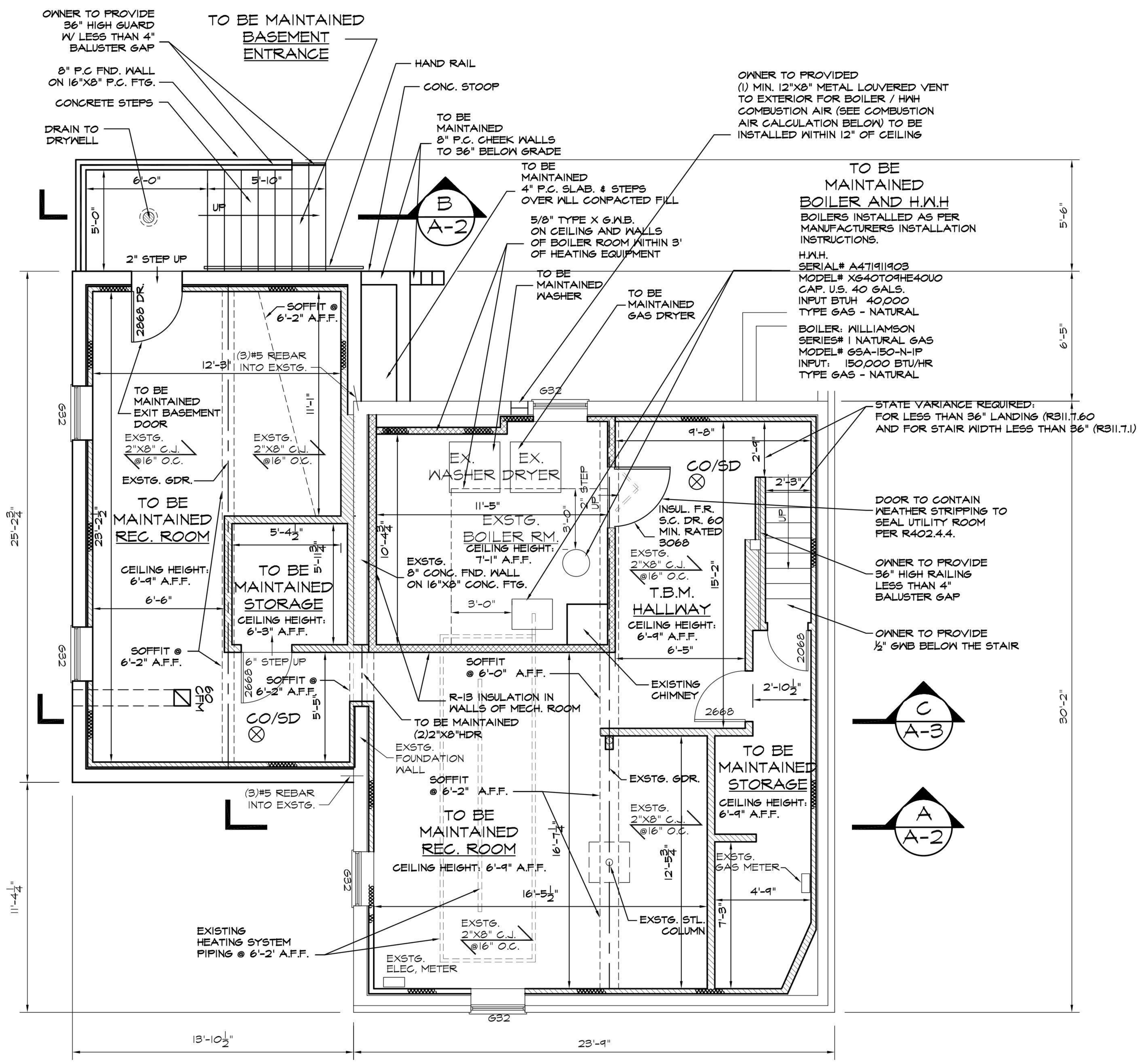
CONCRETE & FOUNDATION NOTES:
I. All footings shall bear on virgin soil having a minimum bearing capacity of two (2) tons per square foot. All exterior footings shall be a minimum of 3'-0" below grade unless noted otherwise in plans.
II. All existing fill, roots, and other unsuitable bearing material shall be removed and footings carried to the bottom of such excavation. Contractor to verify assumed soil bearing capacity and assume full responsibility for same. Contractor to notify the designer of any soil variation or condition adversely affecting assumed bearing capacity prior to the pouring of any footings.
III. Minimum compressive strength of concrete at 28 days to be as follows:
A. Footings, piers, foundation walls: pc = 3,000 p.s.i. stone concrete.
B. Slab on grade: pc = 2,500 p.s.i. concrete.
C. Superstructure, slab: pc = 3,000 p.s.i. stone concrete
IV. Anchor bolts shall be 1/2" dia. X 18" long and set approx. one foot from corners and spaced there 6'-0" O.C.. Set anchor Bolts on either side of all openings and minimum of two bolts in any one sill.
V. Perform required alteration to existing concrete. New work installed adjacent to and connecting with present work shall match existing. Joints between new and existing work shall be trowelled smooth and even. Provide expansion joints.
VI. Provide continuous metal termite shield with all joints sealed along perimeter walls and shielded termite collars at plumbing pipes in crawlspaces unless otherwise noted.
VII. Footings at different levels shall be stepped so that the clear distance between adjacent bottom edges shall not exceed a slope of one vertical to two horizontal.
VIII. Backfill shall not be placed against foundation walls until the concrete is of sufficient strength and until the walls are properly braced top and bottom by the horizontal floor or by adequate temporary bracing.
IX. Concrete Foundations shall be poured continuously. If pour is interrupted a Vertical key shall be provided. Horizontal joints are not permitted.
X. Contractor shall verify dimensions and locations of slots, pipe sleeves, inserts, anchor bolts, electrical conduits, etc. as required for trades before placing concrete.
XI. Concrete: work included;
A. All footings, foundations, steps, platforms, etc. as per drawings.
B. All concrete slabs.
C. All other works as required by drawings.
D. Set anchor Bolts.
XIV. Damp Proofing: Work included:
A. All surfaces to be damp proofed shall be dry, clean and smooth, free of dust, dirt, voids and cracks and shard projections.
B. Allow 24 hours prior to backfilling.
C. Apply mastic emulsion only when temperature is 40 degrees and rising and in dry weather.
D. Apply Celotex Trowel Mastic or approved equal on all foundation walls below grade at basement and crawlspaces.
E. Mastic shall be applied at the rate of 1/8" thick wet.

ROOFING NOTES:
I. All metal flashing where called for on plans shall be copper or aluminum.
II. Contractor shall provide gutters and leaders as required and shall connect them to approved storm water drainage system.
III. All exterior openings shall be properly flashed.
IV. All work shall bear a written one (1) year guarantee from Roofing Contractor from the date of Owner's acceptance.
V. All roof intersections to have flashing to extend 8" (measured vertically) above flat roof.
VI. Built up roof is to be of 3-ply built up roof with gravel topping, ties into existing.
VII. Roofing shall be either 235# square asphalt shingles over 15# felt or 3-ply mineral surfaced spec. #423-WMD as manufactured by Owens Corning Fiberglass Corp. or approved equal. (2 perma plies with 1 perma-cap sheet 200# square.)
VIII. New work shall tie in and lap as to prevent leakage.
IX. All exterior nailing shall be aluminum or galvanized.
X. Flashing to be provided at all roof penetrations, pipes, vents, skylights, chimneys and roof ventilators. Flashing to be provided at hips, ridges, valleys, changes of roof slope, gable ends and top of foundation walls.
XI. Install shims to provide for roof venting in flat roof areas.
XII. All interior leaders are to have 1" foam sounda insulation ober PVC piping.

PLUMBING NOTES:
I. All plumbing work shall be in strict conformance with all state and local codes.
II. Hot water heater shall have a maximum temperature setting of 140 degrees F.
III. Provide hot and cold water supply lines to a new refrigerator as required by manufacturers specifications.
IV. Provide insulation on all new piping as required by code.
V. Remove and relocate all existing piping as required to assure the proper execution of the work.
VI. below ground waste lines shall be E.H.C.I. piping.
VII. Potable lines shall be type "L" copper.
VIII. All gas or oil piping required shall be performed by the plumbing contractor.
IX. Sanitary disposal system shall be County Department of Health Service approved for design and installation.
X. Contractor shall provide hot water baseboard heat throughout at perimeter wall unless otherwise noted.
XI. Water main must be 7'-0" away from the sanitary disposal system and 4'-0" deep.
XII. In bearing walls or partitions, no stud is to be cut more that 1/3 its depth to receive piping, duct, or electrical work.

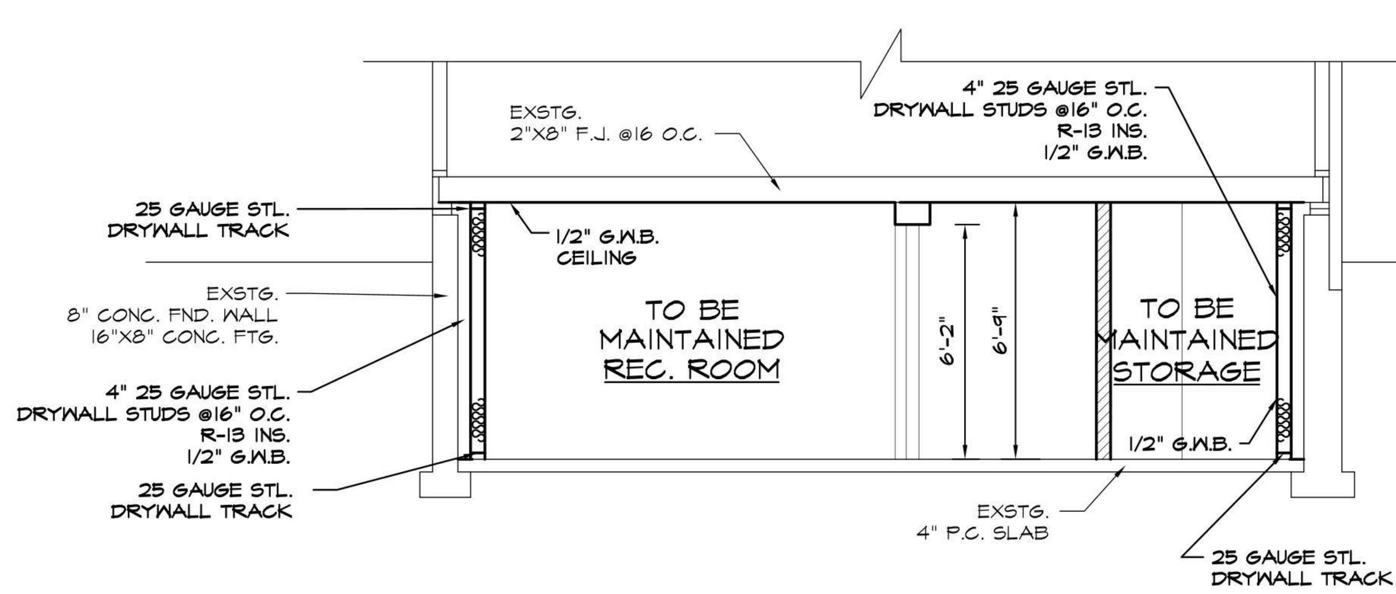
GENERAL NOTES:
I. Engineer is not responsible for job supervision.
II. Contractor to verify adequacy of existing bearing walls and headers to bear new second story construction.
III. These drawings have been prepared by or under the direction of the undersigned and to the best of the undersigned's knowledge, belief, and professional judgment are in compliance with the New York State Energy Conservation Code and the New York State Construction Code.
IV. It is a violation of the New York State Education Law for any person, unless acting under the direction of a registered Architect or a licensed Professional Engineer to alter any item on this drawing. All alterations must be made in compliance with the New York State Education Law, and Construction Code. The undersigned professional whose seal appears hereon assumes no responsibility for any such alteration or re-used without his written consent.
V. The liability of JL Drafting, Inc. & Norman Lok Interrante for errors, omissions and/or negligence resulting in personal injuries, property damage, or any consequential damages is limited to the amount of the fee paid for these drawings. The retention or use of all or any part of these drawings will constitute acceptance of this limitation of liability. JL Drafting, Inc. & Norman Lok Interrante have no liability to persons other than the client for whom these drawings were prepared. Anyone other than JL Drafting's clients who relies on these drawings does so at their own risk. Copyright 2012 JL Drafting, Inc.

FINISH WORK NOTES:
I. Trim, moldings, casings, window frames, etc. shall match existing unless otherwise noted on drawings.
II. All Gypsum Board walls and ceilings shall be taped, spackled, ready and acceptable to Owner's painter unless otherwise agreed to by the owner.
III. Contractor shall provide wood steps to grade. Number of steps as required by code. All deck lumber to be wolmanized or CCA.
IV. Contractor shall provide gutters and leaders as required and shall connect them to the approved storm water drainage system.
V. Contractor shall seal and prime all doors immediately upon installation to avoid warping.
VI. Door manufacturers shall certify that their products meet minimum "U" values indicated and air infiltration rates as per NY State Energy Conservation & Construction Code. All exterior doors to have a minimum "U" factor of .40.
VII. Glass in doors, sidelights, and shower enclosures shall be sized, constructed, treated or combined with other materials as to minimize effectively the possibility of injuries to persons in the event this glass is cracked or broken in accordance with Sec. 715.1 of N.Y.C.R.R..
VIII. All new windows shall be perma-shield finish in white as manufactured by Anderson or approved equal - furnished with insect screens, grilles, jamb extensions, trim. etc. with 5/8" insulated glass unless otherwise agreed to.
IX. Window manufacturers shall certify that their products meet minimum "U" values indicated and air infiltration rates as per NY State Energy Conservation & Construction Code. All glass areas to be double glazed with a minimum "U" factor of 0.58.



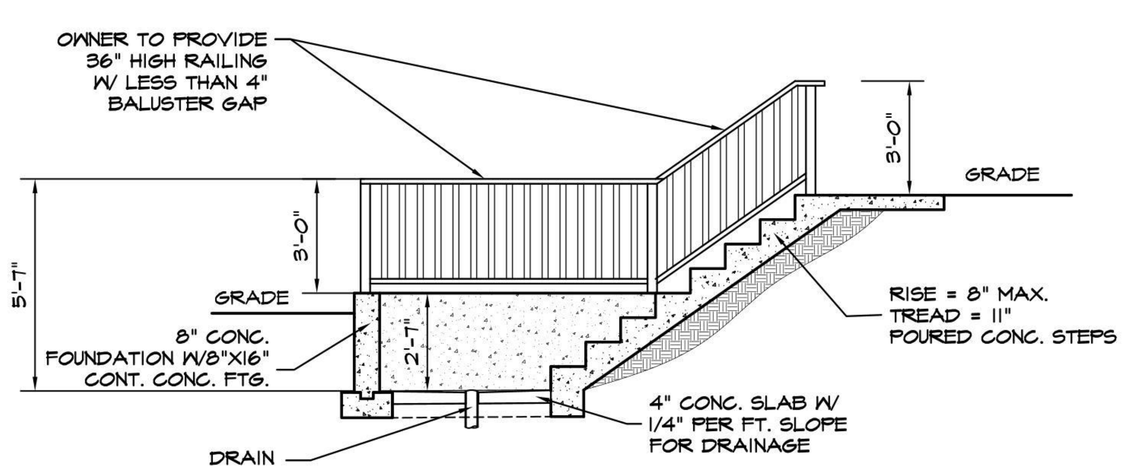
FOUNDATION / BASEMENT PLAN

SCALE 1/4" = 1'-0"



SECTION 'A'

SCALE 1/4" = 1'-0"



SECTION 'B'

SCALE 1/4" = 1'-0"

WALL LEGEND

- EXISTING WALL
- NON-FIRE RATED WALL (1/2" GWB ON EACH SIDE)
- ONE HOUR FIRE-RATED WALL (5/8" TYPE X GWB ON EACH SIDE)
- WALL TO BE DEMO

MECHANICAL VENTILATION CALCULATION FOR T.B.M. LIVING AREA

DWELLING UNIT FLOOR AREA = 2,728.04 S.F.
OF BEDROOMS = 3
AIRFLOW CFM REQ'D PER M1505.4.3(1) = 60 CFM
PROVIDE (1)60 CFM MECHANICAL VENT

ARTIFICIAL LIGHTING CALCULATION FOR PROPOSED LIVING AREA

REQUIRED LIGHTING = 6 FOOTCANDLES (65 LUX) @ 30" ABOVE F.F.
LUMENS = 913.82 s.f. X 6 FOOTCANDLES = 5,482.92 LUMENS REQ'D
60 WATT BULB = 800 LUMENS
5,482.92 LUMENS / 800 LUMENS = 6.853-60 WATT LIGHTS
PROVIDE (7) 60 WATT FIXTURES

OUTDOOR COMBUSTION AIR CALCULATION PER G2407.6.2

GAS BOILER: BTU/HR = 150,000 BTU/HR
H.W.H.: BTU/HR =40,000
TOTAL BTU/HR =190,000 BTU/HR
MINIMUM VENT AREA:
190,000 / 3000 = 63.33 S.I.
FREE VENT AREA PER G2407.10 = 63.33 / 0.7 = 90.47 S.I.
12"X8" VENT AREA = 96 S.I.
COMPLIES WITH CODE.

Per AJ601.8.2.2 In alterations of existing dwellings, carbon monoxide alarms powered by a 10-year battery shall be allowed and interconnection of alarms shall not be required in:
1. Work areas where the alteration does not result in the removal or exposure of interior wall or ceiling finishes that reveal the structure, unless there is an attic, crawl space, basement, or similar space available that could provide access for power and interconnection without the removal of such interior finishes.
2. Existing portions of a dwelling unit that are provided with additional carbon monoxide alarms as required by AJ601.8.2.1, and dwelling units without commercial power.

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

LIGHTING & VENTILATION CALCULATIONS

ROOM NAME	ROOM S.F.	LIGHT REQ'D	LIGHT PRO.	VENT REQ'D	VENT PRO.	NOTE:
FINISHED BASEMENT	913.82	73.10	10	36.55	5	ARTIFICIAL LIGHT AND VENT REQUIRED

STATE VARIANCE REQUIRED FOR:

	PROVIDED	REQUIRED
-BASEMENT GIRDER HEIGHT CLEARANCE PER 305.1	6'-0" & 6'-2"	6'-4"
-FOR LESS THAN 36" LANDING (R311.7.60 AND FOR STAIR WIDTH LESS THAN 36" (R311.7.1)		

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER (a,c,d)

SIZE OF STEEL ANGLE (a,c,d) (INCHES)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE
3 X 3 X 1/4	6'-0"	4'-6"	3'-0"
4 X 3 X 1/4	8'-0"	6'-0"	4'-6"
5 X 3-1/2 X 5/16	10'-0"	8'-0"	6'-0"
6 X 3-1/2 X 5/16	14'-0"	9'-6"	7'-0"
(2) 6 X 3-1/2 X 5/16	20'-0"	12'-0"	9'-6"

a. Long leg of the angle shall be placed in a vertical position.
c. Steel members indicated are adequate typical examples; other steel members meeting structural design requirements shall be permitted to be used.
d. Steel angle shall span opening.

LEGEND

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

DATE:	ISSUE NO.	DESCRIPTION
4/25/24	1	FOR FILING

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

STATE OF NEW YORK · NORMAN C. LOK · PROFESSIONAL ENGINEER
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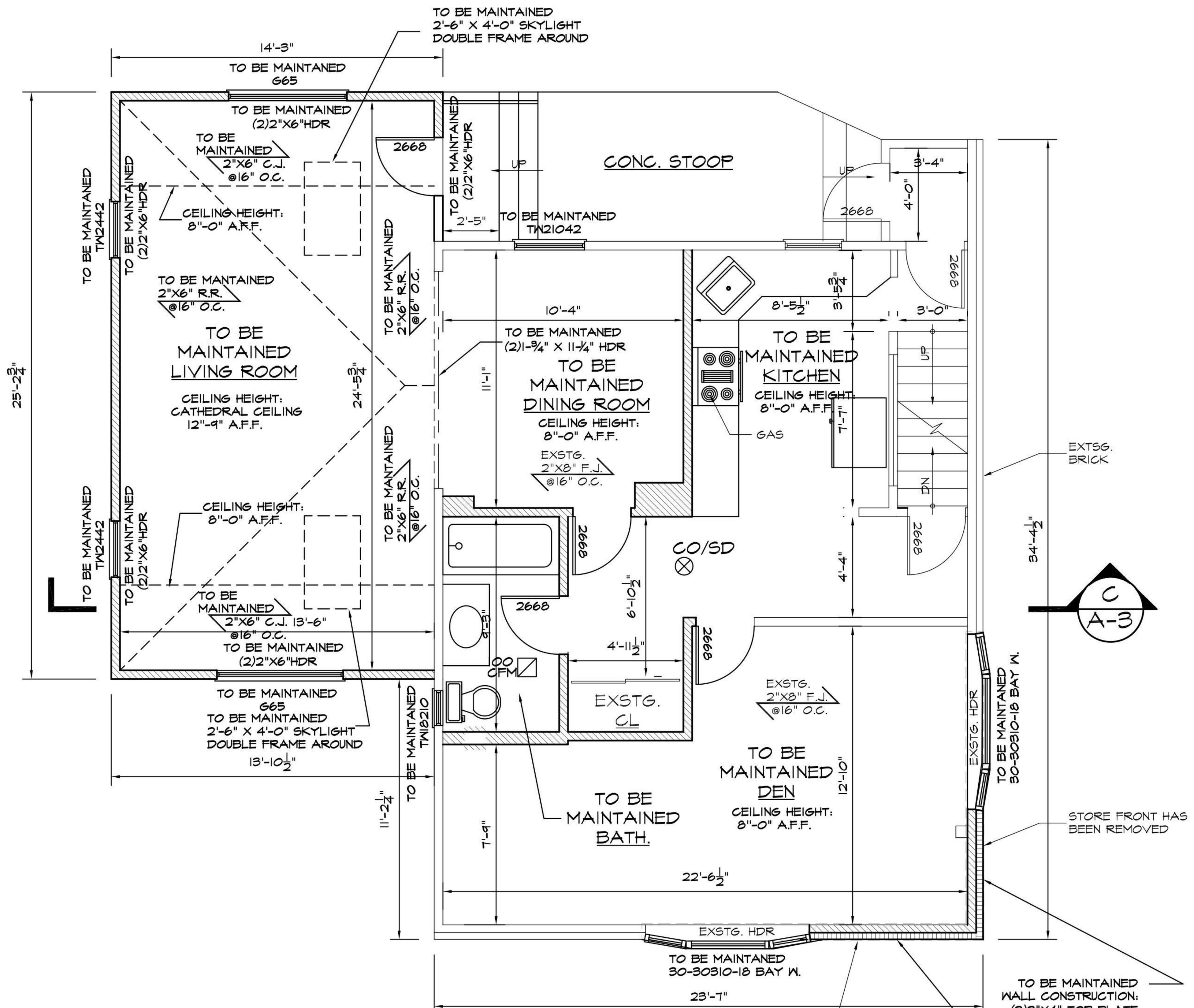
FARMINGDALE, NY 11735
TEL: (631)755-7920

PROJECT TITLE:
MASSUB RESIDENCE
70 CHAFFEE AVE
ALBERTSON NY 11507

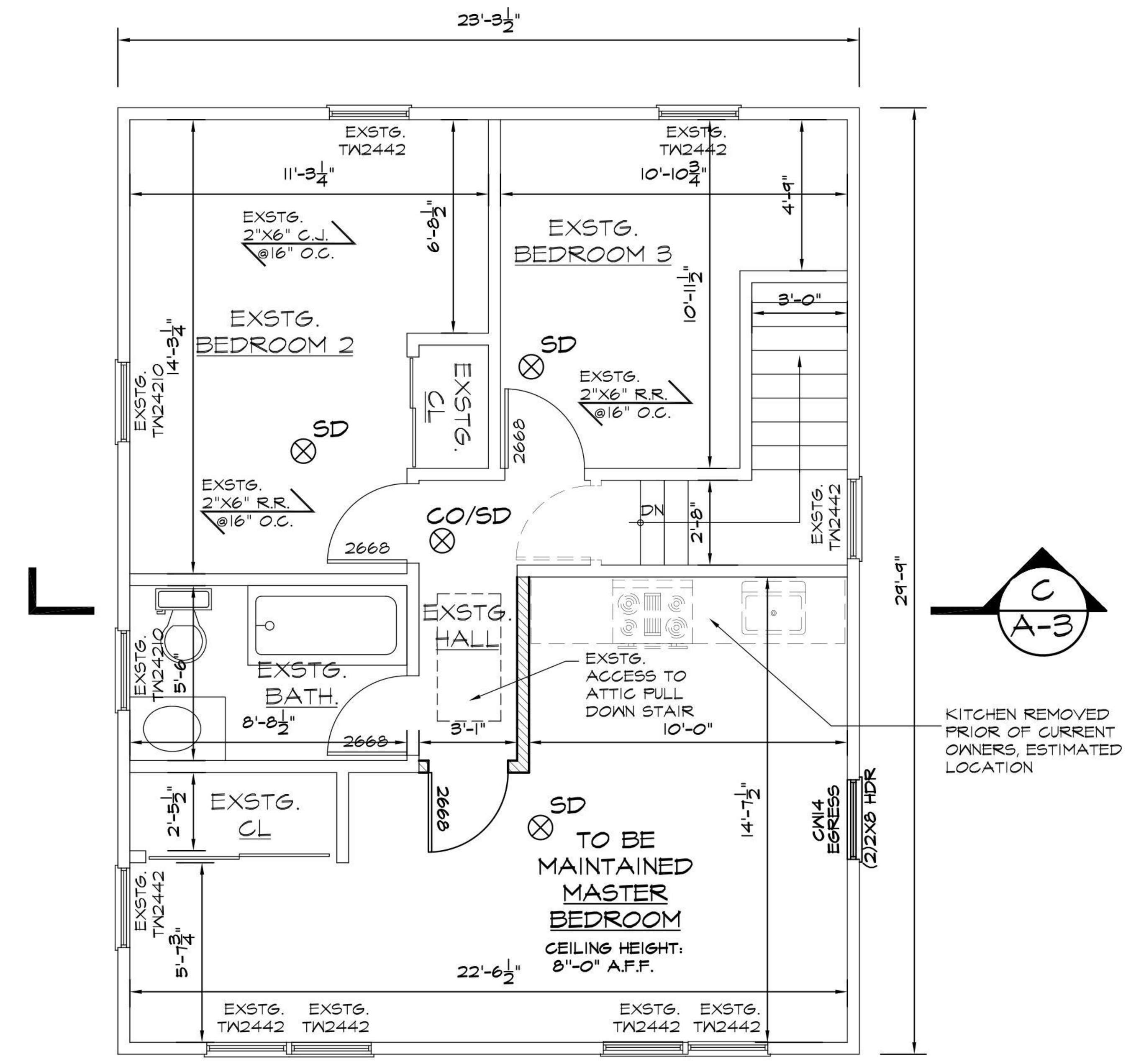
DRAWING TITLE:
TO BE MAINTAINED CHANGE OF USE TO RESIDENTIAL, ONE STORY SIDE ADDITION WITH BASMEMENT,FINISHED BASEMENT WITH BATH, LAUNDRY AND HVAC AND BASMENT ENTRNACE TO SUPERCEED #14108091

DRAWN BY: EM
CHECKED BY: N.C.L.
SCALE: AS SHOWN
DATE: 04-25-24
DRAWING NUMBER: A-2
PROJECT NUMBER: 24-109



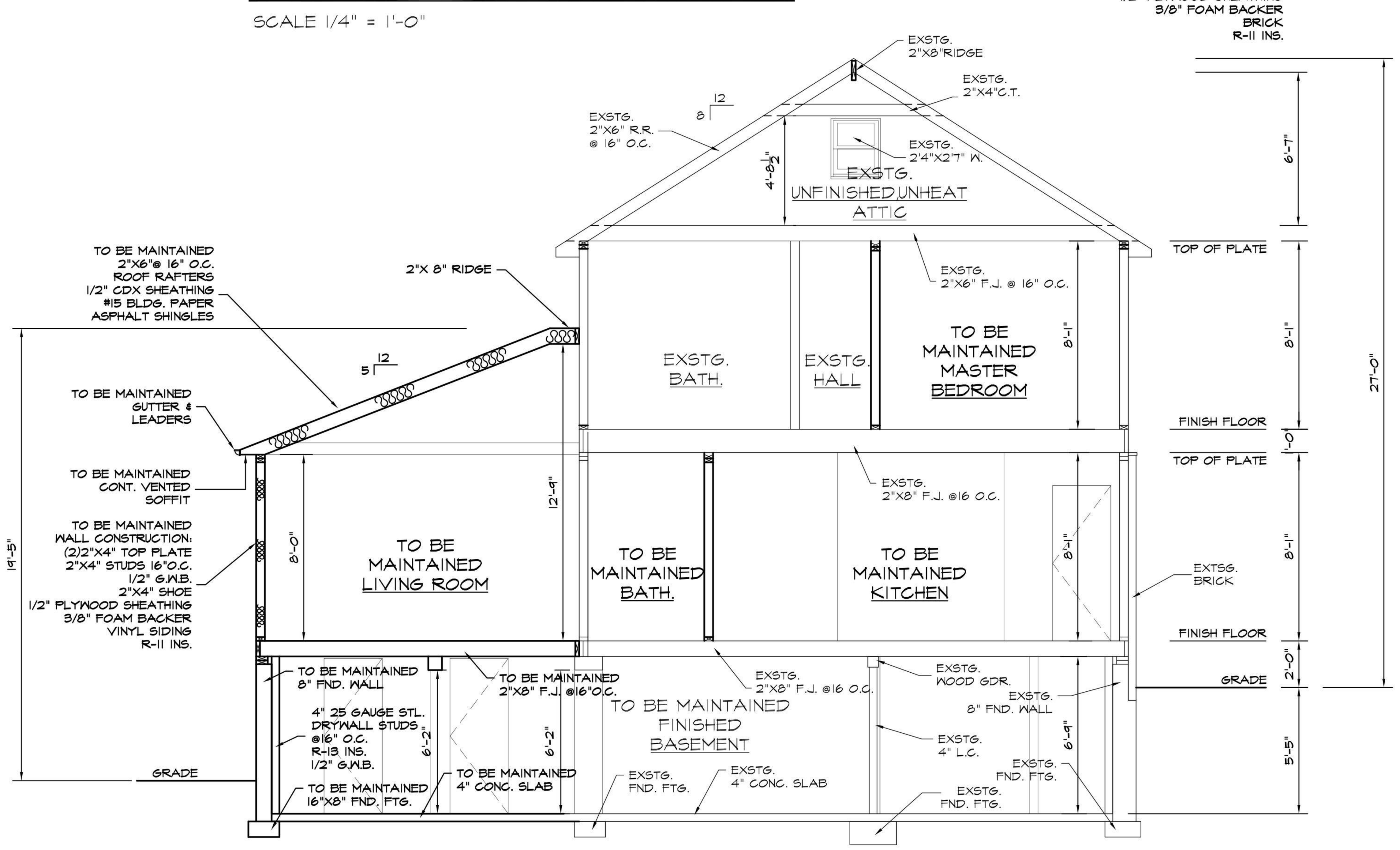
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



SECTION 'C'

SCALE 1/4" = 1'-0"

LIGHTING & VENTILATION CALCULATIONS

ROOM NAME	ROOM S.F.	LIGHT REQ'D	LIGHT PRO.	VENT REQ'D	VENT PRO.	NOTE:
LIVING ROOM	330	26.4	67.88	13.2	33.94	CODE COMPLIANT
DINING ROOM	112	8.96	13.25	4.48	6.62	CODE COMPLIANT
DEN	236	18.88	59.5	9.44	29.75	CODE COMPLIANT
MASTER BEDROOM	233	18.64	40.6	9.32	23.85	CODE COMPLIANT

SMOKE ALARMS, CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS MAY BE BATTERY OPERATED, CORD-TYPE OR DIRECT PLUG WHEN INSTALLED IN BUILDINGS WHERE EXISTING INTERIOR WALL OR CEILING FINISHES ARE NOT REMOVED TO EXPOSE THE STRUCTURE. PER AJ802 NYSRC

LEGEND

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

DATE:	ISSUE NO.	DESCRIPTION
4/25/24	1	FOR FILING

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

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

4/25/24

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NORMAN C. LOK, P.E.
NYS LICENSE NUMBER 089525
707 ROUTE 110 Suite A-1
FARMINGDALE, NY 11735
TEL: (631)755-7920

PROJECT TITLE:

MASSUB RESIDENCE
70 CHAFFEE AVE
ALBERTSON NY 11507

DRAWING TITLE:

TO BE MAINTAINED CHANGE OF USE TO RESIDENTIAL, ONE STORY SIDE ADDITION WITH BASEMENT,FINISHED BASEMENT WITH BATH, LAUNDRY AND HVAC AND BASMENT ENTRNACE TO SUPERCEED #14108091

DRAWN BY: EM

CHECKED BY: N.C.L.

SCALE: AS SHOWN

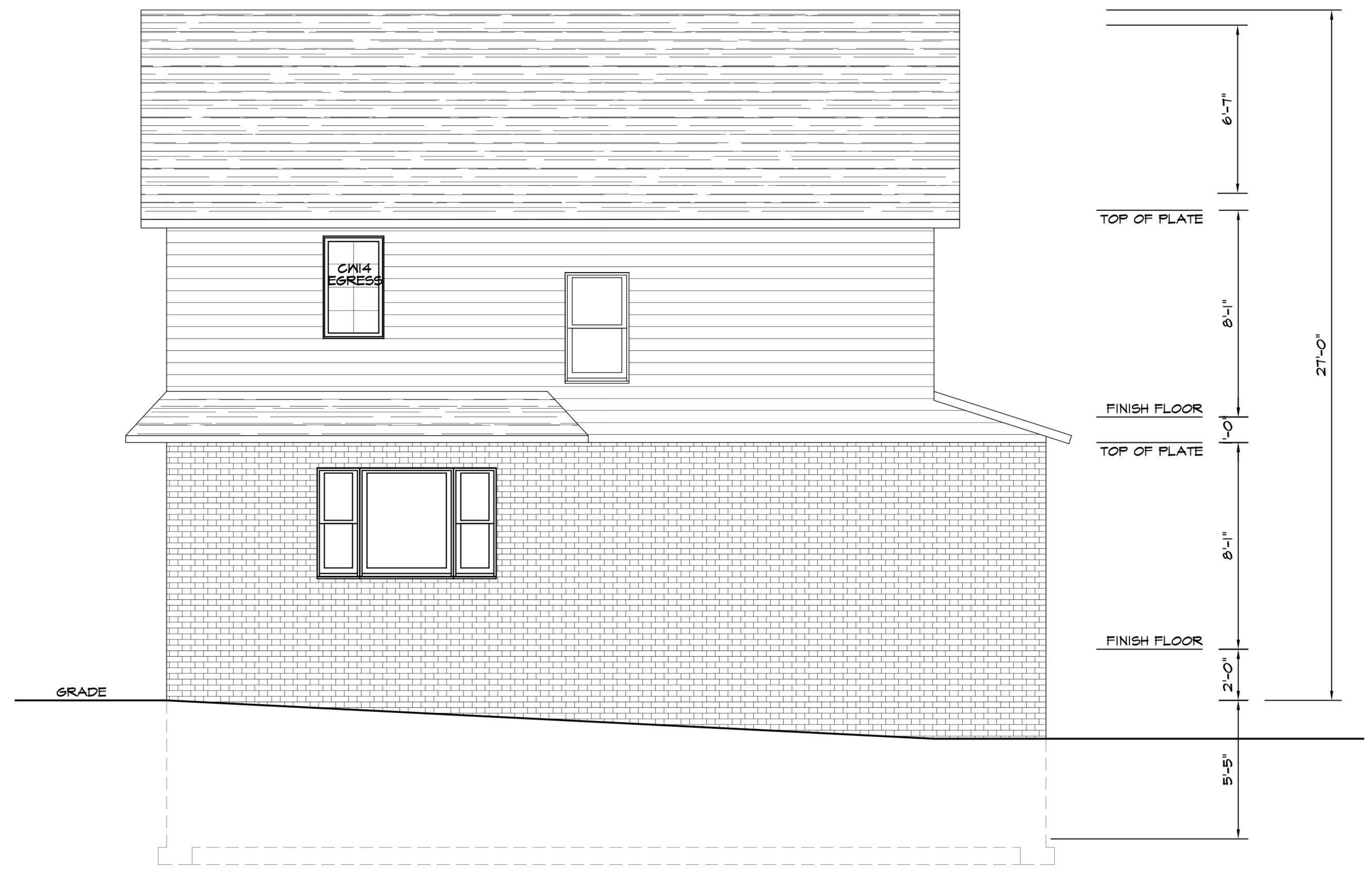
DATE: 04-25-24

DRAWING NUMBER: A-3

PROJECT NUMBER: 24-109

FRONT ELEVATION @ CROSBY AVE

SCALE 1/4" = 1'-0"



FRONT ELEVATION @ CHAFFEE AVE

SCALE 1/4" = 1'-0"

SIDE ELEVATION

SCALE 1/4" = 1'-0"

SIDE ELEVATION

SCALE 1/4" = 1'-0"

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CHECKED BY: N.C.L.
SCALE: AS SHOWN
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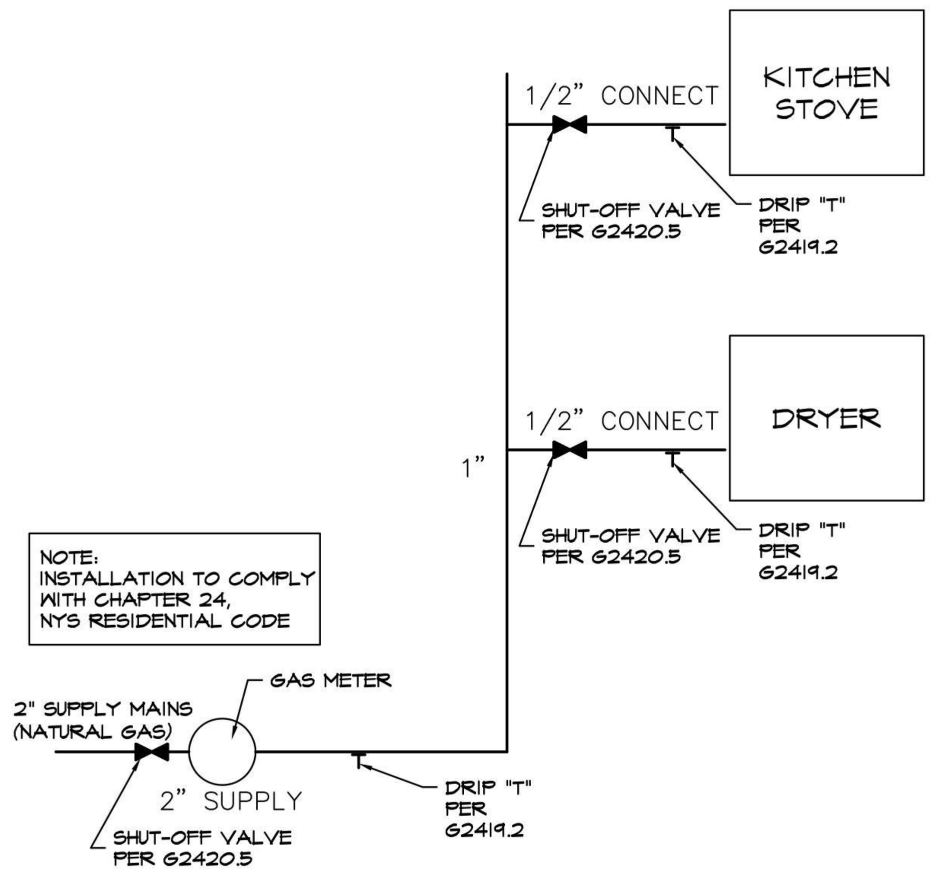
DRAWING NUMBER: A-4
PROJECT NUMBER: 24-109



GAS RISER

N.T.S.

GAS PIPING NOTES:

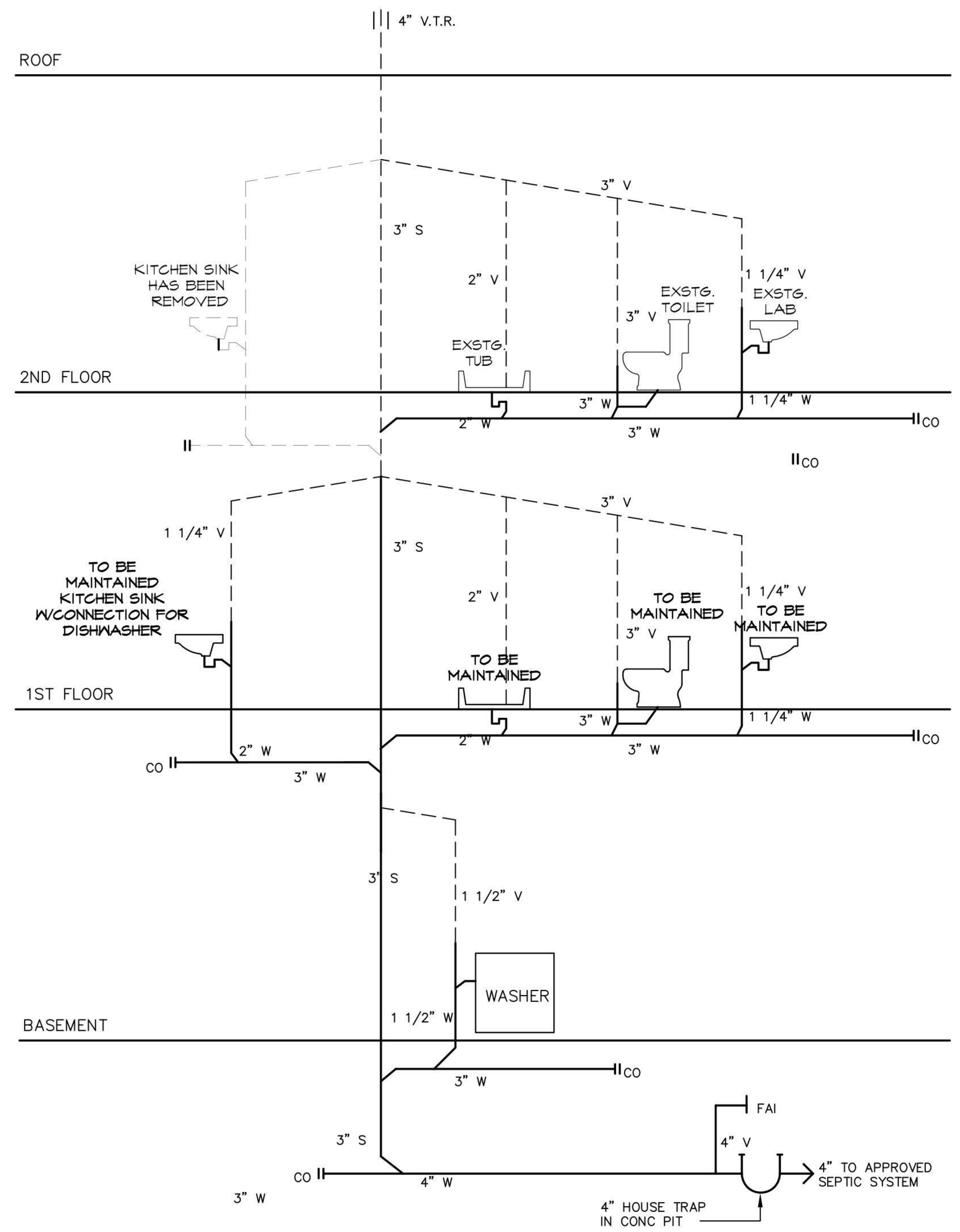
1. ALL PIPING TO BE APPROVED TYPE PER G2414.4
2. PIPING TO BE SECURELY SUPPORTED PER G2424.1.
3. SUPPORTS NOT TO INTERFERE WITH EXPANSION OR CONTRACTION OF PIPES BETWEEN SUPPORTS PER G2418.2.

DRYER CODE REFERENCE

M1502.3 Duct termination. exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. If the manufacturer's instructions do not specify a termination location, the exhaust duct shall terminate not less than 3 feet in any direction from openings into buildings. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.

WASHER / DRYER NOTES:

1. PROVIDE LEAD PAN WITH DRAINAGE FOR WASHER.
2. DRYER TO VENT TO EXTERIOR. FOLLOW MFR'S SPECIFICATIONS FOR MAX. LENGTH OF VENT DUCT RUN. (SEE M1502.3 ABOVE)



PLUMBING RISER

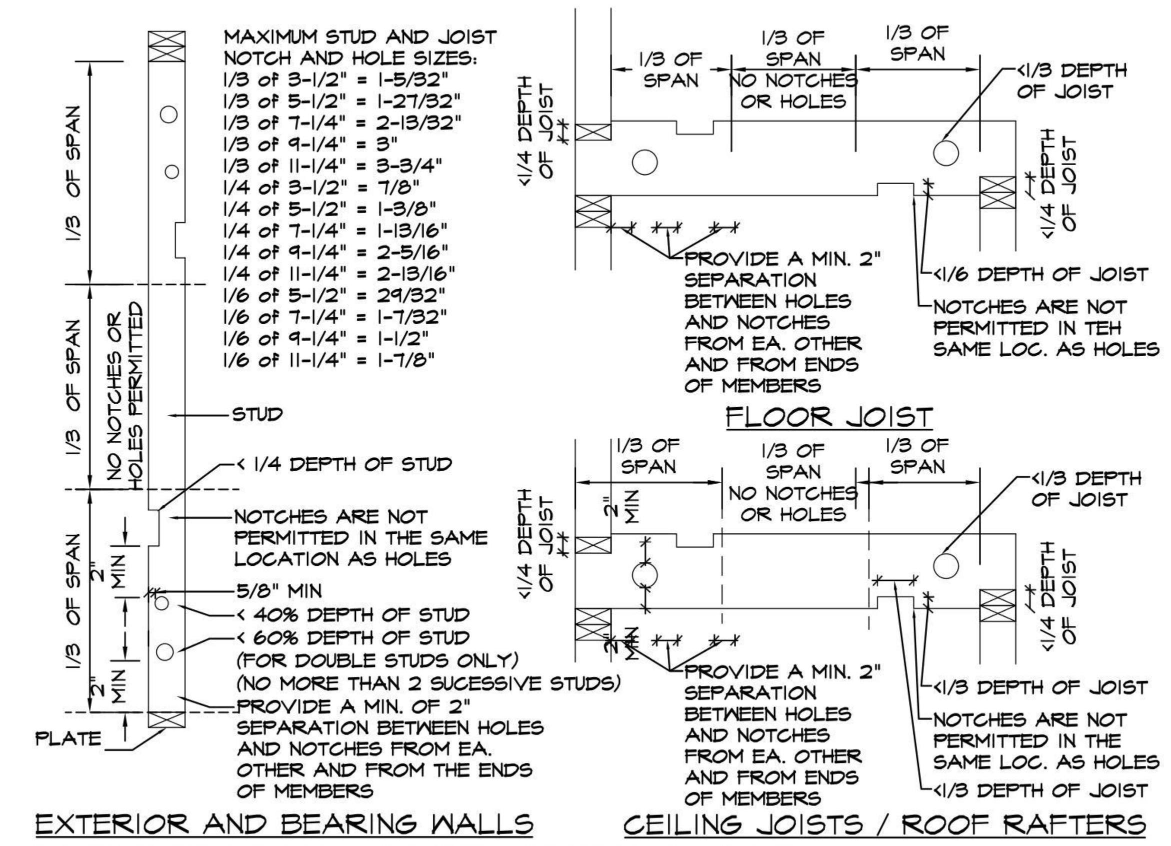
N.T.S.

TABLE P3201.7 SIZE OF TRAPS FOR PLUMBING FIXTURES	
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
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

PLUMBING CODE REFERENCES

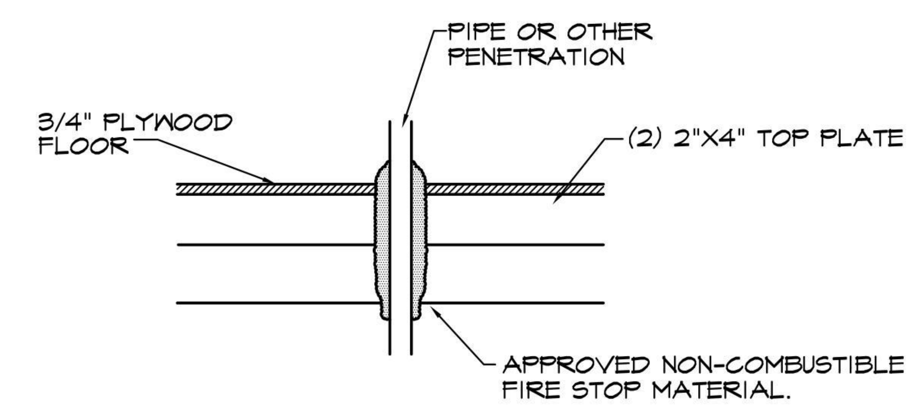
P3103.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than 6 inches above the roof or 6 inches above anticipated snow accumulation, whichever is greater. Where a roof is to be used for assembly, as a promenade, observation deck or sunbathing deck or for similar purposes, open vent pipes shall terminate not less than 7 feet above the roof.

P3103.2 Frost closure. Where the 97.5 percent value for outside design temperature is 0 F or less, vent extensions through a roof or wall shall be not less than 3 inches in diameter. Any increase in the size of the vent shall be made not less than 1 foot inside the thermal envelope of the building.



NOTCHING AND DRILLING FOR WOOD FRAME MEMBERS

N.T.S.



DETAIL FOR FIRE STOP

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