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Town of North Hempstead



Board of Zoning Appeals

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

CALENDAR FOR MARCH 5, 2025

RESIDENTIAL CALENDAR – Starting at 10:00am

APPEAL #21665 - David Pereira; 26 Memorial Place, Manhasset; Section 3, Block 82, Lot 114; Zoned: Residence-C

Variations from §§70-48.C, 70-50.A, 70-51.E, and 70-208.F to construct additions to a non-conforming dwelling that make the home too big, are too close to the side property line and the street and results in the expansion of a non-conforming building.

APPEAL #21666 - David & Maryann Canfield; 46 Sherry Hill Lane, Manhasset; Section 3, Block 161, Lot 164; Zoned: Residence-A

Variations from §§70-28 and 70-29.B to legalize a raised patio and a stairway to the garage roof that cover too much of the property and additions that make the house too big and cover too much of the property.

APPEAL #21668 - Sammy Schiff; 21 Beverly Road, Port Washington; Section 5, Block 28, Lot 5; Zoned: Residence-A

Variance from §70-30.C to construct a front porch with portico that is too close to the street.

APPEAL #21648 – Michael & Melissa Stolper; 59 Litchfield Rd., Port Washington; Section 5, Block 66, Lot 131; Zoned: Residence-A

Variance § 70-29.C(1) to construct additions that would make the house too big.

APPEAL #21669 – Ajay Vasudevan; 7 Colby Rd., Port Washington; Section 6, Block 42, Lot 119; Zoned: Residence-B

Variance § 70-40.C to construct additions to a home that would be too close to the street.

APPEAL #21670 – Vincent & Michele Tancredi; 32 Crestwood Rd., Port Washington; Section 6, Block 46, Lot 8; Zoned: Residence-B

Variations §§ 70-39.C & 70-208.F to construct additions to a non-conforming home that would make the home too large and results in the expansion of a non-conforming dwelling

APPEAL #21671 - Qin Cang; 131 MacGregor Avenue, Roslyn Heights; Section 7, Block 49, Lot 839; Zoned: Residence-C

Variance from §70-50.C to construct additions and a portico that are too close to the street.

APPEAL #21654 – Muhammad & Malika Begawala; 46 Dogwood Rd., Albertson; Section 7, Block 305, Lot 19; Zoned: Residence-A

Variance § 70-100.2.A. to legalize a fence that is too tall.

APPEAL #21672 - Rajendra Latcha; 757 Anna Avenue, Westbury; Section 10, Block 208, Lot 7; Zoned: Residence-C

Variances from §§70-100.2(A)(4) and 70-202.2(A) to legalize fencing that is too tall and a patio with not enough water retention on site.

APPEAL #21673 – Fabio Ghirardello; 23 Tenth St., Carle Place; Section 10, Block 265, Lot 13; Zoned: Residence-B

Variance § 70-42.7 to construct a new home with an eave which is too high (exceeds the maximum permitted height)

COMMERCIAL CALENDAR – starting at 2:00pm

APPEAL #21667 - PWYC Land Co., Inc.; 1 Yacht Club Dr., Port Washington, Section 5, Block C, Lots 191, 216, 236, 303, 304, 435, 443 & 460; Zoned Residence-A

Appeal for determination that floodplain Management regulations apply to storage sheds, a dumpster enclosure and a refrigeration unit on lots 303 and 304, or in the alternative, a variance pursuant to §21-17 for a variance of § 21-12, and an appeal for determination or in the alternative, a variance from §70-103(A)(1), and conditional use §§70-15.B, and variances from 70-103.B, 70-103.C, and 28-22(B)(7) to construct additions and alterations to a club house, a tennis house and a paddle house (a conditional use), with not enough parking on site, parking spaces that are too small, parking spaces located on grass and parking spaces not adequately marked or striped.

APPEAL #21674 - BGB Realty Corp.; 102 Harbor Road, Port Washington; Section 5, Block A, Lot 298; Zoned: Business-A/Residence-C

Variances from §§70-103.A(1), 70-103.F, and 70-132.A to legalize interior alterations for a gym/fitness club with not enough parking and loading on site, and parking in the front yard.

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), 70-103.B, 70-103.M, 70-103.O, 70-212.B, and 70-231 to legalize an interior mezzanine that requires site plan review with not enough parking on site, parking spaces that are too small, drive aisles that are too narrow and construction of an outdoor storage area that is too large and too close to the front property line, with parking spaces that are too close to the street and do not have usable access to the street and an appeal for determination that site plan review under 70-219.A(1)(a) is not required.

APPEAL #21675 – GAP Factory Wall Sign; 1454 Union Tpke., New Hyde Park; Section 8, Block 235, Lot 56; Zoned: Business-AA

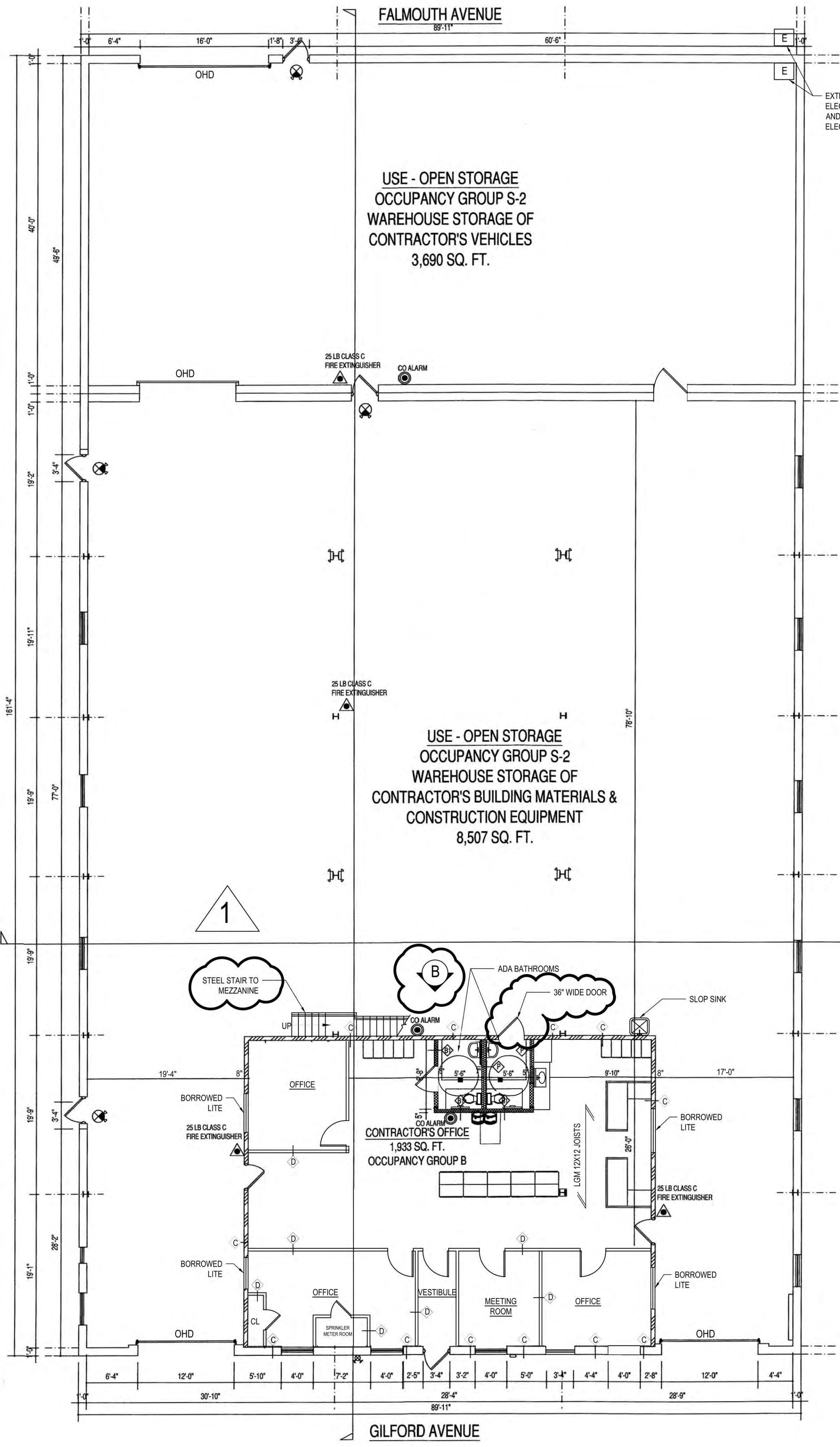
Variances §§ 70-196(J)(1)(b) & 70-196(J)(1)(f) to construct a sign that is too tall and too high above the ground.

APPEAL #21664 - Stuart Pliskin; 938 Hillside Avenue, New Hyde Park; Section 8, Block 316, Lot 6; Zoned: Business-A

Conditional use §70-126.F to construct alterations to convert a drive thru retail use to a drive thru retail food use (a conditional use).

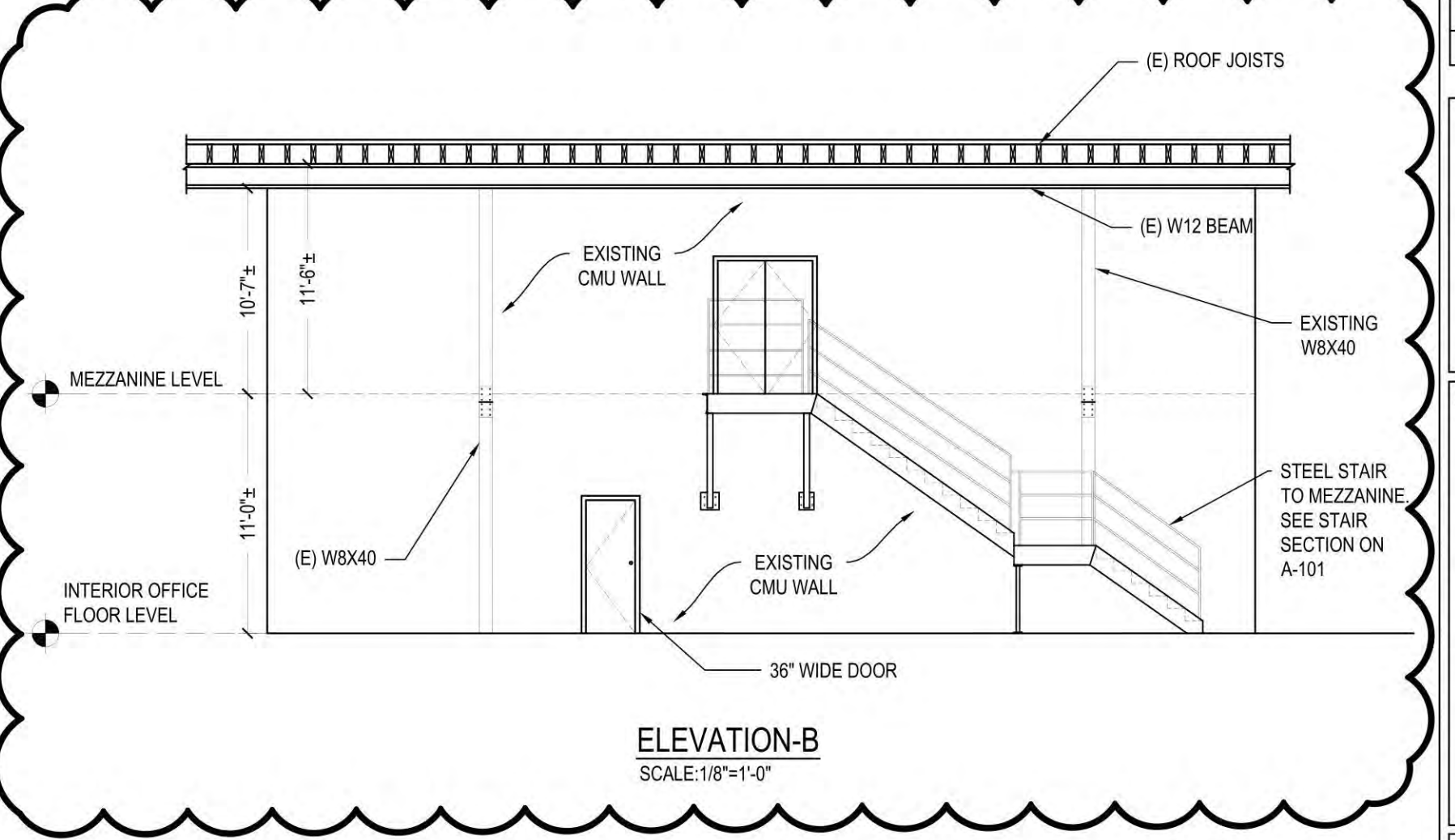
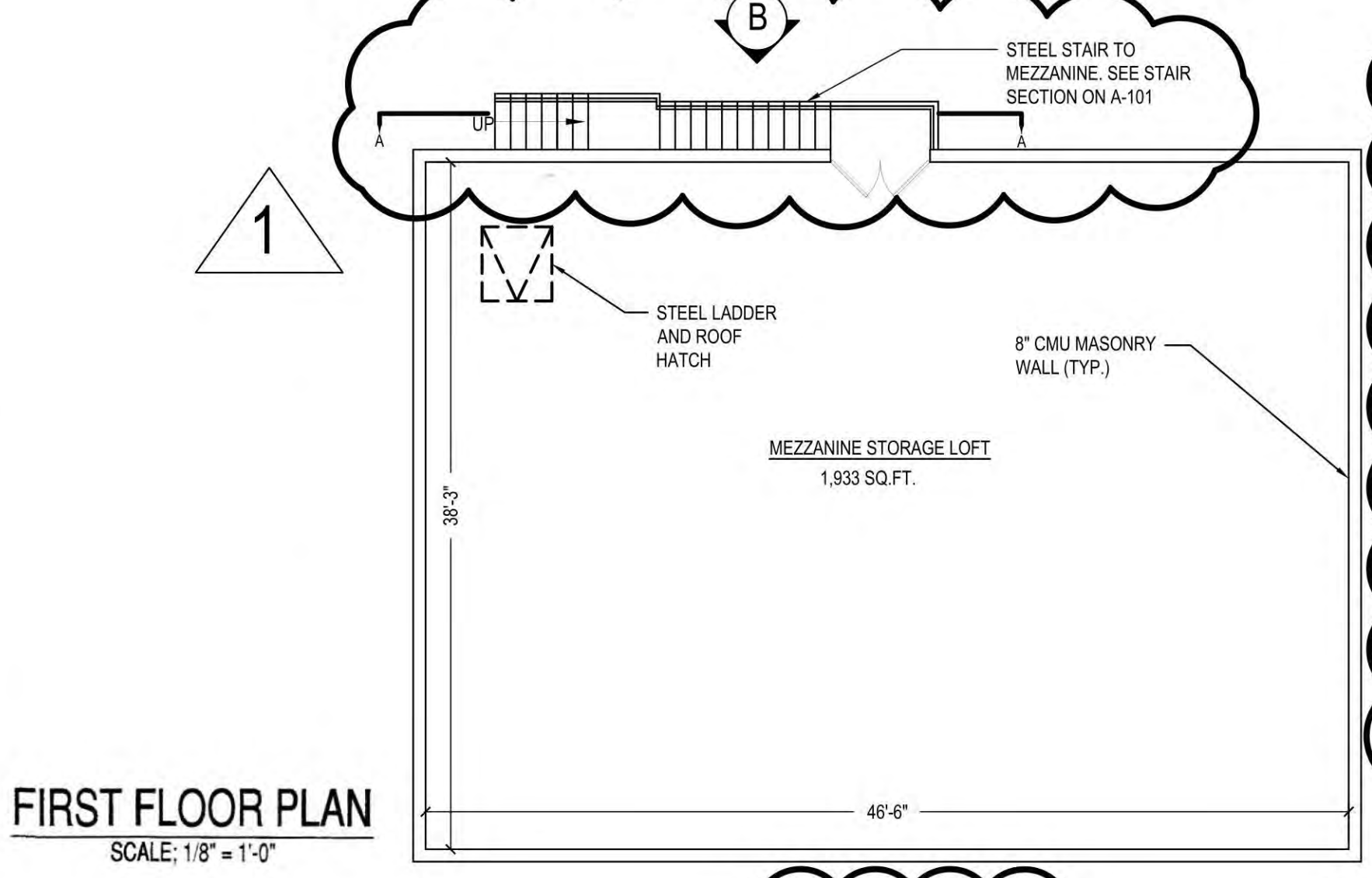
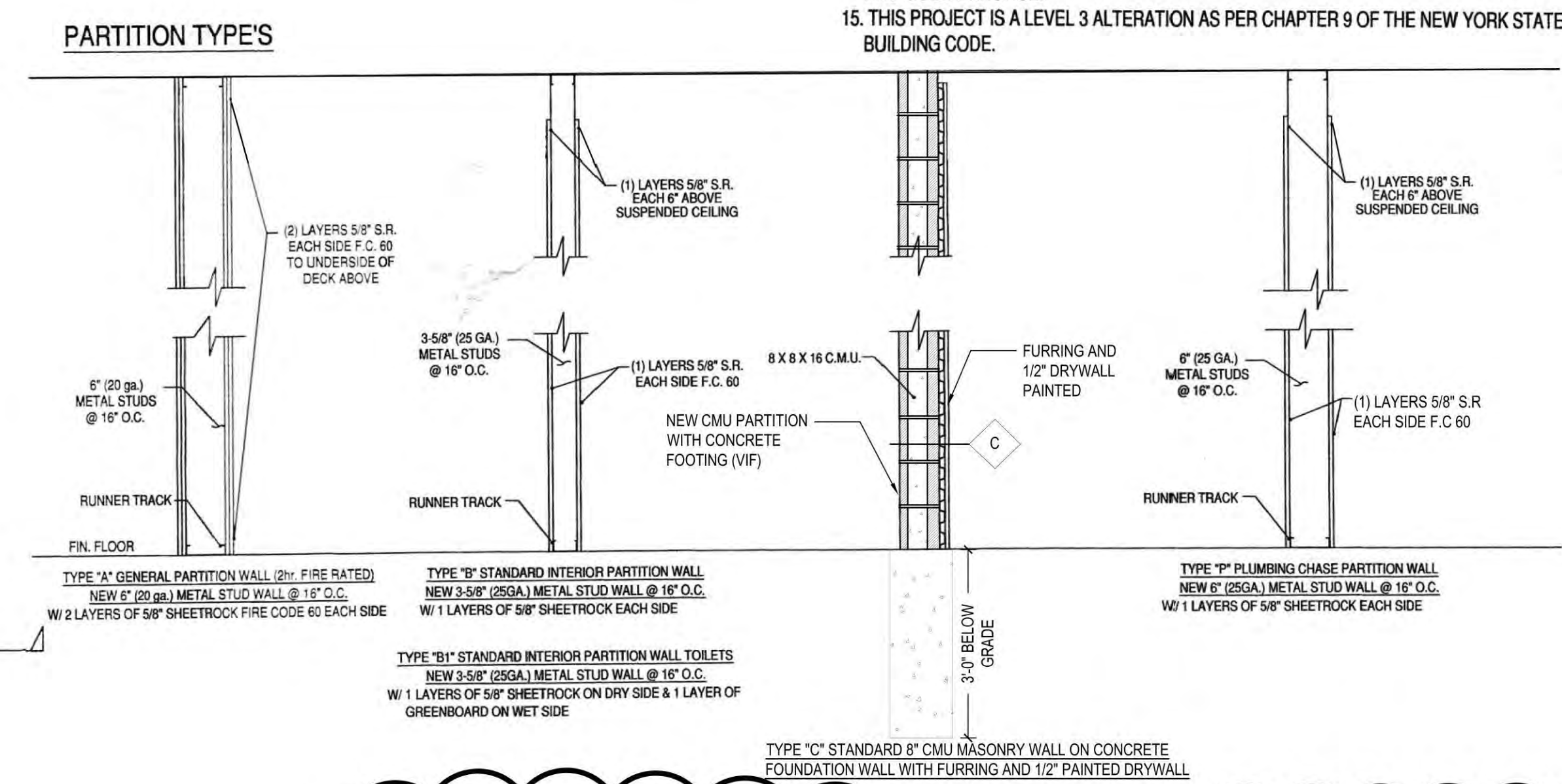
APPEAL #21676 - CVS Albany, LLC; 3366 Hillside Avenue, New Hyde Park; Section 9, Block 514, Lot 52; Zoned: Business-A

Conditional use §70-126.F, and variances from 70-196.J(1)(a), 70-196.J(2)(a), and 70-196.J(2)(d) to construct a new grocery store (a conditional use) with too many signs on a wall, too many detached ground signs, and signage with not enough clearance between the bottom of the sign and the ground.



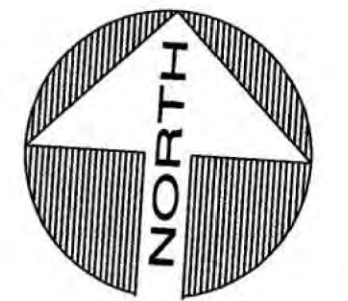
- ### EMERGENCY LEGEND
- E = EXISTING, N = NEW, D = DEMOLISH, R = RELOCATED
 - ☒ 2 HEAD EMERGENCY EXIT SIGN & LIGHT (8" HIGH LETTERS COMBO. UNIT (LITHONIA LIGHTING LHQMSW3R 120/277)
 - ☒ 2 LIGHT EMERGENCY BATTERY PACK LIGHT 120/277 (LITHONIA LIGHTING ELM2) SURFACE / WALL MOUNTED
 - ☒ DIRECTIONAL EXIT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

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



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

#21573



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

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

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

OWNER/CLIENT

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

PROJECT
RAISE EXISTING WAREHOUSE
ROOF STRUCTURE AND ADD
INTERIOR OFFICES

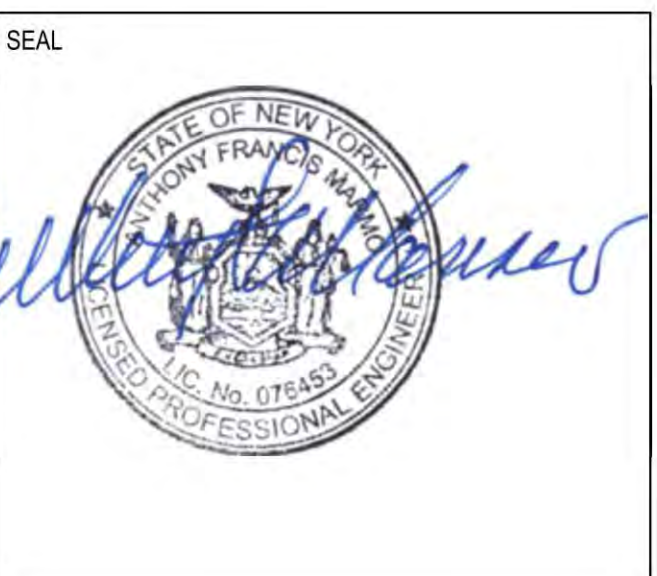
ENGINEER

ANTHONY F. MARMO, P.E.

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

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

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



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

TITLE
GENERAL NOTES,
FLOOR PLAN AND
DETAIL

DEPARTMENT OF BUILDINGS RECORD #

DISAPPROVED
Michael Maracic
05/06/2024

AS-BUILT

SHEET
AB-A-100.01
1 of 9

OWNER/CLIENT

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

PROJECT

RAISE EXISTING WAREHOUSE
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SEAL



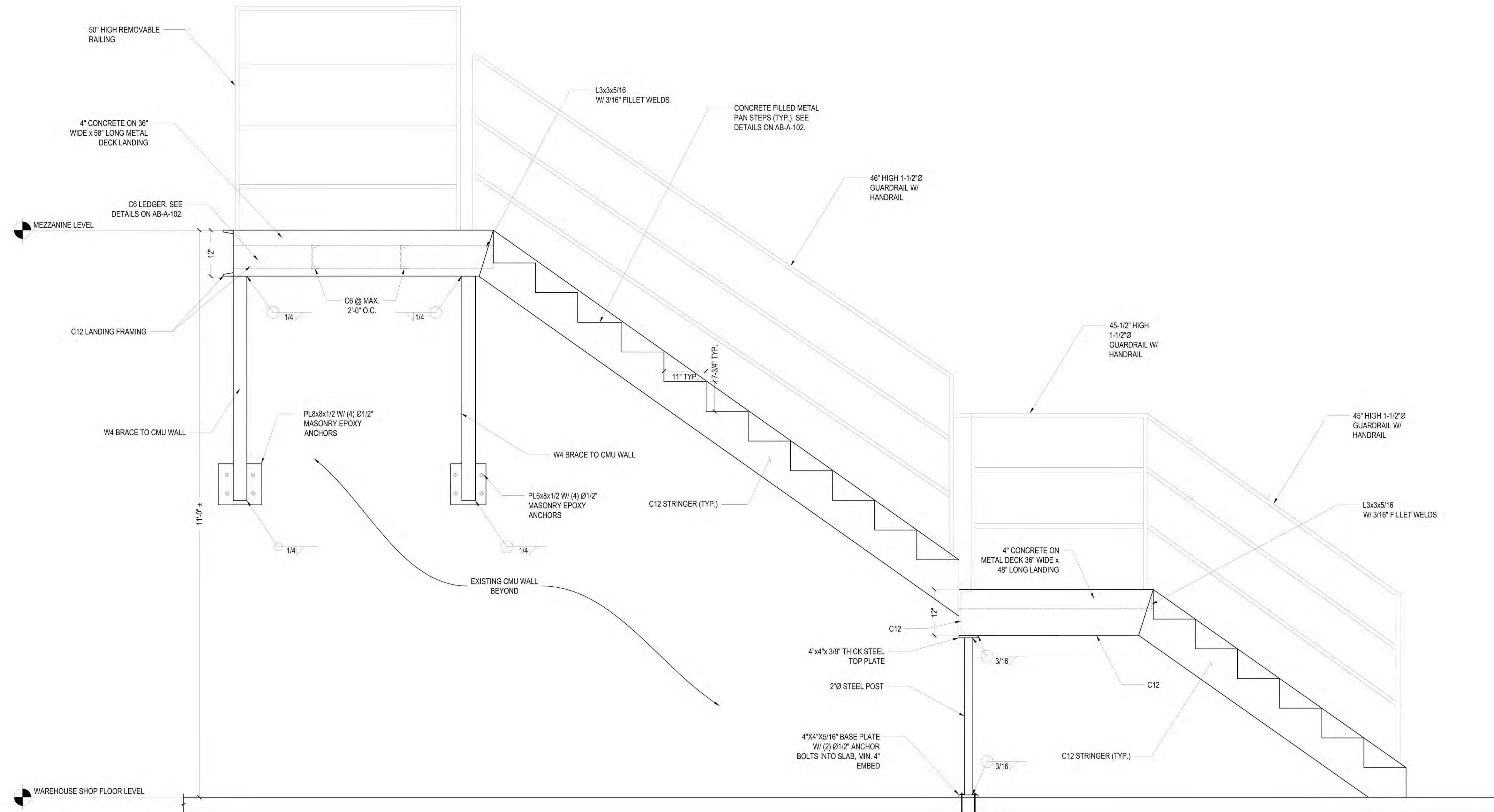
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REV.	DATE	DESCRIPTION
REV. 0	11/14/2023	FOR AMENDMENT

TITLE

STAIR SECTION

DEPARTMENT OF BUILDINGS RECORD #



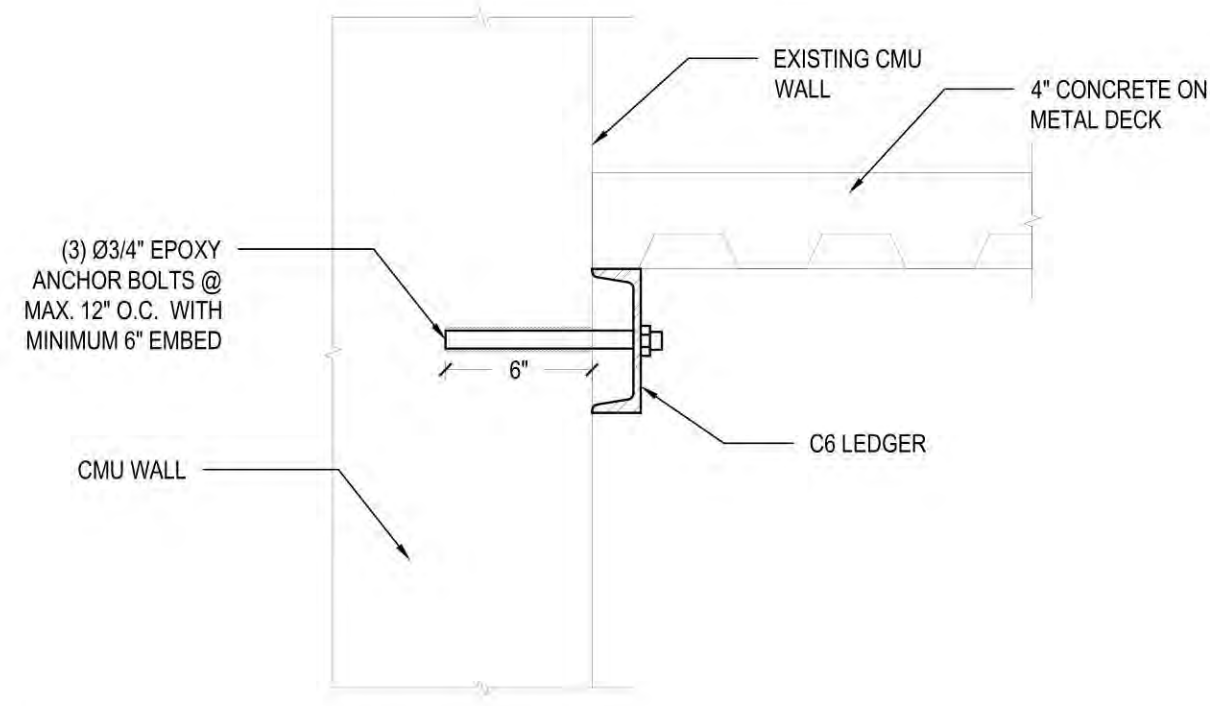
STAIR SECTION A-A

3/4" = 1'-0"

DISAPPROVED
Michael Maracic
05/06/2024

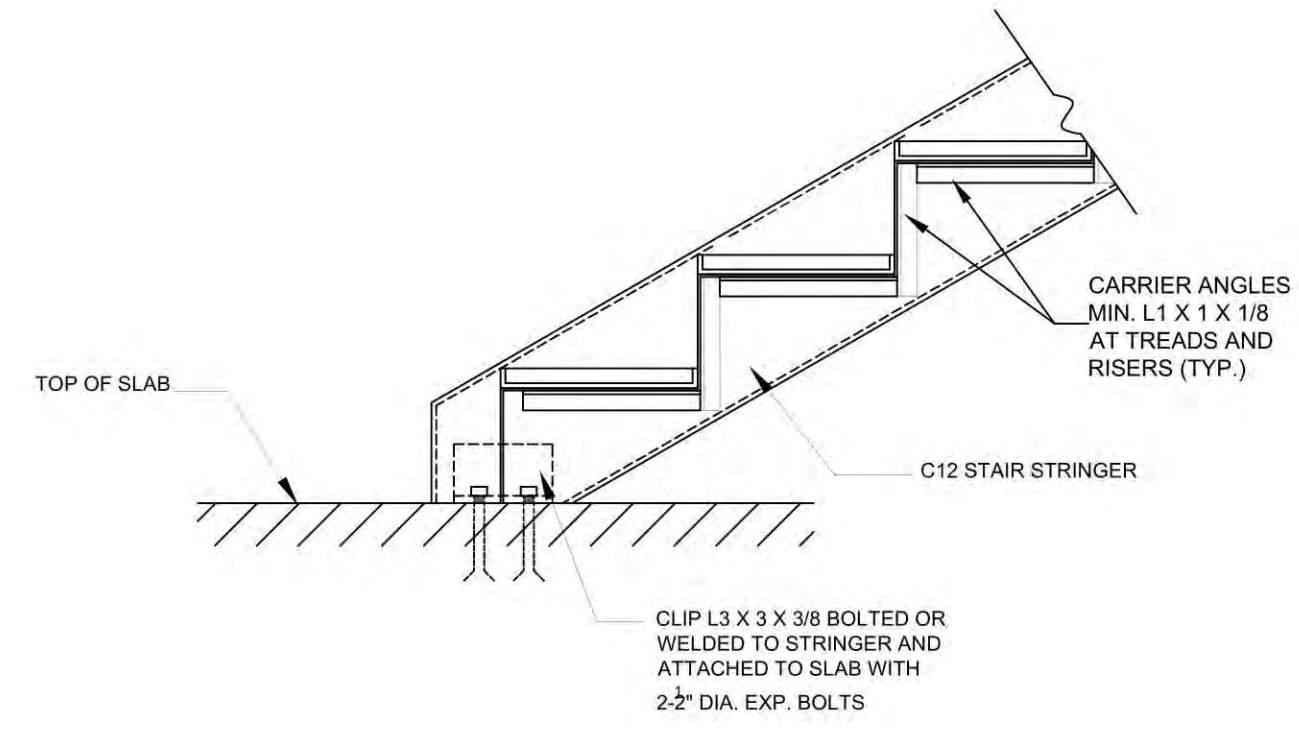
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AB-A-101.00
2 of 9



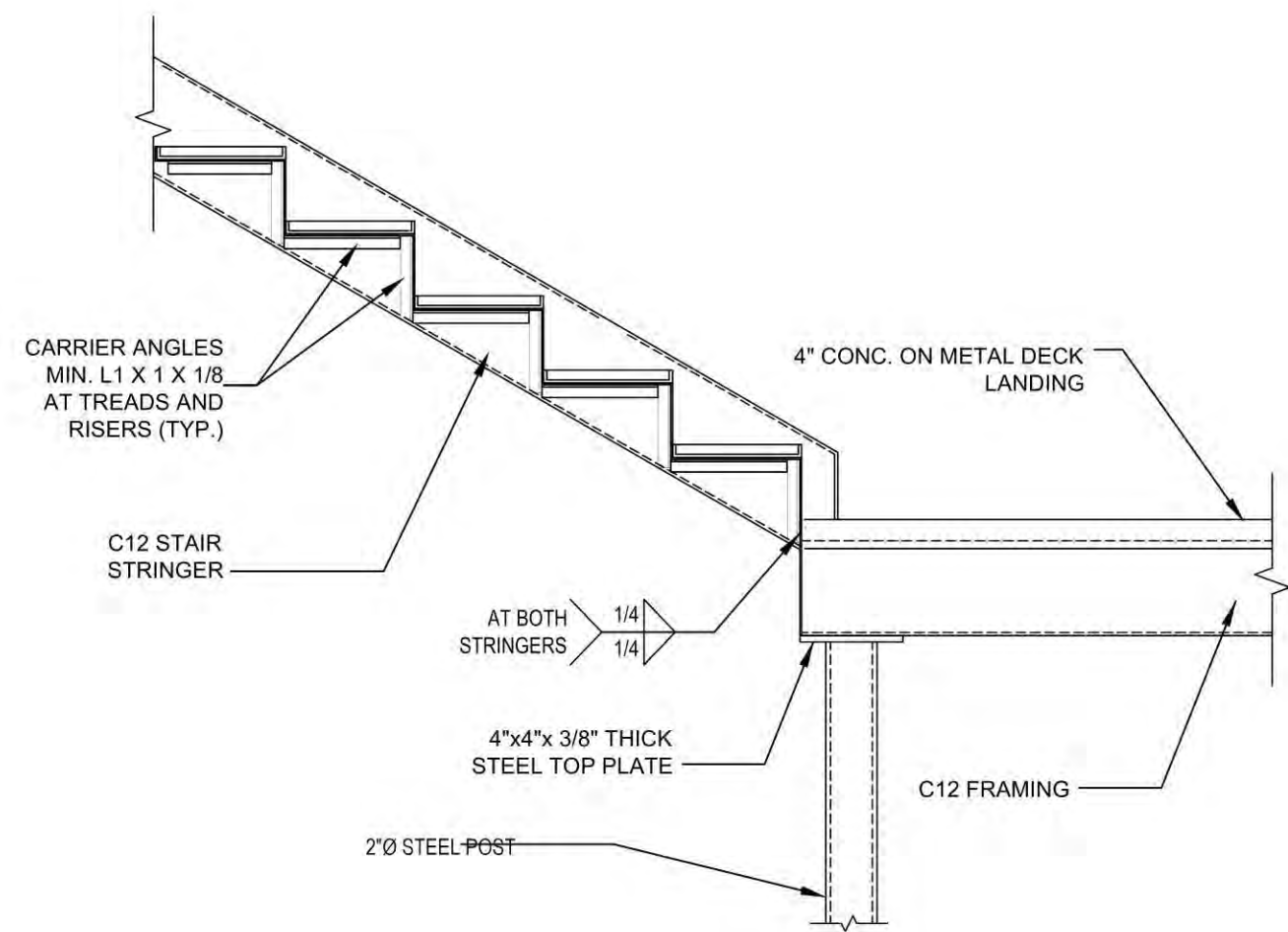
C6 LEDGER DETAIL AT STAIR LANDINGS

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



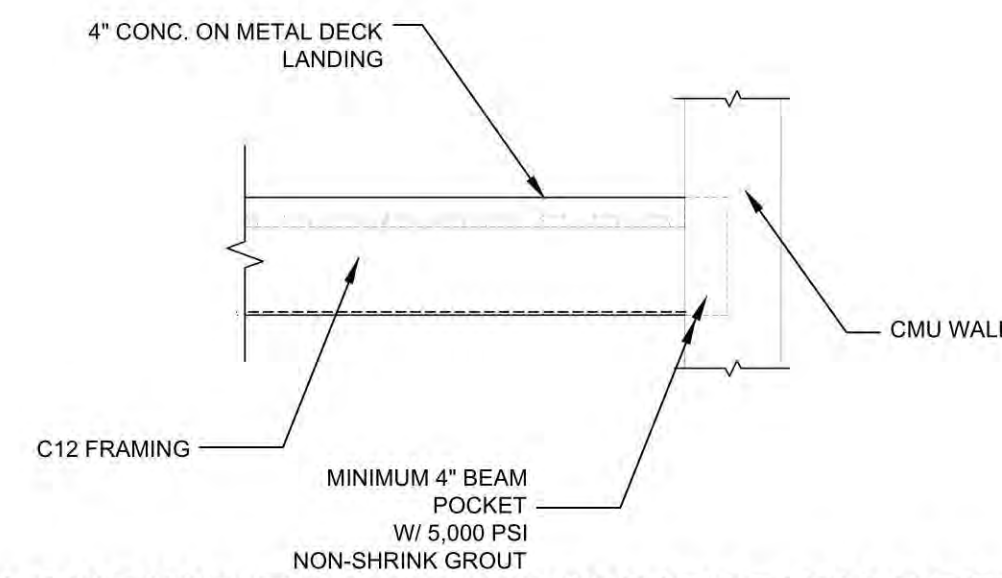
TYPICAL STRINGER SUPPORT DETAIL AT SLAB

NTS



TYPICAL DETAIL FOR STAIR DOWN TO LANDING

NTS



STAIR LANDING TO WALL CONNECTION DETAIL

NTS

OWNER/CLIENT

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

PROJECT

RAISE EXISTING WAREHOUSE
ROOF STRUCTURE AND ADD
INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

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204 JERICO TURNPIKE
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SEAL



REVISION

REV. 0	11/14/2023	FOR AMENDMENT

TITLE

STAIR DETAILS

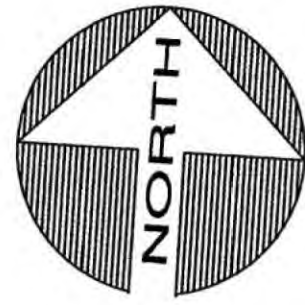
DEPARTMENT OF BUILDINGS RECORD #

DISAPPROVED
Michael Maracic
05/06/2024

AS-BUILT

SHEET

AB-A-102.00
3 of 9



OWNER/CLIENT

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

ZONING DATA
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LOT: 15-19, 37-44
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PROJECT

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SEAL



REVISION

REV. 0	07/10/2023	FINAL RECORD

TITLE

REFLECTED
CEILING PLAN

DEPARTMENT OF BUILDINGS RECORD #

SHEET

AS-BUILT

AB-A-200.00

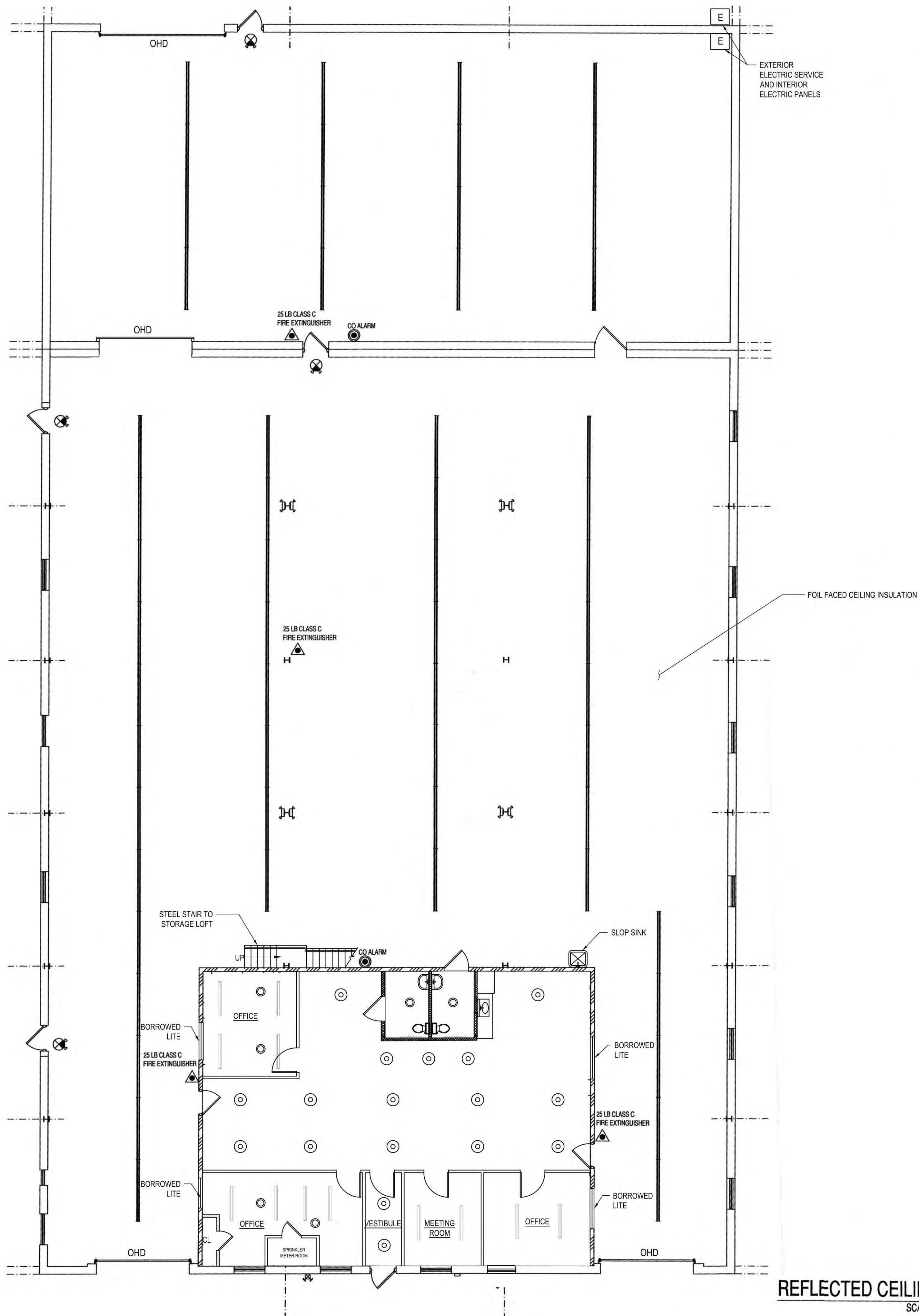
4 of 9

EMERGENCY LEGEND

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

LIGHTING LEGEND

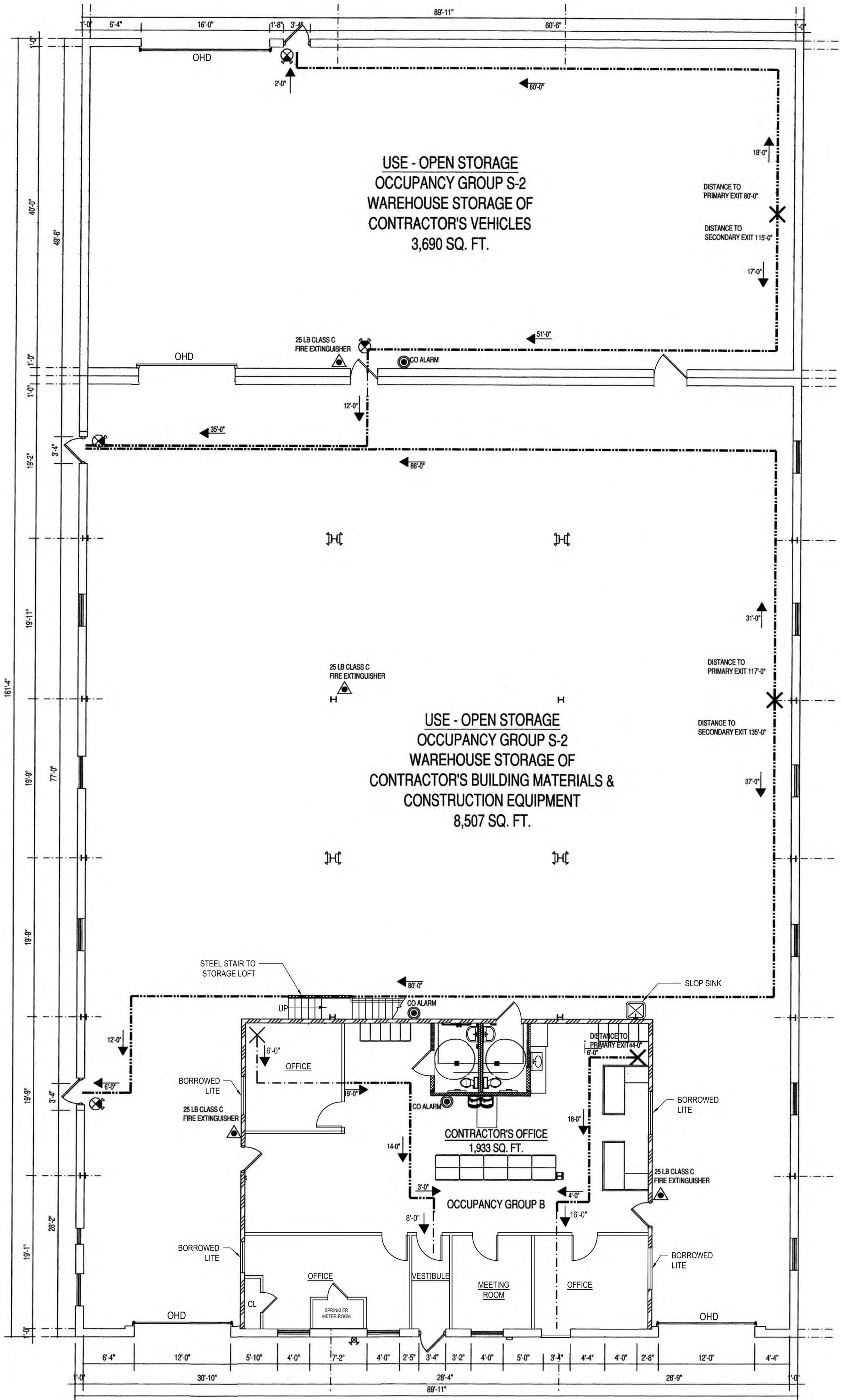
- HANGING LIGHT
- HANGING LIGHT (TUBE LIGHT)



REFLECTED CEILING AND LIGHTING PLAN

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

DISAPPROVED
Michael Maracic
05/06/2024



EMERGENCY LEGEND

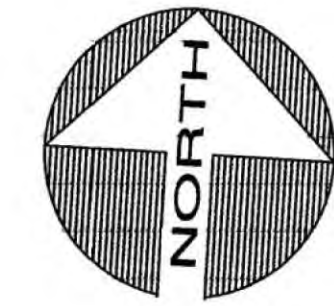
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OCCUPANT LOAD CALCULATION

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 12197 / 500 = 25 PERSONS
 TOTAL OCCUPANCY AS PER TABLE 1004.1.2 = 45 PERSONS

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

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



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

PROJECT
 RAISE EXISTING WAREHOUSE
 ROOF STRUCTURE AND ADD
 INTERIOR OFFICES

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

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 ZONING MAP#:
 OWNER:

DRAWN BY: MMG
 CHECKED BY: AFM

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



REVISION

REV. 0	07/10/2023	FINAL RECORD

TITLE
 LIFE SAFETY PLAN

DEPARTMENT OF BUILDINGS RECORD #

DISAPPROVED
 Michael Maracic
 05/06/2024

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

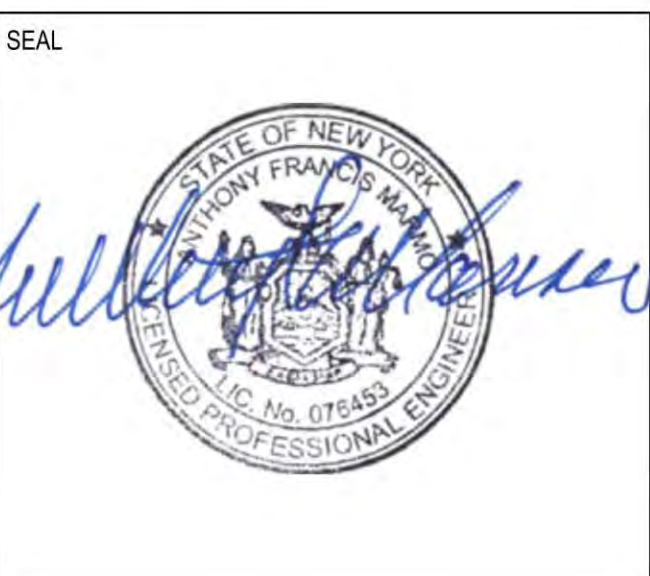
OWNER/CLIENT
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 NEW HYDE PARK, NY 11040

PROJECT
 RAISE EXISTING WAREHOUSE
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 ANTHONY F. MARMO, P.E.
 AFM INSPECTIONS & ENGINEERING, PLLC
 204 JERICHO TURNPIKE
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 BUILDING DEPT.:
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 OWNER:

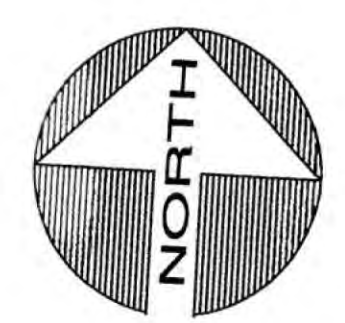
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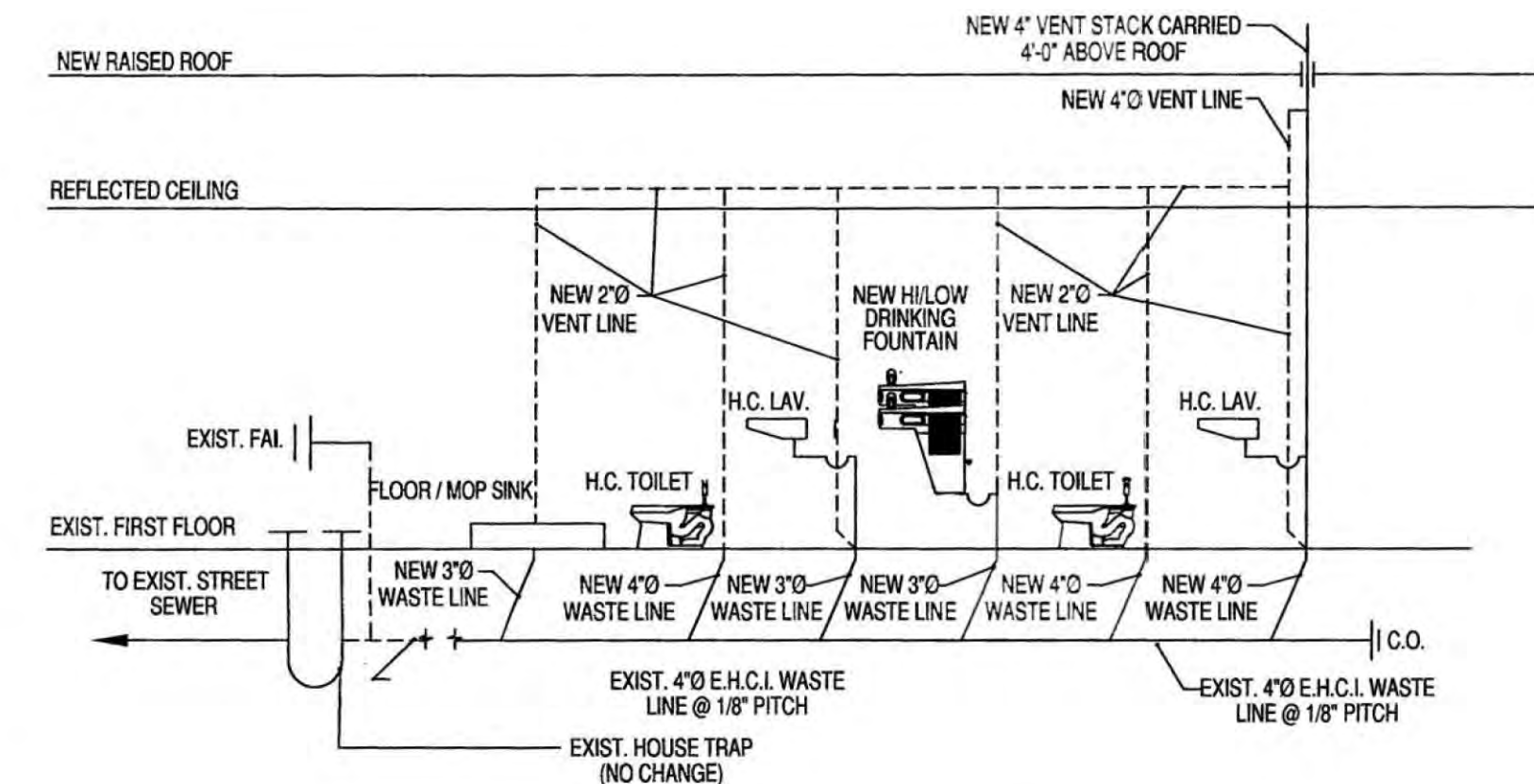
TITLE
 PLUMBING NOTES
 AND DRAWINGS

DEPARTMENT OF BUILDINGS RECORD #
 SHEET
 AB-A-400.00
 6 of 9

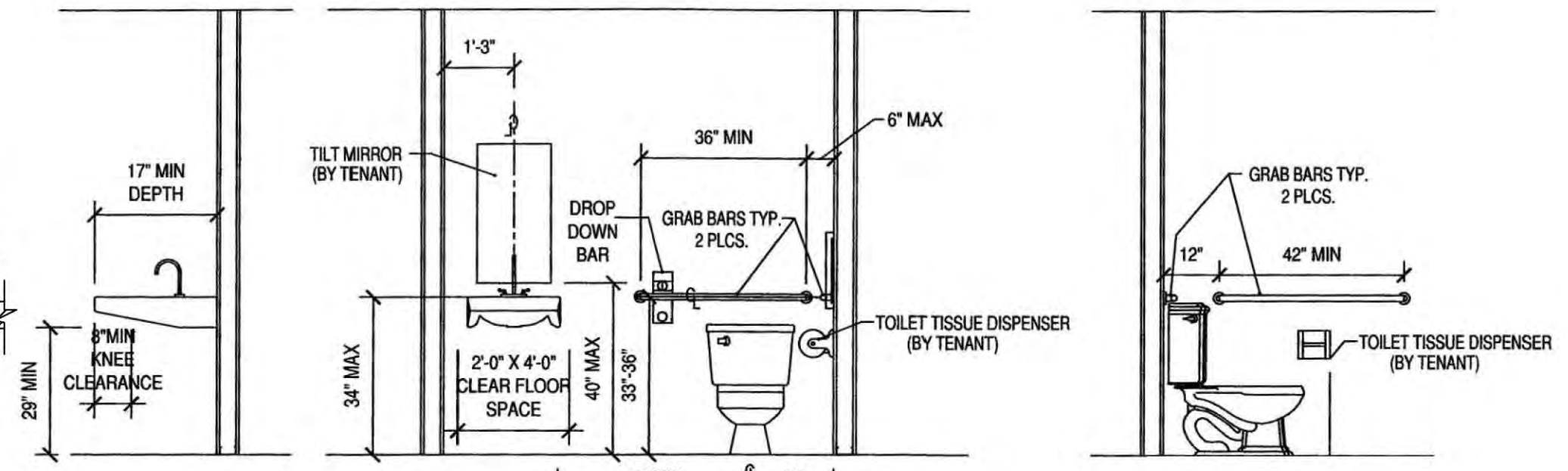


ZONING DATA
 SECTION: 8
 BLOCK: 190
 LOT: 15-19, 37-44
 ZONE: INDUSTRIAL "B"

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



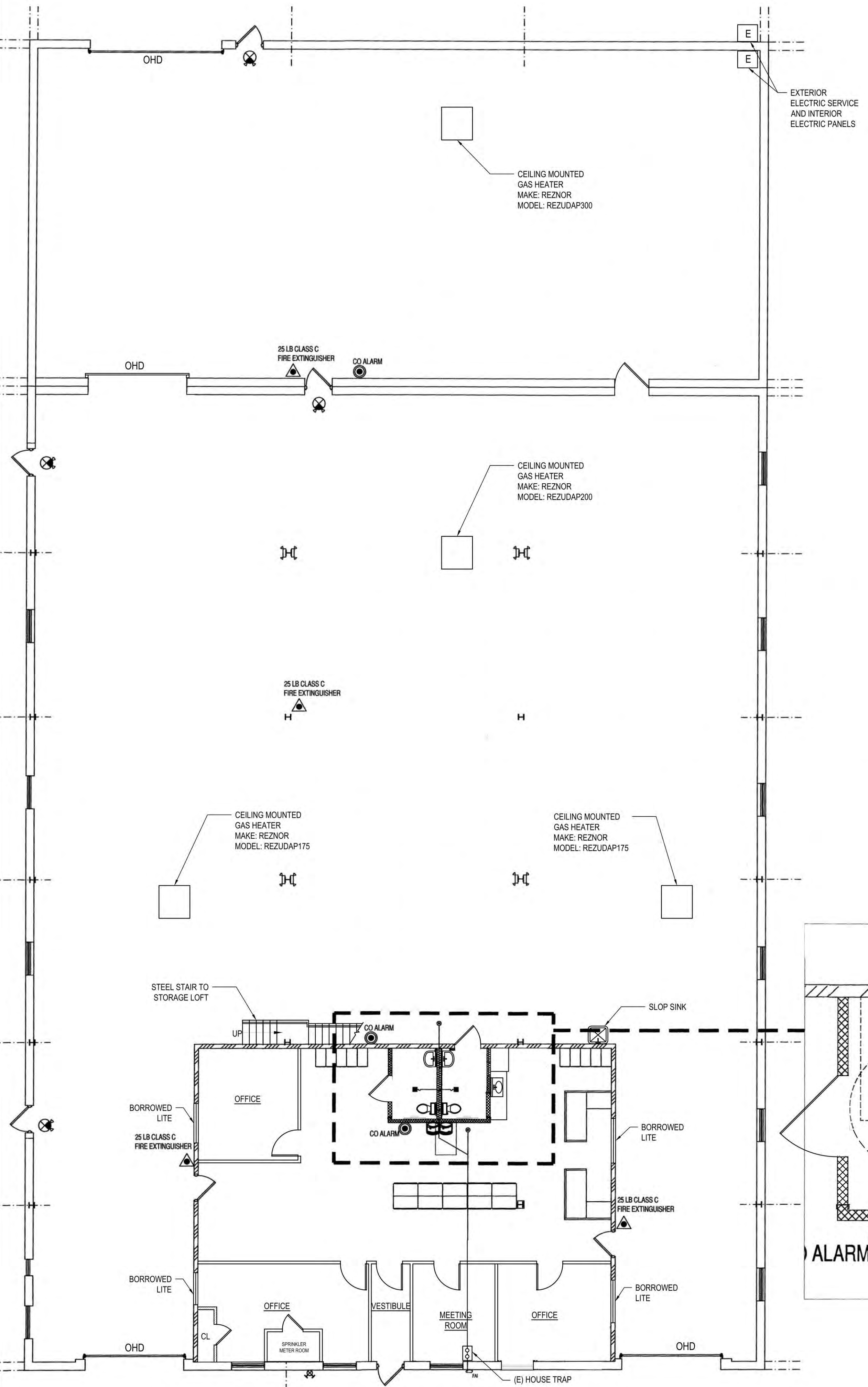
SANITARY RISER DIAGM
 SCALE: NTS



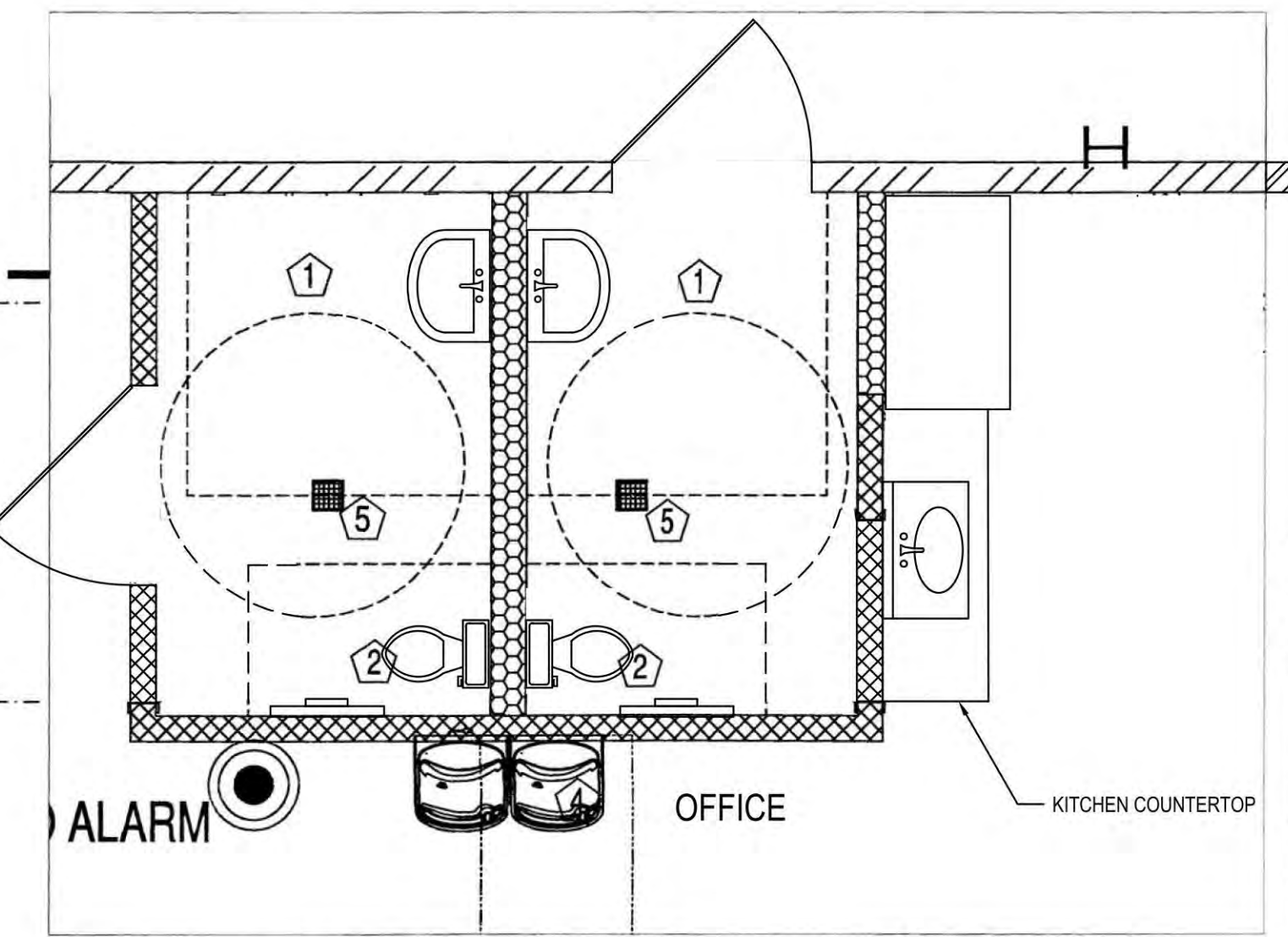
TOILET FIXTURE ELEVATIONS
 SCALE: NTS

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

DISAPPROVED
 Michael Maracic
 05/06/2024



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



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

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



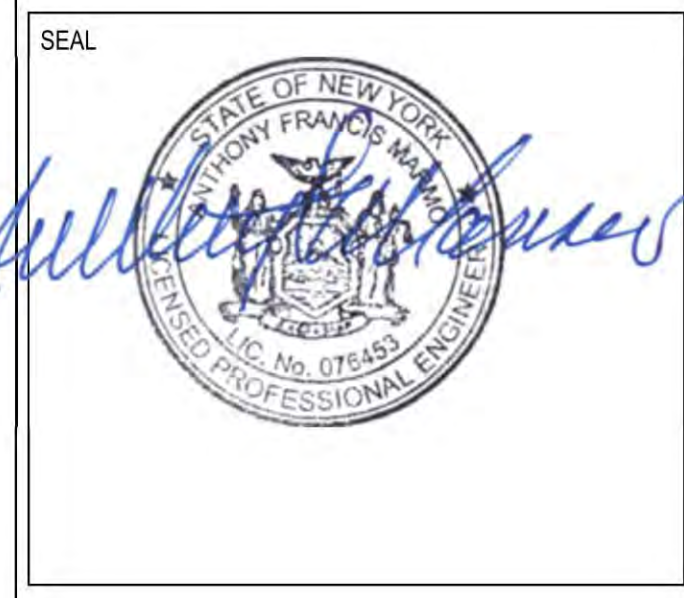
ZONING DATA
 SECTION: 8
 BLOCK: 190
 LOT: 15-19, 37-44
 ZONE: INDUSTRIAL "B"

PROJECT
 RAISE EXISTING WAREHOUSE
 ROOF STRUCTURE AND ADD
 INTERIOR OFFICES

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

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

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

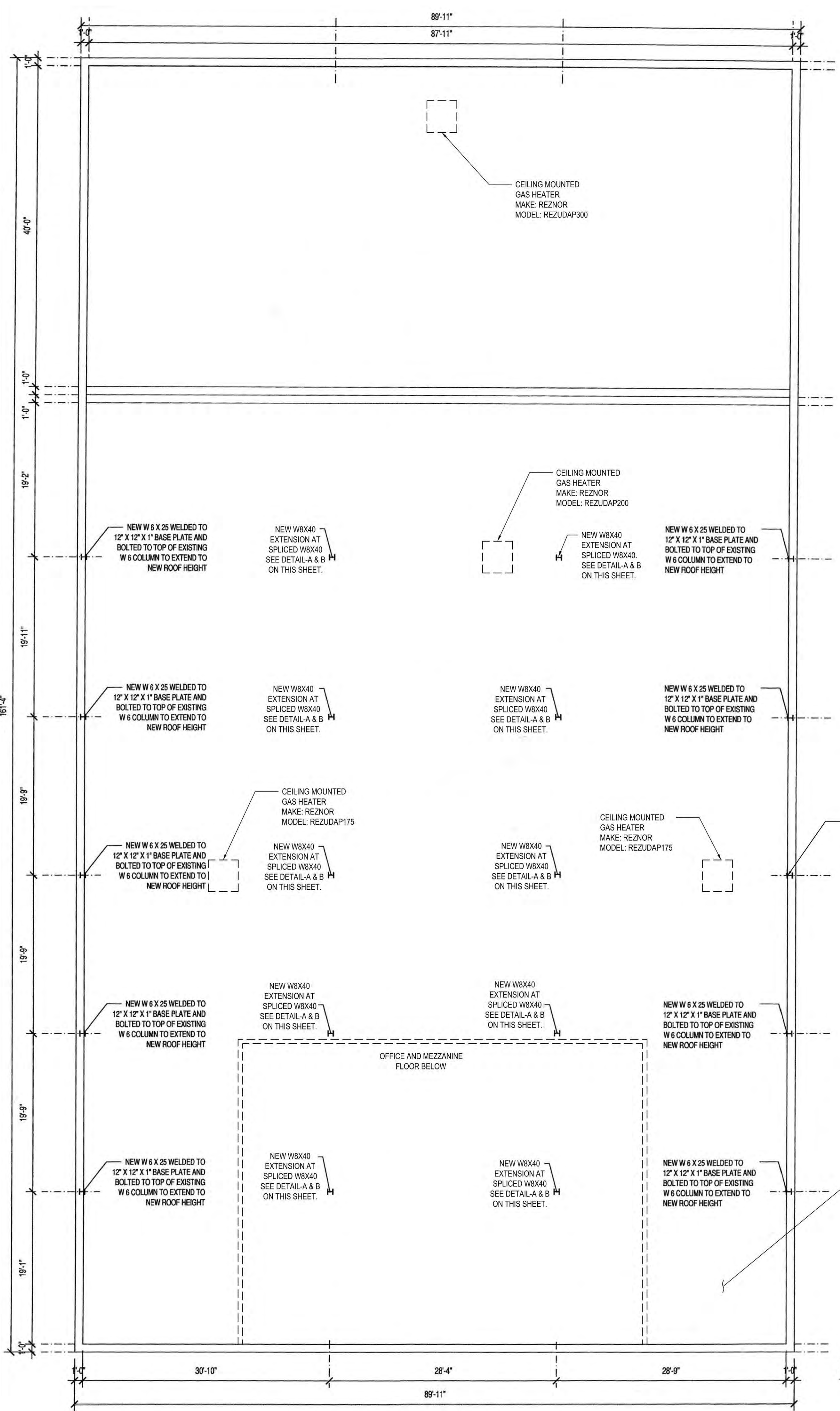


REVISION	DATE	DESCRIPTION
REV. 0	07/10/2023	FINAL RECORD
REV. 1	11/14/2023	FOR AMENDMENT

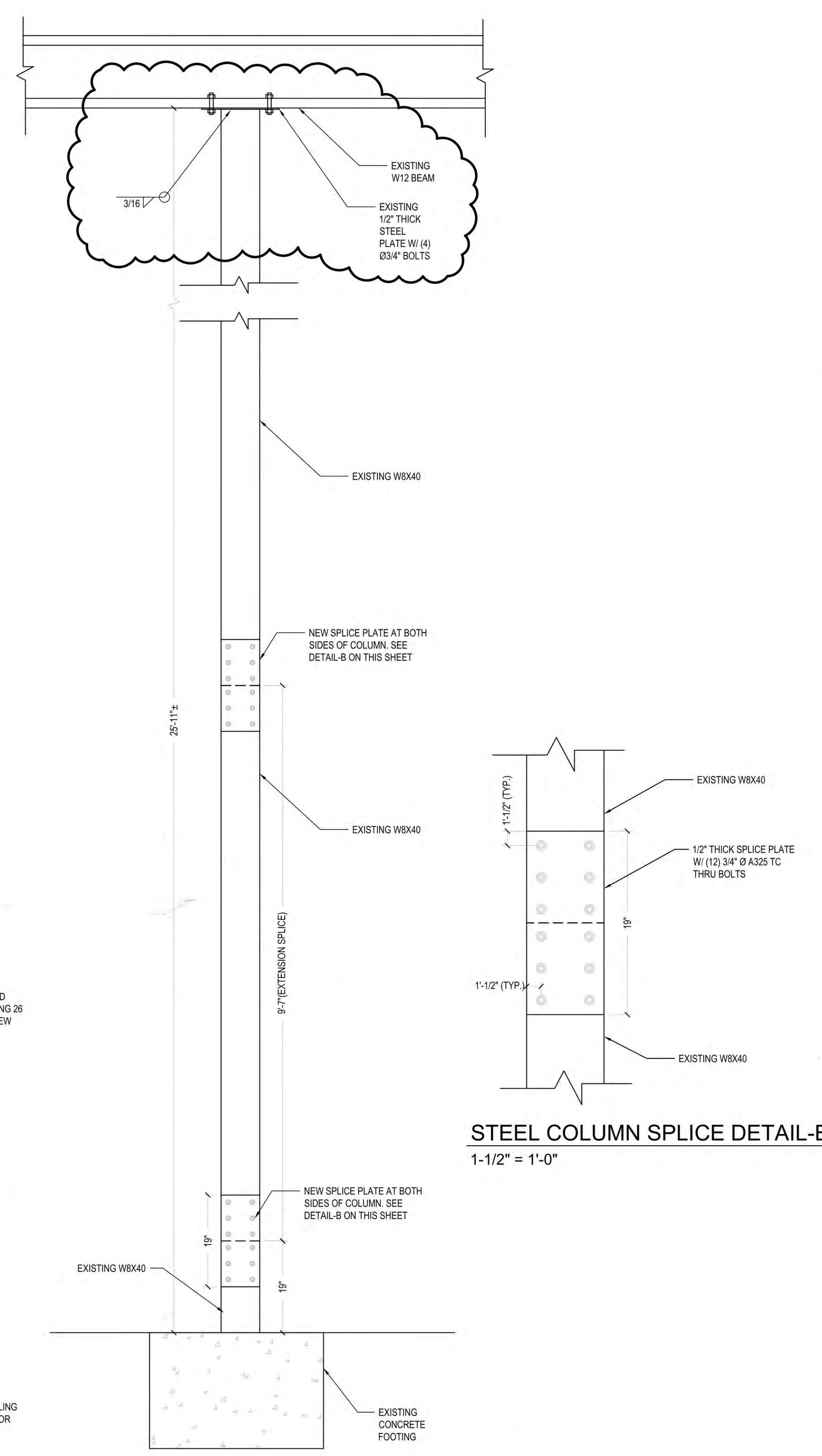
TITLE
 STRUCTURAL
 MODIFICATIONS

DEPARTMENT OF BUILDINGS RECORD #

SHEET
 AB-A-500.01
 7 of 9



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



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

STEEL COLUMN SPLICE DETAIL-B
 1-1/2" = 1'-0"

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

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

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

STEEL ROOF DECK
 A. STEEL ROOF DECK
 FURNISH DECK IN ACCORDANCE WITH STEEL DECK INSTITUTE STEEL ROOF DECK SPECIFICATIONS AND CODE OF RECOMMENDED STANDARD PRACTICE, ROOF DECK CONSTRUCTION, LATEST EDITION.
 TYPE: 1-1/2 INCH, 22 GA. GALVANIZED STEEL, WIDE RIB DECK, CONTINUOUS OVER THREE SPANS MINIMUM.
 ATTACHMENTS: WELD TO ALL SUPPORTS USING 5/8 INCH DIA. PUDDLE WELDS WITH WELDING WASHERS, FOUR PER SHEET WIDTH AT SUPPORTS AND AT 6 INCH SPACING ALONG EDGES PARALLEL TO DECK SPAN.
 SIDELAP FASTENERS: #12 TEK SCREWS, 2 PER SPAN
 PROVIDE 1" x 2-1/2 x 2-1/2 x 1/4 AT ROOF PERIMETER AND AROUND ALL ROOF PENETRATIONS UNLESS NOTED OR DETAILED OTHERWISE. SEE DETAIL FRAMING AT ROOF MOUNTED EQUIPMENT.

DISAPPROVED
 Michael Maracic
 05/06/2024

AS-BUILT

OWNER/CLIENT

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



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

PROJECT
RAISE EXISTING WAREHOUSE
ROOF STRUCTURE AND ADD
INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICHO TURNPIKE
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BUILDING DEPT.:
ZONING MAP#:
OWNER:

DRAWN BY: MMG
CHECKED BY: AFM

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

SEAL



REVISION		
REV. 0	07/10/2023	FINAL RECORD

TITLE
GENERAL NOTES,
ROOF PLAN AND
DETAIL

DEPARTMENT OF BUILDINGS RECORD #

SHEET

AB-A-600.00
8 of 9

HIGH ROOF LOADING SCHEDULE P.S.F.	
	ROOF
ROOFING, INSUL., & DECK	5
STEEL	10
MISC.	10
LIVE LOAD	30
TOTAL	55

GENERAL STEEL NOTES

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

STRUCTURAL STEEL NOTES

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9. ALL WELDING IN SUBJECT TO NONDESTRUCTIVE TESTING METHODS.
10. ALL FILLET WELDS SHALL BE A MINIMUM OF 1/4" INCH UNLESS NOTED OTHERWISE.
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15. ALL BEAMS ADJACENT TO MASONRY WALLS SHALL HAVE ADJUSTABLE CHANNEL TYPE ANCHORS, AS MANUFACTURED BY HOHMANN & BARNARD OR APPROVED EQUAL.
16. SUBMIT STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. NO ERECTION TO COMMENCE UNTIL SHOP DRAWINGS ARE APPROVED.

WELDING SPECIFICATIONS

1. OPERATORS SHALL BE QUALIFIED AS PER AWS STANDARD QUALIFICATION PROCEDURE, AND SHALL BE N.Y.C. LICENSED WELDERS.
2. EQUIPMENT SHALL PROVIDE PROPER CURRENT TO PRODUCE SATISFACTORY WELDS.
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4. SURFACES TO BE WELDED SHALL BE FREE FROM LOOSE SCALE, RUST, GREASE, PAINT OR OTHER FOREIGN MATERIAL. MILL SCALE THAT WITHSTANDS VIGOROUS WIRE BRUSHING MAY REMAIN. A LIGHT FILM OF LINSEED OIL MAY BE DISREGARDED. JOINT SURFACES SHALL BE FREE OF FINS AND TEARS.
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7. ELECTRODES TO BE E70XX.

STEEL ROOF DECK

A. STEEL ROOF DECK

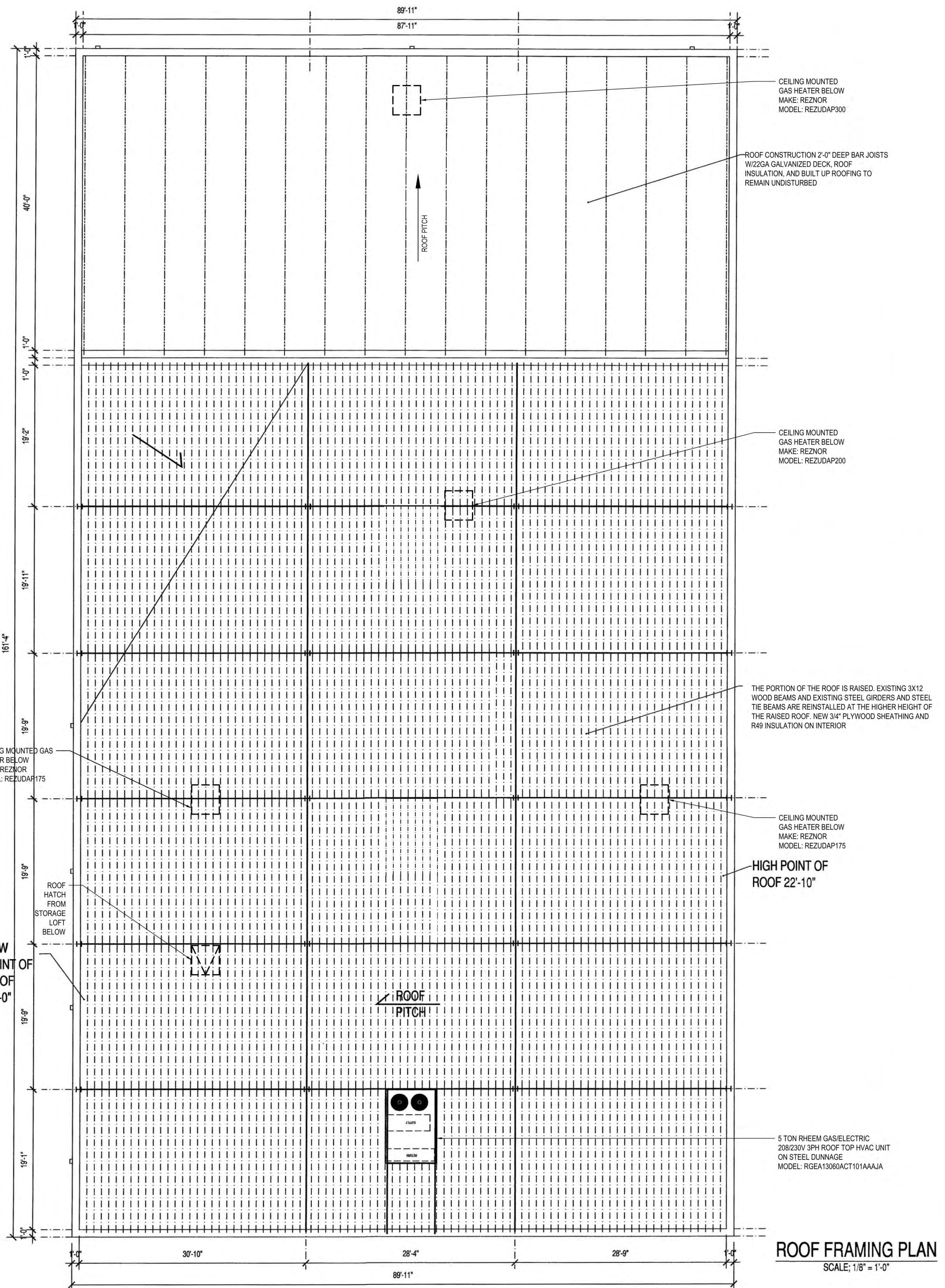
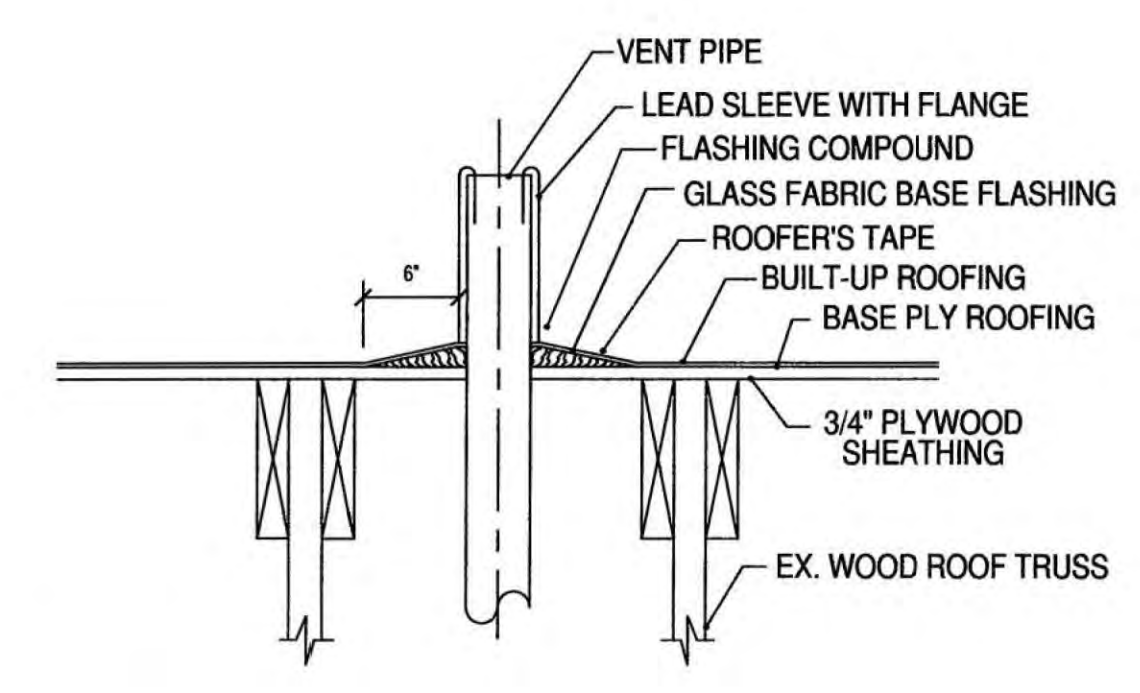
FURNISH DECK IN ACCORDANCE WITH STEEL DECK INSTITUTE STEEL ROOF DECK SPECIFICATIONS AND CODE OF RECOMMENDED STANDARD PRACTICE, ROOF DECK CONSTRUCTION, LATEST EDITION.

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

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

SIDLAP FASTENERS: #12 TEK SCREWS, 2 PER SPAN

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



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

DISAPPROVED
Michael Maracic
05/06/2024

AS-BUILT

OWNER/CLIENT

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

PROJECT

RAISE EXISTING WAREHOUSE
ROOF STRUCTURE AND ADD
INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.
AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICO 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



REVISION

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

TITLE

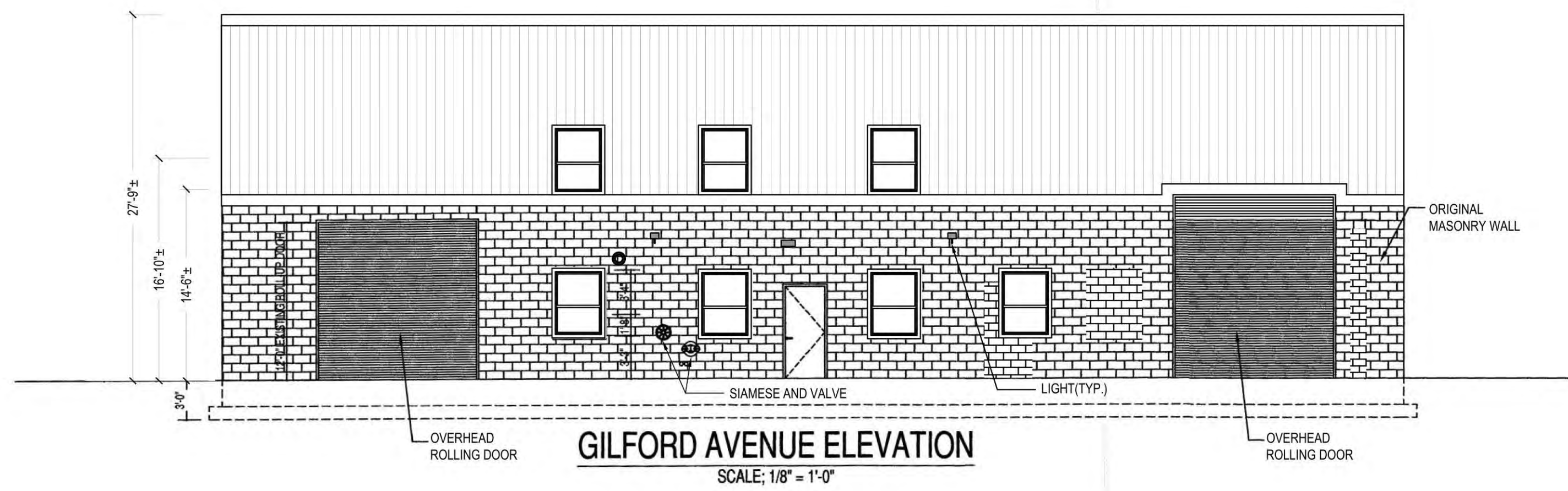
EXTERIOR
ELEVATIONS

DEPARTMENT OF BUILDINGS RECORD #

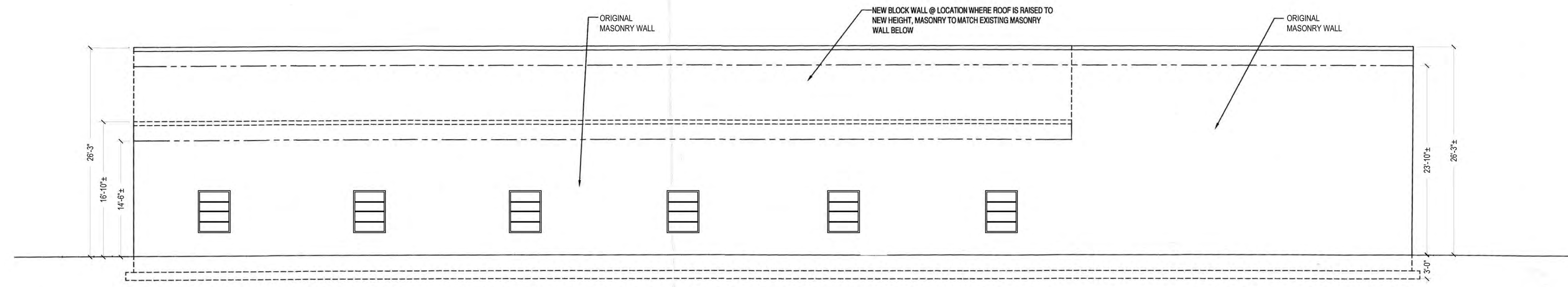
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AB-A-700.00

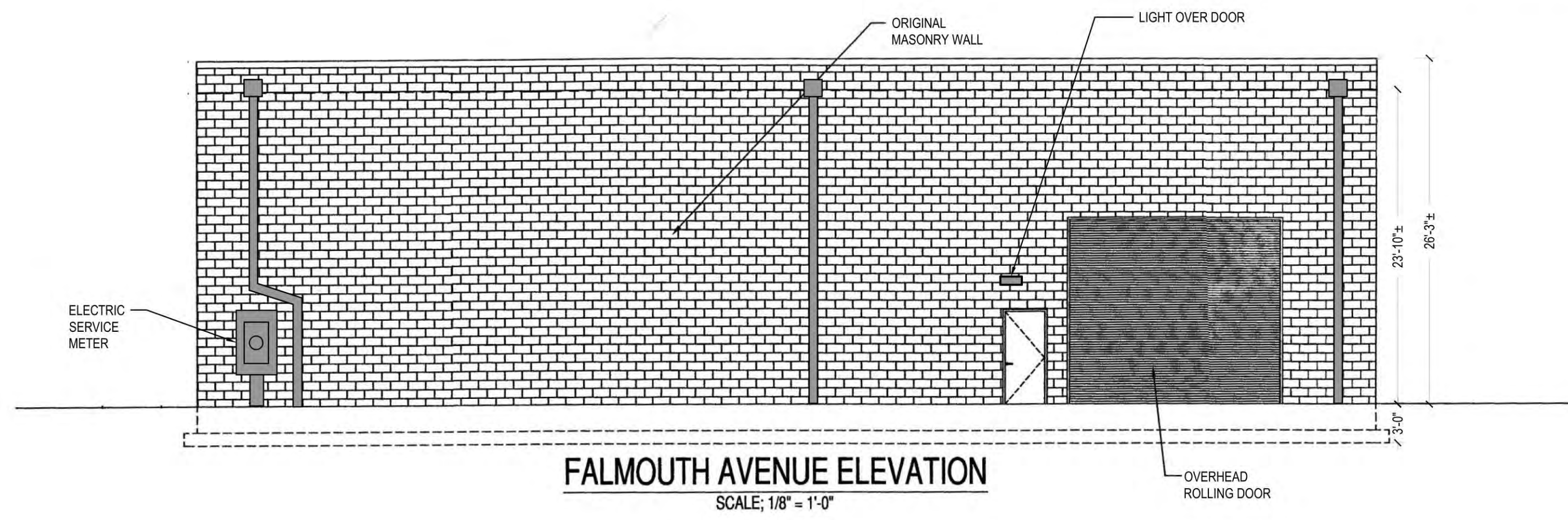
9 OF 9



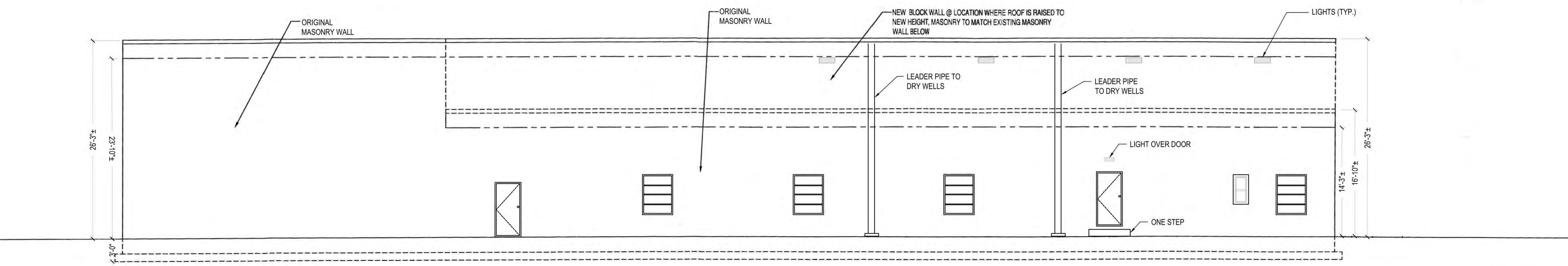
GILFORD AVENUE ELEVATION
SCALE: 1/8" = 1'-0"



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



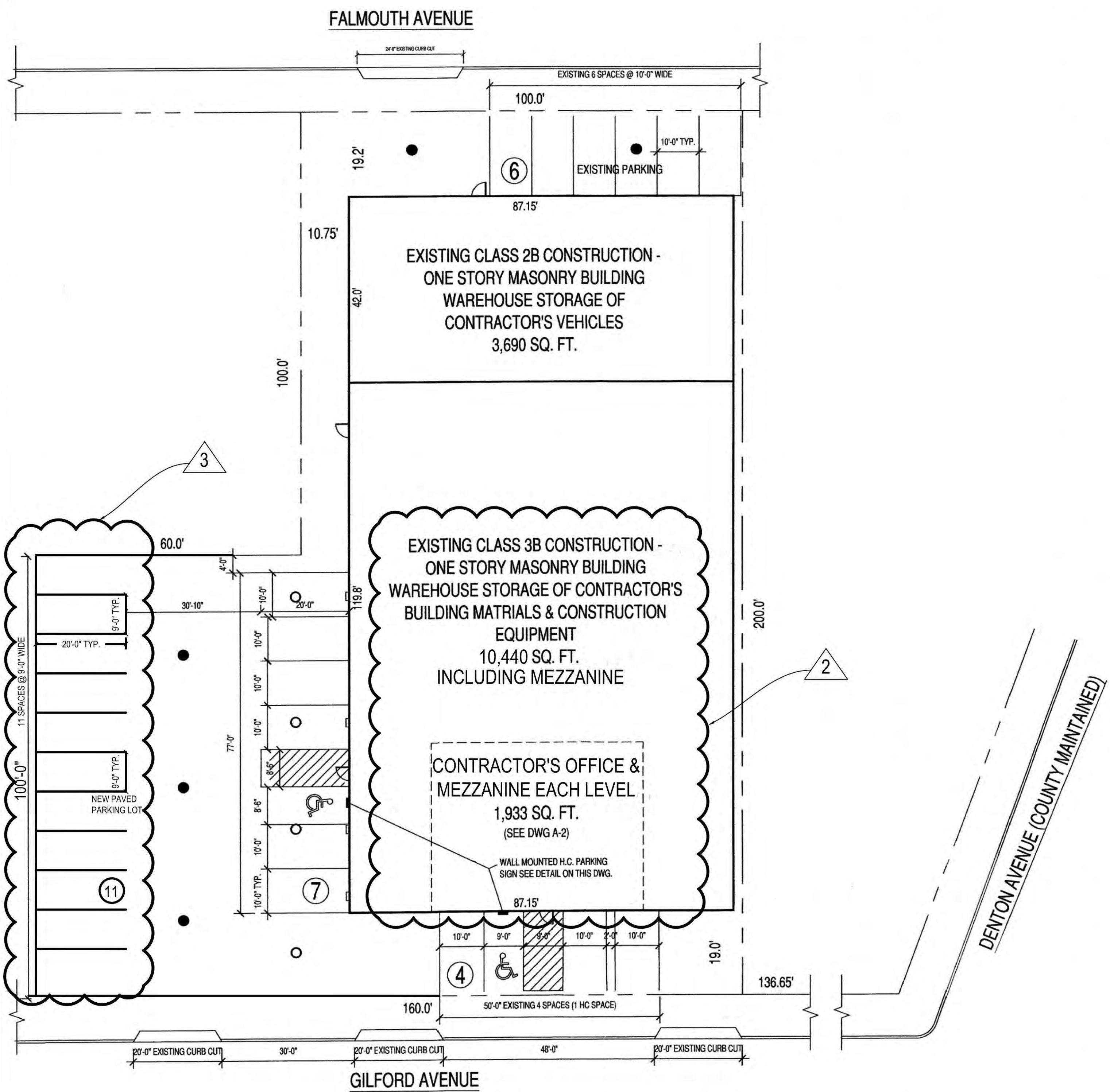
FALMOUTH AVENUE ELEVATION
SCALE: 1/8" = 1'-0"



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

DISAPPROVED
Michael Maracic
05/06/2024

AS-BUILT



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

GENERAL NOTES

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

ZONING AND PARKING CALCULATIONS

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

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

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

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

OWNER/CLIENT

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

PROJECT
RAISE EXISTING WAREHOUSE
B' ROOF STRUCTURE AND ADD
INTERIOR OFFICES

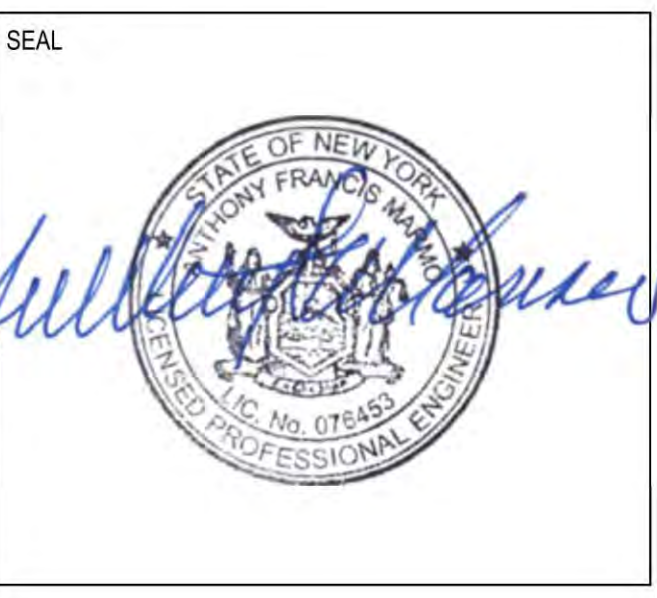
ENGINEER

ANTHONY F. MARMO, P.E.

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

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

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



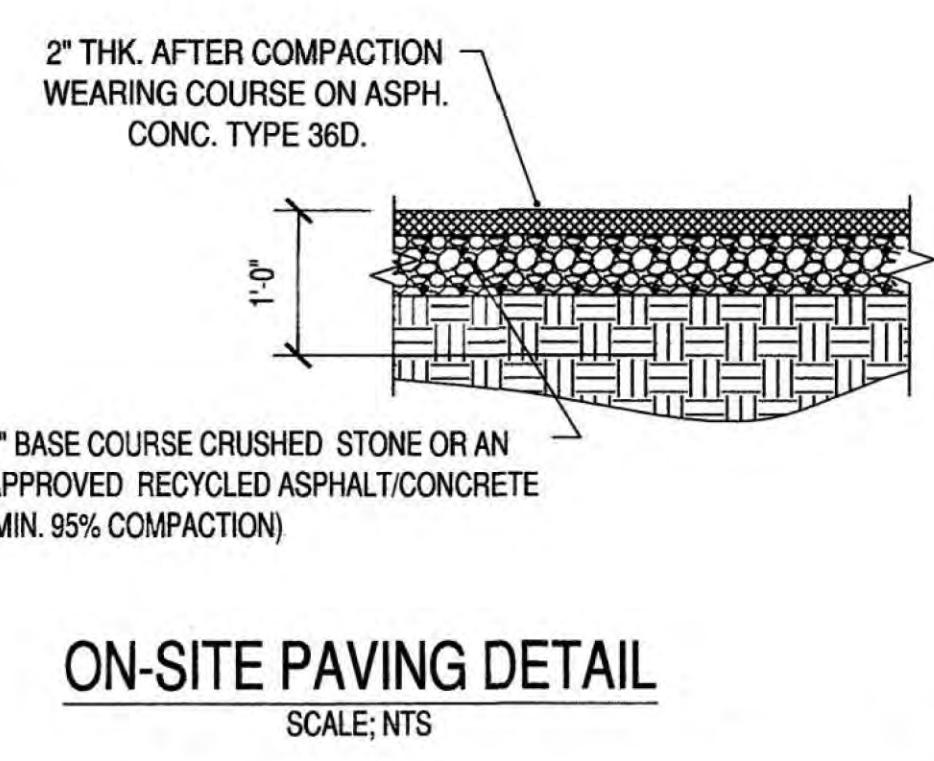
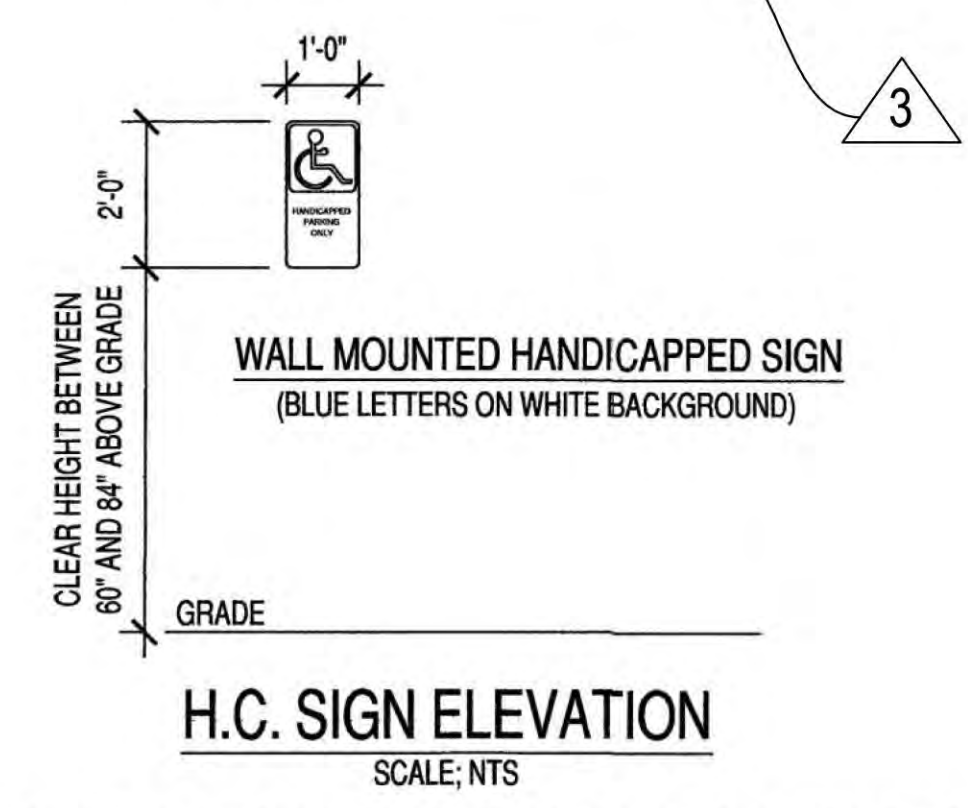
REVISION		
REV. 0	07/10/2023	FINAL RECORD
REV. 1	07/30/2023	FOR AMENDMENT
REV. 2	12/28/2023	FOR TOWN BOARD APPROVAL
REV. 3	03/11/2023	CHANGE PARKING CALCULATIONS

TITLE

SITE PLAN

DEPARTMENT OF BUILDINGS RECORD #

SHEET
SP-100-00
1 of 2



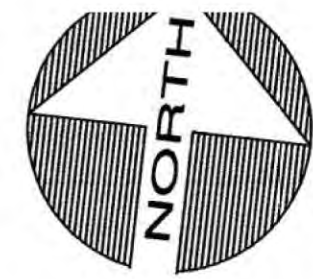
NOTES

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

DISAPPROVED

Michael Maracic
05/06/2024

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



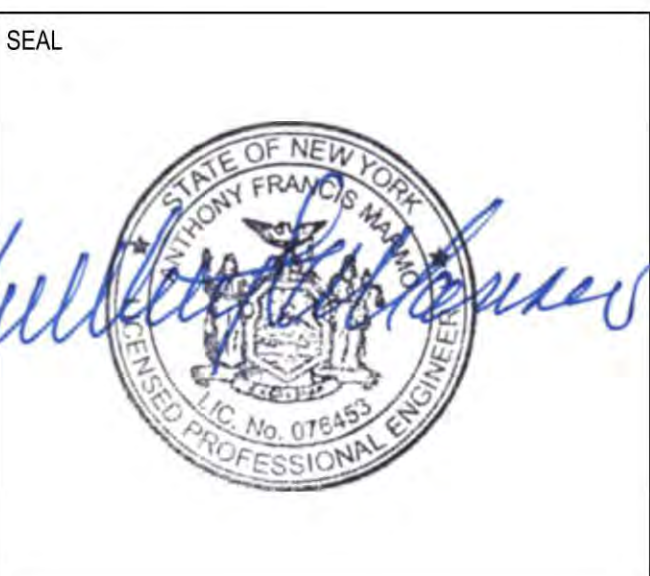
ZONING DATA
 SECTION: 8
 BLOCK: 190
 LOT: 15-19, 37-44
 ZONE: INDUSTRIAL "B"

PROJECT
 RAISE EXISTING WAREHOUSE
 ROOF STRUCTURE AND ADD
 INTERIOR OFFICES

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

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

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

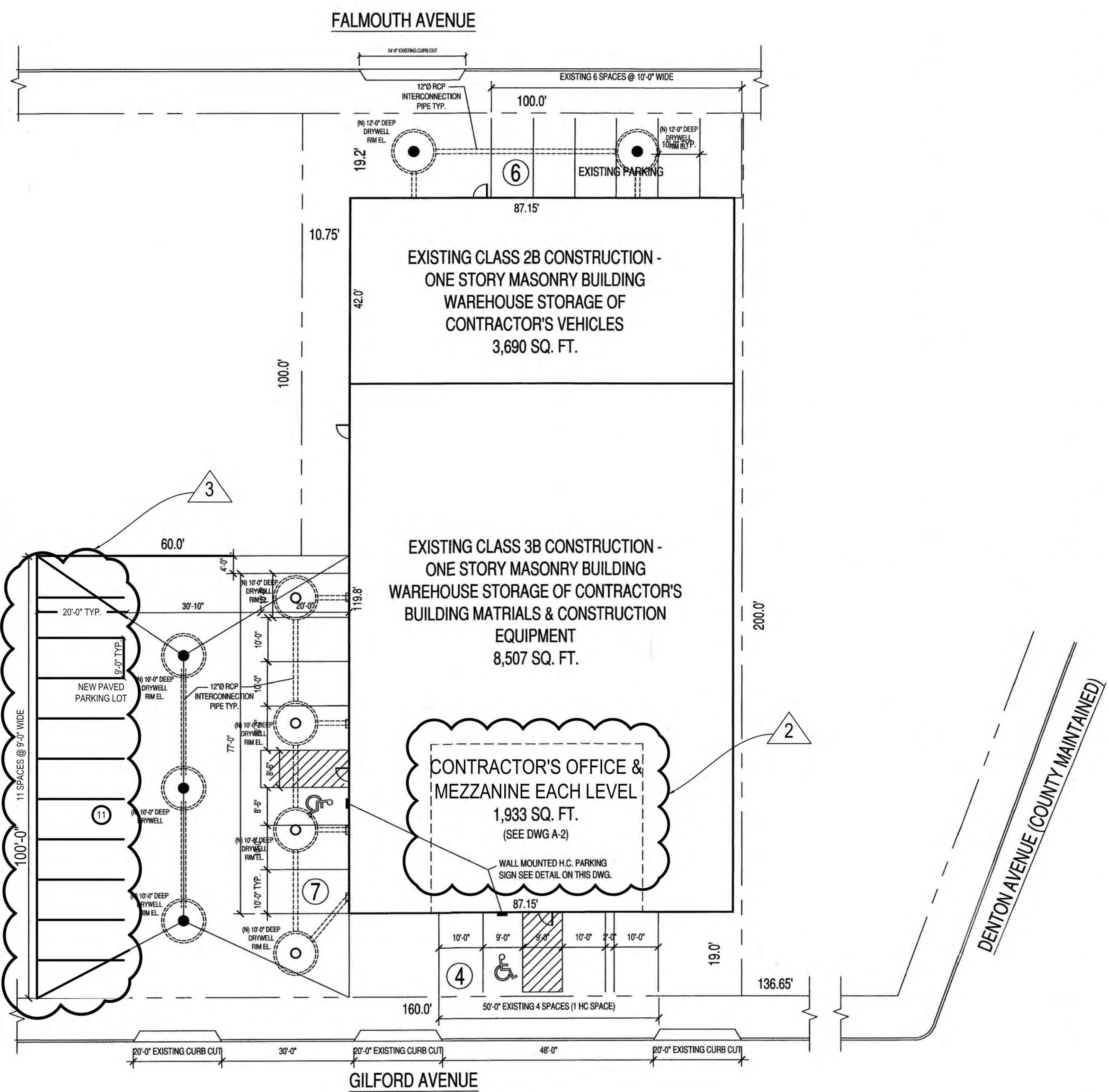


REVISION	DATE	DESCRIPTION
REV. 0	07/10/2023	FINAL RECORD
REV. 1	12/29/2023	FOR TOWN BOARD APPROVAL

TITLE
 SITE PLAN

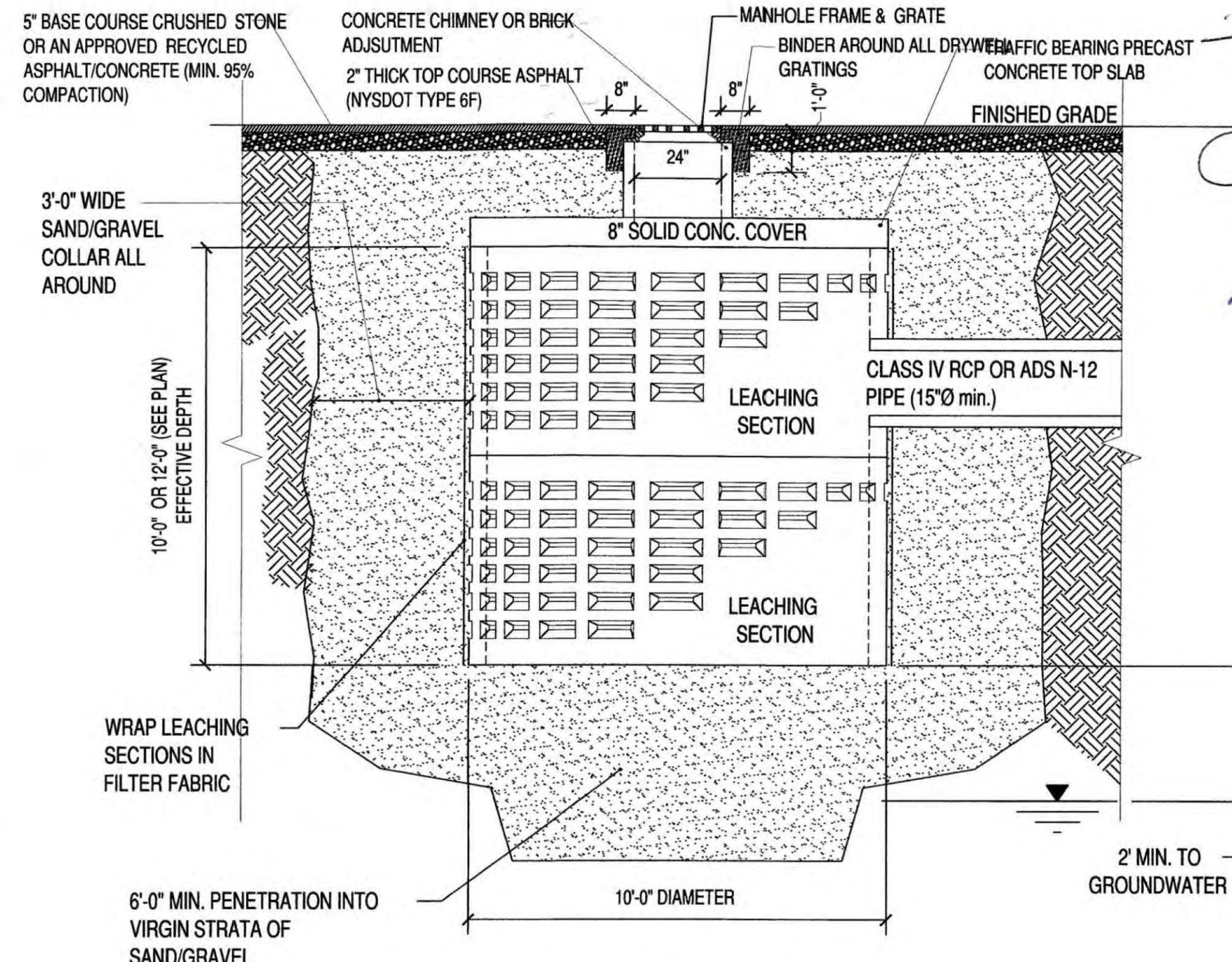
DEPARTMENT OF BUILDINGS RECORD #

SHEET
 SP-200.00
 2 OF 2



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

SITE DRAINAGE CALCULATIONS
 AREA #1
 BUILDING AREA - HIGH ROOF AREA = 3,690 SQ. FT.
 SITE AREA # 1 = 19.17' X 100.0' + 10.75' X 61.2' =
 1917 + 657.9 = 2,574.9
 TOTAL AREA # 1 = 3,690 + 2,574.9 = 6,264.9
 6,264.9 X 1 X .25 = 1,566.23 CU. FT.
 1,566.23 / 68.42 = 22.89 / 2 = 11.44 FT. DEEP
 (2) 10'-WIDE X 12' DEEP DRYWELLS
 PROVIDED @ FALMOUTH AVENUE
 AREA #2
 BUILDING AREA - LOW ROOF AREA = 10,440 SQ. FT.
 10,440 X 1 X .25 = 2,610.14 CU. FT.
 2,610.14 / 68.42 = 38.15 / 4 = 9.53 FT. DEEP
 (4) 10'-WIDE X 10' DEEP DRYWELLS
 FOR LOW ROOF DRAINAGE PROVIDED
 SITE AREA # 2 = 60.00' X 100.0' + 19 X 87.15 + 38.8 X 10.75 =
 6,000 + 1,656 + 417.1 = 8,073.1 SQ. FT.
 8,073.1 X 1 X .25 = 2,018.25 CU. FT.
 2,018.25 / 68.42 = 29.50 / 3 = 9.83 FT. DEEP
 (3) 10'-WIDE X 10' DEEP DRYWELLS
 PROVIDED @ GILFORD AVENUE



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

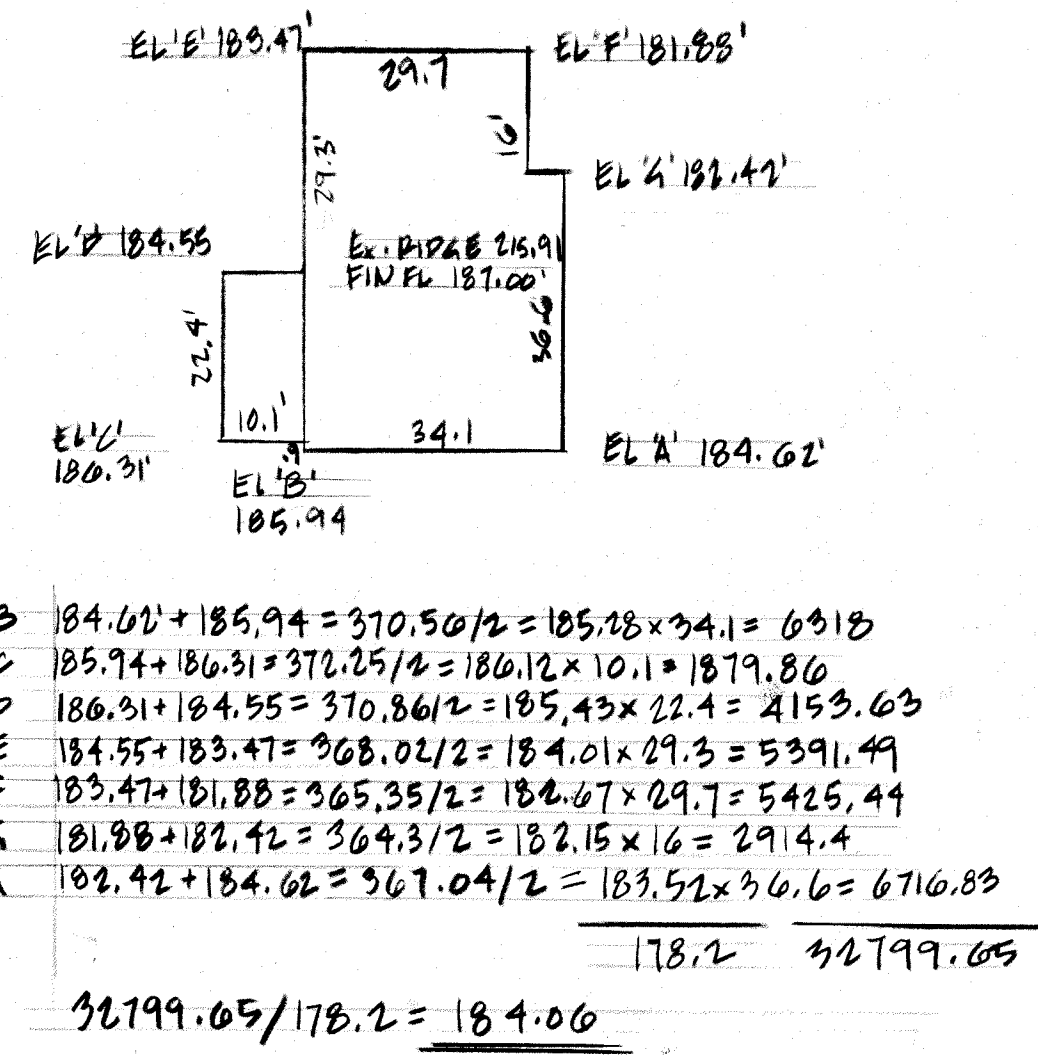
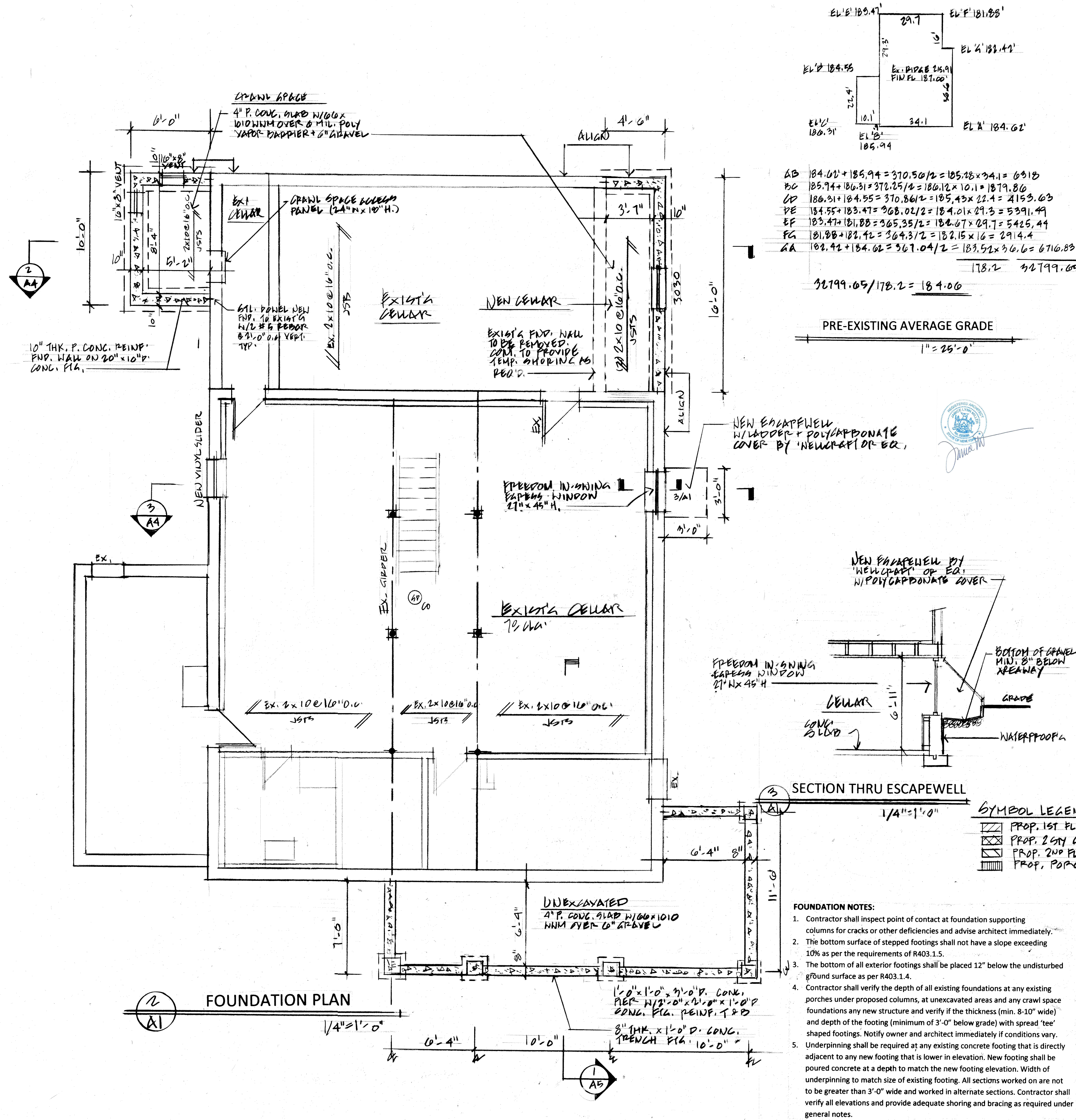
- NOTES:
- CONTRACTOR MAY USE A DOME COVER FOR RESIDENTIAL ROOF LEACHING POOLS ONLY OR WHERE DEEMED NECESSARY BY AN ENGINEERING INSPECTOR. THE VOLUME OF A DOME COVER SHALL NOT BE USED TOWARDS THE REQUIRED STORMWATER CAPACITY.
 - FOR ALL DRAINAGE STRUCTURES, A MAXIMUM OF 6 INCHES OF BRICK AND MORTAR OR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

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

DISAPPROVED
 Michael Maracic
 05/06/2024

Information indicated on these plans obtained from a field observation by the architect. The Architect does not assume any liability for concealed or hidden construction that does not conform to code. The homeowner is responsible to reveal concealed/underground conditions at the inspector's request. Any work not conforming to these drawings is not the responsibility of the architect.

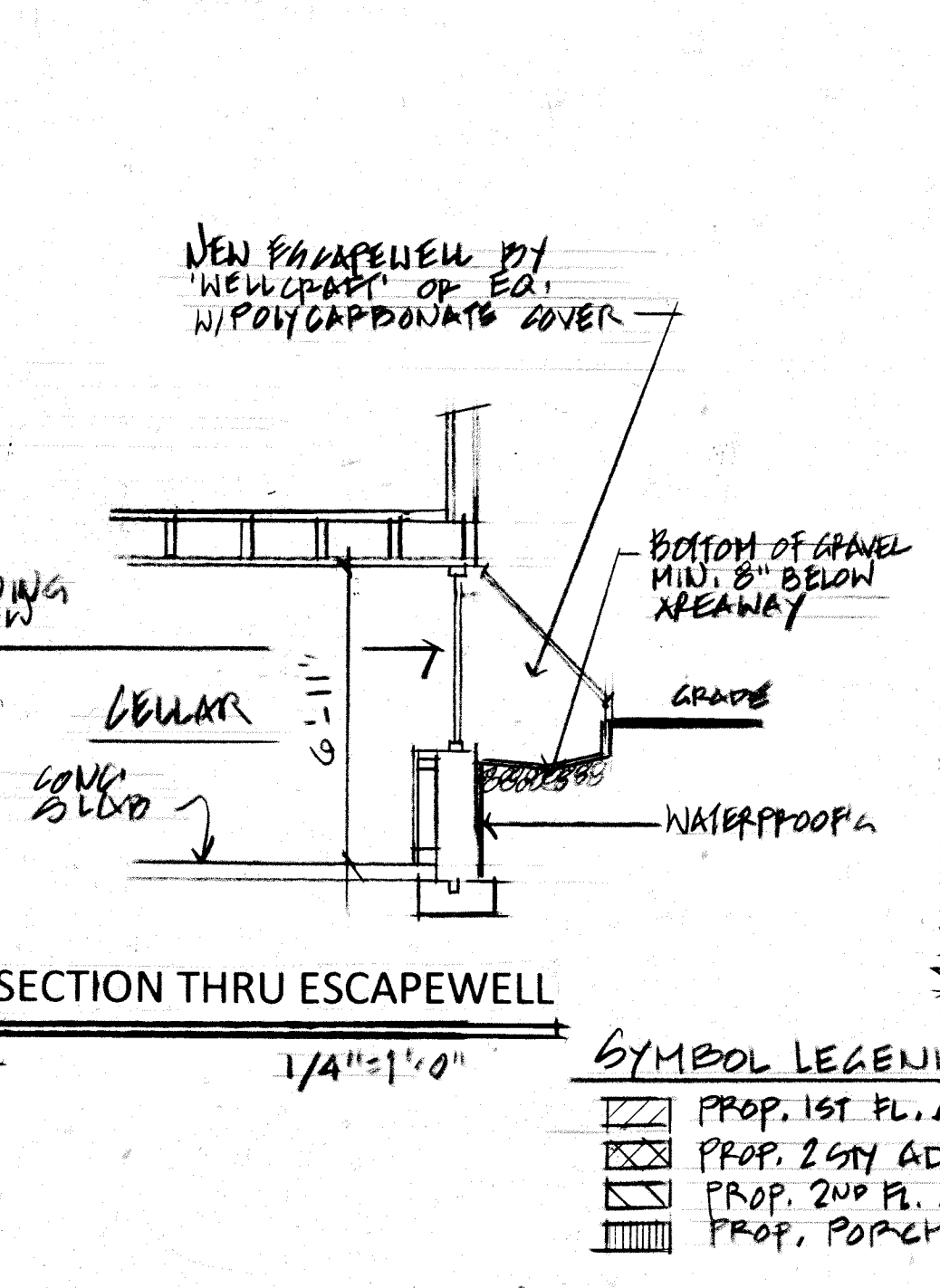
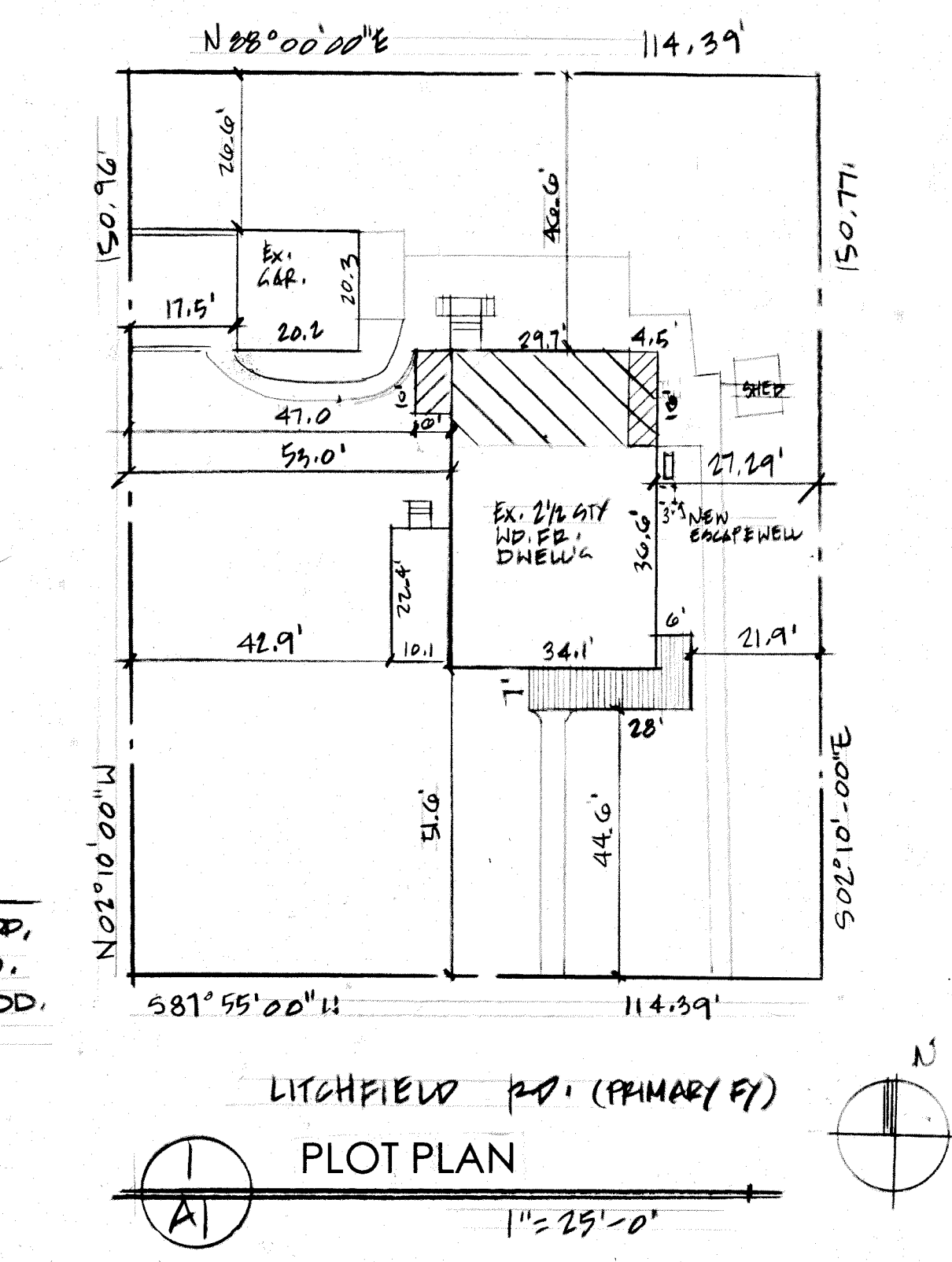
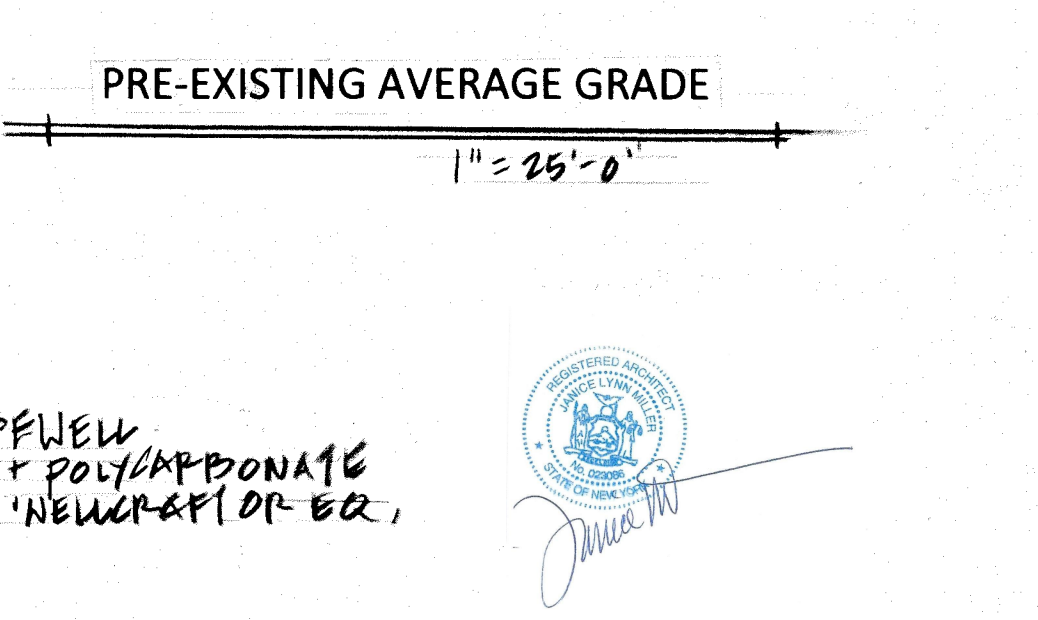
#21648



ZONING ANALYSIS

TOWN OF NORTH HEMPSTEAD
REQUIREMENT 'A' DISTRICT
SECTION 5 BLOCK 20 LOT 191

ISSUE	PERMITTED	EXIST	PROPOSED
MIN. LOT AREA	8500 SF	17,268 SF	17,268 SF
LOT COVERAGE	4317 SF 49.7%	1949 SF (HOUSE) 410 SF (GAR) 2350 SF 13.6%	2080 SF 410 SF 2490 SF 14.4%
MIN. FRONT YARD (MINIMUM)	35'	51.0'	24.0'
MIN. FRONT YARD (MINIMUM)	30'	42.9'	42.9'
AVER. FRONT YARD		43.32'	
MIN. REAR YARD	15'	46.0'	46.0'
MIN. SIDE YARD	10'	27.29'	27.29'
MAX. HEIGHT	30'	31.85'	24.83'
MAX. EAVE HGT.	22'	21'	21'
GROUND FL. AREA	1st FL. 1949 SF 2nd FL. 1298 SF GARAGE 410 SF TOTAL 3607 SF 4000 SF MAX.	1949 SF 1298 SF 410 SF 3607 SF 20.8%	2080 SF 1794 SF 410 SF 4284 SF 24.8%



- #### FOUNDATION NOTES:
- Contractor shall inspect point of contact at foundation supporting columns for cracks or other deficiencies and advise architect immediately.
 - The bottom surface of stepped footings shall not have a slope exceeding 10% as per the requirements of R403.1.5.
 - The bottom of all exterior footings shall be placed 12\"/>

- #### NOTES:
- GENERAL CONTRACTOR SHALL VERIFY LOCATION OF ALL BUILDING SETBACK LINES BY A LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF WORK.
 - GENERAL CONTRACTOR SHALL LOCATE ALL SERVICE, ELECTRICAL, TELEPHONE, H.V.A.C.
 - PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR SHALL VERIFY ALL FINISH FLOOR ELEVATIONS IN NEW AND EXISTING AREAS AND ADJUST TOP OF NEW FOUNDATION WALL.
 - ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
 - GENERAL CONTRACTOR SHALL VERIFY ADEQUATE DEPTH OF FOUNDATION WALL (3') UNDER PRIOR TO POURING NEW FOUNDATION WALL.
 - CONTRACTOR SHALL ENSURE PROPER DRAINAGE AND WATERPROOFING AT PERIMETER OF NEW CONSTRUCTION AND REGRADE AS REQUIRED.

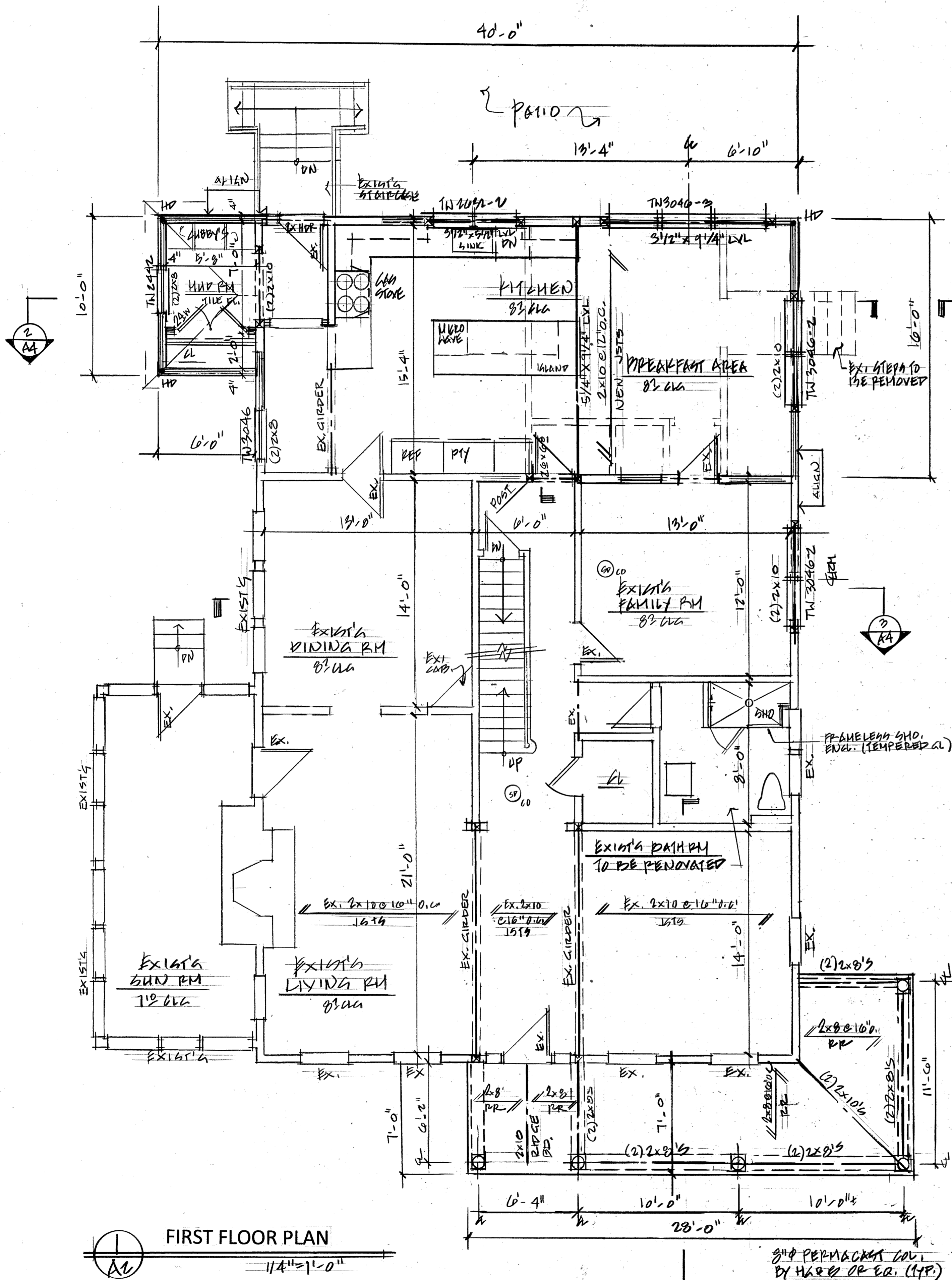
- ### GENERAL NOTES
- These general notes are part of the plans and specs and are to be complied with in all respects. More restrictive notes mentioned elsewhere are to take precedence over these notes.
 - All construction shall comply with the rules and regulations of the building code of N.Y. state and local towns and/or villages and other agencies having jurisdiction over the required work for this project. This shall not be construed to mean that any requirements set forth on the drawings may be modified because they are not specifically required by code.
 - Contractor shall inspect premises and verify all dimensions and job conditions prior to submitting bid. Any discrepancies or ambiguities shall be brought to the attention of the architect.
 - No construction or demolition work to commence before building department having jurisdiction issues a building permit.
 - All contractors shall be fully covered by workmen's compensation insurance and such insurance as may be required by local laws.
 - Contractor shall guarantee for a period of (1) year from the date of final completion and acceptance by the owner all work performed under their respective contracts.
 - Owner to provide building permit, survey and final survey.
 - Contractor to expedite the work and establish with owner a completion date.
 - Do not scale drawings, written dimensions supercede scaled dimensions.
 - If during the course of construction, a condition exists which differs from that indicated on the plans, contractor to notify owner/architect of any discrepancies prior to continuation of the work. Should he fail to follow this procedure he assumes all responsibility and liability arising therefrom.
 - All work listed on the construction plans and shown or implied on all drawings shall be supplied by the contractor whose building trade status requires same.
 - Contractor shall provide all necessary support, bracing, shoring, etc. as may be required for the construction of the project and restore any portion of building damaged during alteration.
 - Contractor shall provide and install temporary partitions, fencing, lighting, etc. to protect existing construction so the owner may continue to occupy the building in a safe and sanitary manner.
 - Construction and removal of debris shall be carried out progressively in order to keep adjacent spaces as clean as possible.
 - Contractor shall repair, or replace, to match existing condition, all surfaces, trim, doors, etc. damaged during the progress of the work or the removal of which necessitated by the work.
 - Architect shall not be responsible for the contractor's execution of the work not according to plans and specifications.
 - Contractors shall, upon completion of their respective work, remove from the premises all debris, tools, excess materials and appurtenances, and to leave the premises in "room clean" condition. These drawings are to be utilized only for this project.
 - SITING**
 - Contractor shall strip topsoil from location of new construction and upon completion of construction topsoil to be replaced and raked clean, free of debris.
 - Grading around new construction shall slope away from house and blend into existing.
 - Excess fill to be removed from site, unless otherwise directed.
 - Final landscape by owner.
 - Contractor shall repair or replace existing walks, driveways, etc. damaged by construction.
 - Do not backfill against foundation walls unless they are properly braced by floor slabs, temporary shoring or balanced fill. Slabs to be placed on undisturbed soil or compacted fill free of all organic materials.
 - Provide 15M felt membrane over trowelled-on mastic for dampproofing on all foundation walls.
 - Upon backfilling foundation, treat soil for termite protection in addition to providing termite shields and wolmanized sills.
 - STRUCTURAL WORK**
 - Dimensions shown on these plans are nominal.
 - Contractor shall field verify actual dimensions.
 - Dimensions for framing are for rough framing.
 - Contractor to provide any temporary shoring, underpinning, and/or temporary structural work required for the adequate execution to the job.
 - CONCRETE & FOUNDATIONS**
 - Soil bearing capacity assumed to be 3000 PSI, should poorer conditions be encountered, actual bearing capacity to be determined and footings to be redesigned.
 - All concrete work to conform to latest ACI code.
 - All concrete to be a minimum 3500 PSI at 28 days, reinforcing steel shall conform to ASTM A-615 Grade 60. All foundations to be adequately braced prior to backfilling.
 - Contractor to provide and coordinate installation of all sleeves required to accommodate plumbing, mechanical and electrical trades.
 - Wall forms to be in place 3 days minimum.
 - Provide 2\"/>

JANICE MILLER
ARCHITECT
516-944-9371

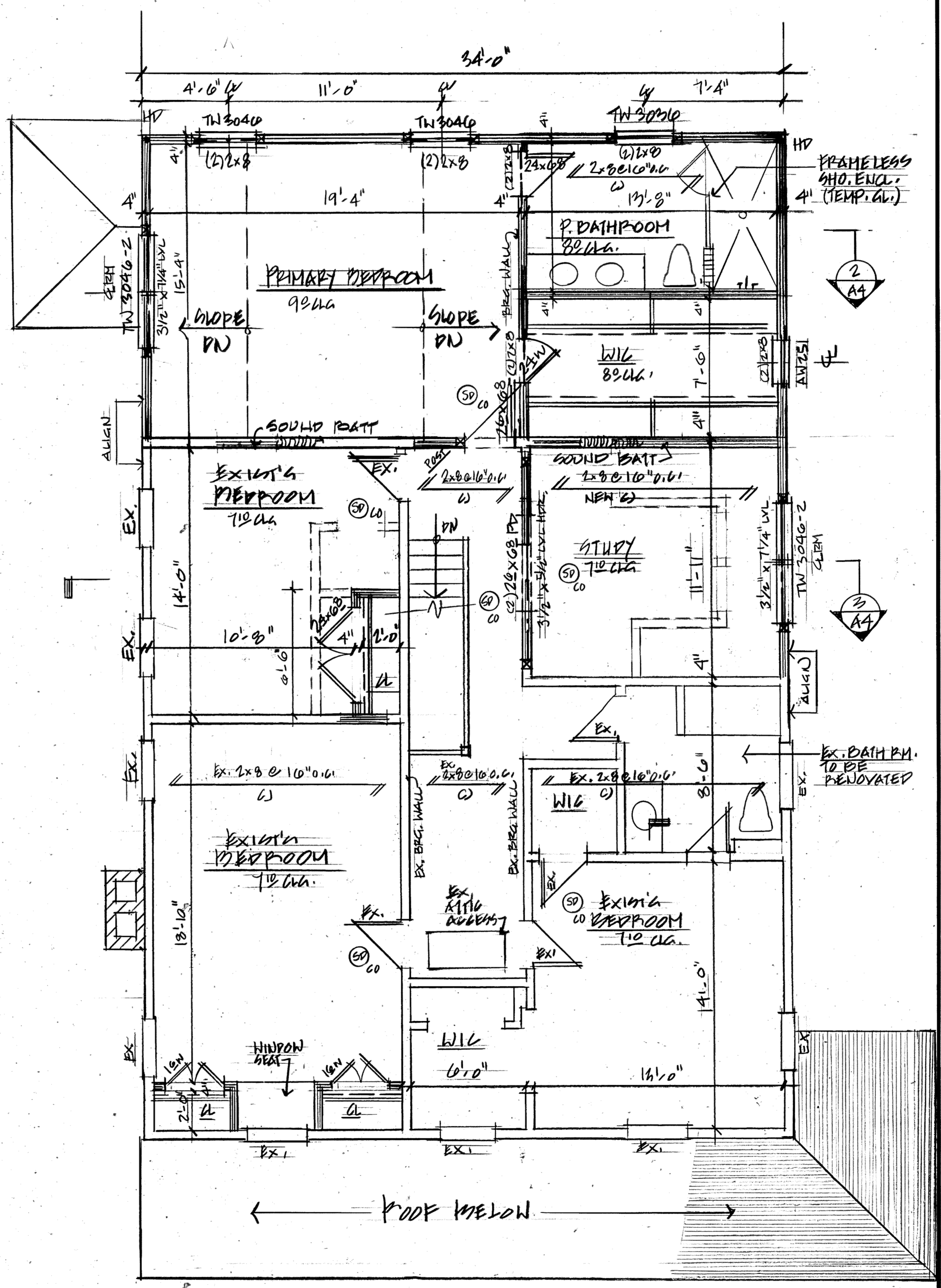
STOLPER RESIDENCE
59 Litchfield Rd. Port Washington, N.Y.

PLOT PLAN, FOUNDATION PLAN

REVISIONS	DATE	DRAWING
11/26/25	11/1/24	A1
DRAWN	SCALE	FILE
JLM	AS NOTED	2405



FIRST FLOOR PLAN
1/4" = 1'-0"



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

65. Contractor shall repair, or replace all surfaces, trim, doors, etc. damaged during the progress of the work.
66. All gypsum wallboard to be screw applied.
67. Provide caulking at all wood/masonry and metal joints, exterior doors and windows.
68. Provide foam backer rod where required at deep joints.
69. All shower doors and other glass less than 24" A.F.F. to be tempered (min. 3/16" thickness.)
70. Chimney construction shall conform to chapter 10 IRC.
71. Chimney outlets shall not be lower than the top of any window within 20 feet, nor less than 2' above the combustible part of the roof or building within 10' but shall not be less than 3' above the highest point where the chimney passes through the roof IRC.
72. Install metal flashing around all roof penetrations.
73. Attics to have access and cross ventilation as per IRC.
74. Stairs, doors and exits shall comply with R311, R312 and R314 of IRC.
75. Place hurricane clips on all roof rafters.
76. Place double headers and trimmers around all stair and skylight openings.
77. All supply and exhaust intake and outlets to be equipped with tight shut damper at building envelope to minimize air leakage.
78. Provide minimum 100 cfm mechanical exhaust from bathrooms and 150 cfm mechanical ventilation in kitchen areas.
79. Provide combustion air for fuel burning equipment as per IRC.
80. Boilers, hot water heaters and fuel gas equipment as per IRC.
81. Provide Simpson strong tie joist hangers at all flush header conditions.
82. Provide carbon monoxide detector on each floor as per Nassau County Public Health ordinance.
83. All windows that serve as emergency egress shall comply with R310 IRC.

- WINDOW NOTES**
1. ALL WINDOW UNITS SIZES AND MANUFACTURER CATALOG NUMBERS ARE ANDERSEN - 400 SERIES (UNLESS OTHERWISE NOTED), WITH PERMASHIELD FINISH, ARGON FILLED INSULATING GLASS, WOOD GRILLES AND INSECT SCREENS.
 2. UNIT DIMENSIONS ARE GIVEN FOR INFORMATIONAL PURPOSES ONLY. ROUGH OPENING DIMENSIONS SHALL BE VERIFIED AND DETERMINED IN THE FIELD.
 3. CONSULT WITH OWNER FOR ANY EXISTING WINDOW REPLACEMENTS.
 4. WINDOWS TO BE HIGH PERFORMANCE LOW-E TYPE-NITR-CERTIFIED WITH "U" VALUE OF 35 OR LESS.
 5. SEE FLOOR PLAN FOR WINDOWS DESIGNATED FOR EGRESS. EGRESS WINDOWS TO BE CASEMENT UNITS BY ANDERSEN WITH MODIFIED COLONIAL DIVIDED LIGHT TO MATCH PROFILE OF DOUBLE HUNG UNITS.
 6. EGRESS WINDOW UNITS SHALL MEET OR EXCEED THE FOLLOWING DIMENSIONS:
 - CLEAR OPERABLE AREA OF 5.70 AT FIRST FLOOR
 - CLEAR OPERABLE WIDTH OF 20 INCHES
 - CLEAR OPERABLE HEIGHT OF 24 INCHES
 7. CONSULT WITH WINDOW MANUFACTURER REGARDING APPROPRIATE HARDWARE FOR EGRESS WINDOWS STRAIGHT ARM OR SLIT ARM WHEN SPECIFYING CASEMENT WINDOWS FOR REQUIRED OPENING AREA.
 8. ALL GLAZING AND ASSEMBLIES SHALL COMPLY WITH SECTION R808 OF THE RESIDENTIAL BUILDING CODE OF NEW YORK STATE. PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS - PARTIAL LIST (SEE CODE FOR ADDITIONAL LOCATIONS)
 - a. INDIVIDUAL SIDELITES WITH 24" OF DOOR ARC & BOTTOM IS < 60" ABOVE FLOOR GRADE.
 - b. GLAZING ADJACENT TO WITHIN 36" OF STAIR, LANDINGS & RAMPS & BOTTOM IF < 60" ABOVE FLOOR GRADE.
 - c. GLAZING ADJACENT TO STAIRS WITHIN 60" HORIZ. OF BOTTOM TREAD.
 - d. SIDE-HINGED DOORS AND STORM DOORS
 - e. GLAZING IN RAILINGS
 - f. GLAZING WITHIN TUBS AND SHOWERS
 - g. GLAZING IN INDIVIDUAL PANELS MEETING ALL:
 - EXPOSED AREA > 9 S.F.
 - BOTTOM EDGE < 18" ABOVE FLOOR
 - TOP EDGE > 36" ABOVE FLOOR
 - AT LEAST ONE WALKING SURFACE WITHIN 36"
 9. FOR ANY WINDOWS WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
 10. GLAZING IN FIXED AND SLIDING OR HINGED PANELS OF GLASS DOORS.



SYMBOL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW WOOD FRAME WALLS: 2" x 4" WOOD STUDS @ 16" O.C. w/5/8" GYP BD. EACH SIDE.
	NEW EXTERIOR WALLS: 2" x 4" WOOD STUDS @ 16" O.C. INSULATION AS SPECIFIED, 1/2" CDX PLYWOOD SHEATHING, TYVEK HOUSEWRAP, SIDING AS SPECIFIED.
	NEW POURED CONCRETE FOUNDATION WALLS
	BRICK VENEER
	STONE VENEER
	NEW HARD WIRED SMOKE/CARBON MONOXIDE DETECTOR
	EGRESS WINDOW
	HOLD DOWN
	POCKET DOOR

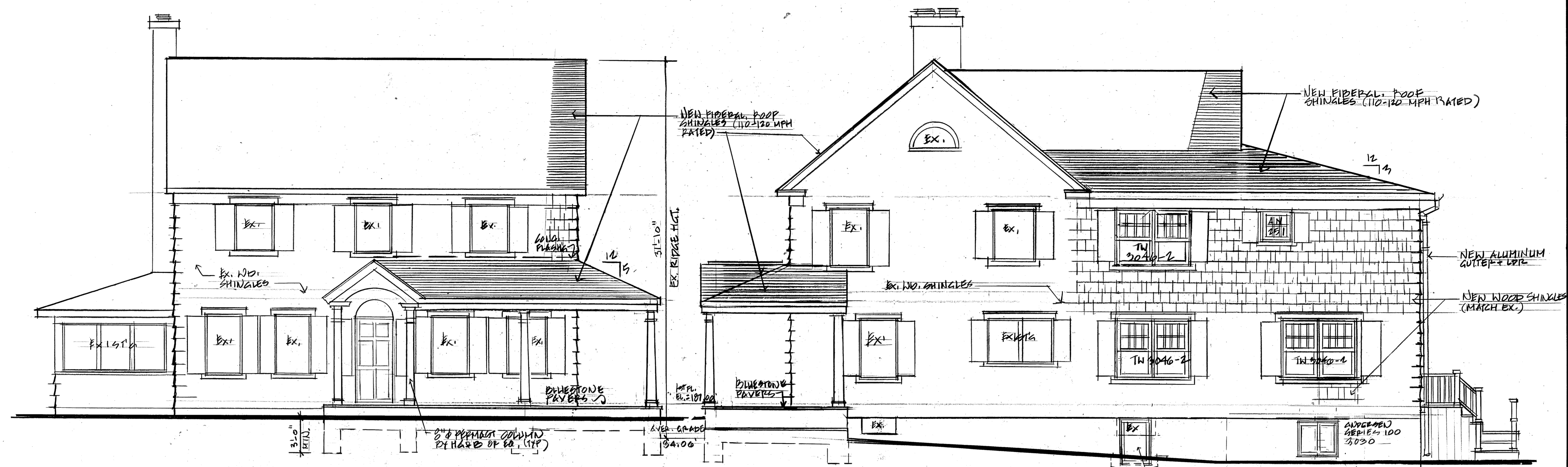
JANICE MILLER
ARCHITECT
516-941-9571

STOLPER RESIDENCE
59 Litchfield Rd. Port Washington, N.Y.
FIRST & SECOND FL. PLANS

REVISIONS	DATE	DRAWING
	11/1/24	A2
DRAWN	SCALE	FILE
JLM	1/4" = 1'-0"	2405

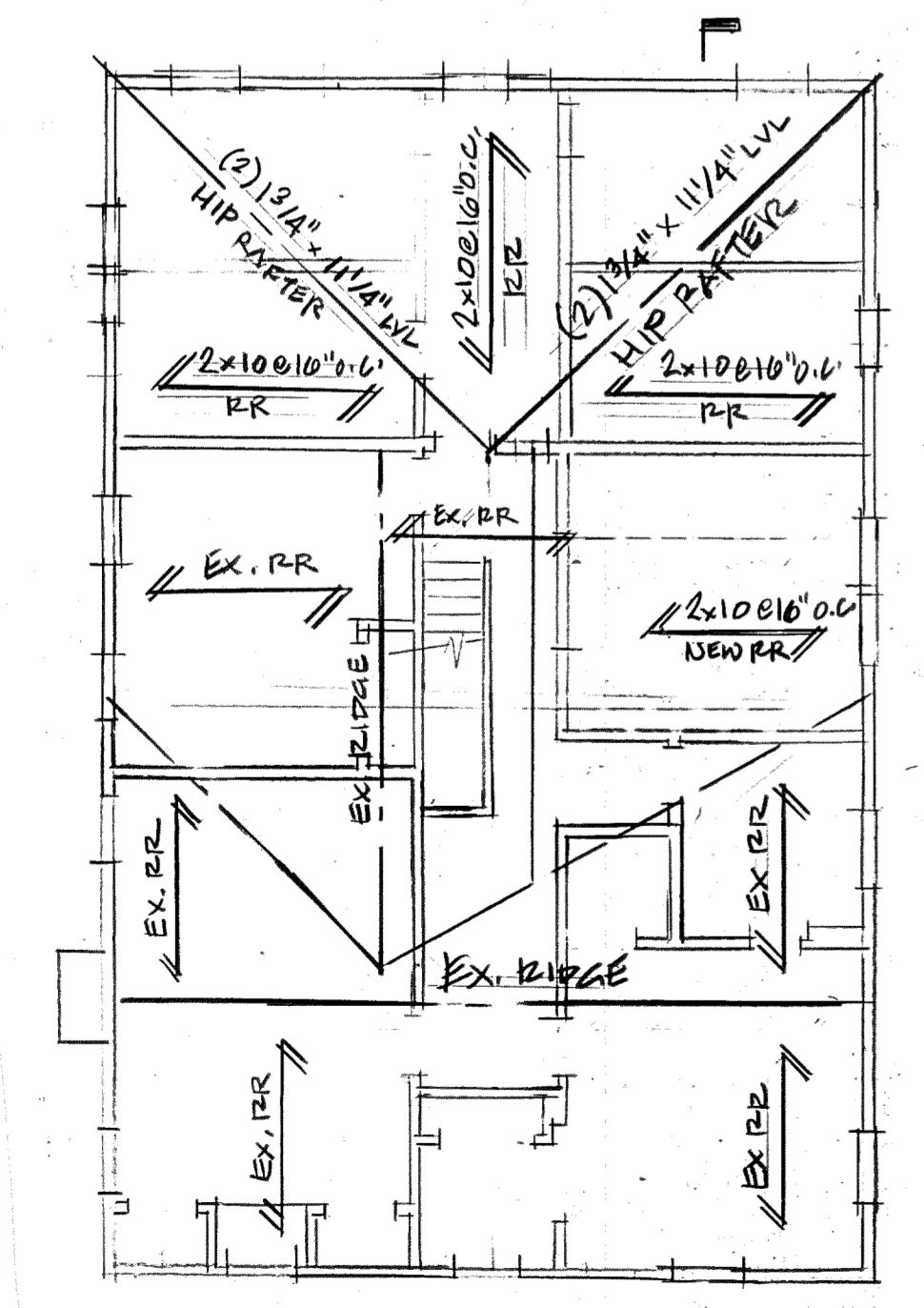
2 LINCOLN PLACE
PORT WASHINGTON, NY 11050

Important Note:
Contractor shall verify all window and patio door sizes and options with owner prior to placing order with window supplier.

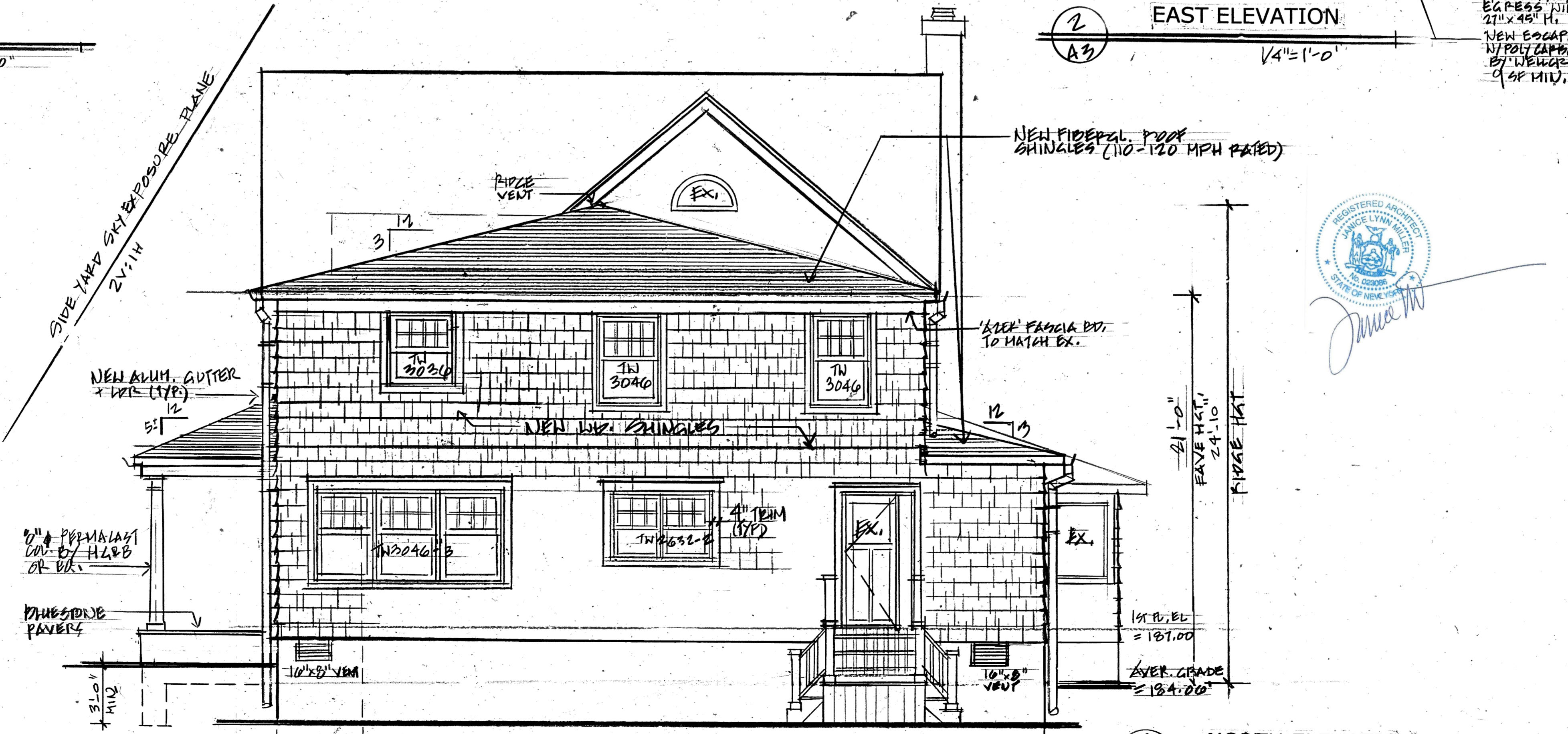


1 SOUTH ELEVATION
1/4" = 1'-0"

2 EAST ELEVATION
1/4" = 1'-0"



A ROOF FRAMING PLAN
1/8" = 1'-0"

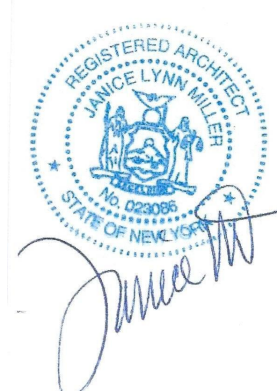


3 NORTH ELEVATION
1/4" = 1'-0"



- ROOF NOTES:**
- SEE BUILDING ELEVATIONS FOR ALL ROOF PITCHES.
 - ADJUST BIRDMOUTH OR PLATE HEIGHT TO ALIGN NEW AND EXISTING EAVES, OVERHANGS AND SOFFITS.
 - PROVIDE ACCESS TO NEW ATTIC FROM DWELLING OR FROM ANY EXISTING ATTIC.
 - PROVIDE COPPER CRICKETS, FLASHING AND COUNTERFLASHING WHERE WALLS OR CHIMNEY MEET THE ROOF.
 - PROVIDE 4" x 4" WOOD POST TO UNDERSIDE OF RIDGE BOARDS AND TO SIT ON DOUBLE WOOD FRAMING IN ATTIC FOR SUPPORT.
 - PROVIDE DOUBLE WOOD FRAMING AT CHIMNEY OPENING. SEE GENERAL NOTES FOR MINIMUM AIR SPACE CLEARANCES AND FIREBLOCKING REQUIREMENTS.
 - PROVIDE FLASHING IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING WALL AND ROOF THROUGH JOINTS, MOISTURE PERMEABLE MATERIALS AND INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH ROOF PLANE.

JANICE MILLER ARCHITECT 516-944-9371		STOLPER RESIDENCE 59 Litchfield Rd. Port Washington, N.Y.	
ELEVATIONS		DATE 11/1/24	
REVISIONS	SCALE 1/4" = 1'-0"	FILE 2405	DRAWING A3
DRAWN JLM	3 LINCOLN PLACE PORT WASHINGTON, NY 11050		

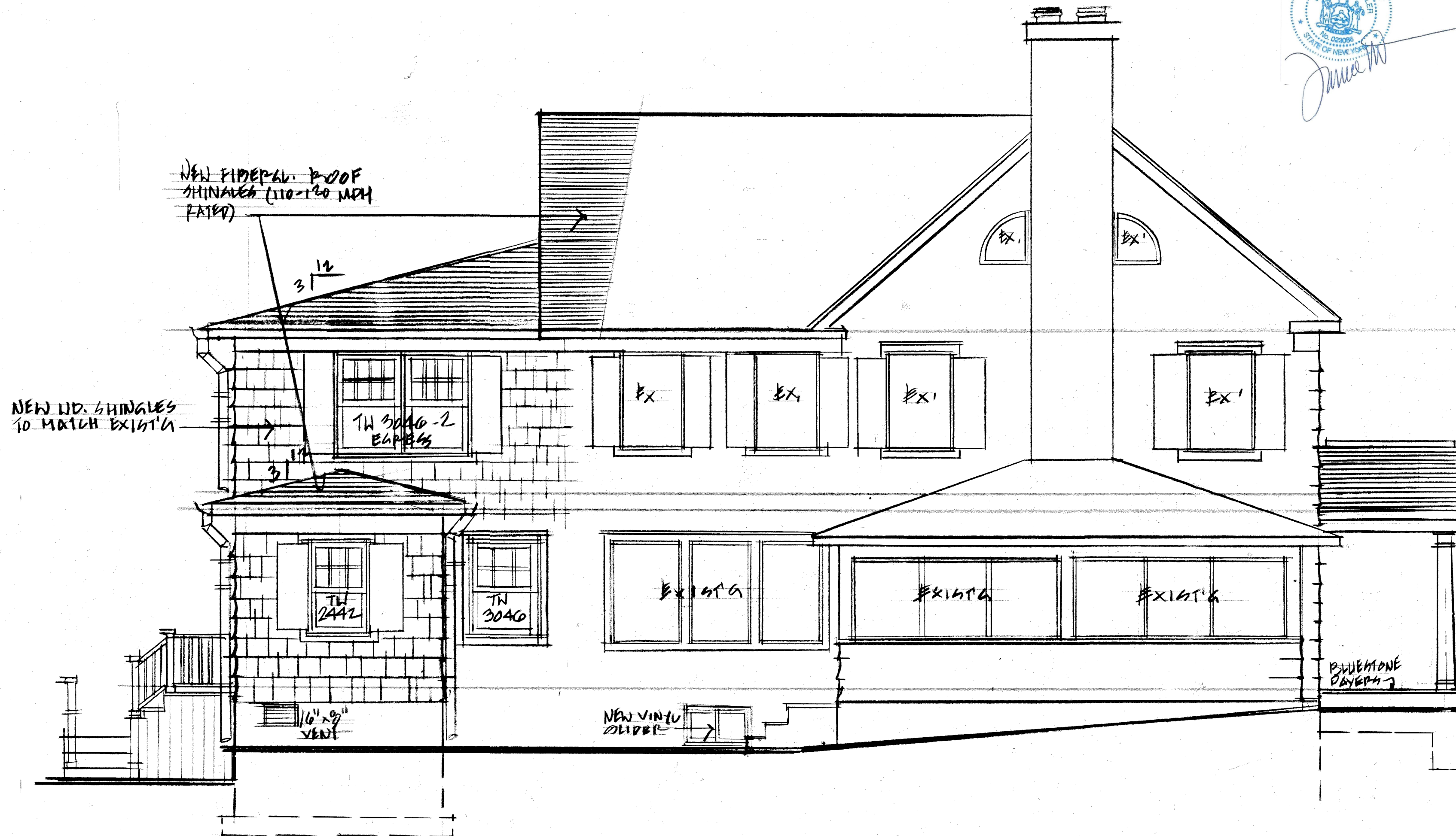


INTERIOR NOTES

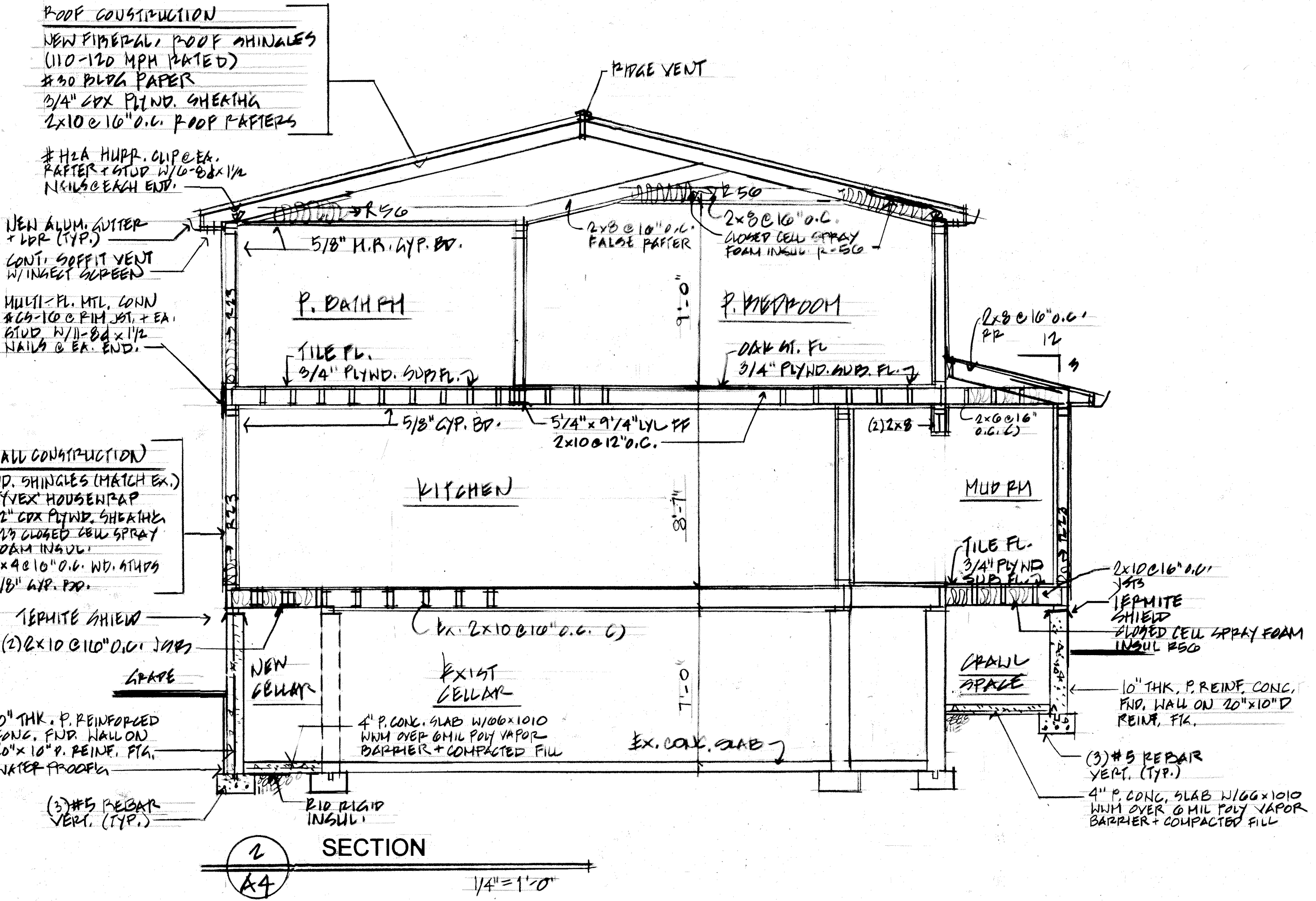
- WALLBOARD & WALL FINISHES**
- Gypsum wallboard shall be screw applied (no nails)
 - All new walls and ceiling to receive 5/8" gypsum wallboard shall, (3) coats tape and spackle and be made ready for paint by owner.
 - Moisture resistant wallboard in bathrooms and primary bathroom.
 - Wall tile in bathrooms to be selected and purchased by owner and installed by contractor.
 - Provide 1/2" wonderboard at showers.
- FLOORING**
- Provide new oak plank flooring @ kitchen, primary bedroom, WIC & study. Floor to be sanded and stained w/ (3) coats polyurethane finish.
 - Primary bathroom, bathrooms, and mud room floors to be tile in cement bed, to be selected and purchased by owner and installed by contractor.
- INTERIOR DOORS**
- All interior doors to be 1 3/8" thick pine doors sized as indicated on the plans, to match existing
 - Doors shall not be pre-bored for locksets
 - Hardware as provided by owner, installed by contractor.

MILLWORK

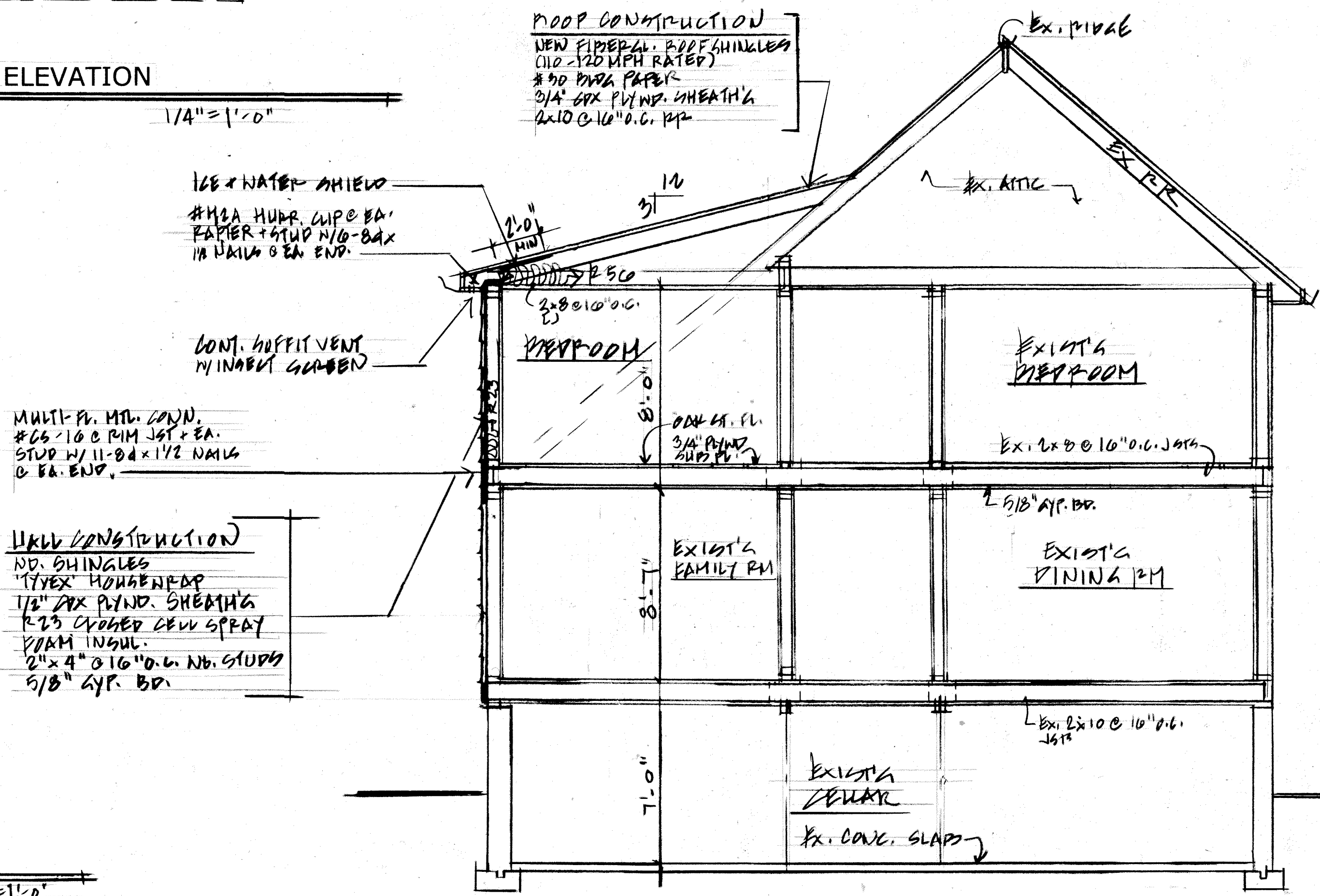
- All doors and windows to be trimmed to match existing.
 - Renovated spaces to receive 4 1/2" crown molding. Base molding to match existing.
 - Contractor to supply owner with samples of millwork prior to ordering.
- MISCELLANEOUS**
- Contractor to submit separate price for interior painting.
 - Contractor to include supply and installation of bathroom showers, complete with vinyl pan base and frameless tempered glass enclosures in base bid
 - Bathrooms to have thin set ceramic tile at showers. Tile as selected by owner, installed by contractor
 - Plumbing fixtures, faucets, trim pieces & bath vanities to be supplied by owner, contractor to install and make all required electrical and mechanical connections.
 - Closets to be finished similar to the major space they serve
 - Kitchen cabinets to be supplied by owner. Contractor to install and make all electrical and mechanical connections
 - Kitchen appliances to be purchased by owner, installed by contractor.
 - Kitchen countertops to be purchased by owner, installed by stone contractor.
 - Tile backsplash to be supplied by owner, installed by contractor.



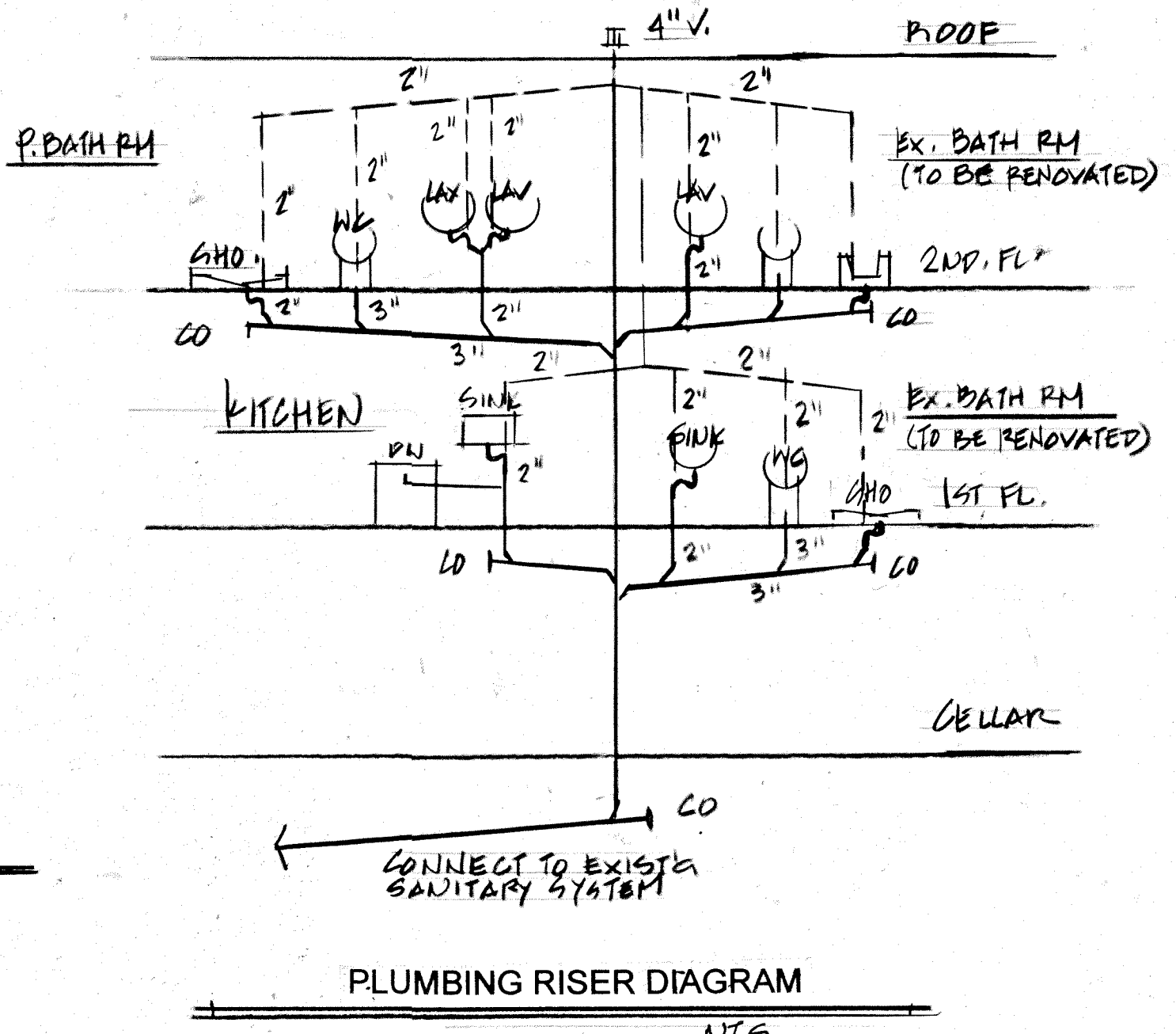
1 WEST ELEVATION
1/4" = 1'-0"



2 SECTION
1/4" = 1'-0"

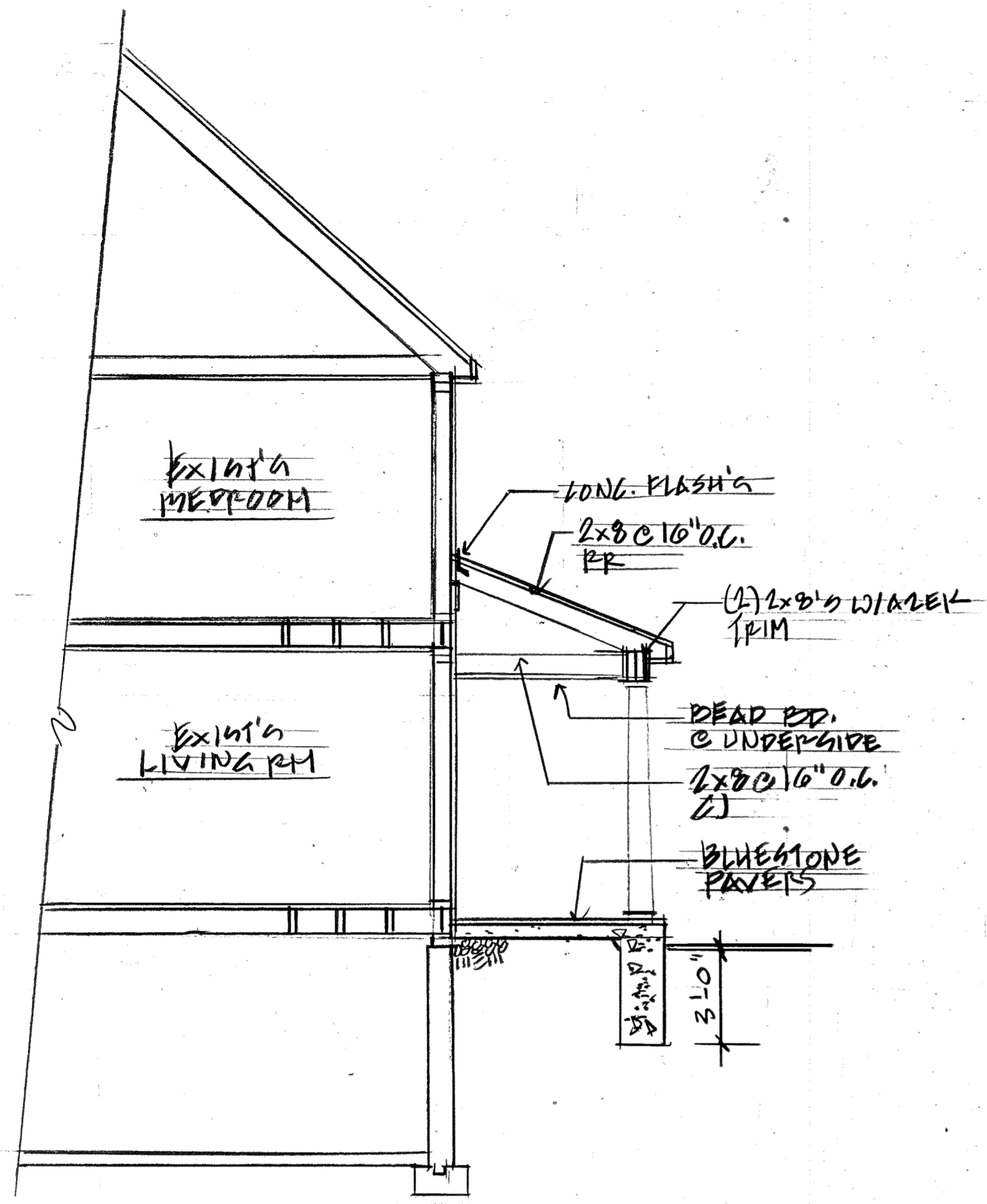


3 SECTION
1/4" = 1'-0"

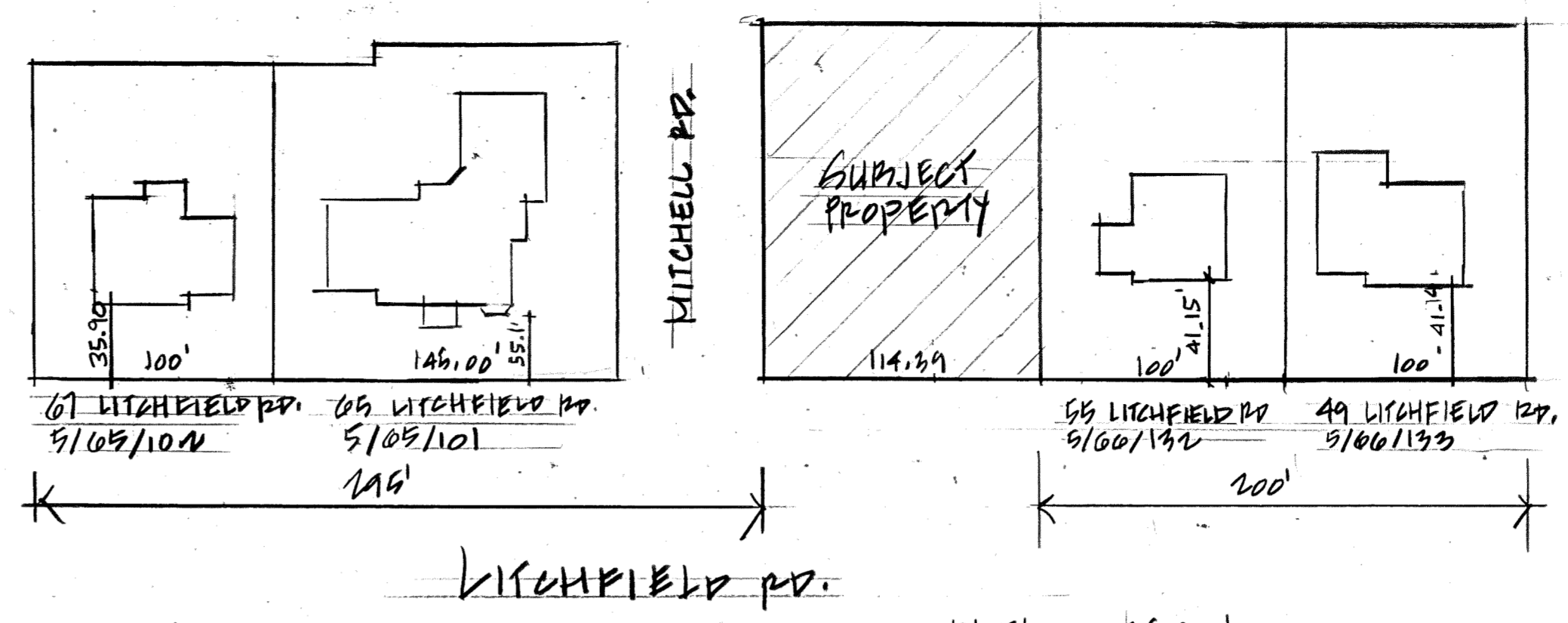


- PLUMBING NOTES:**
- ALL PLUMBING WORK SHALL COMPLY WITH NYS BUILDING CODES AND ALL APPLICABLE LOCAL CODES.
 - ALL PLUMBING SHALL BE PERFORMED BY OR UNDER THE DIRECTION OF LICENSED PLUMBER.
 - REMOVE ALL ABANDONED SOIL, VENT AND WATER LINES.
 - PROVIDE SHUT-OFF VALVES FOR ALL FIXTURES. FURNISH AND INSTALL ALL WASTE, SOIL, VENT AND WATER LINES FOR NEW FIXTURES. EXTEND HOT WATER SYSTEM TO PROVIDE DOMESTIC HOT WATER AS REQUIRED.
 - INSULATE ALL PIPING AND DUCTWORK IN ATTIC AND CRAWL SPACES WITH 1" INSULATION ON ALL DUCTS, 1 1/2" INSULATION ON ALL PIPING, 3/4" INSULATION ON ALL SERVICE SUPPLY PIPING.

STOLPER RESIDENCE			
59 Litchfield Rd. Port Washington, N.Y.			
JANICE MILLER ARCHITECT			
ELEVATION, SECTIONS			
516-944-9371			
REVISIONS	DATE	DRAWING	
	11/1/24	A4	
DRAWN	SCALE	FILE	
JLM	AS NOTED	2405	
2 LINCOLN PLACE PORT WASHINGTON, NY 11856			



SECTION
1/4" = 1'-0"

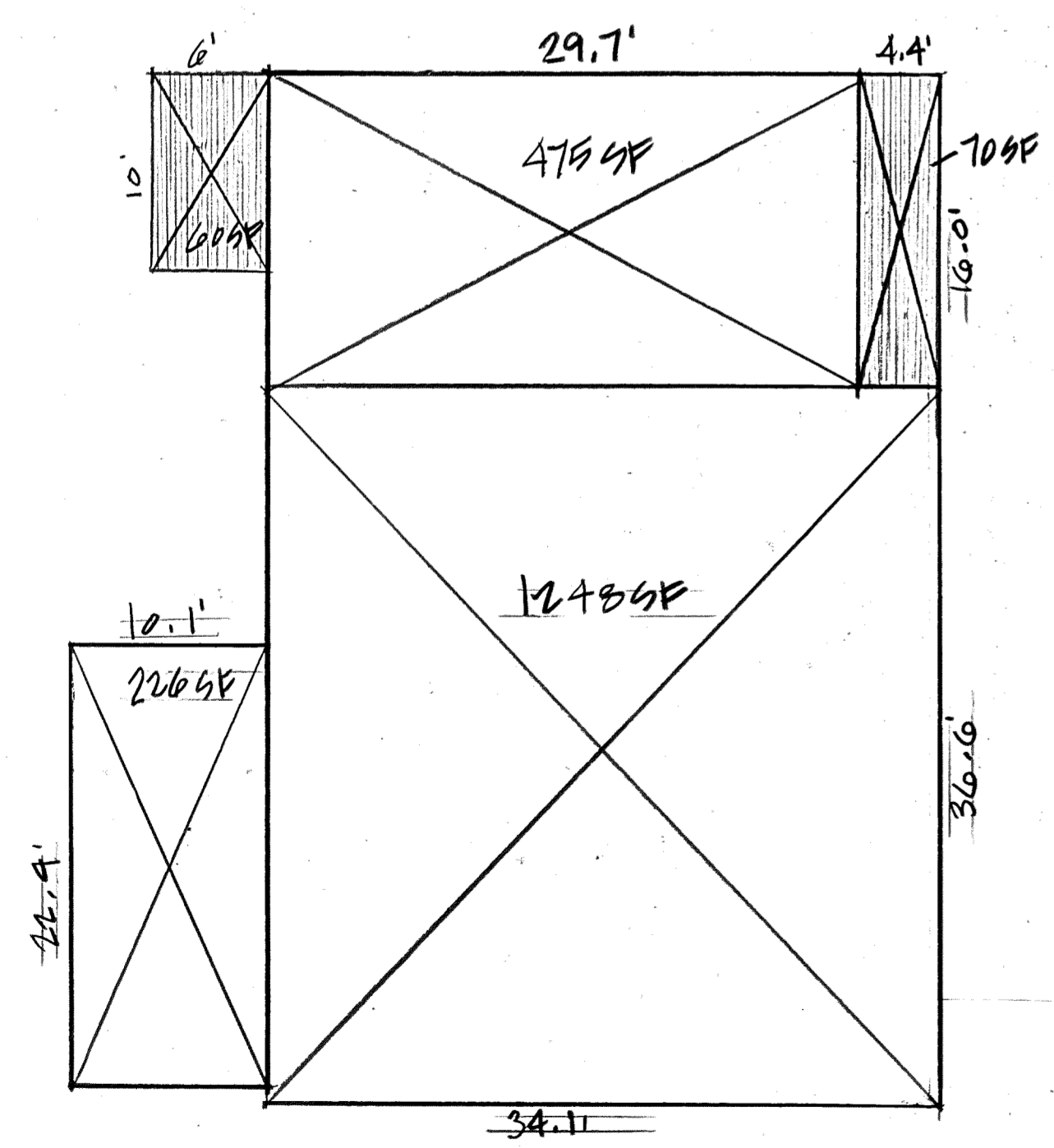


AVERAGE FRONTYARD WITHIN 200'
173.29/4 = 43.32'

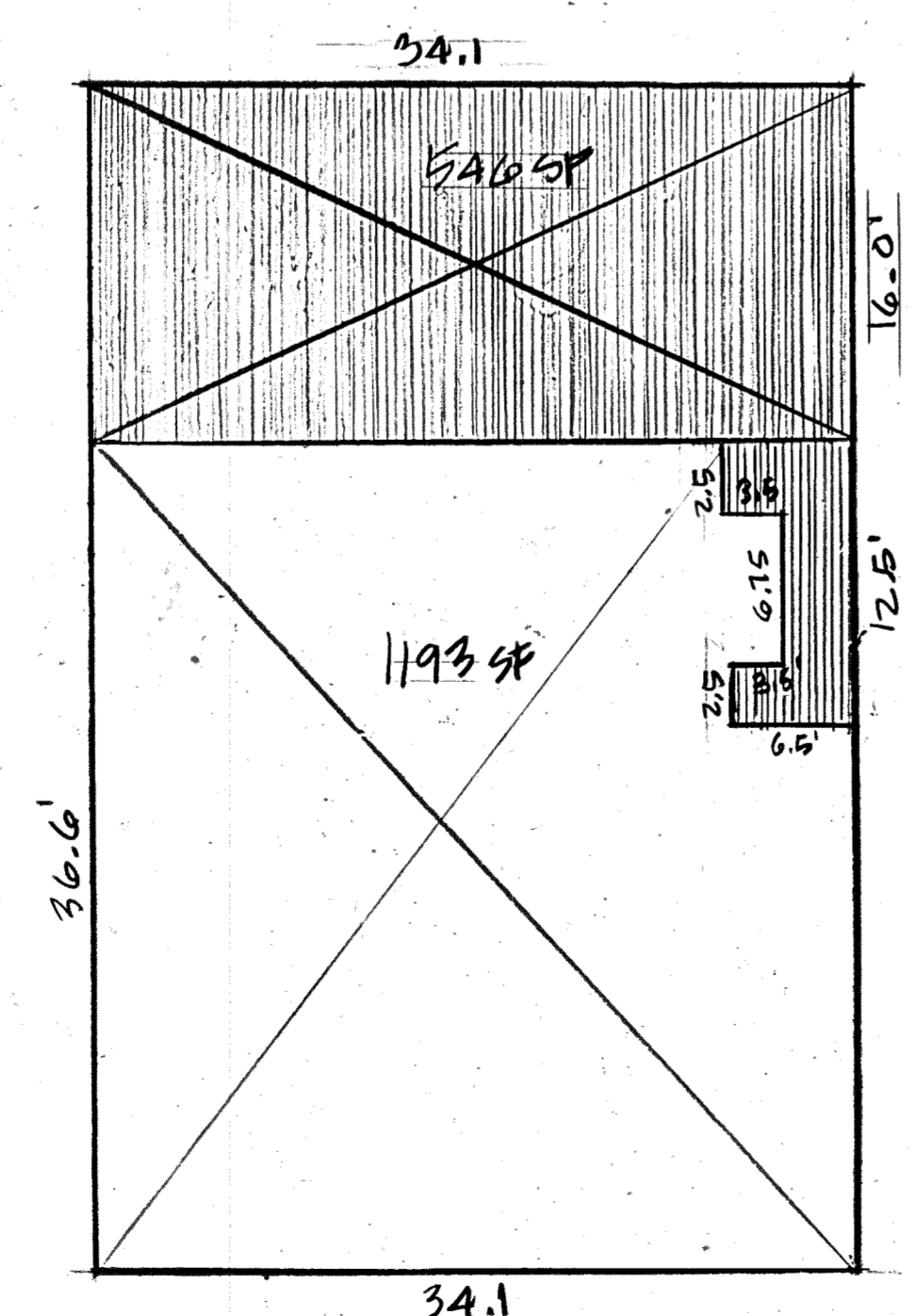
5/105/110A	36.90'
5/105/110	35.71'
5/100/132	41.15'
5/100/133	41.14'
173.29/4 = 43.32'	

- ELECTRICAL SYMBOL LEGEND**
- DUPLEX OUTLET
 - WEATHERPROOF DUPLEX OUTLET
 - GFI PROTECTED DUPLEX OUTLET
 - CABLE OUTLET
 - SINGLE POLE SWITCH
 - (3) WAY SWITCH
 - DIMMER SWITCH
 - DOOR ACTIVATED SWITCH
 - SMOKE DETECTOR
 - SURFACE MOUNTED LIGHT FIXTURE
 - 6" RECESSED HIGH HAT (HALO OR EQ.)
 - 4" RECESSED HIGH HAT (HALO OR EQ.)
 - LOW VOLTAGE (PIN SPOT)
 - EXHAUST FAN
 - (ULTRA QUIET TEST BY NUTONE OR EQ.)
 - CEILING MOUNTED FAN
 - UNDER COUNTER LIGHTS

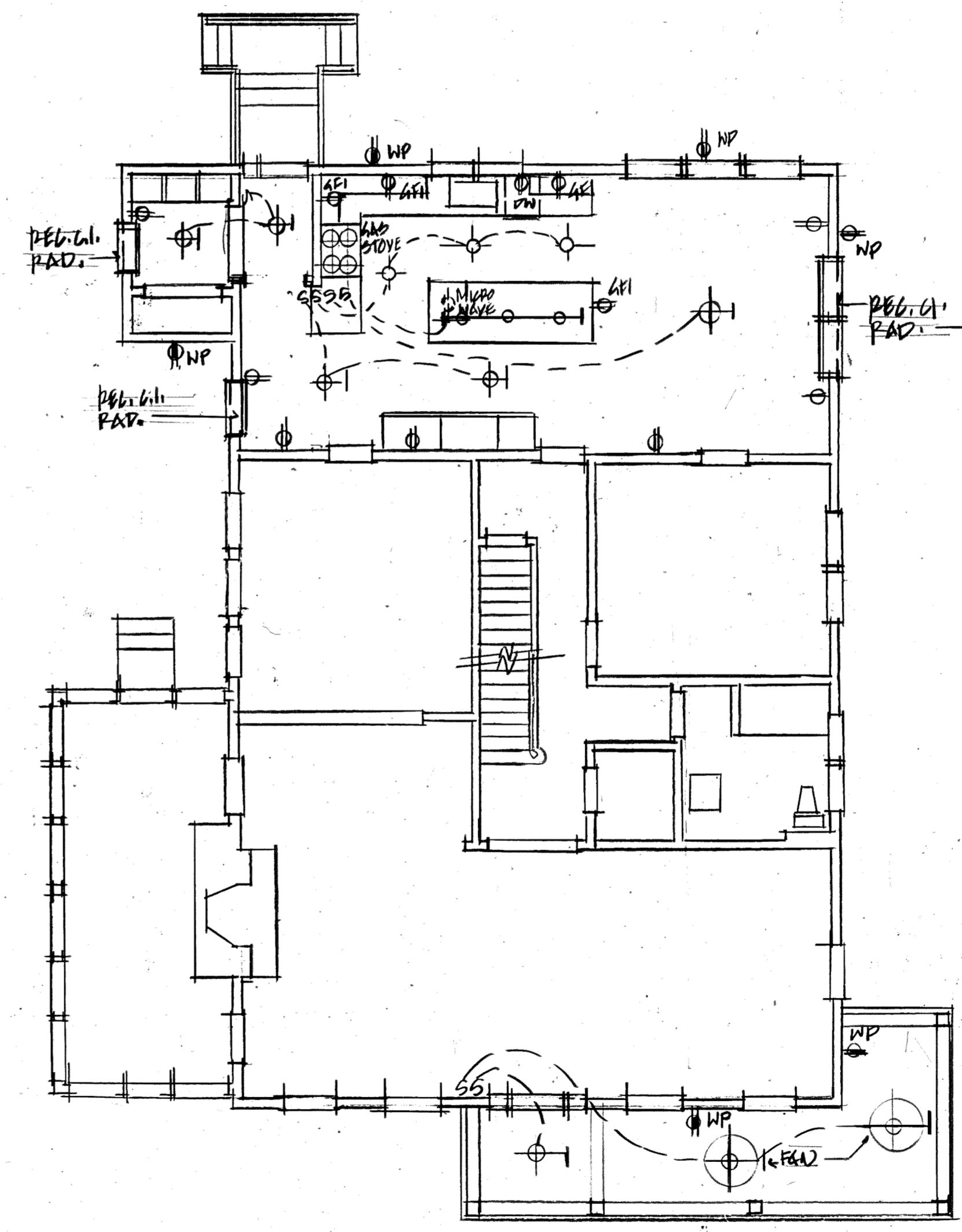
- ELECTRICAL NOTES**
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF A LICENSED ELECTRICIAN.
 - CONTRACTOR SHALL OBTAIN 'UNDERWRITER'S CERTIFICATE COVERING ALL ELECTRICAL WORK PERFORMED AS PART OF THIS CONTRACT.
 - ELECTRICIAN SHALL VERIFY LOCATION OF ROUGHING BOXES WITH OWNER/ARCHITECT PRIOR TO WIRING.
 - CONTRACTOR SHALL SUPPLY AND INSTALL WHITE BAFFLE HI-HAT FIXTURES WHERE INDICATED ON PLANS.
 - OUTLETS SHALL BE DUPLEX GROUNDED TYPE, GFI AND/OR WEATHERPROOF WHERE INDICATED (LEVITON OR APPROVED EQUAL).
 - SWITCHES TO BE SILENT TYPE ROCKER SWITCHES, WHITE FINISH (LEVITON OR APPROVED EQUAL).
 - SURFACE MOUNTED FIXTURES SHALL BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.
 - GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL SMOKE DETECTION DEVICES IN COMPLIANCE WITH SECTIONS 72.1 AND 1060.10 OF THE NYS UNIFORM FIRE PREVENTION AND BUILDING CODE. DEVICES SHALL BE HARD WIRED AND INTERCONNECTED AND BE LOCATED A MINIMUM OF 18 INCHES FROM ADJACENT WALLS.
 - CONTRACTOR SHALL IDENTIFY AND LABEL ALL NEW CIRCUITS UPON COMPLETION OF THE JOB.
 - CONTRACTOR SHALL VERIFY AND EVALUATE EXISTING ELECTRIC SERVICE AND PROPOSE UPGRADE IF NECESSARY.
 - A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS AS PER SECTION 404.1 NYS ENERGY CODE.



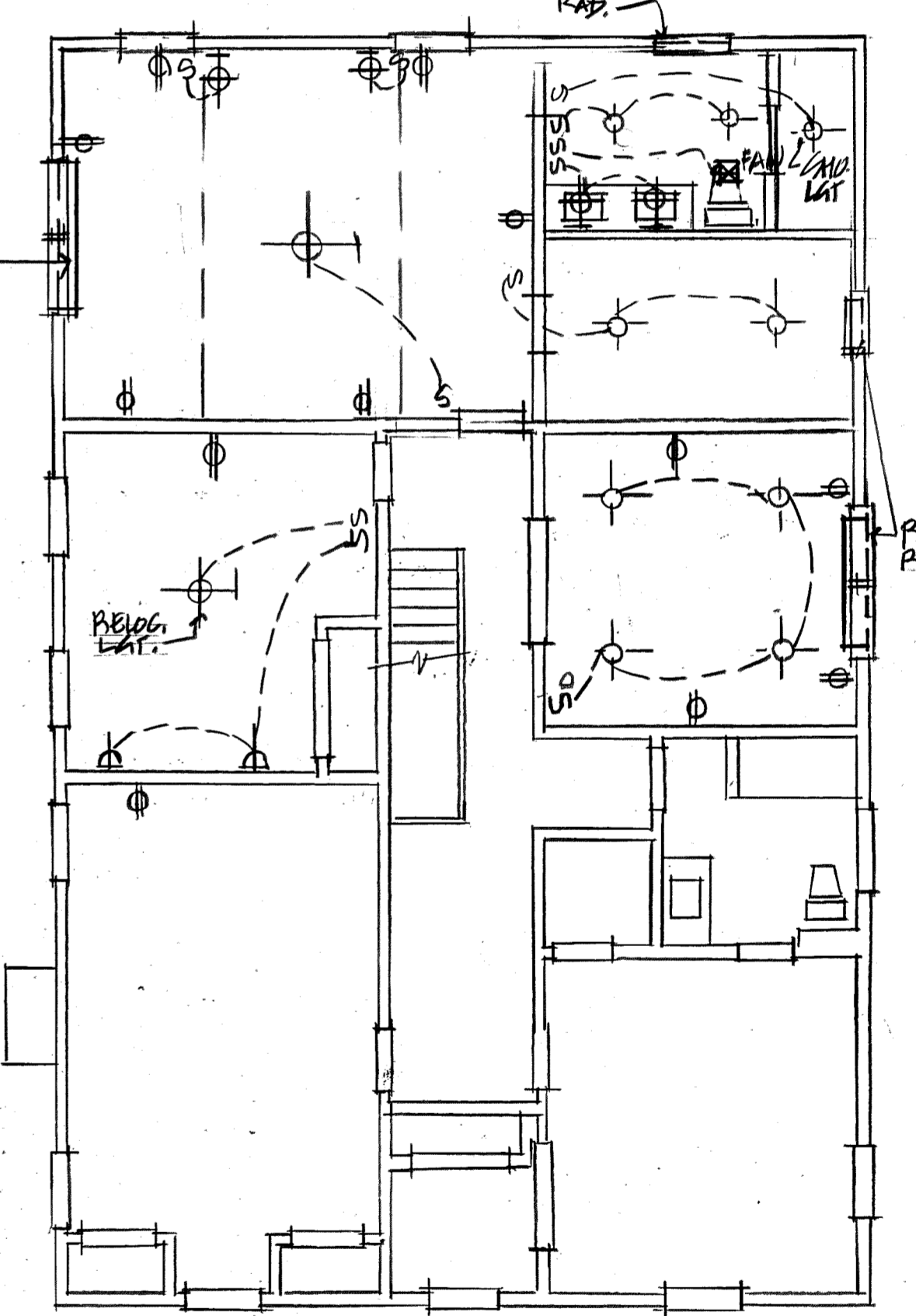
3 FIRST FLOOR GROSS FLOOR AREA = 2019 SF
1/8" = 1'-0"



4 SECOND FLOOR GROSS FLOOR AREA = 1794 SF
1/8" = 1'-0"



5 FIRST FLOOR ELECTRICAL PLAN
N19



6 SECOND FLOOR ELECTRICAL PLAN
N19

HEATING & AIR CONDITIONING NOTES:

- CONTRACTOR TO PROVIDE BID TO INSTALL ALL NECESSARY EQUIPMENT, CONDENSING UNIT, AIR HANDLER, DUCTWORK, REFRIGERANT LINES, AIR FILTERS, DAMPERS, ETC. FOR HVAC SYSTEM @ NEW ADDITION & EXISTING SECOND FLOOR.
- WHITE METAL GRILLES TO BE INSTALLED AT ALL REGISTERS.
- INSTALL NEW RECESSED CAST IRON RADIATORS WHERE INDICATED ON PLANS.
- PROVIDE ALTERNATE BID FOR NEW HW RADIANT HEAT SYSTEM AT PRIMARY BATHROOM FLOOR TO BE SERVED BY SEPARATE ZONE COMPLETE WITH TEMPERATURE MIXING VALVE, CIRCULATOR AND THERMOSTAT.
- PROVIDE ALTERNATE BID FOR FORCED HOT AIR SYSTEM AT ENTIRE HOUSE.

Smoke alarms shall be installed in the following locations:

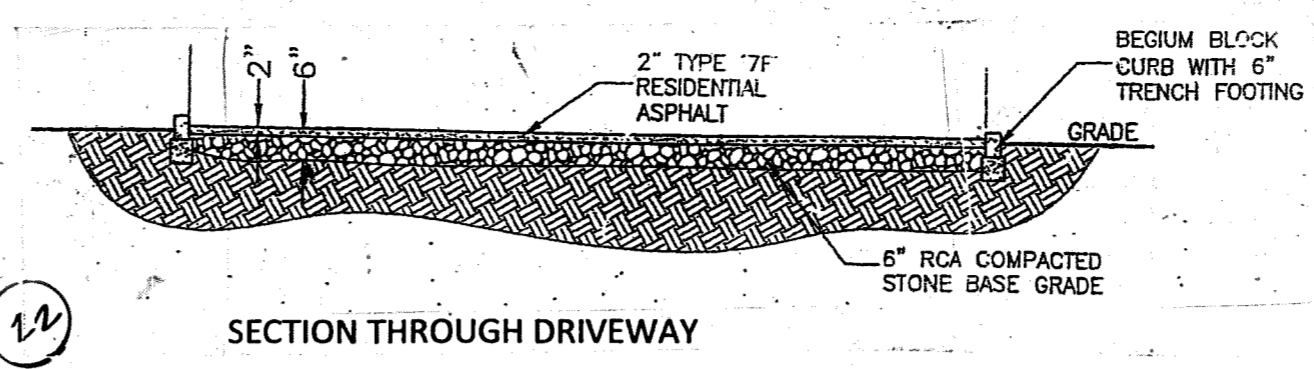
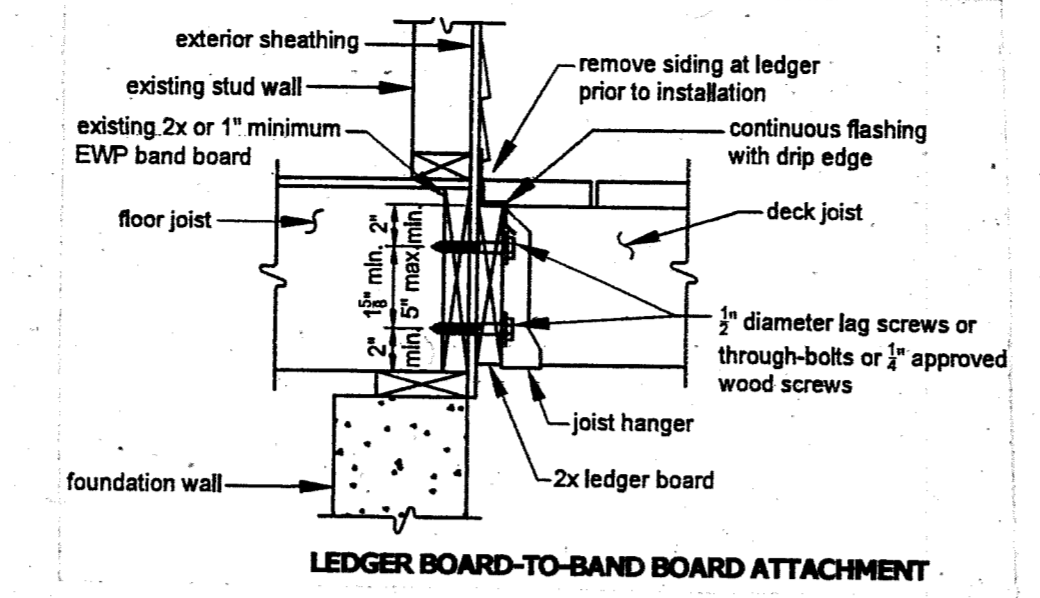
- In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - On each additional story of the dwelling, including basements and habitable attics and not installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.
Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms.

JANICE MILLER ARCHITECT 516-944-9371 2 LINCOLN PLACE PORT WASHINGTON, NY 11050		STOLPER RESIDENCE 59 Litchfield Rd. Port Washington, N.Y. SECTIONS 6, 7, 8, 9 PL. AREA VIA ELECTRICAL PLANS	
		REVISIONS	DATE 11/1/24
DRAWN JLM	SCALE AS NOTED	FILE 2405	

TABLE R301.2(1): CLIMACTIC AND GEOGRAPHIC DESIGN CRITERIA

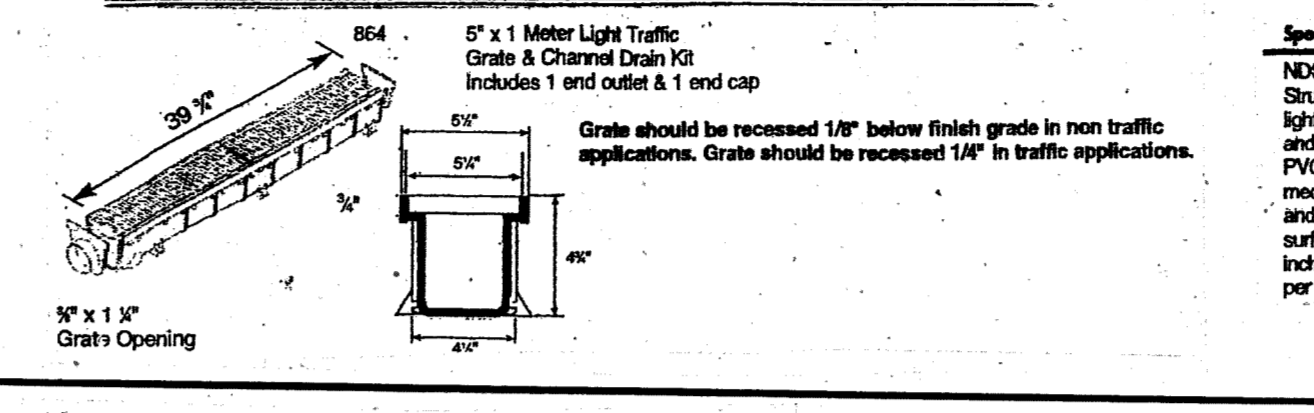
GROUND SNOW LOAD	WIND DESIGN:			SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM:			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITES					
25 PSF	120	N/A	WIND < 130 MPH	NASSAU: B	SEVERE	36" MIN.	MOD / HEAVY	NASSAU: 15° F	24"	VARIABLE	1500 OR <	52.9° F

R301.2(1) DESIGN CRITERIA: AREA LOCATED WHERE WIND SPEEDS EQUAL OR EXCEEDS 120 MILES PER HOUR. DESIGN CRITERIA BASED ON AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCM)

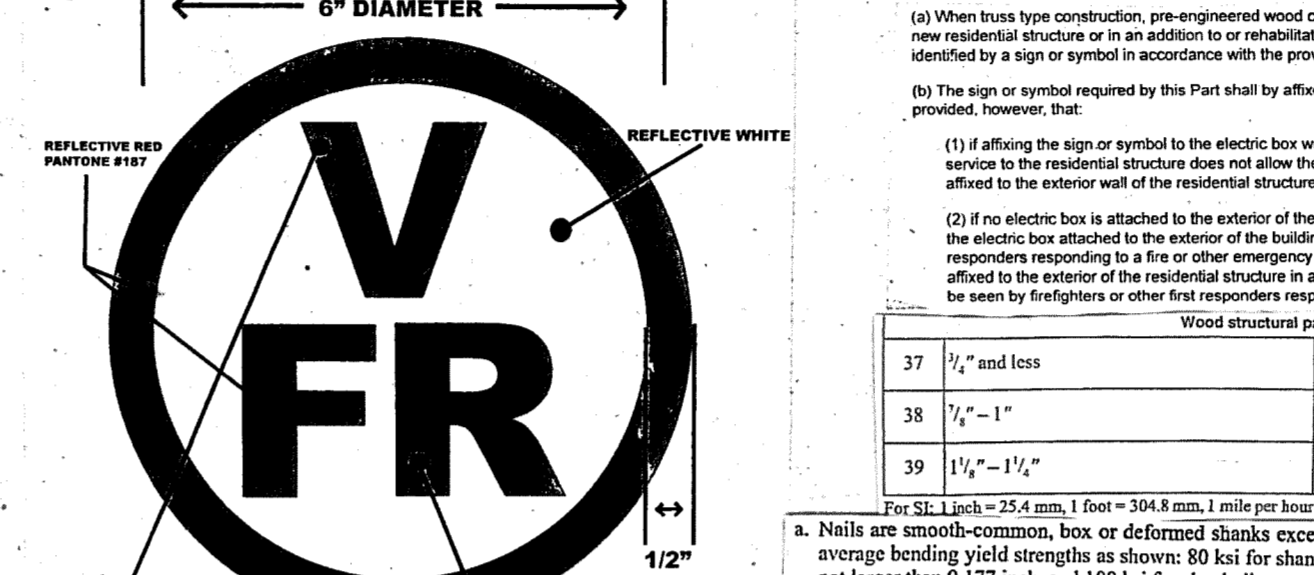
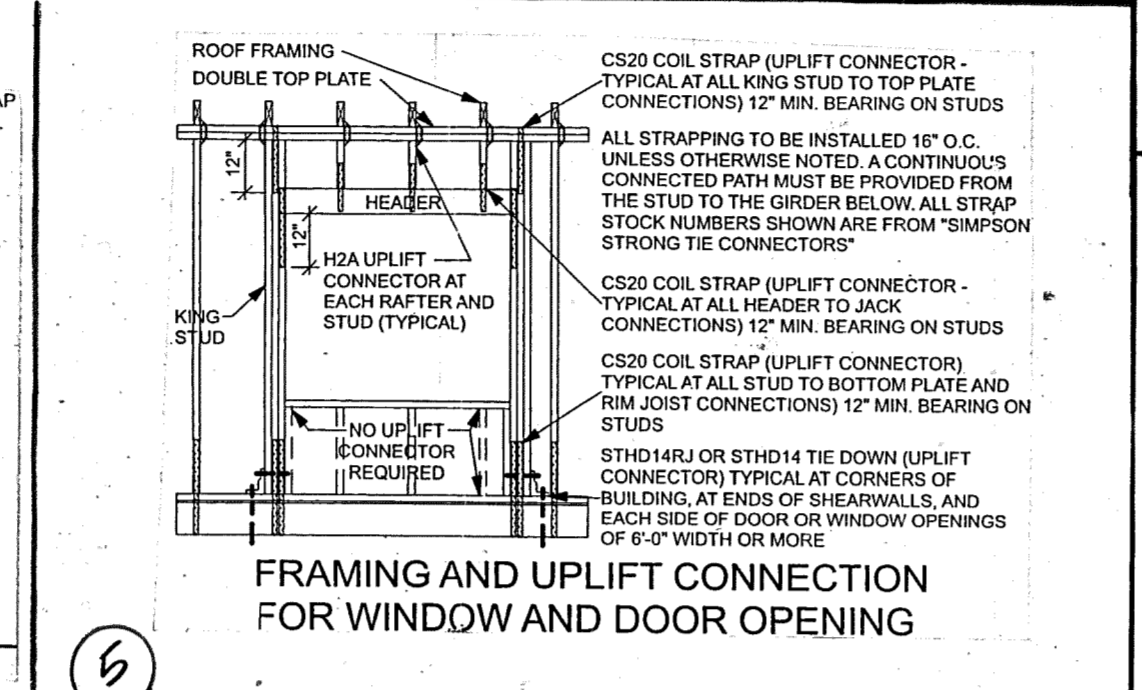
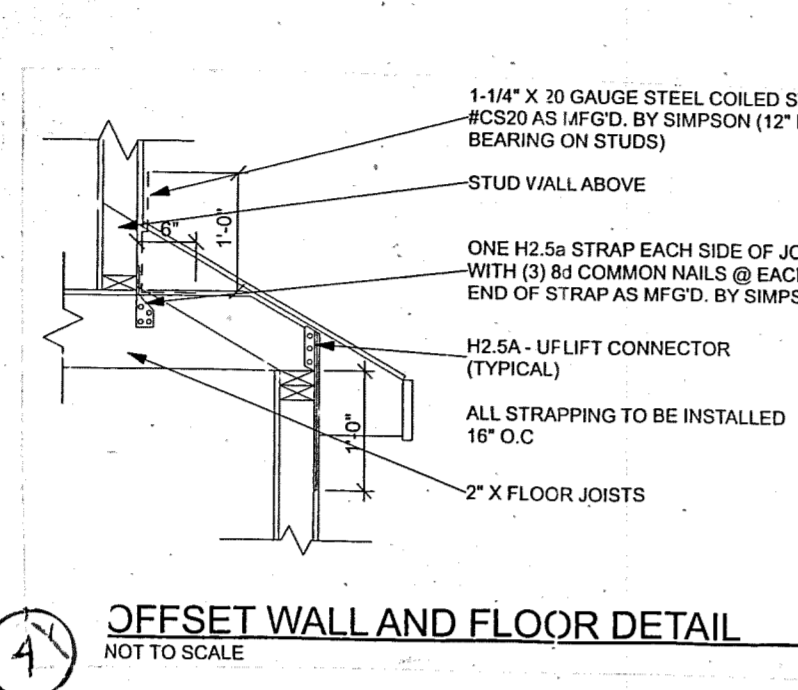
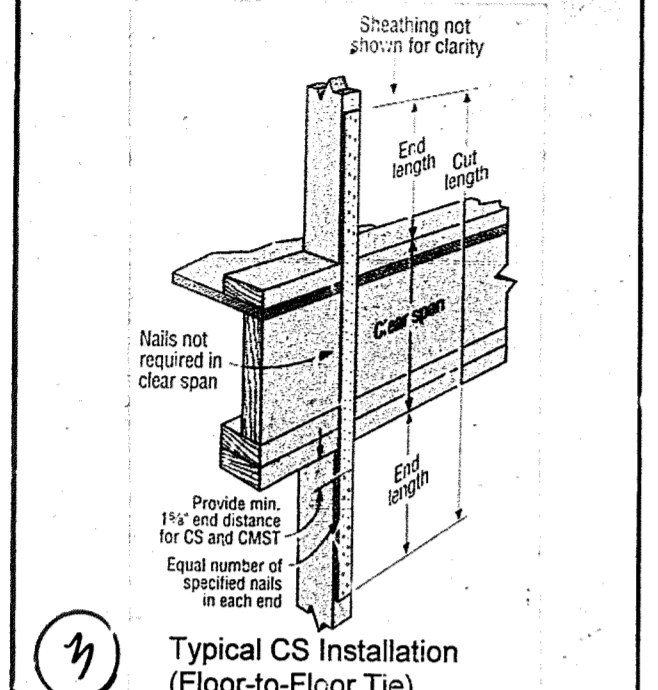
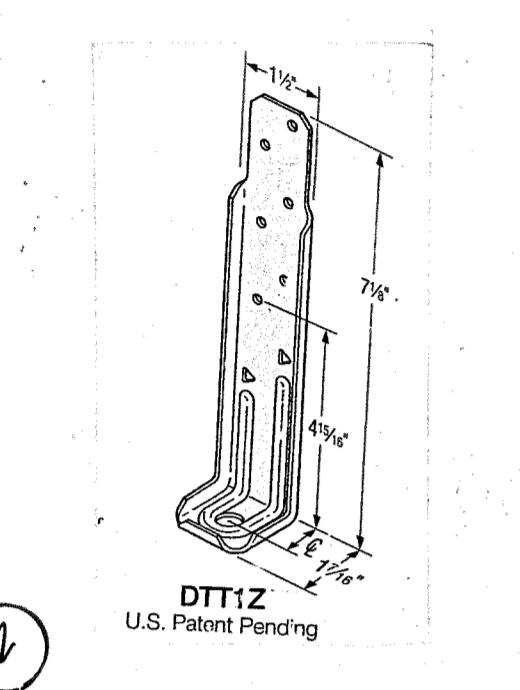


R502.9 Fastening. Floor framing shall be nailed in accordance with Table R602.3(1). Where posts and beam or girder construction is used to support floor framing, positive connections shall be provided to ensure against uplift and lateral displacement.

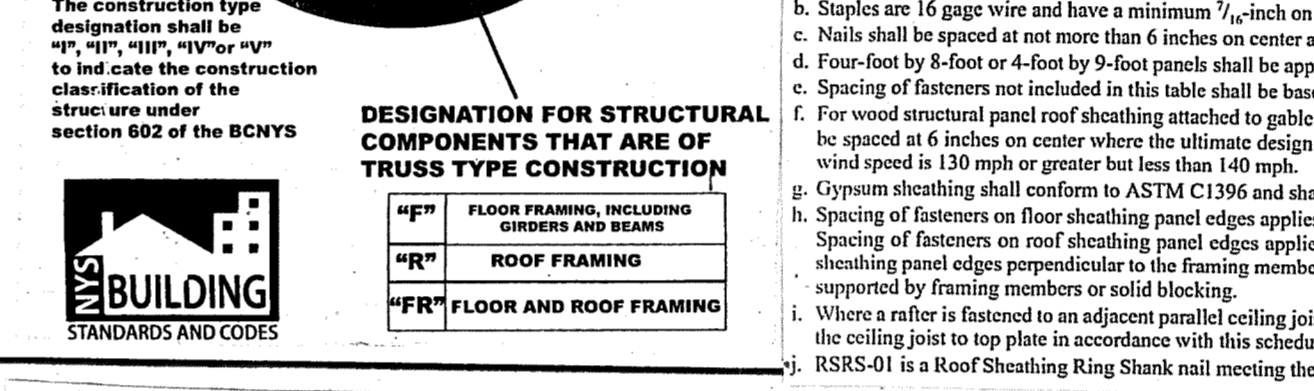
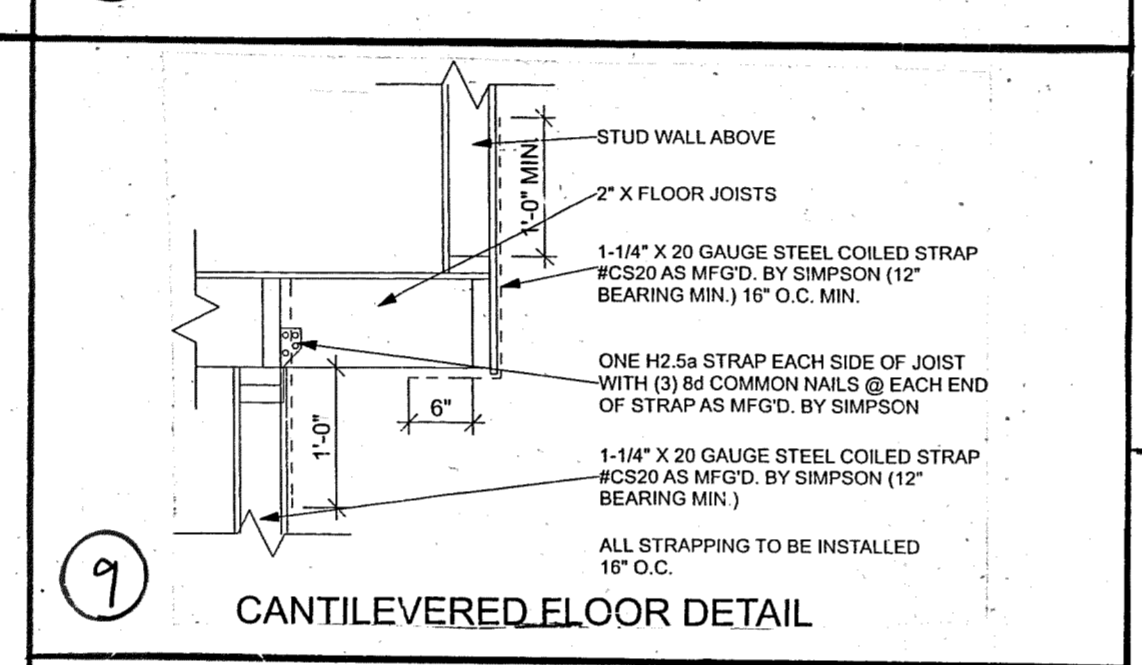
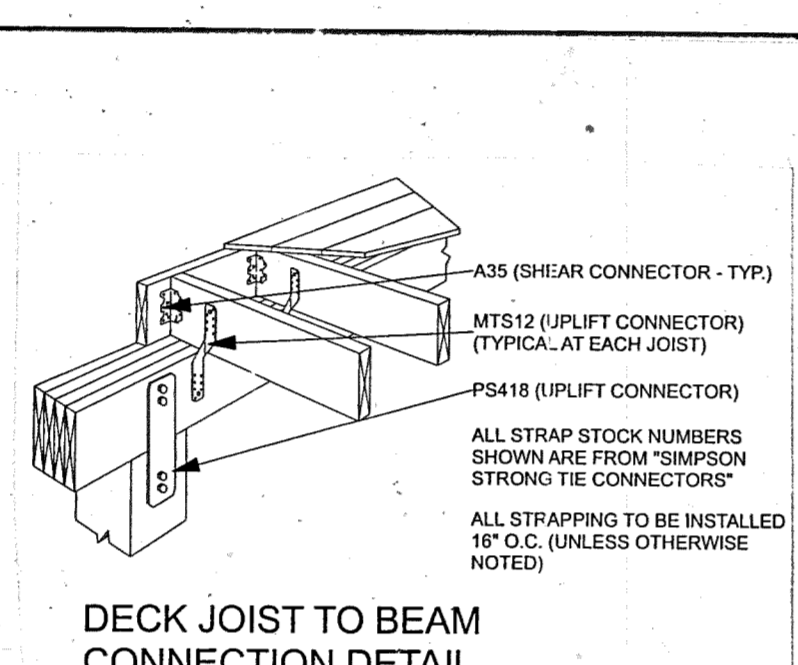
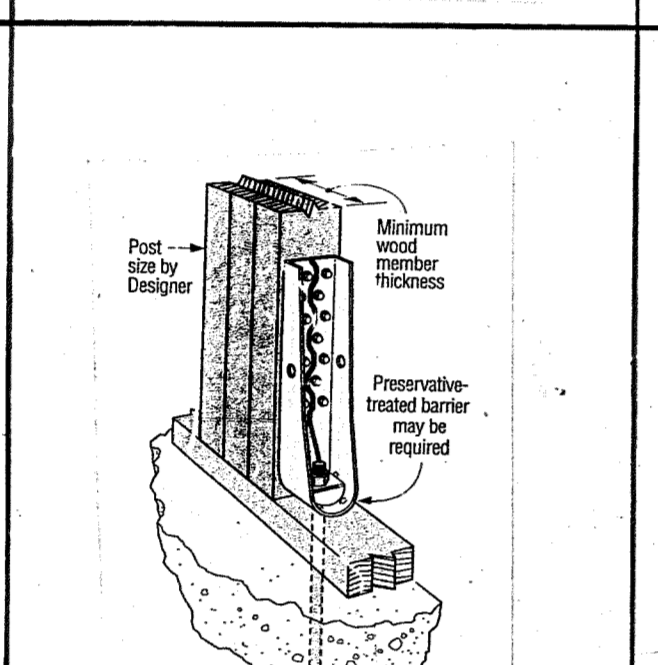
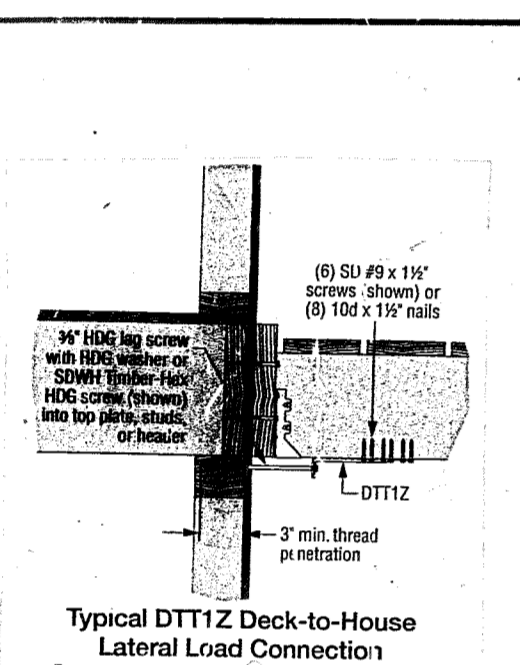
CHANNEL DRAIN DETAIL (MODULAR)



Specifications
 NDS #864, 6\"/>



WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING	NUMBER AND TYPE OF FASTENERS**	SPACING AND LOCATION
37 1/2\"	6d deformed (2\"	6 12
38 1/2\"	8d common (2\"	6 12
39 1/2\"	10d common (3\"	6 12

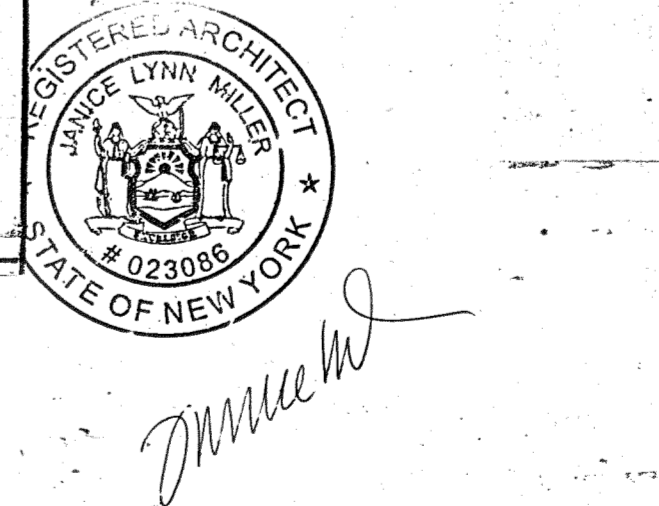
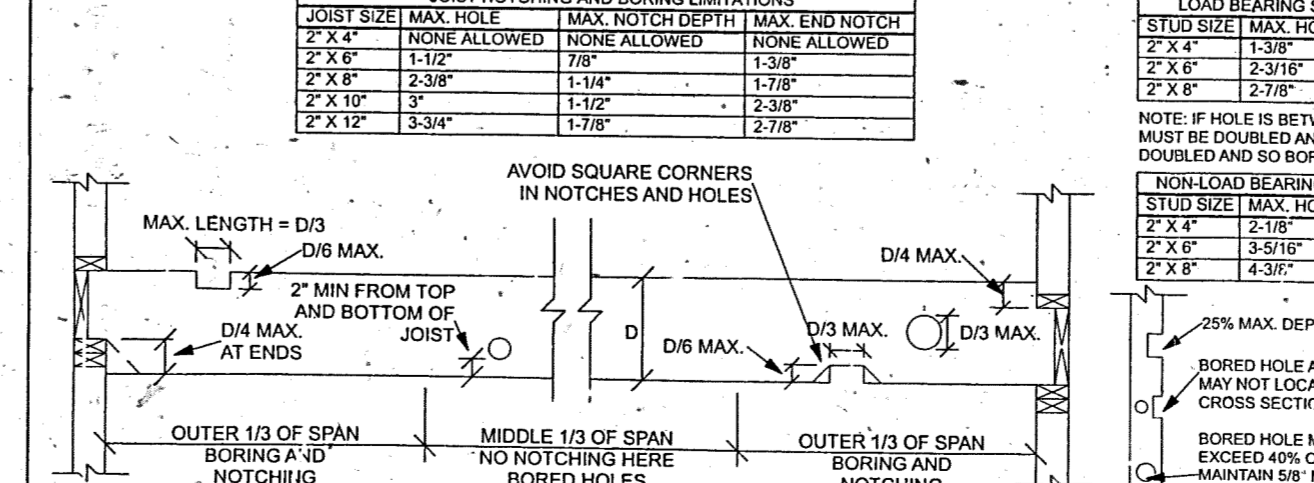
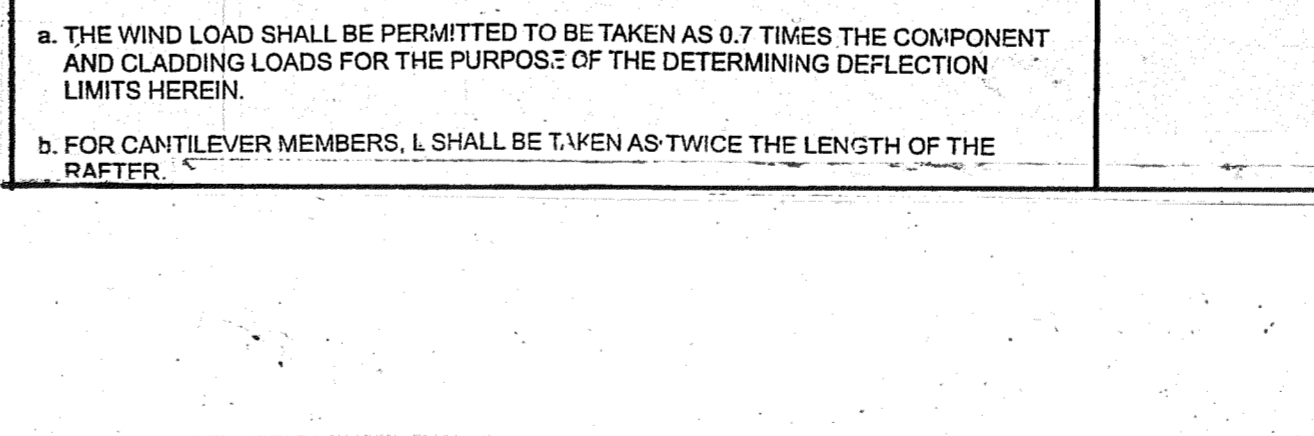
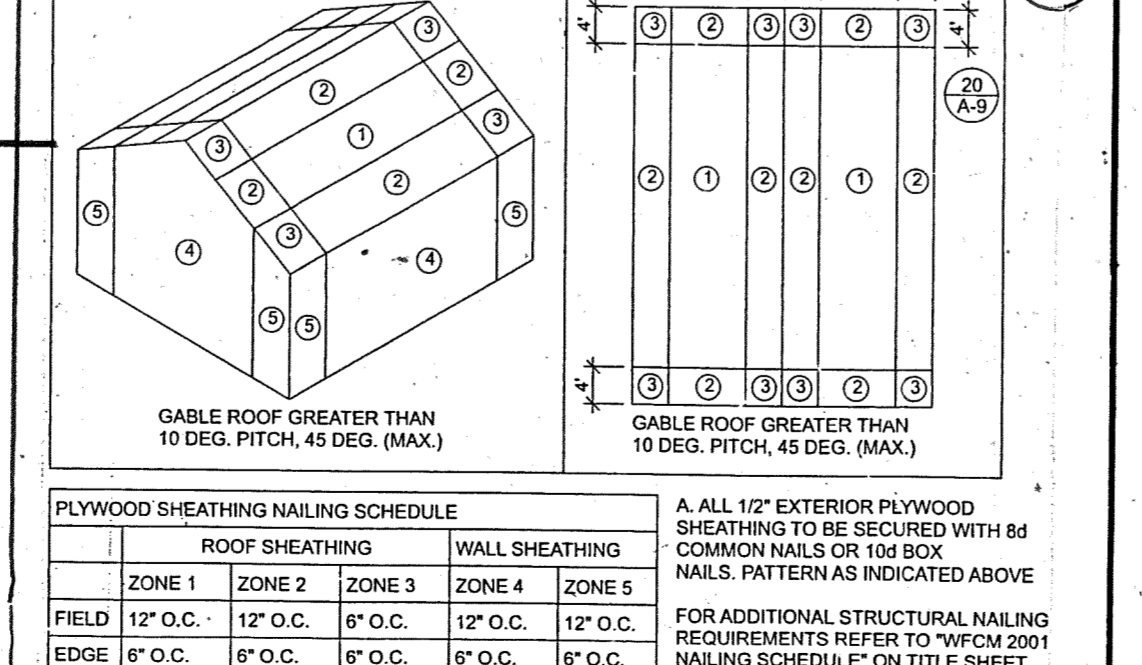
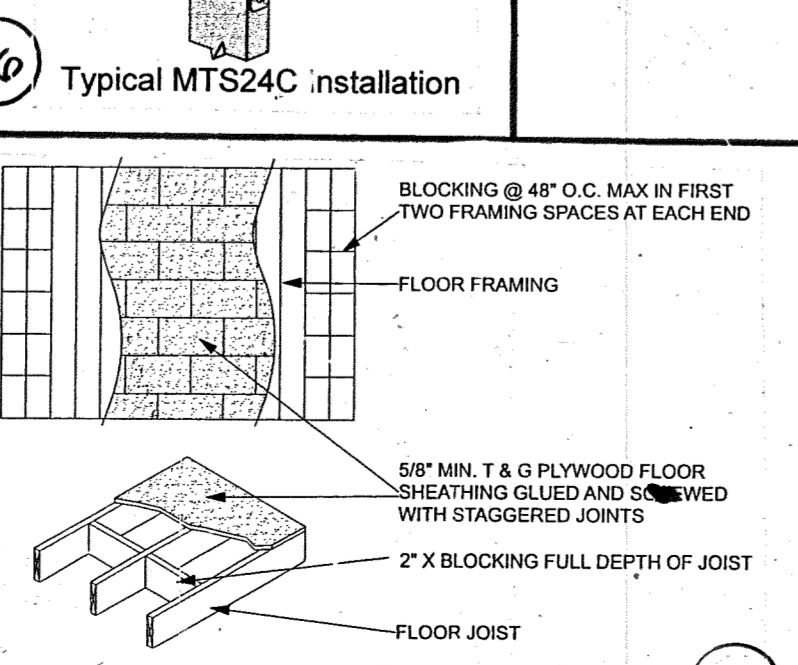
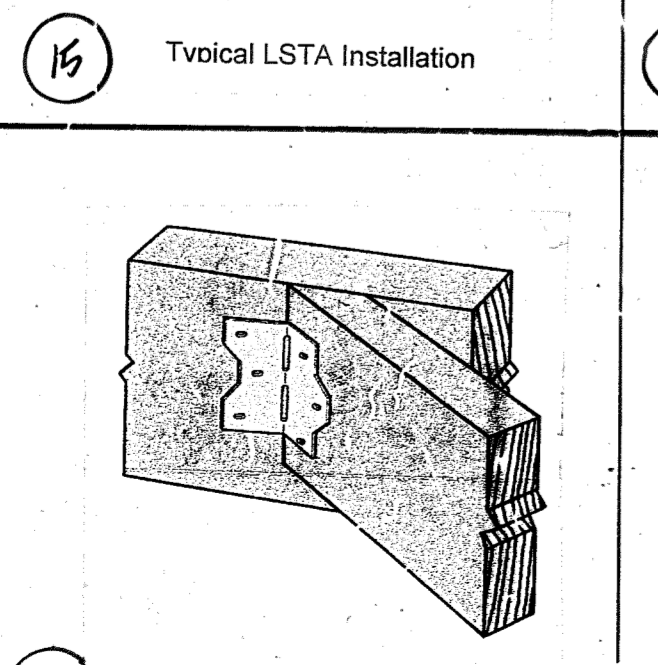
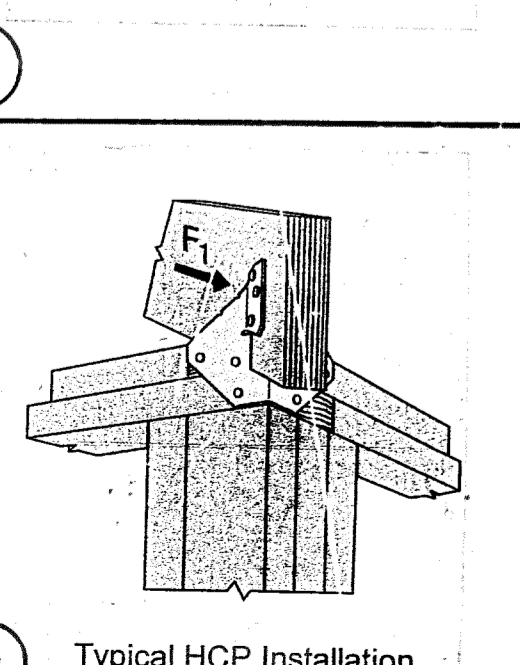
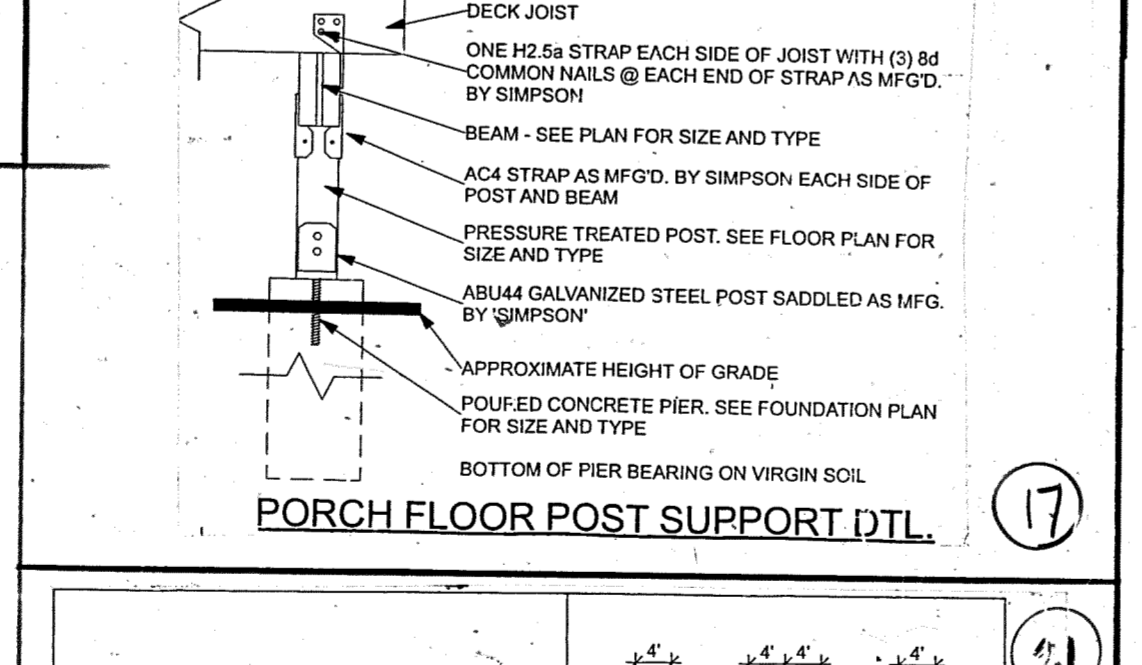
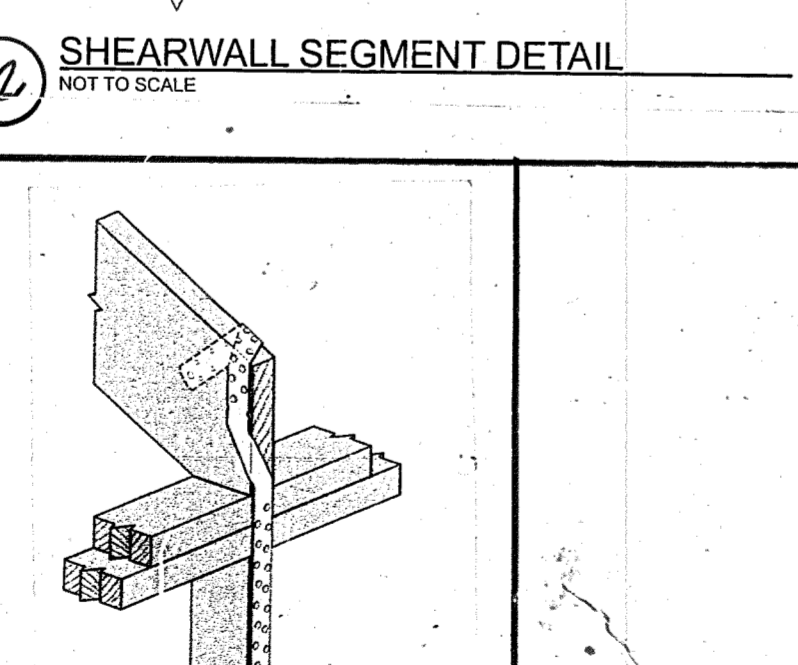
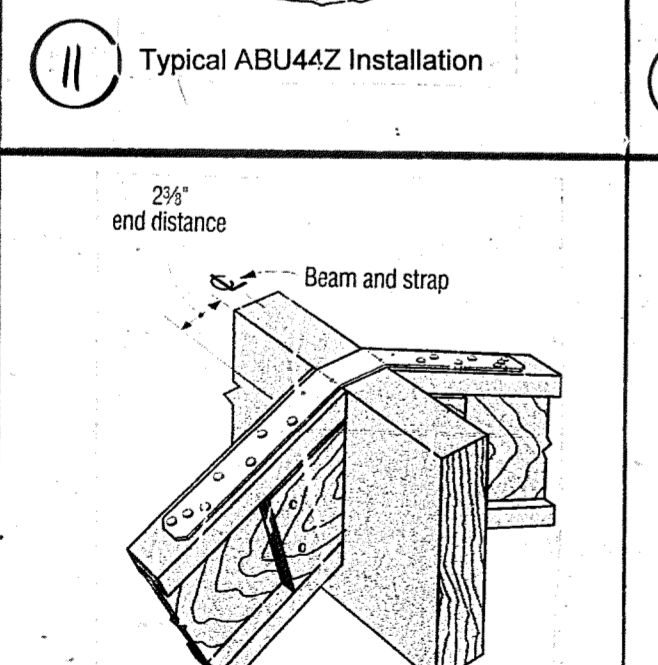
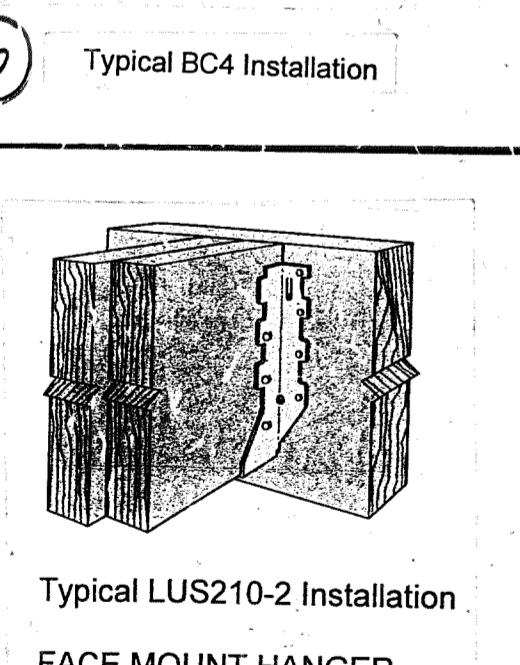
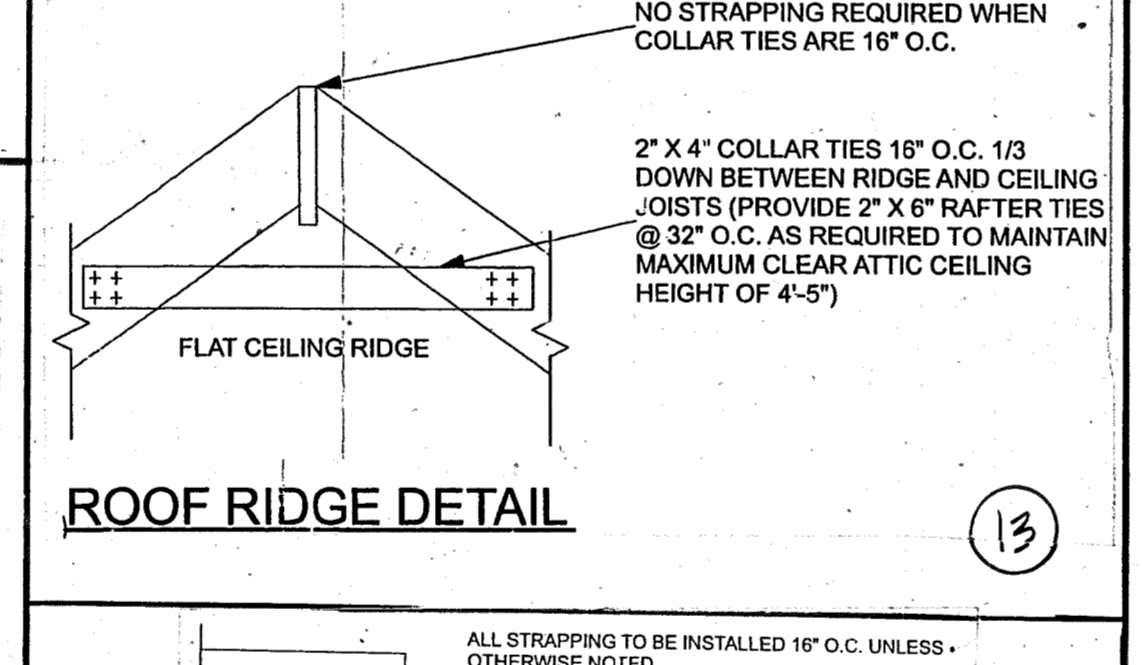
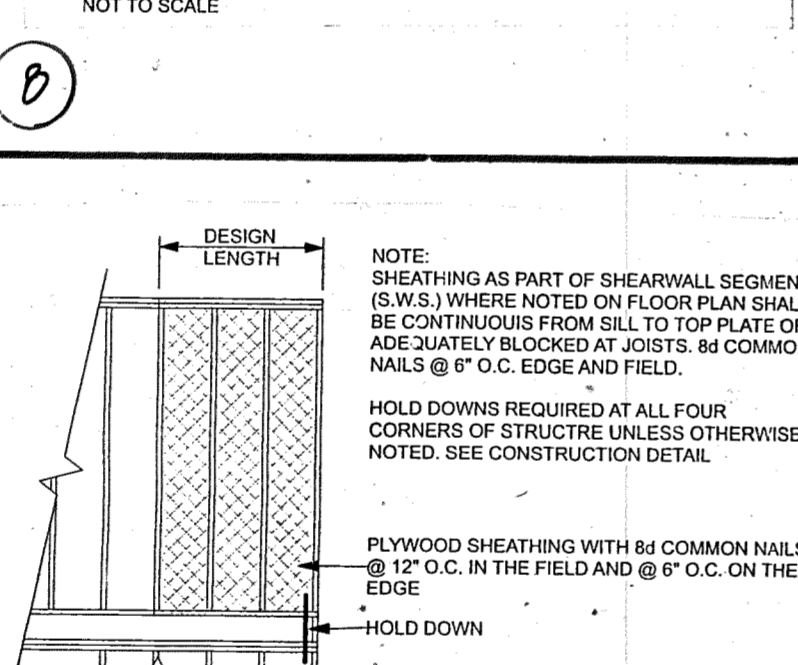
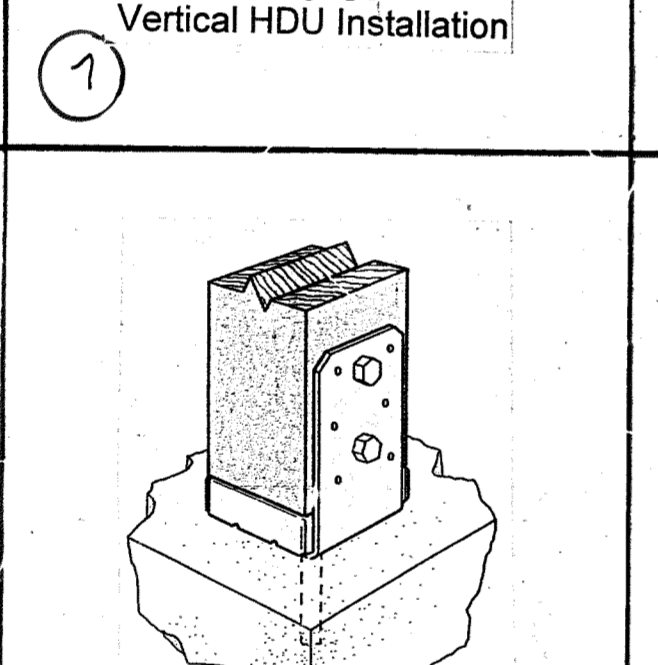
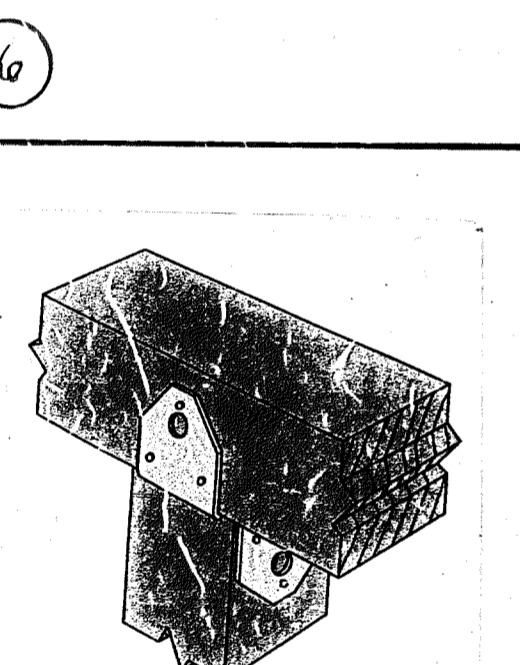


MINIMUM UNIFORM DISTRIBUTED LOADS

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 (LESS THAN 42\"/>		

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	STRUCTURAL MEMBER
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 - WINDOW LOADS - WITH BRITTLE FINISHES	L/240
EXTERIOR WALLS - WINDOW LOADS - WITH FLEXIBLE FINISHES	L/120



ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS**	SPACING AND LOCATION
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 1/2\"/>	

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS**	SPACING AND LOCATION
14	Bottom plate to joist, rim joist, band joint or blocking (at braced wall panel)	1-6d common (3\"/>	

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS**	SPACING AND LOCATION
30	1/2\"/>		

JANICE ARCHITECT MILLER
 516-944-9571
 1 LINCOLN PLACE
 PORT WASHINGTON, NY 11856

STOLPER RESIDENCE
 59 Litchfield Rd. Port Washington, N.Y.

PLOT PLAN, FOUNDATION PLAN

REVISIONS	DATE	DRAWING
	11/1/24	A6

SCALE: AS NOTED
 FILE: 2405

#21654

RIDGE ROAD

S 88°50'00"E
124.80'

N 01°10'00"E
43.00'

CONCRETE CURB
EXIST-PAVE.

WALK

RR TIE

6' PVC FENCE
0.5'/S

FENCE
1.9'/W

BRICK WALL

ASPHALT

MAINTAIN
155 L.F. OF
6' H. PVC FENCE

PVC FENCE

AC UNIT

DECK

ROOF

SPLIT LEVEL
FR. RES

OHD. UTIL.
TRIPLE

6' TO 5' PVC FENCE

35.7'

PVC FENCE

FENCE
2.6'/W

CVD STOOP

SLATE

GAR.
23.3

BRICK WALK

= 40.00'
= 40.26'

WATER METER

COL.

O.H.

ASPHALT
DRIVEWAY
W/B.B.C.

31.3'

ROW OF TREES

S 00°00'00"W
125.06'

N 56°30'00"W
47.55'

ROW OF TREES

SECTION - 7
BLOCK - 305
LOT - 19

SITE PLAN

DATE: 12.6.23

SCALE: 1" = 20'

RAD = 150.00'

HYDRANT

FIORE ARCHITECTURE
208 N. WISCONSIN AVE.
MASSAPEQUA, NY 11758

PRD NHP ASSOCIATES, LLC

#21664

DRIVE-THRU RETAIL RENOVATION

938 HILLSIDE AVENUE
 NEW HYDE PARK, NEW YORK
 PROJECT NO. 2350

ARCHITECT OF RECORD
DRV ARCHITECT, P.C.
 1180 Park Avenue Franklin Square, New York 11010
 (516) 352-9827 www.drvarch.com
 ENGINEER OF RECORD

LIST OF DRAWINGS:

- SK-003.01 EXISTING SITE PLAN, ZONING MAP & ZONING INFORMATION
- SK-003.02 PROPOSED SITE PLAN: DEMOLITION PLAN
- SK-003.03 PROPOSED SITE PLAN: CONSTRUCTION PLAN
- SK-003.04 PROPOSED SITE PLAN: AUTOMOBILE AND PEDESTRIAN CIRCULATION
- SK-003.05 PROPOSED SITE PLAN: TRAFFIC SIGNAGE PLAN
- SK-003.06 PROPOSED SITE PLAN: LANDSCAPE AND FENCE PLAN
- SK-003.07 PROPOSED BUILDING PLANS
- SK-003.08 BUILDING CODE NOTES AND PROPOSED EXTERIOR ELEVATIONS

SITE INFORMATION:

SITE PLAN BASED ON A SURVEY BY PRECISION SURVEYS, DATED 06/22/18

SECTION: 8
 BLOCK: 316
 LOT: 6
 ZONE: BUSINESS B-A: TOWN OF NORTH HEMPSTEAD
 LOT AREA: 11,543.40 SF

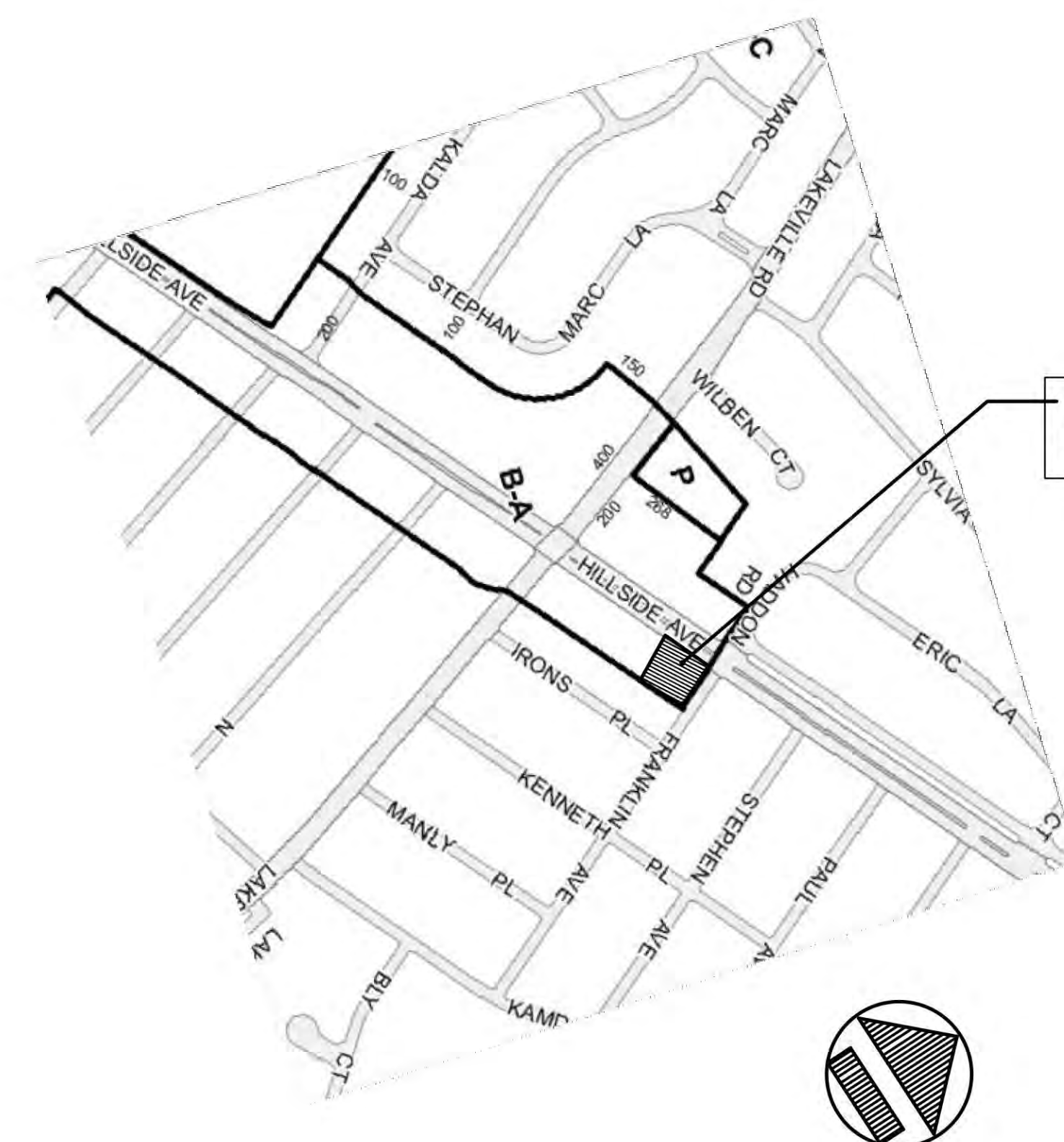
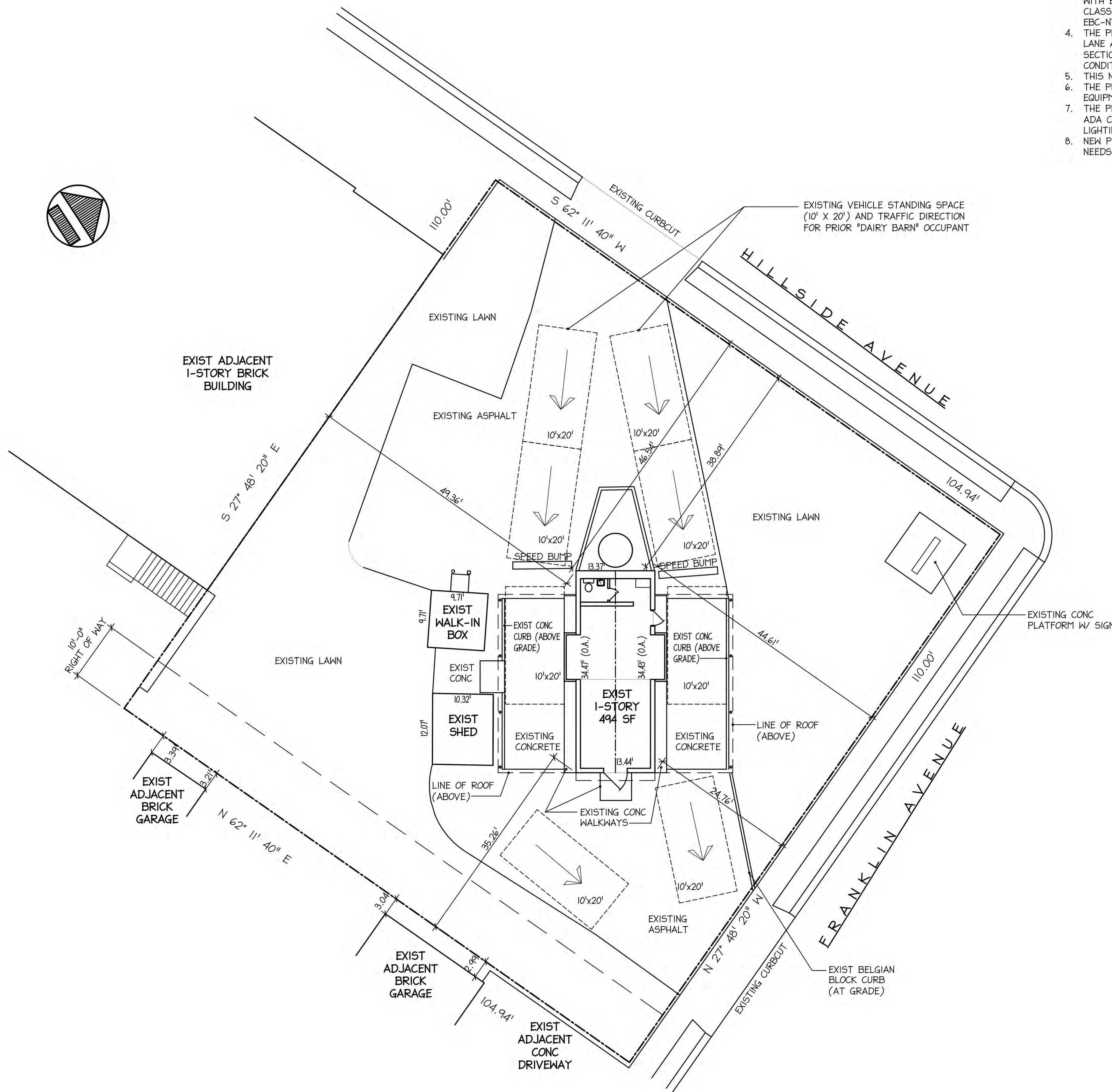
BUILDING SQUARE FOOTAGES			
FLOORS	EXISTING	PROPOSED CHANGE	PROPOSED TOTAL
FIRST FLOOR	494 SF	0 SF	494 SF
COVERED DRIVENAYS	772 SF	0 SF	772 SF
TOTAL LOT COVERAGE	1,266 SF	0 SF	1,266 SF

ZONING REQUIREMENTS			
ITEM	ALLOWABLE	EXISTING	PROPOSED WORK
MIN. LOT AREA	2,000 SF	11,543.40 SF	NO CHANGE
MAX. BUILDING HEIGHT	40.00'	21.00' (±)	NO CHANGE
MAX. LOT COVERAGE	8,080 SF (70%)	1,266 SF (11%)	NO CHANGE
MIN. FRONT YARD SETBACK	10.00'	38.89'	NO CHANGE
MIN. FRONT YARD SETBACK	10.00'	24.76'	NO CHANGE
MIN. REAR YARD SETBACK	20.00'	35.26'	NO CHANGE
MIN. OFF STREET PARKING (SEE DWG SK-003.04)			
LANDSCAPED BUFFER	15.00'	10.00' (MIN)	NO CHANGE

SCOPE OF WORK:

1. THE EXISTING BUILDING'S PRIOR USE WAS A DRIVE-THRU RETAIL USE (DAIRY BARN) - MERCANTILE USE.
2. THE PROPOSED USE IS A DRIVE-THRU RETAIL FOOD USE (TENANT TBD) FOR TAKE-OUT AND OUTDOOR SEATING FOR 12 SEATS MAXIMUM - MERCANTILE USE.
3. THE CLASSIFICATION OF WORK FOR THIS APPLICATION IS IN ACCORDANCE WITH EBC-NYS SECTION 301.3.2 "WORK AREA COMPLIANCE METHOD". THE CLASSIFICATION OF WORK IS FURTHER DEFINED IN COMPLIANCE WITH EBC-NYS SECTION 605 CHANGE OF OCCUPANCY INCLUDING CHAPTER 10.
4. THE PROPOSED USE REQUIRES A VARIANCE FOR NOT PROVIDING A BYPASS LANE AS REQUIRED BY TOWN OF NORTH HEMPSTEAD ZONING ORDINANCE SECTION 70-203.T(2)(A)(I). THE PROPOSED USE ALSO REQUIRES AN CONDITIONAL USE PERMIT.
5. THIS NOT DELETED.
6. THE PROPOSED WORK CONSISTS OF REMOVING ALL INTERIOR FIXTURE, EQUIPMENT, APPLIANCES AND NON-LOAD BEARING PARTITIONS.
7. THE PROPOSED WORK ALSO INCLUDE EXTERIOR DOOR REPLACEMENTS, A NEW ADA COMPLIANT RESTROOM (FOR EMPLOYEE USE ONLY), A NEW CEILING AND LIGHTING, AND EXTERIOR REPAIRS AND RE-FINISHING.
8. NEW PLUMBING FIXTURES TO BE INSTALLED BASED ON FUTURE TENANT NEEDS.

TABLE R301.2(1) CLIMATE AND GEOGRAPHIC DESIGN CRITERIA (2020 CODE)													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (mph)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
30	130				C	SEVERE	3.0'	MODERATE TO HEAVY	15	YES			



No.	Issue Date	Description
	08/28/24	NO REVISIONS THIS DRAWING
	08/22/24	NO REVISIONS THIS DRAWING
	05/10/24	DELETED SCOPE OF WORK #5
	03/18/24	ISSUED FOR BD FILING

REVISIONS

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SITE:
 PRD NHP ASSOCIATES, LLC
 DRIVE-THRU RETAIL RENOVATION
 938 HILLSIDE AVENUE
 NEW HYDE PARK, NEW YORK

DRAWING TITLE:
 EXISTING SITE PLAN, ZONING MAP & ZONING INFORMATION

SEAL & SIGNATURE
 DATE: 11/18/2024
 PROJECT No.: 2350
 DRAWN BY: AJH
 SCALE: AS NOTED
 DWG. No.: SK-004.01
 01 OF 08

ZONING / TOWN CODE COMPLIANCE
 DISAPPROVED - Make corrections as noted and resubmit
 Joseph Canzoneri, Jr.
 11/18/2024

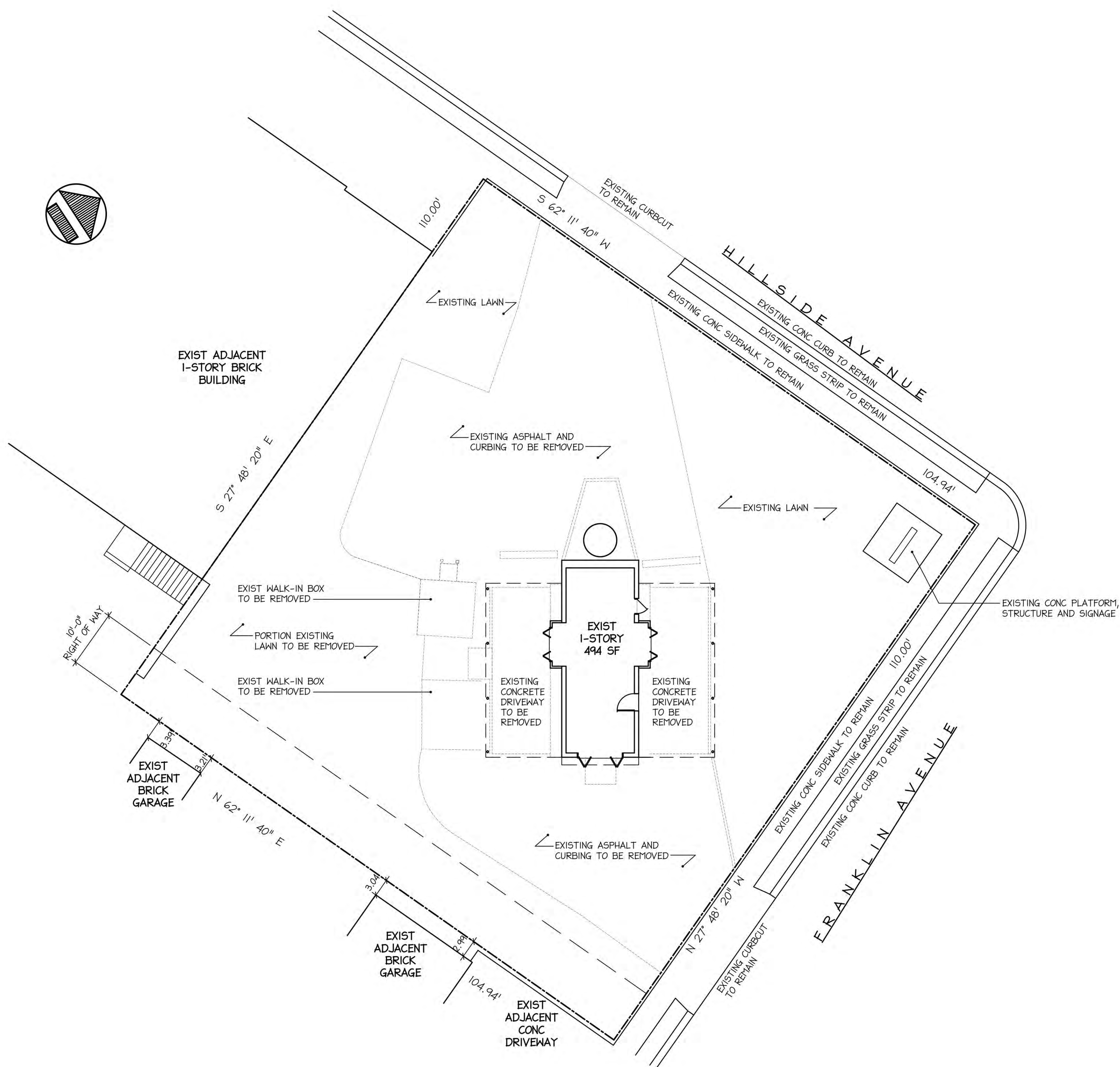
DISAPPROVED
 Joseph Canzoneri, Jr.
 11/18/2024

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1 SITE PLAN
 SK-004 SCALE: 1" = 10'-0"

2 ZONING MAP (TOWN OF NORTH HEMPSTEAD MAP B)
 SK-004 NOT TO SCALE

CBP24-000092



No.	Issue Date	Description
08/28/24		NO REVISIONS THIS DRAWING
08/22/24		NO REVISIONS THIS DRAWING
05/10/24		NO REVISIONS THIS DRAWING
03/18/24		ISSUED FOR BD FILING

REVISIONS

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SITE:
 PRD NHP ASSOCIATES, LLC
 DRIVE-THRU RETAIL RENOVATION
 938 HILLSIDE AVENUE
 NEW HYDE PARK, NEW YORK

DRAWING TITLE:
 PROPOSED SITE PLAN:
 DEMOLITION PLAN

SEAL & SIGNATURE
 DATE:
 PROJECT No.: 2350
 DRAWN BY: AJH
 SCALE: AS NOTED
 DWG. No.:
SK-004.02
 02 OF 08

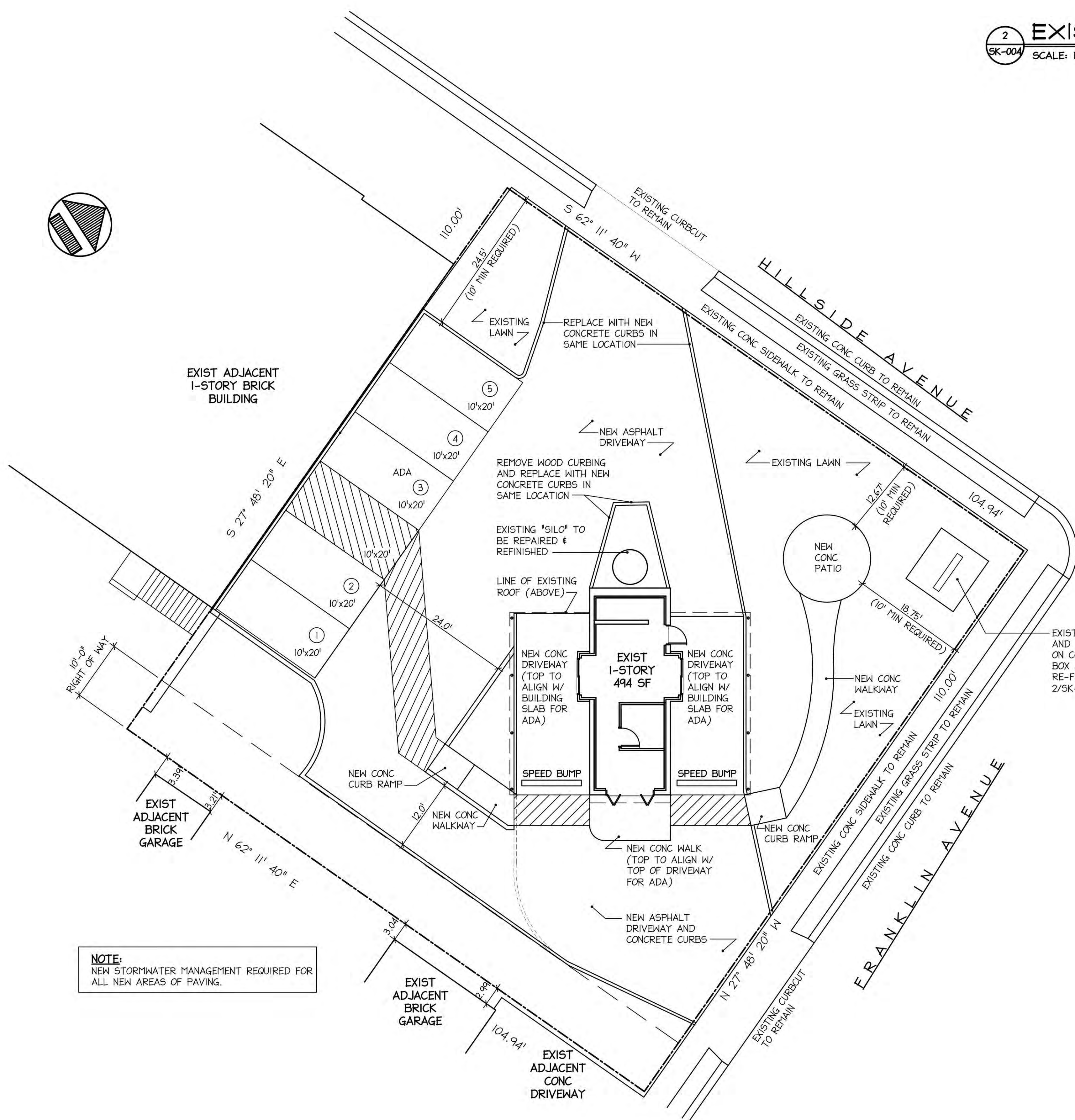
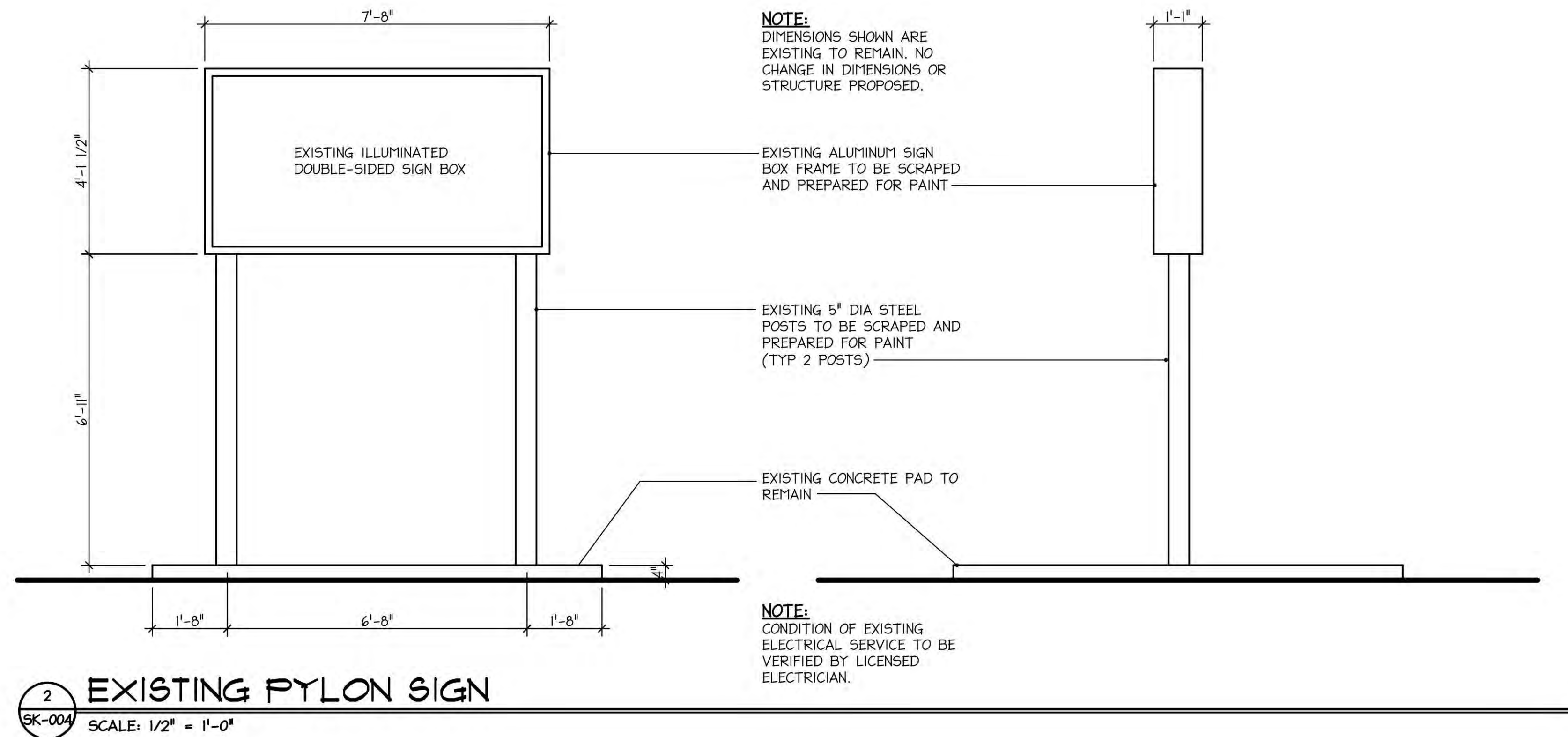


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CBP24-000092

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



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

No.	Issue Date	Description
06/28/24		REDUCED PATIO SIZE
06/22/24		REVISED SITE PLAN WITH ADDED PARKING SPACES
07/22/24		ADDED PARKING SPACES
05/10/24		NO REVISIONS THIS DRAWING
03/18/24		ISSUED FOR BD FILING

REVISIONS

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SITE:
 PRD NHP ASSOCIATES, LLC
 DRIVE-THRU RETAIL RENOVATION
 938 HILLSIDE AVENUE
 NEW HYDE PARK, NEW YORK

DRAWING TITLE:
 PROPOSED SITE PLAN:
 CONSTRUCTION PLAN

SEAL & SIGNATURE
 DATE: 11/18/2024
 PROJECT No.: 2350
 DRAWN BY: AJH
 SCALE: AS NOTED
 DWG. No.: SK-004.03
 03 OF 08

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 11/18/2024

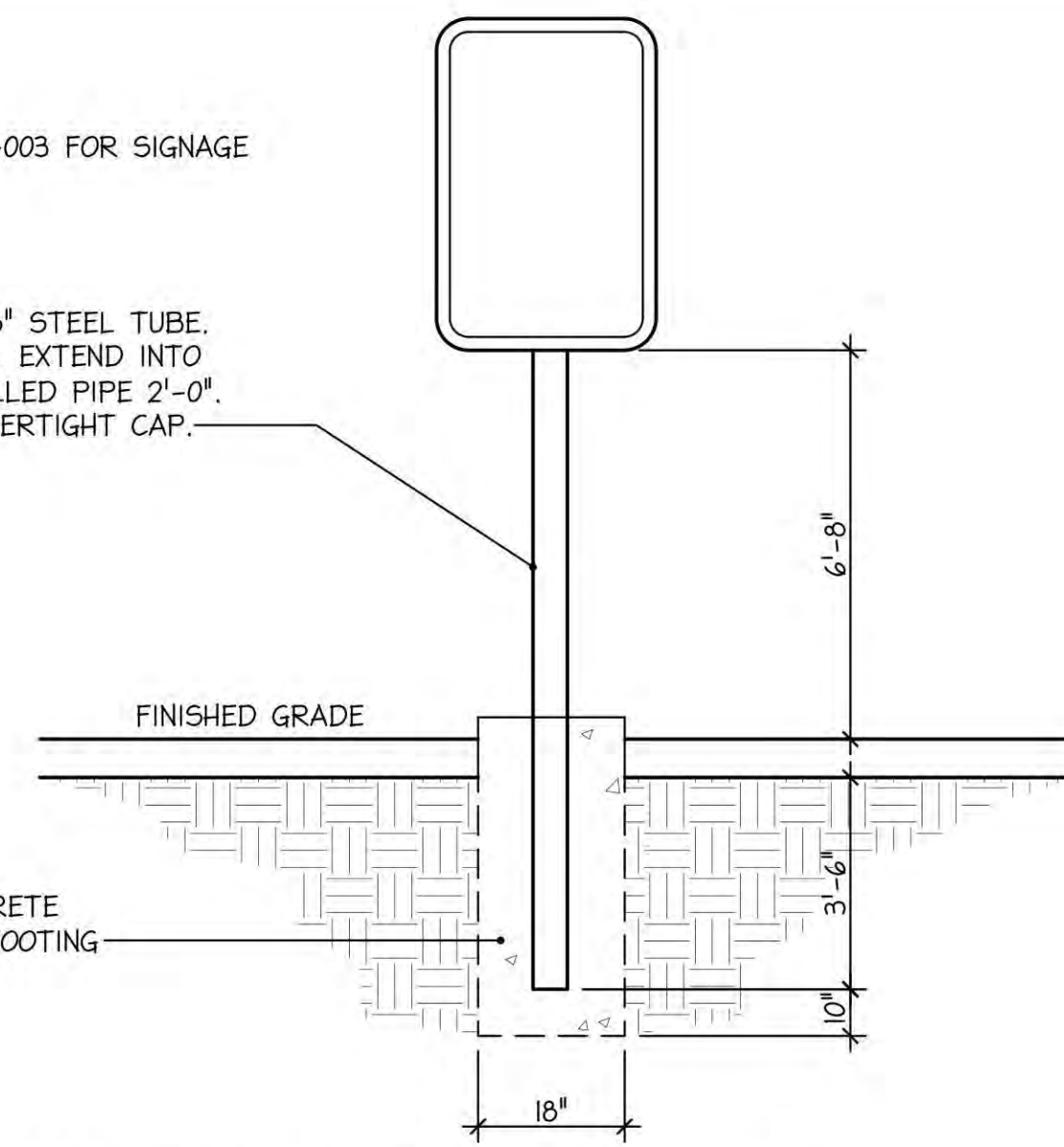
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CBP24-000092

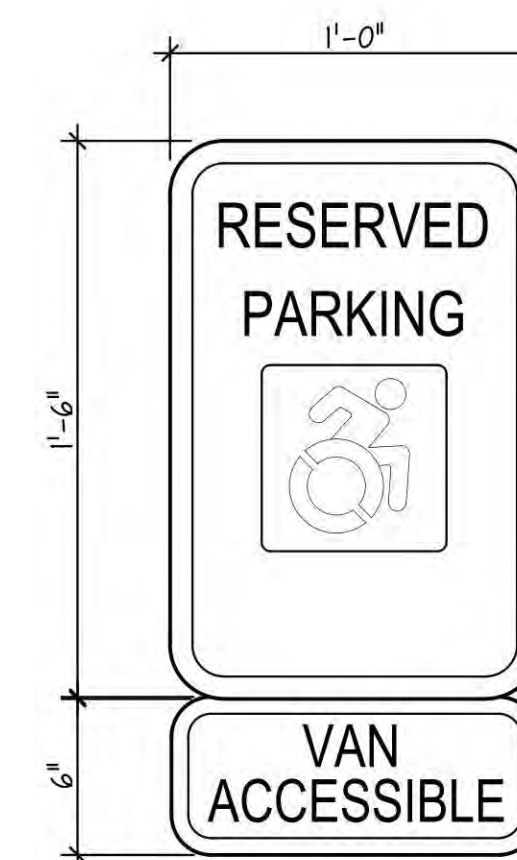
NOTE:
 SEE 9 & 10/C-003 FOR SIGNAGE
 INFORMATION

2" X 2" X .188" STEEL TUBE,
 PAINT BLACK; EXTEND INTO
 CONCRETE FILLED PIPE 2'-0",
 PROVIDE WATERTIGHT CAP.

18" DIA CONCRETE
 (4,000 PSI) FOOTING



2 ACCESSIBLE SIGN DETAILS
 SK-004 N.T.S.



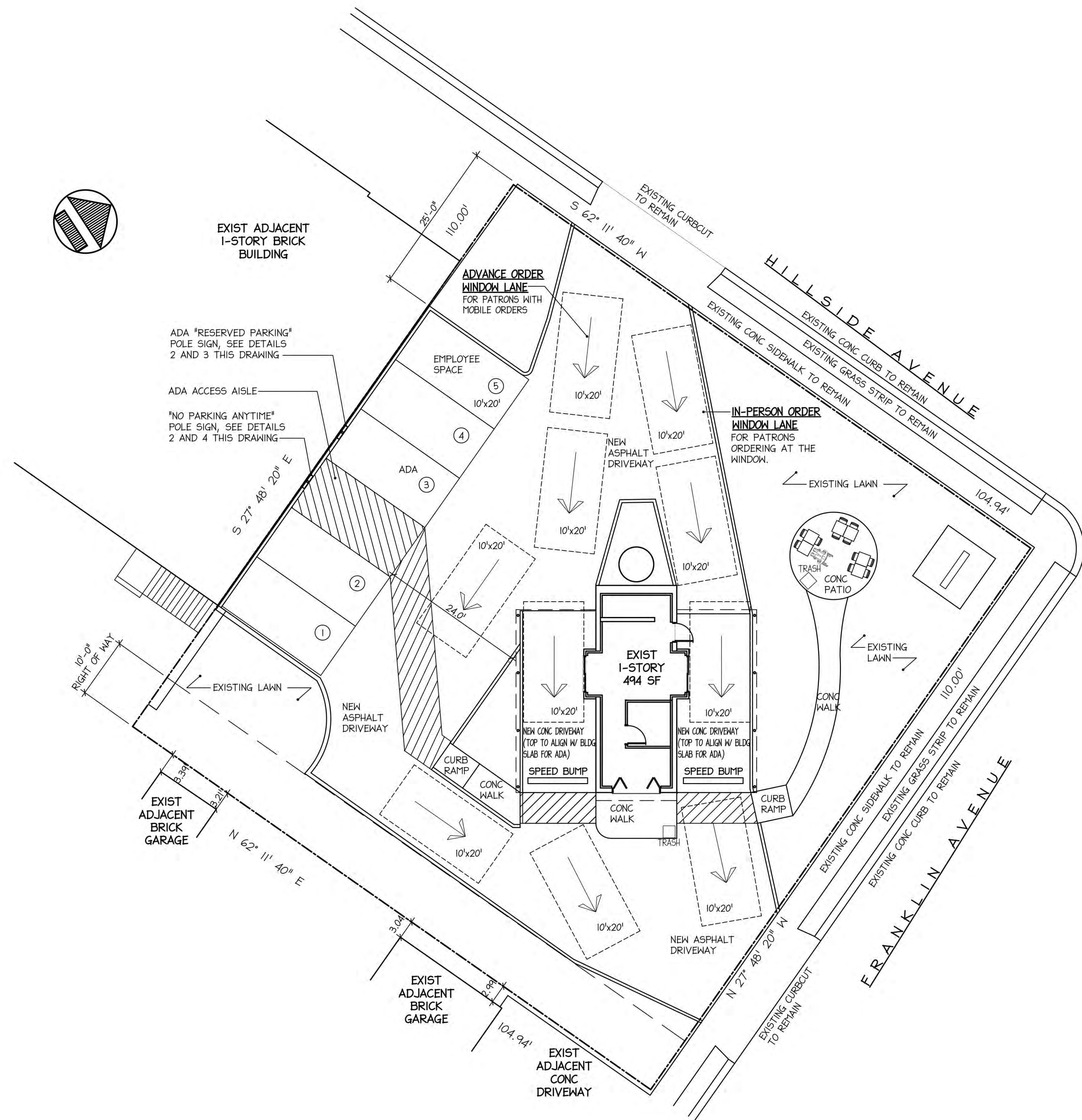
LEGEND & BORDER: GREEN (NON-REFLECTORIZED)
 BACKGROUND: WHITE (NON-REFLECTORIZED)
 SYMBOL: WHITE (NON-REFLECTORIZED)
 BACKGROUND: BLUE (NON-REFLECTORIZED)

3 "RESERVED PARKING" SIGN
 (POLE MOUNTED)
 SK-004 N.T.S.



LEGEND & BORDER: RED (NON-REFLECTORIZED)
 BACKGROUND: WHITE (NON-REFLECTORIZED)

4 "NO PARKING ANYTIME" SIGN
 (POLE MOUNTED)
 SK-004 N.T.S.



1 SITE PLAN
 SK-004 SCALE: 1" = 10'-0"

ZONING NOTE:
 A VARIANCE IS REQUIRED FOR NOT PROVIDING A BYPASS LANE AS
 REQUIRED BY TOWN OF NORTH HEMPSTEAD ZONING ORDINANCE SECTION
 70-203.T(2)(a)(1).

PARKING REQUIREMENTS:
 RETAIL FOOD USE, 1 TO 12 SEATS
 OUTDOOR SEATS: 165 SF
 ONE SPACE FOR EACH 300 SF
 ONE SPACE REQUIRED.
 FIVE SPACES PROPOSED
 INCLUDING ONE ADA SPACE

VEHICLE STANDING SPACE (VSS) REQUIREMENTS:
 PER TOWN OF NORTH HEMPSTEAD ZONING ORDINANCE SECTION 70-203.T(2)(a)(2):
 DRIVE THROUGH COFFEE/ESPRESSO STAND:
 INBOUND: (3) VSS PER SERVICE LANE (INCLUDING VEHICLE BEING SERVED)
 OUTBOUND: (1) VSS PER SERVICE LANE (EXCLUSIVE OF VEHICLE BEING SERVED)
 STANDARD VSS DIMENSIONS TO BE 10' X 20'.
 LANDSCAPE BUFFER TO BE PROVIDED UP AGAINST RESIDENTIAL ZONING DISTRICT
 PER SECTION 70-203.T(2)(b), WHERE DRIVE-THRU FACILITY IS ADJACENT TO A
 RESIDENTIAL USE, THERE SHALL BE A LANDSCAPED AREA OF AT LEAST 15- FEET IN
 DEPTH, STAGGERED DOUBLE ROW PLANTING STRIP SEVEN FEET ON CENTER TO BE
 PLANTED WITH CONIFEROUS MATERIAL OF SIX-FOOT HEIGHT.

LIGHTING: ENSURE HEADLIGHTS OF VEHICLES AWAITING SERVICE AND EXITING THE
 FROM THE FACILITY, AND LIGHTING FROM OTHER SOURCES ON THE SITE ARE NOT
 VISIBLE FROM ANY ADJACENT RESIDENTIAL USE OR ADJACENT RESIDENTIALLY
 ZONED PROPERTY PER SECTION 70-203.T(2)(c).
 ALTHOUGH USING THE SIDE STREET (FRANKLIN AVENUE) AS THE EXIT ROUTE,
 ACCESS THROUGH THE SITE IS THE SAME AS THE PRIOR OCCUPANT'S CIRCULATION.
 NOISE LEVELS ARE TO BE IN ACCORDANCE WITH SECTION 70-203.T(2)(e).
 PEDESTRIAN WALKWAYS OR PATHS ARE DESIGNED TO MINIMIZE CONFLICTS WITH
 VEHICLE STANDING SPACES AND DRIVE-THROUGH LANES PER SECTION
 70-203.T(2)(f).
 SIGNAGE TO BE IN ACCORDANCE WITH SECTION 70-203.T(2)(g).

No.	Issue Date	Description
08/28/24		REDUCED PATIO SIZE AND SEATING COUNT
08/22/24		REVISED SITE PLAN WITH ADDED PARKING SPACES
05/10/24		REVISED PARKING CALCS FOR OUTDOOR SEATING, ADDED ADA PARKING SIGNAGE & DETAILS.
03/18/24		ISSUED FOR BD FILING

REVISIONS
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SITE:
 PRD NHP ASSOCIATES, LLC
 DRIVE-THRU RETAIL RENOVATION
 938 HILLSIDE AVENUE
 NEW HYDE PARK, NEW YORK

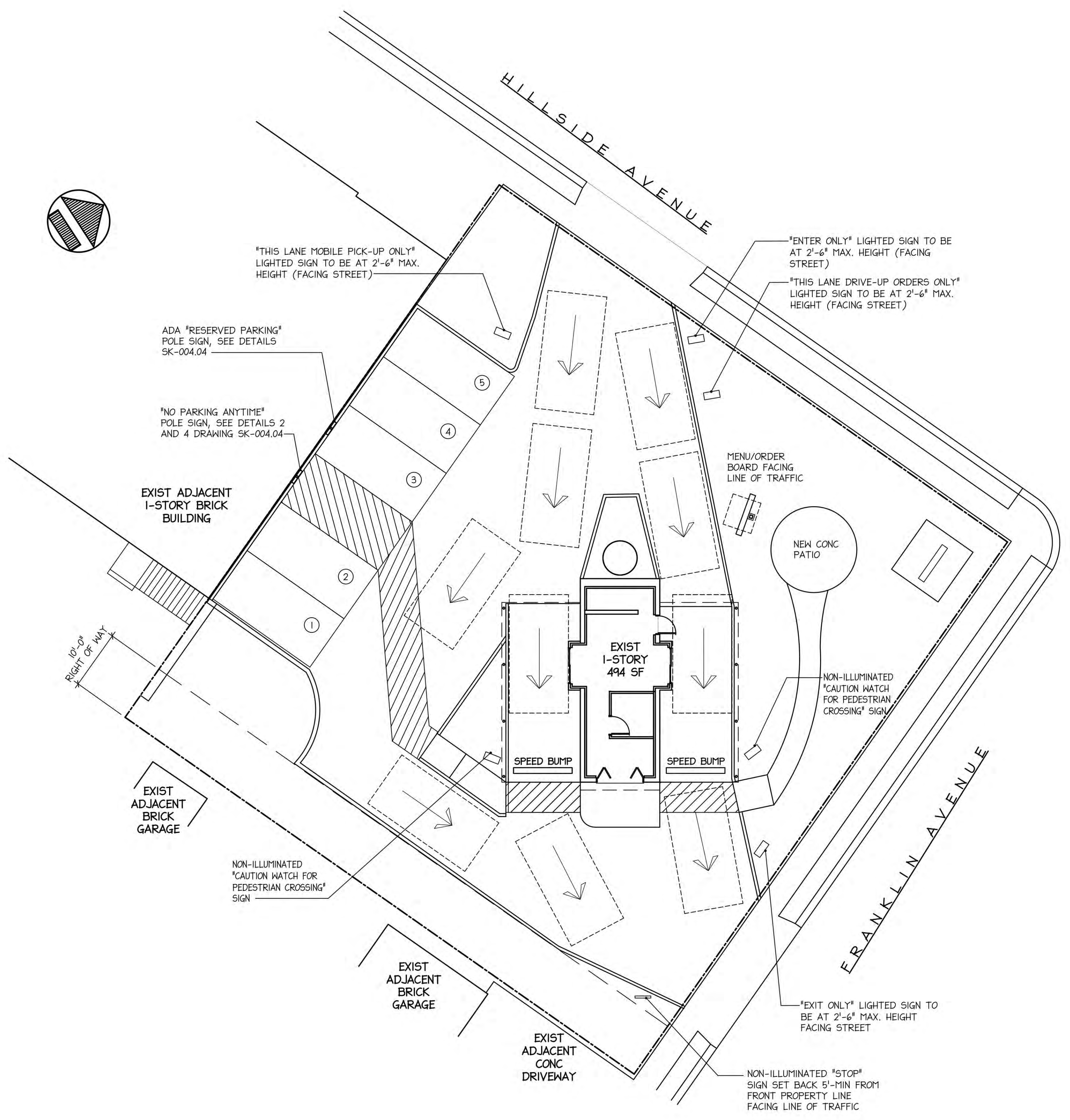
DRAWING TITLE:
 PROPOSED SITE PLAN:
 AUTOMOBILE AND
 PEDESTRIAN CIRCULATION

SEAL & SIGNATURE
 DATE: PROJECT No.: 2350
 DRAWN BY: AJH
 SCALE: AS NOTED
 DWG. No.: **SK-004.04**
 04 OF 08

DISAPPROVED
 Joseph Canzoneri, Jr.
 11/18/2024

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No.	Issue Date	Description
08/28/24		REDUCED PATIO SIZE
08/22/24		REVISED SITE PLAN WITH ADDED PARKING SPACES
05/10/24		NO REVISIONS THIS DRAWING
03/18/24		ISSUED FOR BD FILING

REVISIONS

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 DRIVE-THRU RETAIL RENOVATION
 938 HILLSIDE AVENUE
 NEW HYDE PARK, NEW YORK

DRAWING TITLE:
 PROPOSED SITE PLAN:
 TRAFFIC SIGNAGE PLAN

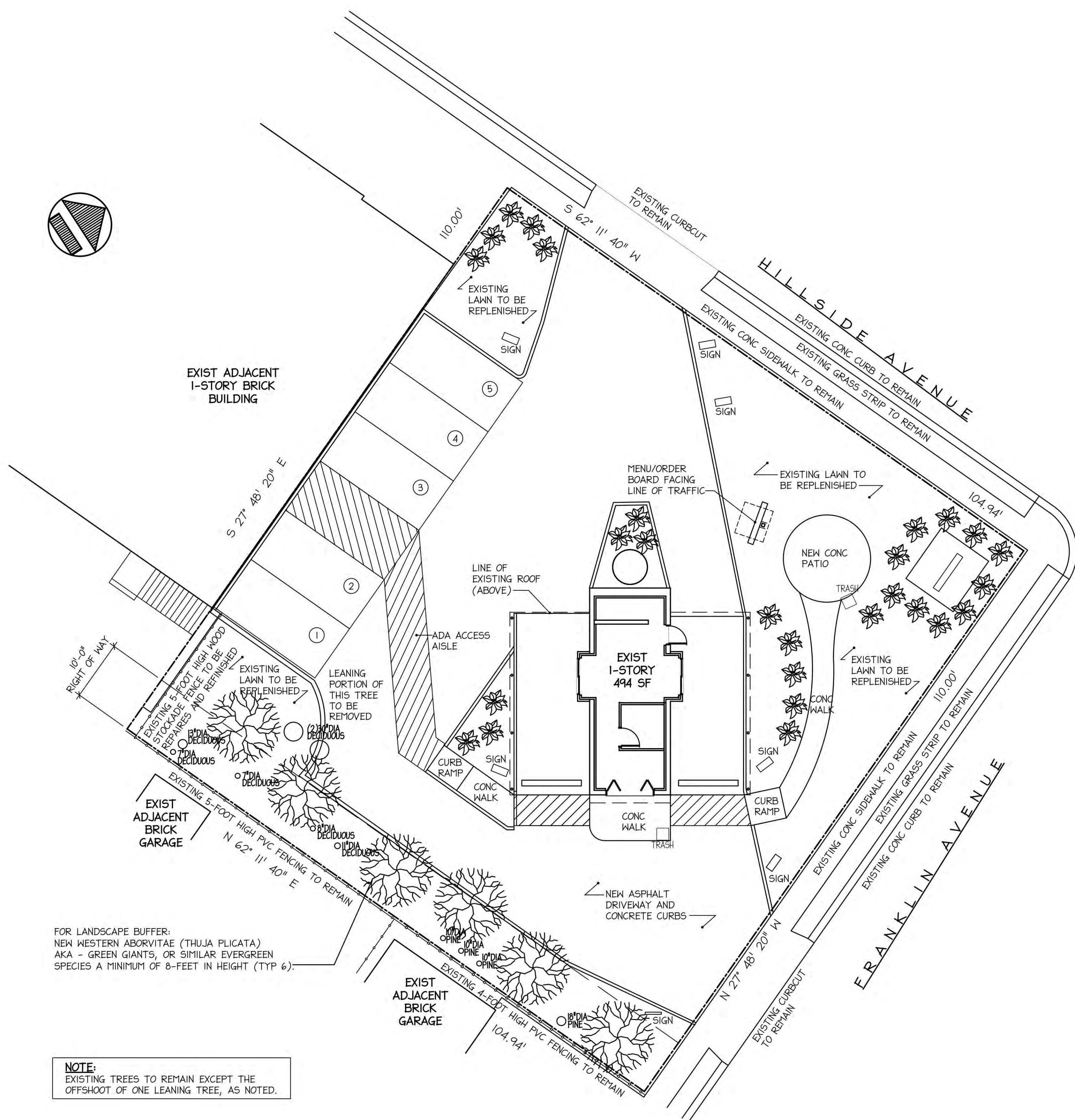
SEAL & SIGNATURE: _____ DATE: _____
 PROJECT No.: 2350
 DRAWN BY: AJH
 SCALE: AS NOTED
 DWG. No.: SK-004.05
 05 OF 08



DISAPPROVED
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 11/18/2024

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CBP24-000092



- LANDSCAPE LEGEND:**
- ARBORVITAE "TECHNY" OR "ELEGANTISSIMA PYRAMIDAL" MATURE GROWTH AT 8' TO 10' HEIGHT WITH A 6' SPREAD
 - BUXUS MICROPHYLLA "FRANKLIN'S GEM BOXWOOD" MATURE GROWTH AT 2' TALL WITH A 3' SPREAD

- IRRIGATION NOTES:**
1. LAWN SPRINKLERS TO BE MODIFIED WITH NEW LANDSCAPING LAYOUT.
 2. SPRAY IRRIGATION SPRINKLER - AT SHRUBS - TO INCLUDE RISER MOUNTED OR HIGH POP-UP.
 3. IRRIGATION TO BE SCHEDULED FOR AFTER OPERATING HOURS.

NOTE:
 EXISTING TREES TO REMAIN EXCEPT THE OFFSHOOT OF ONE LEANING TREE, AS NOTED.

1 SITE PLAN
 SK-004 SCALE: 1" = 10'-0"

No.	Issue Date	Description
08/28/24		REDUCED PATIO SIZE
08/22/24		REVISED SITE PLAN WITH ADDED PARKING SPACES
05/10/24		ADDED LANDSCAPE BUFFER
03/18/24		ISSUED FOR BD FILING

REVISIONS

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SITE:
 PRD NHP ASSOCIATES, LLC
 DRIVE-THRU RETAIL RENOVATION
 938 HILLSIDE AVENUE
 NEW HYDE PARK, NEW YORK

DRAWING TITLE:
 PROPOSED SITE PLAN:
 LANDSCAPE AND FENCE PLAN

SEAL & SIGNATURE

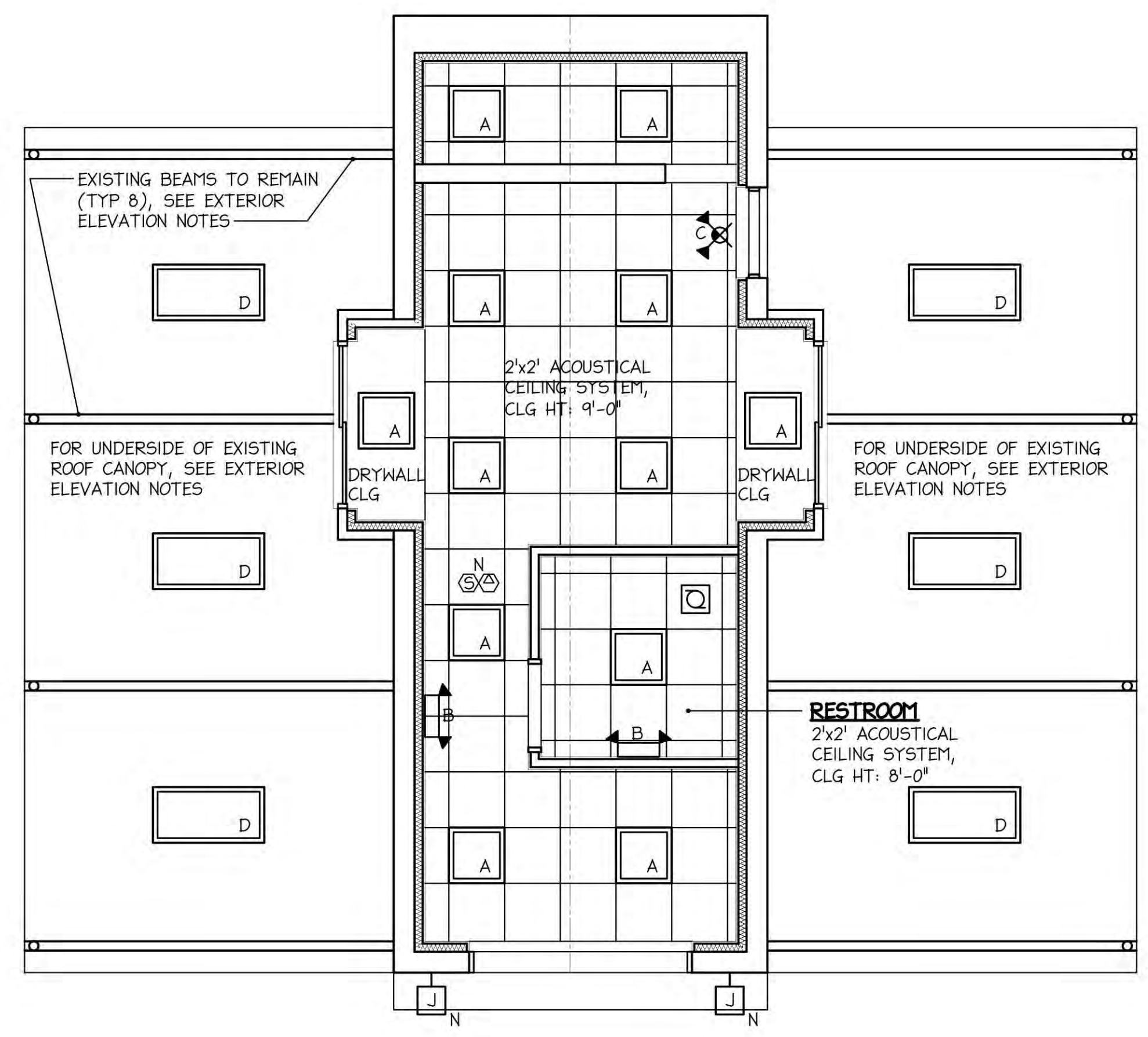
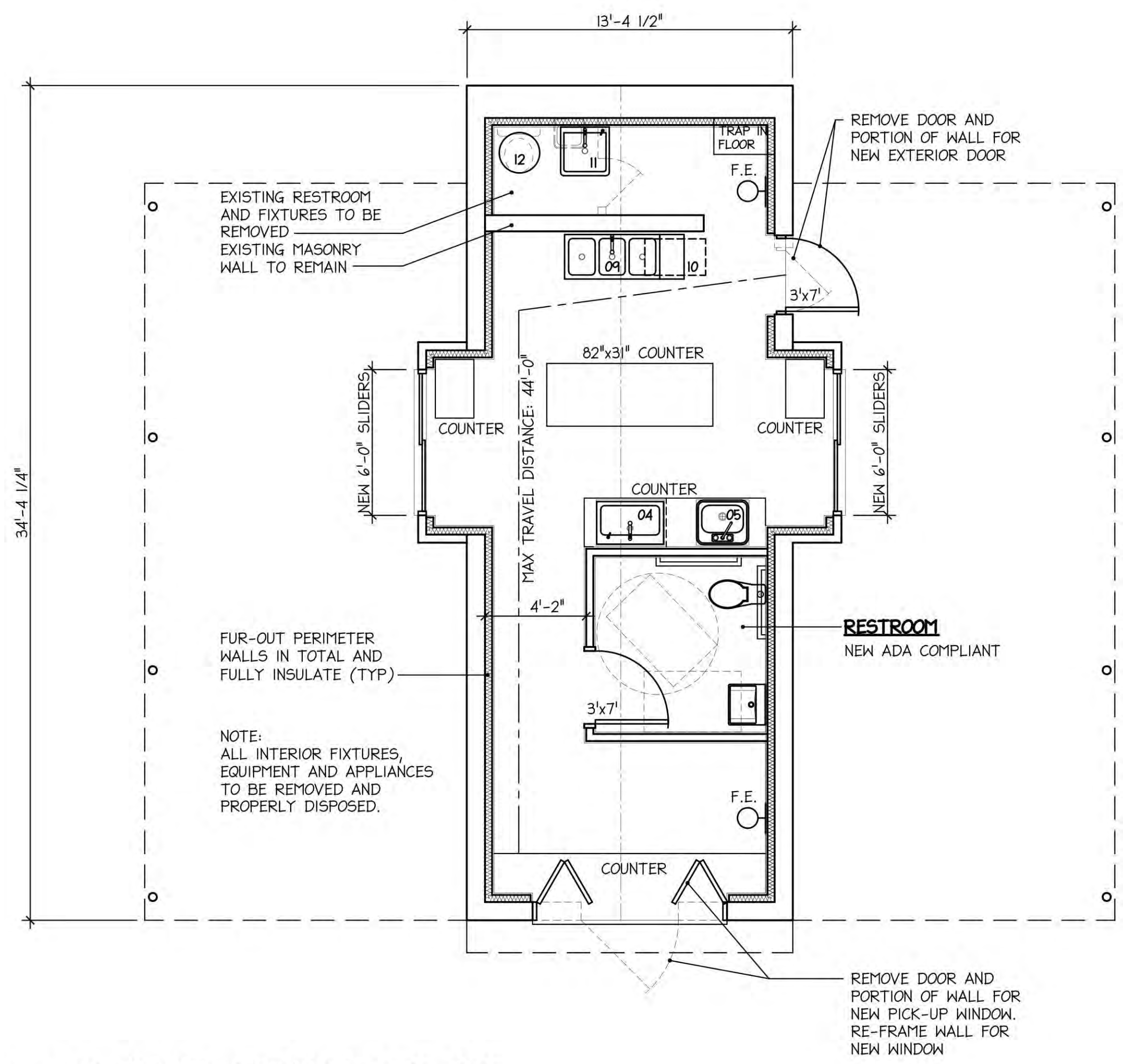
DATE: 11/18/2024
 PROJECT No.: 2350
 DRAWN BY: AJH
 SCALE: AS NOTED
 DWG. No.: SK-004.06
 06 OF 08

DISAPPROVED
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 11/18/2024

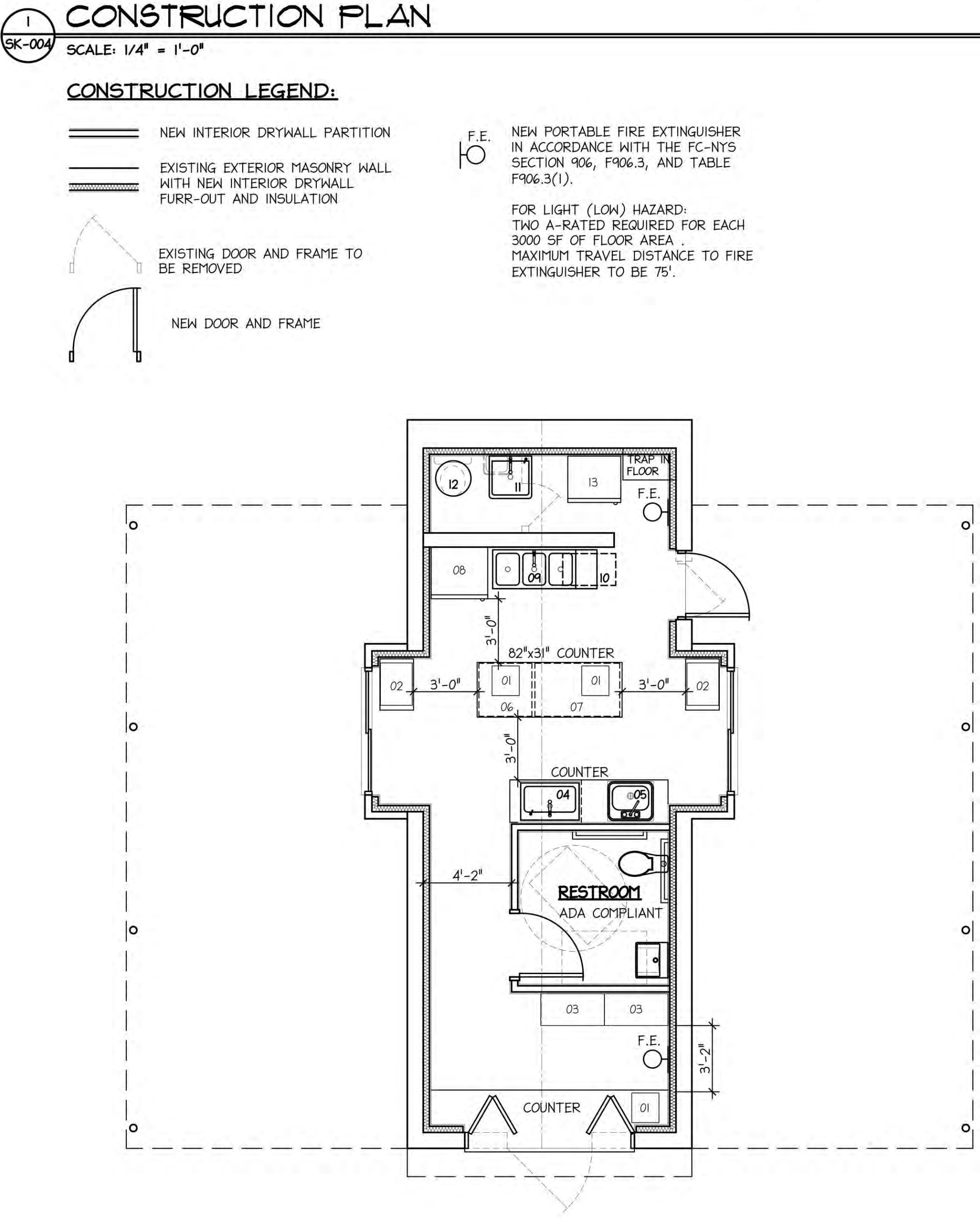
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- LIGHTING LEGEND:**
- NEW 2' x 2' RECESSED LED
 - NEW EMERGENCY LIGHT
 - NEW LED EMERGENCY & EXIT COMBO LIGHT
 - NEW 2' x 4' RECESSED LED EXTERIOR GRADE
 - NEW WALL JUNCTION BOX FOR SURFACE MOUNTED FIXTURE
- HVAC LEGEND:**
- NEW 100 CFM EXHAUST FAN VENTED TO EXTERIOR, INTERLOCKED WITH LIGHT SWITCH AND FURNISHED WITH BACKDRAFT DAMPER. OWNER TO VERIFY).
- CEILING NOTES:**
- CEILINGS TO BE INSTALLED ACCORDING TO STANDARD BUILDING PRACTICES AND LOCAL AUTHORITIES.
 - CEILING HEIGHTS AS NOTED ON THE PLAN.
 - ALL CEILINGS TO BE CENTERED IN ROOMS AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED, CONTACT ARCHITECT WITH ANY QUESTIONS.
 - FOR ACOUSTICAL CEILING SYSTEM SEE CEILING DETAIL 2/A-003.
 - STYLE/COLOR OF CEILING SYSTEM (GRID AND PANELS) ARE TO MATCH EXISTING IN TENANT SPACE. NOTE: PANELS IN WET ROOMS AND AREAS TO BE MOISTURE RESISTANT (PER MANUFACTURER SPECIFICATIONS).
 - PROVIDE ACCESS PANELS AS REQUIRED FOR SUPPLEMENTAL HVAC UNITS, DAMPERS, ETC. COORDINATE WITH HVAC ENGINEERING DWGS.



SCHEDULE OF FOOD SERVICE EQUIPMENT									
NO.	ITEM	MANUFACTURER	MODEL / SIZE	WATER	WASTE	ELECTRIC	AMPS	GAS/BTU	REMARKS
01	POS	-----	-----						
02	COUNTER DISPLAY CASE	-----	24" x 22"						
03	SHELVING	-----	36" x 18"						
04	PREP SINK	-----	33" x 22" x 9"						INSTALLED IN MILLWORK BASE CABINET/COUNTER
05	HAND WASH SINK	-----	25" x 22" x 9"						INSTALLED IN MILLWORK BASE CABINET/COUNTER
06	UNDERCOUNTER ICE MAKER	-----	31" x 30"						WITH MILLWORK COUNTER
07	UNDERCOUNTER FRIDGE	-----	48" x 30"						WITH MILLWORK COUNTER
08	30" REFRIGERATOR	-----	-----						
09	3-COMPARTMENT SINK W/ DRAINBOARD	-----	-----						TO COMPLY WITH NASSAU COUNTY SENIOR DEPARTMENT SPECIFICATIONS AND A SEPARATE PERMIT.
10	70 LB ABOVE FLOOR GREASE INTERCEPTOR	-----	-----						
11	SERVICE SINK	-----	-----						
12	WATER HEATER	-----	-----						
13	30" REFRIGERATOR	-----	-----						FOR REFRIGERATED GARBAGE

No.	Issue Date	Description
	08/22/24	NO REVISIONS THIS DRAWING
	05/10/24	NO REVISIONS THIS DRAWING
	03/18/24	ISSUED FOR BD FILING

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SITE:
FRD NHP ASSOCIATES, LLC
 DRIVE-THRU RETAIL RENOVATION
 938 HILLSIDE AVENUE
 NEW HYDE PARK, NEW YORK

DRAWING TITLE:
 PROPOSED BUILDING PLANS

SEAL & SIGNATURE
 DATE: PROJECT No.: 2350
 DRAWN BY: AJH
 SCALE: AS NOTED
 DWG. No.: **SK-004.07**
 07 OF 08

DISAPPROVED
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 11/18/2024



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CBP24-000092

"BUILDING CODE" NOTES:

USE:
 USE CLASSIFICATION (SECTION 309)
 ASSEMBLY GROUP A-2 UNDER 50 PERSONS = BUSINESS GROUP B

CONSTRUCTION CLASSIFICATION:
 TYPE OF CONSTRUCTION (TABLE 601)
 TYPE IIB

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

CONSTRUCTION TYPE:
 MAX ALLOWABLE BUILDING HEIGHT (TABLE 504.3): 55' (UNSPRINKLERED)
 EXISTING BUILDING HEIGHT: 22' (±) (NO CHANGE PROPOSED)

MAX ALLOWABLE NUMBER OF STORIES (TABLE 504.4): 3 STORIES MAX (UNSPRINKLERED)
 EXISTING NUMBER OF STORIES: 1 STORY (NO CHANGE PROPOSED)

ALLOWABLE AREA FACTOR (TABLE 506.2): 23,000 SF (ONE-STORY, UNSPRINKLERED)
 EXISTING BUILDING (PROJECT) AREA: 494 SF (NO CHANGE PROPOSED)

AUTOMATIC SPRINKLER SYSTEM:
 COMPLIANCE WITH BC NYS SECTION 903
 PER NASSAU COUNTY FIRE PREVENTION ORDINANCE, EXISTING FREE-STANDING BUILDING, NOT MORE THAN 3,000 SF, NO MORE THAN ONE-STORY IN HEIGHT, AND WITHOUT A BASEMENT OR CELLAR - FIRE SPRINKLER SYSTEM IS NOT REQUIRED.

FIRE ALARM DETECTION SYSTEMS:
 COMPLIANCE WITH BC NYS SECTION 907
 PER NASSAU COUNTY FIRE PREVENTION ORDINANCE, ALL NEW MERCANTILE OCCUPANCIES SHALL HAVE A FIRE ALARM SYSTEM INSTALLED. THE FIRE ALARM SYSTEM SHALL MEET ALL THE REQUIREMENTS OF NFPA 72.

EGRESS CALCULATIONS:

PROJECT AREA - 494 SF

REQUIRED	# OF OCCUPANTS
150 SF / OCCUPANT (GROSS)	4 OCCUPANTS
REQUIRED	PROPOSED
0.15' / OCCUPANT = 0.6'	36'
REQUIRED	PROPOSED
200'	44'
REQUIRED	PROPOSED
1	1

EGRESS WIDTH (SECTION 1005.3.2)

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2) (BUSINESS WITHOUT SPRINKLER)

NUMBER OF EXITS (TABLE 1006.3.2) *

* SPACES WITH ONE MEANS OF EGRESS (TABLE 1006.2.1)
 MERCANTILE OCCUPANCY
 MAXIMUM OCCUPANT LOAD 49 4
 MAXIMUM COMMON PATH OF TRAVEL: 75' 44'
 OCCUPANT LOAD 30 OR LESS (W/O SPRINKLERS)

EGRESS NOTES:

- EXIT ACCESS TO BE IN CONFORMANCE WITH SECTION 1016.
- ACCESSIBLE MEANS OF EGRESS TO BE IN CONFORMANCE WITH SECTION 1009.
- ACCESSIBLE ROUTE TO BE IN CONFORMANCE WITH SECTION 1104.
- DOOR HARDWARE TO BE IN CONFORMANCE WITH SECTIONS 1010.1.9 AND 1010.1.10, AND ADA COMPLIANCE WITH CHAPTER 11.
- ILLUMINATED EXIT SIGNAGE TO BE IN ACCORDANCE WITH SECTION 1013.
- MEANS OF EGRESS ILLUMINATION THROUGHOUT THE PROJECT SPACE TO COMPLY WITH SECTION 1008.
- DOORS TO SWING IN DIRECTION OF EGRESS WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE.

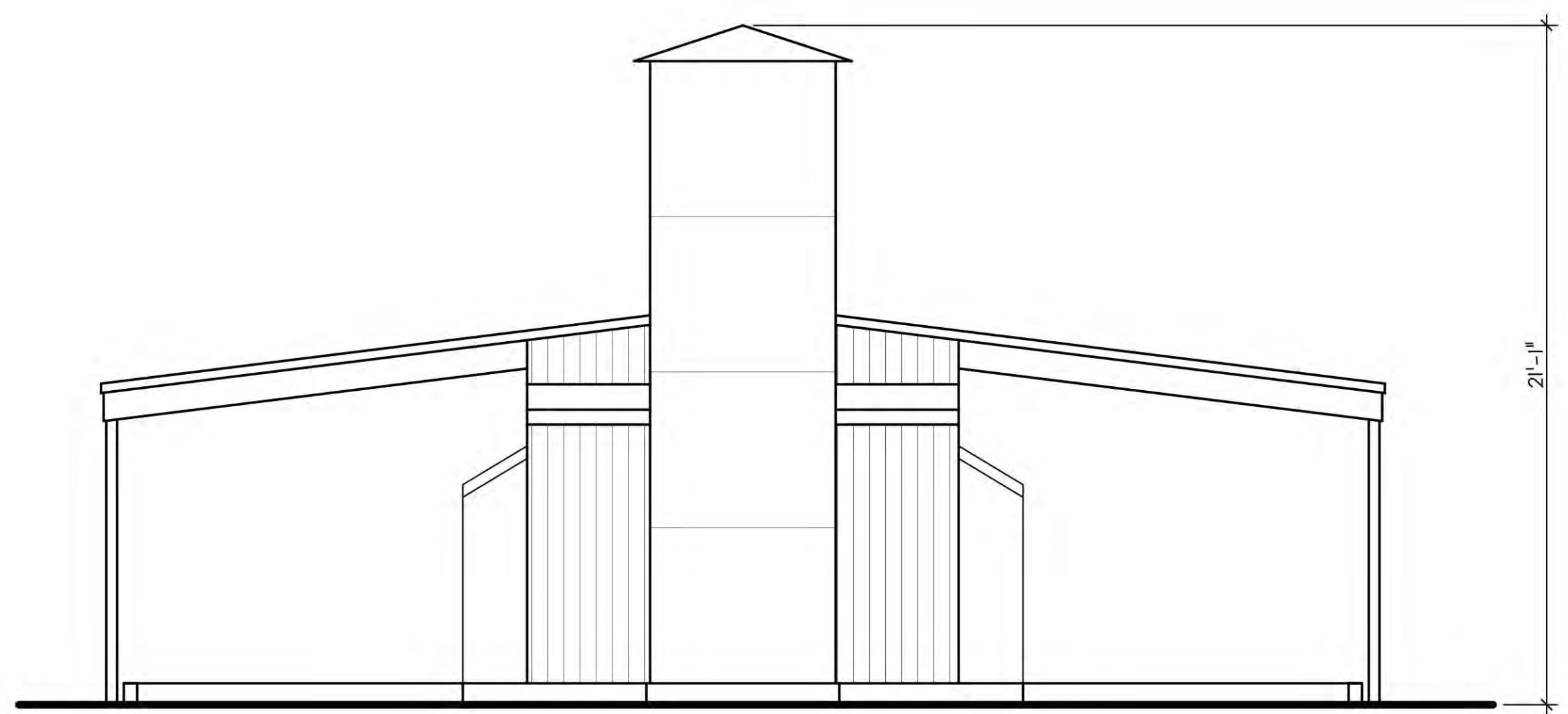
"PLUMBING CODE" NOTES

PLUMBING FIXTURE COUNT CALCULATIONS:

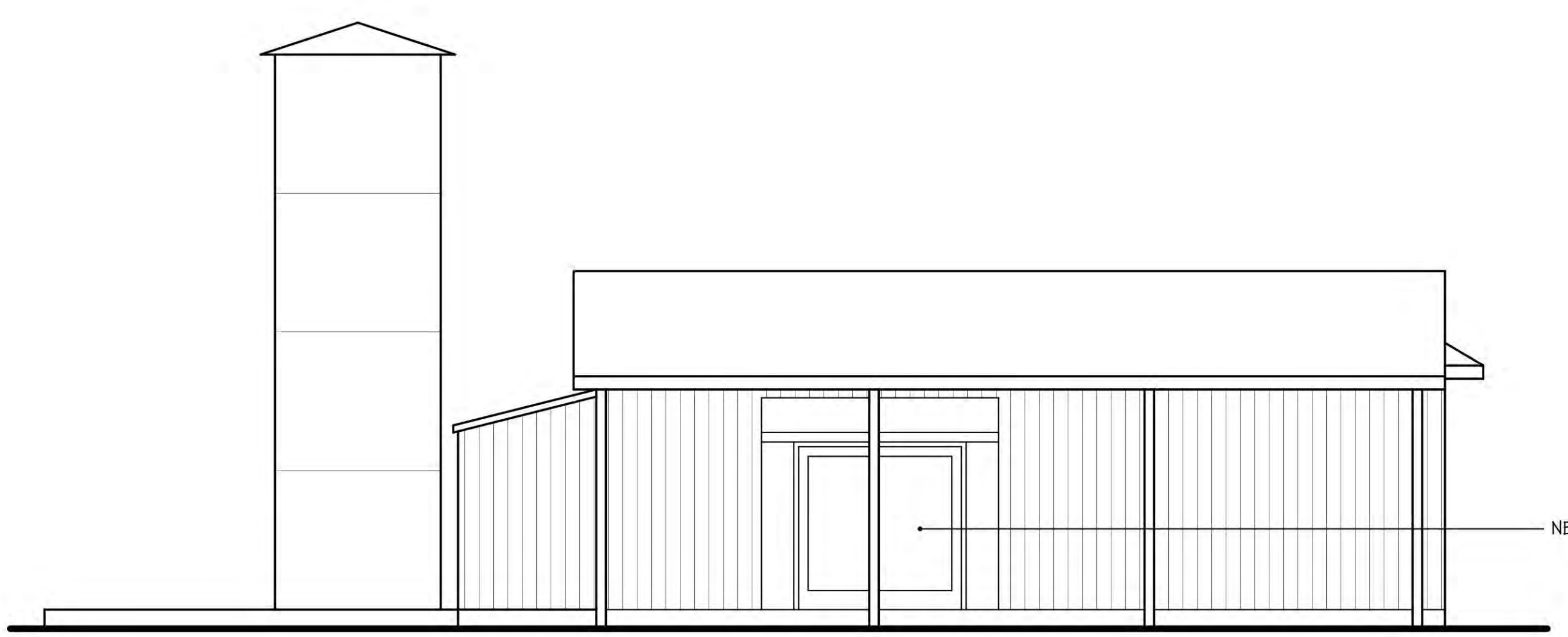
REQUIRED	PROPOSED
PLUMBING FIXTURES (TABLE 2902.1) (BUSINESS B)	4
REQUIRED	PROPOSED
WATER CLOSET 1/25 OCC'TS - 1	1
LAVATORY 1/40 OCC'TS - 1	1

PER SECTION 2902.2 EXCEPTION 3: SEPARATE SEX FACILITIES SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR FEWER, ONE NEW WATER CLOSET AND ONE NEW LAVATORY PROPOSED WITH THIS FILING - ADA COMPLIANT.

REQUIRED	PROPOSED
SERVICE SINK	1
DRINKING FOUNTAIN	0
NOT REQUIRED (SEE PLUMBING FIXTURE CODE NOTES ON SK-003.06)	0



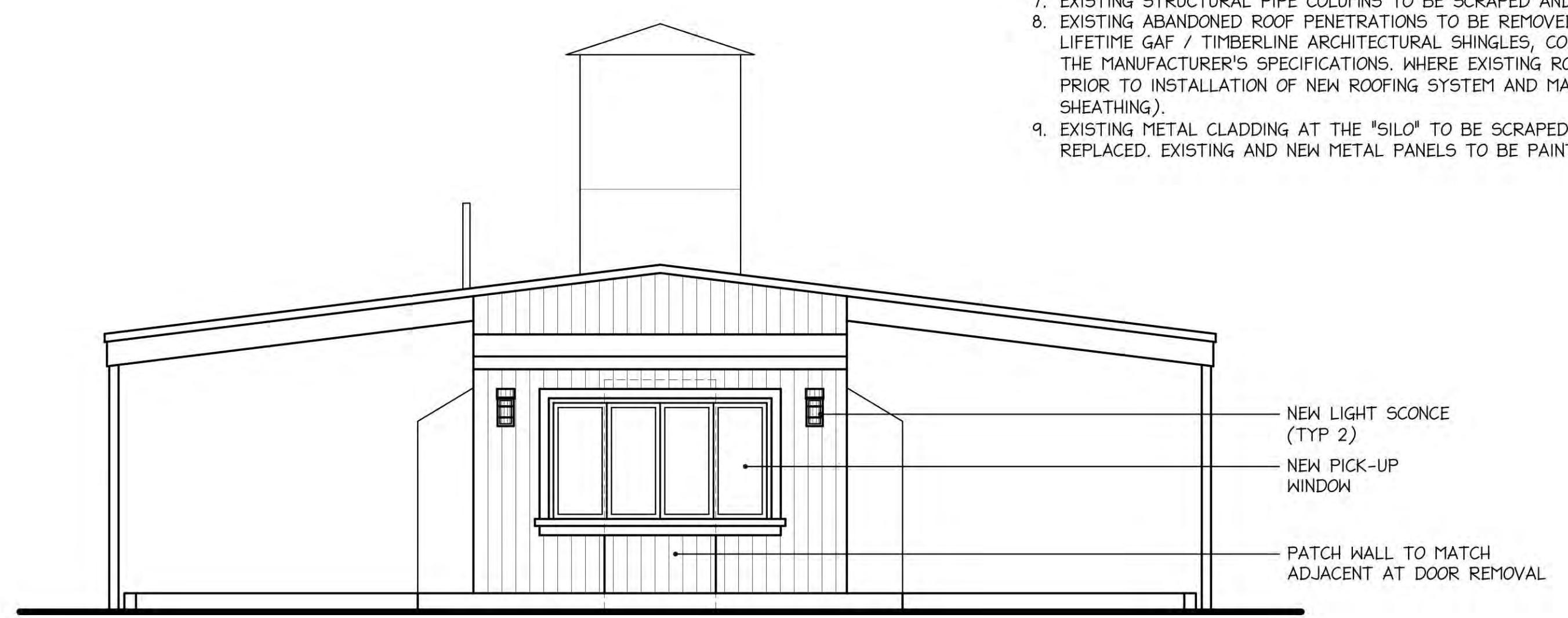
1 NORTH (HILLSIDE AVE) ELEVATION
 SCALE: 1/4" = 1'-0"



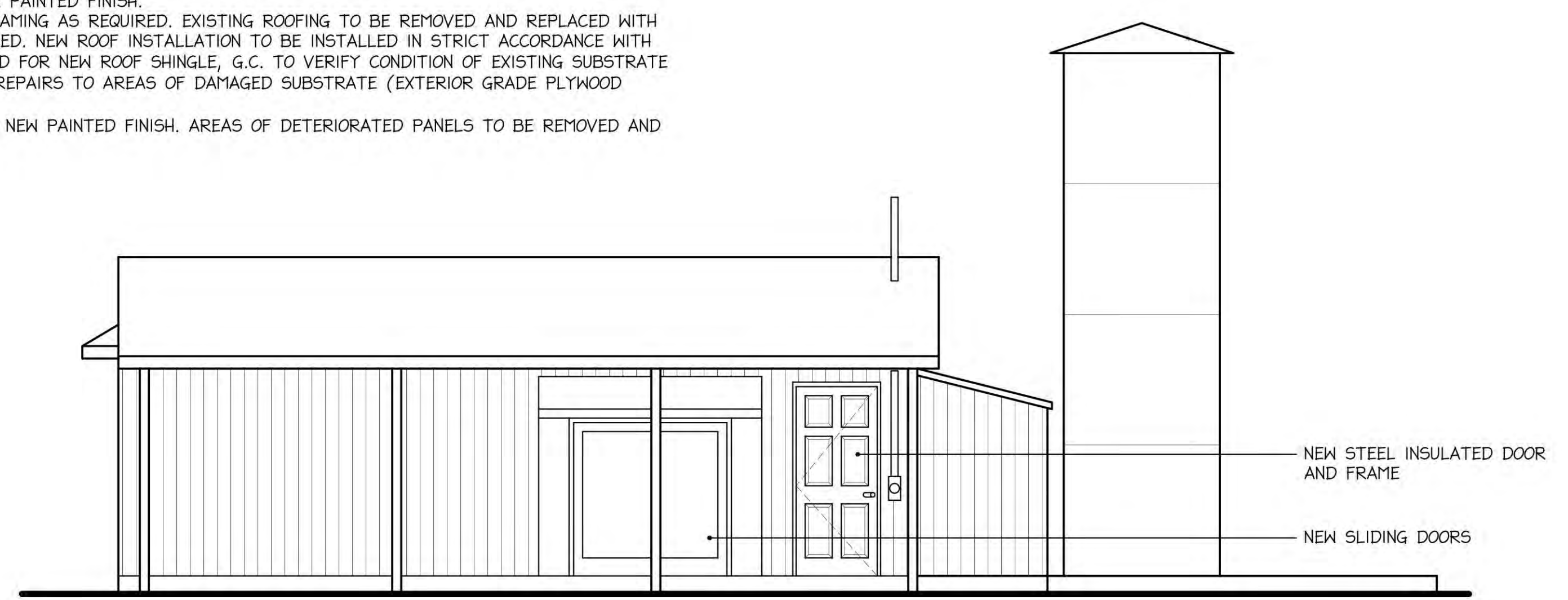
2 WEST (SIDE) ELEVATION
 SCALE: 1/4" = 1'-0"

EXTERIOR NOTES:

- EXISTING EXTERIOR WALL'S VERTICAL CEDAR SIDING AND CORNER BOARDS ARE TO REMAIN FOR RE-USE. AREAS OF DETERIORATED SIDING TO BE REMOVED AND REPLACED. REMAINING SIDING TO BE SCRAPPED AND PREPARED FOR NEW PAINTED FINISH. EXISTING AND NEW SIDING TO BE PAINTED.
- EXISTING RAKE BOARDS AND FASCIAS ARE TO REMAIN, WITH NEW ALUMINUM CLADDING INSTALLED. AREAS OF DETERIORATED TRIM WORK TO BE REMOVED AND REPLACED PRIOR TO CLADDING.
- EXISTING WINDOW AND DOOR TRIM ARE TO REMAIN FOR RE-USE WHERE EXISTING WINDOWS AND DOORS ARE TO REMAIN. AREAS OF DETERIORATED TRIM WORK TO BE REMOVED AND REPLACED. REMAINING TRIM TO BE SCRAPPED AND PREPARED FOR NEW PAINTED FINISH. EXISTING AND NEW TRIM TO BE PAINTED.
- AT UNDERSIDE OF DRIVE-UP CANOPIES, EXISTING VINYL PLANK CEILING AND CEILING BEAMS ARE TO REMAIN FOR RE-USE. AREAS OF DETERIORATED CEDAR BEAM ENCLOSURES AND VINYL CEILINGS TO BE REMOVED AND REPLACED. REMAINING CEILING BEAM ENCLOSURES TO BE SCRAPPED AND PREPARED FOR NEW PAINTED FINISH.
- REPLACE ALL GUTTERS AND LEADERS WITH NEW SEAMLESS ALUMINUM GUTTERS AND LEADERS FOR PROPER ROOF DRAINAGE. WHERE ROOF OVERHANGS DO NOT PRESENTLY HAVE GUTTERS AND LEADERS, INSTALL NEW. FINISH TO BE WHITE.
- G.C. TO PROVIDE AND INSTALL HEAD AND SILL FLASHING AT ALL WINDOWS AND DOORS, PER MANUFACTURER'S SPECIFICATIONS.
- EXISTING STRUCTURAL PIPE COLUMNS TO BE SCRAPPED AND PREPARED FOR NEW PAINTED FINISH.
- EXISTING ABANDONED ROOF PENETRATIONS TO BE REMOVED. PATCH IN ROOF FRAMING AS REQUIRED. EXISTING ROOFING TO BE REMOVED AND REPLACED WITH LIFETIME GAF / TIMBERLINE ARCHITECTURAL SHINGLES, COLOR TO BE DETERMINED. NEW ROOF INSTALLATION TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. WHERE EXISTING ROOF IS BEING REMOVED FOR NEW ROOF SHINGLE, G.C. TO VERIFY CONDITION OF EXISTING SUBSTRATE PRIOR TO INSTALLATION OF NEW ROOFING SYSTEM AND MAKE THE NECESSARY REPAIRS TO AREAS OF DAMAGED SUBSTRATE (EXTERIOR GRADE PLYWOOD SHEATHING).
- EXISTING METAL CLADDING AT THE 'SILO' TO BE SCRAPPED AND PREPARED FOR NEW PAINTED FINISH. AREAS OF DETERIORATED PANELS TO BE REMOVED AND REPLACED. EXISTING AND NEW METAL PANELS TO BE PAINTED.



3 SOUTH (REAR) ELEVATION
 SCALE: 1/4" = 1'-0"



4 EAST (FRANKLIN AVE) ELEVATION
 SCALE: 1/4" = 1'-0"

No.	Issue Date	Description
06/22/24		NO REVISIONS THIS DRAWING
05/10/24		REVISED BUILDING CODE NOTES FOR BUSINESS USE
03/18/24		ISSUED FOR BD FILING

REVISIONS

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS OR ALTERATIONS BY OTHERS ARE PROHIBITED.

SITE:
 PRD NHP ASSOCIATES, LLC
 DRIVE-THRU RETAIL RENOVATION
 938 HILLSIDE AVENUE
 NEW HYDE PARK, NEW YORK

DRAWING TITLE:
 BUILDING CODE NOTES AND PROPOSED EXTERIOR ELEVATIONS

SEAL & SIGNATURE: **Joseph Canzoneri, Jr.** 11/18/2024

DATE: PROJECT No.: 2350
 DRAWN BY: AJH
 SCALE: AS NOTED
 DWG. No.: **SK-004.08**
 08 OF 08

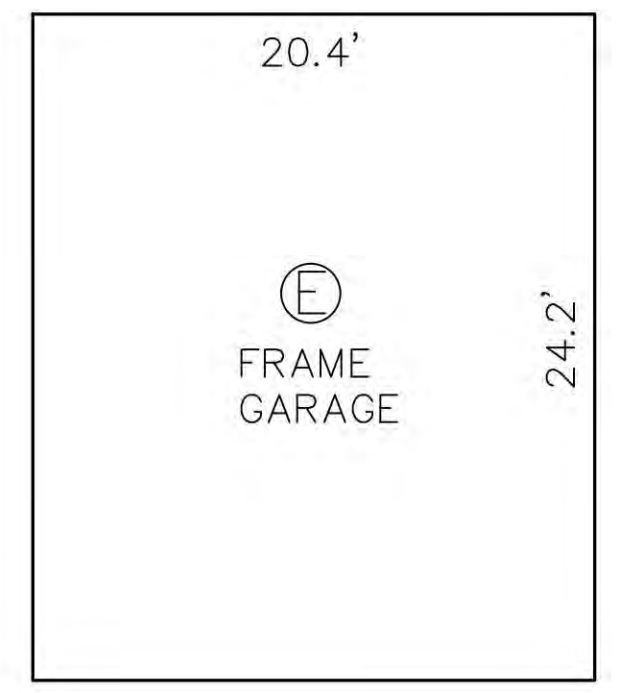


DISAPPROVED
 Joseph Canzoneri, Jr.
 11/18/2024

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 NYC Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

CBP24-000092

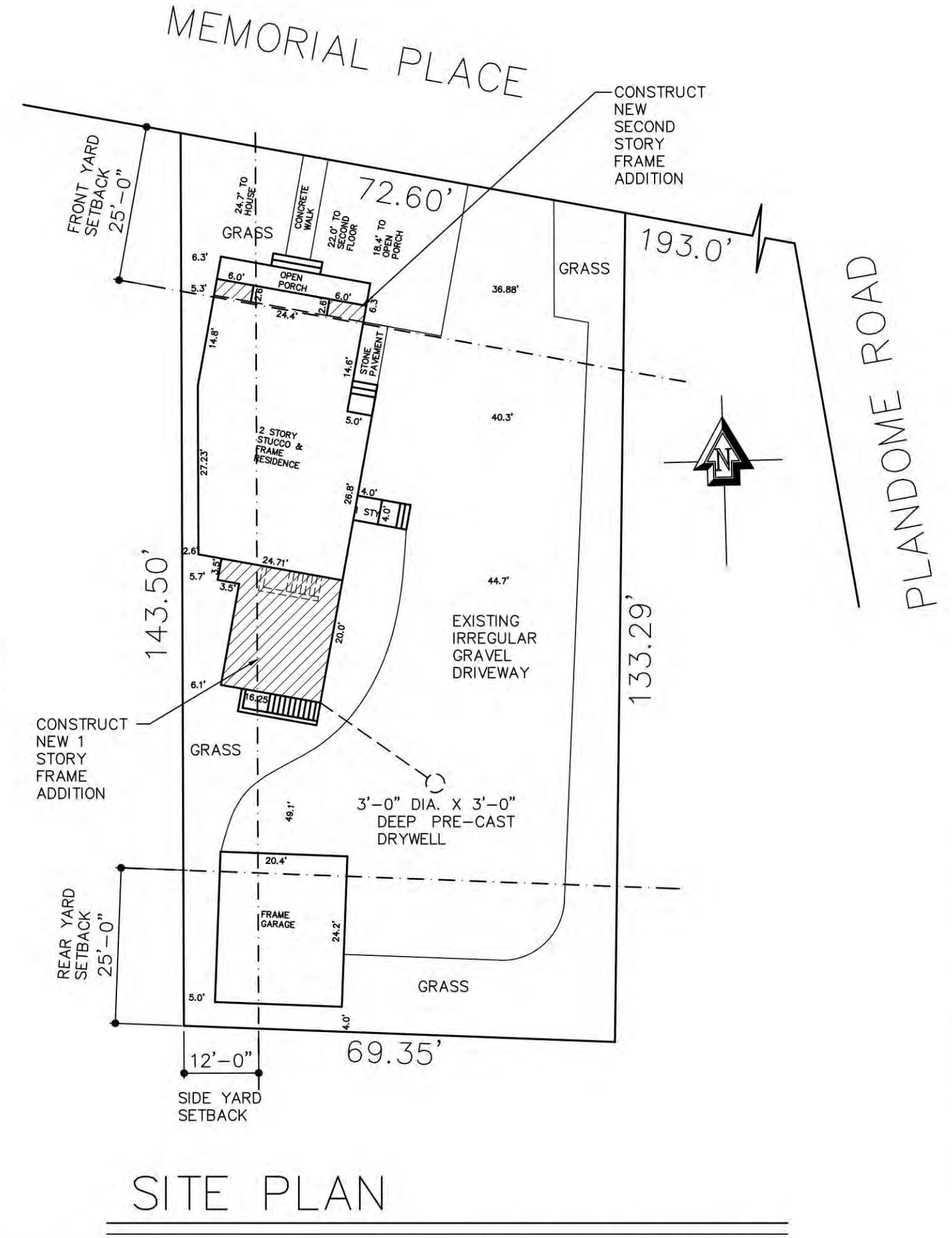
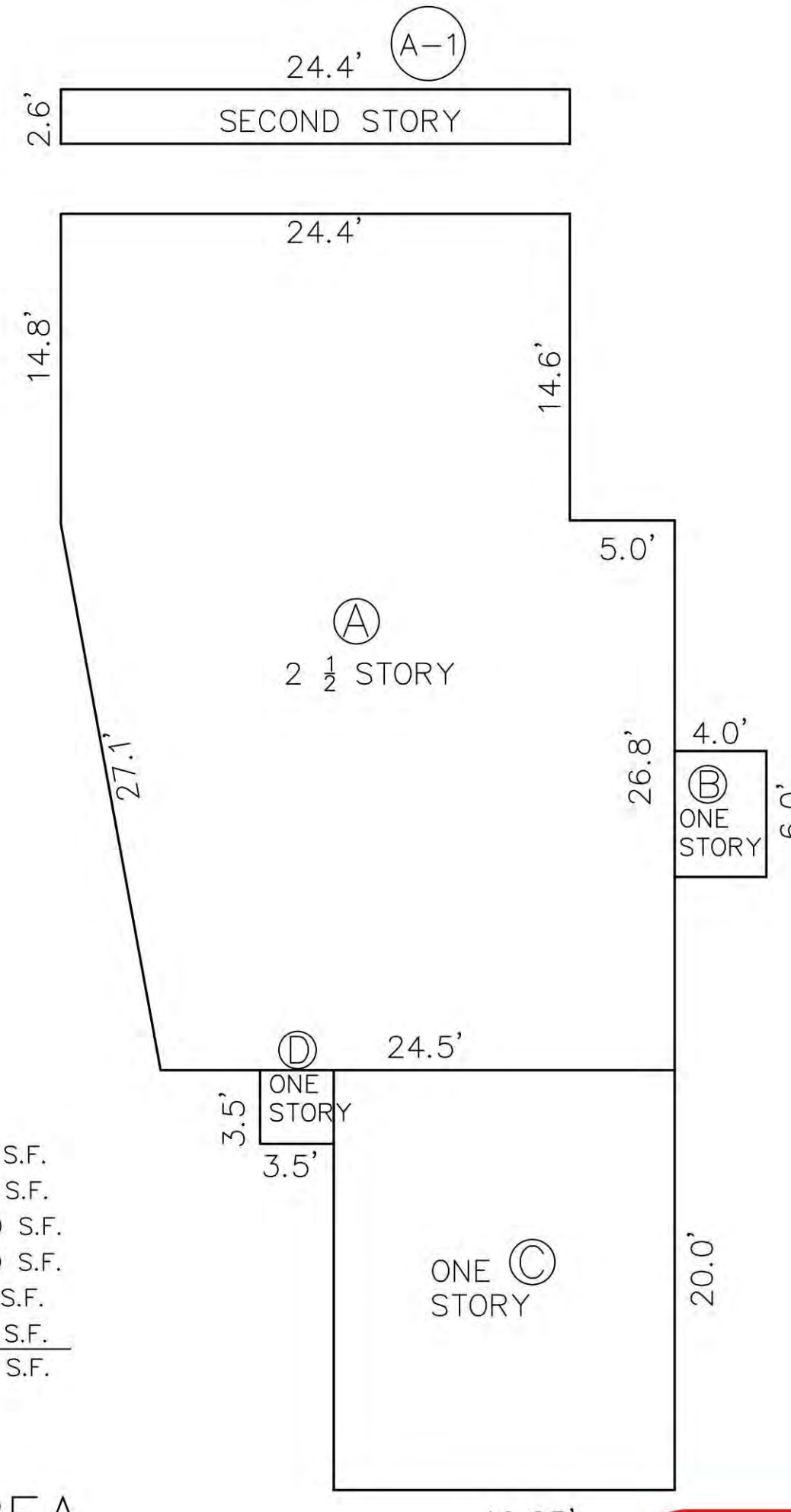
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AREA CALCULATIONS

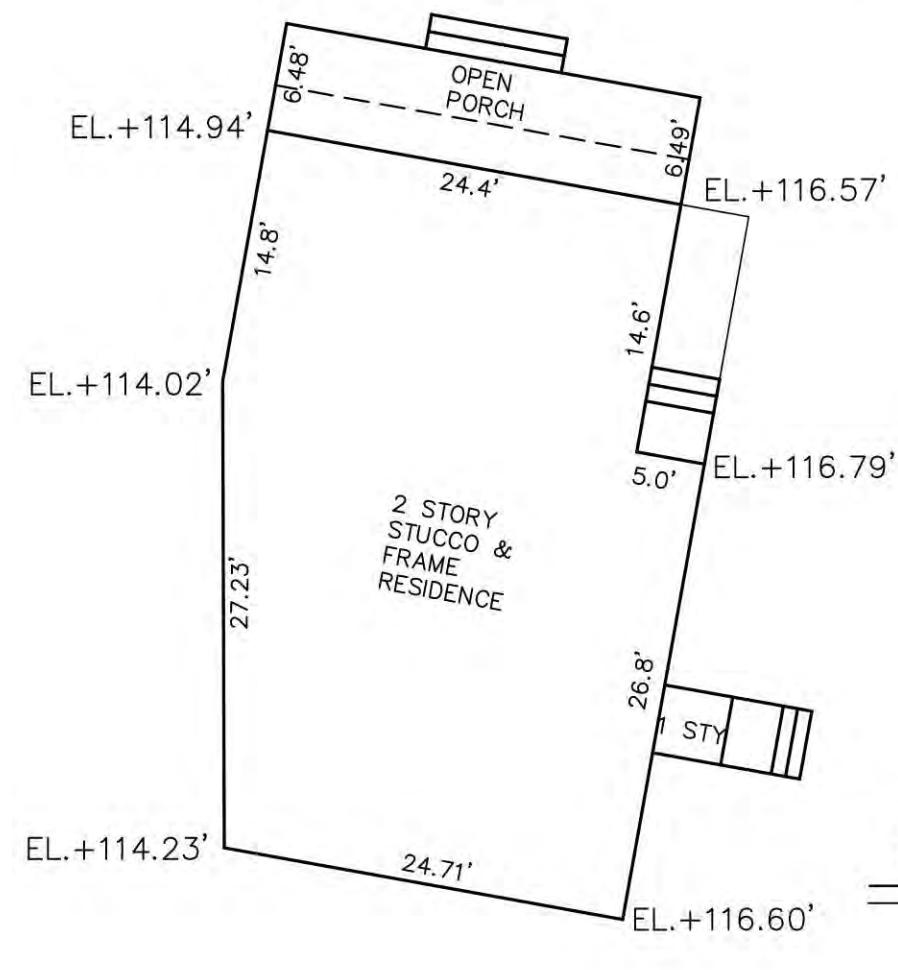
A - 2 1/2 STORY IRR. X 2=	2,116.8 S.F.
A-1 - SECOND STORY=	63.44 S.F.
B - ONE STORY 4.0' X 6.0'=	24.0 S.F.
C - ONE STORY 16.25' X 20.0'=	325.0 S.F.
D - ONE STORY 3.5' X 3.5'=	12.25 S.F.
E - GARAGE 20.4' X 24.2'=	493.7 S.F.
TOTAL GROSS FLOOR AREA =	3,047.4 S.F.

GROSS FLOOR AREA
NOT TO SCALE



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

ZONING / TOWN CODE COMPLIANCE
DISAPPROVED - Make corrections as noted and resubmit
Anthony Raguseo
01/27/2025

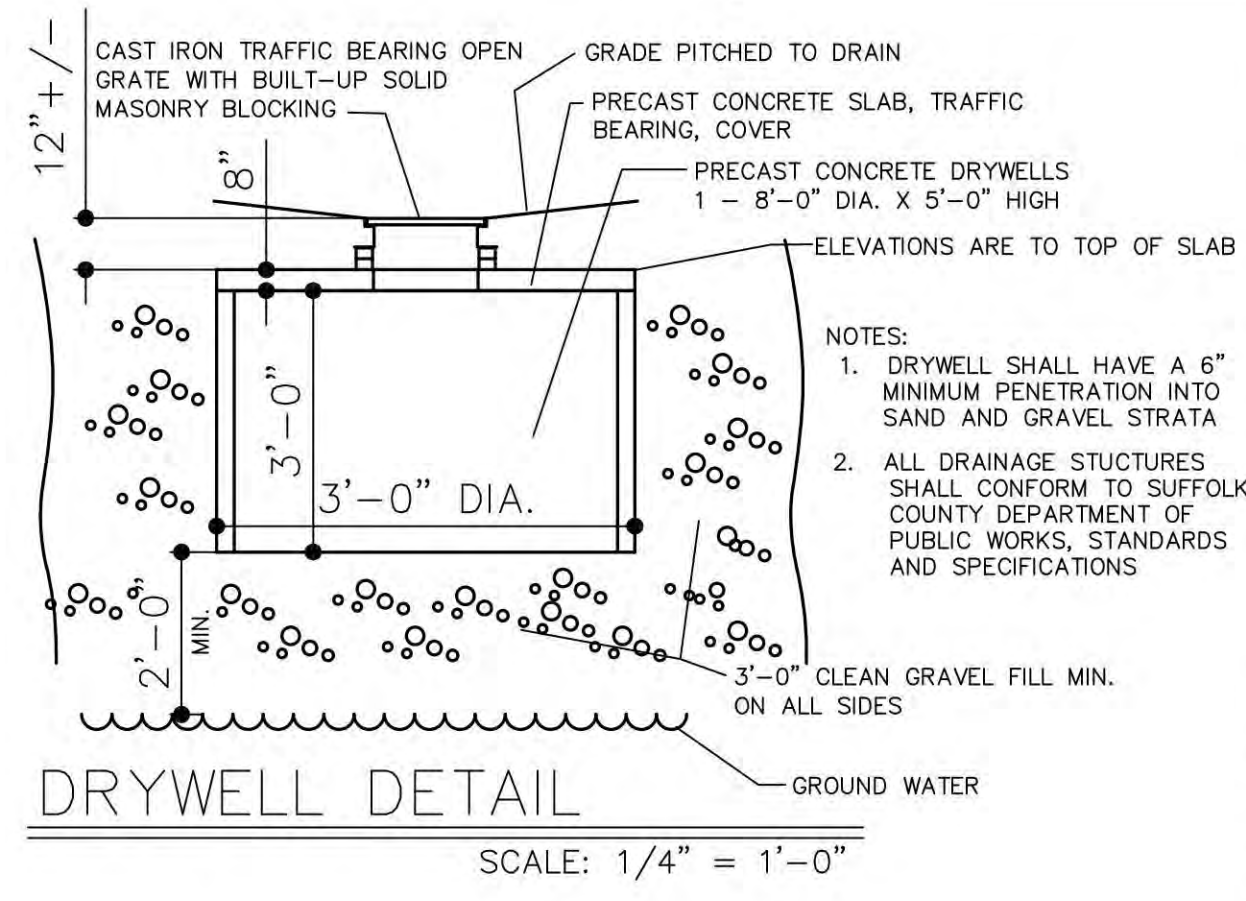


PRE EXISTING AVERAGE GRADE
NOT TO SCALE

116.60 + 114.23 = 230.83/2 = 115.42 X 24.71 = 2,851.97
114.23 + 114.02 = 228.25/2 = 114.13 X 27.23 = 3,107.62
114.02 + 114.94 = 228.96/2 = 114.48 X 14.8 = 1,694.3
114.94 + 116.57 = 231.51/2 = 115.75 X 24.4 = 2,824.41
116.57 + 116.79 = 233.36/2 = 116.68 X 14.6 = 1,703.53
116.79 + 116.60 = 233.39/2 = 116.69 X 26.8 = 3,127.29
132.54 15,309.06
15,309.06 / 132.54 = 115.50
PRE=EXISTING AVERAGE GRADE = 115.50

PRE EXISTING AVERAGE GRADE
NOT TO SCALE

AVERAGE SETBACK MAP
NOT TO SCALE



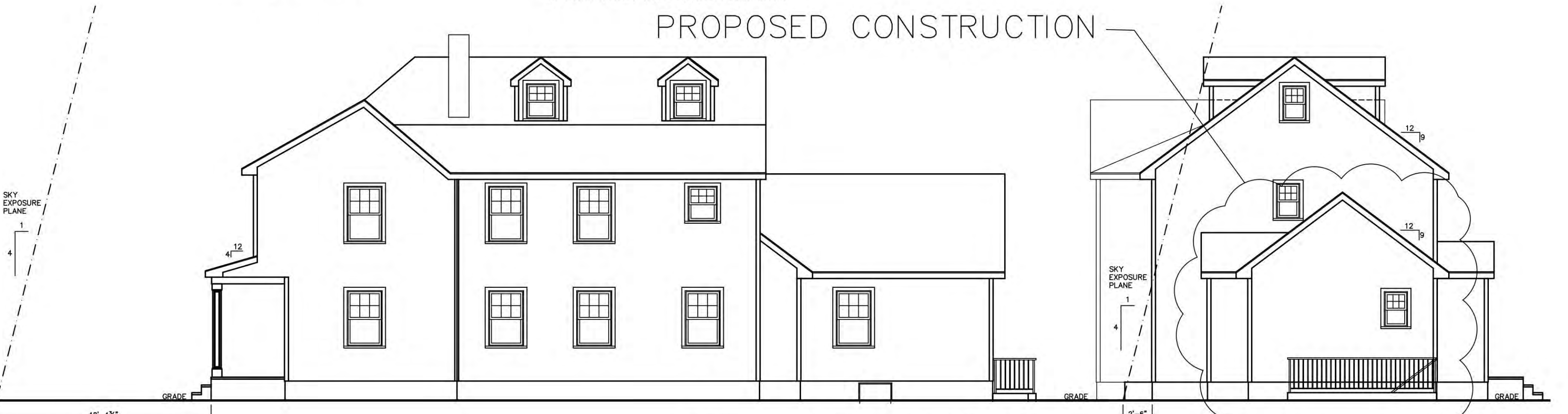
NOT TO SCALE
1106.1 GENERAL
THE SIZE OF THE VERTICAL CONDUCTORS AND LEADERS, GUTTERS, BUILDING STORM DRAINS, BUILDING STORM SEWERS, AND ANY HORIZONTAL BRANCHES OF SUCH DRAINS OR SEWERS SHALL BE BASED ON THE 100-YEAR HOURLY RAINFALL RATE OF 3 INCHES (76 MM) PER HOUR. SIZING FOR SECONDARY AND COMBINED PRIMARY AND SECONDARY CONDUCTORS, LEADERS AND DRAINS SHALL BE IN ACCORDANCE WITH SECTION PC 1107.

DRAINAGE CALCULATIONS:
BASED ON CONTAINMENT OF 3" OF RAINFALL ON SITE

AREA	AMOUNT	3" RAINFALL	COEFFICIENT	CUBIC FEET
BUILDING	350	.25	1	87.5
TOTAL CUBIC FEET REQUIRED:	88	C.F.		

USE: (1) 3'-0" DIA. X 3'-0" DEEP PRECAST CONCRETE DRYWELLS
CAPACITY PER DRYWELL = 110.2 CF

1114.1.3 MINIMUM SETBACKS
ON-SITE STORMWATER DISPOSAL SYSTEMS SHALL BE LOCATED AT LEAST 5 FEET (1524 MM) FROM ALL LOT LINES AND 10 FEET (3048 MM) FROM ALL FOUNDATIONS OR WALLS EXISTING ON THE DATE OF APPLICATION FOR A BUILDING PERMIT OR PROPOSED UNDER THE APPLICATION TO CONSTRUCT THE ON-SITE STORMWATER DISPOSAL SYSTEM. SYSTEMS SHALL BE LOCATED 20 FEET (6096 MM) FROM DISPOSAL FIELDS AND 20 FEET (6096 MM) FROM SEEPAGE PITS. ON-SITE STORMWATER DISPOSAL SYSTEMS SHALL NOT BE LOCATED WITHIN THE BUILDING FOOTPRINT.



SKY EXPOSURE PLANES
NOT TO SCALE

LOCATION	AREA CALCULATIONS	EXISTING	PROPOSED
MUNICIPALITY: TOWN OF NORTH HEMPSTEAD	FIRST FLOOR LIVING AREA: 1,058.3 SQ.FT.	1,058.3 SQ.FT.	1,421.9 SQ.FT.
SECTION: 3	SECOND FLOOR LIVING AREA: 1,123.0 SQ.FT.	1,123.0 SQ.FT.	1,123.0 SQ.FT.
BLOCK: 82	TOTAL LIVING AREA: 2,181.3 SQ.FT.	2,181.3 SQ.FT.	2,544.9 SQ.FT.
LOT: 114	UNFINISHED BASEMENT: 620.1 SQ.FT.	620.1 SQ.FT.	957.4 SQ.FT.
ZONE: R-C	GARAGE: 493.7 SQ.FT.	493.7 SQ.FT.	493.7 SQ.FT.
	OPEN PORCH: 153.7 SQ.FT.	153.7 SQ.FT.	153.7 SQ.FT.
ZONING DATA	ALLOWABLE	EXISTING	PROPOSED
LOT AREA:	9,702 SQ.FT.	9,702 SQ.FT.	9,702 SQ.FT.
BUILDING AREA:	35% = 3,395.7 SQ.FT.	12.6% = 1,231.6 SQ.FT.	16.48% = 1,599.0 SQ.FT.
GROSS FLOOR AREA:	55% = 5,336.1 SQ.FT. OR 2,800 SQ.FT.	24.1% = 2,343.9 SQ.FT.	31.41% = 3,047.4 SQ.FT.
FRONT YARD SETBACK:	25.0'	24.7'	22.0' TO 2ND FL.
SIDE YARD SETBACKS:	MINIMUM: 12.0'	2.6'	5.7' TO FIRST STORY 5.3' TO SECOND STORY
REAR YARD SETBACK:	25.0'	69.1'	49.1'
BUILDING HEIGHT:	2 1/2 STORIES / 30.0'	28'-5 1/2" 29'-10 3/4"	28'-5 1/2" 29'-10 3/4"
EAVE HEIGHT:	22.0'	16'-0"	20'-0"

ZONING ANALYSIS

Bobby K
Architects
NEW YORK

COMMERCIAL RESIDENTIAL PLANNING CORPORATE INTERIOR DESIGN
45 COMMONWEALTH BLVD. BELLEROSSE VILLAGE NY 11001
516.375.1473 Fax 516.375.1473
E-mail r.key@un@verizon.net
www.quay007/RKD.htm

DWG. TITLE			
SITE PLAN / ZONING			
JOB NO. 2022-007	DATE 12DEC22	PROJ. DIR. CPD	
DRAWN BY CPD	CKD. BY R.K.	SCALE: SEE DRAWING	
DWG. NO. A-1			

PEREIRA RESIDENCE
26 MEMORIAL PLACE
MANHASSET, NY 11030

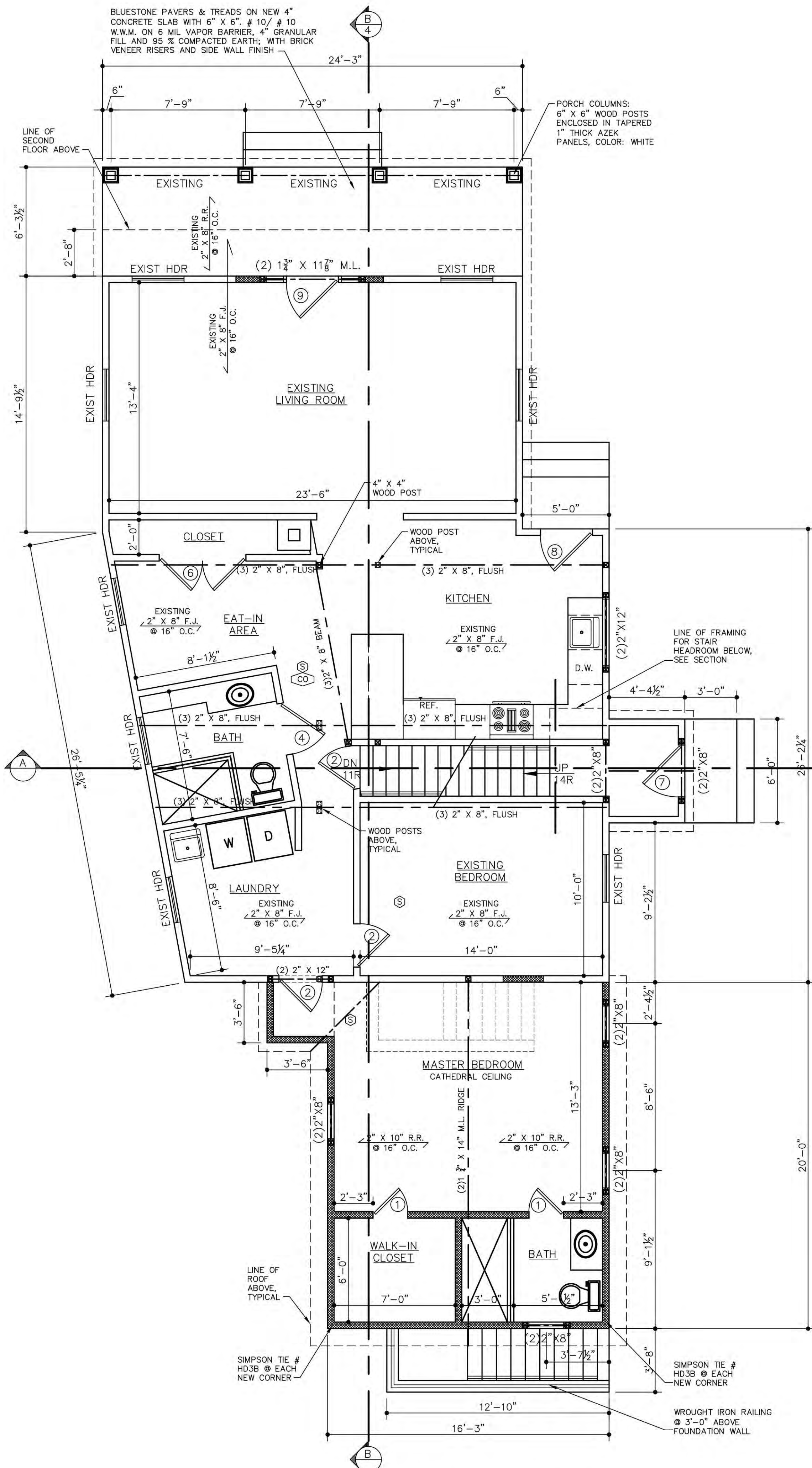
(2)2'-0" DOOR SCHEDULE						
NO.	MAT.	WIDTH	HEIGHT	FRAME	SADDLE	REMARKS
1	WOOD	2'-0"	6'-8"	WOOD	MARBLE @ BATH	UNDERCUT 1" @ BATH
2	WOOD	2'-6"	6'-8"	WOOD	MARBLE @ BATH	UNDERCUT 1" @ BATH
3	WOOD	2'-8"	6'-8"	WOOD	MARBLE @ BATH	UNDERCUT 1" @ BATH
4	WOOD	3'-0"	6'-8"	WOOD	MARBLE @ BATH	UNDERCUT 1" @ BATH
5	WOOD	5'-0"	6'-8"	WOOD	WOOD	(1) PAIR OF CLOSET DOORS
6	WOOD	6'-0"	6'-8"	WOOD	WOOD	(1) PAIR OF FRENCH DOORS
7	WOOD/GLASS	2'-8"	6'-8"	WOOD	ALUMINUM	EXTERIOR MUDROOM ENTRY DOOR INSULATED & WEATHERSTRIPPED
8	WOOD/GLASS	3'-0"	6'-8"	WOOD	ALUMINUM	FRONT ENTRY DOOR W/ (2)1'-0" SIDE LIGHTS INSULATED & WEATHERSTRIPPED
9	ALUMINUM	3'-0"	6'-8"	STEEL	ALUMINUM	EXTERIOR BASEMENT DOOR INSULATED & WEATHERSTRIPPED

DOOR NOTES:
 -ALL INTERIOR DOORS TO BE 6 PANEL COLONIAL STYLE
 -ALL CLOSET DOORS TO BE HOLLOW CORE
 -ALL ENTRY DOORS TO BE SOLID CORE

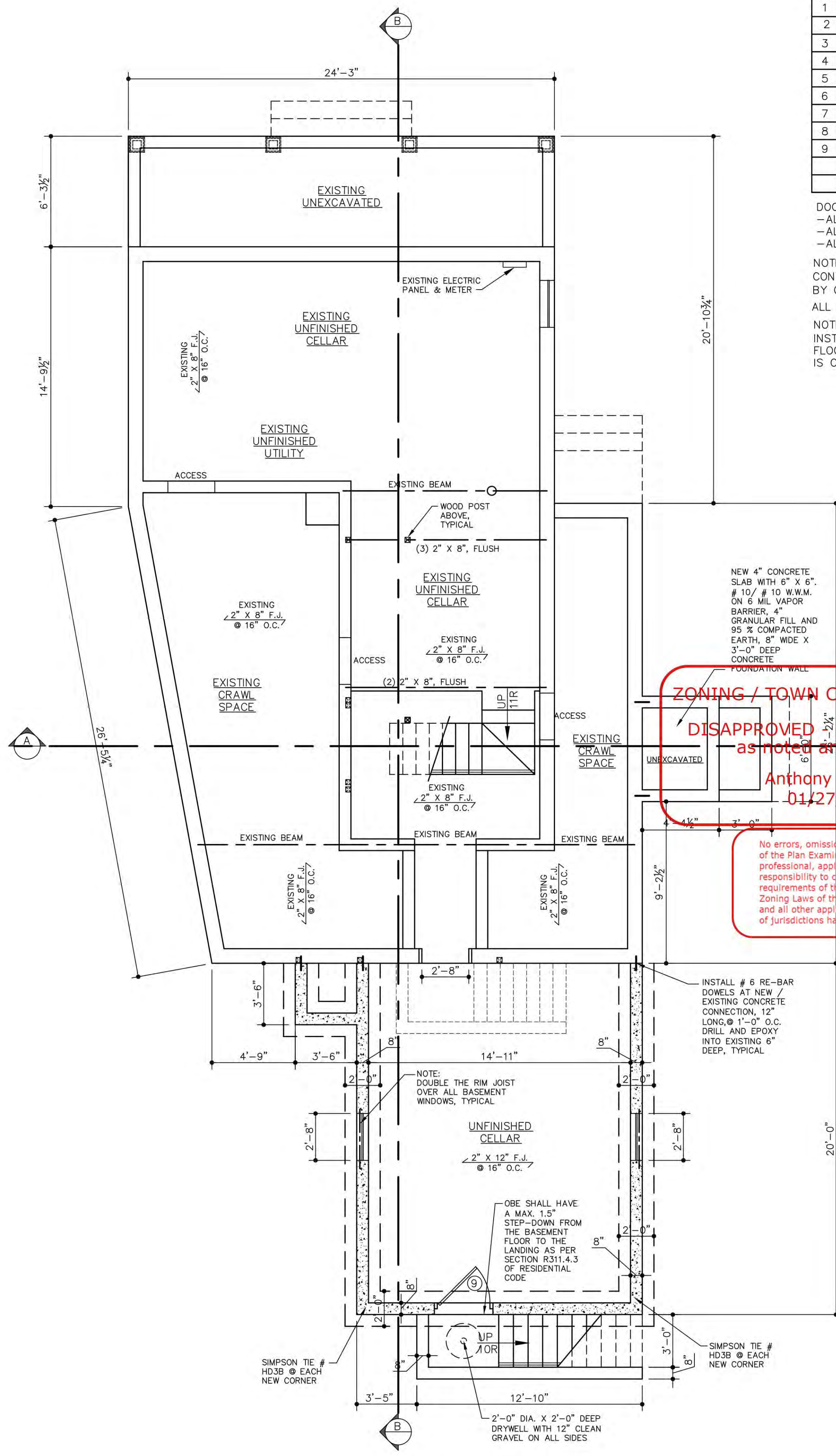
NOTE:
 CONTRACTOR TO SUPPLY AND INSTALL ALL DOOR HARDWARE SELECTED BY OWNER \$ 75.00 PER DOOR ALLOWANCE

ALL EXTERIOR DOORS TO BE INSULATED & WEATHERSTRIPPED

NOTE:
 INSTALL SADDLES AND/OR TRANSITION STRIPS AT ALL CHANGES IN FLOOR MATERIAL. LOCATE CENTERED IN DOOR SUCH THAT WHEN DOOR IS CLOSED, MATERIAL ON OPPOSITE SIDE CAN NOT BE SEEN



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



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

ZONING / TOWN CODE COMPLIANCE
 DISAPPROVED Make corrections as noted and resubmit
 Anthony Raguseo
 01/27/2025

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WALL SCHEDULE	
(Solid line)	EXISTING
(Dashed line)	REMOVED
(Thick solid line)	PROPOSED



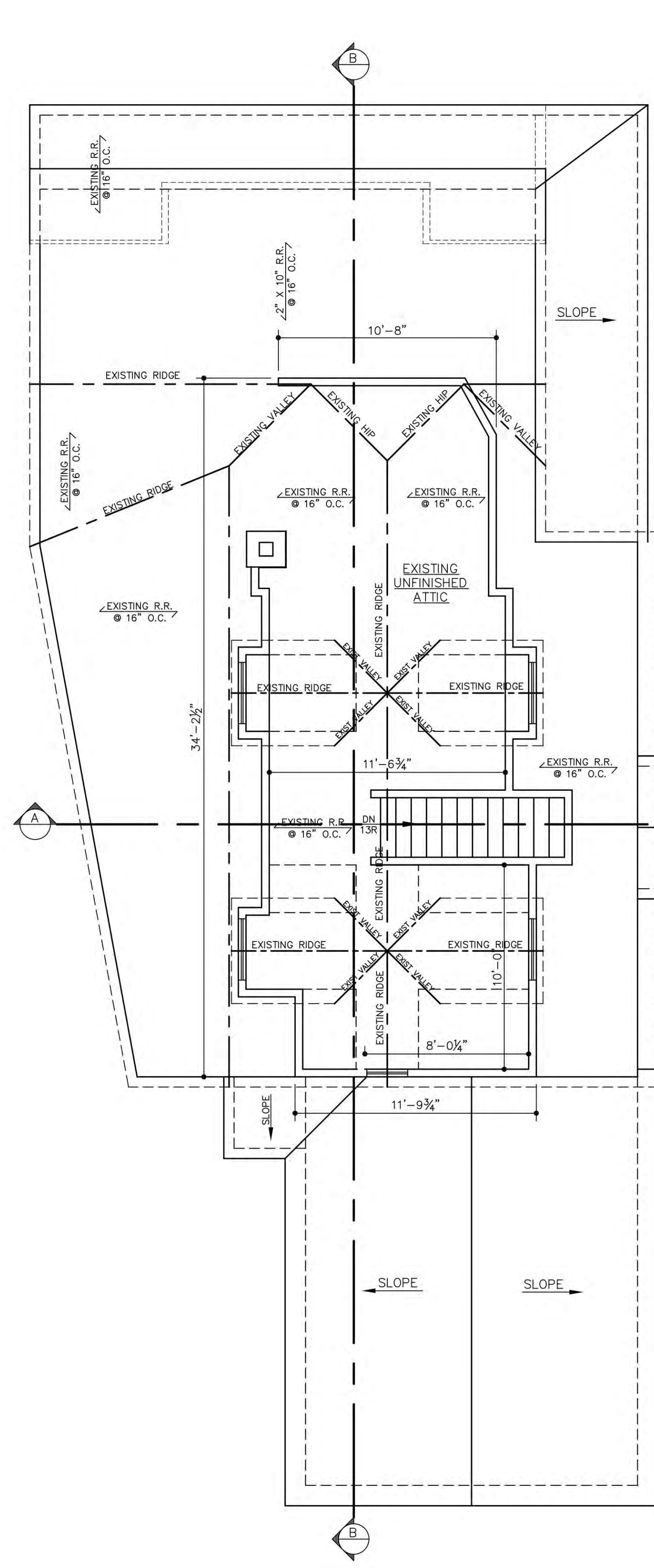
NO.	DATE	ISSUES/REVISIONS
04	27JUL24	AS PER BUILDING DEPARTMENT
03	2APR24	ISSUED FOR PERMIT
02	23JAN23	ISSUED FOR PERMIT
01	22DEC22	PRELIMINARY DESIGN

Bobby K
 Architects
 NEW YORK

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 Internet www.quay007/RKD.htm

DWG. TITLE			
FLOOR PLANS			
JOB NO.	DATE	PROJ. DIR.	CPD
2022-007	12DEC22		
DRAWN BY	CKD. BY	SCALE:	SEE DRAWING
CPD	R.K.		
DWG. NO.			
A-2			

PEREIRA RESIDENCE
 26 MEMORIAL PLACE
 MANHASSET, NY 11030



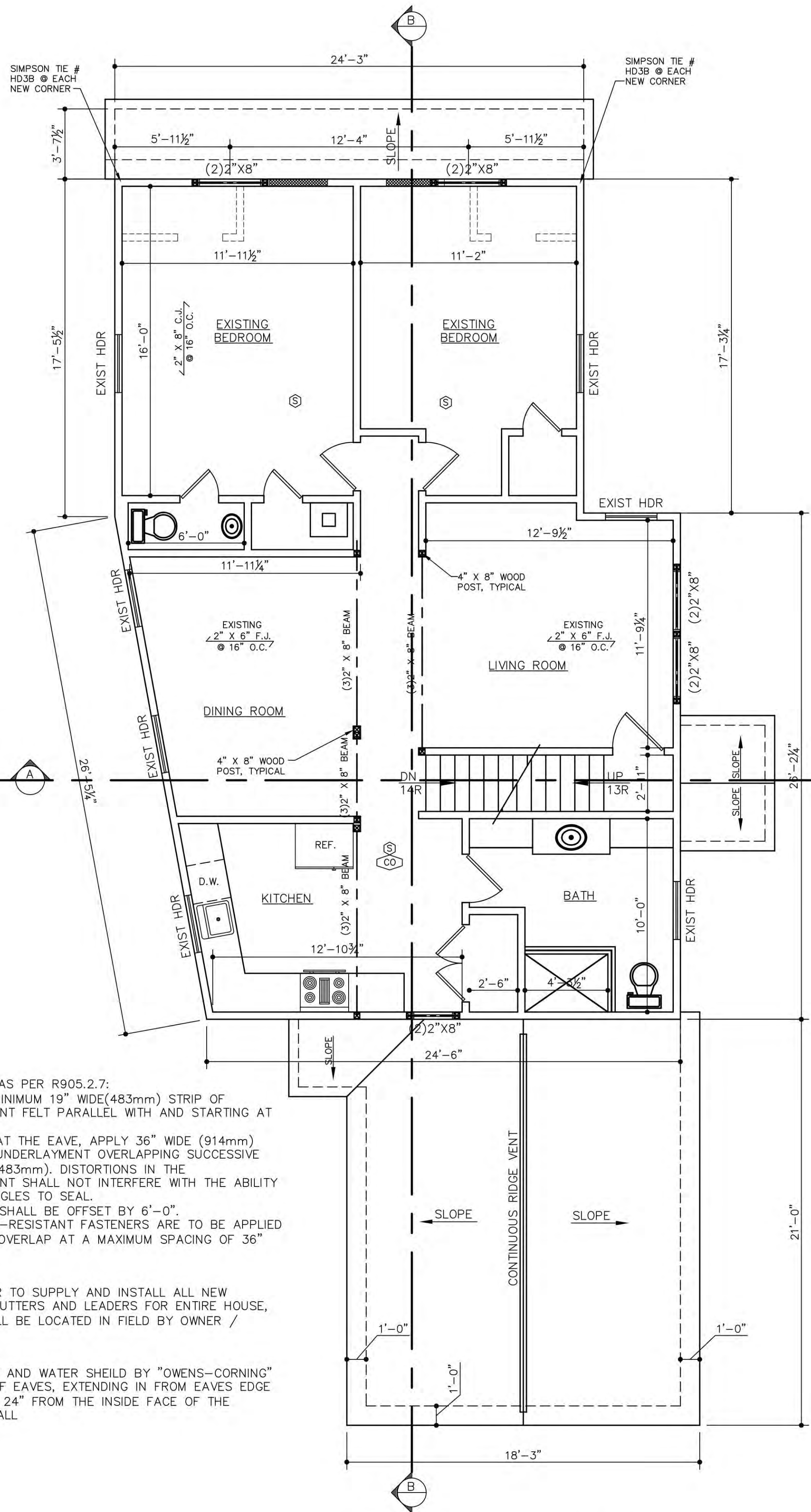
ATTIC/ROOF PLAN

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

ROOF NOTE AS PER R905.2.7:
 -APPLY A MINIMUM 19" WIDE(483mm) STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES.
 -STARTING AT THE EAVE, APPLY 36" WIDE (914mm) SHEETS OF UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS 19"(483mm). DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL.
 -END LAPS SHALL BE OFFSET BY 6'-0".
 -CORROSION-RESISTANT FASTENERS ARE TO BE APPLIED ALONG THE OVERLAP AT A MAXIMUM SPACING OF 36" ON CENTER.

NOTE:
 CONTRACTOR TO SUPPLY AND INSTALL ALL NEW ALUMINUM GUTTERS AND LEADERS FOR ENTIRE HOUSE, LEADERS WILL BE LOCATED IN FIELD BY OWNER / ARCHITECT

NOTE:
 PROVIDE ICE AND WATER SHEILD BY "OWENS-CORNING" AT ALL ROOF EAVES, EXTENDING IN FROM EAVES EDGE TO A POINT 24" FROM THE INSIDE FACE OF THE EXTERIOR WALL



SECOND FLOOR PLAN

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

(2)2'-0" DOOR SCHEDULE						
NO.	MAT.	WIDTH	HEIGHT	FRAME	SADDLE	REMARKS
1	WOOD	2'-0"	6'-8"	WOOD	MARBLE @ BATH	UNDERCUT 1" @ BATH
2	WOOD	2'-6"	6'-8"	WOOD	MARBLE @ BATH	UNDERCUT 1" @ BATH
3	WOOD	2'-8"	6'-8"	WOOD	MARBLE @ BATH	UNDERCUT 1" @ BATH
4	WOOD	3'-0"	6'-8"	WOOD	MARBLE @ BATH	UNDERCUT 1" @ BATH
5	WOOD	5'-0"	6'-8"	WOOD	WOOD	(1) PAIR OF CLOSET DOORS
6	WOOD	6'-0"	6'-8"	WOOD	WOOD	(1) PAIR OF FRENCH DOORS
7	WOOD/GLASS	2'-8"	6'-8"	WOOD	ALUMINUM	EXTERIOR MUDROOM ENTRY DOOR INSULATED & WEATHERSTRIPPED
8	WOOD/GLASS	3'-0"	6'-8"	WOOD	ALUMINUM	FRONT ENTRY DOOR W/ (2)1'-0" SIDELIGHTS INSULATED & WEATHERSTRIPPED
9	ALUMINUM	3'-0"	6'-8"	STEEL	ALUMINUM	EXTERIOR BASEMENT DOOR INSULATED & WEATHERSTRIPPED

DOOR NOTES:
 -ALL INTERIOR DOORS TO BE 6 PANEL COLONIAL STYLE
 -ALL CLOSET DOORS TO BE HOLLOW CORE
 -ALL ENTRY DOORS TO BE SOLID CORE

NOTE:
 CONTRACTOR TO SUPPLY AND INSTALL ALL DOOR HARDWARE SELECTED BY OWNER \$ 75.00 PER DOOR ALLOWANCE
 ALL EXTERIOR DOORS TO BE INSULATED & WEATHERSTRIPPED

NOTE:
 INSTALL SADDLES AND/OR TRANSITION STRIPS AT ALL CHANGES IN FLOOR MATERIAL, LOCATE CENTERED IN DOOR SUCH THAT WHEN DOOR IS CLOSED, MATERIAL ON OPPOSITE SIDE CAN NOT BE SEEN

ZONING / TOWN CODE COMPLIANCE
DISAPPROVED - Make corrections as noted and resubmit
 Anthony Raguseo
 01/27/2025

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WALL SCHEDULE	
	EXISTING
	REMOVED
	PROPOSED



NO.	DATE	ISSUES/REVISIONS
04	27JUL24	AS PER BUILDING DEPARTMENT
03	2APR24	ISSUED FOR PERMIT
02	23JAN23	ISSUED FOR PERMIT
01	22DEC22	PRELIMINARY DESIGN



COMMERCIAL RESIDENTIAL PLANNING CORPORATE INTERIOR DESIGN
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DWG. TITLE	
FLOOR PLANS	

JOB NO.	2022-007	DATE	12DEC22	PROJ. DIR.	CPD
DRAWN BY	CPD	CKD. BY	R.K.	SCALE:	SEE DRAWING
DWG. NO.		A-3			

PEREIRA RESIDENCE
 26 MEMORIAL PLACE
 MANHASSET, NY 11030

STAIR NOTES

STAIRWAYS - 2020 N.Y.S. RESIDENTIAL CODE, SECTION 311.7. STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 1/2 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698 MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

EXCEPTION: THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION 311.7.10.1.

311.7.2 HEADROOM. THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

EXCEPTIONS: 1. WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM NOT MORE THAN 43/4 INCHES (121 MM).

2. THE HEADROOM FOR SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION 311.7.10.1.

311.7.3 VERTICAL RISE. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 147 INCHES (3734MM) BETWEEN FLOOR LEVELS OR LANDINGS.

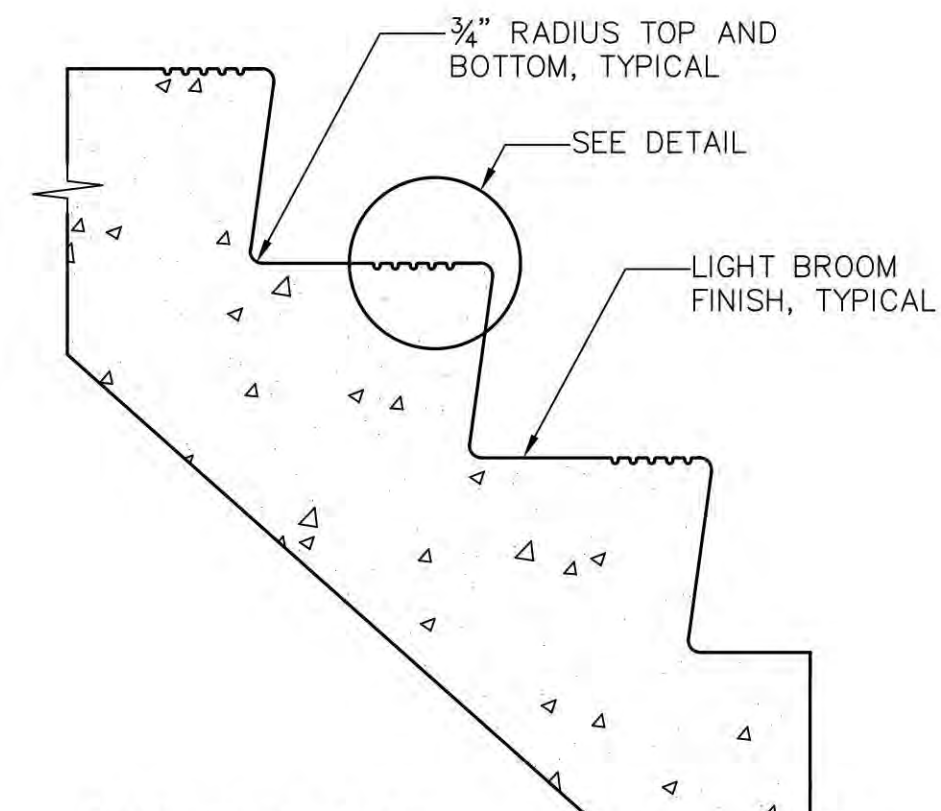
311.7.5 STAIR TREADS AND RISERS. STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR THE PURPOSES OF THIS SECTION, DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

311.7.5.1 RISERS. THE RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

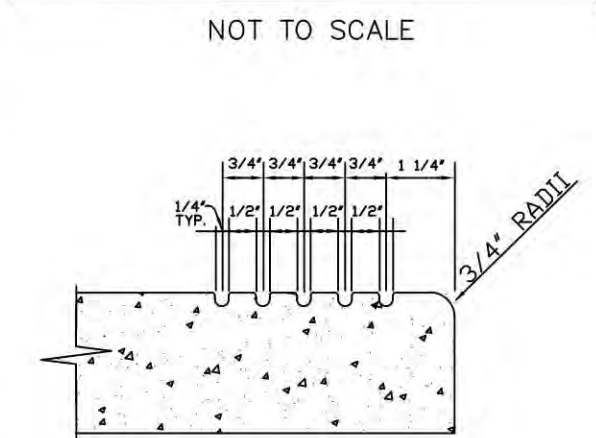
EXCEPTIONS: 1. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS.

2. THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION 311.7.10.1.

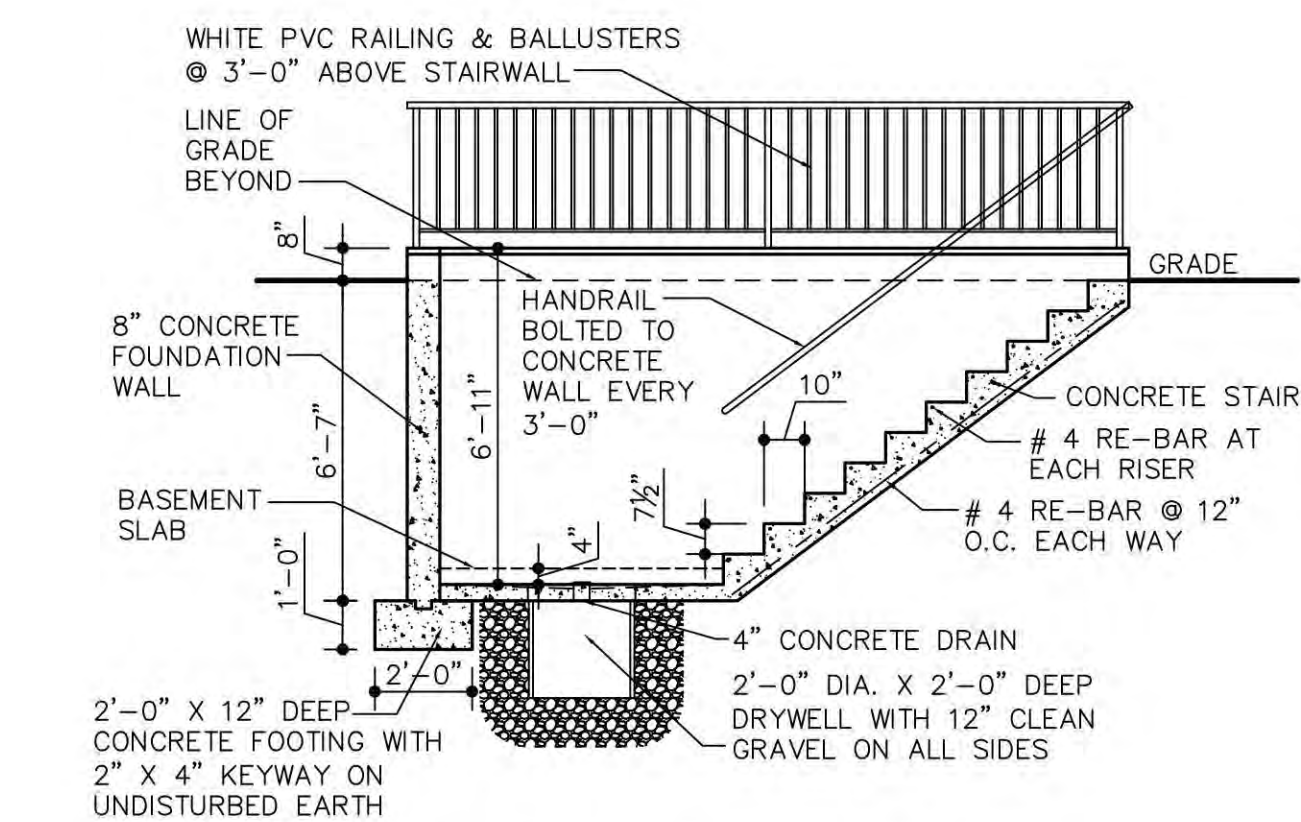
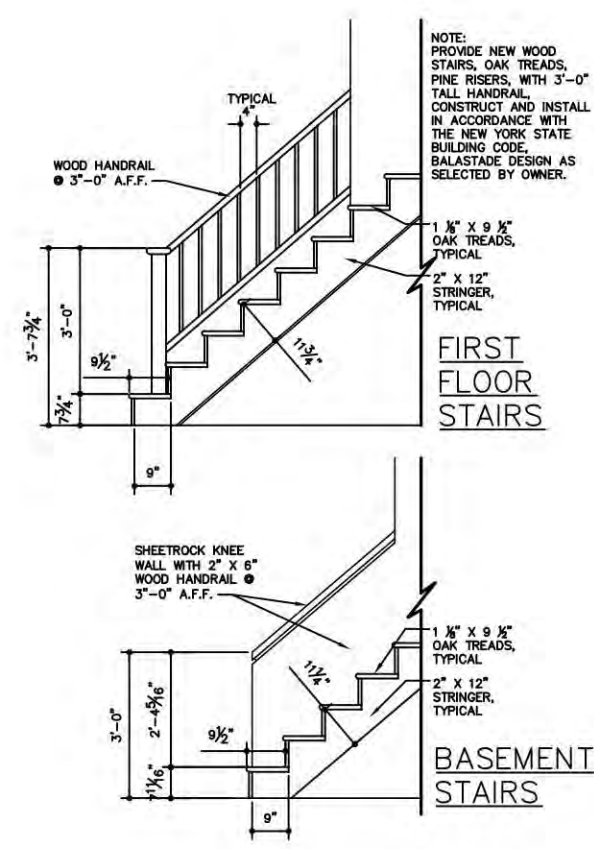
311.7.5.2 TREADS. THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).



STAIR DETAIL
NOT TO SCALE



GROOVE DETAIL
NOT TO SCALE



BASEMENT STAIR DETAILS
NOT TO SCALE

NEW RIDGE IN FOREGROUND

ASPHALT ROOF SHINGLES ON 15 lb FELT VAPOR BARRIER ON 3/4" EXTERIOR GRADE PLYWOOD SHEATHING SECURED TO ROOF RAFTERS, INSTALL R-30 FIBERGLASS BATT INSULATION SEE PLAN FOR SIZE

NEW VINYL SIDING ON 1" POLYSTYRENE RIGID INSULATION, ON TYVEK BUILDING PAPER SECURED TO 1/2" EXTERIOR GRADE PLYWOOD SHEATHING ON 2" X 4" WOOD STUDS WITH 1/2" GYPSUM BOARD FINISH AND R-15 FIBERGLASS BATT INSULATION

3/4" PLYWOOD SUBFLOOR SECURED TO FLOOR JOIST W/ R30 FIBERGLASS BATT INSULATION, SEE PLAN FOR SIZE

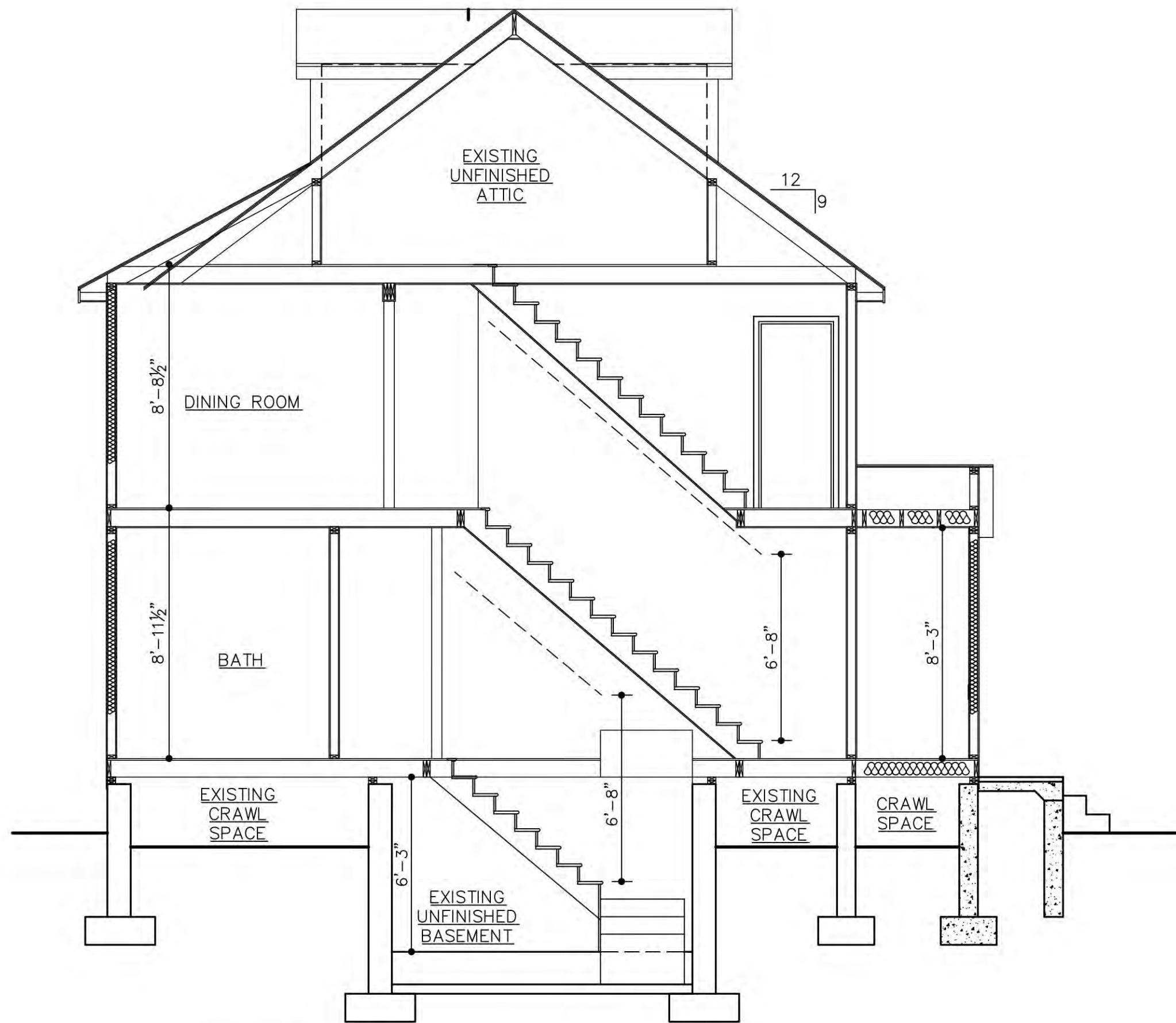
(2) 2" X 6" TREATED WOOD SILL SECURED TO 8" CONCRETE WALL WITH 1/2" DIA. X 12" LONG STEEL ANCHOR BOLTS @ 48" O.C. AS PERR403.1.6 OF THE 2015 IRC

TERMITE SHIELD

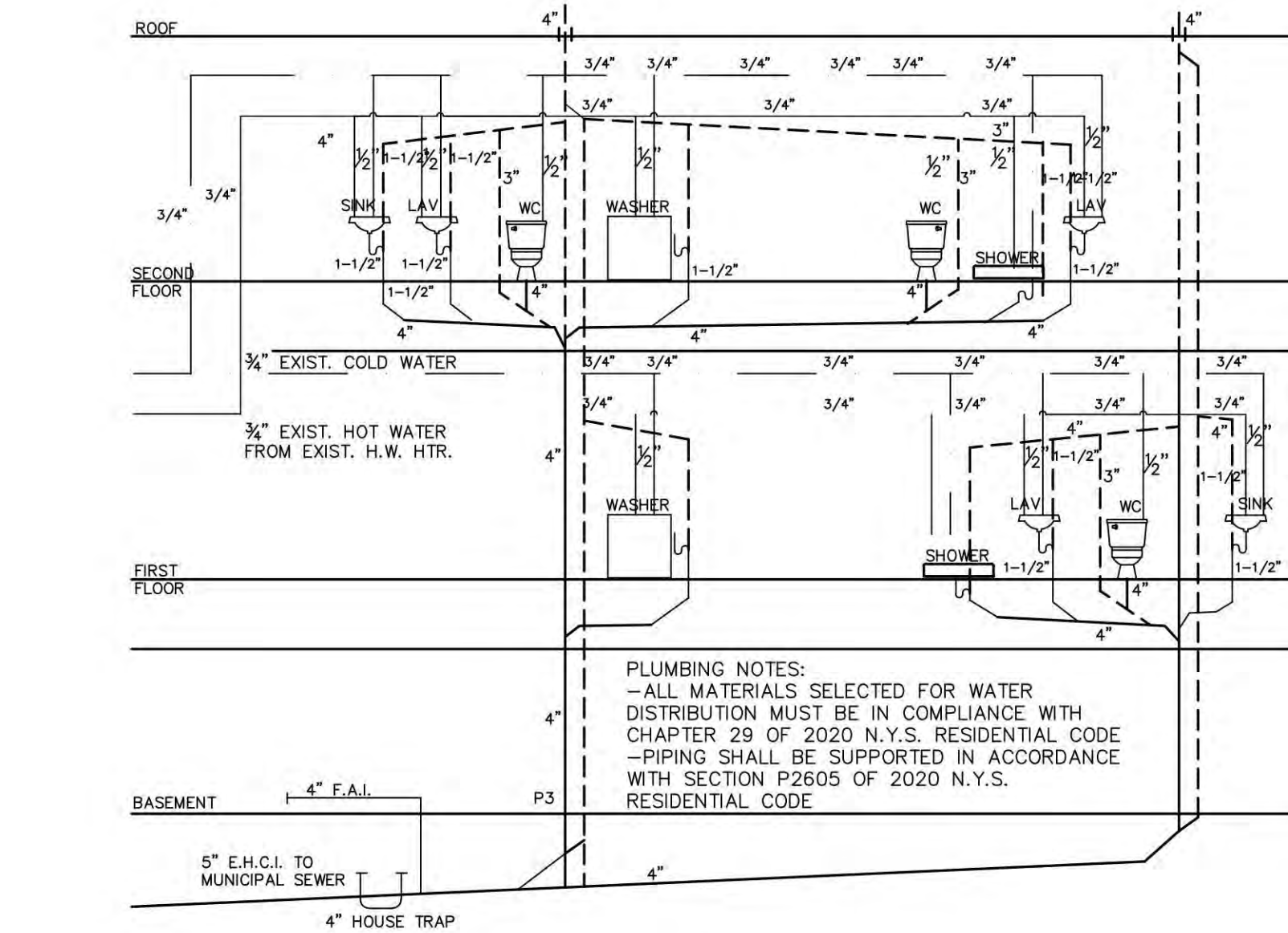
3 STIRUPS @ 12" O.C., TYP.

8" POURED CONCRETE FOUNDATION WALL W/ (3) #6 REBAR TOP & BOTTOM AND 2" RIGID INSULATION, TYPICAL AS PER 403.1.4.1 OF THE 2015 IRC

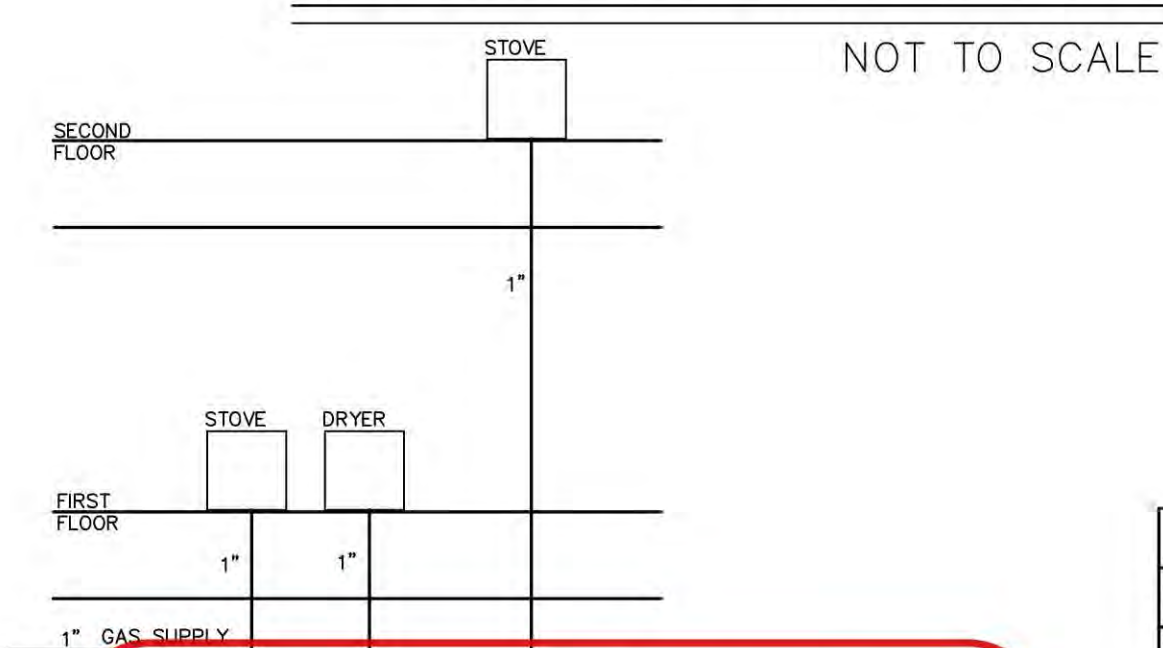
2'-0" X 1'-0" DEEP CONCRETE FOOTING WITH 2" X 4" KEYWAY & (3) #6 REBAR ON UNDISTURBED EARTH



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



PLUMBING RISER DIAGRAM
NOT TO SCALE

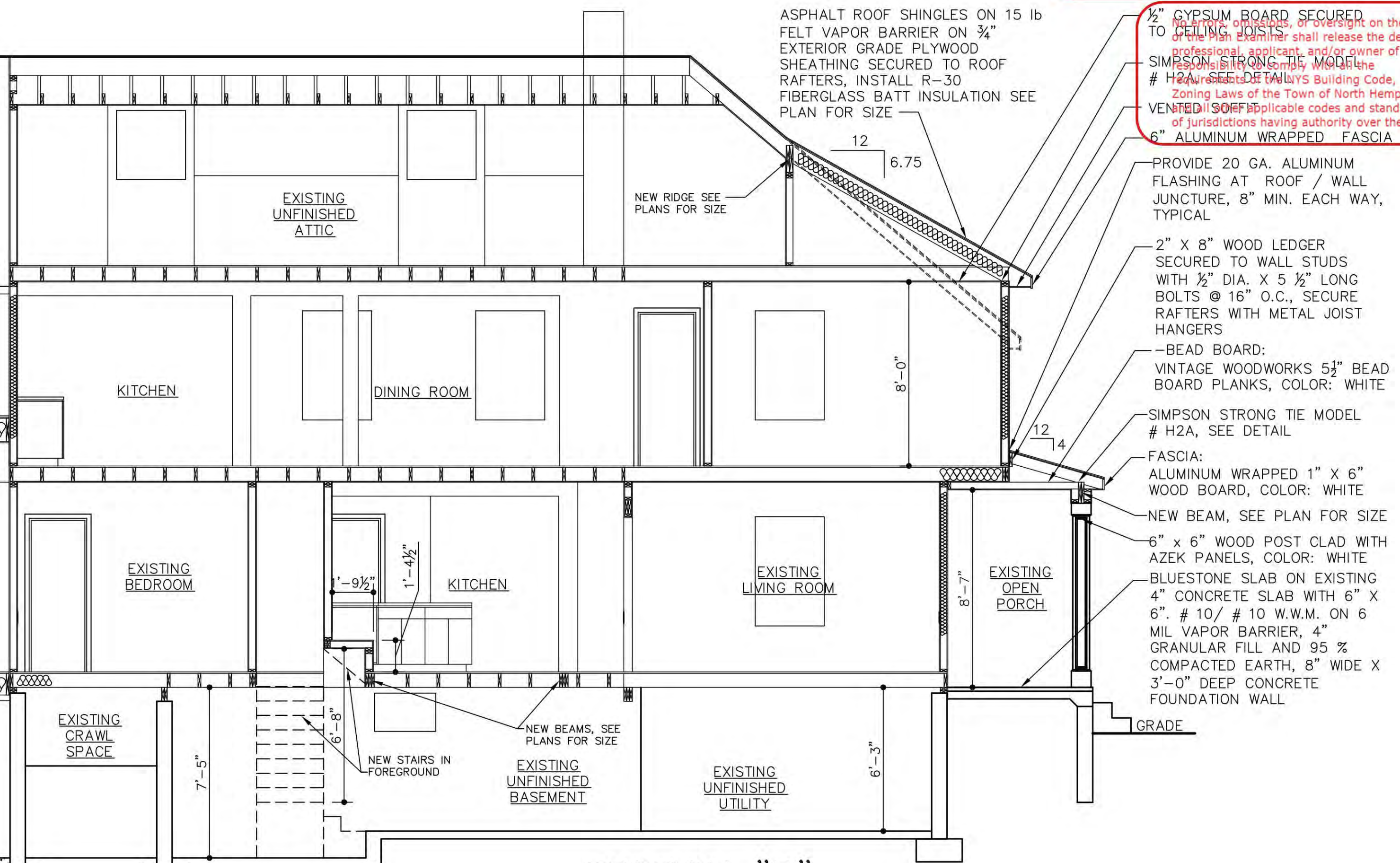


ZONING / TOWN CODE COMPLIANCE
DISAPPROVED - Make corrections as noted and resubmit
Anthony Raguseo
01/29/2025

WALL SCHEDULE	
(Solid line)	EXISTING
(Dashed line)	REMOVED
(Dotted line)	PROPOSED



NO.	DATE	ISSUES/REVISIONS
05	27JUL24	AS PER BUILDING DEPARTMENT
04	2APR24	ISSUED FOR PERMIT
03	23FEB23	GAS RISER
02	23JAN23	ISSUED FOR PERMIT
01	22DEC22	PRELIMINARY DESIGN



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

ASPHALT ROOF SHINGLES ON 15 lb FELT VAPOR BARRIER ON 3/4" EXTERIOR GRADE PLYWOOD SHEATHING SECURED TO ROOF RAFTERS, INSTALL R-30 FIBERGLASS BATT INSULATION SEE PLAN FOR SIZE

NEW RIDGE SEE PLANS FOR SIZE

2" X 8" WOOD LEDGER SECURED TO WALL STUDS WITH 1/2" DIA. X 5 1/2" LONG BOLTS @ 16" O.C., SECURE RAFTERS WITH METAL JOIST HANGERS

BEAD BOARD: VINTAGE WOODWORKS 5 1/2" BEAD BOARD PLANKS, COLOR: WHITE

SIMPSON STRONG TIE MODEL # H2A, SEE DETAIL

FASCIA: ALUMINUM WRAPPED 1" X 6" WOOD BOARD, COLOR: WHITE

NEW BEAM, SEE PLAN FOR SIZE

6" X 6" WOOD POST CLAD WITH AZEK PANELS, COLOR: WHITE

BLUESTONE SLAB ON EXISTING 4" CONCRETE SLAB WITH 6" X 6", # 10 / # 10 W.W.M. ON 6 MIL VAPOR BARRIER, 4" GRANULAR FILL AND 95 % COMPACTED EARTH, 8" WIDE X 3'-0" DEEP CONCRETE FOUNDATION WALL

2" GYPSUM BOARD SECURED TO CEILING JOISTS

PROVIDE 20 GA. ALUMINUM FLASHING AT ROOF / WALL JUNCTURE, 8" MIN. EACH WAY, TYPICAL

PROFESSIONAL APPLICANT AND/OR OWNER OF THE DESIGN SHALL RELEASE THE DESIGN PROFESSIONAL FROM LIABILITY UNDER THE PROFESSIONAL DESIGNER'S BUILDING CODE, ZONING LAWS OF THE TOWN OF NORTH HEMPSTEAD, VENTNED) SOLELY APPLICABLE CODES AND STANDARDS OF JURISDICTIONS HAVING AUTHORITY OVER THE WORK.

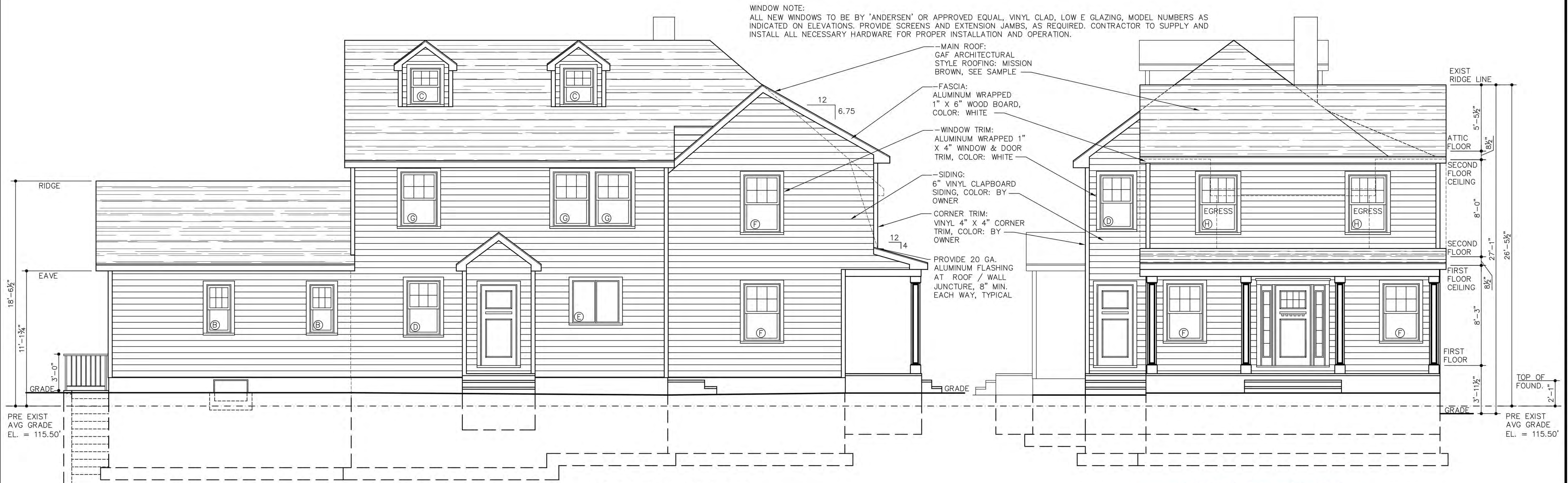
6" ALUMINUM WRAPPED FASCIA

Bobby K
Architects
NEW YORK

COMMERCIAL RESIDENTIAL PLANNING CORPORATE INTERIOR DESIGN
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516.375.1473 Fax 516.375.1473
E-mail r.key@un@verizon.net
Internet www.quay007/RKD.htm

DWG. TITLE			
SECTIONS			
JOB NO.	2022-007	DATE	12DEC22
DRAWN BY	CPD	CKD. BY	R.K.
PROJ. DIR.	CPD	SCALE:	SEE DRAWING
DWG. NO.		A-4	

PEREIRA RESIDENCE
26 MEMORIAL PLACE
MANHASSET, NY 11030



ZONING / TOWN CODE COMPLIANCE
DISAPPROVED - Make corrections as noted and resubmit

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE
1	R	0.75	0.65	20	13
2	0.40	0.65	0.25	15	10
3	0.35	0.55	0.40	10	8
4 EXCEPT MARINE	0.35	0.55	NR	10	8
5 AND MARINE 4	0.32	0.55	NR	10	8
6	0.32	0.55	NR	10	8
7 AND 8	0.32	0.55	NR	10	8

Anthony Raguseo
Professional Engineer
No errors, omissions, or oversight on the part of the engineer. I hereby certify that the design complies with the applicable codes and standards of the State of New York. I am not responsible for the work of any other professionals who may be involved in the project.

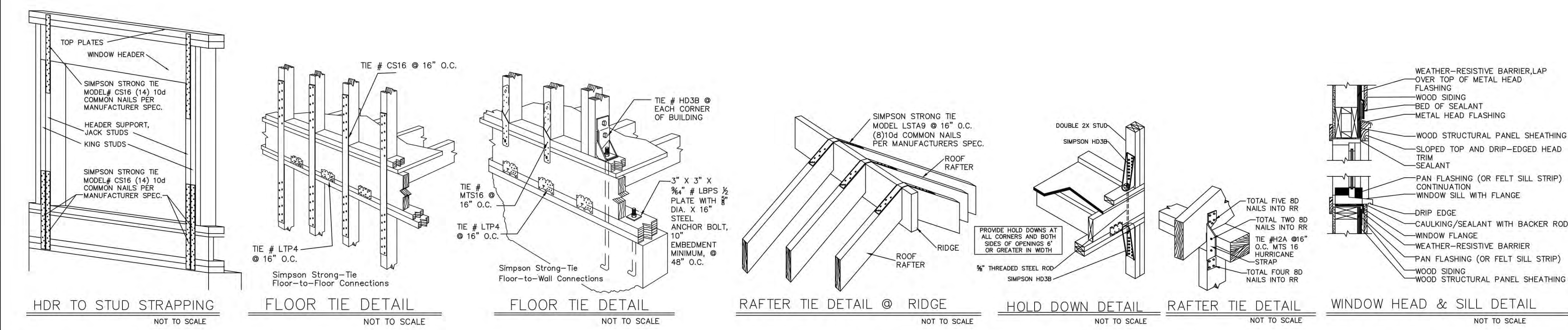
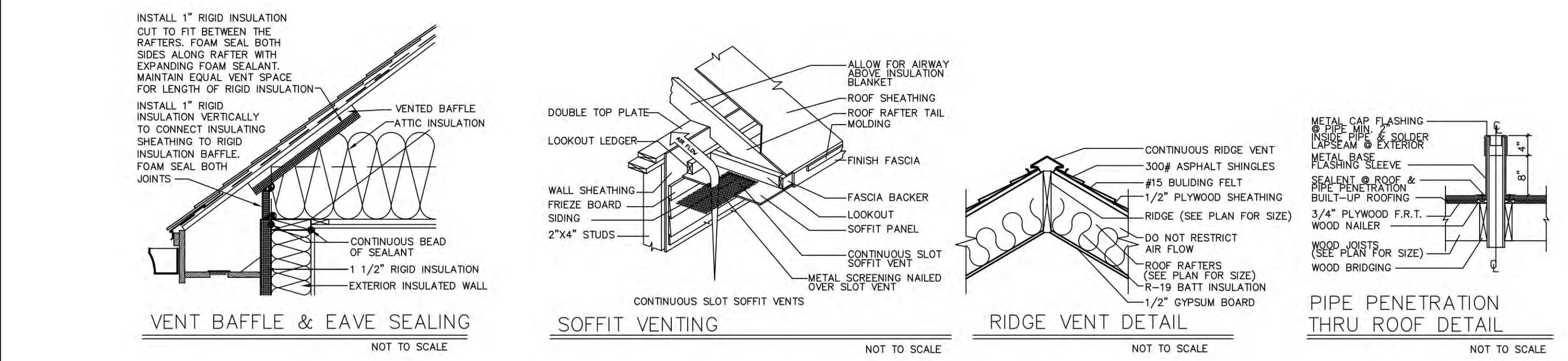


WINDOW NOTE:
ALL NEW WINDOWS TO BE BY 'ANDERSEN' OR APPROVED EQUAL, VINYL CLAD, LOW E GLAZING, MODEL NUMBERS AS INDICATED ON ELEVATIONS. PROVIDE SCREENS AND EXTENSION JAMBS, AS REQUIRED. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY HARDWARE FOR PROPER INSTALLATION AND OPERATION.

WINDOW SCHEDULE

TYPE	OPERATION	MATERIAL	WIDTH	HEIGHT	MANUFACT.	HOR. HT.	COLOR	MODEL #	GLASS AREA	VENT AREA
A	DBL HUNG	VINYL	1'-11"	3'-1"	ANDERSON	6'-8"	BY OWNER	TW18210	2.90 SF	1.78 SF
B	DBL HUNG	VINYL	2'-2"	3'-1"	ANDERSON	6'-8"	BY OWNER	TW18310	4.15 SF	2.53 SF
C	DBL HUNG	VINYL	2'-9"	3'-1"	ANDERSON	6'-8"	BY OWNER	TW26210	4.84 SF	2.78 SF
D	DBL HUNG	VINYL	2'-9"	4'-1"	ANDERSON	6'-8"	BY OWNER	TW2642	7.62 SF	4.33 SF
E	CASEMENT	VINYL	4'-1"	3'-6"	ANDERSON	6'-8"	BY OWNER	C235	8.0 SF	7.2 SF
F	DBL HUNG	VINYL	2'-11"	4'-9"	ANDERSON	6'-8"	BY OWNER	TW2846	8.98 SF	5.05 SF
G	DBL HUNG	VINYL	3'-1"	4'-6"	ANDERSON	6'-8"	BY OWNER	TW21042	8.84 SF	4.95 SF
H	DBL HUNG	VINYL	3'-2"	4'-9"	ANDERSON	6'-8"	BY OWNER	TW3046	10.31 SF	5.73 SF

NO.	DATE	ISSUES/REVISIONS
06	11OCT24	AS PER BUILDING DEPARTMENT
05	10OCT24	AS PER BUILDING DEPARTMENT
04	27JUL24	AS PER BUILDING DEPARTMENT
03	2APR24	ISSUED FOR PERMIT
02	23JAN23	ISSUED FOR PERMIT
01	22DEC22	PRELIMINARY DESIGN



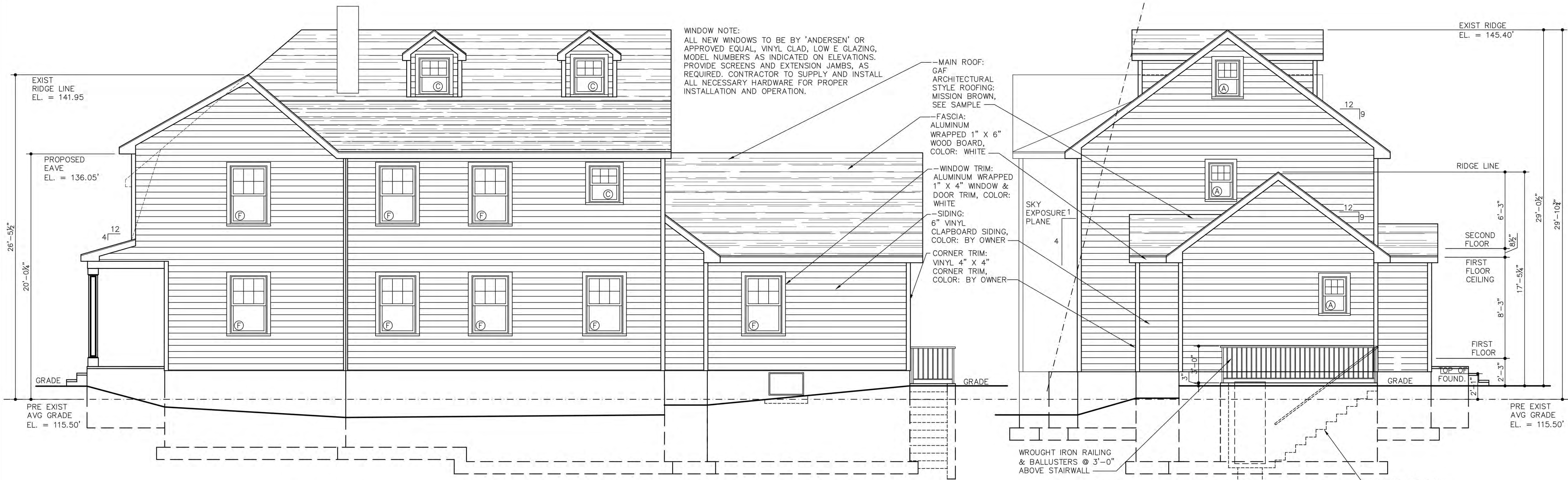
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ELEVATIONS

JOB NO.	DATE	PROJ. DIR.
2022-007	12DEC22	CPD
DRAWN BY	CKD. BY	SCALE
CPD	R.K.	SEE DRAWING
DWG. NO.	A-5	

PEREIRA RESIDENCE
26 MEMORIAL PLACE
MANHASSET, NY 11030



WEST ELEVATION

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

SOUTH ELEVATION

DISAPPROVED. Make corrections as noted and resubmit

Anthony Raguseo
01/27/2025



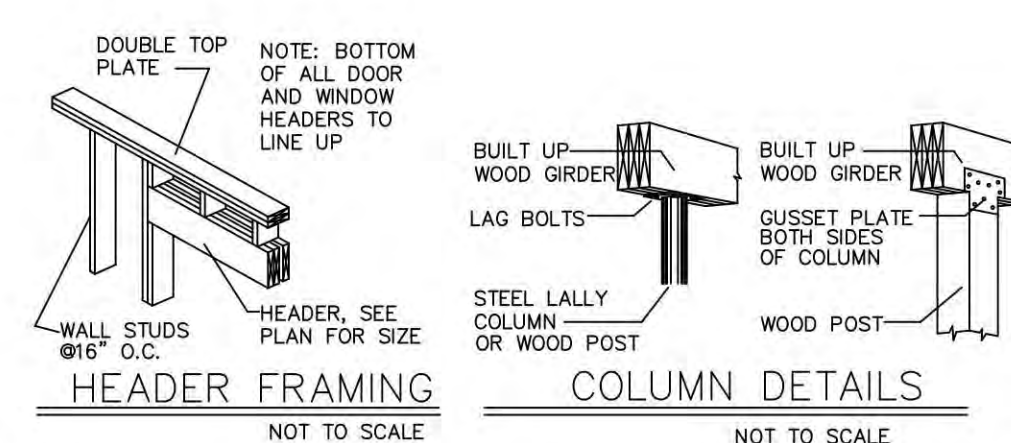
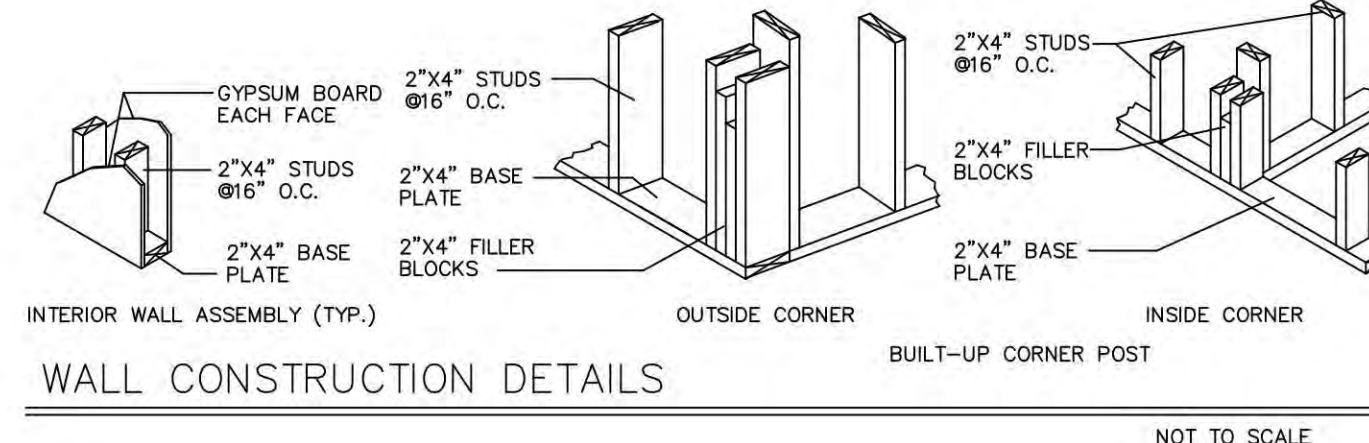
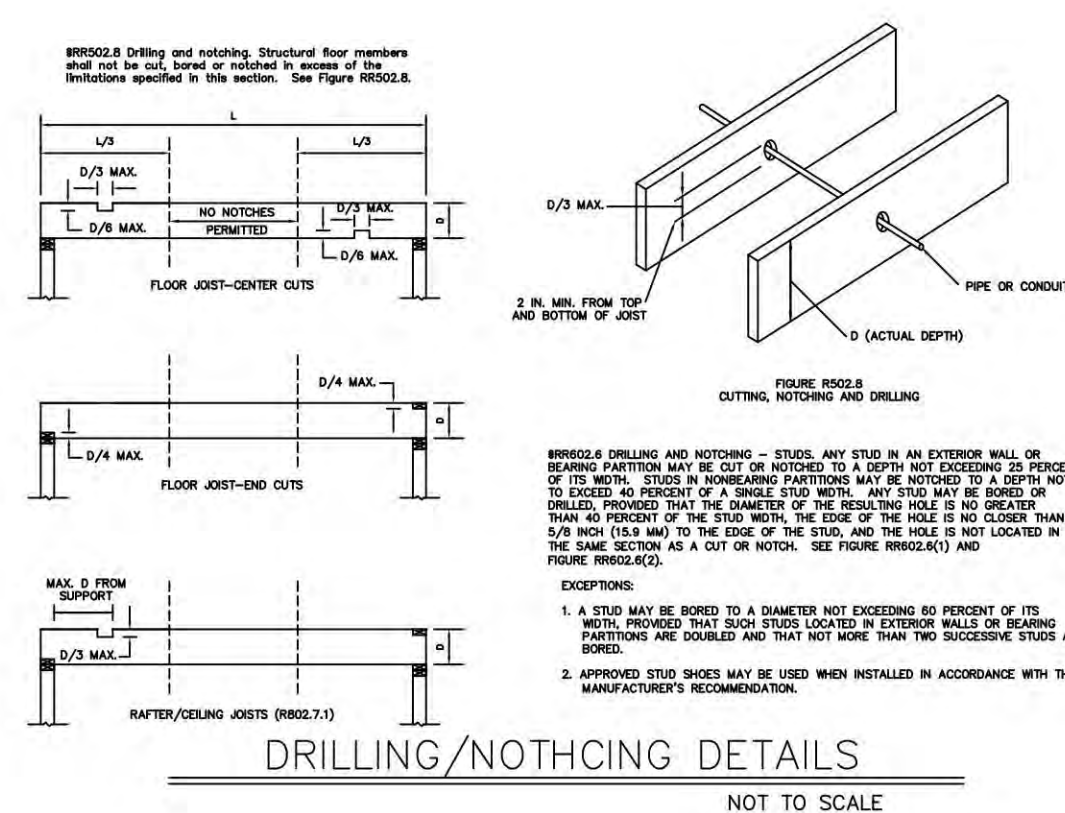
WINDOW NOTE:
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CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	GLAZED FENESTRATION R-VALUE	GLAZED FENESTRATION R-VALUE
1	R	0.75	0.25	49	20+5 OR 13+10h
2	0.40	0.65	0.25	49	20+5 OR 13+10h
3	0.35	0.55	0.40	49	20+5 OR 13+10h
4 EXCEPT MARINE	0.35	0.55	NR	49	20+5 OR 13+10h
5 AND MARINE 4	0.32	0.55	NR	49	20+5 OR 13+10h
6	0.32	0.55	NR	49	20+5 OR 13+10h
7 AND 8	0.32	0.55	NR	49	20+5 OR 13+10h

NO.	DATE	ISSUES/REVISIONS
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05	10OCT24	AS PER BUILDING DEPARTMENT
04	27JUL24	AS PER BUILDING DEPARTMENT
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WINDOW SCHEDULE

TYPE	OPERATION	MATERIAL	WIDTH	HEIGHT	MANUFACT.	HDR. HT.	COLOR	MODEL #	GLASS AREA	VENT AREA
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G	DBL HUNG	VINYL	3'-1"	4'-6"	ANDERSON	6'-8"	BY OWNER	TW21042	8.84 SF	4.95 SF
H	DBL HUNG	VINYL	3'-2"	4'-9"	ANDERSON	6'-8"	BY OWNER	TW3046	10.31 SF	5.73 SF



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ELEVATIONS			
JOB NO.	DATE	PROJ. DIR.	CPD
2022-007	12DEC22	R.K.	SEE DRAWING
DRAWN BY	CPD	DWG. NO.	A-6

PEREIRA RESIDENCE
26 MEMORIAL PLACE
MANHASSET, NY 11030

BUILDING CODE CRITERIA

The following are excerpts of the 2015 IRC International Residential Code with commentary, 2015 WFCM for 1 and 2 family dwellings, and ASCE 2010.

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

Table R301.2(1) Minimum Uniformly Distributed Live Loads. Columns: Ground Snow Load, Wind Design, Wind-Boone Criteria, Seismic Design Category, Subject to Damage From, etc.

R301.2.1.1 Design Criteria: Area located where wind speed or exceeds 110 miles per hour. Design criteria based on The 2015 American Forest and Paper Association Wood Frame Construction Manual for One and Two Family Dwellings (2015 A.F.P.A./W.F.C.M.).

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

Table R301.5: Minimum Uniformly Distributed Live Loads. Columns: Use, Live Load. Rows: Attics with limited storage, Attics without storage, Decks, etc.

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

Table R301.7: Allowable Deflection of Structural Members. Columns: Structural Member, Allowable Deflection. Rows: Rafters having slopes greater than 3:12, Interior walls and partitions, etc.

TABLE R301.6 MINIMUM LIVE LOADS IN FORMS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION

Table R301.6: Minimum Live Loads in Forms. Columns: Roof Slope, Minimum Live Load. Rows: Flat or rise less than 4 inches per foot, etc.

TABLE 1: MINIMUM INSULATION THICKNESS FOR CIRCULATING HOT WATER PIPES

Table 1: Minimum Insulation Thickness for Circulating Hot Water Pipes. Columns: Fluid Temp. Range, Minimum Req'd. Insul., Below 105 °F, Below 55 °F.

TABLE R301.2.2.2.1 WALL BRACING ADJUSTMENT FACTORS

Table R301.2.2.2.1: Wall Bracing Adjustment Factors. Columns: Wall Supporting, Roof/Wall Dead Load, Roof/Wall Live Load.

For S1: 1 pound per square foot = 0.049 kN/m². A linear interpolation shall be permitted.

TABLE 2: MINIMUM INSULATION THICKNESS FOR HVAC PIPES

Table 2: Minimum Insulation Thickness for HVAC Pipes. Columns: Insulation for Hot Water Pipe with a Minimum Thermal Resistance of R-3.

TABLE R402.2 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

Table R402.2: Minimum Specified Compressive Strength of Concrete. Columns: Type of Location of Concrete Construction, Minimum Specified Compressive Strength.

For S1: 1 pound per square inch = 6.895 kPa. a. Strength at 28 days psi. b. See table R301.2(1) for weathering protection. c. Concrete in these locations that may be subject to freezing and thawing during construction shall be air-entrained concrete in accordance with Footnote d.

UPLIFT STRAP CONNECTION REQUIREMENTS (ROOF-TO-WALL, WALL-TO-WALL, AND WALL-TO-FOUNDATION) (TABLE 3.4A)

Table 3.4A: Uplift Strap Connection Requirements. Columns: Framing Spacing, Roof Span, Fastest Mile Windspeed, Framing Spacing, Roof Span, Fastest Mile Windspeed.

1. Nailing requirements are based on wall sheathing nailed 6 inches on-center at the panel edge. If wall sheathing is nailed 3" on-center at the panel edge to obtain higher shear capacities, nailing requirements for structural members shall be doubled, or alternate connectors, such as shear plates, shall be used to maintain the load path.

2. When wall sheathing is continuous over connected members, the tabulated number of nails shall be permitted to be reduced to (1) 16d nail per foot.

RAFTER TO TOP PLATE / CEILING JOIST TO TOP PLATE JOINT NOTES (TABLE 3.4A ANS/AF&PA WFCM-2015): -10d box nails shall be permitted to be substituted for 8d common nails

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

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

COLLAR TIE TO RAFTER NOTES (TABLE 3.6 ANS/AF&PA WFCM-2015): -Tabulated connection requirements are based on total uplift minus 2/3 of the roof assembly dead load (2/3 x 10psf)

-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

-When a collar tie is used in lieu of a ridge strap, the number of 10d common nails installed in each end of the collar tie need not exceed the tabulated number of 8d nails in a steel strap

CEILING JOIST TO PARALLEL RAFTER / CEILING JOIST LAPS OVER PARTITIONS JOINT NOTES (TABLE 3.9A ANS/AF&PA WFCM-2015)

-Nailing requirements shall be permitted to be reduced 25% if nails are clinched -Heel joint connections are not required when the ridge is supported by a loadbearing wall, header or ridge beam

-When intermediate support of the rafter is provided by vertical struts or purlins to a load bearing wall, the tabulated heel joint connection requirements shall be permitted to be reduced proportionally to the reduction in span

-Equivalent nailing patterns are required for ceiling joist to ceiling joist lap splices -Tabulated heel joint connection requirements assume ceiling joists or rafters tie are located at the bottom of the attic space. when ceiling joist or rafter ties are located higher in the attic space, the tabulated heel joint connection requirements shall be increased by the following factors:

Table 3.10: Roof Sheathing Attachment Requirements for Wind Loads. Columns: Sheathing Location, Rafter/Truss Spacing, Structural Sheathing Maximum Nail Spacing.

Table 3.11: Wall Sheathing Attachment Requirements for Wind Loads. Columns: Sheathing Location, Stud Spacing, Structural Sheathing or Panel Siding Maximum Nail Spacing.

E = nail spacing at panel edges (inches) F = nail spacing at intermediate supports in the panel field (inches)

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 g < 0.49 g < 0.49, the nail spacing shall be reduced by 6 inch, 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 g < 0.49 g < 0.49, the nail spacing shall be reduced by 4 inch, 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 g < 0.49 g < 0.49, the nail spacing shall be reduced by 3 inch, o.c.

E = nail spacing at panel edges (inches) F = nail spacing at intermediate supports in the panel field (inches)

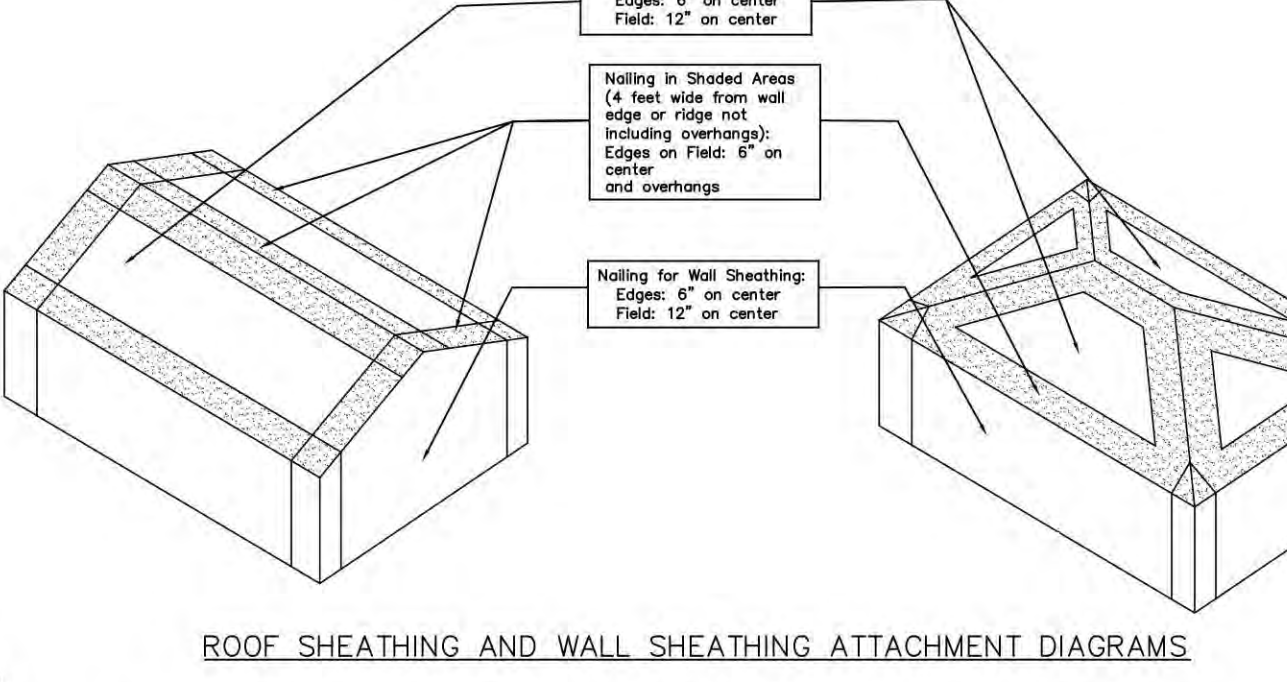
Table 3.11: Wall Sheathing Attachment Requirements for Wind Loads (continued). Columns: Sheathing Location, Stud Spacing, Structural Sheathing or Panel Siding Maximum Nail Spacing.

E = nail spacing at panel edges (inches) F = nail spacing at intermediate supports in the panel field (inches)

1. for wall sheathing within 4 feet of the corners, the 4 foot edge zone attachments shall be used

2. tabulated 12 inch o.c. nail spacing assumes sheathing attached to stud/frame members with g ≥ 0.49. for framing members with 0.42 ≤ g < 0.49, the nail spacings shall be reduced to 6 inches o.c.

3. for exterior panel siding, galvanized box nails shall be permitted to be substituted for common nails



WARM ROOF SNOW LOADS: AS PER TABLE ASCE 7-10 SECT. 7.4 AND FIGURE 7-2. Columns: Slope, CS, GSI, Live Load.

DESIGN LOADS. Columns: Ground snow load, Ceiling live load, Second floor live load, First floor live load.

ROOF CONNECTION SPACING (IN.) Columns: 12, 16, 18, 24, 48, 72. Rows: Multiplier, 1.00, 1.33, 1.60, 2.00, 4.00, 8.00.

-Tabulated length requirements assume a mean roof height of 33 feet. for mean roof heights of 15 feet or less, the tabulated values shall be permitted to be multiplied by 0.80

TABLE R802.1(1) FASTENING SCHEDULE

Table R802.1(1): Fastening Schedule. Columns: Item, Description of Building Elements, Number and Type of Fastener, Spacing and Location.

Table R802.1(1) (continued). Columns: Item, Description of Building Elements, Number and Type of Fastener, Spacing and Location.

Table R802.1(1) (continued). Columns: Item, Description of Building Elements, Number and Type of Fastener, Spacing and Location.

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TABLE R802.1(1) FASTENING SCHEDULE (continued)

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Table R802.1(1) (continued). Columns: Item, Description of Building Elements, Number and Type of Fastener, Spacing and Location.

MINIMUM DESIGN DEAD LOADS* AS PER TABLE C3-1 ASCE 7-10

Table C3-1: Minimum Design Dead Loads. Columns: Component, Load (psf). Rows: Ceilings, Coverings, Roof, and Wall, Floors and Floor Finishes, Frame Partitions, Frame Walls.

*Weights of masonry include mortar but not plaster. for plaster, add 5 lb/ft² for each face plastered. values given represent averages. in some cases there is a considerable range of weight for the same construction.

Weights of masonry include mortar but not plaster. for plaster, add 5 lb/ft² for each face plastered. values given represent averages. in some cases there is a considerable range of weight for the same construction.

Red stamp: TOWN CODE COMPLIANCE APPROVED - Make corrections as noted and resubmit. Anthony Raguseo 01/27/2025.



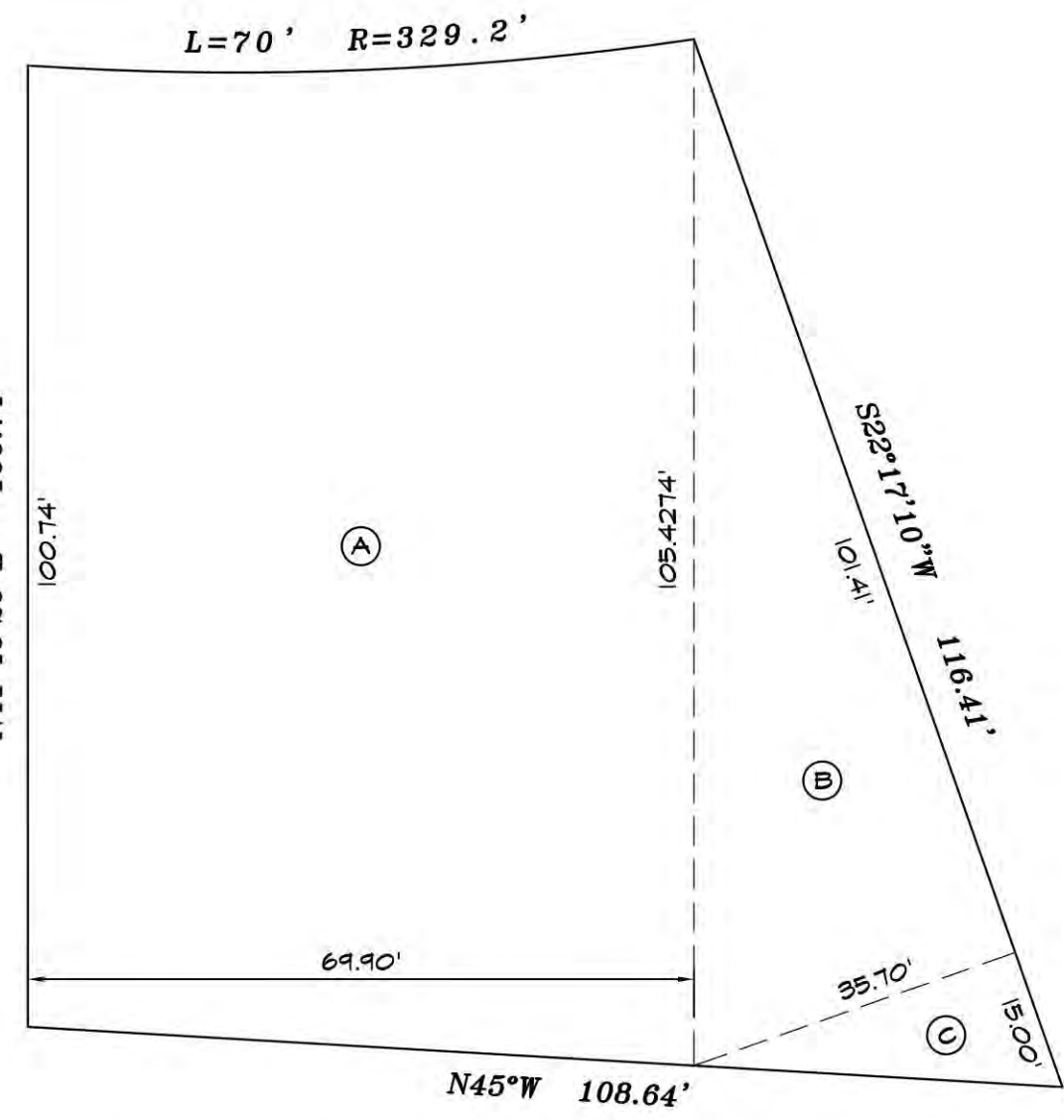
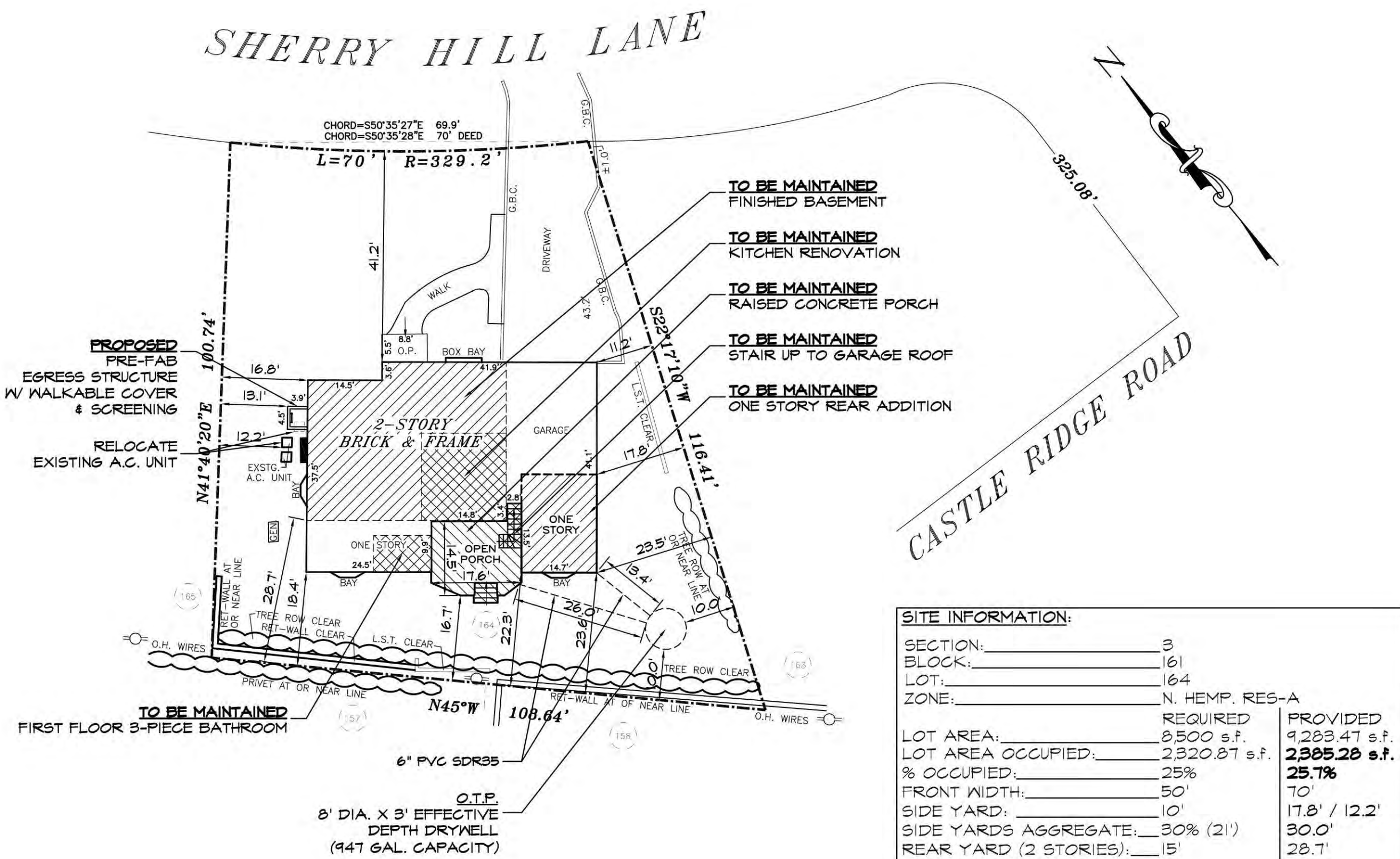
Bobby K Architects NEW YORK

COMMERCIAL RESIDENTIAL PLANNING CORPORATE INTERIOR DESIGN 45 COMMONWEALTH BLVD. BELLEROS VILLAGE NY 11001 516.375.1473 Fax 516.375.1473 E-mail r.kay@universon.net www.quay007/RKD.htm

Table with columns: DWG. TITLE, JOBS NO., DATE, PROJ. DIR., DRAWN BY, CKD. BY, SCALE. Rows: 04 27JUL24 AS PER BUILDING DEPARTMENT, 03 2APR24 ISSUED FOR PERMIT, 02 23JAN23 ISSUED FOR PERMIT, 01 22DEC22 PRELIMINARY DESIGN.

PEREIRA RESIDENCE 26 MEMORIAL PLACE MANHASSET, NY 11030

#21666



LOT AREA CALCULATIONS: A - ((100.74' + 105.4274') / 2) x 69.90' = 7,205.55 S.F. B - (95.70' x 101.41') / 2 = 4,810.17 S.F. C - (95.70' x 15.00') / 2 = 712.75 S.F. TOTAL LOT AREA = 12,728.47 S.F.

SITE INFORMATION table with columns for SECTION, BLOCK, LOT, ZONE, LOT AREA, LOT AREA OCCUPIED, % OCCUPIED, FRONT YARD, SIDE YARD, SIDE YARDS AGGREGATE, REAR YARD (2 STORIES), REAR YARD (1 STORY), HEIGHT, FRONT YARD SETBACK, FRONT SETBACK (CORNER), F.A.R., and VARIANCE.

SITE PLAN SCALE 1" = 20'-0" FROM A SURVEY

Table with columns for WALL SHEATHING, LOCATION, DESIGN LIVE LOAD, and DEFLECTION OF ALL MEMBERS. Includes notes on glazing and wood joists.

STATE OF NEW YORK PLAN REQUIREMENTS: CODE ANALYSIS table with columns for QTY., WINDOW, TYPE, PROVIDES EGRESS?, PASSED MISSILE TEST?, and GTY., DOOR, TYPE.

ENERGY COMPLIANCE NOTE: TO THE BEST OF MY KNOWLEDGE, BELIEF & PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH NIOS (R405) SIMULATED PERFORMANCE ALTERNATIVE OF THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCGNY).

TABLE R302(2) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA table with columns for GROUND SNOW LOAD, WIND DESIGN, TOPOGRAPHIC EFFECTS, SPECIAL WIND REGION, WIND-BOURNE WIND ZONE, SEISMIC CATEGORY, WEATHERING, FROST LINE DEPTH, TERMITES, WINTER DESIGN TEMP, ICE BARRIER UNDERLAYER REQUIRED, FLOOD HAZARDS, AIR FREEZING INDEX, and MEAN ANNUAL TEMP.

CONCRETE & FOUNDATION NOTES: I. All footings shall bear on virgin soil having a minimum bearing capacity of 3000 lbs per square foot. II. All exterior footings shall be a minimum of 3'-0" below grade unless noted otherwise in plans.

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.

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.

PATIO NOTES: I. All work shall conform to the requirements of the Residential Code of New York State and shall conform to the recommendations of the New York State Building Code Manual. II. The plumbing system shall be installed in accordance with chapter 25-32 of the Residential Code NY State.

GENERAL NOTES: I. Engineer is responsible for job supervision. II. Construction is to be left open until the local building department official has visited the site and instructed that construction may continue.

APPROVAL STAMPS ZONING / TOWN CODE COMPLIANCE DISAPPROVED - Make corrections as noted and resubmit Anthony Raguseo 08/30/2024 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.

LEGEND table with symbols for NEW FOUNDATION, NEW PARTITION, EXIST. PARTITION, DEMOLITION PARTITION / FOUND., NEW SMOKE DETECTOR, etc.

Table with columns for DATE, ISSUE NO., and DESCRIPTION, listing town comments and filing dates.

Professional Engineer seal for Norman C. Lok, P.E., State of New York, License No. 089525, dated 8/15/24.

JL DRAFTING, INC. All Types Of Plans Drafted Providing The Finest In Affordable Drafting & Expediting Svcs. www.jldrafting.com

NORMAN C. LOK, P.E. NYS LICENSE NUMBER 089525 107 ROUTE 110 Suite A-1 FARMINGDALE, NY 11735 TEL: (631)755-7920

PROJECT TITLE: CANFIELD RESIDENCE 46 SHERRY HILL LANE, MANHASSET, NY 11030

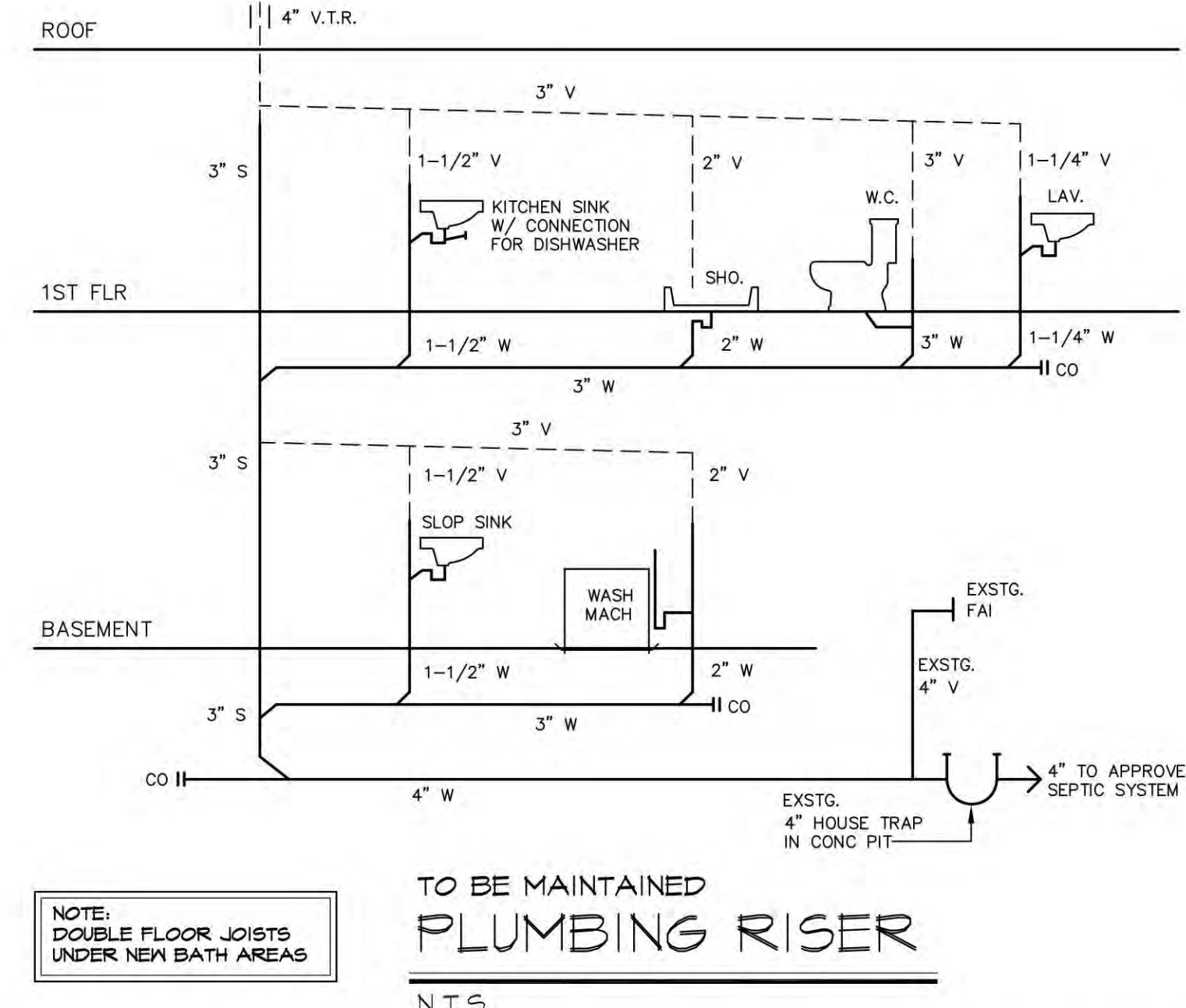
DRAWING TITLE: TO BE MAINTAINED ONE STORY REAR ADDITION, KITCHEN RENOVATION, 1ST FLOOR 3-PIECE BATHROOM, FINISHED BASEMENT, RAISED CONCRETE PORCH, AND STAIR UP TO GARAGE ROOF (ALL TO SUPERCEDE AMENDED PLANS APPROVED DEC. 27, 2004)

Table with columns for DRAWN BY, CHECKED BY, SCALE, DATE, DRAWING NUMBER, and PROJECT NUMBER.

PLUMBING CODE REFERENCES

PB103.1 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.

TABLE PB201.7 SIZE OF TRAPS FOR PLUMBING FIXTURES. Table with 2 columns: PLUMBING FIXTURE, TRAP SIZE MINIMUM (inches).

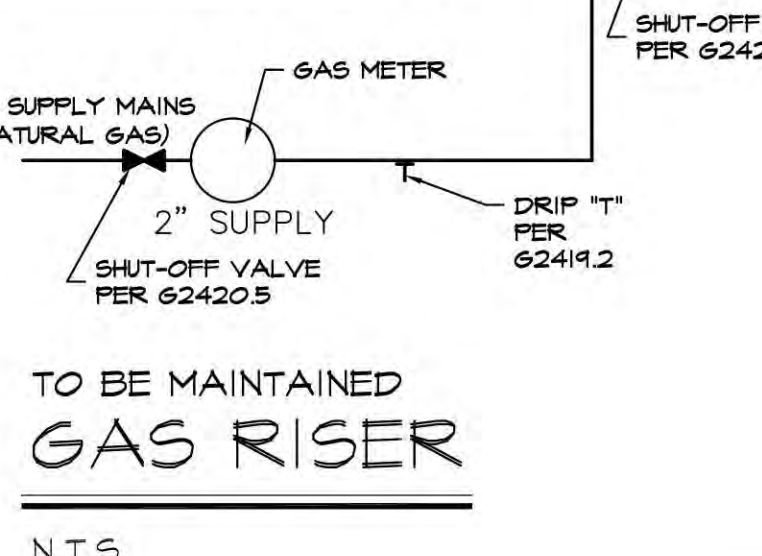


TO BE MAINTAINED PLUMBING RISER. N.T.S.

GAS PIPING NOTES:

- 1. ALL PIPING TO BE APPROVED TYPE PER 62414.4
2. PIPING TO BE SECURELY SUPPORTED PER 62424.1.
3. SUPPORTS NOT TO INTERFERE WITH EXPANSION OR CONTRACTION OF PIPES BETWEEN SUPPORTS PER 62416.2.

NOTE: INSTALLATION TO COMPLY WITH CHAPTER 24, NYS RESIDENTIAL CODE



TO BE MAINTAINED GAS RISER. N.T.S.

LISTED & LABELED GAS APPLIANCE (STOVE)

LISTED & LABELED GAS APPLIANCE (DRYER)

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.

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.

COMMONLY USED RCNYS 2020 CODE REFERENCES

RB202.7 Under-stair protection. Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.
RB203.7 Interior stairway illumination. Interior stairways shall be provided with an artificial light source to illuminate the landings and treads.

RB11.7.2 Headroom. The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.
RB11.7.6 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served.

RB11.1 Location required. (CONTINUED) 3. 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.
RB11.1.4 Wood columns. Wood columns shall be approved wood of natural decay resistance or approved preservative-treated wood.

SECTION RB18 PROTECTION AGAINST SUBTERRANEAN TERMITES RB18.1 Subterranean termite control methods. In areas subject to damage from termites as indicated by Table R301.2(1), methods of protection shall be one, or a combination of the following methods:
1. Chemical termiticide treatment in accordance with Section RB18.2.

LEGEND table with symbols and descriptions for foundation, partition, wall, and other construction elements.

Table with columns: DATE, ISSUE NO., DESCRIPTION. Contains revision notes for TOWN COMMENTS and FOR FILING.

Professional Engineer seal for Norman C. Lok, P.E., State of New York, License No. 084525.

JL DRAFTING, INC. logo and contact information: 707 Suite A Route 110 • Farmingdale, N.Y. 11735

DRAWING TITLE: CANFIELD RESIDENCE. 46 SHERRY HILL LANE, MANHASSET, NY 11030. DRAWING NUMBER: A-2.

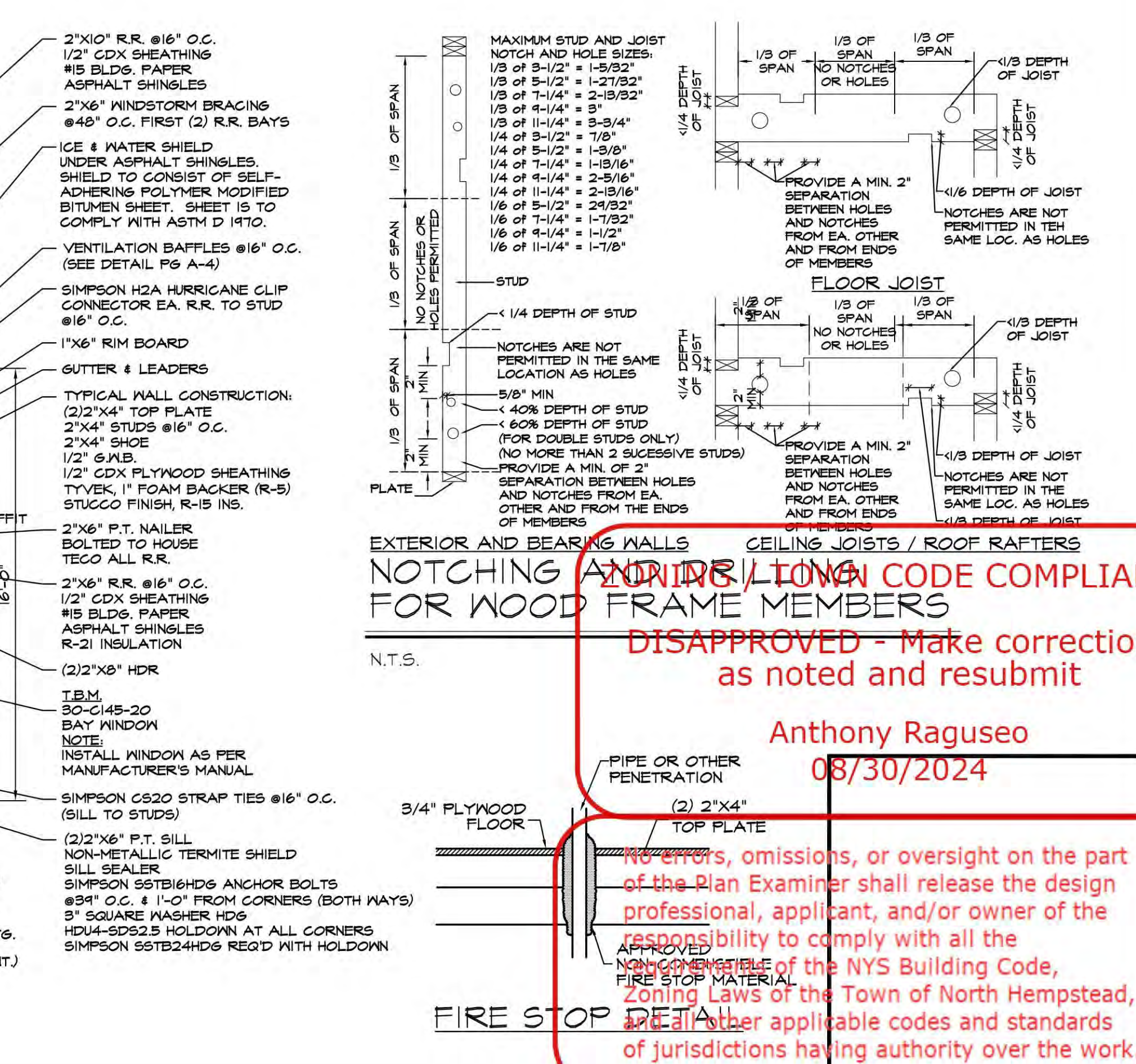
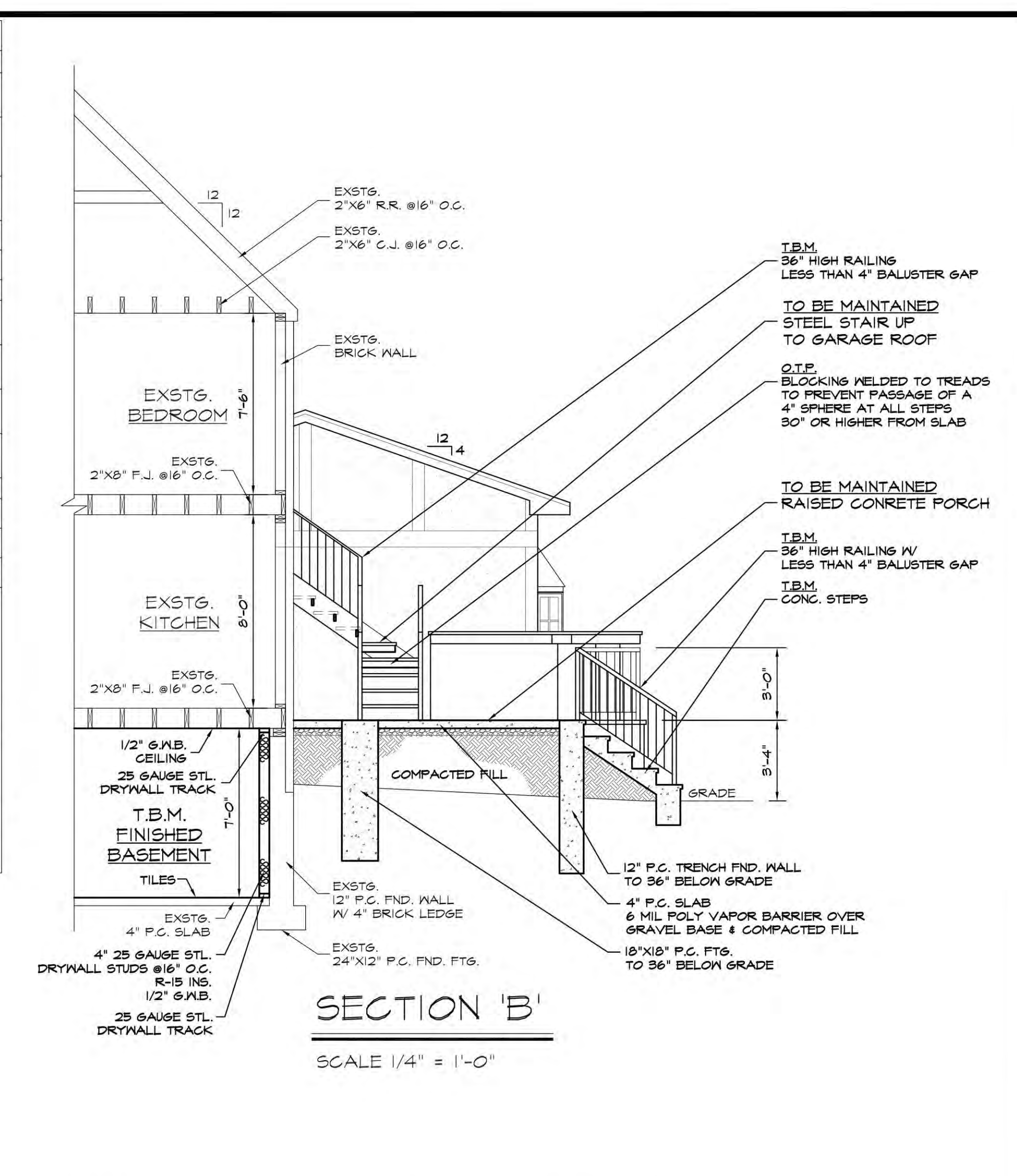
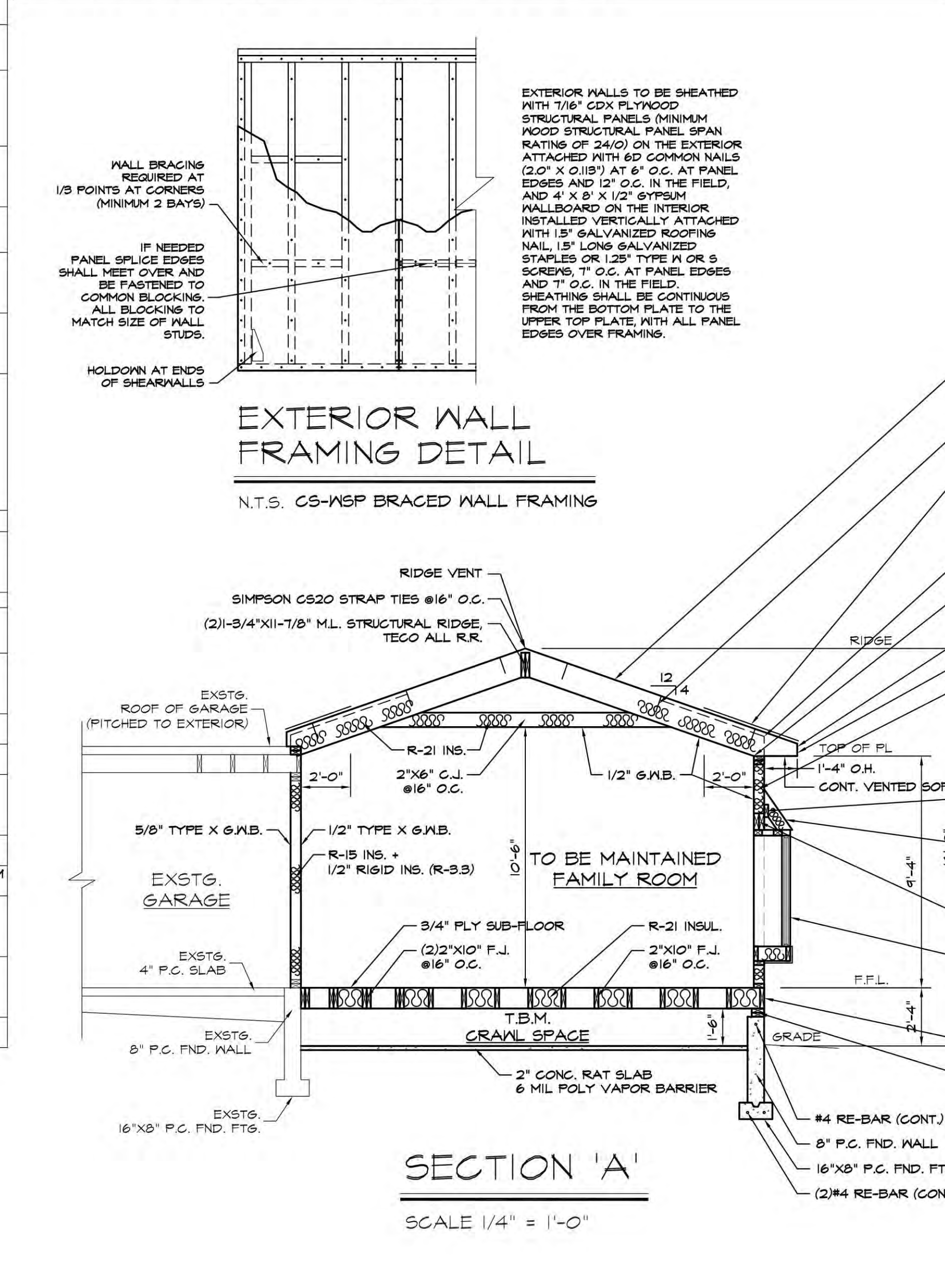
Handwritten red text: 'Make corrections to drawings and resubmit by 08/30/2024'. Includes a note about design responsibility: 'The owner, applicant, and/or owner of the property shall release the design professional from any liability to comply with all the provisions of the NYS Building Code, and all other applicable codes and standards of jurisdictions having authority over the work.'

FASTENING SCHEDULE PER TABLE R602.3(1)			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <i>abc</i>	SPACING AND LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2.5" X 0.131") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2.5" X 0.131") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 3-3" X 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTION R602.3.2 AND TABLE R602.3.2)	4-10d BOX (3" X 0.128") or 3-16d COMMON (3.5" X 0.162") or 4-3" X 0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R602.3.2 AND TABLE R602.3.2)	4-10d BOX (3" X 0.128") or 3-16d COMMON (3.5" X 0.162") or 4-3" X 0.131" NAILS	FACE NAIL EACH RAFTER
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1.25" X 20 GA. RIDGE STRAP TO RAFTER	3-16d BOX (3.5" X 0.162") or 3-10d COMMON (3" X 0.148") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS, 1
6	RAFTER OR ROOF TRUSS TO PLATE	4-16d BOX (3.5" X 0.162") or 3-10d COMMON (3" X 0.148") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS	TOE NAIL
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	3-16d BOX (3.5" X 0.162") or 2-16d COMMON (3.5" X 0.162") or 3-10d COMMON (3" X 0.148") or 3-3" X 0.131" NAILS	END NAIL
WALL			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3.5" X 0.162") or 10d BOX (3" X 0.128") or 3" X 0.131" NAILS	24" O.C. FACE NAIL 16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3.5" X 0.162") or 10d BOX (3" X 0.128") or 3" X 0.131" NAILS	12" O.C. FACE NAIL 16" O.C. FACE NAIL 16" O.C. EACH EDGE FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 0.5" SPACER)	16d COMMON (3.5" X 0.162") or 10d BOX (3" X 0.128") or 3" X 0.131" NAILS	12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8d BOX (2.5" X 0.131") or 4-8d COMMON (2.5" X 0.131") or 4-10d BOX (3" X 0.128") or 16d COMMON (3.5" X 0.162")	TOE NAIL
12	TOP PLATE TO TOP PLATE	10d BOX (3" X 0.128") or 3" X 0.131" NAILS	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	12-16d BOX (3.5" X 0.162") or 8-16d COMMON (3.5" X 0.162") or 12-10d BOX (3" X 0.128") or 12-3" X 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3.5" X 0.162") or 10d BOX (3" X 0.128") or 3" X 0.131" NAILS	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3.5" X 0.162") or 2-16d COMMON (3.5" X 0.162") or 3-10d COMMON (3" X 0.148") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" 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 (2.5" X 0.131") or 3-8d COMMON (2.5" X 0.131") or 4-8d COMMON (2.5" X 0.131") or 4-10d BOX (3" X 0.128") or 4-3" X 0.131" NAILS	TOE NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-16d BOX (3.5" X 0.162") or 3-10d COMMON (3" X 0.148") or 3-3" X 0.131" NAILS	END NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2.5" X 0.131") or 2-8d COMMON (2.5" X 0.131") or 2-10d BOX (3" X 0.128") or 2 STAPLES 1.175"	FACE NAIL
19	1" X 6" SHEATHING TO EACH BEARING	3-8d BOX (2.5" X 0.131") or 2-8d COMMON (2.5" X 0.131") or 2-10d BOX (3" X 0.128") or 2 STAPLES 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL
20	1" X 8" AND WIDER SHEATHING TO EACH BEARING	3-8d BOX (2.5" X 0.131") or 3-8d COMMON (2.5" X 0.131") or 3-10d BOX (3" X 0.128") or 4 STAPLES 1" CROWN, 16 GA., 1.75" LONG	FACE NAIL

FASTENING SCHEDULE PER TABLE R602.3(1) --CONTINUED			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <i>abc</i>	SPACING OF FASTENERS
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING (SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING)			
30	3/8" - 1/2"	6d COMMON (2" X 0.131") (SUBFLOOR, WALL) 1 8d COMMON (2.5" X 0.131") (ROOF), or RSRS-O1 BOX (2.5" X 0.131") (ROOF) J 8d COMMON (2.5" X 0.131") or RSRS-O1 BOX (2.5" X 0.131") (ROOF) J	6 12 f
31	1/8" - 1/4"	10d COMMON (3" X 0.148") or 8d (2.5" X 0.131") DEFORMED NAIL	6 12
32	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1.5" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, or 1.25" LONG 16 GA. STAPLE WITH 7/16" or 1" CROWN	3 6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1.75" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, or 1.5" LONG 16 GA. STAPLE WITH 7/16" or 1" CROWN	3 6
35	1/2" GYPSUM SHEATHING <i>d</i>	1.5" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1.5" LONG; 1.25" SCREWS, TYPE W OR S	7 7
36	5/8" GYPSUM SHEATHING <i>d</i>	1.75" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1.625" LONG; 1.625" SCREWS, TYPE W OR S	7 7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	3/4" AND LESS	6d DEFORMED (2" X 0.120") NAIL OR 8d COMMON (2.5" X 0.131") NAIL	6 12
38	7/8" - 1"	8d COMMON (2.5" X 0.131") NAIL OR 8d DEFORMED (2.5" X 0.120") NAIL	6 12
39	1-1/8" - 1-1/4"	10d COMMON (3" X 0.148") NAIL OR 8d DEFORMED (2.5" X 0.120") NAIL	6 12

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER (aad)			
SIZE OF STEEL ANGLE (aad) (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"	10'-0"	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.
	NEW SMOKE DETECTOR
	HARDWIRED WITH BATTERY BACKUP
	NEW COMBINATION OR SEPARATE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
	NEW HEAT DETECTOR HARDWIRED WITH BATTERY BACKUP
	L.B. WALL
	T.B.M.
	POST TO BELOW
	POST FROM ABOVE
	P.T.
	HDG.
	V.I.F.
	P.C.
	TECCO
	DIRECT REPLACEMENT
	O.T.P.

DATE	ISSUE NO.	DESCRIPTION
8/5/24	3	TOWN COMMENTS
6/26/24	2	TOWN COMMENTS
8/18/23	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. ANY ERROR OR NEGLIGENCE ON HIS PART. CONTRACTOR TO CHECK ALL DIMENSIONS TO ENSURE THAT THE CROWN FACES UP BEFORE INSTALLATION.

STATE OF NEW YORK
Professional Engineer
6/15/24

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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:
CANFIELD RESIDENCE
46 SHERRY HILL LANE,
MANHASSET, NY 11030

DRAWING TITLE:
TO BE MAINTAINED ONE STORY REAR ADDITION, KITCHEN RENOVATION, 1ST FLOOR 3-PIECE BATHROOM, FINISHED BASEMENT, RAISED CONCRETE PORCH, AND STAIR UP TO GARAGE ROOF (ALL TO SUPERCEDE AMENDED PLANS APPROVED DEC. 27, 2004)

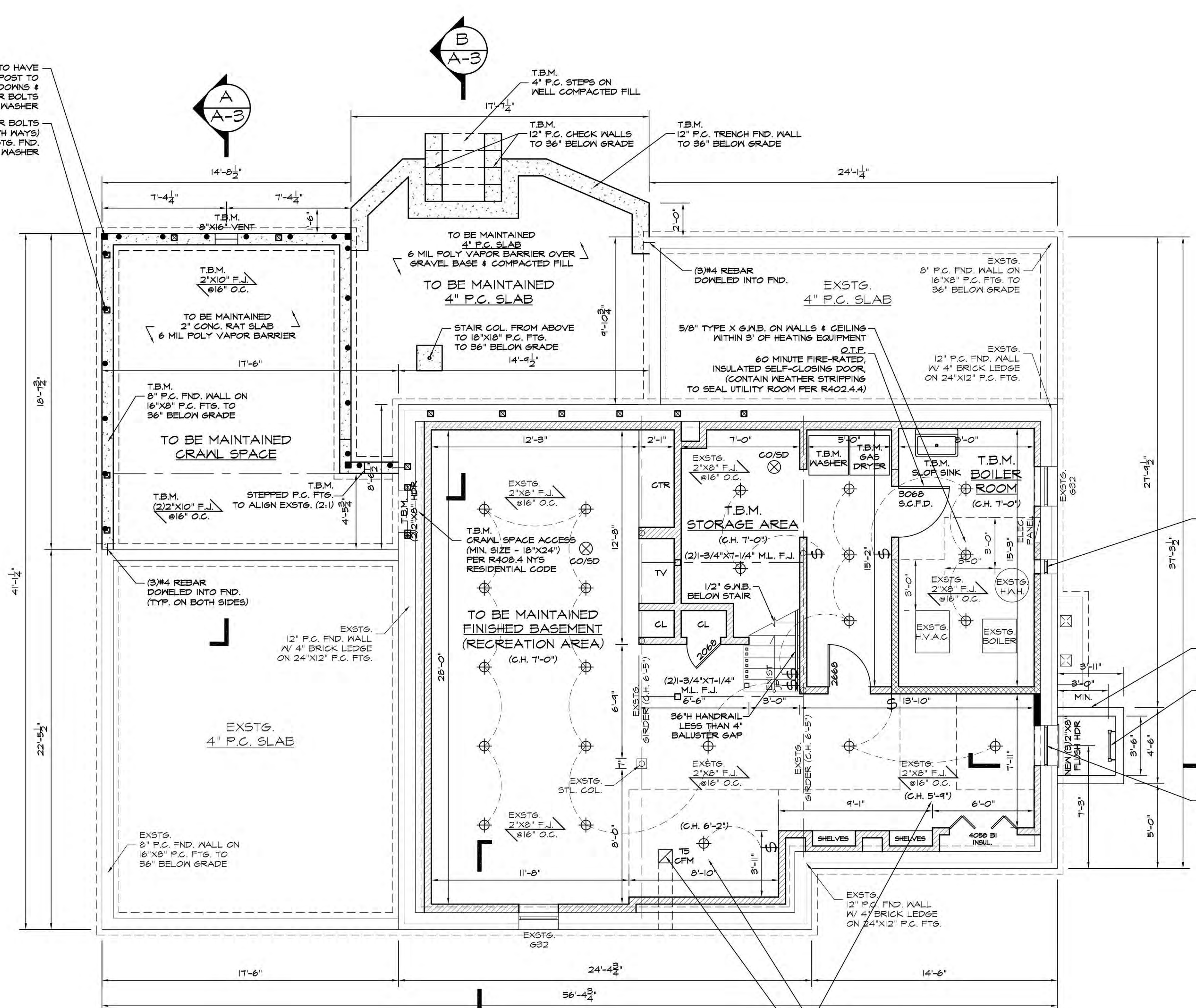
DRAWN BY: R.O.
CHECKED BY: N.C.L.
SCALE: AS SHOWN
DATE: 5/16/23

DRAWING NUMBER: A-3
PROJECT NUMBER: 23-186

DISAPPROVED - Make corrections as noted and resubmit

Anthony Raguseo
08/30/2024

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 applicable codes and standards of jurisdictions having authority over the work.



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

STATE VARIANCE REQUIRED FOR:	PROVIDED	REQUIRED
BASEMENT CEILING HEIGHT PER A.601.3.1	6'-2" / 5'-4"	6'-0"

RECEPTACLE NOTES:
 1. MINIMUM (1) DUPLEX RECEPTACLE REQ'D WITHIN 6'-0" OF EACH DOORWAY
 2. MINIMUM (1) DUPLEX RECEPTACLE REQ'D 12'-0" O.C. ALONG ALL WALLS
 3. MINIMUM (1) GFCI DUPLEX RECEPTACLE REQ'D IN ALL BATHROOMS, KITCHENS, & LAUNDRY ROOMS
 4. PER E89021 BATHROOM RECEPTACLES, ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN BATHROOMS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL
 5. PER E89021 ARC-FAULT CIRCUIT INTERRUPTER PROTECTION, ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, PARLORS, LIBRARIES, DINES, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
 6. PER E89021 LAUNDRY, UTILITY, AND BAR SINK RECEPTACLES, ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES THAT ARE LOCATED WITHIN 6 FEET (1829 MM) OF THE OUTSIDE EDGE OF A LAUNDRY, UTILITY, OR MET BAR SINK SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN THE WORK SURFACES OR COUNTERTOPS.

ELECTRIC LEGEND
 Ⓢ WALL SWITCH
 Ⓢ CEILING FIXTURE
 Ⓢ EXHAUST FAN
 ⊗ SD SMOKE DETECTOR(S)
 ⊗ CO/SD COMBINATION / SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S)

WALL LEGEND
 ——— EXISTING FOUNDATION WALL
 ——— NON-FIRE RATED WALL (1/2" G&B ON EACH SIDE)
 ——— ONE HOUR FIRE-RATED WALL (5/8" TYPE X G&B ON EACH SIDE)

DRYER CODE REFERENCE
 MISO2.5 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 MISO2.5 ABOVE)

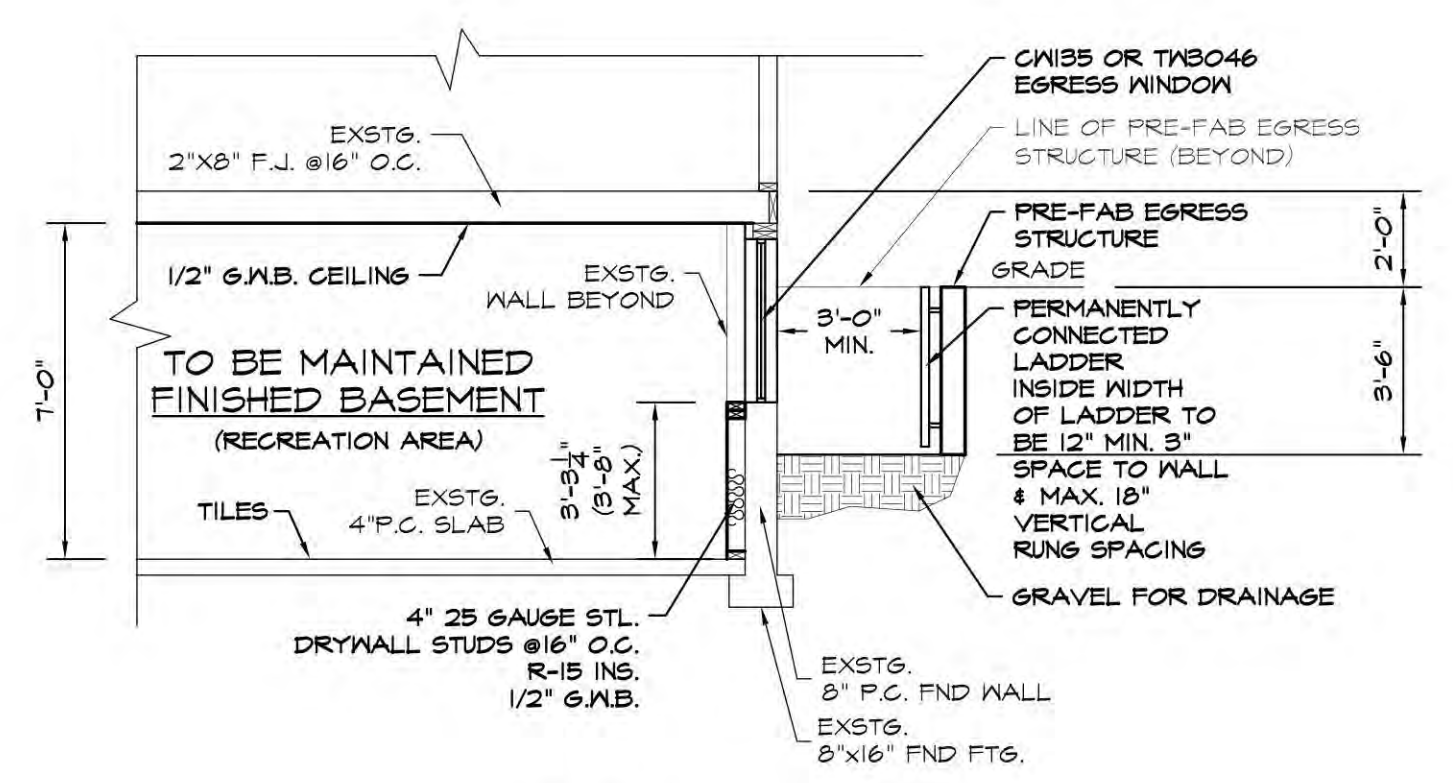
OUTDOOR COMBUSTION AIR CALCULATION PER G2407.6.2
 GAS BOILER BTU/HR = 76,000 BTU/HR
 GAS HWV BTU/HR = 40,000 BTU/HR
 TOTAL BTU/HR = 116,000 BTU/HR
 MINIMUM VENT AREA:
 116,000 / 3000 = 38.67 S.F.
 FREE VENT AREA PER G2407.1.0 = 38.67 / 0.7 = 55.24 S.F.
 10"x6" VENT AREA = 60 S.F. (COMPLIES WITH CODE)

MECHANICAL VENTILATION CALCULATIONS:
 DWELLING UNIT FLOOR AREA = 3,996.05 S.F.
 # OF BEDROOMS = 3
 AIRFLOW CFM REQ'D PER MISO5.4.3(1) = 75 CFM
 PROVIDE (1) 75 CFM CONTINUOUS WHOLE-HOUSE MECHANICAL VENT

LIGHTING & VENTILATION CALCULATIONS

ROOM NAME	ROOM S.F.	LIGHT REQ'D	LIGHT PRO.	VENT REQ'D	VENT PRO.	NOTE:
RECREATION AREA	589.69	47.10	8.50	29.55	6.50	ARTIFICIAL LIGHT & VENT REQUIRED

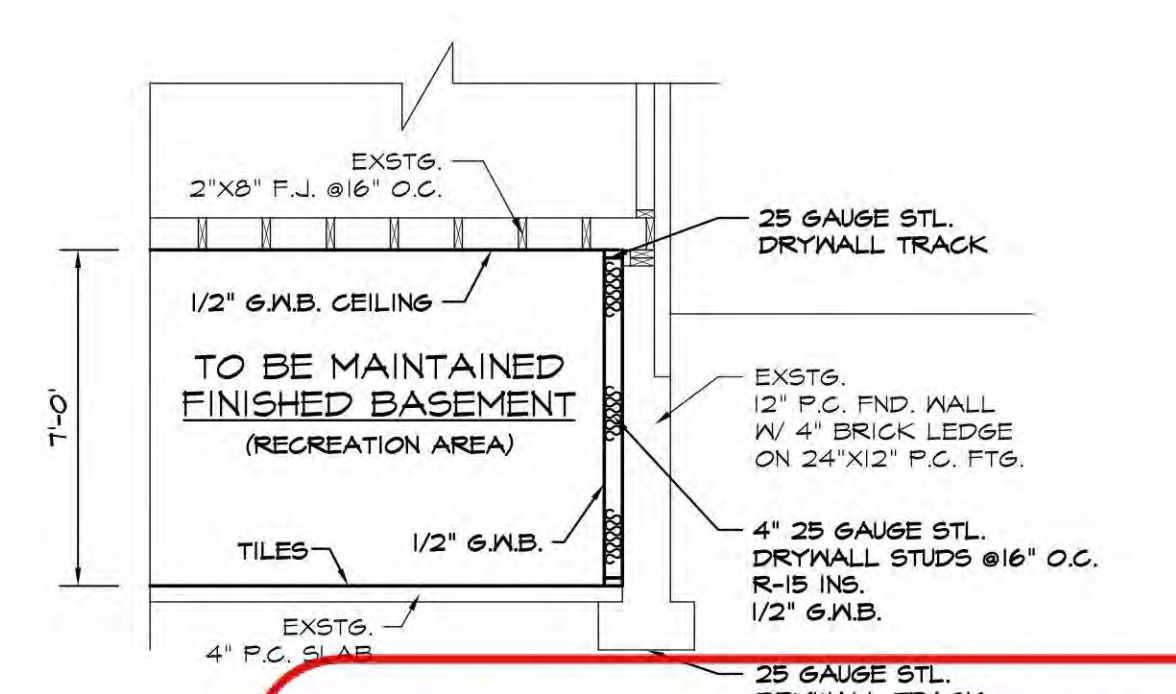
ARTIFICIAL LIGHTING CALCULATIONS:
 NOTE:
 REQUIRED LIGHTING = 6 FOOTCANDLES (65 LUX) @ 30" ABOVE F.F.
 60 WATT BULB = 800 LUMENS
 FINISHED BASEMENT (RECREATION AREA)
 LUMENS = 589.69 s.f. X 6 FOOTCANDLES = 3532.14 LUMENS / 800 LUMENS = 4.42 - 60 WATT FIXTURES
 PROVIDE (5) 60 WATT FIXTURES



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

EGRESS STRUCTURE MUST BE A MIN. OF 36"X36" AND PROVIDE A NET CLEAR AREA OF 4 S.F. MORE THAN 44" ABOVE THE FLOOR. IF WINDOW WELL HAS A DEPTH OF GREATER THAN 44" THERE MUST BE A PERMANENTLY CONNECTED LADDER OR STEPS. INSIDE WIDTH OF LADDER TO BE 12" MIN. 3" SPACE TO WALL & MAX. 18" VERTICAL RUNG SPACING. PER N.Y.S. RESIDENTIAL CODE.

MINIMUM AREA OF WINDOW OPENING TO BE 5.7 S.F., MINIMUM WIDTH TO BE 20". MINIMUM HEIGHT 24". MAXIMUM HEIGHT OF SILL ABOVE FLOOR 44"



SECTION 'D'
SCALE 1/4" = 1'-0"

LEGEND

	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
	NEW SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
	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
	JCH. 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

DATE	ISSUE NO.	DESCRIPTION
8/5/24	3	TOWN COMMENTS
6/26/24	2	TOWN COMMENTS
8/18/23	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 NEGLIGENCE ON HIS PART.
 CONTRACTOR TO CHECK ALL LUMBER TO ENSURE THAT THE GRAIN FACES UP BEFORE INSTALLATION.



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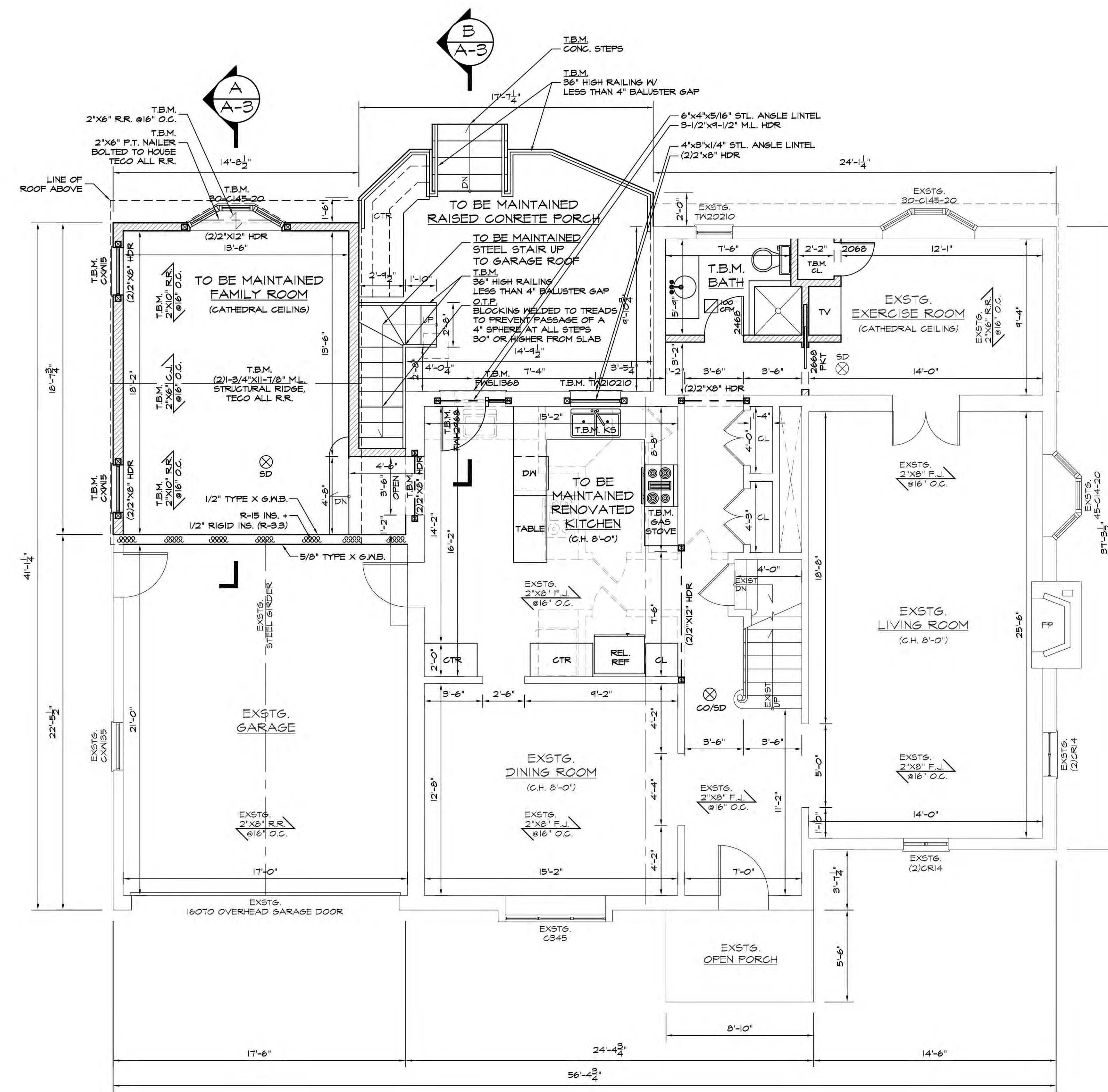
NORMAN C. LOK, P.E.
 NYS LICENSE NUMBER 089525
 707 ROUTE 110 Suite A-1
 FARMINGDALE, NY 11735
 TEL: (631)755-7920

PROJECT TITLE:
CANFIELD RESIDENCE
 46 SHERRY HILL LANE,
 MANHASSET, NY 11030

DRAWING TITLE:
 TO BE MAINTAINED ONE STORY REAR ADDITION, KITCHEN RENOVATION, 1ST FLOOR 3-PIECE BATHROOM, FINISHED BASEMENT, RAISED CONCRETE PORCH, AND STAIR UP TO GARAGE ROOF (ALL TO SUPERCEDE AMENDED PLANS APPROVED DEC. 27, 2004)

DRAWN BY: R.O.
CHECKED BY: N.C.L.
SCALE: AS SHOWN
DATE: 5/16/23
DRAWING NUMBER: A-5
PROJECT NUMBER: 23-186

ZONING / TOWN CODE COMPLIANCE
DISAPPROVED - Make corrections as noted and resubmit
Anthony Raguseo
08/30/2024
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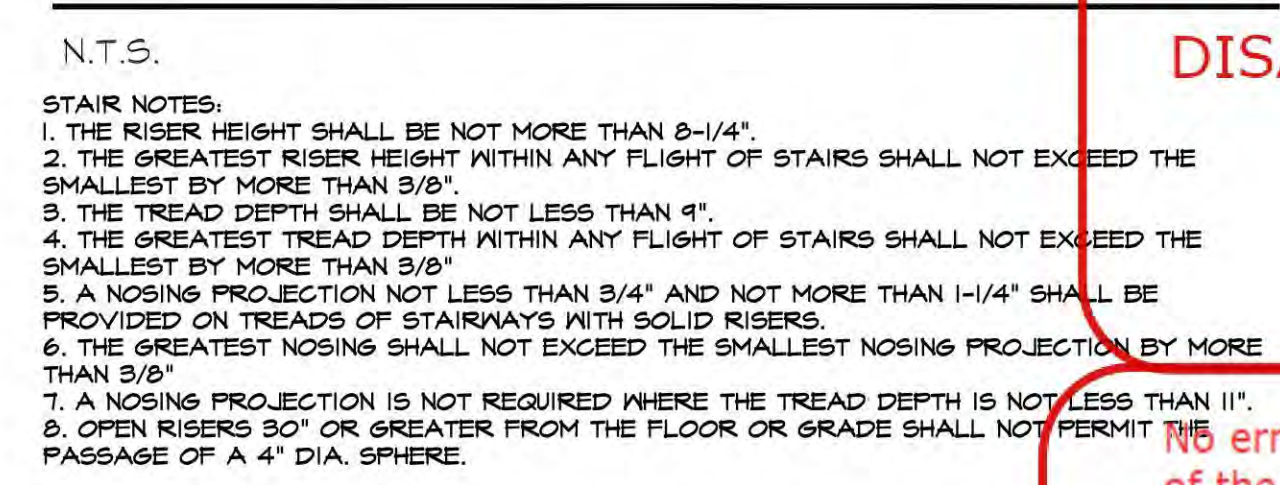


FIRST FLOOR PLAN

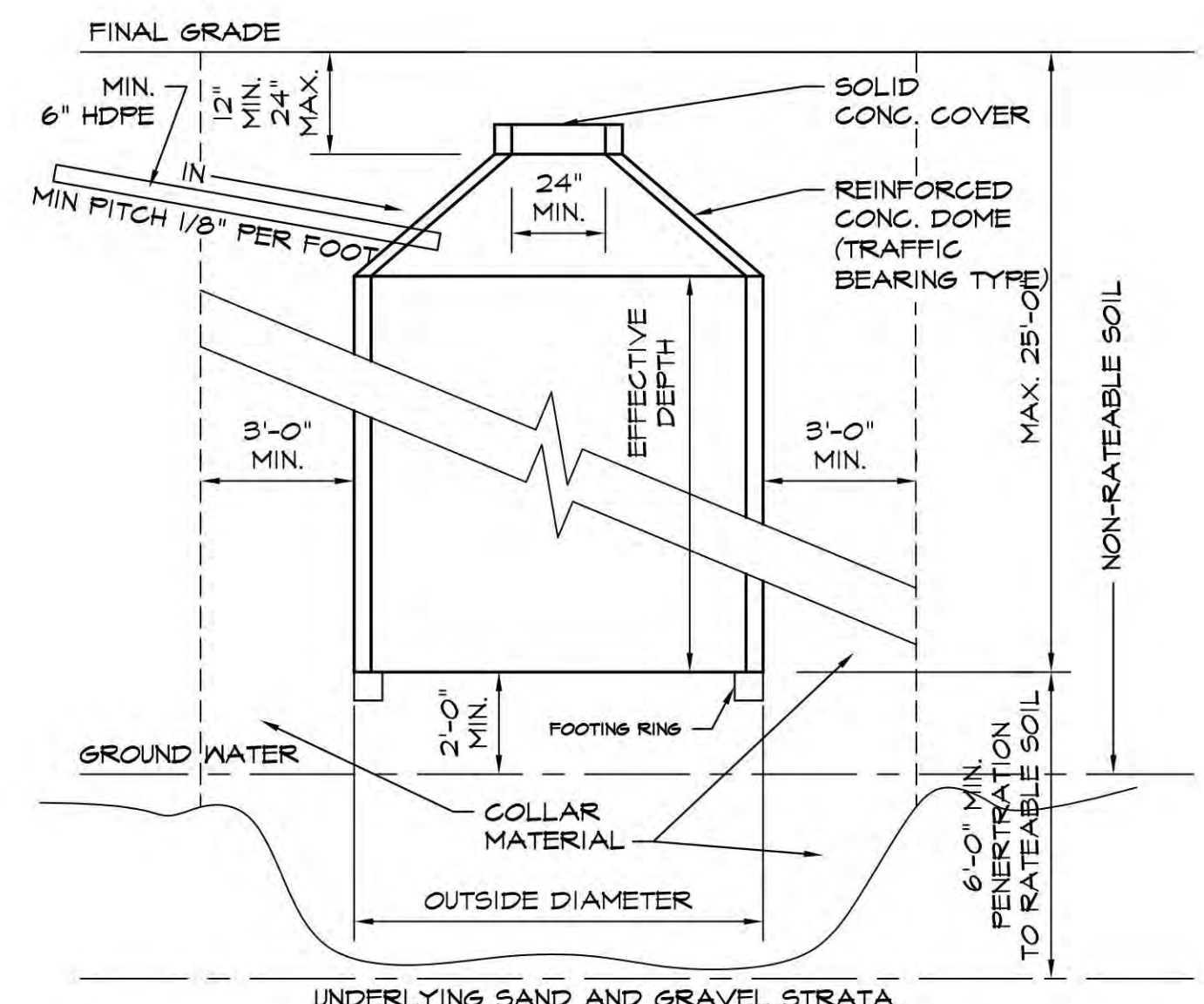
SCALE 1/4" = 1'-0"

LIGHTING & VENTILATION CALCULATIONS						
ROOM NAME	ROOM S.F.	LIGHT REQ'D	LIGHT PRO.	VENT REQ'D	VENT PRO.	NOTE
FAMILY ROOM	245.25	19.62	30.80	9.81	24.00	CODE COMPLIANT
KITCHEN	214.86	17.19	17.64	8.59	17.20	CODE COMPLIANT

STAIR TREAD & RISER DETAIL



N.T.S.
 STAIR NOTES:
 1. THE RISER HEIGHT SHALL BE NOT MORE THAN 8-1/4".
 2. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
 3. THE TREAD DEPTH SHALL BE NOT LESS THAN 9".
 4. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
 5. A NOSING PROJECTION NOT LESS THAN 3/4" AND NOT MORE THAN 1-1/4" SHALL BE PROVIDED ON TREADS OF STAIRWAYS WITH SOLID RISERS.
 6. THE GREATEST NOSING SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8".
 7. A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11".
 8. OPEN RISERS 30" OR GREATER FROM THE FLOOR OR GRADE SHALL NOT PERMIT PASSAGE OF A 4" DIA. SPHERE.



1. COLLAR MATERIAL IS NOT REQUIRED WHEN RATEABLE MATERIAL EXISTS FOR FULL DEPTH.
 2. THE MATERIAL USED FOR COLLARING SHALL BE COMPRISED OF SAND AND GRAVEL FILTER MATERIAL CONTAINING LESS THAN 15% FINE SAND, SILT & CLAY. (SILT & CLAY FRACTIONS ARE NOT TO EXCEED 5%)

DIFFUSION WELL DRYWELL TYPICAL DETAIL

N.T.S.

DRAINAGE CALCULATION (2.5" RAINFALL)

ROOF AREA = 248.64 s.f.
 RAIN VOLUME = 248.64 X 0.21" = 62.71 cu.ft.
 62.71 X 7.481 GAL/cu.ft. = 469.13 GAL.
 PATIO AREA = 254.18 s.f.
 RAIN VOLUME = 254.18 X 0.21" = 54.43 cu.ft.
 54.43 X 7.481 GAL/cu.ft. = 407.19 GAL.
 TOTAL GALLONS:
 469.13 + 407.19 = 876.32 GAL.
 USE 8" DIA. X 8' EFFECTIVE DEPTH DRYWELL (947 GAL. CAPACITY)

LEGEND

	NEW FOUNDATION
	NEW PARTITION
	EXIST. PARTITION
	DEMOLITION PARTITION / FOUND.
	NEW SMOKE DETECTOR
	HARDWIRED WITH BATTERY BACKUP
	NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
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	P.C. POURED CONCRETE
	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

8/5/24	3	TOWN COMMENTS
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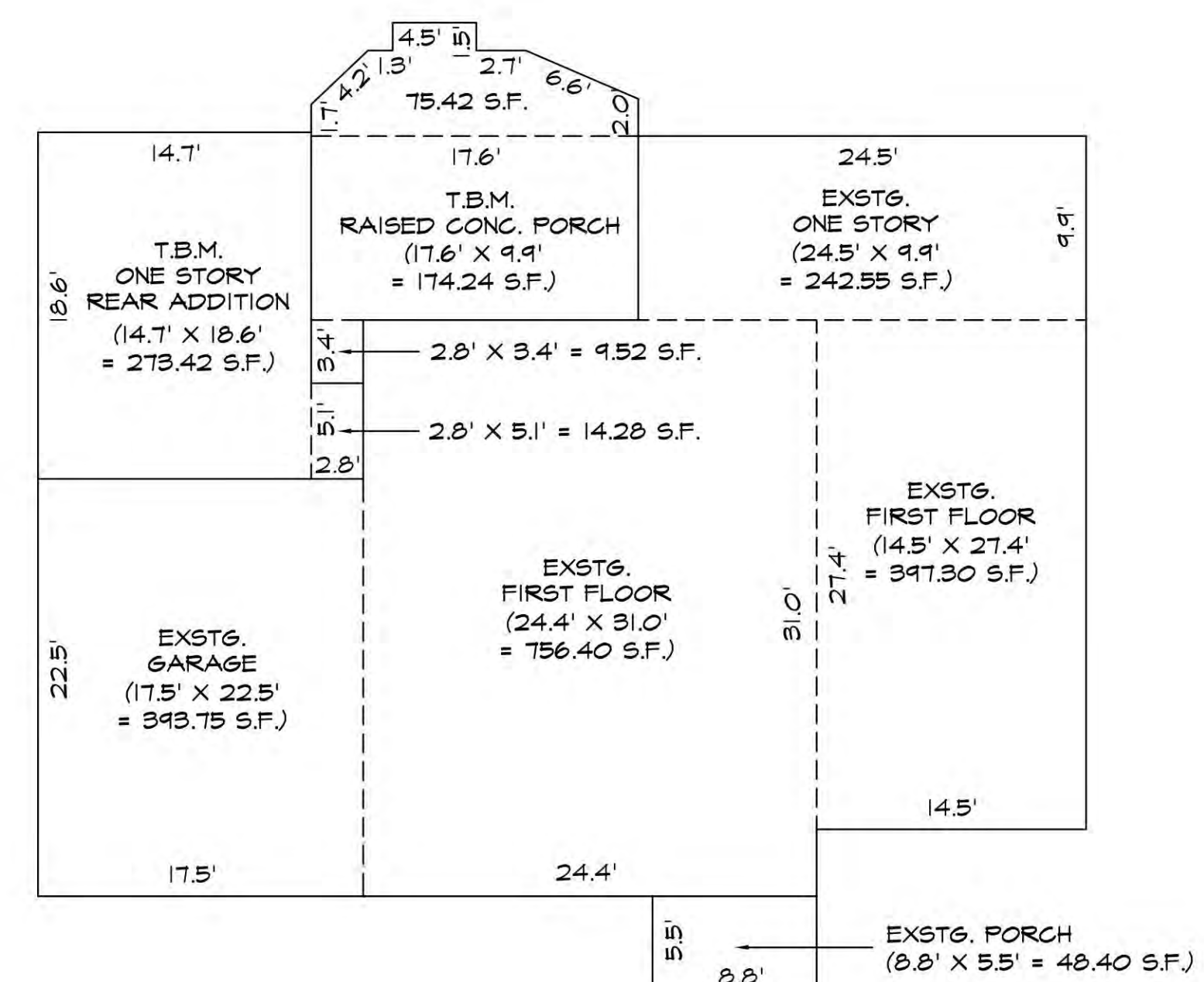
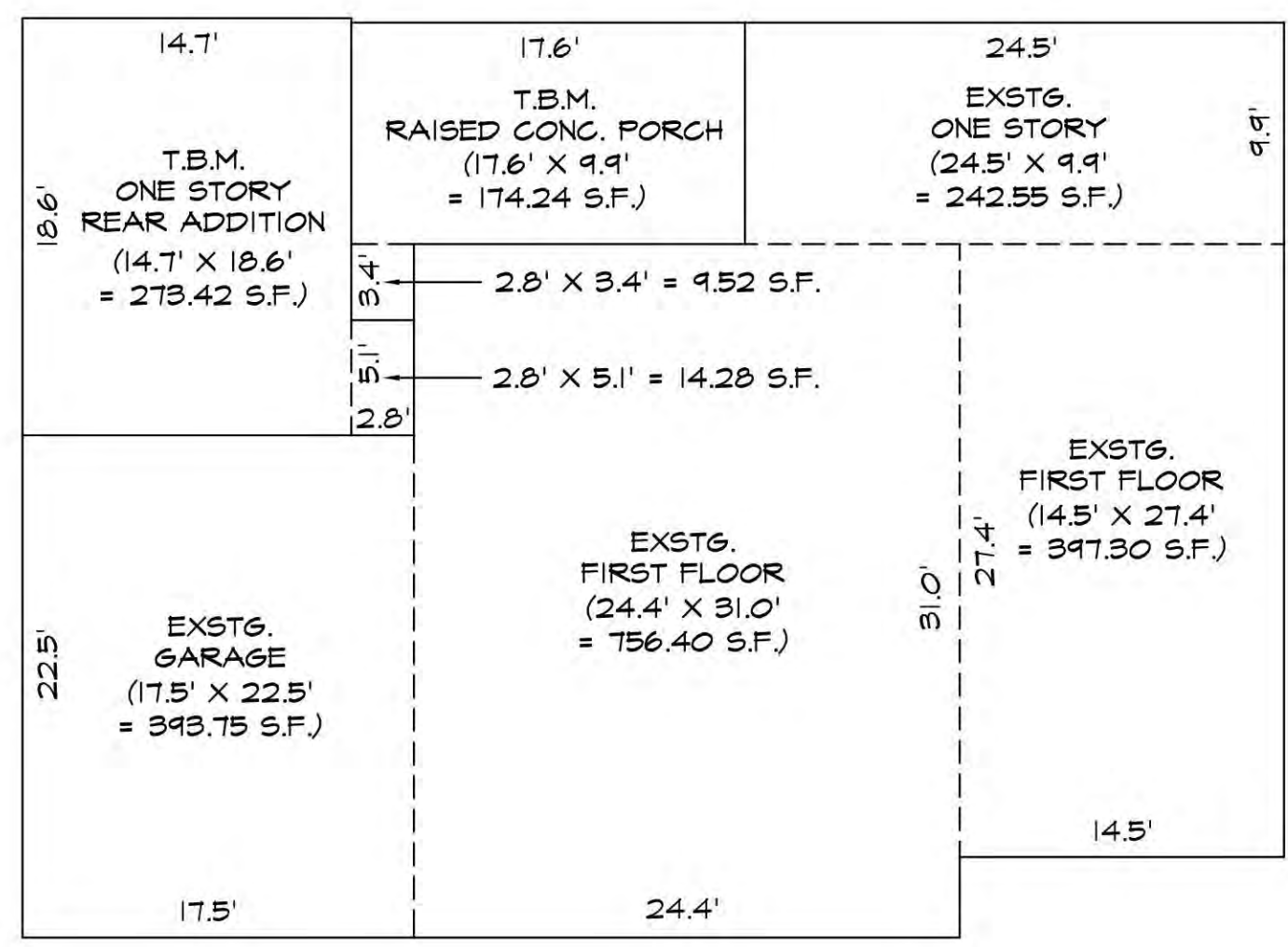
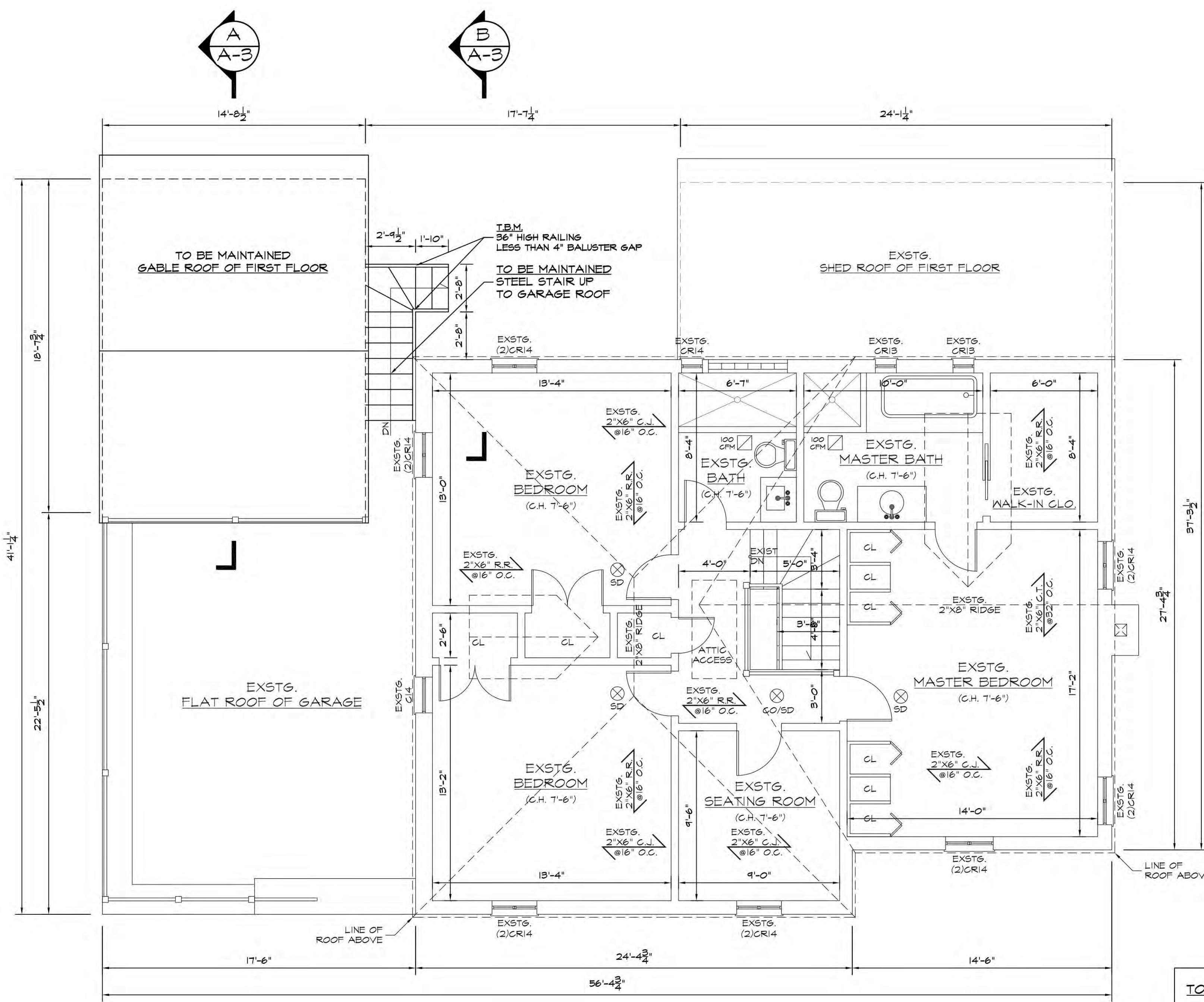
PROJECT TITLE:
CANFIELD RESIDENCE
 46 SHERRY HILL LANE, MANHASSET, NY 11030

DRAWING TITLE:
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DRAWN BY:	R.O.	DRAWING NUMBER:	
CHECKED BY:	N.C.L.		A-6
SCALE:	AS SHOWN		
DATE:	5/16/23	PROJECT NUMBER:	23-186

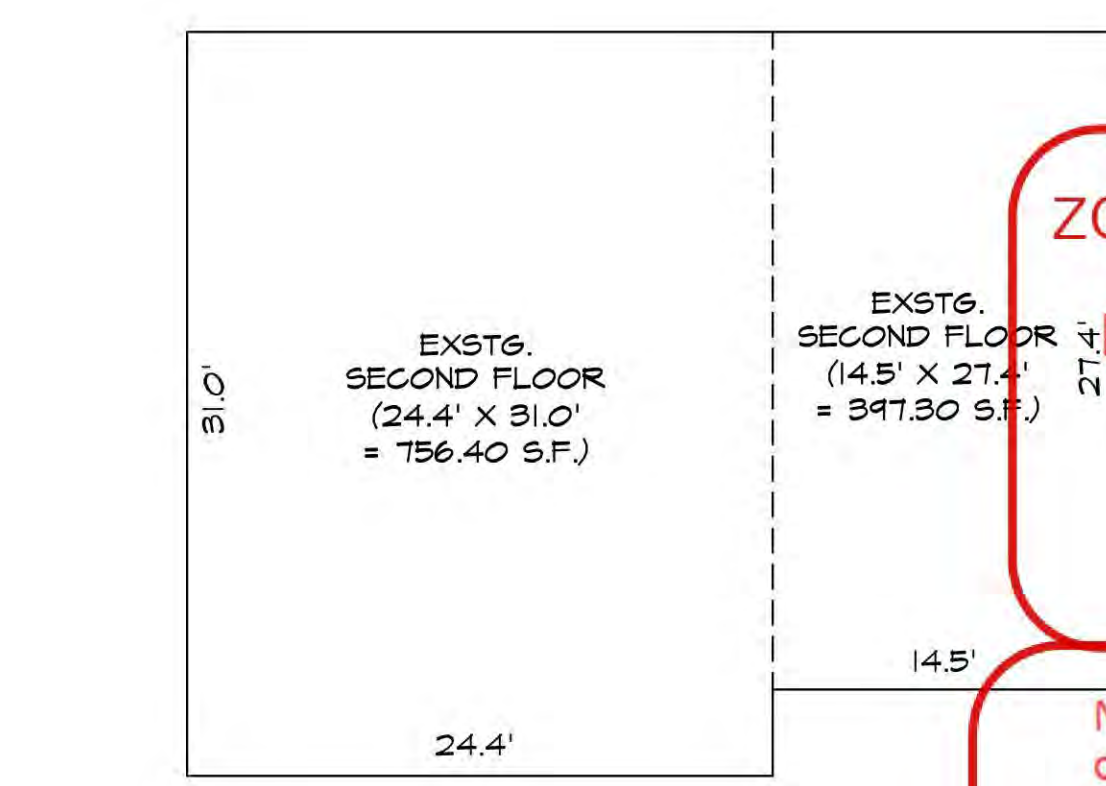
DISAPPROVED - Make corrections as noted by zoning / town code compliance Anthony Regis 08/30/2024

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TOTAL LOT COVERAGE:
 $393.75 + 756.40 + 397.30 + 242.55 + 273.42 + 14.28 + 174.24 + 9.52 + 75.42 + 48.40 = 2,385.28$ S.F.

TOTAL GROSS FLOOR AREA:
FIRST FLOOR AREA:
 $393.75 + 756.40 + 397.30 + 242.55 + 273.42 + 14.28 + 174.24 + 9.52 = 2,261.46$ S.F.
SECOND FLOOR AREA:
 $756.40 + 397.30 = 1,153.70$ S.F.
TOTAL GROSS FLOOR AREA:
 $2,261.46 + 1,153.70 = 3,415.16$ S.F.



LEGEND

- NEW FOUNDATION
- NEW PARTITION
- EXIST. PARTITION
- DEMOLITION PARTITION / FOUND.
- NEW SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
- NEW COMBINATION OR SEPARATE SMOKE / CARBON MONOXIDE DETECTOR(S) HARDWIRED WITH BATTERY BACKUP
- 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
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- 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

DATE	ISSUE NO.	DESCRIPTION
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STATE OF NEW YORK
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 PROFESSIONAL ENGINEER
 01/15/24

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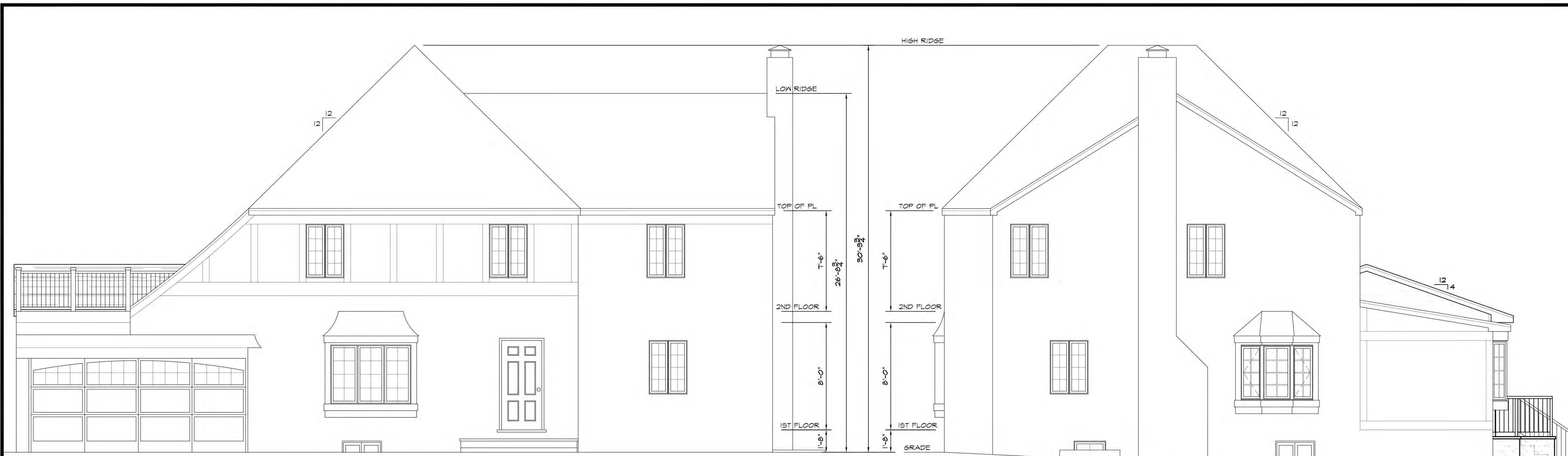
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DRAWN BY: R.O.
CHECKED BY: N.C.L.
SCALE: AS SHOWN
DATE: 5/16/23

DRAWING NUMBER: A-7
PROJECT NUMBER: 23-186

ZONING / TOWN CODE COMPLIANCE
DISAPPROVED - Make corrections as noted and resubmit
 Anthony Raguseo
 08/30/2024

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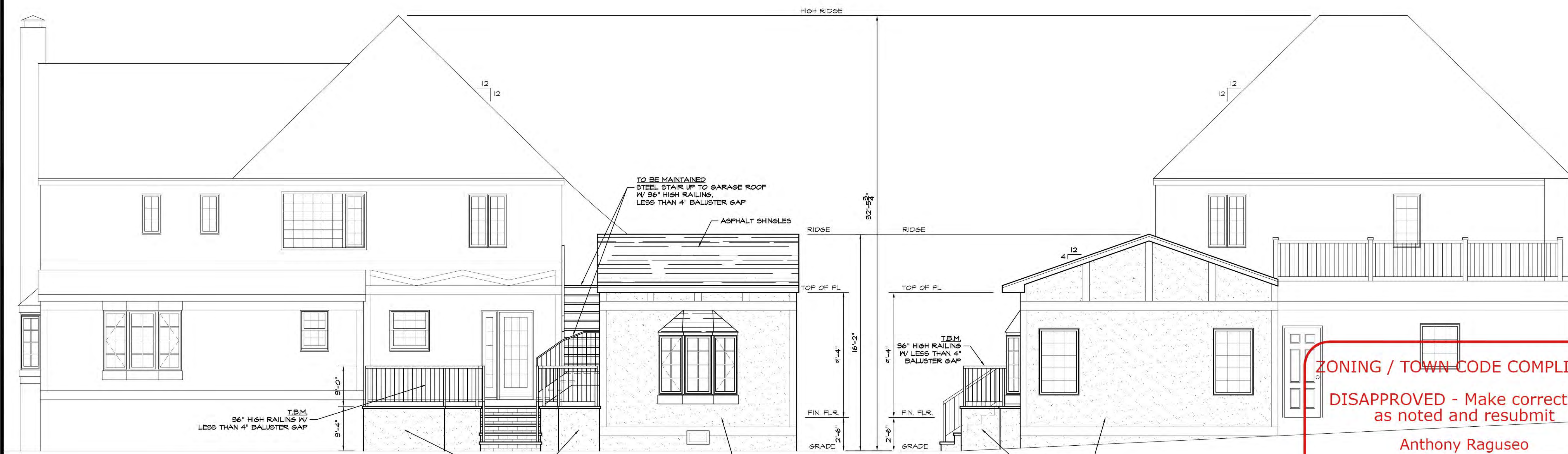


FRONT ELEVATION

SCALE 1/4" = 1'-0"

RIGHT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

LEFT ELEVATION

SCALE 1/4" = 1'-0"

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 (ALL TO SUPERCEDE AMENDED PLANS
 APPROVED DEC. 21, 2004)

DRAWN BY: R.O.	DRAWING NUMBER: A-8
CHECKED BY: N.C.L.	PROJECT NUMBER: 23-186
SCALE: AS SHOWN	
DATE: 5/16/23	

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Anthony Raguseo
08/30/2024

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ZONING SET FOR PORT WASHINGTON YACHT CLUB

#21667

1 YACHT CLUB DRIVE

PORT WASHINGTON, N.Y., 11050

MOJO•STUMER ASSOCIATES, P.C.

WWW.MOJOSTUMER.COM

14 Plaza Road (t) 516.625.3344
Greenvale, NY 11548 (f) 516.625.3418

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**ZONING SET
NOT FOR CONSTRUCTION**

DATE: 10.30.2024

ARCHITECTURAL DRAWING LIST:		
REVISION	SHEET	TITLE
TITLE SHEETS		
	T-1	TITLE SHEET
	T-2	EXISTING SITE SURVEY
	T-3	PROPOSED SITE PLAN
	T-4	PROPOSED SITE PLAN - AREA OF WORK KEY
ARCHITECTURAL		
CLUBHOUSE BUILDING		
	D-101	CLUBHOUSE - FIRST FLOOR EXISTING/DEMOLITION PLAN
	D-102	CLUBHOUSE - PARTIAL FIRST FLOOR EXISTING/DEMOLITION PLANS
	D-103	CLUBHOUSE - SECOND FL./ROOF EXISTING/DEMOLITION PLAN
	D-104	CLUBHOUSE - PARTIAL SECOND FL./ROOF EXISTING/DEMOLITION PLANS
	D-105	CLUBHOUSE - ROOF EXISTING/DEMOLITION PLAN
	A-101	CLUBHOUSE - FIRST FLOOR CONSTRUCTION PLAN
	A-102	CLUBHOUSE - PARTIAL FIRST FLOOR CONSTRUCTION PLANS
	A-103	CLUBHOUSE - SECOND FLOOR CONSTRUCTION PLAN
	A-104	CLUBHOUSE - PARTIAL SECOND FL./ROOF CONSTRUCTION PLANS
	A-105	CLUBHOUSE - ROOF CONSTRUCTION PLAN
	A-110	CLUBHOUSE - BUILDING ELEVATIONS
	A-111	CLUBHOUSE - BUILDING ELEVATIONS
TENNIS HOUSE BUILDING		
	D-201	TENNIS HOUSE - EXISTING/DEMOLITION PLANS
	A-201	TENNIS HOUSE - CONSTRUCTION PLANS
	A-210	TENNIS HOUSE - BUILDING ELEVATIONS
PADDLE HOUSE BUILDING		
	D-301	PADDLE HOUSE - EXISTING/DEMOLITION PLANS
	A-301	PADDLE HOUSE - CONSTRUCTION PLANS
	A-310	PADDLE HOUSE - BUILDING ELEVATIONS

BUILDING DATA / SCOPE OF WORK

INTERIOR / EXTERIOR ALTERATIONS (LEVEL 2 ALTERATION) TO FOLLOWING BUILDINGS:
(AS PER SECTION 302 OF THE 2020 B.C. OF N.Y.S.)

CLUBHOUSE BUILDING
EXISTING OCCUPANCY GROUP: A-2 - ASSEMBLY
PROPOSED OCCUPANCY GROUP: A-2 - ASSEMBLY (NO CHANGE)

TENNIS HOUSE BUILDING
EXISTING OCCUPANCY GROUP: A-4 - ASSEMBLY
PROPOSED OCCUPANCY GROUP: A-4 - ASSEMBLY (NO CHANGE)

PADDLE HOUSE BUILDING
EXISTING OCCUPANCY GROUP: A-4 - ASSEMBLY
PROPOSED OCCUPANCY GROUP: A-4 - ASSEMBLY (NO CHANGE)

TYPE OF CONSTRUCTION:
(AS PER SECTION 602 OF THE 2020 B.C. OF N.Y.S.)

CLUBHOUSE BUILDING: TYPE IIB
TENNIS HOUSE BUILDING: TYPE VB
PADDLE HOUSE BUILDING: TYPE VB

NO CHANGE IN USE OR OCCUPANCY UNDER THIS APPLICATION

CLUBHOUSE BUILDING: SPRINKLERED; AUTOMATIC FIRE ALARM
TENNIS HOUSE BUILDING: NON-SPRINKLERED; MANUAL FIRE ALARM
PADDLE HOUSE BUILDING: NON-SPRINKLERED; MANUAL FIRE ALARM

OCCUPANT LOAD: 
(AS PER CHAPTER 6 OF 2020 B.C. OF N.Y.S.)

CLUBHOUSE BUILDING: 2516 OCCUPANTS (EXISTING)

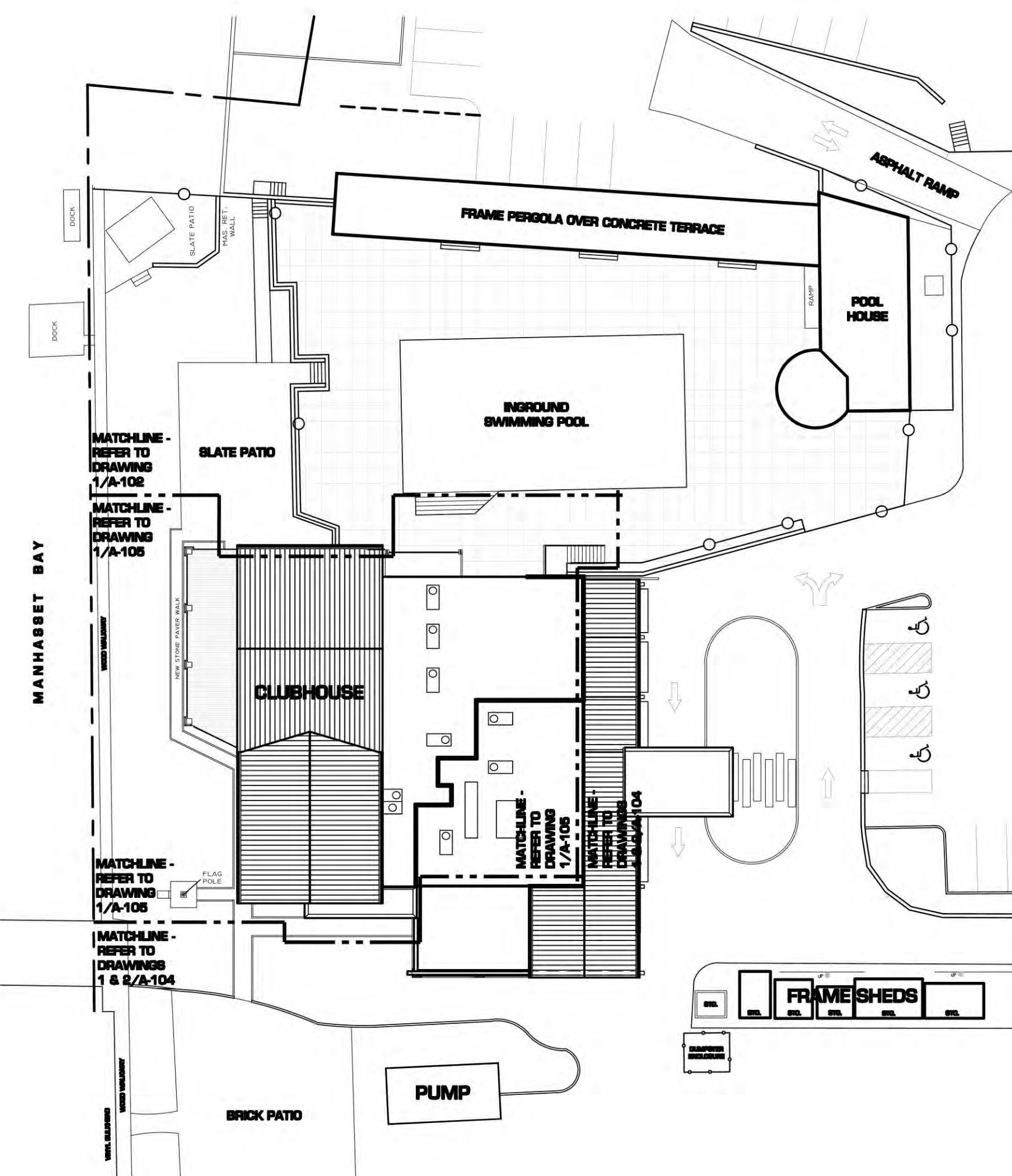
BUILDING CODES / REFERENCED STANDARDS

NYS 2020 INTERNATIONAL EXISTING BUILDING CODE (LEVEL 2 ALTERATION)
NYS 2020 INTERNATIONAL ENERGY CONSERVATION & CONSTRUCTION CODE
NYS 2020 INTERNATIONAL FIRE CODE
NYS 2020 INTERNATIONAL FUEL GAS CODE
NYS 2020 INTERNATIONAL MECHANICAL CODE
NYS 2020 INTERNATIONAL PLUMBING CODE
NYS 2020 INTERNATIONAL PROPERTY MAINTENANCE CODE
NFPA 70 / NEC 2017
ANSI A117.1 -2009

LOCATION MAP:

PROJECT LOCATION
ONE YACHT CLUB DRIVE
PORT WASHINGTON, N.Y. 11050

NASSAU COUNTY TAX MAP:
SECTION 5
BLOCK C
LOTS: 191, 216, 236, 303, 304, 435, 443 AND 460



1
T-1
ENLARGED KEY PLAN - CLUBHOUSE
SCALE: 1/8" = 1'-0"

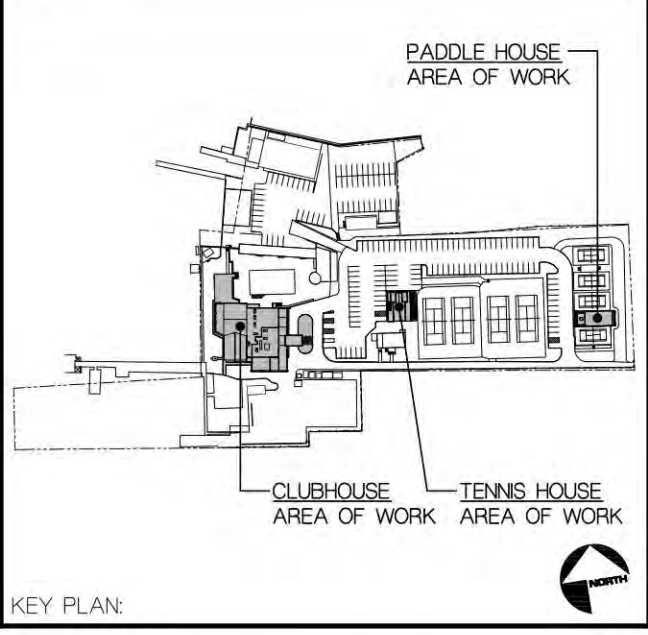
OWNER:

PORT WASHINGTON YACHT CLUB
ONE YACHT CLUB DRIVE
PORT WASHINGTON, N.Y. 11050
(516) 819-8150

ARCHITECT:

MOJO STUMER ASSOCIATES, P.C.
14 PLAZA ROAD
GREENVALE, NEW YORK 11548
(516) 625-3344

082124 REVISION AS PER SECOND OMISSION LETTERS COMMENTS



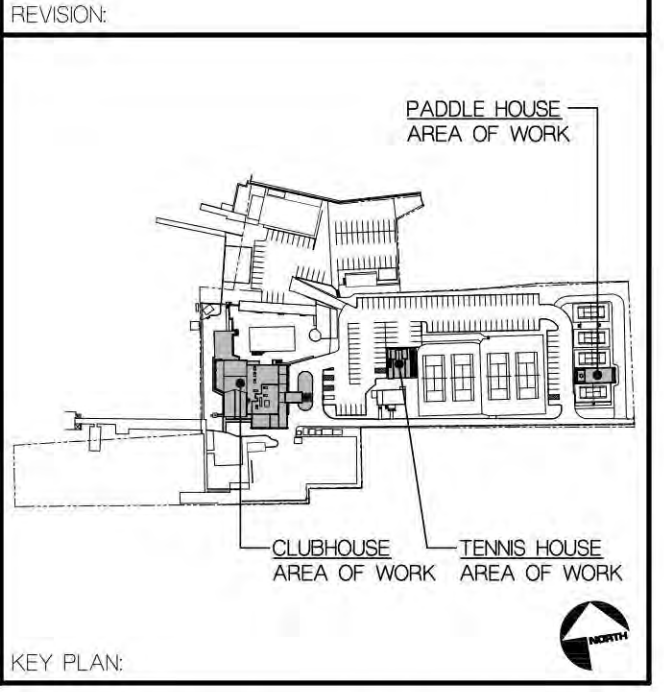
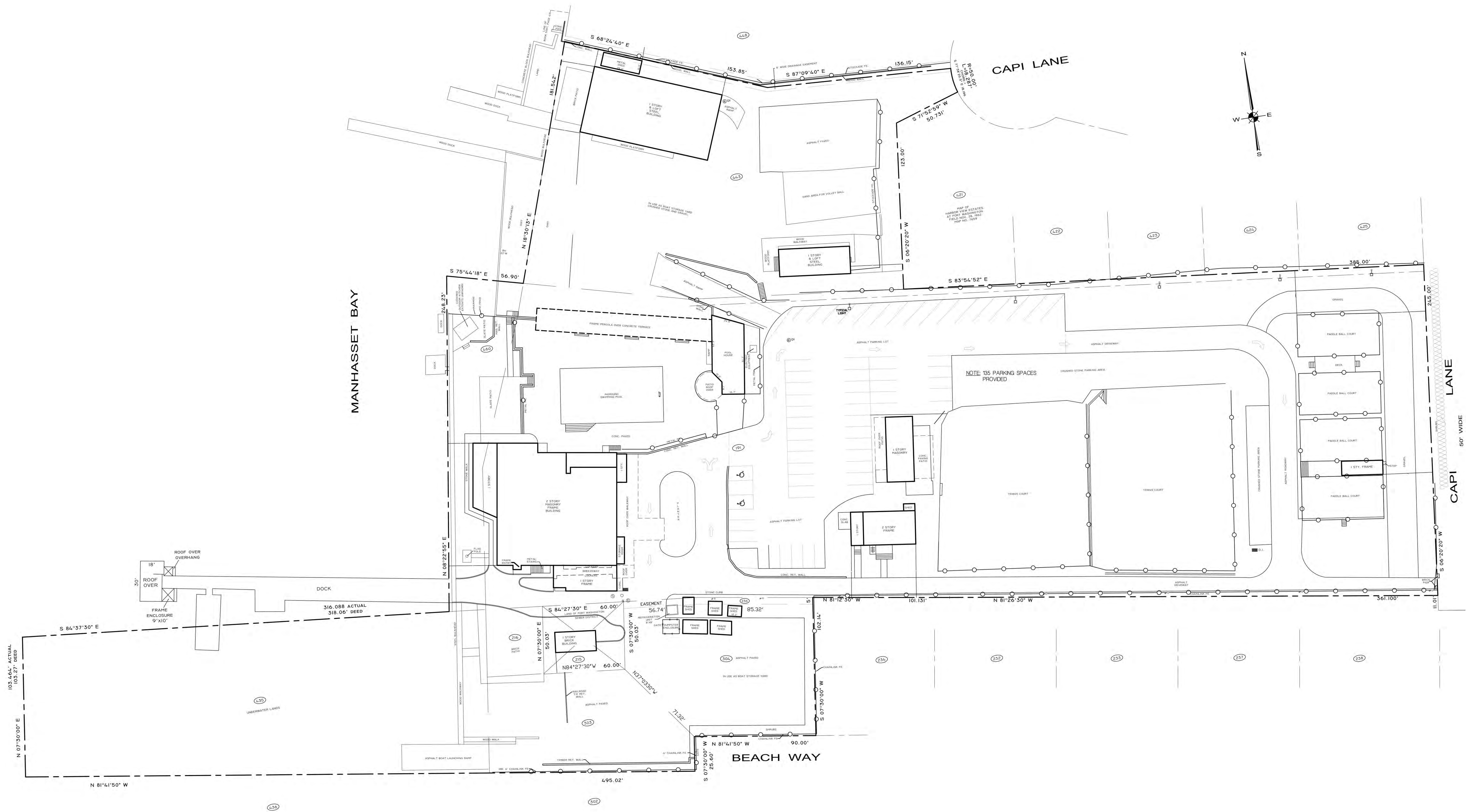
PROJECT TITLE
PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, N.Y. 11050

SCALE: AS SHOWN
DATE: 10/30/2024
DRAWN BY: GA/JS
PROJECT NUMBER: 2023.42

DRAWING TITLE
TITLE SHEET

DRAWING NUMBER:
T-1

DISAPPROVED
Michael Maracic
12/03/2024



PROJECT TITLE:
PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, NY, 11050

SCALE: AS SHOWN
DATE: 10/30/2024
DRAWN BY: GA/JS
PROJECT NUMBER: 2023.42

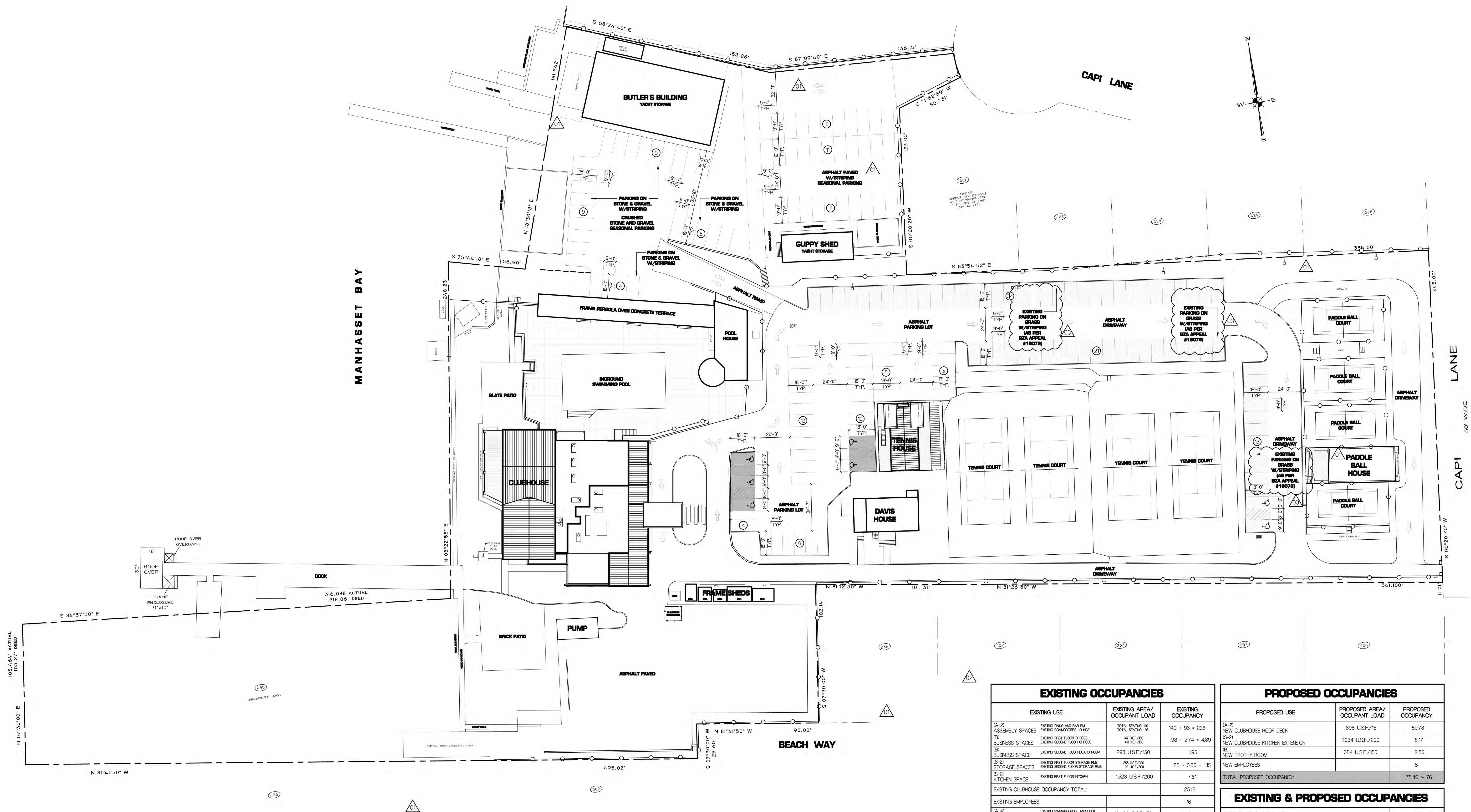
DRAWING TITLE:
EXISTING SITE SURVEY

DRAWING NUMBER:
T-2

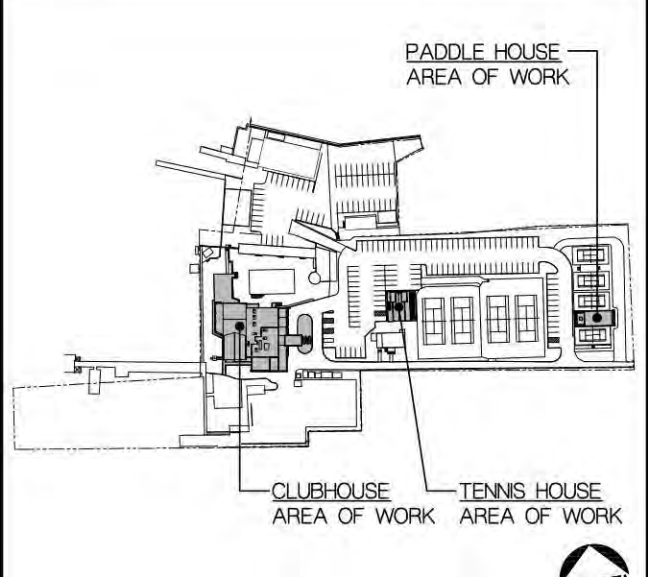
DISAPPROVED
Michael Maracic
12/03/2024

LEGEND

- △ DENOTES PARKING COUNT TAG
- DENOTES EXISTING PARKING SPACES! AS PER BZA APPEAL #16079
- DENOTES PROPOSED NEW PARKING SPACES!



- 10.30.24 REVISED AS PER THIRD COMMISSION LETTERS COMMENTS
- 08.21.24 REVISED AS PER SECOND COMMISSION LETTERS COMMENTS
- 05.20.24 REVISED AS PER FIRST COMMISSION LETTERS COMMENTS



PROJECT TITLE
PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, NY 11050

SCALE: AS SHOWN
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DRAWN BY: GA/JJS
PROJECT NUMBER: 2023.42

DRAWING TITLE:
PROPOSED SITE PLAN

DRAWING NUMBER:

T-3

EXISTING OCCUPANCIES		
EXISTING USE	EXISTING AREA/OCCUPANT LOAD	EXISTING OCCUPANCY
(A-2) ASSEMBLY SPACES	EXISTING DINING AND BAR RM. TOTAL SEATING 96	140 + 96 = 236
(B) BUSINESS SPACES	EXISTING FIRST FLOOR OFFICES	90 USF / 60
	EXISTING SECOND FLOOR OFFICES	98 + 274 + 489
(B) BUSINESS SPACE	EXISTING SECOND FLOOR BOARD ROOM	195
(S-2) STORAGE SPACES	EXISTING FIRST FLOOR STORAGE RM.	85 + 0.30 + 115
	EXISTING SECOND FLOOR STORAGE RM.	85 USF / 60
(S-2) KITCHEN SPACE	EXISTING FIRST FLOOR KITCHEN	761
EXISTING CLUBHOUSE OCCUPANCY TOTAL:		2516
EXISTING EMPLOYEES		16
(A-4) ASSEMBLY SPACE	EXISTING SWIMMING POOL AND DECK	16,433 G.S.F./50
	EXISTING PERGOLA AND POOL HOUSE	328.66
TOTAL EXISTING OCCUPANCY:		596.5 = 597

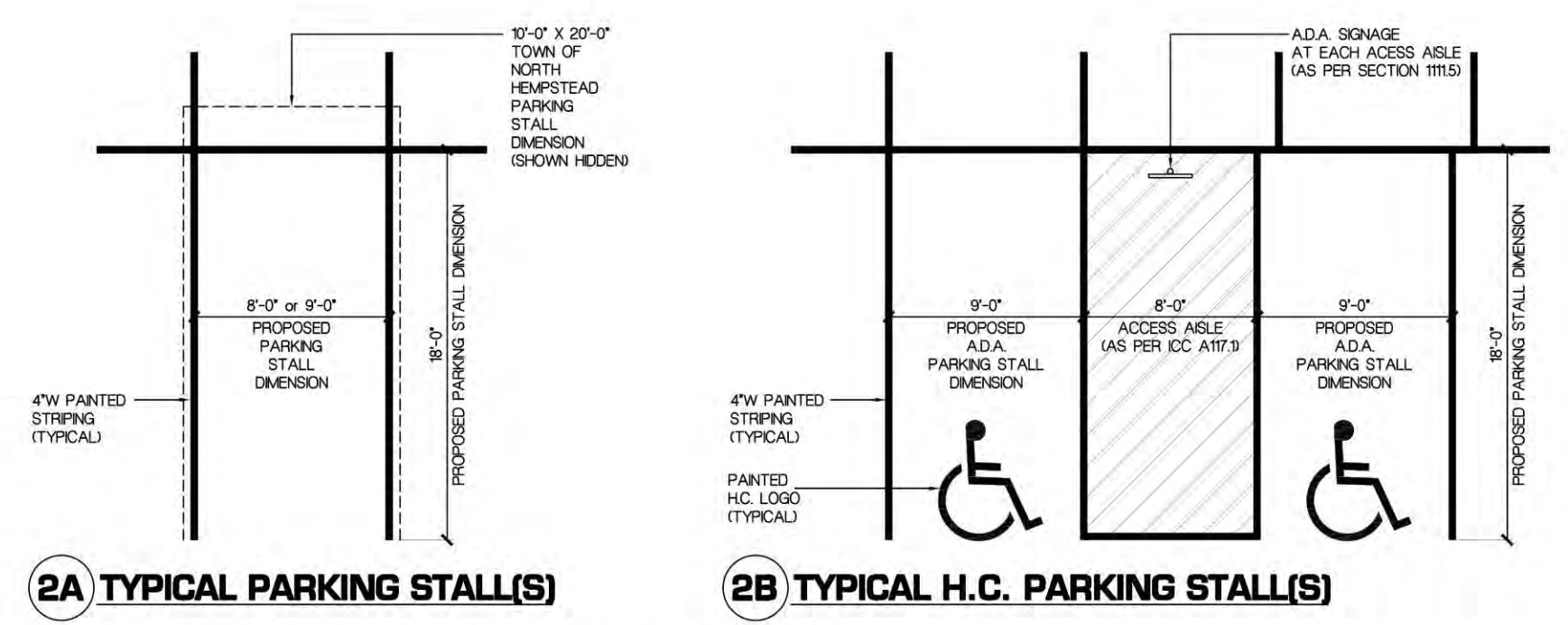
PROPOSED OCCUPANCIES		
PROPOSED USE	PROPOSED AREA/OCCUPANT LOAD	PROPOSED OCCUPANCY
(A-2) NEW CLUBHOUSE ROOF DECK	896 USF / 15	59.73
(S-2) NEW CLUBHOUSE KITCHEN EXTENSION	1034 USF / 200	5.17
(B) NEW TROPHY ROOM	384 USF / 150	2.56
NEW EMPLOYEES		8
TOTAL PROPOSED OCCUPANCY:		75.46 = 76

EXISTING & PROPOSED OCCUPANCIES	
TOTAL EXISTING OCCUPANCY:	597
TOTAL PROPOSED OCCUPANCY:	76
TOTAL EXISTING AND PROPOSED OCCUPANCIES:	673

PARKING CALCULATIONS FOR EXISTING USES UNDER PRESENT CODE		
USAGE	CALCULATION	PARKING SPACES
EXISTING CLUBHOUSE	252 OCCUPANTS / 4	63 PARKING SPACES
EXISTING EMPLOYEES	1 FOR EACH 10 EMPLOYEES	16 PARKING SPACES
EXISTING FOUR TENNIS COURTS	8 CARS FOR EACH COURT	32 PARKING SPACES
EXISTING TENNIS HOUSE	8 CARS FOR EACH COURT	32 PARKING SPACES
EXISTING FOUR PADDLE BALL COURTS	8 CARS FOR EACH COURT	32 PARKING SPACES
EXISTING PADDLE HOUSE	329 OCCUPANTS / 4	82 PARKING SPACES
EXISTING SWIMMING POOL, POOL DECK, PERGOLA AND POOL HOUSE	329 OCCUPANTS / 4	82 PARKING SPACES
EXISTING GUPPY SHED	384 G.S.F. / 600	2 PARKING SPACES
EXISTING BUTLERS BUILDING	4784 G.S.F. / 600	8 PARKING SPACES
EXISTING DAVIS HOUSE (SINGLE FAMILY RESIDENCE)		2 PARKING SPACES
TOTAL PARKING REQUIRED:		258 PARKING SPACES
TOTAL PARKING PROVIDED:		135 PARKING SPACES
TOTAL PARKING DEFICIENCY:		123 PARKING SPACES

PARKING CALCULATIONS FOR PROPOSED USES UNDER PRESENT CODE		
USAGE	CALCULATION	PARKING SPACES
EXISTING CLUBHOUSE	252 OCCUPANTS / 4	63 PARKING SPACES
EXISTING EMPLOYEES	1 FOR EACH 10 EMPLOYEES	16 PARKING SPACES
NEW CLUBHOUSE ROOF DECK, KITCHEN EXTENSION & TROPHY RM.	48 OCCUPANTS / 4	12 PARKING SPACES
NEW EMPLOYEES	1 FOR EACH 10 EMPLOYEES	8 PARKING SPACES
EXISTING FOUR TENNIS COURTS	8 CARS FOR EACH COURT	32 PARKING SPACES
EXISTING TENNIS HOUSE	8 CARS FOR EACH COURT	32 PARKING SPACES
EXISTING FOUR PADDLE BALL COURTS	8 CARS FOR EACH COURT	32 PARKING SPACES
EXISTING PADDLE HOUSE	329 OCCUPANTS / 4	82 PARKING SPACES
EXISTING SWIMMING POOL, POOL DECK, PERGOLA AND POOL HOUSE	329 OCCUPANTS / 4	82 PARKING SPACES
EXISTING GUPPY SHED	384 G.S.F. / 600	2 PARKING SPACES
EXISTING BUTLERS BUILDING	4784 G.S.F. / 600	8 PARKING SPACES
EXISTING DAVIS HOUSE (SINGLE FAMILY RESIDENCE)		2 PARKING SPACES
TOTAL PARKING REQUIRED:		384 PARKING SPACES
TOTAL PARKING PROVIDED:		100 PARKING SPACES
TOTAL PARKING DEFICIENCY:		284 PARKING SPACES

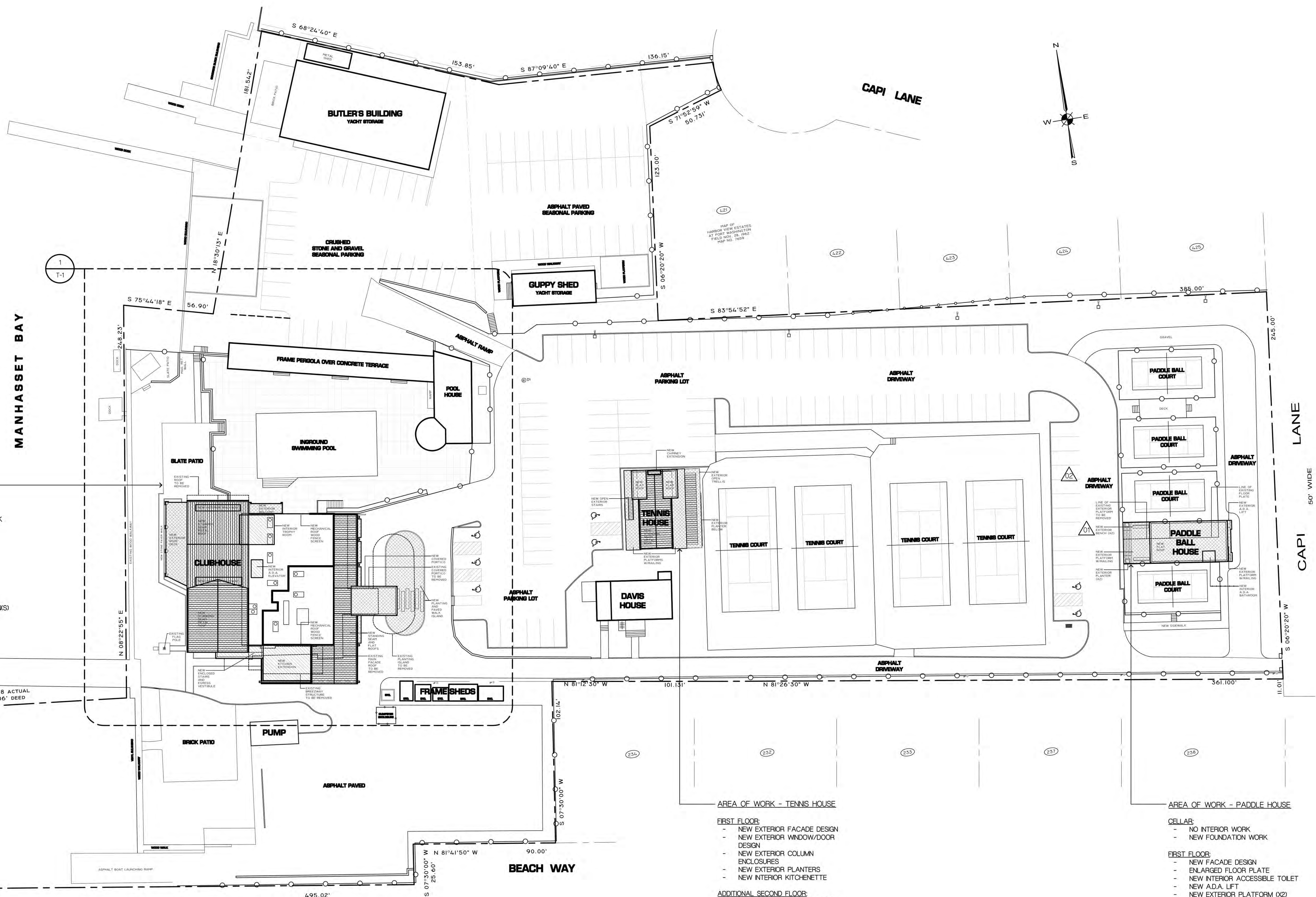
DECREASE IN EXISTING PARKING DEFICIENCY - 10 PARKING SPACES



2A TYPICAL PARKING STALL(S)
SCALE: 1/8" = 1'-0"

2B TYPICAL H.C. PARKING STALL(S)
SCALE: 1/8" = 1'-0"

LEGEND
 DENOTES PROPOSED EXTERIOR WORK
 DENOTES PROPOSED INTERIOR WORK



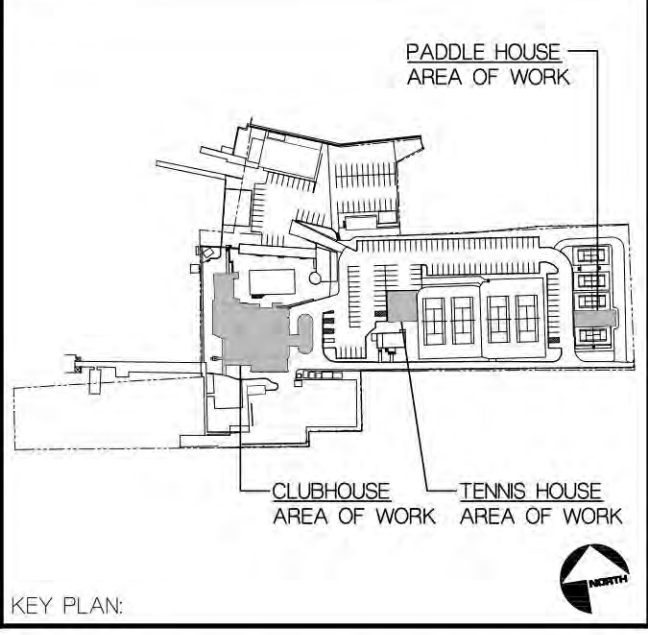
- AREA OF WORK - CLUBHOUSE**
- FIRST FLOOR:**
- NEW INTERIOR KITCHEN EXTENSION
 - NEW INTERIOR TROPHY ROOM
 - NEW INTERIOR ADA ACCESSIBLE ELEVATOR
 - NEW EXTERIOR WINDOW/DOOR REDESIGN
 - NEW INTERIOR ENCLOSED STAIRS
 - NEW INTERIOR EGRESS VESTIBULE
 - NEW INTERIOR COLUMN ENCLOSURES
 - NEW EXTERIOR COLUMN ENCLOSURES
 - NEW EXTERIOR FACADE DESIGN
 - NEW EXTERIOR COVERED PORTICO AND PLANTING/PAVED WALK ISLAND
 - NEW STONE PAVER WALK (WEST ELEVATION)
- SECOND FLOOR:**
- NEW EXTERIOR ROOF DECK W/RAILING
 - NEW INTERIOR WALKWAYS (X2) TO ROOF DECK
 - NEW EXTERIOR BALCONY FROM INTERIOR WALKWAY/NEW EXTERIOR ROOF DECK
 - NEW EXTERIOR WINDOW/DOOR REDESIGN
 - NEW INTERIOR ENCLOSED STAIRS
 - NEW EXTERIOR COLUMN ENCLOSURES
 - NEW EXTERIOR FACADE DESIGN
- ROOF:**
- NEW STANDING SEAM METAL ROOFS
 - NEW FLAT ROOFS
 - NEW MECHANICAL ROOF WOOD FENCE SCREENS

- AREA OF WORK - TENNIS HOUSE**
- FIRST FLOOR:**
- NEW EXTERIOR FACADE DESIGN
 - NEW EXTERIOR WINDOW/DOOR DESIGN
 - NEW EXTERIOR COLUMN ENCLOSURES
 - NEW EXTERIOR PLANTERS
 - NEW INTERIOR KITCHENETTE
- ADDITIONAL SECOND FLOOR:**
- NEW EXTERIOR FACADE DESIGN
 - NEW EXTERIOR WINDOW/DOOR DESIGN
 - NEW EXTERIOR PLATFORMS (X2) W/STAIRS AND RAILING ON WEST ELEVATION
 - NEW EXTERIOR OPEN TRELLIS
 - EXTENSION OF EXISTING EXTERIOR CHIMNEY (DUE TO HEIGHT OF NEW ROOF)
 - NEW STANDING SEAM METAL ROOF
 - NEW FLAT ROOFS

- AREA OF WORK - PADDLE HOUSE**
- CELLAR:**
- NO INTERIOR WORK
 - NEW FOUNDATION WORK
- FIRST FLOOR:**
- NEW FACADE DESIGN
 - ENLARGED FLOOR PLATE
 - NEW INTERIOR ACCESSIBLE TOILET
 - NEW ADA LIFT
 - NEW EXTERIOR PLATFORM (X2)
 - NEW COLUMN ENCLOSURES
 - NEW FLAT ROOF

REVISION

08.21.24	REVISED AS PER SECOND OMISSION LETTERS COMMENTS
05.15.24	REVISED AS PER OMISSION LETTERS COMMENTS



PORT WASHINGTON YACHT CLUB
 1 YACHT CLUB DRIVE
 PORT WASHINGTON, NY 11050

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 PROJECT NUMBER: 2023.42

PROPOSED SITE PLAN
AREA OF WORK
KEY

DRAWING NUMBER:

DISAPPROVED
 Michael Maracic
 12/03/2024

MATCHLINE - REFER TO DRAWING 1/D-102

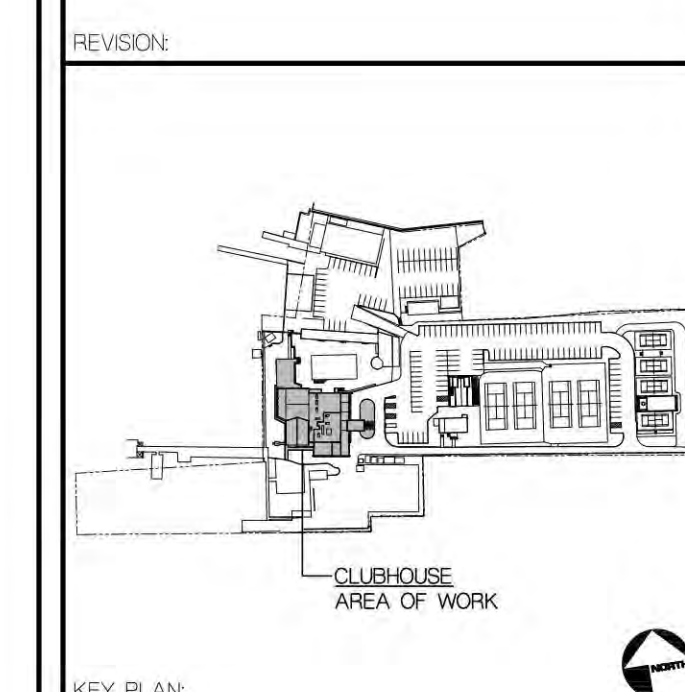
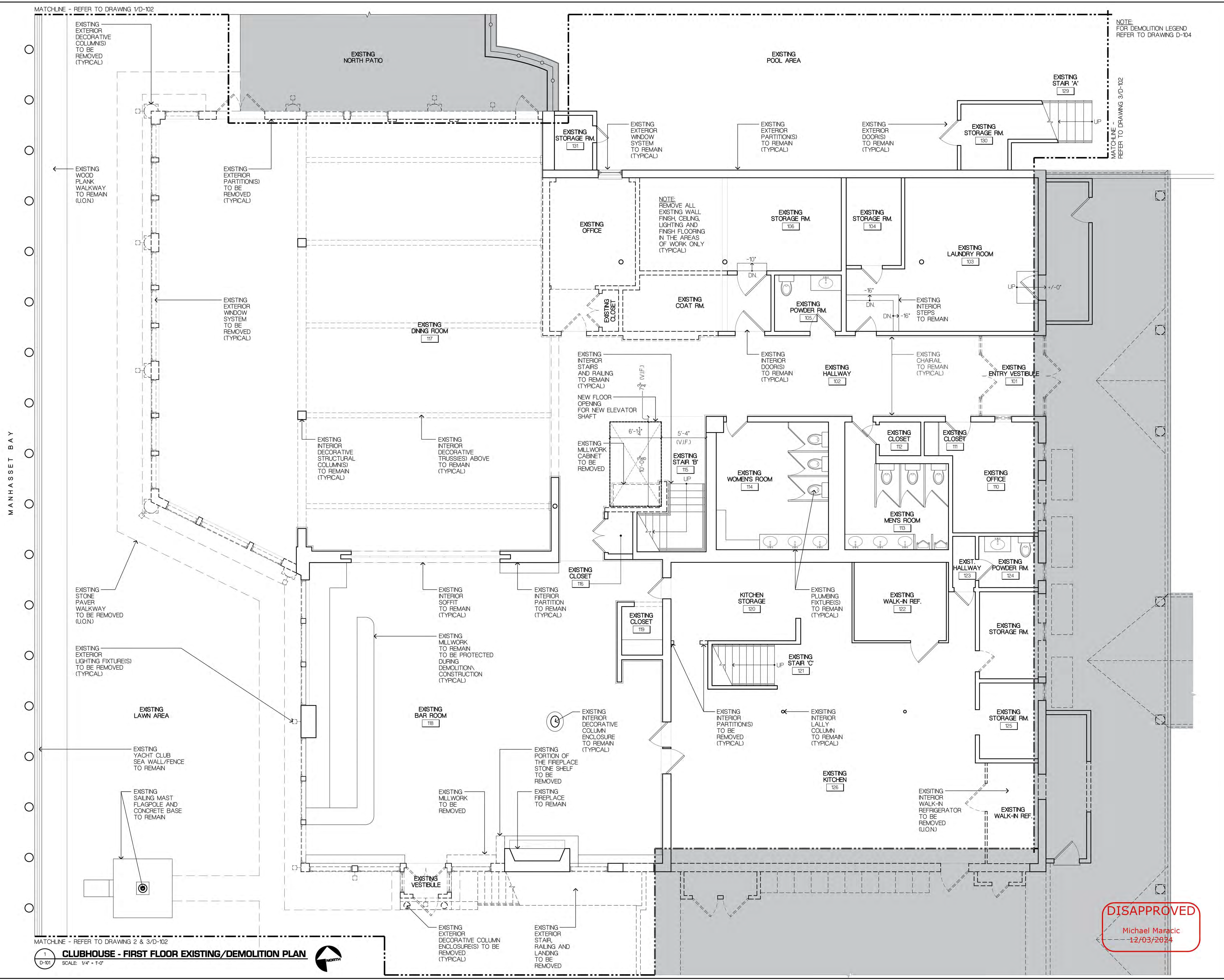
NOTE:
FOR DEMOLITION LEGEND
REFER TO DRAWING D-104

MOJO•STUMER
ASSOCIATES, P.C.

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ZONING SET
NOT FOR CONSTRUCTION
DATE: 10.30.2024



PROJECT TITLE:
PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, N.Y. 11050

SCALE: AS SHOWN
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DRAWN BY: GA/JS
PROJECT NUMBER: 2023.42

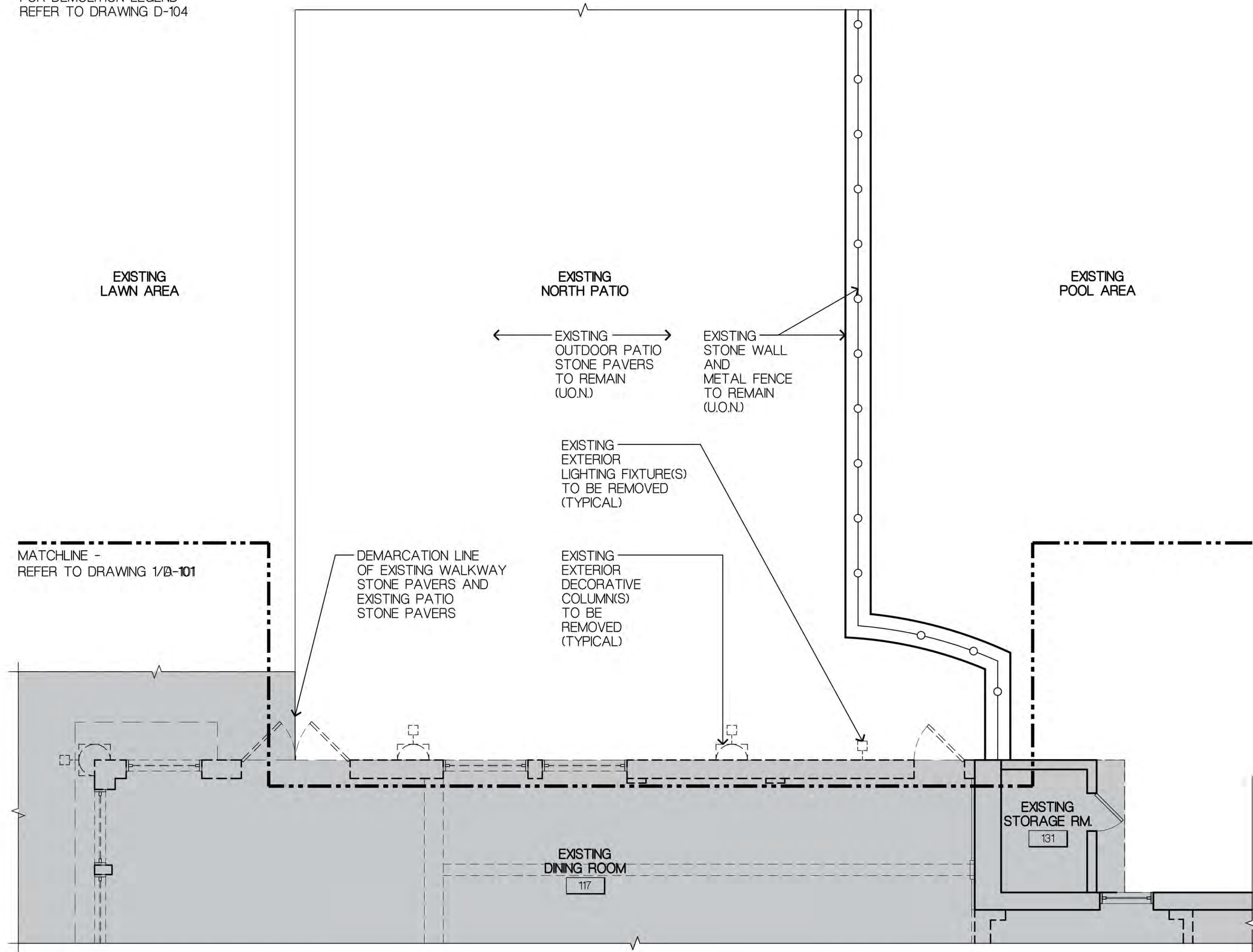
DRAWING TITLE:
CLUBHOUSE FIRST FLOOR EXISTING/DEMO PLAN

DRAWING NUMBER:
D-101

MATCHLINE - REFER TO DRAWING 2 & 3/D-102
1
D-101
CLUBHOUSE - FIRST FLOOR EXISTING/DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

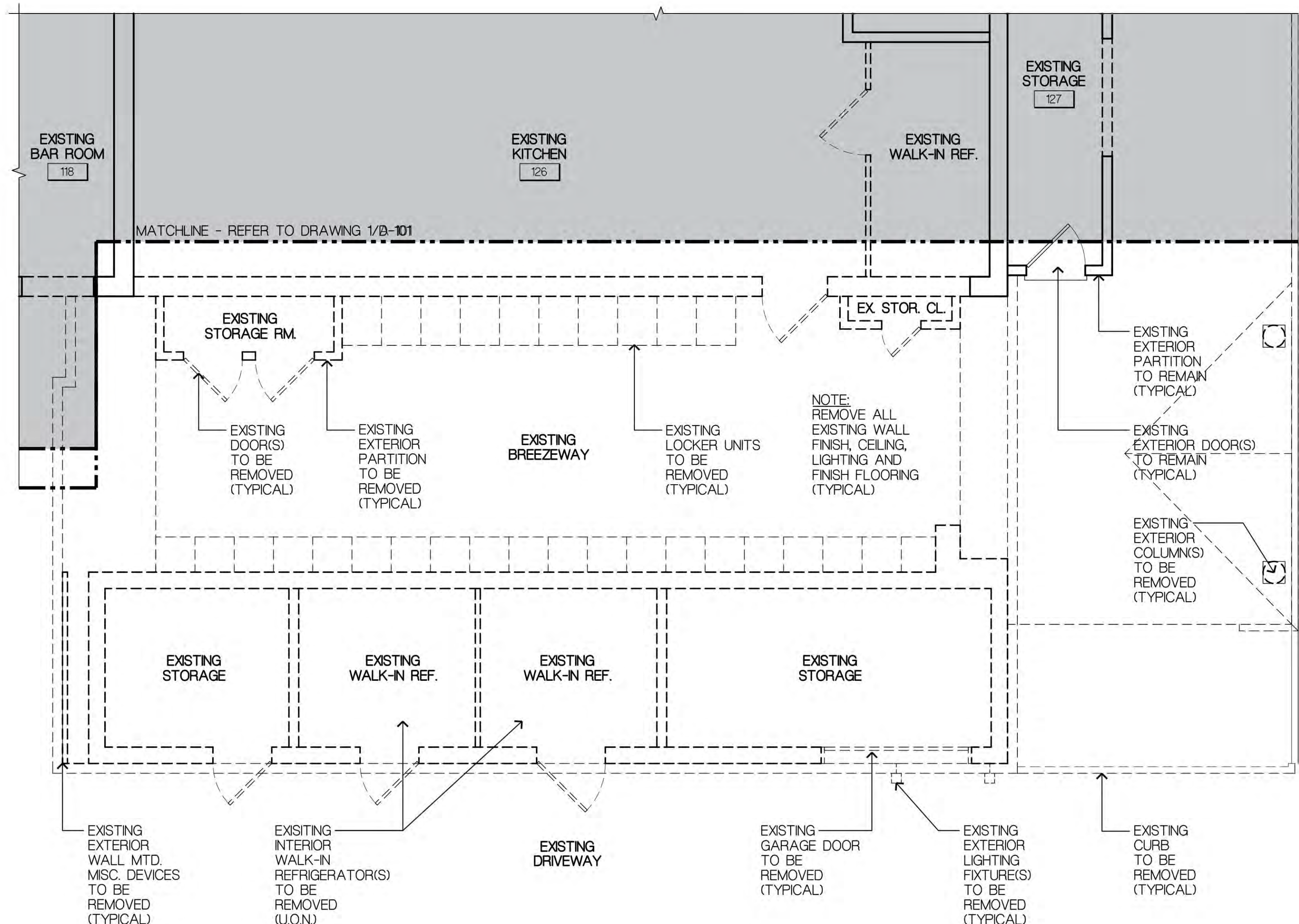
DISAPPROVED
Michael Maracic
12/03/2024

NOTE:
FOR DEMOLITION LEGEND
REFER TO DRAWING D-104



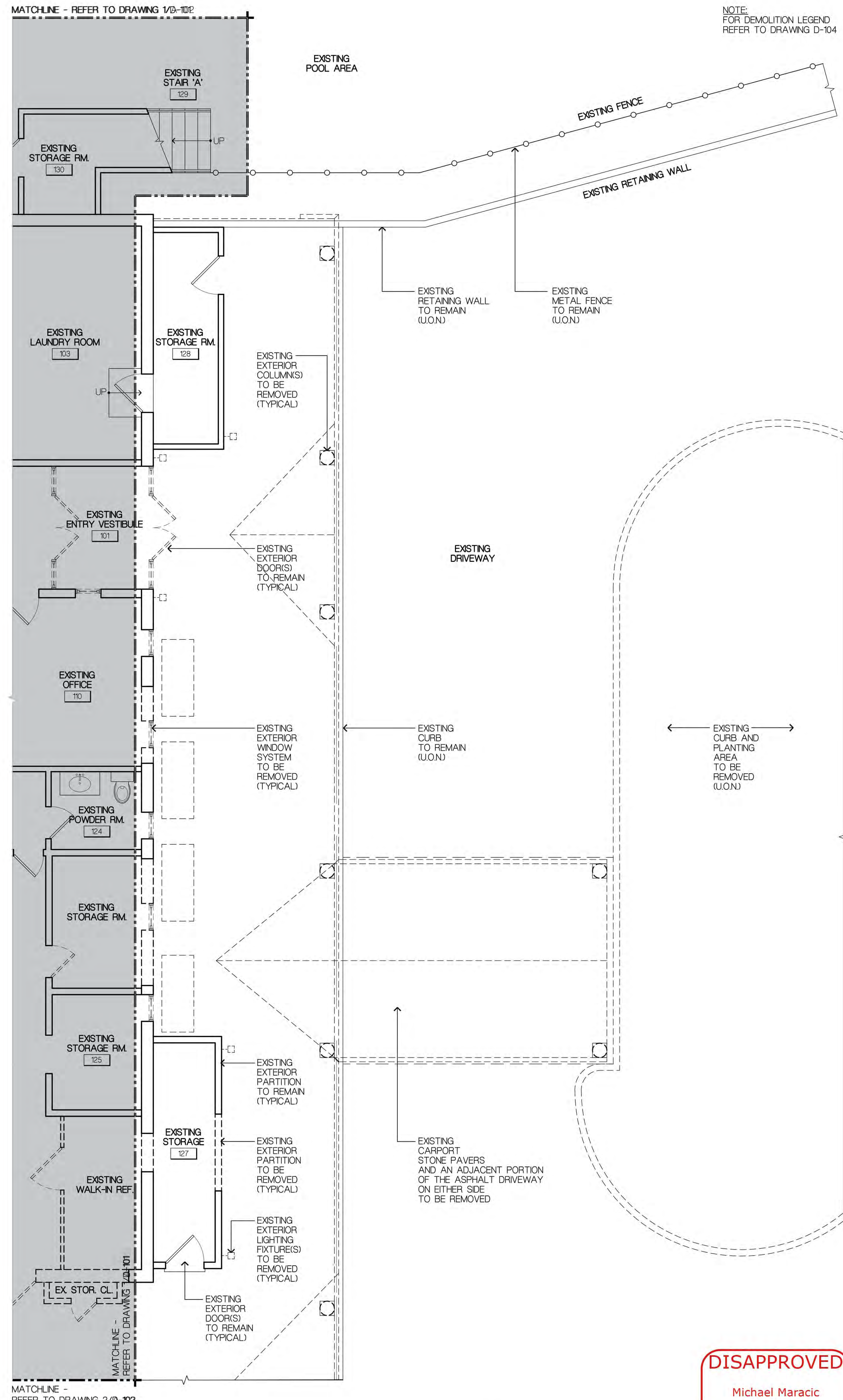
1 CLUBHOUSE - PARTIAL FIRST FL. EXISTING/DEMO PLAN
SCALE: 1/4" = 1'-0"

NOTE:
FOR DEMOLITION LEGEND
REFER TO DRAWING D-104



2 CLUBHOUSE - PARTIAL FIRST FL. EXISTING/DEMO PLAN
SCALE: 1/4" = 1'-0"

MATCHLINE - REFER TO DRAWING 1/0-101



MATCHLINE - REFER TO DRAWING 2/0-102

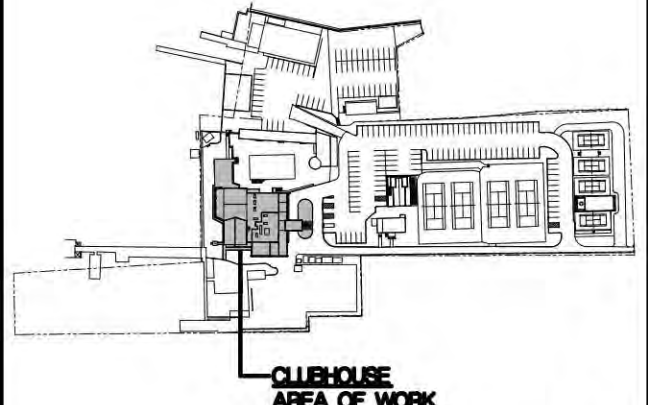
3 CLUBHOUSE - PARTIAL FIRST FL. EXISTING/DEMO PLAN
SCALE: 1/4" = 1'-0"

NOTE:
FOR DEMOLITION LEGEND
REFER TO DRAWING D-104

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REVISION



PROJECT TITLE
PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, N.Y. 11050

SCALE: AS SHOWN
DATE: 10/30/2024
DRAWN BY: GA/JS
PROJECT NUMBER: 2023.42

DRAWING TITLE
CLUBHOUSE PARTIAL FIRST FLOOR EXISTING/DEMO PLANS

DRAWING NUMBER:
D-102

DISAPPROVED
Michael Maracic
12/03/2024

MATCHLINE - REFER TO DRAWING 1/D-102

NOTE:
FOR DEMOLITION LEGEND
REFER TO DRAWING D-104

MOJO•STUMER
ASSOCIATES, P.C.

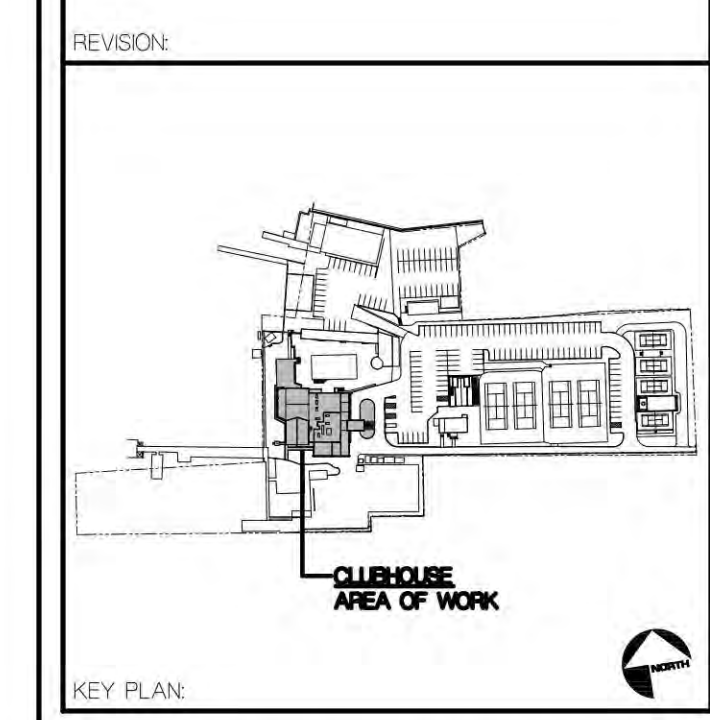
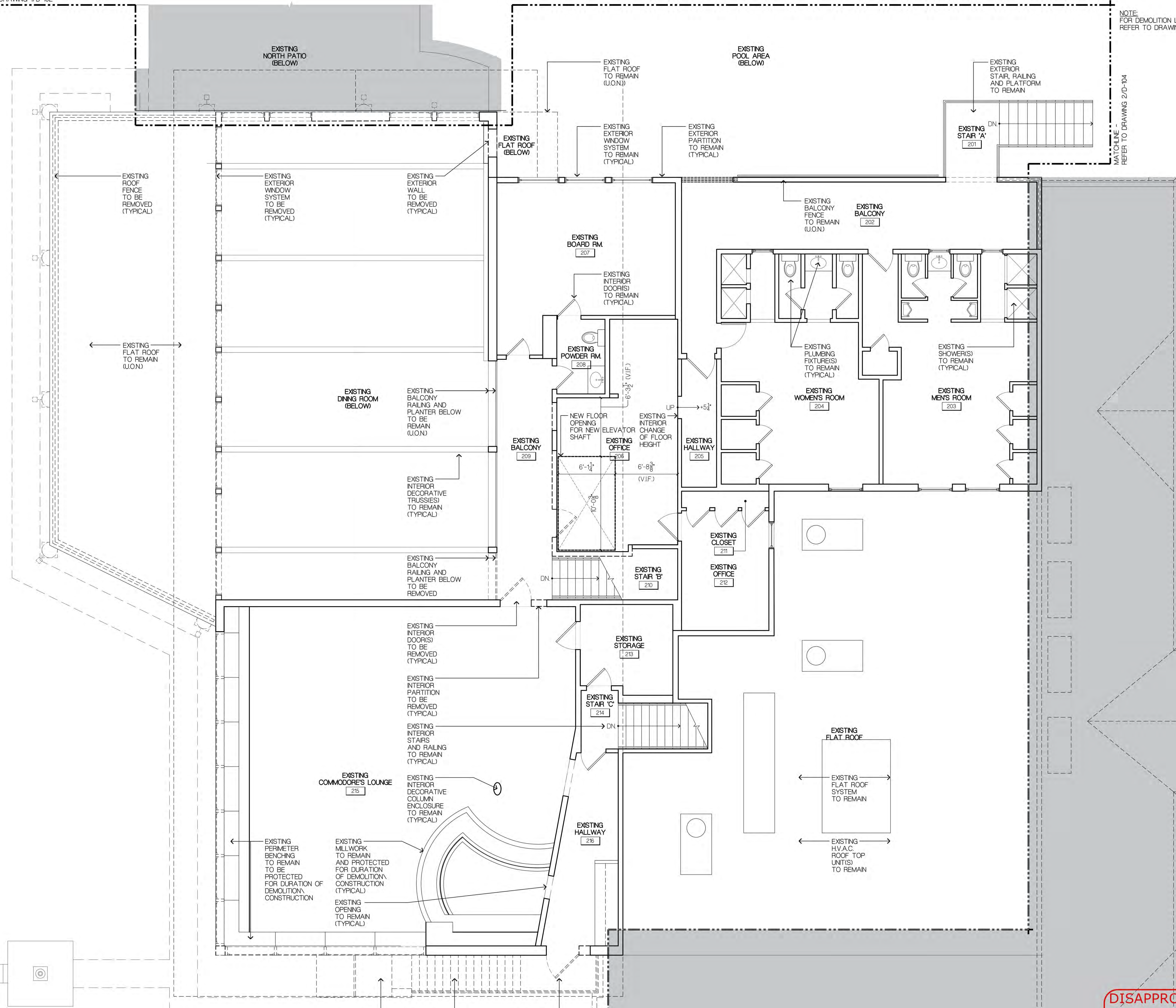
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ZONING SET
NOT FOR CONSTRUCTION
DATE: 10.30.2024

MANHASSET BAY



PROJECT TITLE
PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, N.Y. 11050

SCALE: AS SHOWN
DATE: 10/30/2024
DRAWN BY: GA/JS
PROJECT NUMBER: 2023.42

DRAWING TITLE
CLUBHOUSE SECOND FLOOR/ROOF EXISTING/DEMO PLANS

DRAWING NUMBER
D-103

MATCHLINE - REFER TO DRAWING 1 & 2/D-104

CLUBHOUSE - SECOND FLOOR EXISTING/DEMOLITION PLAN



DISAPPROVED
Michael Marajic
12/03/2024

EXISTING EXTERIOR VESTIBULE ROOF TO BE REMOVED

EXISTING EXTERIOR STAIR, RAILING AND LANDING TO BE REMOVED

EXISTING EXTERIOR DOOR(S) TO BE REMOVED (TYPICAL)

EXISTING FLAT ROOF

EXISTING FLAT ROOF SYSTEM TO REMAIN

EXISTING H.V.A.C. ROOF TOP UNIT(S) TO REMAIN

EXISTING ROOF FENCE TO BE REMOVED (TYPICAL)

EXISTING EXTERIOR WINDOW SYSTEM TO BE REMOVED (TYPICAL)

EXISTING EXTERIOR WALL TO BE REMOVED (TYPICAL)

EXISTING FLAT ROOF (BELOW)

EXISTING FLAT ROOF TO REMAIN (U.O.N.)

EXISTING POOL AREA (BELOW)

EXISTING EXTERIOR STAIR, RAILING AND PLATFORM TO REMAIN

EXISTING STAIR 'A' 201

EXISTING BOARD RM. 207

EXISTING EXTERIOR WINDOW SYSTEM TO REMAIN (TYPICAL)

EXISTING POWDER RM. 208

EXISTING DINING ROOM (BELOW)

EXISTING BALCONY RAILING AND PLANTER BELOW TO BE REMAIN (U.O.N.)

EXISTING BALCONY 209

EXISTING INTERIOR DECORATIVE TRUSSES TO REMAIN (TYPICAL)

EXISTING BALCONY RAILING AND PLANTER BELOW TO BE REMOVED

EXISTING STAIR 'B' 210

EXISTING STORAGE 213

EXISTING STAIR 'C' 214

EXISTING COMMODORE'S LOUNGE 215

EXISTING INTERIOR DECORATIVE COLUMN ENCLOSURE TO REMAIN (TYPICAL)

EXISTING HALLWAY 216

EXISTING CLOSET 211

EXISTING OFFICE 212

EXISTING WOMEN'S ROOM 204

EXISTING MEN'S ROOM 203

EXISTING BALCONY FENCE TO REMAIN (U.O.N.)

EXISTING BALCONY 202

EXISTING PLUMBING FIXTURE(S) TO REMAIN (TYPICAL)

EXISTING SHOWERS TO REMAIN (TYPICAL)

NEW FLOOR OPENING FOR NEW ELEVATOR

EXISTING INTERIOR CHANGE OF FLOOR HEIGHT

EXISTING OFFICE 208

EXISTING HALLWAY 205

EXISTING STAIR 'A' 201

EXISTING STAIR 'B' 210

EXISTING STAIR 'C' 214

EXISTING STAIR 'A' 201

EXISTING STAIR 'B' 210

EXISTING STAIR 'C' 214

EXISTING STAIR 'A' 201

EXISTING STAIR 'B' 210

EXISTING STAIR 'C' 214

EXISTING STAIR 'A' 201

EXISTING STAIR 'B' 210

EXISTING STAIR 'C' 214

EXISTING STAIR 'A' 201

EXISTING STAIR 'B' 210

EXISTING STAIR 'C' 214

EXISTING STAIR 'A' 201

EXISTING STAIR 'B' 210

EXISTING STAIR 'C' 214

EXISTING STAIR 'A' 201

EXISTING STAIR 'B' 210

EXISTING STAIR 'C' 214

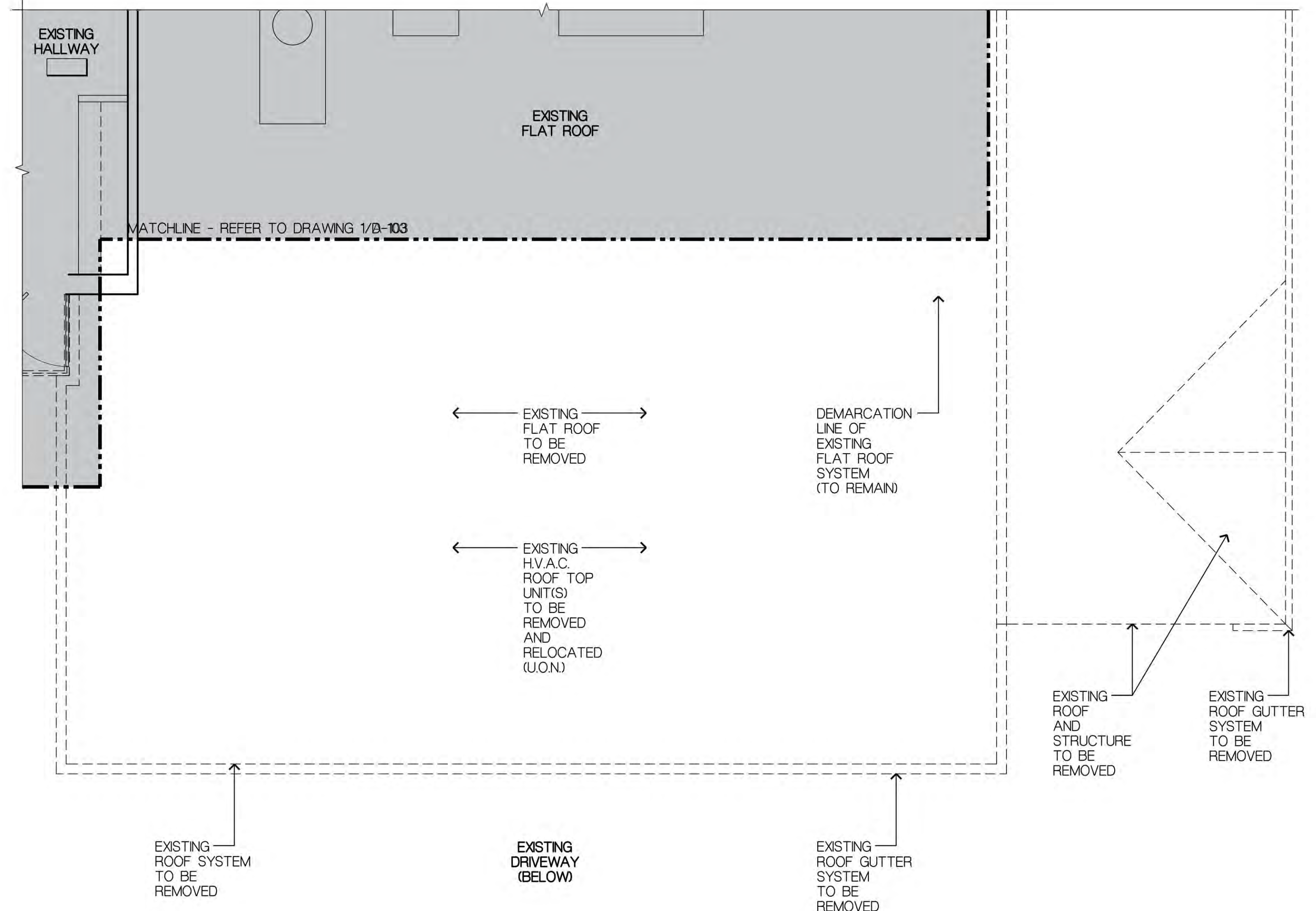
EXISTING STAIR 'A' 201

EXISTING STAIR 'B' 210

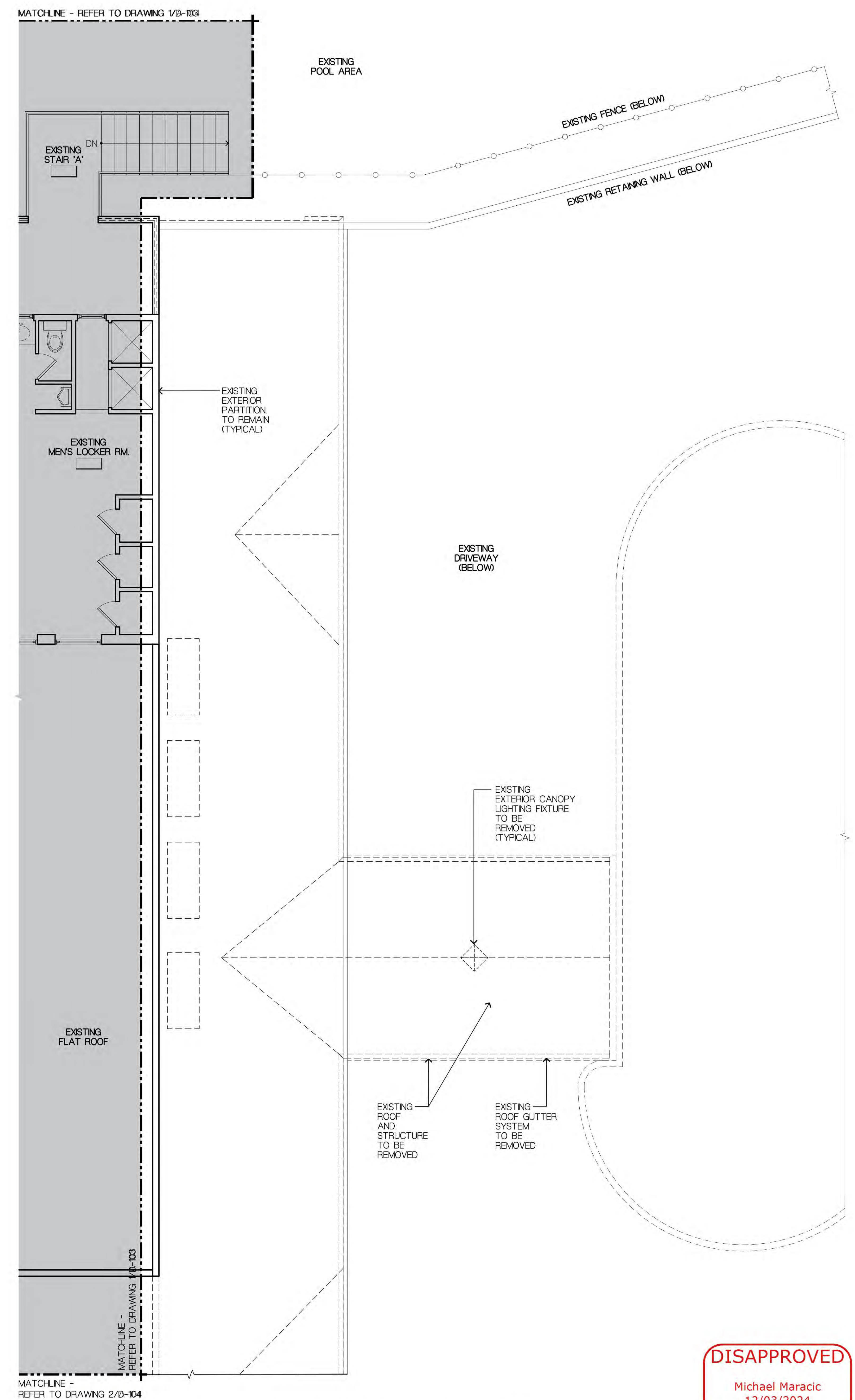
EXISTING STAIR 'C' 214

DEMOLITION PLAN LEGEND:

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- DENOTES EXISTING EXTERIOR WINDOW UNIT TO BE REMOVED
- DENOTES EXISTING EXTERIOR WINDOW UNIT TO REMAIN
- DENOTES EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED
- DENOTES EXISTING DOOR, FRAME AND HARDWARE TO REMAIN (U.O.N)
- DENOTES EXISTING METAL FENCE TO REMAIN (U.O.N)



1 CLUBHOUSE - PARTIAL SECOND FL. EXISTING/DEMO PLAN
SCALE: 1/4" = 1'-0"



2 CLUBHOUSE - PARTIAL SECOND FL. EXISTING/DEMO PLAN
SCALE: 1/4" = 1'-0"



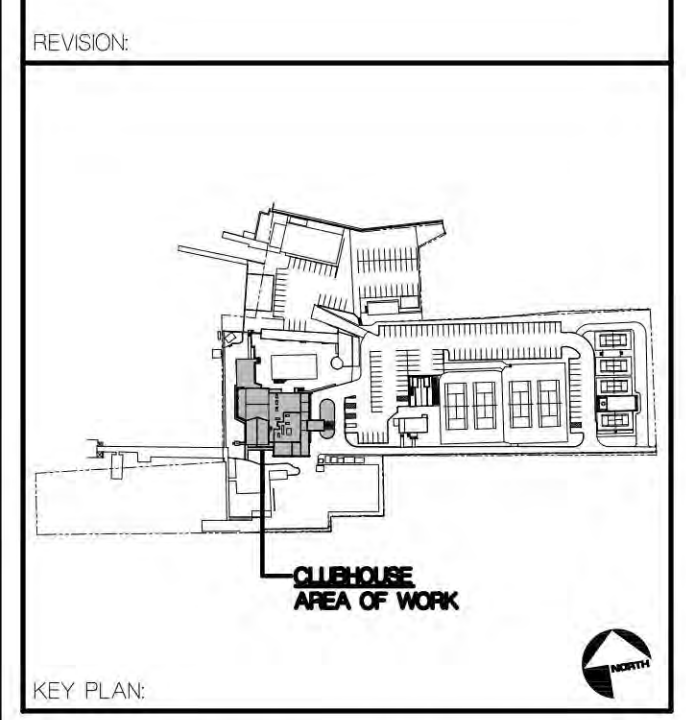
DISAPPROVED

Michael Maracic
12/03/2024

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ZONING SET
 NOT FOR CONSTRUCTION
 DATE: 10.30.2024



PROJECT TITLE
PORT WASHINGTON YACHT CLUB
 1 YACHT CLUB DRIVE
 PORT WASHINGTON, N.Y. 11050

SCALE: AS SHOWN
 DATE: 10/30/2024
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 PROJECT NUMBER: 2023.42

DRAWING TITLE
CLUBHOUSE PART. SECOND FL./ROOF EXIST./DEMO PLANS

DRAWING NUMBER
D-104

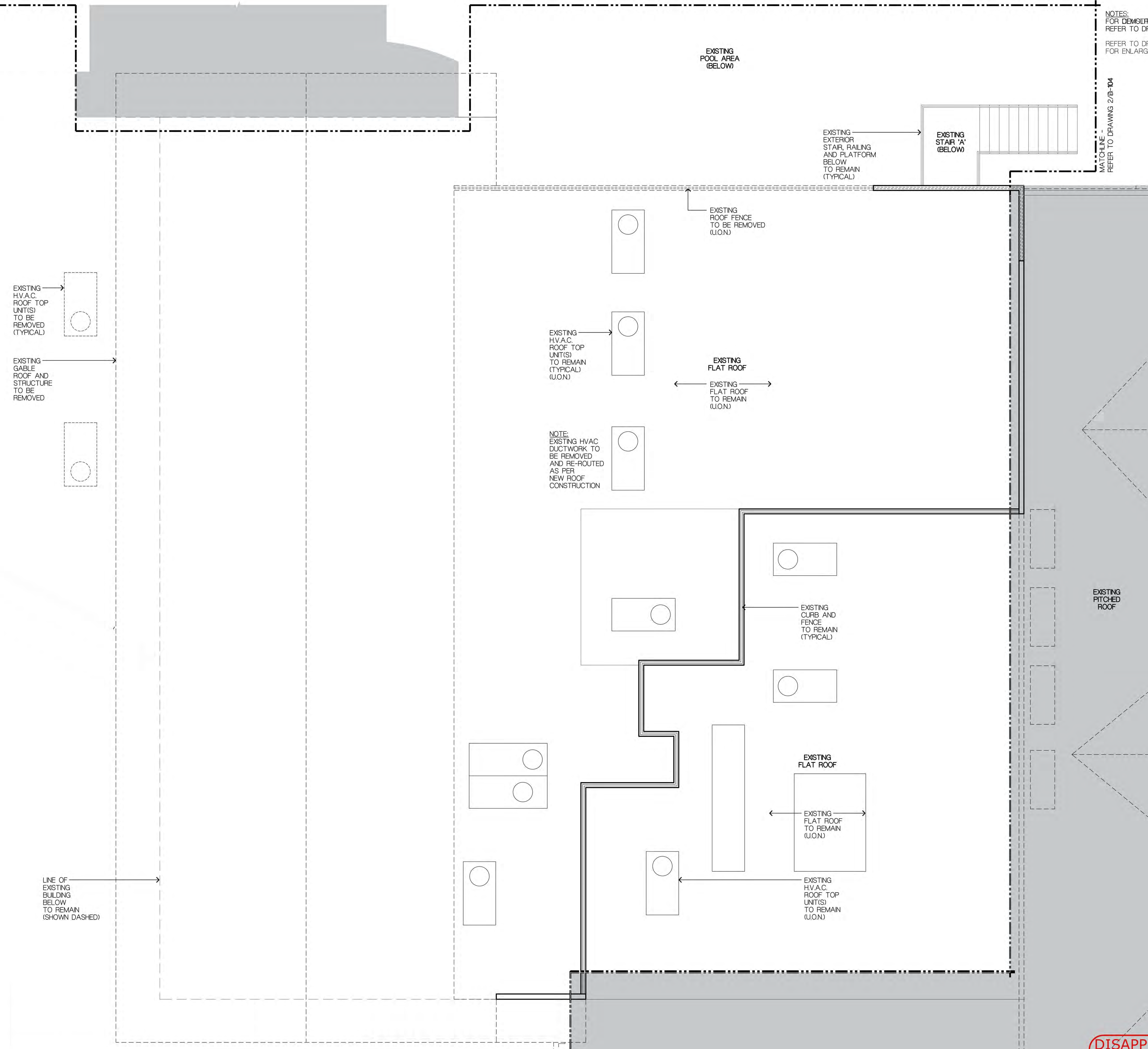
MATCHLINE - REFER TO DRAWING 1/B-102

NOTES:
FOR DEMOLITION LEGEND
REFER TO DRAWING D-104
REFER TO DRAWING 1/T-1
FOR ENLARGED KEY PLAN

MOJO•STUMER
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EXISTING HVAC ROOF TOP UNITS TO BE REMOVED (TYPICAL)

EXISTING GABLE ROOF AND STRUCTURE TO BE REMOVED

LINE OF EXISTING BUILDING BELOW TO REMAIN (SHOWN DASHED)

EXISTING POOL AREA (BELOW)

EXISTING EXTERIOR STAIR, RAILING AND PLATFORM BELOW TO REMAIN (TYPICAL)

EXISTING STAIR 'A' (BELOW)

EXISTING ROOF FENCE TO BE REMOVED (U.O.N.)

EXISTING HVAC ROOF TOP UNITS TO REMAIN (TYPICAL) (U.O.N.)

EXISTING FLAT ROOF

EXISTING FLAT ROOF TO REMAIN (U.O.N.)

NOTE:
EXISTING HVAC DUCTWORK TO BE REMOVED AND RE-ROUTED AS PER NEW ROOF CONSTRUCTION

EXISTING CURB AND FENCE TO REMAIN (TYPICAL)

EXISTING PITCHED ROOF

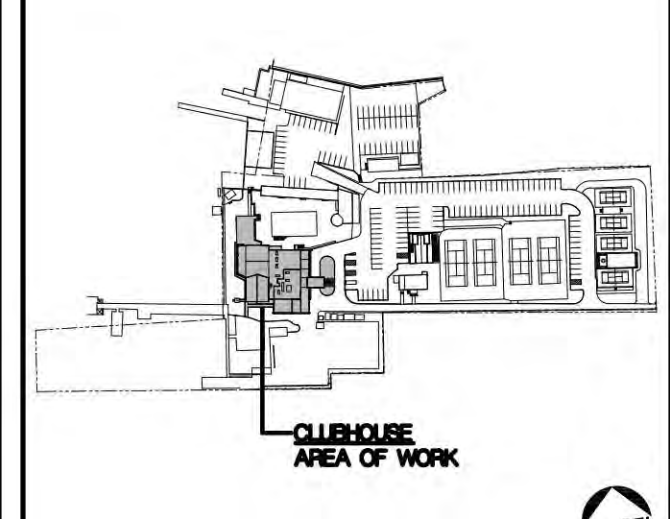
EXISTING FLAT ROOF

EXISTING FLAT ROOF TO REMAIN (U.O.N.)

EXISTING HVAC ROOF TOP UNITS TO REMAIN (U.O.N.)

DISAPPROVED
Michael Maracic
12/03/2024

REVISION



PROJECT TITLE:
PORT WASHINGTON YACHT CLUB
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PORT WASHINGTON, N.Y. 11050

SCALE: AS SHOWN
DATE: 10/30/2024
DRAWN BY: GA/JS
PROJECT NUMBER: 2023.42

DRAWING TITLE:
CLUBHOUSE ROOF EXISTING/DEMO PLAN

DRAWING NUMBER:
D-105

MATCHLINE - REFER TO SHEET 1 & 2/B-104

1
D-105 **CLUBHOUSE - ROOF EXISTING/DEMOLITION PLAN**

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



MATCHLINE - REFER TO DRAWING 1/A-102

NOTE:
FOR CONSTRUCTION LEGEND
REFER TO DRAWING A-104

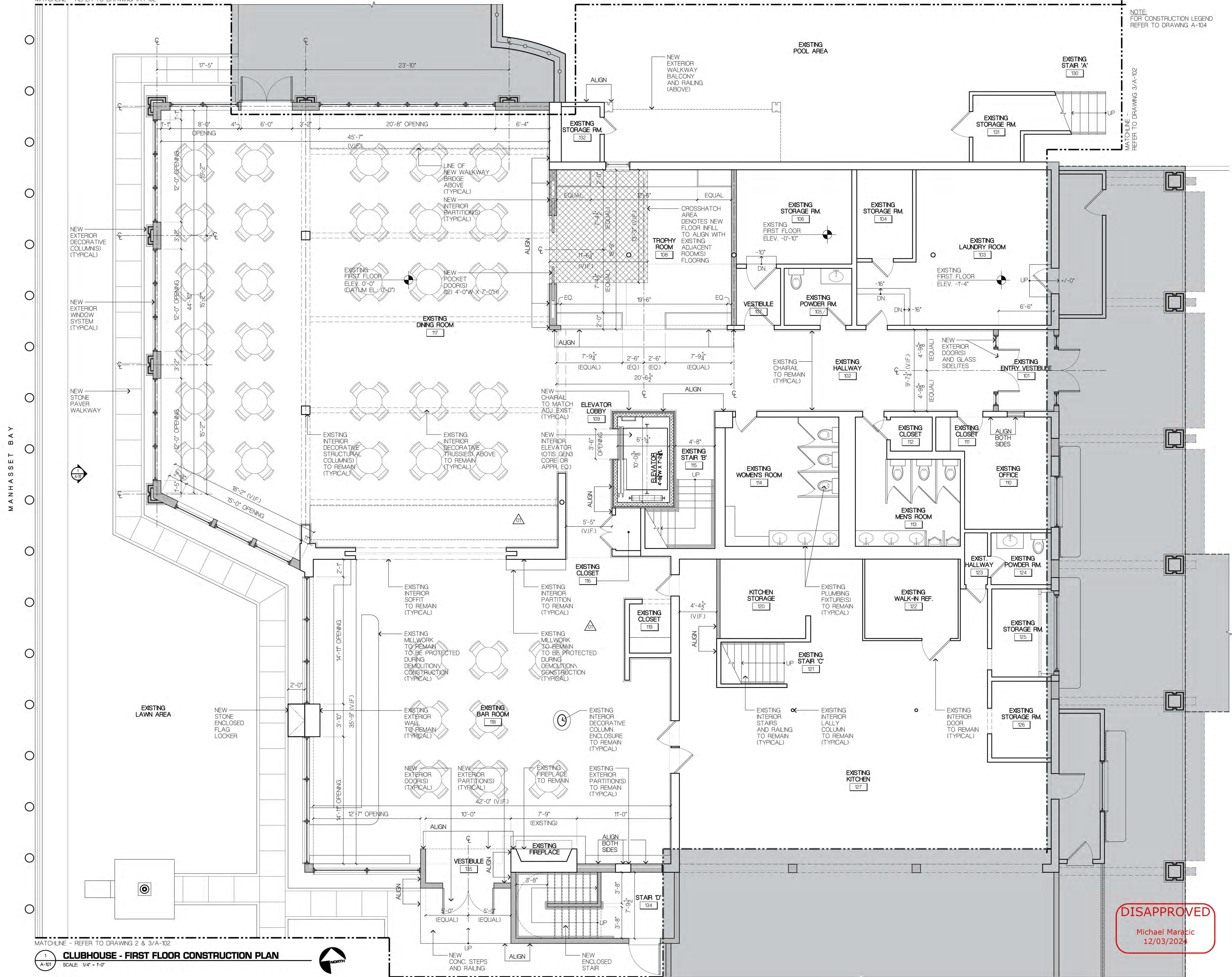
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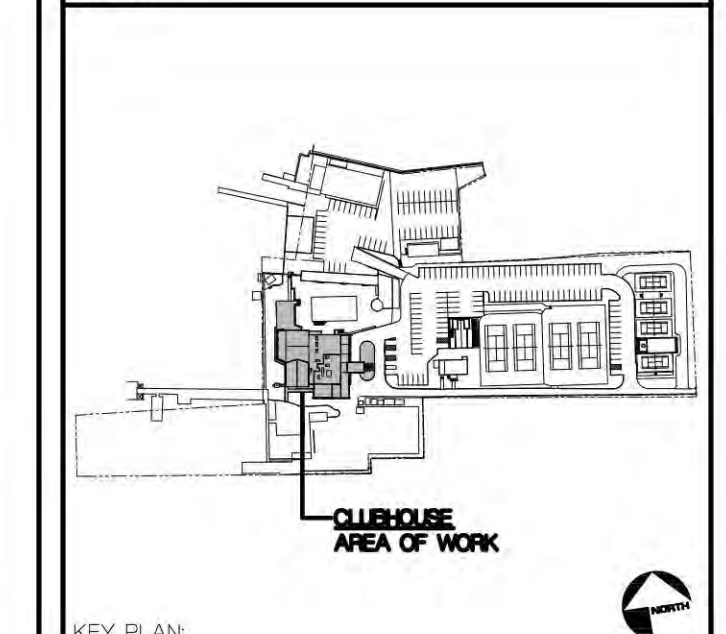
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ZONING SET
NOT FOR CONSTRUCTION
DATE: 10.30.2024



05.2024 REVISED AS PER FIRST OMISSION LETTERS COMMENTS



PROJECT TITLE:
PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, NY, 11050

SCALE: AS SHOWN
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PROJECT NUMBER: 2023.42

DRAWING TITLE:
CLUBHOUSE FIRST FLOOR CONSTRUCTION PLAN

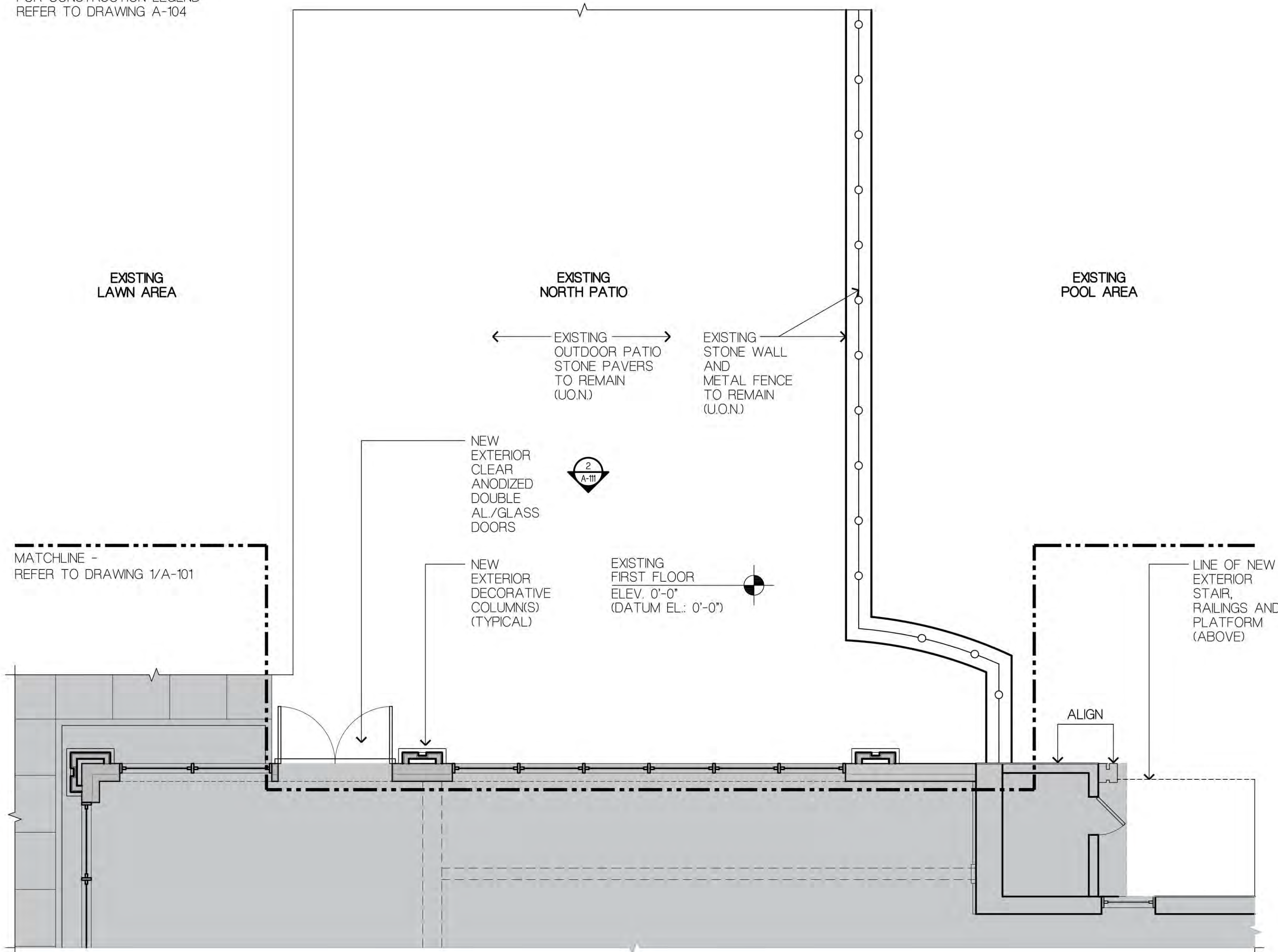
DRAWING NUMBER:
A-101

MATCHLINE - REFER TO DRAWING 2 & 3/A-102

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

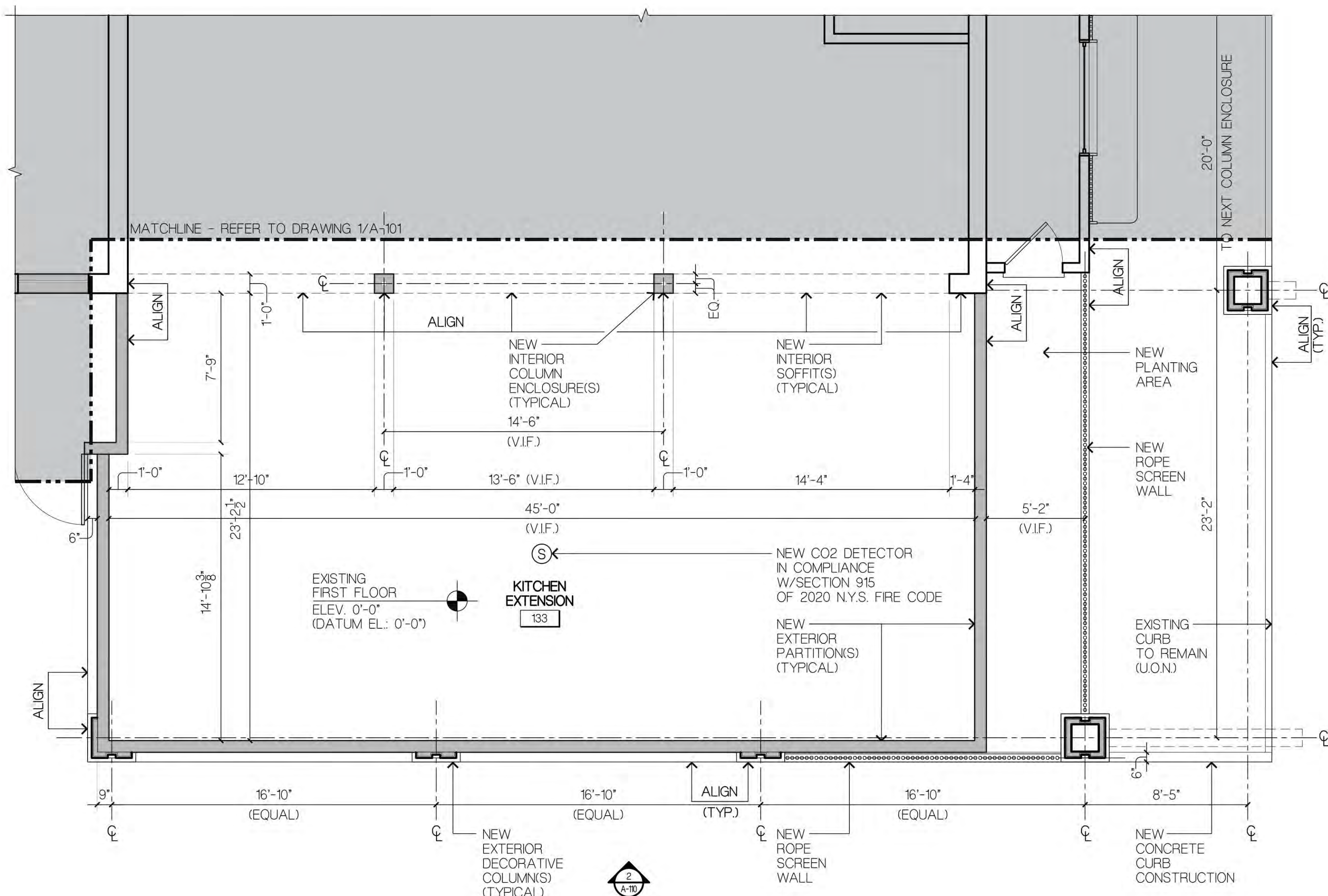
DISAPPROVED
Michael Maracic
12/03/2024

NOTE:
FOR CONSTRUCTION LEGEND
REFER TO DRAWING A-104



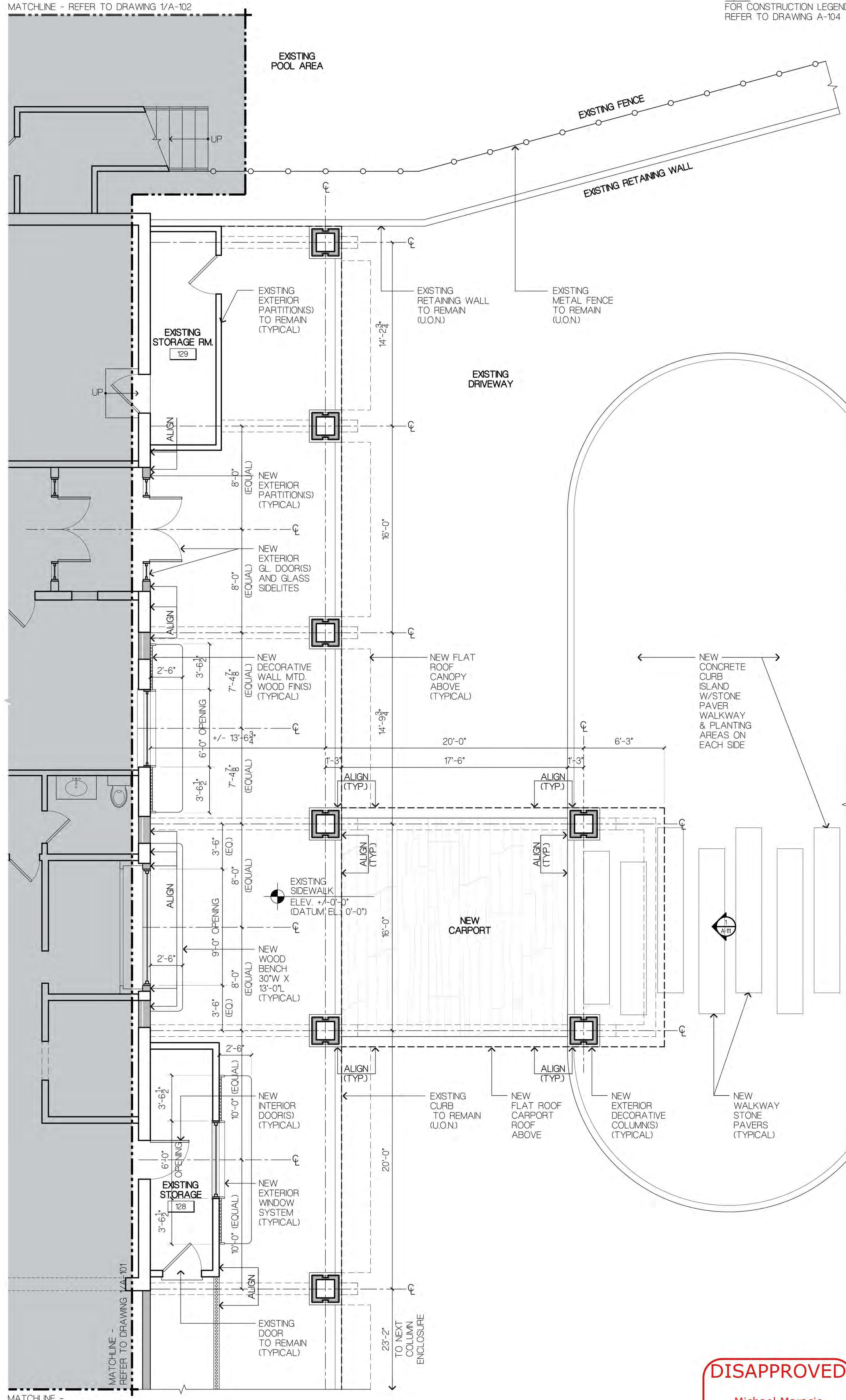
1 CLUBHOUSE - PARTIAL FIRST FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

NOTES:
FOR CONSTRUCTION LEGEND REFER TO DRAWING 1/T-1
REFER TO DRAWING A-104 REFER TO DRAWING 1/T-1 FOR ENLARGED KEY PLAN



2 CLUBHOUSE - PARTIAL FIRST FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

MATCHLINE - REFER TO DRAWING 1/A-102

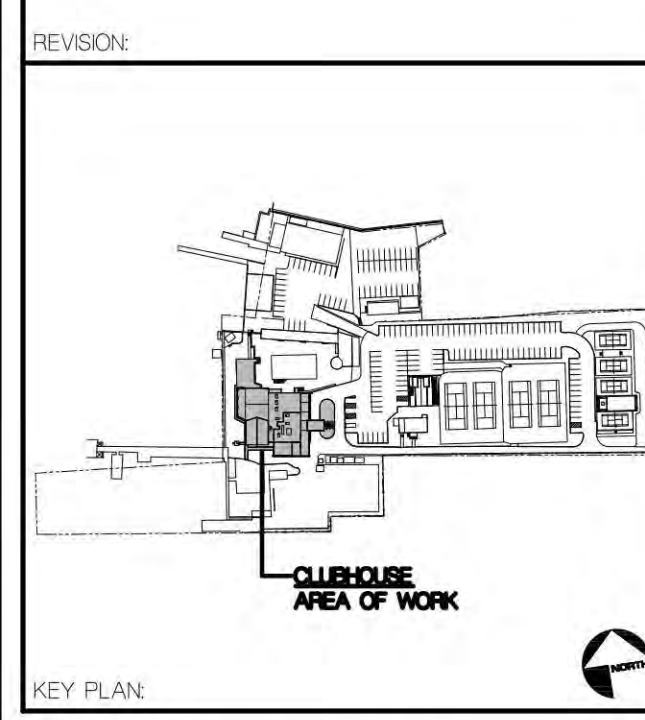


3 CLUBHOUSE - PARTIAL FIRST FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

NOTE:
FOR CONSTRUCTION LEGEND
REFER TO DRAWING A-104

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ZONING SET
NOT FOR CONSTRUCTION
DATE: 10.30.2024



PROJECT TITLE:
PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, N.Y. 11050

SCALE: AS SHOWN
DATE: 10/30/2024
DRAWN BY: GA/JS
PROJECT NUMBER: 202342

DRAWING TITLE:
CLUBHOUSE PARTIAL FIRST FLOOR CONSTRUCTION PLANS

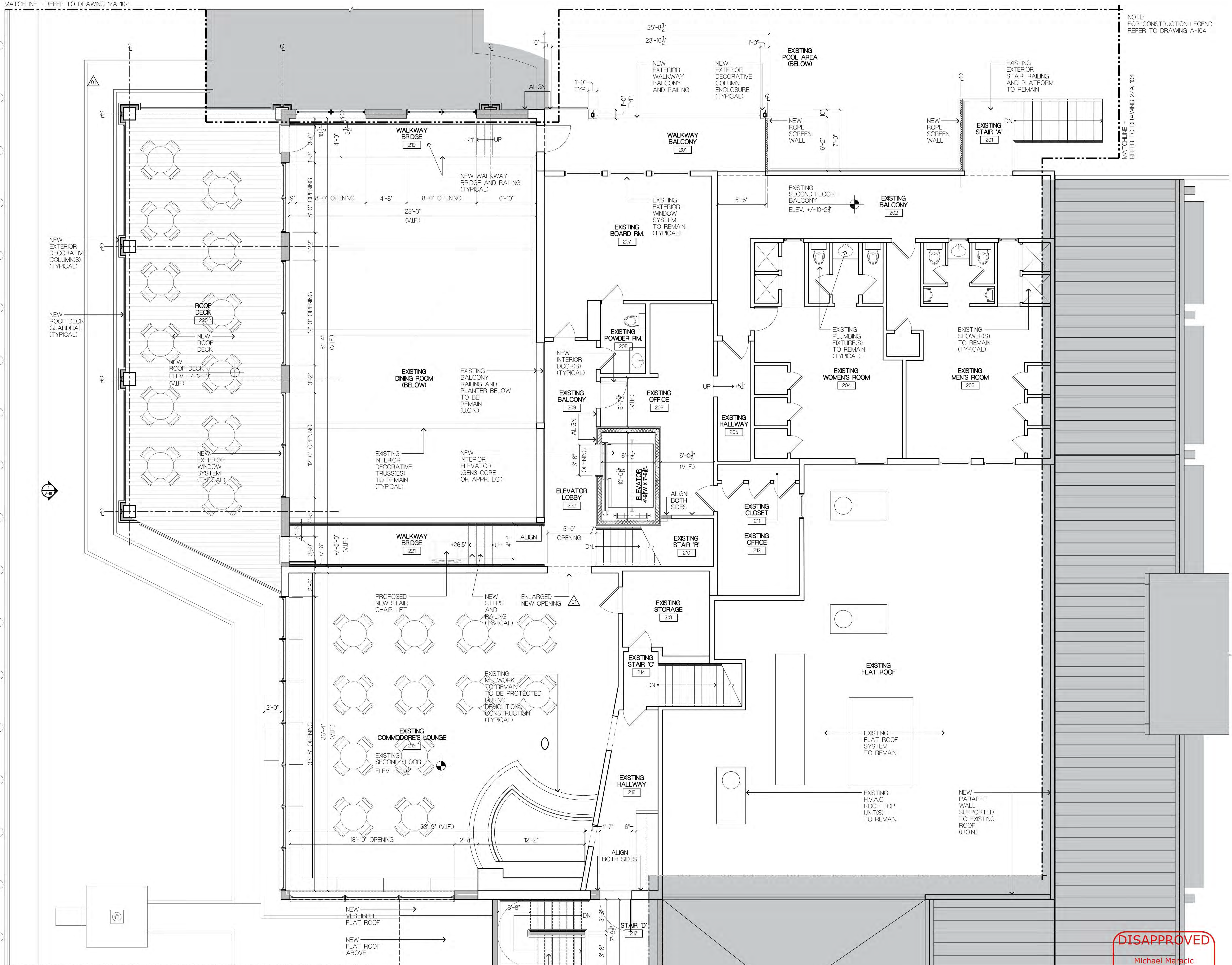
DRAWING NUMBER:
A-102

DISAPPROVED
Michael Maracic
12/03/2024

MATCHLINE - REFER TO DRAWING 1/A-102

NOTE:
FOR CONSTRUCTION LEGEND
REFER TO DRAWING A-104

MATCHLINE -
REFER TO DRAWING 2/A-104



MATCHLINE - REFER TO DRAWING 1 & 2/A-104

1 CLUBHOUSE - SECOND FLOOR CONSTRUCTION PLAN
A-103 SCALE: 1/4" = 1'-0"



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12/03/2024

MOJO•STUMER
ASSOCIATES, P.C.
WWW.MOJOSTUMER.COM
14 Plaza Road (t) 516.625.3344
Greenvale, NY 11548 (f) 516.625.3418

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ZONING SET
NOT FOR CONSTRUCTION
DATE: 10.30.2024

05/2024 REVISED AS PER FIRST COMMISSION LETTERS COMMENTS



PROJECT TITLE
PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, N.Y. 11050

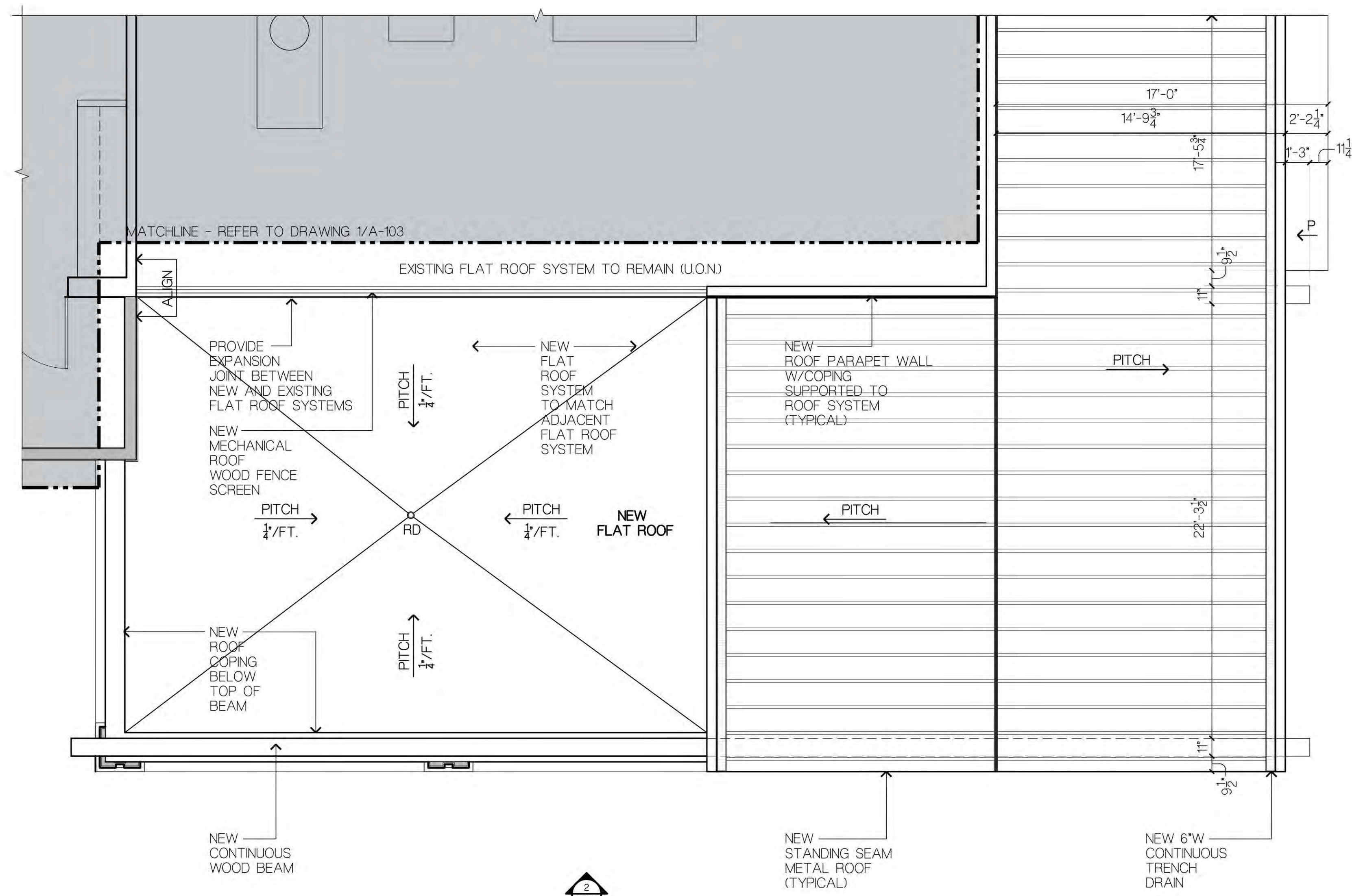
SCALE: AS SHOWN
DATE: 10/30/2024
DRAWN BY: GA/JS
PROJECT NUMBER: 2023.42

DRAWING TITLE
CLUBHOUSE SECOND FLOOR/ROOF CONSTRUCTION PLAN

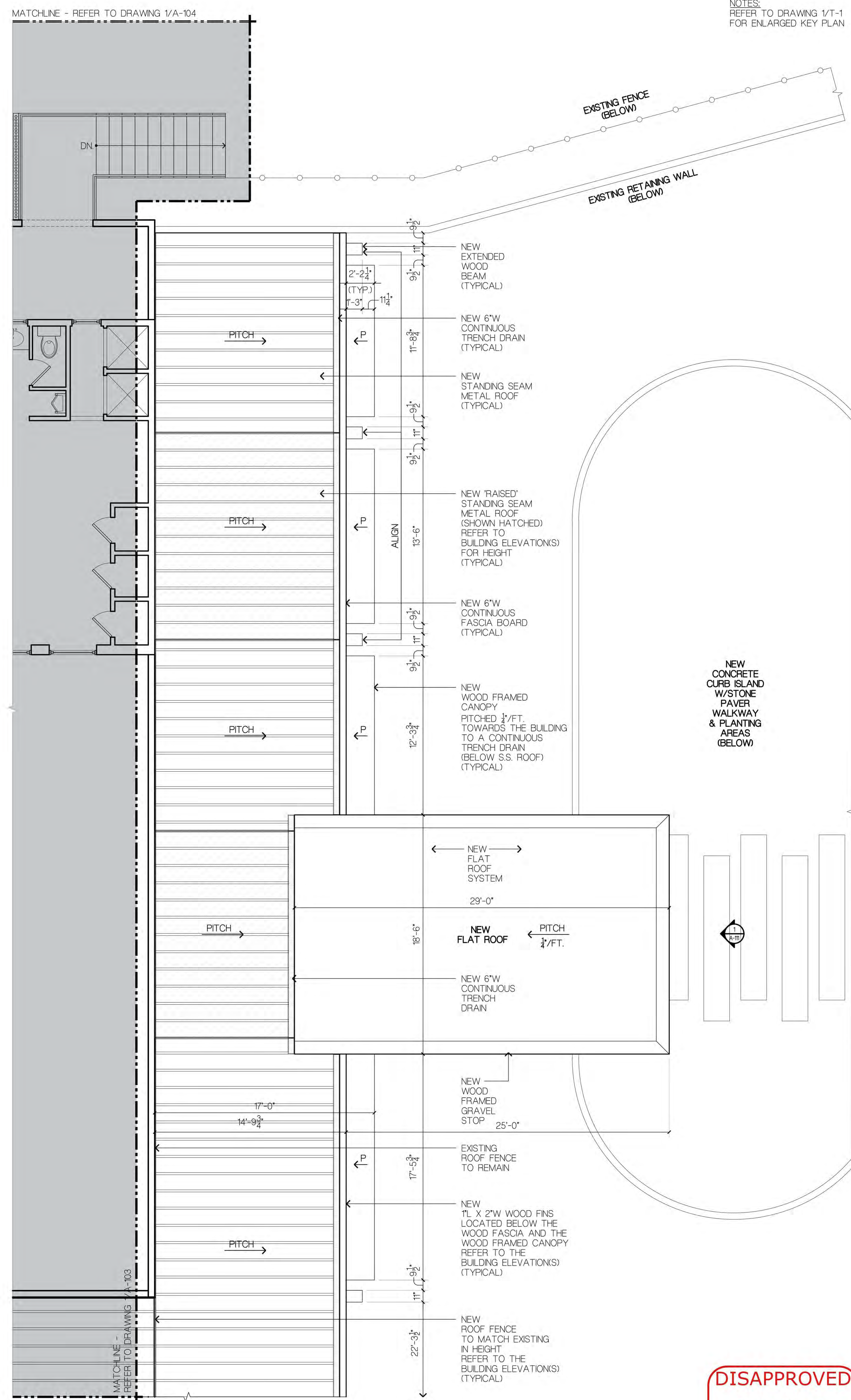
DRAWING NUMBER:
A-103

CONSTRUCTION LEGEND:

- EXISTING INTERIOR/EXTERIOR WALL TO REMAIN
- NEW INTERIOR/EXTERIOR FRAMED WALL
- NEW CMU PARTITION
- DENOTES EXISTING DOOR, FRAME AND HARDWARE TO REMAIN (U.O.N)
- DENOTES NEW DOOR, FRAME AND HARDWARE
- DENOTES NEW WINDOW SYSTEM
- DENOTES NEW STANDING SEAM METAL ROOFING SYSTEM
- DENOTES CONTINUOUS ROOF TRENCH DRAIN



1 CLUBHOUSE - PARTIAL SECOND FL./ROOF CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



2 CLUBHOUSE - PARTIAL SECOND FL./ROOF CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

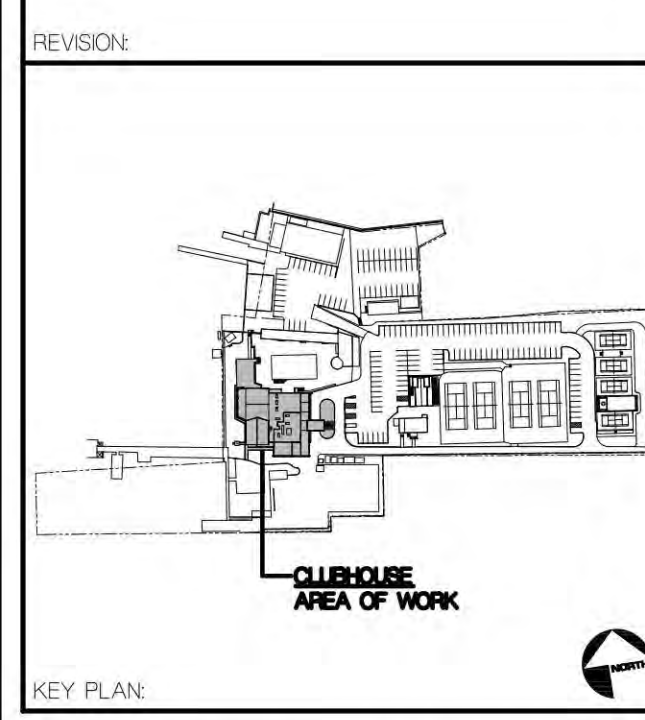
NOTES:
REFER TO DRAWING 1/T-1
FOR ENLARGED KEY PLAN

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12/03/2024

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ZONING SET
NOT FOR CONSTRUCTION
DATE: 10.30.2024



PROJECT TITLE:
PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, N.Y. 11050

SCALE: AS SHOWN
DATE: 10/30/2024
DRAWN BY: GA/JS
PROJECT NUMBER: 2023.42

DRAWING TITLE:
CLUBHOUSE PART. SECOND FL./ROOF CONSTRUCTION PLANS

DRAWING NUMBER:
A-104

MATCHLINE - REFER TO DRAWING 1/A-102

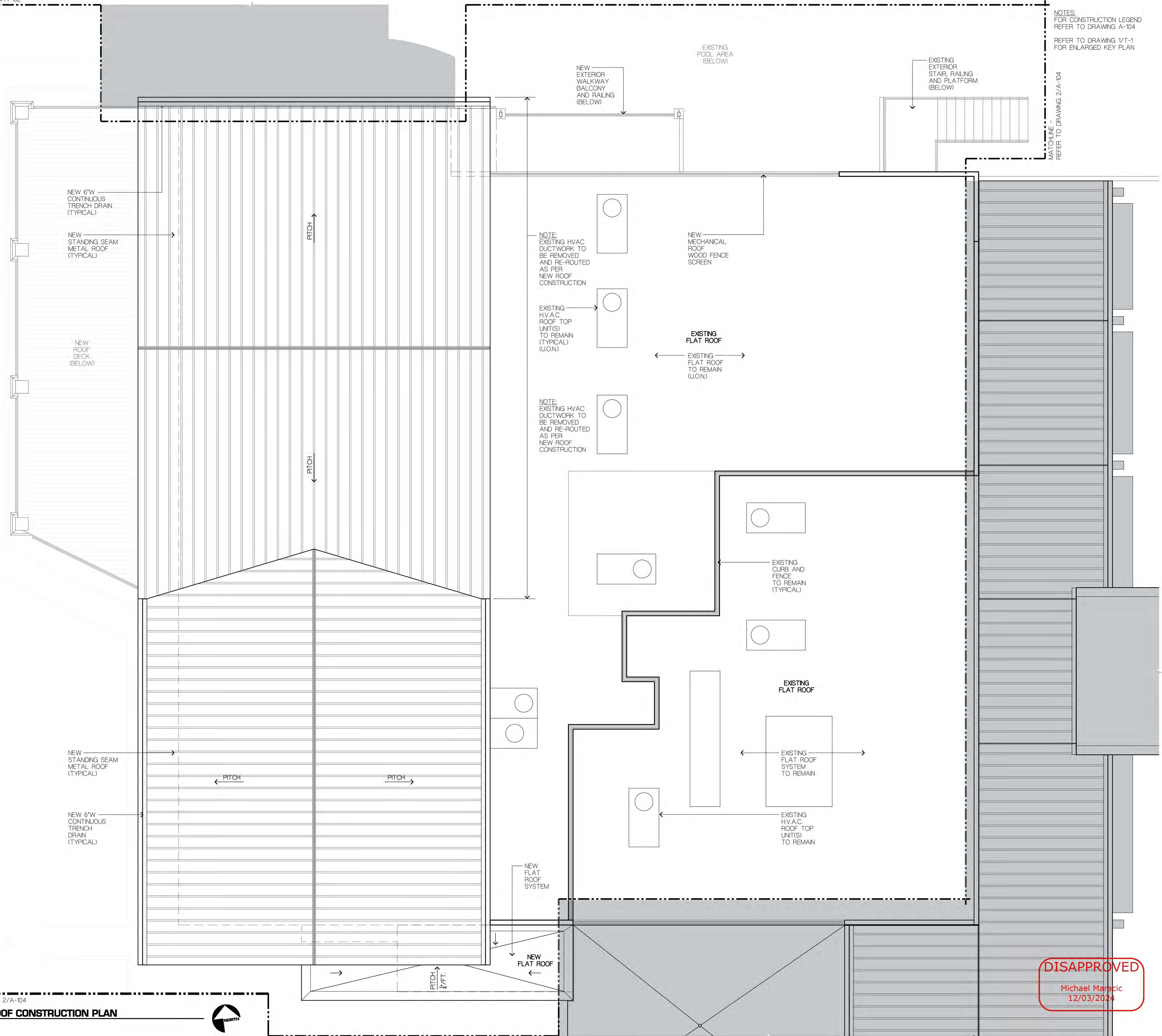
NOTES:
FOR CONSTRUCTION LEGEND
REFER TO DRAWING A-104
REFER TO DRAWING 1/T-1
FOR ENLARGED KEY PLAN

MOJO•STUMER
ASSOCIATES, P.C.

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NOT FOR CONSTRUCTION
DATE: 10.30.2024

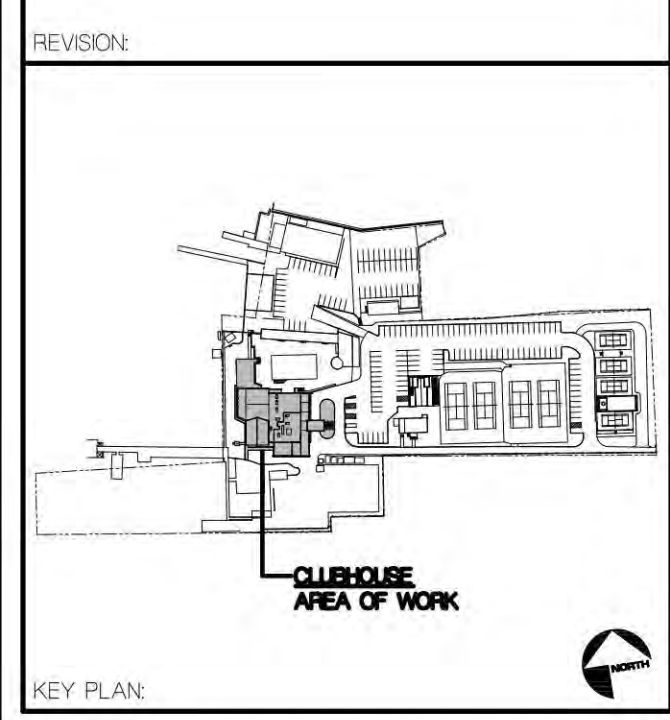


MATCHLINE - REFER TO SHEET 1 & 2/A-104

1 CLUBHOUSE - ROOF CONSTRUCTION PLAN
A-105 SCALE: 1/4" = 1'-0"



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12/03/2024

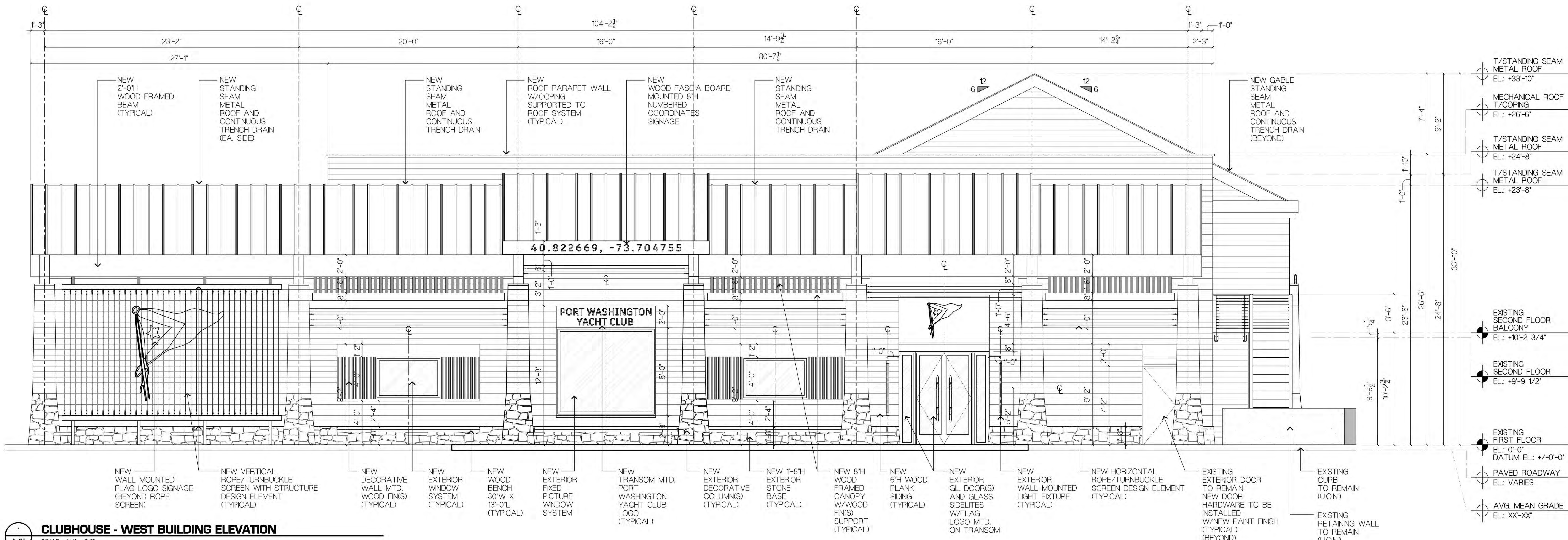


PROJECT TITLE:
PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, N.Y. 11050

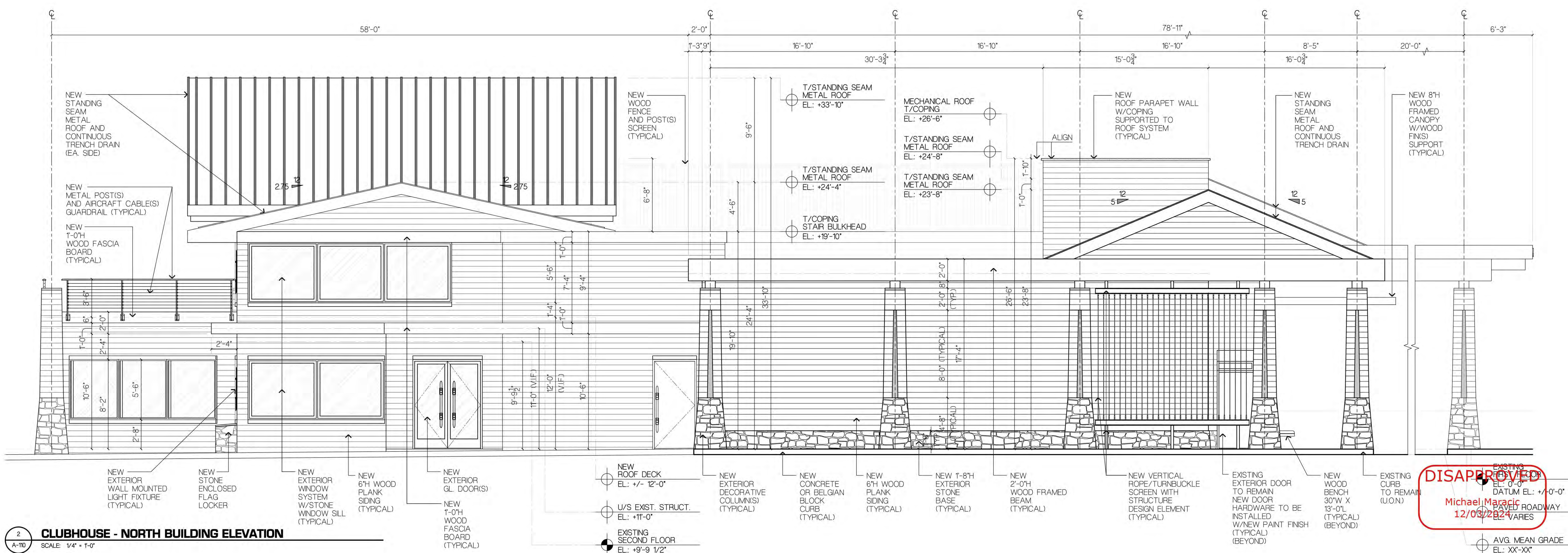
SCALE: AS SHOWN
DATE: 10/30/2024
DRAWN BY: GA/JS
PROJECT NUMBER: 2023.42

DRAWING TITLE:
CLUBHOUSE ROOF CONSTRUCTION PLAN

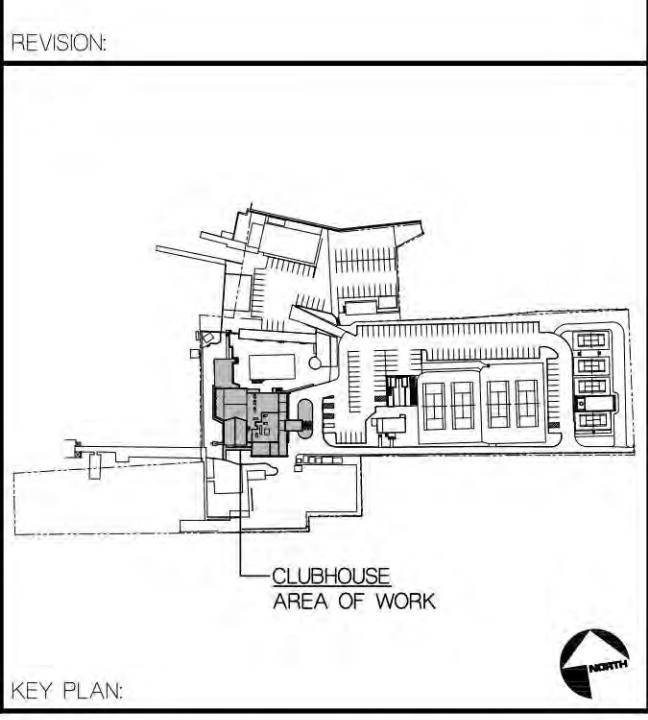
DRAWING NUMBER:
A-105



1 CLUBHOUSE - WEST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



2 CLUBHOUSE - NORTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



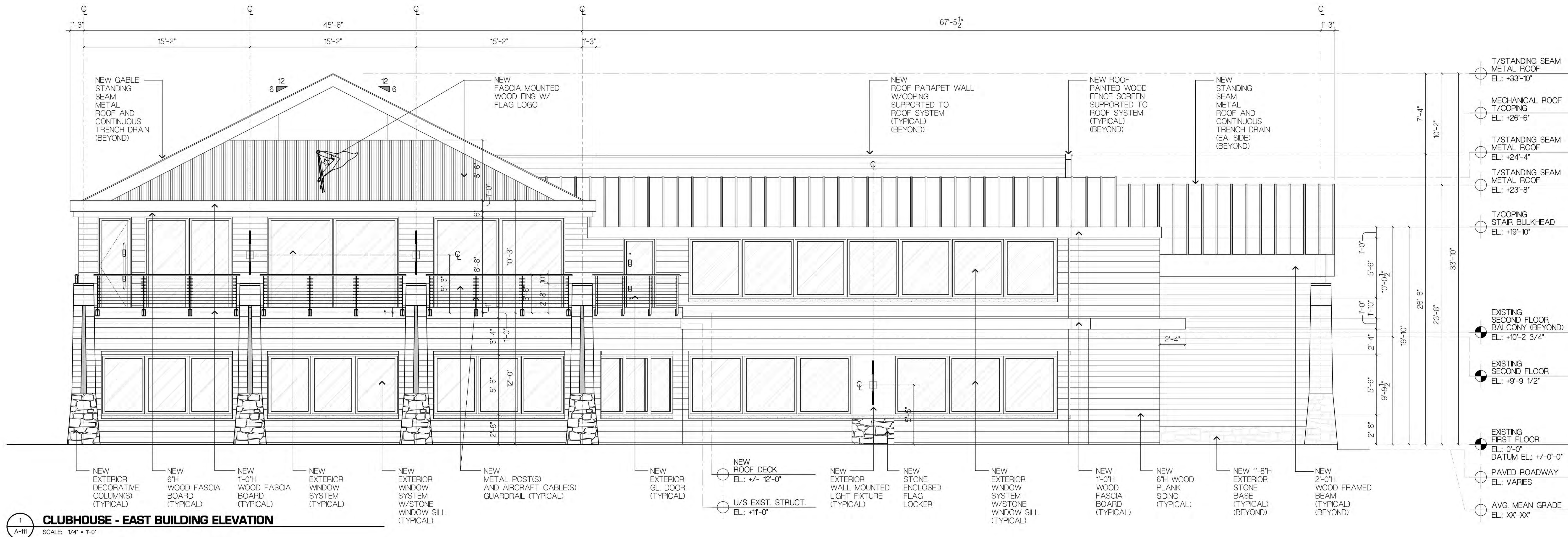
PROJECT TITLE:
PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, NY, 11050

SCALE: AS SHOWN
DATE: 10/30/2024
DRAWN BY: GA/JS
PROJECT NUMBER: 2023.42

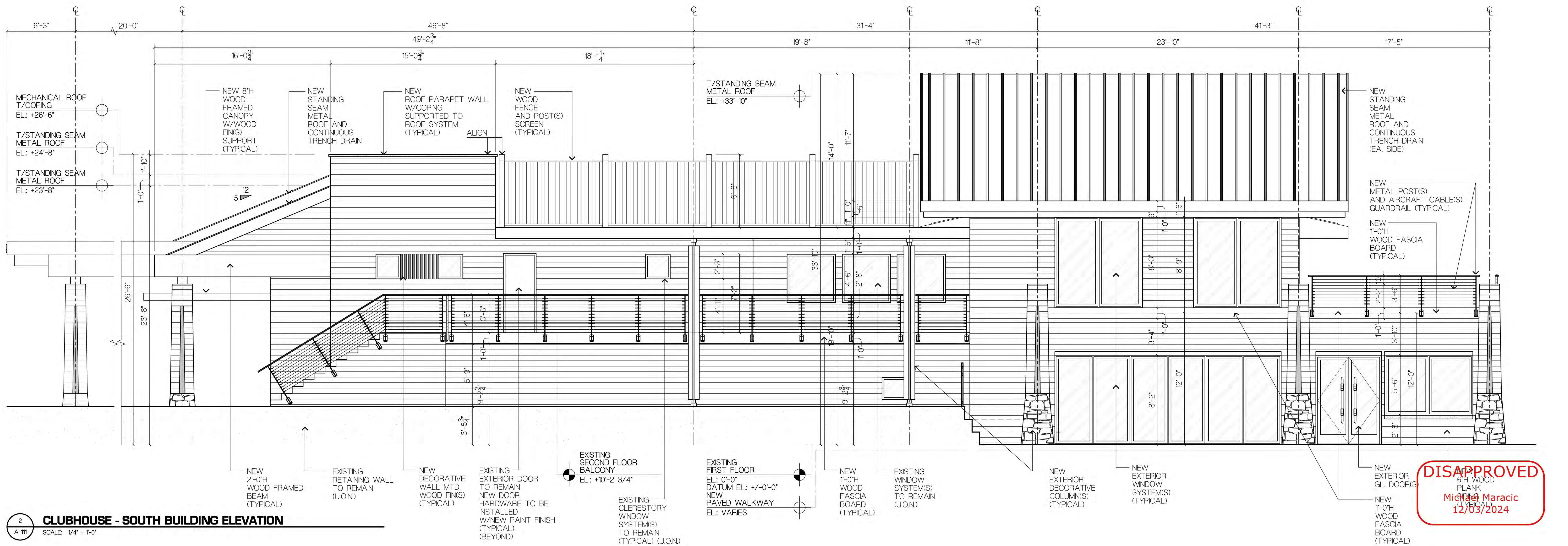
DRAWING TITLE:
CLUBHOUSE BUILDING ELEVATIONS

DRAWING NUMBER:
A-110

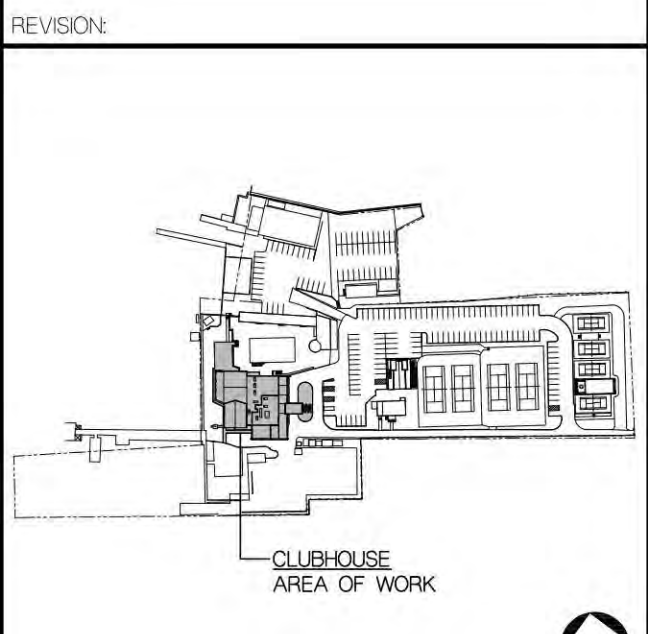
DISAPPROVED
Michael Marafic
12/03/2024



1 CLUBHOUSE - EAST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



2 CLUBHOUSE - SOUTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



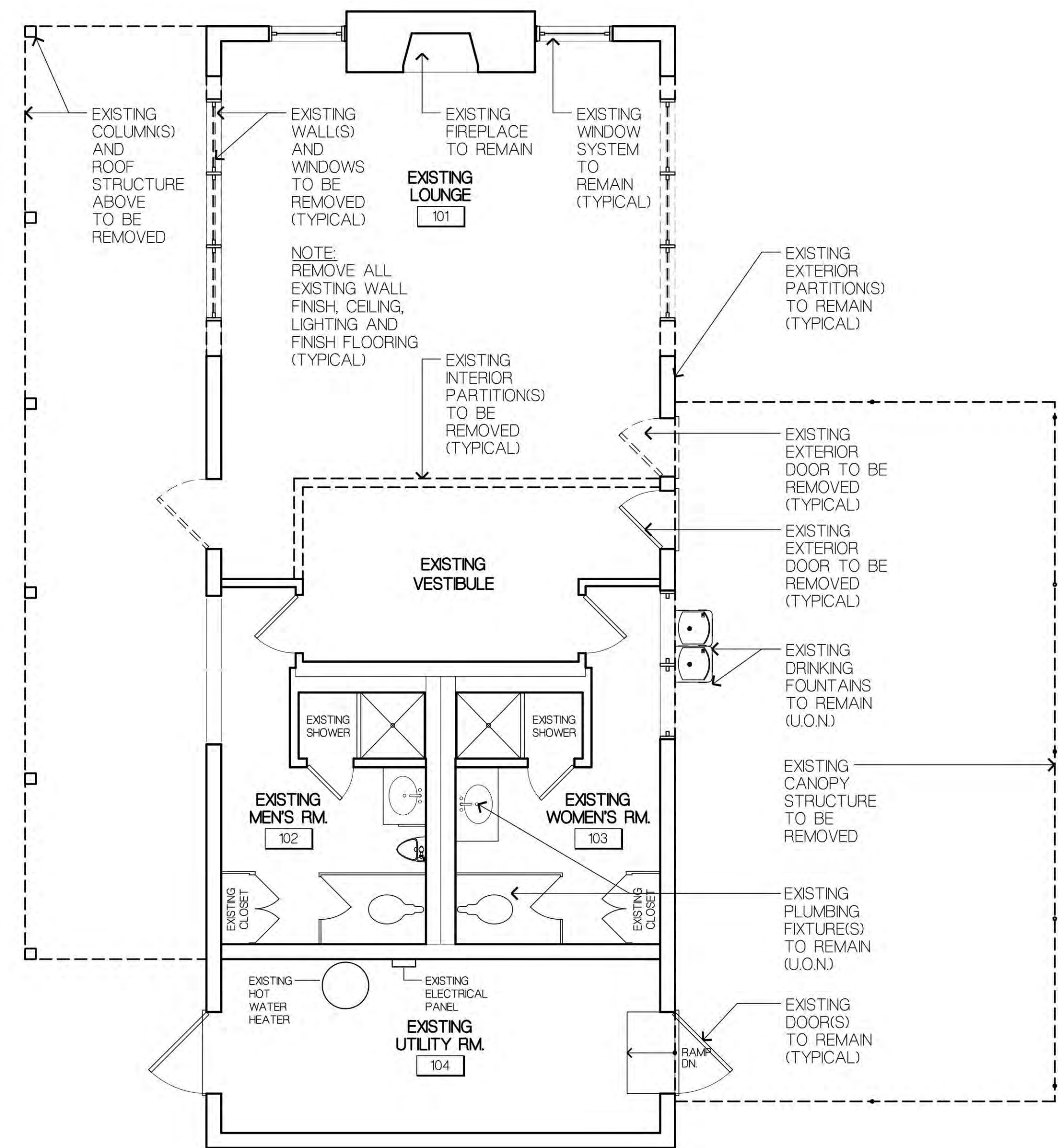
PROJECT TITLE
PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, NY, 11050

SCALE: AS SHOWN
DATE: 10/30/2024
DRAWN BY: GA/JS
PROJECT NUMBER: 2023.42

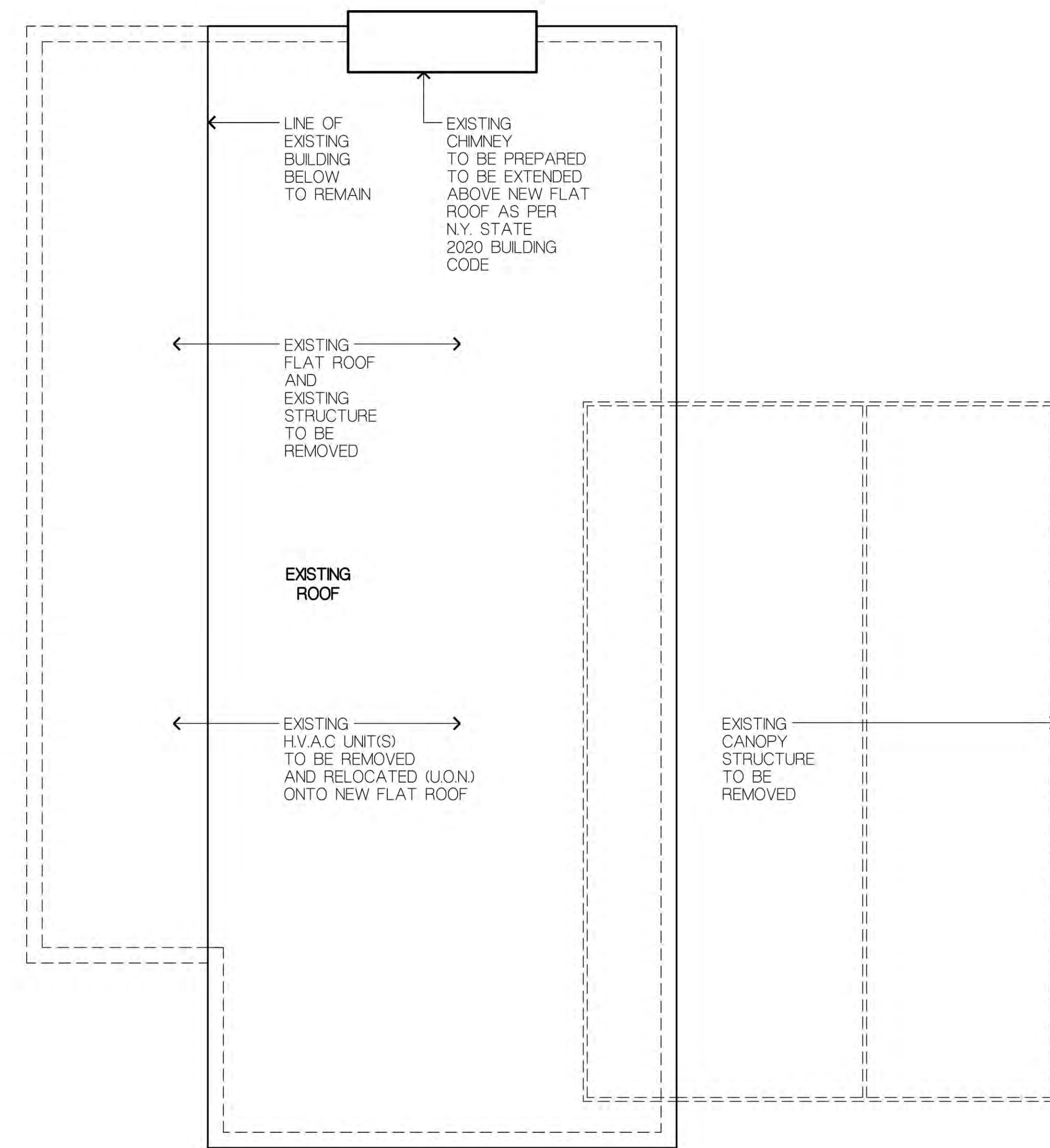
DRAWING TITLE
CLUBHOUSE BUILDING ELEVATIONS

DRAWING NUMBER:
A-111

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Michele Maracic
12/03/2024



1 TENNIS HOUSE - FIRST FLOOR EXISTING/DEMO PLAN
D-201 SCALE: 1/4" = 1'-0"

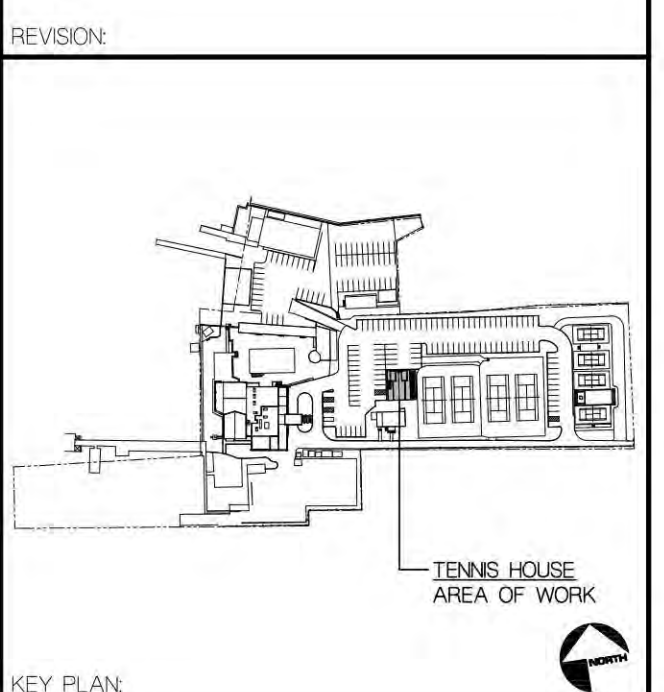


3 TENNIS HOUSE - ROOF EXISTING/DEMO DEMOLITION PLAN
D-201 SCALE: 1/4" = 1'-0"



DEMOLITION PLAN LEGEND:

EXISTING WALL TO BE REMOVED	
EXISTING WALL TO REMAIN	
DENOTES EXISTING EXTERIOR WINDOW UNIT TO BE REMOVED	
DENOTES EXISTING EXTERIOR WINDOW UNIT TO REMAIN	
DENOTES EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED	
DENOTES EXISTING DOOR, FRAME AND HARDWARE TO REMAIN (U.O.N.)	
DENOTES EXISTING METAL CANOPY SUPPORT STRUCTURE TO BE REMOVED	



PROJECT TITLE:
PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, N.Y. 11050

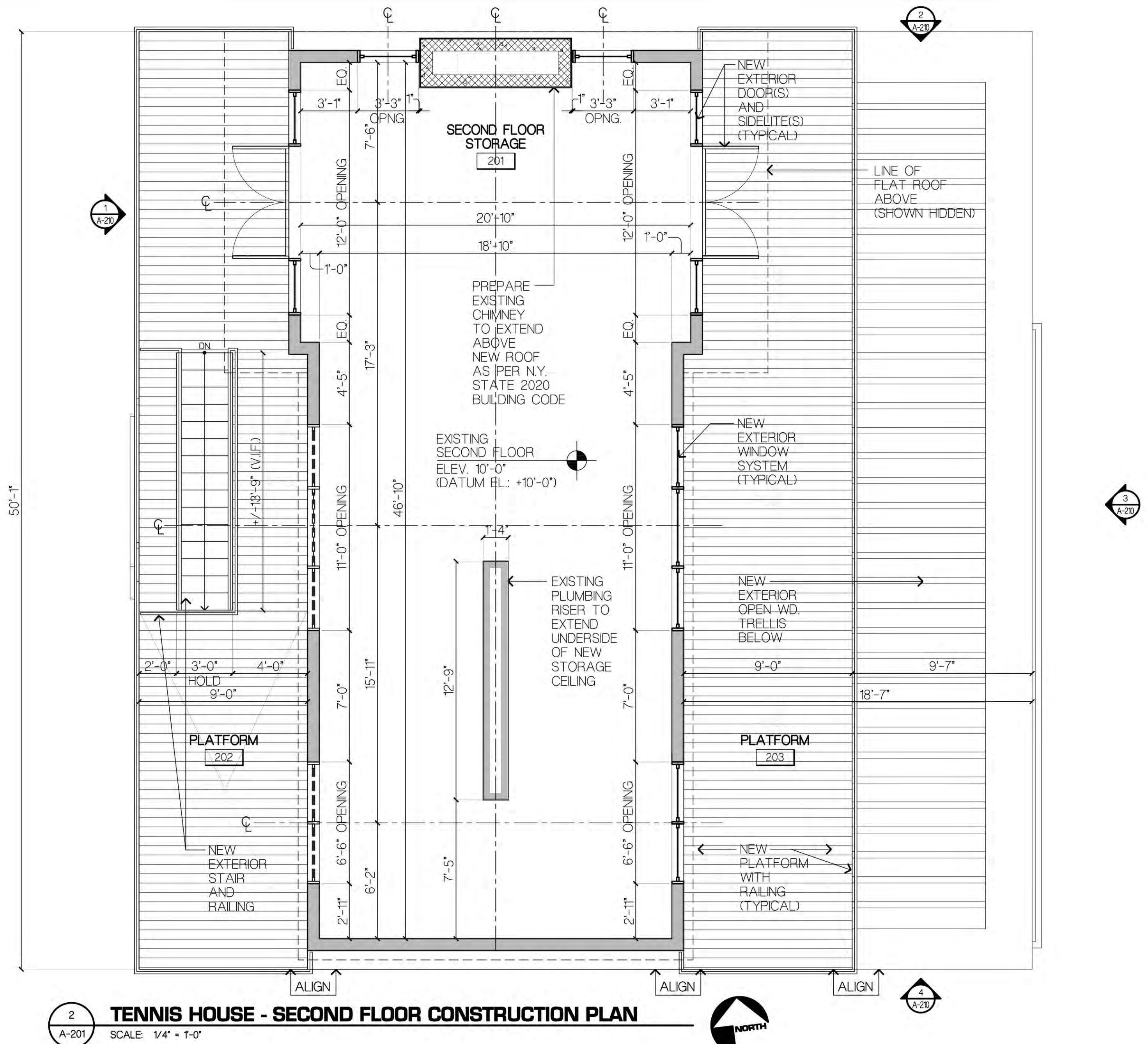
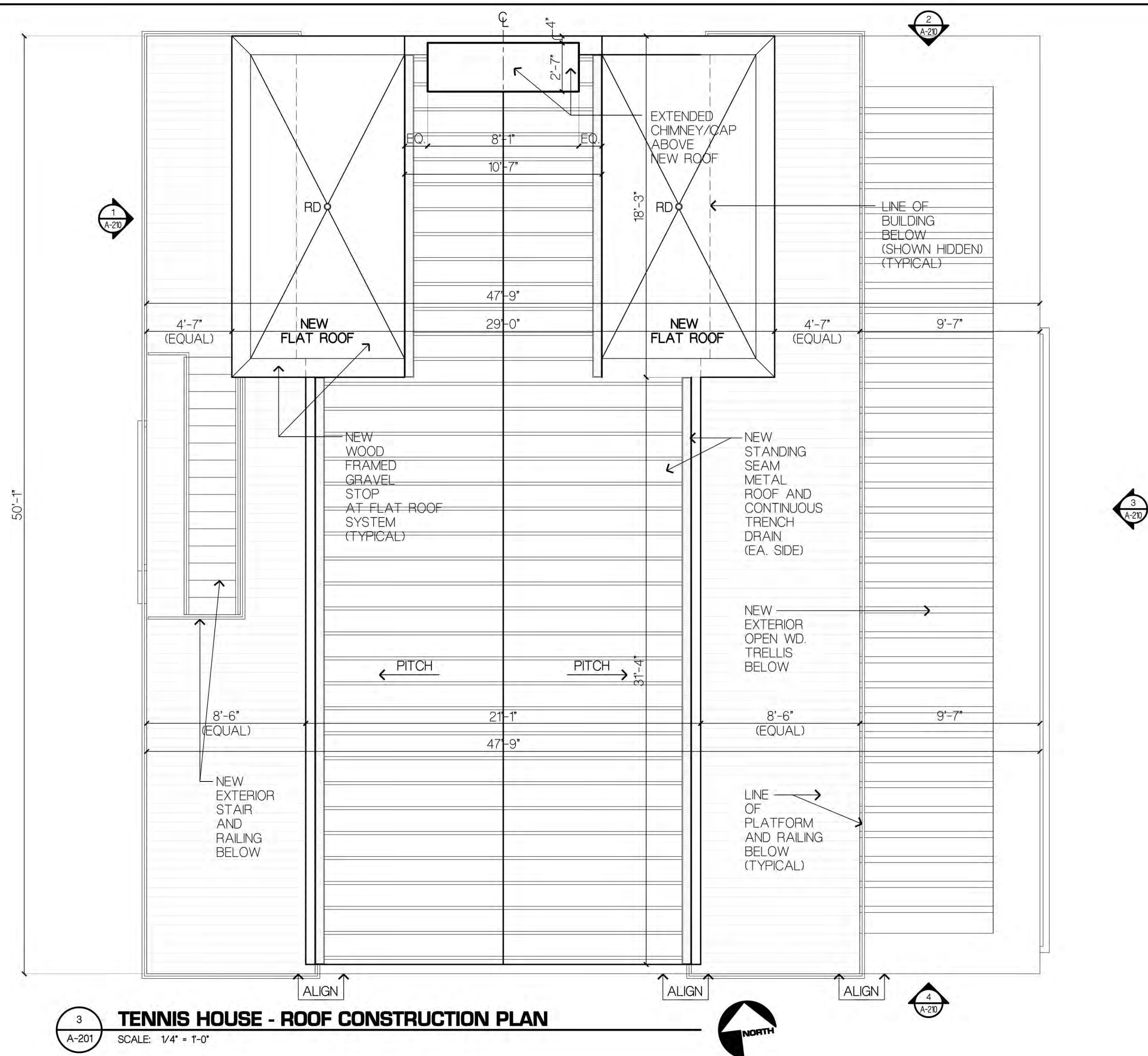
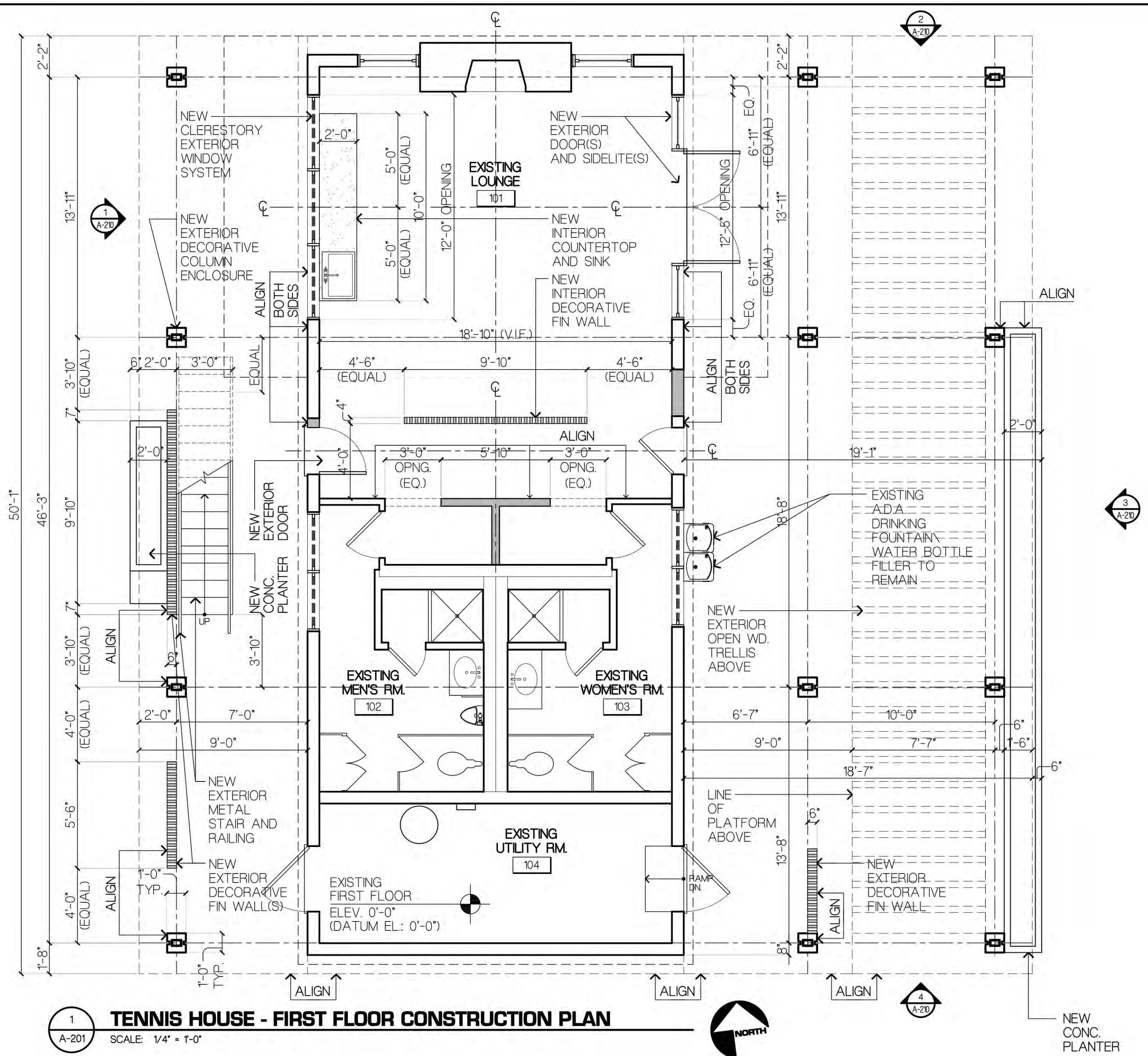
SCALE: AS SHOWN
DATE: 10/30/2024
DRAWN BY: GA/JS
PROJECT NUMBER: 2023.42

DRAWING TITLE:
TENNIS HOUSE EXISTING / DEMOLITION PLANS

DRAWING NUMBER:
D-201

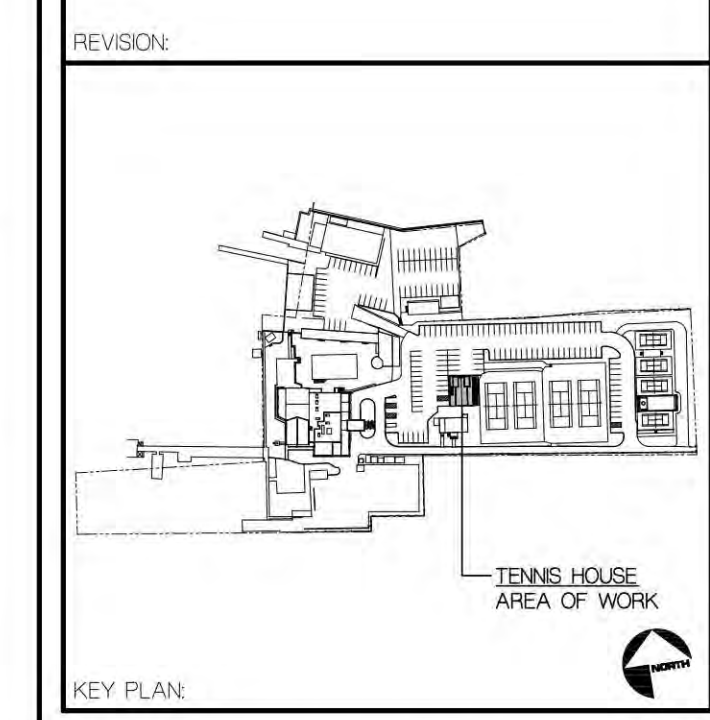
DISAPPROVED
Michael Maracic
12/03/2024

ZONING SET
NOT FOR CONSTRUCTION
DATE: 10.30.2024



CONSTRUCTION LEGEND:

- EXISTING INTERIOR/EXTERIOR WALL TO REMAIN
- NEW INTERIOR/EXTERIOR FRAMED WALL
- NEW CMU PARTITION
- DENOTES EXISTING DOOR, FRAME AND HARDWARE TO REMAIN (U.O.N)
- DENOTES NEW DOOR, FRAME AND HARDWARE
- DENOTES NEW WINDOW SYSTEM
- DENOTES NEW CLERESTORY WINDOW SYSTEM
- DENOTES NEW STANDING SEAM METAL ROOFING SYSTEM
- DENOTES CONTINUOUS ROOF TRENCH DRAIN
- DENOTES NEW WOOD FRAMED TRELLIS



PROJECT TITLE:
PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, NY, 11050

SCALE: AS SHOWN
DATE: 10/30/2024
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PROJECT NUMBER: 2023.42

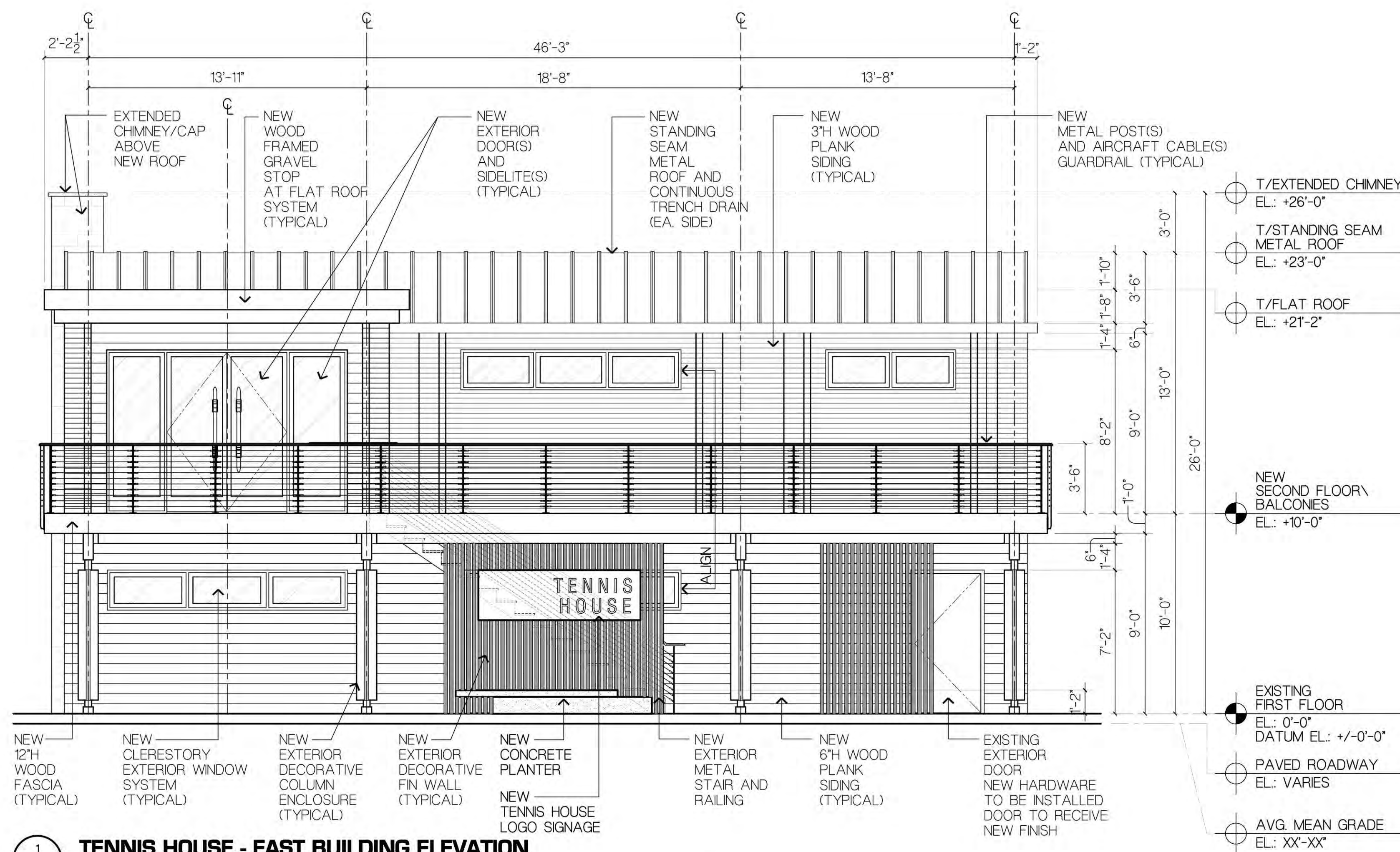
DRAWING TITLE:
TENNIS HOUSE CONSTRUCTION PLANS

DRAWING NUMBER:
A-201

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Michael Maracic
12/03/2024

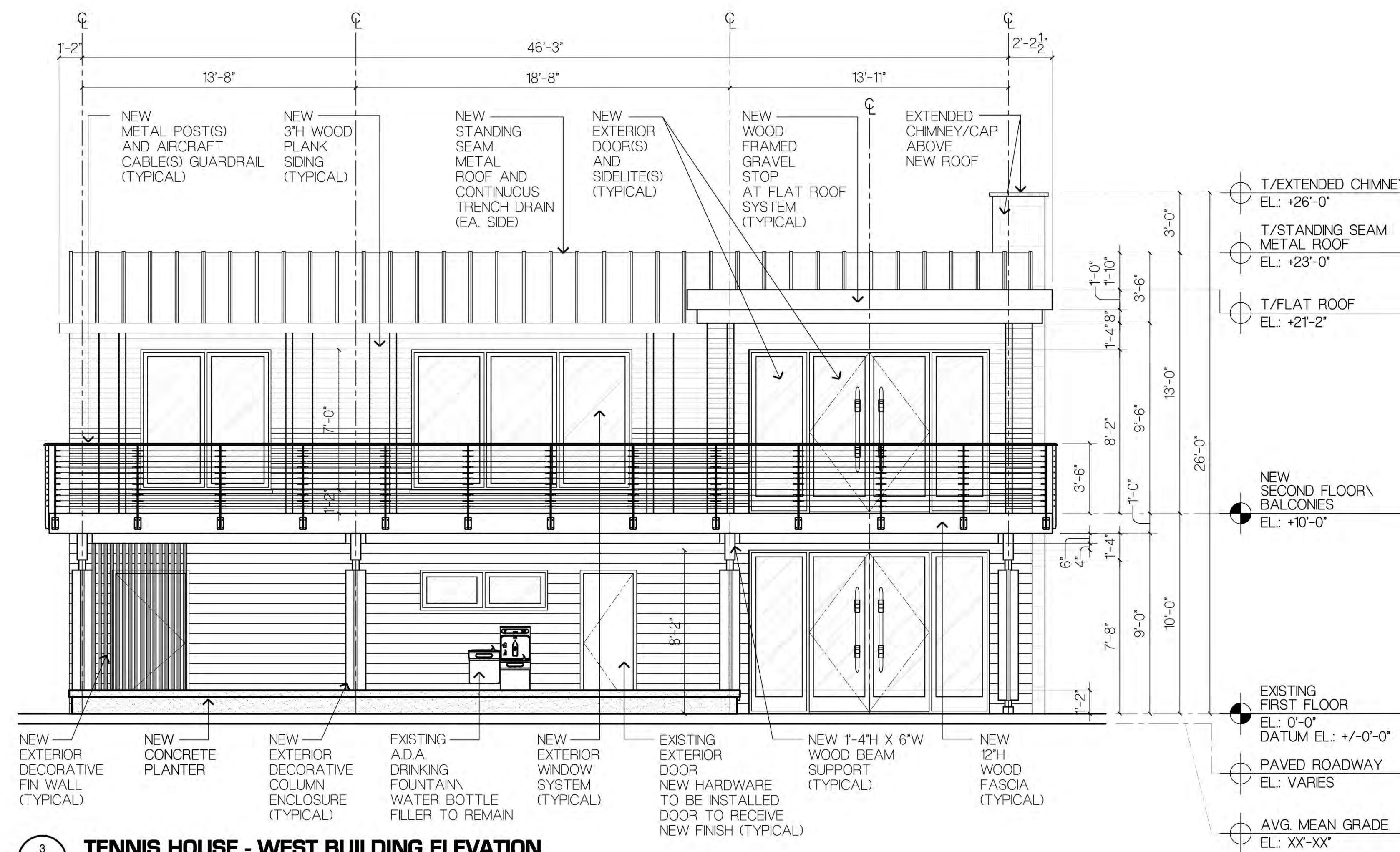
ZONING SET
NOT FOR CONSTRUCTION

DATE: 10.30.2024



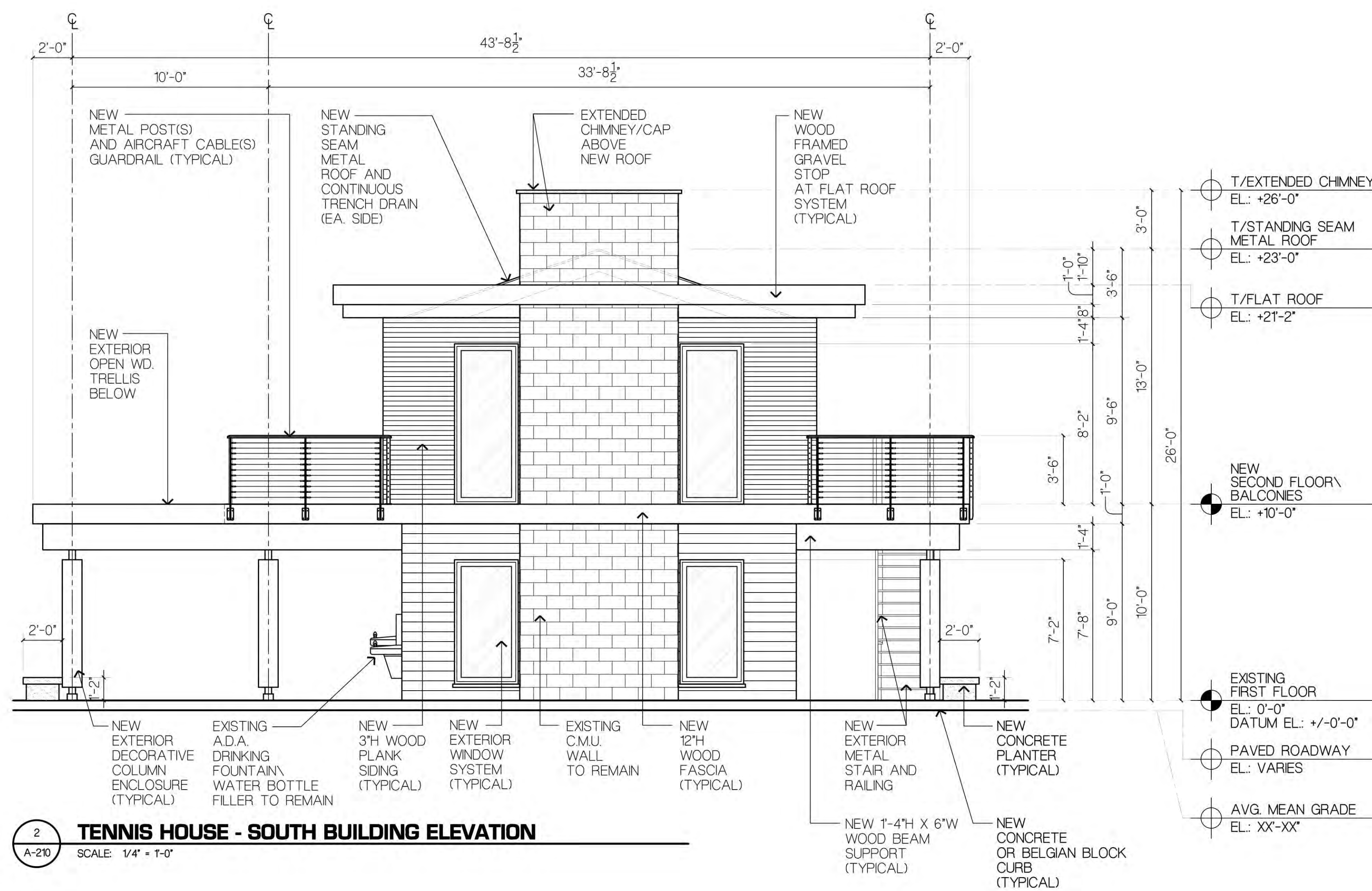
1 TENNIS HOUSE - EAST BUILDING ELEVATION

A-210 SCALE 1/4" = 1'-0"



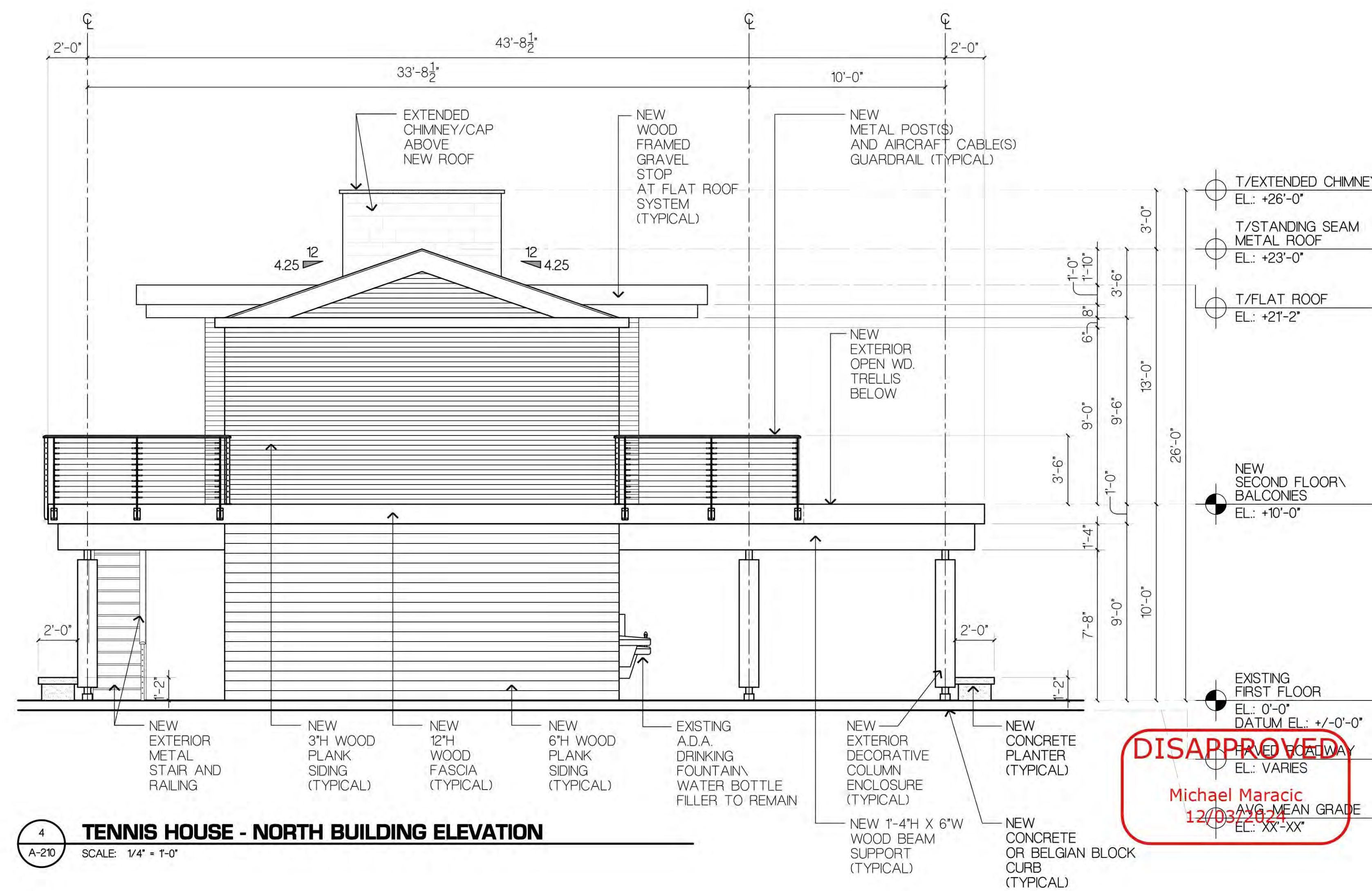
3 TENNIS HOUSE - WEST BUILDING ELEVATION

A-210 SCALE 1/4" = 1'-0"



2 TENNIS HOUSE - SOUTH BUILDING ELEVATION

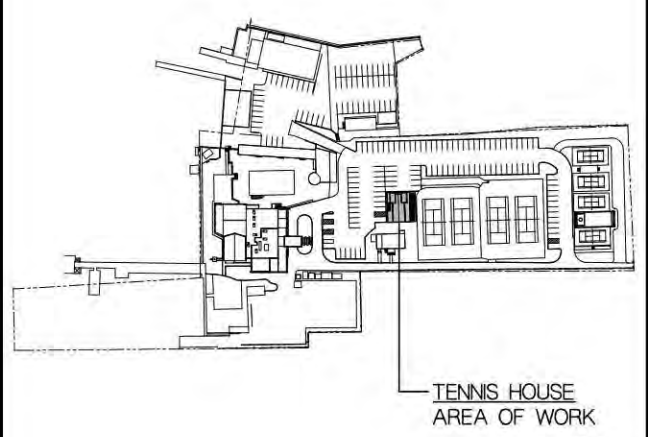
A-210 SCALE 1/4" = 1'-0"



4 TENNIS HOUSE - NORTH BUILDING ELEVATION

A-210 SCALE 1/4" = 1'-0"

REVISION



PROJECT TITLE
PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, NY, 11050

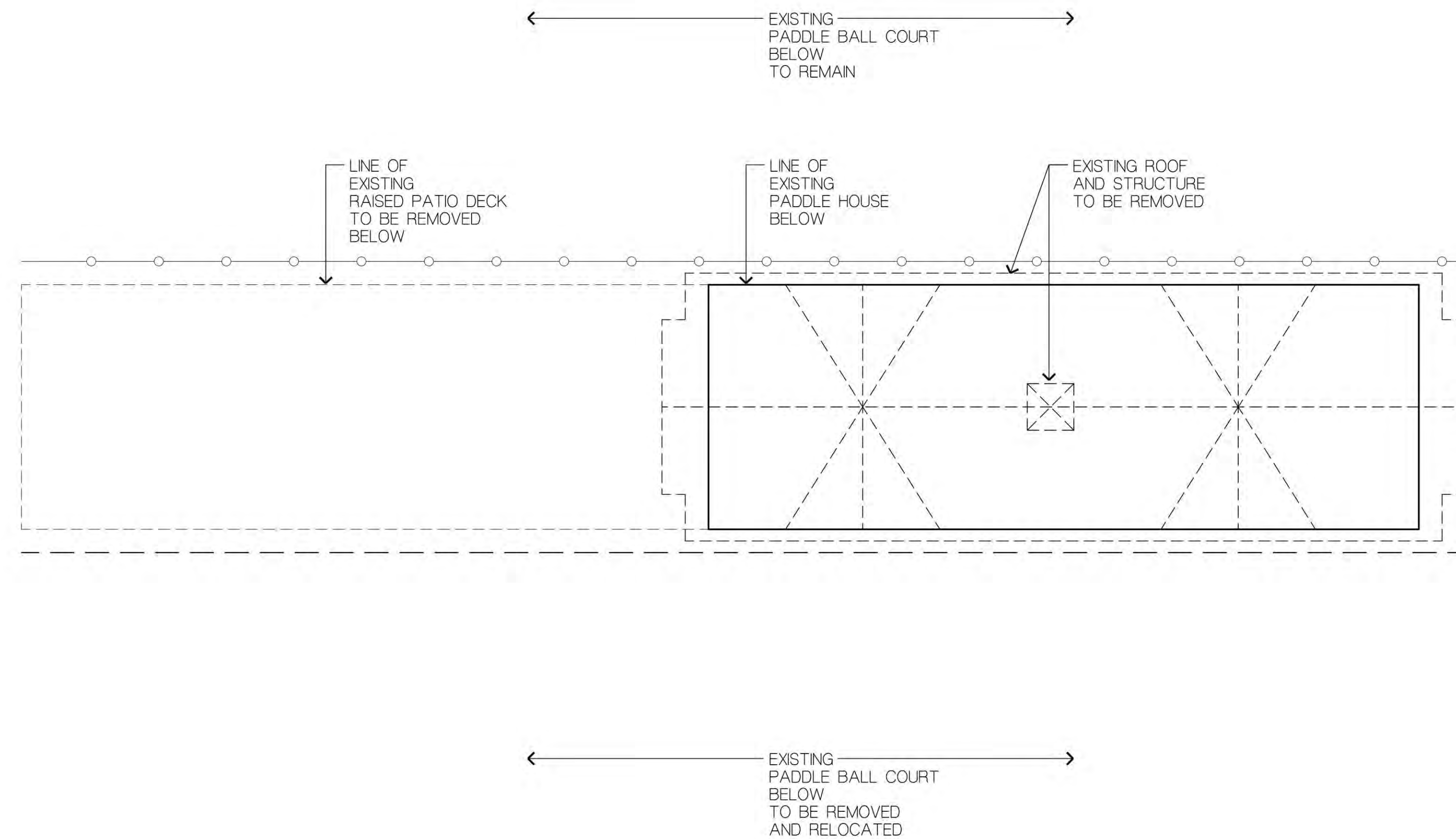
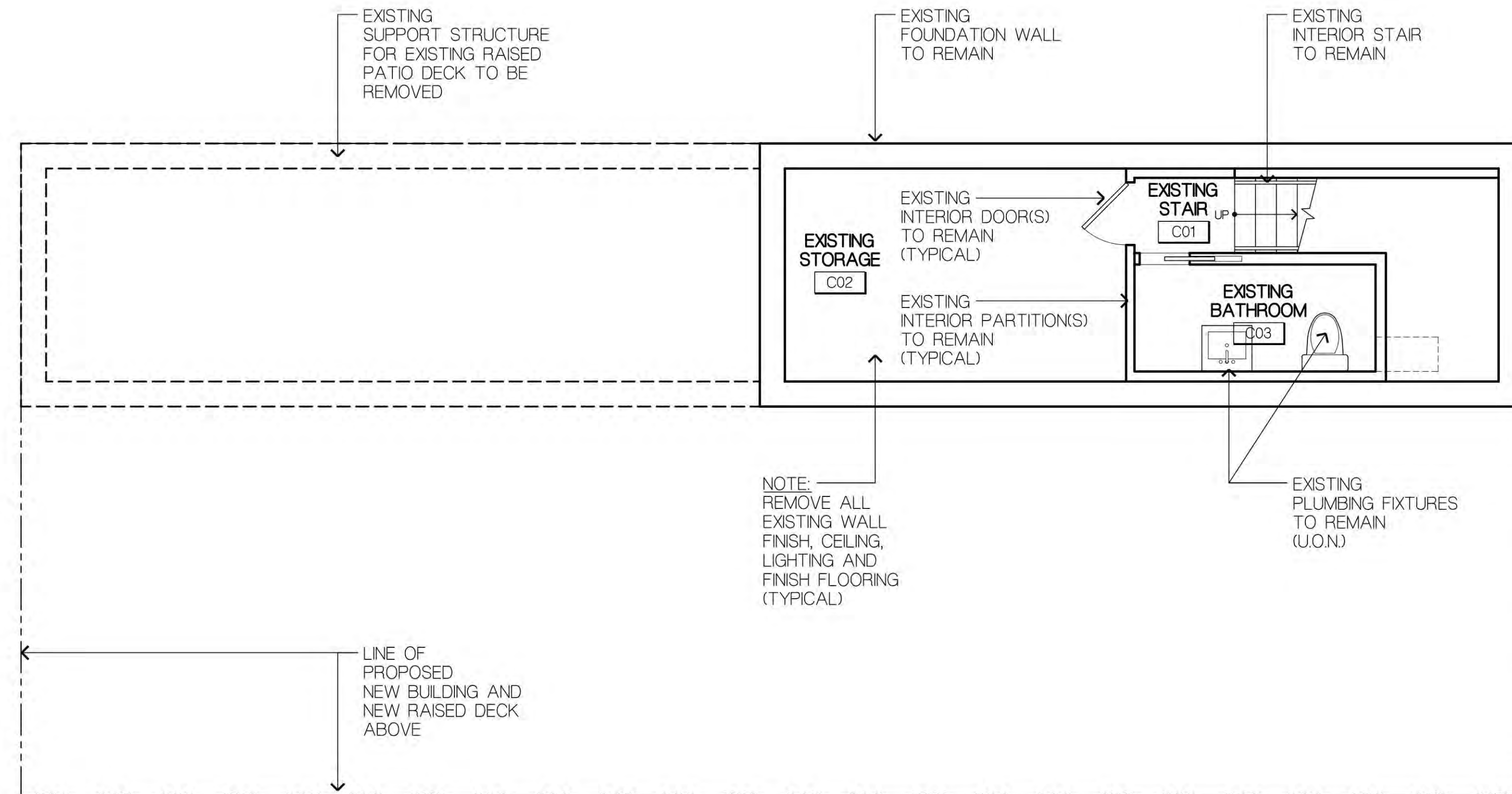
SCALE: AS SHOWN
DATE: 10/30/2024
DRAWN BY: GA/JS
PROJECT NUMBER: 2023.42

DRAWING TITLE
TENNIS HOUSE BUILDING ELEVATIONS

DRAWING NUMBER

DISAPPROVED
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12/03/2024

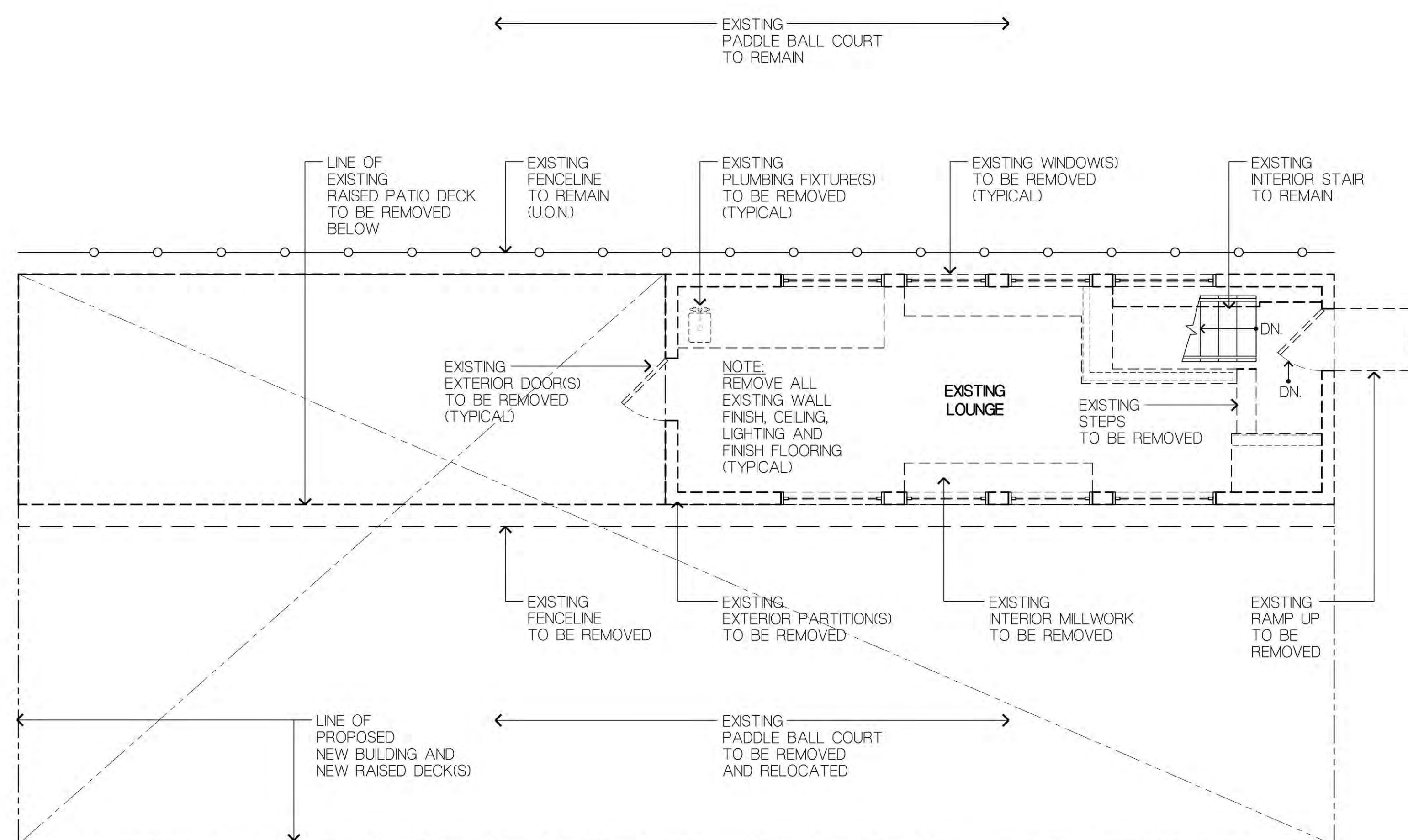
A-210



1 PADDLE HOUSE - CELLAR FLOOR EXISTING / DEMO PLAN
D-301 SCALE: 1/4" = 1'-0"

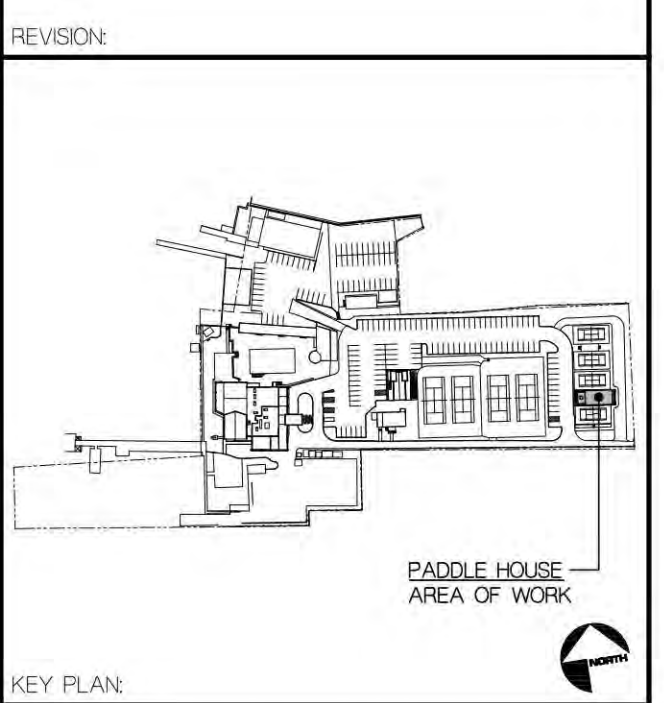


3 PADDLE HOUSE - ROOF EXISTING / DEMO PLAN
D-301 SCALE: 1/4" = 1'-0"



DEMOLITION PLAN LEGEND:

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- DENOTES EXISTING EXTERIOR WINDOW UNIT TO BE REMOVED
- DENOTES EXISTING EXTERIOR WINDOW UNIT TO REMAIN
- DENOTES EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED
- DENOTES EXISTING DOOR, FRAME AND HARDWARE TO REMAIN (UON)



PROJECT TITLE
PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, NY, 11050

SCALE: AS SHOWN SEAL:
DATE: 10/30/2024
DRAWN BY: GA/JS
PROJECT NUMBER: 202342

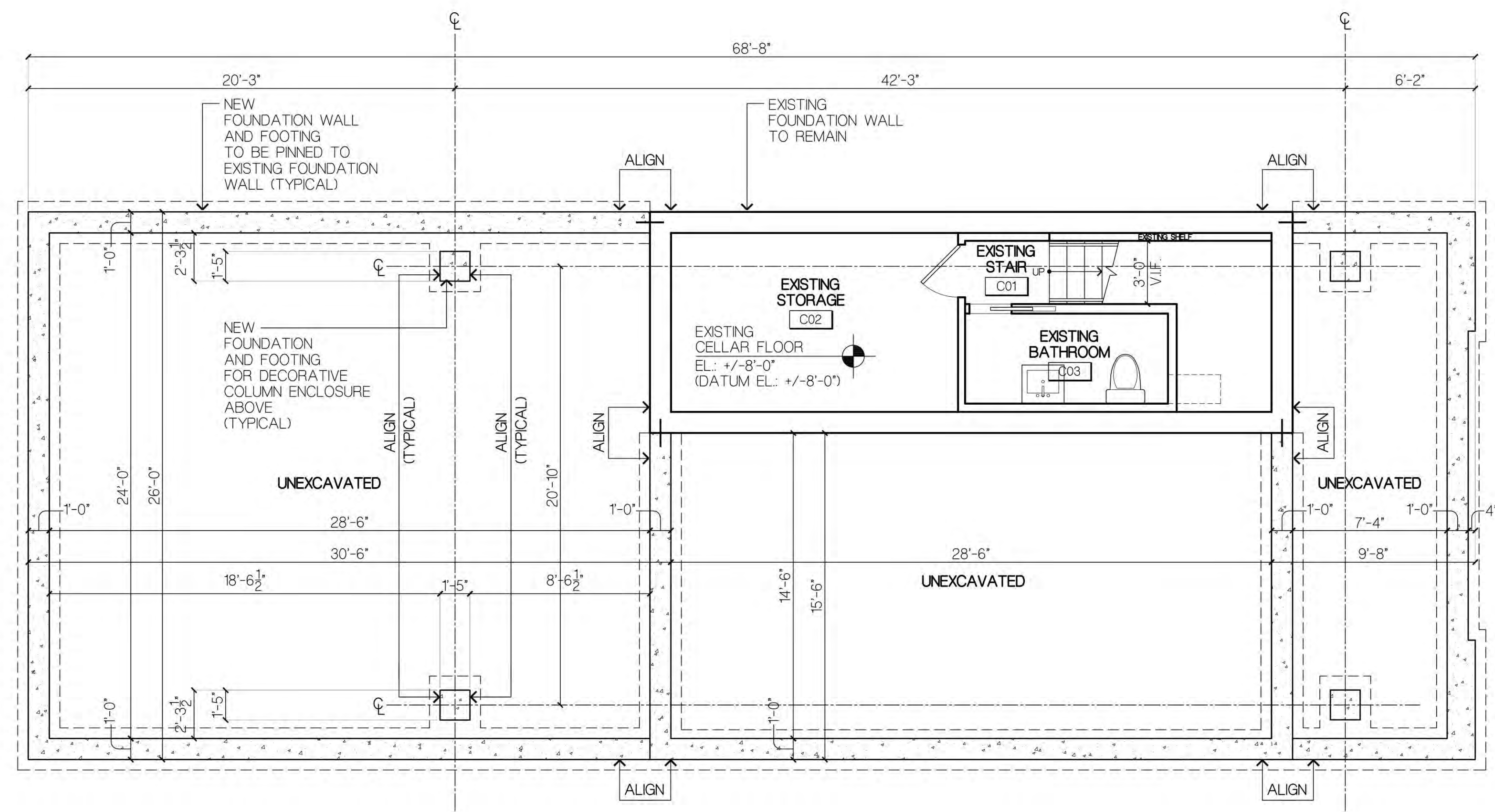
DRAWING TITLE
PADDLE HOUSE EXISTING / DEMOLITION PLANS

DRAWING NUMBER:
D-301

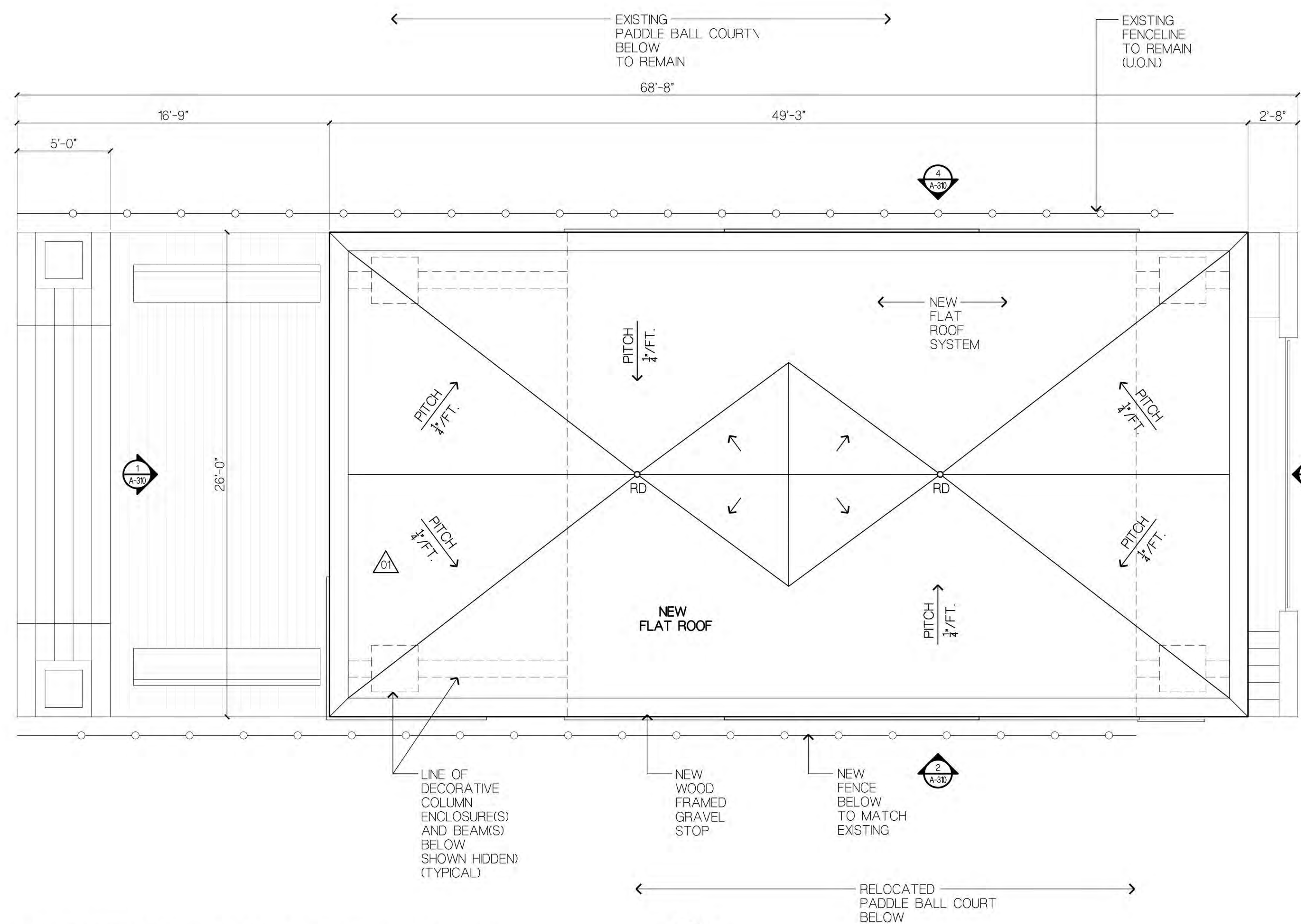
2 PADDLE HOUSE - FIRST FLOOR EXISTING / DEMO PLAN
D-301 SCALE: 1/4" = 1'-0"



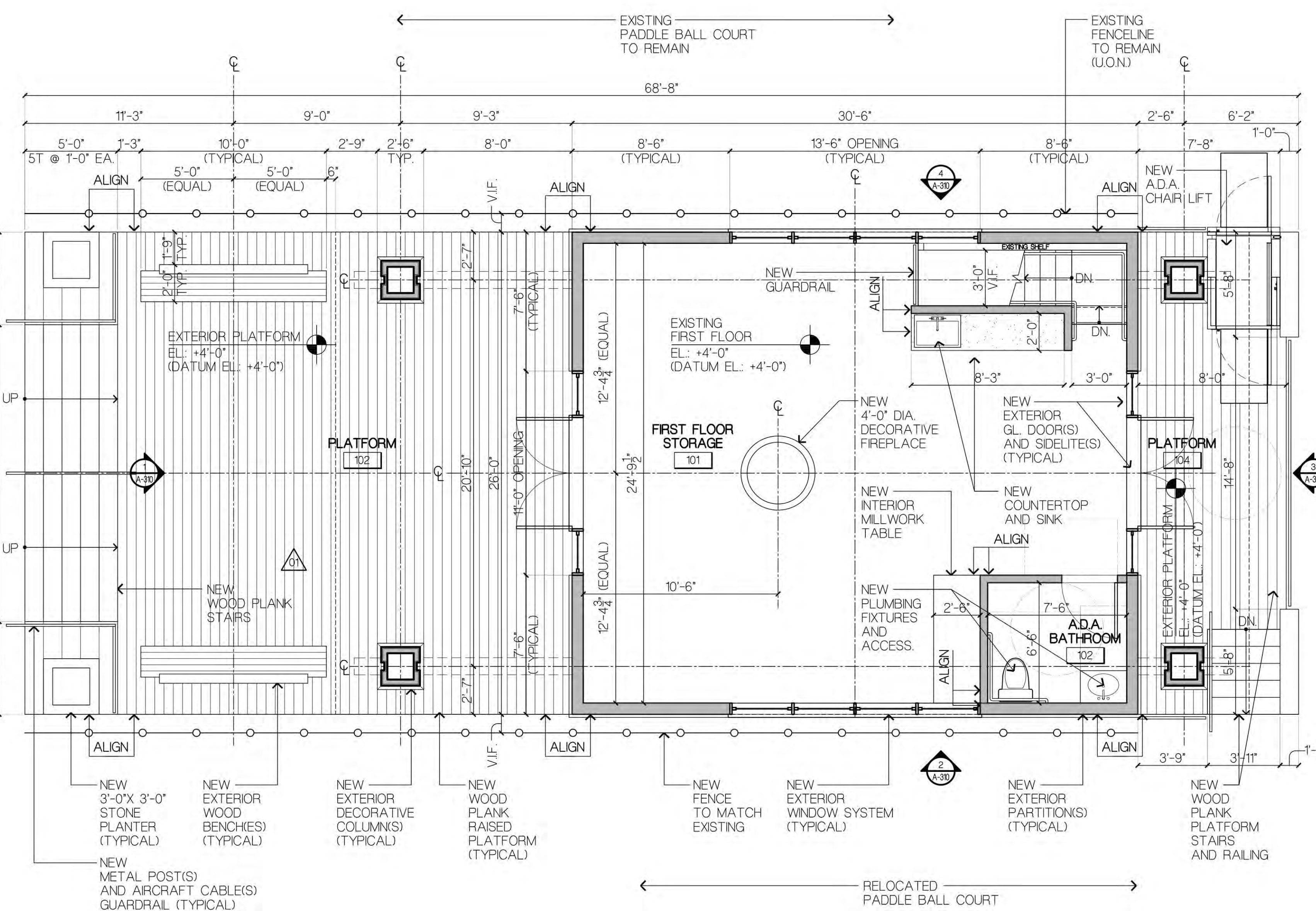
DISAPPROVED
Michael Maracic
12/03/2024



1 PADDLE HOUSE - CELLAR FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



3 PADDLE HOUSE - ROOF CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



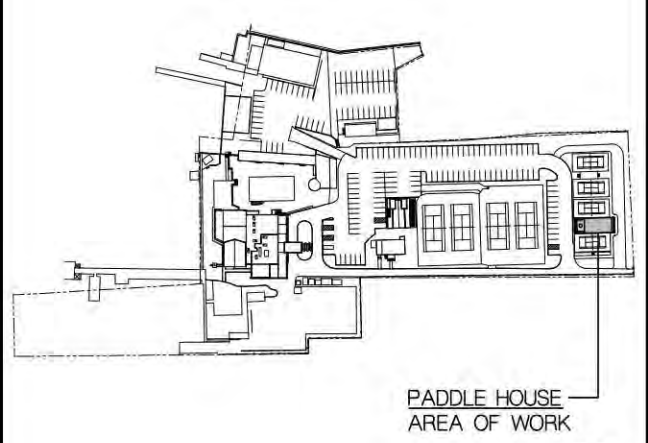
2 PADDLE HOUSE - FIRST FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



CONSTRUCTION LEGEND:

- EXISTING INTERIOR/EXTERIOR WALL TO REMAIN
- NEW INTERIOR/EXTERIOR FRAMED WALL
- DENOTES EXISTING DOOR, FRAME AND HARDWARE TO REMAIN (U.O.N)
- DENOTES NEW DOOR, FRAME AND HARDWARE
- DENOTES NEW WINDOW SYSTEM
- DENOTES EXISTING/NEW FENCE & POSTS

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PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, NY 11050

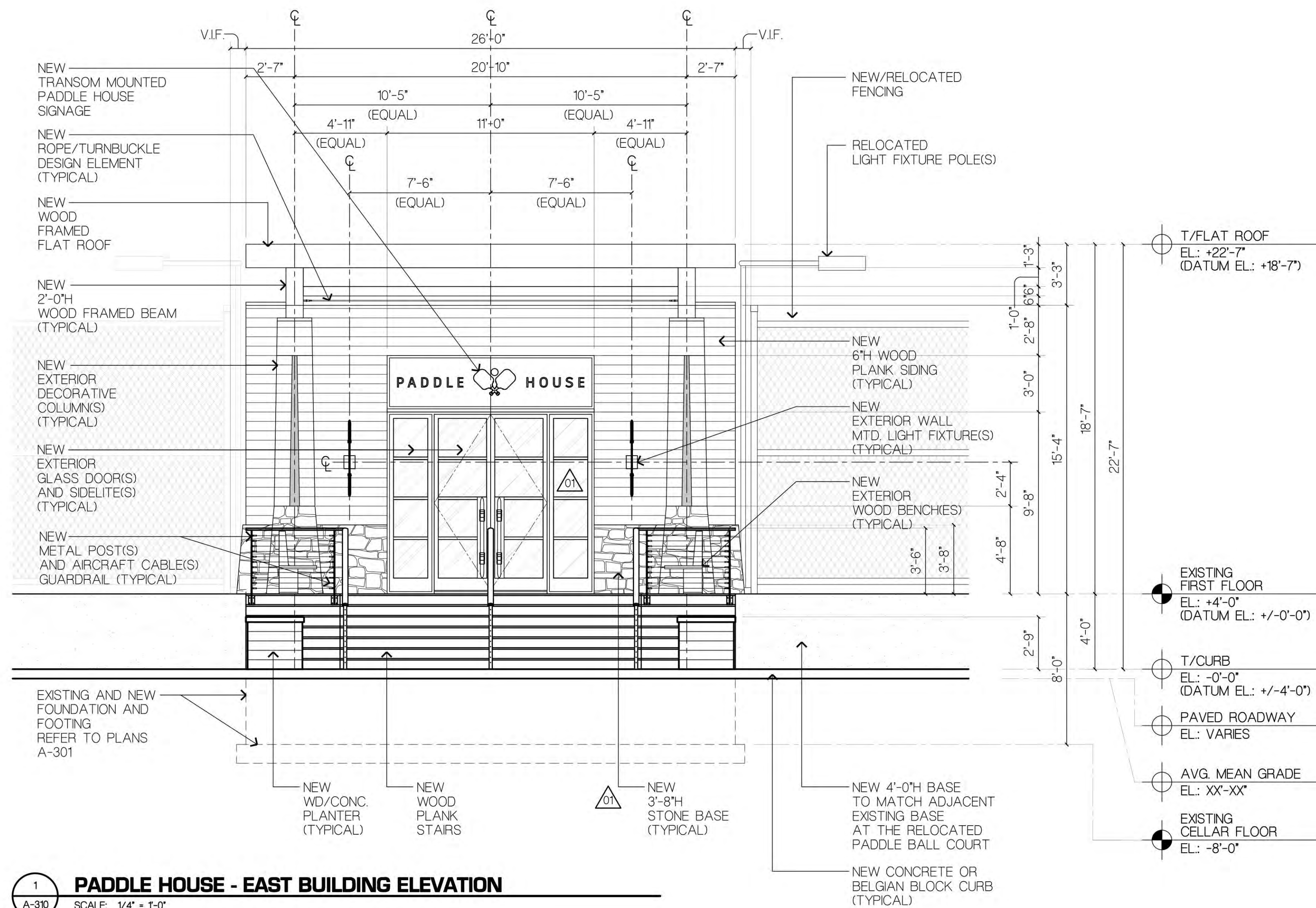
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DATE: 10/30/2024
DRAWN BY: GA/JS
PROJECT NUMBER: 2023.42

PADDLE HOUSE CONSTRUCTION PLANS

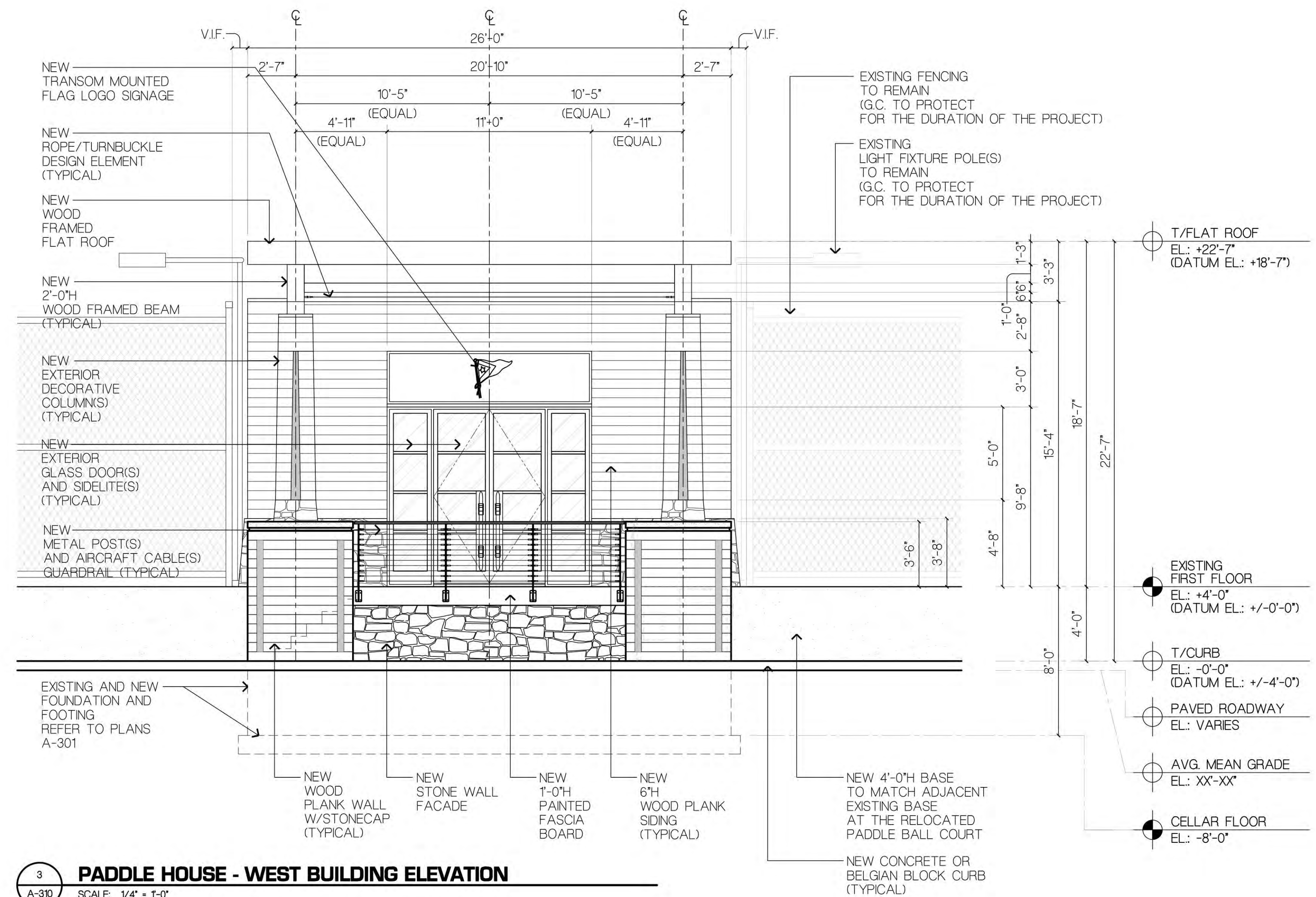
DRAWING NUMBER:

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Michael Maracic
12/03/2024

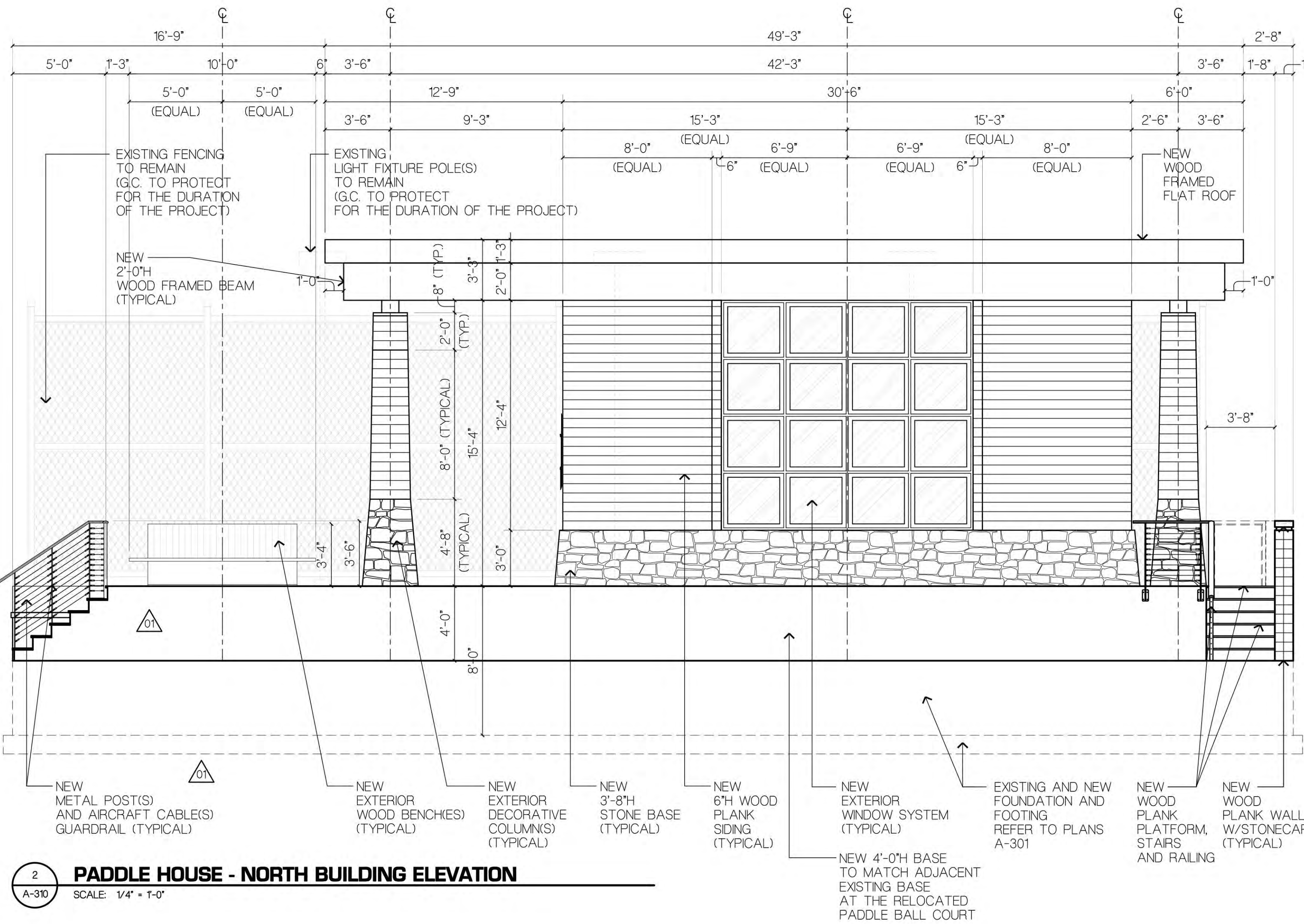
A-301



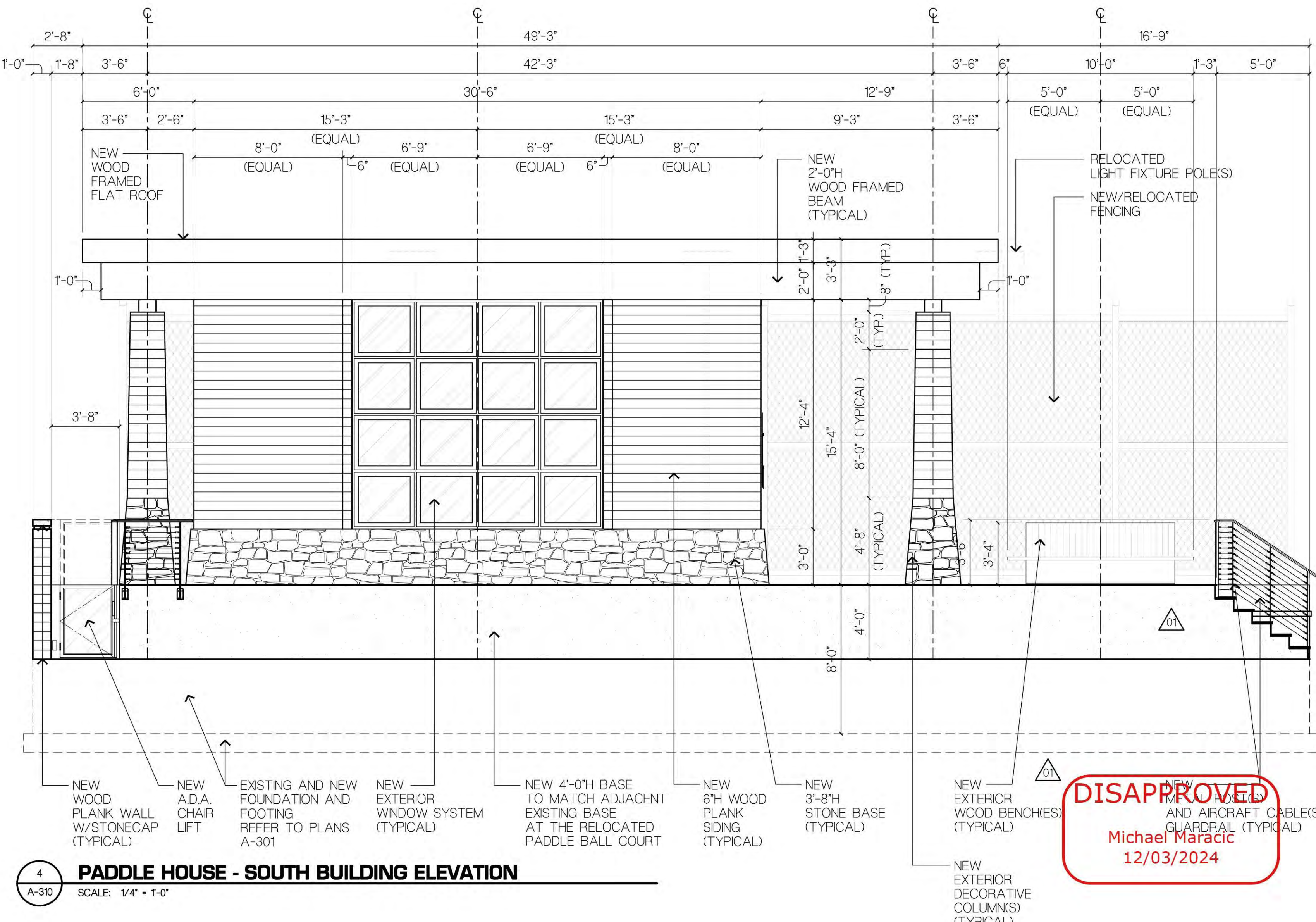
1 PADDLE HOUSE - EAST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



3 PADDLE HOUSE - WEST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

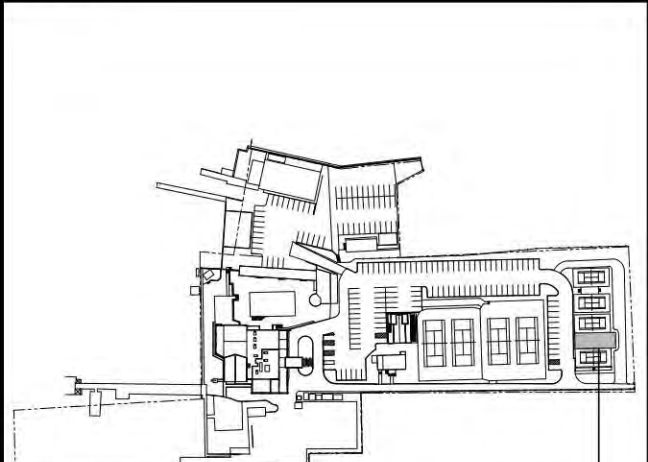


2 PADDLE HOUSE - NORTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



4 PADDLE HOUSE - SOUTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

05.2024 REVISED AS PER OMISSION LETTERS COMMENTS



KEY PLAN
PADDLE HOUSE AREA OF WORK

PROJECT TITLE
PORT WASHINGTON YACHT CLUB
1 YACHT CLUB DRIVE
PORT WASHINGTON, NY, 11050

SCALE: AS SHOWN
DATE: 10/30/2024
DRAWN BY: GA/JS
PROJECT NUMBER: 2023.42

DRAWING TITLE
PADDLE HOUSE BUILDING ELEVATIONS

DRAWING NUMBER
A-310

DISAPPROVED
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12/03/2024

SCHIFF RESIDENCE

#21668



75 ALBERTSON AVENUE
ALBERTSON, N.Y. 11507
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E-MAIL: Peter@PAC-Architecture.com
WEBSITE: PAC-Architecture.com

21 BEVERLY ROAD, PORT WASHINGTON, NY 11050

DRAWING INDEX

ARCHITECTURAL

- T-1 TITLE SHEET, PLOT PLAN, ABBREVIATIONS, LEGEND AND NOTES
- N-1 GENERAL NOTES
- N-2 SPECIFICATIONS
- N-3 BUILDING CODE SCHEDULES
- A-1 FOUNDATION PLAN, FIRST FLOOR CONSTRUCTION PLAN, SCHEDULES, NOTES, LEGEND AND DETAILS
- A-2 SECOND FLOOR PLAN, FRONT ELEVATION, BUILDING SECTION, SCHEDULES, NOTES, LEGEND AND DETAILS

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BUILDING DEPARTMENT STAMPS:

ABBREVIATIONS:

<p>% PERCENT</p> <p>AND AT</p> <p># FOUND OR NUMBER</p> <p>A.C.T. ACOUSTICAL CEILING TILE</p> <p>ADDJ. ADJACENT OR ADJUSTABLE</p> <p>AFF. ABOVE FINISHED FLOOR</p> <p>ALT. ALTERATION OR ALTERNATE</p> <p>ALUM. ALUMINUM</p> <p>ANOD. ANODIZE</p> <p>APPROX. APPROXIMATE</p> <p>ARCH. ARCHITECTURAL</p> <p>ASTM. AMERICAN SOCIETY FOR TESTING AND MATERIALS</p> <p>A-V. AUDIO-VISUAL</p> <p>AVG. AVERAGE</p> <p>BO. BOARD</p> <p>BET. BETWEEN</p> <p>BLDG. BUILDING</p> <p>BLK. BLOCK</p> <p>BLK'G. BLOCKING</p> <p>BLKD. BULKHEAD</p> <p>BM. BEAM</p> <p>B.O. BOTTOM OF</p> <p>B/S. BOTH SIDES</p> <p>BSMT. BASEMENT</p> <p>CL. CENTERLINE</p> <p>CAB. CABINET</p> <p>CAP. CAPACITY</p> <p>C.J. CONTROL JOINT</p> <p>C.L. CEILING JOISTS</p> <p>CL. CLOSET</p> <p>CLG. CEILING</p> <p>CLK'G. CAULKING</p> <p>CLR. CLEAR</p> <p>CMU. CONCRETE MASONRY UNIT</p> <p>COL. COLUMN</p> <p>CONC. CONCRETE</p> <p>CONST. CONSTRUCTION</p> <p>CONT. CONTINUOUS</p> <p>CP. CONTROL PANEL</p> <p>CPT. CARPET</p> <p>CT. CERAMIC TILE</p> <p>CTR. CENTER</p> <p>CUB. CUBIC FEET</p> <p>CY. CUBIC YARDS</p> <p>D. CLOTHES DRYER</p> <p>DGG. DENSGLOSS GOLD FIREGUARD</p> <p>DEG. DEGREE</p> <p>DEMO. DEMOLITION</p> <p>D.F. DRINKING FOUNTAIN</p> <p>DIAG. DIAGONAL</p> <p>DIA. OR Ø. DIAMETER</p> <p>DIFF. DIFFERENCE OR DIFFERENTIAL</p> <p>DIM. DIMENSION OF</p> <p>DN. DIMMER (LIGHTING)</p> <p>DR. DOWN</p> <p>DR. DOOR</p> <p>DTL. DETAIL</p> <p>DW. DISHWASHER</p> <p>DWG(S). DRAWING(S)</p> <p>E. EAST</p> <p>EA. EACH</p> <p>EIFS. EXTERIOR INSULATION & FINISH SYSTEM</p> <p>EJ. EXPANSION JOINT</p> <p>EL. ELEVATION</p> <p>ELEC. EQUIPMENT</p> <p>EMER. EMERGENCY</p> <p>ENCL. ENCLOSURE</p> <p>EP. ELECTRIC PANEL</p> <p>ELEV. ELEVATOR</p> <p>ENG. ENGINEER</p> <p>EPDM. ETHYLENE PROPYLENE DIENE MONOMER (SYNTHETIC RUBBER)</p> <p>EPT. EPOXY PAINT</p> <p>EQ. EQUAL</p> <p>EQUIP. EQUIPMENT</p> <p>EST. ESTIMATED</p> <p>E.W.C. ELECTRIC WATER COOLER</p> <p>EXIST. EXISTING</p> <p>EXP. EXPOSED</p> <p>EXP. JT. EXPANSION JOINT</p> <p>EXT. EXTERIOR</p> <p>FA. FIRE ALARM</p> <p>F.A.R. FLOOR AREA RATIO</p> <p>FD. FLOOR DRAIN</p> <p>FDN. FOUNDATION</p> <p>FE. FIRE EXIT</p> <p>F.E.C. FIRE EXTINGUISHER CABINET</p> <p>FFD. FUNNEL FLOOR DRAIN</p> <p>FH. FIRE HYDRANT</p>	<p>FHC. FIRE HOSE CABINET</p> <p>FIN. FINISH</p> <p>FIXT. FIXTURE</p> <p>FLOOR. FLOOR</p> <p>FLUOR. FLUORESCENT</p> <p>FO. FINISHED OPENING</p> <p>FOB. FACE OF BRICK</p> <p>FOLC. FURNISHED BY OWNER, INSTALLED BY CONTRACTOR</p> <p>FBO. FURNISHED BY OTHERS</p> <p>FF. FINISH FLOOR</p> <p>FR. FIREPROOFING</p> <p>FR. FIRE RATED OR FIRE RATING</p> <p>FT. FOOT OR FEET</p> <p>F.J. FLOOR JOISTS</p> <p>FTG. FOOTING</p> <p>FUR. FURRING</p> <p>FUT. FUTURE</p> <p>F.Y. FRONT YARD</p> <p>GA OR ga. GAUGE</p> <p>GALV. GALVANIZED</p> <p>GB /GYP. BD. GYPSUM BOARD</p> <p>G.C. GENERAL CONTRACTOR</p> <p>GFI. GROUND FAULT INTERRUPTER</p> <p>GL. GLASS</p> <p>GP. GEORGIA-PACIFIC</p> <p>GYP. GYPSUM</p> <p>H.B. HOSE BIB</p> <p>H.C. HOLLOW CORE</p> <p>HC. HANDICAPPED</p> <p>HDWD. HARDWOOD</p> <p>HW. HARDWARE</p> <p>H.M. HOLLOW METAL (DOORS AND FRAMES)</p> <p>HORIZONTAL. HORIZONTAL</p> <p>HR. HOUR</p> <p>HSS. HIGH STRENGTH STEEL</p> <p>HVAC. HEATING, VENTILATION AND AIR CONDITIONING</p> <p>HW. HOT WATER HEATER</p> <p>INCH. INCLUDED OR INCLUDING</p> <p>INSUL. INSULATED OR INSULATION</p> <p>INT. INTERIOR</p> <p>JANT. JANITOR</p> <p>JT. JOINT</p> <p>L. LINE</p> <p>LAB. LABORATORY</p> <p>LAM. LAMINATE</p> <p>LAV. LAVATORY</p> <p>LB(S). POUNDS</p> <p>LIN. LINEAR OR LINEAL</p> <p>LT. LIGHT</p> <p>MAS. MASONRY</p> <p>MAX. MAXIMUM</p> <p>MECH. MECHANICAL</p> <p>MED. MEDIUM</p> <p>MEZZ. MEZZANINE</p> <p>MDF. MEDIUM DENSITY FIBERBOARD</p> <p>MFG. MANUFACTURED</p> <p>MFG. MANUFACTURING</p> <p>MFR. MANUFACTURER</p> <p>MH. MANHOLE</p> <p>MILLWORK. MILLWORK</p> <p>MIN. MINIMUM</p> <p>MISC. MISCELLANEOUS</p> <p>MM. MILLIMETER</p> <p>M.O. MASONRY OPENING</p> <p>MTL. METAL</p> <p>N. NORTH</p> <p>NAT. NATURAL</p> <p>NDL. NO POLLAR LIMIT</p> <p>NIG. NOT IN CONTRACT</p> <p>NO. OR No. NUMBER</p> <p>NOM. NOMINAL</p> <p>NTS. NOT TO SCALE</p> <p>O.C. OR o.c. ON CENTER</p> <p>OCC. OCCUPANT</p> <p>O.D. OUTSIDE DIAMETER</p> <p>O/H OR OVHD. OVERHEAD</p> <p>OPN(S). OPENING(S)</p> <p>OFF. OFFSET</p> <p>OWS. OPEN WEB STEEL JOIST</p> <p>OZ. OUNCE</p> <p>PERF. PERFORATED</p> <p>PL. PLASTER</p> <p>PLAM. PLASTIC LAMINATE</p> <p>PLYND. PLYWOOD</p> <p>POL. POLISHED</p> <p>POLY. POLYETHYLENE OR POLYURETHANE</p>	<p>PR. POWDER ROOM</p> <p>FR. PAIR</p> <p>PREFAB. PREFABRICATED</p> <p>PSF. POUNDS PER SQUARE FOOT</p> <p>PSI. POUNDS PER SQUARE INCH</p> <p>PT. PAINT</p> <p>P.T. PRESSURE TREATED</p> <p>PTD. PAINTED</p> <p>PART. PARTITION</p> <p>PVC. POLYVINYL CHLORIDE</p> <p>QT. QUARRY TILE</p> <p>QTY. QUALITY</p> <p>R. RISER</p> <p>R. RADIUS</p> <p>RB. RESILIENT BASE</p> <p>R.C.P. REFLECTED CEILING PLAN</p> <p>RD. ROOF DRAIN</p> <p>RE. REFER TO</p> <p>REBAR. REINFORCING BAR</p> <p>RECYMD. RECOMMENDED</p> <p>REF. REFERENCE OR REFRIGERATOR</p> <p>REIN. REINFORCING</p> <p>REP. REPRESENTATIVE</p> <p>REQD. REQUIRED</p> <p>REV. REVISION</p> <p>RM. ROOM</p> <p>R.O. ROUGH OPENING</p> <p>R.R. ROOF RAFTERS</p> <p>R.Y. REAR YARD</p> <p>S. SOUTH</p> <p>SC. SOLID CORE</p> <p>SCHED. SCHEDULE OR SCHEDULED</p> <p>SCHD. SOLID CORE HOOD DOOR</p> <p>S.D. SMOKE DETECTOR</p> <p>S.D./C.M. SMOKE DETECTOR CARBON MONOXIDE COMBO</p> <p>SECT. SECTION</p> <p>SF OR SF. SQUARE FOOT/FEET</p> <p>SHT. SHEET</p> <p>SIM. SIMILAR</p> <p>SPEC. SPECIFICATION</p> <p>SFR. SPRINKLER</p> <p>SQ. OR φ. SQUARE</p> <p>S.S. STAINLESS STEEL</p> <p>ST. STONE</p> <p>STD. STANDARD</p> <p>STL. STEEL</p> <p>STOR. STORAGE</p> <p>STRUCT. STRUCTURAL</p> <p>SUSP. SUSPENDED</p> <p>SV. SHEET VINYL</p> <p>S.Y. SIDE YARD</p> <p>T. TREAD</p> <p>TBD. TO BE DETERMINED</p> <p>TEL. TELEPHONE</p> <p>TEMP. TEMPERATURE OR TEMPORARY</p> <p>TER. TERRAZZO</p> <p>T & G. TONGUE & GROOVE</p> <p>THK. THICK</p> <p>T.O. TOP OF</p> <p>TOC. TOP OF CONCRETE</p> <p>TOS. TOP OF STEEL</p> <p>TYP. TYPICAL</p> <p>UL. UNDERWRITER'S LABORATORIES INC. UNLESS OTHERWISE NOTED</p> <p>U.O.N. UNITED STATES GYPSUM CORP.</p> <p>VB. VAPOR BARRIER</p> <p>VCT. VINYL COMPOSITION TILE</p> <p>VERT. VERTICAL</p> <p>VEST. VESTIBULE</p> <p>VIF. VERIFY IN FIELD</p> <p>VOL. VOLUME</p> <p>VNC. VINYL WALL COVERING</p> <p>W. WITH</p> <p>WC. WATER CLOSET OR WALLCOVERING</p> <p>WOD. WOOD</p> <p>WD. STACKED WASHER/DRYER</p> <p>WIDW. WINDOW</p> <p>WIC. WALK-IN CLOSET</p> <p>W/O. WITHOUT</p> <p>WP. WATERPROOFING OR WALLPAPER</p> <p>WR. WATER RESISTANT</p> <p>WT. WEIGHT</p> <p>WVF. WELDED WIRE FABRIC</p> <p>WV. WOVEN WIRE MESH</p> <p>YR. YEAR</p>
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APPLICABLE CODES:

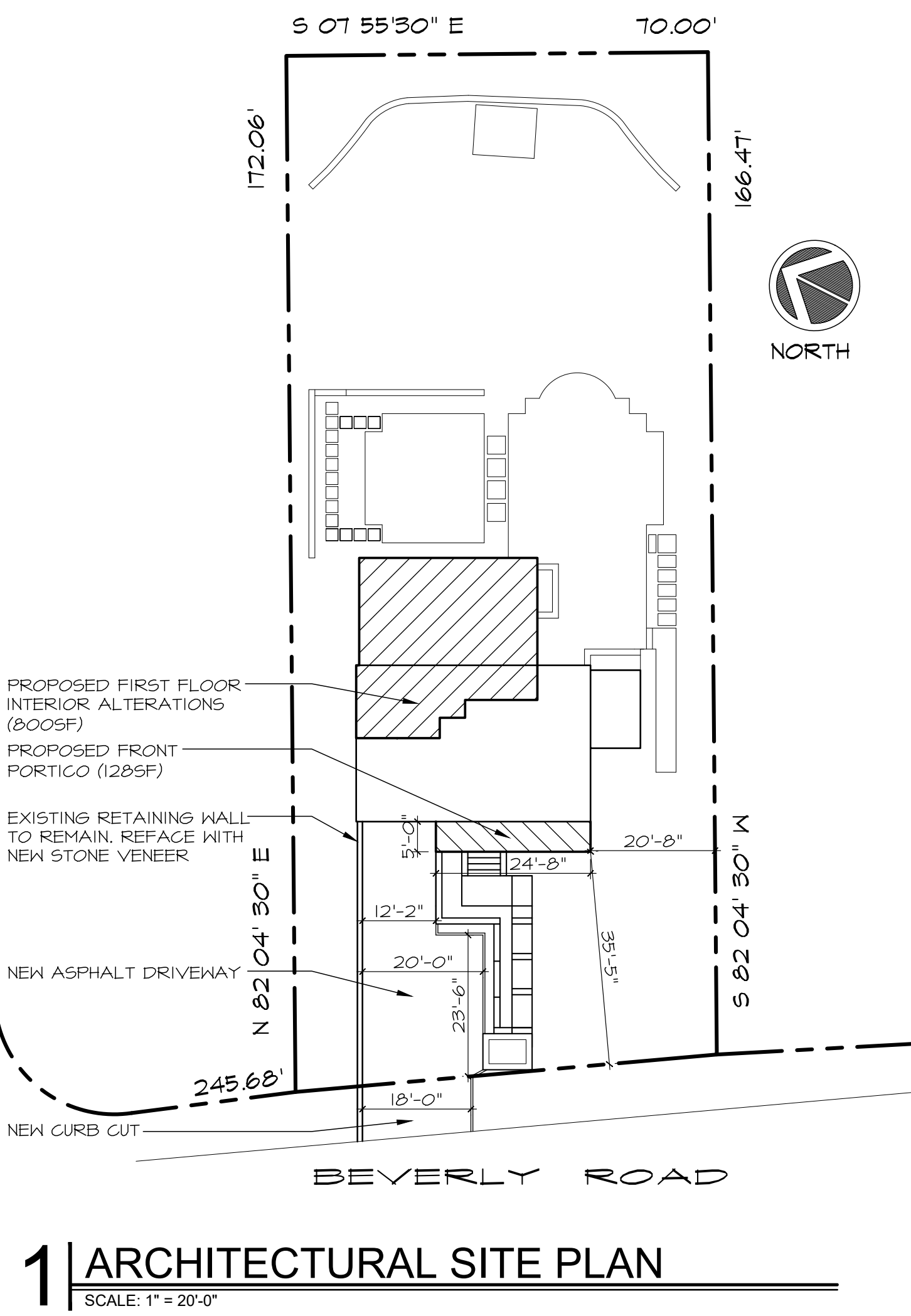
Residential Code of New York State - 2020
Plumbing Code of New York State - 2020
Mechanical Code of New York State - 2020
Fuel Gas Code of New York State - 2020
Energy Conservation Code of New York State - 2020
Wood Frame Construction Manual AF & PA

ENERGY CONSERVATION CODE COMPLIANCE:

WHERE REQUIRED SEE ATTACHED SEPARATE 8 1/2"x11" RES. check COMPLIANCE REPORT FOR COMPLIANCE WITH THIS CODE

SYMBOLS LEGEND:

ALIGN	DENOTES ALIGNMENT OF INDICATED SURFACES
A-?	SECTION REFERENCE NUMBER
A-?	DRAWING REFERENCE NUMBER
A-?	INDICATES ELEVATION NUMBER
A-?	INDICATES SHEET NUMBER
A-?	DETAIL REFERENCE NUMBER
A-?	DRAWING REFERENCE NUMBER
A-?	INDICATES AREA OF DETAIL
BREAK MARK	BREAK MARK
A	INDICATES NEW WINDOW (U.O.N)
I	INDICATES NEW DOOR (U.O.N)
1	REVISION TAG
S.D.	SMOKE DETECTOR
S.D./C.M.	SMOKE DETECTOR/CARBON MONOXIDE COMBO



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

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

GROUND SNOW LOAD ¹	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ²	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS m ZONE		WEATHERING	FROST LINE DEPTH	TERMITÉ					
20 psf	130	NONE	NO	NO	B	SEVERE	3 FEET	MODERATE TO HEAVY	10	REQUIRED	F.E.M.A.	496	52.9

	SHEET NO. : T-1
DRAWING : 1 of 6	

REVISIONS table with columns for revision number, description, and date.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY...

THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF PETER CINQUEMANI, ARCHITECT...

BUILDING DEPARTMENT STAMPS:

SITE LOCATION: SCHIFF RESIDENCE, 21 BEVERLY ROAD, PORT WASHINGTON, NY 11050

DATE: 9-23-2022, DRAWN BY: PAC, CHECKED BY: PAC, DRAWING TITLE: BUILDING CODE SCHEDULES

SHEET NO.: N-3, DRAWING: 4 of 5

TABLE 3.1 NAILING SCHEDULE with columns: JOINT DESCRIPTION, NUMBER OF COMMON NAILS, NUMBER OF BOX NAILS, NAIL SPACING. Includes sections for ROOF FRAMING, WALL FRAMING, FLOOR FRAMING, ROOF SHEATHING, CEILING SHEATHING, WALL SHEATHING, FLOOR SHEATHING.

UPLIFT CONNECTIONS WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (2018 EDITION) SECTION 3.2.1.7 SILL PLATE TO FOUNDATION SECTION 3.2.2.2 WALL ASSEMBLY TO WALL ASSEMBLY SECTION 3.2.2.3 WALL ASSEMBLY TO FOUNDATION SECTION 3.2.4.1 HOLD-DOWNS SECTION 3.2.6.4 HEADER AND/OR GIRDER TO STUD SECTION 3.2.2.1 ROOF ASSEMBLY TO WALL ASSEMBLY SECTION 3.2.6.1 RIDGE CONNECTION REQUIREMENTS

TABLE 3.4B UPLIFT STRAP CONNECTION REQUIREMENTS (ROOF-TO-WALL, WALL-TO-WALL, AND WALL-TO-FOUNDATION) (PRESCRIPTIVE ALTERNATE TO TABLE 3.4) EXPOSURE B

Table with columns: DEAD LOAD ASSUMPTION, 700-YR WIND SPEED, FRAMING SPACING (IN.), ROOF SPAN (FT.), NUMBER OF COMMON NAILS OR 10d BOX NAILS IN EA. END OF 1-1/2"x20 GAUGE STRAP.

GENERAL NOTES

- 1) THE MECHANICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 12-23 OF THE RESIDENTIAL CODE. 2) THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 25-33 OF THE RESIDENTIAL CODE. 3) ELECTRICAL EQUIPMENT AND WIRING SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 34-43 OF THE RESIDENTIAL CODE. 4) EXTERIOR WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R609. ALL GLAZING IS TO COMPLY WITH SECTION R303. 5) IN ACCORDANCE WITH SECTIONS R303.1 & R303.8, ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING LANDINGS AND TREADS. 6) IN ACCORDANCE WITH SECTION R801.1, AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SF. AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER... 7) IN ALL FRAMED WALLS, FLOORS AND ROOF/CEILING CONFRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, A MOISTURE VAPOR RETARDER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R311.7 AND HANDRAILS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R311.7.B

TABLE E-1264 TRUSS IDENTIFICATION SIGN LOCATIONS with columns: Sign location, Sign placement.

TABLE R301.2.1.2 WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

Table with columns: FASTENER TYPE, PANEL SPAN, 4 FOOT PANEL SPAN, 6 FOOT PANEL SPAN.

IN WIND BORNE DEBRIS ZONES PROVIDE WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF (11.1mm) AND A MAXIMUM SPAN OF 8 FEET (2438 mm). SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS...

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

Table with columns: USE, LIVE LOAD. Includes categories like UNINHABITABLE ATTICS, HABITABLE ATTICS, BALCONIES, etc.

FOR SUBNOTES REFER TO THE 2020 NEW YORK STATE RESIDENTIAL CODE

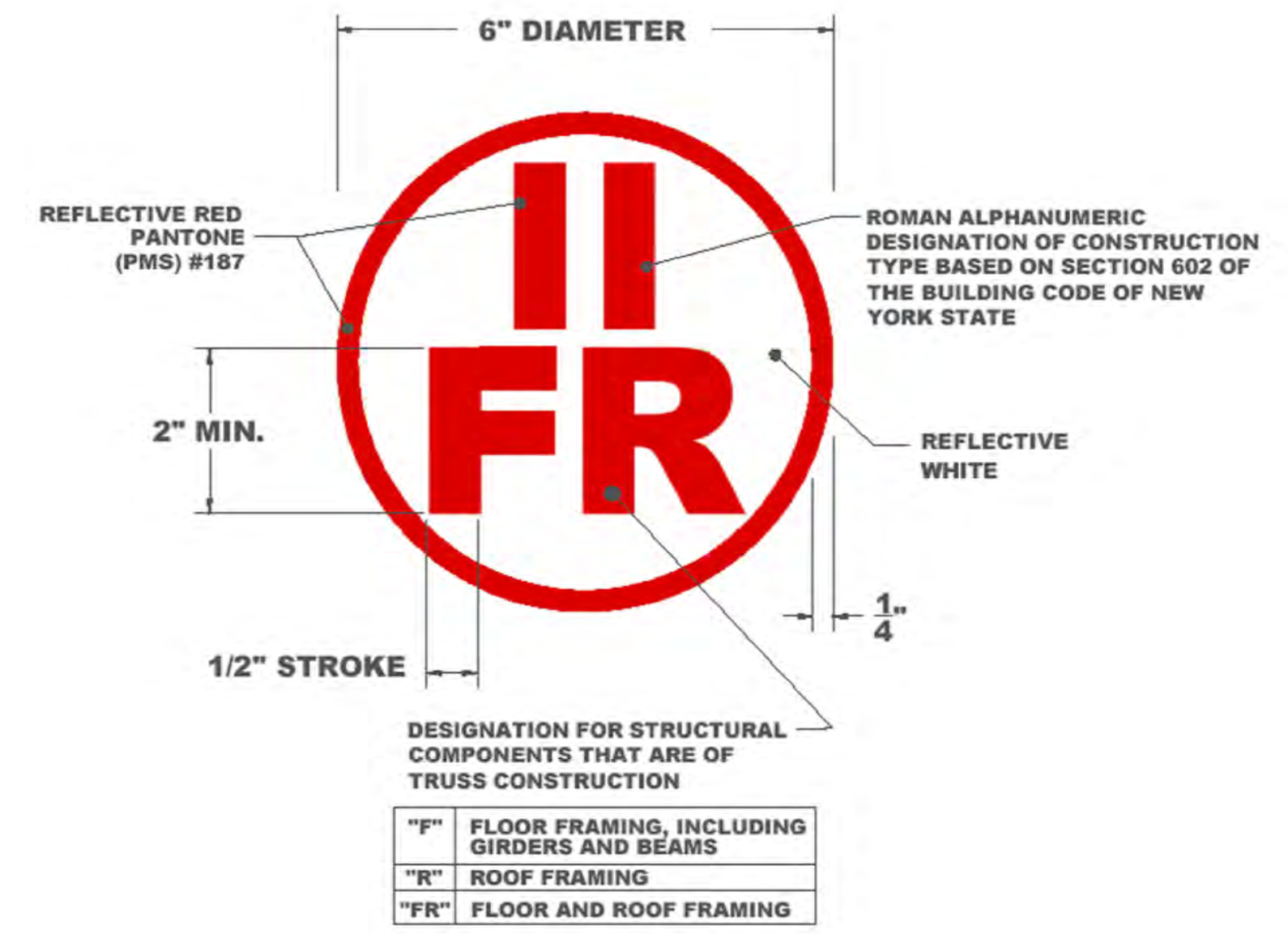


TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

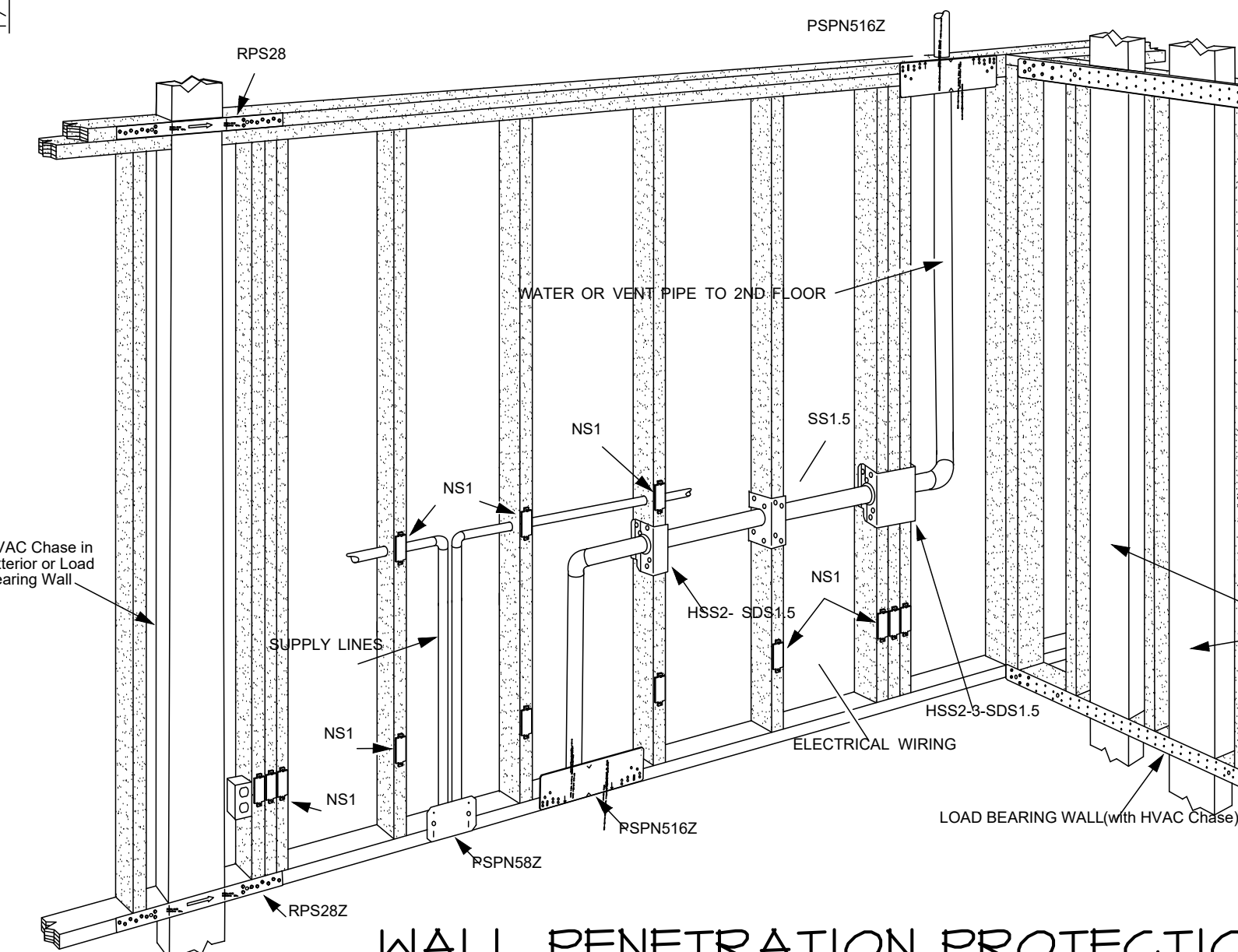
Table with columns: STRUCTURAL MEMBER, ALLOWABLE DEFLECTION. Includes rows for rafters, interior walls, floors, ceilings, exterior walls.

NOTE: L = SPAN LENGTH, H = SPAN HEIGHT. FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN, THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.1 TIMES THE COMPONENT AND GLADDINGS (ASD) LOADS OBTAINED FROM TABLE R301.2(2).

TABLE R402.2 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

Table with columns: TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION, WEATHERING POTENTIAL, MINIMUM SPECIFIED COMPRESSIVE STRENGTH.

FOR 50% 1 POUND PER SQUARE INCH = 6.895 KPa. A. AT 28 DAYS PSI. B. SEE TABLE R301.2(1) FOR WEATHERING POTENTIAL. C. CONCRETE IN THESE LOCATIONS THAT MAY BE SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR-ENTRAINED CONCRETE...



WALL PENETRATION PROTECTION

TABLES TAKEN FROM THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

TABLE TAKEN FROM WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (2018 EDITION)

TABLE TAKEN FROM WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (2018 EDITION)

REVISIONS:

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF PETER CINQUEMANI, ARCHITECT. INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDING DEPARTMENT STAMPS:

SITE LOCATION:

SCHIFF RESIDENCE

21 BEVERLY ROAD
PORT WASHINGTON, NY 11050

DATE: 9-23-2022

DRAWN BY: PAC

CHECKED BY: PAC

DRAWING TITLE:

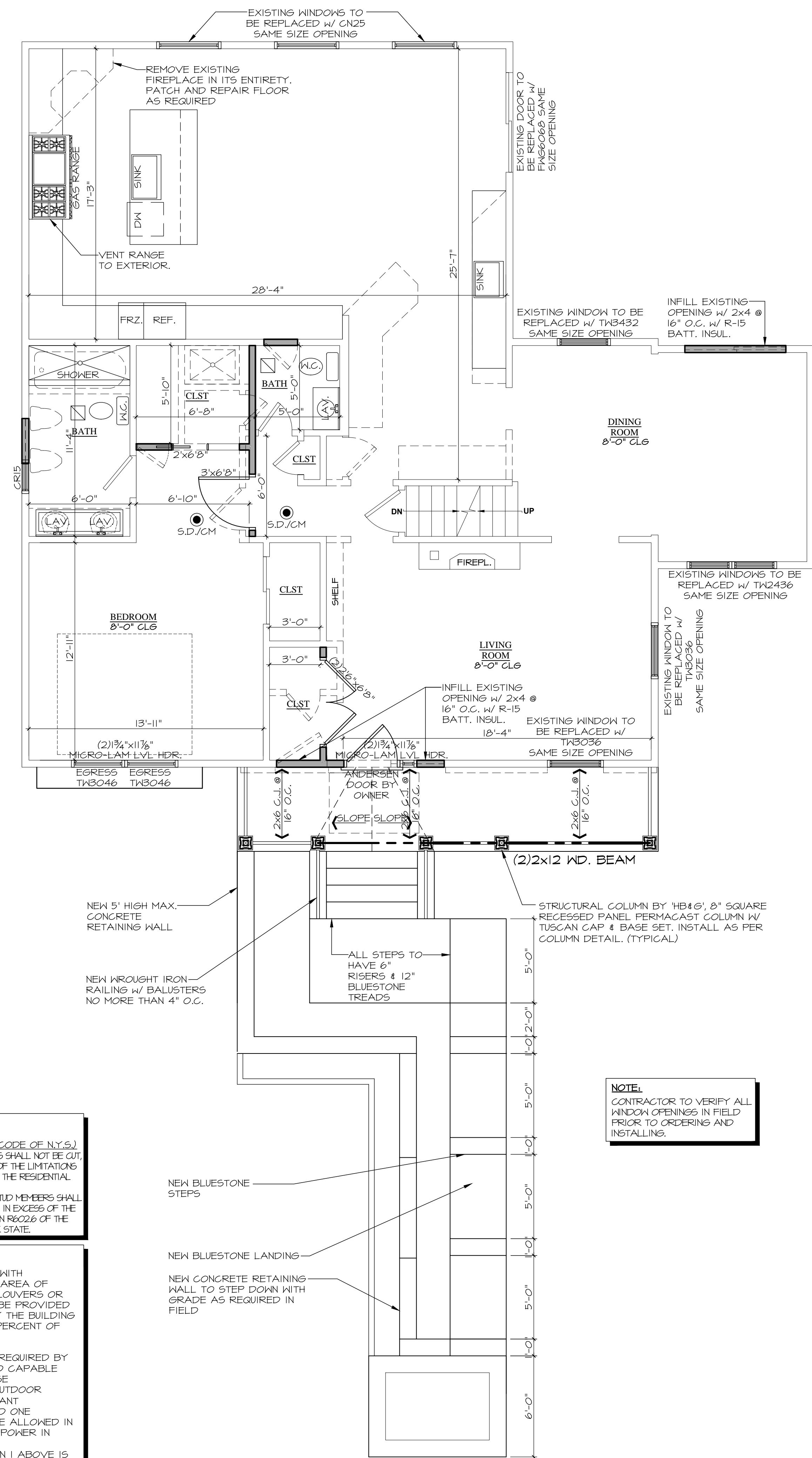
FOUNDATION PLAN, FIRST FLOOR CONSTRUCTION PLAN, DETAILS, NOTES AND LEGEND



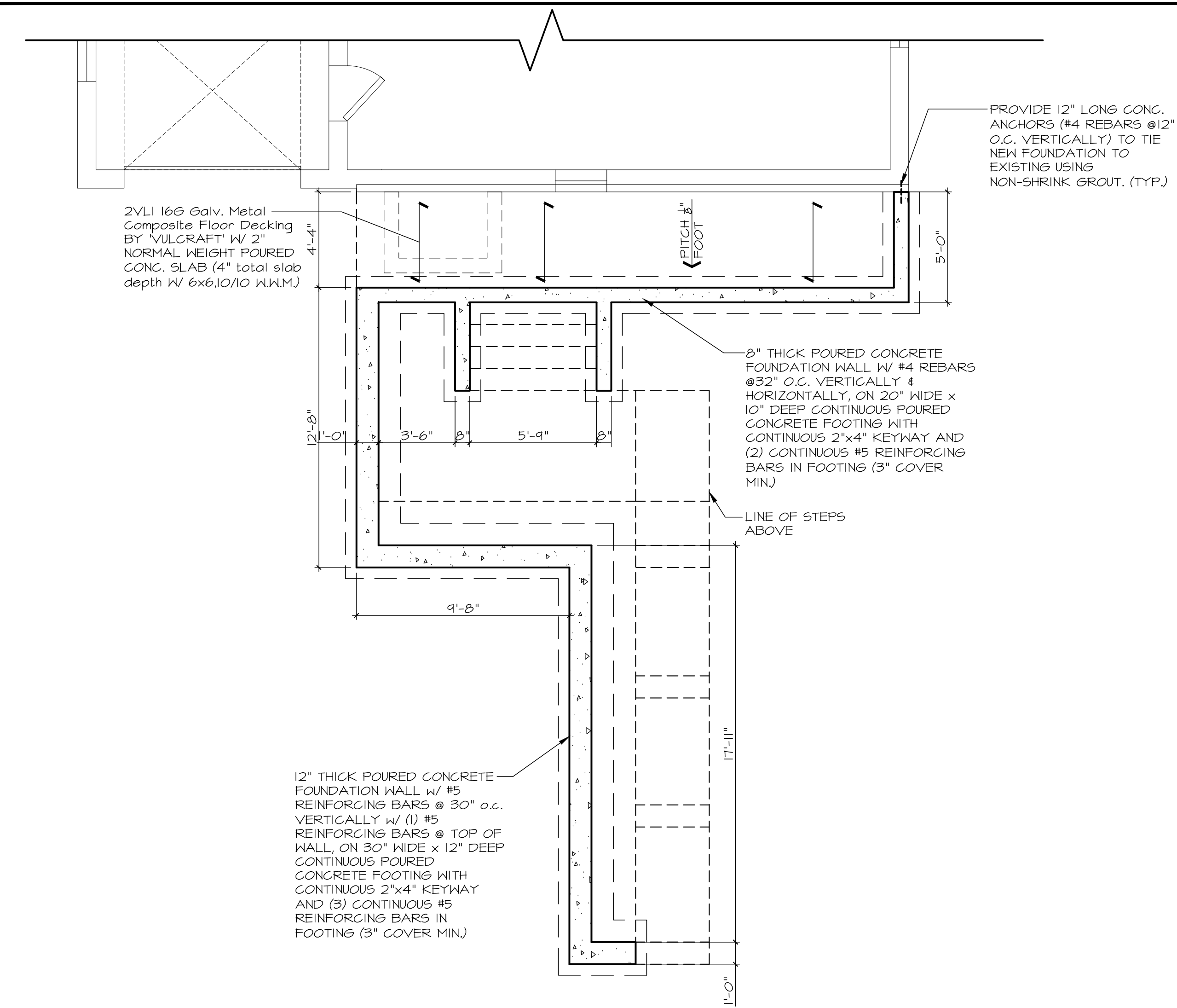
SHEET NO. :

A-1

DRAWING : 5 of 6



2 | GROUND FLOOR CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"



1 | FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW WOOD STUDS @ 16" O.C. (COORDINATE W/ PLANS AND SECTIONS)
	NEW POURED CONCRETE FOUNDATION WALL (COORDINATE W/ PLANS AND SECTIONS)

ELECTRICAL LEGEND

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

NOTE: DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS

NOTE: PROVIDE ARC FAULT CIRCUIT INTERRUPTER OUTLETS IN ALL BEDROOMS

NOTE: ALL F.-J. CONNECTIONS TO HAVE ALL F.-J. METAL "TECO" TYPE JOIST HANGERS, TYP AT EACH JOIST.

NOTE: PROVIDE SOLID W/ BLOCKS DN ALL BEAM AND HEADER POSTS

GENERAL DEMOLITION NOTES

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

DEMOLITION PERFORMANCE DISCLAIMER:
THE ARCHITECT AND/OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH ON THIS SHEET IN A PROFESSIONAL MANNER IN ACCORDANCE WITH "GOOD GENERAL PRACTICES". IN THE EVENT ANY STRUCTURAL DAMAGES OCCUR WHILE INSTITUTING DEMOLITION PROCEDURES, THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A "SAFE" CONDITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER IMMEDIATELY FOR RECTIFICATION.

FIRESTOPPING: (AS PER THE RESIDENTIAL CODE OF N.Y.S.)

GENERAL REQUIREMENTS: CONCEALED SPACES WITHIN WALL, PARTITION, FLOOR, STAIR, ATTIC, OR CORNICE CONSTRUCTION AND AROUND CHIMNEY, PIPE AND DUCT OPENINGS IN SUCH CONSTRUCTION, SHALL BE FIRE-STOPPED TO PREVENT THE PASSAGE OF FLAME, SMOKE, FUMES, AND HOT GASES.

LOCATION: CONCEALED VERTICAL SPACES IN WALLS AND PARTITIONS SHALL BE FIRE-STOPPED AT EACH FLOOR LEVEL AND AT THE CEILING OF THE UPPERMOST STORY, SO THAT SUCH SPACES WILL NOT BE CONTINUOUS FOR MORE THAN ONE STORY OR COMMUNICATE WITH CONCEALED HORIZONTAL SPACES IN THE FLOOR OR ROOF CONSTRUCTION.

WHEN COMBUSTIBLE MATERIALS FORM A PART OF THE CONCEALED SPACE BETWEEN SURFACE FINISH AND THE BACK TO WHICH THEY ARE APPLIED, THE CONCEALED SPACE SHALL BE FILLED WITH NONCOMBUSTIBLE MATERIAL OR BE FIRESTOPPED SO THAT NO DIMENSION OF SUCH CONCEALED SPACE EXCEEDS 8 FEET VERTICALLY OR 20 FEET HORIZONTALLY.

NOTCHING: (AS PER THE RESIDENTIAL CODE OF N.Y.S.)

STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R502.2 OF THE RESIDENTIAL CODE OF N.Y.S.

ANY STRUCTURAL WALL OR STUD MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R602.6 OF THE RESIDENTIAL CODE OF NEW YORK STATE.

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

SRR303 LIGHT VENTILATION AND HEATING

SRR303.1 HABITABLE ROOMS. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

EXCEPTIONS:

- THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SRR310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) (1.08 L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM. THIS EXCEPTION SHALL NOT BE ALLOWED IN OWNER-OCCUPIED, ONE-FAMILY DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH SRE3301.5 [51C].
- THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES (6.46 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL. THIS EXCEPTION SHALL NOT BE ALLOWED IN OWNER-OCCUPIED, ONE-FAMILY DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH SRE3301.5 [51C].

REVISIONS:

△	
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IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF PETER CINQUEMANI, ARCHITECT. INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDING DEPARTMENT STAMPS:

SITE LOCATION:

SCHIFF RESIDENCE

21 BEVERLY ROAD
PORT WASHINGTON, NY 11050

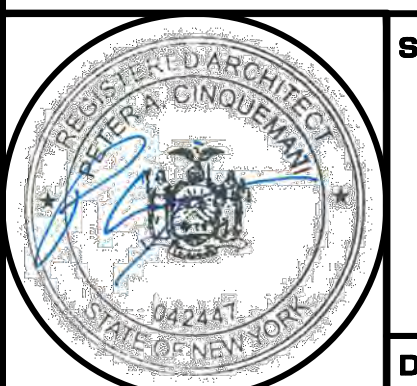
DATE: 9-23-2022

DRAWN BY: PAC

CHECKED BY: PAC

DRAWING TITLE:

ROOF FRAMING PLAN, FRONT ELEVATION, BUILDING SECTION, DETAILS, NOTES AND LEGEND



SHEET NO. :

A-2

DRAWING : 6 of 6

WALL LEGEND	
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW WOOD STUDS @ 16" O.C. (COORDINATE W/ PLANS AND SECTIONS)
	NEW POURED CONCRETE FOUNDATION WALL (COORDINATE W/ PLANS AND SECTIONS)

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

GENERAL DEMOLITION NOTES

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

DEMOLITION PERFORMANCE DISCLAIMER:
THE ARCHITECT AND/OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH ON THIS SHEET IN A PROFESSIONAL MANNER IN ACCORDANCE WITH "GOOD GENERAL PRACTICES". IN THE EVENT ANY STRUCTURAL DAMAGES OCCUR WHILE INSTITUTING DEMOLITION PROCEDURES, THE CONTRACTOR IS TO TEMPORARILY STABILIZE THE STRUCTURE TO A "SAFE" CONDITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER IMMEDIATELY FOR RECTIFICATION.

NOTCHING:
(AS PER THE RESIDENTIAL CODE OF N.Y.S.)
STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R502.2 OF THE RESIDENTIAL CODE OF N.Y.S.
ANY STRUCTURAL WALL OR STUD MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R602.6 OF THE RESIDENTIAL CODE OF NEW YORK STATE.

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

NOTE:
DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS

FIRESTOPPING:
GENERAL REQUIREMENTS:
CONCEALED SPACES WITHIN WALL, PARTITION, FLOOR, STAIR, ATTIC, OR CORNICE CONSTRUCTION, AND AROUND CHIMNEY, PIPE AND DUCT OPENINGS IN SUCH CONSTRUCTION SHALL BE FIRE-STOPPED TO PREVENT THE PASSAGE OF FLAME, SMOKE, FUMES, AND HOT GASES.

LOCATION:
CONCEALED VERTICAL SPACES IN WALLS AND PARTITIONS SHALL BE FIRE-STOPPED AT EACH FLOOR LEVEL AND AT THE CEILING OF THE UPPERMOST STORY, SO THAT SUCH SPACES WILL NOT BE CONTINUOUS FOR MORE THAN ONE STORY OR COMMUNICATE WITH CONCEALED HORIZONTAL SPACES IN THE FLOOR OR ROOF CONSTRUCTION.

WHEN COMBUSTIBLE MATERIALS FORM A PART OF THE CONCEALED SPACE BETWEEN SURFACE FINISH AND THE BASE TO WHICH THEY ARE APPLIED, THE CONCEALED SPACE SHALL BE FILLED WITH NONCOMBUSTIBLE MATERIAL, OR BE FIRESTOPPED SO THAT NO DIMENSION OF SUCH CONCEALED SPACE EXCEEDS 8 FEET VERTICALLY OR 20 FEET HORIZONTALLY.

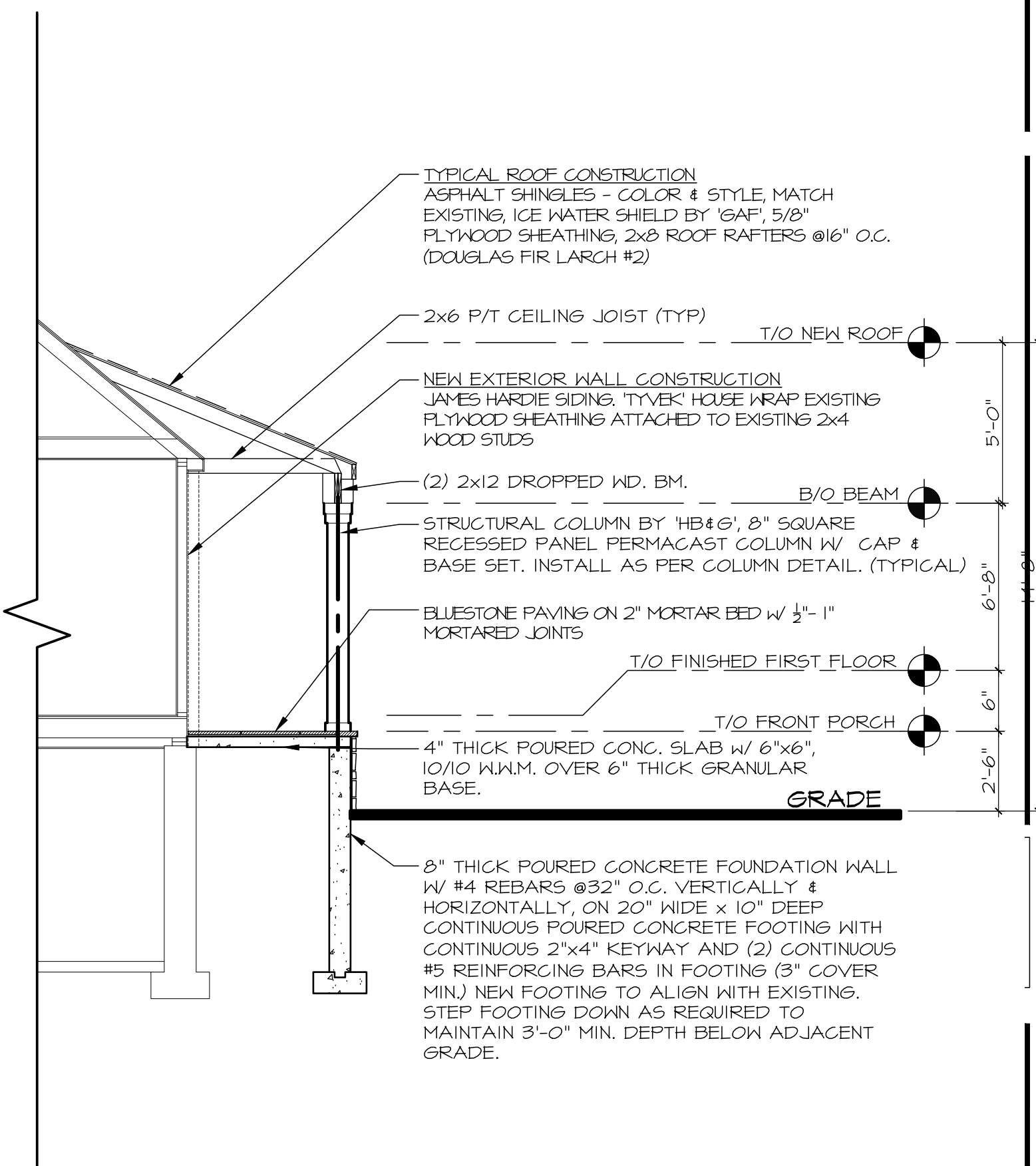
NOTE:
PROVIDE SOLID WOOD BLOCKING DOWN TO THE FOUNDATION WALL FOR ALL BEAM AND HEADER POSTS

NOTE:
ALL F.J. CONNECTIONS TO HAVE GALV. METAL 'TEGO' TYPE JOIST HANGERS, TYP AT EACH JOIST.

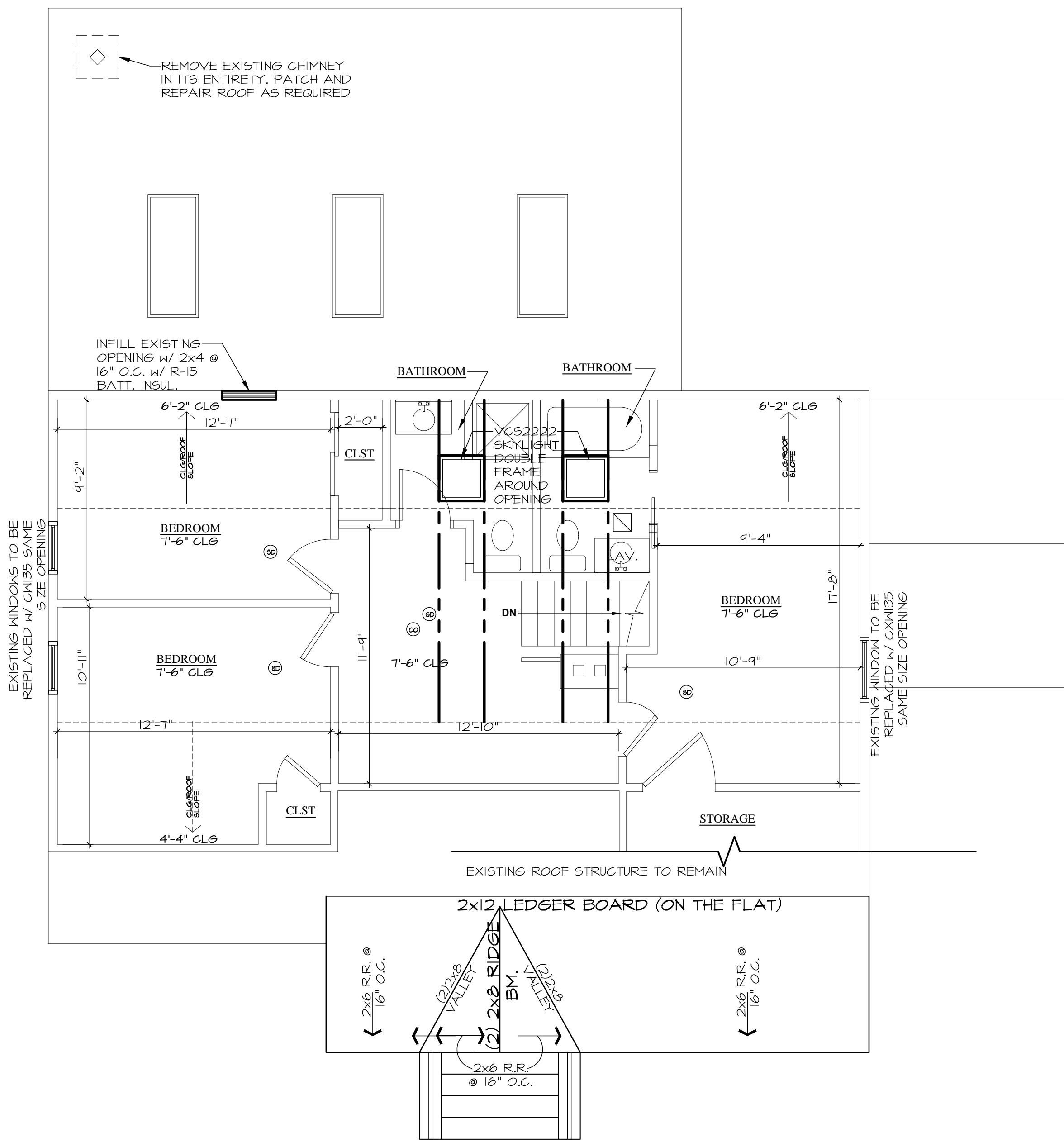
NOTE:
PROVIDE ARC FAULT CIRCUIT INTERRUPTER OUTLETS IN ALL BEDROOMS

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

SRR303
LIGHT, VENTILATION AND HEATING
ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. EXCEPTIONS:
1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SRR303 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) (7.08 L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM. THIS EXCEPTION SHALL NOT BE ALLOWED IN OWNER-OCCUPIED, ONE-FAMILY DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH SRE3301.5 (SIC).
2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (646 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL. THIS EXCEPTION SHALL NOT BE ALLOWED IN OWNER-OCCUPIED, ONE-FAMILY DWELLINGS NOT SUPPLIED WITH ELECTRICAL POWER IN ACCORDANCE WITH SRE3301.5 (SIC).



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



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

ZONING INFORMATION

TOWN OF NORTH HEMPSTEAD

SECTION: 6 BLOCK: 42 LOT(S): 119

ZONE: RES. B	REQUIRED	EXISTING	PROPOSED
LOT AREA	6,000 SQ.FT.	7,000 SQ.FT.	7,000 SQ.FT.
LOT WIDTH	50 FT.	70 FT.	NO CHANGE
FRONT YARD (COLONIAL)	30 FT.	29.3 FT.	NO CHANGE
FRONT YARD (COLBY)	25 FT.	22.3 FT.	NO CHANGE
REAR YARD	15 FT.	24.15 FT.	15.15 FT.
SIDE YARD	7 FT.	12.5 FT.	NO CHANGE
BUILDING HEIGHT	30 FT./2.5 STRY	± 25 FT.	28.8 FT.
LOT COVERAGE	30 %	16.2 %	27.9 %
GROSS FLOOR AREA	45 %	27.1 %	41.1 %
GROSS FLOOR AREA	3,150 SQ.FT.	1,901.07 SQ.FT.	2,879.93 SQ.FT.
SKY EXPOSURE	3V:1H	N/A	N/A
FRONT YARD PAVING (COLONIAL)	45 %	24.8 %	32 %
FRONT YARD PAVING (COLBY)	45 %	5 %	18.5 %
EAVE HEIGHT	22 FT.	18 FT.	18 FT.

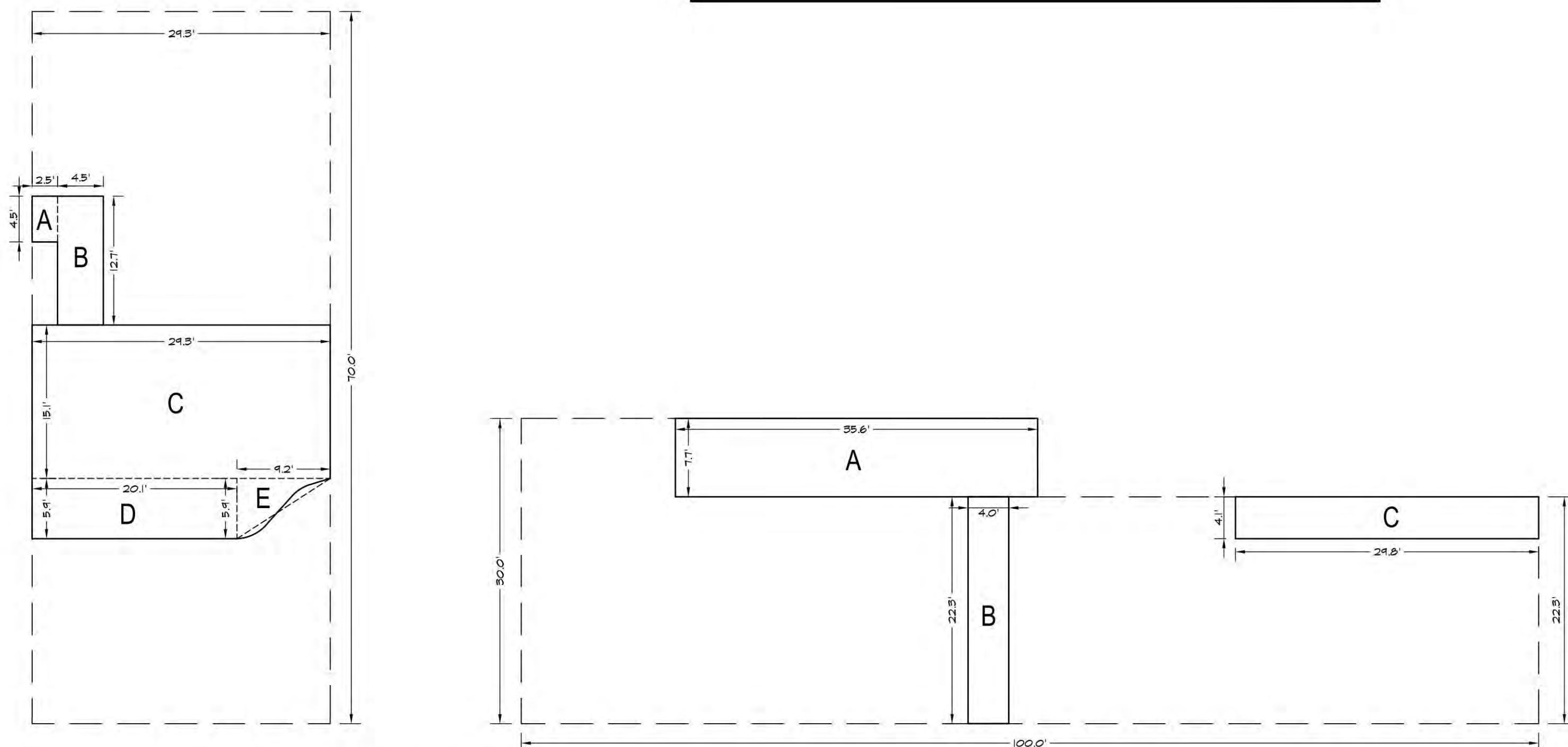
THIS IS AN ARCHITECTS PLOT PLAN & IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR. INFORMATION OBTAIN FROM SURVEY PREPARED BY: A.AGUJO SURVEYING INC. SURVEY DATE: 9-17-24

GROSS FLOOR AREA

ZONE: RES. B	SQ. FOOTAGE
LOT AREA	7,000 SQ.FT.
EXISTING FIRST FLOOR (INC. GARAGE)	1,128.17
EXISTING SECOND FLOOR	767.2
PROPOSED FIRST FLOOR (INC. GARAGE)	1,466.93
PROPOSED SECOND FLOOR	1,413
EXISTING TOTAL	1,895.37 SQ.FT.
	27.1 %
PROPOSED TOTAL	2,879.93 SQ.FT.
	41.1 %

LOT COVERAGE

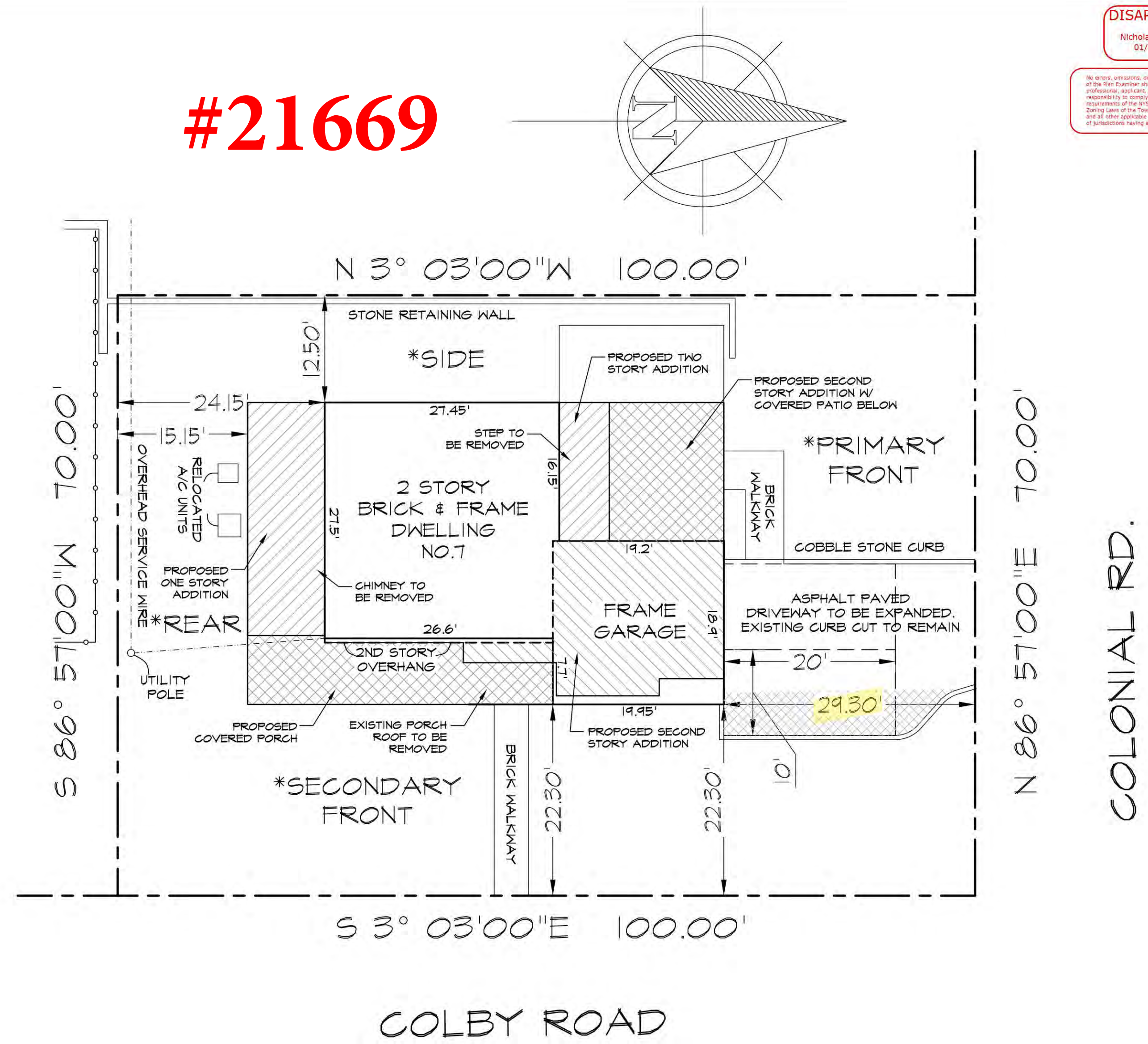
ZONE: RES. B	SQ. FOOTAGE
LOT AREA	7,000 SQ.FT.
EXISTING DWELLING	1,136.96
PROPOSED FRONT PORCH	263.82
PROPOSED ONE STORY ADDITION	244.5
PROPOSED TWO STORY ADDITION	94.2
PROPOSED SECOND STORY ADDITION WITH COVERED PATIO BELOW	215.87
EXISTING TOTAL	1,136.96 SQ.FT.
	16.2 %
PROPOSED TOTAL	1,955.35 SQ.FT.
	27.9 %



FRONT YARD COVERAGE (COLONIAL ROAD)		
	FRONT YARD AREA (SF)	2051
A	4.5' x 2.5'	11.25
B	12.7' x 4.5'	57.15
C	29.3' x 15.1'	442.43
D	20.1' x 5.9'	118.59
E	1/2(5.9' x 4.2')	27.14
	PROPOSED TOTAL (SF)	656.56
	PROPOSED TOTAL (%)	0.32

FRONT YARD COVERAGE (COLBY ROAD)		
	FRONT YARD AREA (SF)	2620
A	35.6' x 7.7'	274.12
B	22.3' x 4'	89.20
C	29.8' x 4.1'	122.18
	PROPOSED TOTAL (SF)	485.50
	PROPOSED TOTAL (%)	0.19

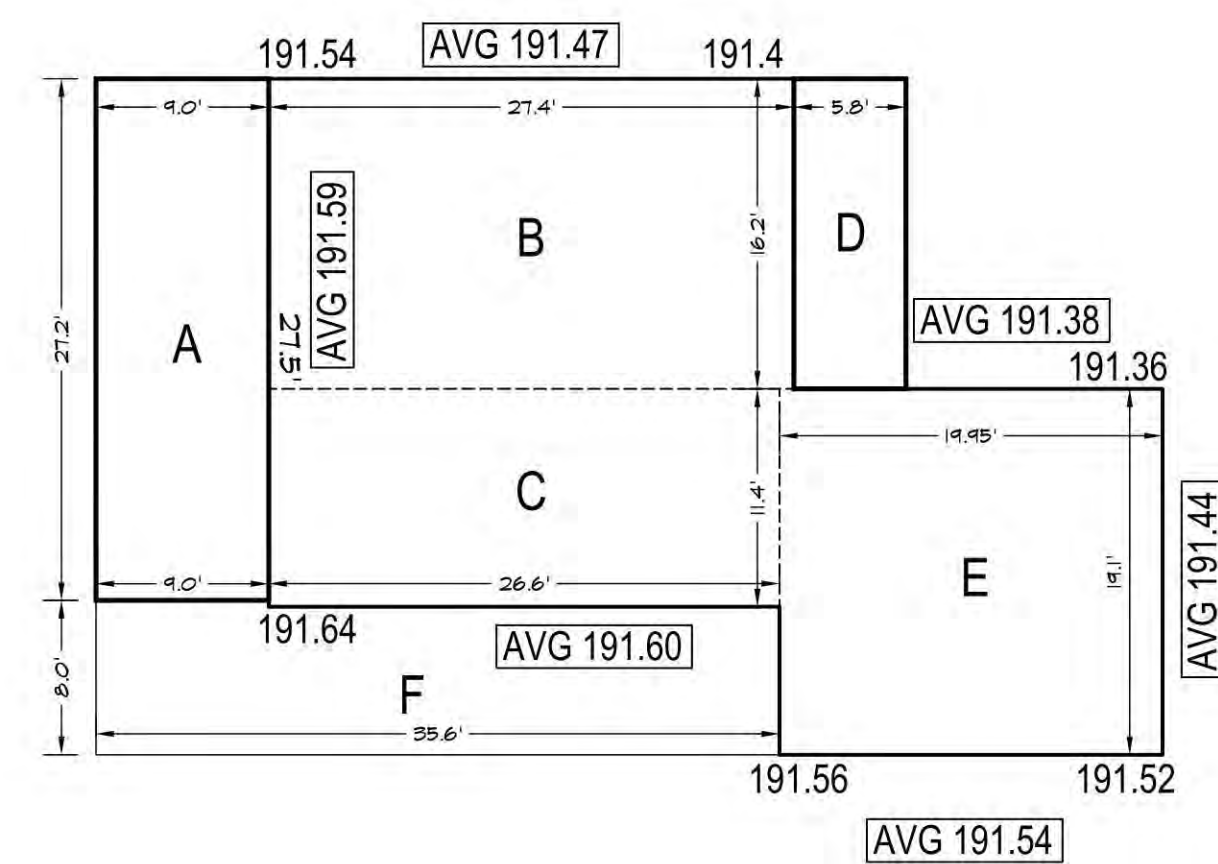
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PLOT PLAN

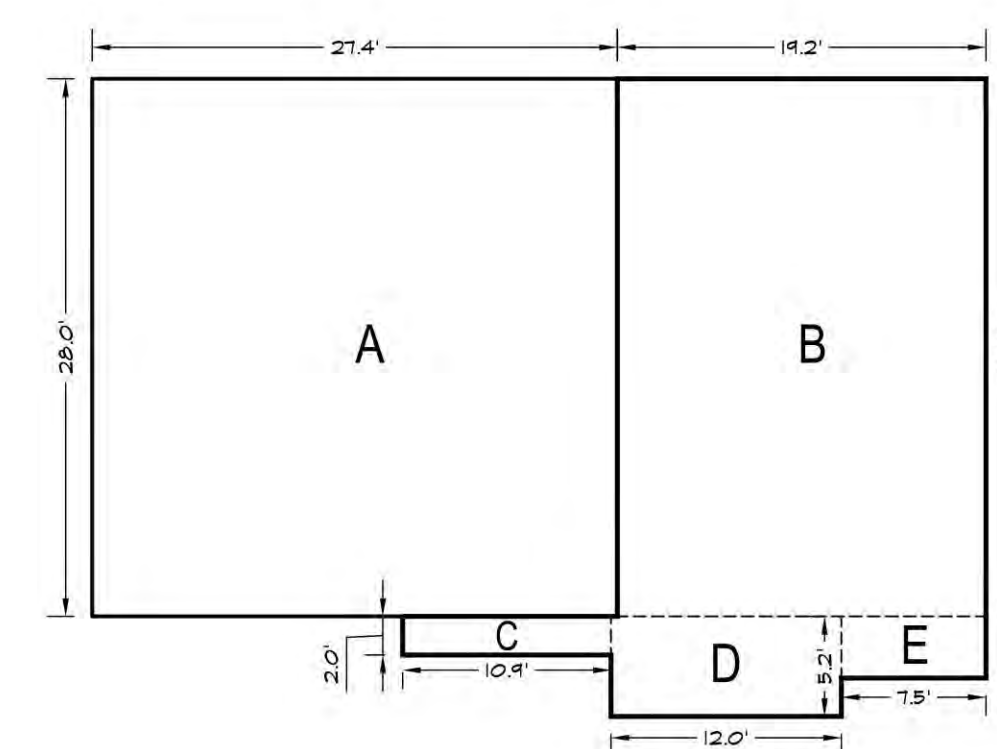
SCALE: 1" = 10'-0"

FIRST FLOOR GROSS FLOOR AREA



PREEXISTING AVERAGE GRADE		
191.54 x 19.95	=	3,821.22
191.44 x 18.9	=	3,618.22
191.38 x 35.35	=	6,765.28
191.47 x 27.45	=	5,255.85
191.59 x 27.5	=	5,268.73
191.60 x 34.3	=	6,571.88
		31,301.18
31,301.18 / 163.5	=	191.44

SECOND FLOOR GROSS FLOOR AREA



FIRST FLOOR GROSS FLOOR AREA		
A	27.2' x 9'	244.80
B	27.4' x 16.2'	443.88
C	26.6' x 11.4'	303.24
D	16.2' x 5.8'	93.96
E	19.95' x 19.1'	381.05
F (N/A)	35.6' x 8'	284.80
	EXISTING TOTAL (SF)	1128.17
	AREAS B, C & E	218.0
	PROPOSED TOTAL (SF) ALL AREAS =	1466.93

SECOND FLOOR GROSS FLOOR AREA		
A	28' x 27.4'	767.20
B	28' x 19.2'	537.60
C	12' x 21'	252.00
D	12' x 5.2'	62.40
E	7.5' x 3.2'	24.00
	EXISTING TOTAL (SF)	1643.20
	AREA A	767.20
	PROPOSED TOTAL (SF) ALL AREAS =	1413.00

DISAPPROVED
Nicholas Vissicelli
01/07/2025

The owner, architect, or engineer on the part of the client shall be held responsible for the accuracy of the information contained herein and for the consequences of any errors or omissions.

TCC ARCHITECTS
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REGISTERED ARCHITECT
TODD O'CONNELL
STATE OF NEW YORK
027935

CONSULTANTS:
RBP24-001129
NYS LIC #021935

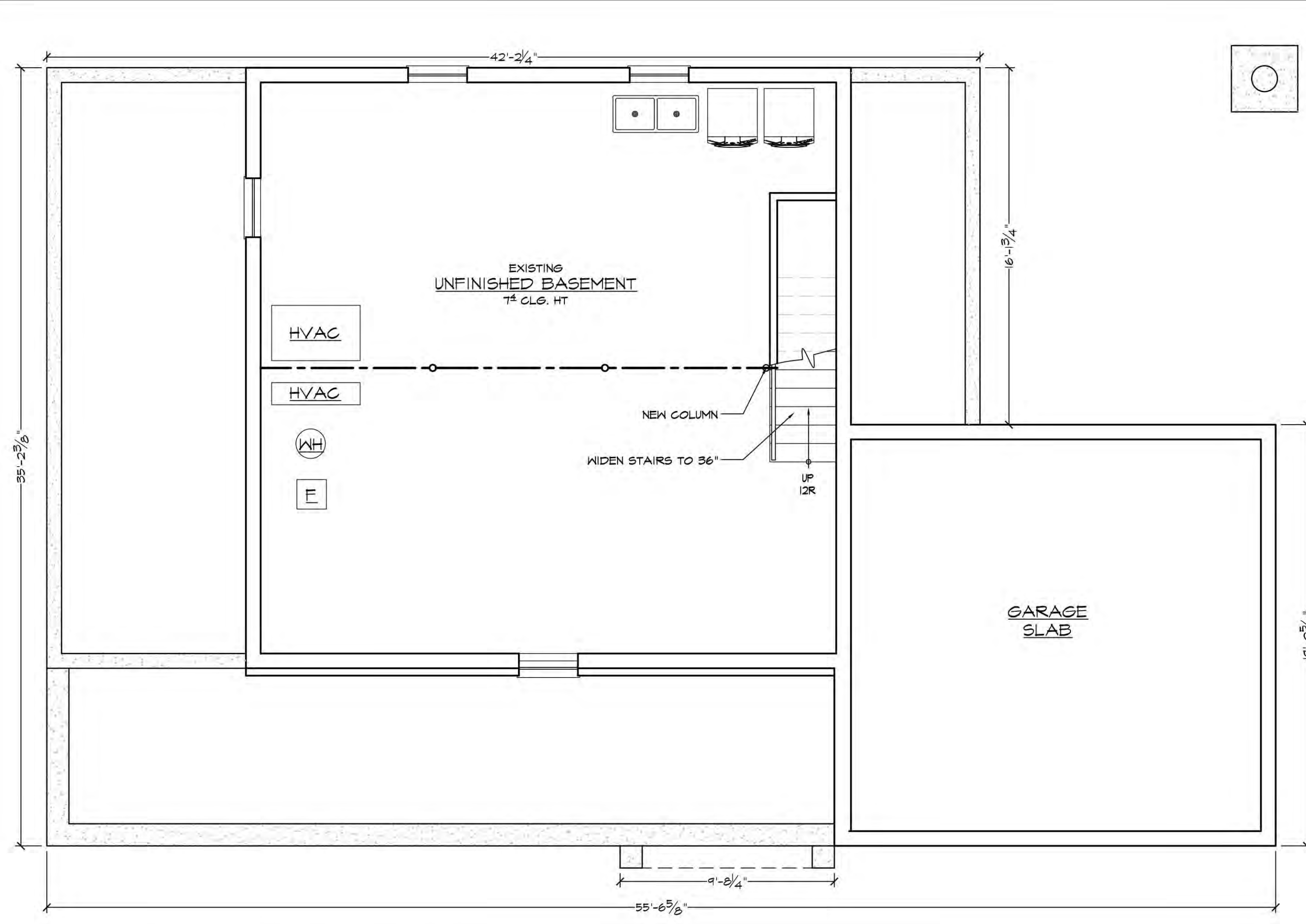
CHECKED BY: TCC
DRAWN BY: MF

REV #	DATE	EXISTING CONDITIONS	DESIGN #	MF	BD	BT
	10/02/24					
	10/9/24					

ADDITIONAL ALTERATIONS
VASUDEVAN RES.
7 COLBY ROAD
PORT WASHINGTON, NY 11050

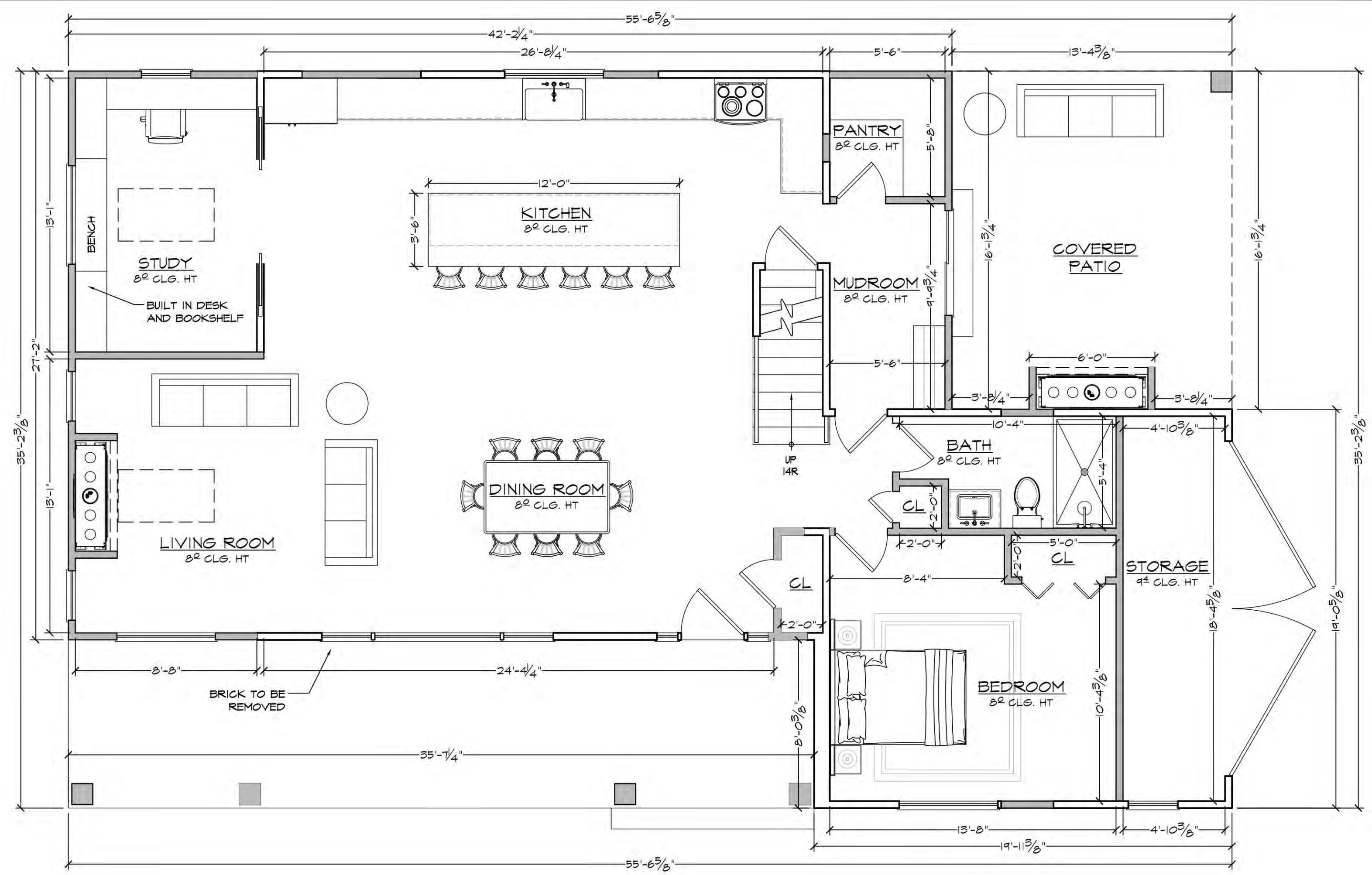
JOB#: 20-###
DATE: ##-##-2021
SCALE: AS NOTED
DRAWING NUMBER
D.1

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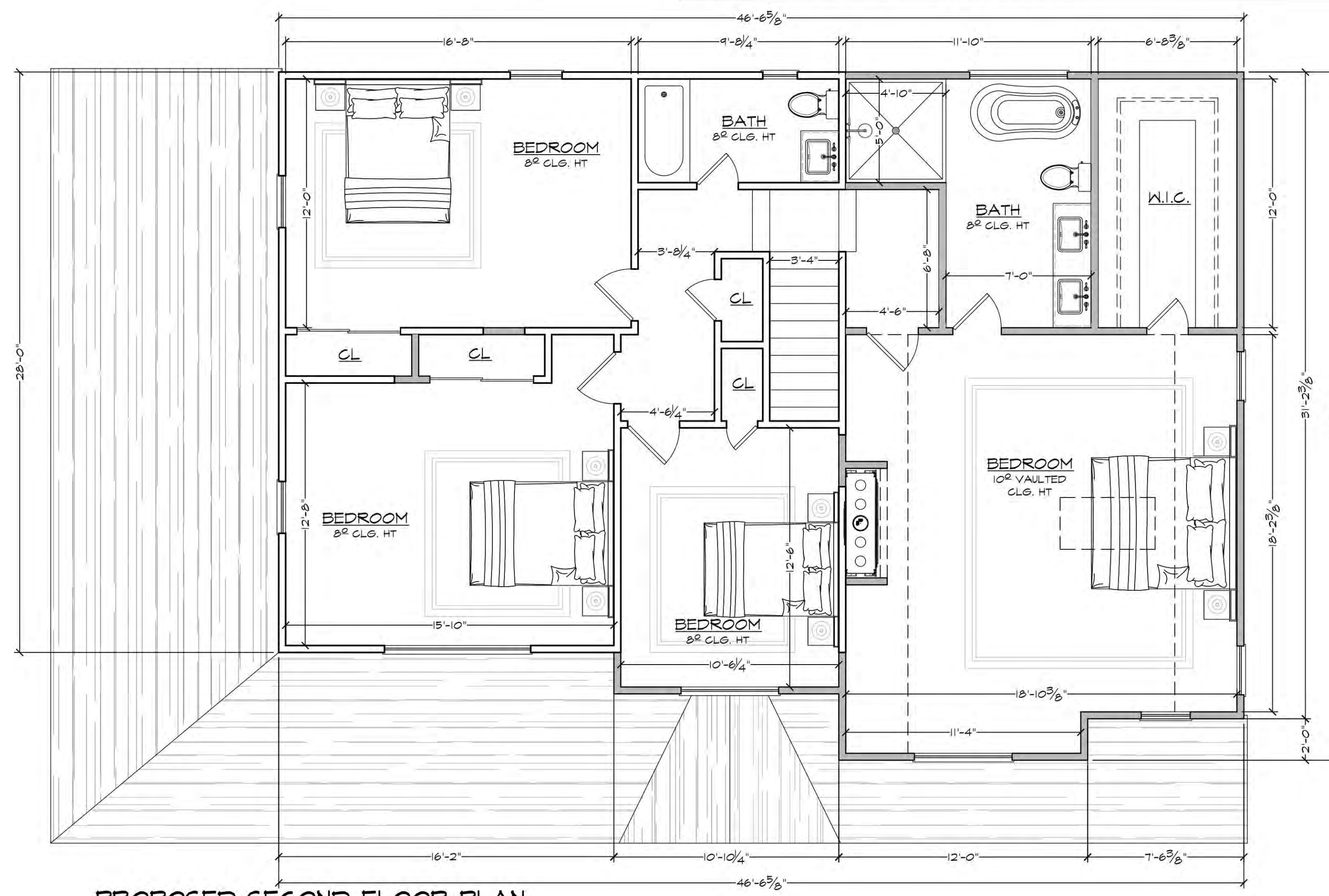
PROPOSED FOUNDATION PLAN

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



PROPOSED FIRST FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

WALL KEY

- EXIST TO BE REMOVED
- EXIST TO REMAIN
- NEW WOOD FRAME CNST
- NEW POURED CONCRETE

DISAPPROVED
Nicholas Vissicelli
01/07/2025

No errors, omissions, or omissions on the part of the architect shall release the design professional, applicant, and/or owner of the responsibility to obtain all applicable laws, codes, and regulations. The architect's drawings shall not be used by the owner or others for any purpose other than that intended for the completion of this project by others.

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027935
STATE OF NEW YORK

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DRAWN BY: MF
CHECKED BY: TOC

REV #	DATE	EXISTING CONDITIONS	DESIGN #	MF	BD	BY
	10/02/24					
	09/24					

ADDITIONAL ALTERATIONS
VASUDEVAN RES.
7 COLBY ROAD
PORT WASHINGTON, NY 11050
DRAWING: D.2

JOB#: ##-20-###
DATE: ##-##-2021
SCALE: AS NOTED
DRAWING NUMBER
D.2

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

MAX HEIGHT
ELEV. 221.44'
 PROPOSED RIDGE HEIGHT
ELEV. 220.24'
 MAX EAVE HEIGHT
ELEV. 219.44'
 PROPOSED EAVE HEIGHT
ELEV. 209.44'
 T.O. SECOND FLOOR
ELEV. 201.44'
 T.O. FIRST FLOOR
ELEV. 192.76'
 PRE-EXISTING AVG. GRADE
ELEV. 191.44'
 30.0'
 28.8'
 22.0'
 18.0'
 10.0'



PROPOSED FRONT ELEVATION

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

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

DISAPPROVED
Nicholas Vissicelli
01/07/2025

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DRAWN BY: MF
 CHECKED BY: TOC

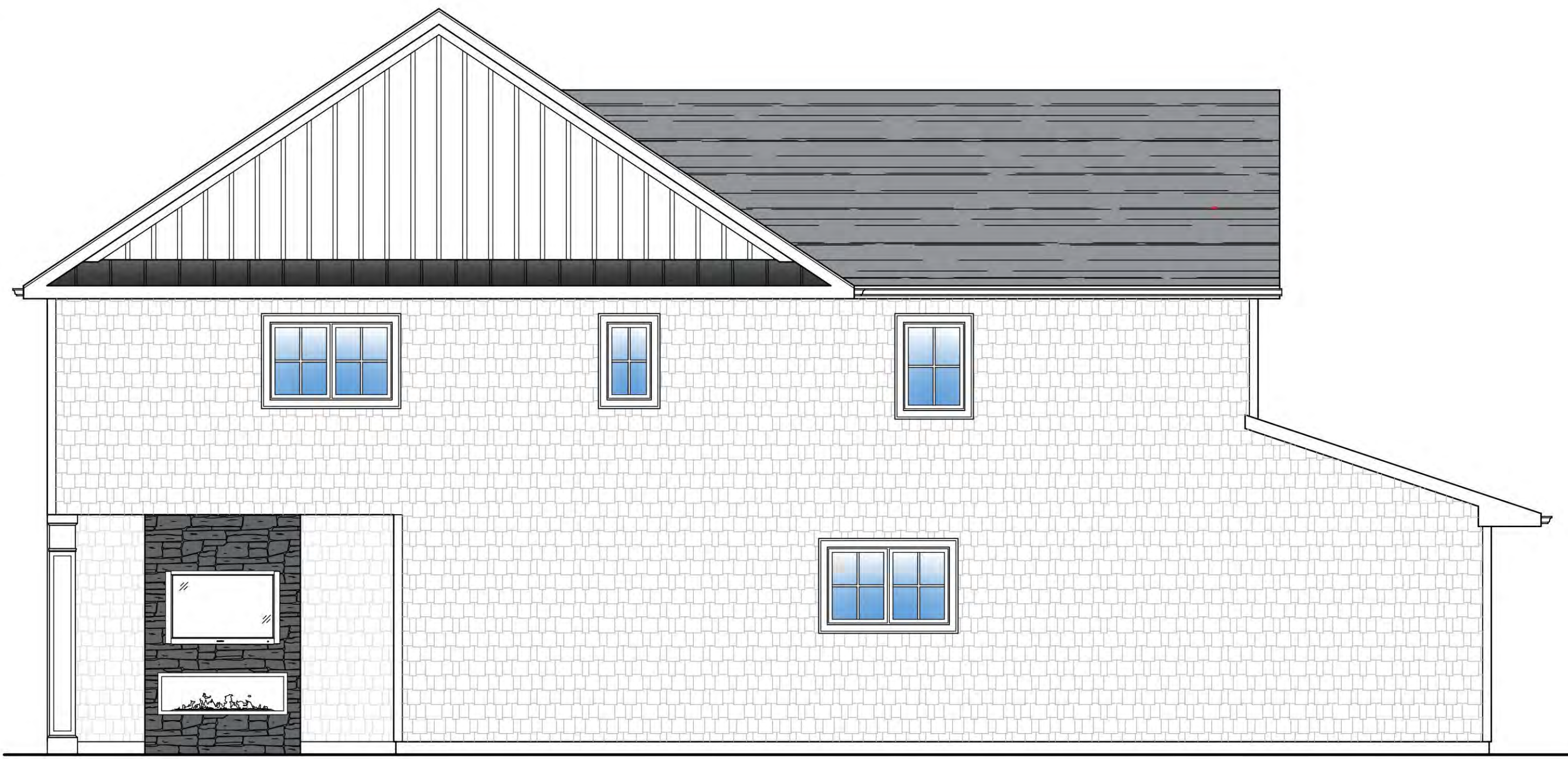
REV #	DATE	EXISTING CONDITIONS	DESIGN #	MF	BD	BY
10/10/24	10/9/24					

ADDITIONAL ALTERATIONS
VASUDEVAN RES.
 7 COLBY ROAD
 PORT WASHINGTON, NY 11050

JOB#: ##-20-###
 DATE: ##-##-2021
 SCALE: AS NOTED
 DRAWING NUMBER
D.3

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

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ELEV. 221.44'
 PROPOSED RIDGE HEIGHT
ELEV. 220.24'
 MAX EAVE HEIGHT
ELEV. 219.44'
 PROPOSED EAVE HEIGHT
ELEV. 209.44'
 T.O. SECOND FLOOR
ELEV. 201.44'
 T.O. FIRST FLOOR
ELEV. 192.76'
 PRE-EXISTING AVG. GRADE
ELEV. 191.44'
 30.0'
 28.8'
 22.0'
 18.0'
 10.0'



PROPOSED REAR ELEVATION

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



PROPOSED RIGHT ELEVATION



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

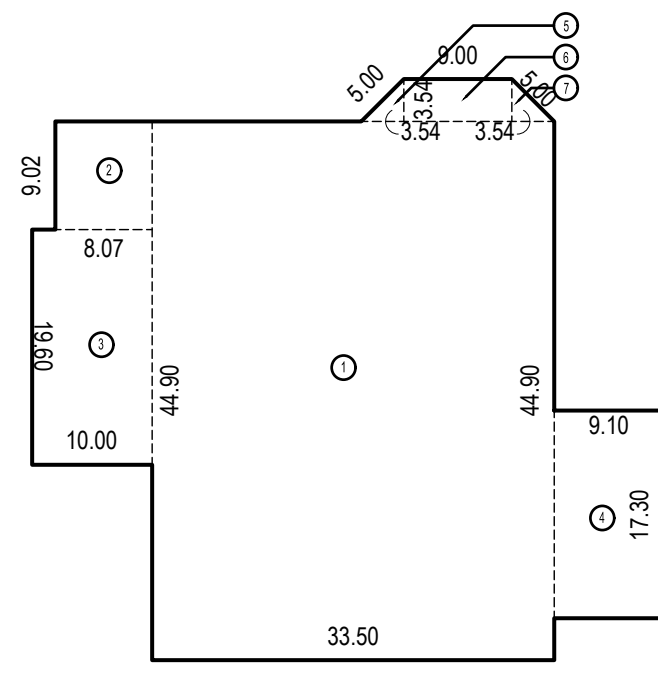


PROPOSED LEFT ELEVATION

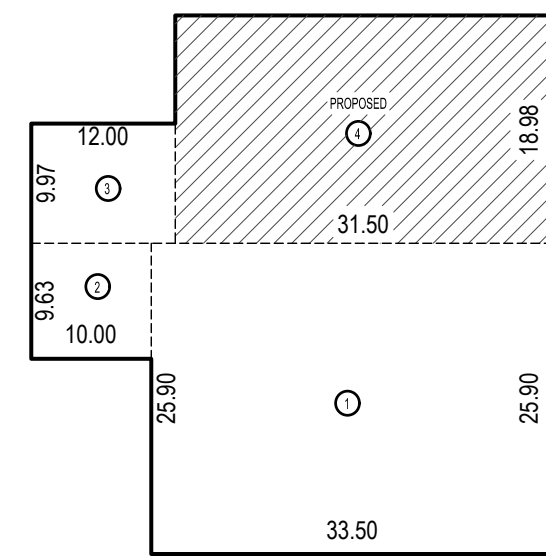
SCALE: 1/4" = 1'-0"

BREAKDOWN FLOOR AREA CALCULATION SCALE: 1/16" = 1'-0"

NOTE:
 PROPOSED
 EXISTING



FIRST FLOOR



SECOND FLOOR

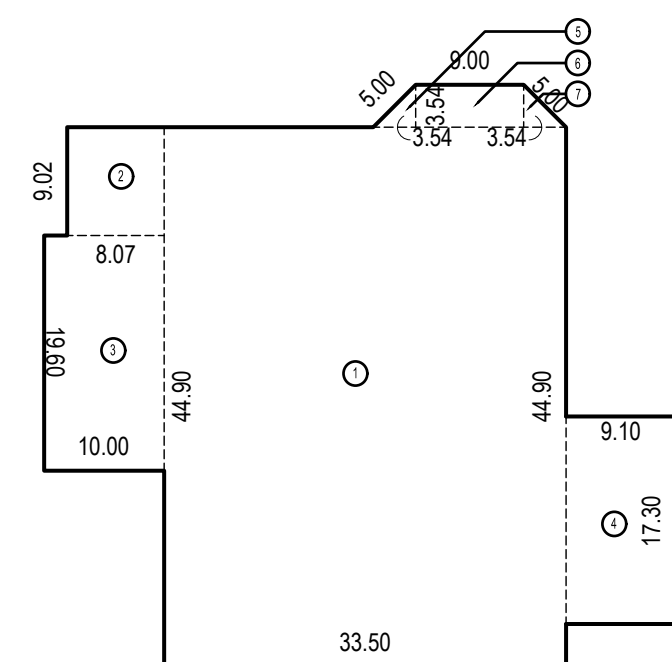
FLOOR AREA CALCULATIONS FIRST FLOOR

EXISTING	ZONE	WIDTH F.T.	LENGTH F.T.	AREA S.F.
1	33.50	44.90	1,504.15	
2	8.07	9.02	72.79	
3	10.00	19.60	196.00	
4	9.10	17.30	157.43	
5	3.54	5.00	8.85	
6	3.54	9.00	31.86	
7	3.54	5.00	8.85	
TOTAL				1,979.93

FLOOR AREA CALCULATIONS SECOND FLOOR

EXISTING	ZONE	WIDTH F.T.	LENGTH F.T.	AREA S.F.
1	25.90	33.50	867.65	
2	9.63	10.00	96.30	
3	9.97	12.00	119.64	
TOTAL				1,083.59
PROPOSED				
4	18.98	31.50	597.87	
TOTAL				597.87
EXISTING + PROPOSED FLOOR AREA =				1,681.46

LOT COVERAGE DIAGRAMS (REFER TO LOT COVERAGE CALCULATION) SCALE: 1/16" = 1'-0"

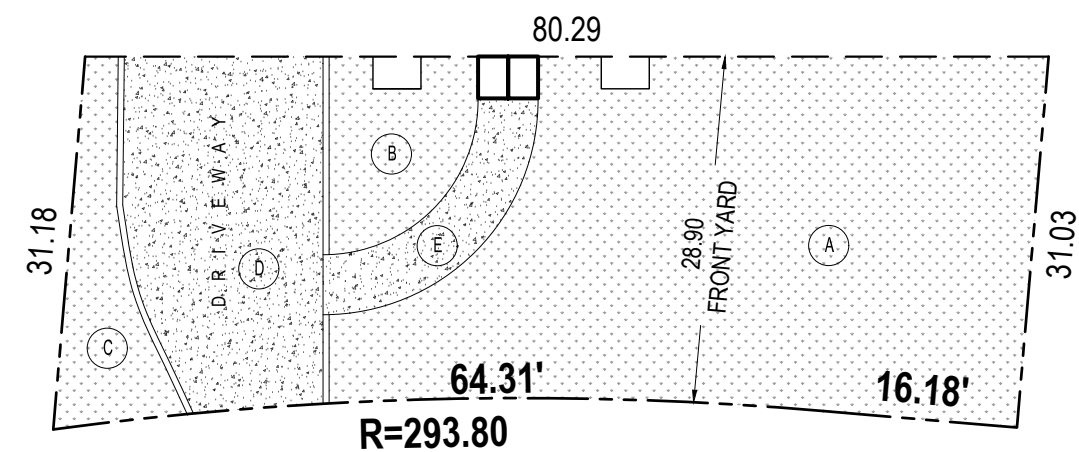


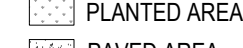

LOT COVERAGE (EXIST. TO REMAIN - NO CHANGE)

ZONE	WIDTH F.T.	LENGTH F.T.	AREA S.F.
1	33.50	44.90	1,504.15
2	8.07	9.02	72.79
3	10.00	19.60	196.00
4	9.10	17.30	157.43
5	3.54	5.00	8.85
6	3.54	9.00	31.86
7	3.54	5.00	8.85
TOTAL			1,979.93

LOT AREA = 12,148.05 SF
 LOT COVERAGE SF = 1,979.93 SF
 MAX ALLOWABLE LOT COVERAGE = 30%
 LOT COVERAGE = 1,979.93 / 12,148.05 = 16.30%
 16.30% < 30%, THEREFORE OK

FRONT YARD PAVING DIAGRAM AS PER ZONING §70.42.6



NOTE:
 PLANTED AREA
 PAVED AREA

FRONT YARD PAVING ON CRESTWOOD ROAD REQ. (Zoning §70-42.6)

FRONT YARD PAVING ON CRESTWOOD ROAD REQ. AS PER §7

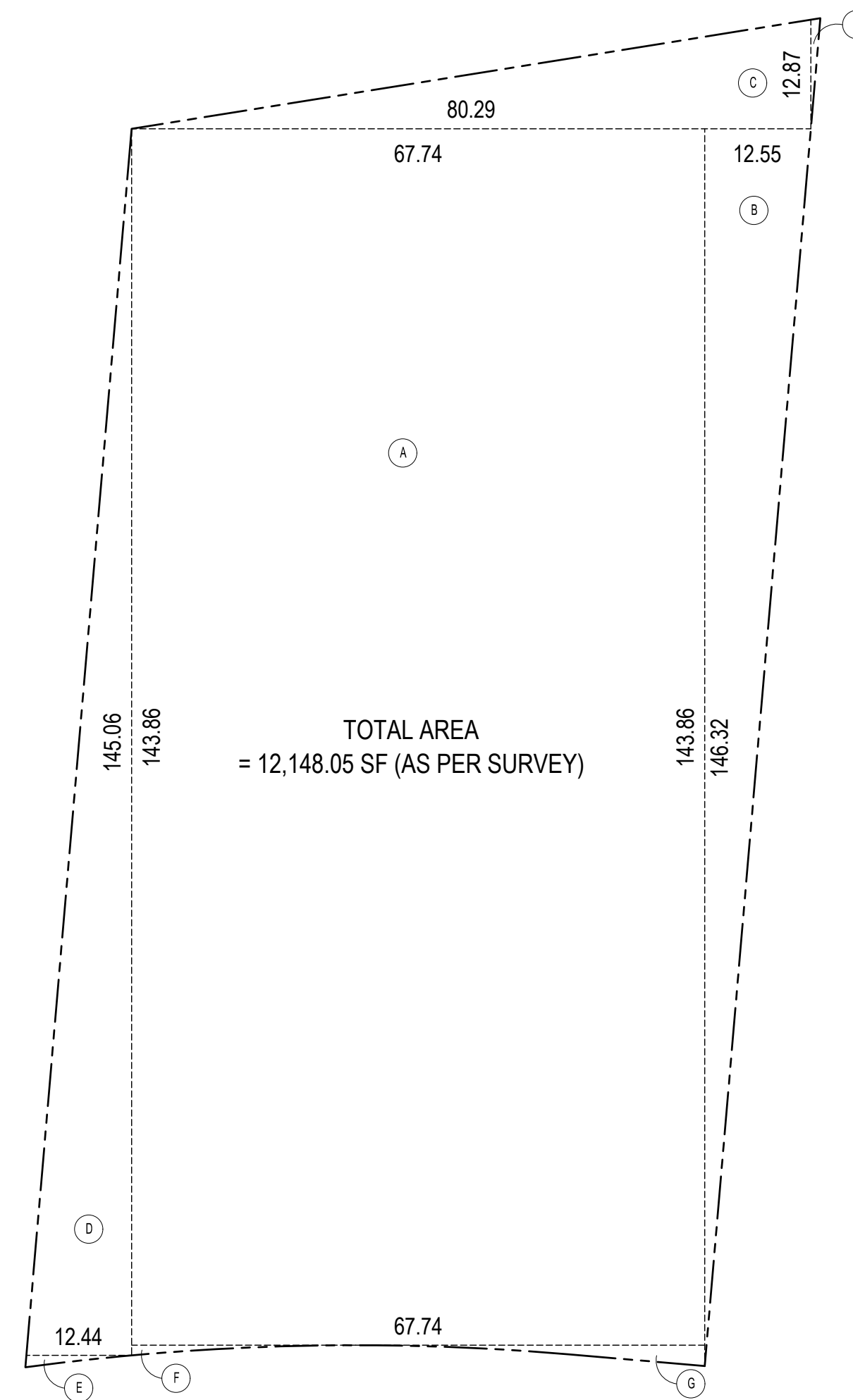
EXIST. AREA	MAX. IMPERVIOUS MATERIAL OR PAVING	MAXIMUM AREA	EXISTING
2,289.93 SF	45%	1,030.47 SF	572.39 SF
EXISTING 572.39 SF < 1,030.47 SF MAXIMUM. THEREFORE COMPLIANT			

FRONT YARD PLANTED AREA CALCULATIONS

ZONE	LENGTH F.T.	WIDTH F.T.	AREA S.F.
A	IRREGULAR		1,394.96
B	IRREGULAR		158.75
C	IRREGULAR		163.83
PLANTED TOTAL			1,717.54
D	IRREGULAR		450.68
E	IRREGULAR		121.71
PAVED TOTAL			572.39
TOTAL FRONT YARD			2,289.93

THEREFORE 2,289.93 TOTAL FRONT YARD - 1,869.61 EXIST. PLANTED = 572.39 EXIST. PAVED < 1,030.47 MAXIMUM. THEREFORE OK

LOT AREA DIAGRAM (REFER TO PLOT PLAN AND SURVEY FOR MORE INFO)

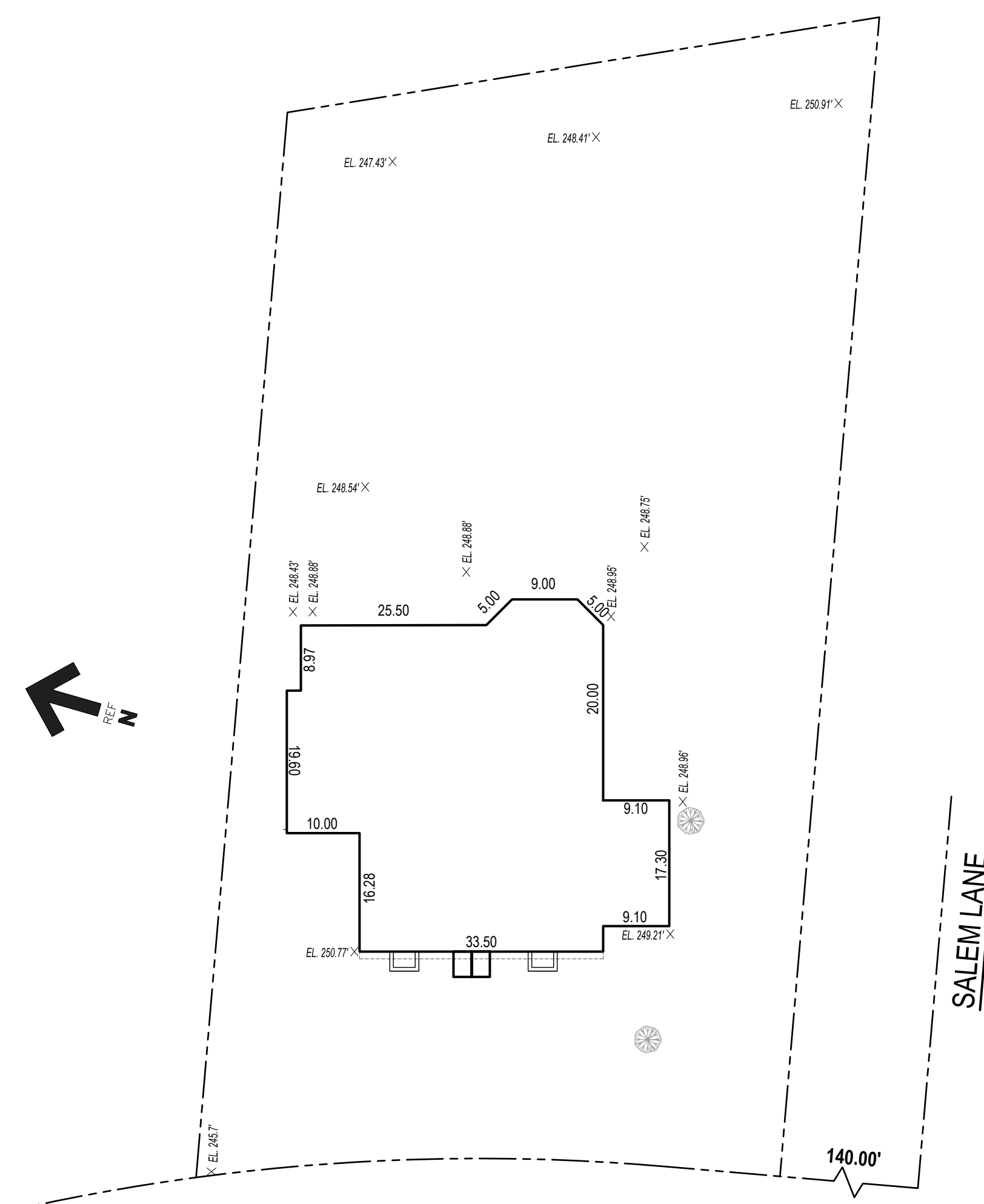


TOTAL AREA = 12,148.05 SF (AS PER SURVEY)

LOT AREA BREAKDOWN

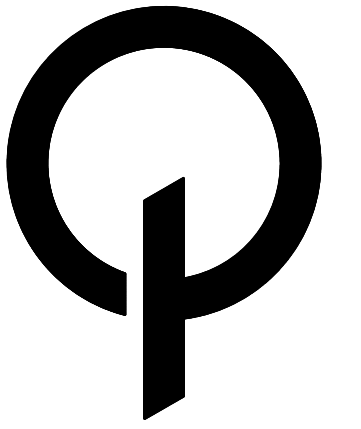
ZONE	WIDTH F.T.	LENGTH F.T.	AREA S.F.
A	67.74	143.86	9,745.08
B	12.55	146.32	918.16
C	12.87	80.29	516.67
D	12.44	145.06	902.27
E		IRREGULAR	8.79
F		IRREGULAR	11.16
G		IRREGULAR	38.09
H		IRREGULAR	7.84
TOTAL			12,148.05

PRE-EXISTING GRADE DIAGRAM AND CALCULATIONS SCALE: 1/16" = 1'-0"



PRE-EXISTING AVERAGE GRADE CALCULATION

250.77 + 249.91 = 500.68 / 2 = 250.34 x 42.60 = 10,664.48
249.91 + 248.95 = 498.86 / 2 = 249.43 x 37.30 = 9,303.74
248.95 + 248.43 = 497.38 / 2 = 248.69 x 41.57 = 10,338.04
248.43 + 250.77 = 499.20 / 2 = 249.60 x 44.87 = 11,199.55
TOTAL 166.34 41,505.82
41,505.82 / 166.34 = 249.52' PRE-EXISTING AVG. GRADE



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DOB:

NO. DATE REVISION

DRAWING TITLE:

BREAKDOWN FLOOR AREAS
LOT COVERAGE
AND NOTES

PREMISES:

32 CRESTWOOD ROAD,
PORT WASHINGTON, NY, 11050
TOWN OF NORTH HEMPSTEAD



DRAWN: AES/JM
CHECKED: FJQ
JOB NO.: 24072
SCALE: AS NOTED
DATE: 10/02/2024

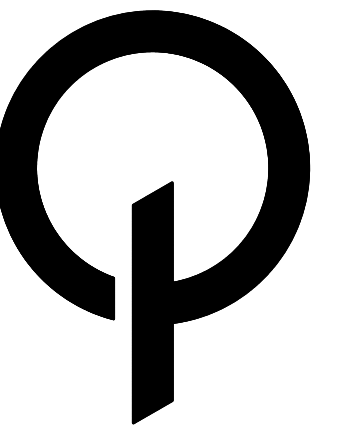
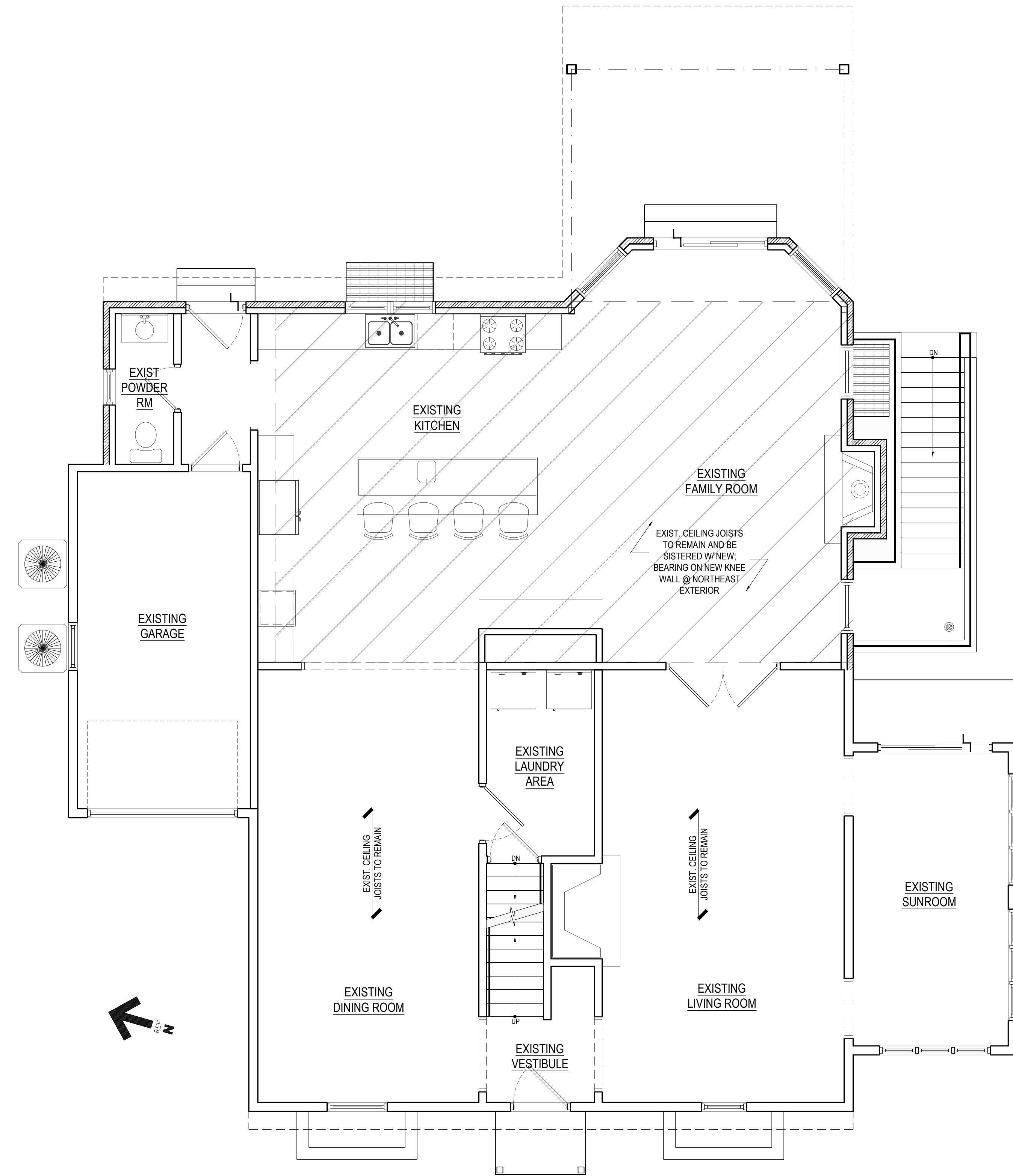
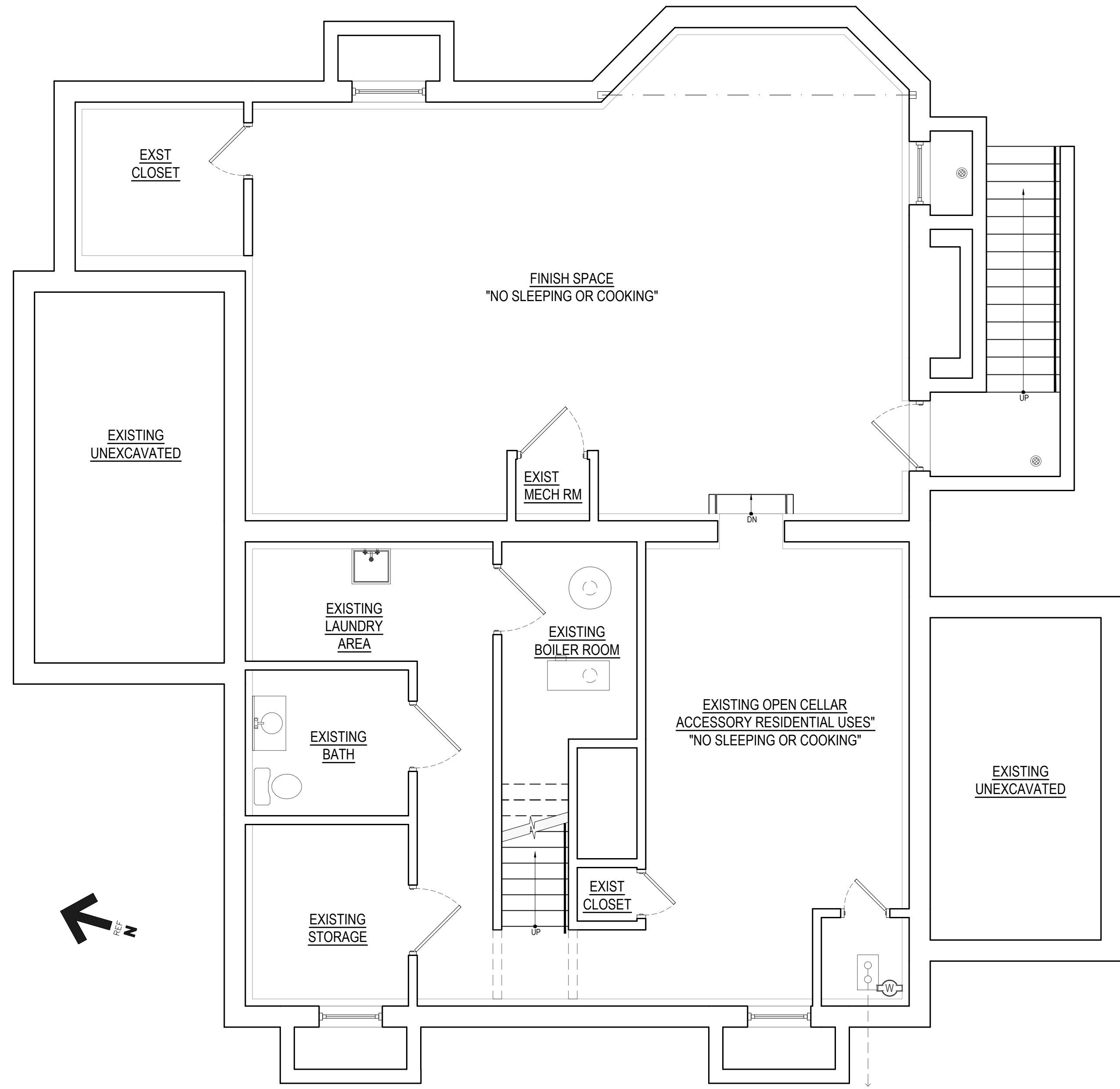
DRAWING: 02 OF 14

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SPECIAL NOTE:
EXISTING PORTIONS OF HOUSE WALLS, WINDOWS, DOORS,
ROOF, FLOORING AND FINISHES TO BE REMOVED USING
HAND-HELD TOOLS ONLY.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED ON THE DRAWINGS.
2. ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR AS OTHERWISE DIRECTED.
3. THE CONTRACTOR SHALL REMOVE ALL WALL CONDUITS LEFT AFTER WALL DEMOLITION, INCLUDING SWITCH BOXES, PLATE BRIDGES OR ANY OTHER TELEPHONE, ELECTRICAL WIRING AND EQUIPMENT.
4. IN ALL AREAS WHERE DEMOLITION OF WALLS CAUSES AN UNEVENNESS IN FLOORS, THE CONTRACTOR SHALL PATCH THE FLOOR.
5. ALL EXPOSED LIGHT FIXTURES, WIRING ELECTRIC PANELS AND METAL MOLDING NOT TO BE REUSED SHALL BE CARTED AWAY BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL ERECT ALL NECESSARY PLASTIC DROP CLOTH PARTITIONS TO PROTECT ADJACENT BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS.
7. THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER CONSTRUCTION, AS REQUIRED.
8. UPON COMPLETION OF THE DEMOLITIONS WORK, THE CONTRACTOR SHALL PROVIDE THAT ALL AREAS ARE TO BE LEFT BROOM CLEAN.
9. THE CONTRACTOR IS TO PROPERLY CAP ALL PLUMBING LINES WHERE THE FIXTURES ARE TO BE REMOVED.



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DOB:

NO.	DATE	REVISION

DRAWING TITLE:

DEMO / EXIST. PLANS

PREMISES:

32 CRESTWOOD ROAD,
PORT WASHINGTON, NY, 11050
TOWN OF NORTH HEMPSTEAD

DRAWN:	AES / JM
CHECKED:	F.J.Q.
JOB NO.:	24072
SCALE:	AS NOTED
DATE:	10/02/2024

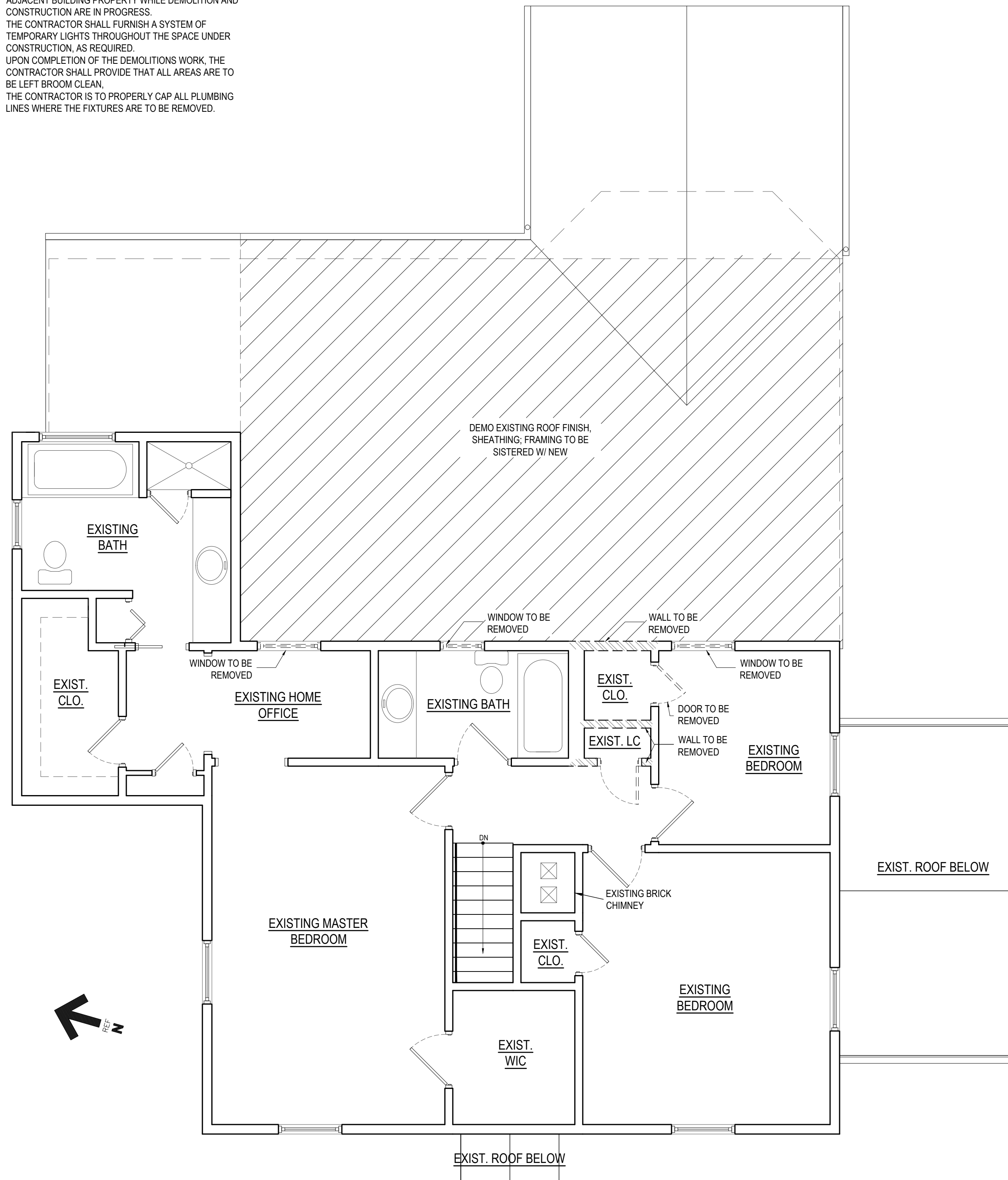
SEAL: DRAWING: 04 OF 14

DM-001.00

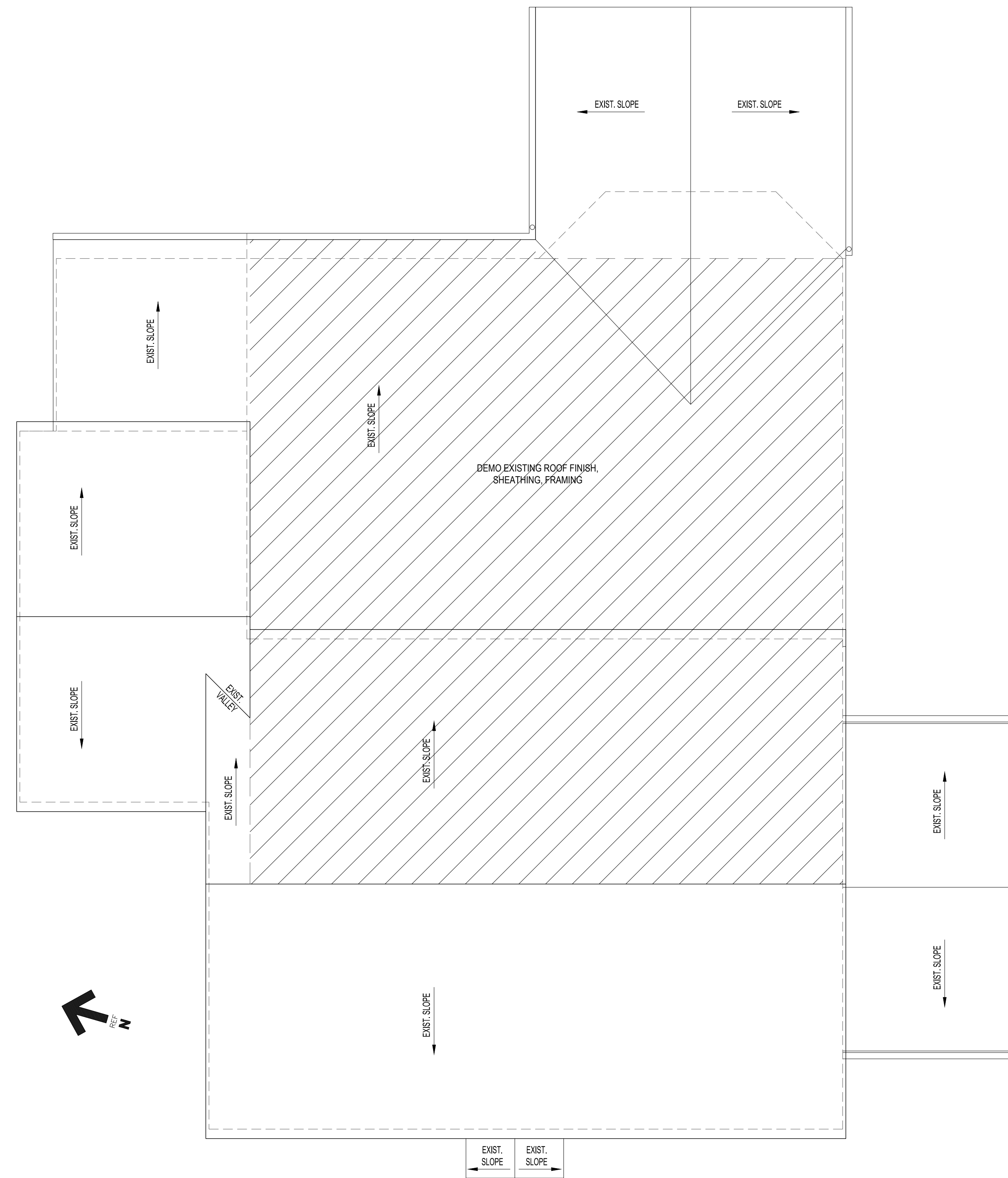
SPECIAL NOTE:
EXISTING PORTIONS OF HOUSE WALLS, WINDOWS, DOORS,
ROOF, FLOORING AND FINISHES TO BE REMOVED USING
HAND-HELD TOOLS ONLY.

DEMOLITION NOTES:

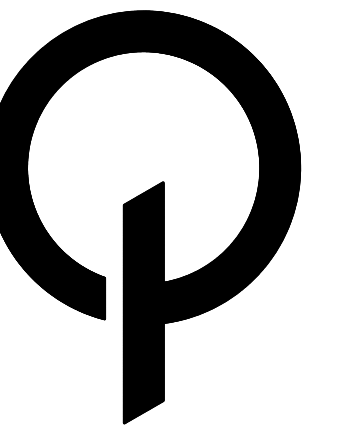
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9. THE CONTRACTOR IS TO PROPERLY CAP ALL PLUMBING LINES WHERE THE FIXTURES ARE TO BE REMOVED.



EXIST. SECOND DEMO PLAN
SCALE: 1/4" = 1'-0"



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



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DOB:

NO.	DATE	REVISION

DRAWING TITLE:

DEMO / EXIST. PLANS

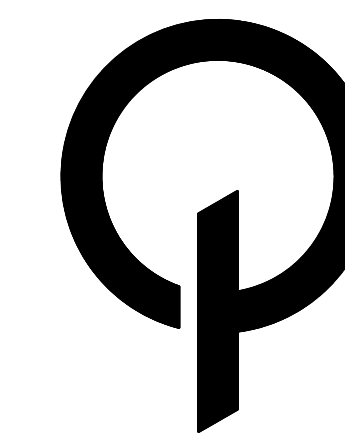
PREMISES:

32 CRESTWOOD ROAD,
PORT WASHINGTON, NY, 11050
TOWN OF NORTH HEMPSTEAD

	DRAWN: AES / JM
	CHECKED: F.JQ
	JOB NO.: 24072
	SCALE: AS NOTED
SEAL:	DATE: 10/02/2024

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DOB:

NO. DATE REVISION

DRAWING TITLE:

PROPOSED FLOOR PLANS

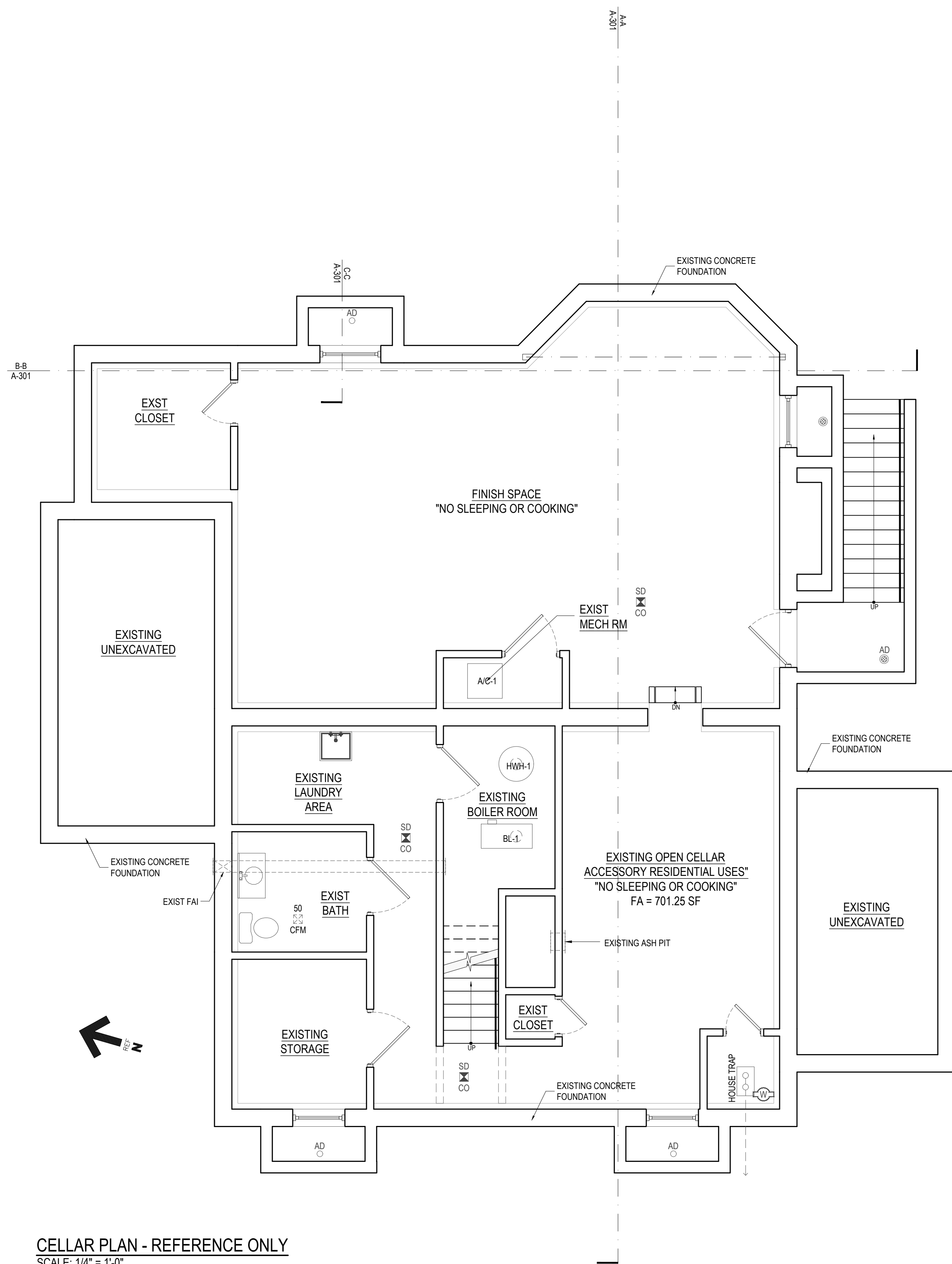
PREMISES:

32 CRESTWOOD ROAD,
PORT WASHINGTON, NY, 11050
TOWN OF NORTH HEMPSTEAD

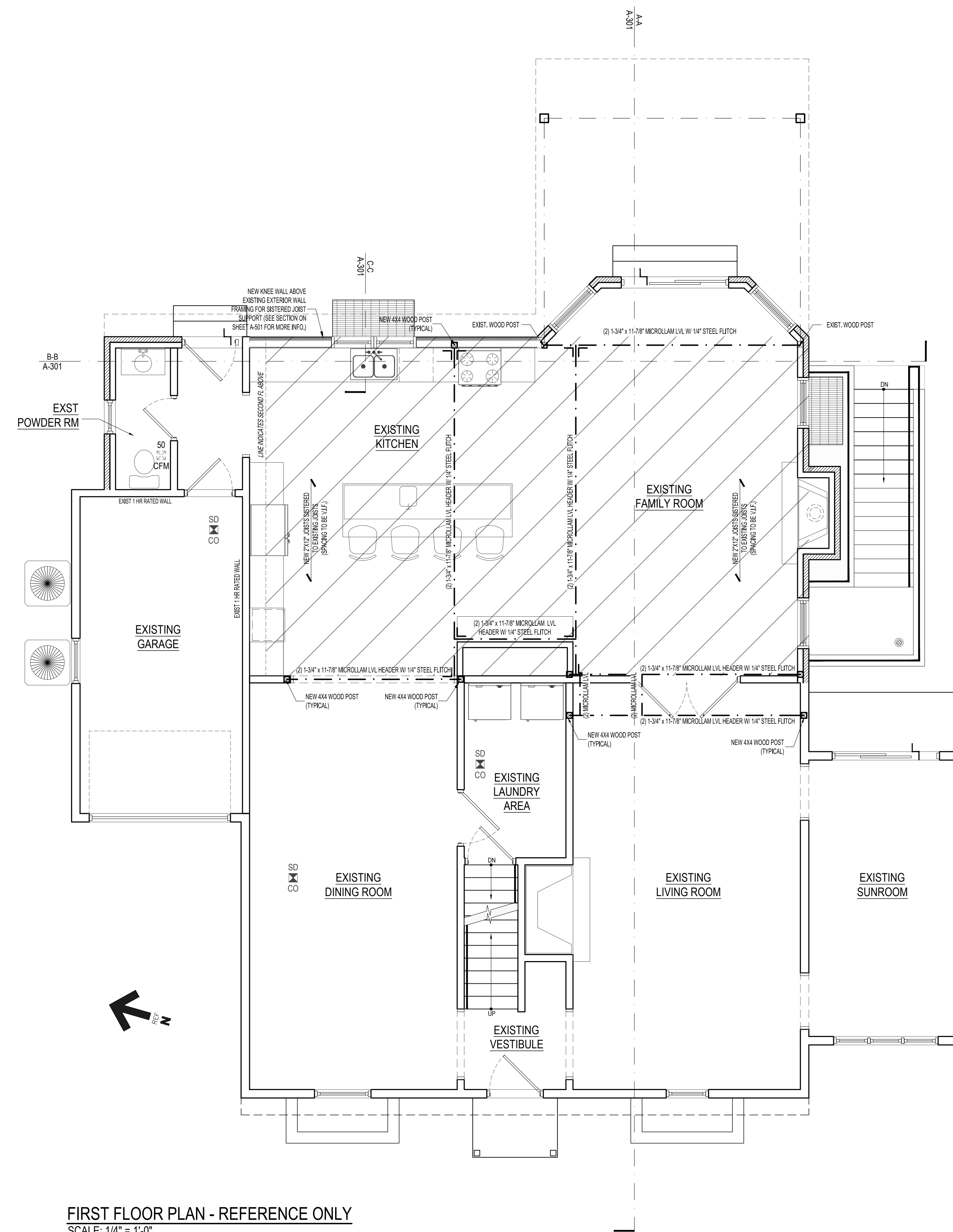
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CHECKED: FJQ
JOB NO.: 24072
SCALE: AS NOTED
DATE: 10/02/2024

SEAL: 10/02/2024
DRAWING: 06 OF 14

A-101.00



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



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

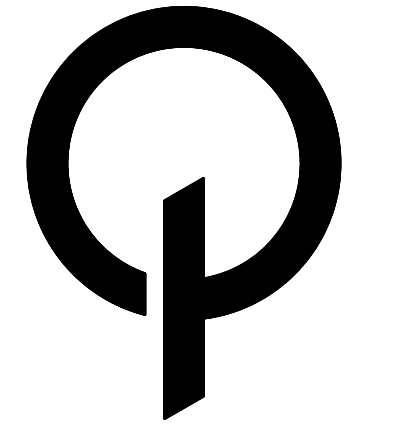
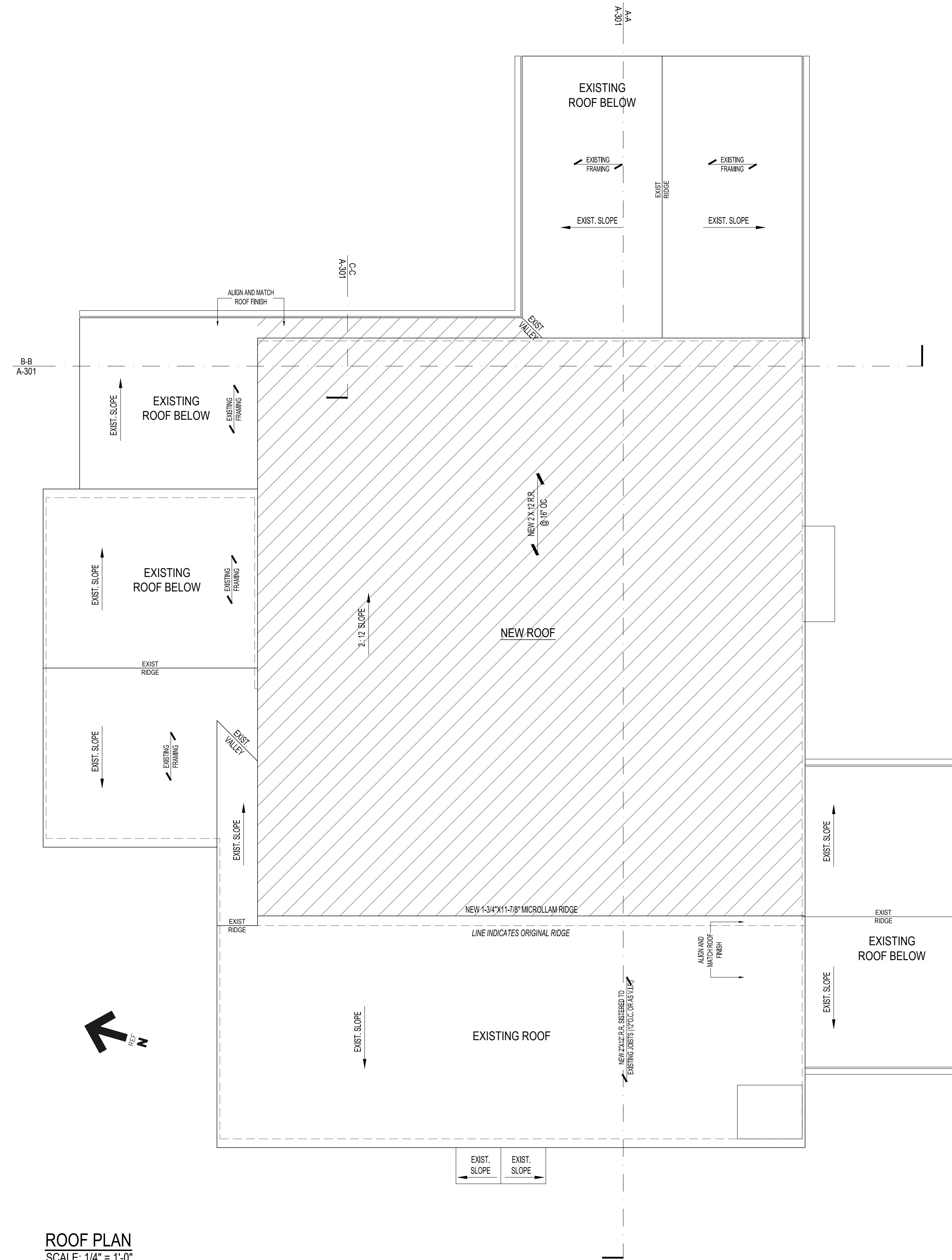
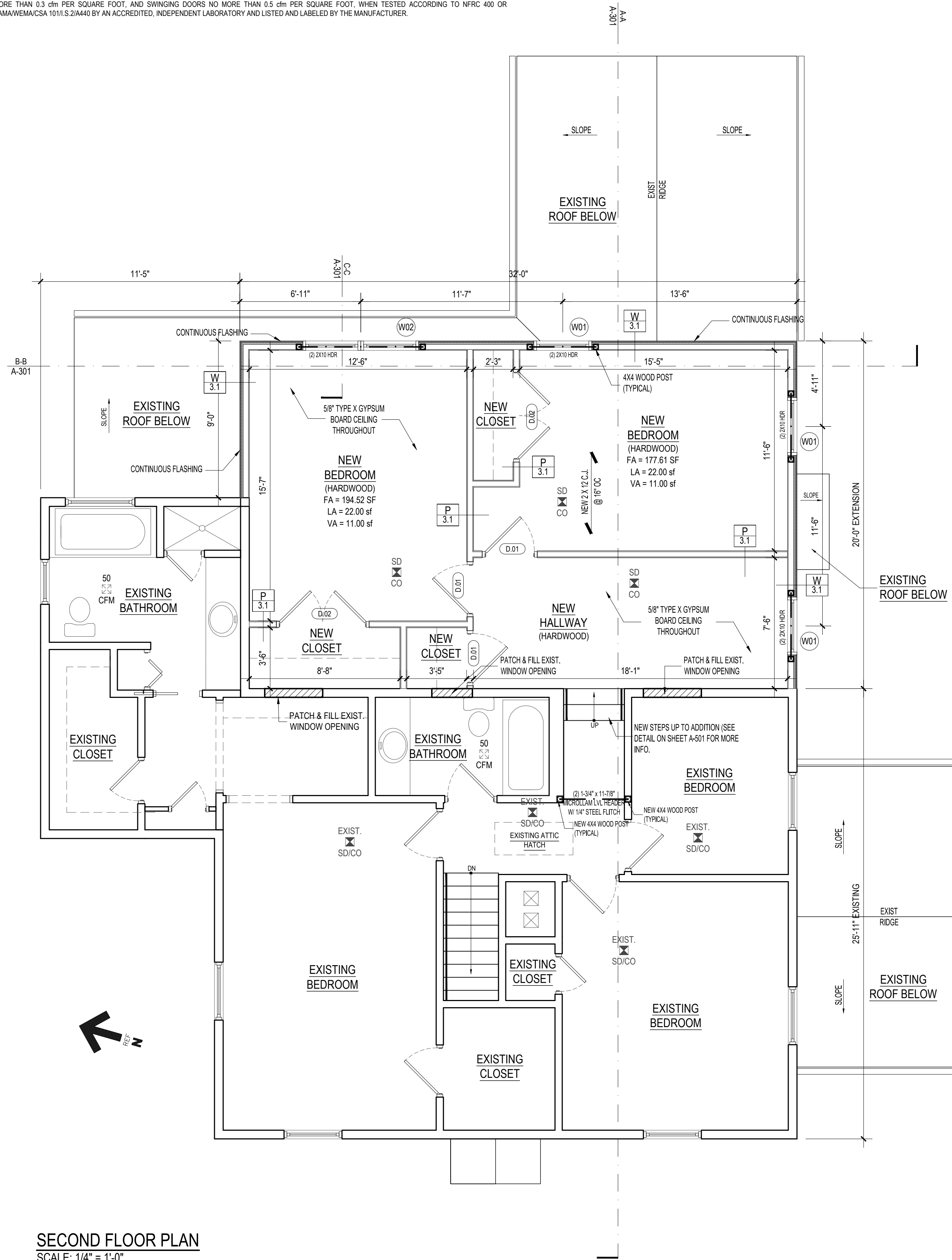
DOOR SCHEDULE

NO.	SIZE (W x H)	TYPE	REMARKS
01	2'-10" X 6'-8"	HINGE	AS PER OWNER
02	5'-0" X 6'-8"	DOUBLE HINGE	AS PER OWNER

WINDOW SCHEDULE

NO.	SIZE (W x H)	MAKE	TYPE	FRAME	U-FACTOR	SHGC	VT	GLASS TYPE	AIR LEAKAGE	NOTES
W01	3'-0" x 3'-8"		DOUBLE HUNG	ALUMINUM CLAD WOOD	0.30	0.40	0.55	DOUBLE PANE WITH LOW E	≤0.30 cfm/SF	1
W02	(2) 3'-0" x 3'-8"		DOUBLE HUNG	ALUMINUM CLAD WOOD	0.30	0.40	0.55	DOUBLE PANE WITH LOW E	≤0.30 cfm/SF	1

NOTES:
 1. AIR LEAKAGE: PROVIDE FLASHING, WINDOW DAMS, EXPANDABLE FOAM SEALANT, AND CAULKING AT ROUGH OPENING WINDOW FRAME JOINTS TO CREATE A CONTINUOUS AIR BARRIER WITH SURROUNDING WALL SYSTEMS. SIKTLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.5 cfm PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5 cfm PER SQUARE FOOT, WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WEM/CSA 1011.S.2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.



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DOB:

NO.	DATE	REVISION

DRAWING TITLE:

PROPOSED FLOOR PLANS

PREMISES:

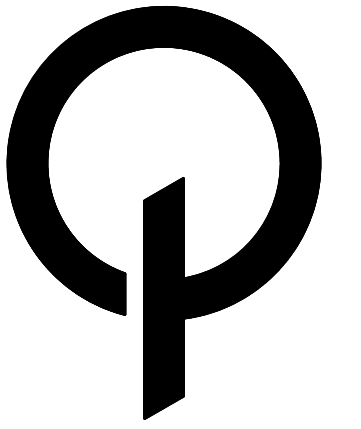
32 CRESTWOOD ROAD,
 PORT WASHINGTON, NY, 11050
 TOWN OF NORTH HEMPSTEAD

REGISTERED ARCHITECT
 FRANK J. QUATELA
 STATE OF NEW YORK
 025981

DRAWN: AES / JM
 CHECKED: FJQ
 JOB NO.: 24072
 SCALE: AS NOTED
 DATE: 10/02/2024

DRAWING: 07 OF 14

A-102.00



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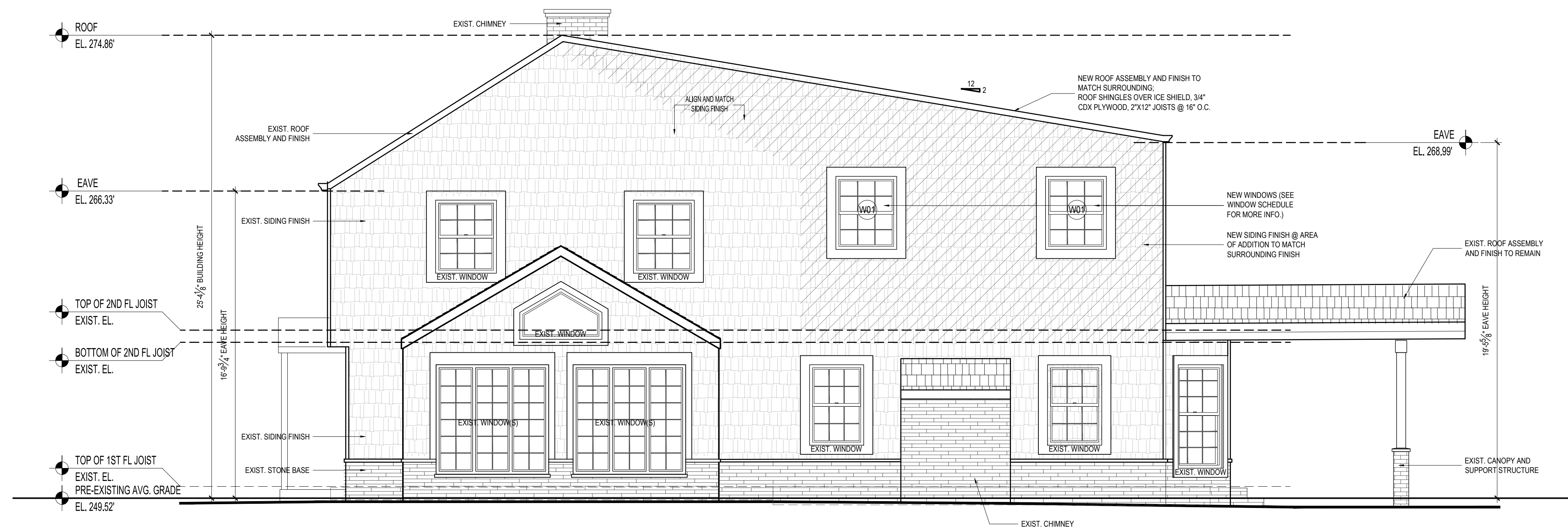
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PROPOSED FRONT ELEVATION (WEST FACADE)

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

HATCH INDICATES AREA OF ADDITION / PROPOSED AS NEW



PROPOSED SIDE ELEVATION (SOUTH FACADE)

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

HATCH INDICATES AREA OF ADDITION / PROPOSED AS NEW

DOB:

NO. DATE REVISION

DRAWING TITLE:

PROPOSED ELEVATIONS

PREMISES:

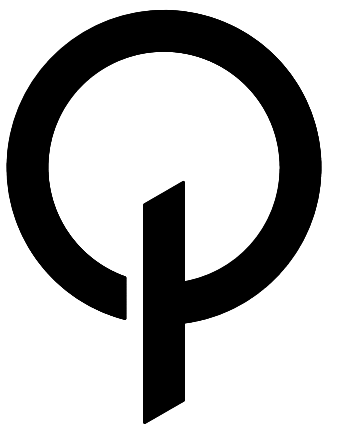
32 CRESTWOOD ROAD,
PORT WASHINGTON, NY, 11050
TOWN OF NORTH HEMPSTEAD



DRAWN: AES / JM
CHECKED: FJQ
JOB NO.: 24072
SCALE: AS NOTED
DATE: 10/02/2024

DRAWING: 08 OF 14

A-201.00

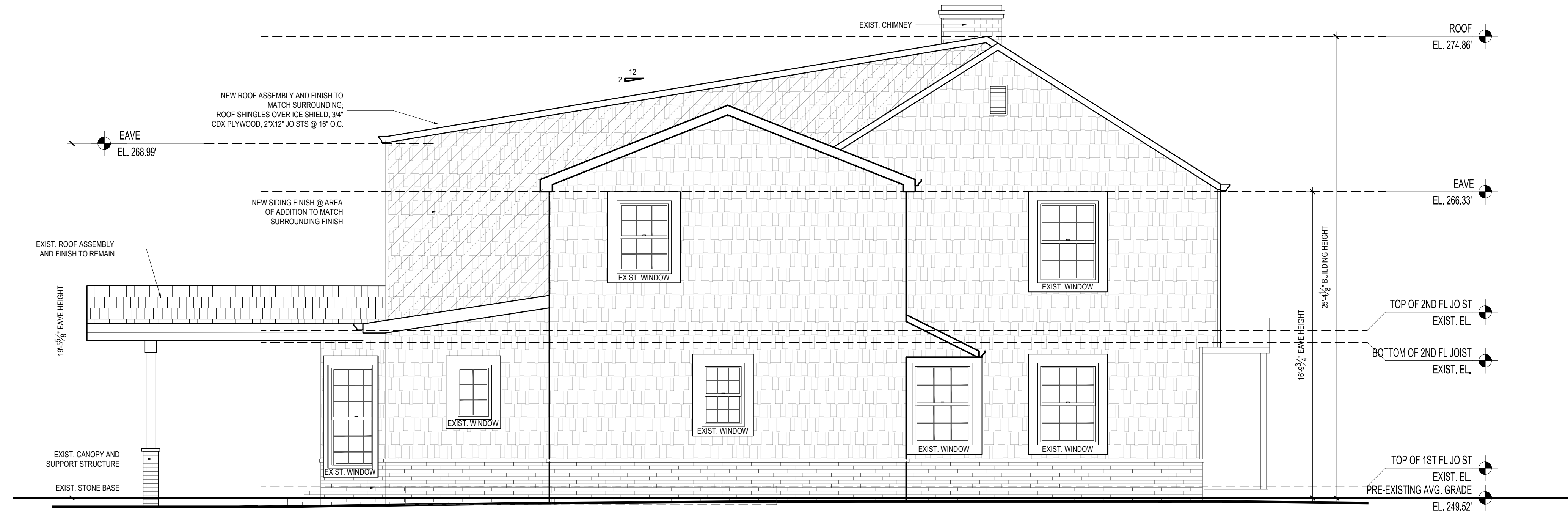


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PROPOSED SIDE ELEVATION (NORTH FACADE)

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

HATCH INDICATES AREA OF ADDITION / PROPOSED AS NEW



PROPOSED REAR ELEVATION (EAST FACADE)

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

HATCH INDICATES AREA OF ADDITION / PROPOSED AS NEW

DOB:

NO. DATE REVISION

DRAWING TITLE:

PROPOSED ELEVATIONS

PREMISES:

32 CRESTWOOD ROAD,
PORT WASHINGTON, NY, 11050
TOWN OF NORTH HEMPSTEAD



DRAWN: AES / JM

CHECKED: FJQ

JOB NO.: 24072

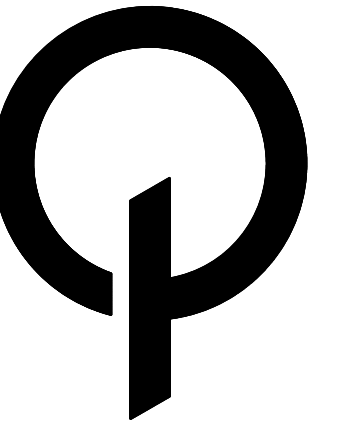
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DATE: 10/02/2024

SEAL:

DRAWING: 09 OF 14

A-202.00

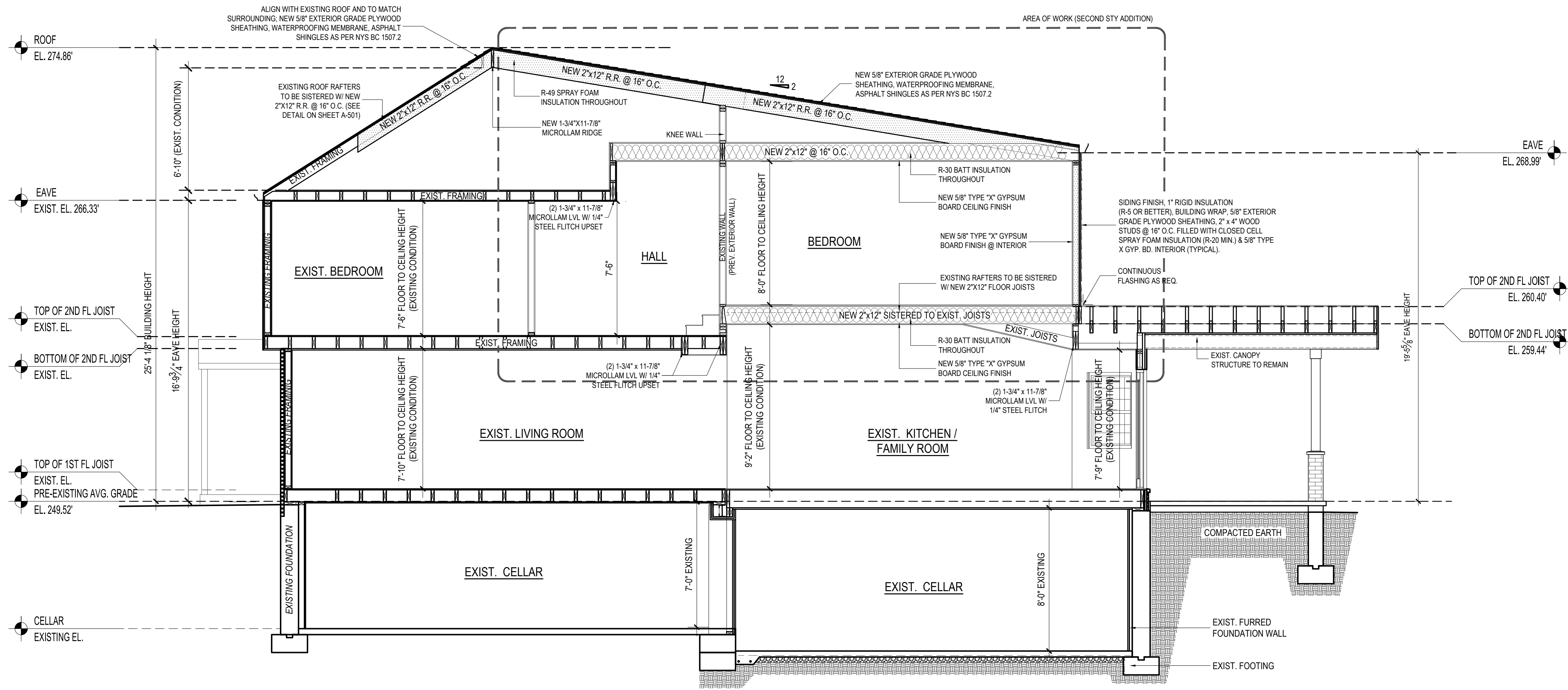


FRANK J. QUATELA
ARCHITECT, P.C.

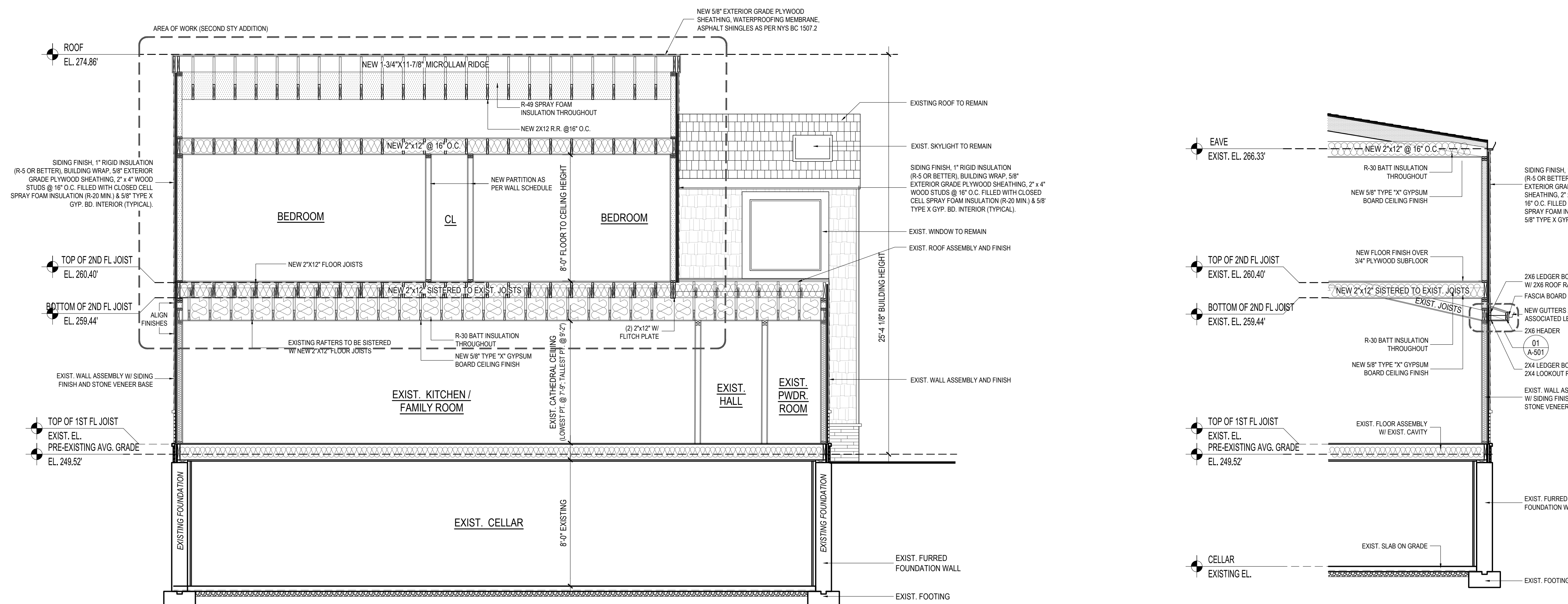
36-07 169th STREET
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WWW.QUATELA-ARCHITECTS.COM

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



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

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

DOB:

NO. DATE REVISION

DRAWING TITLE:

BUILDING SECTIONS

PREMISES:

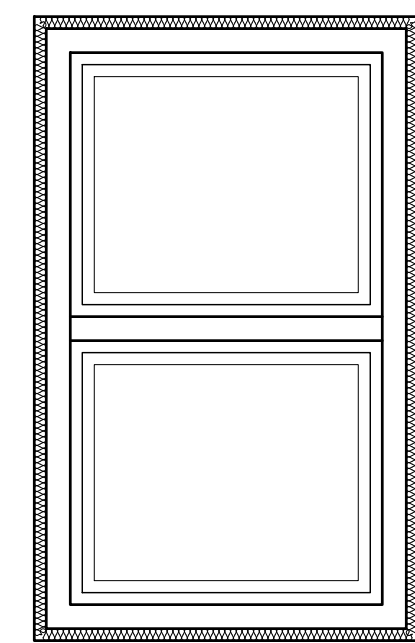
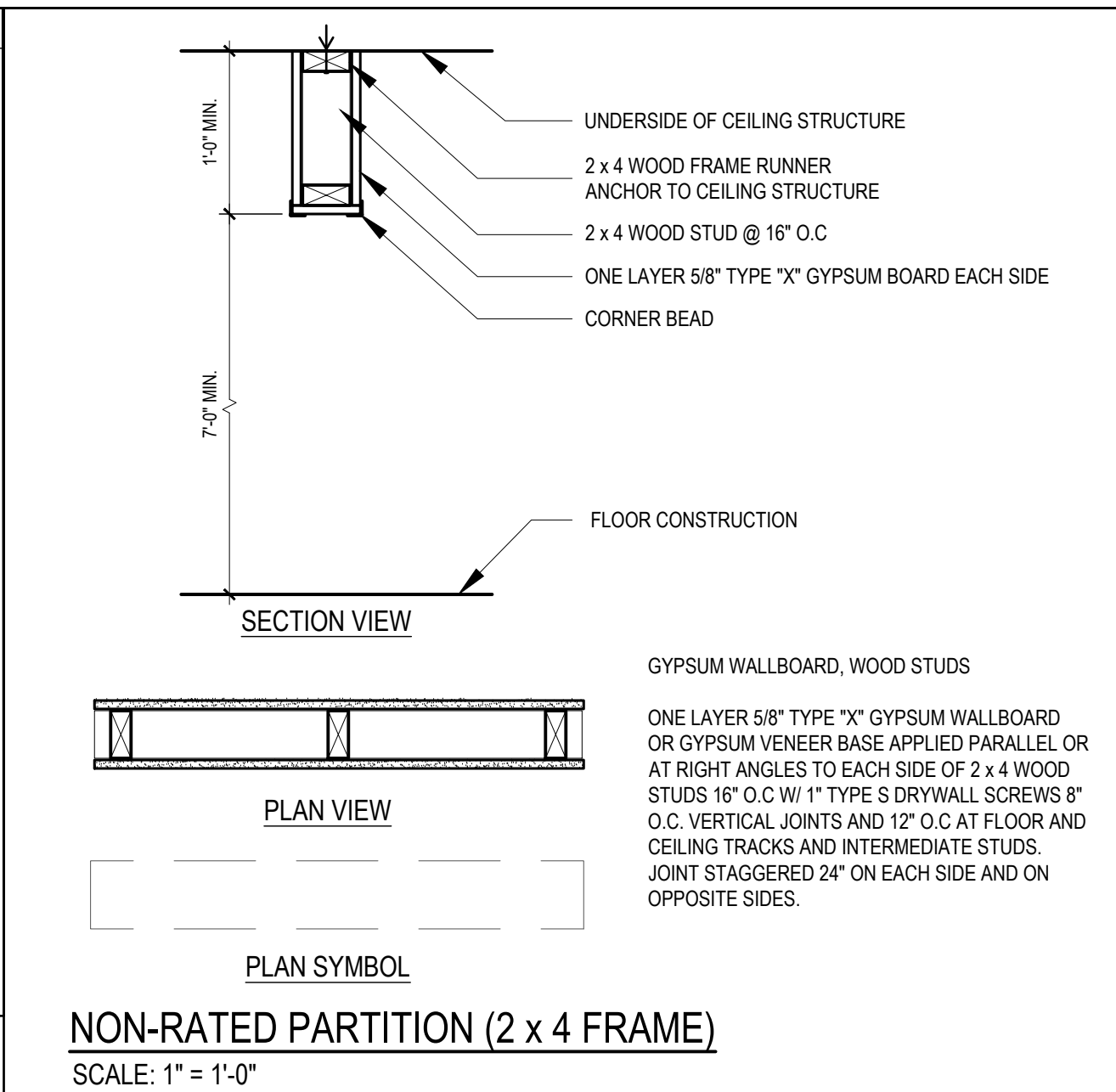
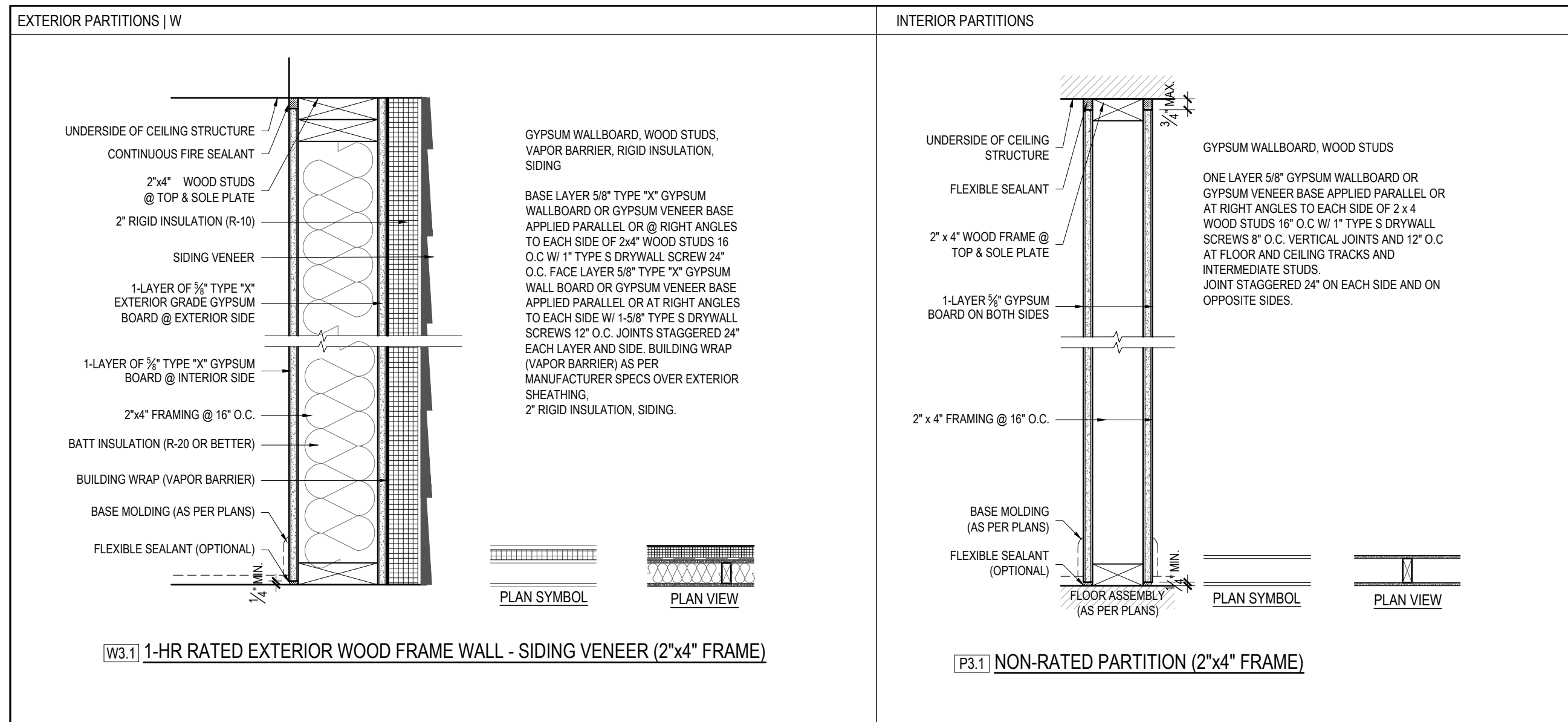
32 CRESTWOOD ROAD,
PORT WASHINGTON, NY, 11050
TOWN OF NORTH HEMPSTEAD



DRAWN: AES / JM
CHECKED: FJQ
JOB NO.: 24072
SCALE: AS NOTED
DATE: 10/02/2024

DRAWING: 10 OF 14

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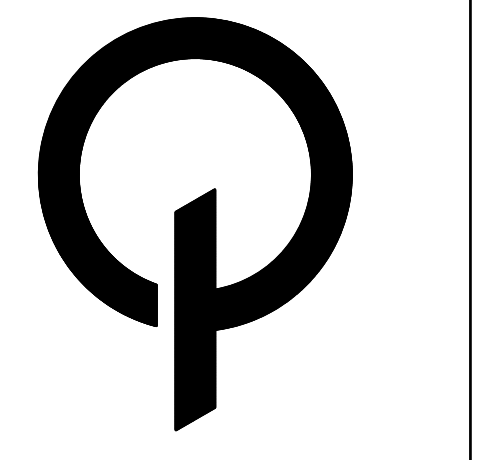
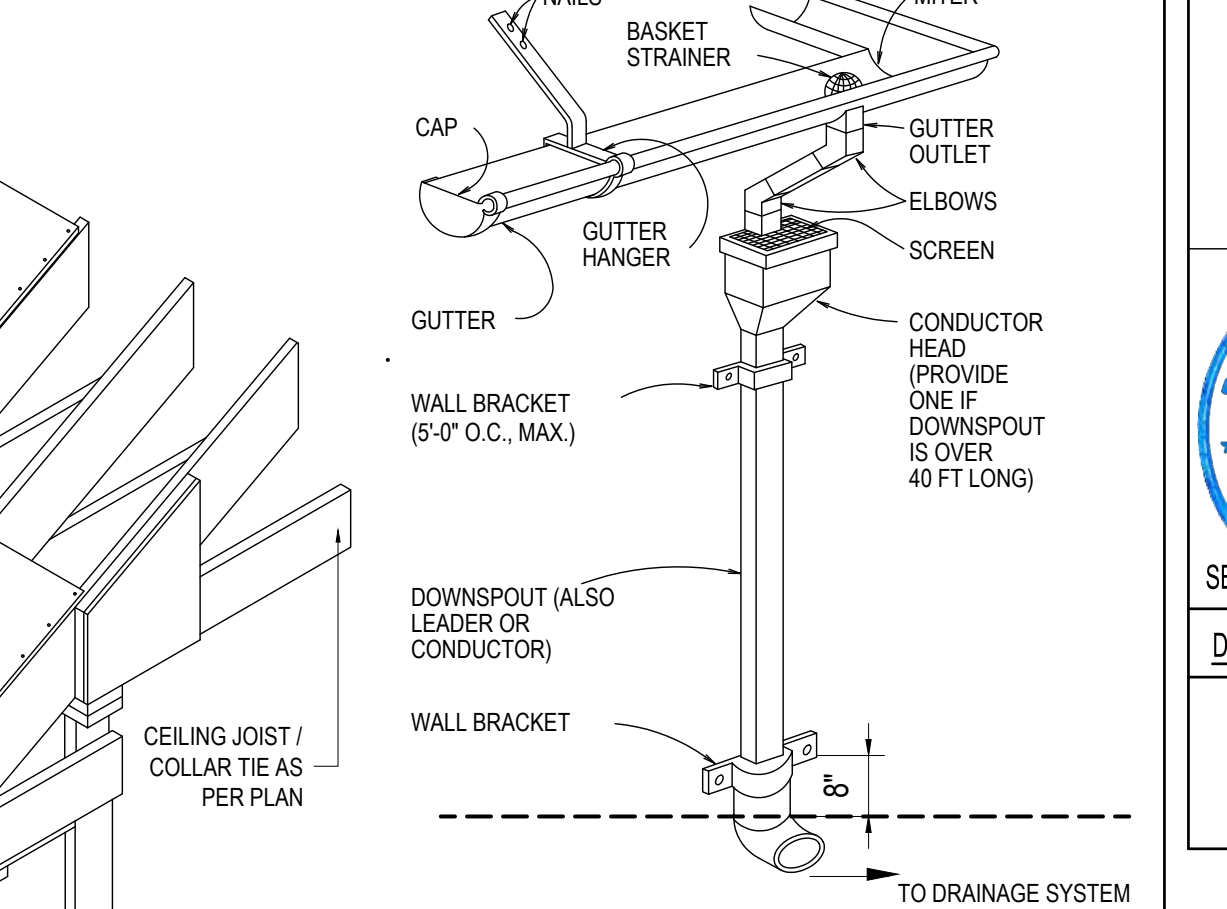
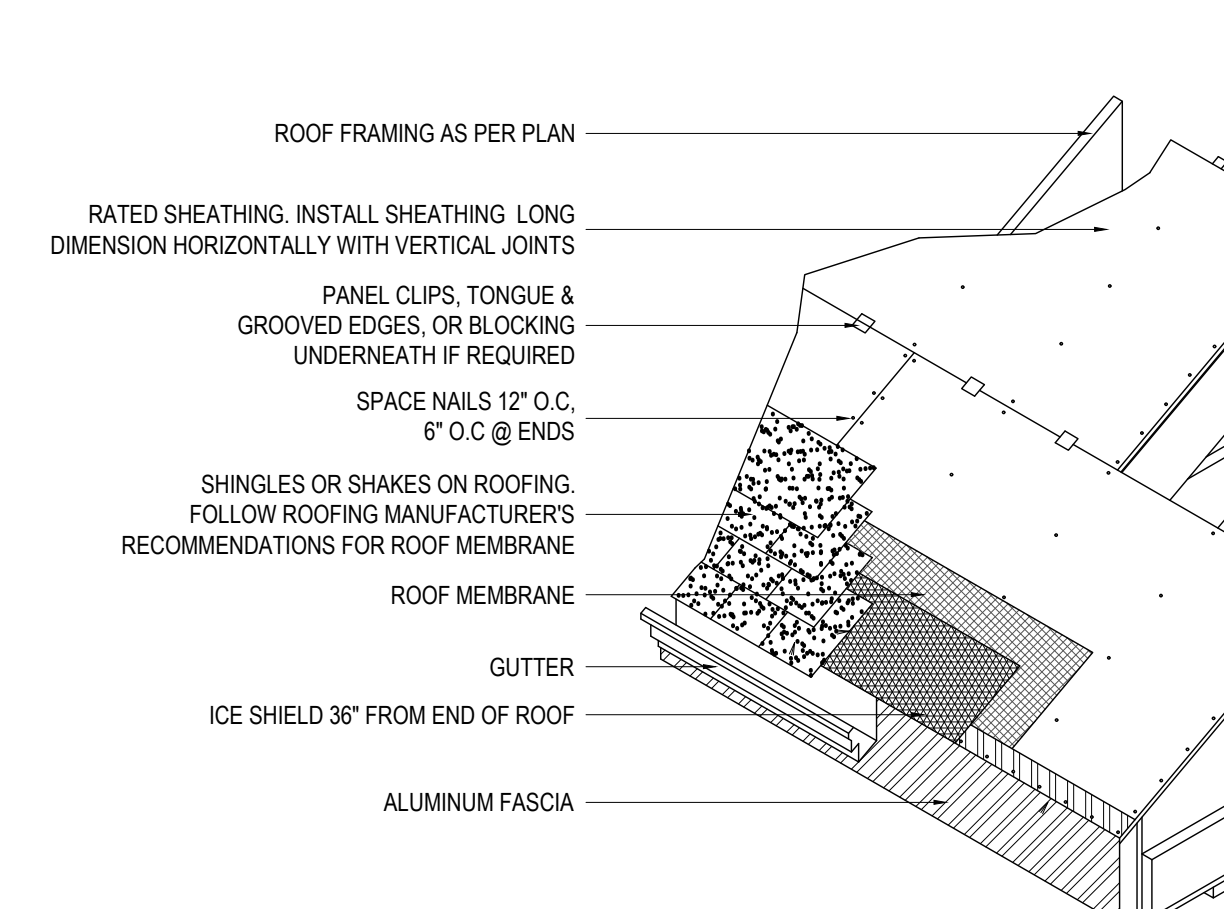
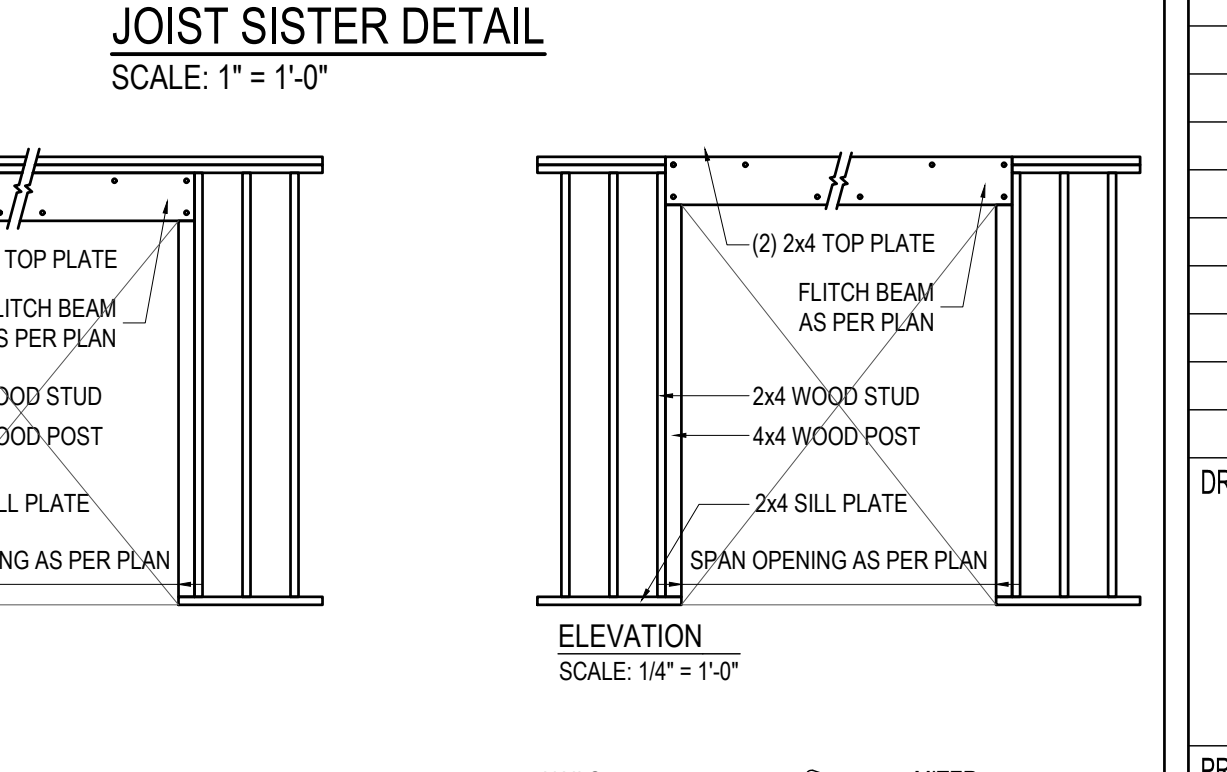
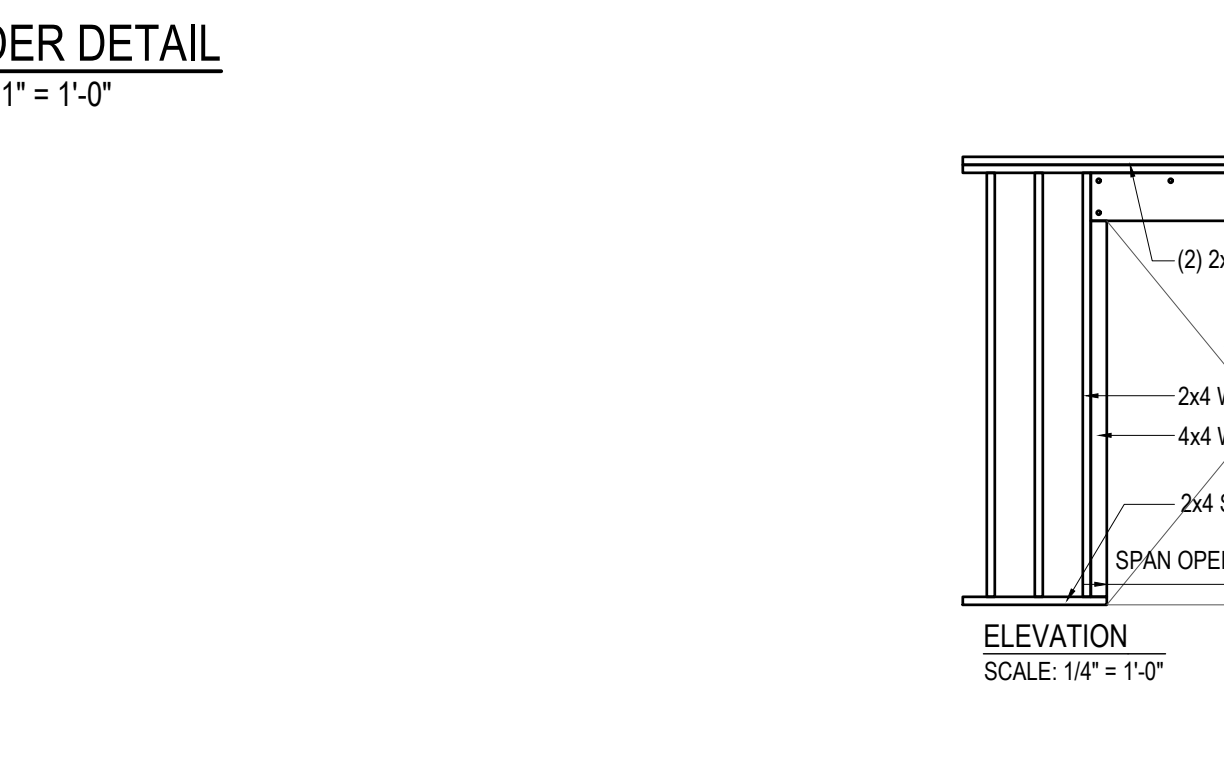
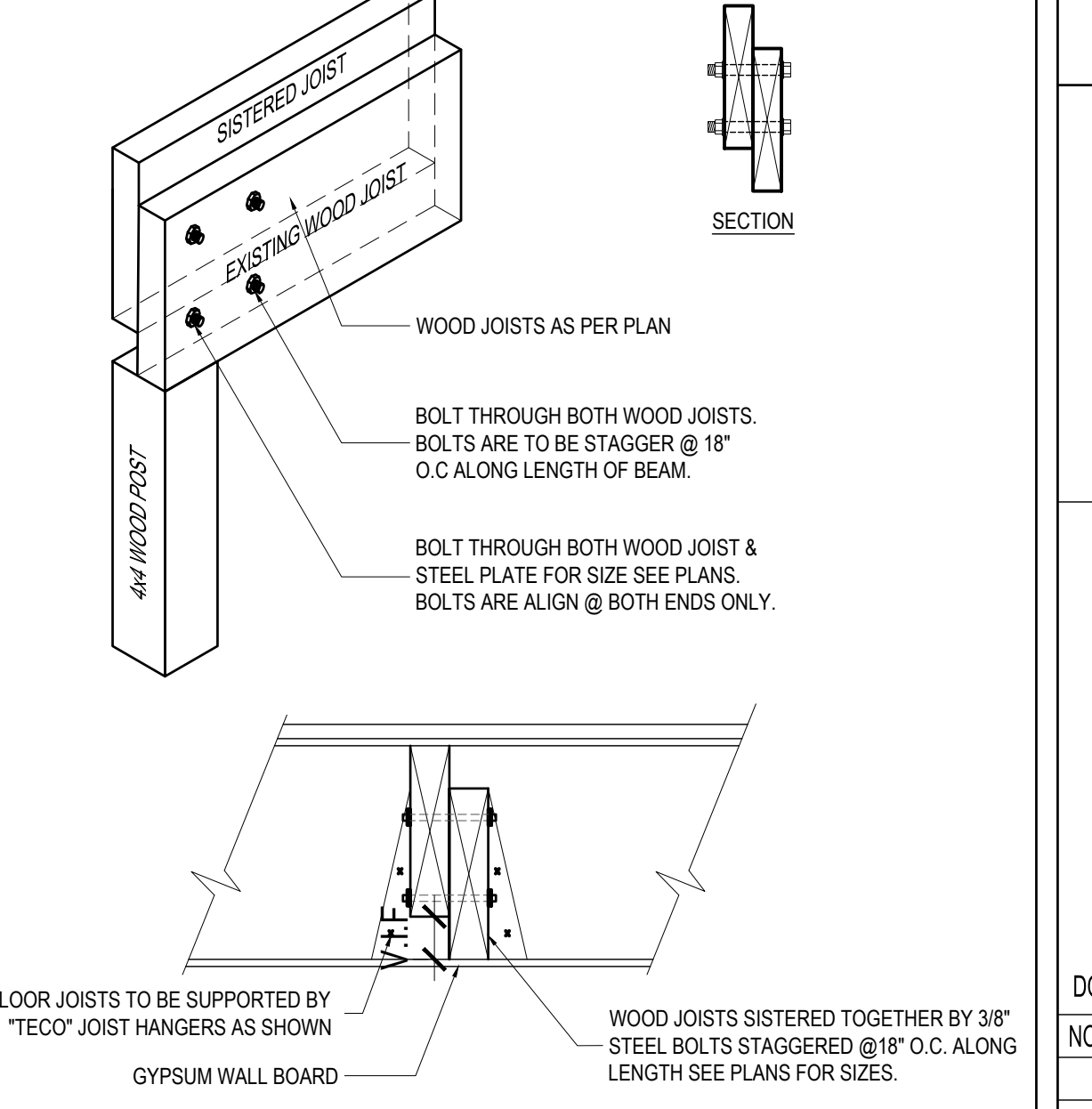
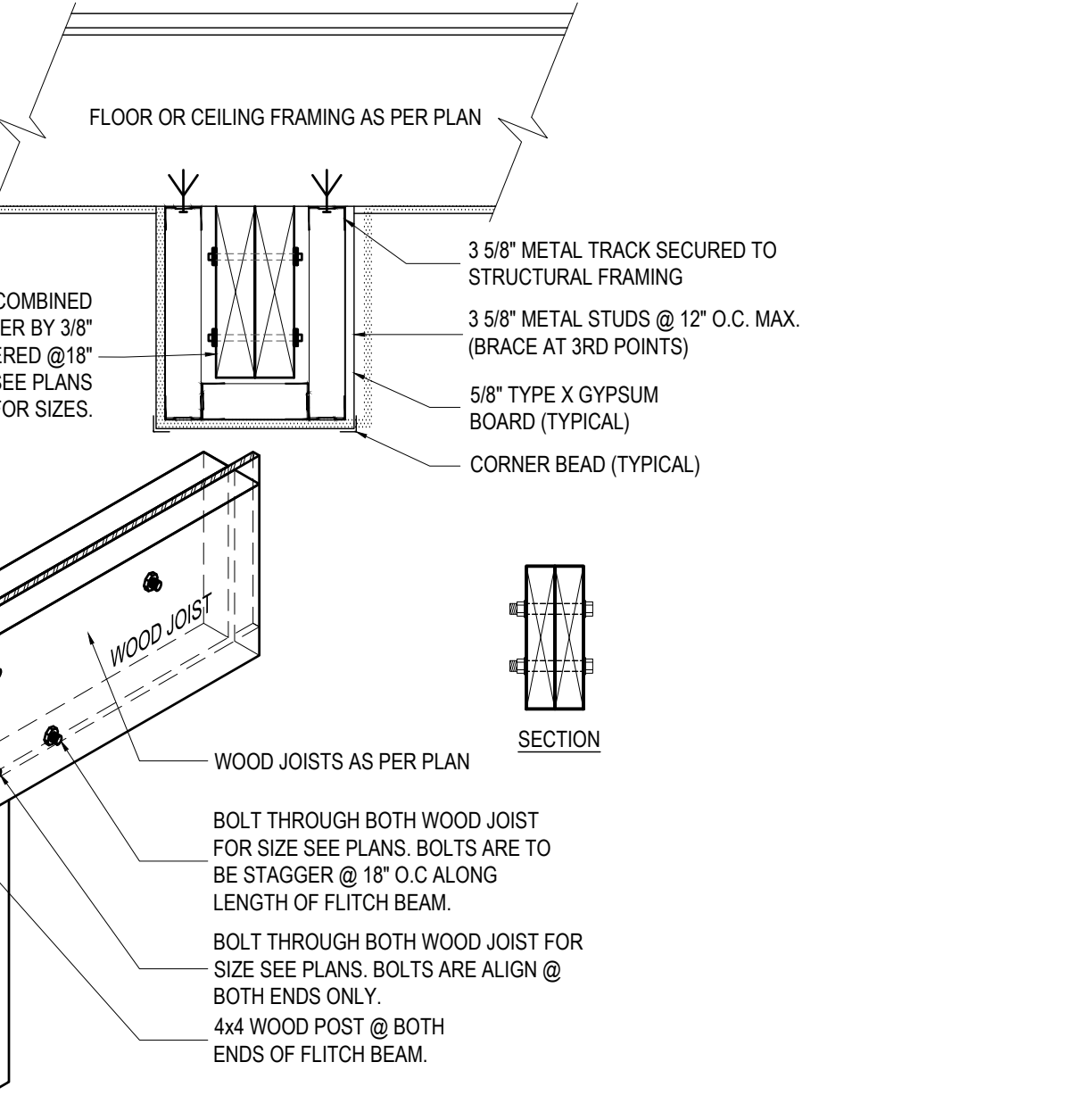
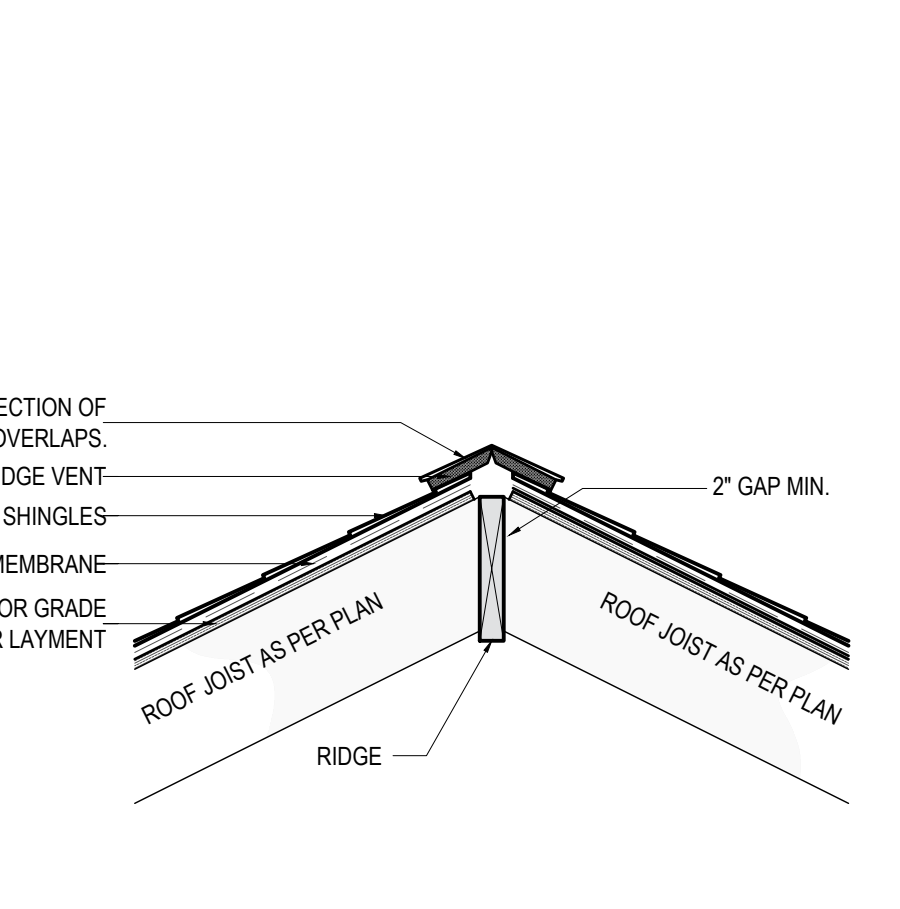
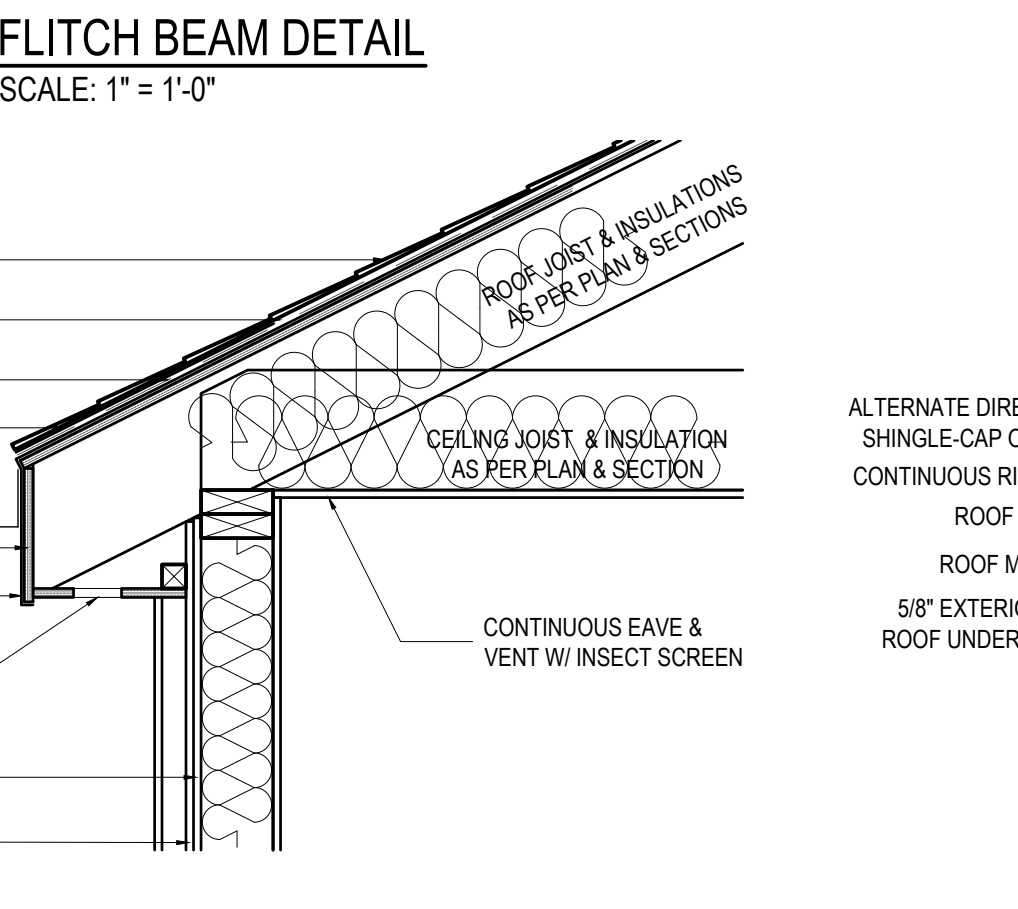
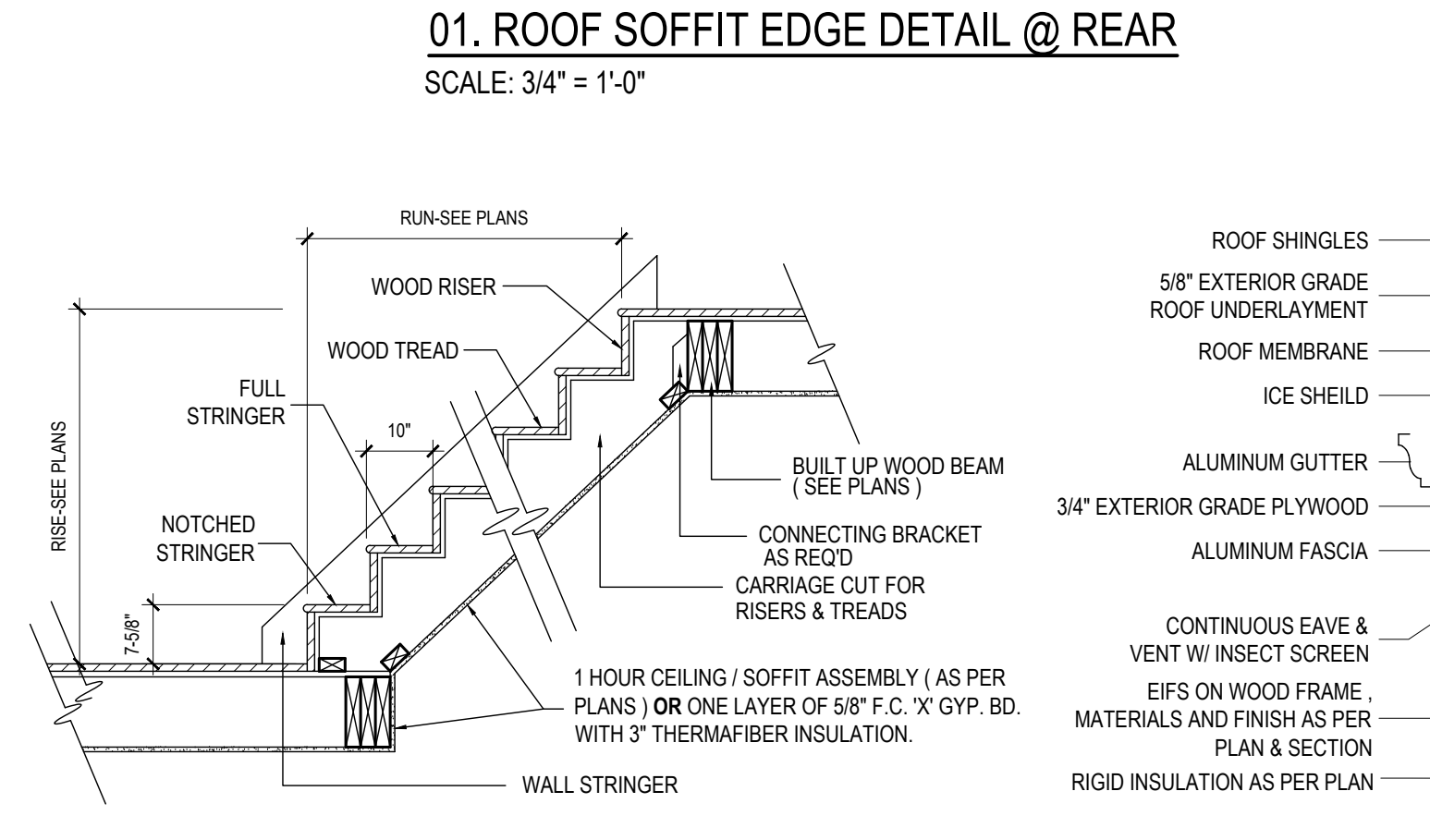
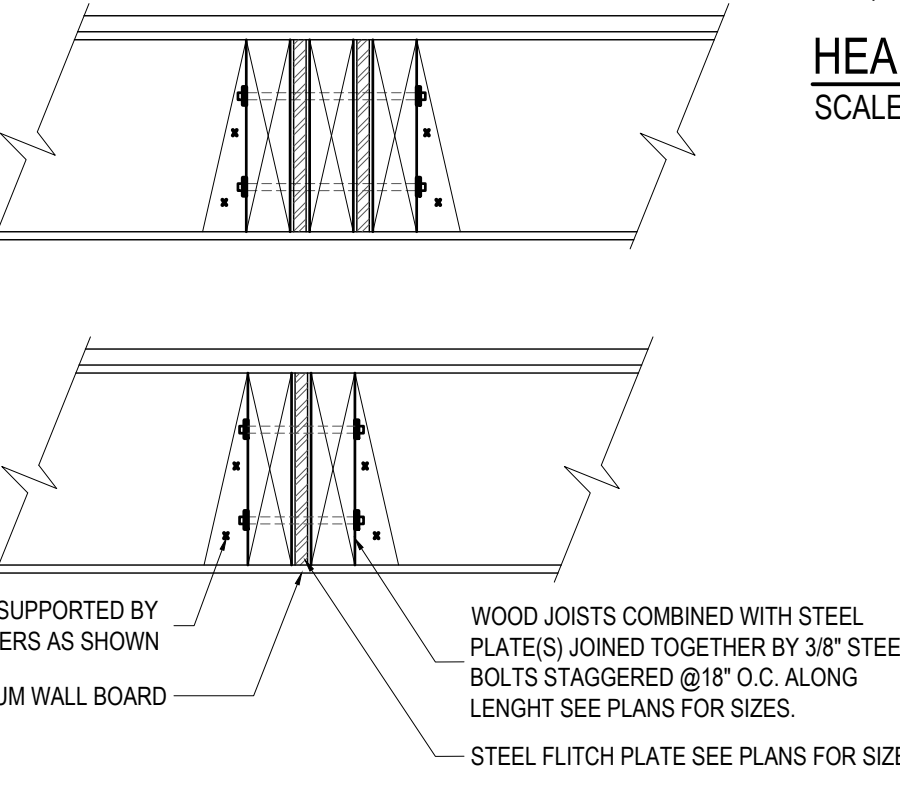
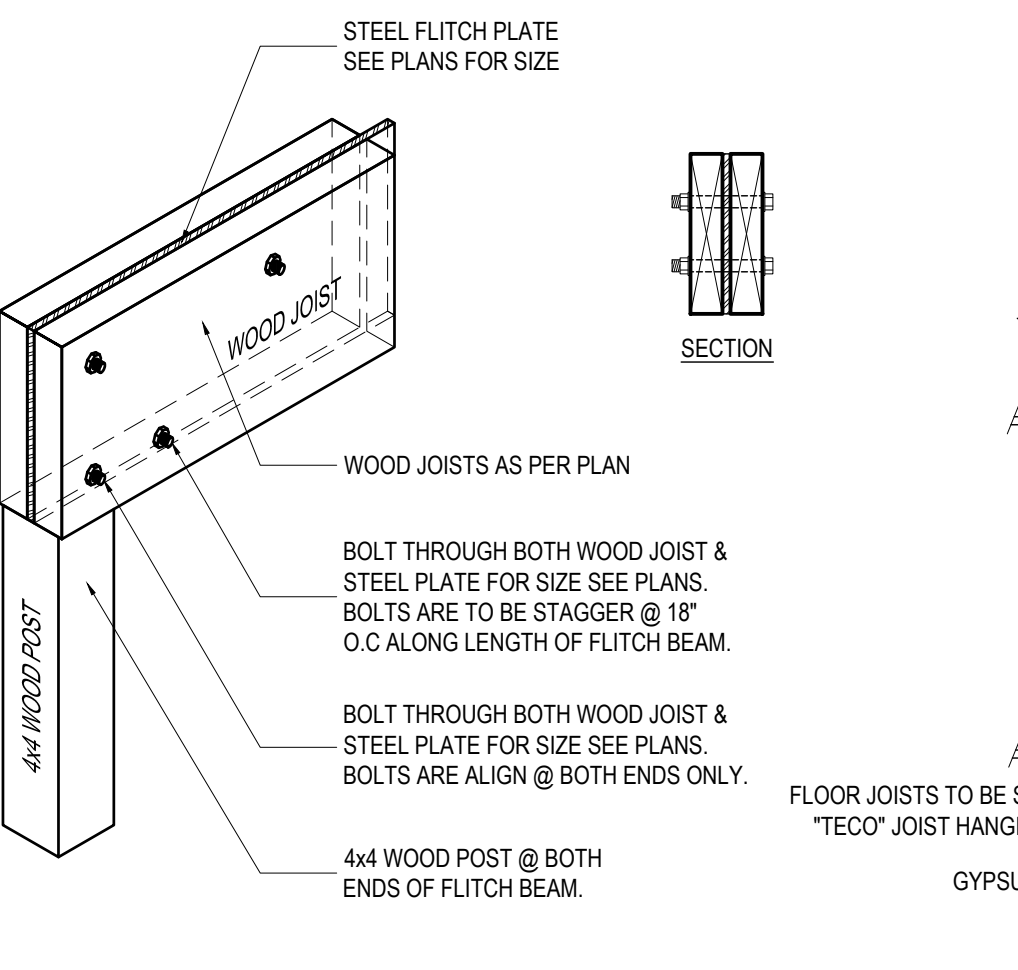
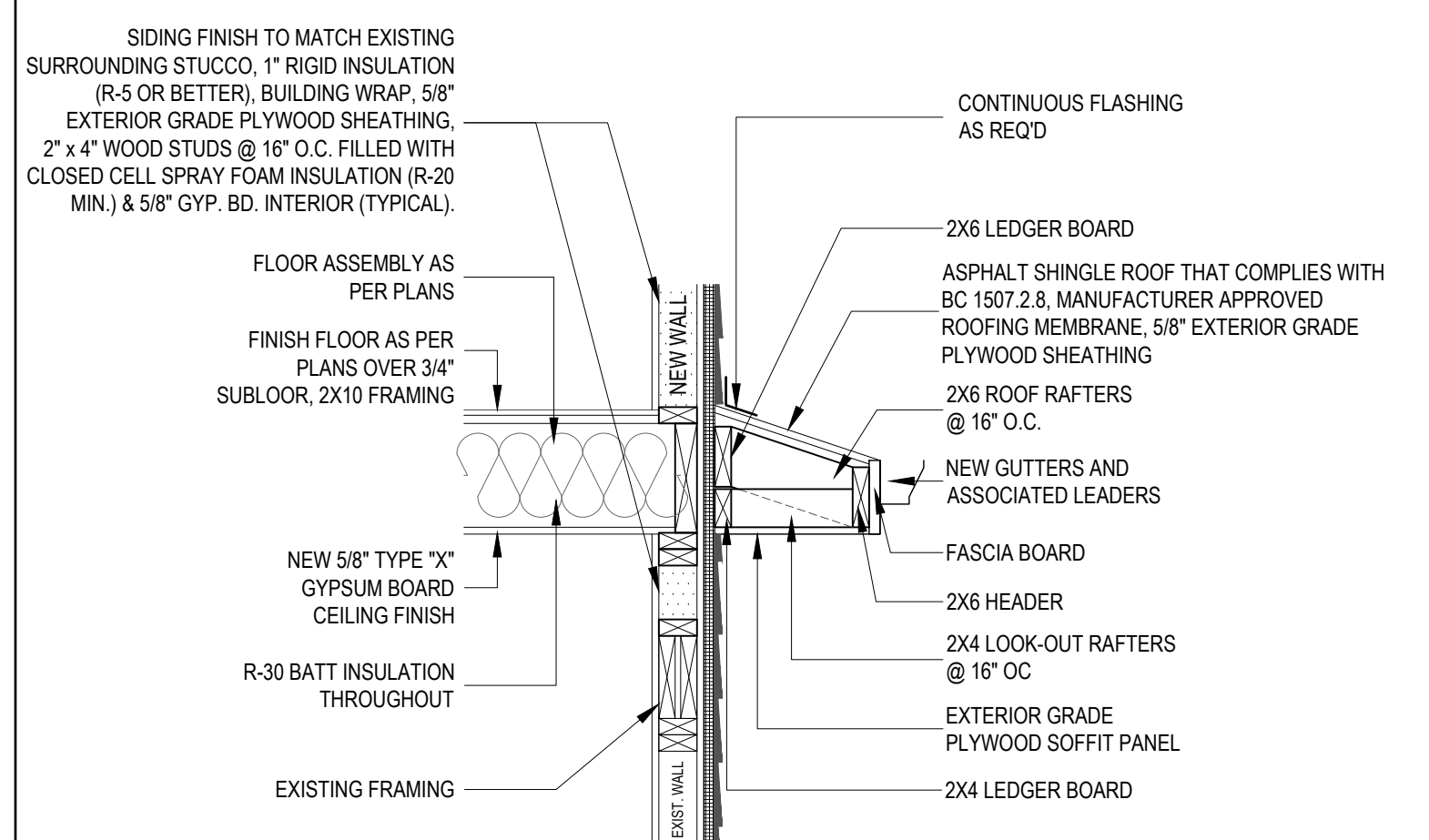
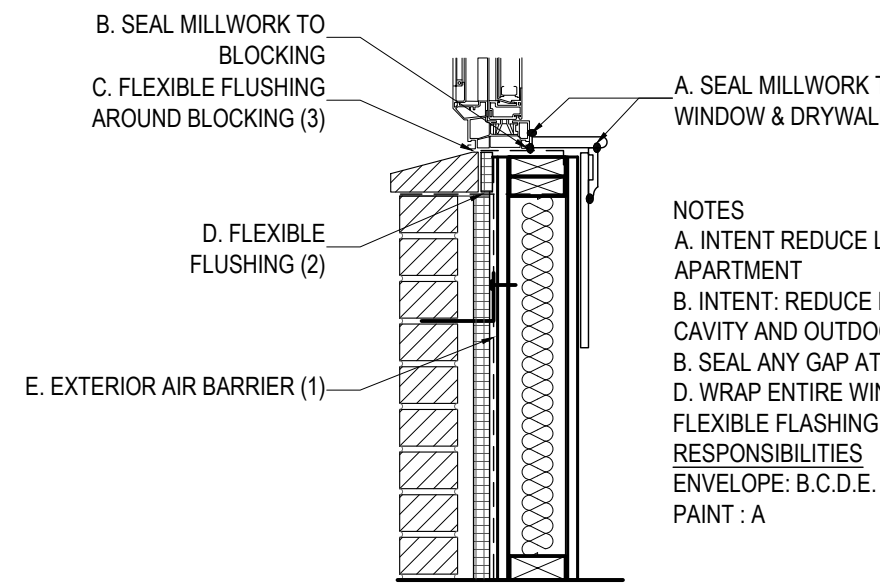


NOTE: THE AIR LEAKAGE TESTING SHALL BE PERFORMED AND NOT EXCEED 3 ACH.

EXPANDABLE FOAM SEALANT AND CALKING AT ROUGH OPENING

402.4 AIR LEAKAGE (MANDATORY) PER NYS 2020 ENERGY CODE 402.4.1 THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CALKED, GASKET, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:

1. ALL JOINTS, SEAMS AND PENETRATIONS.
2. SITE-BUILT WINDOWS, DOORS, AND SKYLIGHTS.
3. OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
4. UTILITY PENETRATIONS.
5. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
6. KNEE WALLS.
7. WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
8. BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
9. COMMON WALLS BETWEEN DWELLING UNITS.
10. ATTIC ACCESS OPENINGS.
11. RIM JOIST JOINTS ON SILL PLATES AND HEADERS. FOAM PLASTIC (SPRAY FOAM INSULATION) SHALL BE PERMITTED TO BE SPRAY APPLIED TO A SILL PLATE, HEADER, AND RIM JOISTS WITHOUT THE THERMAL BARRIER AS SPECIFIED IN THE RESIDENTIAL CODE OF NEW YORK STATE, SECTION 314.4 SUBJECT TO ALL OF THE FOLLOWING:
 - a. THE MAXIMUM THICKNESS OF THE FOAM PLASTIC SHALL BE 3 1/4 INCHES.
 - b. THE DENSITY OF THE FOAM PLASTIC SHALL BE IN THE RANGE OF 0.5 TO 2.0 POUNDS PER CUBIC FOOT.
 - c. THE FOAM PLASTIC SHALL HAVE A FLAME SPREAD INDEX OF 25 OR LESS THAN AN ACCOMPANYING SMOKE DEVELOPED INDEX OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
 - d. OTHER SOURCES OF INFILTRATION.
12. THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 3 ACH TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 770 OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCAL). TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATION OF THE BUILDING THERMAL ENVELOPE.



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DOB:

NO.	DATE	REVISION

DRAWING TITLE:

TYP. DETAILS

PREMISES:

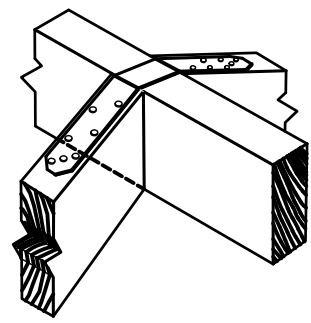
32 CRESTWOOD ROAD,
PORT WASHINGTON, NY, 11050
TOWN OF NORTH HEMPSTEAD

DRAWN: AES / JM
CHECKED: FJQ
JOB NO.: 24072
SCALE: AS NOTED
DATE: 10/02/2024

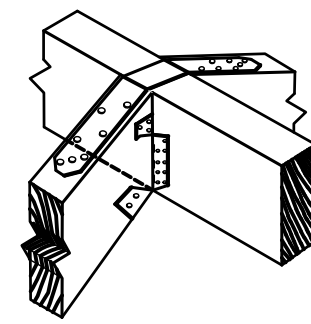
SEAL: STATE OF NEW YORK

DRAWING: 11 OF 14

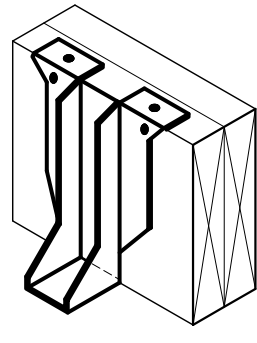
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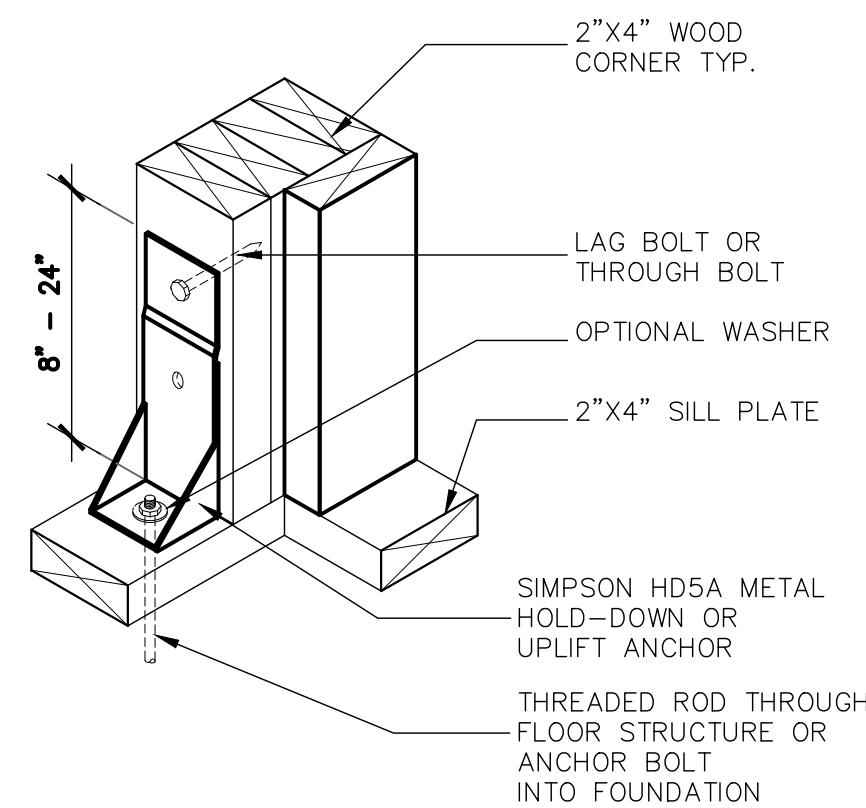
D1 RIDGE
 SIMPSON STRONG TIE
 WITH CEILING COLLAR TIES @ 16" O.C.
 CS-20x18" MIN. WITH (7) 10D COMMON NAILS
 PER RAFTER INSTALLED OVER PLYWOOD



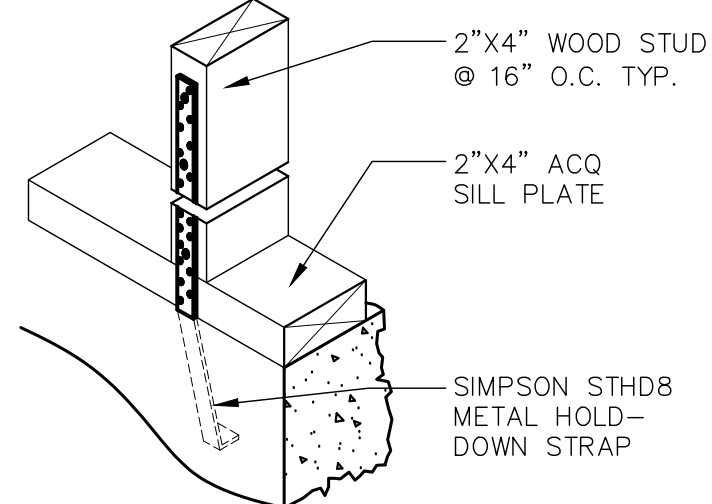
D2 STRUCTURAL RIDGE
 CATHEDRAL CEILINGS
 LSU26 - 2x6
 LSU28 - 2x8, 2x10, OR 2x12
 CS-20x18" MIN. W/ (7) 10D COMMON NAILS
 PER RAFTER INSTALLED OVER PLYWOOD



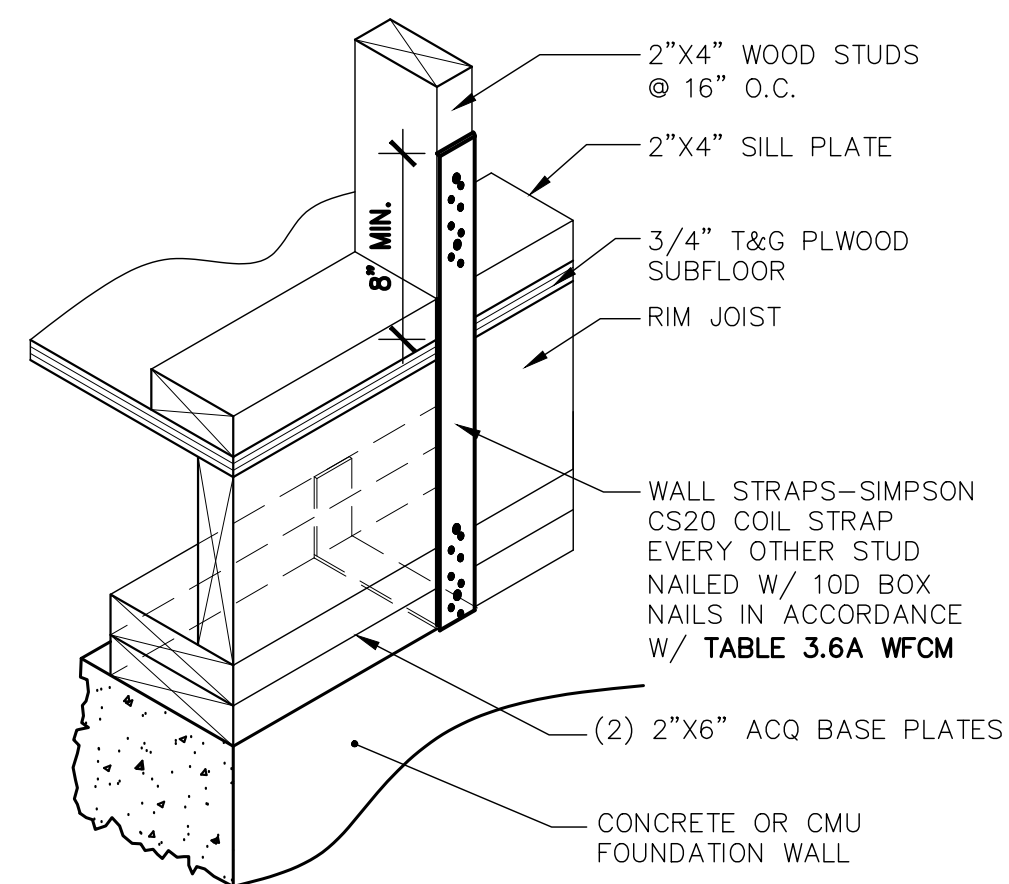
D3 JOIST HANGERS
 JOIST CONNECTORS (IN WIDE VARIETY
 OF SIZES)



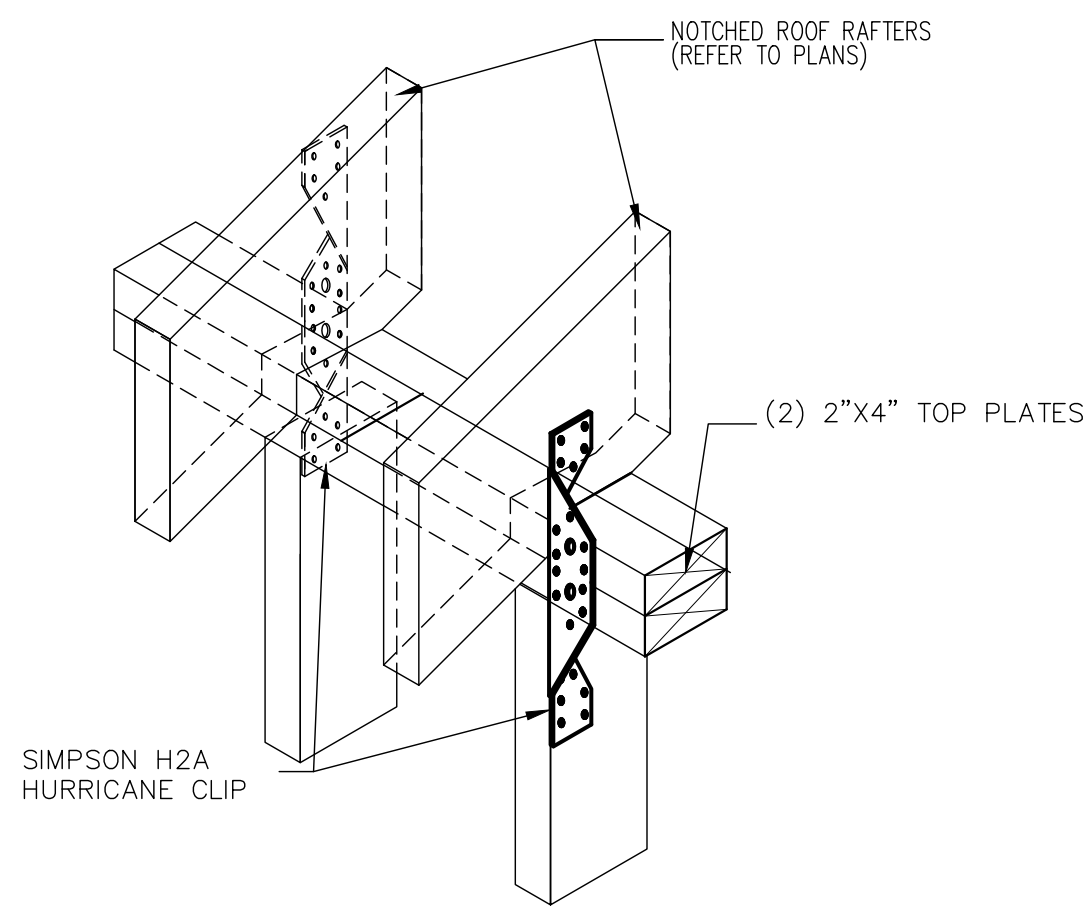
**D4 METAL HOLD-DOWN/
 UPLIFT ANCHOR**
 TRANSFERS TENSION LOAD BETWEEN FLOORS:
 TIES STUDS/ POSTS TO FOUNDATION



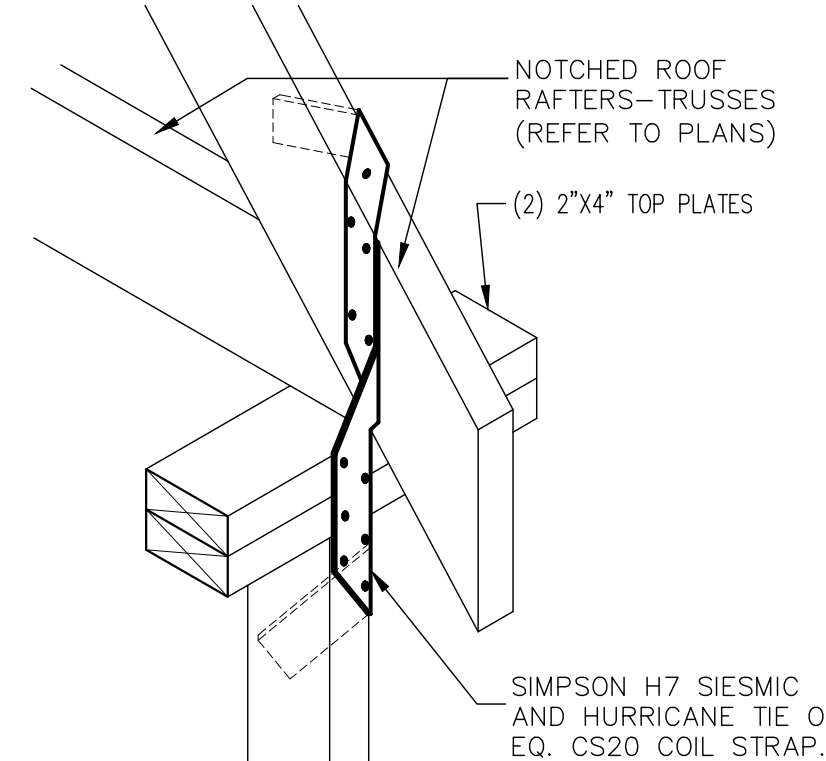
**D5 SILL PLATE ANCHORS/
 SLAB ON GRADE**
 ANCHORS SILL PLATE AND STUD
 TO CONCRETE SLAB



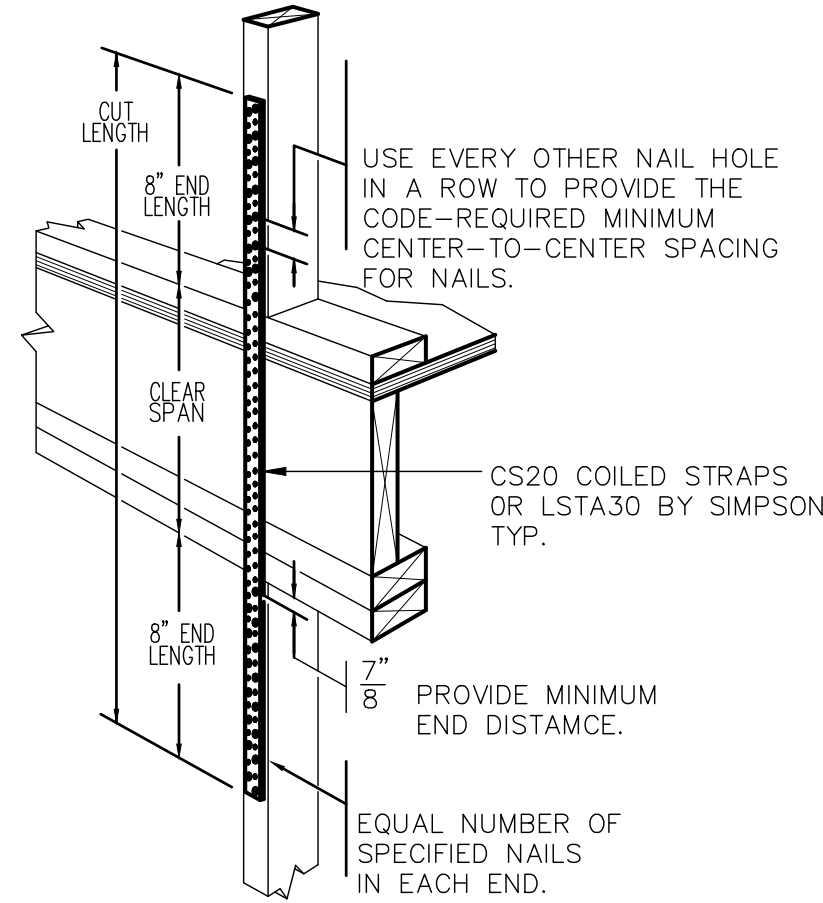
D6 SILL PLATE ANCHORS
 ANCHORS SILL PLATE AND STUD
 TO CONCRETE OR CMU FOUNDATION
 WALL.



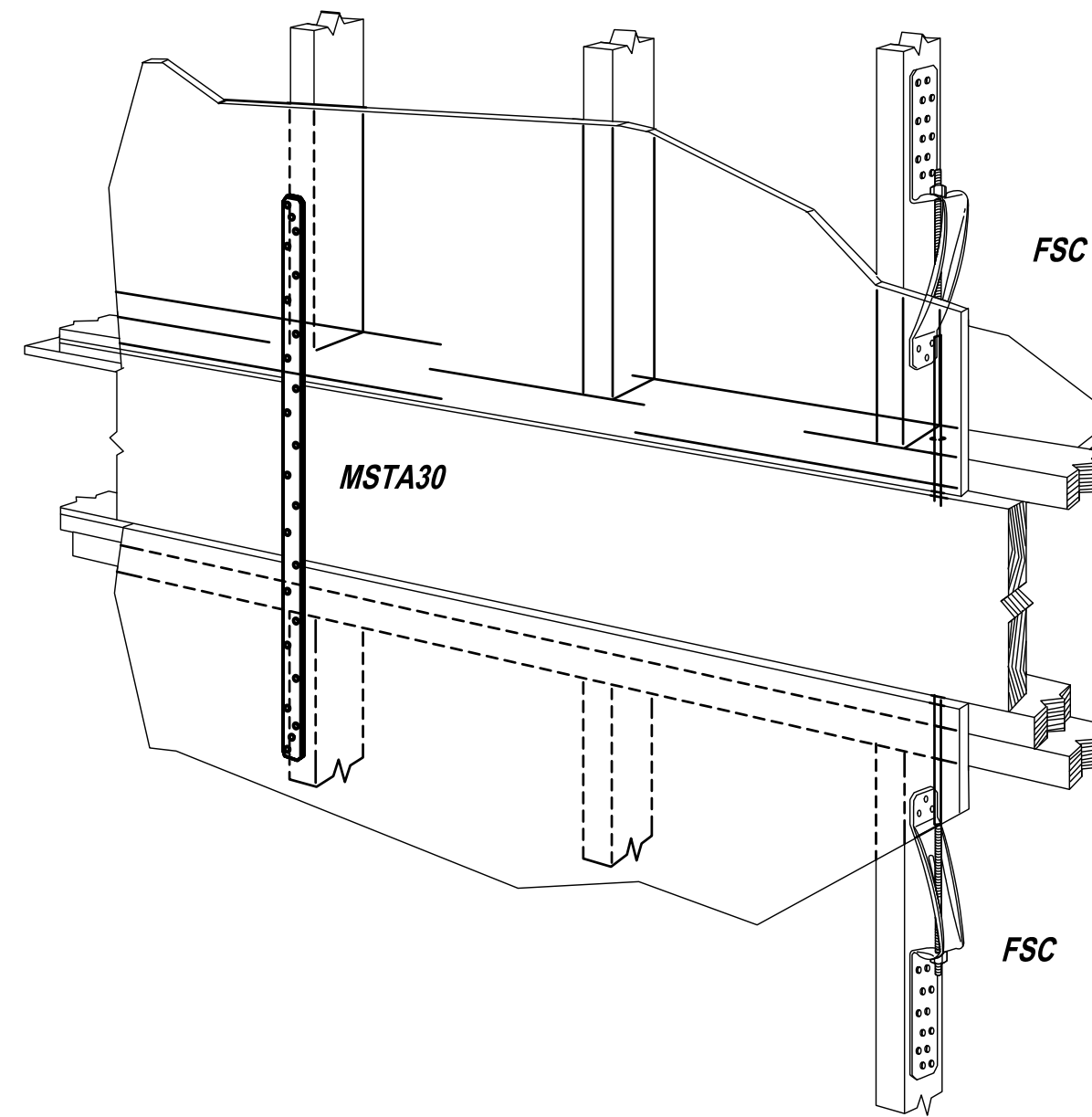
D7 HURRICANE CLIPS
 FOR RAFTER SPANS UNDER 24'-0" -TIES
 TOP PLATES TO ROOF RAFTERS FOR
 TENSION CORD CONNECTION.



D8 SEISMIC/ HURRICANE TIE
 FOR ROOF RAFTER OVER 24'-0" -PROVIDES
 TENSION FOR WOOD-TO-WOOD CONNECTIONS
 FOR WOOD TRUSSES AND JOISTS

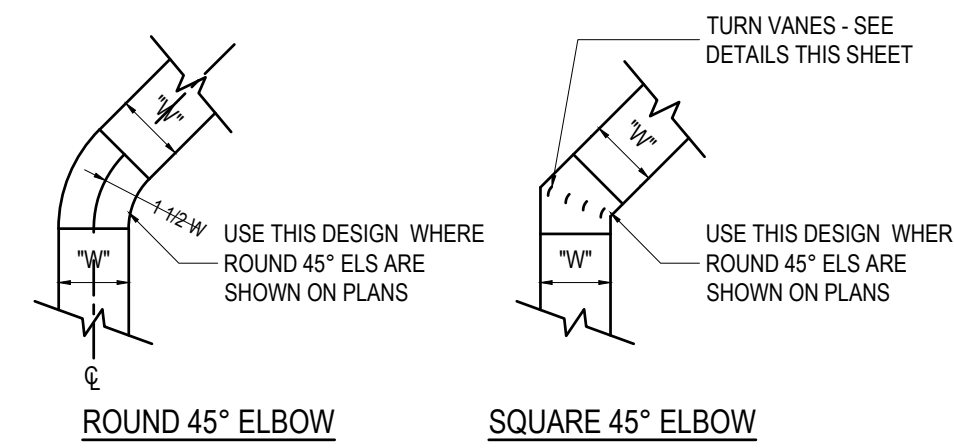
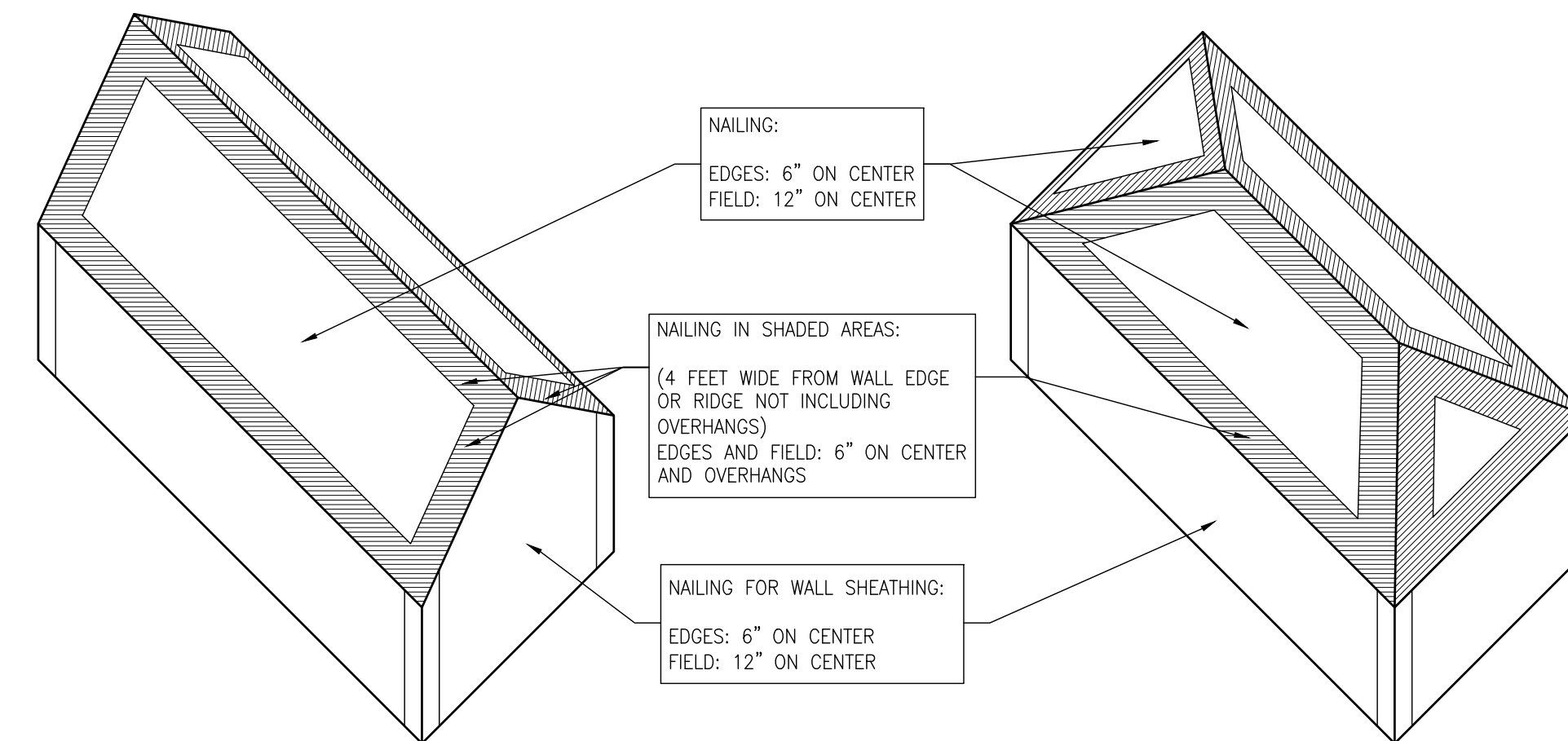


D9 FLOOR TIE ANCHOR
 PROVIDES FLOOR-TO-FLOOR TENSION
 CONNECTION: REFER TO SIMPSON
 FOR NAILING REQUIREMENTS

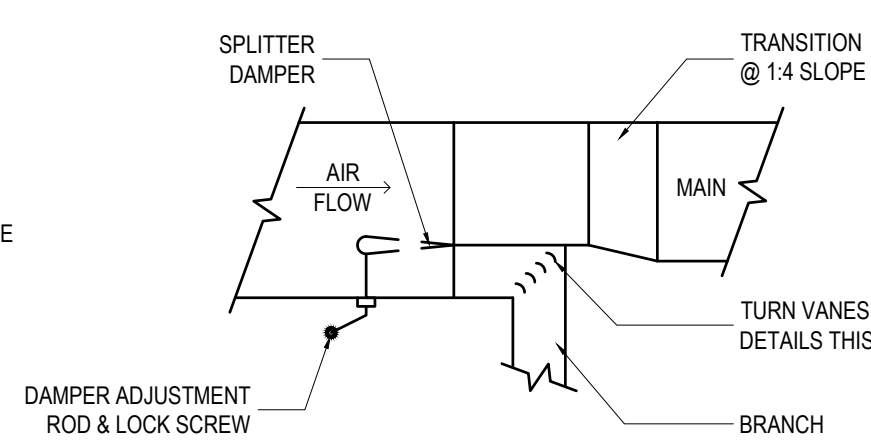


D10 SHEATHING STRIP DETAIL
 FOR NAILING OVER OSB/PLYWOOD SHEATHING

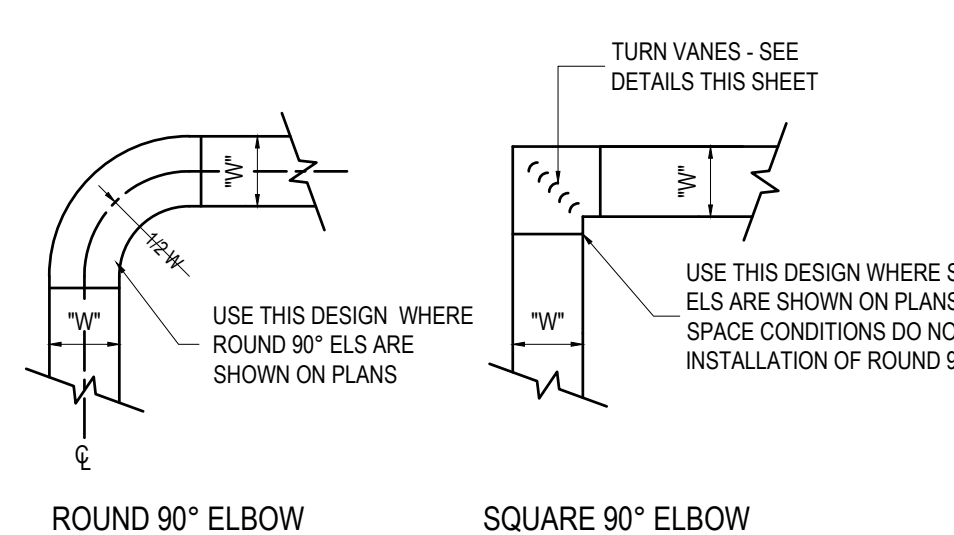
NAILING SCHEDULE <small>(REFER TO TABLE R301.2(1) OF THE RESIDENTIAL CODE OF NEW YORK STATE)</small>				
JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING	REMARKS
ROOF FRAMING				
RAFTER TO TOP PLATE (TOE-NAILED)	3-8d	3-10d	per rafter	
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3-8d	3-10d	per rafter	
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	5-16d	5-40d	each lap	
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED)	5-16d	5-40d	each lap	
COLLAR-TIE TO RAFTER (FACE-NAILED)	3-8d	3-10d	per tie	
BLOCKING TO RAFTER (TOE-NAILED)	2-8d	2-10d	each end	
RIM BOARD TO RAFTER (END-NAILED)	2-16d	3-16d	each end	
WALL FRAMING				
TOP PLATE TO TOP PLATE (FACE-NAILED)	2-16d	2-16d	per foot	
TOP PLATE AT INTERSECTIONS (FACE-NAILED)	4-16d	5-16d	joints-each side	
STUD TO STUD (FACE-NAILED)	2-16d	2-16d	24" o.c.	
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" o.c. along edges	
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	(see table 3.5A)	(see table 3.5A)	per stud	
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST				
BLOCKING (FACE-NAILED)	2-16d	2-16d	per foot	
FLOOR FRAMING				
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	4-10d	per joist	
BRIDGING TO JOIST (TOE-NAILED)	2-8d	2-10d	each end	
BLOCKING TO JOIST (TOE-NAILED)	2-8d	2-10d	each end	
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	4-16d	each block	
LEDGER STRIP TO BEAM (FACE-NAILED)	3-16d	4-16d	each joist	
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	3-10d	per joist	
BAND JOIST TO JOIST (END-NAILED)	3-16d	4-16d	per joist	
BAND JOIST TO SILL OR PLATE (TOE-NAILED)	2-16d	3-16d	per foot	
ROOF SHEATHING				
STRUCTURAL PANELS	8d	10d	see diagram	
CEILING SHEATHING				
GYP/SUM WALLBOARD	(1/2" drywall screws)	(1/2" drywall screws)	7" edge/10" field	
WALL SHEATHING				
STRUCTURAL PANELS	8d	10d	see diagram	
GYP/SUM WALLBOARD	(1/2" drywall screws)	(1/2" drywall screws)	7" edge/10" field	
FLOOR SHEATHING				
*STRUCTURAL PANELS 1" OR LESS	8d	10d	6" edge/12" field	
*STRUCTURAL PANELS GREATER THAN 1"	10d	16d	6" edge/6" field	



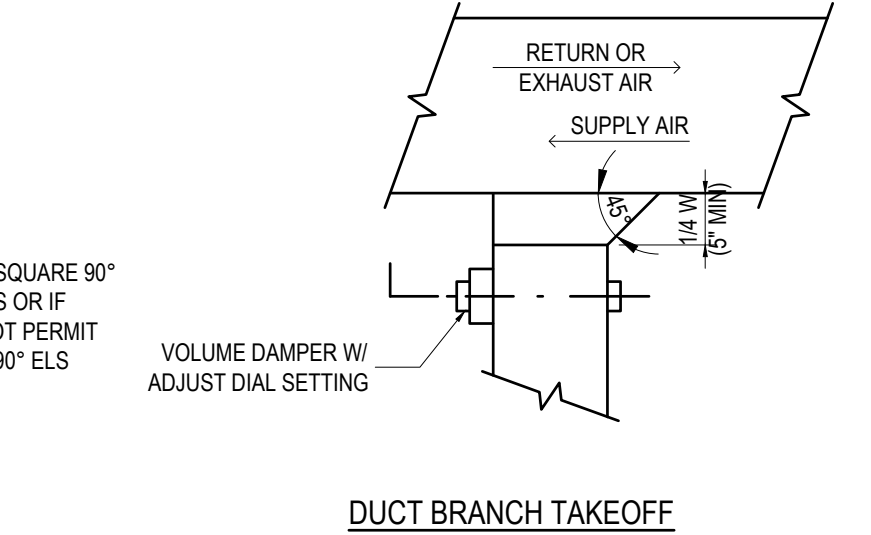
CONSTRUCTION OF 45° ELBOWS



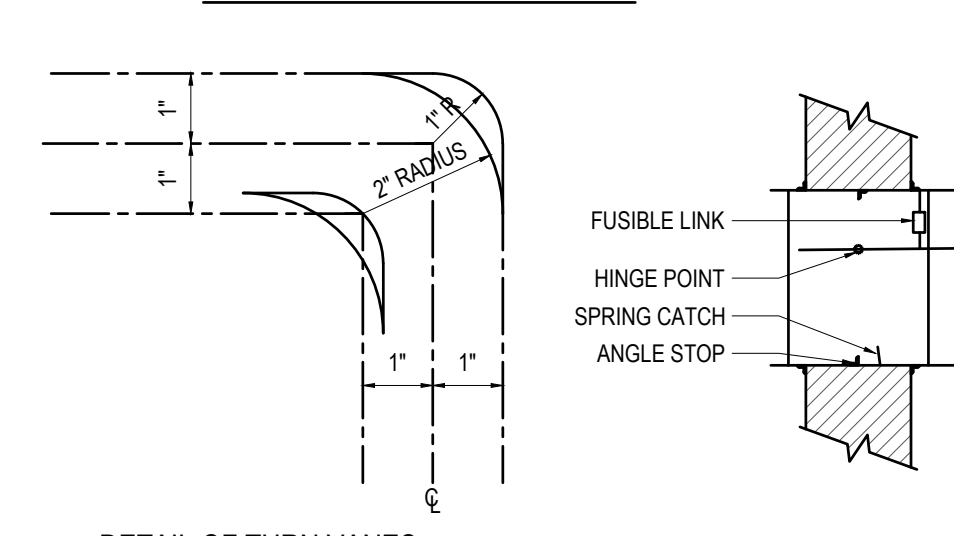
TYPICAL SPLITTER DAMPER



CONSTRUCTION OF 90° ELBOWS

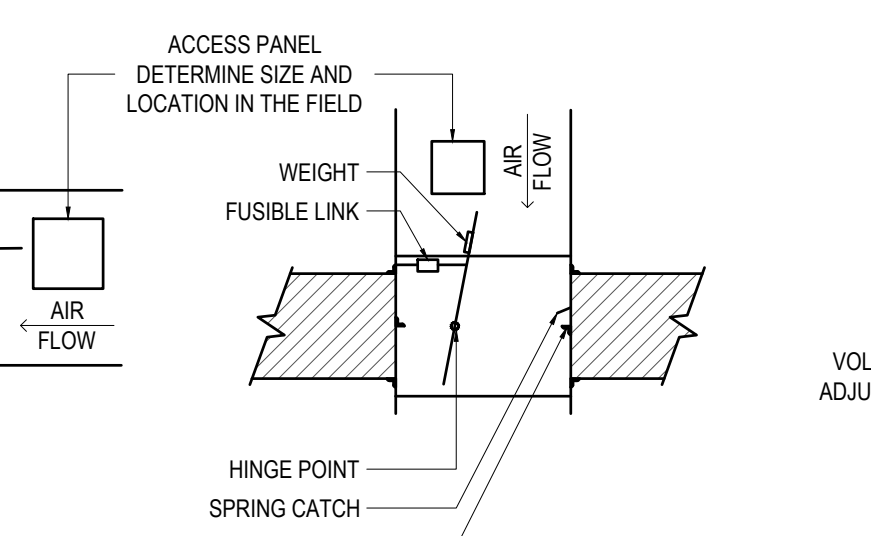


DUCT BRANCH TAKEOFF FOR LOW PRESSURE DUCTWORK

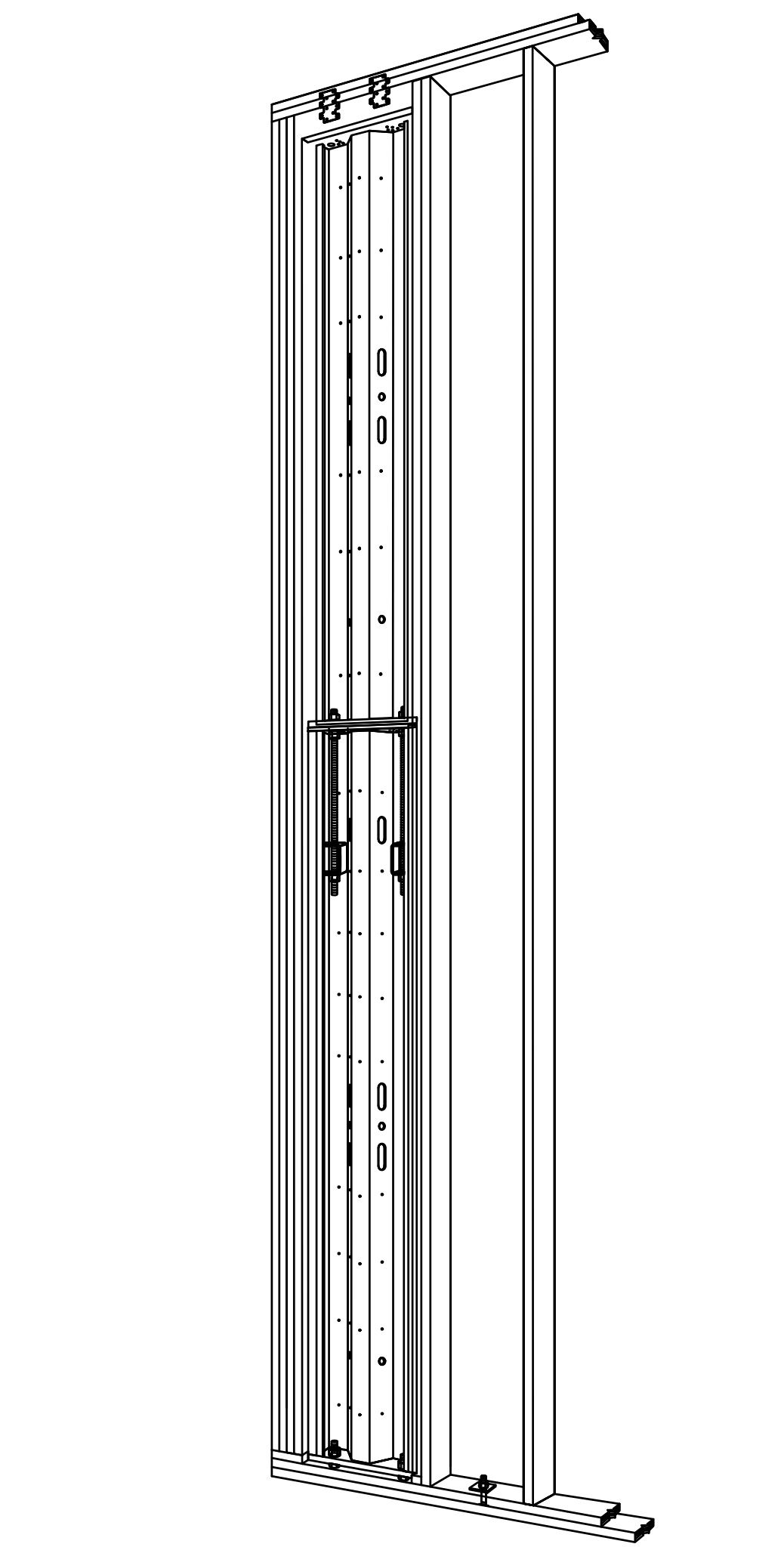


DETAIL OF TURN VANES

TYPICAL FIRE DAMPER

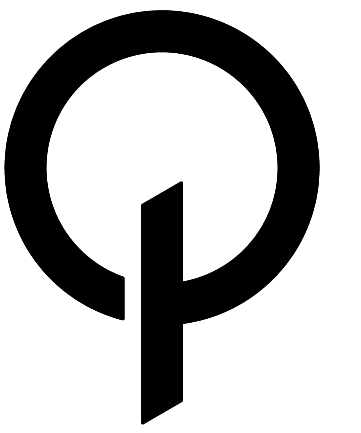


TYPICAL VOLUME DAMPER



**D11 STEEL STRONG-WALL (SSW)
 SHEARWALL DETAIL**
 NOT TO SCALE

DUCTWORK DETAILS
 SCALE: NOT TO SCALE



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DOB:

NO.	DATE	REVISION

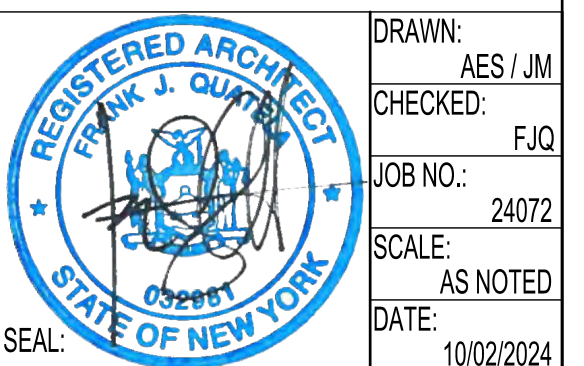
DRAWING TITLE:

UPLIFT DETAILS AND
 FASTENER SCHEDULE

PREMISES:

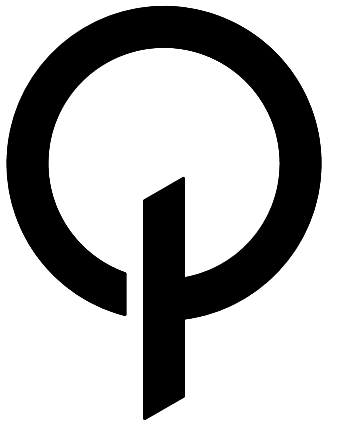
32 CRESTWOOD ROAD,
 PORT WASHINGTON, NY, 11050

TOWN OF NORTH HEMPSTEAD



DRAWING: 12 OF 14

A-502.00



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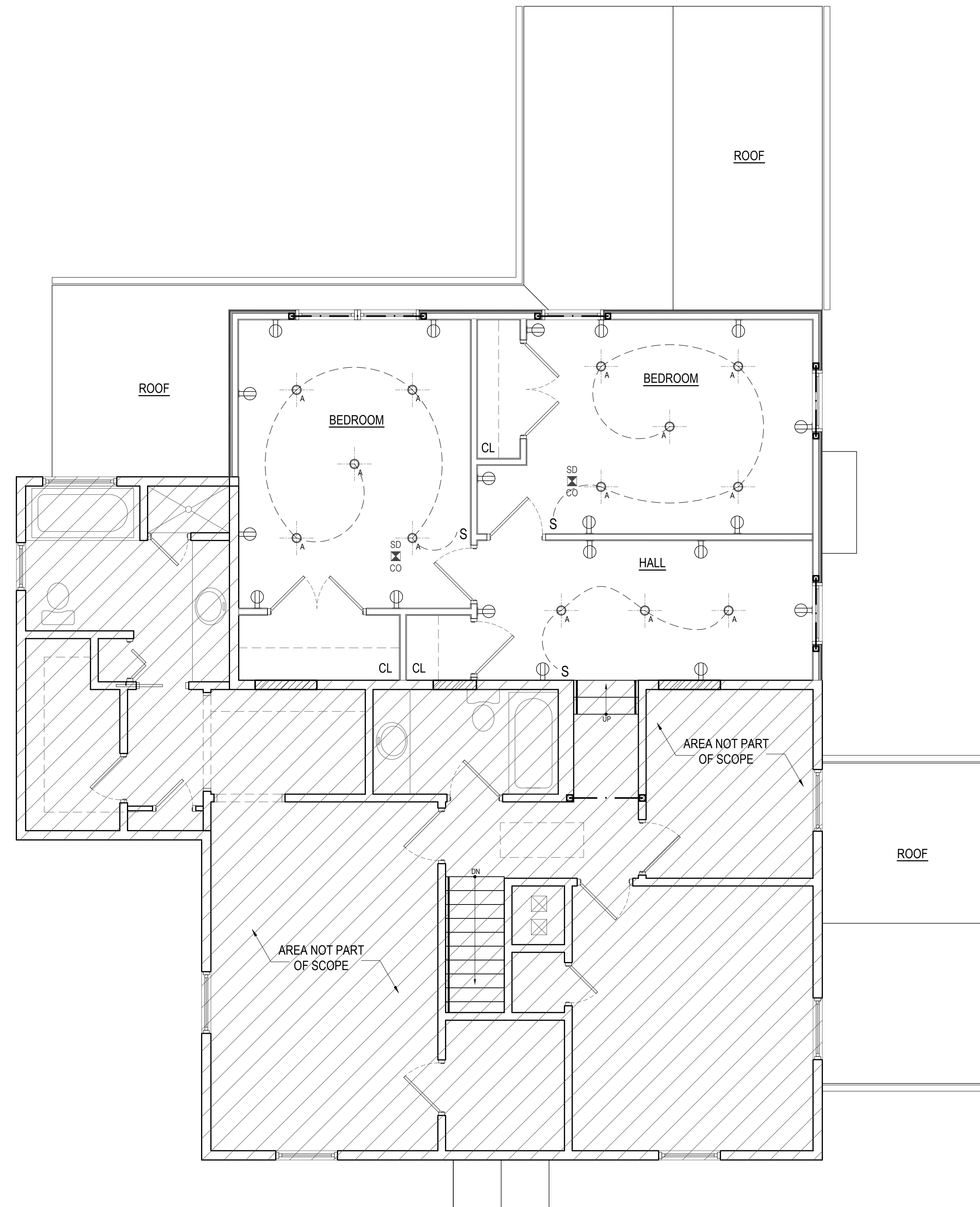
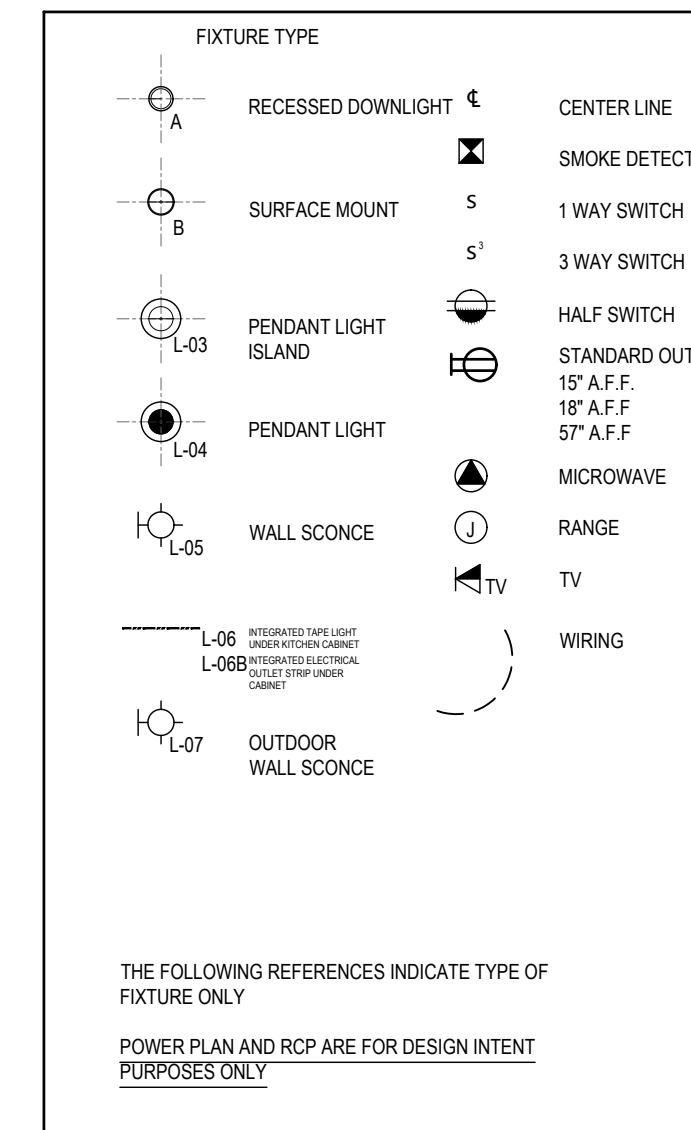
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INTERIOR LIGHTING POWER CALCULATIONS												
NO.	FIXTURE CATEGORY	MANUFACTURER	MODEL	SERIES	TYPE	LUMEN/WATT	CRI	CCT	VOLTAGE	WATTAGE	QUANTITIES	TOTAL WATTAGE
A	RECESSED	HALO	H750ICAT-ML56	ML5609930	LED	101	94	3000K	120 V	9.4 W	100	940.0 W
TOTAL LAMPS 13 ; 100 PERCENT OF LAMPS WITH EFFICACY OF AT LEAST 65 LUMENS PER WATT												

SECOND FLOOR = 13 HIGH EFFICACY LAMPS
TOTAL = 13 TOTAL HIGH EFFICACY LAMPS
NOTE: ALL LAMPS TO BE HIGH EFFICACY LAMPS
100% THEREFORE O.K.

NOTES:
RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.



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

DOB:

NO.	DATE	REVISION
1	02-06-24	AS PER OWNER REQUEST

DRAWING TITLE:
REFLECTED CEILING /
POWER PLAN & SCHEDULE

PREMISES:
32 CRESTWOOD ROAD,
PORT WASHINGTON, NY, 11050
TOWN OF NORTH HEMPSTEAD

REGISTERED ARCHITECT
FRANK J. QUATELA
STATE OF NEW YORK

DRAWN: AES / JM
CHECKED: FJQ
JOB NO.: 24072
SCALE: AS NOTED
DATE: 10/02/2024

DRAWING: 13 OF 14

E-101.00



Project: 32 Crestwood Road

Energy Code: 2018 IECC
Location: Port Washington, New York
Project Type: Single-family
Climate Zone: 4 (5316 HDD)
Permit Date:
Final Date:
All Electric: false
Renewable: false
Has Charger: false
Has Battery: false
Has Heat Pump: false

Construction Site: 32 Crestwood Road, Port Washington, New York 11050
Owner/Agent:
Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: 18.6% Better Than Code
Maximum UA: 97 Year UA: 79 Maximum SHGC: 0.40 Year SHGC: 0.40

Table with 7 columns: Assembly, Gross Area or Perimeter, Cavity R-Value, Cont. R-Value, Prop. U-Factor, Ret. U-Factor, Prop. UA, Ret. UA. Rows include ROOF: Cathedral Ceiling, REAR WALL: Wood Frame, etc.

Project Title: 32 Crestwood Road
Data Filename:
Report date: 10/23/24
Page 1 of 10

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application.

Name: Title Signature Date

REScheck Inspection Checklist table with columns: Section # & Req ID, Pre-Inspection/Plan Review, Plans Verified Value, Field Verified Value, Complies?, Comments/Assumptions.

Additional Comments/Assumptions:
Project Title: 32 Crestwood Road
Data Filename:
Report date: 10/23/24
Page 2 of 10



Requirements: 100.0% were addressed directly in the REScheck software
Test in the 'Comments/Assumptions' column is provided by the user in the REScheck Requirements screen.

REScheck Inspection Checklist table with columns: Section # & Req ID, Pre-Inspection/Plan Review, Plans Verified Value, Field Verified Value, Complies?, Comments/Assumptions.

Additional Comments/Assumptions:
Project Title: 32 Crestwood Road
Data Filename:
Report date: 10/23/24
Page 3 of 10

REScheck Inspection Checklist table with columns: Section # & Req ID, Final Inspection Provisions, Plans Verified Value, Field Verified Value, Complies?, Comments/Assumptions.

Additional Comments/Assumptions:

Additional Comments/Assumptions:
Project Title: 32 Crestwood Road
Data Filename:
Report date: 10/23/24
Page 4 of 10

REScheck Inspection Checklist table with columns: Section # & Req ID, Framing / Rough-In Inspection, Plans Verified Value, Field Verified Value, Complies?, Comments/Assumptions.

Additional Comments/Assumptions:
Project Title: 32 Crestwood Road
Data Filename:
Report date: 10/23/24
Page 5 of 10

Additional Comments/Assumptions:
Project Title: 32 Crestwood Road
Data Filename:
Report date: 10/23/24
Page 6 of 10

Additional Comments/Assumptions:
Project Title: 32 Crestwood Road
Data Filename:
Report date: 10/23/24
Page 7 of 10

Additional Comments/Assumptions:
Project Title: 32 Crestwood Road
Data Filename:
Report date: 10/23/24
Page 8 of 10

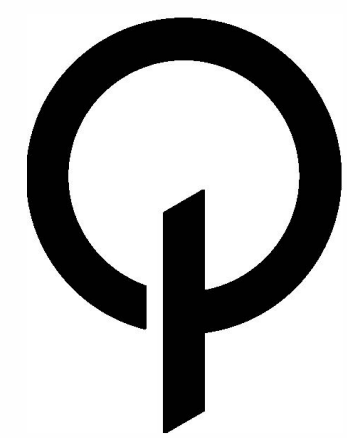
Additional Comments/Assumptions:
Project Title: 32 Crestwood Road
Data Filename:
Report date: 10/23/24
Page 9 of 10

Additional Comments/Assumptions:
Project Title: 32 Crestwood Road
Data Filename:
Report date: 10/23/24
Page 10 of 10



Table with 2 columns: Item, R-Value. Rows include Above-Grade Wall (25.00), Below-Grade Wall (0.00), Floor (0.00), Ceiling / Roof (49.00), etc.

Name: Date:
Comments:



FRANK J. QUATELA ARCHITECT, P.C.
36-07 169th STREET
FLUSHING, NY 11358
TEL: 718.886.1600

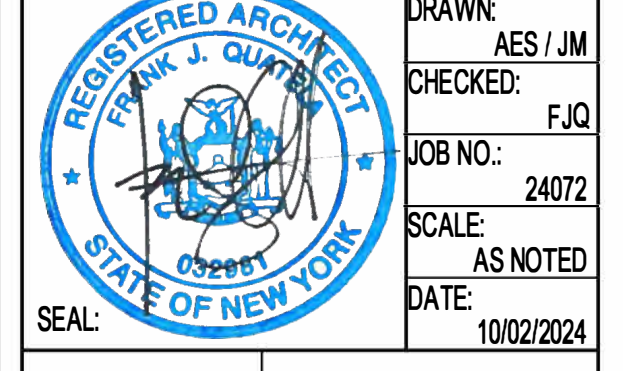
FRANK@QUATELA-ARCHITECTS.COM
WWW.QUATELA-ARCHITECTS.COM

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, SEQUENCES, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK...

Table with 3 columns: NO., DATE, REVISION. Includes DOB: and drawing title information.

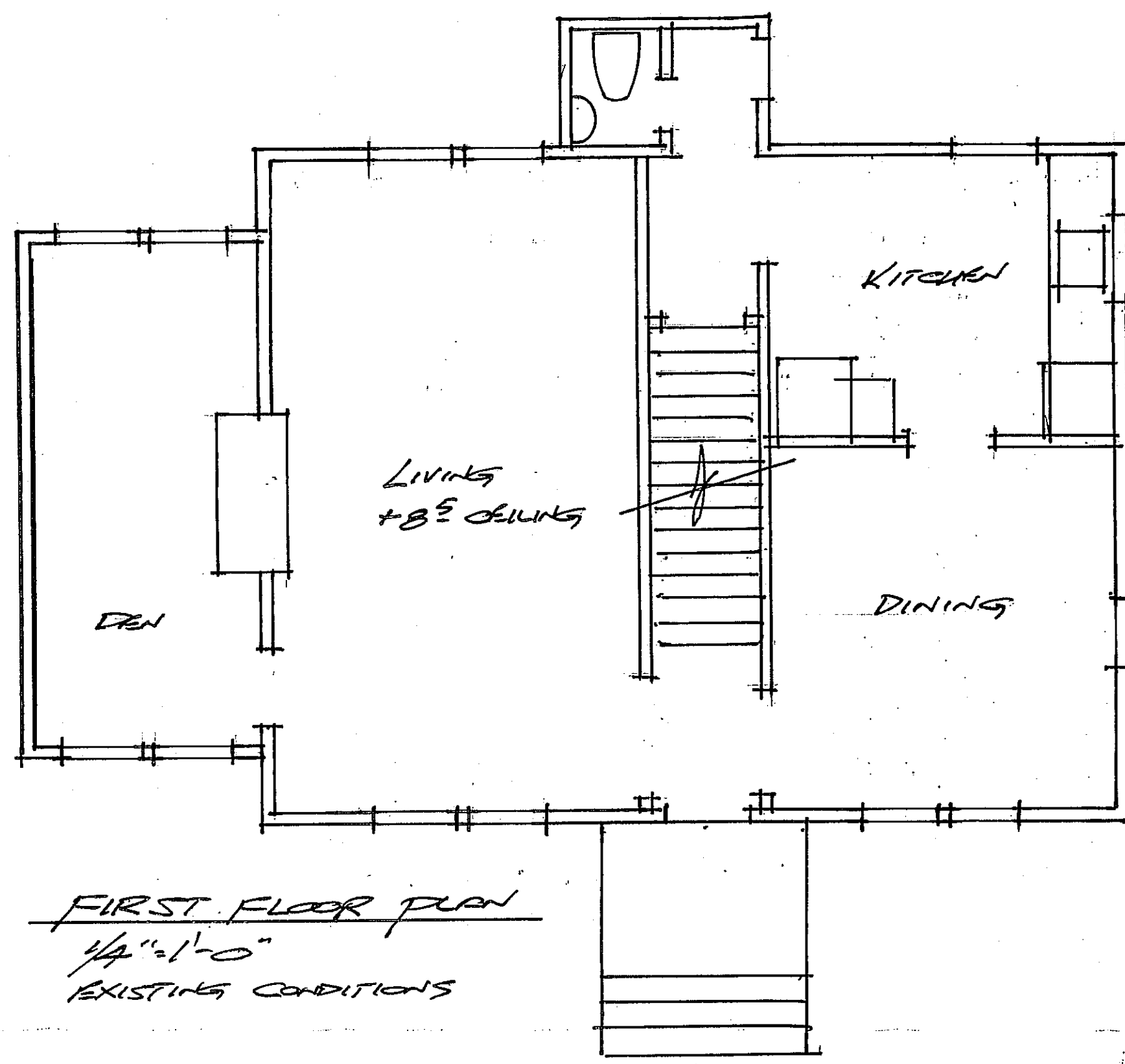
DRAWING TITLE: ENERGY ANALYSIS

PREMISES: 32 CRESTWOOD ROAD, PORT WASHINGTON, NY, 11050 TOWN OF NORTH HEMPSTEAD

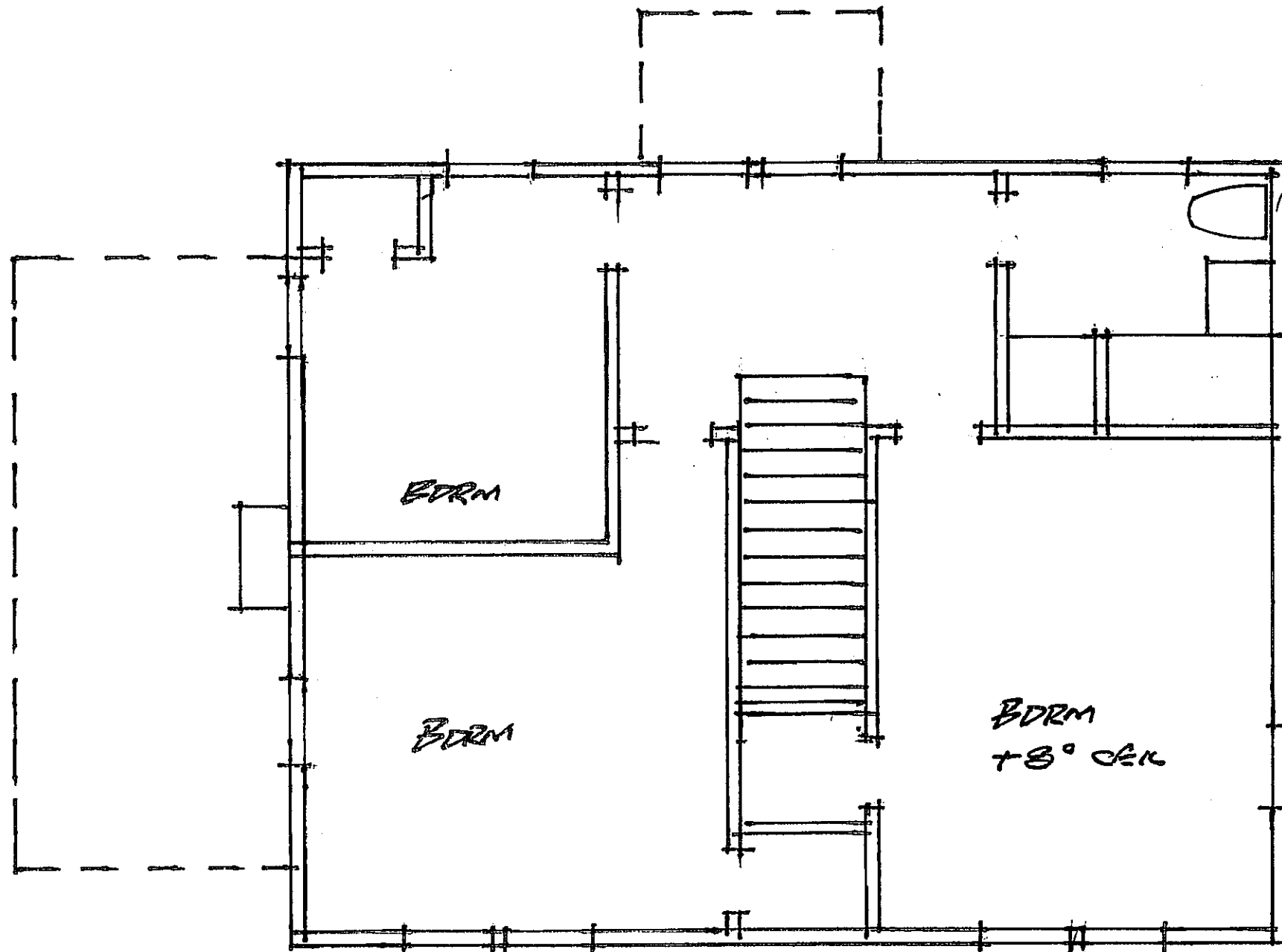


DRAWN: AES / JM
CHECKED: FJQ
JOB NO.: 24072
SCALE: AS NOTED
DATE: 10/02/2024

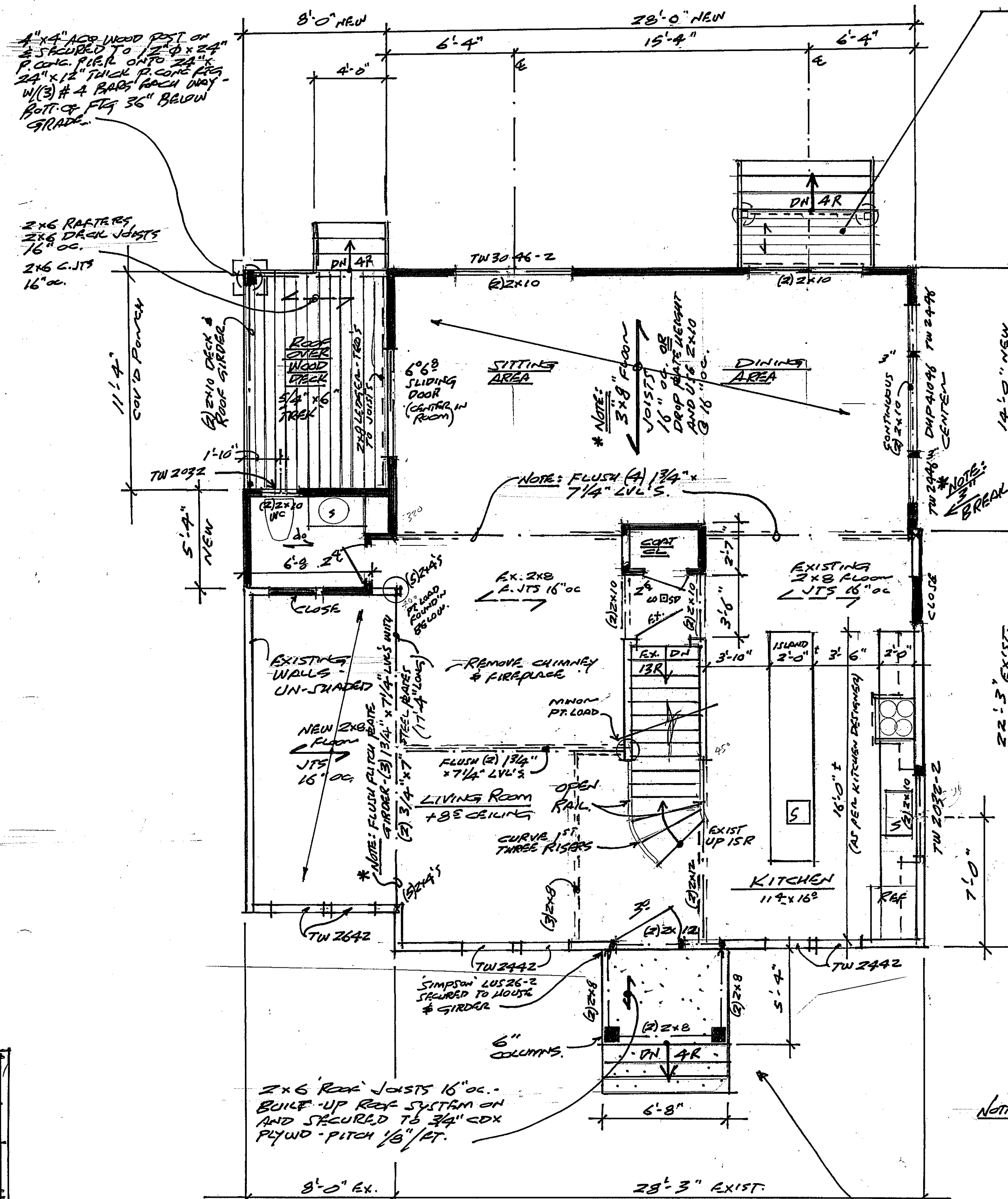
DRAWING: EN-001.00
14 OF 14



FIRST FLOOR PLAN
1/4"=1'-0"
EXISTING CONDITIONS



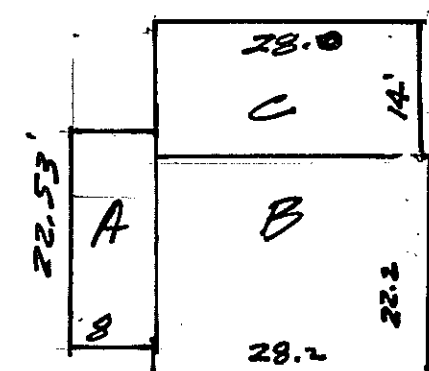
SECOND FLOOR PLAN 1/4"=1'-0"
EXISTING CONDITIONS



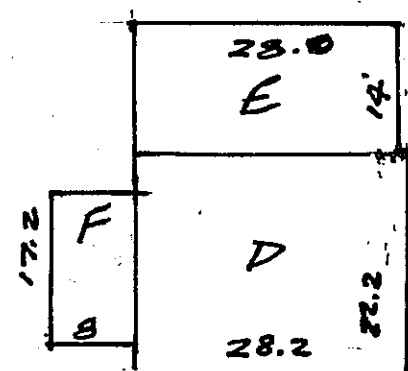
FIRST FLOOR PLAN 1/4"=1'-0"

EXISTING LIVING AREA = 763 ϕ
 PROPOSED LIVING AREA = 435 ϕ
 TOTAL = 1198 ϕ

FRONT PORCH AREA (ROOF OVER) = 36 ϕ
 REAR DECK w/ ROOF OVER = 91 ϕ
 REAR LANDING = 21 ϕ



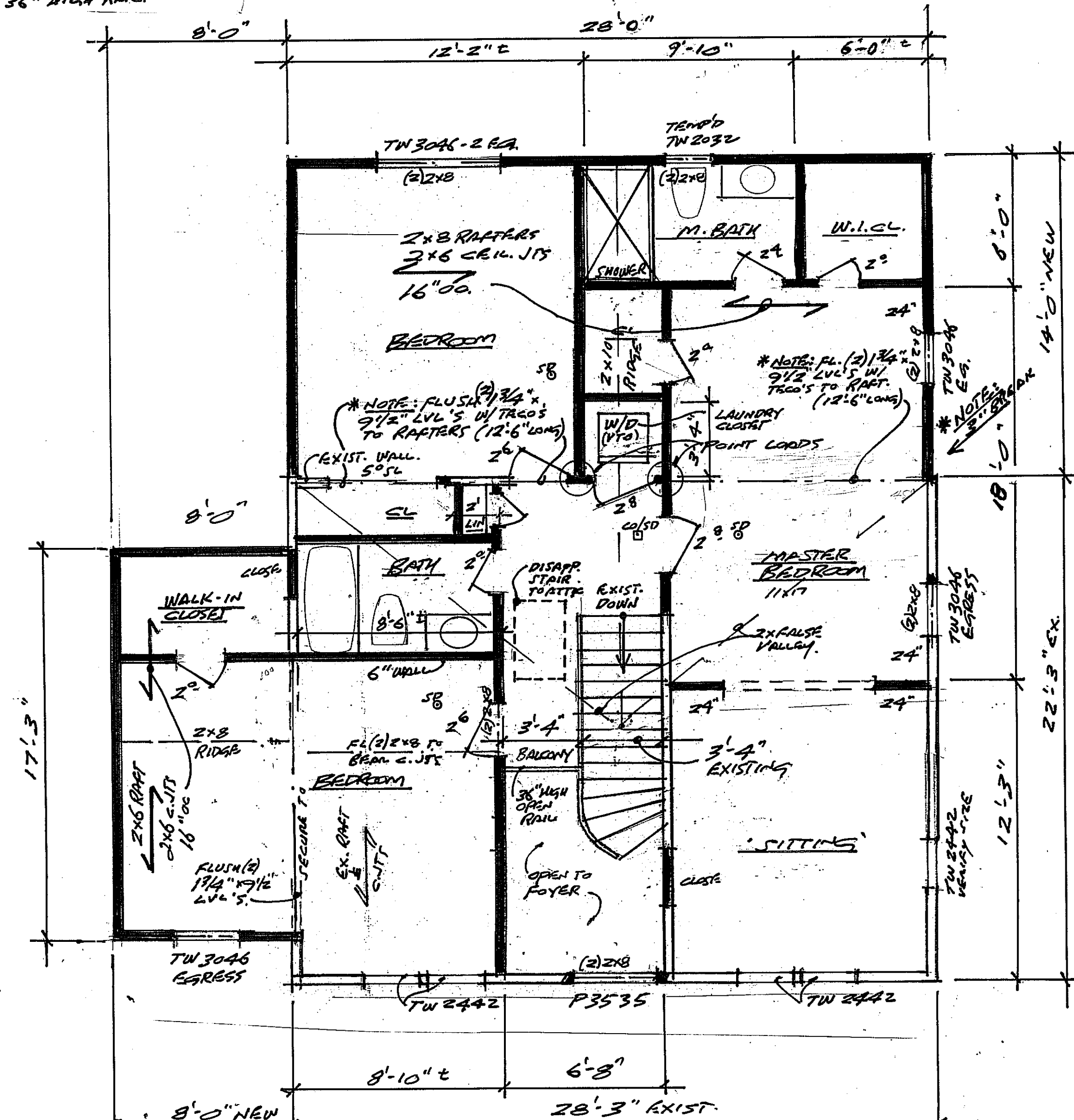
A 8 x 22.53 = 180.24
 B 20.2 x 22.2 = 626.04
 C 20 x 14 = 372
 SUB-TOTAL = 1198



D 28.2 x 22.2 = 626.04
 E 20.0 x 14 = 372
 F 8 x 17.2 = 137.6
 SUB-TOTAL = 1156 ϕ

TOTAL GFA = 1198 + 1156 = 2354 ϕ

7'x3' PLATFORM &/or LANDING CONSTRUCTION:
 • 2" x 8" LEDGER & TECOS
 • 2" x 6" JOISTS @ 16" O.C.
 • (2) 2" x 6" GIRDER
 • 5/4" x 6" DECKING
 • 4" x 4" ACO WOOD POSTS
 • 10" dia. x 36" DEEP P. CONC. FOOTING.
 • 8" RISERS, 11" TREADS
 • 36" HIGH RAIL

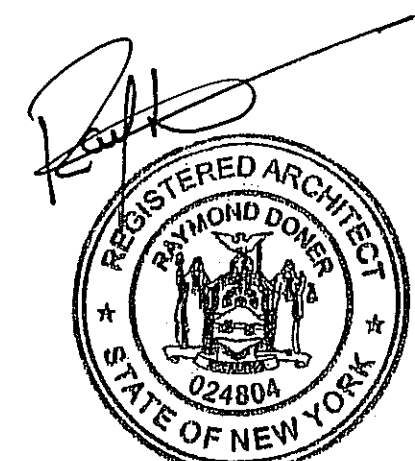


SECOND FLOOR PLAN 1/4"=1'-0"

EXISTING LIVING AREA = 626 ϕ
 NEW LIVING AREA = 530 ϕ
 TOTAL = 1156 ϕ

NOTE: NEW WINDOWS @ EXIST. LOCATIONS.

* NOTE: RE-BUILD DAMAGED PORCH (MASONRY) PORCH w/ ROOF OVER. EXACT SAME SIZE.



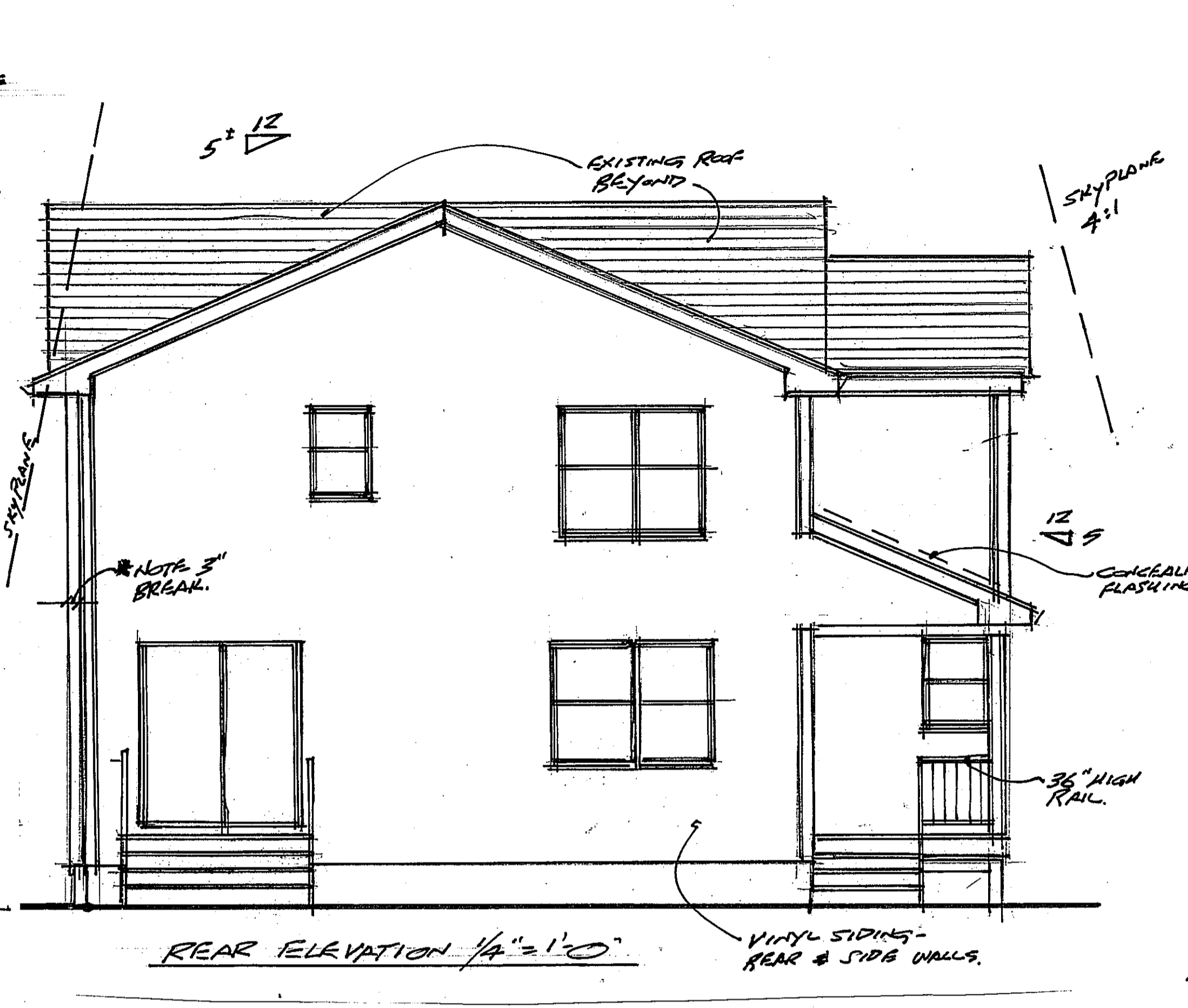
CANG RESIDENCE
 131 MACGREGOR ST. ROSLYN HEIGHTS

RAY DONER, ARCHITECT
 ARCHITECTURAL DESIGN
 PLANNING & DEVELOPMENT
 RESIDENTIAL - COMMERCIAL - INDUSTRIAL
 95 RICHMOND AVENUE
 S. AMITYVILLE, NEW YORK 11701
 (631) 691-1718 FAX (631) 691-1718
 EMAIL: RDARCHITECT@YAHOO.COM

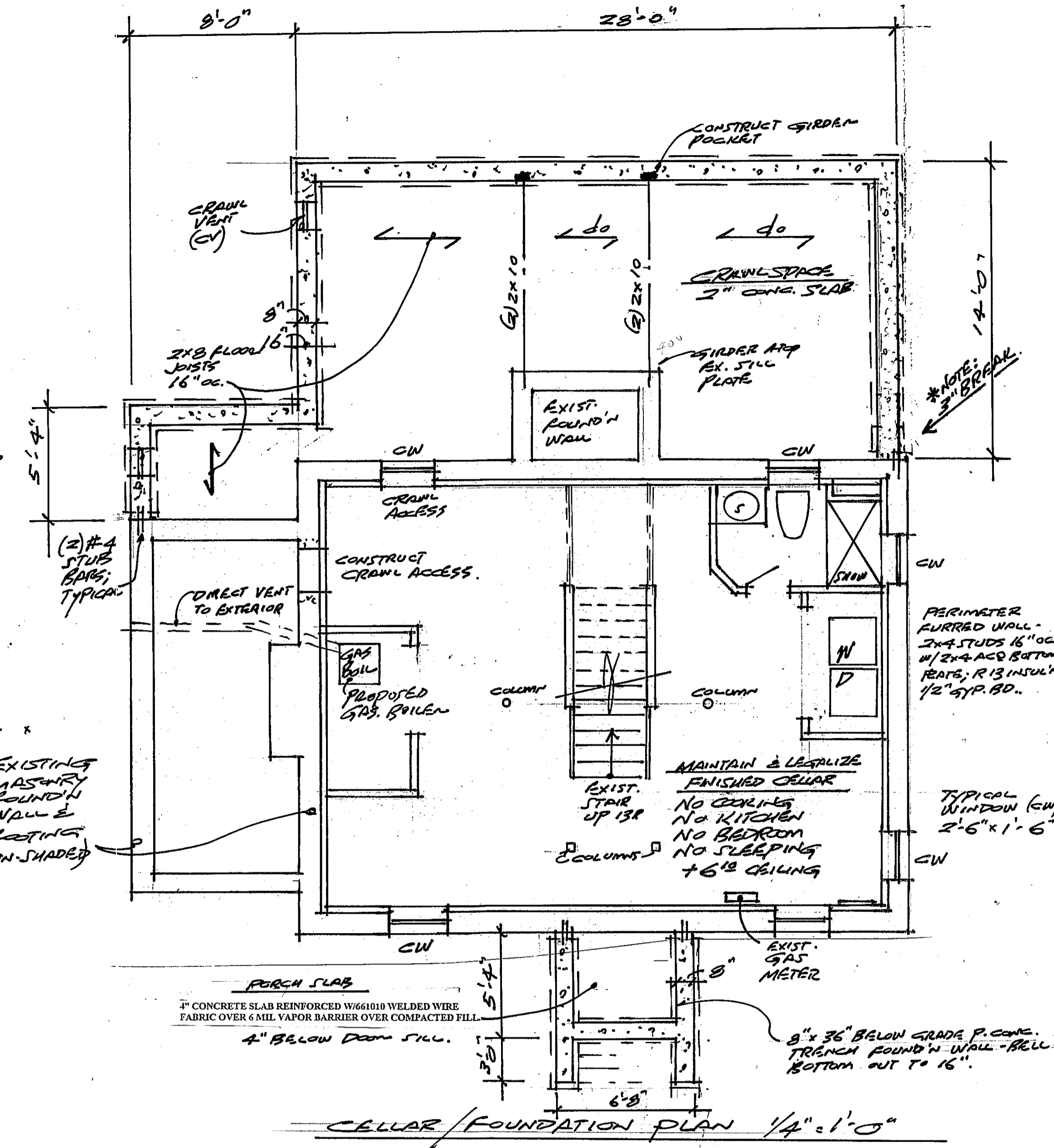
DRAWING NO: 2004
 DATE: 10/21/04
 REVISIONS:



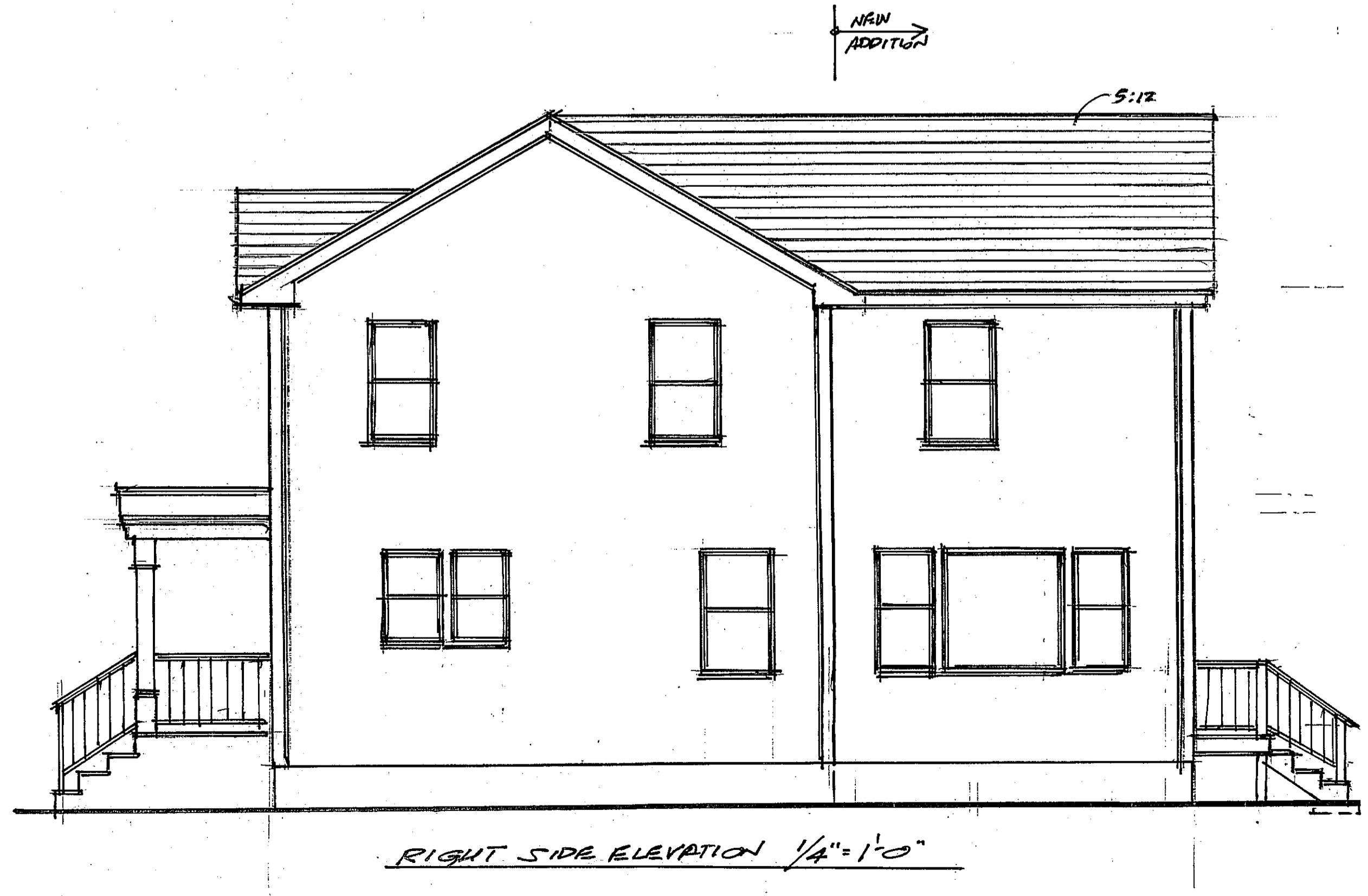
FRONT ELEVATION 1/4" = 1'-0"



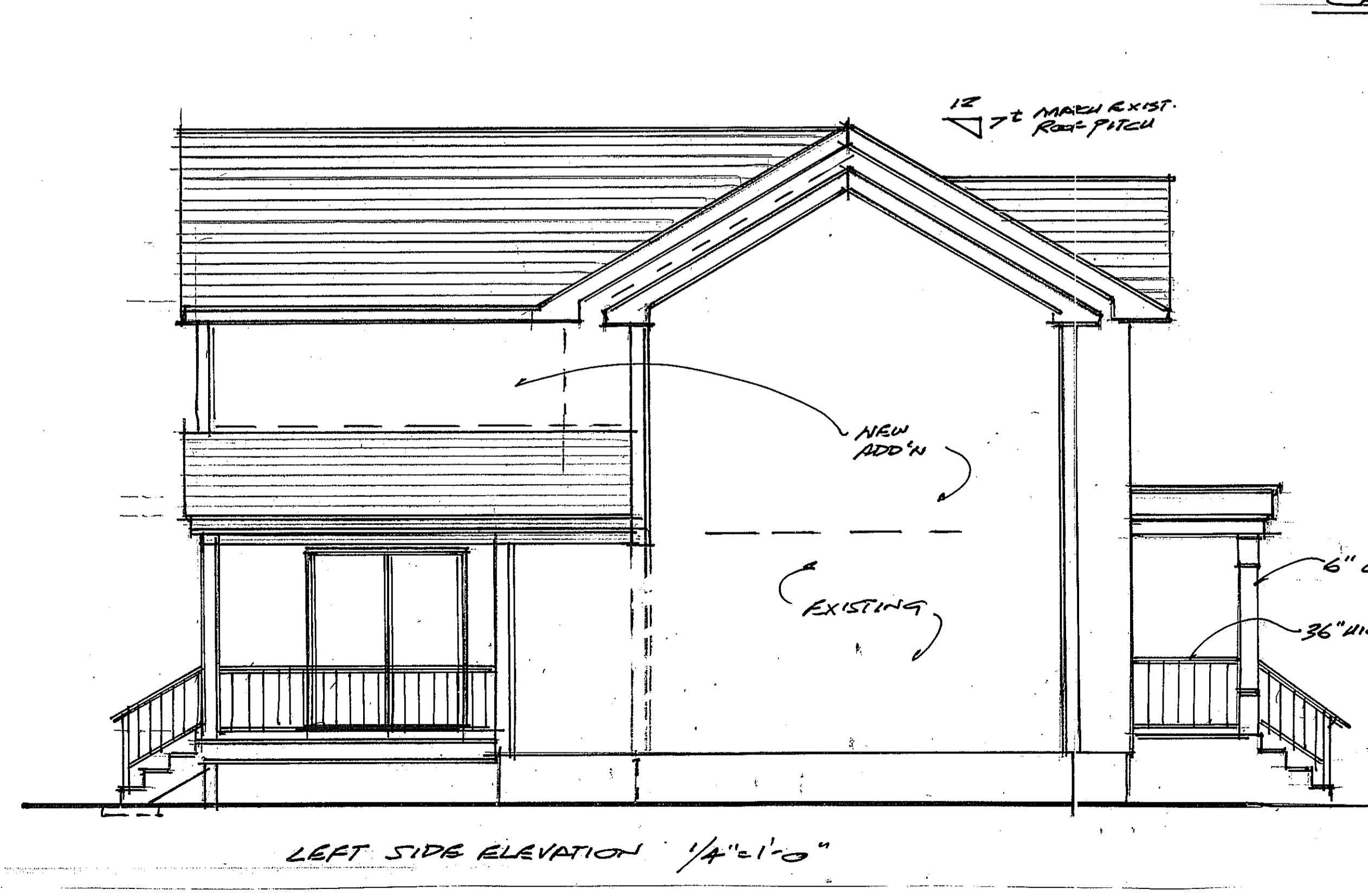
REAR ELEVATION 1/4" = 1'-0"



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



RIGHT SIDE ELEVATION 1/4" = 1'-0"



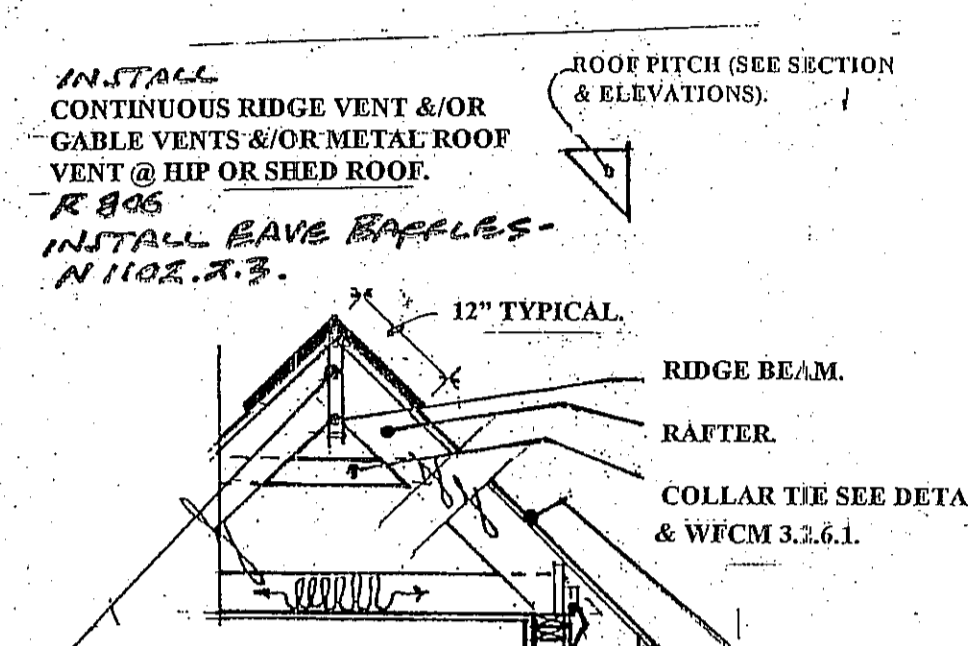
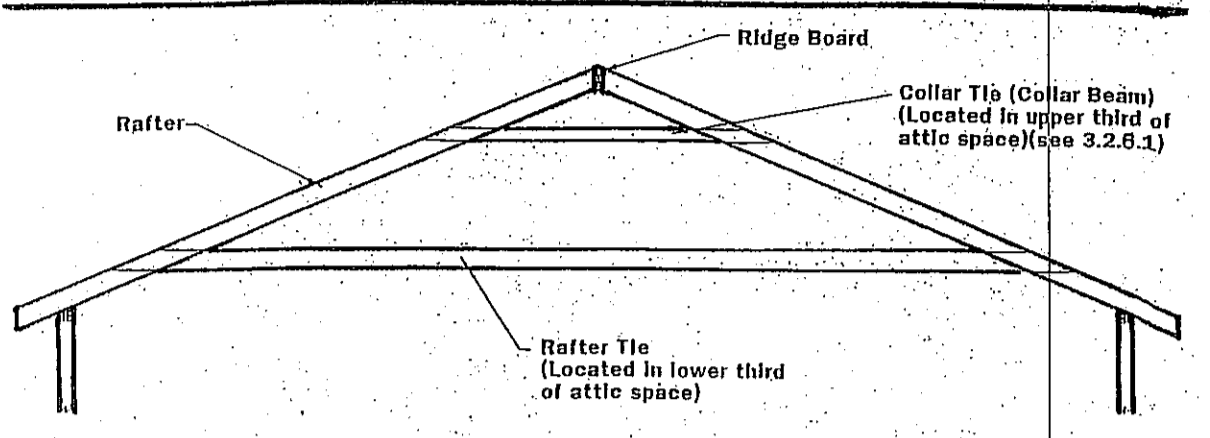
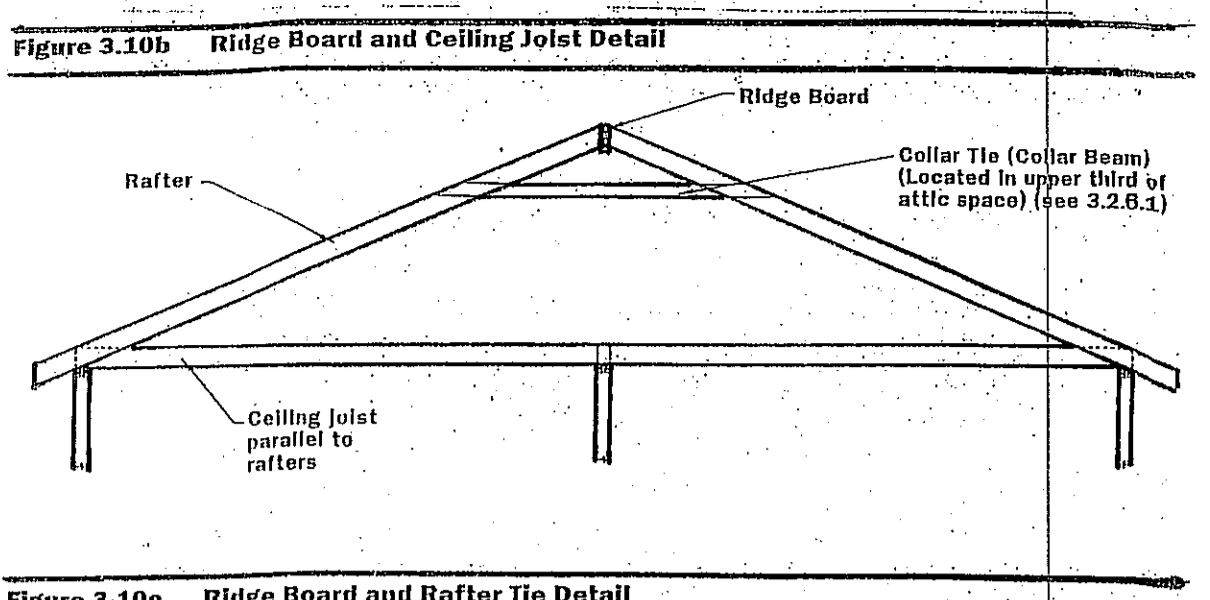
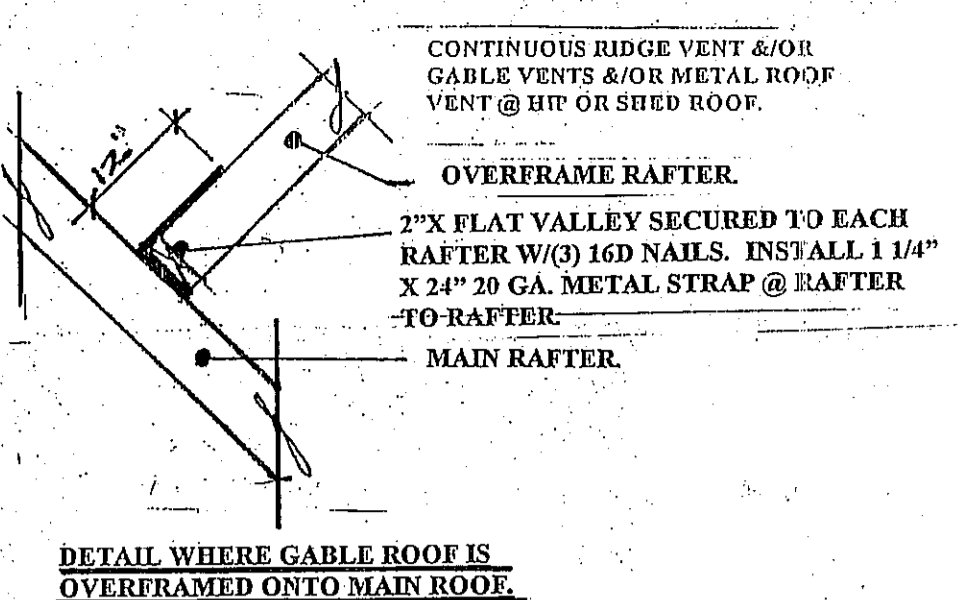
LEFT SIDE ELEVATION 1/4" = 1'-0"



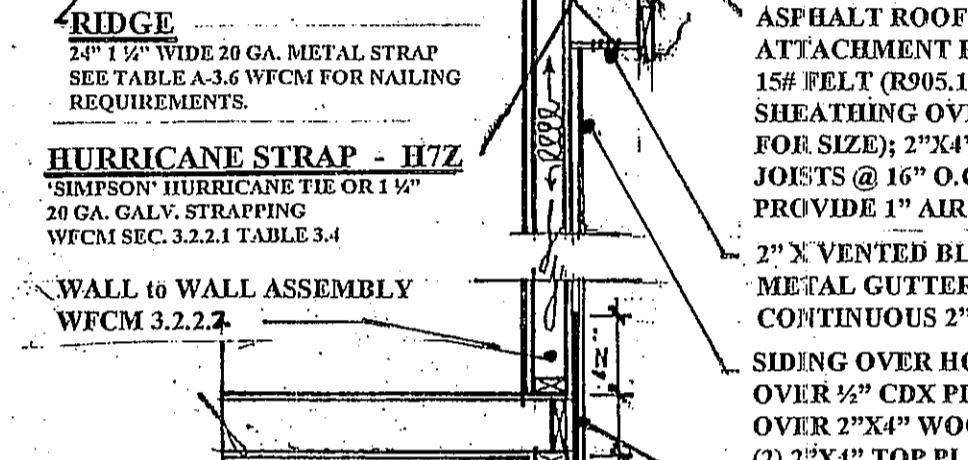
CANG RESIDENCE
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ARCHITECTURAL DESIGN
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95 RICHMOND AVENUE
S. AMITYVILLE, NEW YORK 11701
(631)691-1718 FAX (631)691-1718
EMAIL: RDARCHITECT@YAHOO.COM

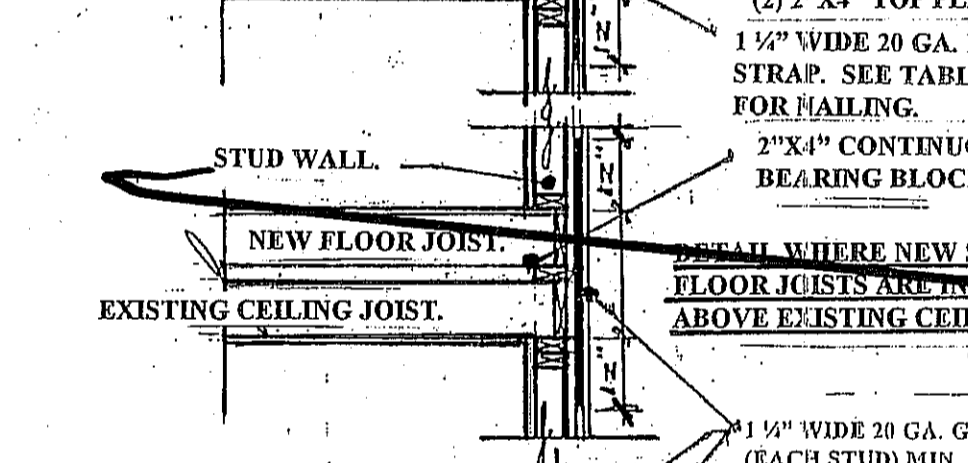
DRAWING NO: 3025
DATE: 10/2/24
REVISIONS:
11-12-24



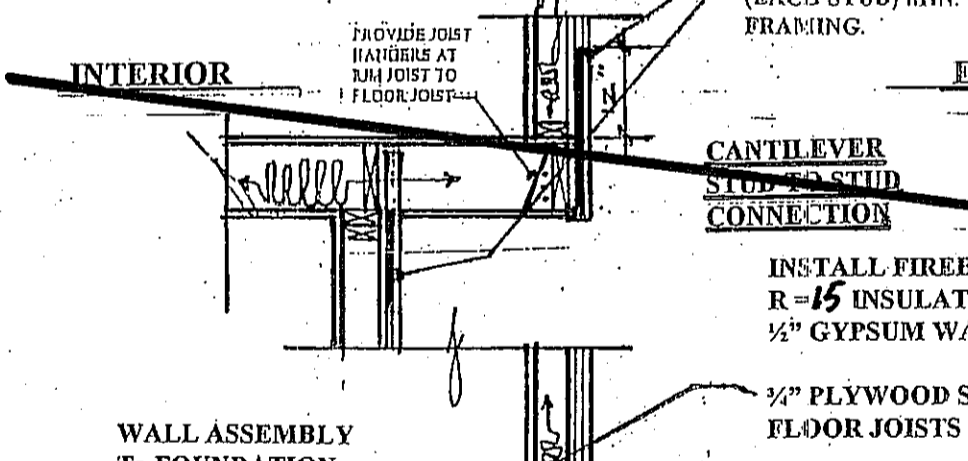
3.2.6 Special Connections
3.2.6.1 Ridge Connection Requirements
 Ridge connections shall be in accordance with the requirements given in Table 3.6. Prescriptive solutions for ridge straps are provided in Table A-3.6. Where ridge straps are used, they shall attach to opposing rafters.
 EXCEPTION: Ridge straps are not required when collar ties (collar beams) of nominal 1x6 or 2x4 lumber are located in the upper third of the attic space and attached to rafters in accordance with Table A-3.6.



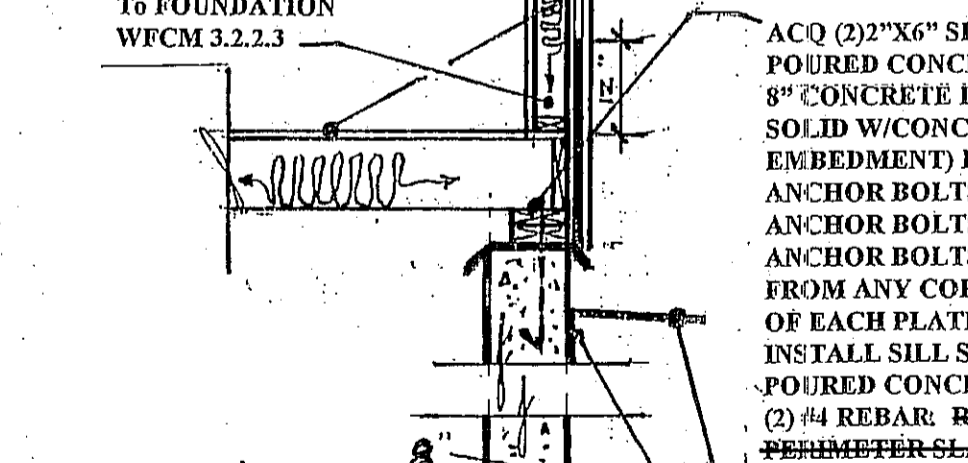
ASPHALT ROOF SHINGLES (NAILING R905.2.5 & ATTACHMENT R905.2.6) OVER 15# FELT (R905.1.1) OVER 5/8\"/>



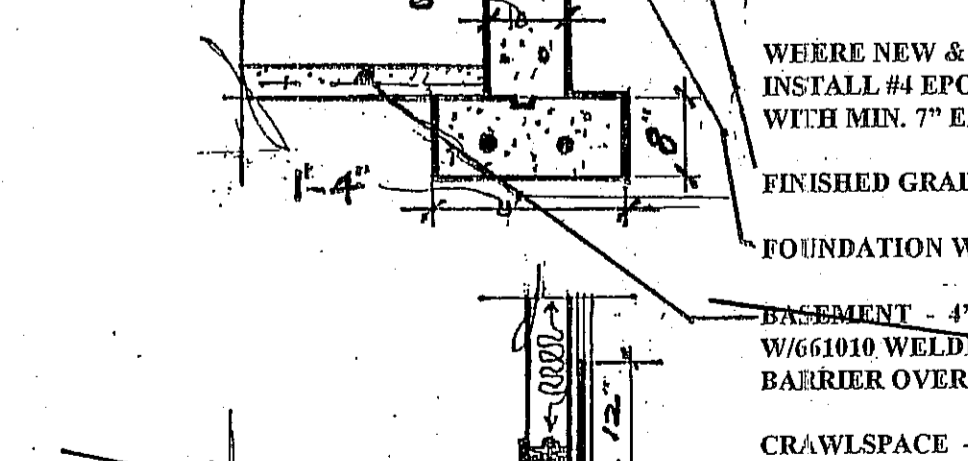
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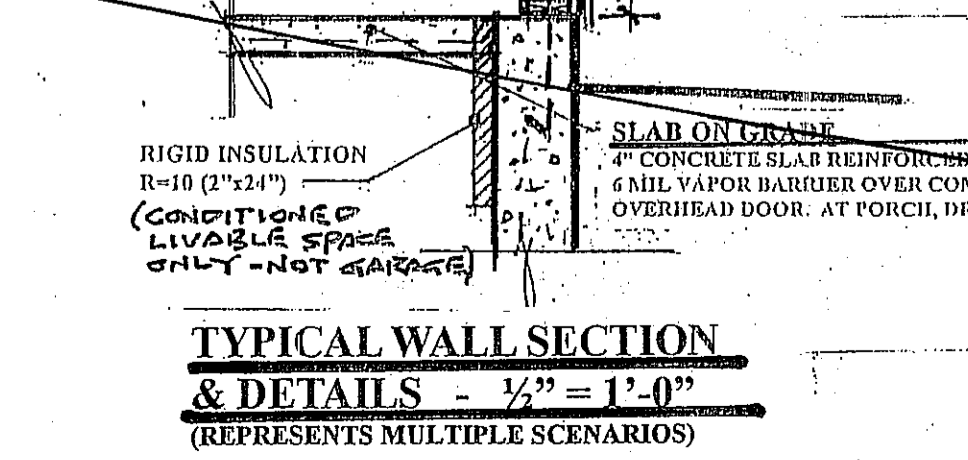
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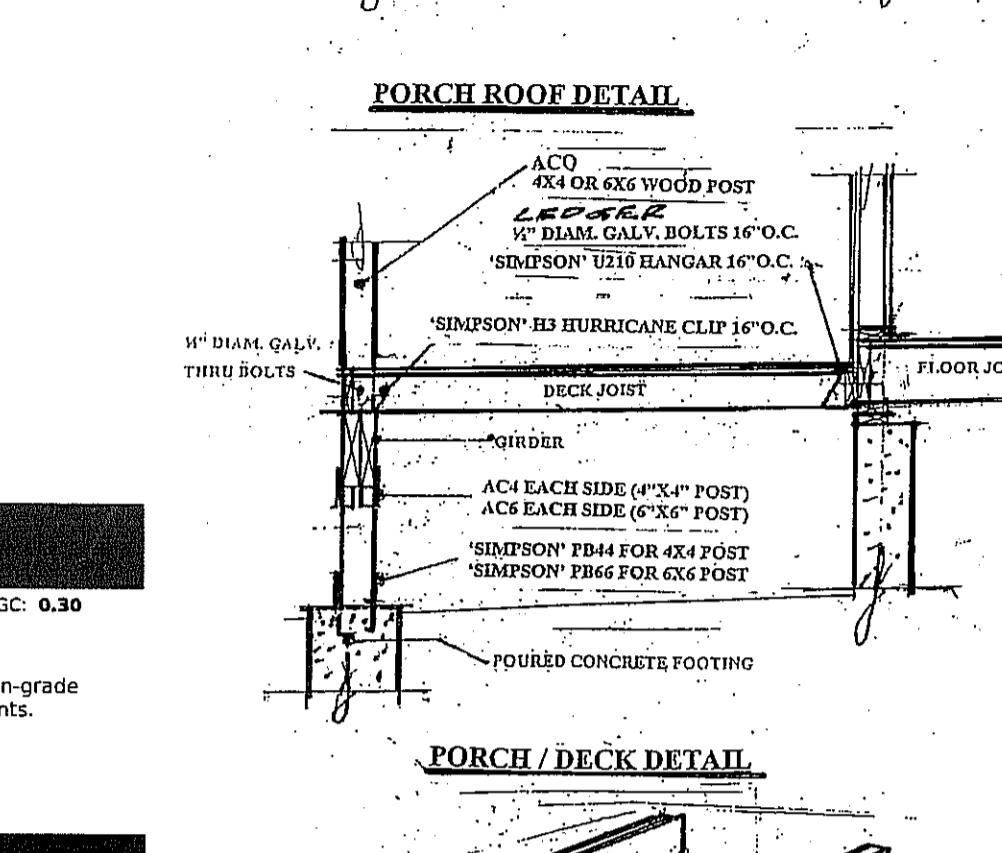
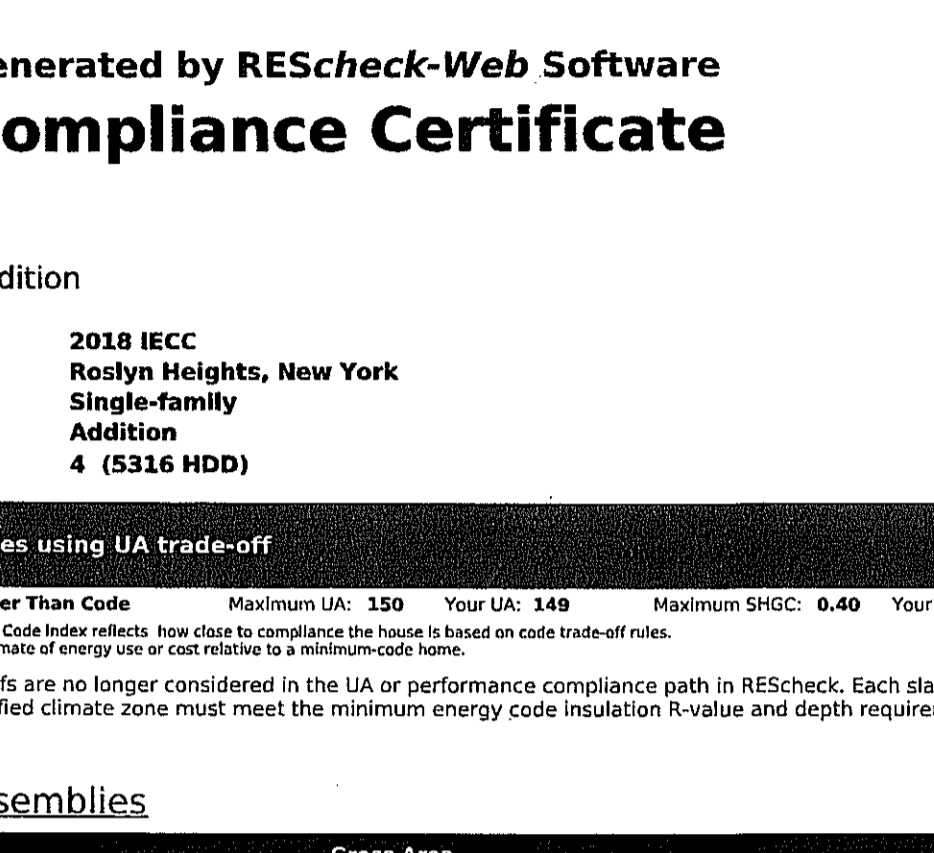
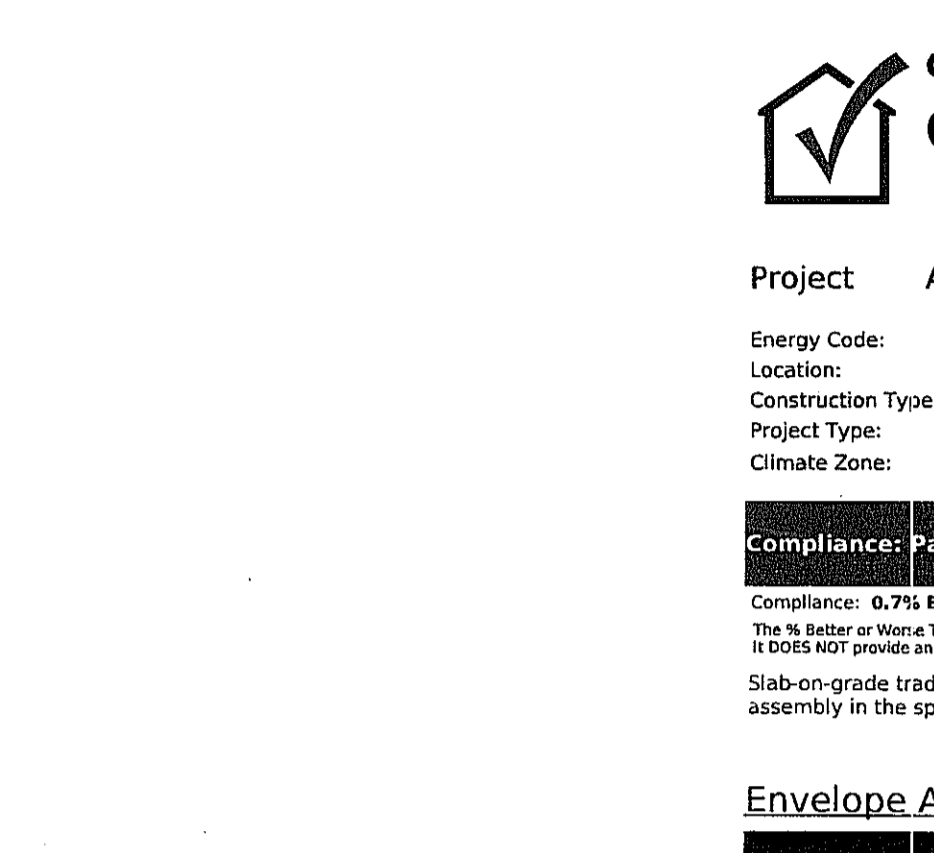
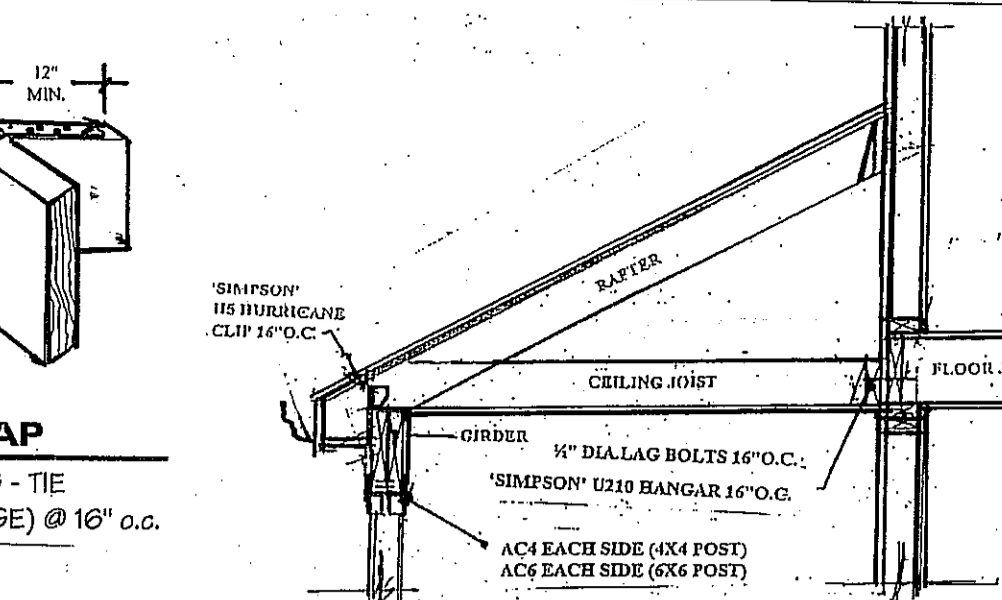
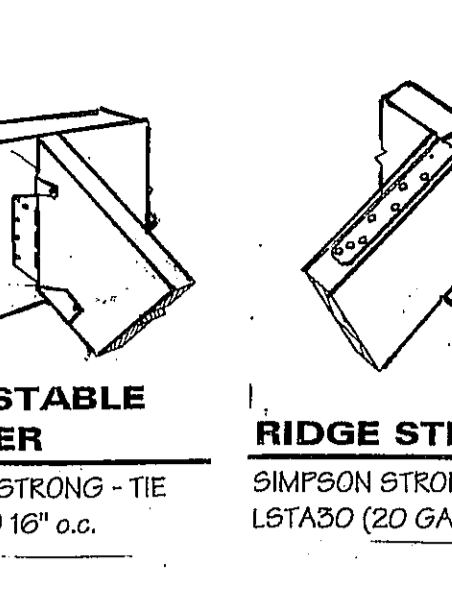
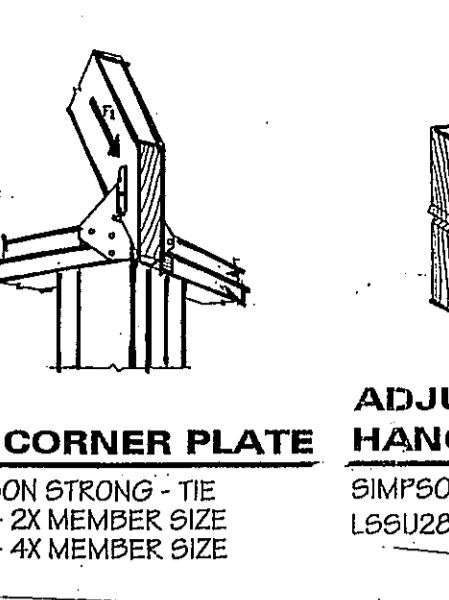
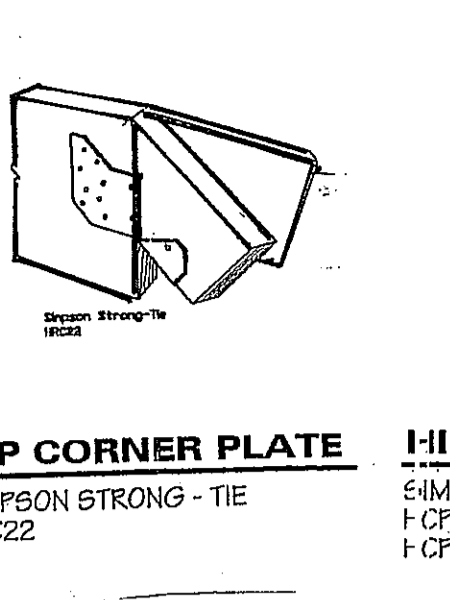
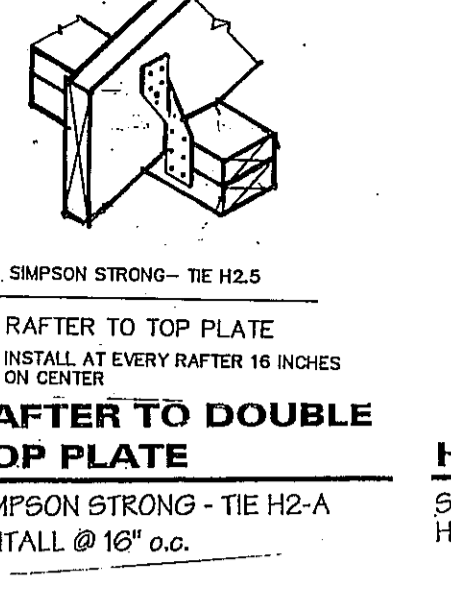
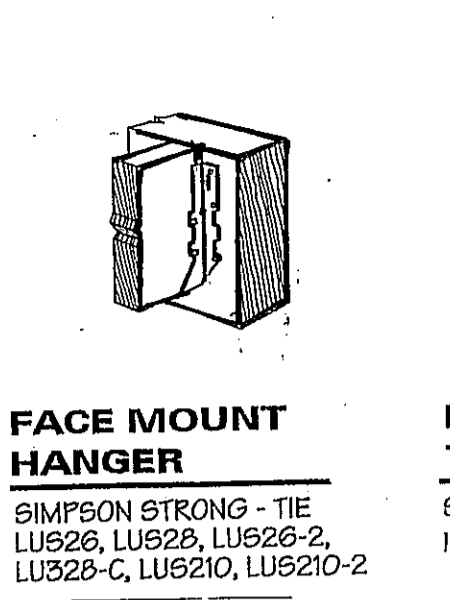
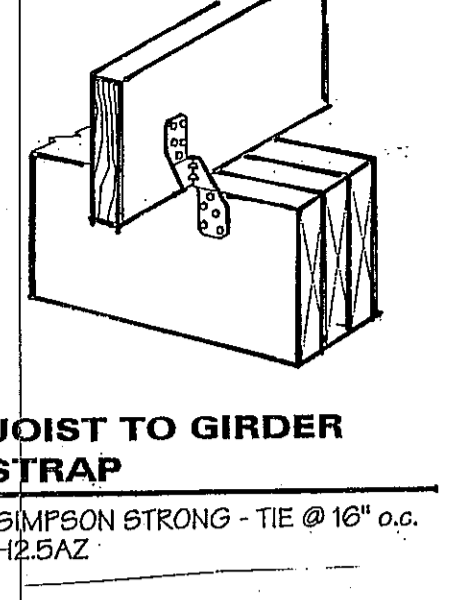
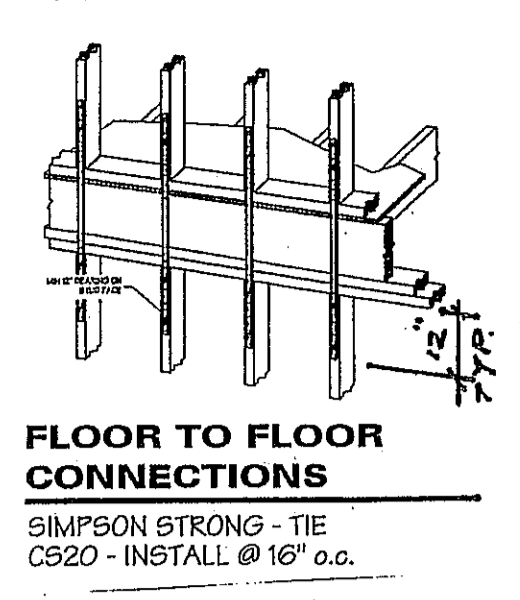
ACQ (2) 2\"/>



WEERE NEW & EXISTING FOUNDATIONS MEET, INSTALL #4 EPOXY COATED STUB BARS, 14\"/>



FINISHED GRADE. FOUNDATION WATERPROOFING (R406). BASEMENT - 4\"/>



Generated by REScheck-Web Software Compliance Certificate

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

Compliance: Passes using UA trade-off

Compliance: 0.7% Better Than Code Maximum UA: 150 Your UA: 149 Maximum SHGC: 0.40 Your SHGC: 0.30

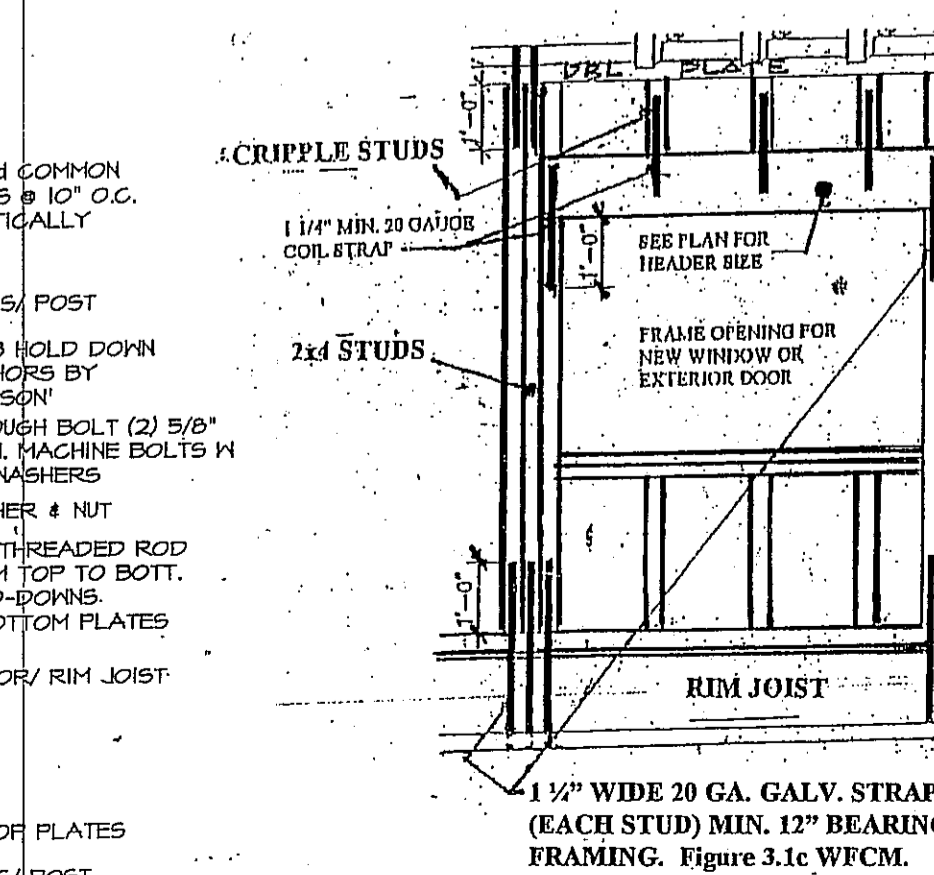
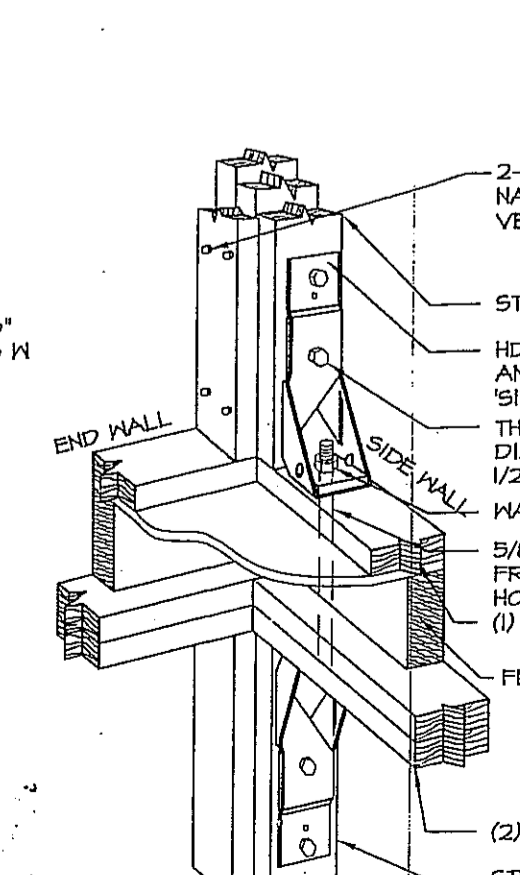
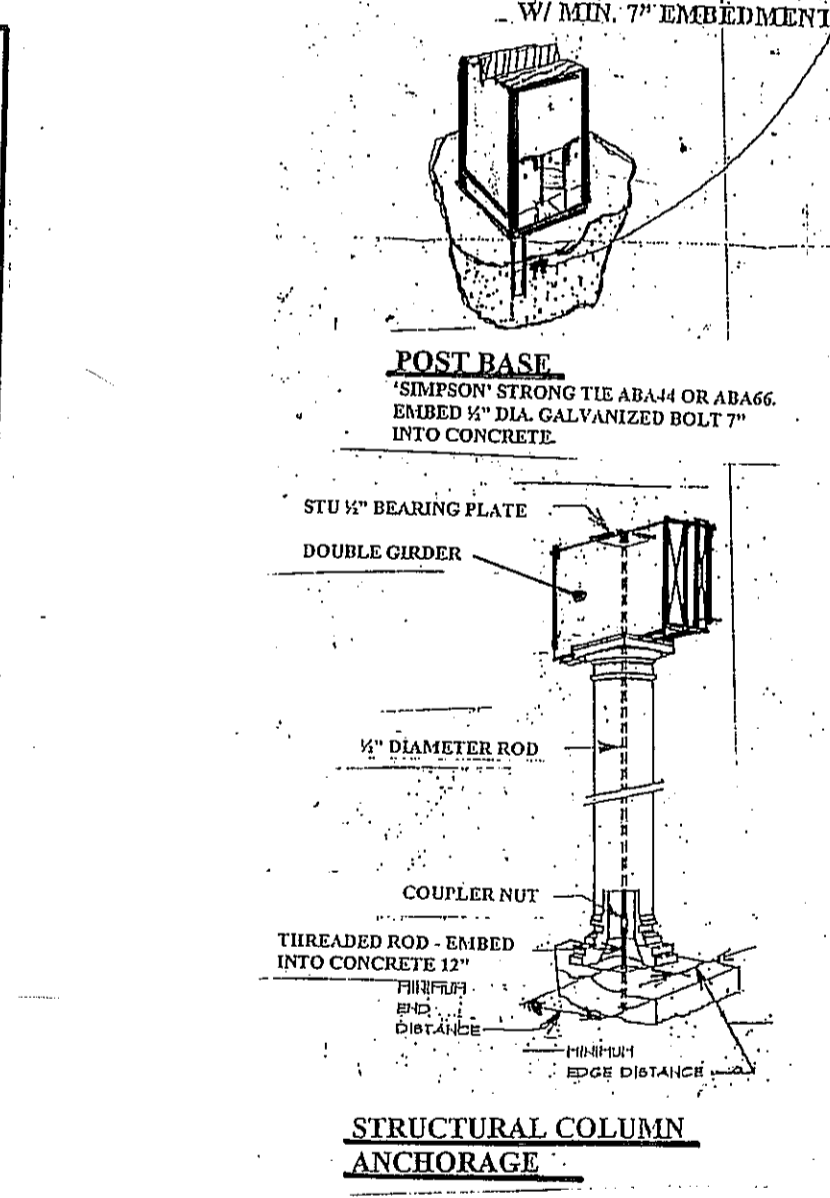
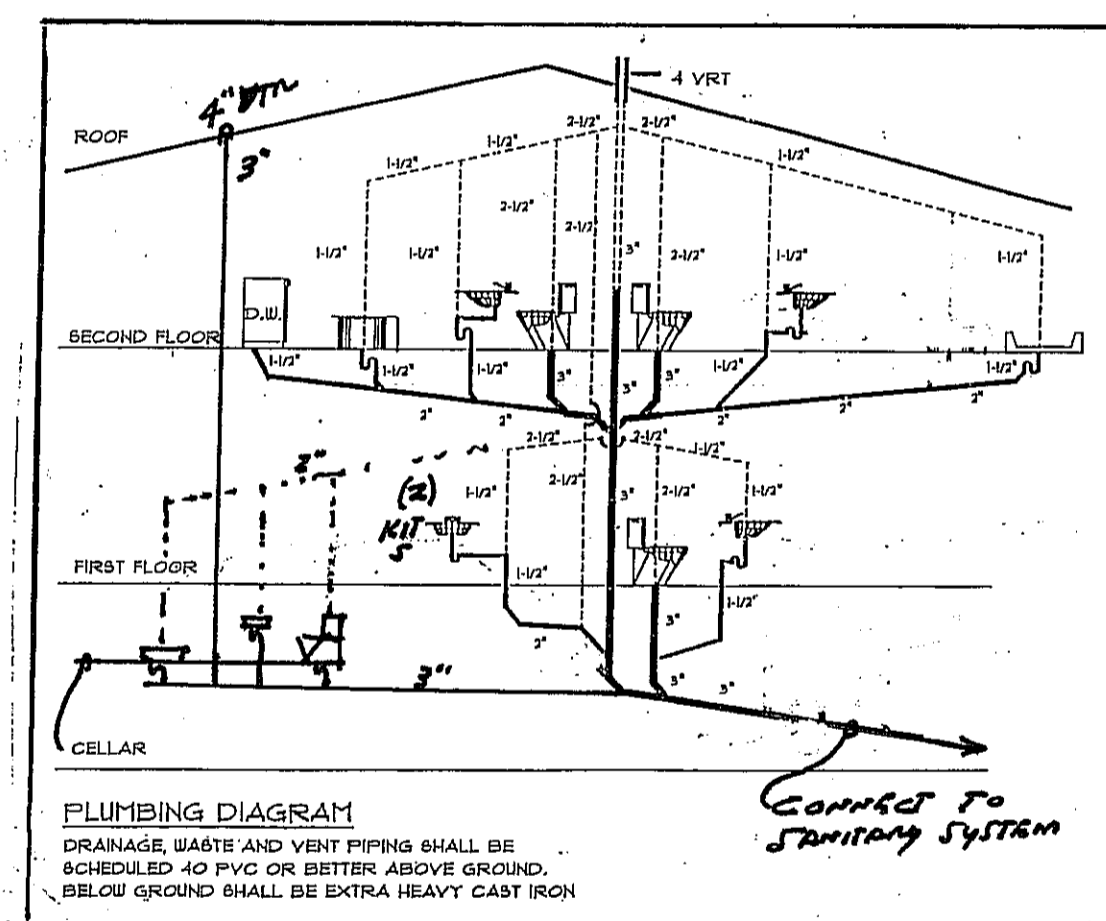
The % Better Than Code Index reflects how close to compliance the house is based on code trade-off rules. It does NOT provide an estimate of energy use or cost relative to a minimum-code home.

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

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	972	30.0	0.0	0.035	0.026	34	25
Wall: Wood Frame, 16" o.c.	1,157	15.0	5.0	0.033	0.060	54	61
Window: Wood Frame SHGC: 0.30	134			0.300	0.320	40	43
Floor: All-Wood Joist/Truss	438	19.0	0.0	0.047	0.047	21	21

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



SECTION 1305 FOUNDATION WATERPROOFING AND DAMPPROOFING

R406.1 Concrete and masonry foundation waterproofing. Except where required by Section R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces and floors below grade shall be waterproofed from the higher of (a) the top of the footing or (b) finished grade (32 mm) below the top of the basement floor, to the finished grade. Masonry walls shall have not less than 1/4 inch (6.35 mm) Portland cement grout applied to the exterior of the wall. The grout shall be waterproofed in accordance with one of the following:

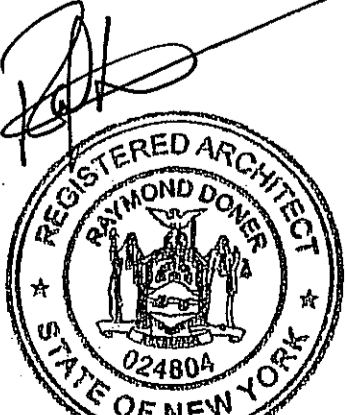
1. Bituminous coating.
2. Three pounds per square yard (1.63 kg/m²) of acrylic modified cement.
3. One-eighth-inch (3.2 mm) coat of surface-bonding - similar complying with ASTM C887.
4. Any material permitted for waterproofing in Section R406.2.
5. Other approved methods or materials.

Exception: Finishing of masonry walls is not required unless a material is approved for direct application to the masonry.

Concrete walls shall be waterproofed by applying any one of the listed waterproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.

R406.2 Concrete and masonry foundation waterproofing. In areas where a high water table or other adverse soil-water condition is known to exist, exterior foundation walls that retain earth and enclose interior spaces and floors below grade shall be waterproofed from the higher of (a) the top of the footing or (b) finished grade. Walls shall be waterproofed in accordance with one of the following:

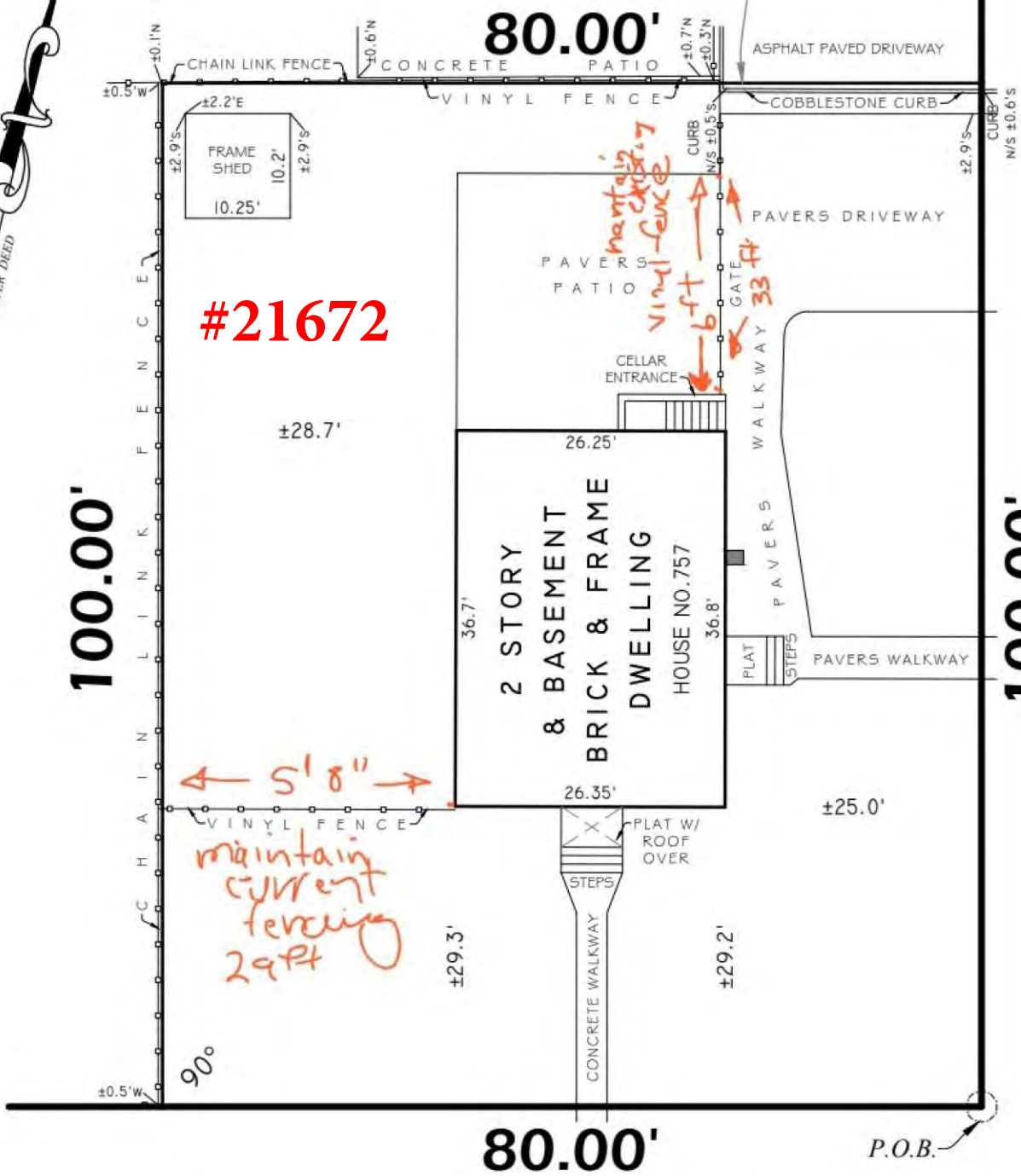
1. Two-ply hot-mopped felt.



CANG RESIDENCE
 131 MAGGEEBOR ST. ROSLYN HEIGHTS

RAY DONER, ARCHITECT
 ARCHITECTURAL DESIGN
 INTERIOR DESIGN
 PLANNING & DEVELOPMENT
 RESIDENTIAL - COMMERCIAL - INDUSTRIAL
 95 RICHMOND AVENUE
 S. AMITYVILLE, NEW YORK 11701
 (631) 691-1718 FAX (631) 691-1718
 EMAIL: RDARCHITECT@YAHOO.COM

DRAWING NO: A-025
 DATE: 10/2/24
 REVISIONS:



#21672

CARLETON ST. (3rd St.)

ANNA AVE.

DISAPPROVED
 Carlos Reyes
 11/21/2024



MAP OF PROPERTY AT WESTBURY

NASSAU COUNTY, NEW YORK
 FIELD SURVEY COMPLETED: JULY 26, 2024

CERTIFIED TO:
 SURVEY FOR
 "BUILDING DEPARTMENT USE"
 ONLY

Apolonia O. Agujo
 LICENSED LAND SURVEYOR LICENSE NO. 11590-1



A. AGUJO SURVEYING, INC.

PROFESSIONAL LAND SURVEYORS
 782 SALISBURY PARK DRIVE
 WESTBURY, NEW YORK 11590

TAX SECTION: 10

TAX BLOCK: 208

BUILT WITHOUT BASEMENT

757 ANNA AVE.
WESTBURY, N.Y. 11590

Tax Map #:
Section: 10Block: 208Lot: 7

ENGINEER:
MICHAEL ANGELONE PE LLC
MICHAEL ANGELONE
4 POND PLACE
OYSTER BAY, N.Y. 11771
TEL.: 516.922.2024 FAX: 516.453.6002

CONSULTANT:



RJM DRAFTING AND DESIGNS
7 OLD LANDERS CT
SMITH TOWN, NY 11787
ralph@rjmdesignsny.com
(516) 818-5388 FAX (866) 789-7930

Contractor must verify all measurements and conditions prior to beginning any work. Report all discrepancies to the Engineer in writing. Plans subject to approval by all governmental agencies having jurisdiction. The Engineer has not been retained for any field supervision or inspection. His responsibility is limited to the accuracy of the plan. The Engineer is further not responsible for any damage arising out of the contractor's failure to execute the work exactly as shown on the approved drawing(s).



SEAL:

DO NOT SCALE DRAWINGS ALL RIGHTS RESERVED
All drawings, specifications, and copies thereof furnished by the Architect and his Consultants are and shall remain their property. They are not to be used on this or any other project unless written permission is given by the Engineer and his Consultants.
© COPYRIGHT 2024



No. Date Remark
REVISIONS

Title:
GENERAL NOTES & SITE PLAN

Drawn by: RM Checked by: MAA
Date: 06/20/24 Scale: As Noted
Job No.:
Drawing No.:

T-1

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

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMPE	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effect	Special wind region	Windborne debris zone		Weathering	Frost line depth	Terrace					
20	130	NO	NO	1 mile from the coast	B	SEVERE	36"	HEAVY	15°	YES	Insert flood zone or N/A	452	52.7°

MANUAL J DESIGN CRITERIA							
Elevation	Latitude	Winter heating	Summer cooling	Altitude correction factor	Indoor design temp.	Design temperature cooling	Heating temperature difference
99 ft.	40°	15°	85°	1	70	75°	55°
Cooling difference	temperature	Wind velocity heating	Wind velocity cooling	Coincident wet bulb	Daily range	Winter humidity	Summer Humidity
15°		15 MPH	7.5 MPH	72°	Medium	45-55%	32 GR@50%RH

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.
 a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, "negligible," "moderate" or "severe" for concrete as determined from Figure R301.2(4). The grade of masonry units shall be determined from ASTM C34, C55, C62, C73, C90, C129, C145, C216 or C862.
 b. Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
 d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(5)(A)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
 e. The outdoor design dry-bulb temperature shall be selected from the columns of 97(1/2)-percent values for winter from Appendix D of the Plumbing Code of New York State. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official. [Also see Figure R301.2(1).]

f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
 g. [NY] To establish flood hazard areas, each community regulated under Title 19, Part 1003 of the Official Code of Regulations of the State of New York (NYCRR) shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, special flood hazard areas as identified by the Federal Emergency Management Agency in the Flood Insurance Study for the community, as amended or revised with:
 i. The accompanying Flood Insurance Rate Map (FIRM).
 ii. Flood Boundary and Floodway Map (FBFM), and
 iii. Related supporting data along with any revisions thereto.
 The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.
 h. In accordance with Sections R505.1.2, R505.4.3.1, R505.5.3.1, R505.6.3.1, R505.7.3.1 and R505.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center.
 i. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)".
 k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements.
 l. In accordance with Section R301.2(5)(A), where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements.
 m. In accordance with Section R301.2.1.2 the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
 n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ASCE Manual J or established criteria determined by the jurisdiction.
 o. [NY] The ground snow loads to be used in determining the design snow loads for roofs are given in Figure R301.2(6) for sites at elevations up to 1,000 feet. Sites at elevations above 1,000 feet shall have their

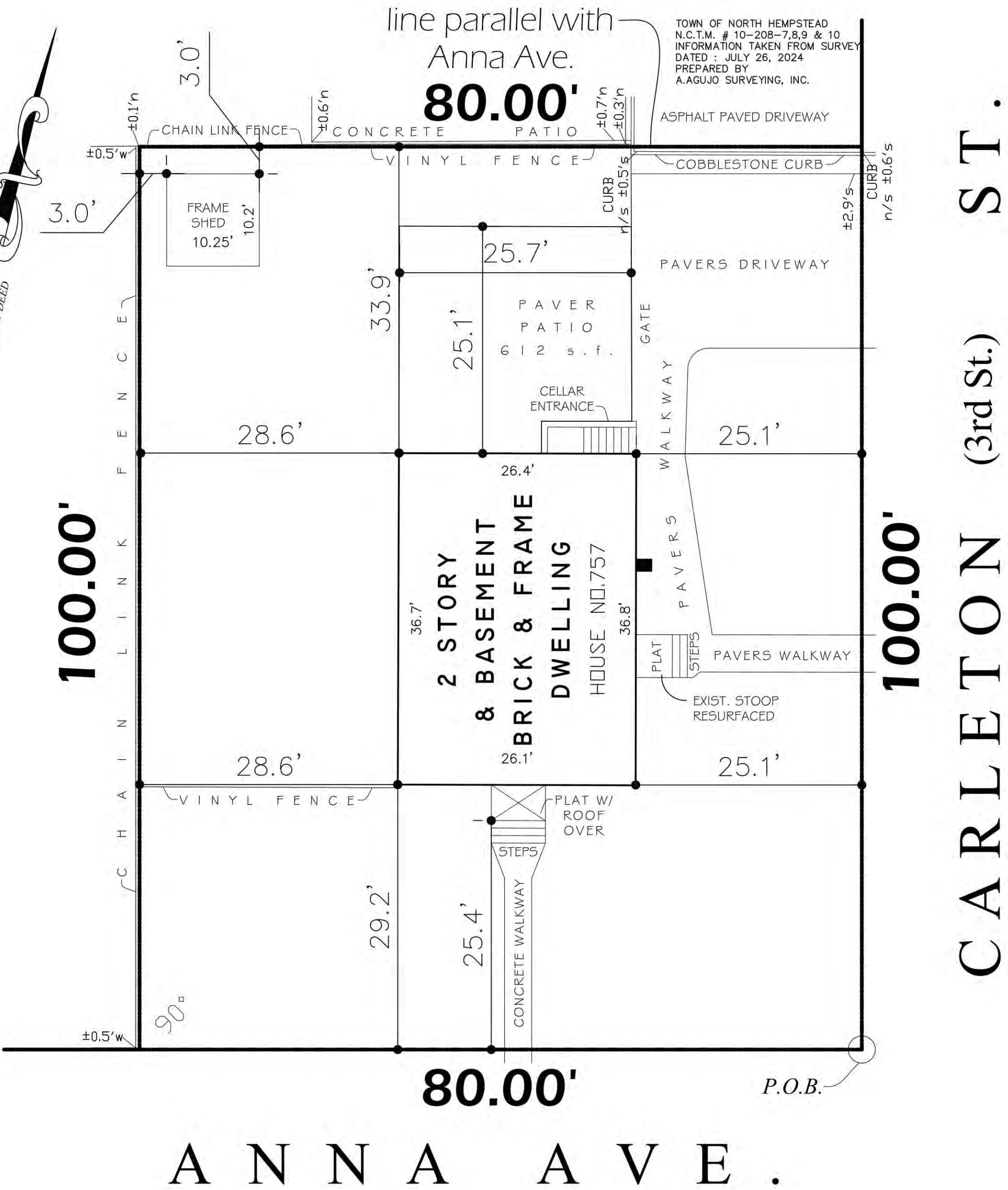
R301.5 Live Load
The minimum uniformly distributed live load shall be as provided in Table R301.5.
TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10 psf
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20 psf
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30 psf
EXT. BALCONIES AND DECKS	40 psf
FIRE ESCAPES	40 psf
GUARDRAILS AND MANGRAIS	200 psf
GUARDRAILS IN FILL COMPONENTS	50 psf
PASSENGER VEHICLE GARAGES	50 psf
ROOMS OTHER THAN SLEEPING ROOMS	40 psf
SLEEPING ROOMS	30 psf
STAIRS	40 psf
ROOF LOADING (LIVE + GROUND SNOW LOAD)	20 psf

R301.7 Deflection
The allowable deflection of any structural member under the live load listed in Sections R301.5 and R301.6 or wind loads determined by Section R301.2.1 shall not exceed the values in Table R301.7.

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	L/360
CEILING WITH BRITTLE FINISHES (INCLUDING PLASTER AND STUCCO)	L/360
CEILING WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS - WIND LOADS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOADS WITH FLEXIBLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

NOTE: L = SPAN LENGTH H = SPAN HEIGHT
 a. For the purpose of the determining deflection limits herein, the wind load shall be permitted to be taken as 0.7 times the component and cladding (ASD) loads obtained from Table R301.2(2).
 b. For cantilever members, L shall be taken as twice the length of the cantilever.
 c. For aluminum structural members or panels used in roofs or walls of sunroom additions or patio covers, not supporting edge of glass or sandwich panels, the total load deflection shall not exceed L/60. For continuous aluminum structural members supporting edge of glass, the total load deflection shall not exceed L/175 for each glass lite or L/60 for the entire length of the member, whichever is more stringent. For sandwich panels used in roofs or walls of sunroom additions or patio covers, the total load deflection shall not exceed L/20.
 d. Deflection for exterior walls with interior gypsum board finish shall be limited to an allowable deflection of H/180.
 e. Refer to Section R703.8.2.



EXISTING LOT AREA:
 1ST FLOOR = 966 S.F.
 FR. R.O. = 24 S.F.
 SHED = 105 S.F..
 TOTAL = 1,095 S.F.

EXISTING GROSS AREA:
 1ST FLOOR = 966 S.F.
 2ND FLOOR = 937 S.F.
 FR. R.O. = 24 S.F.
 SHED = 105 S.F..
 TOTAL = 2,032 S.F.

1
T-1
EXISTING SITE PLAN
SCALE = 1" = 10'-0"

GENERAL CONDITIONS

- ALL DESIGN, FABRICATION AND CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 -2020 RESIDENTIAL CODE OF NEW YORK STATE
 -2020 ENERGY CONSERVATION CODE OF NEW YORK STATE
 -2020 MECHANICAL CODE OF NEW YORK STATE
 -2020 FUEL AND GAS CODE OF NEW YORK STATE
 -2020 PLUMBING CODE OF NEW YORK STATE
 WHERE CONFLICTS ARISE, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK WITH ALL TRADES SO THAT NO CONFLICT OR DEFICIENCY RESULTS IN THE COMPLETED WORK.
- THE ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION OBSERVATION AND ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL OBTAIN, PRESENT EVIDENCE OF, AND PAY FOR ALL PERMITS NECESSARY TO CONDUCT THE WORK AND COMPLETE THIS CONTRACT. THE CONTRACTOR SHALL OBTAIN THE BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY AND ALL REQUIRED APPROVALS. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE VARIOUS CIVIL AGENCIES HAVING JURISDICTION THEREOF. UPON COMPLETION OF THE WORK PROVIDED FOR IN THE CONTRACT, AND BEFORE FINAL PAYMENT SHALL BE MADE, THE CONTRACTOR SHALL FURNISH THE OWNER WITH ANY NECESSARY CERTIFICATES OF OCCUPANCY OR CERTIFICATES OF COMPLIANCE ISSUED BY THESE VARIOUS AGENCIES.
- ALL DIMENSIONS INDICATED ON THE DRAWINGS ARE APPROXIMATE AND ARE SUBJECT TO REVISION AS PER ACTUAL FIELD CONDITIONS. THE DISCRETION OF THE OWNER, AND AS DIRECTED AND/OR APPROVED BY THE ARCHITECT.
- THE CONTRACTOR SHALL SECURE CONSTRUCTION SITE IN ACCORDANCE WITH ALL APPLICABLE SAFETY STANDARDS. THE CONTRACTOR SHALL CONDUCT ALL WORK TO PRECLUDE THE EFFECTS OF WEATHER ON COMPLETED WORK, OR WORK IN PROGRESS.
- THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND EXPENSE OF TEMPORARY ENCLOSURES WHERE NECESSARY OR WHERE CALLED FOR IN THE DRAWINGS.
- ITEMS SUSTAINING DAMAGE DURING THE CONSTRUCTION PERIOD SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE OWNER AND TO THE APPROVAL OF THE ARCHITECT, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL CONDUCT ALL WORK IN SUCH A MANNER SO AS TO NOT IMPAIR THE STRUCTURAL INTEGRITY OR STABILITY OF ADJACENT STRUCTURES, EQUIPMENT, OR UTILITIES. SHOULD DAMAGE OCCUR AS A RESULT OF THE WORK, THE CONTRACTOR SHALL REPAIR OR REPLACE SAID DAMAGED ITEMS. THE CONTRACTOR SHALL BEAR ANY AND ALL COSTS ASSOCIATED WITH WORK DISCONTINUATION, MATERIALS TESTING, REPAIR AND ALL MISCELLANEOUS ITEMS.
- THE TERM "OWNER" SHALL REFER TO THE LEGAL OWNER OF THE PROPERTY AND PREMISES AND ITS AGENTS OR REPRESENTATIVES.
- THE CONTRACTOR'S AGREEMENT TO ENTER INTO THE WORK SHALL SUFFICE AS THE CONTRACTOR'S ACCEPTANCE OF THE TERMS SPECIFIED HEREIN, AND SHALL BE INCORPORATED INTO ANY AND ALL AGREEMENTS BETWEEN OWNER AND CONTRACTOR.
- THE CONTRACTOR SHALL DETERMINE AND/OR VERIFY THE ACTUAL LOCATION OF ANY AND ALL UTILITIES. ALL SUPPLY, WASTE AND HEATING PIPING AND RELATED ITEMS PRIOR TO COMMENCEMENT OF WORK. ALL COSTS INCURRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL AT ALL TIMES, PROVIDE CONVENIENT ACCESS AND SAFE AND PROPER FACILITIES FOR THE INSPECTION OF ALL PARTS OF THE WORK.
- ANY MATERIALS OR WORKMANSHIP FOUND AT ANY TIME TO BE DEFECTIVE OR SUBSTANDARD SHALL BE REMEDIATED AT ONCE, REGARDLESS OF PREVIOUS INSPECTIONS.
- ALL MATERIAL AND ITEMS INDICATED ON THE CONTRACT DRAWINGS, DIRECTED BY THE ARCHITECT AND AS PER SITE CONDITIONS DEMAND, AND AS PER SITE CONDITIONS DEMAND, SHALL BE DISPOSED OF PROPERLY IN APPROVED CONTAINER OUT OF THE PATH OF CONSTRUCTION AND AWAY FROM PUBLIC AND VEHICLE TRAFFIC, AND TO BE CARTED TO APPROVED LAND FILL SITE BY LICENSED CARTERS.
- ALL NEW WINDOWS AND SKYLIGHTS TO BE MANUFACTURED BY ANDERSEN CORP., BAYPORT, MN, OR EQUAL. ALL WINDOW TYPES AND SIZES SHALL BE AS INDICATED ON THE CONTRACT DRAWINGS. WINDOW GLAZING SHALL BE HIGH PERFORMANCE OR "E" TYPE GLAZING. FURNISH FIBERGLASS INSECT SCREENS WITH ALL NEW WINDOWS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS OF THE SITE PRIOR TO STARTING OF WORK AND HE SHALL FAMILIARIZE HIMSELF WITH THE INTENT OF THESE PLANS AND MAKE WORK AGREE WITH SAME.
- 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 TO WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.
- GRADING AROUND NEW CONSTRUCTION SHALL SLOPE AWAY FROM HOUSE AND BLEND INTO EXISTING.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
- IT IS THE INTENT OF THESE DRAWINGS TO EXPLAIN THE REQUIREMENTS OF THE PROPOSED CONSTRUCTION. HOWEVER, FIELD CONDITIONS MAY ARISE DURING CONSTRUCTION THAT MAY NOT HAVE BEEN EXHAUSTIVELY DETAILED.

BUILT WITHOUT BASEMENT

757 ANNA AVE.
WESTBURY, N.Y. 11590

Tax Map #:
Section: 10Block: 208Lot: 7

ENGINEER:
MICHAEL ANGELONE PE LLC
MICHAEL ANGELONE
4 POND PLACE
OYSTER BAY, N.Y. 11771
TEL.:516.922.2024 FAX: 516.453.6002

CONSULTANT:



7 OLD LANDERS CT
SMITHTOWN, NY 11787
ralph@rjmdesignsny.com
(516) 818-5368 FAX (866) 789-7930

Contractor must verify all measurements and conditions prior to beginning any work. Report all discrepancies to the Engineer in writing. Plans subject to approval by all governmental agencies having jurisdiction. The Engineer has not been retained for any field supervision or inspection. His responsibility is limited to the accuracy of the plan. The Engineer is further not responsible for any damage arising out of the contractor's failure to execute the work exactly as shown on the approved drawing(s).



SEAL:

DO NOT SCALE DRAWINGS ALL RIGHTS RESERVED
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2 08-01-24 Construction Documents
1 06-20-24 Field Measure

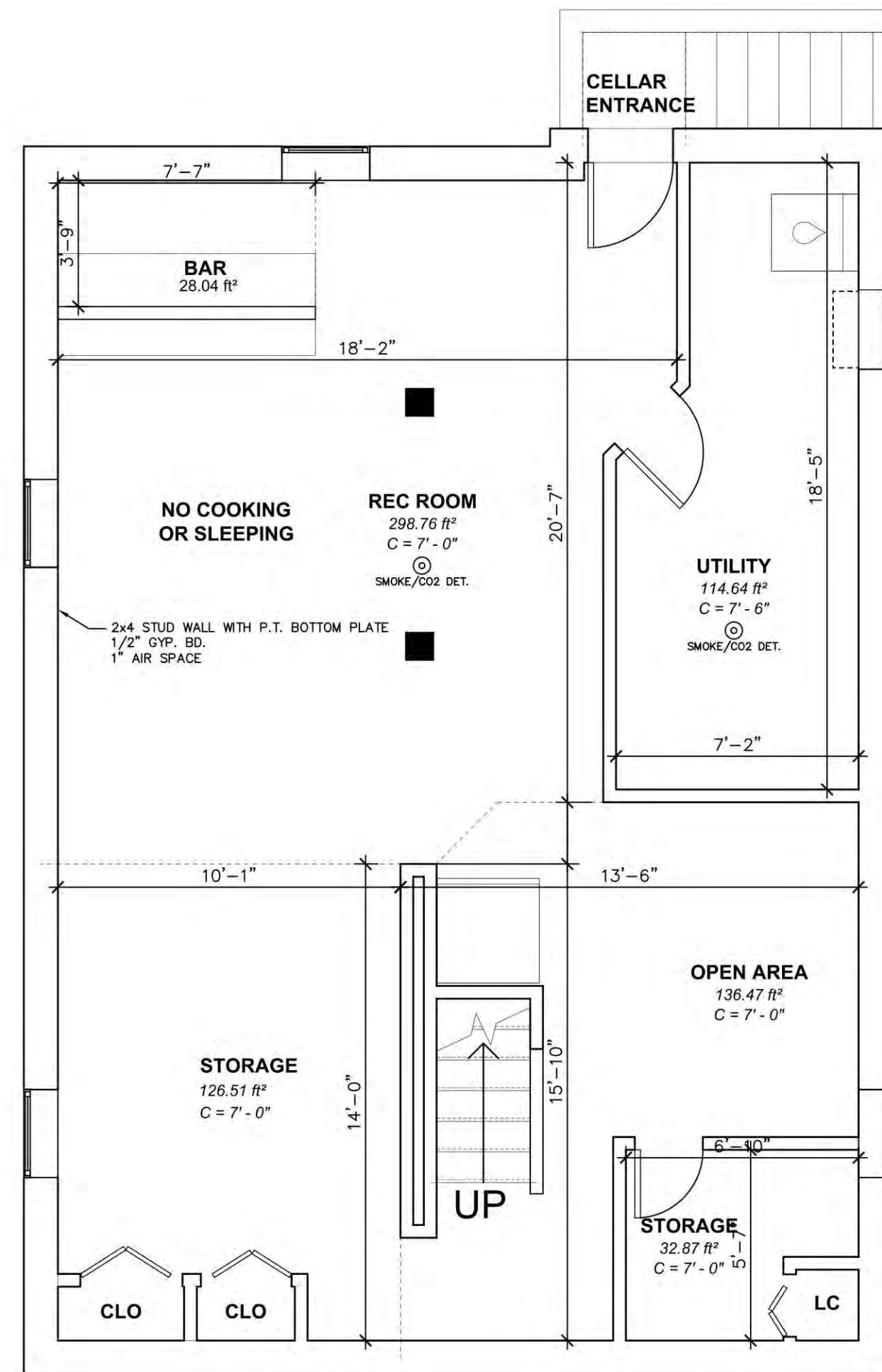
No. Date Remark
REVISIONS

Title:
BUILT WITHOUT BASEMENT PLAN & DETAILS

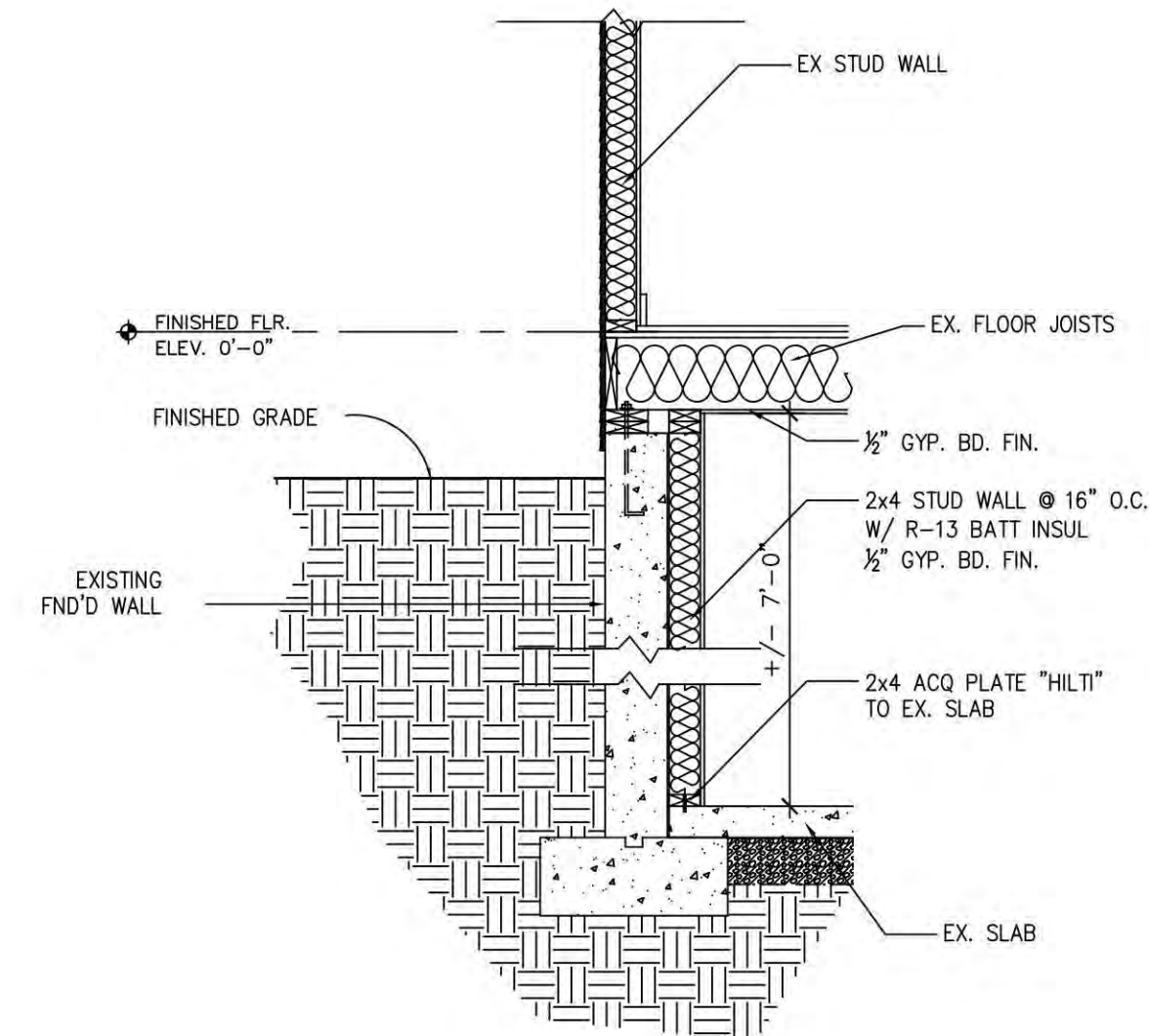
Drawn by: RM Checked by: MAA
Date: 06/20/24 Scale: As Noted
Job No.:

Drawing No.

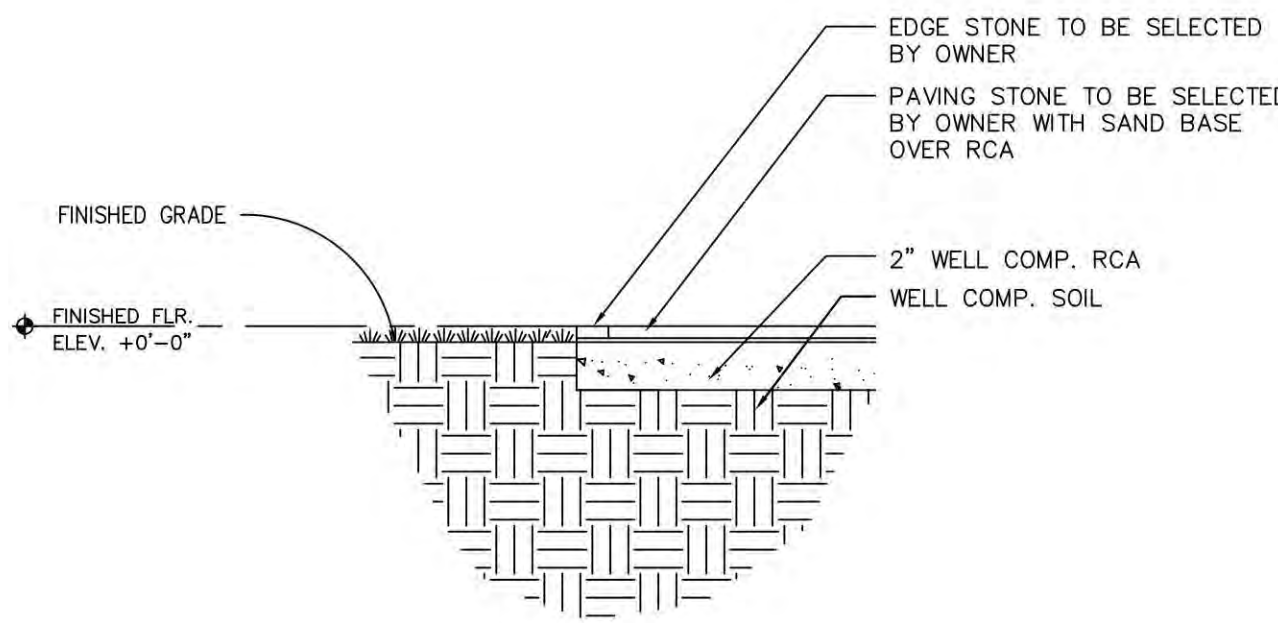
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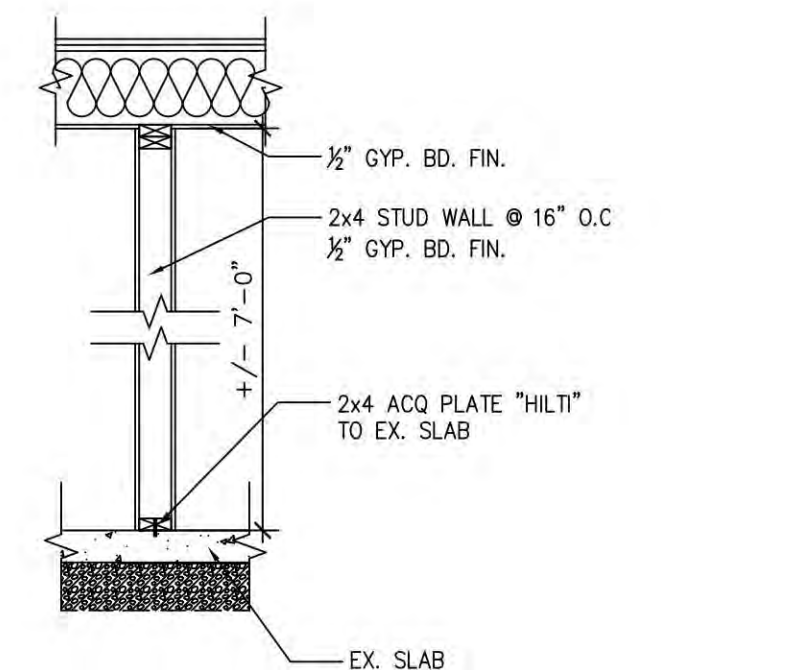
1 BUILT WITHOUT PERMIT CELLAR PLAN
SCALE = 1/4" = 1'-0"



2 DETAIL @ BASEMENT EXT. WALL
SCALE = 1/2" = 1'-0"



4 DETAIL @ PAVES
SCALE = 1/2" = 1'-0"



3 DETAIL @ BASEMENT INT. WALL
SCALE = 1/2" = 1'-0"

DEMOLITION NOTES

- CONTRACTOR TO REMOVE ALL WALLS, CEILINGS AND FLOORS OR PORTIONS OF, AS SHOWN ON PLANS. CONTRACTOR TO PROVIDE TEMPORARY BRACING AND/OR SHORING AS REQUIRED TO SUPPORT REMAINING EXISTING STRUCTURE AND PROTECT SAME DURING PERIOD OF CONSTRUCTION. TEMPORARY BRACING AND/OR SHORING SHALL REMAIN IN PLACE UNTIL ALL OF THE NEW STRUCTURE HAS BEEN COMPLETED.
- ALL INTERIOR WALLS AND CEILINGS TO BE PATCHED AND REPAIRED BY NEW ALTERATION, OR TO REMEDY EXISTING DEFECTS IN SAME. ALL INTERIOR WALLS AND CEILING TO BE PRIMED AND PAINTED SO AS TO ACHIEVE A UNIFORM FINISH IN KEEPING WITH THE QUALITY OF THE OVERALL RENOVATION.
- ALL EXISTING WOOD FLOORING TO BE REPLACED AS PER OWNER.
- CONTRACTOR TO MODIFY EXISTING HEATING SYSTEM, AS REQUIRED.
- CONTRACTOR TO CAP ALL EXISTING PLUMBING LINES AS REQUIRED FOR DEMOLITION. CONTRACTOR SHALL THEN ASSESS THE RE-USABLE VALUE AND SUITABILITY OF REMAINING LINES AND REMOVE OR RE-USE AS REQUIRED BY HEATING AND PLUMBING SYSTEM.
- CONTRACTOR TO MODIFY AND UPGRADE ELECTRICAL PANEL, AS REQUIRED. ALL ELECTRICAL LINES TO BE CAPPED IN WALLS TO BE REMOVED. CONTRACTOR TO PROVIDE NEW OUTLETS, SWITCHES AND FIXTURES AS PER ELECTRICAL PLANS, AND REPLACE EXISTING FIXTURES AS PER OWNER.
- CONTRACTOR TO CAP ALL EXISTING MECHANICAL LINES AS REQUIRED FOR DEMOLITION. CONTRACTOR SHALL THEN ASSESS THE RE-USABLE VALUE AND SUITABILITY OF REMAINING LINES AND REMOVE OR RE-USE AS REQUIRED BY NEW HVAC SYSTEM.

DOOR NOTES

- ALL INTERIOR DOOR STYLE AND FINISH AS PER OWNER, SEE PLANS FOR SIZE.
- ALL INTERIOR DOORS & FRAMED OPENINGS TO BE MIN. 4" OFF ALL CORNERS.
- ALL EXTERIOR DOORS MANUFACTURE TO BE SELECTED BY OWNER. SEE PLANS FOR SIZE.
- ALL EXTERIOR DOORS TO HAVE ADVANCED E-LOW INSULATED GLASS.
- SHOP DRAWINGS TO BE PREPARED FOR APPROVAL PRIOR TO ORDERING.
- ALL DOOR SIZES TO BE FIELD VERIFIED WITH GENERAL CONTRACTOR.

WINDOW NOTES

- ALL WINDOWS TO BE BY ANDERSEN 400 SERIES, SEE WINDOW SCHEDULE FOR TYPE, SIZE, & MODEL NO.
- ALL GLASS TO BE ADVANCED LOW E INSULATED, WITH SDL GRILLS AS PER ELEVATIONS.
- SHOP DRAWINGS TO BE PREPARED FOR APPROVAL PRIOR TO ORDERING.
- ALL WINDOW SIZES TO BE FIELD VERIFIED WITH G.C.
- ALL BEDROOM WINDOWS MEET EGRESS REQUIREMENTS AND CONFORM TO NYS RES CODE. SUCH OPENING SHALL NOT IMPEDE EGRESS IN AN EMERGENCY, SHALL HAVE A MIN. AREA OF 5.7 SQ.FT, WITH A MIN. DIMENSION OF 20" WIDTH / 24" HEIGHT WITH BOTTOM OF OPENING NO HIGHER THAN 3'-6" ABOVE FINISHED FLOOR.

NEW PARTITION NOTES:

- INTERIOR WALLS ARE TO BE 2"x4" D.F. (U.O.N.) W/ 5/8" GYPSUM BOARD ON EACH SIDE OF STUD FILL W/ ROXUL COMFORT BATTS
- PROVIDE 1/2" MOISTURE RESISTANT GYPSUM WALL BOARD ON ALL WALLS & CEILINGS AT THE BASEMENT LEVEL.
- PROVIDE 1/2" MOISTURE RESISTANT GYPSUM WALL BOARD ON WALLS & CEILINGS AT ALL BATHROOMS.
- PROVIDE 1/2" CEMENT BOARD ON WALLS & CEILINGS AT ALL SHOWERS AND BATH TUBS.
- PROVIDE 2"x6" STUDS AT ALL PLUMBING WALLS AND WALLS CONTAINING POCKET DOORS.
- SHEER WALLS TO BE 2"x6" WITH 1/2" PLYWOOD ONE SIDE 8D NAILS 6" O/C EDGE AND 12" O/C FIELD

NOTES: (FOR NEW CONSTRUCTION)

- PROVIDE (2) JACK STUDS AT ALL OPENING HEADERS UNLESS OTHERWISE NOTED.
- ALL GLASS AT SHOWER AND BATHTUB ENCLOSURES AND WINDOWS TO BE TEMPERED AS PER R.308.4 OF THE NYS RES CODE.
- ALL HABITABLE SPACES MEET OR EXCEED 8% LIGHT AND 4% CLEAR VENTILATION AREA.
- ASSUMED 1.5 TSF SOIL BEARING CAPACITY V.I.F.
- USE HEAVY DUTY HANGERS FOR ENGINEERED LUMBER
- PROVIDE SOLID BLOCKING BETWEEN JOISTS UNDER ALL WALLS ABOVE
- PSL'S MAY BE SUBSTITUTED FOR LVL'S OF SAME DEPTH TO ACHIEVE REQUIRED WIDTH
- ALL DOUBLED OR GREATER LVL'S TO BE BOLTED TOGETHER W/ 1/2 DIA. BOLTS @ 12" O.C. STAGGERED
- SEE ELECTRICAL PLANS FOR SMOKE AND CARBON DETECTOR LOCATIONS
- SEE DETAILS SHEETS FOR WOOD FRAMING, STRAPPING, CONCRETE, AND STEEL DETAILS
- DOUBLE FLOOR JOIST UNDER WALLS PARALLEL ABOVE

HEADER SCHEDULE

NOTE: FOR NEW DOOR & WINDOW HEADERS NOT INDICATED ON PLAN

SIZE OF OPENING	REQUIRED MEMBER
UP TO 3'-6"	(2) 2" x 8"
UP TO 6'-0"	(2) 2" x 10"
UP TO 8'-0"	(2) 2" x 12"

FOR ALL HEADER POST NOT SPECIFIED:
USE (2) 2"x4" POST FOR OPENINGS < 6'-0"
USE (3) 2"x4" POST FOR OPENINGS > 6'-0"

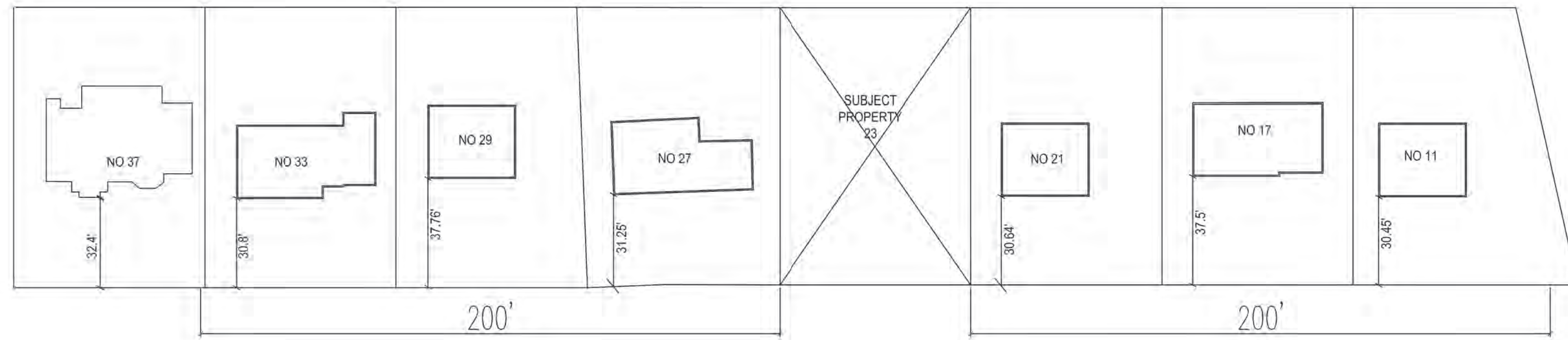
LEGEND

	DENOTES POST ABOVE
	NEW (3) 2"x4" POST U.O.N.
	NEW SIMPSON HD-5 OR EQ. HOLD DOWN
	DENOTES NEW STRUCTURAL MEMBERS
	EXISTING WALL TO REMAIN
	EXISTING WALL/FIXTURE TO BE REMOVED
	NEW WALL
	NEW CONCRETE FOUNDATION WALL ON CONCRETE FOOTING

ZONING NOTES SECTION 10 BLOCK 265 LOT 13		
LOT SIZE	PROVIDED	REQUIRED (ZONE R-8)
FIRST FLOOR (PROPOSED)	5,386 SQFT	5,889 SQFT
SECOND FLOOR (PROPOSED)	1,128 SQFT	
TOTAL EXISTING	1,884 SQFT	
TOTAL (PROPOSED)	2,262 SQFT	
FAR	2515.625 / 6,329 SQFT = 39.9%	2.839
LOT COVERAGE (PROPOSED)	1,833.716 / 6,329 SQFT = 28.9%	39% or 1892.58
FRONT YARD SETBACK	34 TO HOUSE 28.9 TO PORCH	32.97 TO HOUSE
SIDE YARD AGG.	18.75'	18.75'
SIDE YARD SETBACK	5.25'	5'
REAR YARD SETBACK	20 FT	15'
HEIGHT	29'-0"	30'

LEGEND	
TO DEMO	
AREA TO MAINTAIN	
NEW WALL	
WALL TAG	
SECTION TAG	
ELEVATION TAG	
DETAIL TAG	
SMOKE DETECTOR	SD
SMOKE DETECTOR CO2	SD2
WINDOW TAG	W
DOOR TAG	D
OUTLET	O
GFI OUTLET	GFI
SWITCH	S
DOUBLE SWITCH	SS
LIGHT BOX	L
WIRE PATH	WP
EXHAUST	E
CABLE	C
PHONE	P
HOSE BIB	H
CEILING FAN W/ LIGHTS	CF

NEW HOUSE FOR 23 10TH STREET CARLE PLACE NY, TAX MAP Section 8 Block B13 Lot 56



FRONT YARD PAVING

NO 37 32.4' ① 14.1X36.25= 511.1
 NO 33 30.8' ② 14.0 X7.6= 106.4 **#21673**
 NO 29 37.76' ③ 6.9X24.5= 169.05
 NO 27 31.25' FRONT YARD = 37.9 X 66 =
 NO 21 30.64' 2501.4
 NO 17 37.5' 786.55/2501.4= 31.4%
 NO 11 30.45'

230.8 / 7 = 32.97 AVERAGE FRONT YARD SETBACK

④ AVERAGE SETBACK
 A-1 SCALE: NTS

NOTE: ALL PATIOS ARE POURED CONCRETE NO PAVERS.



100.69+101.15/2= 100.92 × 25.2 = 2543.2
 101.15 + 101.57 /2= 101.36 × 30.1= 3050.9
 101.57 + 101.49 /2= 101.8 × 4.1= 417.4
 101.49 + 101.62 /2= 101.6 × 12.5= 1270
 101.62 + 101.59 /2= 101.6 × 7.2= 731.52
 101.59 + 101.71 /2= 101.65 × 12.0= 1219.8
 101.71 + 101.27 /2= 101.5 × 22.2= 2253
 101.27 + 100.69 /2= 100.98 × 30.2= 3049.6

B=1219.68
 C=18.225'
 D=1219.68
 E=39'
 F=19.04'

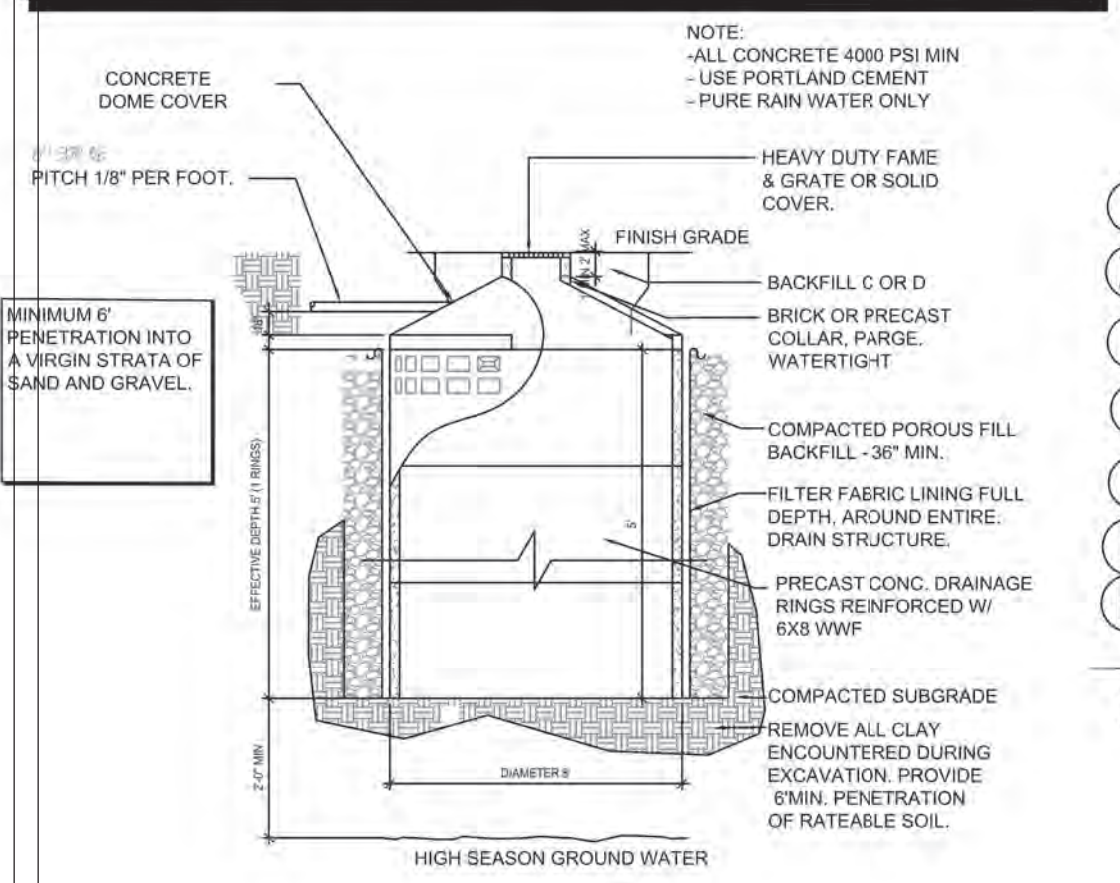
143.5 14535.42
 AVERAGE GRADE = 14535.42/143.5 = 101.3

⑤ AVERAGE GRADE
 A-1 SCALE: NTS 2515.625

RAINFALL CALCULATION	DRYWELL CAPACITY
ROOF+PAVERS 2430.03	3.14 X R ² X 4' = CU. FT.
+ X 3" OF RAINFALL = .25 FT	3.14 X 3.67 ² X 5' = 211 CU. FT.
607.5 CU. FT.	211 CU. FT. X 4 = 844
TOTAL OF (4) 8' DIA. X 5' RINGS REQUIRED	



④ PAVEMENT DETAIL
 A-1 SCALE: NTS



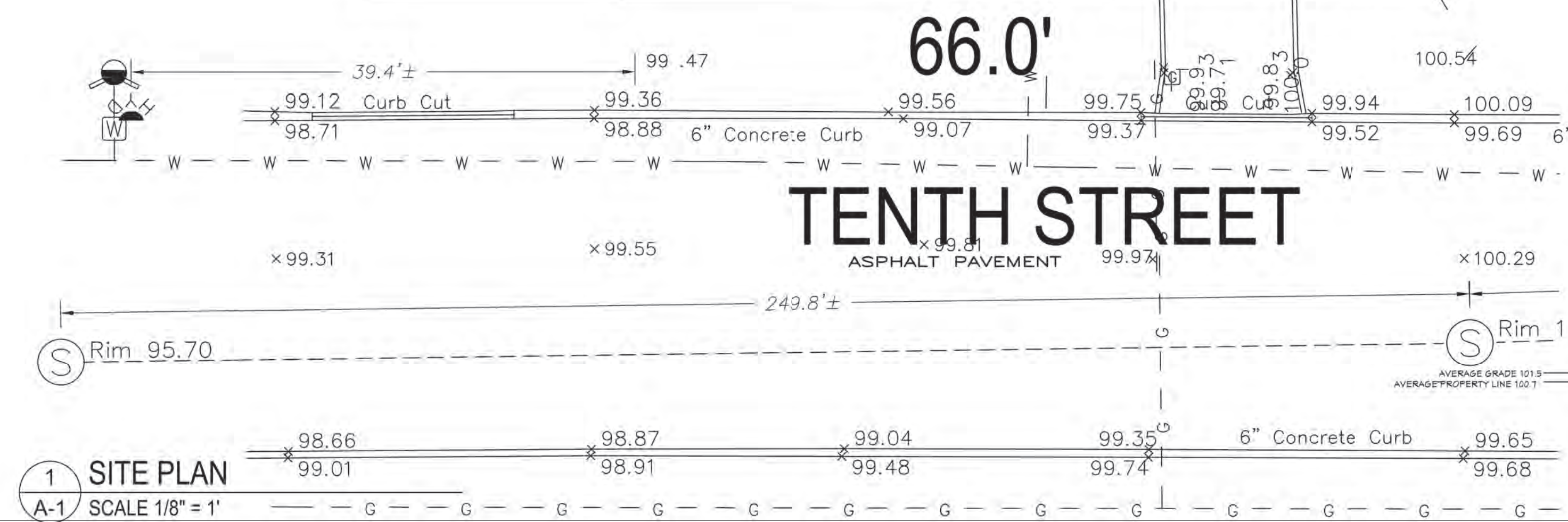
② DRYWELL DETAILS
 A-1 SCALE: NTS

① 14.1X36.25= 511.1
 ② 14.0 X7.6= 106.4
 ③ 6.9X24.5= 169.05
 ④ 11.6 X31.6=366.56
 B=1219.68'
 E=39'
 F=19.04'

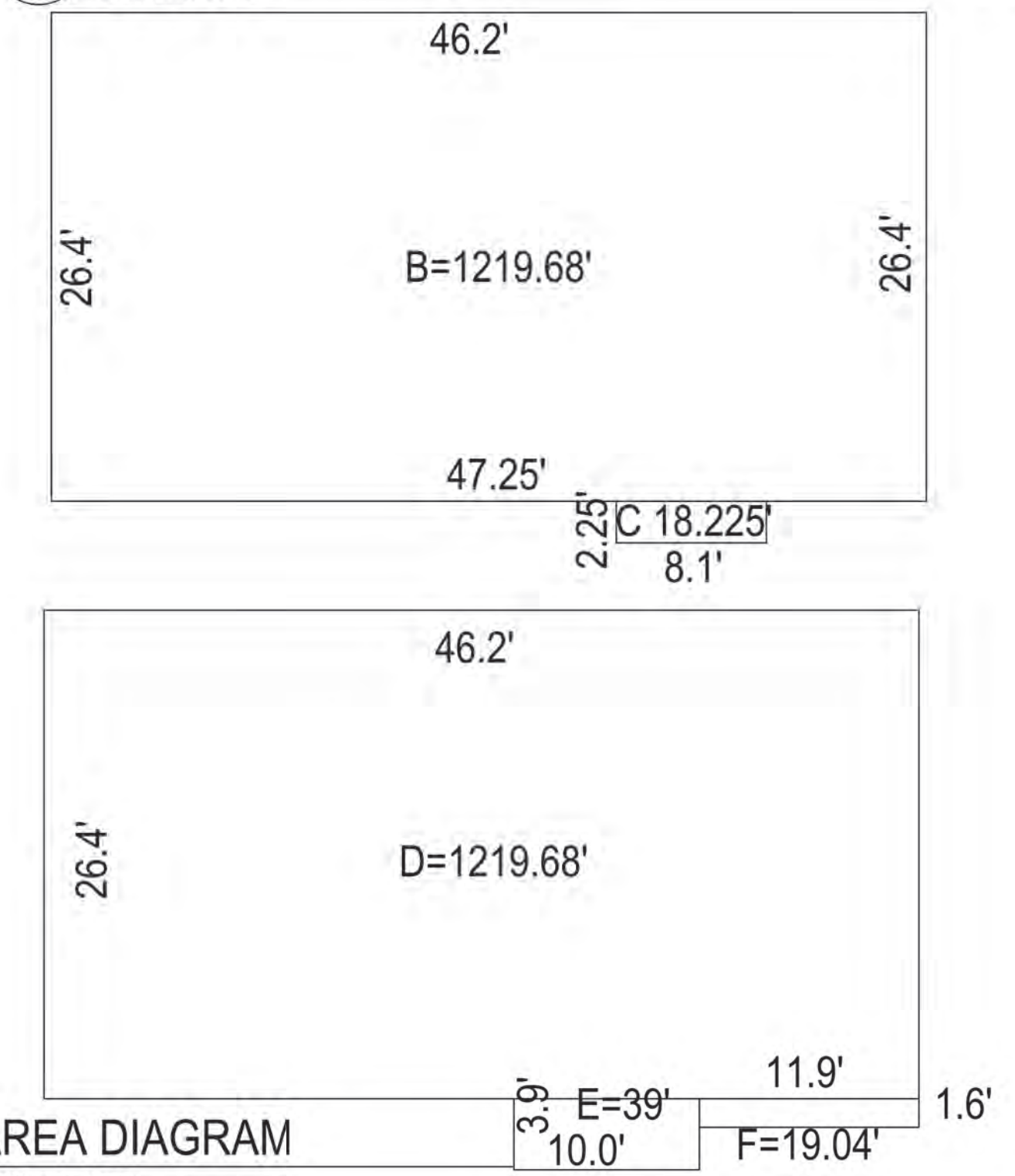
2430.03

③ TRENCH DRAIN/ DRIVEWAY DETAIL
 A-1 SCALE: NTS

① SITE PLAN
 A-1 SCALE 1/8" = 1'



⑥ AREA DIAGRAM
 A-1 SCALE: NTS



⑦ SKY EXPOSURE DIAGRAM
 A-1 SCALE: 1/8" = 1'



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	
1	REV 6-9-24	
2	REV 9-28--24	
3	REV 11-11-24	

LOCATION/OWNER:
 NEW HOUSE FOR 23 10TH STREET
 CARLE PLACE NY

Project Overview

DRAWINGS PROVIDED BY:
 WILLIAM J COOK RA
 245 ROUTE 109 SUITE D
 WEST BABYLON NY 11704
 516-820-9732
 BILLCOOKRA@ICLOUD.COM

DATE:
 1/11/2025

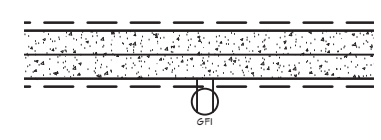
SCALE:

SHEET:
P-1



BASEMENT FLOOR WALL SCHEDULE

KITCHEN

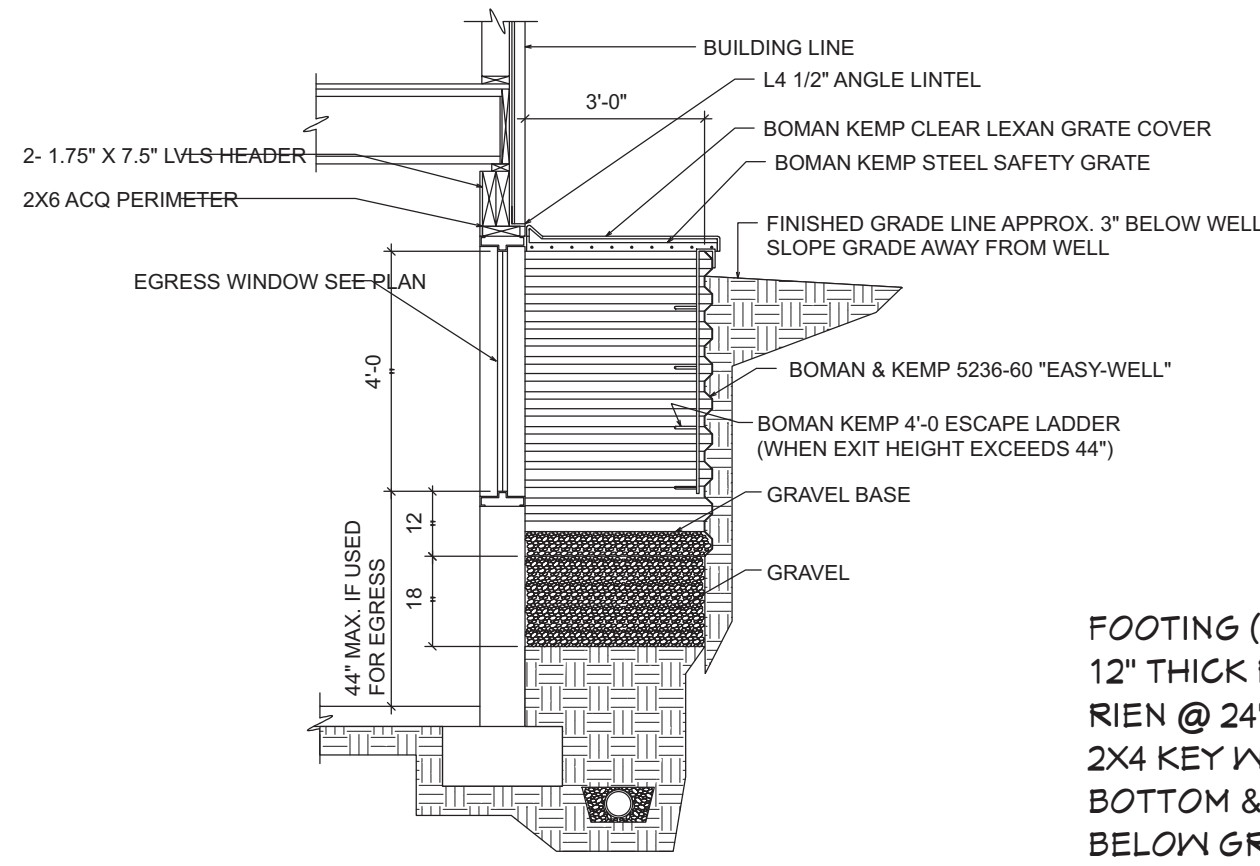


FOOTING (TYP)
 12" THICK P.C. FDN WALL W/ #5 VERT RIEN @ 24" O.C. ON 12" H X 24" W FTGS W/ 2X4 KEY W/ CONTIN. 3 #5 REINF. @ TOP & BOTTOM & EXTERIOR. DAMP PROOFING BELOW GRADE BEHIND FILL

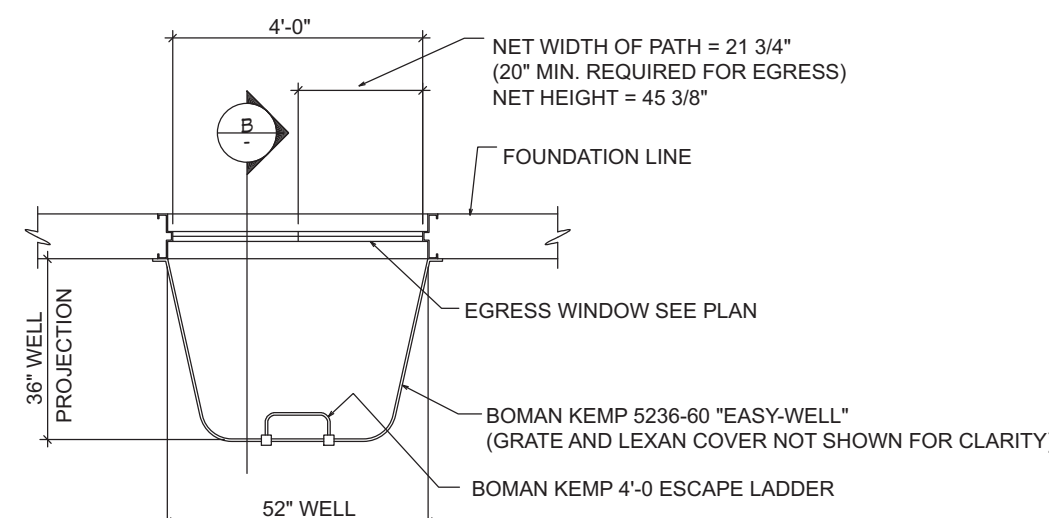
WINDOW SCHEDULE FLOOR 1													
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	U-FACTOR	HEADER	HEADER TYPE	SHGC	EGRESS	TEMPERED	GLAZING TYPE
W01	30405C	2	0	30405C	3T X 49"	SINGLE CASEMENT-HL	0.3	2" X 10" X 40" (3)	LUMBER	0.3	YES		DOUBLE PANE WITH LOW-E

FOUNDATION NOTES

1. ALL CONCRETE TO BE 4000 PSI AFTER 28 DAYS
2. ALL CONCRETE TO BE POURED
3. ALL GARAGE SLABS TO BE PITCHED 1/8" / 1' TOWARDS THE DOOR
4. ALL CONCRETE TO BE POURED IN 40° F OR ABOVE
5. CONCRETE NOT TO BE PORED IN RAIN
6. ALL REBAR TO BE EMBEDDED IN CONCRETE A MIN OF 2"
7. ANY SOIL OTHER THAN SAND OR GRAVEL MIXED W/ SAND OR IF WATER IS ENCOUNTER TO BE REPORTED TO ARCHITECT IMMEDIATELY
8. SOIL UNDER SLABS TO BE COMPACTED W/ 2 TON COMPACTION
9. FOUNDATION TOP MUST BE PRECISELY LEVEL FOR 3D PRINTED WALLS
10. CONCRETE MIX TO COMPLY W/ ACI 318
11. ALL REINFORCEMENT BARS TO BE DEFORMED CARBON STEEL ASTM 615 GRADE 60
12. ALL CEMENT TO CONFORM TO ASTM C-33
13. CONCRETE MIX SHALL COMPLY TO ACI 211
14. ALL CONCRETE SHALL BE AIR ENTRAINED

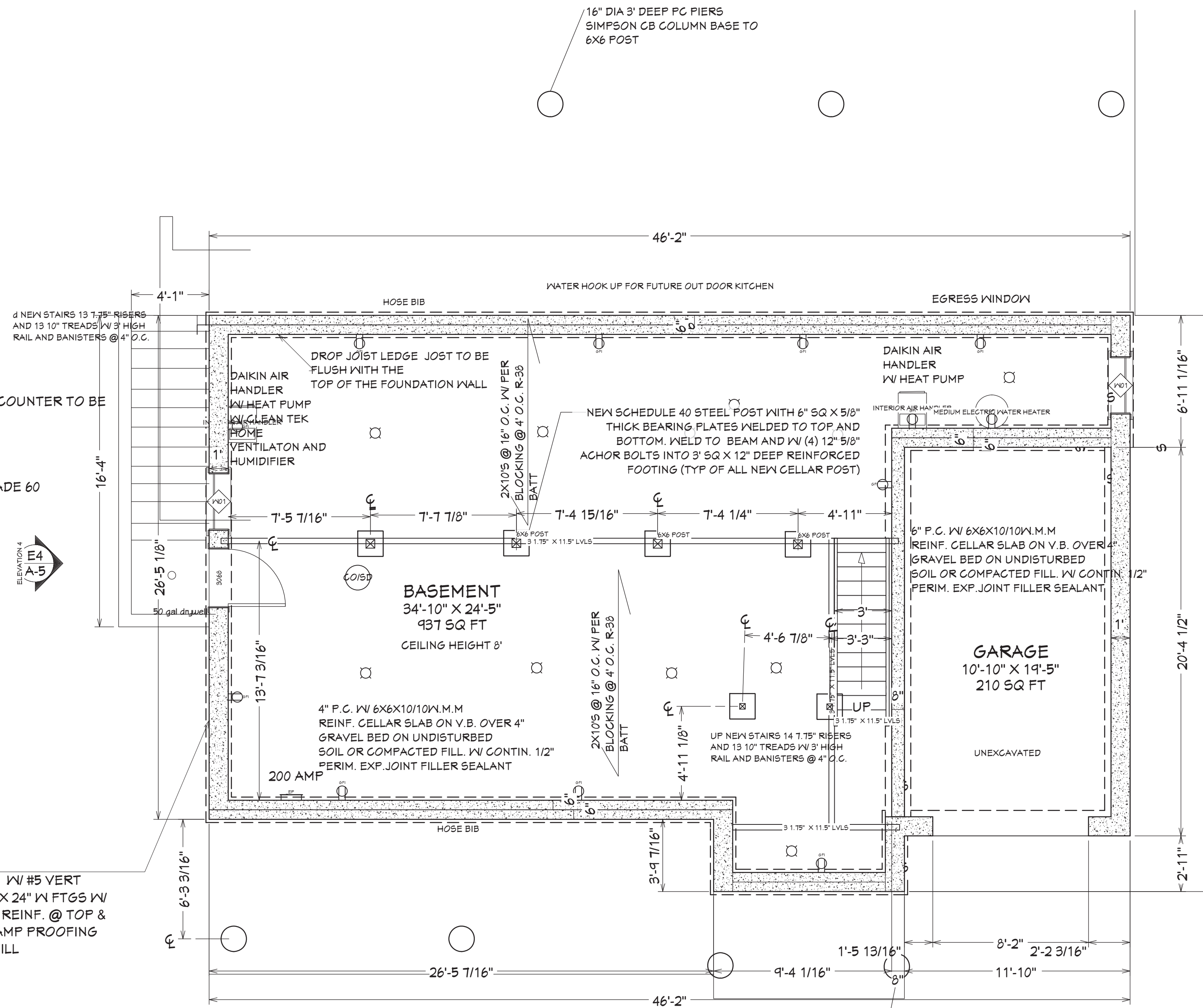


WALL SECTION THRU. WINDOW WELL

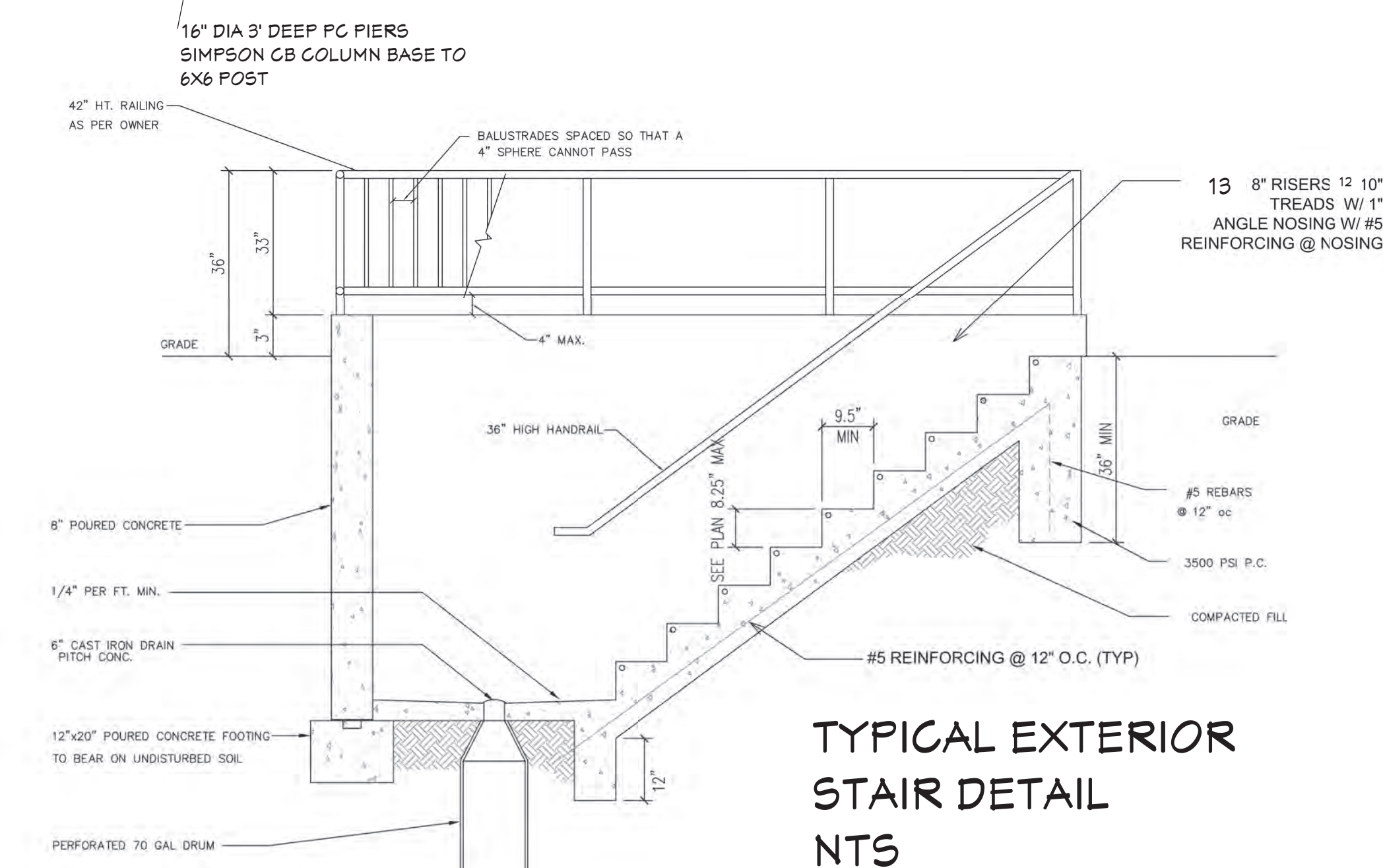


PLAN VIEW WINDOW WELL
 36" PROJECTION REQUIRED FOR EGRESS

2
 A-2
EGRESS WINDOW DETAIL
 SCALE NTS



1
 A-1
BASEMENT PLAN
 SCALE: 1/4" = 1'



TYPICAL EXTERIOR STAIR DETAIL
 NTS

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

LOCATION/OWNER:
 NEW HOUSE FOR 23 10TH STREET
 CARLE PLACE NY

CELLAR PLAN

DRAWINGS PROVIDED BY:
 WILLIAM J COOK RA
 245 ROUTE 109 SUITE D
 WEST BABYLON NY 11704
 516-820-9732
 BILLCOOKRA@ICLOUD.COM

DATE:

1/11/2025

SCALE:

1/4"=1'

SHEET:

A-1



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	
REV 6-9-24		
REV 9-28--24		
REV 11-11-24		

LOCATION/OWNER:
NEW HOUSE FOR 23 10TH STREET
CARLE PLACE NY

1ST FLOOR PLAN

DRAWINGS PROVIDED BY:
WILLIAM J COOK RA
245 ROUTE 109 SUITE D
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516-820-9732
BILLCOOKRA@ICLOUD.COM

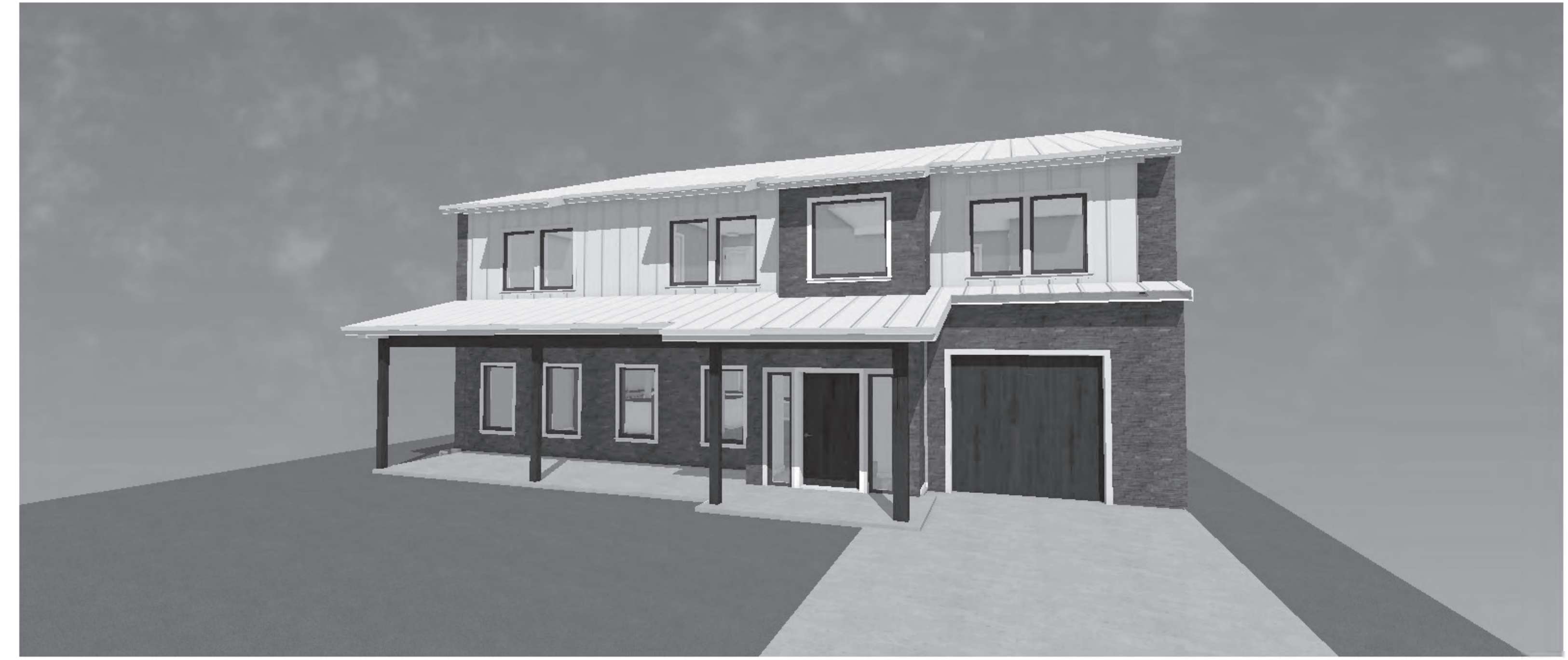
DATE:

1/11/2025

SCALE:

SHEET:

A-2

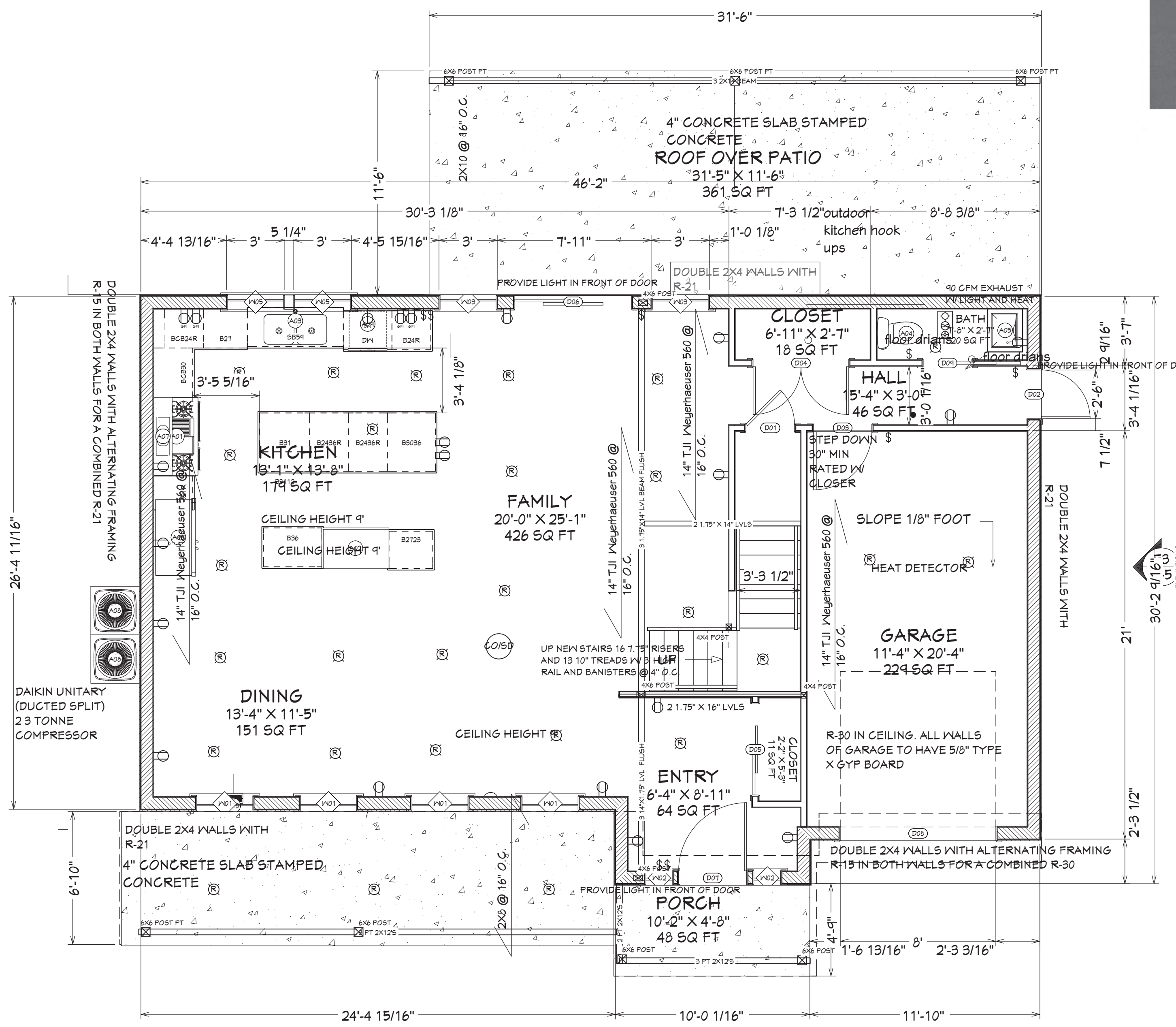


2ND FLOOR WALL LEGEND

	<p>INTERIOR NON-BEARING 2X4 BASE PLATE, 2X4 STUDS, DOUBLE 2X4 TOP PLATE 5/8" GYP BOARD BOTH SIDES T & S AND PAINT (SUBSTITUTE 1/2" GREEN BD IN WET AREAS AND 1/2" CEMENT BOARD IN BACK OF TILES</p>
	<p>EXTERIOR WALL 2X8 BASE PLATE, DBL 2X4 STUD, WALL (STUDS NOT TO LINE UP) DOUBLE 2X8 TOP PLATE EXT GRADE R-9 INSULATED ZIP SYSTEM STUCCO OR STANDING SEAM R-15 BATT (DOUBLE LAYER, TOTAL R-30) 5/8" GYP BOARD, T & S AND PAINT (SUBSTITUTE 1/2" GREEN BD IN WET AREAS AND 1/2" CEMENT BOARD IN BACK OF TILES</p>

LIGHT & VENT CALCULATIONS

ROOM	AREA	REQ LIGHT (8%)	PROV. LIGHT	REQ VENT 4%	PROV. VENT
KITCHEN	193	15.2	10	3.76	11.4
DINING	163	13.04	20	6.52	22.8
FAMILY	426	34.08	20	6.52	22.8



WINDOW SCHEDULE FLOOR 1 WINDOW SCHEDULE FLOOR 2 (CONTEMPORARY COLLECTION CASEMENT) ZOE-E-SHEILD GLASS (TRIPLE PAIN)

NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	U-FACTOR	HEADER	HEADER TYPE	SHGC	EGRESS	TEMPERED	GLAZING TYPE
W01	3050SC	4	1	3050SC	3T"x61"	SINGLE CASEMENT-HL	0.3	2"x10"x40" (4)	LUMBER	0.3			TRIPLE PANE WITH LOW-E
W02	1669SC	2	1	1669SC	19"x82"	SINGLE CASEMENT-HL	0.3	2"x6"x22" (2)	LUMBER	0.3			DOUBLE PANE WITH LOW-E
W03	3060SC	2	1	3060SC	3T"x73"	SINGLE CASEMENT-HL	0.15	2"x10"x40" (4)	LUMBER	0.3		YES	TRIPLE PANE WITH LOW-E
W05	3046SC	2	1	3046SC	3T"x55"	SINGLE CASEMENT-HL	0.15	2"x10"x40" (4)	LUMBER	0.3			TRIPLE PANE WITH LOW-E

DOOR SCHEDULE FLOOR 1

NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	HEADER TYPE
D01	2668	1	1	2668 L IN	32"x82 1/2"	HINGED-DOOR P04	2"x6"x35" (2)	LUMBER
D02	2668	1	1	2668 R IN	32"x82 1/2"	HINGED-DOOR P04	2"x10"x35" (4)	LUMBER
D03	3068	1	1	3068 R EX	38"x83"	EXT. HINGED-DOOR E21	2"x6"x41" (2)	LUMBER
D04	41168	1	1	41168 L/R IN	61"x82 1/2"	DOUBLE HINGED-DOOR P04	2"x6"x64" (2)	LUMBER
D05	4868	1	1	4868 L IN	58 1/4"x82 1/2"	SLIDER-DOOR P04	2"x8"x61 1/4" (2)	LUMBER
D06	6068	1	1	6068 L EX	74"x83"	EXT. SLIDER-GLASS PANEL	2"x10"x11" (4)	LUMBER
D07	3668	1	1	3668 R IN	44"x82 1/2"	HINGED-SLAB	2"x6"x41" (2)	LUMBER
D08	8080	1	1	8080	48"x94"	GARAGE-SLAB	1 1/2"x14"x104" (4)	LVL
D09	2668	1	1	2668 R	61 1/4"x82 1/2"	POCKET-DOOR P04	2"x6"x64 1/4" (2)	LUMBER

FIXTURE SCHEDULE FLOOR 1

NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION
A01	COMMERCIAL 1 1/2 RANGE	1	1	48 1/16"	28"	41 1/2"	COMMERCIAL 1 1/2 RANGE
A02	CORNER (RIGHT)	1	1	41 1/2"	25"	41"	CORNER (RIGHT)
A03	DOUBLE UNDERMOUNT SINK WIDE [39 5/16"]	1	1	39 5/16"	22"	21 1/16"	DOUBLE UNDERMOUNT SINK WIDE [39 5/16"]
A04	ELONGATED TOILET	1	1	20"	28 1/8"	29 7/8"	ELONGATED TOILET
A05	RECTANGULAR CONSOLE SINK	1	1	21"	22"	36"	RECTANGULAR CONSOLE SINK
A06	R48"	1	1	48"	28"	80"	DOUBLE DOOR REFRIGERATOR 2
A07	ARC HOOD	1	1	48"	11 5/16"	38 1/8"	ARC HOOD
A08	OUTDOOR COMPRESSOR UNIT 2	2	1	30"	30"	34 11/16"	OUTDOOR COMPRESSOR UNIT 2
A09	D/W	1	1	24"	25 3/4"	34"	DISHWASHER 1
A10	2-WAY FLOOR REGISTER	2	1	12"	6"	4 1/8"	2-WAY FLOOR REGISTER

1 1ST FLOOR PLAN
SCALE: 1/4" = 1'

LIVING AREA
E5 1025 SQ FT
A4 ELEVATIONS



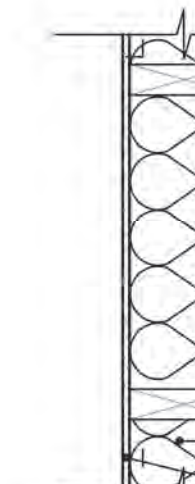
2ND FLOOR WALL LEGEND

INTERIOR NON-BEARING
 2X4 BASE PLATE, 2X4 STUDS,
 DOUBLE 2X4 TOP PLATE
 5/8" GYP BOARD BOTH SIDES
 T & S AND PAINT
 (SUBSTITUTE 1/2" GREEN BD
 IN WET AREAS AND 1/2" CEMENT
 BOARD IN BACK OF TILES

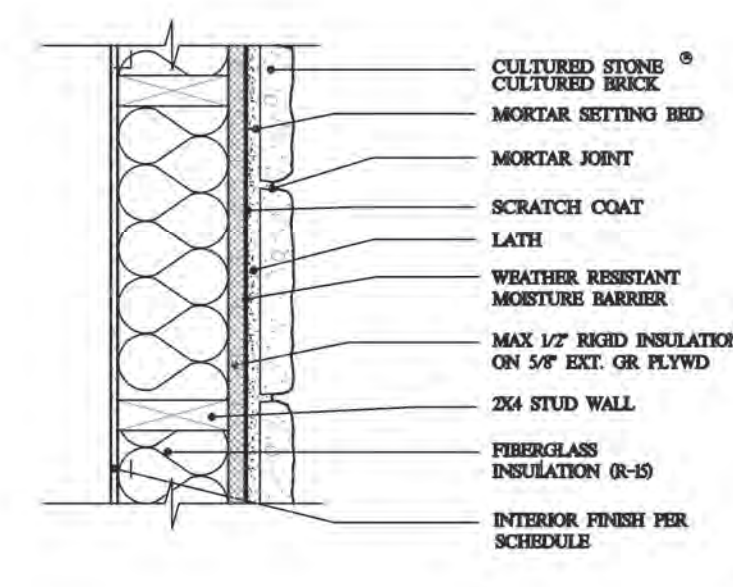
EXTERIOR WALL
 2X8 BASE PLATE, DBL 2X4 STUD,
 WALL (STUDS NOT TO LINE UP)
 DOUBLE 2X8 TOP PLATE
 EXT GRADE R-9 INSULATED ZIP
 SYSTEM
 STUCCO OR STANDING SEAM
 R-15 BATT (DOUBLE LAYER,
 TOTAL R-30)
 5/8" GYP BOARD,
 T & S AND PAINT
 (SUBSTITUTE 1/2" GREEN BD
 IN WET AREAS AND 1/2" CEMENT
 BOARD IN BACK OF TILES

LIGHT & VENT CALCULATIONS

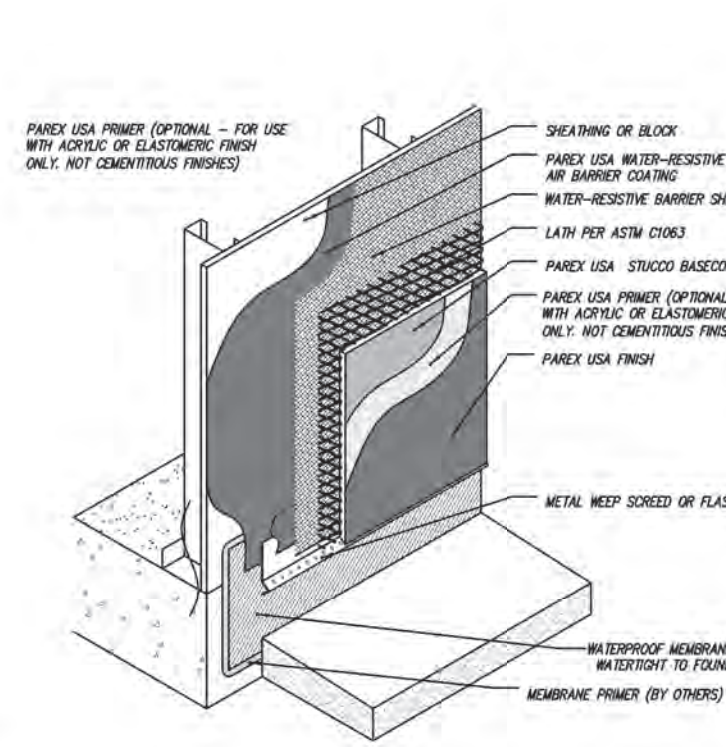
ROOM	AREA	REQ LIGHT (8%)	PROV LIGHT	REQ VENT 4%	PROV VENT
BEDROOM 1	94	7.52	10	3.76	11.4
BEDROOM 2	163	13.04	20	6.52	22.8
BEDROOM 3	163	13.04	20	6.52	22.8
MASTER BEDROOM	180	14	20	7	22.8



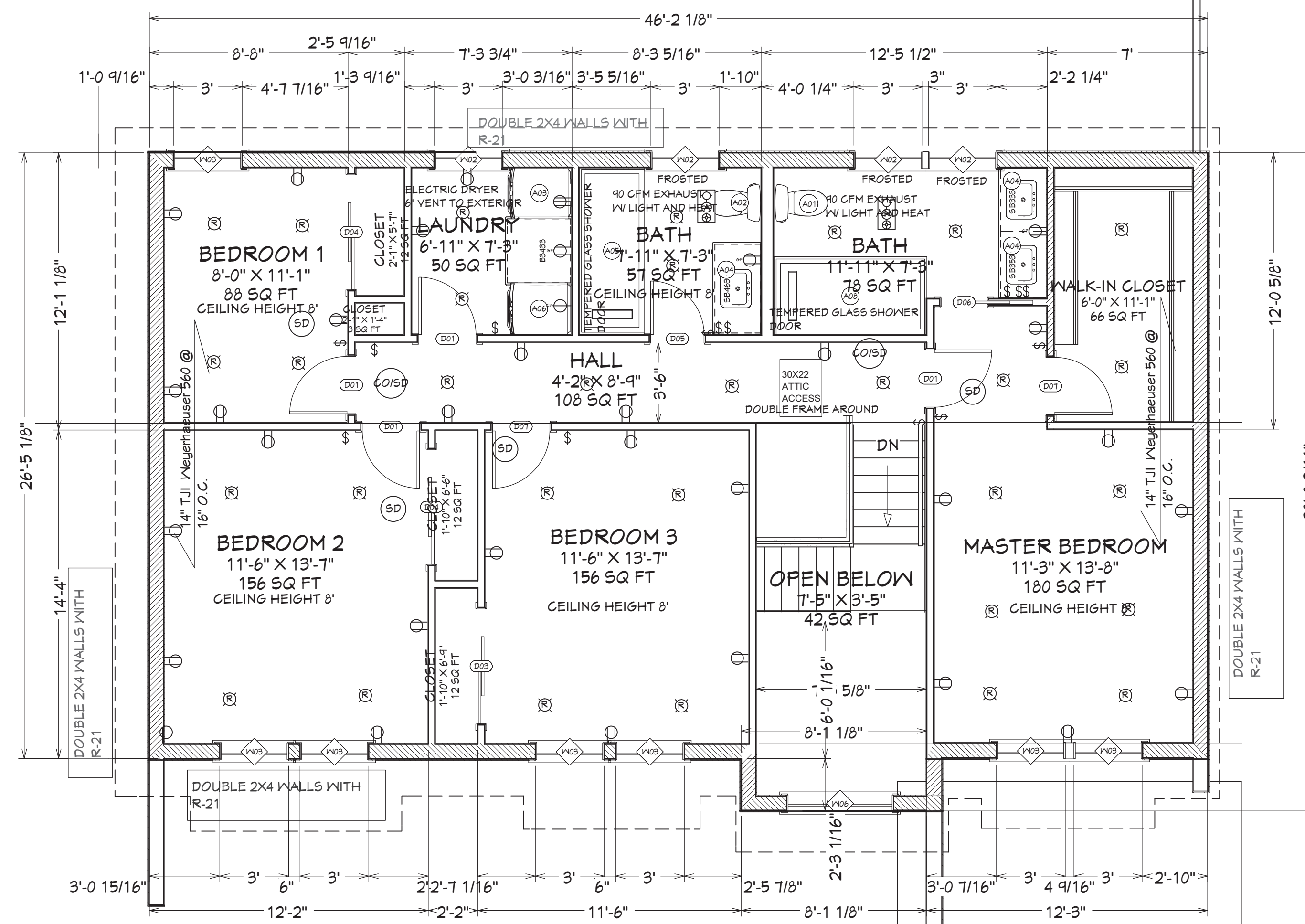
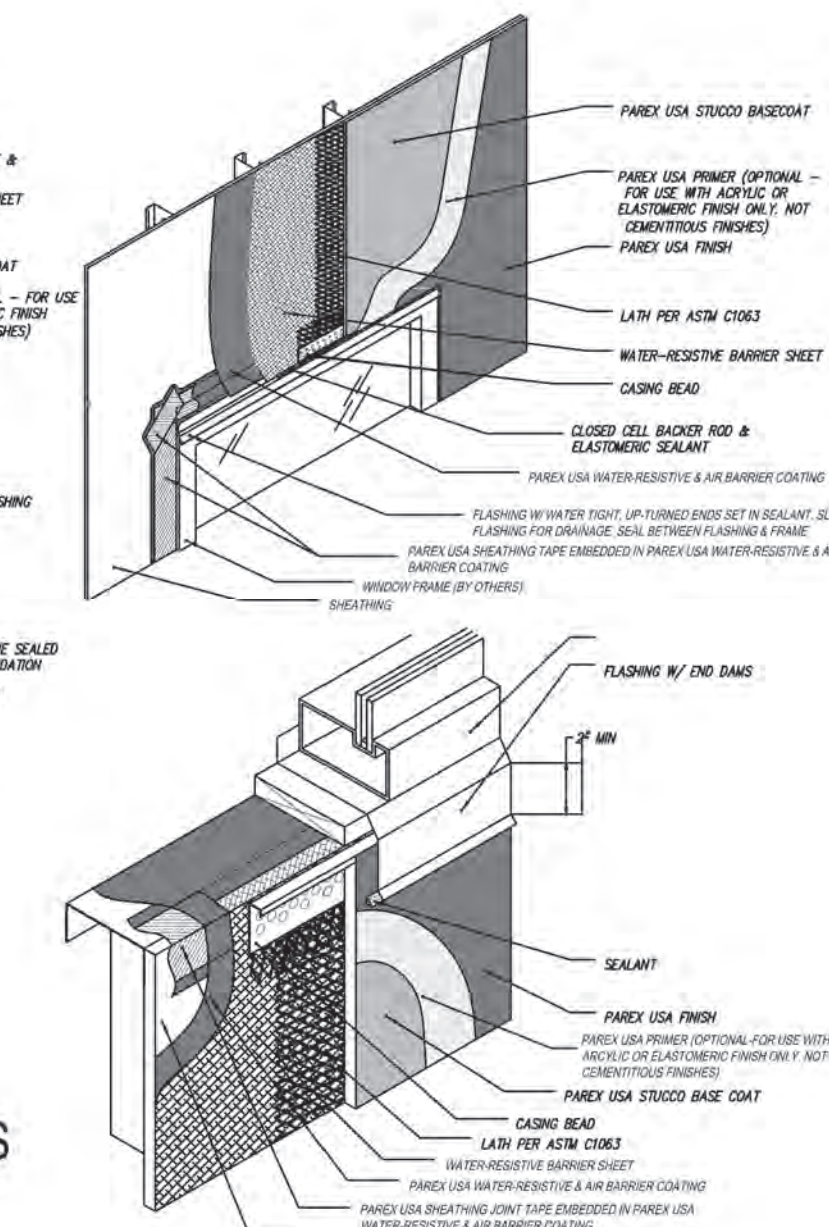
4 EX
A-8 SC



4 EXTERIOR WALL DETAILS
SCALE: NTS



5 EXTERIOR WALL DETAILS
SCALE: NTS



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

WINDOW SCHEDULE FLOOR 2 (CONTEMPORARY COLLECTION CASEMENT) ZOE-E-SHEILD GLASS (TRIPLE PAIN) (WEATHER SHIELD)

NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	U-FACTOR	HEADER	HEADER TYPE	SHGC	EGRESS	TEMPERED
W02	30305C	4	2	30305C	37"X37"	SINGLE CASEMENT-HL	0.3	2"X10"X40" (4)	LUMBER	0.3		YES
W03	30465C	7	2	30465C	37"X55"	SINGLE CASEMENT-HL	0.3	2"X10"X40" (3)	LUMBER	0.3	YES	
W06	48485C	1	2	48485C	57"X57"	SINGLE CASEMENT-HL	0.3	2"X10"X60" (4)	LUMBER	0.3		

DOOR SCHEDULE FLOOR 2

NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	HEADER TYPE
D01	2668	4	2	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	LUMBER
D03	5068	1	2	5068 L IN	62"X82 1/2"	SLIDER-DOOR P04	2"X8"X65" (2)	LUMBER
D04	5068	2	2	5068 R IN	62"X82 1/2"	SLIDER-DOOR P04	2"X8"X65" (2)	LUMBER
D05	2468	1	2	2468 L IN	30"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	LUMBER
D06	2068	1	2	2068 R	49 1/4"X82 1/2"	POCKET-DOOR P04	2"X6"X52 1/4" (2)	LUMBER
D07	2668	2	2	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	LUMBER

FIXTURE SCHEDULE FLOOR 2

NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION
A01	ELONGATED TOILET	1	2	20"	27 3/4"	29 7/8"	ELONGATED TOILET
A02	ELONGATED TOILET	1	2	20"	28 1/8"	29 7/8"	ELONGATED TOILET
A03	FRONT LOADING STACKABLE CLOTHES WASHER	1	2	27"	33 1/16"	34"	FRONT LOADING STACKABLE CLOTHES WASHER
A04	RECTANGULAR SINK [20]	3	2	20"	16"	12 1/4"	RECTANGULAR SINK [20]
A05	RECTANGULAR STRIP DRAIN SHOWER PAN [87 13/16]	1	2	87 13/16"	34"	5"	RECTANGULAR STRIP DRAIN SHOWER PAN [87 13/16]
A06	STACKABLE CLOTHES DRYER	1	2	27"	33 1/16"	34"	STACKABLE CLOTHES DRYER
A08	RECTANGULAR STRIP DRAIN SHOWER PAN [80]	1	2	80"	41 3/16"	5"	RECTANGULAR STRIP DRAIN SHOWER PAN [80]

REVISION TABLE

NUMBER	DATE	REVISION BY	DESCRIPTION
REV 6-9-24			
REV 9-28--24			
REV 11-11-24			

LOCATION/OWNER:
 NEW HOUSE FOR 23 10TH STREET
 CARLE PLACE NY

2ND FLOOR PLAN

DRAWINGS PROVIDED BY:
 WILLIAM J COOK RA
 245 ROUTE 109 SUITE D
 WEST BABYLON NY 11704
 516-820-9732
 BILLCOOKRA@ICLOUD.COM

DATE:

1/11/2025

SCALE:

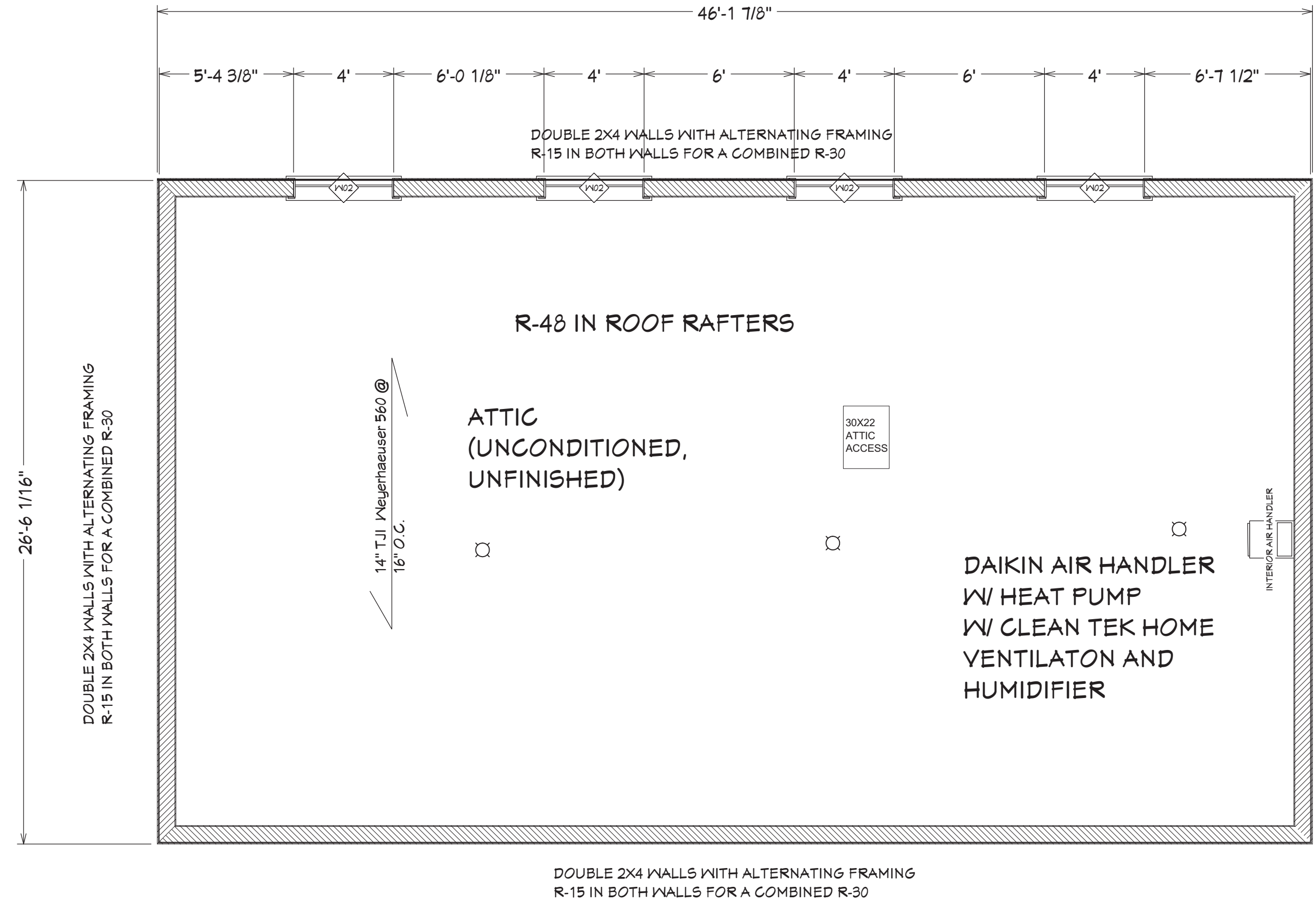
SHEET:

A-3



ATTIC FLOOR WALL LEGEND

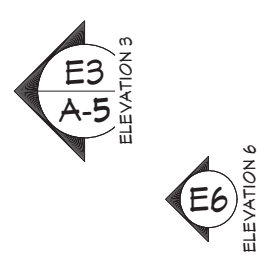
	<p>EXTERIOR WALL 2X8 BASE PLATE, DBL 2X4 STUD, WALL (STUDS NOT TO LINE UP) DOUBLE 2X8 TOP PLATE EXT GRADE R-9 INSULATED ZIP SYSTEM STUCCO OR STANDING SEAM R-15 BATT (DOUBLE LAYER, TOTAL R-30) 5/8" GYP BOARD, T & S AND PAINT (SUBSTITUTE 1/2" GREEN BD IN WET AREAS AND 1/2' CEMENT BOARD IN BACK OF TILES)</p>
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WINDOW SCHEDULE FLOOR ATTIC (WEATHER SHEILD TRIPLE GLAZING)

NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	U-FACTOR	HEADER	HEADER TYPE	SHGC	EGRESS	TEMPERED
W02	4020FX	4	3	4020FX	49"X25"	FIXED GLASS	0.3	2"X8"X52" (4)	LUMBER	0.3		

1 ATTIC PLAN
 A-5 SCALE: 1/4" = 1'



REVISION TABLE

NUMBER	DATE	REVISION BY	DESCRIPTION
REV 6-9-24			
REV 9-28--24			
REV 1-11-24			

LOCATION/OWNER:
 NEW HOUSE FOR 23 10TH STREET
 CARLE PLACE NY

DRAWINGS PROVIDED BY:
 WILLIAM J COOK RA
 245 ROUTE 109 SUITE D
 WEST BABYLON NY 11704
 516-820-9732
 BILLCOOKRA@ICLOUD.COM

DATE:

1/11/2025

SCALE:

SHEET:

A-3A



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION
	REV 6-9-24			
	REV 9-28--24			
	REV 1-11-24			

LOCATION/OWNER:
 NEW HOUSE FOR 23 10TH STREET
 CARLE PLACE NY

ELEVATION 1

DRAWINGS PROVIDED BY:
 WILLIAM J COOK RA
 245 ROUTE 109 SUITE D
 WEST BABYLON NY 11704
 516-820-9732
 BILLCOOKRA@ICLOUD.COM

DATE:

1/11/2025

SCALE:

1/4"=1'

SHEET:

A-4



1 FRONT ELEVATION
 A-1 SCALE: 1/4" = 1'



2 REAR ELEVATION
 A-4 SCALE: 1/4" = 1'



NUMBER	DATE	REVISION	DESCRIPTION
REV 6-9-24			
REV 9-28--24			
REV 1-11-24			

LOCATION/OWNER:
NEW HOUSE FOR 23 10TH STREET
CARLE PLACE NY

ELEVATION 2

DRAWINGS PROVIDED BY:
WILLIAM J COOK RA
245 ROUTE 109 SUITE D
WEST BABYLON NY 11704
516-820-9732
BILLCOOKRA@ICLOUD.COM

DATE:

1/11/2025

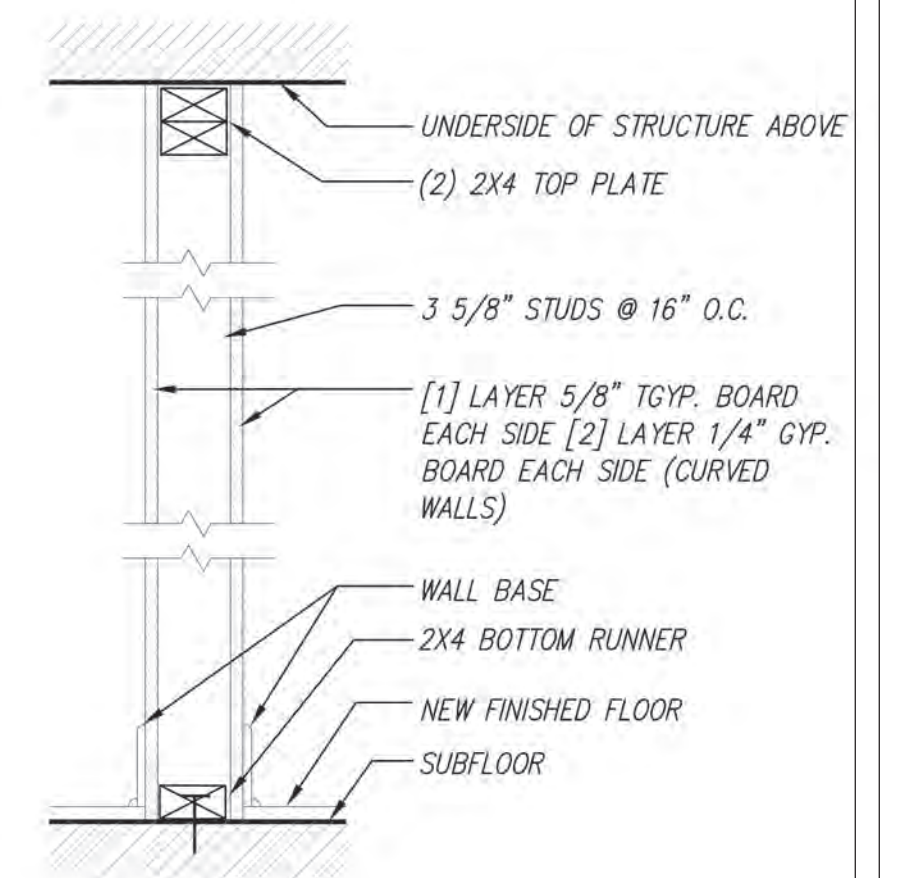
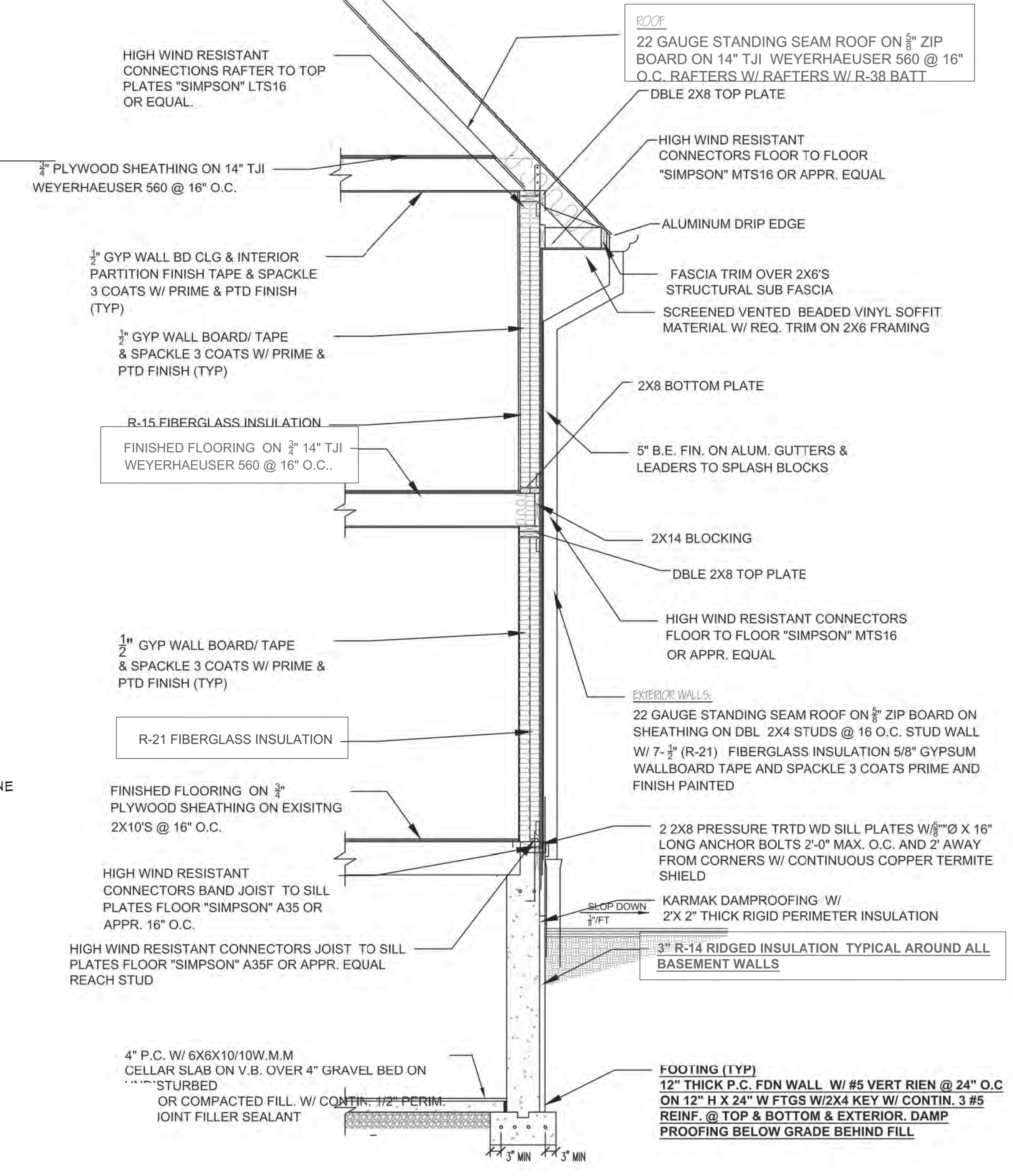
SCALE:

SHEET:

A-5

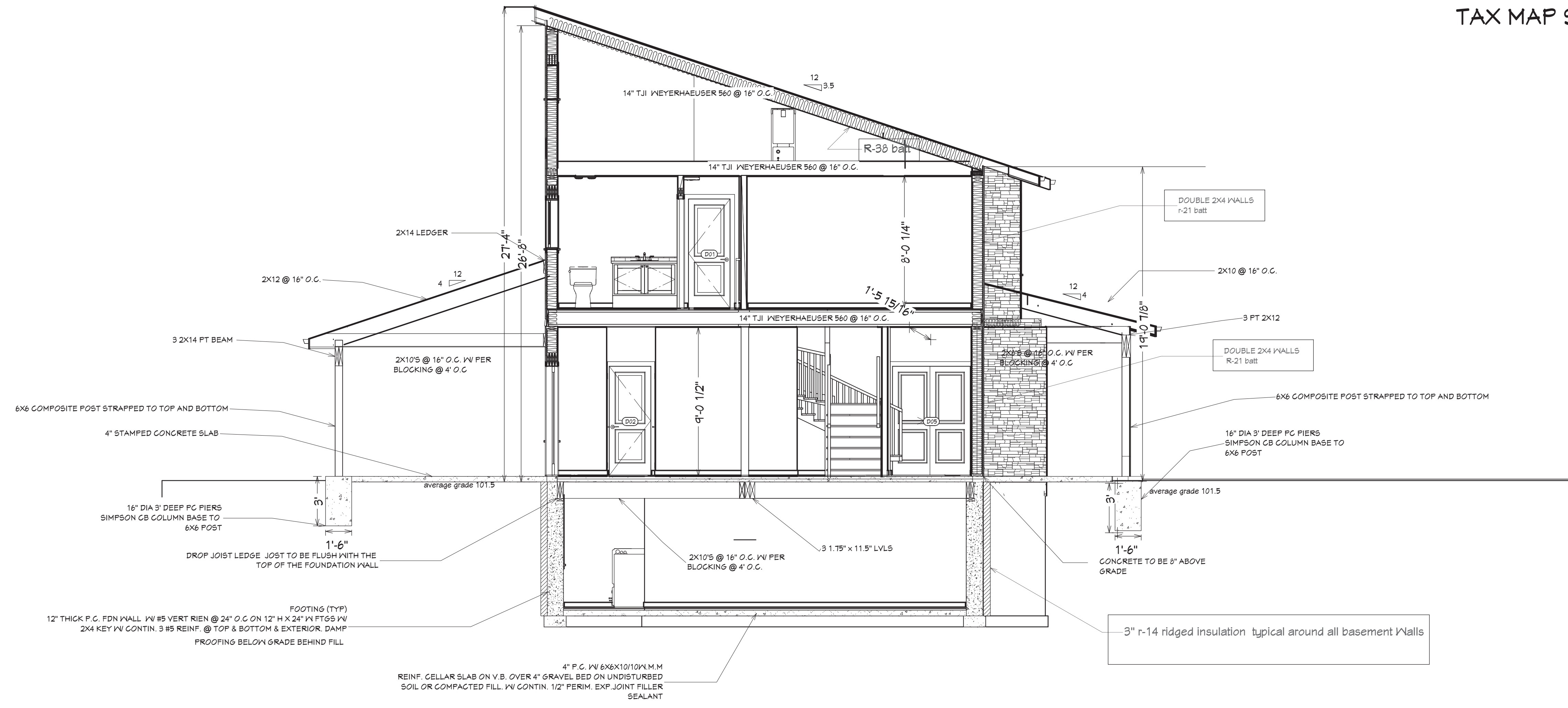
2 RIGHT ELEVATION
SCALE: 1/4" = 1'

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



1 WALL TYPE 1
INTERIOR WALLS

3 TYPICAL EXTERIOR WALL DETAIL
SCALE: NTS



SECTION A-7 SCALE: 1/4" = 1'

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

LOCATION/OWNER:
 NEW HOUSE FOR 23 10TH STREET
 CARLE PLACE NY

SECTIONS AND ROOF PLAN

DRAWINGS PROVIDED BY:
 WILLIAM J COOK RA
 245 ROUTE 109 SUITE D
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 516-820-9732
 BILLCOOKRA@ICLOUD.COM

DATE:

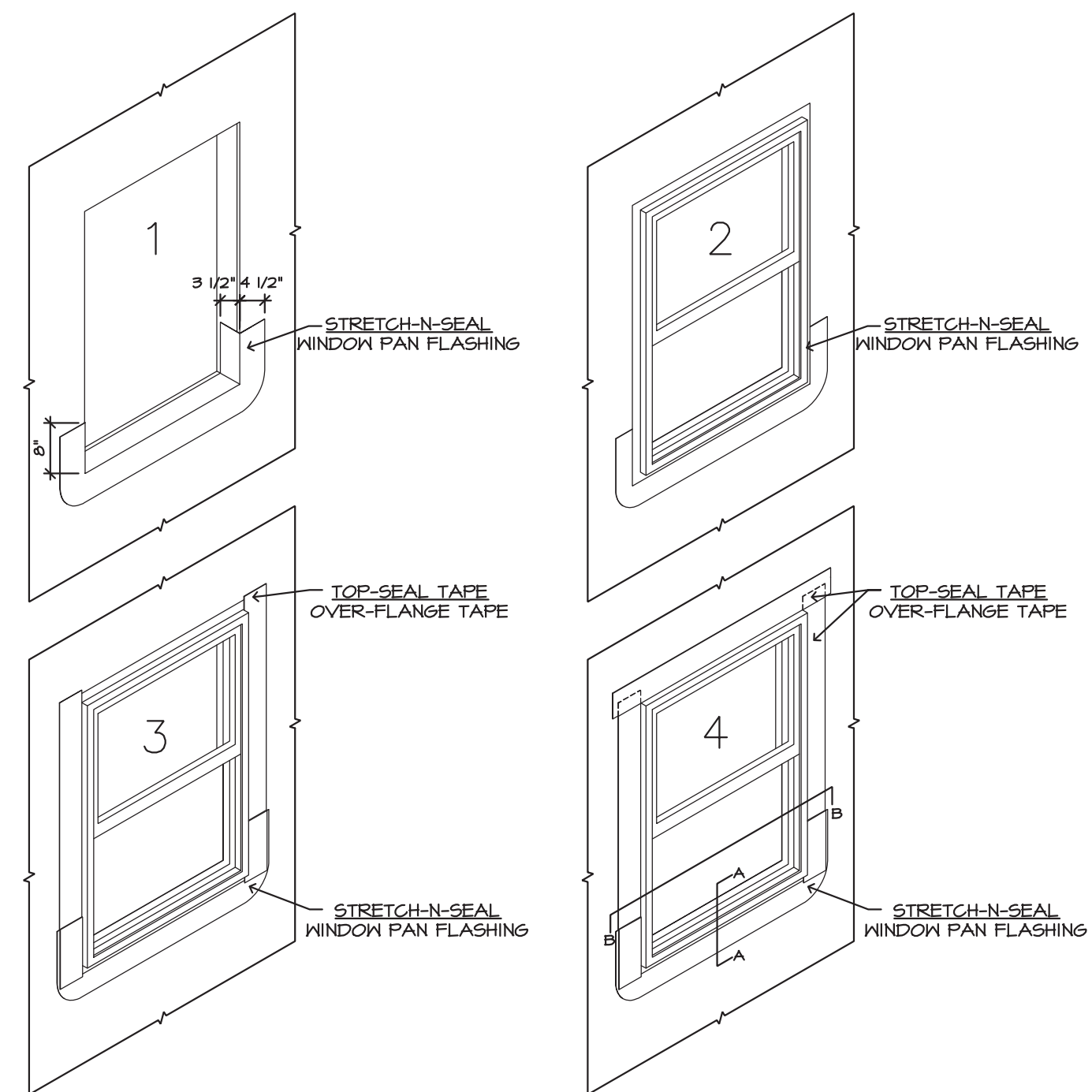
1/11/2025

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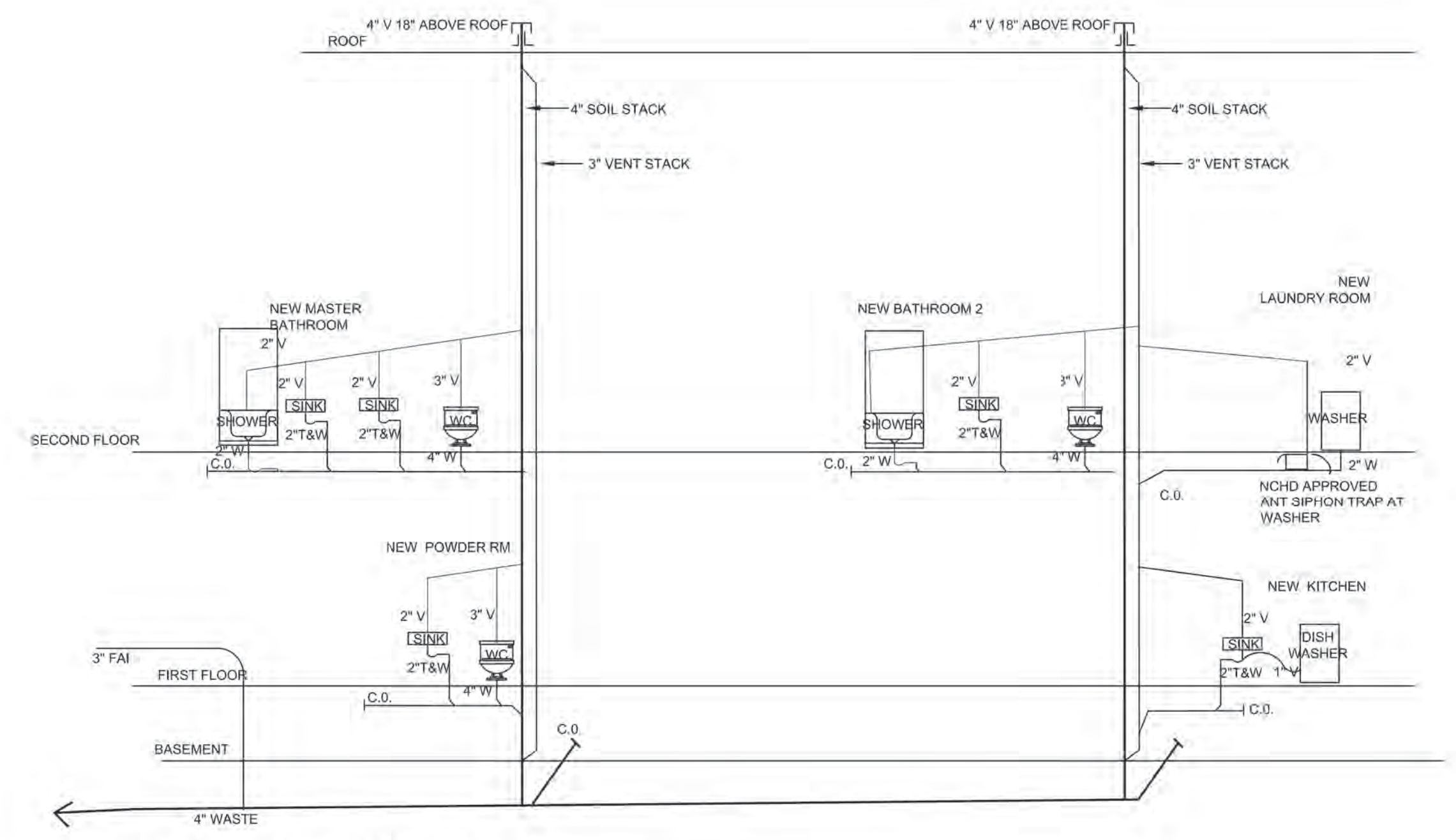
1/4"=1'

SHEET:

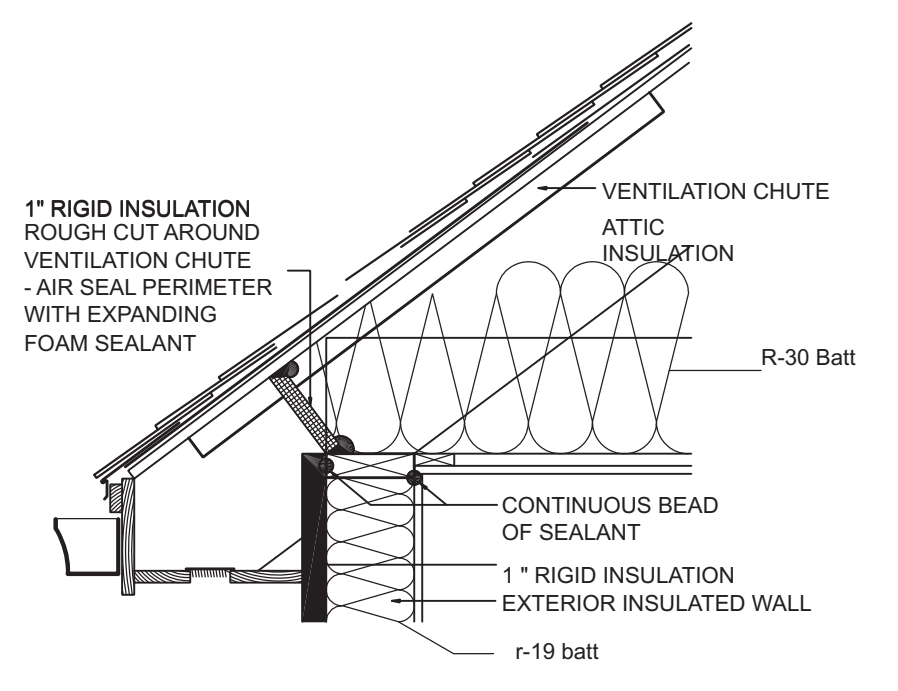
A-6



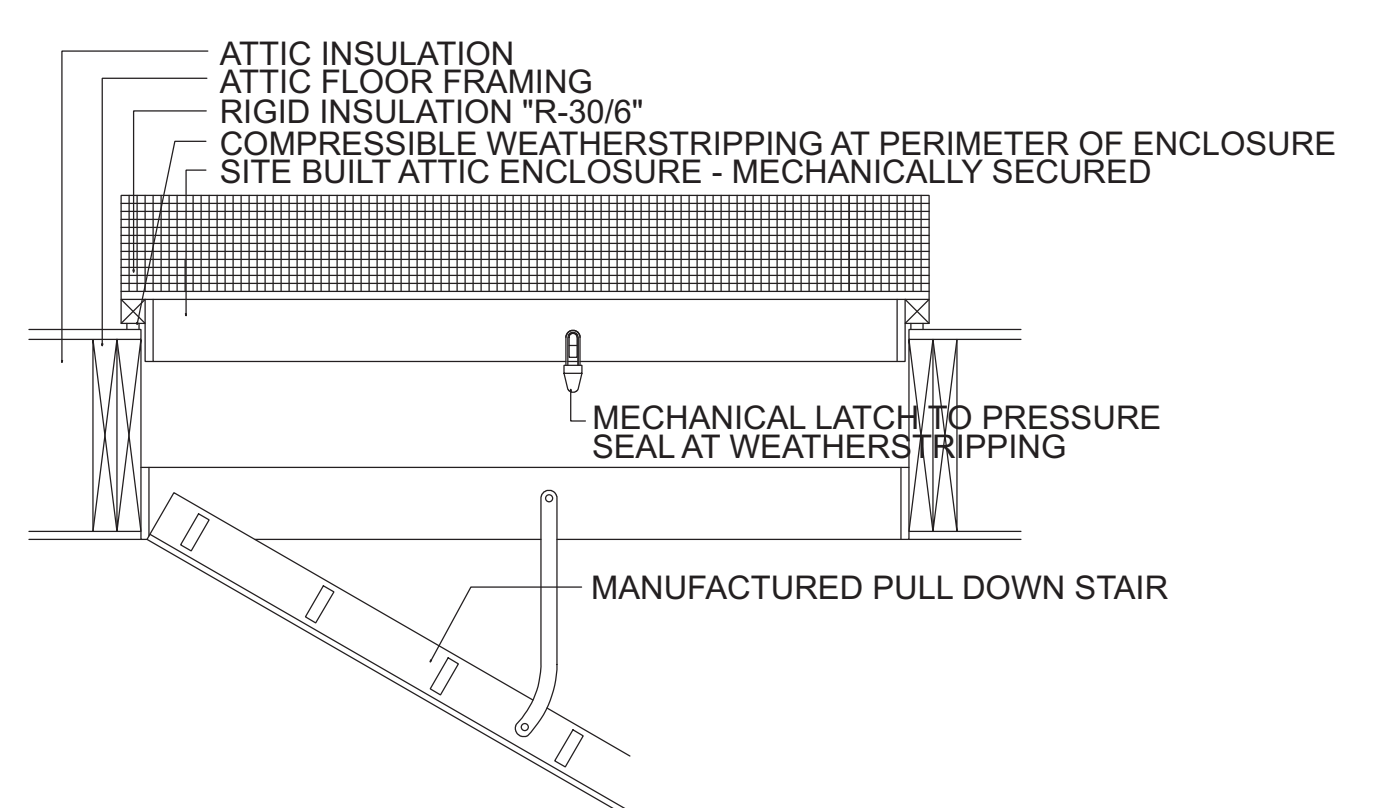
1 WINDOW FLASHING DETAILS
A-7 SCALE: 1/4" = 1'-0"



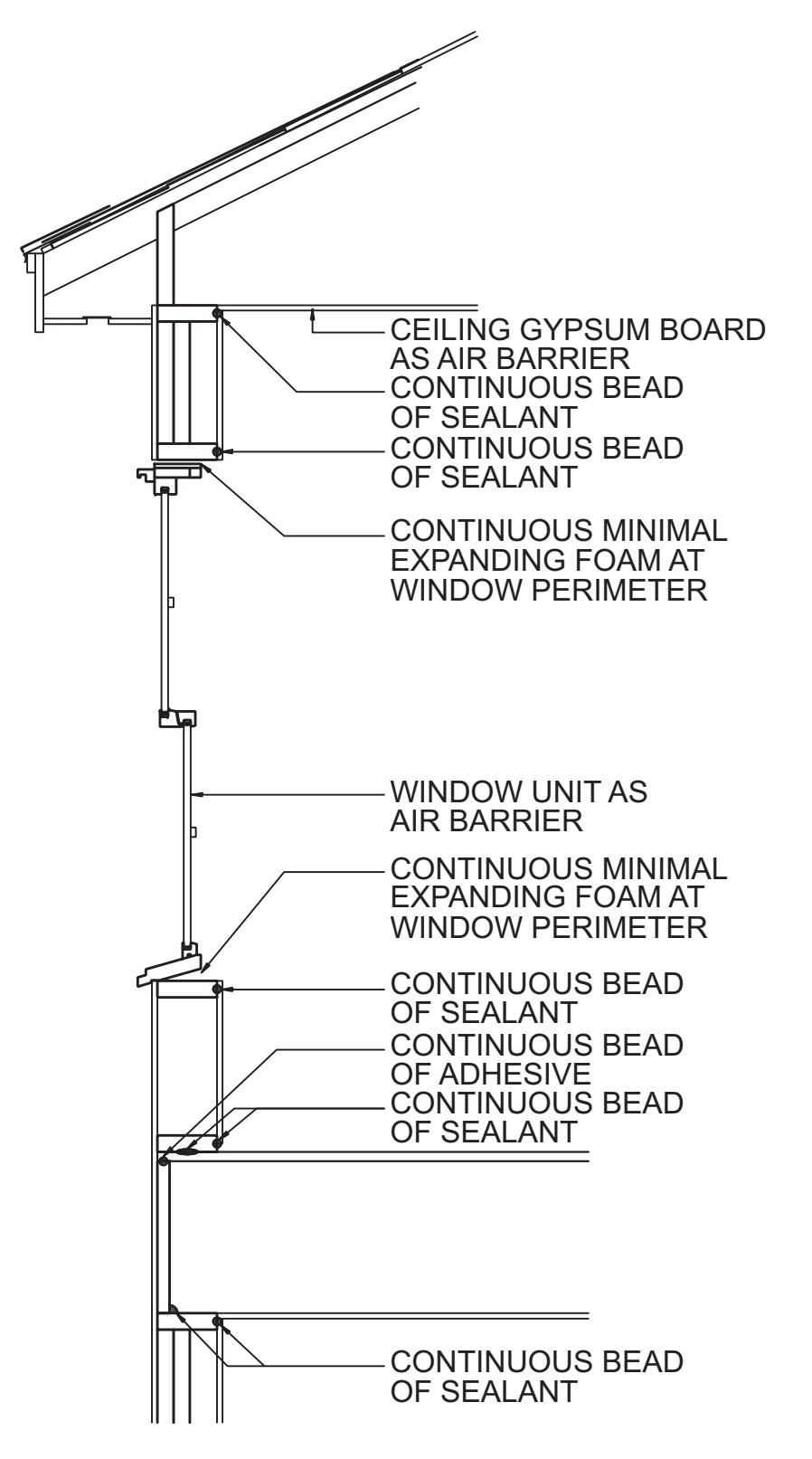
2 PLUMBING RISER
A-7 SCALE: NTS



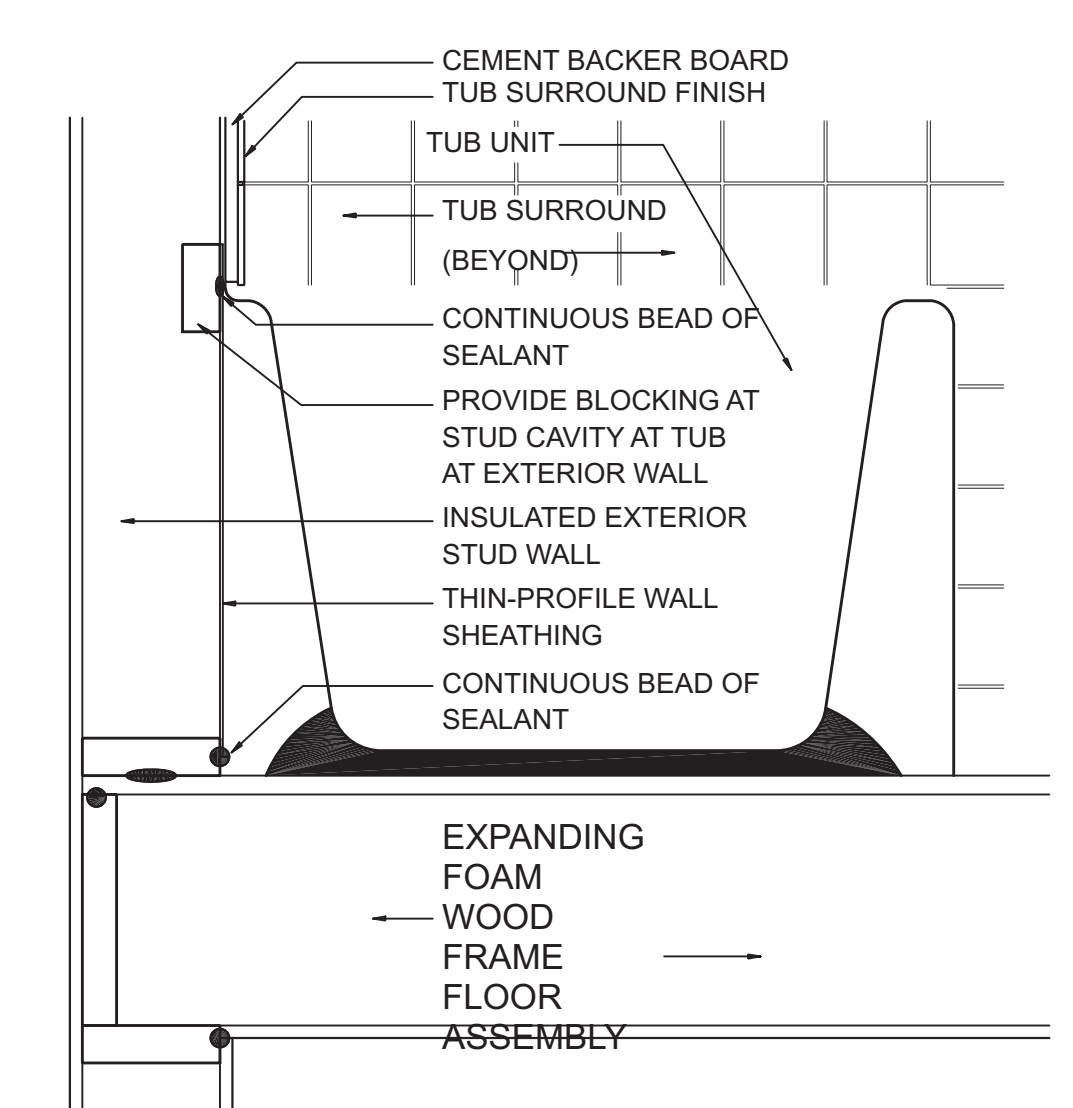
4 EAVE INSULATION DETAIL
A-8 NTS



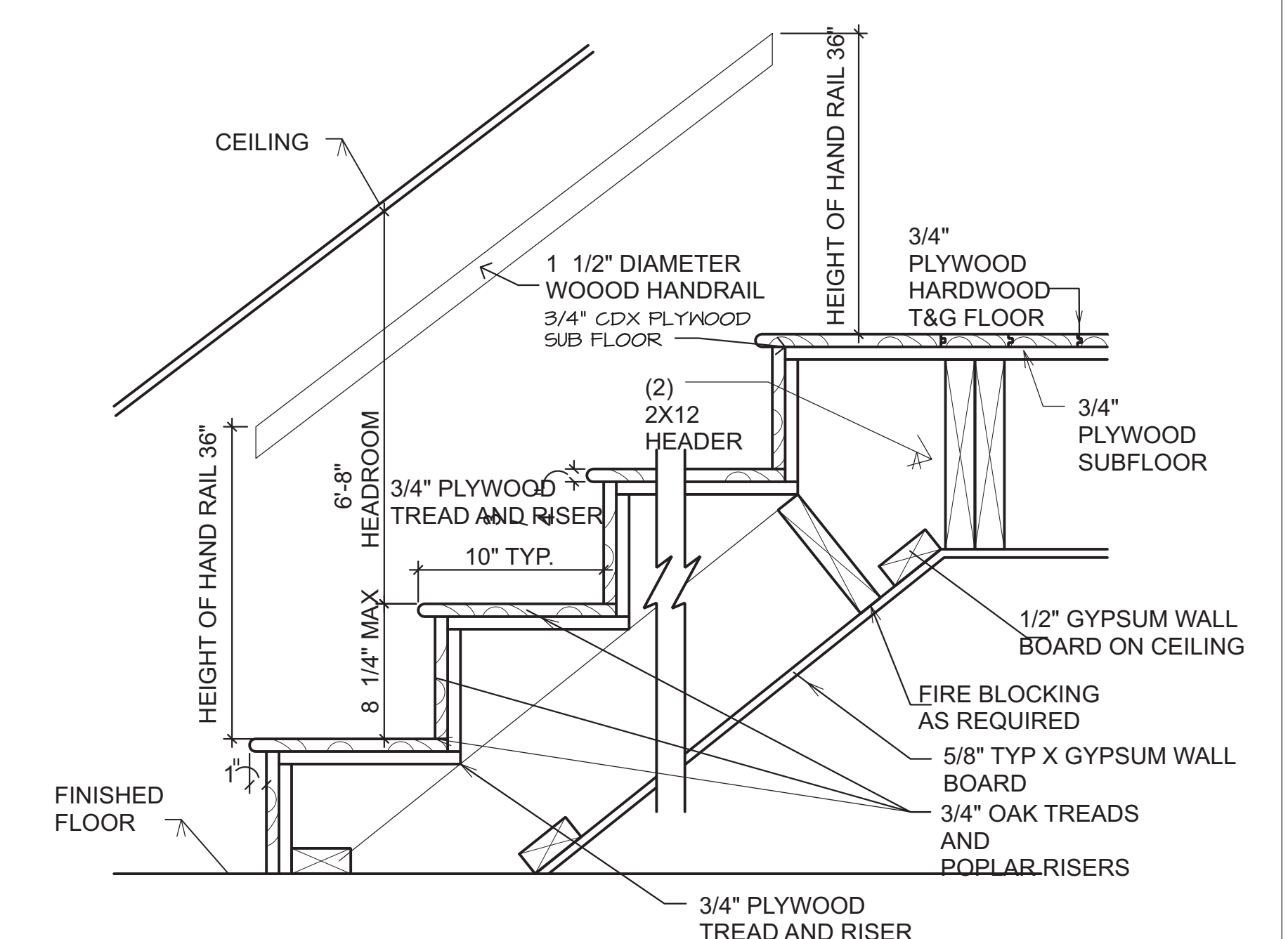
3 ATTIC STAIRS INSULATION DETAIL
A-7 NTS



4 WALL SEALING DETAIL
A-7 NTS



5 TUB INSULATION DETAIL
A-7 NTS



6 STAIR CONSTRUCTION DETAIL
A-7 NTS

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION
	REV 6-9-24			
	REV 9-28--24			
	REV 11-11-24			

LOCATION/OWNER:
NEW HOUSE FOR 23 10TH STREET
CARLE PLACE NY

Details

DRAWINGS PROVIDED BY:
WILLIAM J COOK & RA
245 ROUTE 109 SUITE D
WEST BABYLON NY 11704
516-820-9732
BILLCOOKRA@ICLOUD.COM

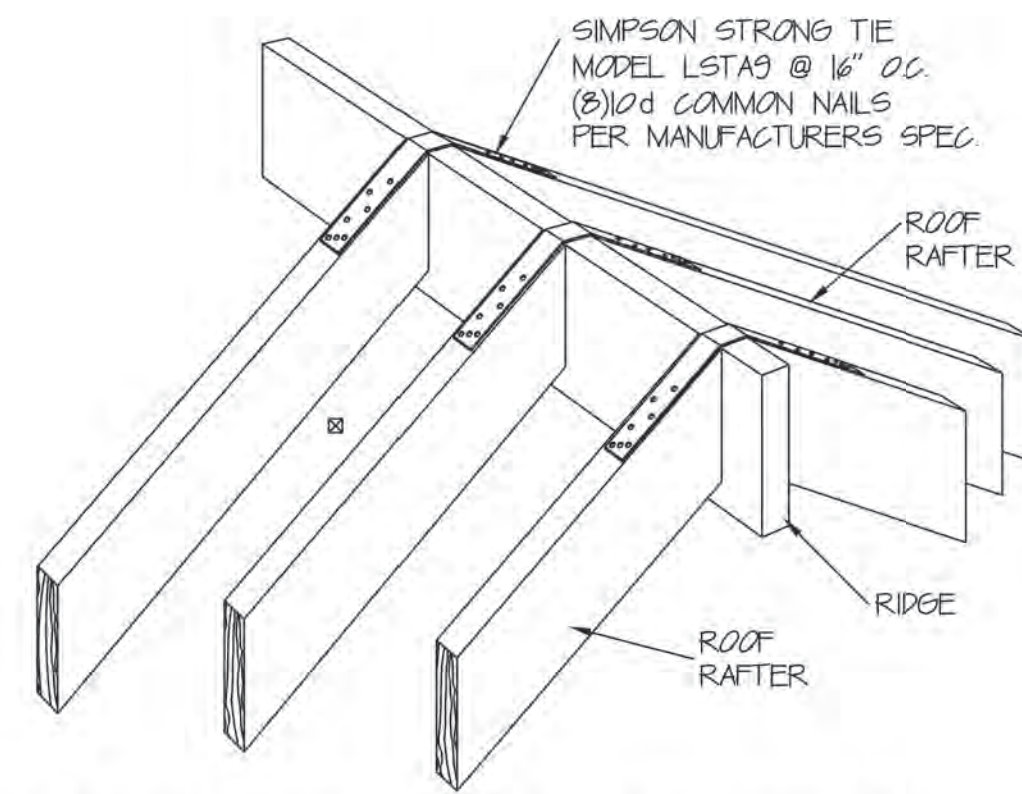
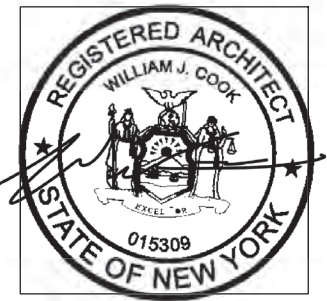
DATE:

1/11/2025

SCALE:

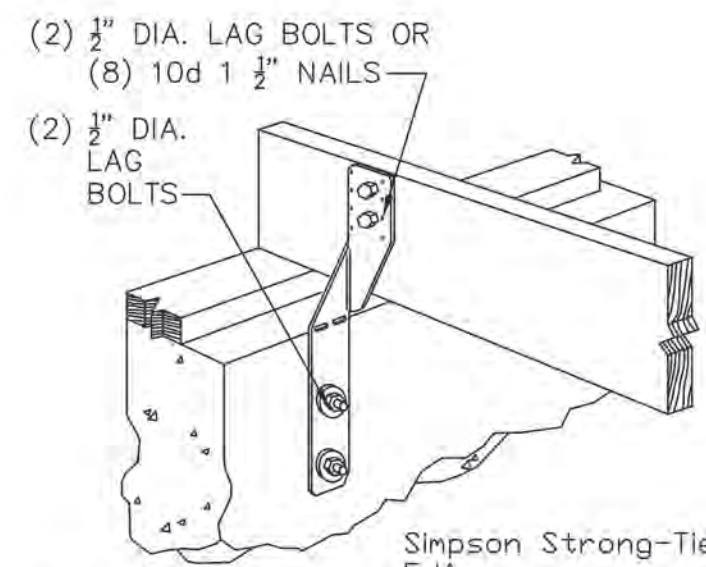
SHEET:

A-7



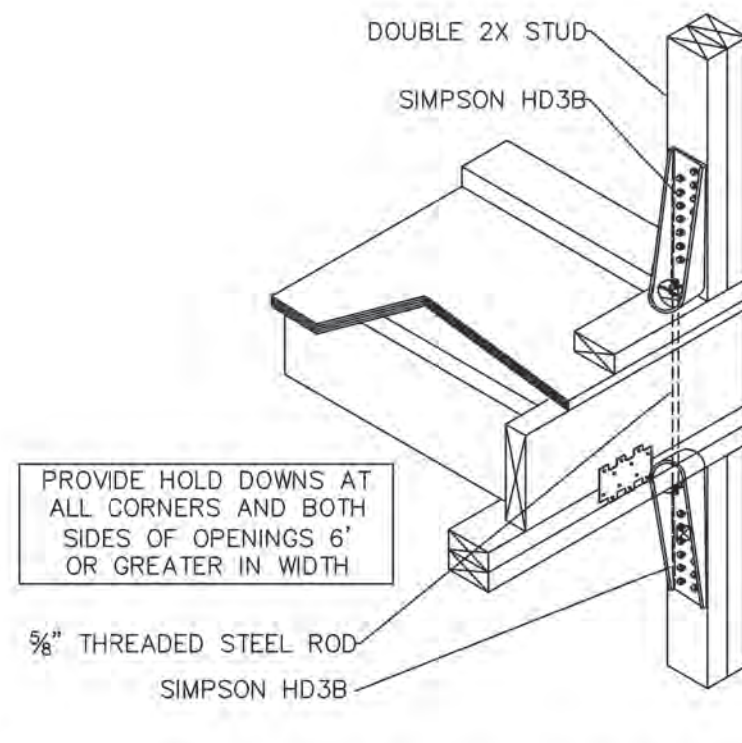
RAFTER TIE DETAIL @ RIDGE

NOT TO SCALE



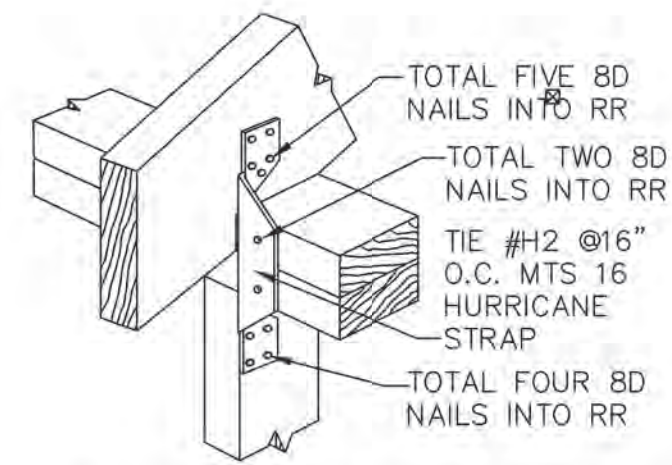
FOUND. ANCHOR DETAIL

NOT TO SCALE



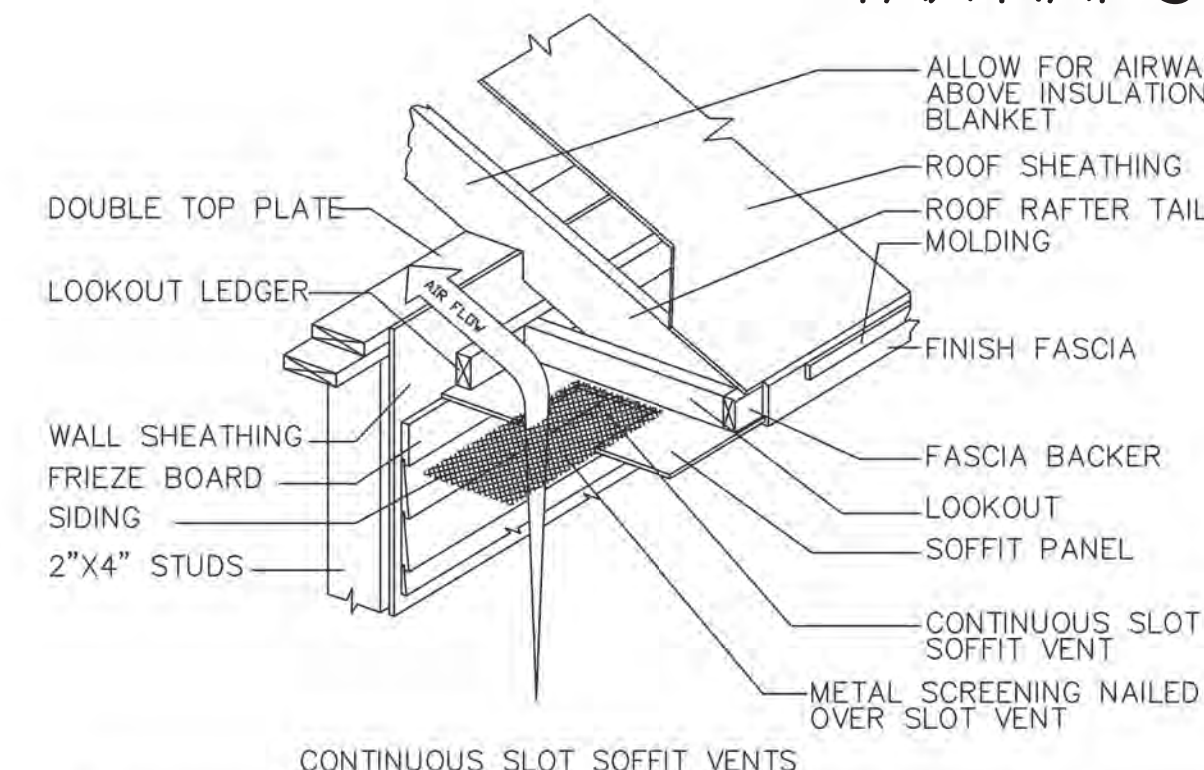
HOLD DOWN DETAIL

NOT TO SCALE



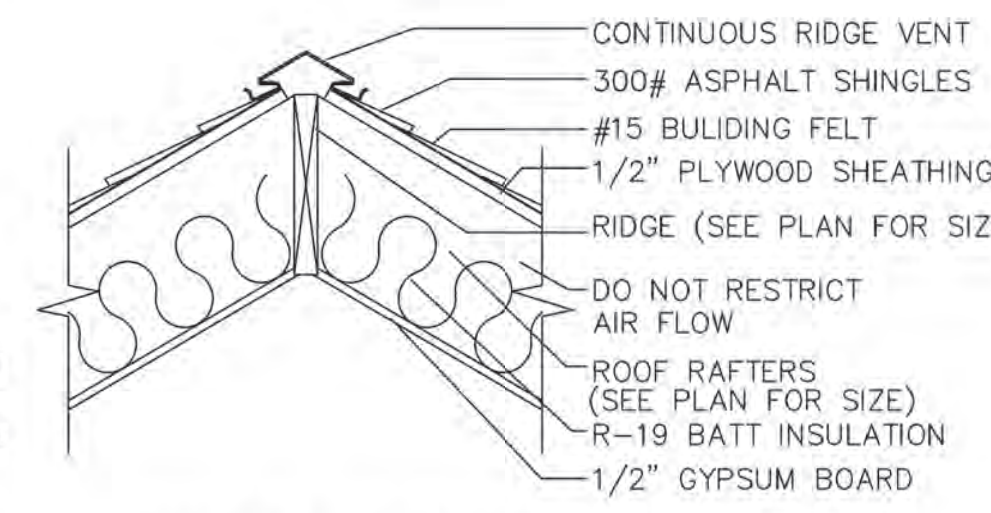
RAFTER TIE DETAIL

NOT TO SCALE



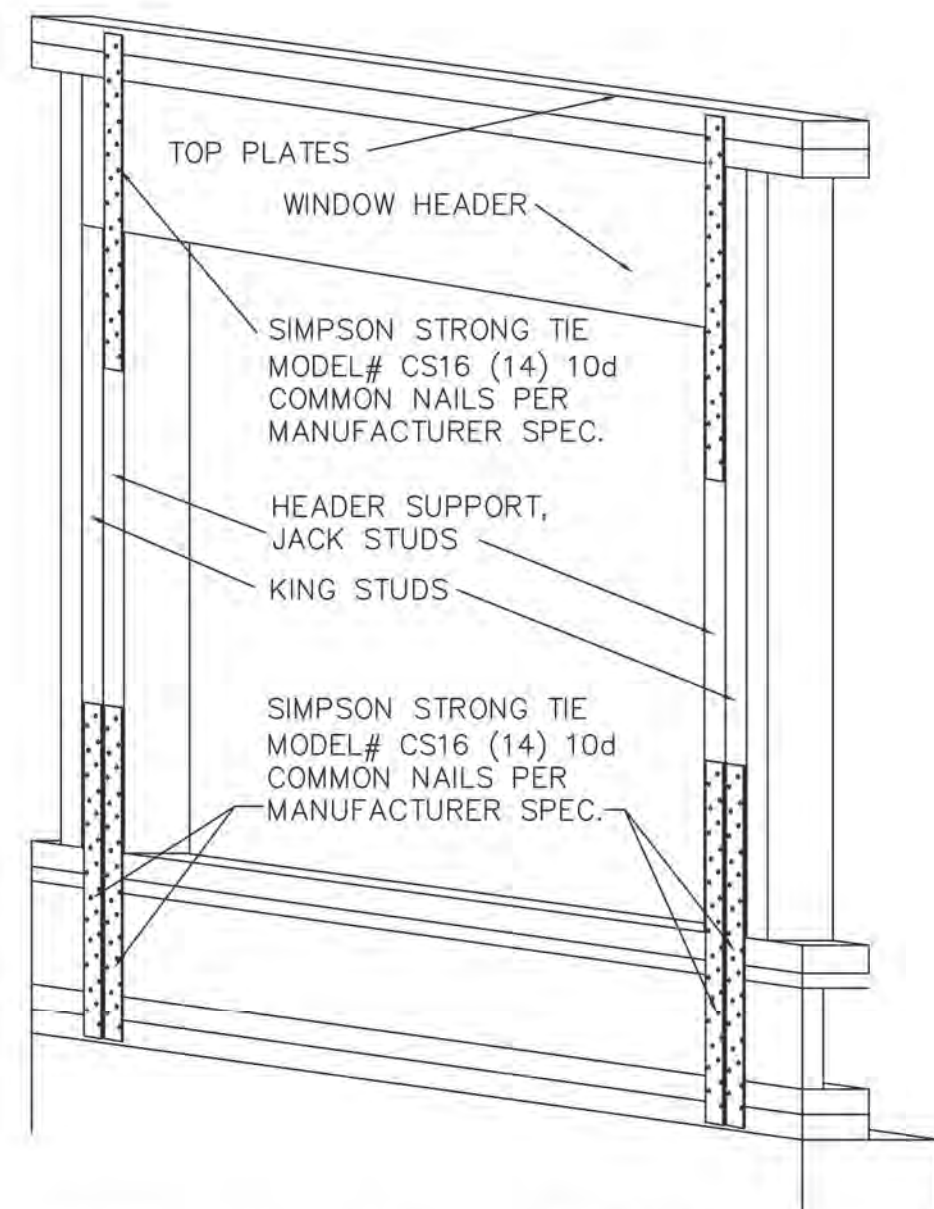
SOFFIT VENTING

NOT TO SCALE



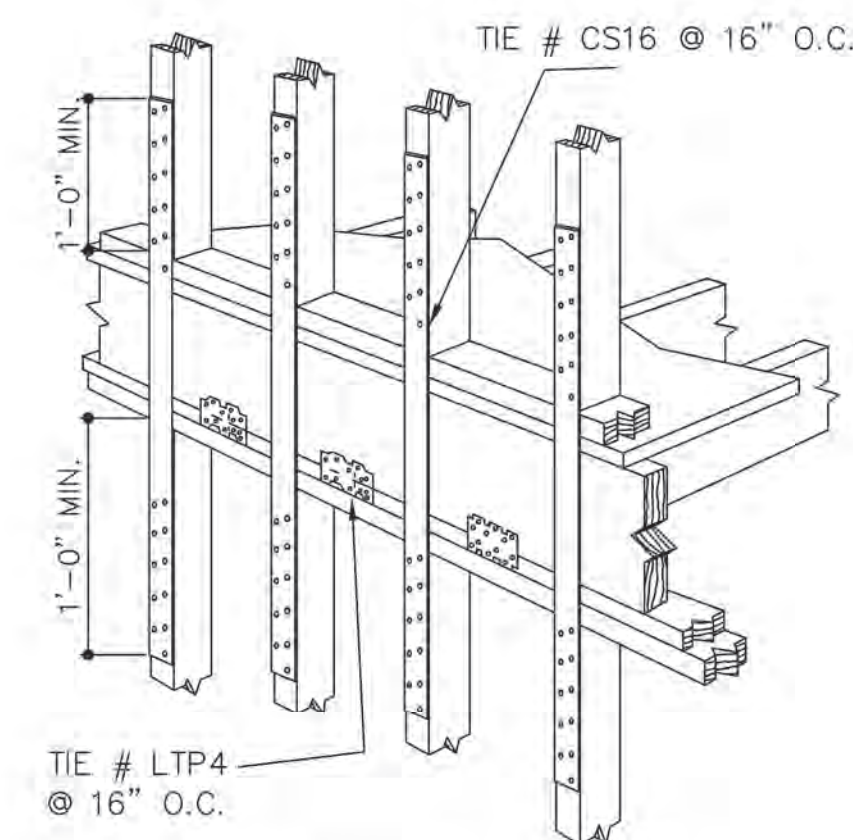
RIDGE VENT DETAIL

NOT TO SCALE



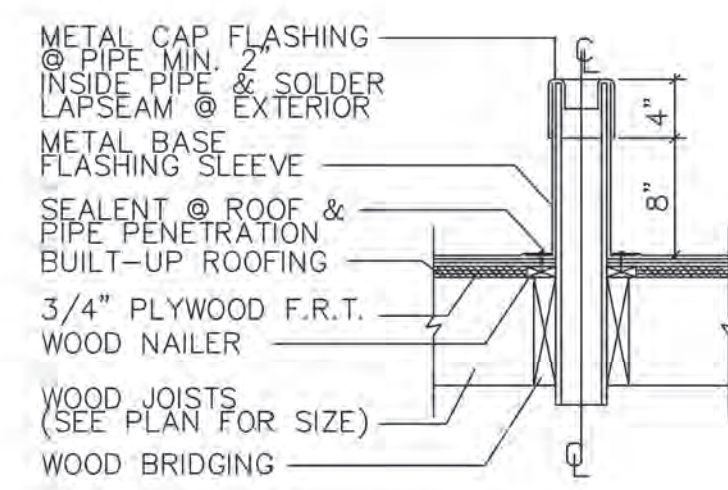
HDR TO STUD STRAPPING

NOT TO SCALE



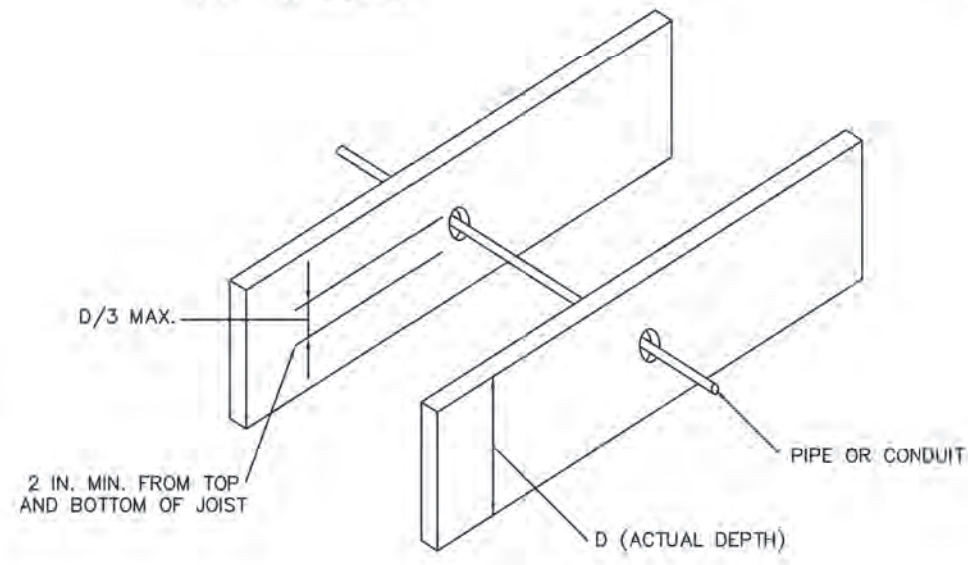
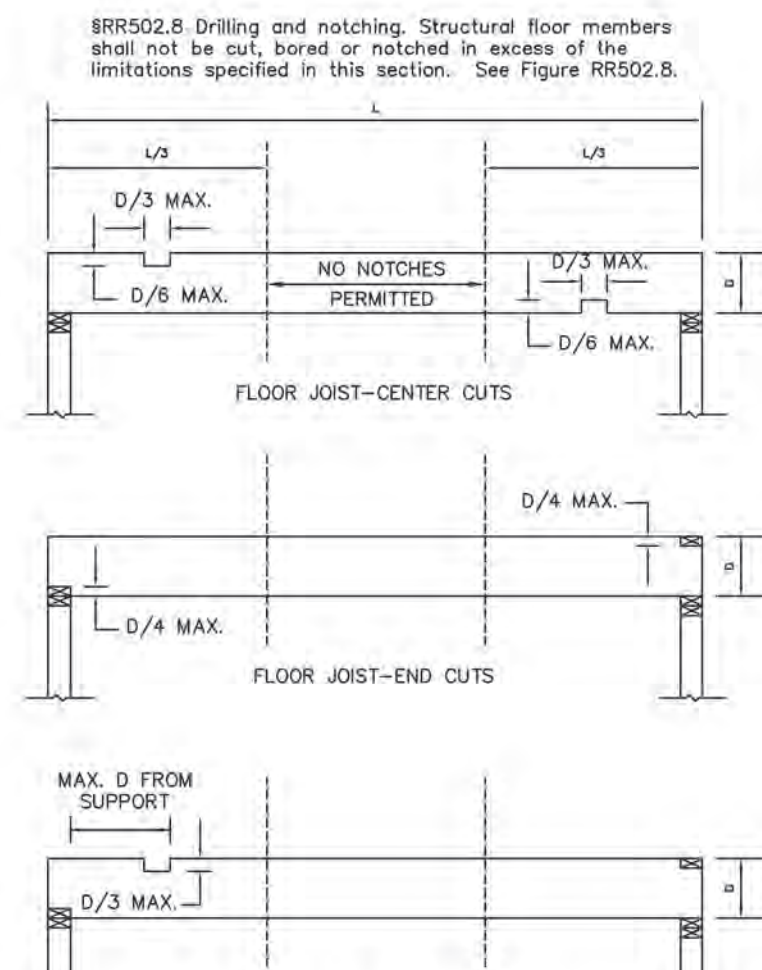
FLOOR TIE DETAIL

NOT TO SCALE



PIPE PENETRATION THRU ROOF DETAIL

NOT TO SCALE

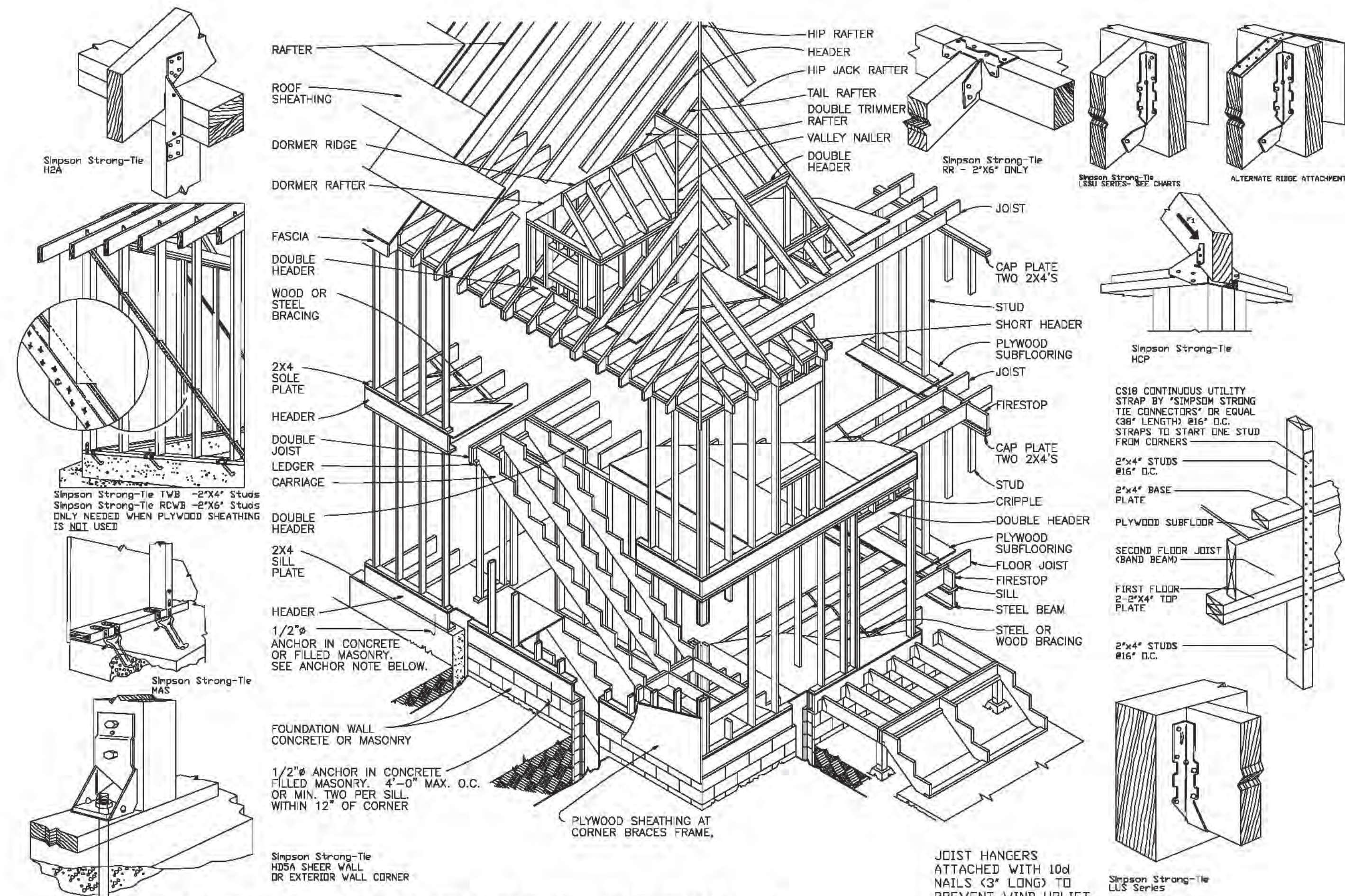


RR502.8 Drilling and notching. Structural floor members shall not be cut, bored or notched in excess of the limitations specified in this section. See Figure RR502.8.

RR602.6 DRILLING AND NOTCHING - STUDS. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40 PERCENT OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8 INCH (15.9 MM) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. SEE FIGURE RR602.6(1) AND FIGURE RR602.6(2).

EXCEPTIONS:

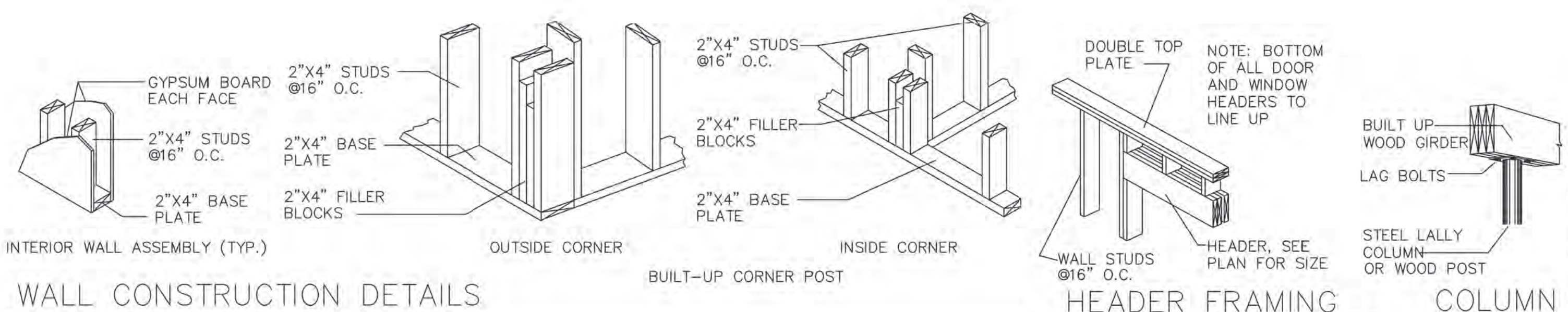
1. A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60 PERCENT OF ITS WIDTH, PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND THAT NOT MORE THAN TWO SUCCESSIVE STUDS ARE BORED.
2. APPROVED STUD SHOES MAY BE USED WHEN INSTALLED IN ACCORDANCE WITH THE



FRAMING CONNECTOR DETAILS

NOT TO SCALE

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



WALL CONSTRUCTION DETAILS

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	
1	REV 6-9-24	
2	REV 9-28--24	
3	REV 11-11-24	

LOCATION/OWNER:
NEW HOUSE FOR 23 10TH STREET
CARLE PLACE NY

Details

DRAWINGS PROVIDED BY:
WILLIAM J COOK RA
245 ROUTE 109 SUITE D
WEST BABYLON NY 11704
516-820-9732
BILLCOOKRA@ICLOUD.COM

DATE:

1/11/2025

SCALE:

SHEET:

A-8



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION
	REV 6-9-24			
	REV 9-28--24			
	REV 11-11-24			

LOCATION/OWNER:
 NEW HOUSE FOR 23 10TH STREET
 CARLE PLACE NY

GENERAL FRAMING NOTES

DRAWINGS PROVIDED BY:
 WILLIAM J COOK RA
 245 ROUTE 109 SUITE D
 WEST BABYLON NY 11704
 516-820-9732
 BILLCOOKRA@ICLOUD.COM

DATE:

1/11/2025

SCALE:

SHEET:

A-10

**SECTION R314
 SMOKE ALARMS AND HEAT DETECTION
 [NY] R314.1 GENERAL. SMOKE ALARMS AND HEAT
 DETECTION SHALL COMPLY WITH NFPA 72 AND SECTION
 R314.**

**R314.1.1 LISTINGS. SMOKE ALARMS SHALL BE LISTED IN
 ACCORDANCE WITH UL 217. HEAT DETECTION SHALL BE
 LISTED IN ACCORDANCE WITH UL 521 OR UL 539, AS
 APPROPRIATE FOR THE INTENDED APPLICATION.
 COMBINATION SMOKE AND CARBON MONOXIDE ALARMS
 SHALL BE LISTED IN ACCORDANCE WITH UL
 217 AND UL 2034.**

**R314.2 WHERE REQUIRED. SMOKE ALARMS AND HEAT
 DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH
 THIS SECTION.**

**R314.2.1 NEW CONSTRUCTION. SMOKE ALARMS SHALL BE
 PROVIDED IN DWELLING UNITS. HEAT DETECTION SHALL BE
 PROVIDED IN NEW ATTACHED GARAGES.**

**R314.2.2 SMOKE ALARMS IN EXISTING BUILDINGS.
 EXISTING DWELLINGS UNDERGOING REPAIR, ALTERATION,
 CHANGE OF OCCUPANCY, ADDITION OR RELOCATION SHALL
 BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY
 APPENDIX J.**

**R314.2.3 ATTACHED GARAGES. HEAT DETECTION RATED
 FOR THE AMBIENT OUTDOOR TEMPERATURES SHALL BE
 INSTALLED IN NEW GARAGES THAT ARE ATTACHED TO OR
 LOCATED WITHIN NEW AND EXISTING DWELLINGS. HEAT
 DETECTION SHALL BE INSTALLED IN A CENTRAL LOCATION
 AND IN ACCORDANCE WITH THE MANUFACTURER'S
 INSTRUCTIONS.**

**EXCEPTION: HEAT DETECTION SHALL NOT BE REQUIRED IN
 DWELLINGS WITHOUT COMMERCIAL POWER.**

**R314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN
 THE FOLLOWING LOCATIONS:**

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS, IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.

**R314.3.1 INSTALLATION NEAR COOKING APPLIANCES.
 SMOKE
 ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING
 LOCATIONS**

**TABLE R 301.2.2.2
 WIND BORNE DEBRIS PROTECTION FASTENING
 SCHEDULE FOR WOOD STRUCTURAL**

FASTENER TYPE	FASTER SPACING		
	PANEL SPAN <4 FT	> 4 FT SPAN < 6 FT	>6 FT SPAN <= 8FT
2- 3/8" #6 WOOD SCREWS	16" OC	12" OC	9" OC
2- 1/2" #6 WOOD SCREWS	16" OC	16" OC	12" OC

- a. THE TABLE IS BASED ON 110 MPH WIND SPEEDS ON A 33 FOOT MEAN ROOF HEIGHT.
- b. FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF WOOD STRUCTURAL PANEL.
- c. NAILS SHALL BE 10d COMMON OR 12d BOX NAILS
- d. WHERE SCREWS ARE ATTACHED TO MASONRY OR MASONRY/ STUCCO THEY SHOULD BE ATTACHED UTILIZING VIBRATION RESISTANT ANCHORS HAVING A MINIMUM ULTIMATE WITHDRAWAL CAPACITY OF 490 POUNDS.

**R301.1.2.13 WIND SPEED CONVERSION WHEN REFERENCED
 DOCUMENTS ARE BASED ON FASTEST MILE WIND SPEEDS.
 THE THREE SECOND GUST WIND VELOCITIES OF FIGURE
 R301.2(4) SHALL BE CONVERTED TO FASTEST MILE WIND
 VELOCITIES USING TABLE R301.2.1.3.**

**TABLE R 201.2.1.3
 EQUIVALENT BASIC WIND SPEEDS**

3 SEC GUST	85	90	100	105	110	120	125	130	140	145	150	160	170
FASTEST MILE	70	75	80	85	90	100	105	110	120	125	130	140	150

LINEAR INTERPOLATION IS PERMITTED.

**TABLE R301.2.1.2
 WINDBORNE DEBRIS PROTECTION FASTENING
 SCHEDULE FOR WOOD STRUCTURAL PANELSa, b, c, d**

FASTENER TYPE	FASTENER SPACING (inches)a, b		
	Panel span ≤ 4 feet	4 feet < panel span 6 feet	6 feet < panel span 8 feet
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

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448 N, 1 mile per hour = 0.447 m/s.

- a. This table is based on 180 mph ultimate design wind speeds, Vult, and a 45-foot mean roof height.
- b. Fasteners shall be installed at opposing ends of the wood structural panel. Fasteners shall be located not less than 1 inch from the edge of the panel.
- c. Anchors shall penetrate through the exterior wall covering with an embedment length of not less than 2 inches into the building frame. Fasteners shall be located not less than 2 1/2 inches from the edge of concrete block or concrete.
- d. Panels attached to masonry or masonry/stucco shall be attached using vibration-resistant anchors having an ultimate withdrawal capacity of not less than 1,500 pounds.

R301.2.1.3 Wind speed conversion. Where referenced documents are based on nominal design wind speeds and do not provide the means for conversion between ultimate design wind speeds and nominal design wind speeds, the ultimate design wind speeds, Vult, Figure R301.2(5)A shall be converted to nominal design wind speeds, Vnom, using Table R301.2.1.3.

R301.2.1.4 Exposure category. For each wind direction considered, an exposure category that adequately reflects the characteristics of ground surface irregularities shall be determined for the site at which the building or structure is to be constructed. For a site located in the transition zone between categories, the category resulting in the largest wind forces shall apply. Account shall be taken of variations in ground surface roughness that arise from natural topography and vegetation as well as from constructed features. For a site where multiple detached one- and two-family dwellings, townhouses or other structures are to be constructed as part of a subdivision or master-planned community, or are otherwise designated as a developed area by the authority having jurisdiction, the exposure category for an individual structure shall be based on the site conditions that will exist at the time when all adjacent structures on the site have been constructed, provided that their construction is expected to begin within 1 year of the start of construction for the structure for which the exposure category is determined. For any given wind direction, the exposure in which a specific building or other structure is sited shall be assessed as being one of the following categories:

1. Exposure B. Urban and suburban areas, wooded areas or other terrain with numerous closely spaced obstructions having the size of single-family dwellings or larger. Exposure B shall be assumed unless the site meets the definition of another type exposure.
2. Exposure C. Open terrain with scattered obstructions, including surface undulations or other irregularities, having heights generally less than 30 feet (9144 mm) extending more than 1,500 feet (457 m) from the building site in any quadrant. This exposure shall apply to any building located within Exposure B type terrain where the building is directly adjacent to open areas of Exposure C type terrain in any quadrant for a distance of more than 600 feet (183 m). This category includes flat, open country and grasslands.
3. Exposure D. Flat, unobstructed areas exposed to wind flowing over open water, smooth mud flats, salt flats and unbroken ice for a distance of not less than 5,000 feet (1524 m). This exposure shall apply only to those buildings and other structures exposed to the wind coming from over the unobstructed area. Exposure D extends downwind from the edge of the unobstructed area a distance of 600 feet (183 m) or 20 times the height of the building or structure, whichever is greater.

**TABLE R301.2(3)
 HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS FOR TABLE R301.2(2)**

MEAN ROOF HEIGHT	EXPOSURE		
	BCD		
15	1.00	1.21	1.47
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66
35	1.05	1.45	1.70
40	1.09	1.49	1.74
45	1.12	1.53	1.78
50	1.16	1.56	1.81
55	1.19	1.59	1.84
60	1.22	1.62	1.87



REVISION TABLE with columns for NUMBER, DATE, REVISION, and DESCRIPTION.

LOCATION/OWNER: NEW HOUSE FOR 23 10TH STREET CARLE PLACE NY

DRAWINGS PROVIDED BY: WILLIAM J COOK RA 245 ROUTE 109 SUITE D WEST BABELYON NY 11704 516-820-9732 BILCOCKRA@ICLOUD.COM

DATE: 1/11/2025

SCALE:

SHEET: A-11

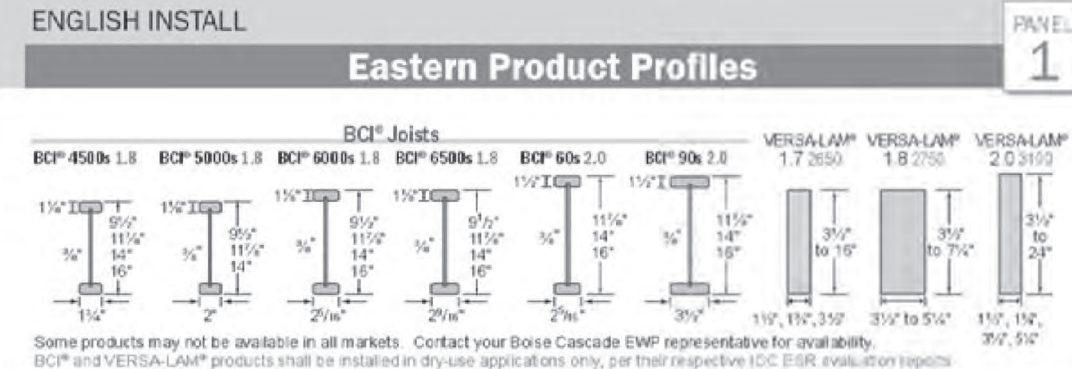


Table with columns for Joist Type, Depth, and Spacing, listing various BCI Joist and VERSA-LAM products.

Residential Floor Span Tables

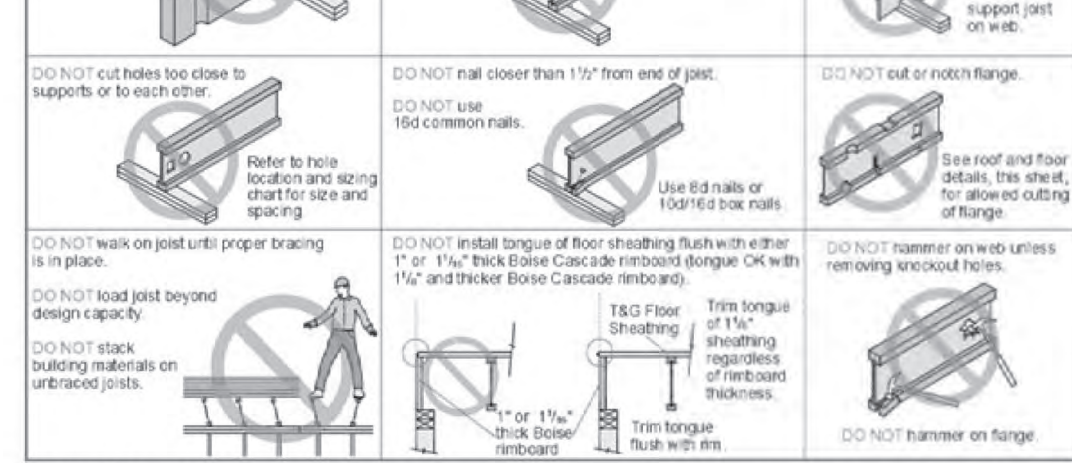
Table with columns for Joist Type, Span, and Load, providing span tables for different joist configurations.

BCI Joist Load Location & Sizing

Table with columns for Joist Type, Span, and Load, detailing load locations and sizing requirements.

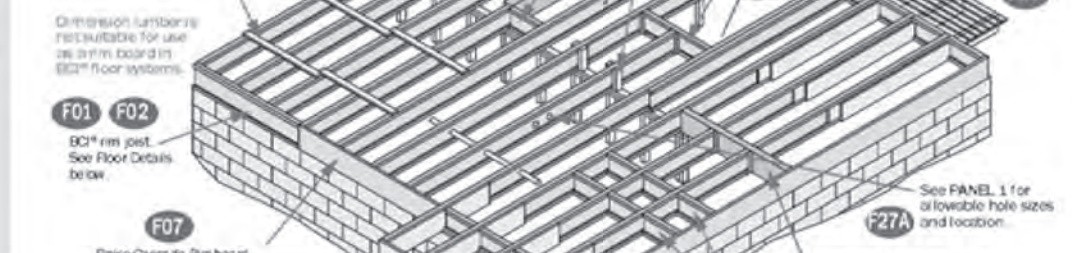
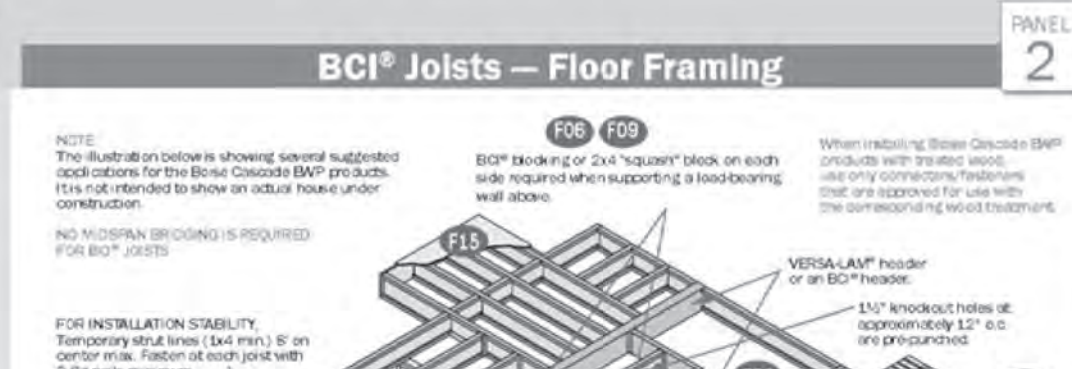
Table with columns for Joist Type, Span, and Load, providing additional span and load data.

WARNING THE FOLLOWING USES ARE NOT ALLOWED

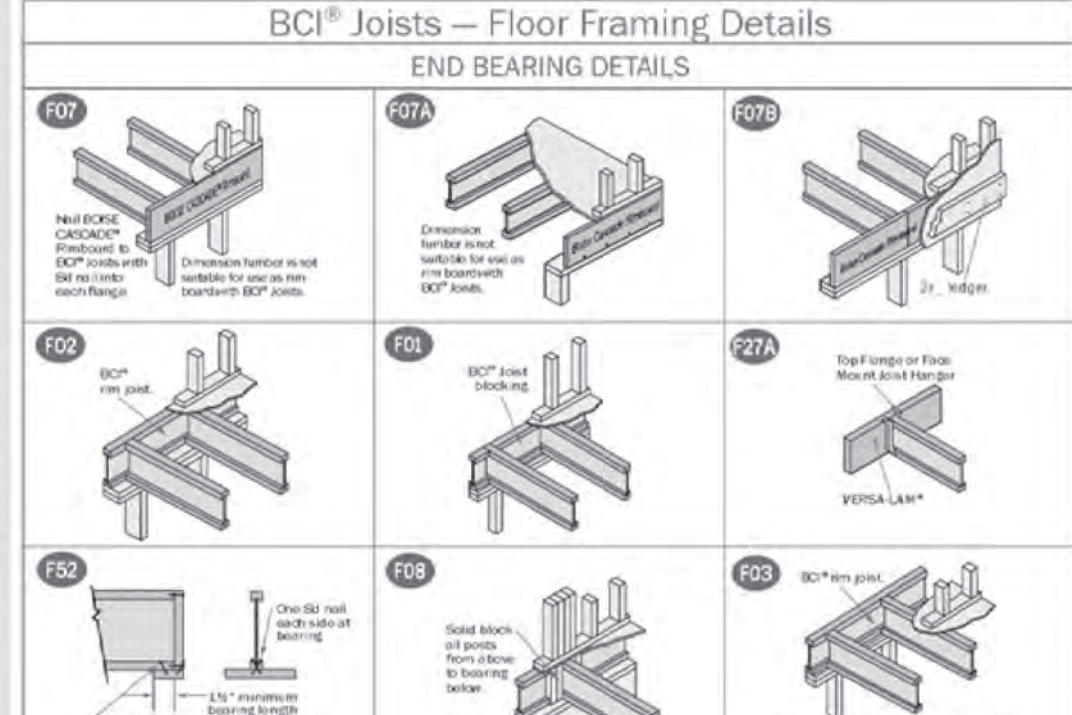


SAFETY WARNING

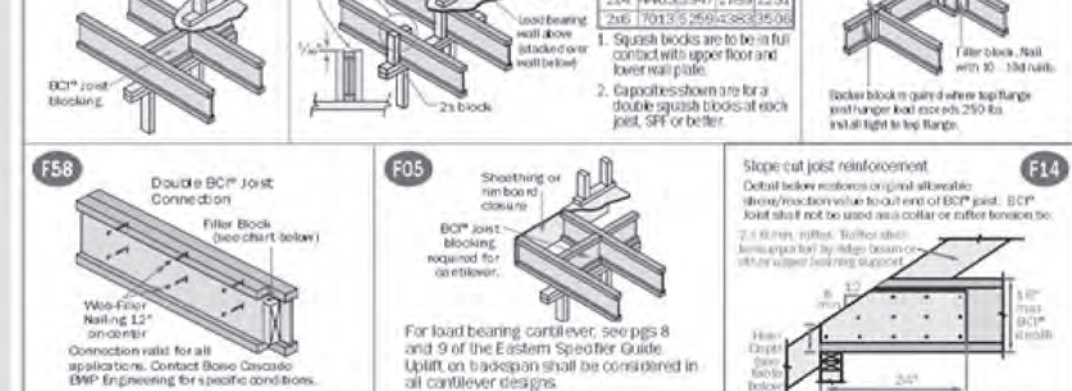
Text providing safety instructions for handling and installing BCI joists, including warnings about sharp edges and proper support.



BCI Joists - Floor Framing END BEARING DETAILS



INTERMEDIATE BEARING DETAILS



NOTES TO FLOOR FRAMING DETAILS

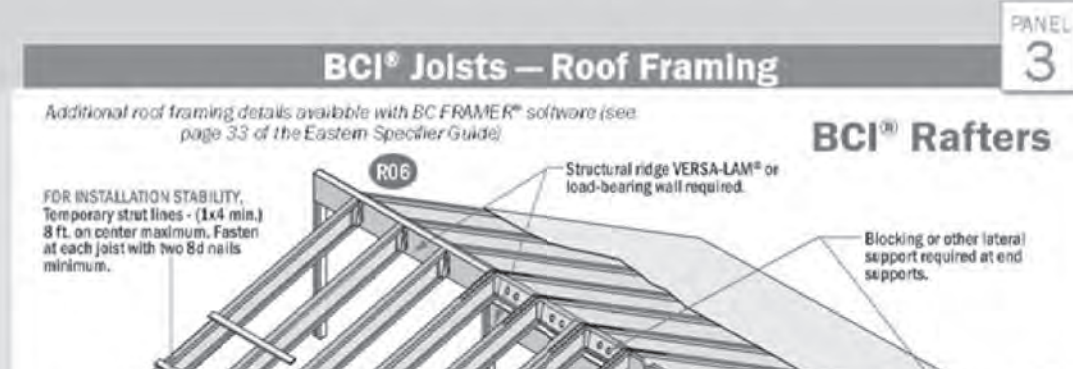
Table with columns for Joist Type, Span, and Load, providing specific notes and requirements for floor framing.

Web Stiffener Requirements

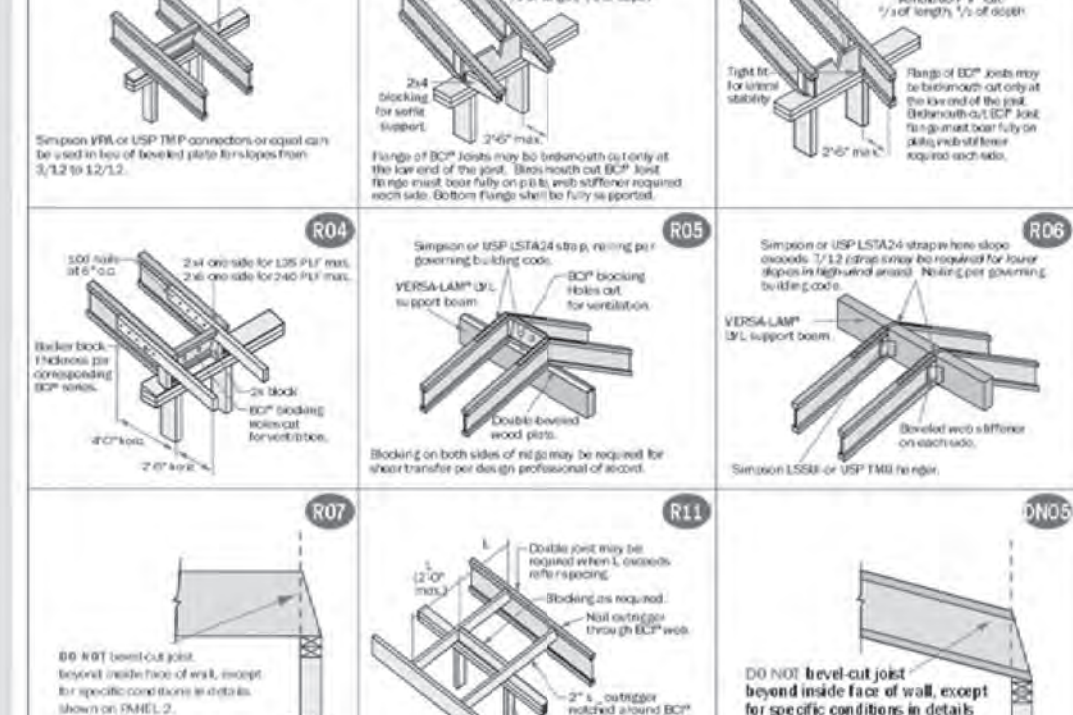
Table with columns for Joist Type, Span, and Load, detailing requirements for web stiffeners.

Web Stiffener Specifications

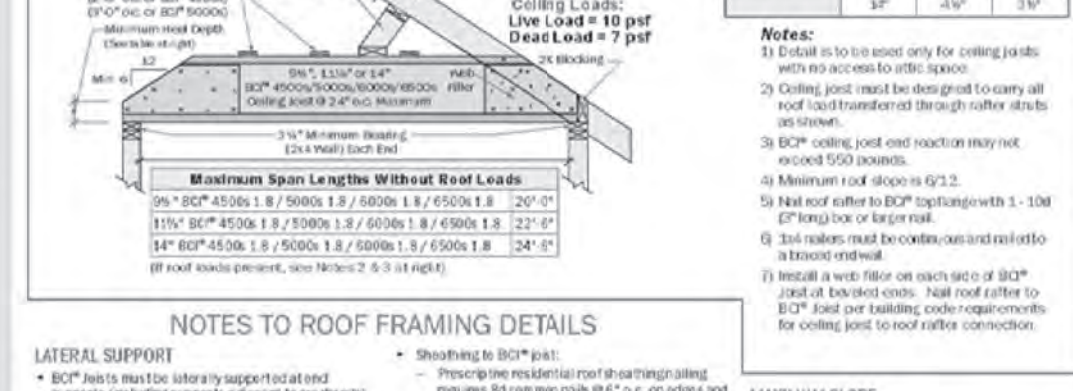
Table with columns for Joist Type, Span, and Load, providing specifications for web stiffeners.



BCI Joists - Roof Framing DETAILS



BCI Ceiling Joist with Bevel Ending Cut (For Limited-Access Attics Only)



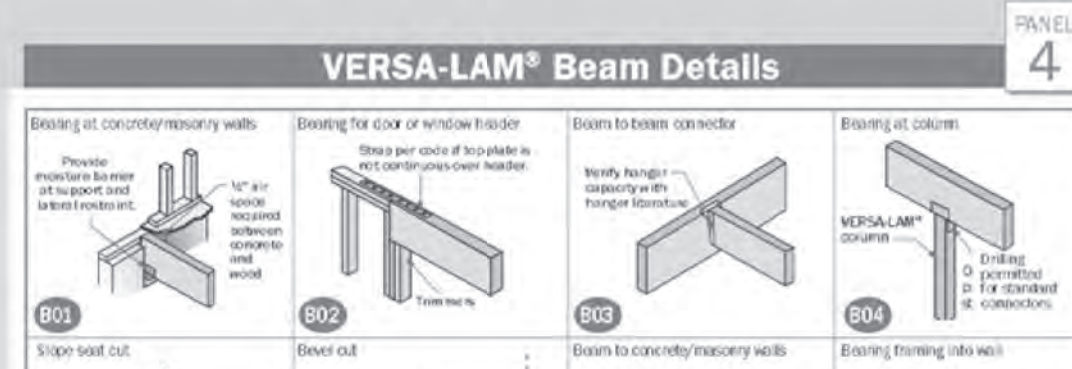
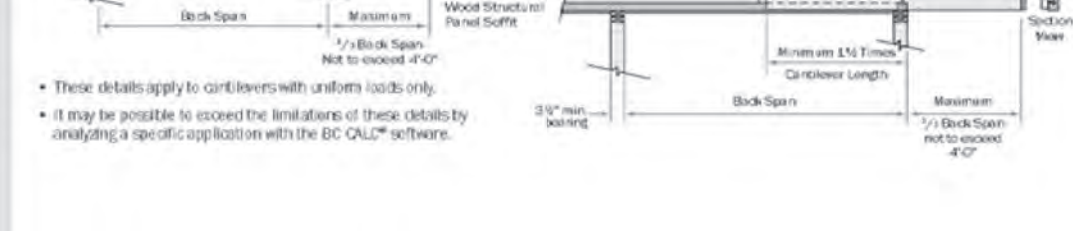
NOTES TO ROOF FRAMING DETAILS

Table with columns for Joist Type, Span, and Load, providing notes and requirements for roof framing.

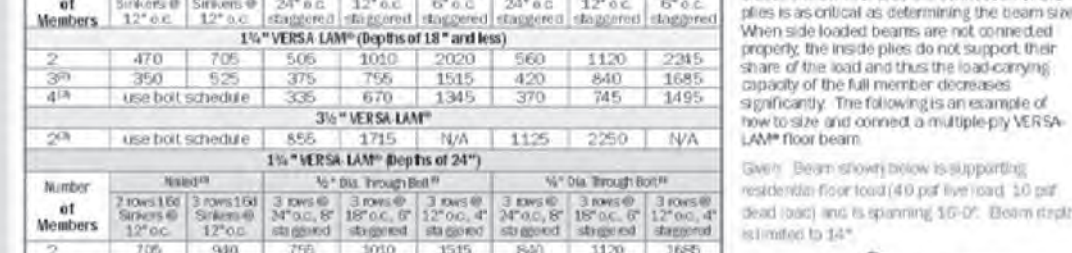
Reinforced Load Bearing Cantilever Details



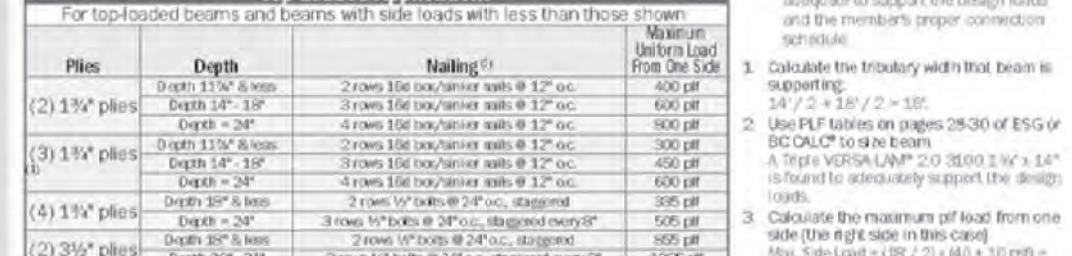
Non-Load Bearing Wall Cantilever Details



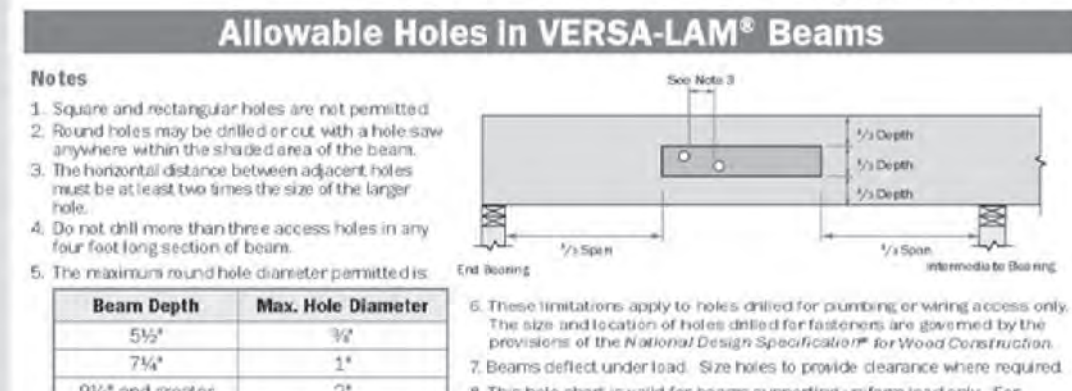
Multiple Member Connectors



Designing Connections for Multiple VERSA-LAM Members



Allowable Holes in VERSA-LAM Beams



BCI Joists - Load Bearing Cantilever Details

Table with columns for Joist Type, Span, and Load, providing details for load bearing cantilevers.

Non-Load Bearing Wall Cantilever Details

Table with columns for Joist Type, Span, and Load, providing details for non-load bearing wall cantilevers.

Reinforced Load Bearing Cantilever Details

Table with columns for Joist Type, Span, and Load, providing details for reinforced load bearing cantilevers.

Text providing additional information and notes for cantilever details.

Table with columns for Joist Type, Span, and Load, providing span tables for various joist configurations.

Table with columns for Joist Type, Span, and Load, providing span tables for various joist configurations.

Boise Cascade Rimboard Properties

Table with columns for Joist Type, Span, and Load, detailing properties for Boise Cascade rimboards.

Table with columns for Joist Type, Span, and Load, providing additional data for rimboard properties.

Table with columns for Joist Type, Span, and Load, providing further details on rimboard properties.

Notes

Text providing various notes and clarifications regarding the installation and use of the products.

EASTERN INSTALLATION GUIDE



Lifetime Guaranteed Quality and Performance

Text describing the quality and performance guarantees of the products, including information about warranties and installation requirements.

Text providing contact information for Boise Cascade products and services.

Text providing contact information for Boise Cascade products and services.

Text providing contact information for Boise Cascade products and services.

Text providing contact information for Boise Cascade products and services.

POWER TEN FITNESS CLUB

MAINTAIN EXISTING CONDITIONS &
 PROPOSED INTERIOR ALTERATIONS
 102 HARBOR ROAD
 PORT WASHINGTON, NY 11050

#21674

Building Department Use	Date	Issue

N.Y.S. FIRE PREV. CODE REVIEW

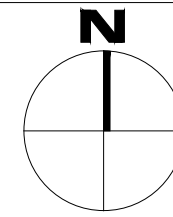
- PREVIOUS USE - GYMNASIUMS STUDIO
- CURRENT USE (TO BE MAINTAINED) - FITNESS CENTER (CHANGE IN USE TO BE MAINTAINED)
- EXISTING OCCUPANCY CLASSIFICATION A-3
- PROPOSED OCCUPANCY CLASSIFICATION A-3 (NO CHANGE IN OCCUPANCY)
- PROPOSED OCCUPANT NUMBER: 191
- BUILDING CONSTRUCTION CLASSIFICATION - TYPE "II B" - NON-FIRE SPRINKLERED - NO CHANGE
- CLASSIFICATION OF WORK - "ALTERATION LEVEL 3" - NO CHANGE TO FIRE-RATED ASSEMBLIES.
- THERE IS NO PROPOSED INCREASE IN STRUCTURAL STRESS TO THE BUILDING.
- ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH NEC AND NFPA70 INCLUSIVE OF ALL PROVISIONS OF THE NYS FIRE PREVENTION CODE. STANDBY POWER TO BE PROVIDED AND BE MANUALLY TRANSFERABLE.
- MODIFICATIONS TO RESTROOMS TO BE MAINTAINED, WITH PROPOSED ALTERATIONS TO CURRENT RESTROOMS FOR HANDICAPPED ACCESSIBILITY.
- MODIFIED LIGHTING TO BE MAINTAINED.
- MODIFIED MECHANICAL SYSTEM TO BE MAINTAINED. THE MINIMUM VENTILATION RATE OF OUTDOOR AIR SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 403.3 OF THE N.Y.S. MECHANICAL CODE. MECHANICAL SYSTEMS SHALL BE NOT LESS THAN 20 CFM OF VENTILATION AIR PER PERSON.
- ALL INTERIOR FINISHES TO BE MAINTAINED AS CLASS 'A' FOR WALLS AND CEILING.
- INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS TO BE MAINTAINED AS NOT LESS THAN CLASS II. IN ALL AREAS, FLOOR COVERING MATERIALS SHALL COMPLY WITH THE DOC FF-1 "PILL TEST" (CPC5 16 CFR, PART 1630), FLAME SPREAD: 0-25 AND SMOKE-DEVELOPED: 0-450
- MODIFICATIONS TO EXISTING FIRE ALARM AND DETECTION SYSTEM TO BE MAINTAINED.
- NO EXISTING SPRINKLER SYSTEM - NOT REQUIRED.
- NUMBER OF PLUMBING FIXTURES COMPLY WITH REQUIRED AS PER TABLE 2902.1 OF N.Y.S. BUILDING CODE

ZONING INFORMATION

TOWN OF NORTH HEMPSTEAD	SECTION: 5	BLOCK: A	LOT(S): 298
ZONING DISTRICT: B-A	ALLOWABLE	PROPOSED	
HEIGHT	40'-0" MAX.	NO CHANGE	
LOT COVERAGE	70% MAX. (15,917 SF.)	EXIST. BUILDING = 9,966 SF. (NO CHANGE)	
LOT AREA	2,000 SF. MIN.	22,739 SF. (NO CHANGE)	
FRONT YARD SETBACK	10'-0" MIN.	NO CHANGE	
REAR YARD SETBACK	20'-0" MIN.	NO CHANGE	
SIDE YARD SETBACK	N/A	N/A	
PARKING	SEE PARKING CALCULATIONS	SEE PARKING CALCULATIONS	

SITE PLAN

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



ENERGY CONSERVATION CODE NYS:

INTERIOR LIGHTING: PROPOSED LIGHTING PLAN AND LIGHTING CALCULATIONS PROVIDED ON SHEET A-200.
 MECHANICAL SYSTEMS: SEE ENGINEER'S DRAWINGS.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE OF NEW YORK STATE.

GENERAL NOTES

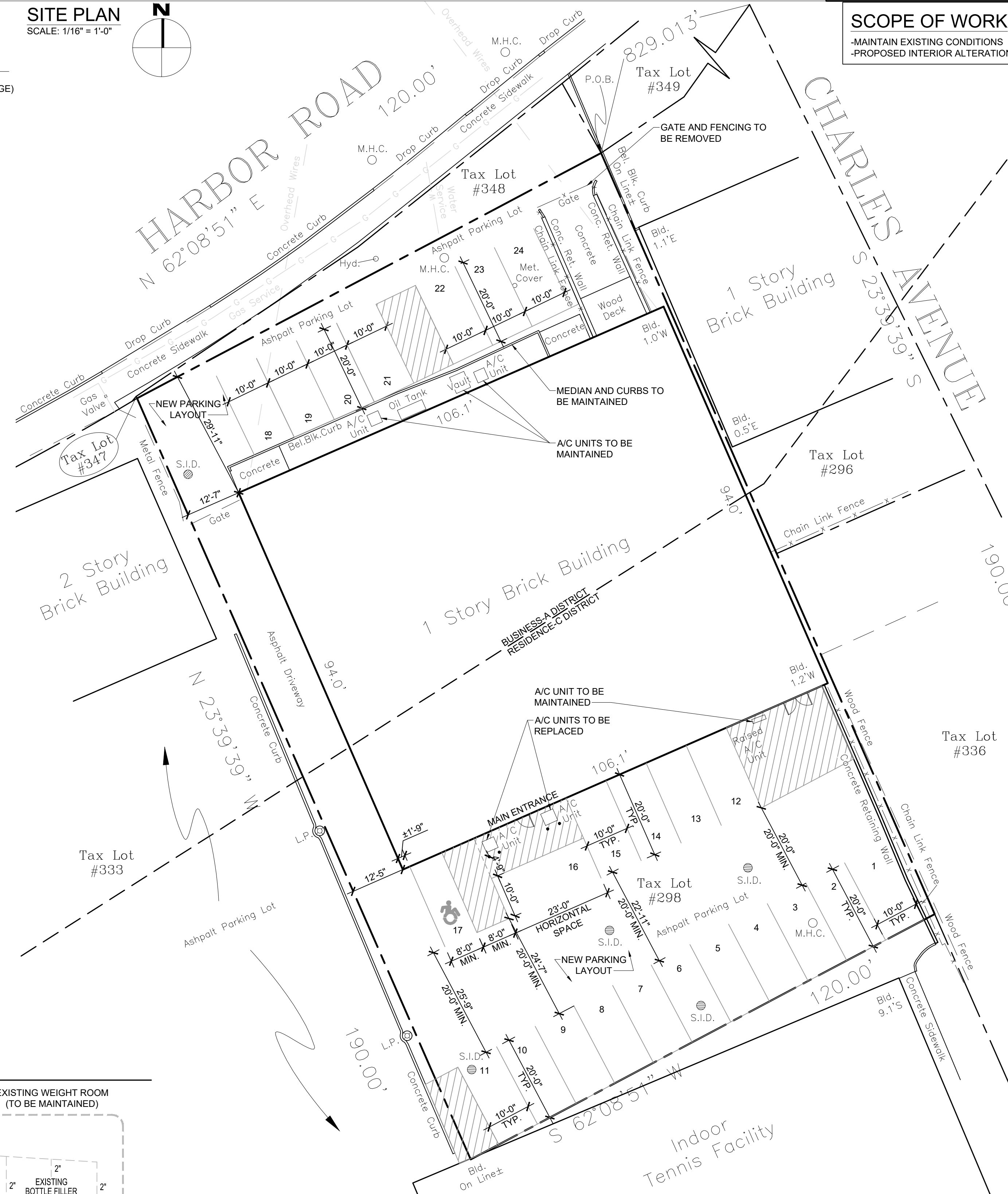
- ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE STATE OF NEW YORK AND ALL APPROPRIATE MUNICIPAL AGENCIES.
- CONTRACTOR MUST COMPLY WITH ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCY'S CODES AND REQUIREMENTS AND LANDLORD REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND APPROVAL FOR ALL TRADES.
- DRAWINGS SHALL NOT BE SCALED FOR INFORMATION.
- ALL DIMENSIONS ARE SHOWN TO FINISH SURFACES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO ARCHITECT ANY CONDITIONS WHICH WOULD INTERFERE WITH COMPLETION OF WORK.
- CONTRACTOR SHALL PERIODICALLY REMOVE ALL RUBBISH AND WASTE FROM THE JOB SITE AND BROOM CLEAN DAILY. AT THE COMPLETION OF THE WORK LEAVE THE JOB SITE BROOM CLEAN AND FREE OF MATERIALS.
- CONTRACTOR SHALL CONTROL CLEANING TO PREVENT DIRT OR DUST FROM LEAVING THE JOB SITE AND INFILTRATING AREAS NOT INVOLVED IN THE PROJECT.
- ALL WORK IS TO CONFORM WITH DRAWINGS AND SPECIFICATIONS.
- WHEN "APPROVED EQUAL," "EQUAL TO," OR WHERE OTHER GENERAL QUALIFYING TERMS ARE USED, SUBSTITUTES SHALL BE BASED UPON THE REVIEW AND APPROVAL OF THE ARCHITECT.
- A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE FOR USE OF THE ARCHITECT.
- CONTRACTOR TO PROVIDE WALL AND CEILING ACCESS PANELS AS REQUIRED BY MECHANICAL AND ELECTRICAL SUBCONTRACTORS AND AS APPROVED BY THE ARCHITECT.
- CONTRACTOR TO REPAIR, CLEAN, REPLACE, AS REQUIRED ALL EXISTING ACCESS PANELS TO REMAIN IN PROJECT AREA IN A MANNER ACCEPTABLE TO THE ARCHITECT.
- CONTRACTOR SHALL SUBMIT CUTS, SAMPLES, FINISHES, FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING, FABRICATION, OR COMMENCEMENT OF WORK.
- CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS FOR REVIEW AND APPROVAL OF THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. SUBMISSION SHALL BE IN THE FORM OF ONE (1) REPRODUCIBLE SEPIA TRANSPARENCY (POSITIVE SIDE UP) AND TWO (2) PRINTS OF EACH DRAWING. CUTS SHALL BE SUBMITTED IN (6) COPIES.
- CONTRACTOR SHALL PROVIDE ALL SLAB OPENINGS AS REQUIRED BY ELECTRICAL, MECHANICAL AND PLUMBING SUBCONTRACTORS.
- WHERE MECHANICAL, ELECTRICAL OR PLUMBING DEVICES ARE REMOVED OR INSTALLED IN EXISTING PARTITIONS CONTRACTOR SHALL FRAME AND PATCH WALL TO MATCH ADJACENT MATERIALS. FINISHES AND FIRE RATING.
- WHERE DUCTS, ELECTRICAL OR PLUMBING PIPING PASSES THROUGH FLOOR, WALL OR CEILING; CLOSE OFF SPACE BETWEEN PIPE/DUCT AND CONSTRUCTION WITH NON-COMBUSTIBLE INSULATION. PROVIDE SNUG FIT METAL CAPS ON BOTH SIDES AND CALK.
- PATCH ALL WALLS, FLOORS AND CEILINGS WHERE WALLS ARE REMOVED TO MATCH FINISH, TEXTURE AND COLOR IN ADJACENT AREAS.
- LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

TRADES

- ALL WORK SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, REGULATIONS AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK INDICATED IN THE CONTRACT DOCUMENTS.
- UNLESS SPECIFICALLY NOTED OTHERWISE, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, MACHINERY AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF ALL HIS EMPLOYEES AND ALL SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES AND ALL OTHER PERSONS PERFORMING ANY OF THE WORK FOR THE CONTRACTOR.
- THE CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE CONDITIONS THEREON AND TO DETERMINE THE EXTENT OF ALL FACILITIES AND SERVICES REQUIRED TO PERFORM THE WORK IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED ANYWHERE WITHIN THE BOUNDARIES OF THE PROPERTY, AND ANY DAMAGE SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE ARCHITECT AND OWNER.
- DURING THE COURSE OF THE WORK, THE CONTRACTOR SHALL REGULARLY REMOVE ALL UNUSED MATERIAL, RUBBISH AND DEBRIS FROM THE PROPERTY. THE SITE AND PREMISES SHALL BE KEPT REASONABLY CLEAN, NEAT AND ORDERLY TO THE SATISFACTION OF THE OWNER.
- ALL SURVEYS, BORINGS AND OTHER STUDIES REQUIRED FOR THE EXECUTION OF THE WORK SHALL BE PROVIDED BY THE OWNER.
- THE ARCHITECT SHALL ASSIST THE OWNER IN OBTAINING ALL APPROVALS AND PERMITS AND THE OWNER SHALL PAY ALL FEES TO GOVERNING AUTHORITIES HAVING JURISDICTION OVER THE WORK. DO NOT SCALE DRAWINGS. USE DIMENSIONAL NOTATIONS ONLY.
- ALL DIMENSIONS TO THE EXTERIOR WALLS SHALL BE TO THE OUTSIDE FACE OF BRICK VENEER UNLESS OTHERWISE NOTED.
- NOTATIONS ON ANY PLAN, ELEVATION, SECTION OR DETAIL ARE APPLICABLE TO ALL PLANS, ELEVATIONS, SECTIONS AND DETAILS.
- CARPENTRY
 - PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED.
 - WINDOWS - TO BE CHOSEN BY OWNER & ARCHITECT - TO BE SUPPLIED & INSTALLED BY CONTRACTOR
 - INTERIOR DOORS - TO BE CHOSEN BY OWNER & ARCHITECT - TO BE SUPPLIED & INSTALLED BY CONTRACTOR
 - STUDS TO BE METAL STUDS AT 16" O.C. UNLESS OTHERWISE NOTED
 - GYPSUM BOARD WALLS SHALL HAVE CORNERS REINFORCED WITH METAL BEADS. ALL JOINTS SHALL BE TAPED AND SPACKLED RECEIVING THREE COATS OF SPACKLING COMPOUND SANDED TO SMOOTH FINISH.
 - PROVIDE DOUBLE HEADERS AND TRIMMERS AT ALL OPENINGS.
 - ALL EXTERIOR WOOD TRIM SHALL BE 1" X PINE, CLAD WITH BAKED ALUMINUM COLORS TO BE WHITE
- CAULKING
 - INTERIOR - TREMCO "CAULKING COMPOUND"
- PLUMBING
 - ALL PLUMBING FIXTURES SHALL BE CHOSEN BY THE ARCHITECT - TO BE SUPPLIED AND INSTALLED BY CONTRACTOR
 - ALL PLUMBING WORK SHALL CONFORM TO APPLICABLE LOCAL, STATE AND FEDERAL CODES.
 - NEW WATER PIPING SHALL BE TYPE "L" COPPER, HARD TEMPERED WITH DIELECTRIC UNIONS.
- ELECTRICAL
 - THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY FOR COMPLETE INSTALLATION OR WORK SHOWN ON THE DRAWINGS.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE (N.E.C.) AND THE RULES AND REGULATIONS OF THE LOCAL UTILITY COMPANY.
 - ALL WIRING SHALL BE MINIMUM #12 AND #14 (AS REQUIRED) COPPER. NO ALUMINUM WIRE WILL BE PERMITTED.
 - CONVENIENCE DUPLEX RECEPTACLES SHALL BE 15 AMP 125 VOLT, 2 POLE, 3 WIRE, GROUNDING TYPE AS SHOWN ON DRAWINGS. PROVIDE GROUND FAULT RECEPTACLES WHERE REQUIRED BY N.E.C.
- MECHANICAL
 - PROVIDE MECHANICAL VENTILATION FOR BATHROOM IN CONFORMANCE WITH ALL APPLICABLE LOCAL AND STATE ENERGY CODES.

LIST OF SHEETS

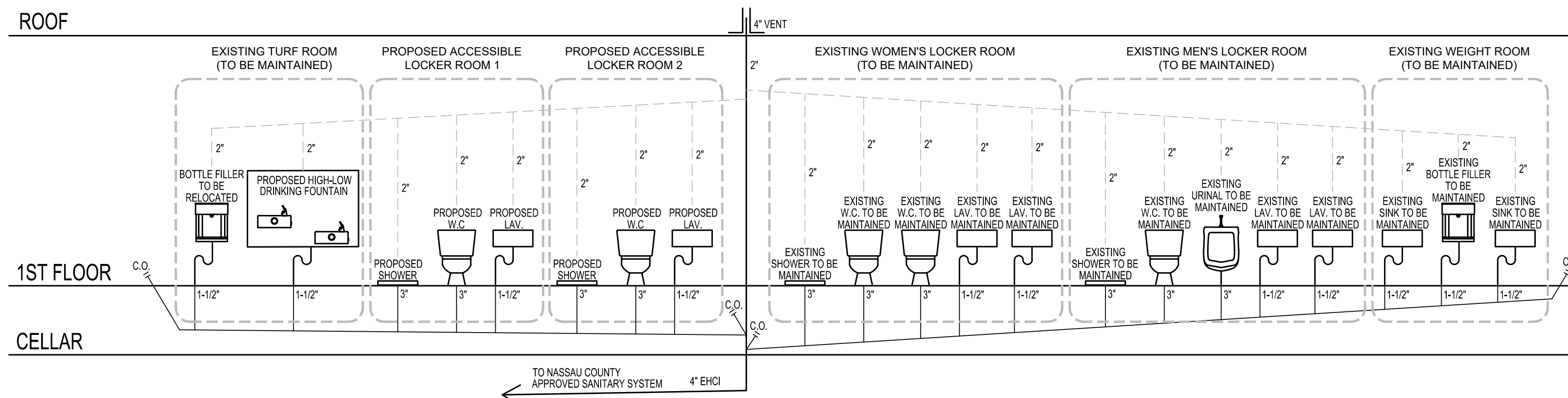
T-100	SCOPE OF WORK; LIST OF SHEETS; ZONING INFORMATION; N.Y.S. FIRE & ENERGY CODES; GENERAL NOTES; PLUMBING RISER DIAGRAM; SITE PLAN; PARKING CALCULATIONS
T-200	GENERAL NOTES; ABBREVIATIONS
DM-100	FIRST FLOOR DEMOLITION PLAN; LEGEND & NOTES
A-100	FIRST FLOOR PLAN; MEZZANINE FLOOR PLAN; ENLARGED LOCKER ROOM DEMOLITION PLAN; LEGEND & NOTES
A-101	ENLARGED LOCKER ROOM PLAN; INTERIOR ELEVATIONS; DOOR AND FRAME SCHEDULE
A-200	FIRST FLOOR REFLECTED CEILING PLAN; MEZZANINE REFLECTED CEILING PLAN; ENTRY LOBBY REFLECTED CEILING PLAN; LEGEND & NOTES
A-300	FIRST FLOOR EGRESS PLAN; MEZZANINE EGRESS PLAN; NYS BUILDING AND PLUMBING CODE CALCULATIONS; LEGEND & NOTES
E-101	ELECTRICAL NOTES & SYMBOLS
E-201	ELECTRICAL SPECIFICATIONS
E-202	ELECTRICAL SPECIFICATIONS
E-300	ELECTRICAL 1ST & MEZZANINE FLOOR PLANS
E-601	ELECTRICAL SCHEDULE
EN-101	MECHANICAL ENERGY CODE
M-101	MECHANICAL NOTES & SYMBOLS
M-201	MECHANICAL SPECIFICATIONS
M-202	MECHANICAL SPECIFICATIONS
M-300	MECHANICAL 1ST & MEZZANINE PLANS
M-401	MECHANICAL DETAILS
M-501	MECHANICAL RISERS
M-601	MECHANICAL SCHEDULES
P-101	PLUMBING NOTES, SYMBOLS & DETAILS
P-201	PLUMBING SPECIFICATIONS
P-300	PLUMBING 1ST FLOOR & DEMOLITION PART PLANS
P-401	PLUMBING DETAILS
P-501	PLUMBING RISER DIAGRAMS
FA-101	FIRE ALARM NOTES & SYMBOLS
FA-300	FIRE ALARM 1ST FLOOR & MEZZANINE PLANS
FA-501	FIRE ALARM RISER DIAGRAM



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Project Title:
POWER TEN FITNESS CLUB
 102 HARBOR ROAD
 PORT WASHINGTON, NY 11050
 MAINTAIN EXISTING CONDITIONS;
 PROPOSED INTERIOR ALTERATIONS
 SECTION 5 BLOCK A LOT 298

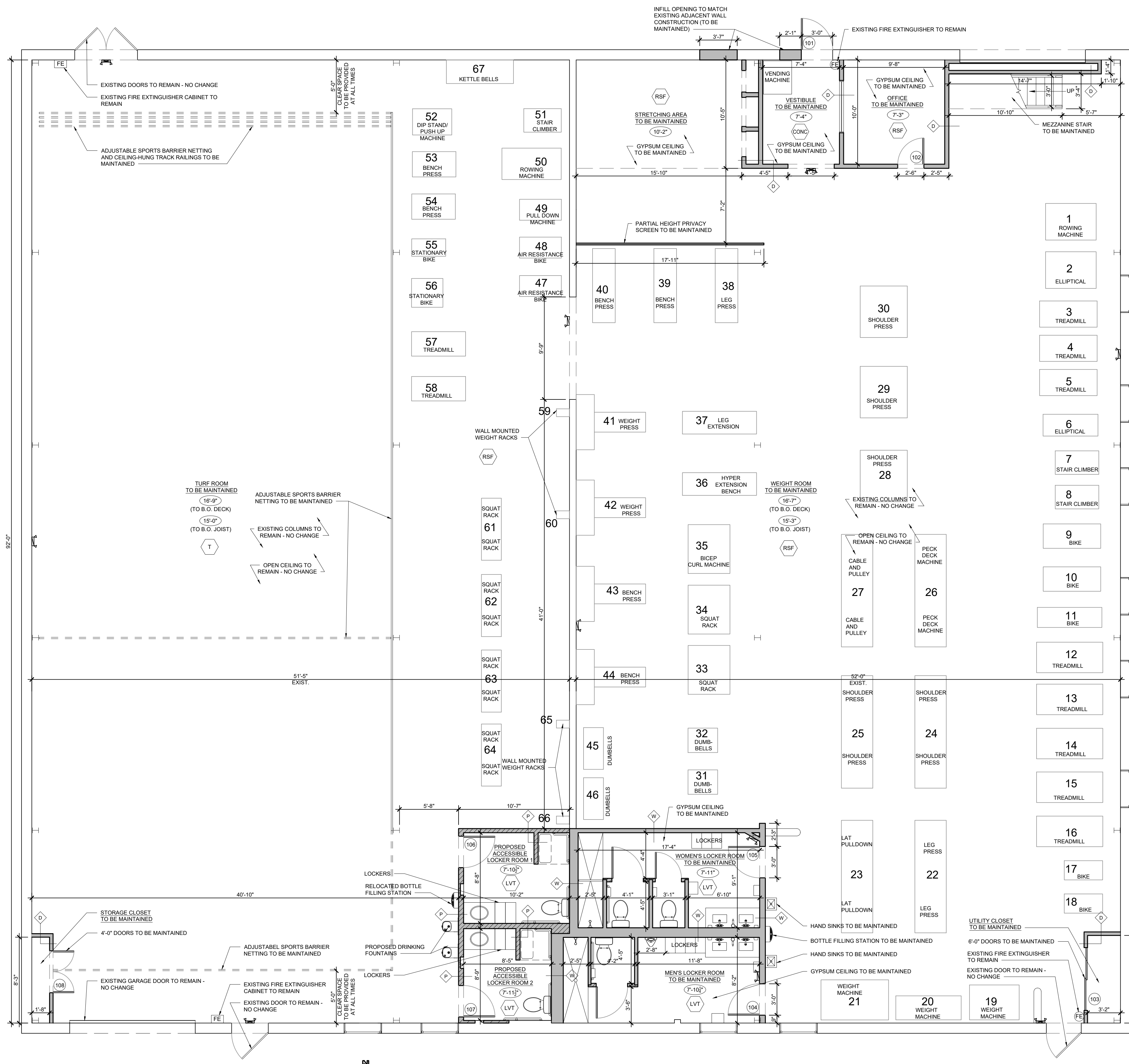
PLUMBING RISER DIAGRAM



TOWN OF NORTH HEMPSTEAD PARKING CALCULATIONS

PROPOSED USE: PLACE OF ASSEMBLY (FITNESS CENTER) (TO BE MAINTAINED)	1 SPACE PER 4 PERSONS LEGALLY ACCOMMODATED	163 TOTAL OCC. / 4 = 40.75 = 41 SPACES 5 EMPLOYEES / 1 = 5 SPACES TOTAL REQUIRED SPACES = 46 SPACES TOTAL PROVIDED SPACES = 24 SPACES (22 SPACE DEFICIENCY)
191 OCCUPANTS	1 SPACE PER EMPLOYEE	
PREVIOUS USE: PLACE OF ASSEMBLY (GYMNASIUMS STUDIO)	1 SPACE PER 4 PERSONS LEGALLY ACCOMMODATED	174 TOTAL OCC. / 4 = 43.5 = 44 SPACES 3 EMPLOYEES / 1 = 3 SPACES TOTAL REQUIRED SPACES = 47 SPACES TOTAL PROVIDED SPACES = 25 SPACES (BZA APPEAL #16632, EXPIRED JUNE 6, 2006)
174 OCCUPANTS	1 SPACE PER EMPLOYEE	

Job No.: 790.00 Drawing Number:
 Scale: AS NOTED T-100
 By: CW
 Date: 03/15/2024
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 SHEET 1 OF 7

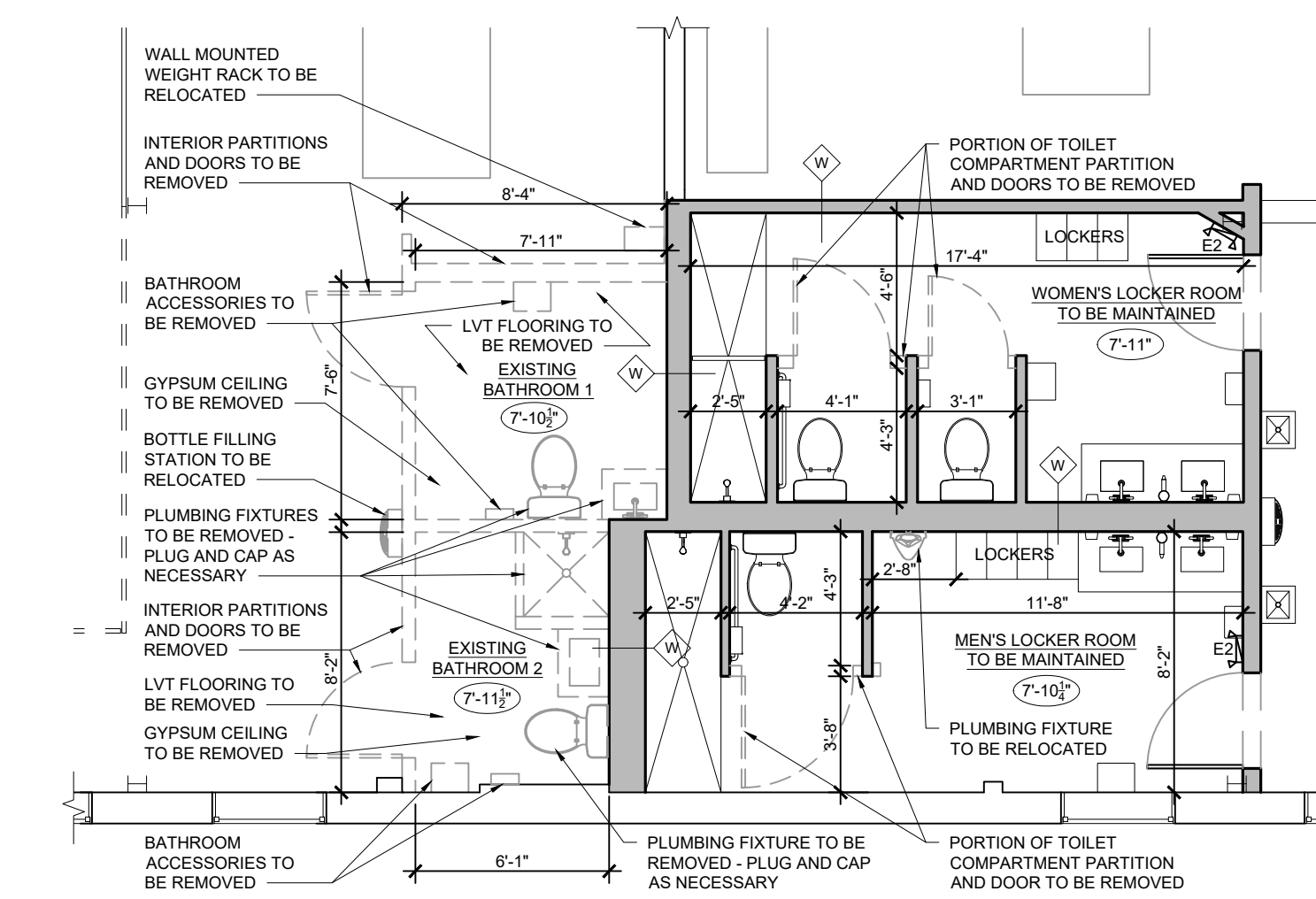


1 FIRST FLOOR PLAN
TO BE MAINTAINED WITH PROPOSED ALTERATIONS SCALE: 3/16"=1'-0"

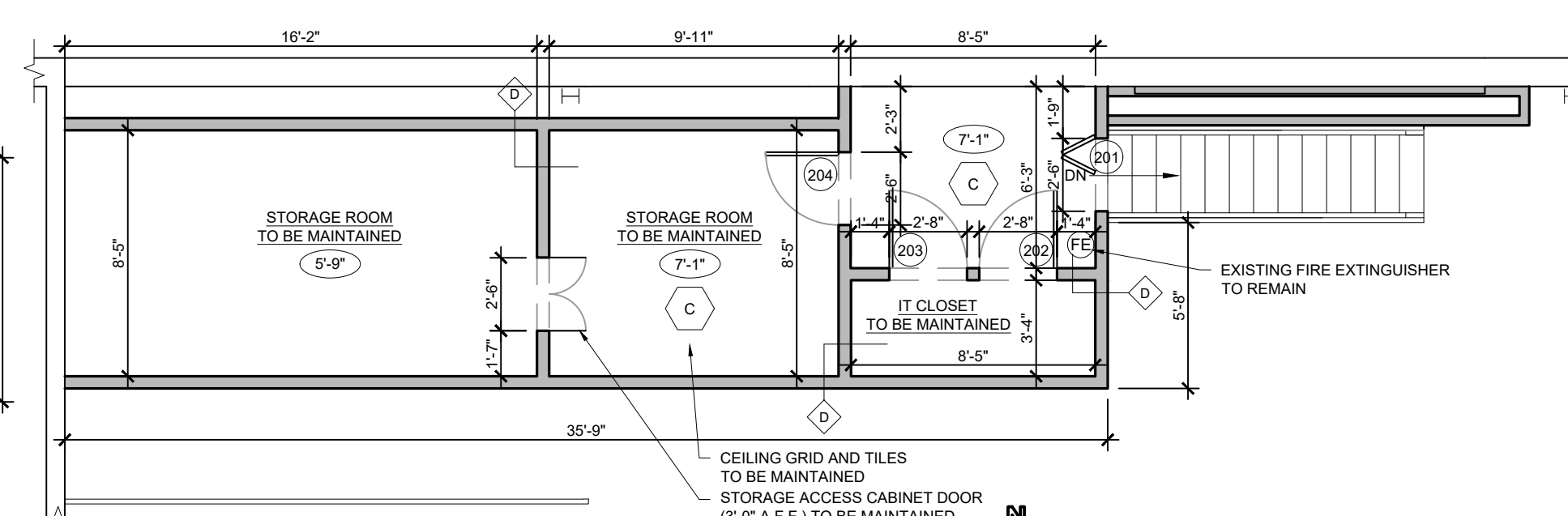
CONSTRUCTION LEGEND

- EXISTING WALL
- EXISTING WALL TO BE MAINTAINED
- ▨ PROPOSED WALL
- EXISTING DOOR TO BE MAINTAINED
- EXISTING DOOR
- FLOOR FINISH
C = CARPET
CONC = CONCRETE
LVT = VINYL TILES
RSF = RUBBER FLOORING
T = ARTIFICIAL GRASS TURF
- X-X" CEILING HEIGHT
- TYPICAL INTERIOR WALL CONSTRUCTION (TO BE MAINTAINED)
- 5/8" GYP. BOARD
- 3 1/2" METAL STUDS, 20GA. @ 16" O.C.
- 5/8" GYP. BOARD
- TYPICAL WET WALL CONSTRUCTION (TO BE MAINTAINED)
- 5/8" GYP. BOARD
- 3 1/2" METAL STUDS, 20GA. @ 16" O.C.
- 5/8" CEMENT BOARD (WET SIDE)
- TYPICAL WET WALL CONSTRUCTION (PROPOSED)
- 5/8" GYP. BOARD
- 3 1/2" METAL STUDS, 20GA. @ 16" O.C.
- 5/8" CEMENT BOARD (WET SIDE)

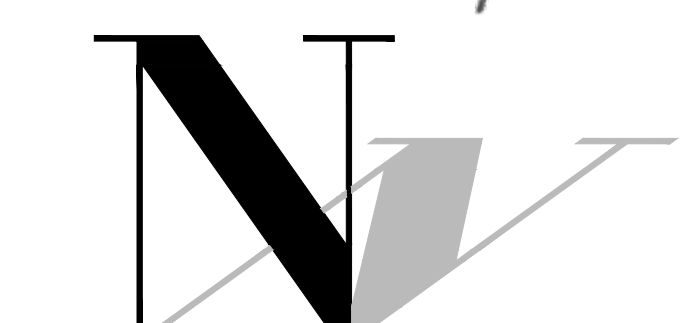
Building Department Use	Date	Issue
	09/16/2024	OMISSION RESPONSE
	07/24/2024	ISSUED FOR FILING



3 ENLARGED LOCKER ROOM DEMOLITION PLAN
TO BE ALTERED FOR CODE COMPLIANCE SCALE: 3/16"=1'-0"



2 MEZZANINE FLOOR PLAN
TO BE MAINTAINED SCALE: 3/16"=1'-0"



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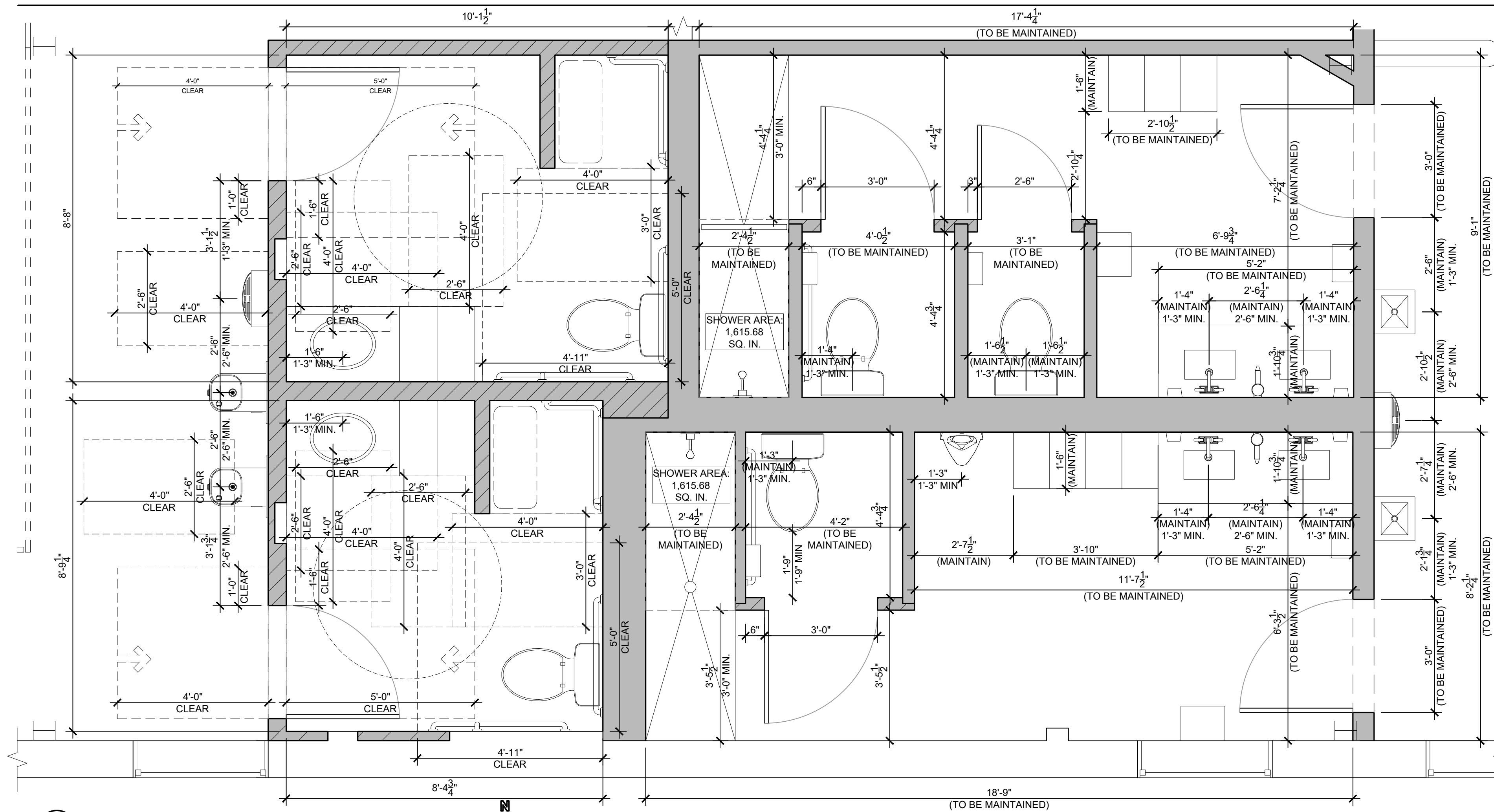
Project Title:
POWER TEN FITNESS CLUB

102 HARBOR ROAD
PORT WASHINGTON, NY 11050
MAINTAIN EXISTING CONDITIONS;
PROPOSED INTERIOR ALTERATIONS
SECTION 5 BLOCK A LOT 298

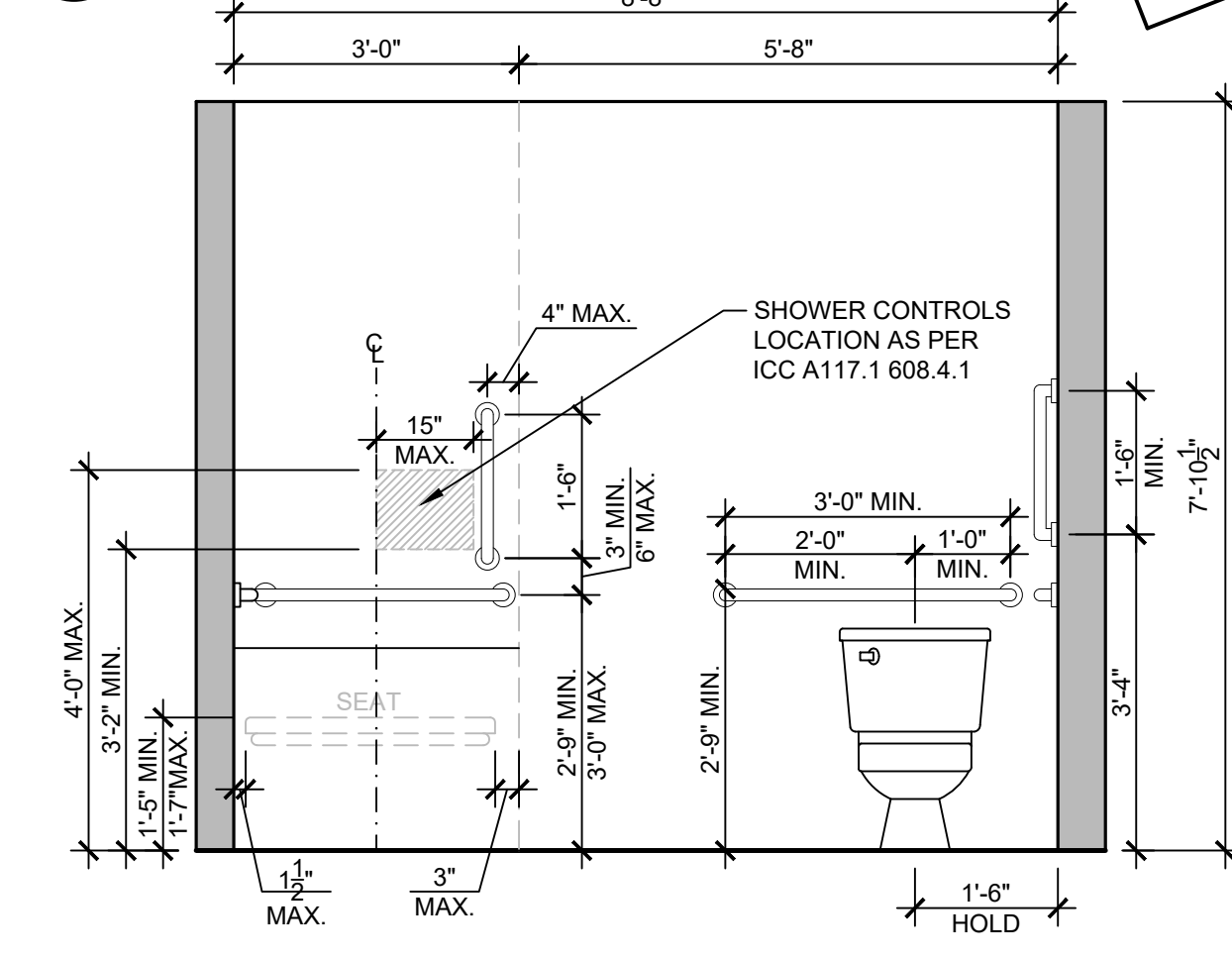
Drawing Title:
FIRST FLOOR PLAN; MEZZANINE FLOOR PLAN; ENLARGED LOCKER ROOM DEMOLITION PLAN; LEGEND & NOTES

Job No.: 790.00 Drawing Number:
Scale: AS NOTED **A-100**
By: CW
Date: 03/15/2024

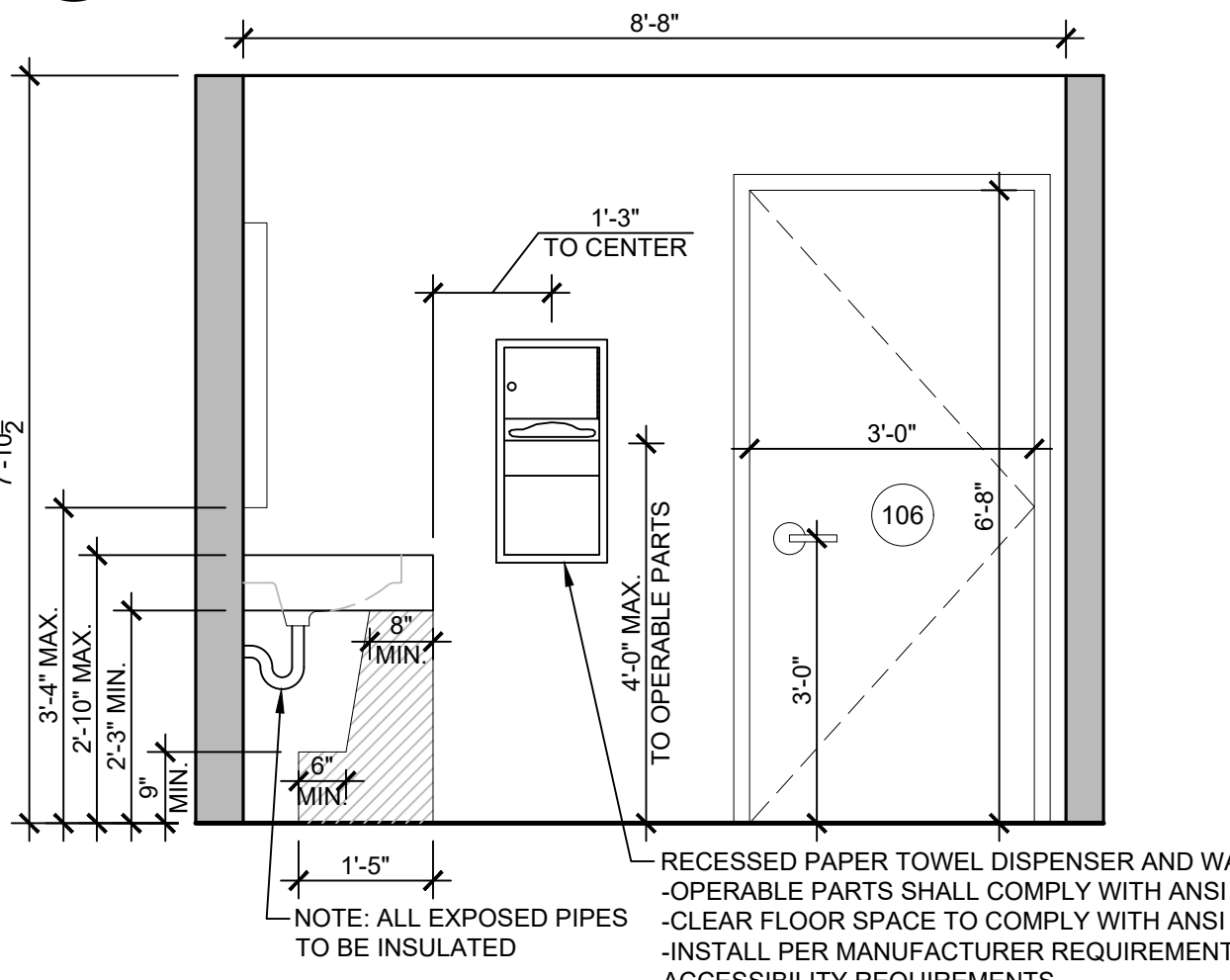
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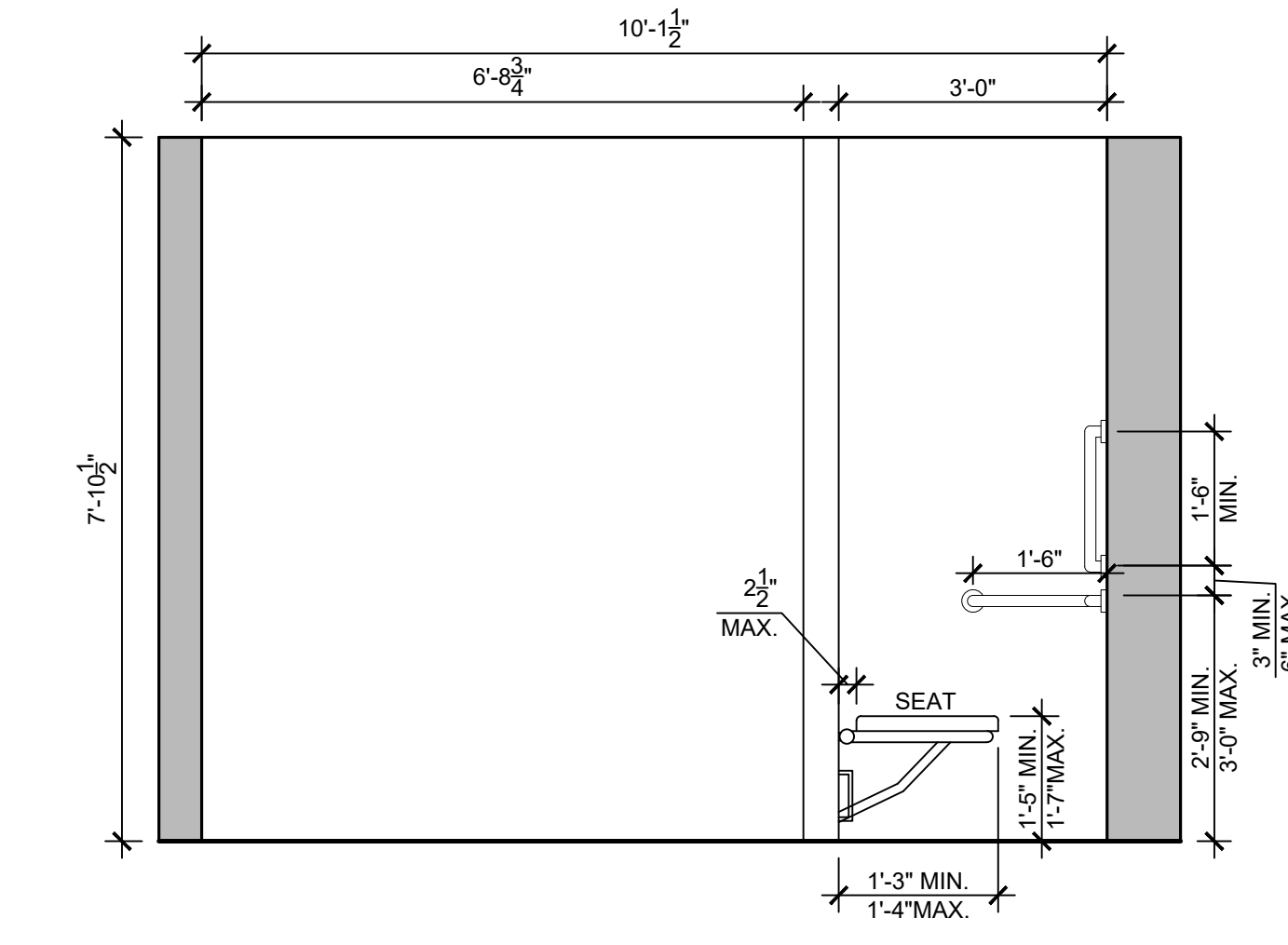
1 ENLARGED LOCKER ROOM PLAN
SCALE: 1/2" = 1'-0"



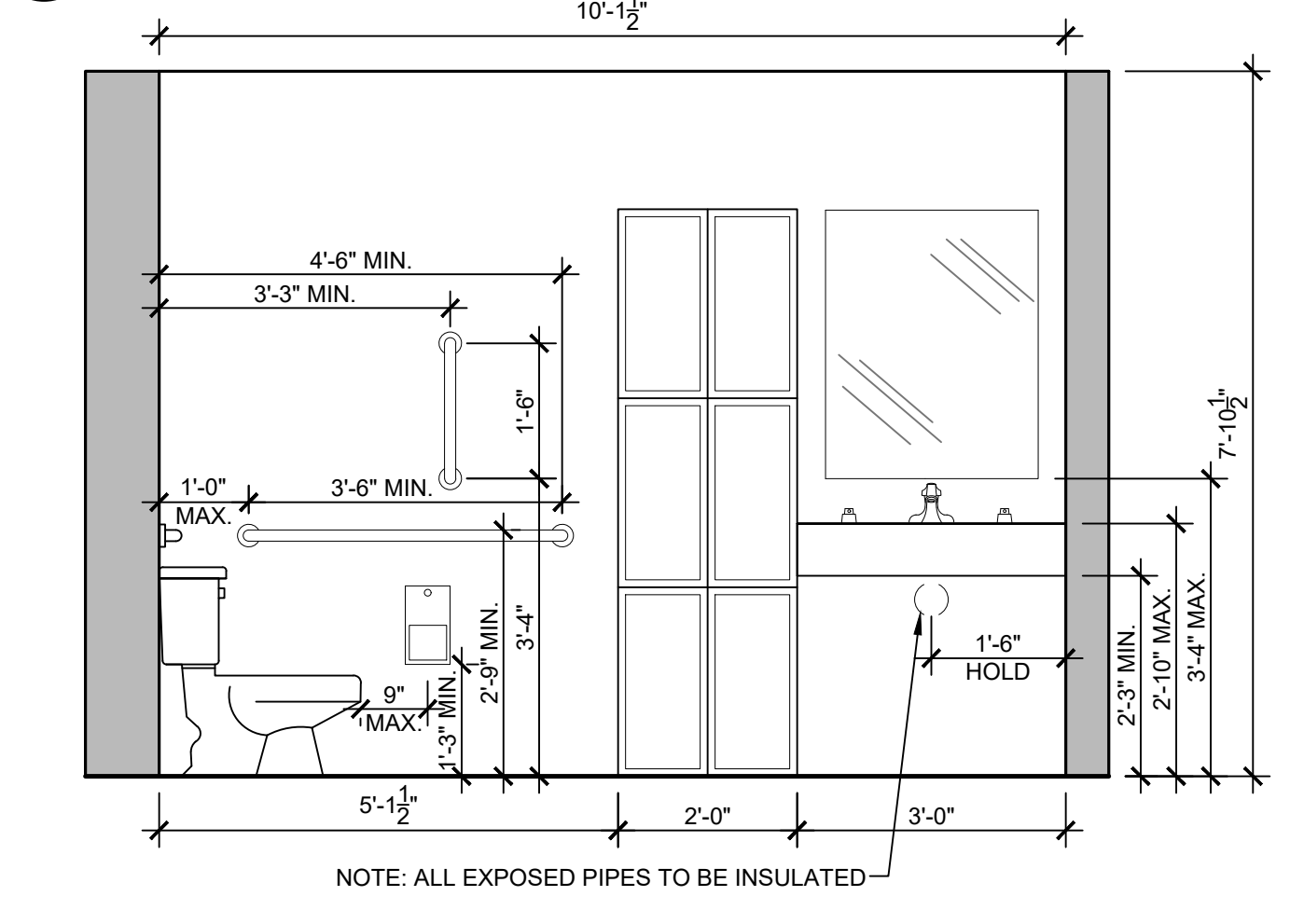
2 INTERIOR ELEVATION
ACCESSIBLE LOCKER ROOM 1
SCALE: 1/2" = 1'-0"



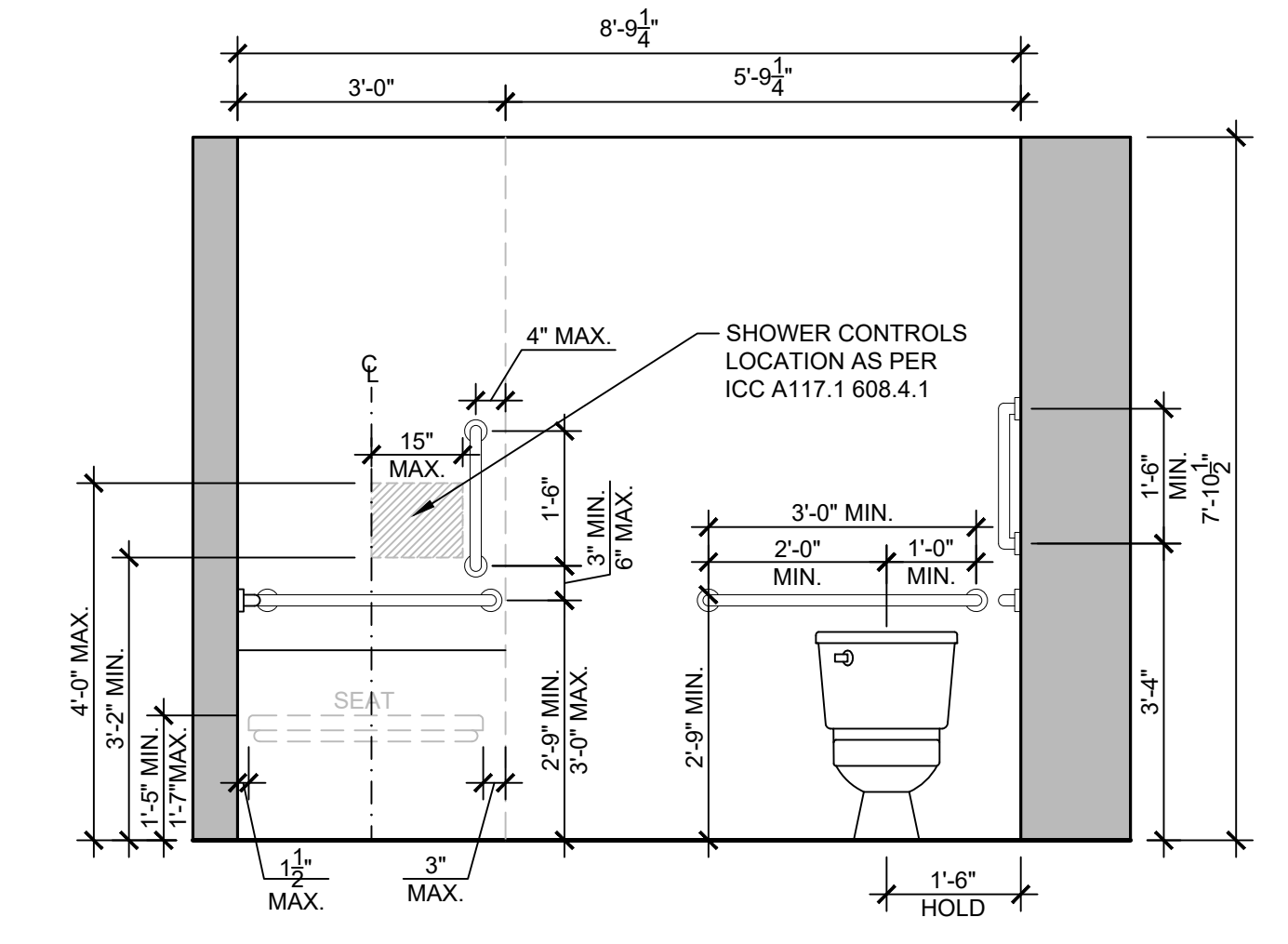
3 INTERIOR ELEVATION
ACCESSIBLE LOCKER ROOM 1
SCALE: 1/2" = 1'-0"



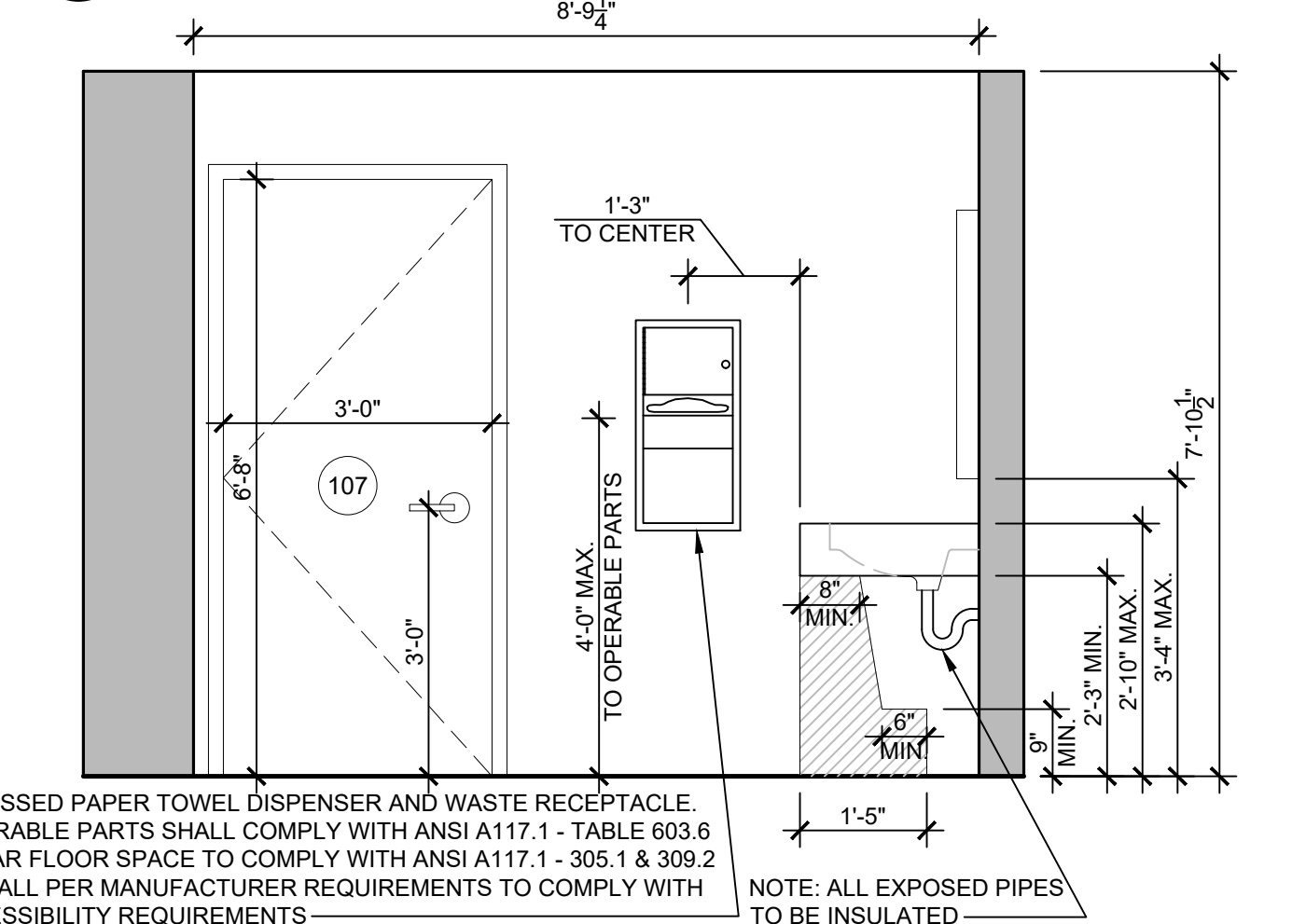
4 INTERIOR ELEVATION
ACCESSIBLE LOCKER ROOM 1
SCALE: 1/2" = 1'-0"



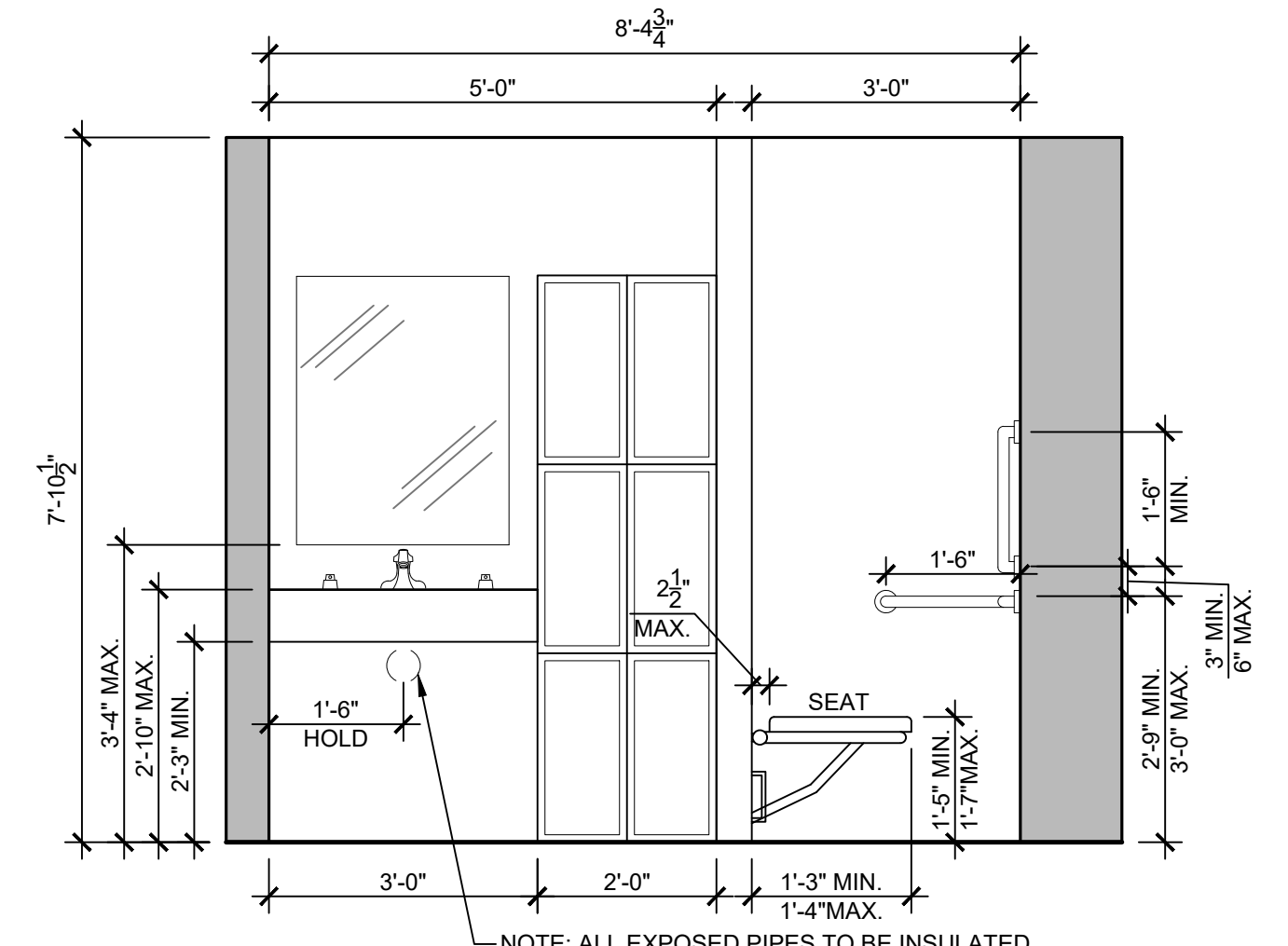
5 INTERIOR ELEVATION
ACCESSIBLE LOCKER ROOM 1
SCALE: 1/2" = 1'-0"



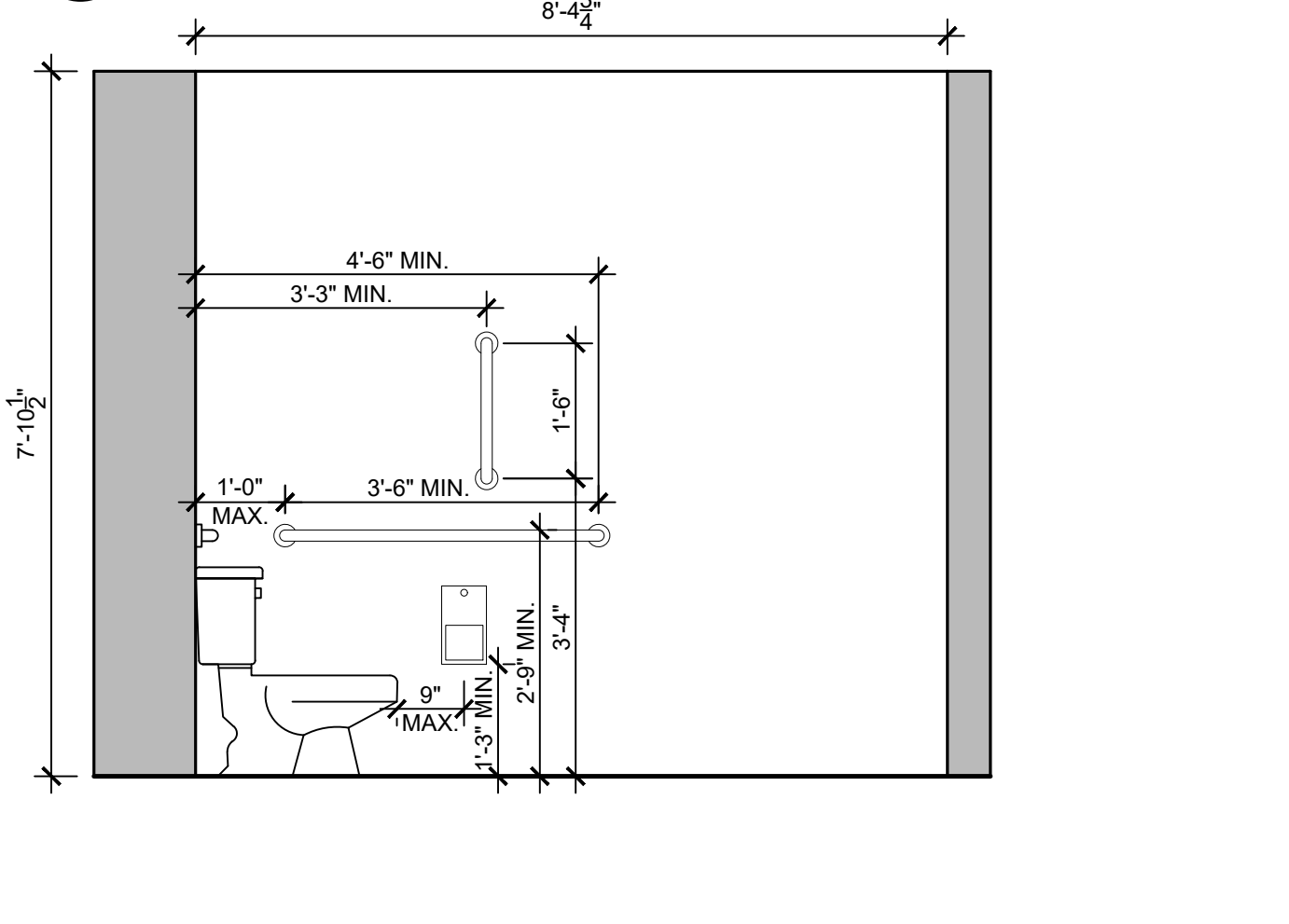
6 INTERIOR ELEVATION
ACCESSIBLE LOCKER ROOM 2
SCALE: 1/2" = 1'-0"



7 INTERIOR ELEVATION
ACCESSIBLE LOCKER ROOM 2
SCALE: 1/2" = 1'-0"



8 INTERIOR ELEVATION
ACCESSIBLE LOCKER ROOM 2
SCALE: 1/2" = 1'-0"



9 INTERIOR ELEVATION
ACCESSIBLE LOCKER ROOM 2
SCALE: 1/2" = 1'-0"

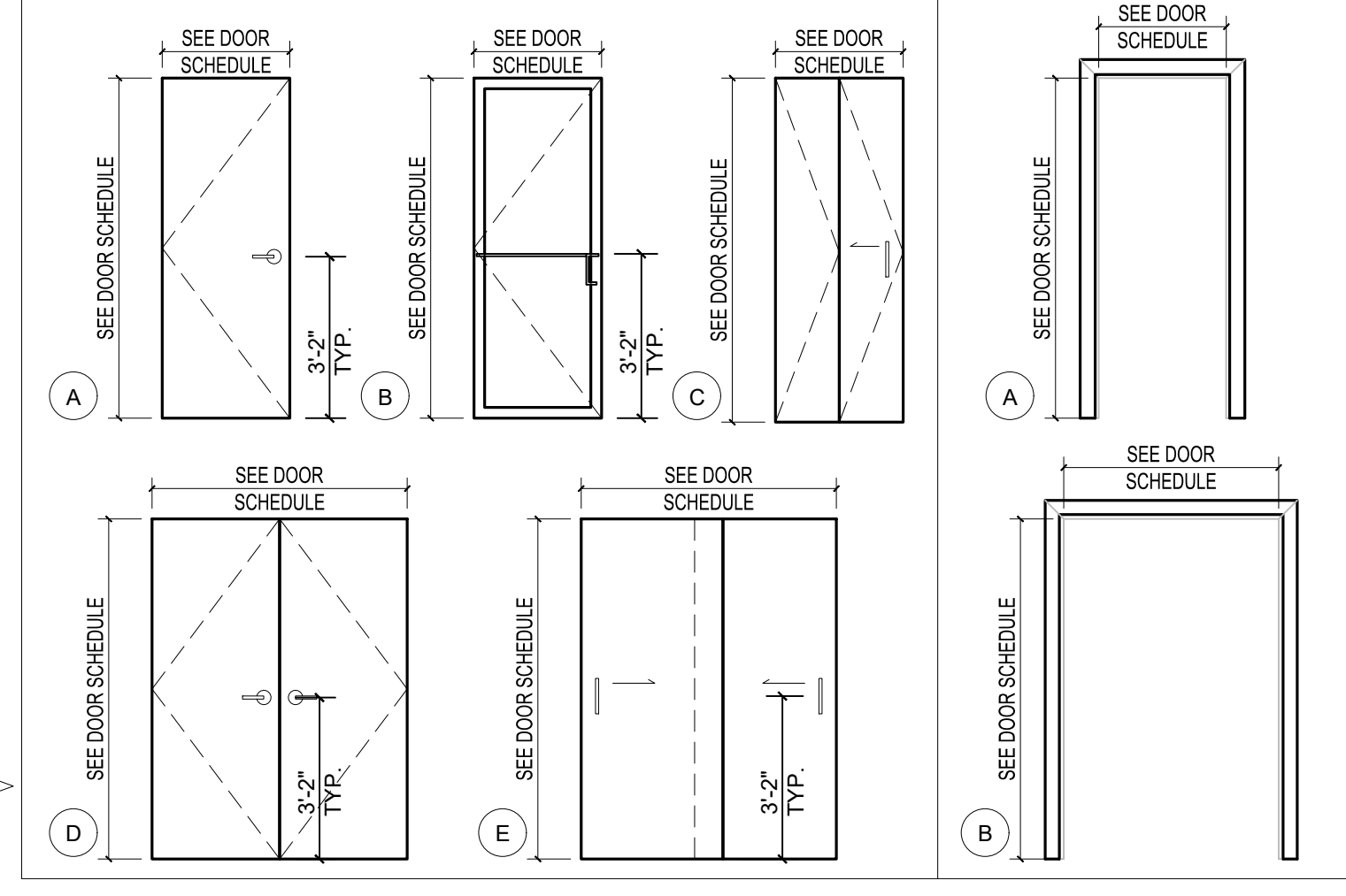
DOOR AND FRAME SCHEDULE

CONTRACTOR TO ORDER DOORS ONLY AFTER FRAMING IS COMPLETED AND OPENING DIMENSIONS ARE VERIFIED. SHOULD ANY DISCREPANCY ARISE, CONTRACTOR IS TO RESOLVE IT WITH OWNER AND ARCHITECT PRIOR TO ORDER.

MARK	ROOM NAME	DOOR						FRAME		REMARKS		
		LEAF	W	H	T	TYPE	MAT	FIN	TYPE		FIN	
101	MAINTENANCE	1	3'-0"	7'-0"	1 3/4"	B	GL	-	A	HM	-	TO BE MAINTAINED
102	FRONT OFFICE	1	2'-6"	6'-8"	1 3/4"	A	HM	-	A	HM	-	TO BE MAINTAINED
103	UTILITY CLOSET	2	6'-0"	6'-8"	1 3/4"	E	HM	-	B	HM	-	TO BE MAINTAINED
104	MEN'S LOCKER ROOM	1	3'-0"	6'-8"	1 3/4"	A	HM	-	A	HM	-	TO BE MAINTAINED
105	WOMEN'S LOCKER ROOM	1	3'-0"	6'-8"	1 3/4"	A	HM	-	A	HM	-	TO BE MAINTAINED
106	ACCESS. LOCKER ROOM 1	1	3'-0"	6'-8"	1 3/4"	A	HM	TBD	A	HM	P	SELF-CLOSING DOOR
107	ACCESS. LOCKER ROOM 2	1	3'-0"	6'-8"	1 3/4"	A	HM	TBD	A	HM	P	SELF-CLOSING DOOR
108	STORAGE CLOSET	2	4'-0"	6'-8"	1 3/4"	D	HM	-	B	HM	-	TO BE MAINTAINED
201	MEZZANINE (TOP OF STAIR)	2	2'-6"	6'-8"	1 3/4"	C	WD	-	A	WD	-	TO BE MAINTAINED
202	STORAGE ROOM	1	2'-8"	6'-8"	1 3/4"	A	WD	-	A	WD	-	TO BE MAINTAINED
203	STORAGE ROOM	1	2'-8"	6'-8"	1 3/4"	A	WD	-	A	WD	-	TO BE MAINTAINED
204	STORAGE ROOM	1	2'-8"	6'-8"	1 3/4"	A	WD	-	A	WD	-	TO BE MAINTAINED

KEY: DOOR: DOOR FINISH: TBY BY OWNER FRAME FINISH: TBY BY OWNER HARDWARE TYPE: TBY BY OWNER
 LEAF NO. OF LEAVES: TBY BY OWNER OPENING WIDTH: P=PAINTED
 H: LEAF HEIGHT T: LEAF THICKNESS DOOR MATERIAL: HM=HOLLOW METAL GL=GLASS WD=WOOD FRAME MATERIAL: HM=HOLLOW METAL WD=WOOD HARDWARE SET: TBY BY OWNER
 1. ALL DOORS ARE TO BE OPERABLE UNLESS OTHERWISE SPECIFIED
 2. ALL GLAZING IN DOORS TO BE TEMPERED
 CONTRACTOR TO COORDINATE WITH OWNER FOR CASING, DOOR STYLES, AND DOOR HARDWARE

DOOR & FRAME TYPES



Building Department Use

Date	Issue
09/16/2024	OMISSION RESPONSE
07/24/2024	ISSUED FOR FILING



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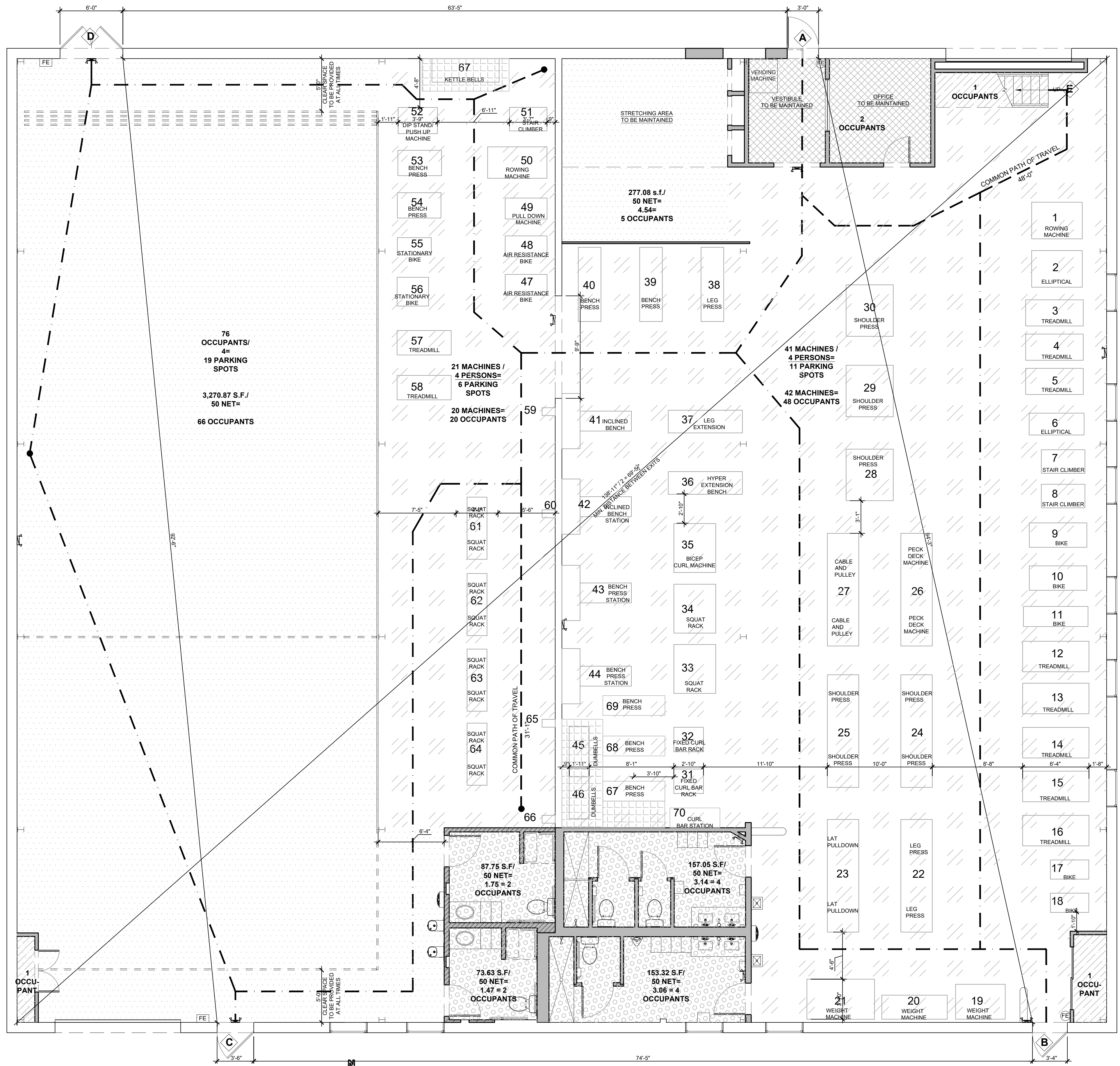
Project Title:
POWER TEN FITNESS CLUB
 102 HARBOR ROAD
 PORT WASHINGTON, NY 11050
 MAINTAIN EXISTING CONDITIONS;
 PROPOSED INTERIOR ALTERATIONS
 SECTION 5 BLOCK A LOT 298
 Drawing Title:
 ENLARGED LOCKER ROOM PLAN;
 INTERIOR ELEVATIONS; DOOR AND
 FRAME SCHEDULE

Job No.: 790.00 Drawing Number:
 Scale: AS NOTED **A-101**
 By: CW
 Date: 03/15/2024

EGRESS LEGEND

[Pattern]	EXERCISE AREA (50 OCCUPANTS/SF)	[Pattern]	OFFICE AREA (150 OCCUPANTS/SF)	[Pattern]	MACHINES (1 OCCUPANT PER MACHINE)
[Pattern]	LOCKER ROOMS (50 OCCUPANTS/SF)	[Pattern]	STORAGE/MECHANICAL (300 OCCUPANTS/SF)	[Pattern]	STANDING (5 OCCUPANTS/SF)
- - - -	COMMON PATH OF EGRESS TRAVEL 75'-0" MAX. (WITHOUT SPRINKLERS)	[Symbol]	LED EXIT SIGN WITH EMERGENCY LIGHTING -SHADED QUADRANT INDICATES ILLUMINATION -EMERGENCY LIGHTING TO HAVE 90 MINUTES OF UNINTERRUPTED CONTINUOUS POWER	[Symbol]	PROPOSED WALL MOUNTED EMERGENCY LIGHTING FIXTURE -90 MINUTES MINIMUM
- - - -	EXIT ACCESS TRAVEL				

Building Department Use	Date	Issue



1 FIRST FLOOR EGRESS PLAN
TO BE MAINTAINED SCALE: 3/16"=1'-0"

2020 NYS BUILDING CODE OCCUPANCY CALCULATIONS

	REQUIREMENT	PROPOSED
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (SECTION 1004.5)		
FIRST FLOOR EXERCISE	50 SQ. FT. GROSS	TURF ROOM = 3,270.72 / 50 = 65.41 = 66 STRETCHING AREA = 277.08 / 50 = 5.54 = 6
EXERCISE MACHINES	1 PERSON PER MACHINE	TURF ROOM/MACHINE ROOM: 52 SINGLE USER MACHINES = 52 10 DOUBLE USER MACHINES = 20
LOCKER ROOM	150 SQ. FT. GROSS	WOMEN'S LOCKER ROOM: 157.05 / 50 = 3.14 = 4 MEN'S LOCKER ROOM: 153.32 / 50 = 3.07 = 4 ACCESS LOCKER ROOM 1: 87.75 / 50 = 1.76 = 2 ACCESS LOCKER ROOM 2: 73.64 / 50 = 1.47 = 2
BUSINESS SPACE	300 SQ. FT. GROSS	OFFICE & VESTIBULE: 169.29 / 150 = 1.13 = 2
STORAGE/MECH.	300 SQ. FT. GROSS	STORAGE & UTILITY: 76.40 / 300 = 0.25 = 1
MACHINE ROOM (STANDING SPACE)	5 SQ. FT. NET	TOTAL FIRST FLOOR = 143 OCCUPANTS DUMBBELL RACKS = 76.87 / 50 = 1.53 = 2 KETTLE BELL RACK = 25.82 / 50 = 0.52 = 1
MEZZANINE STORAGE/MECH.		STORAGE: 170.57 / 300 = 0.36 = 1 TOTAL MEZZANINE = 1 OCCUPANT
TOTAL OCCUPANCY = 163 OCCUPANTS		

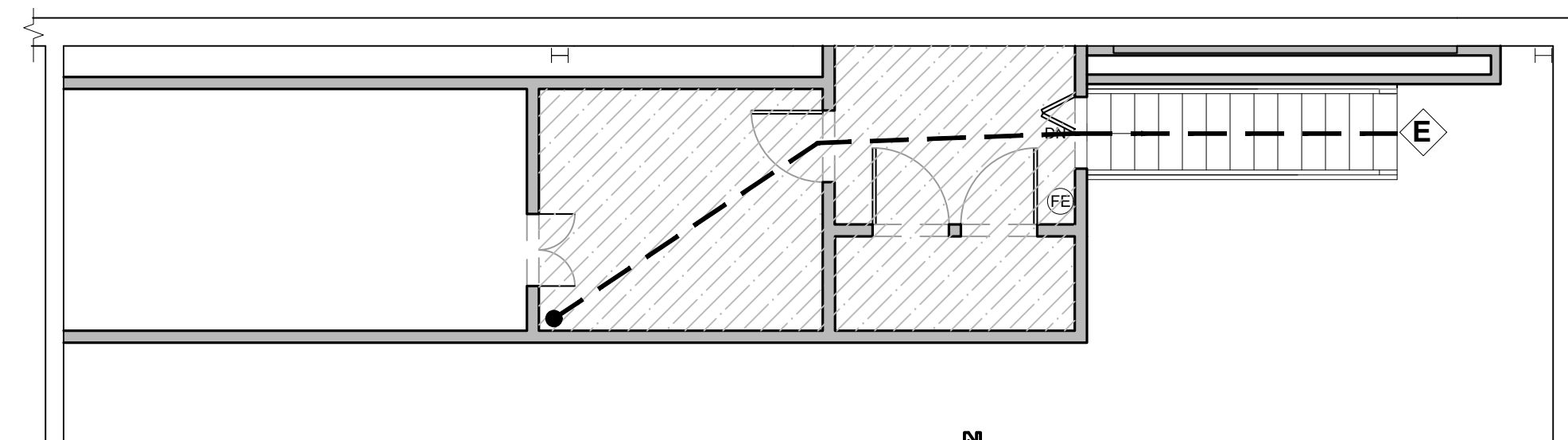
MINIMUM EGRESS WIDTH AND NUMBER (SECTIONS 1005 & 1006)

MAIN ENTRANCE (PARKING LOT)	36" DOOR / 0.2 = 180 OCC. LOAD	A 163 OCCUPANTS (FIRST FLOOR + MEZZANINE) PROPOSED LOAD 48 < 180 THEREFORE OK
MACHINE ROOM EXIT	40" DOOR / 0.2 = 200 OCC. LOAD	B 163 OCCUPANTS (FIRST FLOOR + MEZZANINE) PROPOSED LOAD 48 < 200 THEREFORE OK
TURF ROOM EXIT (PARKING LOT)	42" STAIR / 0.2 = 210 OCC. LOAD	C 163 OCCUPANTS (FIRST FLOOR + MEZZANINE) PROPOSED LOAD 48 < 210 THEREFORE OK
TURF ROOM EXIT (DOUBLE DOORS)	60" STAIR / 0.2 = 300 OCC. LOAD	D 163 OCCUPANTS (FIRST FLOOR + MEZZANINE) PROPOSED LOAD 48 < 300 THEREFORE OK
MEZZANINE STAIR	32" STAIR / 0.3 = 106 OCC. LOAD	E 2 OCCUPANTS (MEZZANINE) PROPOSED LOAD 1 < 106 THEREFORE OK
TRAVEL DISTANCE GROUP A-3	75'-0" MAX. TRAVEL DISTANCE (WITHOUT SPRINKLER SYSTEM)	48'-0" < 75' THEREFORE OK

2020 NYS PLUMBING CODE PLUMBING FIXTURE CALCULATIONS

	REQUIREMENT	PROPOSED
MINIMUM PLUMBING FACILITIES 403.1 ASSEMBLY A-3	163 TOTAL OCCUPANTS 81 MALE/82 FEMALE	
WATER CLOSETS	MALE: 1 PER 125 OCCUPANTS FEMALE: 1 PER 65 OCCUPANTS	0.65 REQUIRED (1) 1.26 REQUIRED (2) 3 ¹ PROVIDED (1 URINAL) ² 3 ¹ PROVIDED
LAVATORIES	MALE: 1 PER 200 OCCUPANTS FEMALE: 1 PER 200 OCCUPANTS	0.40 REQUIRED (1) 0.41 REQUIRED (1) 3 ¹ PROVIDED 3 ¹ PROVIDED
BATHTUBS/SHOWERS	NOT REQUIRED	0 REQUIRED 4 ¹ PROVIDED
DRINKING FOUNTAINS	1 PER 500 OCCUPANTS	2 REQUIRED ³ 2 PROVIDED ³
OTHER	1 SERVICE SINK	1 PROVIDED 1 PROVIDED

- THE PLUMBING FIXTURES LOCATED IN SINGLE-USER TOILET FACILITIES AND BATHING ROOMS... SHALL CONTRIBUTE TOWARDS THE TOTAL NUMBER OF REQUIRED PLUMBING FIXTURES FOR A BUILDING OR TENANT SPACE, AND SHALL BE DEDUCTED PROPORTIONATELY, FROM THE REQUIRED GENDER RATIOS OF TABLE 403.1 (NYS PC 403.1.1).
- IN EACH BATHROOM OR TOILET ROOM, URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 67 PERCENT OF THE REQUIRED WATER CLOSETS FOR MALES ACCORDING TO TABLE 403.1 IN ASSEMBLY AND EDUCATIONAL OCCUPANCIES (NYS PC 424.2).
- WHERE DRINKING FOUNTAINS ARE REQUIRED, NOT FEWER THAN TWO DRINKING FOUNTAINS SHALL BE PROVIDED. ONE DRINKING FOUNTAIN SHALL COMPLY WITH THE REQUIREMENTS FOR PEOPLE WHO USE A WHEELCHAIR AND ONE DRINKING FOUNTAIN SHALL COMPLY WITH THE REQUIREMENTS FOR STANDING PERSONS (NYS PC 410.3).



2 MEZZANINE EGRESS PLAN
TO BE MAINTAINED SCALE: 3/16"=1'-0"



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Project Title:
POWER TEN FITNESS CLUB
102 HARBOR ROAD
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MAINTAIN EXISTING CONDITIONS;
PROPOSED INTERIOR ALTERATIONS
SECTION 5 BLOCK A LOT 298
Drawing Title:
FIRST FLOOR EGRESS PLAN;
MEZZANINE EGRESS PLAN; NYS
BUILDING AND PLUMBING CODE
CALCULATIONS; LEGEND & NOTES

Job No.: 790.00 Drawing Number:
Scale: AS NOTED **A-300**
By: CW
Date: 03/15/2024

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PROJECT SCHEDULE

SIGN #	SIGN TYPE/ DESCRIPTION	QTY.
B	7'-0" PATCH W/ 14" LTRS HORIZONTAL	ONE (1)

PROJECT:

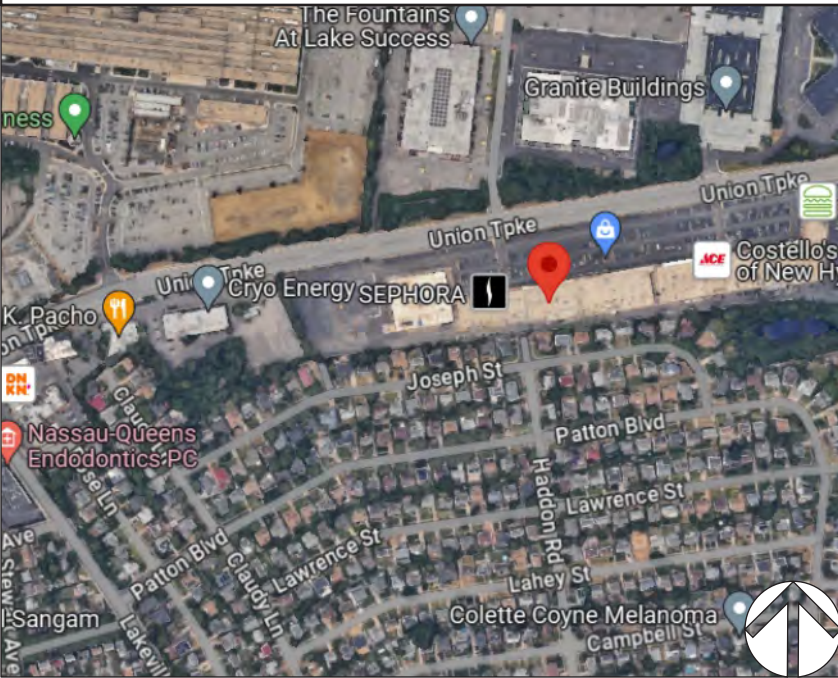


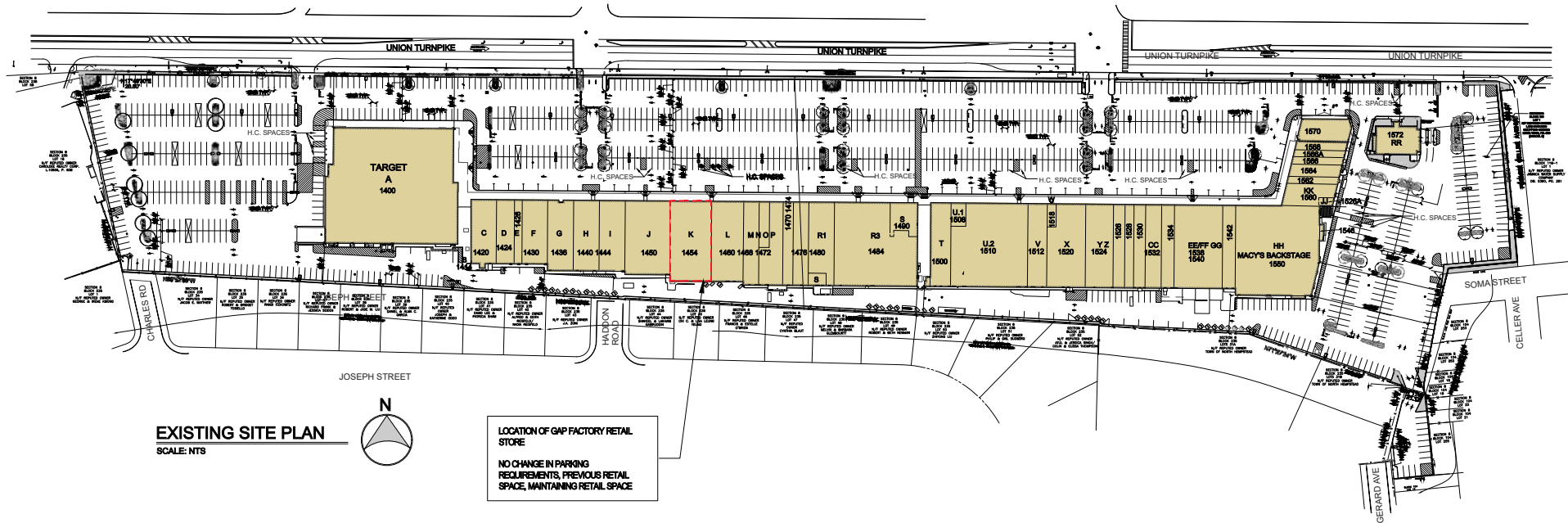
2024

STORE #5574
1454 UNION TURNPIKE
SUITE K
NEW HYDE PARK, NY 11040

#21675

VICINITY MAP





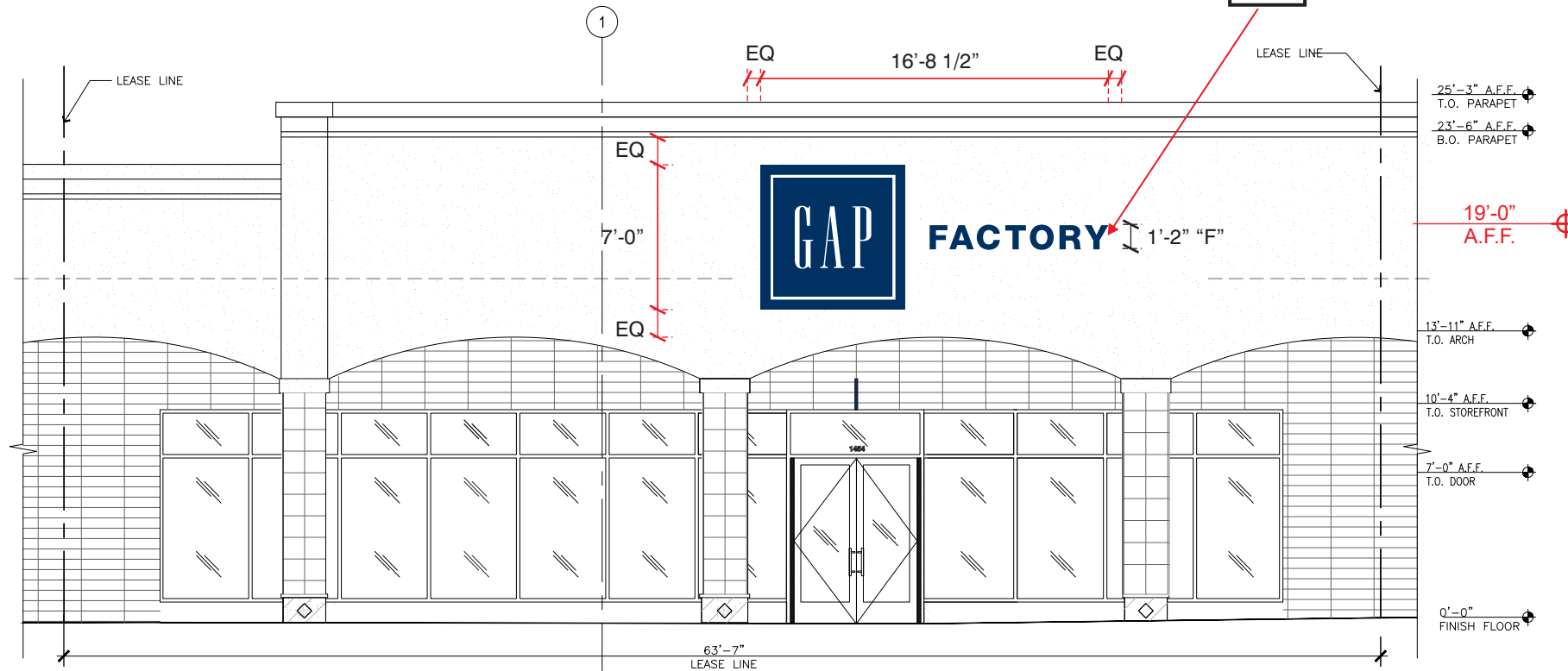
EXISTING SITE PLAN
SCALE: NTS



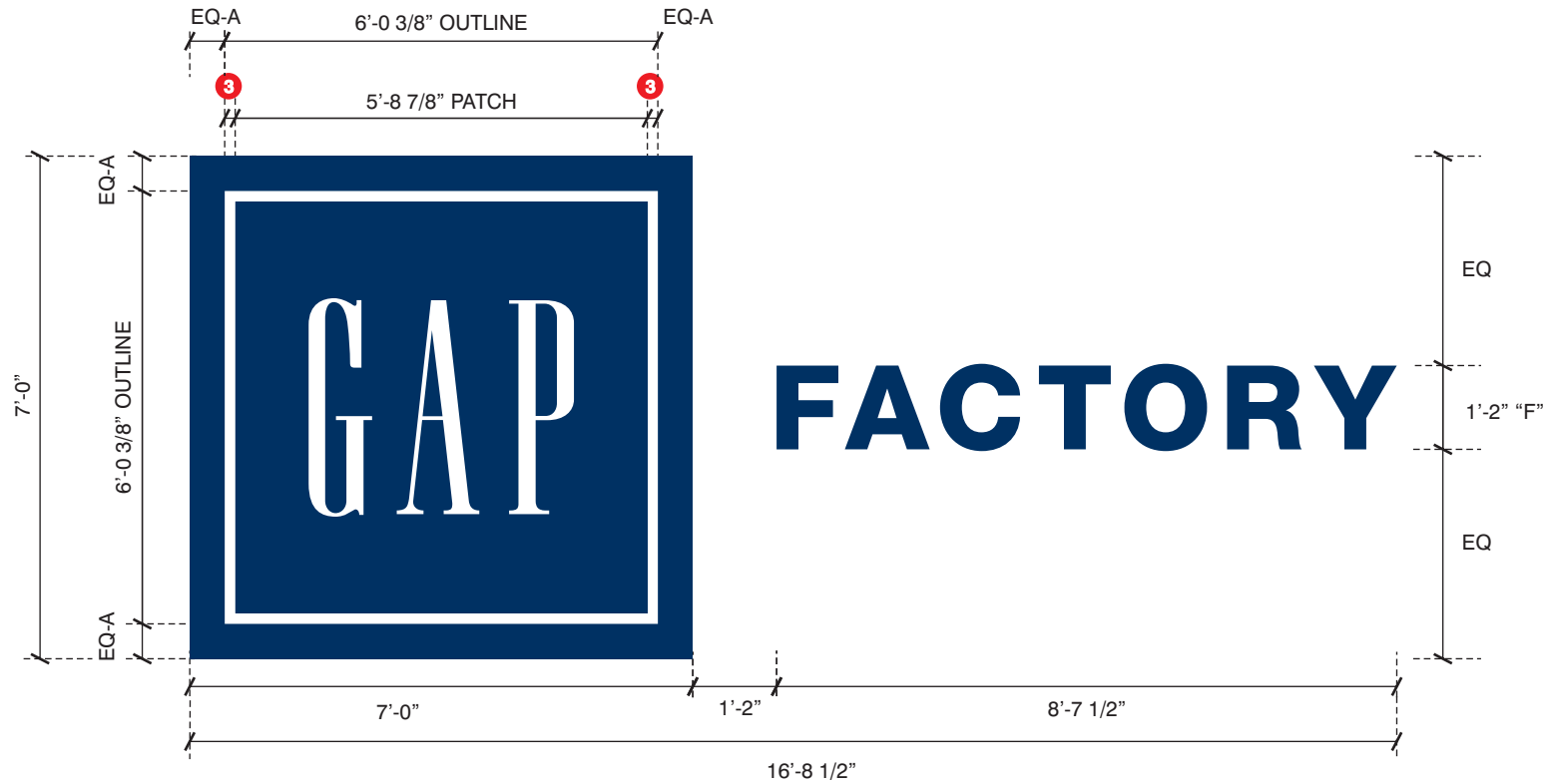
LOCATION OF GAP FACTORY RETAIL STORE
NO CHANGE IN PARKING REQUIREMENTS, PREVIOUS RETAIL SPACE, MAINTAINING RETAIL SPACE

NOTE: ANY SIGNS ABOVE 19' FROM FINISH FLOOR REQUIRES A VARIANCE

B "GAP" PATCH SIGN WITH "FACTORY" LETTERS



3. OUTLINE WIDTH TO BE .0258 x SIZE OF PATCH.



QTY.: ONE (1)

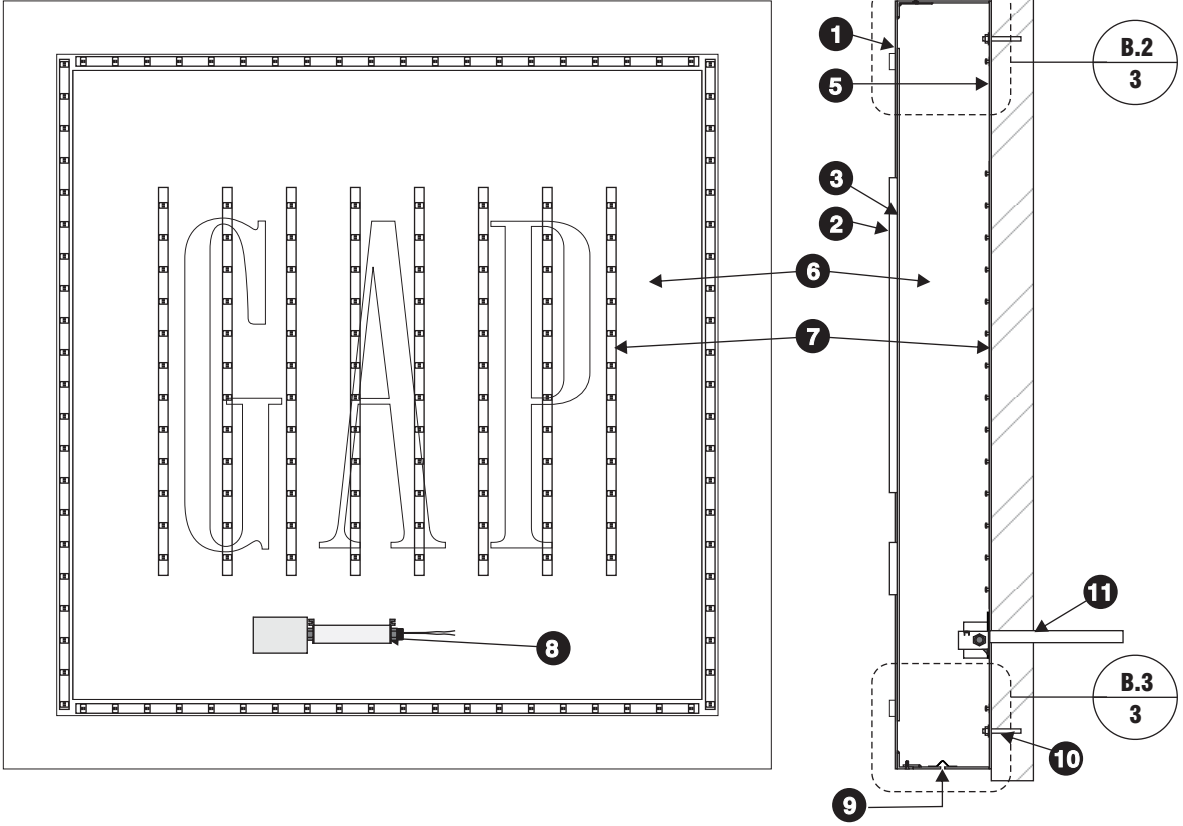
B "GAP" PATCH SIGN WITH "FACTORY" LETTERS - SIGN ELEVATION
Scale: 3/8" = 1'-0"

2017 LOGO
LAYOUT OF SIGN BOX TO FOLLOW
CUSTOMER SUPPLIED ARTWORK



B.1 "GAP" PATCH SIGN FACE LIT - ELEVATION AND SECTION - VERSION 2.6
 Scale: N.T.S.

1. HINGED FACE 1/8" THK. ALUM. WELDS TO A 1" x 1" x 1/8" THK. ALUM. ANGLE FRAME. FACE AND 1" RETURNS PAINT PPG DELTRON 2000 "GAP 2004 BLUE" HIGH GLOSS FINISH (NO BUFFING).
2. ROUTED OUT 1/2" CLEAR PLEXI PUSH THRU COPY, W/ TO READ "GAP FACTORY" PEENED FINISH ON FACE & SIDES .
3. PUSH THRU LETTERS BACKED UP W/ WHITE ACRYLIC
4. 1/8" THK. ALUM. 5" DEEP RETURNS PAINT PPG DELTRON 2000 "GAP 2004 BLUE" HIGH GLOSS FINISH (NO BUFFING). (NOTE: 6" DEEP OVER ALL WITH 1" FACE & 5" CABINET RETURNS)
5. 1/8" THK. ALUM. BACK WELDS TO RETURNS.
6. INSIDE OF CABINET FINISHED WHITE.
7. WHITE LEDS, SPACED 4" ON CENTER, COMPONENTS MOUNTED TO BACK FOR EVEN ILLUM. OF LETTERS.
8. POWER PACK WITH J-BOX.
9. WEEP HOLE WITH COVER
10. V.I.F. EXISTING FIELD CONDITIONS FOR STRUCTURAL ATTACHMENTS
11. 3/4" DIA. CONDUIT TO J-BOX, VERIFY EXACT LOCATION BEFORE PRODUCTION



2017 LOGO
 LAYOUT OF SIGN BOX TO FOLLOW
 CUSTOMER SUPPLIED ARTWORK

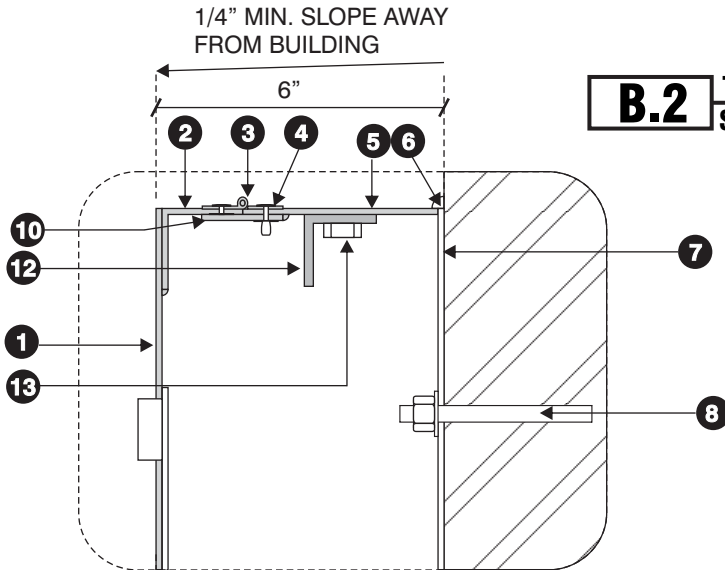
LEDS SPECS;
 TEMP.: 6500K
 LUMENS: 70 LUMENS PER MODULE.
 LAYOUT AND LUMEN WILL VARY
 DEPENDING ON SIZE OF SIGN

120V INSTALL	1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED. 2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION. 3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT. 4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE	ELECTRICAL	1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED. 2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN. 3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.
	FABRICATOR		1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION. 2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN

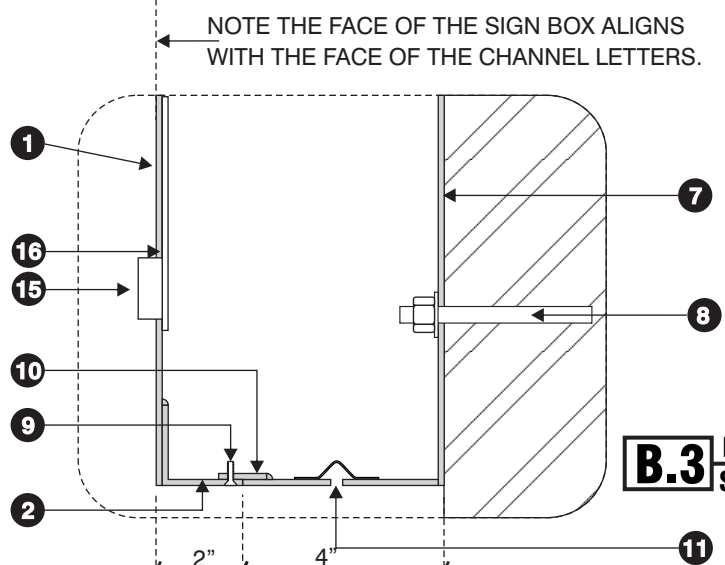


SECTION DETAIL NOTES

1. HINGED FACE 1/8" THK. ALUM. WELDS TO A 2" x 2" x 1/4" THK. ALUM. ANGLE FRAME. FACE AND 2" RETURNS. PAINT PPG DELTRON 2000 "GAP 2004 BLUE" HIGH GLOSS FINISH (NO BUFFING).
2. 2" x 2" x 1/4" THK. ALUM. ANGLE FRAME.
3. 1" ALUM. PIANO HINGE AT TOP WELDS TO 2" ANGLE FRAME AND POP-RIVETS TO THE RETURN.
4. 3/16" POP-RIVET W/ A WASHER
5. 1/8" THK. ALUM. 4" DEEP RETURNS. PAINT PPG DELTRON 2000 "GAP 2004 BLUE" HIGH GLOSS FINISH (NO BUFFING). (NOTE: 6" DEEP OVER ALL WITH 2" FACE & 4" CABINET RETURNS)
6. CONTINUOUS BEAD OF SEALANT
7. 1/8" THK. ALUM. BACK, WELDS TO RETURNS.
8. V.I.F. EXISTING FIELD CONDITIONS FOR STRUCTURAL ATTACHMENTS
9. 6/32 FLAT HEAD FLUSH MOUNTING SCREW AT BOTH ENDS PAINT PPG DELTRON 2000 "GAP 2004 BLUE" HIGH GLOSS FINISH (NO BUFFING).
10. 1/8" THK. CONT. ALUM. FLAT BAR WELDS TO RETURNS
11. 1/4" WEEP HOLE W/ COVER
12. TWO (2) PIECES OF 1'-0" LONG x 2" x 2" ALUM. ANGLE WELDS @ TOP OF SIGN, CENTERED ON RETURN. EXACT PLACEMENT DETERMINED IN PRODUCTION.
13. 1/2" NUT WELDS TO 1'-0" LONG x 2" x 2" ALUM. ANGLE. ONE (1) BOLT PER ANGLE. NUT TO ALLOW TEMPORARY MOUNTING OF 1/2" EYE-BOLT FOR SIGN INSTALLATION.
14. SUPPLY TWO (2) 1/2" BOLTS, BOLTS MOUNTS IN HOLES AFTER INSTALLATION. BOLTS FINISH TO MATCH RETURNS.
15. ROUTED OUT 1/2" CLEAR PLEXI PUSH THRU LOGO COPY OUTLINE, PEENED FINISH ON FACE & SIDES .
16. PUSH THRU LETTERS BACKED UP W/ WHITE ACRYLIC



B.2 TOP OF SIGN, DETAIL - VERSION 2.6
Scale: N.T.S.



B.3 BOTTOM OF SIGN, DETAIL - VERSION 2.6
Scale: N.T.S.

**120V
INSTALL**

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120V/20A DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

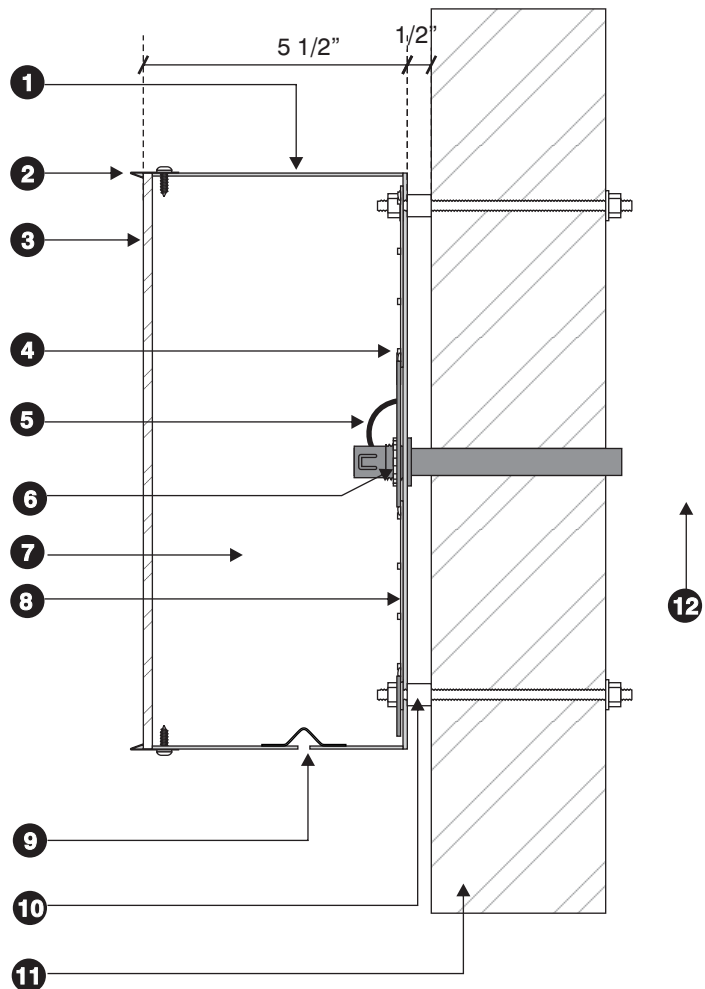
FABRICATOR

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND, LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN



NOTE: OPTIONAL DAY/NITE FACES FOR LIGHT FASCIA COLOR REQUIRES STORE DESIGN APPROVAL TO USE THIS SIGN.

B.4 "FACTORY" LETTERS FACE LIT - TYPICAL SECTION - VERSION 2.6
Scale: N.T.S.



1. .040 ALUM. 5 1/2" DEEP RETURNS SPACED OFF FASCIA 1/2" -PAINT PPG DELTRON 2000 "GAP 2004 BLUE" HIGH GLOSS FINISH (NO BUFFING).
2. TRIM CAPS PAINT PPG DELTRON 2000 "GAP 2004 BLUE" HIGH GLOSS FINISH (NO BUFFING).
3. 1/8" THK. WHITE PLEXIGLAS FACE W/ 3M PERFORATED VINYL PAINT PPG DELTRON 2000 "GAP 2004 BLUE" HIGH GLOSS FINISH (NO BUFFING).
4. WHITE LEDS, NOTE: PLACEMENT OF LED'S FOR OPTIMUM ILLUMINATION OF LETTERS TO BE DETERMINED IN PRODUCTION
5. U/L APPROVED LOW VOLTAGE WIRE 18GA
6. WALL BUSTER UL PASSTHRU. WRAP W/ VINYL FINISHED TO MATCH FASCIA
7. PRIME AND FOG INTERIOR WHITE (EXCEPT PLEXI)
8. .063 ALUM. BACK
9. 1/4" DIA. WEEP HOLE W/ COVER
10. 1/4/20 ALLTHREAD W/ NUTS AND WASHERS AND A 5/16" I.D. 1/2" LONG COVER SLEEVE FINISHED TO MATCH FASCIA, ALL THREAD THROUGH TO PLYWOOD BACKING OR DIRECTLY TO METAL STUDS.
11. EXISTING FASCIA.
12. REMOTE 120V LED POWER SUPPLY.

120V
INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN



LEDS SPECS;
TEMP.: 6500K
LUMENS: 70 LUMENS PER MODULE.
LAYOUT AND LUMEN WILL VARY
DEPENDING ON SIZE OF SIGN

#21676



CVS/PHARMACY
NEW HYDE PARK, NY 11040

DISAPPROVED
Michael Maracic
11/15/2024



EXTERIOR SITE PERSPECTIVE



EXTERIOR PERSPECTIVE - ENTRY



EXTERIOR PERSPECTIVE - SIDE



EXTERIOR PERSPECTIVE - DT



EXTERIOR PERSPECTIVE - RECEIVING

DISAPPROVED
Michael Maracic
11/15/2024



14,698 SF CORNER ENTRY
RIGHT DRIVE THRU BUMPOUT
STORE NUMBER: 2044
HILLSIDE AVENUE (NYS ROUTE 25B) +
HERRICKS ROAD (CR 8)
NEW HYDE PARK, NY (TOWN OF NORTH
HEMPSTEAD)
PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER: 140260

ARCHITECT OF RECORD:



NEVES ARCHITECTURE
& DESIGN, LLC
405 KEARNY AVE., SUITE #2
KEARNY, NEW JERSEY 07032
TEL: 201.246.7979 - FAX: 201.246.0235
WEBSITE: NEVESARCHITECTURE.COM
NJ LIC# 15042 CT LIC# 11657
NY LIC# 029951 PA LIC# RA404912

CONSULTANT:

DEVELOPER:

SEAL:



REVISIONS

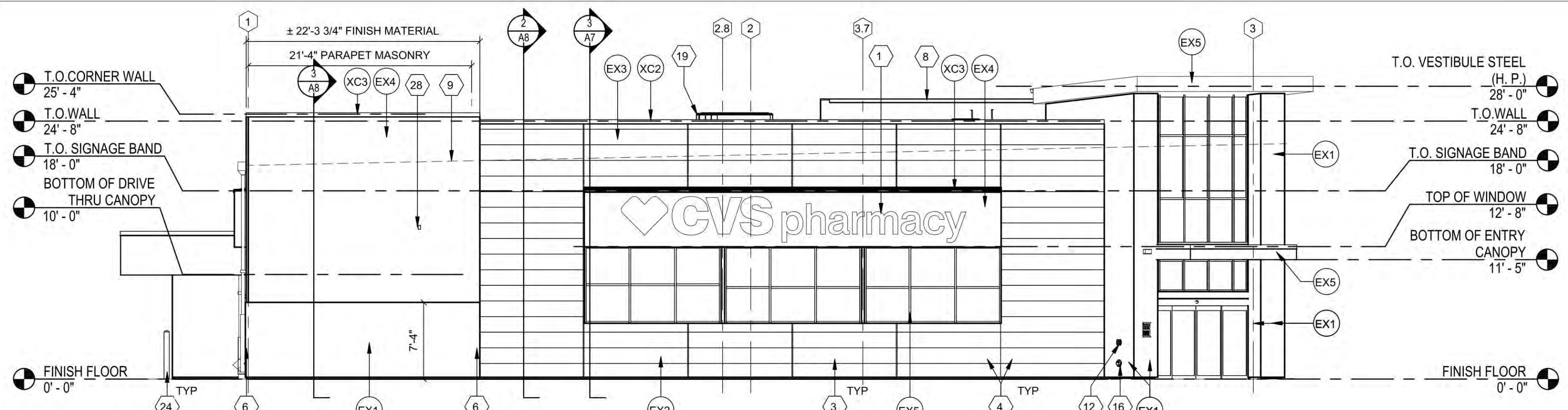
NO.	DESCRIPTION	DATE

CVS SPM: NI
DRAWING BY: PAL
DATE: 7/31/24
JOB NUMBER: 20-CVS-B
TITLE:

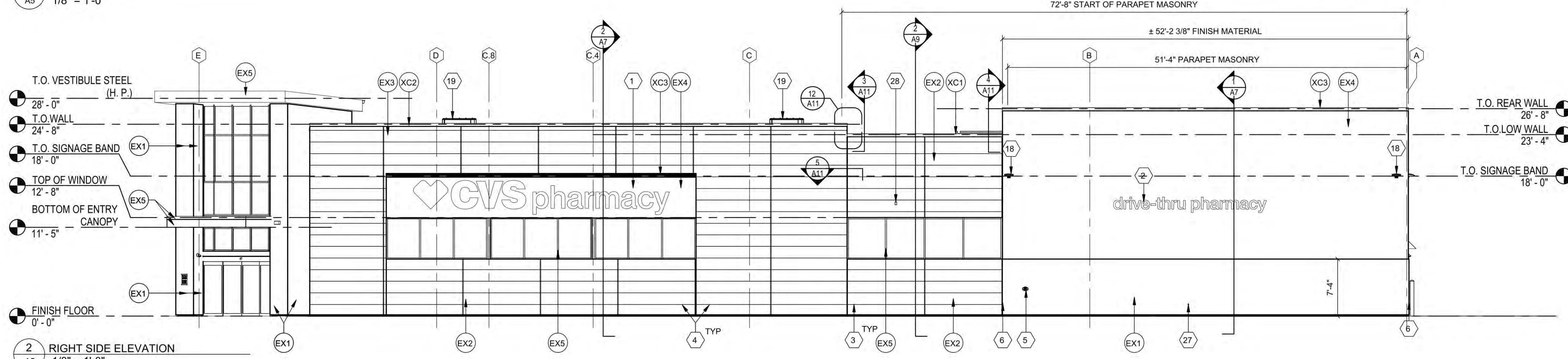
PROTOTYPE ELEVATIONS

SHEET NUMBER:

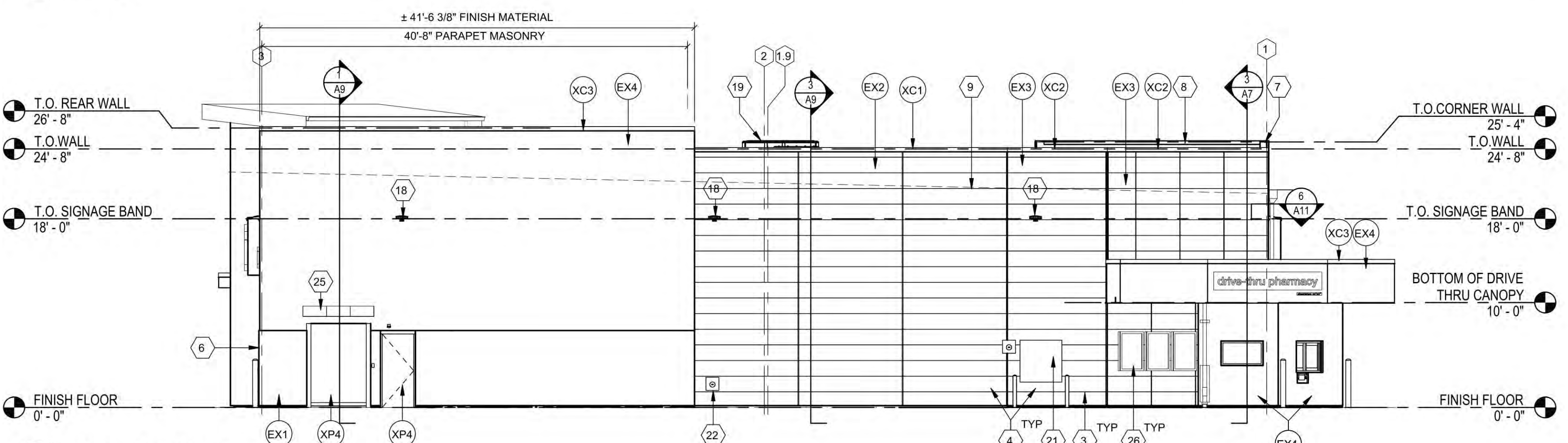
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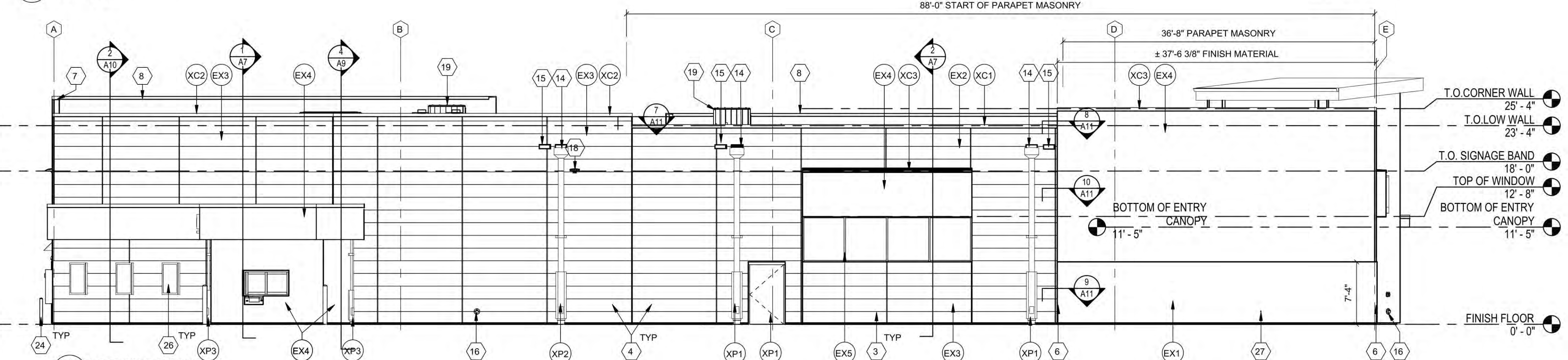
1 FRONT SIDE ELEVATION
1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
1/8" = 1'-0"



3 REAR SIDE ELEVATION
1/8" = 1'-0"



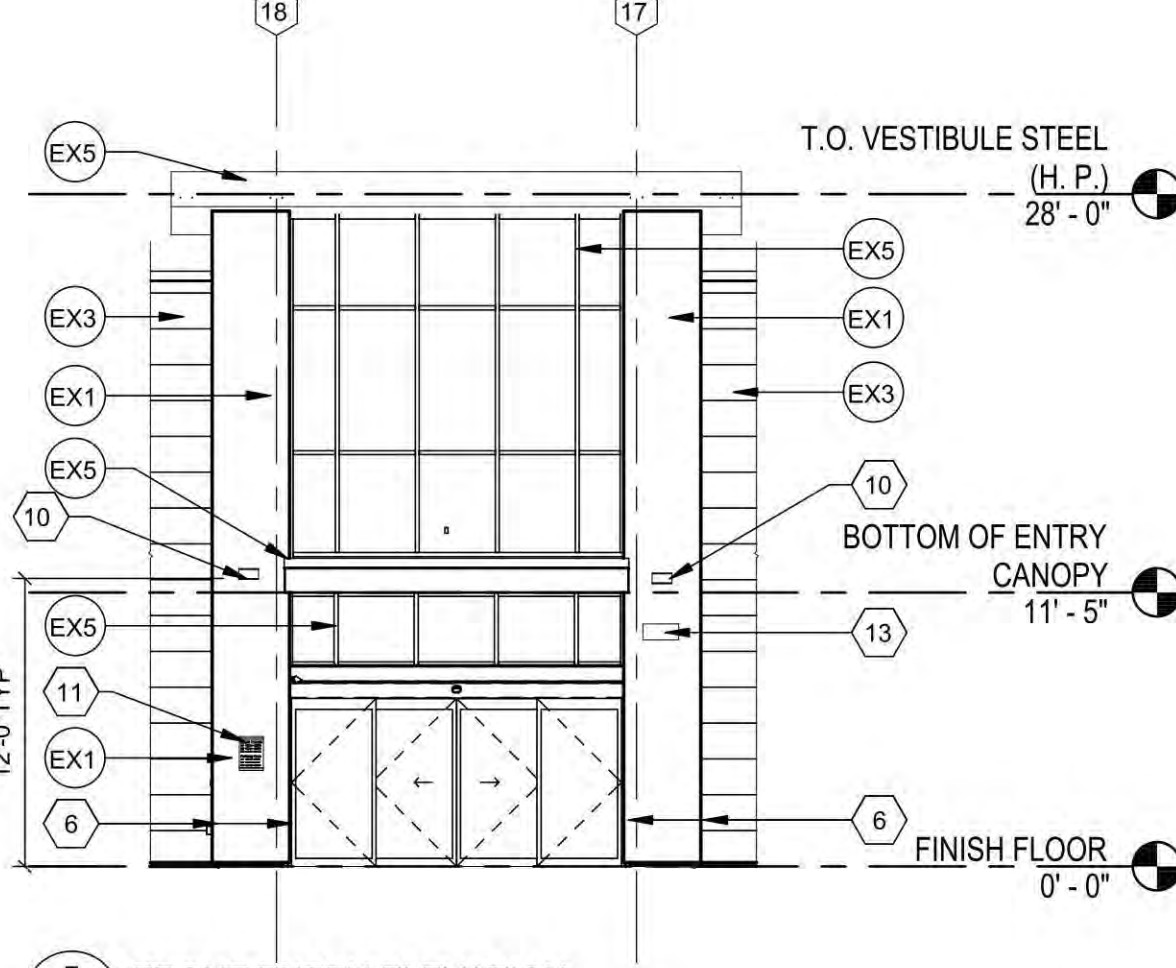
4 LEFT SIDE ELEVATION
1/8" = 1'-0"

Mark	Material: Manufacturer	Material: Description	Material: Type
EX1	NICHIHA	STACKED STONE KURASTONE, COLOR: DESERT, FINISH: TEXTURED, SIZE: 6 1/4 X 25-5/8"	
EX2	NICHIHA / BENJAMIN MOORE	ILLUMINATED SERIES, SHOP PAINTED: BENJAMIN MOORE NORTH CREEK BROWN 1001, FINISH: SMOOTH, SIZE: 18"H X 10"L CUT EDGES PAINTED IN FIELD TO MATCH	
EX3	NICHIHA	VINTAGE WOOD, COLOR: CEDAR, SIZE: 18"H X 10"L, CUT EDGES PAINTED IN FIELD TO MATCH	
EX4	STO	191 STOLIT, LOUTUSAN 1.5, COLOR, 9433 80 STO WHITE	LOTUSAN SYSTEM 191 STOLIT 1.5 ALUMINUM
EX5	RE: SPECIFICATIONS	CLEAR ANODIZED COATING	
XC1	PAC-CLAD	PREFINISHED ALUMINUM COPING COLOR: DARK BRONZE	
XC2	PAC-CLAD	PREFINISHED ALUMINUM COPING COLOR: SIERRA TAN	
XC3	PAC-CLAD	PREFINISHED ALUMINUM COPING COLOR: BONE WHITE	
XP1	BENJAMIN MOORE	BM 1001 (4B) NORTH CREEK BROWN, FINISH: SATIN	PAINT
XP2	BENJAMIN MOORE	PAINT, BENJAMIN MOORE VERO BEACH TAN FINISH: SATIN	PAINT
XP3	BENJAMIN MOORE	BM AC-40 GLACIER WHITE, FINISH: SATIN (448)	PAINT
XP4	BENJAMIN MOORE	PAINT, BENJAMIN MOORE GREEN TEA 236, FINISH: SATIN	PAINT
XP12	BENJAMIN MOORE	PAINT, HC-190 BLACK, FINISH: SATIN	PAINT

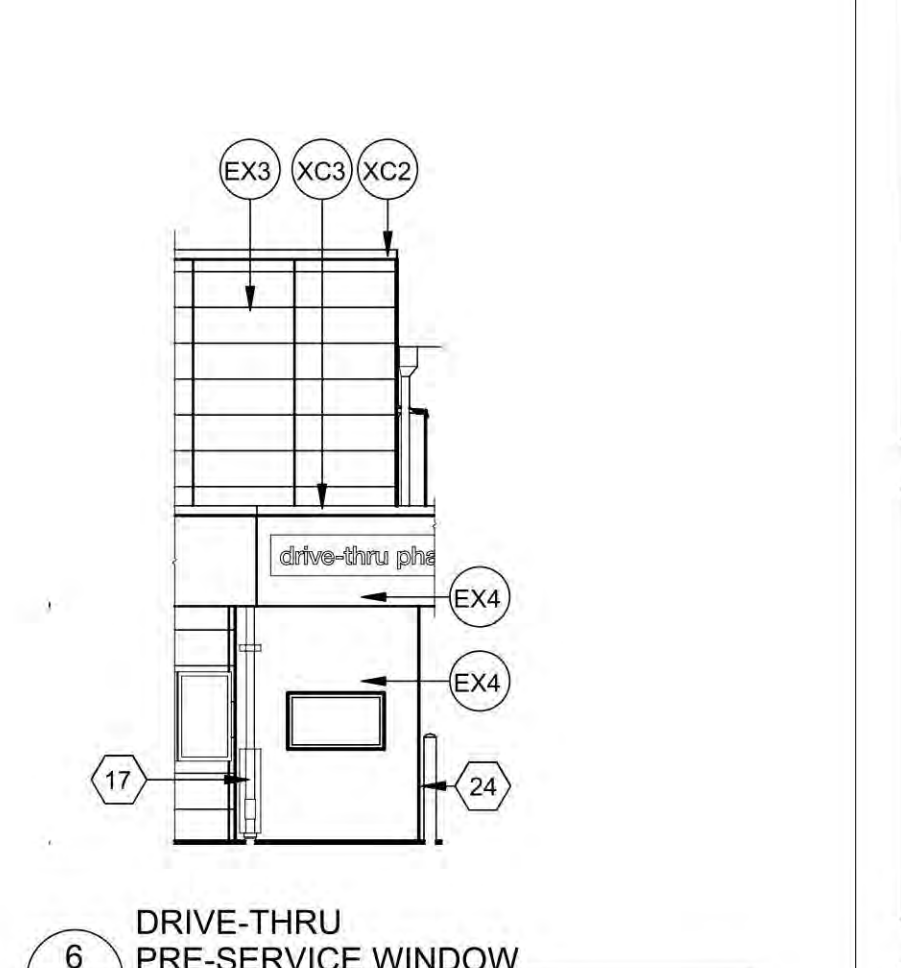
NOTE: PAINT ALL EXPOSED CMU BLOCK AT GRADE UNDER NICHIHA XP12. PAINT UNDERSIDE OF BUMPOUT, CANOPIES AND ALL SIGN BANDS XP3.

#	Notes
1	ILLUMINATED SIGNAGE CENTERED VERTICALLY IN CANOPY
2	ILLUMINATED ANCILLARY SIGN
3	SMOOTH "GREY" CMU BLOCK TO BE USED BEHIND EXTERIOR FINISHES
4	SPACE "GREY" SMOOTH PANEL JOINTS AS SHOWN IN ELEVATION TO MINIMIZE MATERIAL WASTE, REFER TO WALL SECTIONS FOR VERTICAL PANEL, JOINT DETAIL, TYP
5	SIAMESE CONNECTION
6	FIBER CEMENTITIOUS FACTORY CORNER BY MANUFACTURER
7	RETURN MATERIAL @ ENDS OF PARAPETS, TYP
8	PARAPET BEYOND
9	ROOF LINE
10	LIGHT FIXTURE RE: ELEC
11	STORE HOURS PLAQUE
12	KNOX BOX - WHERE REQUIRED BY JURISDICTION, PURCHASED FROM LOCAL FIRE DEPARTMENT L MOUNT PER FIRE DEPARTMENT REQUIREMENTS ON WALL ADJACENT TO ENTRANCE
13	MINIMUM 6" HIGH ADDRESS SIGN ON CONTRASTING BACKGROUND (CONFIRM HEIGHT, LOCATION AND QUANTITY WITH LOCAL FIRE MARSHAL)
14	DOWNSPOUT & GUARD RE: DOWNSPOUT GUARD AND C.O DETAIL
15	OVERFLOW SCUPPER
16	DOWNSPOUT NOZZLE
17	DRIVE THRU DOWNSPOUT
18	EXTERIOR WALL PACK LIGHT, RE: ELEC
19	LINE OF RTU BEYOND
20	NOT USED
21	ELECTRIC METERING CABINET, RE: ELEC
22	GAS METER LOCATION, RE: PLUMBING
23	NOT USED
24	BOLLARD RE: SPECIFICATIONS
25	RAIN HOOD
26	PHARMACY ADVERTISING DISPLAY BOARD, CVS TO PURCHASE AND INSTALL RE: ELEC
27	HOSE BIB
28	PAINT J-BOX TO MATCH

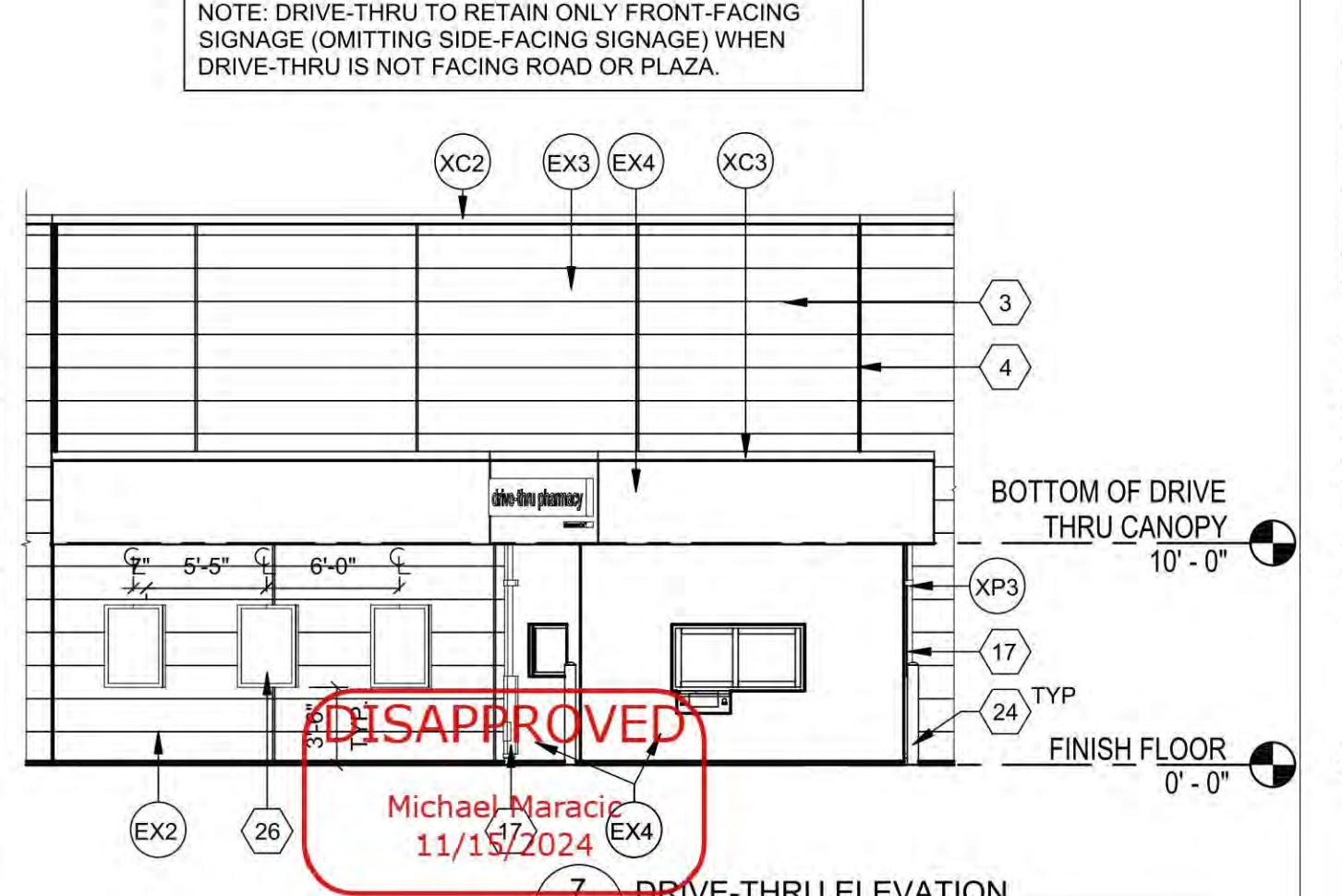
GENERAL NOTE:
2X WOOD-PRESERVATIVE TREATED WOOD BLOCKING REQUIRED AT PARAPET ENDS AS REQUIRED FOR MATERIALS TO ALIGN. BLOCKING DIMENSION MAY VARY PER PARAPET. REFERENCE PARAPET RETURN DETAILS.



5 FRONT ENTRY ELEVATION
1/8" = 1'-0"



6 DRIVE-THRU PRE-SERVICE WINDOW
1/8" = 1'-0"



7 DRIVE-THRU ELEVATION
1/8" = 1'-0"

NOTE: DRIVE-THRU TO RETAIN ONLY FRONT-FACING SIGNAGE (OMITTING SIDE-FACING SIGNAGE) WHEN DRIVE-THRU IS NOT FACING ROAD OR PLAZA.

DISAPPROVED
Michael Maracis
11/15/2024

CVS pharmacy

14,698 SF CORNER ENTRY
RIGHT DRIVE THRU BUMPOUT

STORE NUMBER: 2044

HILLSIDE AVENUE (NYS ROUTE 258) +
HERRICKS ROAD (CR 8)
NEW HYDE PARK, NY (TOWN OF NORTH
HEMPSTED)

PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 140260

ARCHITECT OF RECORD:

NEVES ARCHITECTURE & DESIGN, LLC

405 KEARNY AVE., SUITE #2
KEARNY, NEW JERSEY 07032
TEL: 201.246.7979 - FAX: 201.246.0255
WEBSITE: NEVESARCHITECTURE.COM

NJ LIC# 15042 CT LIC# 11657
NY LIC# 029951 PA LIC# RA404912

CONSULTANT:

DEVELOPER:

SEAL:

REGISTERED ARCHITECT
ALEXANDRE NEVES
STATE OF NEW YORK
029951
8-5-24

NO.	REVISIONS

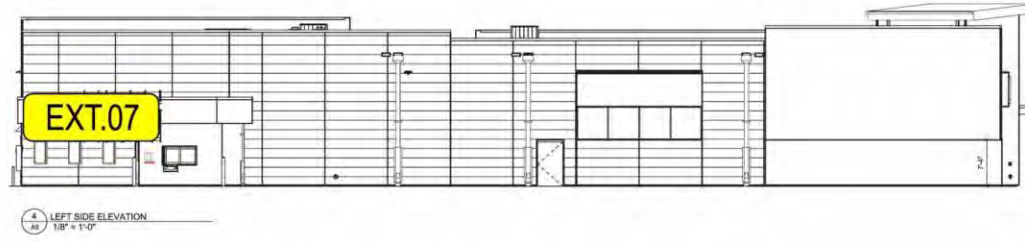
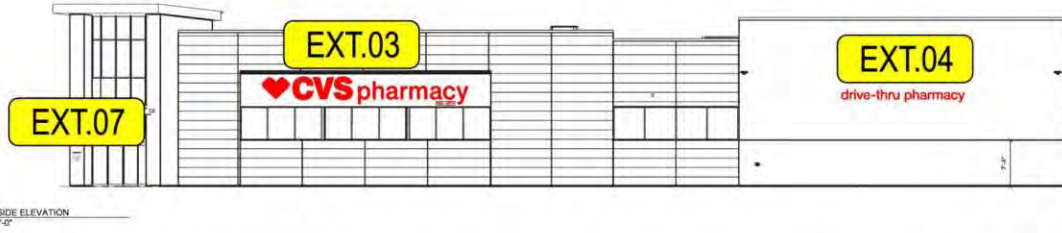
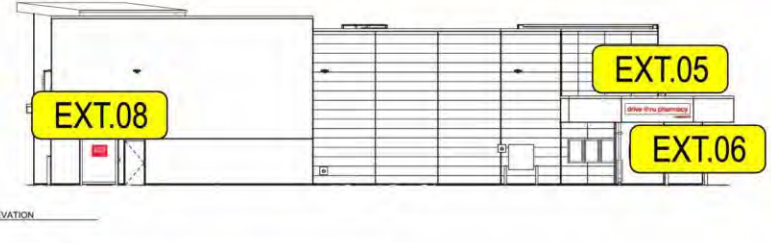
CVS SPM: NI
DRAWING BY: PAL
DATE: 7/31/24
JOB NUMBER: 20-CVS-B
TITLE:

EXTERIOR ELEVATIONS
SHEET NUMBER: A5

The logo features a red heart icon to the left of the text "CVS pharmacy". "CVS" is in a large, bold, red sans-serif font, while "pharmacy" is in a smaller, red sans-serif font. Below "pharmacy" is the text "dept. within" in a very small, red sans-serif font.

Store 2044

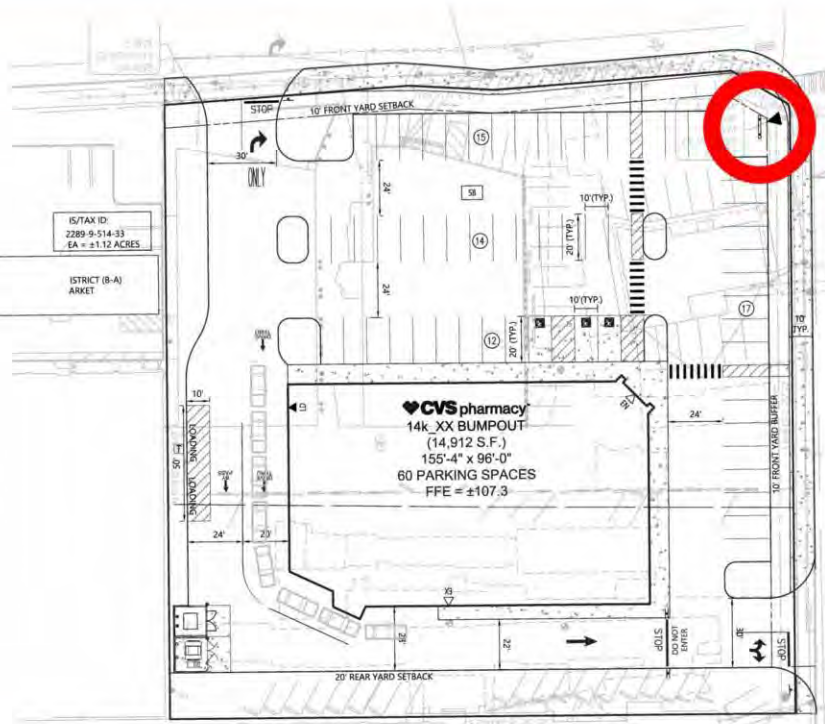
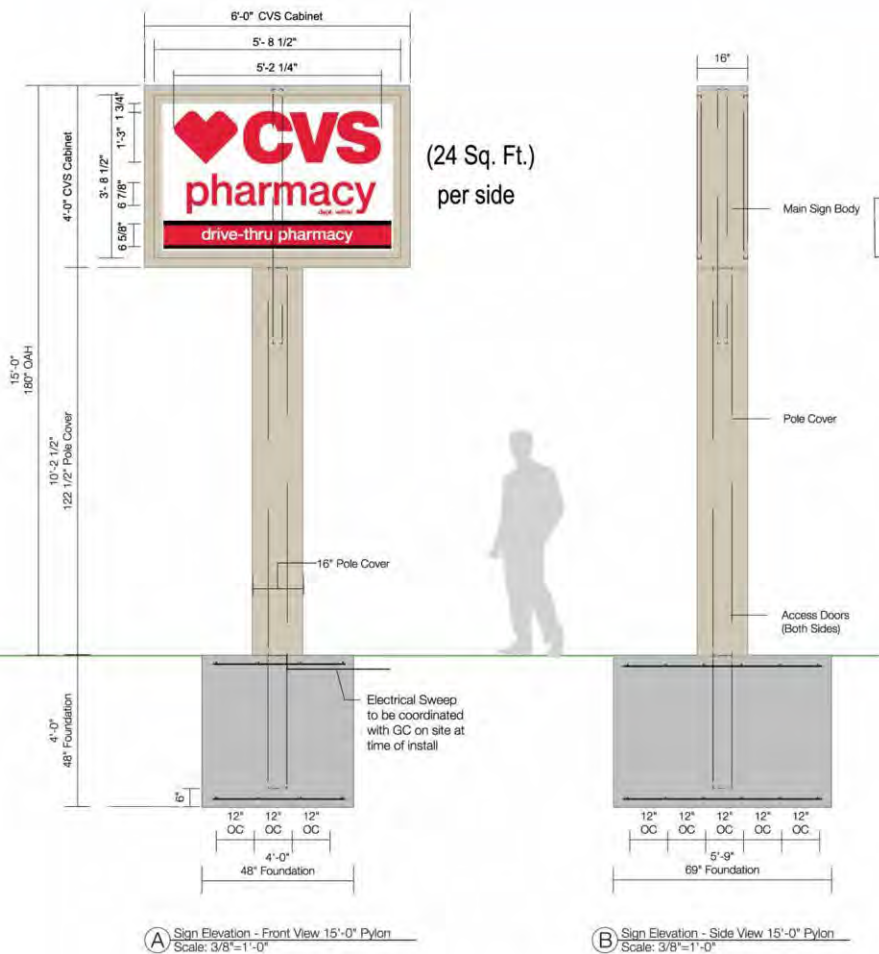
3366 - 3380 Hillside Ave. New Hyde Park, NY



Store 2044

3366-3380 Hillside Ave. New Hyde Park, NY

ELEVATIONS
7/2/2024



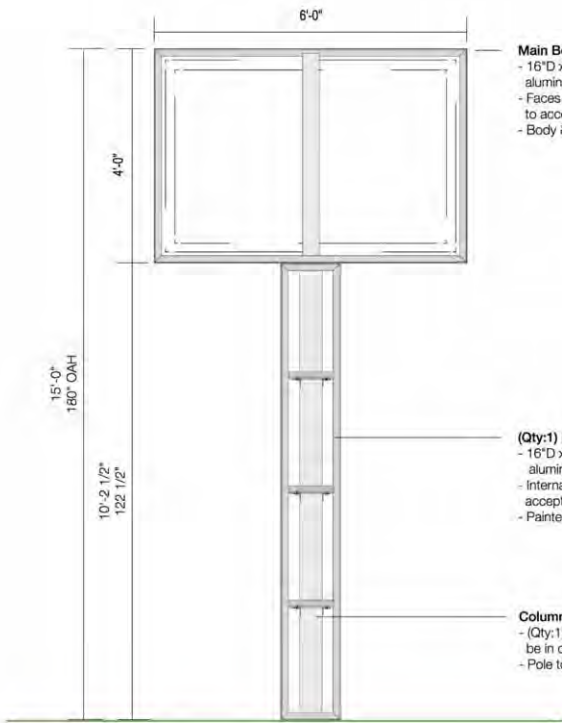
PYLON SIGN LOCATION

- Colors & Materials**
- Paint - Warm Color Scheme
 - PPG #413-3 Ostrich Feather; Satin Finish
 - BM #HC-73 Plymouth Brown; Satin Finish To Match Building Vintage Wood
 - Paint - Cool Color Scheme
 - PPG #518-6 Knights Armor; Satin Finish
 - PPG #518-4 Flagstone; Satin Finish
 - Vinyl
 - Cardinal Red; 3M 3630-53

Proposed Custom Pylon to be 15'-0" OAH with a Max 24sf sign area located not less than 10'-0" from any property line with a Minimum 3'-0" clearance.

Note: Manufacture and Install New 6'-0" x 4'-0" x 1'-4" Deep DF Pylon Internally Illuminated Sign Cabinet. Cabinet to be Mounted to a Pole in Footing 15'-0" OAH. Footing and Cabinet to be Mounted in Area Shown. Must Coordinate Primary Electric (Sweep) Prior to Footing Install.

DRAWING N.T.S.



A Sign Elevation - Front View
Scale: 3/8"=1'-0"

Main Body & CVS Cabinet
 - 16"D x 7'-H x 7'-0"W Custom fabricated (2" x 2" x 3/16") aluminum angle cabinet
 - Faces and returns clad with .080 aluminum and fabricated to accept front load CVS cabinet
 - Body & retainers Ostrich feather or Knight's Armor

(Qty:1) Pole Cover
 - 16"D x 10'-2 1/2"H x 16"W Custom fabricated (2" x 2" x 3/16") aluminum angle frame clad with .080 aluminum
 - Internally angle support to be welded internally to accept pole as required
 - Painted Ostrich Feather or Knight's Armor

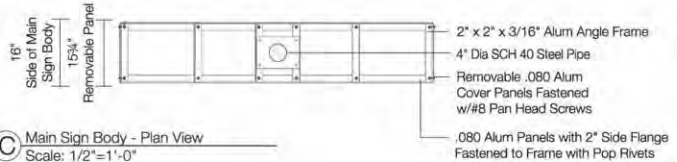
Column (Reference Only-Engineering TBD Per Location)
 - (Qty:1) 6" x 6" x 1/4" Square steel pole to be in direct burial foundation
 - Pole to be stubbed with 4" SCH 40 Pipe



B Temp "coming soon" Insert - Front View
Not To Scale

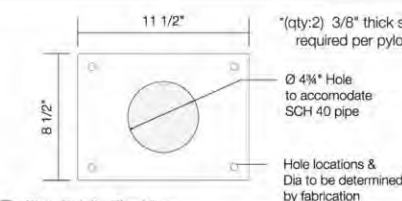
(Qty:2) Coming Soon Temp Cover Plates
 - .040 aluminum white backer notched in bottom corners & bent to fit over tracking on face
 - Sides & bottom must fit under retainer
 - Opaque vinyl graphics #7725-53

Vinyl
 Cardinal Red
 3M 7725-53



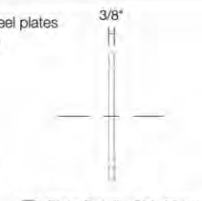
C Main Sign Body - Plan View
Scale: 1/2"=1'-0"

2" x 2" x 3/16" Alum Angle Frame
 4" Dia SCH 40 Steel Pipe
 Removable .080 Alum Cover Panels Fastened w/#8 Pan Head Screws
 .080 Alum Panels with 2" Side Flange Fastened to Frame with Pop Rivets

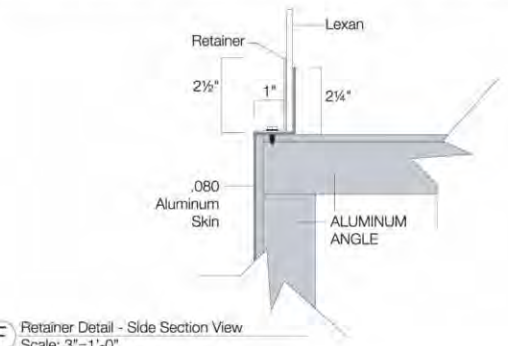


D Plate Detail - Plan View
Scale: 1 1/2"=1'-0"

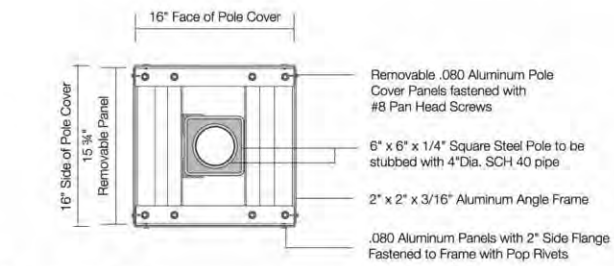
(qty:2) 3/8" thick steel plates required per pylon
 Ø 4 1/4" Hole to accommodate SCH 40 pipe
 Hole locations & Dia to be determined by fabrication



E Plate Detail - Side View
Scale: 1 1/2"=1'-0"



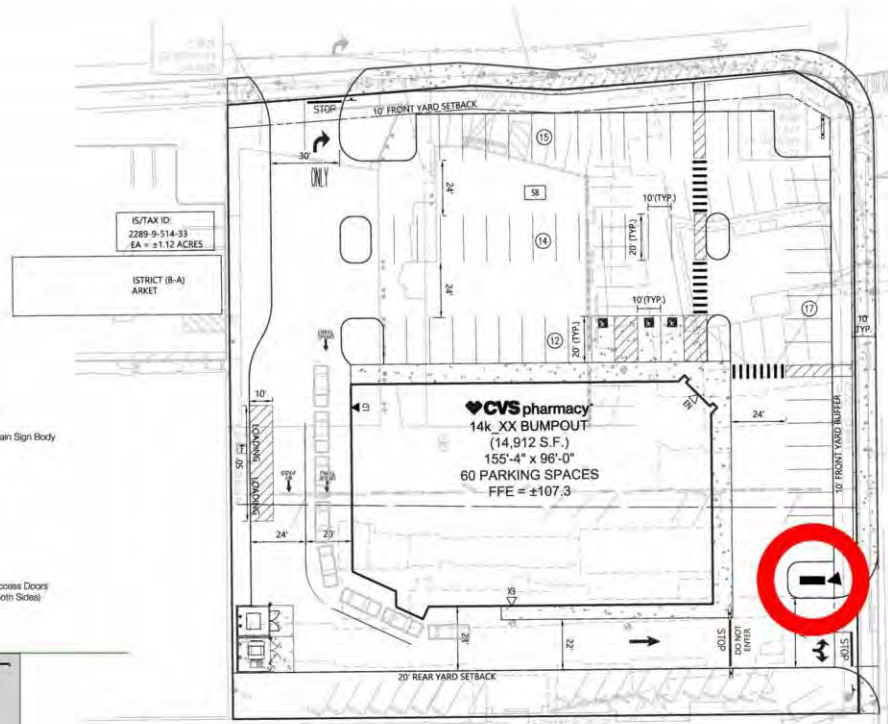
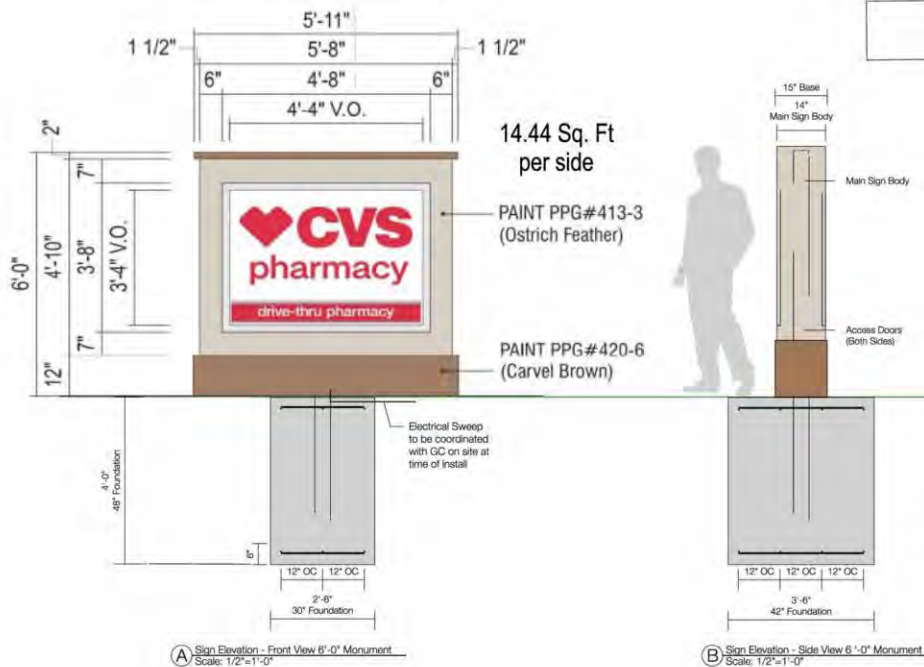
F Retainer Detail - Side Section View
Scale: 3"=1'-0"



F Pole Cover - Plan View
Scale: 1"=1'-0"

Removable .080 Aluminum Pole Cover Panels fastened with #8 Pan Head Screws
 6" x 6" x 1/4" Square Steel Pole to be stubbed with 4" Dia. SCH 40 pipe
 2" x 2" x 3/16" Aluminum Angle Frame
 .080 Aluminum Panels with 2" Side Flange Fastened to Frame with Pop Rivets

DRAWING N.T.S.



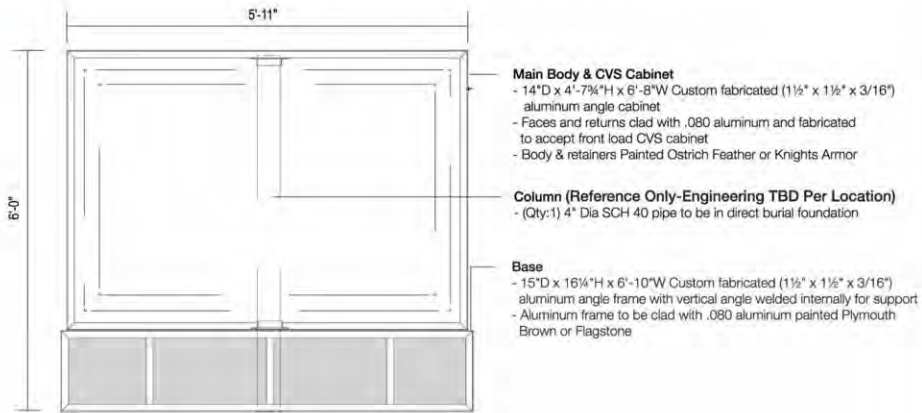
MONUMENT SIGN LOCATION

Proposed Monument Sign would meet setback requirements, but would require a Variance for a Second Ground Sign.

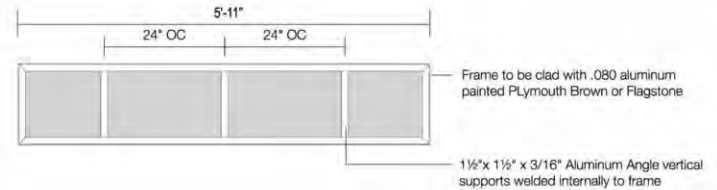
Note: Manufacture and Install New 6'-0" x 6'-0" x 1'-2" Deep DF Monument Internally Illuminated Sign Cabinet. Cabinet to be Mounted to a Pole in Footing. Footing and Cabinet to be Mounted in Area Shown. Must Coordinate Primary Electric (Sweep) Prior to Footing Install.

- Colors & Materials**
- Paint - Warm Color Scheme
 - PPG #413-3 Ostrich Feather, Satin Finish
 - BM #HC-73 Plymouth Brown, Satin Finish To Match Building Vintage Wood
 - Paint - Cool Color Scheme
 - PPG #518-6 Knights Armor, Satin Finish
 - PPG #518-4 Flagstone, Satin Finish
 - Vinyl
 - Cardinal Red: 3M 3630-53

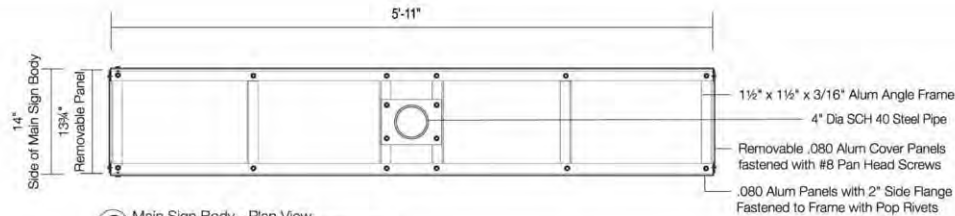
DRAWING N.T.S.



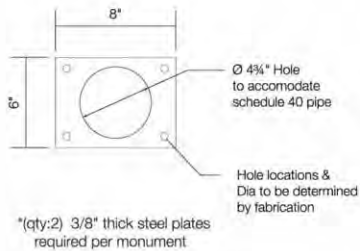
A Sign Elevation - Front View
Scale: 1/2"=1'-0"



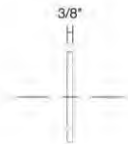
B Base Detail - Front View
Scale: 1/2"=1'-0"



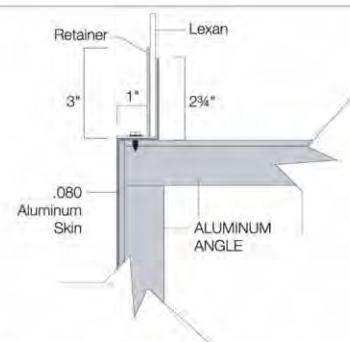
C Main Sign Body - Plan View
Scale: 3/4"=1'-0"



D Plate Detail - Plan View
Scale: 1/2"=1'-0"



E Plate Detail - Plan View
Scale: 1/2"=1'-0"

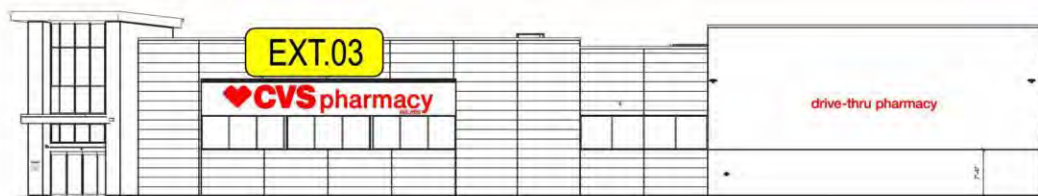


F Retainer Detail - Side Section View
Scale: 3"=1'-0"

DRAWING N.T.S.



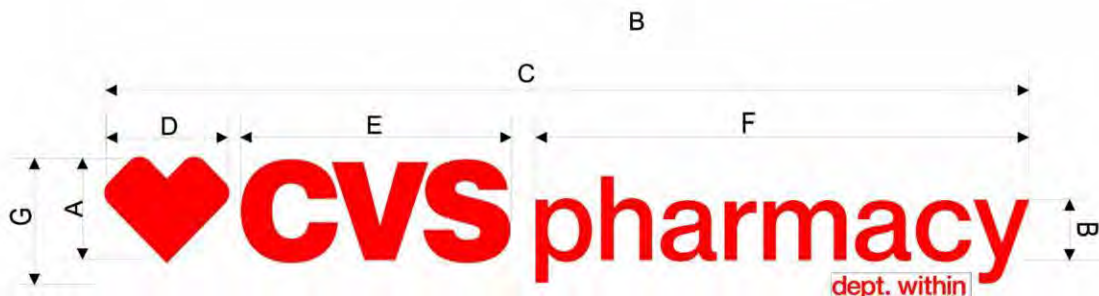
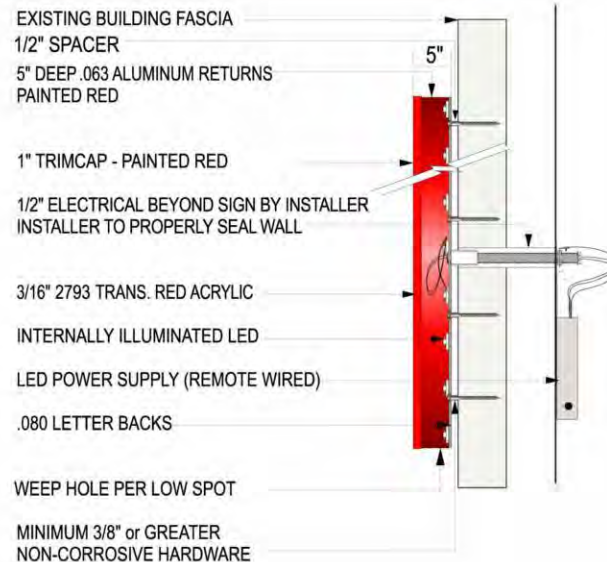
1 FRONT SIDE ELEVATION
1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
1/8" = 1'-0"



SIDE DETAIL VIEW - CHANNEL LETTER



TYPE	A	B	C	D	E	F	G	SQ.FT.
IL-39-CL-L	3'-3 1/2"	1'-11 7/8"	30'-11 11/16"	4'-2 3/16"	9'-0 5/8"	16'-6 7/16"	4'-1 3/4"	101.96

2 REQUIRED

dept. within

dept. within Plaque: Clear Plexi with glued blocks for threaded pin Installation.
Red Vinyl Applied First Surface

STANDARD WALL SIGN NOTES:

- Sufficient Primary Circuit In Vicinity Of Sign By Others.
- Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
- Sign Shall Be U.L. Listed.
- Mounting Hardware By Sign Installer.

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign

Electrical Load @ 120 Volts	Est. Wt.
Electrical Req'mts (1) 20 Amp/120 Volt Circuits	Total

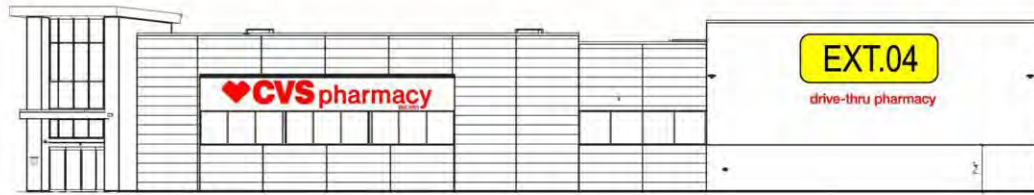
Technical Survey Req'd for Exact Wall Conditions

MATERIAL FINISH COLORS

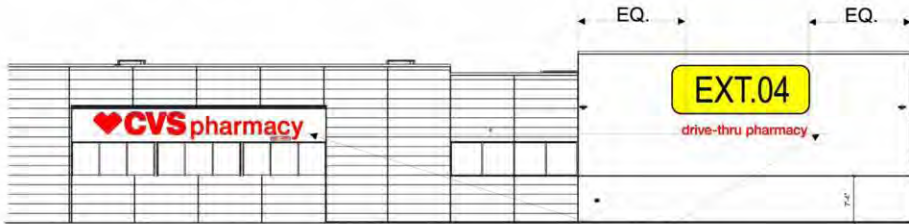


Note: Manufacture and Install 2 Sets 39" CVS pharmacy Red Channel Letters 5" Deep.
Letters will be Installed Centered in Areas Shown.
Must Coordinate Primary Electric with GC.

DRAWING N.T.S.



2 RIGHT SIDE ELEVATION
1/8" = 1'-0"

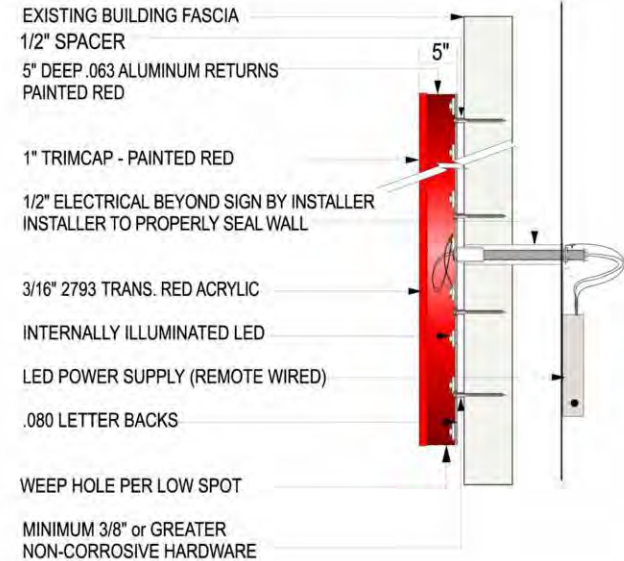


Note: Bottom of Lower case Letters to Align with Lower case CVS pharmacy Lettering



TYPE	A	B	C	D	SQ.FT.
IL-18-DTP-L	23 13/16"	18 3/4"	13 9/16"	238 15/16"	31.12

SIDE DETAIL VIEW - CHANNEL LETTER



Note: Manufacture and Install 1 set 18" drive thru pharmacy Red Channel Letters 5" Deep. Letters will be Installed Centered Left to Right and Bottom of Lower case Lettering to Align with CVS pharmacy Lettering As Shown. Must Coordinate Primary Electric with GC.

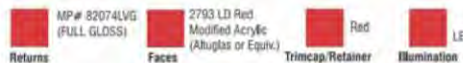
- STANDARD WALL SIGN NOTES:**
- Sufficient Primary Circuit In Vicinity Of Sign By Others.
 - Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
 - Sign Shall Be U.L. Listed.
 - Mounting Hardware By Sign Installer.

Electrical Load @ 120 Volts	Est. Wt.
Electrical Req'mts (1) 20 Amp/120 Volt Circuits	Total

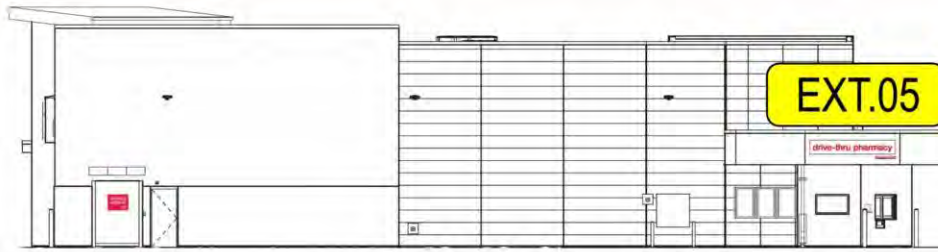
Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign

Technical Survey Req'd for Exact Wall Conditions

MATERIAL FINISH COLORS



DRAWING N.T.S.



3 REAR SIDE ELEVATION
AS 1/8" = 1'-0"



10'-4"

1'-8 1/2"
EQ. 9" EQ.

drive-thru pharmacy

SIDE DETAIL VIEW ILL. BOX SIGN

EXISTING BUILDING MULLIONS

4" DEEP .090 ALUMINUM SIGN CABINET
W/ HINGED FACE

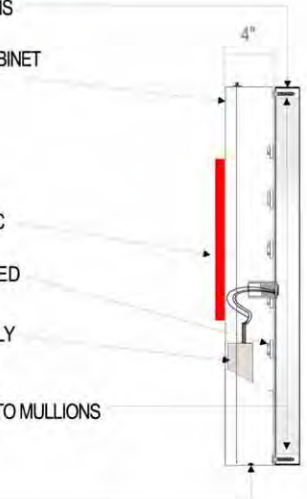
3/16" 2793 TRANS. RED ACRYLIC

INTERNALLY ILLUMINATED LED

INTERNAL LED POWER SUPPLY

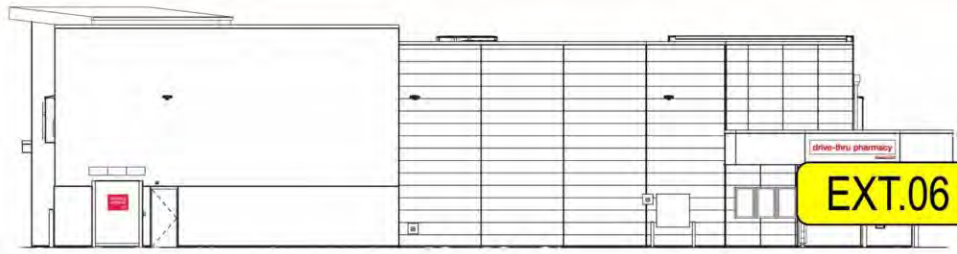
3/8" SELF TAPPING SCREWS INTO MULLIONS

WEEP HOLE AT LOW SPOT

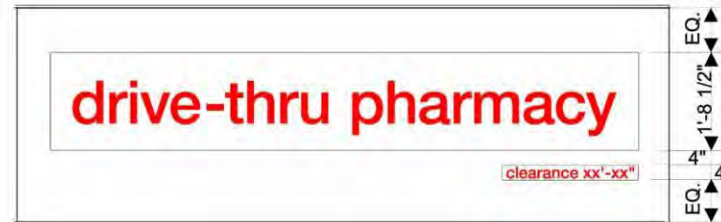


Note: Manufacture and Install 1 - 1'-8 1/2" x 10'-4" x 4" Deep White Illuminated Sign Cabinet with 1/2" Red Push Thru Lettering. Sign is to be Installed on Front Side of Drive Thru. Must Coordinate Primary Electric with GC.

DRAWING N.T.S.



3 REAR SIDE ELEVATION
AS 1/8" = 1'-0"



3M #180C-53
Opaque Red Vinyl

For Reference Only
Final Height TBD

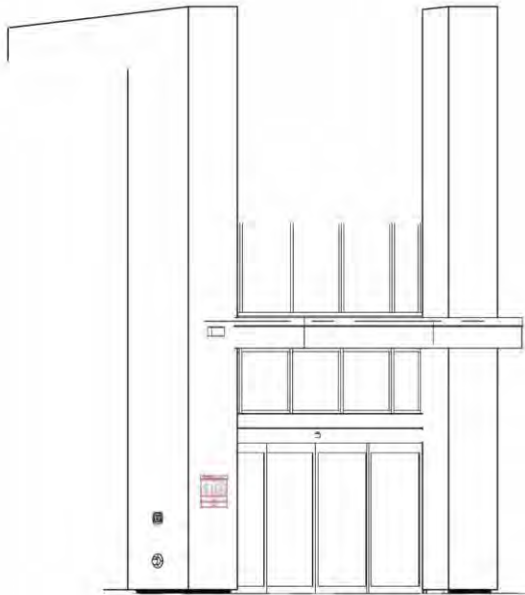
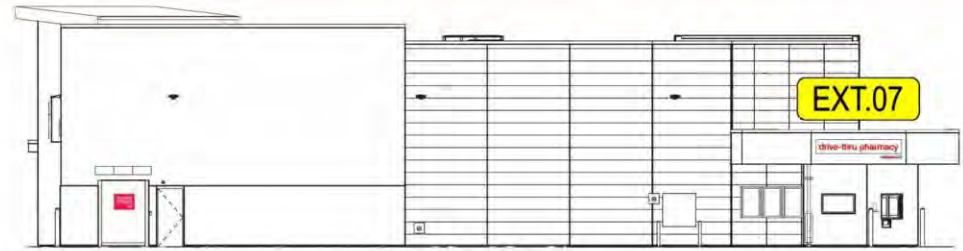
1/4" Clear Plexi

Note: Manufacture and Install 1 - 4" x 2'-6" x 1/4" Clear Plexi clearance Plaque. Plaque will have 3M#180C-53 Opaque Red Vinyl Applied First Surface. Plaque will be Installed to Right Edge of drive thru pharmacy Sign and 4" Down to the Top of Plaque.

DRAWING N.T.S.



1 FRONT SIDE ELEVATION
1/8" = 1'-0"



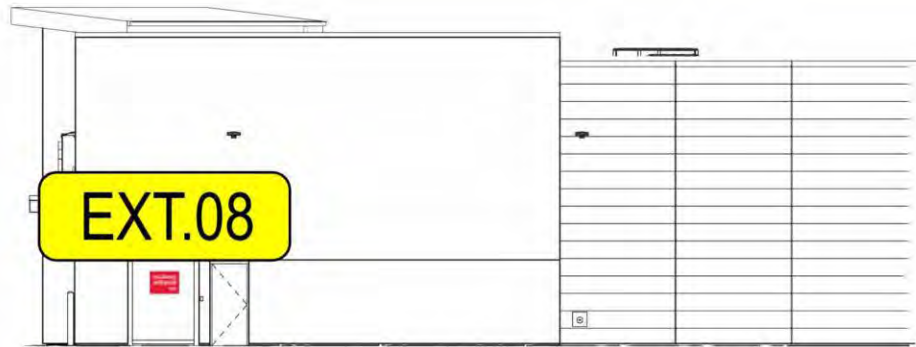
2 Required:

- 1 at Store Entrance
- 1 at Drive thru pharmacy window

Note: Manufacture and Install 2- 14 1/2" x 18 1/2" Hours Plaques.
Plaques will be Installed at Entrances Shown.

Inserts to be provided by Store Ops

DRAWING N.T.S.



3 REAR SIDE ELEVATION
AS 1/8" = 1'-0"



Note: Manufacture and Install 1- 1'-6" x 2'-0" Receiving Entrance Plaque.
Plaque will be Painted Red with White Vinyl Lettering Applied First Surface.

DRAWING N.T.S.

MERCHANDISE FIXTURE LEGEND

- FIXTURE SUPPLIED BY OTHERS
- FIXTURE TO RECEIVE OUTLET IN KICKPLATE
- 84"X48"Wx18"D
O.S.=OVERSTOCK SHELVING
- PALLET POSITION
3'-8" x 4'-4" AREA
- 8'-0"x3'-6" HEAVY DUTY
PALLET RACKS
- RX STORAGE RACK
- RX STORAGE RACK
- RETAIL STORAGE CART
- BULK STORAGE CART
- PEG STORAGE CART
- EMPLOYEE LOCKERS
- COAT RACK
- MOP ORGANIZER
- SHOPPING BASKET HOLDER
- FIRE EXTINGUISHER
- FIRE ALARM KEYPAD
- U-BOAT STOCK CART
- HAND TRUCK
- PALLET JACK & EMPTY PALLETS
- 11 AISLE MARKER
- FIXTURE TAG
- COMMUNICATION JACK w/
LETTER INDICATING TYPE:
T=TELEPHONE, P=P.O.S.
D=DATA, I=INTERCOM
PF=POWER FAILURE

ARCHITECT INFO:

COMPANY NAME: NEVES ARCH. LLC
 CONTACT NAME: MARCO A. NEVES
 CONTACT PHONE: 201.246.7979
 CONTACT EMAIL: MNEVES@NEVESARCHITECTURE.COM

CVS STORE LAYOUT INFO:

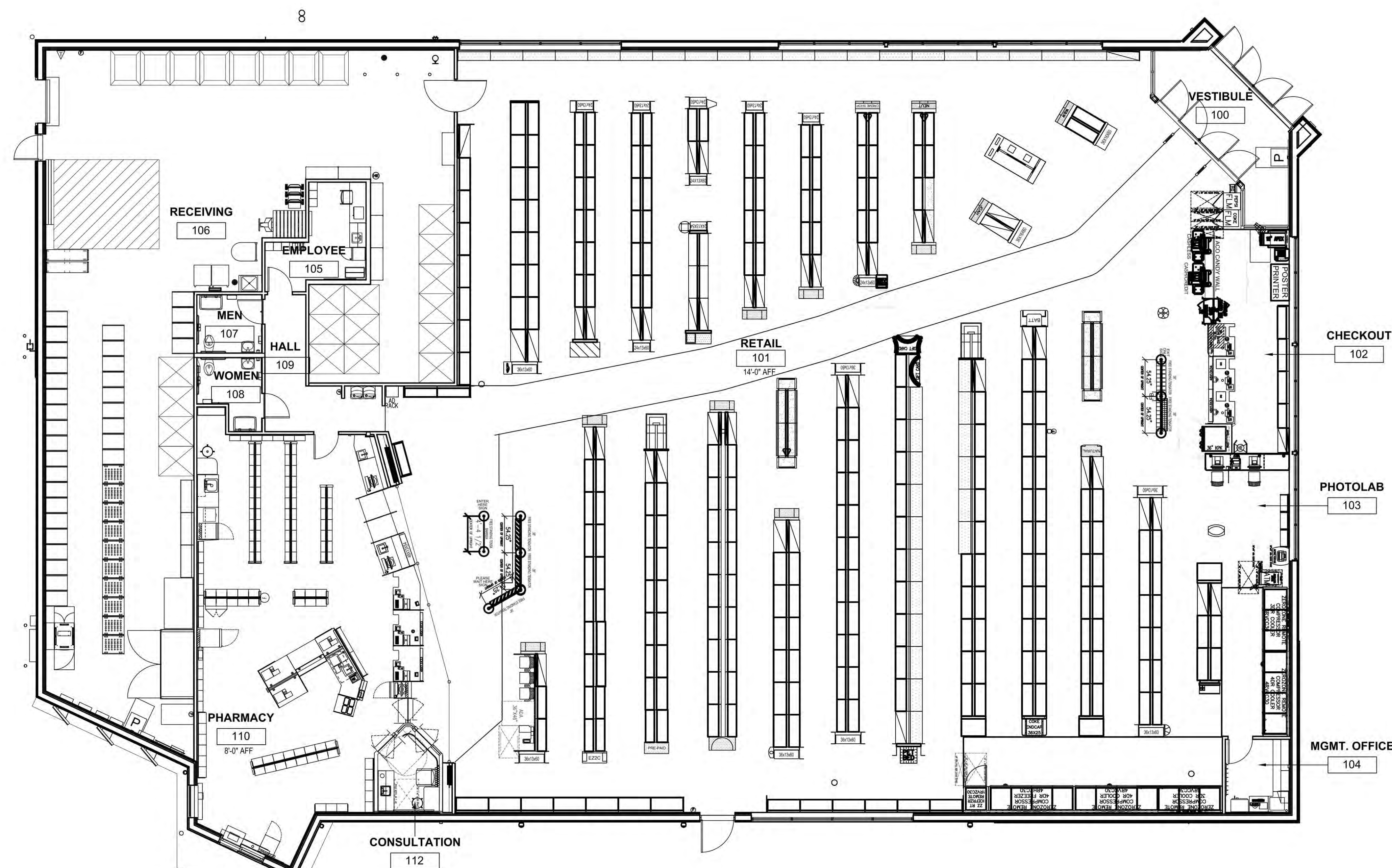
CONTACT NAME: XXXX
 CONTACT PHONE: XXXX
 CONTACT EMAIL: XXXX

Store Area Calculations

Total Store Area: 14,820 S.F.	Total Retail w/ Pharmacy 10,920 S.F.
Receiving Area: 2,467 S.F.	Service Area: 1,444 S.F.

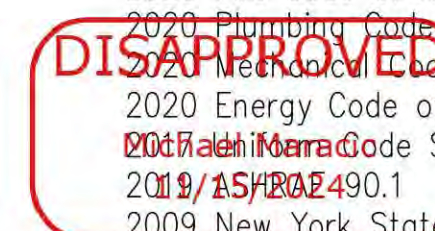
NOTES

NOTE: MAINTAIN DOOR CLEARANCES INDICATED ON THIS SHEET AS REQUIRED BY 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
 NOTE: THIS PROTOTYPICAL FIXTURE PLAN IS FOR PRICING PURPOSES ONLY. A SITE SPECIFIC FIXTURE PLAN (F-1) WILL BE PROVIDED FOR EACH PROJECT.



BUILDING CODE + STANDARDS

- THE BUILDING SHALL BE IN COMPLIANCE WITH THE FOLLOWING:
- 2020 Building Code of NYS
 - 2020 New York State Uniform Code
 - 2020 Existing Building Code of NYS
 - 2020 Fire Code of NYS
 - 2020 Plumbing Code of NYS
 - 2020 Electrical Code of NYS
 - 2020 Energy Code of NYS
 - 2020 International Code Supplement
 - 2019/2021 IBC 490.1
 - 2009 New York State Accessibility Code
 - 2010 ADA Standards



14,698 SF CORNER ENTRY
 RIGHT DRIVE THRU BUMPOUT
STORE NUMBER: 2044
 HILLSIDE AVENUE (NYS ROUTE 25B) +
 HERRICKS ROAD (CR 8)
 NEW HYDE PARK, NY (TOWN OF NORTH
 HEMPSTEAD)
 PROJECT TYPE: NEW CONSTRUCTION
 DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER: 140260

ARCHITECT OF RECORD:



**NEVES ARCHITECTURE
 & DESIGN, LLC**
 405 KEARNY AVE., SUITE #2
 KEARNY, NEW JERSEY 07032
 TEL. 201.246.7979 - FAX. 201.246.0235
 WEBSITE: NEVESARCHITECTURE.COM
 NJ LIC# 15042 PA LIC#RA404912
 NY LIC# 029951 CT LIC# 11657

CONSULTANT:

DEVELOPER:

SEAL:



REVISIONS

NO.	DESCRIPTION	DATE

CVS SPM: NI
 DRAWING BY: PAL
 DATE: 7/31/24
 JOB NUMBER: 20-CVS-B
 TITLE:

OUTLINE PLAN

SHEET NUMBER:

OL-1

Store Area Calculations

Total Store Area:	14,820 S.F.
Food Area:	1,354 S.F.
Food Area Percentage	9.1%



14,698 SF CORNER ENTRY
RIGHT DRIVE THRU BUMPOUT

STORE NUMBER: 2044

HILLSIDE AVENUE (NYS ROUTE 258) +
HERRICKS ROAD (CR 8)
NEW HYDE PARK, NY (TOWN OF NORTH
HEMPSTEAD)

PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 140260

ARCHITECT OF RECORD:



NEVES ARCHITECTURE
& DESIGN, LLC

405 KEARNY AVE., SUITE #2
KEARNY, NEW JERSEY 07032
TEL. 201.246.7979 - FAX 201.246.0235
WEBSITE: NEVESARCHITECTURE.COM

NJ LIC# 15042 PA LIC#RA404912
NY LIC# 029951 CT LIC# 11657

CONSULTANT:

DEVELOPER:

SEAL:



8-5-24

REVISIONS

NO.	DESCRIPTION	DATE

CVS SPM: NI

DRAWING BY: PAL

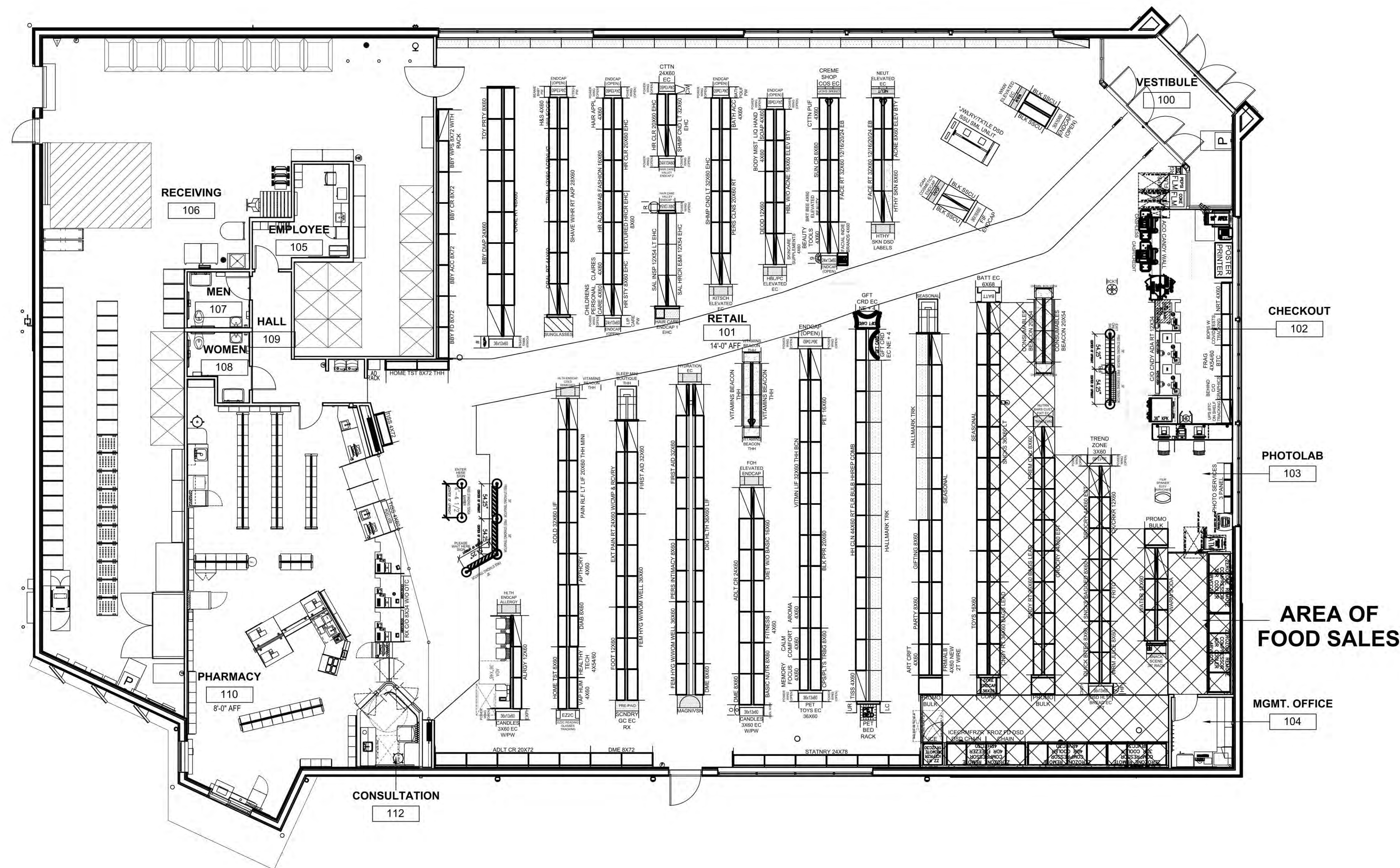
DATE: 7/31/24

JOB NUMBER: 20-CVS-B

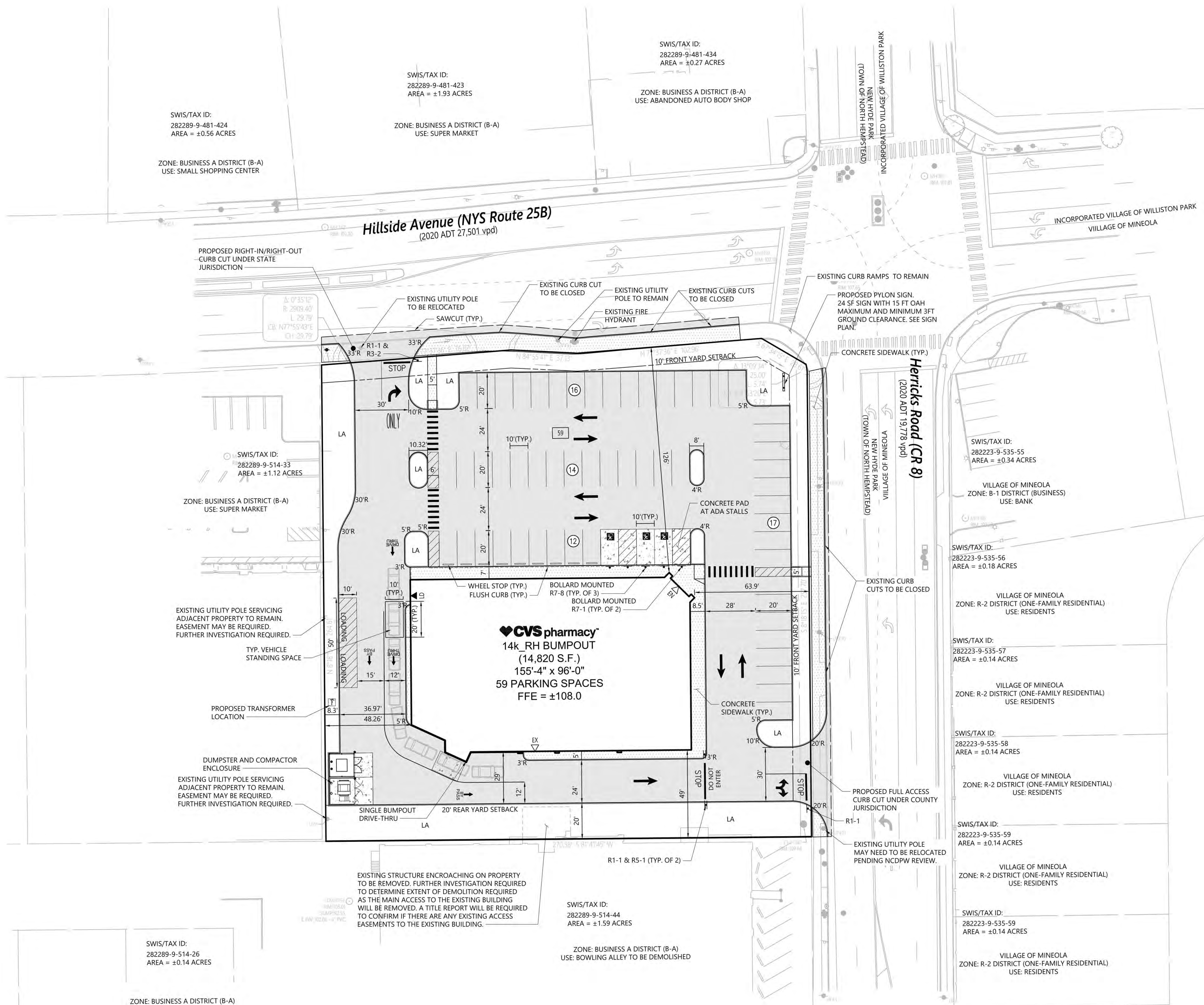
TITLE:

FOOD AREA

SHEET NUMBER:



DISAPPROVED
Michael Maracic
11/15/2024



Zoning Summary Chart

Zoning District(S):	Business B-A		
Proposed Use:	Retail		
Zoning Regulation Requirements	Required*	Zoning Code §	Provided
MINIMUM LOT AREA	2,000 SF	§ 70-129	± 73,482 SF (1.69 ACRES)
MAXIMUM BUILDING HEIGHT	40 Feet	§ 70-130	28 Feet
MAXIMUM BUILDING COVERAGE	70.0 %	§ 70-131	20.2 %
FRONT YARD SETBACK	10 Feet	§ 70-132	10 Feet
REAR YARD SETBACK	20 Feet	§ 70-134	20 Feet

Parking Requirements:

PROPOSED RETAIL	14,820 - 1,000 = 13,820	x	1 SPACE / 300 SF	=	47 SPACES
TOTAL PARKING REQUIRED					= 47 SPACES

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES (10 X 20)	10 x 20	10 x 20	44	56
STANDARD ACCESSIBLE SPACES *	10 x 20	10 x 20	3	3
TOTAL SPACES			47	59
LOADING BAYS**			2	2

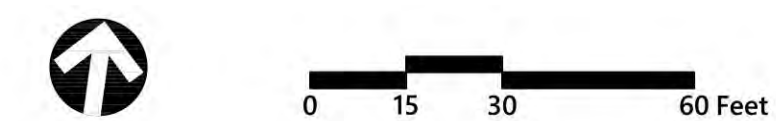
* ADA/STATE/LOCAL REQUIREMENTS: FOR 51 TO 75 STANDARD SPACES, 3 ACCESSIBLE SPACES REQUIRED
** LOADING BAYS: ONE BAY PER 10,000 SF; IN NO CASE SHALL MORE THAN THREE SUCH SPACES BE REQUIRED

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	
R7-1	12"	18"	
R7-8	12"	18"	
R5-1	30"	30"	
R3-2	30"	30"	

Legend

- ## PARKING SPACE COUNT
- ## OVERALL PARKING SPACE COUNT



CVS Pharmacy

3366-3380 Hillside Avenue
New Hyde Park, New York

No.	Revision	Date	Appr'd.
1	Town Comments	8/2/2024	AIN
2	Bypass Lane	11/6/2024	AIN
3	Building Footprint SF	1/21/2025	AIN

Designed by **JC** Checked by **KPW**
Issued for **Town Submission** Date **May 9, 2024**

NOT ISSUED FOR CONSTRUCTION
Drawing Title **Layout and Materials Plan**



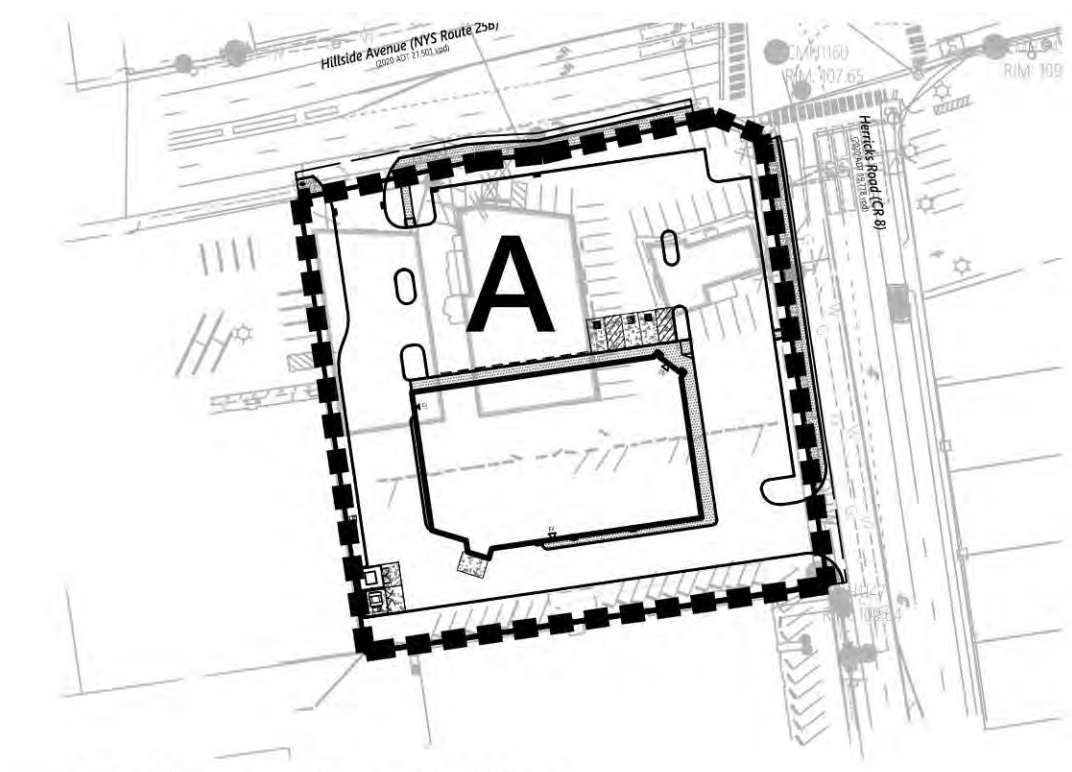
Sheet **C2.00** of **3**
Project Number **22405.00**

DISAPPROVED
Michael Maracic
01/24/2025

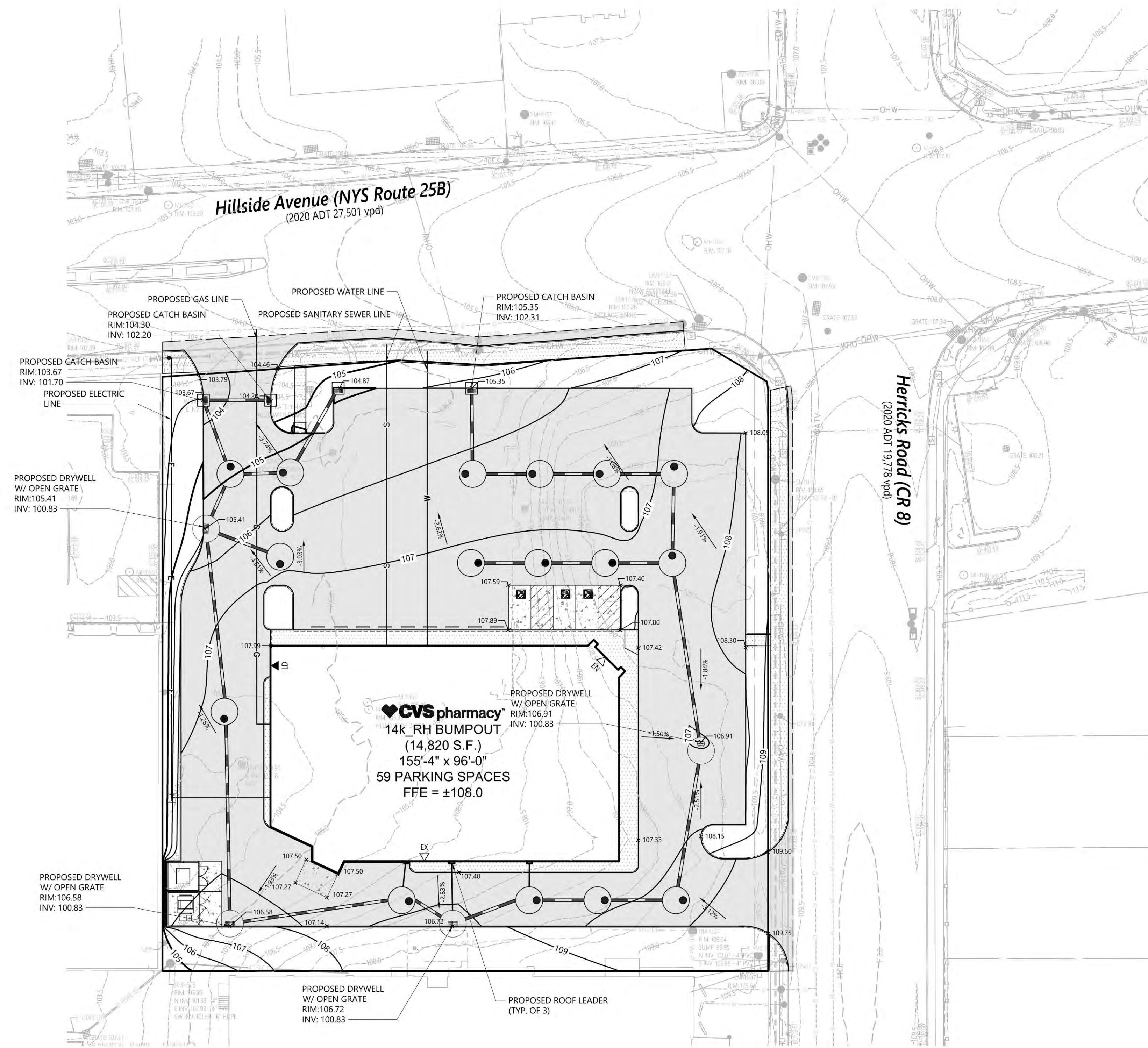
IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.



Engineering, Surveying,
Landscape Architecture
and Geology, PC
100 Motor Parkway
Suite 350
Hauppauge, NY 11788
631.787.3400

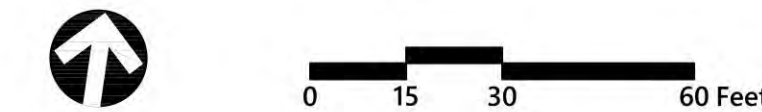


Drainage Area Map
Not To Scale



Grading & Drainage Notes

- EXISTING DRAINAGE INFORMATION IS BASED ON A SURVEY PREPARED BY VHB, DATED MARCH 30, 2024.
- ALL UTILITIES TO BE INSTALLED UNDERGROUND.
- ELEVATIONS ARE BASED ON NAVD 1988.
- THE CONTRACTOR SHALL MEET ALL LINES AND GRADES DEPICTED ON THIS PLAN OR AS DIRECTED BY THE ENGINEER.
- GRADES IN ALONG ADA WALKWAYS SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
- ALL ADA ACCESS AISLES AND PARKING SPACES SHALL BE AT THE SAME LEVEL, WITH MAXIMUM SLOPES NOT GREATER THAN 2% IN ANY DIRECTION.
- CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE ADA ACCESS AISLES/PARKING SPACES AND THE EXISTING PAVEMENT AT THE WORK LIMITS.
- GRADES IN LANDSCAPED AREAS SHALL NOT EXCEED A SLOPE OF 3H:1V UNLESS OTHERWISE NOTED ON THE PLANS.
- IN AREAS OF FILL OR BACKFILL, THE CONTRACTOR SHALL PLACE SUITABLE FILL MATERIAL AS DETERMINED BY THE ENGINEER IN 6-INCH LIFTS. EACH LIFT SHALL BE COMPACTED TO 95 PERCENT OF THE STANDARD PROCTOR DENSITY. NATIVE SOIL MAY BE USED AS BACKFILL IF IT IS DEEMED SUITABLE BY THE ENGINEER.
- GRADES TO PITCH AWAY FROM BUILDING FOUNDATIONS.
- CONTRACTOR RESPONSIBLE TO PROVIDE POSITIVE DRAINAGE FLOW OVER THE SITE. BIRD BATHS AND PONDING AREAS ARE NOT PERMITTED.
- IN ANY AREA OF EXCAVATION, CONTRACTOR IS TO EMPLOY THE APPROPRIATE MEANS TO LOCATE EXISTING UTILITIES AND PROTECT AND MAINTAIN ALL EXISTING UTILITIES IN THE WORK AREA.
- CONTRACTOR TO NOTIFY ENGINEER IF ADDITIONAL EXISTING DRAINAGE STRUCTURES ARE REVEALED DURING CONSTRUCTION.
- GROUNDWATER ASSUMED TO BE AT ELEVATION 50' B.G.S. BASED ON USGS LONG ISLAND DEPTH TO GROUNDWATER VIEWER.



CVS Pharmacy
3366-3380 Hillside Avenue
New Hyde Park, New York

No.	Revision	Date	App'd.
1	Town Comments	8/2/2024	AIN
2	Bypass Lane	11/6/2024	AIN
3	Building Footprint SF	1/21/2025	AIN

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
Town Submission May 9, 2024

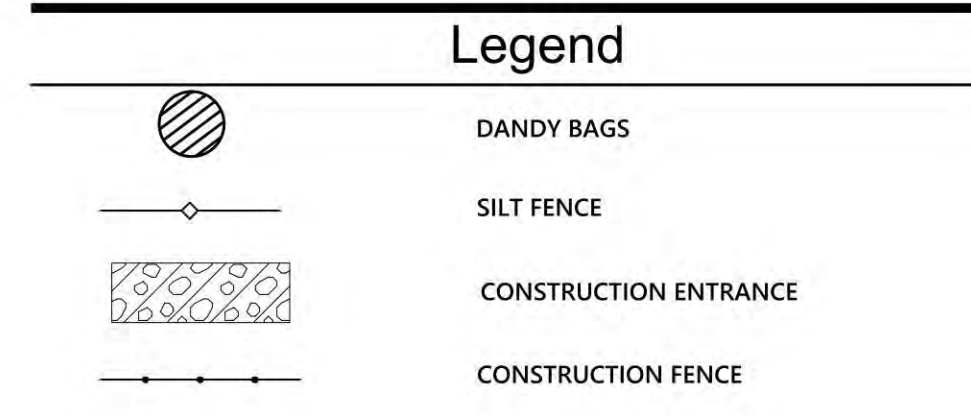
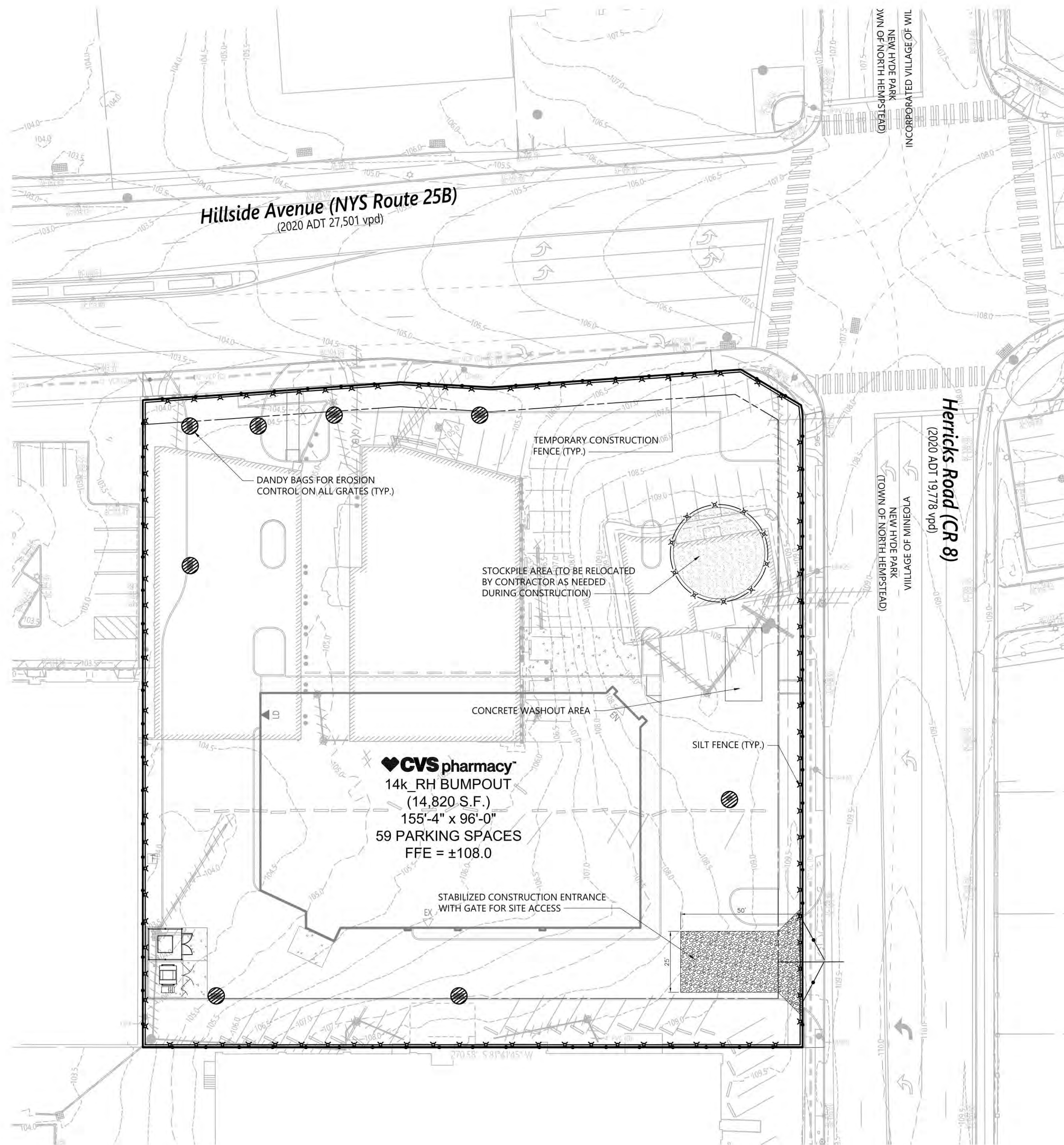
NOT ISSUED FOR CONSTRUCTION
Drawing Title
Grading and Drainage Plan

Professional Engineer Seal for Andrew J. Nee, State of New York, No. 098891.
Drawing Number: **C3.00**
Sheet 2 of 3

DISAPPROVED
Michael Maracic
01/24/2025

IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 143 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
Project Number: 22405.00

Drainage Area	Contributing Area (SF)	Runoff C	Rainfall (FT)	Volume (CF)
REQUIRED STORAGE VOLUME CALCULATION				
PAVEMENT AND SIDEWALK AREA	43,330	X 1.0	X 8/12	= 28,887
ROOF AREA	14,912	X 1.0	X 8/12	= 9,941
LANDSCAPE AREA	15,241	X 0.15	X 8/12	= 1,524
REQUIRED STORAGE VOLUME				= 40,352 CF
PROVIDED STORAGE VOLUME DESIGN				
STORAGE PROVIDED IN (20) 12-FT DRYWELLS @ 20 FT EFFECTIVE DEPTH (100.88 CF PER LF)				
TOTAL STORAGE PROVIDED = 40,352 CF				



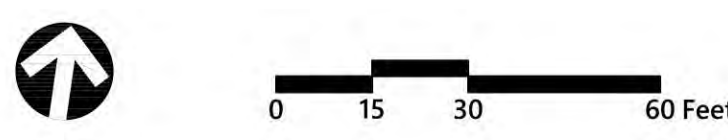
- ### Dandy Bag Notes
- INSTALLATION:
 - EMPTY DANDY BAG SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END.
 - IF USING OPTIONAL OIL ABSORBENTS, PLACE ABSORBENT PILLLOW IN POUCH ON BOTTOM OF THE UNIT. ATTACH ABSORBENT TO TETHER LOOP. HOLDING THE LIFTING DEVICE (DO NOT RELY ON LIFTING DEVICE TO SUPPORT ENTIRE WEIGHT OF GRATE) PLACE THE GRATE INTO IT'S FRAME.
 - MAINTENANCE:
 - REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE AND VICINITY OF THE UNIT AFTER EACH STORM EVENT.
 - REMOVE THE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG AS NEEDED.
 - IF USING OPTIONAL OIL ABSORBENTS, REMOVE AND REPLACE ABSORBENT PILLLOW NEAR SATURATION

NOTE: CONTRACTOR IS NOT PERMITTED TO USE FILTER FABRIC MATERIAL AS INLET PROTECTION

Erosion Control Notes

- PRIOR TO STARTING WORK ON THE SITE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCIES AND INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS REQUIRED BY STATE & LOCAL AGENCIES. ACTUAL EROSION CONTROL MEASURES WILL BE DICTATED BY FIELD CONDITIONS AS CONSTRUCTION PROGRESSES. BUT THE FOLLOWING GENERAL CONDITIONS SHALL BE OBSERVED:
 - EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AND REMAIN UNDISTURBED
 - CLEARING AND GRADING SHALL BE SCHEDULED SO AS TO AS TO MINIMIZE THE SIZE OF EXPOSED AREAS AND THE LENGTH OF TIME THAT AREAS ARE EXPOSED.
 - THE LENGTH AND STEEPNESS OF CLEARED SLOPES SHALL BE MINIMIZED TO REDUCE RUNOFF VELOCITIES.
 - RUNOFF SHALL BE DIVERTED AWAY FROM CLEARED SLOPES.
 - SEDIMENT SHALL BE TRAPPED ON THE SITE.
- SEDIMENT BARRIERS (SILT FENCE, STRAW BALES OR APPROVED EQUAL) SHALL BE INSTALLED AS REQUIRED ALONG THE LIMITS OF DISTURBANCE FOR THE DURATION OF THE WORK. NO SEDIMENT FROM THE SITE SHALL BE PERMITTED TO WASH ONTO ADJACENT PROPERTIES, WETLANDS OR ROADS.
- GRADED AND STRIPPED AREAS AND STOCKPILES SHALL BE KEPT STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AS REQUIRED. SEED MIXTURES SHALL BE IN ACCORDANCE WITH SOIL CONSERVATION SERVICE RECOMMENDATIONS.
- STOCKPILES THAT ARE NOT STABILIZED SHALL BE SURROUNDED BY SILT FENCE, AND INSPECTED AFTER STORMS AND AT THE END OF EACH WORK DAY.
- DRAINAGE INLETS INSTALLED AS PART OF THE PROJECT SHALL BE PROTECTED FROM SEDIMENT BUILDUP THROUGH THE USE OF SEDIMENT BARRIERS, SEDIMENT TRAPS, DANDY BAGS, ETC., AS REQUIRED.
- PROPER MAINTENANCE OF EROSION CONTROL MEASURES IS TO BE PERFORMED AS INDICATED BY PERIODIC INSPECTION AND AFTER HEAVY OR PROLONGED STORMS. MAINTENANCE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, CLEANING OF SEDIMENT BASINS AND TRAPS, CLEANING OR REPAIR OF SEDIMENT BARRIERS, CLEANING AND REPAIR OF BERMS AND DIVERSIONS, AND CLEANING AND REPAIR OF INLET PROTECTION.
- APPROPRIATE MEANS SHALL BE USED TO CONTROL DUST DURING CONSTRUCTION.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT SOIL AND LOOSE DEBRIS FROM BEING TRACKED ONTO LOCAL ROADS. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED.
- SEDIMENT BARRIERS AND OTHER CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL UPLAND DISTURBED AREAS ARE PERMANENTLY STABILIZED, AFTER PERMANENT STABILIZATION, PAVED AREAS SHALL BE CLEANED AND DRAINAGE SYSTEMS CLEANED AND FLUSHED AS NECESSARY.
- BASED ON THE SURROUNDING TOPOGRAPHY, LEVEL OF SURROUNDING DEVELOPMENT (WITH DRAINAGE FACILITIES) AND PROXIMITY TO SURFACE WATERS, THE SITE DOES NOT HAVE THE POTENTIAL TO DISCHARGE TO WATERS OF THE STATE, AND THEREFORE DOES NOT REQUIRE COVERAGE UNDER THE SPDES GENERAL PERMIT. IN ACCORDANCE WITH TOWN AND NYSDEC GUIDANCE, WRITTEN JUSTIFICATION FOR THIS POSITION, ADDRESSING CONSTRUCTION PHASING, TOPOGRAPHIC AND SOIL CONDITIONS, WILL BE PROVIDED AND RETAINED ON-SITE DURING CONSTRUCTION.
- CONTRACTOR IS REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE SITE THROUGHOUT CONSTRUCTION BY ANY MEANS NECESSARY, AS SUCH, ADDITIONAL MEASURES NOT SHOWN ON THESE PLANS MAY BE REQUIRED IN ACCORDANCE WITH THE NYS DEC GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- ALL STORM WATER RUNOFF IS CAPTURED ON SITE AND NO SURFACE RUNOFF IS DIRECTED TO SURFACE WATERS.
- A LETTER OF CERTIFICATION FROM A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER, SIGNED AND SEALED, STATING THAT THE SITE CONSTRUCTION METHODS CONFORMED WITH THE DEC PHASE II STORM WATER REGULATIONS IS REQUIRED AS PART OF THE CO SURVEY APPROVAL PROCESS.
- HAY BALES OR OTHER APPROVED MEANS REQUIRED TO ISOLATE DISTURBED AREAS WHERE INDIVIDUAL LANDSCAPE ISLANDS ARE BEING INSTALLED.

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CVS Pharmacy

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New Hyde Park, New York

No.	Revision	Date	Appr.
1	Town Comments	8/2/2024	AIN
2	Bypass Lane	11/6/2024	AIN
3	Building Footprint SF	1/21/2025	AIN

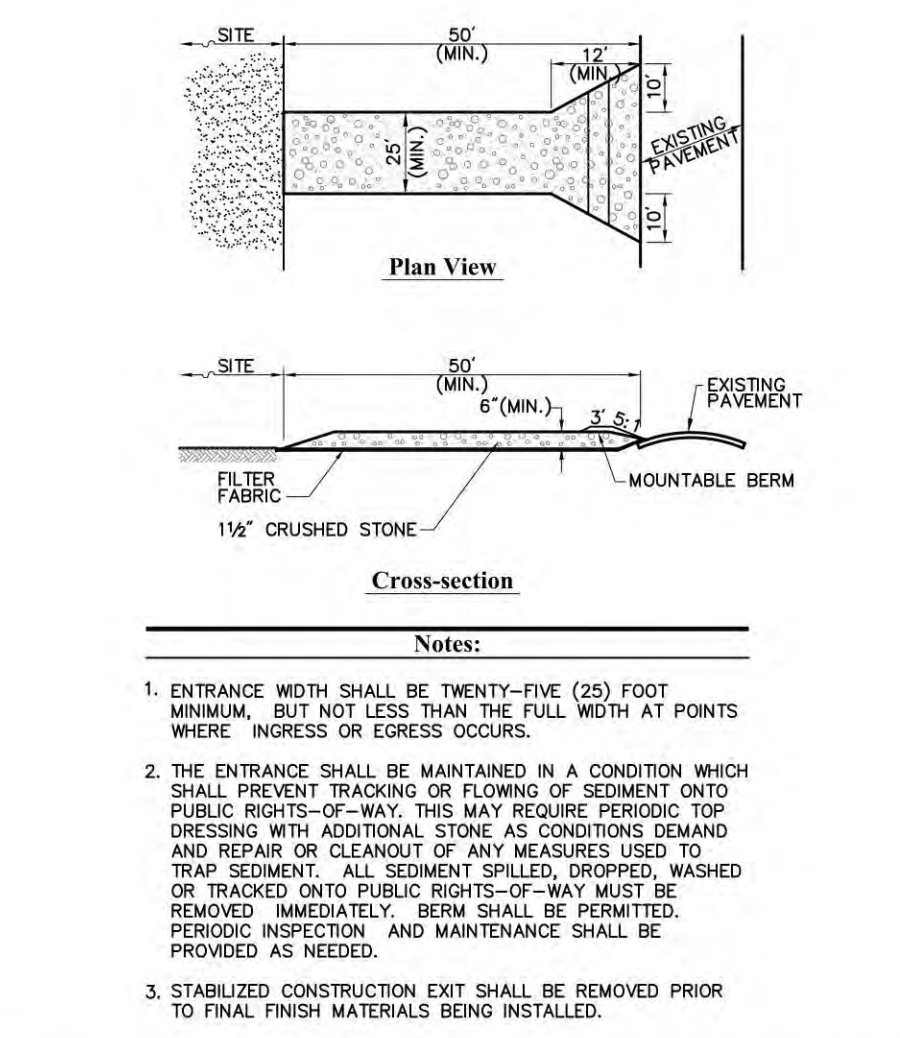
Designed by: _____ Checked by: _____
Issued for: _____ Date: May 9, 2024
Town Submission

NOT ISSUED FOR CONSTRUCTION
Drawing Title: **Erosion and Control Plan**
Drawing Number: _____
Sheet 3 of 3

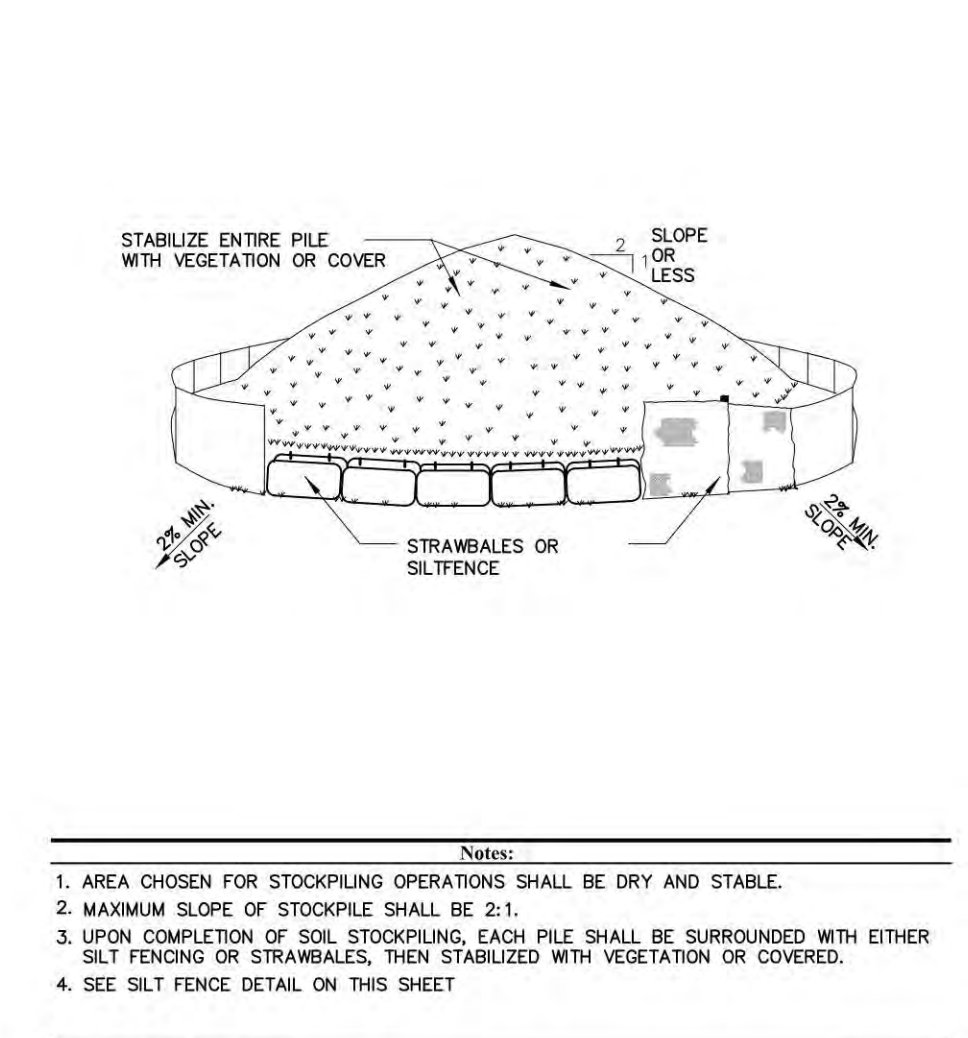
DISAPPROVED
Michael Maracic
01/24/2025

Project Number: 22405.00

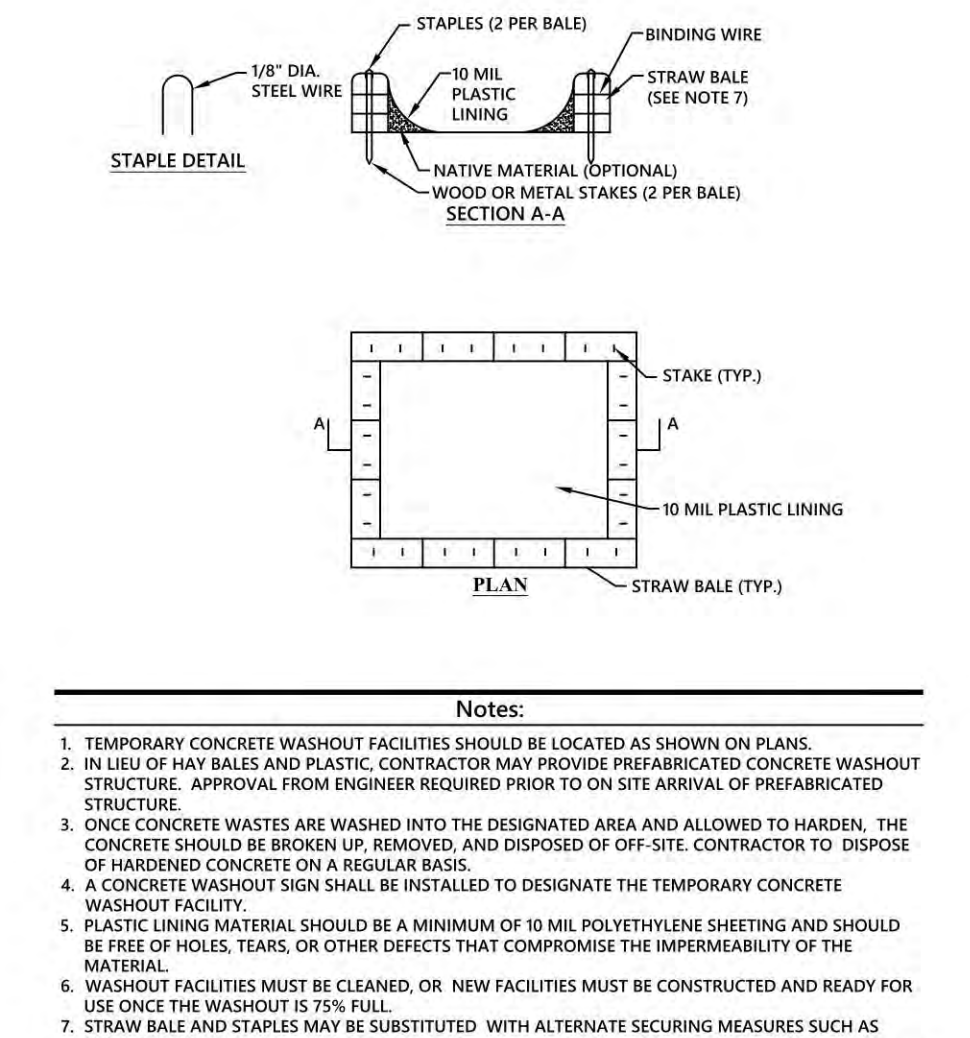
Saved Tuesday, November 12, 2024 5:32:08 PM RENESHWAT Plotted Tuesday, January 21, 2025 2:57:17 PM Rama Nishewat



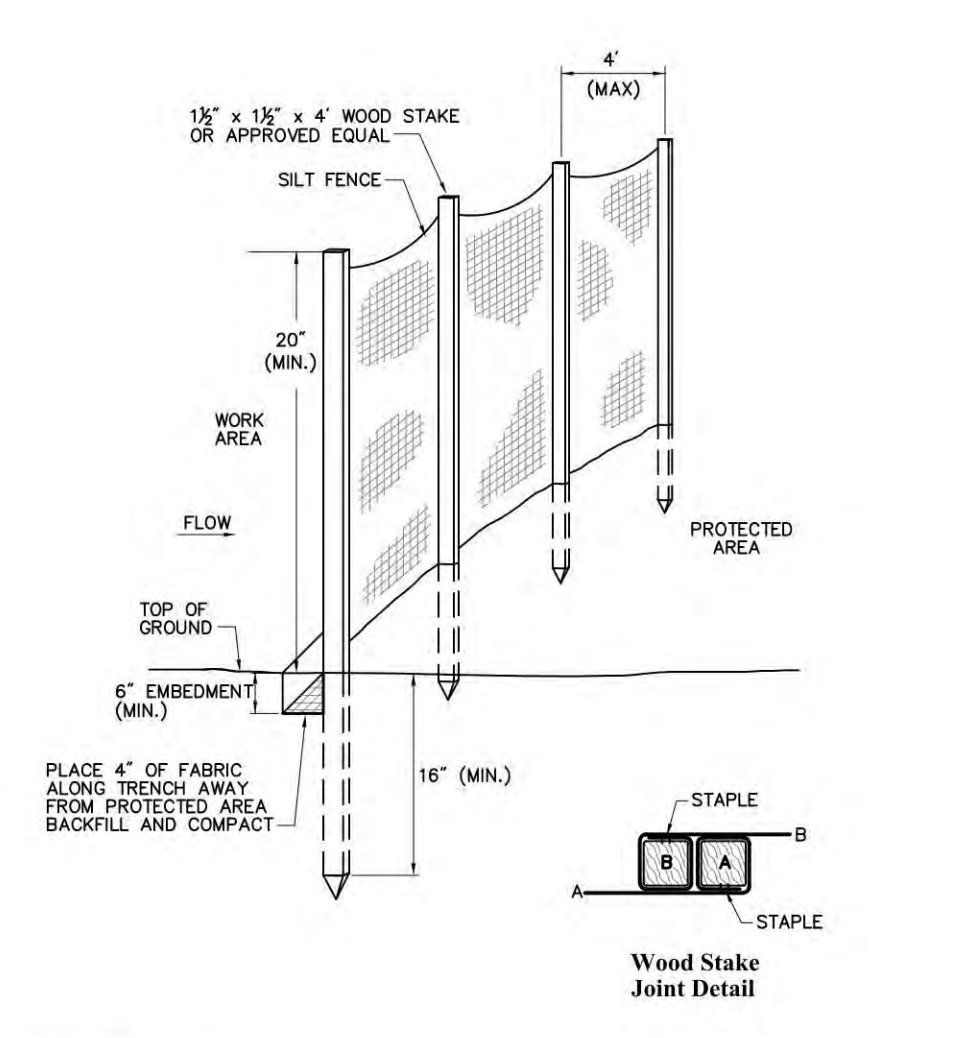
Stabilized Construction Exit
N.T.S. Source: VHB 6/08 LD, B&Z



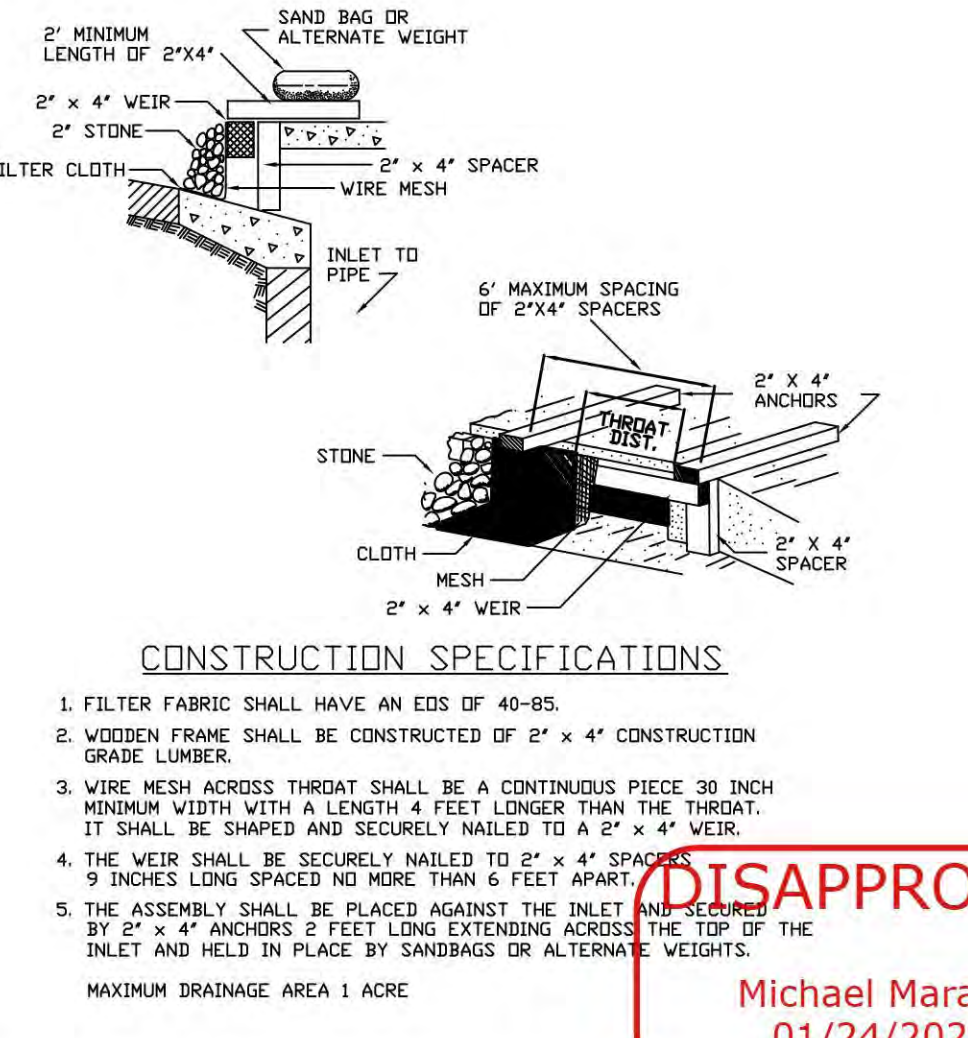
Soil Stockpiling
N.T.S. Source: VHB



Concrete Truck Washout
N.T.S. Source: VHB 1/13



Silt Fence Barrier
N.T.S. Source: VHB 6/08 LD, B&Z



Curb Drop Inlet Protection
N.T.S.