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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR APRIL 3, 2024

RESIDENTIAL CALENDAR

APPEAL #21526 - Brian Sapanski; 23 Sutton Hill Ln., New Hyde Park; Section 8, Block 268, Lot 27; Zoned: Residence-A

Variance from § 70-29.B to construct additions that would make the home too big.

APPEAL #21527 - John Corallo; 4 Howard Court, Carle Place; Section 9, Block 458, Lot 51; Zoned: Residence-C

Variance from §70-49.C to construct a rear addition that would make a house too big.

APPEAL #21528 - Yuhsuan Chao; 31 Pubins Ln., New Hyde Park; Section 9, Block 550, Lot 22; Zoned: Residence-C

Variances from §§ 70-49.C & 70-50.A to construct additions that would make the house too big and to construct a second story addition that is located too close to the street.

APPEAL #21529 - Bryan Arcos (Arcos & Arcos Group, Inc.); 14 Cedar Road, Westbury; Section 11, Block 414, Lot 435, Zoned: Residence-C

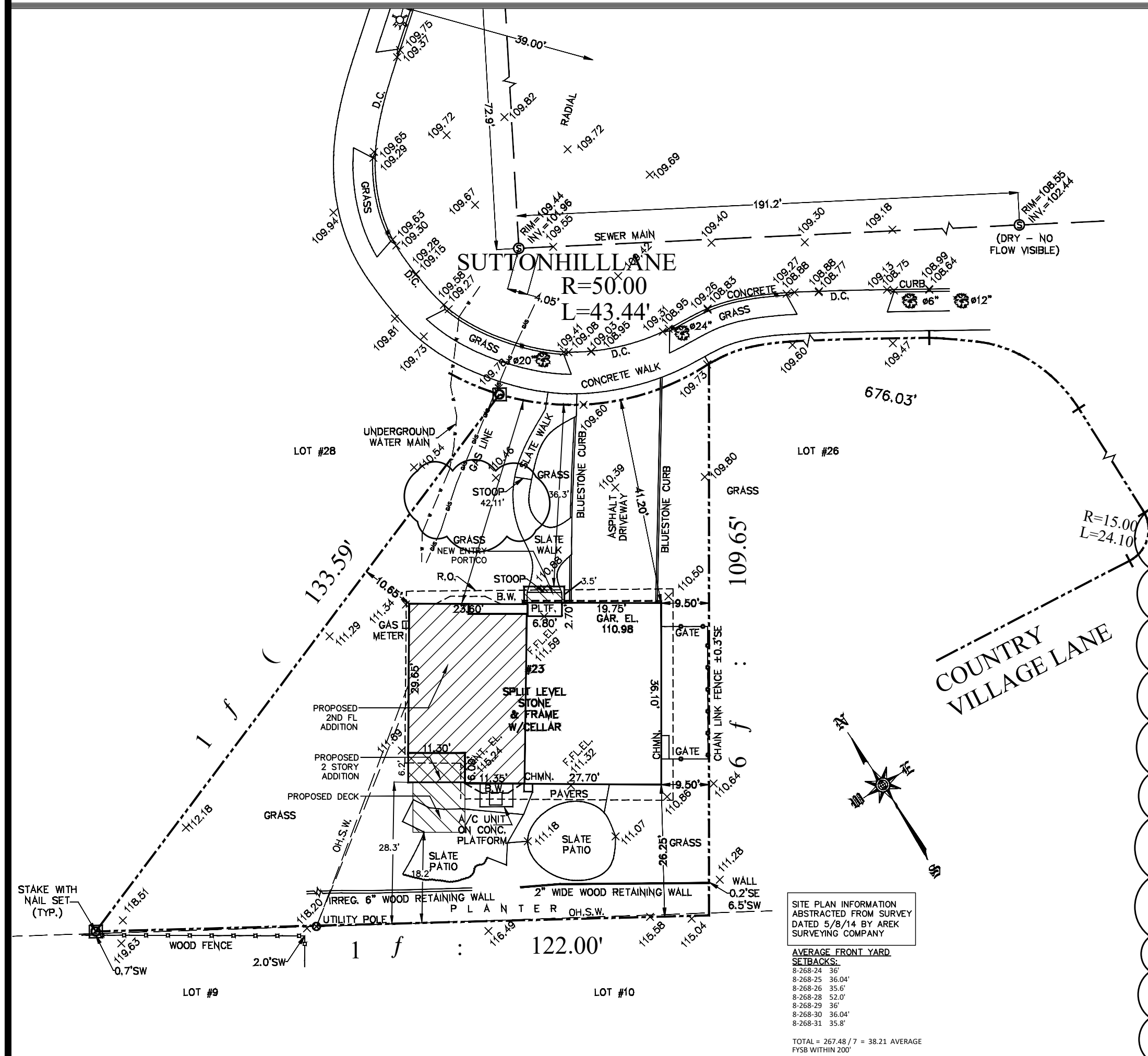
Variance from 70-100.2(A)(2) to legalize fencing in a front yard.

COMMERCIAL CALENDAR

APPEAL #21530 - Lake Success Shopping Center; 1400 Union Turnpike, New Hyde Park; Section 8, Block 235, Lot 56; Zoned: Business-AA

Variances from §§ 70-202.4(C)(1) & 70-202.4(C)(4) to construct cart corrals within a parking lot that would not be permanently anchored to the ground and without the protective roof.

KEY PLAN



HOME ADDITION FOR THE SAPANSKI FAMILY

23 SUTTON HILL LN.
NEW HYDE PARK, NY 11040

ZONING CHART
RESIDENTIAL A ZONE

	REQUIRED	EXISTING	PROPOSED	COMMENTS
MIN. LOT SIZE	8,500 SQ FT	8,533.73 SQ FT	NO CHANGE	COMPLIES
FRONT SETBACK	35' FT/AFYSB 38.21'	41.2'	39.8'	COMPLIES
SIDE SETBACK	10' MIN./30% COMPOSITE (13.0')	9.5'/20.15'	NO CHANGE	EXISTING NON-COMFORMING
REAR SETBACK	15'	28.3'	28.3'/18.2' TO DECK	COMPLIES
LOT COVER	25%	1,748 SQ FT (23.6%)	1,816 SQ FT (21.28%)	COMPLIES
HEIGHT	2 1/2 STORIES/30' HEIGHT	24'-4"	27'-4"	COMPLIES
G.F.A.	36% (2,668.3 SQ FT)	2,625 SQ FT (30.7%)	3,430 SQ FT (40.1%)	DOES NOT COMPLY
EAVE HEIGHT	22'	16.9'	21'	COMPLIES

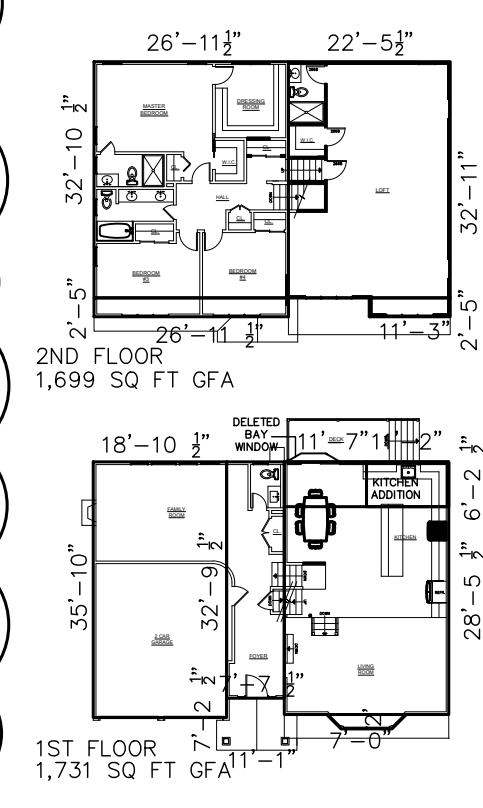
DRAWING MANIFEST

ARCHITECTURAL:

- A-1 TITLE SHEET
- A-2 SPECIFICATION SHEET
- A-3 DEMOLITION PLANS & NOTES
- A-4 DEMOLITION PLANS
- A-5 PLANS AND NOTES
- A-6 PLANS AND NOTES
- A-7 FRAMING PLANS
- A-8 POWER AND LIGHTING PLANS
- A-9 ELEVATIONS
- A-10 SKY PLANE DETAIL
- A-11 SECTION AND WALL DETAIL
- A-12 RISER DIAGRAM
- A-13 DETAIL SHEET

#21526

HOME ADDITION FOR THE SAPANSKI FAMILY



Room	Area (SQ FT)	Total
UNFIN. CELLAR	22'-5" x 28'-10" = 648 SQ FT	648 SQ FT
1ST FLOOR	35'-10" x 18'-10" 1/2" = 675 SQ FT	675 SQ FT
FOYER	7'-7" 1/2" x 32'-9" 1/2" = 250 SQ FT	250 SQ FT
LIVING RM/KITCHEN	22'-9" x 28'-5" 1/2" = 647 SQ FT	647 SQ FT
FRONT BAY WINDOW	2' x 7' + 2' + 2' = 18 SQ FT	18 SQ FT
REAR KITCHEN	11'-7" x 6'-2" = 71 SQ FT	71 SQ FT
KITCHEN ADDITION	11'-2" x 6'-2" = 70 SQ FT	70 SQ FT
	1,731 SQ FT	1,731 GFA
1ST FLOOR OPEN PORCH	11'-1" x 7'-2" 1/2" = 80 SQ FT	80 SQ FT
	80 SQ FT	0 GFA
2ND FLOOR	32'-10" 1/2" x 26'-11" 1/2" = 866 SQ FT	866 SQ FT
2ND FL BEDROOMS	2'-5" x 26'-11" 1/2" = 65 SQ FT	65 SQ FT
NEW LOFT	22'-5" x 11'-3" = 28 SQ FT	28 SQ FT
	1,699 SQ FT	1,699 GFA
CELLAR	648 SQ FT GFA (NOT INCLUDED)	
	1,731 SQ FT GFA	
TOTAL PROPOSED GFA=	3,430 SQ FT GFA	

PROJECT DIRECTORY

ARCHITECT:
COHEN DESIGN/BUILD ARCHITECT

CONTACT:
WILLIAM J. COHEN, AIA
WCOHEN@COHENDESIGNBUILD.COM

5512 MERRICK RD.
MASSAPEQUA, NY 11758
(516) 799-0022

CODE INFORMATION

ALL WORK TO BE PERFORMED IN COMPLIANCE WITH THE NEW YORK STATE BUILDING CODE (RESIDENTIAL) 2020, AND ALL OTHER BUILDING DIVISION CODES BY THE AUTHORITIES HAVING JURISDICTION OVER THE PROPOSED SCOPE OF WORK

USE GROUP R= RESIDENTIAL

CONSTRUCTION TYPE= VB

SQUARE FOOTAGE ADDED:

1ST FL-	71 SQ FT
(18 SQ FT DELETED)	
NET	53 SQ FT
2ND FL-	766 SQ FT
TOTAL=	819 SQ FT

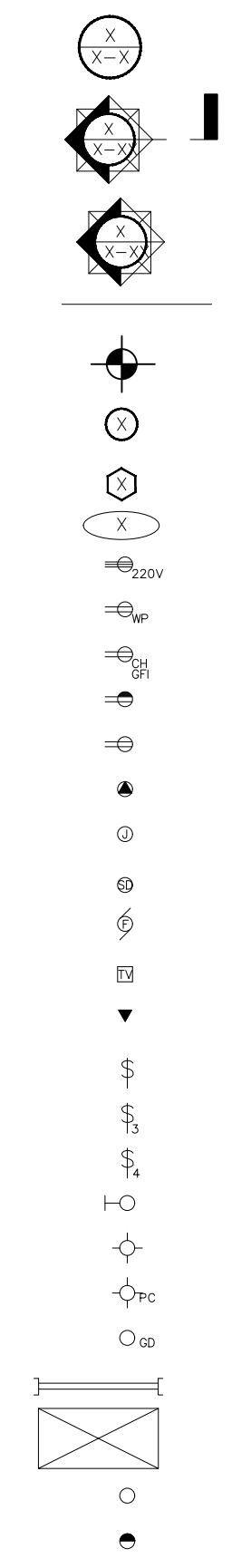
CUBIC FOOTAGE ADDED: 11,228 CU FT

ABBREVIATIONS & MATERIALS

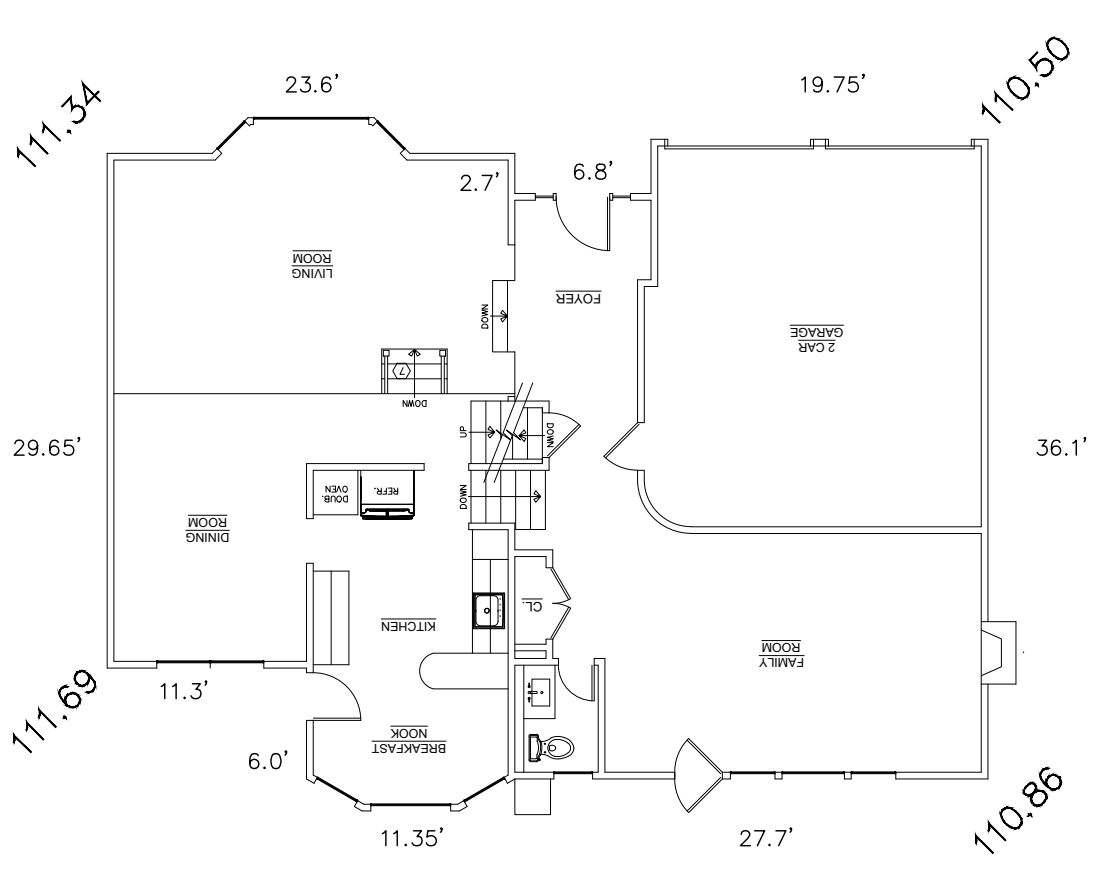
Aluminum	AL	Flush	FL	Reinforcing Steel Bar	RE BAR
Anchor Bolt	AB	Footing	FTG	Revision	REV
Angle	ANG	Foundation	FND	Riser	R
Architectural	ARCH'L	Frame	FR	Rod & Shelf	R&S
Area	A	Frost Proof	FP	Roof	RF
Asphalt	ASPH	Furring	FUR	Room	RM
Basement	B5MT	Galvanized	GALV	Rough Opening	RO
Bathroom	BATH	Garage	GAR	Scale	SC
Beam	BM	General Contractor	GC	Schedule	SCH
Bearing Plate	BRG PL	Glass	GL	Section	SECT
Bedroom	BR	Ground Fault Interrupt	GFI	Select	SEL
Bleeding	BLK	Gypsum Wallboard	GWB	Sheet	SHT
Building	BLDG	Hardware	HDW	Sheathing	SHTHG
Building Line	BL	Hollow Metal Door	HMD	Sheet	SK
Caulking	CLKG	Hose Bibb	HB	Sink	SK
Casing	CSG	Insulation	INS	Sliding Door	SL DR
Ceiling	CLG	Interior	INT	Specification	SPEC
Center	CTR	Jamb	JB	Square Foot	SQ FT
Center to Center	C to C	Kitchen	KIT	Stairs	STR
Center Line	CL	Landing	LDG	Standard	STD
Ceramic	CER	Laundry	LAUN	Storage	STO
Closet	CL	Length	L	Switch	S
Concrete	CONC	Linen Closet	LCL	Telephone	TEL
Concrete Floor	CONC FL	Living Room	LIV RM	Threshold	TH
Concrete Masonry Unit	CMU	Manufacturer	MFG	Tongue & Groove	T&G
Construction	CONST	Marble Threshold	MRB TH	Tread	TR
Construction Manager	CM	Masonry Opening	MO	Typical	TYP
Detail	DET	Material	MATL	Unfinished	UNFIN
Dimension	DM	Maximum	MAX	Unexcavated	UNEXC
Dining Room	DR	Minimum	MIN	Utility Room	UTIL RM
Dishwasher	DW	Miscellaneous	MISC	Vent Stack	VS
Dryer	D	Moulding	MLDS	Vestibule	VEST
Expansion Joint	EXP JT	Nosing	NOS	Vinyl Tile	VT
Exterior	EXT	On Center	OC	Washing Machine	W
Exterior Grade	EXT GR	Opening	OPNG	Water Meter	WM
Finish	FIN	Partition	PRTN	Water Resistant	WR
Finished Floor	FIN FLR	Per Square Inch	PSI	Waterproof	WP
Fireplace	FP	Plate	PL	Weather Stripping	WS
Fixed Window	FX WDW	Porch	P	Wesphole	WF
Fixture	FIX	Prefabricated	PREFAB	Welded Wire Fabric	WWF
Flashing	FLG	Range	R	Wide Flange	WF
Floor Joist	FL JT	Recessed	REC	With	W
Floor Drain	FLD	Refrigerator	REF	Wood	WD
Flooring	FLC			Wood Frame	WF
				Yellow Pine	YP

	CONCRETE		WOOD STUD PARTITION
	BRICK		INTERIOR BEARING PARTITION
	CONCRETE MASONRY UNIT		STEEL
	EARTH		STONE
	GRAVEL		STUCCO/EIFS
	BATT INSULATION		WOOD
	INSULATION RIGID		MILLWORK

SYMBOLS



- DRAWING NUMBER
DETAIL SHEET NUMBER
- DRAWING NUMBER
SECTION SHEET NUMBER
- DRAWING NUMBER
ELEVATION SHEET NUMBER
- CENTER LINE
- ELEVATION/GRADE
- DOOR #
- WINDOW #
- ROOM #
- 220 VOLT OUTLET
- WEATHERPROOF DUPLEX OUTLET
- COUNTER HT. G.F.L. DUPLEX OUTLET
- SPLIT WIRED DUPLEX OUTLET
- DUPLEX OUTLET
- SPECIAL OUTLET
- JUNCTION BOX
- SMOKE DETECTOR
- EXHAUST FAN
- TELEVISION CABLE
- TELEPHONE
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- CLG. FIXT. W/PULL CHAIN
- GARBAGE DISPOSER
- FLOUORESCENT STRIP LIGHT
- 2X4 FLOUORESCENT LIGHT
- RECESSED DOWNLIGHT
- RECESSED WALL WASHER



111.34 + 110.5 = 221.84/2 = 110.92 X 50.15 = 5562.64
 111.34 + 111.69 = 223.03/2 = 111.52 X 29.65 = 3306.42
 111.69 + 110.6 = 222.29/2 = 111.16 X 50.15 = 5574.67
 110.5 + 110.86 = 221.36/2 = 110.68 X 36.1 = 3995.55
 18,439.28/166.05 = 111.05 AVERAGE EXISTING GRADE

COHEN
DESIGN / BUILD
ARCHITECT

5512 MERRICK RD.
MASSAPEQUA, NY 11758
(516) 799-0022

REVISION		
NO.	DATE	DESCRIPTION
6/22/23		DESIGN REVISION
10/26/23		BLDG DEPT COMMENTS
12/4/23		BLDG DEPT COMMENTS
1/10/24		BLDG DEPT COMMENTS
2/13/24		UPDATED ZONING
2/22/24		UPDATED ZONING

SHEET TITLE:
TITLE SHEET

REGISTERED ARCHITECT
WILLIAM J. COHEN
028551
STATE OF NEW YORK

WILLIAM J. COHEN, AIA

ISSUE DATE:
7/10/23

DRAWN BY: WJC
CHECKED BY: WJC

SHEET NUMBER:

A-0
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COHEN DESIGN/BUILD ARCHITECT
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GENERAL NOTES AND SPECIFICATION

GENERAL REQUIREMENTS

- All codes having jurisdiction shall be observed strictly in the construction of the project, including all applicable state, city, and county building, zoning, electrical, mechanical, plumbing, and fire codes. Contractor shall verify all code requirements before commencement of construction and bring any discrepancies between code requirements and the construction documents to the Architect.
- Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted "Typical" imply all conditions treated similarly. Modifications to be made by contractor to accommodate minor variations.
- All drawings shall be fully coordinated by contractor to verify all dimensions, locate depressed slabs, slopes, drains, outlets, recesses, registers, bolt settings, sleeves, etc.
- The contractor shall verify and protect all service lines and existing site area from deterioration or damage.
- The Architect/Engineer shall not be responsible for the safety and construction procedures, techniques, means, methods, or the failure of the builder to carry out the work in accordance with the drawings or the required codes. All Contractors shall be responsible for initiating, maintaining and supervising all safety precautions and programs necessary for the protection of persons and property in accordance with applicable governing regulations.
- Contractor shall file and obtain all necessary building permits, and all fees to be paid by Owner.
- Contractor shall bring errors and omissions which may occur in Contract Documents to the attention of the architect in writing and written instructions shall be obtained before proceeding with the work. The Contractor will be held responsible for the results of any errors, discrepancies, or omissions in the Contract Documents, of which the Contractor failed to notify the Architect before construction and/or fabrication of the work.
- The Contractor and Subcontractor shall verify all dimensions and job conditions at the job site sufficiently in advance of work to be performed to assure the orderly progress of the work.
- Contractors shall maintain the premises clean and free of all trash, debris and shall protect all adjacent work from damage, soiling, paint overspray, etc. All fixtures, equipment, glazing, floors, etc., shall be left clean and ready for occupancy upon completion of the project.
- Shop drawings are required for structural, specialized construction and where otherwise requested with these documents. Shop drawings shall be submitted to Owner and Architect for review of conformance with the design concept of the work. In areas where the drawings do not address methodology, the Contractor shall be bound to perform in strict compliance with the manufacturer's specifications and/or recommendations.
- All manufacturer's printed warnings for handling of products must be strictly observed.
- The words "or equal" are to be assumed whenever a specific manufacturer is noted.
- All codes, trade standards, and manufacturer's instructions referenced in the Contract Documents shall be the latest edition.
- The Contractor shall make no structural changes without written approval of the Architect/Engineer and Owner.
- All Contractors shall be responsible for checking and verifying existing conditions, carefully studying and comparing the contract documents and shall at once report to the Architect any error, inconsistency or omission he may discover before proceeding with the work.
- The Owner shall Hire a licensed engineer and/or technician to test and evaluate the new construction for the presence of potentially hazardous levels of radon within the building envelope. These tests at minimum shall meet with any applicable codes having jurisdiction (Federal, state, county, local). If radon levels of radon exceed the current government standards, the Contractor shall hire a licensed engineer to develop a report and documents for the contractor's use in providing corrective measures.

SITE WORK

- NOT USED
- Presumptive Soil Bearing Capacity is 3,000 psf on undisturbed soil. All concrete footings shall bear on undisturbed soil or engineered fill.
- No excavations shall be made whose depth below the footing is greater than 1/2 the horizontal distance from the nearest edge of that footing.
- All backfill at structures, slabs, steps and pavements shall be clear granular fill. Place in 8" layers and compact to 95% maximum dry density determined in accordance with ASTM D-1557. Building site shall be kept dry so that erosion will occur in the foundation.
- Backfill at lawns and unpaved areas be free of clay, rock or gravel larger than 2" in any direction, debris, vegetable matter, waste and frozen materials. Place in 12" layers and compact to 90% maximum density in accordance with ASTM D-1557.
- All slabs on grade shall bear on mechanically compacted crushed stone capable of supporting 3000 psf.

GENERAL STRUCTURAL NOTES

- Structural drawings to be used in conjunction with the Architectural drawings and Shop Drawings.
- All dimensions and conditions must be field verified and any discrepancies brought to the attention of the Architect or Engineer before proceeding with the affected portion of the work.

FOUNDATIONS

- Footings shall bear on soil capable of safely sustaining a net bearing pressure of 3000 PSF. The bearing capacity is to be verified by the Owner's Testing Agency. Footing concrete shall not be poured until the footing excavation and bearing material have been inspected by the Testing Agency.
- If soil bearing capacity is not attainable at the footing bearing elevations indicated, footings to be lowered to a stratum of suitable bearing capacity.
- Bottom of exterior footings to be a minimum below frost line as per local code.
- If building is unheated during winter construction, the interior footings must be protected from frost action— either acting outward or upward on the foundation element.
- Compact backfill in lifts of no more than 10" thick.
- All interior floor and exterior sidewalk slabs to be placed on material compacted to 95 % of its maximum dry density as measured by the Modified Proctor Test.
- Prior to any foundation or sub-grade preparation within the building area, remove all topsoil, including tree root mats. Infill voids left by root mats with well compacted fill.

CONCRETE

- All concrete exposed to weather to have a minimum 28 day compressive strength of 4000 PSI with 6 % air-entrainment and a maximum Water/Cement ratio of 0.44. All other concrete to have a minimum 28 day compressive strength of 3000 PSI. Fill concrete masonry unit (cmu) cells solid with 3000 PSI pea grade (3/8" maximum aggregate size) concrete, see plan for locations.
- All reinforcing steel to be deformed high bond bars and conforming to ASTM A-615, grade 60.
- Unless otherwise noted, reinforcing bars shall be lapped 24" (minimum) at splices.
- Submit design mix for each class of concrete, including admixture data, and reinforcing steel shop drawings to the Architect for review. Allow ten working days for review.
- All concrete shall be placed in accordance with the building regulations for reinforced concrete as adopted by the American Concrete Institute (ACI) and local codes.
- Concrete shall be prepared, placed, and cured in accordance with the ACI requirements cold or hot weather concrete placing, as required. Protect concrete from freezing.
- Concrete admixture information:
 - Add an accelerator to concrete to be placed below 45 degrees F, conforming to ASTM C494, types C or E.
 - Add a retarder to concrete to be placed above 90 degrees F, conforming to ASTM C494, type D.
 - Air-entraining admixture to conform to ASTM C260.

Contractor to provide written certification from the admixture manufacturer that the admixtures conform to the above requirements and contain no more than 0.1 % chlorides ions by weight of admixture.

Calcium chlorides or thiocyanates are not permitted.

8. Footings:

- Footings centerlines to be within 2" of position indicated on the drawings. Footing width and thickness to be no less than that shown on the drawings.
- Slab-on-grade to be no more than 1/8" out of level in any 10 feet and be no less than the thickness indicated.
- Before pouring concrete, coordinate location of all cast-in-place or embedded items— anchor bolts, sleeves, conduits, etc. with the other trades.

STRUCTURAL STEEL

- Structural steel to be ASTM A-36 (Fy=36 KSI). Structural steel piping to be ASTM A-501 (Fy=36 KSI). Structural steel tubing to be ASTM A-500, Grade B (Fy=46 KSI). All steel to be fabricated, detailed, and erected in accordance with the latest American Institute of Steel Construction (AISC) standards.
- All nuts, bolts, and washers to be high strength ASTM A-325, installed by the turn of nut method or calibrated torque wrench. All bolts to be 3/4" diameter, unless noted otherwise on the drawings.
- All anchor bolts to be ASTM A-307, 3/4" diameter.
- Welding electrodes shall conform to ASTM A-233, E70 series. Welds shall be made by welders who have been previously qualified by tests as prescribed in the American Welding Society (AWS) Standard Code for Welding in Building Construction.

- Shop and erection drawings must show all shop and field welds.
- Field cutting or burning of structural steel is prohibited without the expressed approval of the Structural Engineer.
- Shop drawings of all structural steel must be submitted to the Architect for review. Allow ten working days for review.
- Structural steel primer point to be fabricator's standard.
- Temporary bracing and/or shoring of the structural steel elements is the Contractor's responsibility.

TIMBER

- All wood for structural framing shall be stress-graded, surface dry Hem-Fir (North) No.2 or better. Grading shall be as per "The National Design Specifications for Wood Construction," latest edition by the American Forest & Paper Association (AFPA). Standard Grade may be used for 2x4's in interior stud wall construction.
- Provide 2x or metal cross-bridging not over 8'-0" on center for all wood joists and solid blocking between joists or a band joist at supports.
- Provide solid blocking under all posts or multiple studs, see plan for locations, within the floor framing.
- Timber connectors are as manufactured by the Simpson Strong-Tie Company, Inc. Install connector in accordance with the manufacturer's instructions.
- All Micro-Lam and Parallam girders and I-joists, designated ML, PL, and TJ on plan, to be micro-lam and parallam girders and I-joists as manufactured by Trus Joist MacMillan.
- Plywood shall be American Plywood Association (APA) exterior C-D and shall conform to APA standard PS1-74. Place panels with 8'-0" dimension perpendicular to span of framing member and end joints staggered. Attach to framing with 10d (10 penny) nails spaced at 12" along panel edges and interior supports.
- Fasten all joists to supports with framing anchors, unless otherwise noted.
- Fasten all double members together with 12d ("penny") nails at 16" centers top and bottom. Fasten all other multiple members together with 1/2" diameter through bolts at 16" centers top and bottom (staggered), unless noted otherwise.

PREFABRICATED TIMBER TRUSSES

- All timber roof trusses to be capable of supporting a top chord live load of 30 PSF, and a top and bottom chord dead load of 10 PSF.
- Submit shop drawings, including truss layout, and calculations or stress diagrams for each type of truss to the Architect for review. Allow ten working days for review.
- Shop drawings and calculations to be reviewed and sealed by a Structural Engineer registered in the State of NY.
- All design is to conform to the requirements of the local building code, NFPA, and Truss Plate Institute (TPI) specifications.
- Truss connection connector plates to be at least 20 gage galvanized steel. No increase in allowable stress due to duration of load shall be used in connector plate design.
- Provide continuous bridging as required by TPI recommendations.
- Temporary bracing and/or shoring of the timber trusses is the Contractor's responsibility.

MASONRY

- All hollow load-bearing block to conform to ASTM C90. All solid block to conform to C145. Minimum net compressive strength (f'm) shall be 1,000 psi. Use truss type galvanized horizontal reinforcement 2 - #9 gauge bars (min.) in alternate courses.
- NOT USED
- Fill CMU cells with grout at all units to receive expansion anchors or located directly below bearing walls, doors and door frames.
- Mortar and grout shall meet requirements of ASTM C270 and requirements specified herein. Type M mortar shall be used for exterior walls below grade. Type S mortar shall be used for walls and partitions above grade.
- Portland Cement exterior stucco shall conform to requirements of ANSI: A4.2, A42.3. Provide 2 coat minimum exterior Portland Cement stucco on galvanized wire mesh, attach wire mesh with galvanized nails or approved fasteners. Exterior Portland Cement stucco shall have a finish thickness of 5/8". Contractor to install galvanized or aluminum control joints and capping at juncture of stucco with dissimilar materials.

ROUGH CARPENTRY

- All headers at bearing conditions shall be of sizes as shown on plans.
- All headers at non-bearing conditions shall be as follows:

OPENING SIZE	HEADER
up to 4'-0"	2-2" X 6"
4'-0" to 6'-0"	2-2" X 8"
6'-0" to 9'-0"	2-2" X 10"
- Double floor joists under all interior partitions running parallel to framing and under all bathtubs.
- Roof sheathing to be 5/8" exterior grade plywood. Alt 1/2" oriented strand board with H-clips.
- Floor sheathing to be 3/4" T & G interior/exterior glue GIS plywood. Alt 3/4" T & G oriented strand board.
- Wall sheathing to be 1/2" ext. grade plywood. Alt. 1/2" oriented strand board.
- Provide and install 3/4" T & G exterior grade floor sheathing at all locations to be finished with ceramic tile.

THERMAL AND MOISTURE PROTECTION

- The following specification shall govern with modifications as specified herein: American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals.
- Install flashing and sheet metal in compliance with "Architectural Sheet Metal Manual" by SMACNA.
- Aluminum lashing conform to ASTM B209, and be minimum 0.016" thick standard building sheet of plain finish.
- Galvanized steel flashing shall conform to ASTM A526, 0.20% copper, 26 gauge (0.0737"). ASTM A525, designation G 90 hot-dip galvanized, mill phosphatized.
- Back-paint flashings with bituminous paint, where expected to be in contact with cementitious materials or dissimilar metals.
- Provide and install flashing at all roof to wall conditions, projections of wood beams through exterior walls, exterior openings, and elsewhere as required to provide watertight/ weatherproof performance.
- Roof valley flashing shall be provided of not less than No. 26 galvanized sheet gauge corrosion-resistant metal or copper and shall extend at least 11" from the center line each way and shall have the flow line formed as part of the flashing. Sections of flashing shall have an end lap of not less than 4".
- Composition shingles shall be fastened according to manufacturer's printed instructions. Composition shingle roofs shall have an underlay of not less than 15 pound felt with ice and water shield moisture protection at the bottom 30" of each roof section.
- Enclosed attic spaces and roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain. The net free ventilating areas shall be not less than 2/3 of one percent (1%) of the horizontal projected roof area, or 1/3 of one percent (1%) if at least 50% of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.
- Provide and install glass fiber batt insulation with an insulation value of R-13 in all exterior stud walls and garage/living space walls unless noted otherwise.
- Provide and install glass fiber batt insulation with value of R-38 in roof or ceiling joist as shown on drawings.
- Provide and install 1" thick rigid foam plastic insulation board with a minimum insulation only value of R-4 in accordance with manufacturer's instructions where shown on drawings.
- Provide and install batt insulation at window shim spaces.
- Fit insulation tight within spaces and tight to and behind mechanical and electrical services with in the plane of insulation. Leave no gaps or voids.
- Install Type 15# felt (per "UL" Standard Spec 55A Rev. Oct. 2975) over masonry veneer. Apply so as to form a watertight membrane. Overlap each course below 2" minimum at horizontal joints and 6" minimum at vertical joints.
- Provide sealants and caulking meeting applicable specifications where shown on the drawing and elsewhere as required to provide a positive barrier against moisture and passage of air.

DOORS, WINDOWS, AND GLASS

- Reference standards for metal doors, wood doors and windows shall be as follows:
 - Underwriter's Laboratories, Inc.: Building Materials Directory
 - National Fire Protection Assoc.: Pamphlet No. 80 Standard for Fire Doors and Windows.
 - National Woodwork Manufacturer's Association: I.S., 1078: Wood Flush Doors.
 - ASTM E283 E 331.
- Glazing in locations which may be subject to human impact such as frameless glass doors, glass entrances and exit doors, fixed glass panels, sliding glass doors, shower doors, tub enclosures, and storm doors shall meet the requirements set forth in the code and:
 - All glazed panels located within 12" of a door which may be mistaken for openings for human passage, unless such panels are provided with a horizontal member 1-1/2" minimum in width located between 24" and 36" above the walking surface, shall be tempered glass.
- All doors and windows opening to the exterior or to unconditioned areas shall be fully weather stripped, gasketed or otherwise treated to limit air infiltration. All manufactured windows and sliding glass doors shall meet the air infiltration standards of the 1972 American National Standards Institute ASTM E283-73 with a pressure differential of 1.57 pounds per square foot and shall be certified and labeled.
- Provide weatherproof threshold at all exterior swing doors.
- Provide doors, windows and glazing per schedule and owner's specification.

FINISHES

- Provide and install gypsum wallboard in accordance with "American Standard Specifications for the Application and Finishing of Gypsum Wallboard", as approved by the American Standards Association, latest edition; applicable parts thereof are hereby made a part of this specification except where more stringent requirements are called for in this specification, in local codes, or by the manufacturer of the gypsum wallboard, whose requirements shall be followed.
- Application of paint or other coating shall be in strict accordance with manufacturer's directions. Ready-mixed paint shall not be thinned, except as permitted in the application instructions.
- All exterior and interior surfaces shall receive the painter's finish except color coordinated factory finish surfaces. Top and bottom of all doors are to be sealed and painted. materials (dirt, grease, asphalt, rust, etc.).
- All surfaces to be finished shall be clean and free of foreign
- Application shall be in a workmanlike manner providing a smooth surface. Application rate shall be that recommended by the manufacturer. Application may be by brush or roller or by spray if paint is formulated for spray application.
- Provide paint and stain per owner's specification.

- Provide exterior and interior surfaces finish per owner's specifications.
- Provide resilient flooring and wall base per owner's schedule and specifications. Install in accordance with manufacturers printed instructions.
- Provide ceramic tile and accessories complying with Tile Council of America specification 137.1 in colors and patterns selected by the owner from standard colors and patterns of the approved manufacturers.
- Install ceramic tile in compliance with pertinent recommendations contained in the Tile Council of America "Handbook for Ceramic Tile Installation" and manufacturer's printed instructions.
- Setting material may be either dry set mortar in compliance with ANSI A118.1 and A118.2 or organic adhesive in compliance with ANSI A136.1, using type I where exposed to prolonged water presence and using type II at all other locations.
- Provide and install fire-retardant gypsum wallboard, grade X, class I, 5/8" thick, at all mechanical closets, and garage walls. In addition provide resilient 25 gauge galvanized steel channels under fire rated G.W.B. at garage ceilings unless noted otherwise.
- Provide and install moisture-resistant cement wallboard, "Durock" or equal to all shower/tub walls and ceilings as tile substrate.

MECHANICAL

- Contractor shall provide all labor, materials and equipment necessary to install plumbing, related fixtures, ventilations, roof and floor drains, heating and air conditioning. All work shall comply with state and local codes and ordinances. Subcontractors shall coordinate work with all other trades. Terminal hookup of all fixtures and tap into all utilities is required. Contractor shall install and check all pressure reducing valves, pop off valves and other safety devices prior to operation of system.
- Mechanical drawings prepared by GC:
 - The work shall be installed as indicated on drawings; however, changes to accommodate installation of this work with other work or in order to meet architectural or structural conditions shall be made without additional cost to Owner.
 - For purposes of clarity and legibility, the drawings are essentially diagrammatic to the extent that offsets, bends, special fitting and exact locations are not indicated. Contractor shall make use of all data in all of the Contract Documents and shall verify this information at the site. Submit copy of shop drawings to architect prior to construction for review for conformance with the design concept of the work.
 - See section 1 of these specifications for General Notes pertaining to all Contractors and for project coordination.
- Mechanical drawings prepared by GC:
 - Plumbing contractor who is awarded bid shall prepare and submit plans, riser diagrams and calculations required by the subject agency.
 - For purposes of clarity and legibility, the Drawings are essentially diagrammatic to the extent that many offsets, bends, special fittings and exact locations are not indicated. Contractor shall make use of all data in all of the Contract Documents and shall verify this information. Submit copy of shop drawings to architect prior to construction for review for conformance with the design concept of the work.
 - See section 1 of these specifications for General Notes pertaining to all Contractors and for project coordination.

ELECTRICAL

- Contractor shall provide and install all labor, materials, and equipment necessary to install wiring, related fixtures, electric heat elements, and control. All work shall comply with National Electrical Code and state and local codes and ordinances. Subcontractor shall coordinate work with all other trades. Terminal hookups is required of all fixtures and appliances, motors, fans, and controls.
- Electrical system layouts are generally diagrammatic, location of outlets and equipment is approximate. Exact routing of wiring, locations of outlets shall be governed by structural conditions and obstructions. Wiring for equipment required maintenance and inspection shall be readily accessible.
 - See Section 1 of these specifications for General Notes pertaining to all Contractors and for project coordination.
- Any wiring located within planting areas shall be placed a minimum of 18" below finish grade.
- All electrical equipment, breakers, and time clock controls shall be properly labeled.
- The servicing utility will provide and install all primary and secondary service raceways and conductors, including transformer pads and connections to the line side of all building main disconnections. Raceways, sized as designated by the service utility, shall be provided by the Electrical Contractor from each building main disconnect to the exterior building line for continuation by the servicing utility. Contractor to provide panel design.
- Provide one electric meter per unit.
- Light circuits shall be minimum 15 amp with #14 AWG copper conductors.
- Receptacle circuits shall be minimum 15 amp with #14 AWG copper conductors.
- Appliance circuits shall be minimum separate 20 amp with #12 AWG copper conductors.
- Materials and equipment shall be new and listed by Underwriter's Laboratories, Inc. and bear their label wherever standards have been established and their label service is regularly furnished.
- Verify and locate all receptacles prior to installation of drywall.
- Install receptacles at 1'-0" to center line above finish floor unless otherwise noted.
- Install light switches at 3'-6" to center line above finish floor unless otherwise noted.
- All switched outlets shall be one-half hot.
- Provide GFI outlets where shown on plans.
- All equipment installed outdoors and exposed to weather shall be weather-proof.
- Install receptacles in kitchen and bathrooms above work top unless otherwise noted on plans. Outlets shall be GFI equipment.

HOME ADDITION
FOR
THE SAPANSKI FAMILY

PROJECT ADDRESS:
23 SUTTON HILL LN.
NEW HYDE PARK, NY 11040

COHEN
DESIGN / BUILD
ARCHITECT

5512 MERRICK RD.
MASSAPEQUA, NY 11758
(516)799-0022

REVISION		
NO.	DATE	DESCRIPTION

SHEET TITLE:
SPECIFICATION SHEET



ISSUE DATE:
7/10/23

DRAWN BY: WJC
CHECKED BY: WJC

SHEET NUMBER:

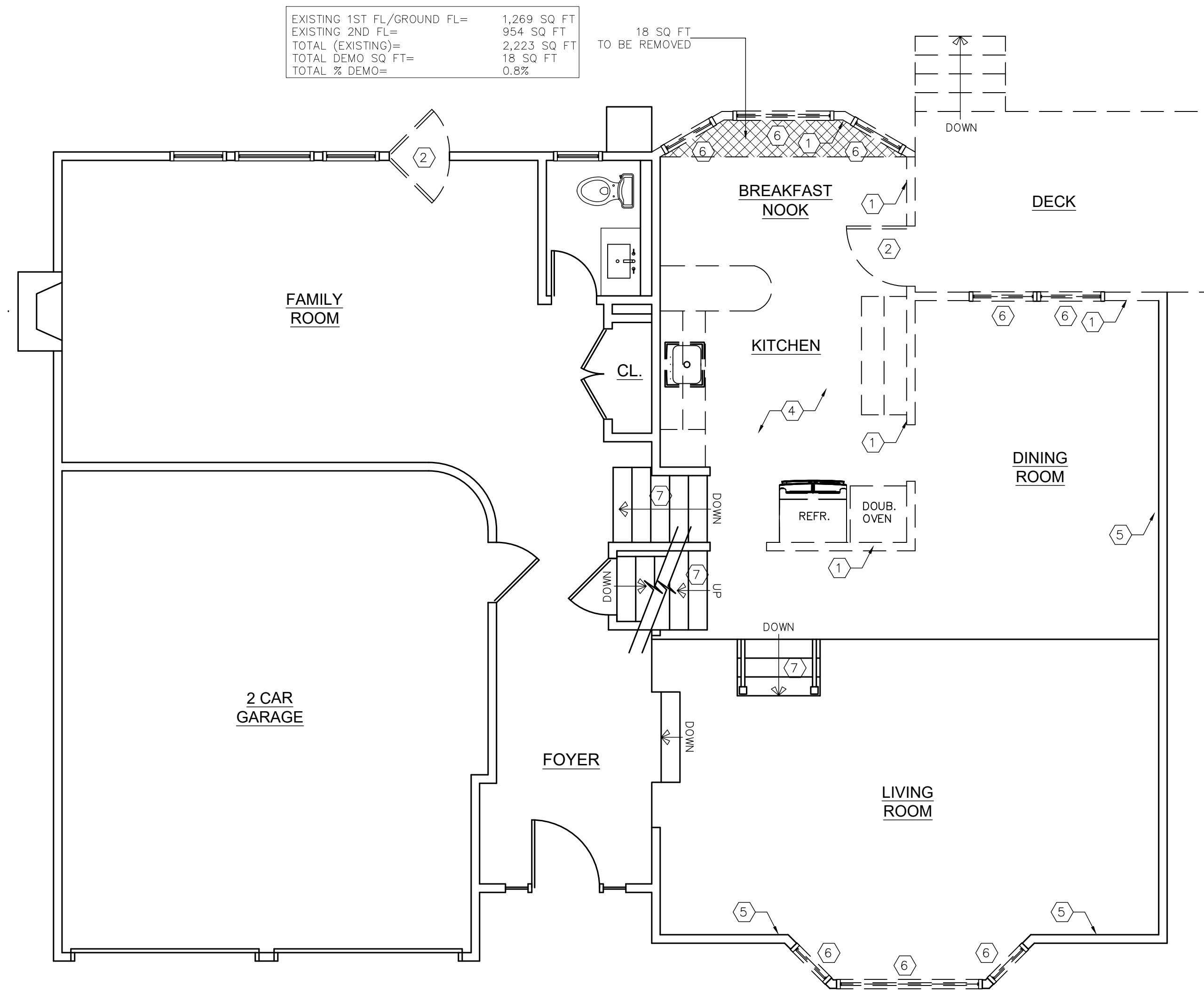
SHEET NOTES:

1. SEE SHEET A-2 FOR ADDITIONAL NOTES & SPECIFICATIONS. ALL GENERAL NOTES SHALL APPLY TO ALL AREAS WITHIN DESIGNATED AREA OF WORK.
2. CONTRACTOR TO COORDINATE ALL PHASES OF DEMOLITION FOR PROJECT & NOTIFY ARCHITECT & ENGINEERS OF ANY DISCREPANCIES OR CONFLICTING CONDITIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF DEMOLITION.
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20. ALL PERIMETER WALLS TO REMAIN TO BE SUFFICIENTLY BRACED PRIOR TO DEMOLITION.

KEYED DEMOLITION NOTES

- ① DEMO AND REMOVE WALLS
- ② DEMO AND REMOVE DOOR AND FRAME
- ③ DEMO AND REMOVE ALL CEILING JOISTS, ROOF JOISTS, ROOFING AND ASSOCIATED DETAILS- COORDINATE WITH NEW WORK
- ④ REMOVE ALL CABINETS, COUNTERTOPS, APPLIANCES, AND CUT/CAP/SAFE OFF ALL PLUMBING AND ELECTRIC AS REQ'D
- ⑤ BRACE WALLS DURING DEMOLITION AS REQ'D
- ⑥ REMOVE WINDOW- COORDINATE WITH NEW WORK
- ⑦ PROTECT EXISTING STAIRCASE TO REMAIN- COORDINATE WITH NEW WORK
- ⑧ CREATE NEW WALL OPENING- COORDINATE WITH NEW WORK
- ⑨ DEMO AND REMOVE ROOFING, ROOF JOISTS AND ASSOCIATED DETAILS. ALL CEILING AND CEILING JOISTS TO REMAIN, PROTECT AS REQUIRED- COORDINATE WITH NEW WORK

--- EXISTING WALL TO BE REMOVED
 === EXISTING WALL TO REMAIN



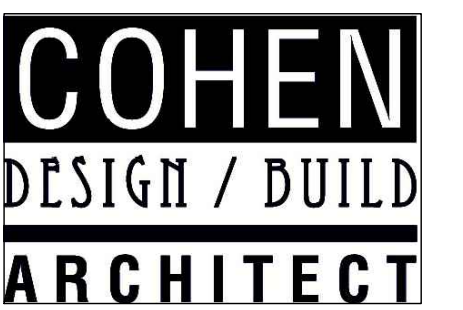
EXISTING 1ST FL/GROUND FL= 1,269 SQ FT
 EXISTING 2ND FL= 954 SQ FT
 TOTAL (EXISTING)= 2,223 SQ FT
 TOTAL DEMO SQ FT= 18 SQ FT
 TOTAL % DEMO= 0.8%

18 SQ FT TO BE REMOVED

1
 A-2
 1ST FL DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"

HOME ADDITION
 FOR
 THE SAPANSKI FAMILY

PROJECT ADDRESS:
 23 SUTTON HILL LN.
 NEW HYDE PARK, NY 11040



5512 MERRICK RD.
 MASSAPEQUA, NY 11758
 (516)799-0022

REVISION

NO.	DATE	DESCRIPTION
1	12/4/23	BLDG DEPT COMMENTS

SHEET TITLE:
 1ST FL DEMOLITION
 PLAN AND NOTES



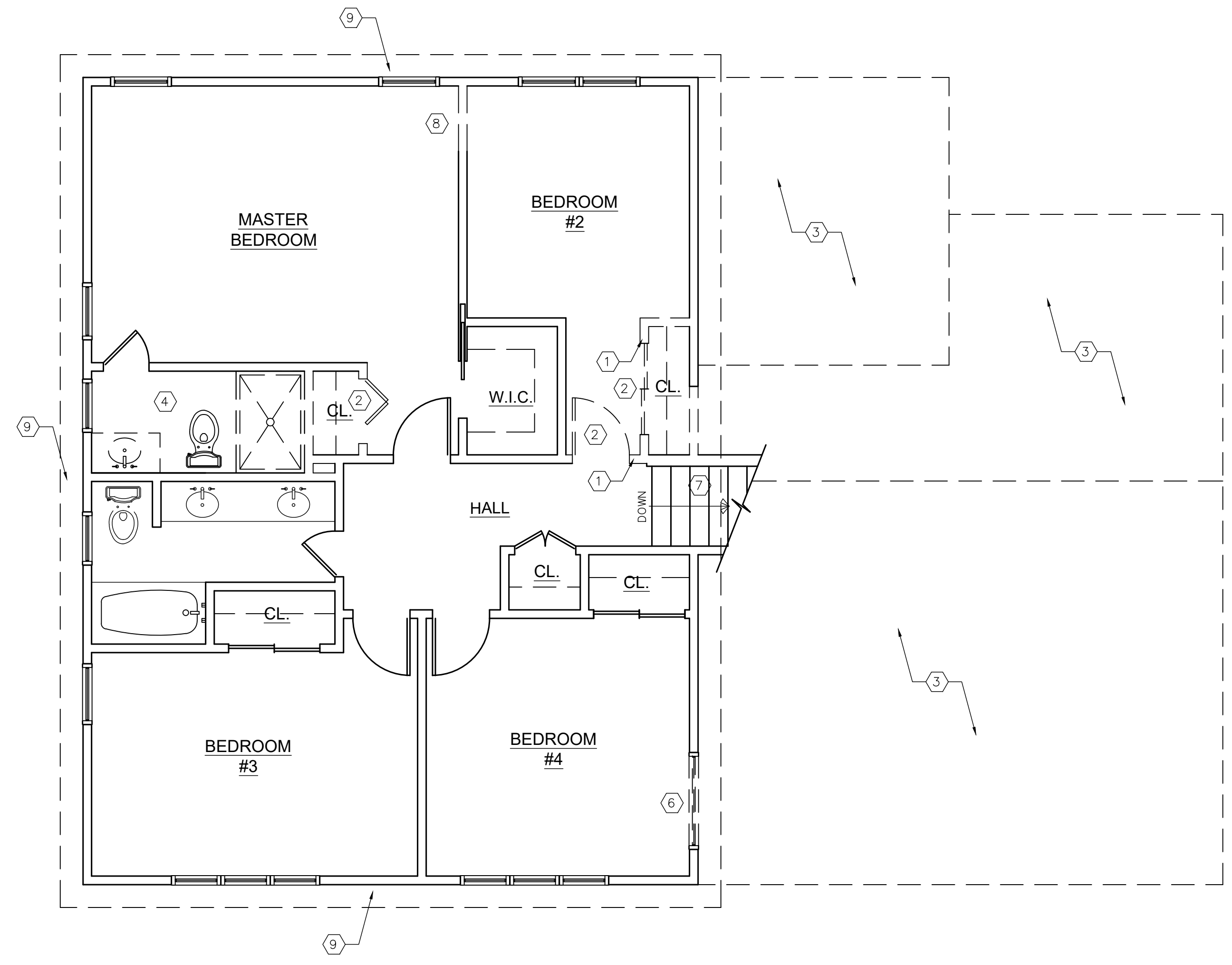
ISSUE DATE:
 7/10/23

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 WJC

CHECKED BY:
 WJC

SHEET NUMBER:

A-2



1
A-3 2ND FL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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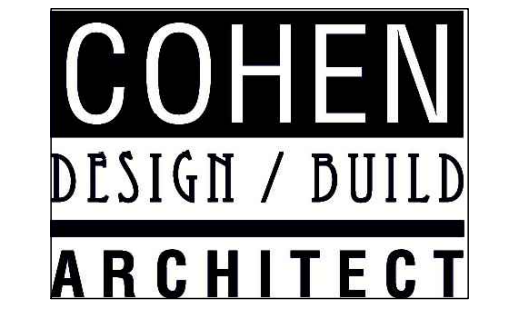
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--- EXISTING WALL TO BE REMOVED
 = = = EXISTING WALL TO REMAIN

HOME ADDITION
FOR
THE SAPANSKI FAMILY

PROJECT ADDRESS:
23 SUTTON HILL LN.
NEW HYDE PARK, NY 11040



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MASSAPEQUA, NY 11758
(516)799-0022

REVISION		
NO.	DATE	DESCRIPTION

SHEET TITLE:
2ND FL DEMOLITION
PLAN AND NOTES



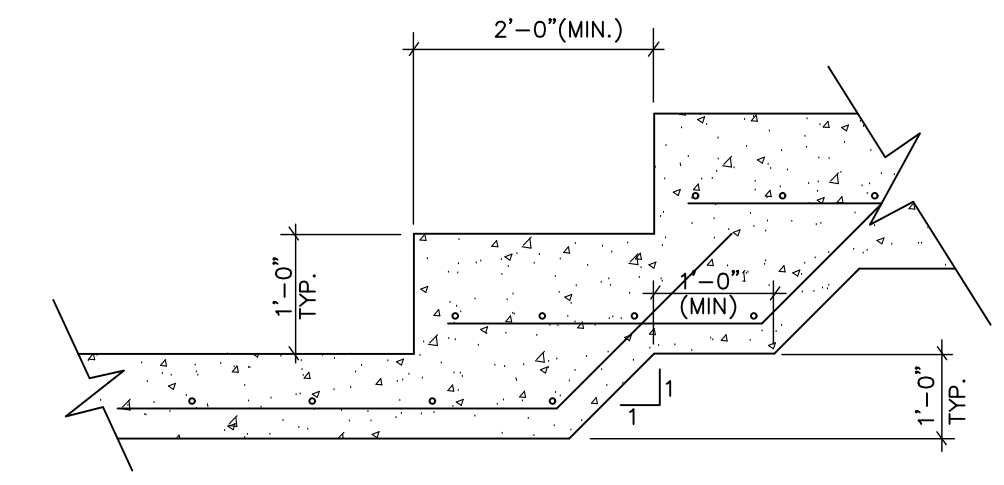
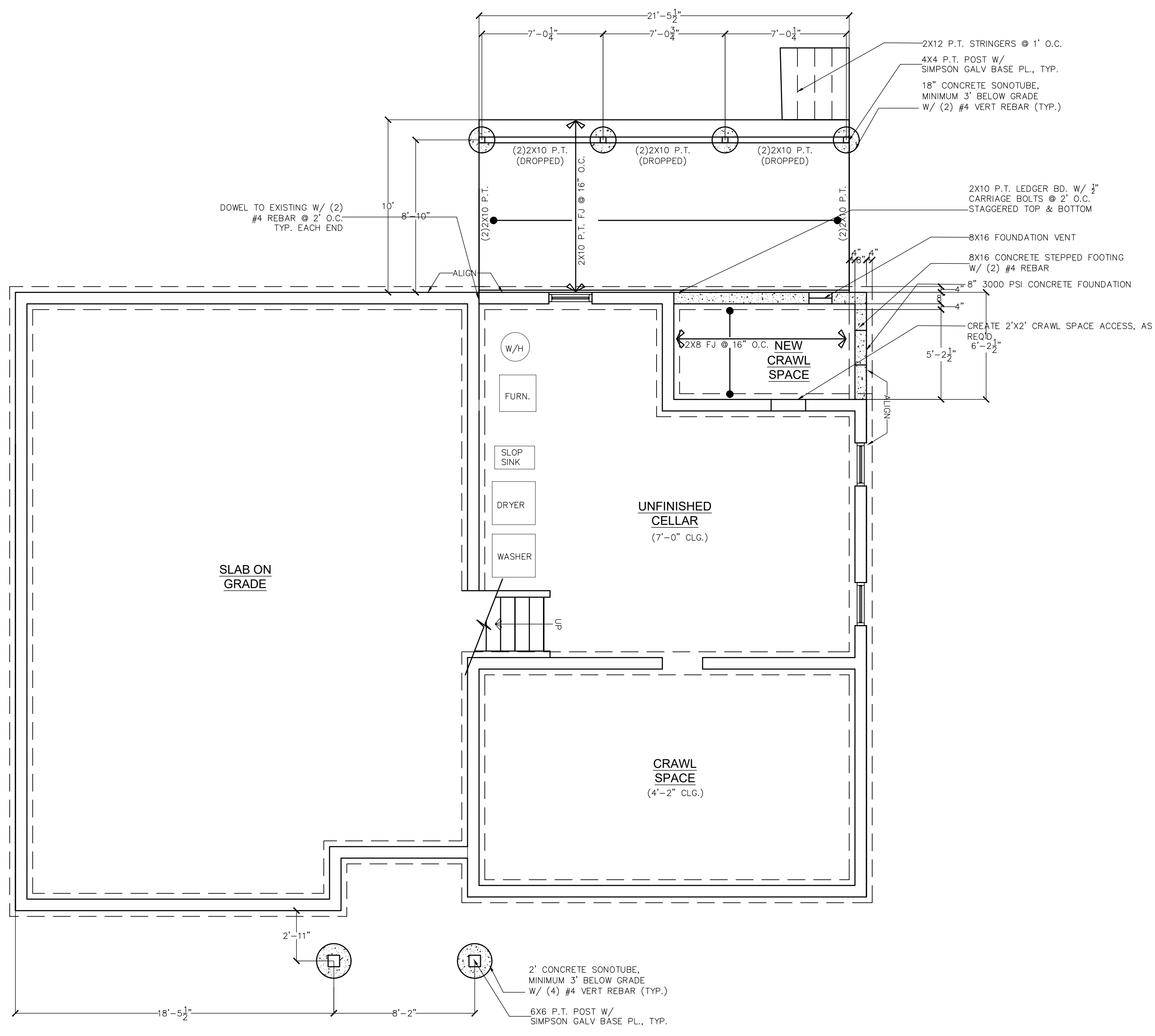
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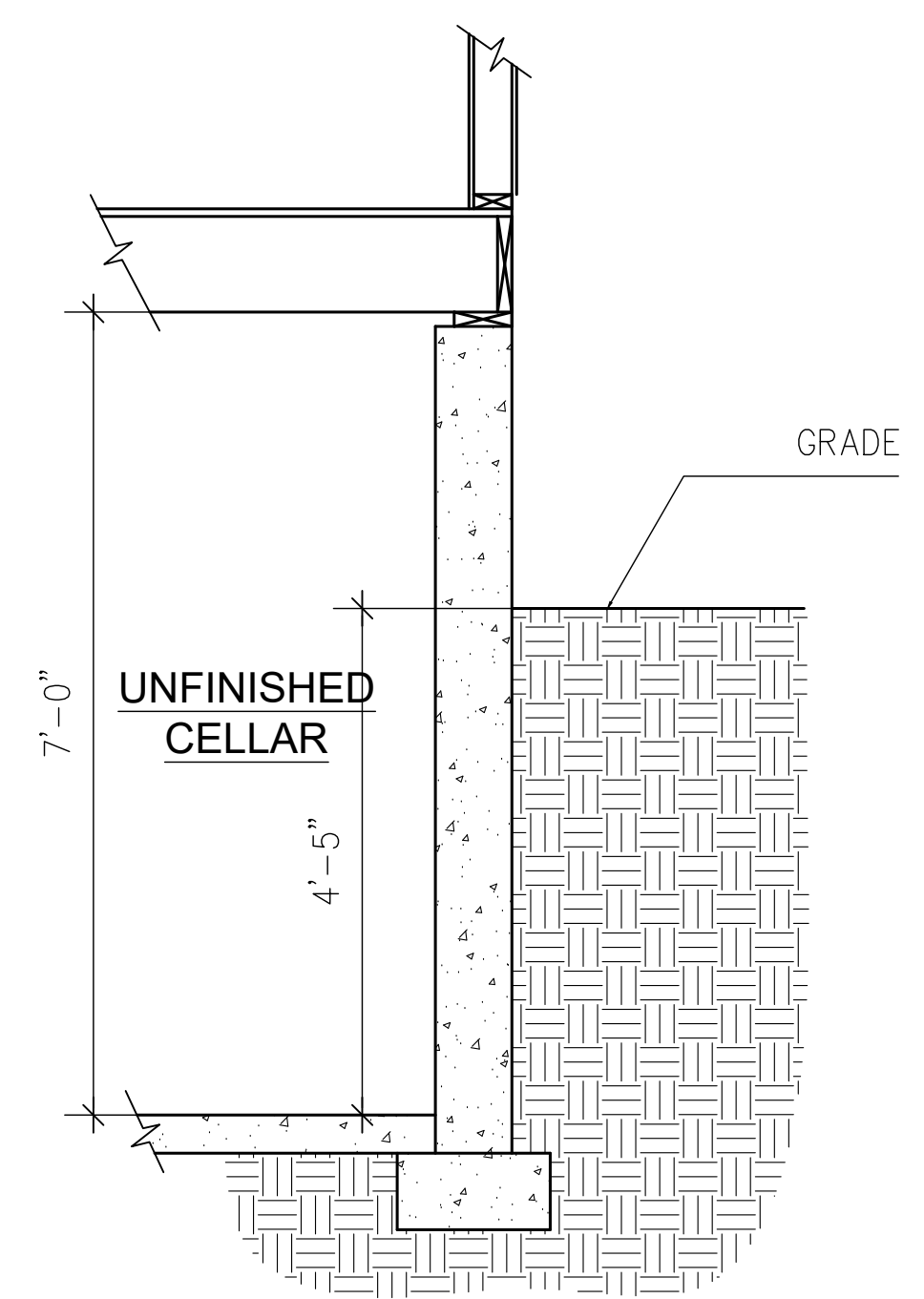
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A-3

HOME ADDITION
FOR
THE SAPANSKI FAMILY



2
A-4 STEPPED FOOTING DETAIL
NOT TO SCALE



3
A-4 SECTION
NOT TO SCALE

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

PROJECT ADDRESS:
23 SUTTON HILL LN.
NEW HYDE PARK, NY 11040

COHEN
DESIGN / BUILD
ARCHITECT

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MASSAPEQUA, NY 11758
(516)799-0022

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NO.	DATE	DESCRIPTION
Δ	8/2/23	DESIGN REVISION
Δ	10/26/23	BLDG DEPT COMMENTS
Δ	12/4/23	BLDG DEPT COMMENTS
Δ	1/10/24	BLDG DEPT COMMENTS

SHEET TITLE:
FOUNDATION PLAN



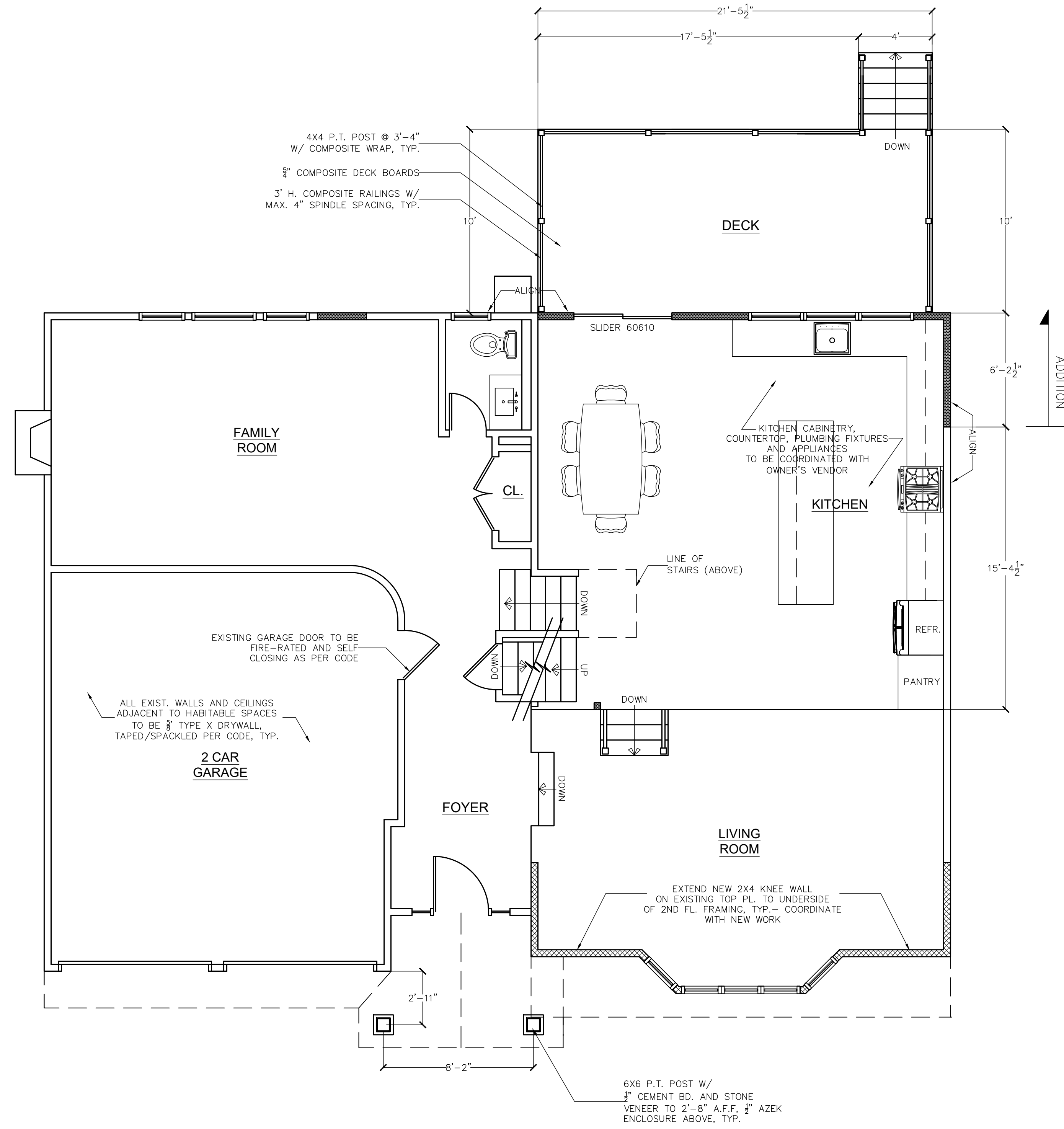
ISSUE DATE:
7/10/23

DRAWN BY: WJC
CHECKED BY: WJC

SHEET NUMBER:

A-4

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GENERAL NOTES AND SPECIFICATIONS FOR CONSTRUCTION

GENERAL REQUIREMENTS

1. ALL APPLICABLE CODES HAVING JURISDICTION IN THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED, SHALL BE OBSERVED STRICTLY IN CONSTRUCTION OF THE PROJECT, INCLUDING ALL STATE, COUNTY AND LOCAL CODES RELATING BUT NOT LIMITED TO: BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. THE CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS PRIOR TO START OF CONSTRUCTION AND BRING ALL DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES TO THE ATTENTION OF THE ARCHITECT AND OWNER.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE COMPETENT, FULL-TIME PROJECT SUPERVISION TO OVERSEE ANY/ALL INSTALLATIONS RELATED TO THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK BEING PERFORMED IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
3. ALL DETAILS AND SECTIONS WITHIN THE CONTRACT DOCUMENTS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED AS "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY.
4. ALL DRAWINGS AND SPECIFICATIONS TO BE FULLY REVIEWED AND COORDINATED BY THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXECUTE THE DESIGN INTENT OF THE ARCHITECT AND OWNER TO THE FULLEST.
5. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING SUBGRADE AND ELEVATED UTILITY SERVICES WITHIN THE SITE AREA AND ITS IMMEDIATE SURROUNDINGS FROM DAMAGE AND/OR DETERIORATION, AS THEY RELATE TO THE PROJECT.
6. THE ARCHITECT AND HIS ASSIGNED CONSULTANTS SHALL NOT BE RESPONSIBLE FOR SITE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, MEANS/METHODS, OR FAILURE BY THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR GOVERNING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE PROTECTION AND SAFETY OF PERSONS AND PROPERTY IN ACCORDANCE WITH ALL GOVERNMENT REGULATIONS.
7. CONTRACTOR SHALL FILE AND OBTAIN ALL BUILDING PERMITS. ALL FEES SHALL BE REIMBURSED BY OWNER.
8. CONTRACTOR SHALL BRING ALL ERRORS AND OMISSIONS WHICH MAY OCCUR WITHIN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER. SUCH NOTIFICATION MUST BE SUBMITTED IN WRITTEN FORM, AND AWAIT WRITTEN DIRECTION PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK WHICH IS DIRECTLY AFFECTED BY SUCH ERROR AND/OR OMISSION. THE CONTRACTOR WILL BE HELD LIABLE FOR THE RESULT OF ANY ERRORS, DISCREPANCIES OR OMISSION FOR WHICH THE CONTRACTOR DID NOT PROPERLY ADVISE THE ARCHITECT AND OWNER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE SITE SUFFICIENTLY IN ADVANCE OF ALL WORK TO BE PERFORMED TO ASSURE ORDERLY PROGRESS OF THE PROJECT.
10. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND FREE OF ALL DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM POTENTIAL DAMAGE.
11. SHOP DRAWINGS ARE REQUIRED FOR STRUCTURAL, SPECIALIZED CONSTRUCTION AND WHERE OTHERWISE REQUESTED/REQUIRED BY THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT OF THE INSTALLATION. THE CONTRACTOR SHALL PERFORM ALL INSTALLATIONS IN STRICT ACCORDANCE WITH ALL MANUFACTURERS SPECIFICATIONS AND CUSTOMARY INDUSTRY STANDARDS.
12. ALL CODES, TRADE STANDARDS AND MANUFACTURERS INSTRUCTIONS, AS SPECIFIED IN THE CONTRACT DOCUMENTS ARE TO BE OF THE LATEST EDITION.
13. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY THE ARCHITECT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING AND VERIFYING ALL EXISTING AND ADJOINING CONDITIONS AND REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION PRIOR TO PROCEEDING WITH THE WORK.

GENERAL CONSTRUCTION NOTES

1. ALL NEW EXTERIOR WALLS TO BE 2X4 WOOD STUD FRAMING @16" O.C. W/ R-15 BATT INSULATION W/ 1/2" GYPSUM "GREENBOARD" MOISTURE RESISTANT DRYWALL TO BE USED IN ALL KITCHENS AND BATHROOMS, UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS ON ALL FLOORS TO BE 2X4 WOOD FRAMING @ 16" O.C.
3. REFER TO ALL RADIUS DIMENSIONS ON PLANS
4. ALL ANGLED WALLS TO BE 45° U.O.N.
5. NOT USED
6. ALL BASE AND TRIM TO BE SELECTED BY OWNER.
7. ALL MILLWORK TO BE DESIGNED BY OWNER'S VENDOR.
8. ALL TILE AND FLOORING MATERIAL TO BE SELECTED BY OWNER.
9. ALL INTERIOR FINISH SELECTIONS TO BE MADE BY OWNER.
10. ALL KITCHEN CABINETRY AND APPLIANCES TO BE PROVIDED BY OWNER'S VENDOR.
11. ALL CARPET AND WOOD FLOORING TO BE FURNISHED BY OWNER AND INSTALLED BY G.C.
12. ALL WINDOWS TO BE DOUBLE-HUNG WINDOWS W/ DOUBLE INSULATED LOW E GLASS, ARGON FILLED, TYP. TO MATCH EXISTING.
13. ALL EXTERIOR WALL SHEATHING TO BE 1/2" CDX PLYWOOD W/TYVEK HOUSE WRAP, TYP.
14. ALL DIMENSIONS ARE "FINISH TO FINISH," TYP.

===== NEW WALLS
 ===== EXISTING WALLS

1
A-5 1ST FL PLAN
SCALE: 1/4" = 1'-0"

HOME ADDITION
FOR
THE SAPANSKI FAMILY

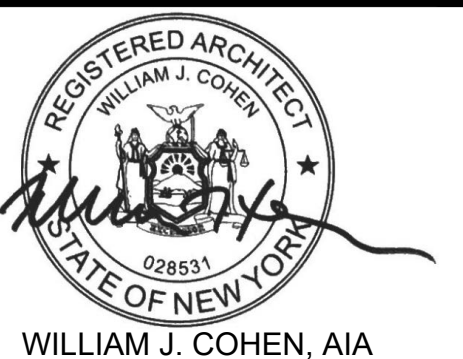
PROJECT ADDRESS:
23 SUTTON HILL LN.
NEW HYDE PARK, NY 11040

COHEN
DESIGN / BUILD
ARCHITECT

5512 MERRICK RD.
MASSAPEQUA, NY 11758
(516)799-0022

REVISION		
NO.	DATE	DESCRIPTION
Δ	8/22/23	DESIGN REVISION
Δ	8/22/23	DESIGN REVISION

SHEET TITLE:
1ST FL PLAN AND
NOTES



ISSUE DATE:
7/10/23

DRAWN BY:
WJC

CHECKED BY:
WJC

SHEET NUMBER:

A-5

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GENERAL NOTES AND SPECIFICATIONS FOR CONSTRUCTION

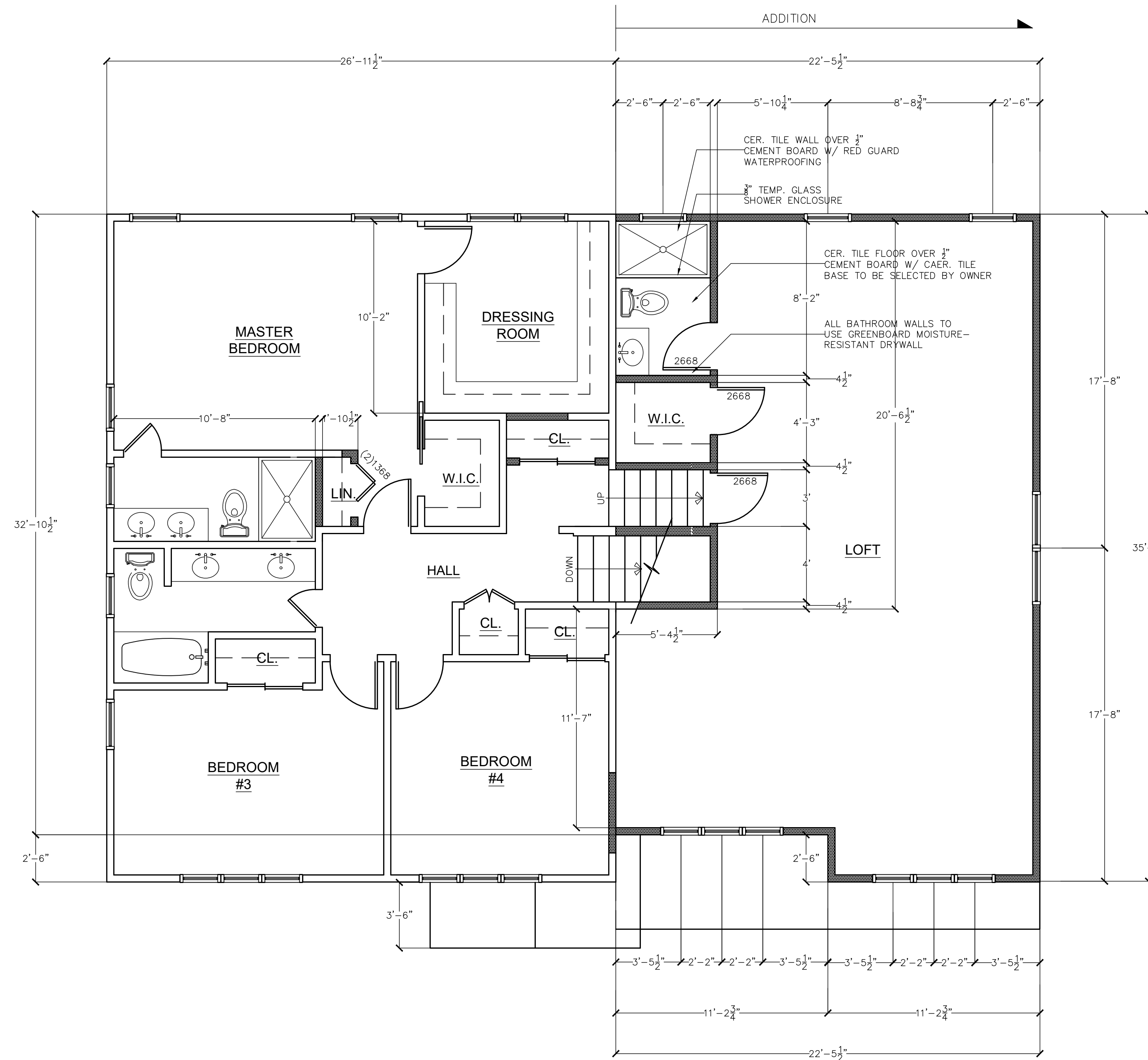
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4. ALL DRAWINGS AND SPECIFICATIONS TO BE FULLY REVIEWED AND COORDINATED BY THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXECUTE THE DESIGN INTENT OF THE ARCHITECT AND OWNER TO THE FULLEST.
5. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING SUBGRADE AND ELEVATED UTILITY SERVICES WITHIN THE SITE AREA AND ITS IMMEDIATE SURROUNDINGS FROM DAMAGE AND/OR DETERIORATION, AS THEY RELATE TO THE PROJECT.
6. THE ARCHITECT AND HIS ASSIGNED CONSULTANTS SHALL NOT BE RESPONSIBLE FOR SITE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, MEANS/METHODS, OR FAILURE BY THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR GOVERNING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE PROTECTION AND SAFETY OF PERSONS AND PROPERTY IN ACCORDANCE WITH ALL GOVERNMENT REGULATIONS.
7. CONTRACTOR SHALL FILE AND OBTAIN ALL BUILDING PERMITS. ALL FEES SHALL BE REIMBURSED BY OWNER.
8. CONTRACTOR SHALL BRING ALL ERRORS AND OMISSIONS WHICH MAY OCCUR WITHIN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT AND OWNER. SUCH NOTIFICATION MUST BE SUBMITTED IN WRITTEN FORM, AND AWAIT WRITTEN DIRECTION PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK WHICH IS DIRECTLY AFFECTED BY SUCH ERROR AND/OR OMISSION. THE CONTRACTOR WILL BE HELD LIABLE FOR THE RESULT OF ANY ERRORS, DISCREPANCIES OR OMISSION FOR WHICH THE CONTRACTOR DID NOT PROPERLY ADVISE THE ARCHITECT AND OWNER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE SITE SUFFICIENTLY IN ADVANCE OF ALL WORK TO BE PERFORMED TO ASSURE ORDERLY PROGRESS OF THE PROJECT.
10. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND FREE OF ALL DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM POTENTIAL DAMAGE.
11. SHOP DRAWINGS ARE REQUIRED FOR STRUCTURAL, SPECIALIZED CONSTRUCTION AND WHERE OTHERWISE REQUESTED/REQUIRED BY THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT OF THE INSTALLATION. THE CONTRACTOR SHALL PERFORM ALL INSTALLATIONS IN STRICT ACCORDANCE WITH ALL MANUFACTURERS SPECIFICATIONS AND CUSTOMARY INDUSTRY STANDARDS.
12. ALL CODES, TRADE STANDARDS AND MANUFACTURERS INSTRUCTIONS, AS SPECIFIED IN THE CONTRACT DOCUMENTS ARE TO BE OF THE LATEST EDITION.
13. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY THE ARCHITECT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING AND VERIFYING ALL EXISTING AND ADJOINING CONDITIONS AND REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION PRIOR TO PROCEEDING WITH THE WORK.

GENERAL CONSTRUCTION NOTES

1. ALL NEW EXTERIOR WALLS TO BE 2X4 WOOD STUD FRAMING @16" O.C. W/ R-15 BATT INSULATION W/ 1/2" GYB. "GREENBOARD" MOISTURE RESISTANT DRYWALL TO BE USED IN ALL KITCHENS AND BATHROOMS, UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS ON ALL FLOORS TO BE 2X4 WOOD FRAMING @ 16" O.C.
3. REFER TO ALL RADIUS DIMENSIONS ON PLANS
4. ALL ANGLED WALLS TO BE 45° U.O.N.
5. NOT USED
6. ALL BASE AND TRIM TO BE SELECTED BY OWNER.
7. ALL MILLWORK TO BE DESIGNED BY OWNER'S VENDOR.
8. ALL TILE AND FLOORING MATERIAL TO BE SELECTED BY OWNER.
9. ALL INTERIOR FINISH SELECTIONS TO BE MADE BY OWNER.
10. ALL KITCHEN CABINETRY AND APPLIANCES TO BE PROVIDED BY OWNER'S VENDOR.
11. ALL CARPET AND WOOD FLOORING TO BE FURNISHED BY OWNER AND INSTALLED BY G.C.
12. ALL WINDOWS TO BE DOUBLE-HUNG WINDOWS W/ DOUBLE INSULATED LOW E GLASS, ARGON FILLED, TYP. TO MATCH EXISTING.
13. ALL EXTERIOR WALL SHEATHING TO BE 1/2" CDX PLYWOOD W/TYVEK HOUSE WRAP, TYP.
14. ALL DIMENSIONS ARE "FINISH TO FINISH," TYP.

===== NEW WALLS
 ===== EXISTING WALLS



1
A-6
2ND FL PLAN
SCALE: 1/4" = 1'-0"

HOME ADDITION
FOR
THE SAPANSKI FAMILY

PROJECT ADDRESS:
23 SUTTON HILL LN.
NEW HYDE PARK, NY 11040

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1ST FL PLAN AND
NOTES



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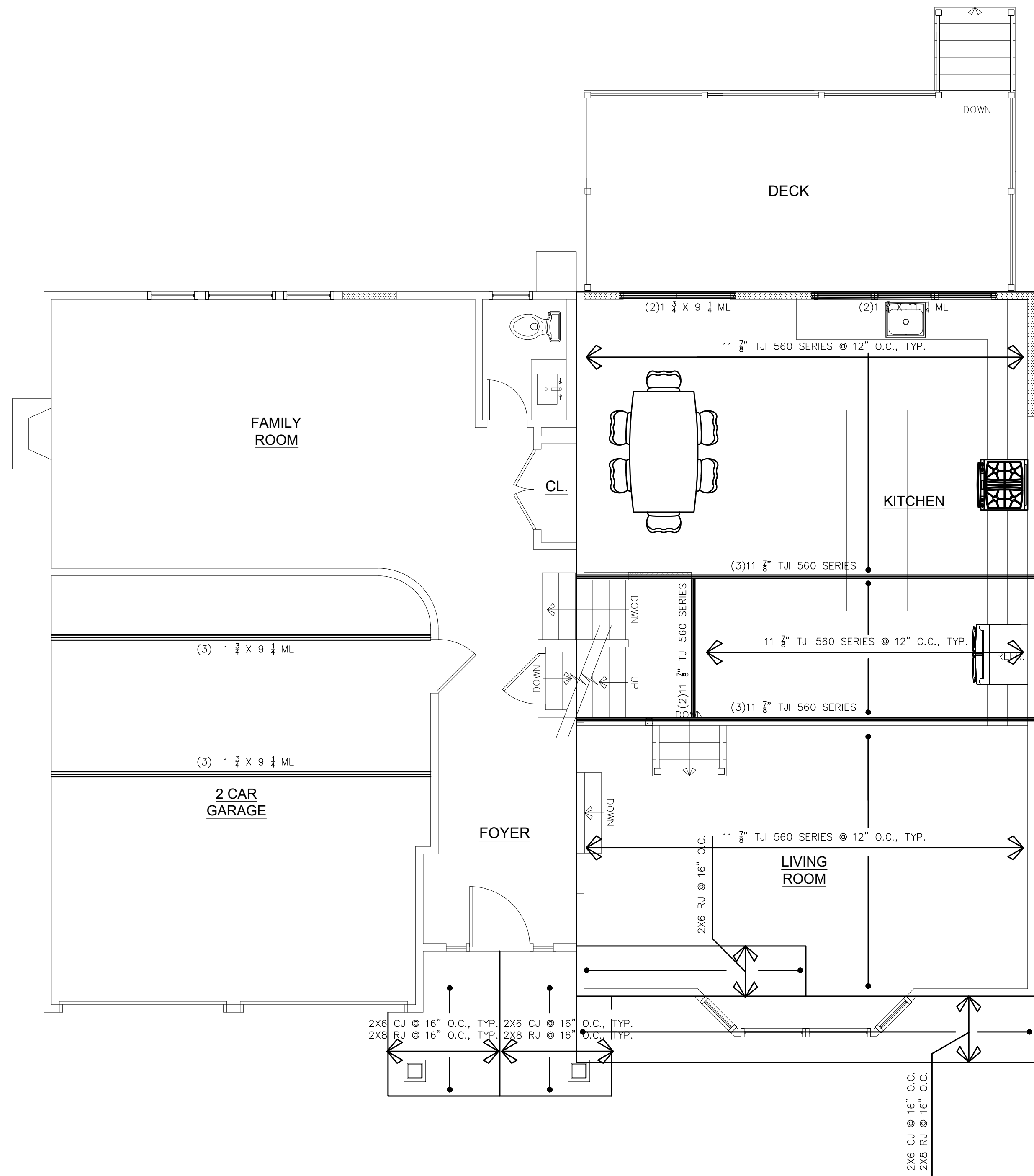
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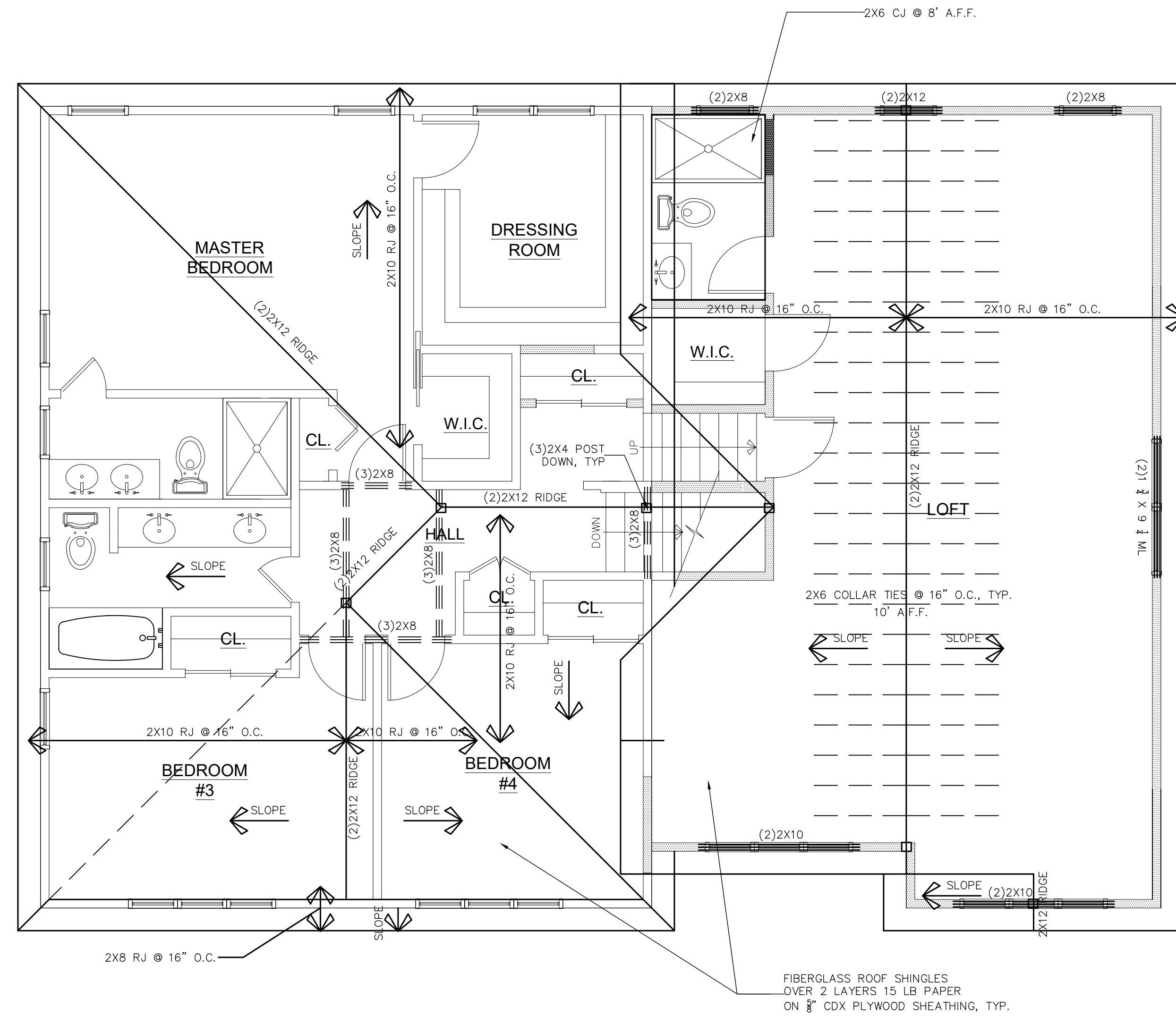
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HOME ADDITION
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1
A-7 2ND FL FRAMING PLAN
SCALE: 1/4" = 1'-0"



2
A-7 ROOF PLAN
SCALE: 1/4" = 1'-0"

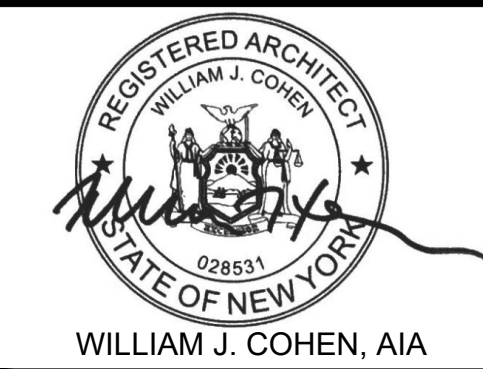
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SHEET TITLE:
2ND FL FRAMING PLAN
AND ROOF PLAN



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A-7

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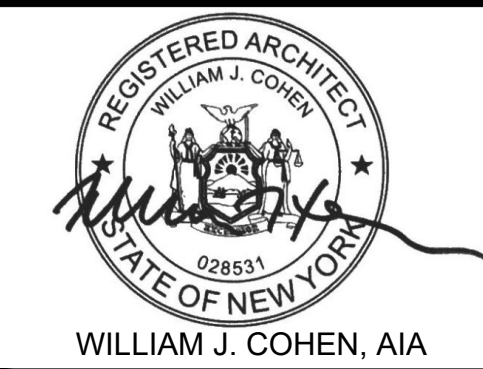
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1	8/8/23	DESIGN REVISION

SHEET TITLE:
POWER & LIGHTING PLAN



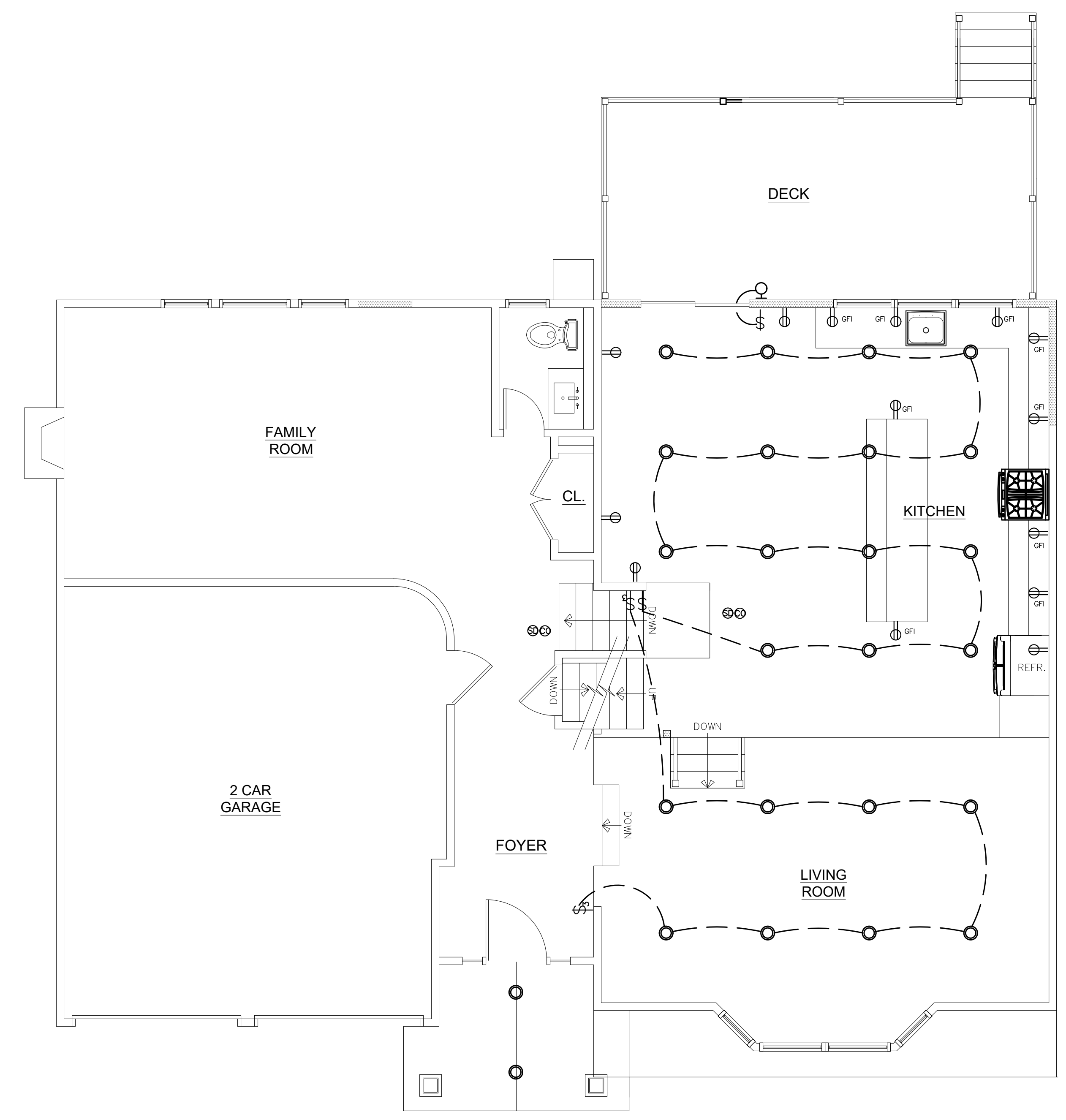
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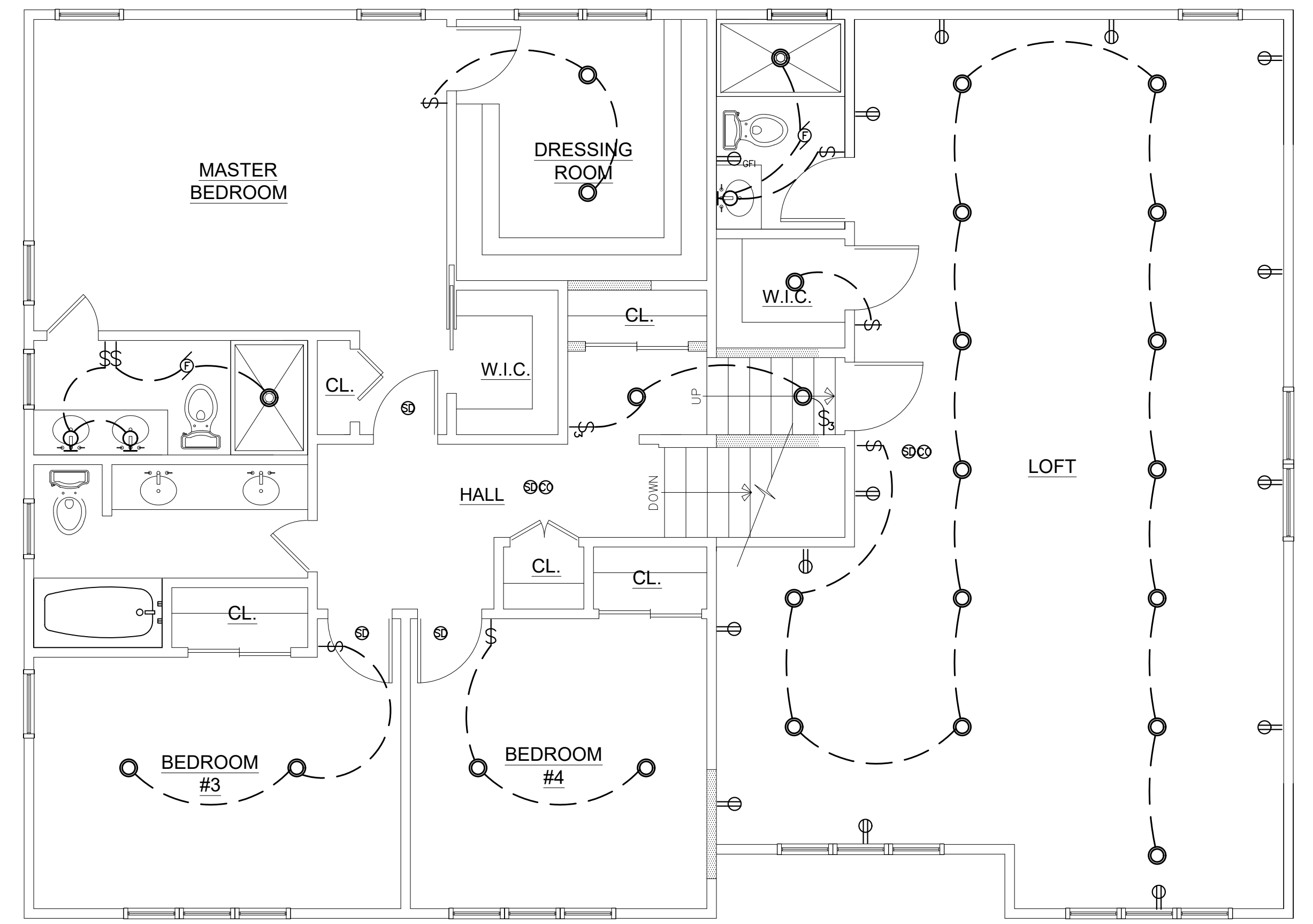
A-8

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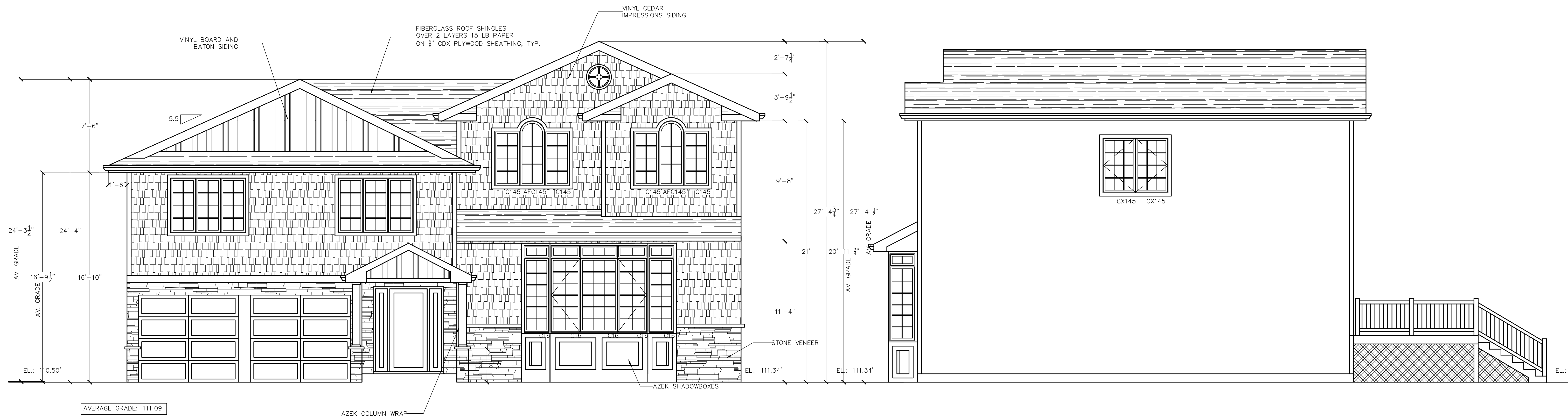


- SHEET NOTES:
1. ALL POWER AND LIGHTING DEPICTED IS NEW ONLY. ALL EXISTING TO REMAIN IS NOT DEPICTED.
 2. ALL EXISTING SMOKE AND CO DETECTORS ARE TO BE UPGRADED THROUGHOUT THE EXISTING HOUSE. ONE (1) COMBO SMOKE/CO DETEX TO BE PROVIDED IN THE PROXIMITY OF THE STAIRWELL AT EACH FLOOR LEVEL AND ONE (1) IN THE HALLWALL IN PROXIMITY TO THE BEDROOMS. ALL BEDROOMS TO INCLUDE ONE (1) SMOKE DETEX IN THE HIGHEST ELEVATION OF THE CEILING. ALL DETECTORS TO BE HARDWIRED AND INCLUDE BATTERY BACK UP, TYP.

1
A-8 1ST FL POWER & LIGHTING PLAN
SCALE: 1/4" = 1'-0"

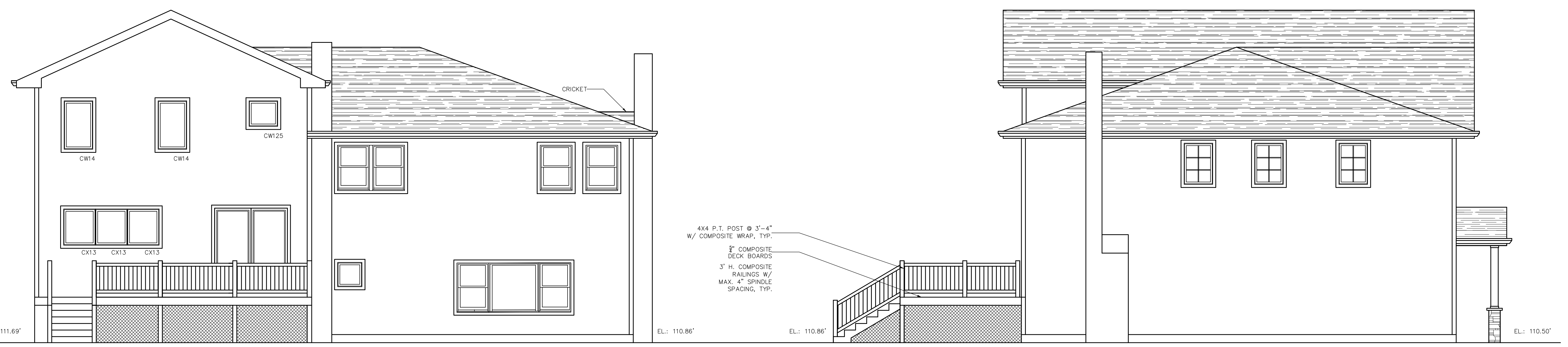


2
A-8 2ND FL POWER & LIGHTING PLAN
SCALE: 1/4" = 1'-0"



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

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



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

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

HOME ADDITION
FOR
THE SAPANSKI FAMILY

PROJECT ADDRESS:
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3	12/4/23	BLDG DEPT COMMENTS

SHEET TITLE:
ELEVATIONS



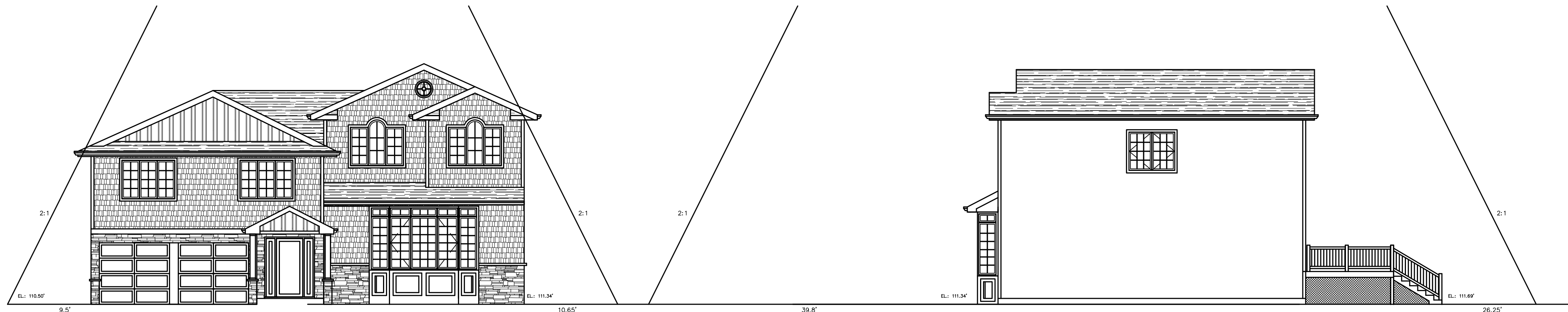
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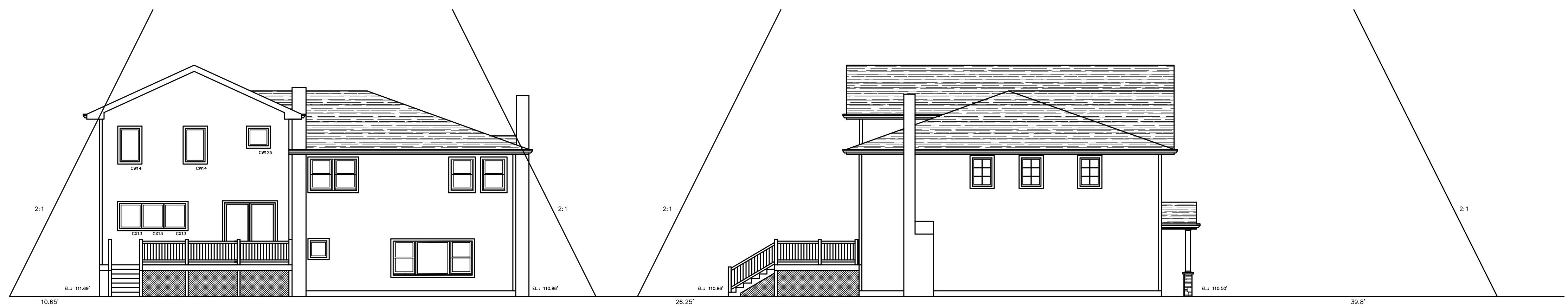
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HOME ADDITION
FOR
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1
A-10 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

2
A-10 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3
A-10 REAR ELEVATION
SCALE: 1/8" = 1'-0"

4
A-10 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

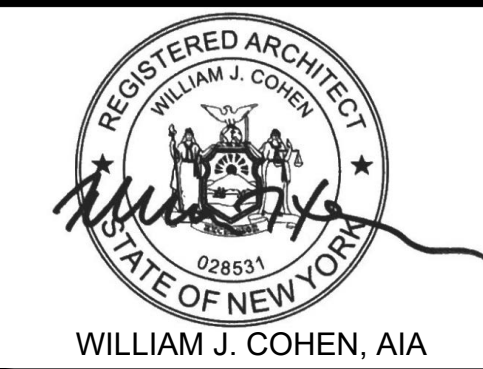
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SHEET TITLE:
SKY EXPOSURE PLAN



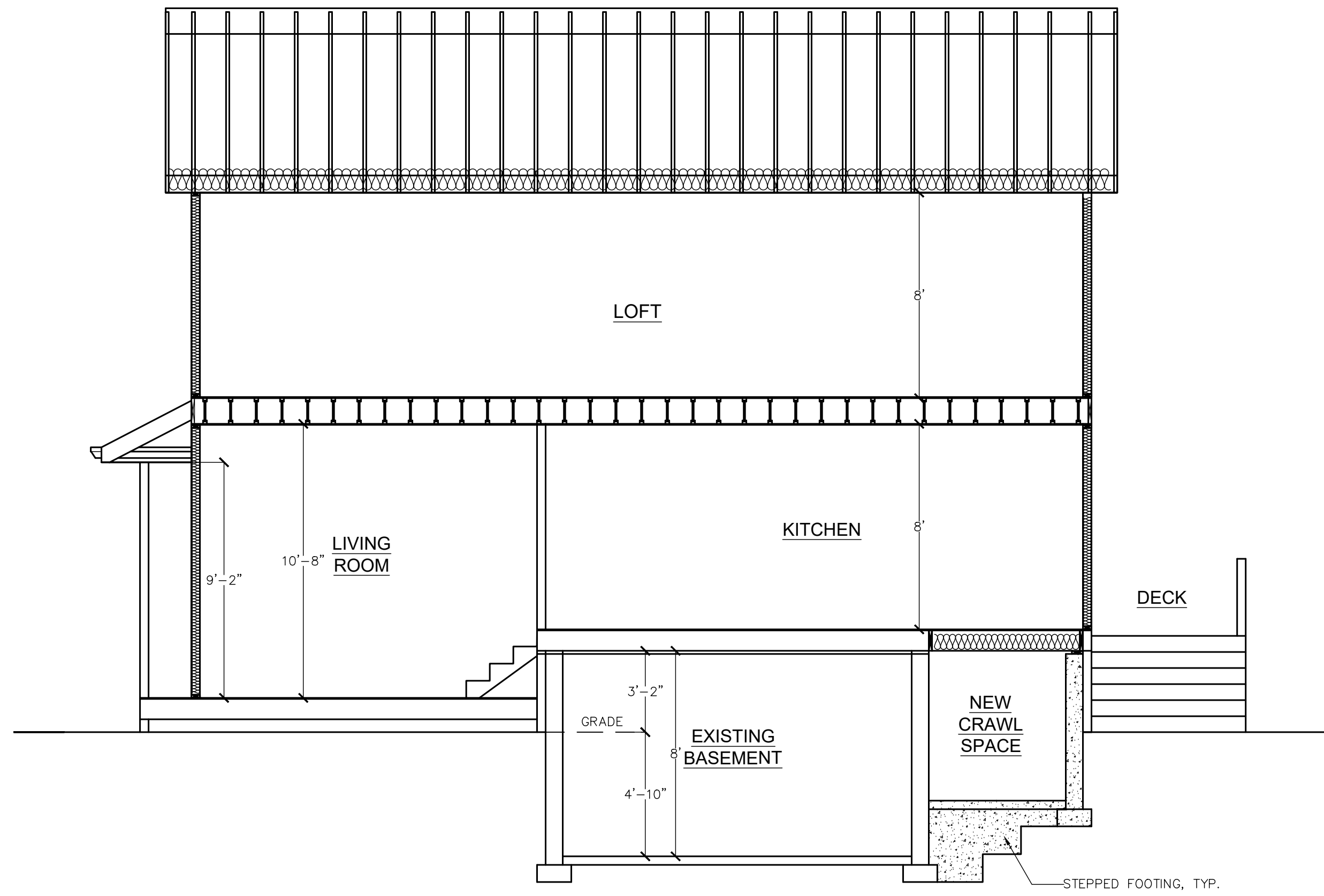
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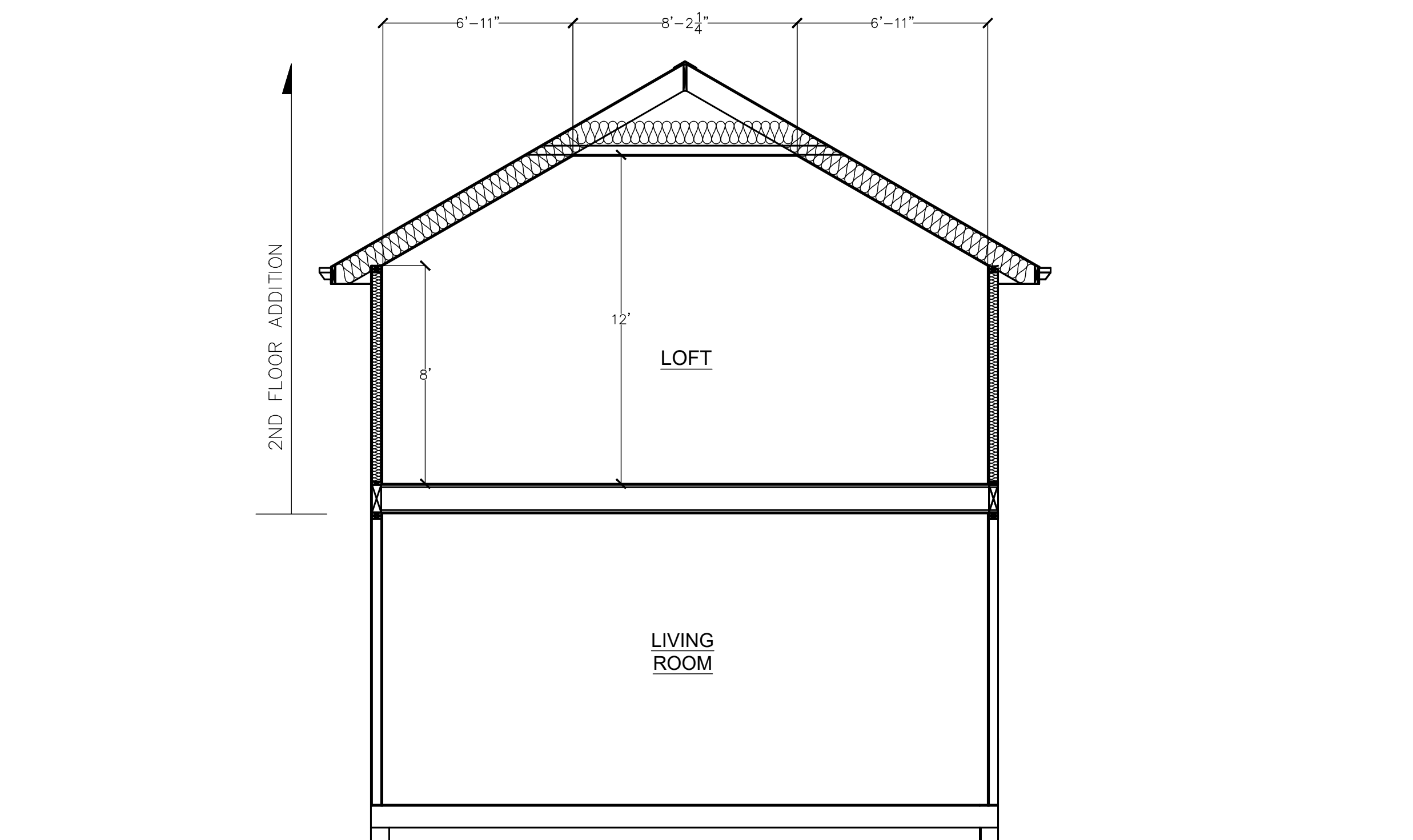
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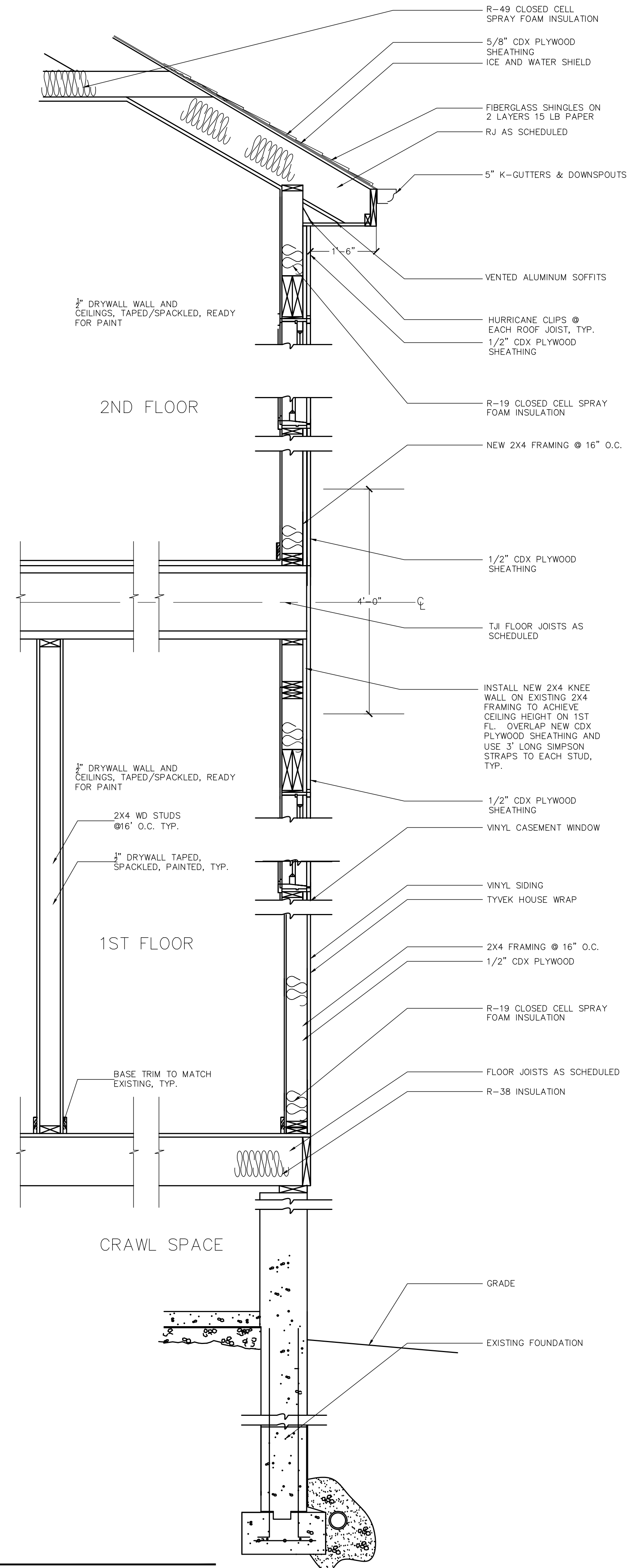
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1 SECTION
A-11
SCALE: 1/4" = 1'-0"



2 SECTION
A-11
SCALE: 1/4" = 1'-0"



3 WALL DETAIL
A-11
NOT TO SCALE

HOME ADDITION
FOR
THE SAPANSKI FAMILY

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SHEET TITLE:
SECTION AND WALL
DETAIL



ISSUE DATE:
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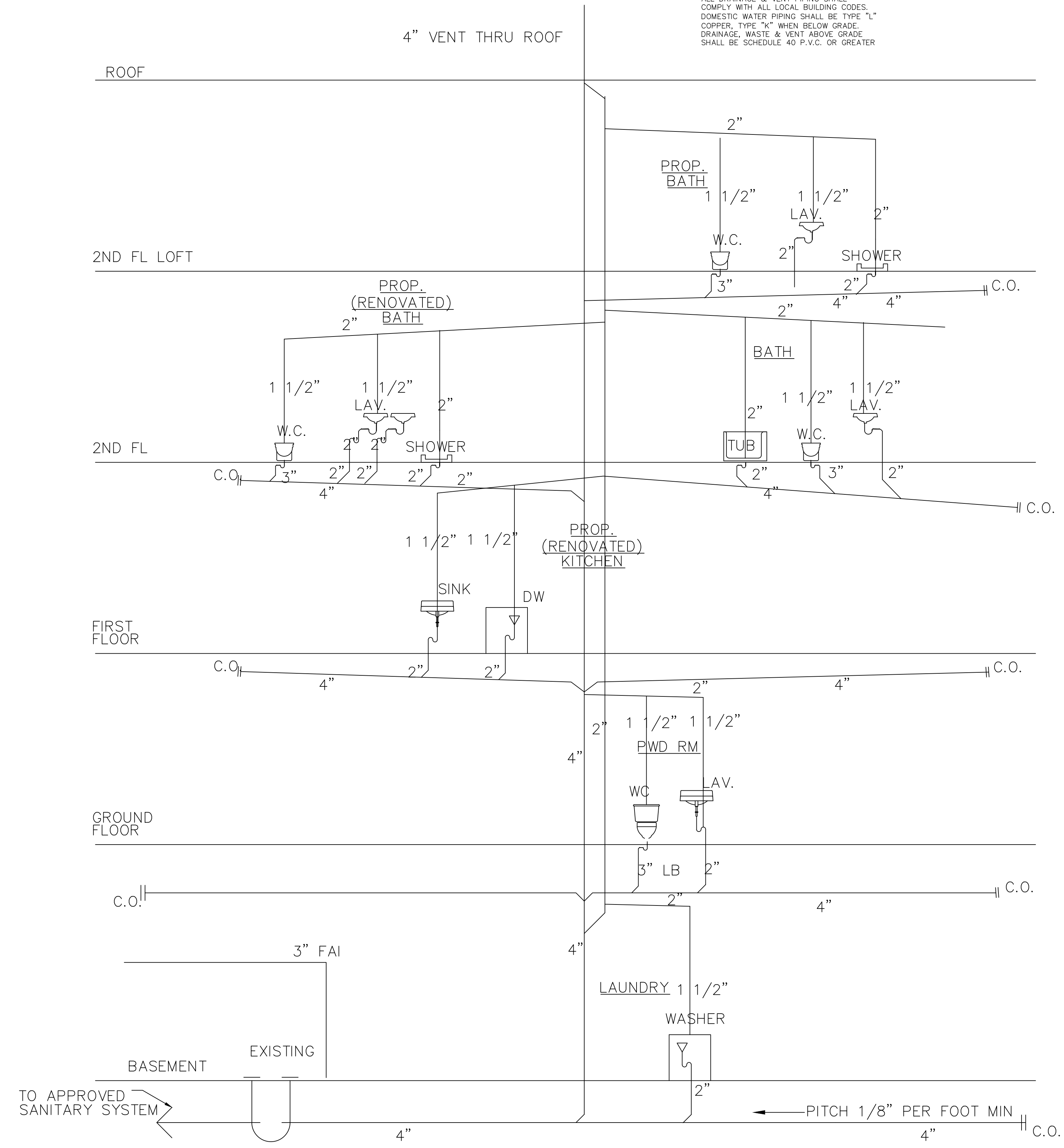
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HOME ADDITION
FOR
THE SAPANSKI FAMILY

NOTE:
NEW FIXTURES TO COMPLY W/NEW YORK
STATE D.E.C. REQUIREMENTS FOR CERTIFIED
WATER SAVING PLUMBING FIXTURES
ALL DRAINAGE & VENT PIPING SHALL
COMPLY WITH ALL LOCAL BUILDING CODES.
DOMESTIC WATER PIPING SHALL BE TYPE "L"
COPPER, TYPE "K" WHEN BELOW GRADE.
DRAINAGE, WASTE & VENT ABOVE GRADE
SHALL BE SCHEDULE 40 P.V.C. OR GREATER

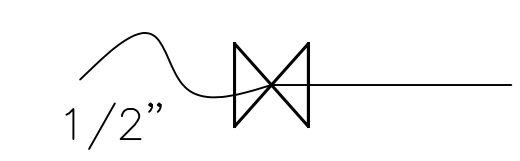


**TABLE P3101.7
SIZE OF TRAPS FOR PLUMBING FIXTURES**

PLUMBING FIXTURE	TRAP SIZE MINIMUM INCHES
BATH/TUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1-1/2
BIDET	1-1/4
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1-1/2
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND FOOD WASTE DISPOSER)	1-1/2
CLUNGER TUBS (ONE OR MORE COMPARTMENTS)	1-1/2
LAVATORY	1-1/4
SHOWER (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODYSPRAYS) FLOW RATE:	
5.7 GPM AND LESS	1-1/2
MORE THAN 5.7 GPM UP TO 12.3 GPM	2
MORE THAN 12.3 GPM UP TO 25.6 GPM	3
MORE THAN 25.6 GPM UP TO 55 GPM	4

VENTS NOTE:
VENT SYSTEMS SHALL BE PROVIDED IN
ACCORDANCE WITH CHAPTER 31 OF THE 2020
R.C.N.Y.S.
P3101.1: GENERAL
THIS CHAPTER SHALL GOVERN THE
SELECTION AND INSTALLATION OF PIPING,
TUBING AND FITTINGS FOR VENT SYSTEMS.
THIS CHAPTER SHALL CONTROL THE MINIMUM
DIAMETER OF VENT PIPES, CIRCUIT VENTS,
BRANCH VENTS AND INDIVIDUAL VENTS, AND
THE SIZE AND LENGTH OF VENTS AND
VARIOUS ASPECTS OF VENT STACKS AND
STACK VENTS. ADDITIONALLY, THIS CHAPTER
REGULATES VENT GRADES AND CONNECTIONS,
HEIGHT ABOVE FIXTURES AND RELIEF VENTS
FOR STACKS AND FIXTURE TRAPS, AND THE
VENTING OF SUMPS AND SEWERS.
P3103.2: FROST CLOSURE
IN CLIMATES WHERE THE 97.5- PERCENT
VALUE FOR OUTSIDE DESIGN TEMPERATURE IS
0° F (-18° C) OR LESS (ASHRAE
97.5-PERCENT COLUMN, WINTER, SEE
CHAPTER 3), VENT PIPES INSTALLED ON THE
EXTERIOR OF THE STRUCTURE SHALL BE
PROTECTED AGAINST FREEZING BY
INSULATION, HEAT OR BOTH. VENT
TERMINALS SHALL BE PROTECTED FROM
FROST CLOSURE IN ACCORDANCE WITH
SECTION P3103.2.

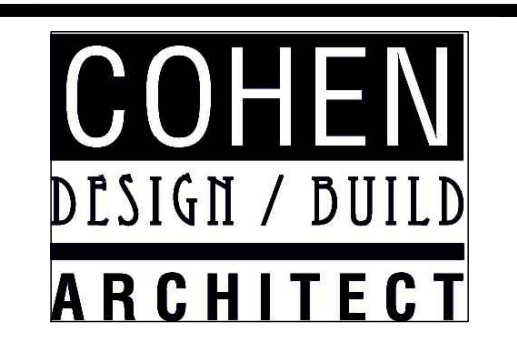
RECONNECT NEW STOVE
TO EXISTING GAS LINE



1
A-12
PLUMBING RISER DIAGRAM
NOT TO SCALE

2
A-12
GAS RISER DIAGRAM
NOT TO SCALE

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RISER DIAGRAMS



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WILLIAM J. COHEN, AIA

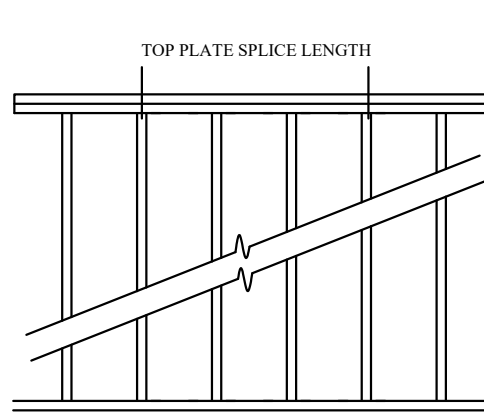
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SPlicing OF TOP PLATE



- 1- TABULATED SPLICE LENGTHS ASSUME TOP PLATE TO TOP PLATE CONNECTIONS USING 2- 16D NAILS PER FT. FOR SHORTER SPLICE LENGTHS, THE NAILS SPACING SHALL BE INCREASING IN ORDER TO PROVIDE EQUIVALENT NUMBER OF NAILS.
- 2- TABULATED SPLICE LENGTH ASSUME A BUILDING LOCATED IN EXPOSURE (B).
- 3- TABULATED SPLICE LENGTHS ARE BASED ON 8 FT. WALL HEIGHTS FOR OTHER WALL HEIGHTS, MULTIPLY THE TABULATED UNIT LATERAL LOADS SHALL BE MULTIPLIED BY 18.
- 4- TOP PLATES SHALL BE MINIMUM OF STUD GRADE MATERIAL.

NOTE:
1- SHEATHING AS PART OF SHEARWALL SEGMENT (SWS) WHERE NOTED ON FLOOR PLAN, SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT JOINTS.
2- HOLD-DOWNS REQUIRED AT ALL 4 CORNERS OF STRUCTURE UNLESS OTHERWISE NOTED.
3- SEE CONSTRUCTION DETAIL 2 (NAILING AND STRAPPING) & DETAIL 4 (HOLD-DOWN & CONN).

BUILDING DIMENSION	MIN. SPLICE LENGTH
12'-0"	3'-0"
16'-0"	4'-0"
20'-0"	5'-0"
24'-0"	6'-0"
28'-0"	7'-0"
32'-0"	8'-0"
36'-0"	9'-0"
40'-0"	11'-0"
44'-0"	12'-0"
48'-0"	14'-0"
52'-0"	16'-0"

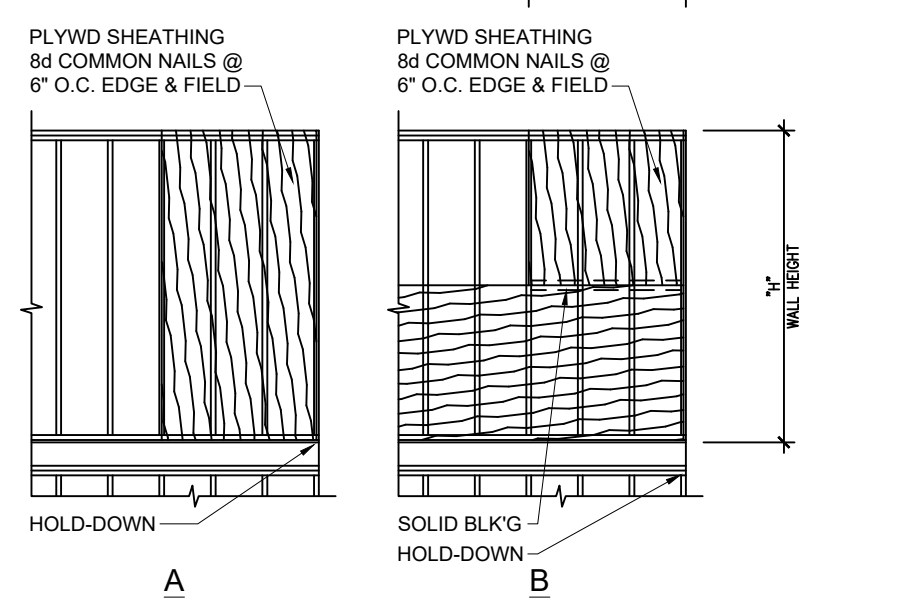
ANCHOR BOLT CONNECTION	FOUNDATION SUPPORTING	BRACING WALL PERIMETER EDGE NAIL SPACING (in)	ANCHOR BOLTS			
			FASTEST-MILE WIND SPEED (mph)		FASTEST-MILE WIND SPEED (mph)	
			90	100	110	120
SILL PLATE TO FOUNDATION* (CRAWL SPACE OR BASEMENT)	(1) STORY	ALL 1	46	32	36	72
	(2) STORY		23	19	23	
	(3) STORY		19	15	23	
WALL BOTTOM PLATE TO (SLAB-ON-GRADE)	(1)-(3) STORIES	3	23	19	23	
		6	19	15	23	
		9	15	11	23	

* ANCHORAGE REQUIRED TO RESIST LATERAL LOADS SHALL BE DETERMINED IN THE FOUNDATION DESIGN PER SECTION 1.14
1. ANCHOR BOLT SPACING BASED ON MAXIMUM SHEAR CAPACITY OF UNBOLTED ROOF AND / OR FLOOR DIAPHRAGMS (279 #)
2. ANCHOR BOLT SPACING BASED ON MAXIMUM SHEAR CAPACITY OF BRACING WALL PERIMETER EDGE NAIL SPACING OF 6" O.C. (75 #) BUILT IN ACCORDANCE WITH SECTION 3.4.4
3. ANCHOR BOLT SPACING BASED ON MAXIMUM SHEAR CAPACITY OF BRACING WALL PERIMETER EDGE NAIL SPACING OF 6" O.C. (42 #) BUILT IN ACCORDANCE WITH SECTION 3.4.4
ANCHOR BOLT TO BE 7" MIN. EMBEDMENT IN POURED CONCRETE OR 15" MIN. EMBEDMENT IN CONCRETE BLOCK.
ANCHOR BOLT TO BE 1/2" IN FROM EACH END.

GENERAL NOTES

- G.C. TO FIELD VERIFY ALL EXISTING CONDITIONS AND VERIFY LOCAL REQUIREMENTS WITH LOCAL BUILDING OFFICIALS PRIOR TO CONSTRUCTION.
- G.C. TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. CONSULT ARCHITECT FOR BETTER.
- RECORD ARCHITECT / ENGINEER OR DESIGN CONSULTANTS ARE NOT CONSIDERED AS FIELD SUPERVISOR OR DAILY INSPECTOR OF THIS PROJECT.
- ALL FOUNDATIONS & FOOTINGS SIZED FOR BEARING ON VIRGIN (UNDISTURBED) SOIL AT MINIMUM BEARING CAPACITY OF (2 TONS) PER SQ. FT. WITH A MINIMUM OF 3"(in) COVER.
- ALL WOOD FRAMING, INCLUDING JOISTS, BEAMS, POSTS, STUDS, ETC. TO BE DOUGLAS FIR CONSTRUCTION GRADE OR BETTER @ 16' 200psi.
- WOOD SILLS ON SLABS TO BE (2)2x6 cca WOLMIZED LUMBER W/3"(in) SQUARE WASHER - SEE TABLE 3.2A-WFCM.
- ALL HEADERS TO BE SUPPORTED BY 4x4 POST (TYP) U.O.N.
- PROVIDE DOUBLE HEADERS & TRIMMERS AT ALL FLOOR & STAIR OPENINGS AND UNDER ALL POSTS & PARTITIONS RUNNING PARALLEL TO FRAMING. FLOOR JOIST SHALL BE DOUBLED BENEATH ALL PARALLEL PARTITIONS.
- BRIDGING TO BE EITHER SOLID BLOCKING OR 18 GA. CROSS BRIDGING, NOT EXCEEDING 8"(in) O.C.
- ALL HEADERS TO BE (2)x8 MIN. U.O.N. ON PLAN.
- THE TOP & BOTTOM OF JOISTS MAY BE NOTCHED, NOTCH IS NOT TO EXCEED 2"(in) & NO NOTCHING AT MIDDLE 1/3 OF JOIST SPAN.
- ALL STRUCTURAL WOOD TO BE KEPT BACK 2"(in) MIN. FROM CHIMNEY.
- JOIST HANGERS & OTHER METAL FASTENERS TO BE "TECO," "SIMPSON-STRONG-TIE" OR EQUAL & ARE TO COMPLY WITH NYSRC.
- ALL CONCRETE HAUNCH FOOTINGS TO HAVE (2) #5 REBAR REINFORCING RODS U.O.N.
- ALL CONCRETE 1" FOOTINGS TO HAVE (3) #5 REBAR REINFORCING RODS U.O.N.
- THE EXTERIOR SURFACE OF ALL FOUNDATION WALLS BELOW GRADE (EXCLUDING SLABS) SHALL BE DAMP PROOFED W/ AN ELASTIC COAT TAR BASE.
- FIREPLACE FOOTINGS SHALL EXTEND 6"(in) FROM FOUNDATION ON ALL SIDES.
- PROVIDE COMBUSTION AIR VENTS AS PER NYS ENERGY CODE.
- FOR ALL (1)(in) POURED CONCRETE SLABS, PROVIDE 6x6 % WVF OVER 10 MI. MIN (U.O.N.) POLYETHYLENE VAPOR BARRIER OVER 6"(in) WELL COMPACTED FILL.
- BASEMENTS WITH HABITABLE SPACE SHALL COMPLY WITH EMERGENCY EGRESS SECTION 310 - NYSRC. A SILL OF NOT MORE THAN 44"(in) ABOVE FLOOR AREA OF WINDOW AND SKYLIGHTS SHALL BE NOT MORE THAN 8% OF EXTERIOR WALL AREA.
- GLAZING IN DOORS, SHOWER DOORS AND ENCLOSURES SHALL BE SIZED & CONSTRUCTED OF MATERIALS AS TO MINIMIZE THE POSSIBILITY OF INJURY TO PERSONS IN THE EVENT THAT THE GLAZING IS BROKEN OR DAMAGED. SEE SECTION R308 - NYSRC.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NYSRC CODES, THE IRC BUILDING CONSTRUCTION MANUAL & THE NYS ENERGY CODE (ALL LATEST ADDITIONS).
- ALL PLUMBING FIXTURES SHALL BE INDIVIDUALLY TRAPPED & VENTED AS REQUIRED BY NYS CODE. CAST IRON PIPE SHALL CONFORM W/ LOCAL CODE REQUIREMENTS & HAVE APPROVED FLASH-OUTS & JOINTS.
- ALL HEATING & COOLING DESIGNS SHALL CONFORM W/ A.S.H.R.A.E.

RATIO LIMITS = H/L ≤ 3 1/2



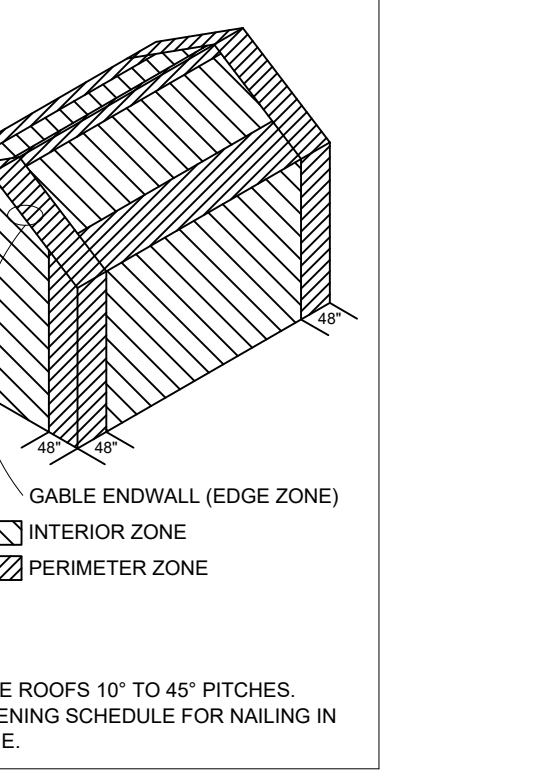
NOTE:
1. SHEATHING AS PART OF SHEARWALL SEGMENT (SWS), WHERE NOTED ON FLOOR PLAN, SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT SHEATHING JOINTS.
2. HOLD-DOWN REQUIRED AT ALL (4) CORNERS OF STRUCTURE U.O.N.

TYP. SHEARWALL DETAIL

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS	SPACING AND LOCATION
21	Joist to Sill, Top Plate or Girder	4-8d box (2 1/2" x 0.131") or 3-8d common (2 1/2" x 0.131") or 3-10d box (2 1/2" x 0.128") or 3" x 0.131" nails	Toe nail
22	Rim Joist, Band Joist or Blocking to Sill or Top Plate (Roof Applications Only)	8d common (2 1/2" x 0.131") or 10d box (2 1/2" x 0.128") or 3" x 0.131" nails	4" o.c. Toe Nail
23	1" x 6" Subfloor or less to each Joist	4-10d box (2 1/2" x 0.131") or 3-10d common (2 1/2" x 0.131") or 3-10d box (2 1/2" x 0.128") or 2-nails, 1" crown, 16 ga., 1 1/4" long	Face Nail
24	2" Subfloor to floor or Girder	3-16d box (3 1/2" x 0.131") or 2-16d common (3 1/2" x 0.131") or 3-16d box (3 1/2" x 0.127") or 2-16d common (3 1/2" x 0.127")	Blind and Face Nail
25	2" Plank (Pank Beam - Floor & Roof)	3-16d box (3 1/2" x 0.131") or 2-16d common (3 1/2" x 0.127") or 3-16d box (3 1/2" x 0.127") or 2-16d common (3 1/2" x 0.127")	At Each Bearing, Face Nail
26	Band or Rim Joist to Joist	4-10d box (2 1/2" x 0.131") or 3-10d common (2 1/2" x 0.131") or 4-1" x 14 ga. Staples, 7/16" crown	End nail
27	Built-up Girders and Beams, 2-inch Lumber Layers	10d box (2 1/2" x 0.131") or 8-10d common (2 1/2" x 0.131") or 2-20d common (3" x 0.131") or 3-10d box (3" x 0.128") or 3" x 0.131" nails	Nail each layer at follow. 2" o.c. at top and bottom and staggered.
28	Lumber Strip Supporting Joists or Rafters	4-16d box (3 1/2" x 0.131") or 3-16d common (3 1/2" x 0.127") or 4-10d box (3" x 0.128") or 4-1" x 14 ga. Staples, 7/16" crown	At each Joist or Rafter, Face Nail
29	Bridging or Blocking to Joist	2-30d (3" x 0.128") or 2-3" x 0.131" (3" x 0.131") or 2-3" x 0.131" (3" x 0.131")	Each End, Toe Nail

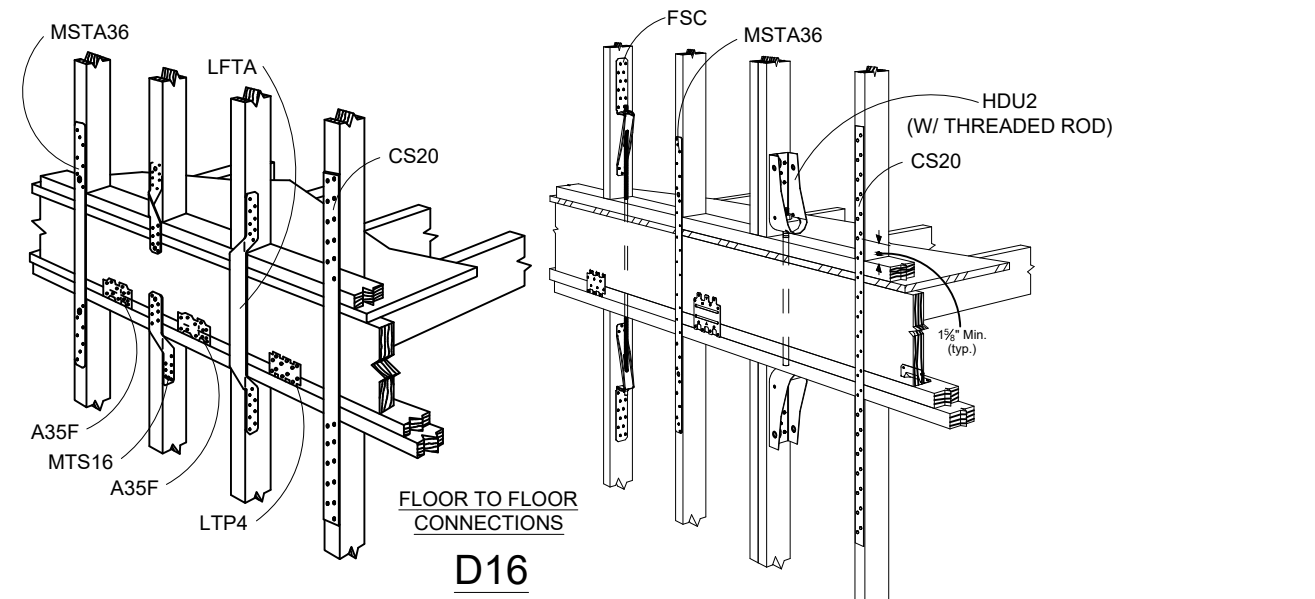
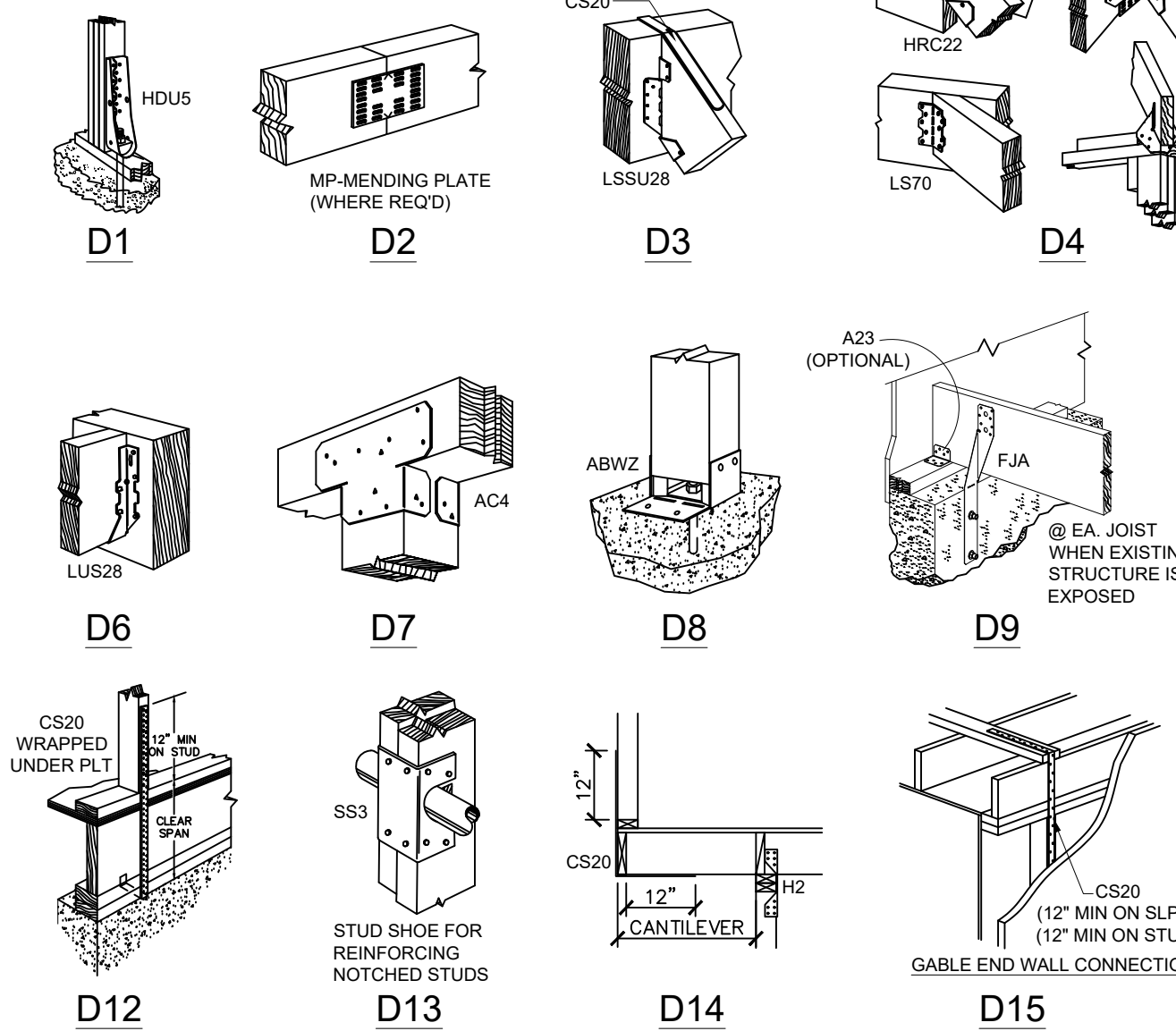
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS	EDGES (INCHES) ¹	INTERMEDIATE ² SUPPORTS (INCHES)
30	5/8" - 1/2"	6d common (2" x 0.117") nail (subfloor wall) 8d common (2 1/2" x 0.131") nail (roof) or RSOS (2 1/2" x 0.131") nail (roof) or RSOS (2 1/2" x 0.131") nail (roof)	6	12
31	19/32" - 1"	8d common (2 1/2" x 0.131") nail or RSOS (2 1/2" x 0.131") nail (roof)	6	12
32	5/8" - 1/2"	10d common (3" x 0.128") nail or 8d (2 1/2" x 0.131") nail	6	12
OTHER WALL SHEATHING				
33	1/2" Structural Cellulose Fiberboard Sheathing	1 1/2" galvanized roofing nail, 7/16" head diameter, or 1 1/4" x 16 ga. staple with 7/16" or 1" crown	3	6
34	25/32" Structural Cellulose Fiberboard Sheathing	1 1/4" galvanized roofing nail, 7/16" head diameter, or 1 1/4" x 16 ga. staple with 7/16" or 1" crown	3	6
35	1/2" Gypsum Sheathing	1 1/2" galvanized roofing nail, 7/16" head diameter, or 1 1/4" x 16 ga. staple, type W or S	7	7
36	5/8" Gypsum Sheathing	1 1/4" galvanized roofing nail, 7/16" head diameter, or 1 1/4" x 16 ga. staple, type W or S	7	7
WOOD STRUCTURAL PANEL COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
37	3/4" AND 1/2"	6d deformed (2" x 0.120") nail or 8d common (2 1/2" x 0.131") nail	6	12
38	7/8" - 1"	8d common (2 1/2" x 0.131") nail or 8d deformed (2 1/2" x 0.120") nail	6	12
39	1 1/8" - 1 1/4"	10d common (3" x 0.128") nail or 8d deformed (2 1/2" x 0.120") nail	6	12
FOR S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 ksi = 6.895 Mpa				

FRAMING SPAN (ft) O.C.	FASTEST-MILE WIND SPEED (mph)				
	90	100	110 120		
12	12	2	2	3	3
16	16	2	2	3	4
20	20	2	3	4	5
24	24	2	3	4	5
28	28	3	4	5	6
32	32	3	4	5	6
36	36	3	4	5	6
40	40	3	4	5	6
44	44	3	4	5	6
48	48	3	4	5	6
52	52	3	4	5	6
56	56	3	4	5	6
60	60	3	4	5	6
64	64	3	4	5	6
68	68	3	4	5	6
72	72	3	4	5	6
76	76	3	4	5	6
80	80	3	4	5	6



NOTE:
1. FOR GABLE ROOFS 10° TO 45° PITCHES.
2. SEE FASTENING SCHEDULE FOR NAILING IN EACH ZONE.

NOTE:
ALL DETAILS & SPECIFICATIONS INDICATED ARE BY "SIMPSON STRONG-TIE" OR APPROVED EQUAL



ROOF SHEATHING ATTACHMENT REQUIREMENTS FOR WIND LOADS

SHEATHING LOCATION	RAFTER / TRUSS SPACING (INCHES O.C.)	FASTEST-MILE WIND SPEED (mph)				
		90	100	110	120	
		STRUCTURAL SHEATHING				
		E	F	E	F	
4)(1) PERIMETER EDGE ZONE	12	6	12	6	12	6
	16	6	12	6	6	6
	19.2	6	6	6	6	6
	24	6	6	6	6	6
INTERIOR ZONE	12	6	12	6	12	6
	16	6	12	6	12	6
	19.2	6	12	6	12	6
	24	6	12	6	12	6
GABLE ENDWALL RAKE & RAKE TRUSS	12 - 19.2	3	3	3	3	
	12 - 19.2	3	3	3	3	

- PROP. PROJ. SHALL COMPLY WITH THE FOLLOWING SECTIONS & TABLES OF THE NEW YORK STATE RESIDENTIAL CODE:
- TABLE R301.2(1) - NYSRC CLIMATE AND GEOGRAPHIC DESIGN CRITERIA
- TABLE R301.2.1.1 - NYSRC DESIGN CRITERIA, CONSTRUCTION DESIGNED IN ACCORDANCE WITH AMERICAN FOREST & PAPER ASSOCIATION (AF & PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (WFCM)
- TABLE R301.4 - NYSRC MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
- TABLE R602.3(1) - NYSRC FASTENING SCHEDULE FOR STRUCTURAL MEMBERS
- TABLE R602.5 - NYSRC FASTENERS
- R301.2(8) - NYSRC SHEAR WALLS
- R303.1 - NYSRC HABITABLE ROOMS GLAZING 8% FLOOR AREA VENTILATION 4% FLOOR AREA
- R310 - NYSRC EMERGENCY EGRESS
- R310.1.1 - NYSRC MINIMUM OPENING AREA
- R310.2 - NYSRC EMERGENCY EGRESS
- R310.3 - NYSRC MINIMUM OPENING HEIGHT
- R310.4 - NYSRC OPERATIONAL CONSTRAINTS
- R310.5 - NYSRC TREADS & RISERS
- R314.3 - NYSRC HEADROOM
- R315 - NYSRC HANDRAILS
- R316 - NYSRC GUARDS
- R316.2 - NYSRC GUARD OPENING LIMITATIONS
- R324.1 - NYSRC TERMITES
- R406 - NYSRC FOUNDATION WATERPROOFING & DAMP PROOFING
- R406.2 - NYSRC CONCRETE & MASONRY FOUNDATION WATERPROOFING
- R406.3 - NYSRC CONCRETE ACCESS
- R406.4 - NYSRC UNDER FLOOR SPACE
- R406.5 - NYSRC FASTENERS
- R406.6 - NYSRC FIRE BLOCKING
- R406.7 - NYSRC FIRE BLOCKING
- R406.8 - NYSRC FIRE BLOCKING
- R406.9 - NYSRC FIRE BLOCKING
- R406.10 - NYSRC FIRE BLOCKING
- R406.11 - NYSRC FIRE BLOCKING
- R406.12 - NYSRC FIRE BLOCKING
- R406.13 - NYSRC FIRE BLOCKING
- R406.14 - NYSRC FIRE BLOCKING
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- R406.21 - NYSRC FIRE BLOCKING
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- R406.49 - NYSRC FIRE BLOCKING
- R406.50 - NYSRC FIRE BLOCKING

PROPOSED ONE STORY REAR ADDITION for:

THE CORALLO RESIDENCE

#21527

4 HOWARD COURT, CARLE PLACE, NY 11514

GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

- Work performed shall comply with the following:
 - These general notes unless otherwise noted on plans or specifications
 - Building Code as specified on the architectural drawings.
 - All applicable local and state codes, ordinances and regulations.
 - In areas where the drawings do not address methodically, the contractor shall be bound to perform in strict compliance with manufacturer's specifications and/or recommendations.
 - On-site verification of all dimensions and conditions shall be the responsibility of the contractor and his subcontractors.
- Noted dimensions take precedence over scale. Never scale directly from drawings. Contractor should consult Architect in case of question.
- The general notes and typical details apply throughout the job unless otherwise noted or shown.
- Discrepancies: The contractor shall compare and coordinate all drawings when in the opinion of the contractor, a discrepancy exists he shall promptly notify the Architect, in writing, before proceeding with the work or he shall be responsible for the same and any indirect results of his action.
- Omissions: Architectural drawings and specifications shall be considered as part of the conditions for the work. In the event that certain features of the construction are not fully shown on the drawings, current national, state and local codes, ordinances, regulations or agreements as well as current accepted building practices shall govern, and their construction shall be of the same character as for similar conditions that are shown or noted. Architect shall not be responsible for concealed or unforeseen conditions.
- The Architect will not be responsible for or have any control over construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, and will not be responsible for the failure of the Client or his contractors, subcontractors, or anyone performing any of the work, to carry out the work in accordance with the approved contract documents.
- Any and all drawings and specifications for plumbing, slinking supply or waste, electrical circuitry, and heating, ventilating, fabricating trusses, and air conditioning systems are not a part of the professional services provided to the Client by the Architect unless included under their agreement. Any discrepancies with these documents by any of the above listed services as shown in documents prepared by others should be indicated in writing to the Architect immediately.
- Prior to application for building permits, the Contractor will furnish the Architect with two sets of shop drawings of all prefabricated components, one set to be retained by Architect, the other set to be returned to contractor after review. Items requiring shop drawings include but are not limited to roof trusses, floor trusses, slabs, cabinets, vanities, etc. Should the design or configurations of any prefabricated component be modified during construction from previously approved shop drawings, the Architect shall be furnished, prior to fabrication, with revised shop drawings incorporating the revision. If the Architect is not provided with the above information, the client shall defend, indemnify, and hold harmless the Architect from any claim or suite whatsoever, including but not limited to, all payments, expenses or costs incurred, arising or alleged to have arisen from prefabricated items.
- The conditions and assumptions stated in these specifications shall be verified by the contractor for conformance to local codes and conditions. In the event of a discrepancy between these specifications and local codes or conditions, the contractor shall notify the Architect in writing of the discrepancy and special Architecting requirements shall be applied to insure the building's structural integrity.
- These requirements may be superseded by more stringent information contained within the drawings. The more stringent shall be followed.
- Soil conditions shall conform to or exceed the following conditions:
 - Bearing Capacity: Min 2000 psf. field verified under all footings and reinforced slabs.
 - Water Table: Min. 2'-0" below bottom of all concrete slabs and footings. Footings, foundations, walls, and slabs shall not be placed on or in Marine Clay, Peat and other organic materials.
 - Live Loads: Roof: 30psf. Floor: 40psf (except sleeping rooms: 30psf). Exterior Balconies: 60psf. Stair Landings: 40psf. Wind Load: 50psf. Garage: 30psf. Maximum foundation lateral pressure: 40psf. Dead Loads: 10psf. Decks: 40psf. Attics without storage: 10psf. Attics with storage: 20psf. Garages & Headers: 20psf.
 - Bottom of footings shall extend below frost line of the locality and minimum 3'-0" below existing grade to undisturbed soil or soil compacted to 95 % dry density having a load carrying capacity as specified in Note 12, as verified by a soils Architect licensed in the locality where project is being built.
 - All foundation walls below under slabs where distance from edge of wall to edge of undisturbed soil exceeds 16", but less than 4'-0", shall consist of clean, porous, soil compacted in 6" layers to 95 % dry density or provide #4 rebar at 2'-0" o.c., 1'-0" beyond edge of undisturbed soil and 1'-0" into foundation wall.
 - Free draining granular backfill (SM or better) shall be used against foundation walls consistent with the architectural plans and related details. Equivalent fluid pressure of backfill not to exceed 40psf pounds per cubic foot. If backfill pressures exceed 40psf, then walls must be designed for actual pressures by a registered Professional Architect licensed in the locality where project is being built.
 - Unbalanced fill not to exceed 7'-0" unless otherwise noted and substantiated by Architecting calculations. Backfill shall not be placed against walls until slabs-on-grade and framed floors are in place and have reached their design strength. Proper precautions shall be taken to brace foundation walls when backfilling. Where backfill is required on both sides, backfill both sides simultaneously.

- Concrete work shall conform to all requirements of ACI-318 specifications for structural concrete for buildings.
- Reinforcement, anchor bolts, pipe sleeves and other inserts shall be positively secured in place and located according to the appropriate architectural drawings and details.
- Reinforcing Steel:
 - Reinforcing steel shall be intermediate grade new billet deformed bars grade 60 conforming to ASTM & 615. Welded wire fabric shall conform to ASTM A-185. See architectural drawings for sizes and locations.
 - Detailing, fabricating and placing of reinforcement shall be in accordance with ACI-318 Manual of Standard Practice for Detailing Reinforced Concrete Structures.
- All reinforcing bars which intercept perpendicular elements shall terminate in hooks, placed two (2) inches clear from outer face of element.
- The contractor shall notify the building official at least forty-eight (48) hours prior to each concrete pour. No concrete shall be poured into footings containing standing water or mud. Footings shall be dewatered prior to placement of concrete. No concrete shall be placed until all reinforcing has been installed by the contractor and inspected by the building official or county approved licensed inspector.
- Minimum protective cover for reinforcing steel shall be as follows:
 - Footings: 3"
 - Beams and columns: 2"
 - Slab: 3/4" (Wire mesh to be placed at mid-depth of slab)
 - Walls - 1 1/4" at interior face; 3" at exterior face.
- Footings depths are shown on the architectural drawings. Footings shall bear a minimum of 1'-0" into original undisturbed soil and a minimum of 3'-0" below finished grade. Where required, step footings to ratio of 2 horizontal to 1 vertical.
- Where conditions develop requiring changes in excavations, such changes shall be made as directed by the Architect.
- All footing excavations shall be inspected by the building official or county approved inspector prior to the placing of any concrete. Same shall be given forty-eight (48) hours notice for this observation.
- Soil investigation and report: All earth work, compaction and supervisions shall be done according to the recommendations of the soil investigation report prepared by a licensed geotechnical Architect. Concrete slab and footing calculations are based on a 2,000 psf value. If on-site test boring indicate lesser values, notify Architect, in writing, so that necessary structural modifications can be made.

- Slab-on-grade shall be 4" thick reinforced with 6 x 6 W14 x W14 WWF and shall be placed on 6 mil vapor barrier on 4" crushed stone.
- Slab-on-grade at porches shall be 4" thick unless otherwise noted.
- Install anchor straps as per mfg recommendations. 12" from corners and intervals of not more than 4'-0". Minimum embedment for anchors shall be as specified by manufacturer.
- Beam pockets shall be formed into concrete walls to provide a continuous level flat solid bearing surface for all beams.

DIVISION 6 - WOOD

- Lumber Grade:
 - All lumber shall be, unless otherwise noted, No. 2 grade Douglas Fir-Larch with the following minimum structural values. Grading shall comply with FS 20-70 "American Softwood Lumber Standard" and applicable Western Wood Products Association standards.
 - Extreme fiber bending stress:

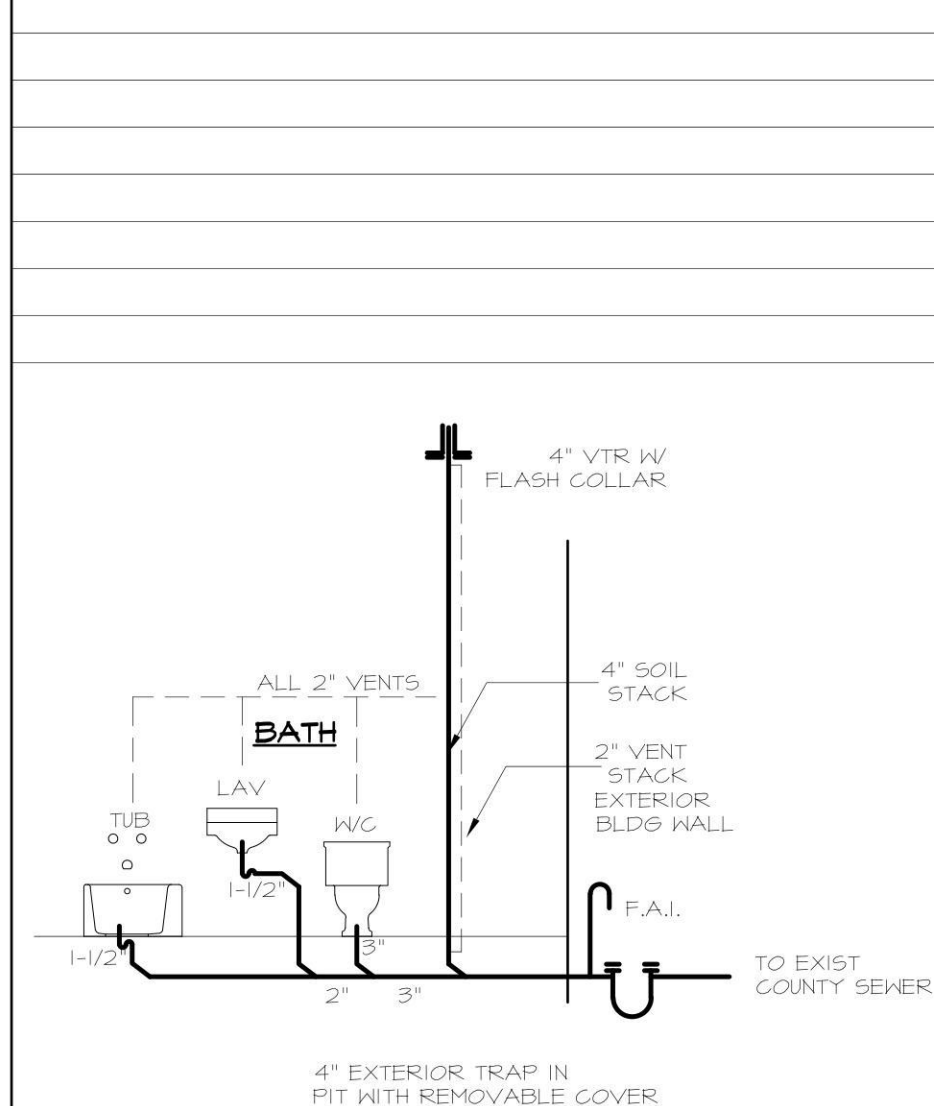
Size	Repetitive Member	Min. Stress
2 x 10		1005 PSI
2 x 12		1155 PSI
2 x 8		1210 PSI
2 x 6		1310 PSI
 - Horizontal Shear: Fv = 75 PSI
 - Compression perpendicular to grain: Fc_⊥ = 405 PSI
 - Compression parallel to grain: Fc_{||} = 875 PSI
 - Modulus of elasticity: E = 1,600,000 PSI
 - Moisture content: 19 % maximum.
 - Other species may be used provided substituted species shall meet or exceed requirements noted above.
 - Moisture content: All lumber 4" and deeper shall have moisture content not greater than 19 % at dried lumber is desired but not necessary. Lumber may be kiln dried, however drying process must be slow and regulated to cause a minimum amount of checking, compatible with air dried stock.
 - All exterior lumber and lumber in contact with masonry or concrete shall be pressure preservative treated in accordance with AF&PA standards and stamped "Ground Contact 0-40 lbs/cubic foot".
 - Grade stamps shall appear on all lumber.
 - Store all lumber above grade and protect from exposure to weather.
- Finish Beams:
 - Finish beams shall have a minimum 1b x 5000, E-114 with 1/2" bolts located not closer than 2" from the top and bottom edge unless otherwise noted. There shall be a bolt top and bottom 2" from each end (use typical fitch plate bolt pattern detail).
- Joist Hangers:
 - All joists, posts and beams not framed over supporting members shall be supported.
 - Joist hangers shall be prime quality steel which conforms to ASTM-A563, min. 22 gauge. Products acceptable shall be Simpson, Kam-Deck, or equivalent.
- Boots in Wood Framing:
 - All boots in wood framing shall be standard machine bolts with standard malleable iron washers or steel plate washers.
 - Steel plate washer sizes shall be as follows:
 - 1/2" and 5/8" Diam. bolts - 2-1/4" sq x 5/16"
 - 3/4" Dia. bolts-2-5/8" sq x 5/16"
 - Each bolt hole in wood shall be drilled 1/16" larger than diameter of bolt.
 - For all anchors, see typical details on architectural drawings.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

- Roofing:
 - Fiberglass Shingles: THIRTY (30) year self sealing shingles over 1 layer of 30" asphalt saturated felt underlayment unless otherwise noted. Install according to manufacturer's instructions.
 - Cedar Shakes: #2 grade red-bell cedar shakes (18" x 45") over one layer 30" asphalt saturated. Install with 4 1/2" weather exposure. Apply an 18" wide strip of 30" asphalt over each course of shakes, 9" from bottom edge of shake extending over top of shake and onto sheathing.
 - Eave Flashing: See Note B-4, below.
 - Flashing:
 - All flashing, counter flashing, and coping when of metal shall be of not less than no. 26 U.S. gauge corrosion-resistant metal.
 - Flash all exterior openings and all building corners with approved material to extend at least 4" behind wall covering. Cover all exposed plywood at building corners with waterproof building paper.
 - Step flash at all roof to wall conditions. Flash and caulk wood beams and other projections through exterior walls or roof.
 - Eave flashing shall consist of two layers of 1/4" asphalt cemented together in addition to required nailing from the edge of the eave up the roof to overlay a joint 24 inches inside the interior wall line of the building.
 - Attic Ventilation:
 - Enclosed attic truss spaces and enclosed roof rafters shall have cross ventilation for separate space with screened ventilating coverings protected against the entrance of moisture and rain in accordance with the WFOA, BOCA, BOCA and CABO code, latest (if applicable) edition and all state and local codes and ordinances. See details on architectural plans for locations and details.
- Doors and Windows:
 - General:
 - Windows in buildings located in wind-borne debris regions (20 mph wind zone or within one mile of the ocean, bay and sound) shall have glazed openings protected from wind-borne debris or the building shall be designed as a partially enclosed building in accordance with the Building Code of New York. State Glazed opening protection for wind-borne debris must meet the requirements of the Large Missile Test of ASTM E 1996 and of ASTM E 1886.
 - Exterior:
 - Wood structural panels with a minimum thickness of 7/16 inch (11 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one- and two-story buildings. Panels shall be pre-cut to cover the glazed openings with attachment hardware provided. Attachments shall be provided in accordance with Table R302.2(1) or shall be designed to resist the components and loading loads determined in accordance with the provisions of the Building Code of New York.
 - All windows shall have insulating glass, or single glass with storm windows or equal. Sizes indicated on plans are nominal only. Builder to consult with window manufacturer to determine exact sizes, rough opening, etc. At least one window from each bedroom area shall have a net clear opening area of 5.7 sq Ft. (grade floor 5.0 sq Ft) with a net clear height of 24", a net clear opening width of 20", and a sill height of 44" or less above the floor for egress purposes. Glazing in doors and all window glazing immediately adjacent to doors or within 18" of the floor, which may be subject to frequent and recurrent human impact shall be tempered as per IBC, BOCA and CABO, and state and local codes and ordinances, including NYS R308.
 - Finishes:
 - General:
 - All gypsum wallboard shall be installed in accordance with the provisions of the BOCA, CABO and state and local codes and ordinances (as applicable).
 - Gypsum wallboard shall not be installed until weather protection for the installation is provided. Storage should be in accordance with manufacturer's instructions.
 - All edges and ends of gypsum wallboard shall occur on the framing members except those edges which are perpendicular to the framing members. All edges of gypsum wallboard shall be in moderate contact except in concealed spaces where the relative construction is not required.
 - The sizes and spacing of fasteners shall comply with BOCA, CABO and state and local codes and ordinances (as applicable).
 - Provide moisture resistant drywall cement board at tubs and showers as shown on details in architectural drawings.
 - Fire-resistive construction: Garage ceilings and walls when adjacent to a dwelling unit shall be of rated construction according to the U.C. Design specified on the drawings when units are designed under BOCA standards as indicated on the drawings.

DRAWING INDEX

- T-1 TITLE SHEET, SITE PLAN, GENERAL NOTES, PLUMBING RISER DIAGRAM
- N-1 BUILDING CODE SCHEDULE
- N-2 METAL STRAPPING DETAIL SHEET
- A-1 FOUNDN & FIRST FLR PLANS, WALL LEGEND, DEMO/ELECT NOTES, PART 1265, ECCOYNYS 2020
- A-2 BUILDING CROSS SECTION, EXTERIOR ELEVATIONS, ROOF DETAILS



PLUMBING RISER DIAGRAM

NOT TO SCALE

- OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED NOT LESS THAN 6" ABOVE THE ROOF OR 6" ABOVE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER. WHERE A ROOF IS USED FOR ASSEMBLY, AS A PROMENADE, OBSERVATION DECK, OR SUNBATHING DECK, OR FOR SIMILAR PURPOSES, OPEN VENT PIPES SHALL TERMINATE NOT LESS THAN 7 FT ABOVE THE ROOF, AS PER NYS PS103.1, "ROOF EXTENSION".
- WHERE THE 475% VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0°F OR LESS, VENT EXTENSIONS THROUGH A ROOF OR WALL SHALL NOT BE LESS THAN 3" IN DIA. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1'-0" INSIDE THE THERMAL ENVELOPE OF THE BUILDING, AS PER NYS PS103.2, "FROST CLOSURE".

TABLE P3201.7
SIZE OF TRAPS FOR PLUMBING FIXTURES

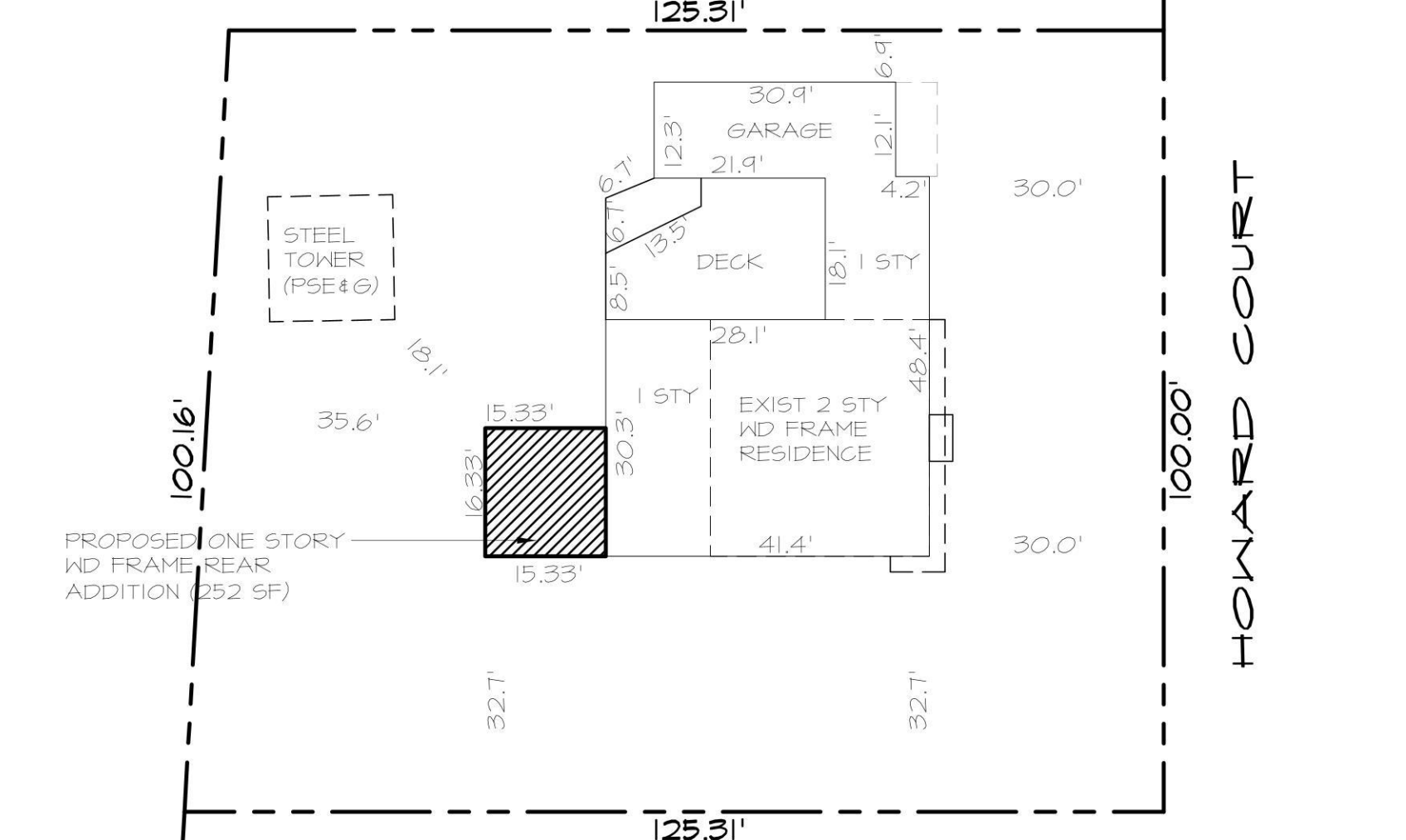
PLUMBING FIXTURE	TRAP SIZE (MINIMUM) (inches)
BATHUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1-1/2
BIDET	1-1/4
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1-1/2
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER & FOOD WASTE DISPOSER)	1-1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1-1/2
LAUNDRY TUB	1-1/4
SHOWER (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS & BODY SPRAYS) FLOW RATE	1-1/2
5.7 GPM AND LESS	1
MORE THAN 5.7 GPM UP TO 12.3 GPM	2
MORE THAN 12.3 GPM UP TO 25.6 GPM	3
MORE THAN 25.6 GPM UP TO 55.6 GPM	4

DIVISION 16 - ELECTRICAL

- All work shall be in full accordance with all current codes and regulations of the governing agencies.
- All work shall be done in a neat and workmanlike manner and so as to not needlessly hamper that portion of the work performed by others.
- Plumbing subcontractor to review structural and mechanical drawings and notify the Architect of any plumbing, HVAC, structural and design intent conflicts prior to construction.
- All equipment installed outdoor and exposed to weather shall be weatherproof.
- Bottom of receptacles and switches shall be located 5" above counter top unless otherwise noted on drawings.
- Receptacles shall be installed vertically at 12" above finish floor and 12"-0" o.c. horizontally. All receptacles within 6'-0" horizontally of a sink lavatory or tub shall be wired to a ground fault interrupted circuit.
- Wall switches to be 48" above floor.
- All smoke detectors to be wired in a manner such that the activation of one by means of metal hangers will activate all.

DISAPPROVED
Nicholas Vissichelli
02/13/2024

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 Law of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.



SITE DATA: SECTION: 9, BLOCK: 468, LOT(S): 51

RESIDENTIAL ZONE: "R-C"

	REQUIRED	EXISTING	PROPOSED
LOT AREA ± WIDTH	5000 SF/40' (1 FAM)	12,246.5 SF / 100'	12,246.5 SF / 100'
BUILDING AREA	10,000 SF/80' (2 FAM)	2,440.95 SF	2,693.51 SF
% OF LOT COVERAGE	35% MAX.	19.93%	21.99%
FRONT YARD (HOWARD)	25' MIN	30.0'	30.0'
FRONT YARD (RAFF)	20' MIN	32.1'	32.1'
REAR YARD	15' MIN (1 FAM)	50.25'	35.6'
SIDE YARD	25' MIN (2 FAM)	6.91' (prior approval)	6.91'
SIDE YARD	10' MIN For 2 Family	10' MIN	10' MIN
BUILDING HEIGHT	30' MAX/ 2-1/2 STY	21.5' / 2 STY	21.5' / 2 STY
EAVE HEIGHT	22'	16.75'	16.75'
GROSS F.A.	50% / 2800 SF MAX	22.25% / 2124.48 SF	24.91% / 2411.04 SF

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

BUILDING CODE ANALYSIS

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

GROUND SNOW LOAD (MPH)	SPEED TOPOGRAPHIC REGION	WIND DESIGN SPECIAL WIND EFFECTS	SEISMIC DESIGN REGION	SUBJECT TO DAMAGE FROM WEATHERING	FROST LINE DEPTH	TERMITES	WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
20 PSF	130	NO	NO	B	SEVERE	3 FEET	MODERATE TO HEAVY	15	REQ'D	1500 OR LESS	52.4*

CODE USED: NYSRC 2020
OCCUPANCY CLASSIFICATION: RESIDENTIAL R-3 DETACHED SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE: V6 PROPOSED - NO RATINGS REQUIRED UNLESS NOTED ON DRAWINGS
UNLIMITED BUILDING AREA ALLOWABLE
R 301.2 FRAME: DESIGNED IN ACCORDANCE W/ AF & PA WOOD FRAME CONSTR. MANUAL FOR 1 & 2 FAMILY RES EXPOSURE CATEGORY B WIND BORNE DEBRIS REGION WIND ZONE 2
R 301.5 LIVE LOAD MINIMUMS:
NEW FLOOR AREA - 40 PSF
STAIR - 40 PSF 300 LB CONCENTRATED LOAD
R 301.6 ROOF LOAD AS PER GROUND SNOW LOAD MOF 25 PSF (FIGURE R 301.2(5))
R 303 GLAZED AREAS - 3% MIN. OF FLR. AREA OR GREATER
VENT AREA - 4% MIN. OF FLR. AREA OR GREATER
R 304.1 TO 5 F. MIN RM AREA, R 304.2 MIN. RM. DIMENSION TO BE 7'-0" IN ANY DIR.
R 305: A MINIMUM HEADROOM OF 7'-0" TO BE PROVIDED
R 308: GLAZING REQUIREMENTS FOR ALL DOORS AND WINDOWS AS PER 308.1 - 308.6.9.1
R 310: EMERG. ESCAPE/ RESCUE OPENS - NEW HABITABLE SPACES SHALL HAVE AT LEAST (1) 40"W SIZED FOR EMERG. EGRESS
R 314 HARD-WIRED SMOKE DETECTORS REQ'D. IN ALL SLEEP'G RMS.
R 315 CARBON MONOXIDE DETECTORS TO MEET REQMTS FOR BOTH NEW CONSTRUCTION AND RENOVATION WORK.

SITE LOCATION :
CORALLO RESIDENCE
4 HOWARD COURT
CARLE PLACE NY 11514

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DRAWING TITLE :
TITLE SHEET

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REVISIONS :
1. REVISED AS PER 10th OMISSIONS LETTER DATED 1/24/24
2/8/24

PROJECT NO. :
DRAWN BY :
HPC
SCALE :
AS NOTED
DATE : JANUARY 2024

SHEET NO. :
T-1

TABLE R602.3 (1) FASTENING SCHEDULE				TABLE R602.3 (1) FASTENING SCHEDULE (CONTINUED)			
(COORDINATE WITH STRUCTURAL SHEETS S-100 AND S-200)							
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING & LOCATION	ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING & LOCATION
ROOF FRAMING				FLOOR			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8D BOX (21/2" x 0.113") OR 3-8D COMMON (21/2" x 0.131"); OR 3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	TOE NAIL	21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8D BOX (21/2" x 0.113"); OR 3-8D COMMON (21/2" x 0.131"); OR 3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8D BOX (21/2" x 0.113"); OR 3-8D COMMON (21/2" x 0.131"); OR 3-10D BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	PER JOIST, TOE NAIL	22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8D COMMON (21/2" x 0.113"); OR 10D BOX (3" x 0.128"); OR 3" x 0.131" NAILS	4" O.C. TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTIONS R802.3.1, R802.3.2 AND TABLE R802.5.1 [9])	4-10D BOX (3" x 0.128"); OR 3-16D COMMON (31/2" x 0.162); OR 4-3" x 0.131" NAILS	FACE NAIL	23	1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8D BOX (21/2" x 0.113"); OR 2-8D COMMON (21/2" x 0.131"); OR 3-10D BOX (3" x 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 13/4" LONG	6" O.C. TOE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTIONS R802.3.1 AND R802.3.2 AND TABLE R802.5.1 [9])	TABLE R802.5.1 [9]	FACE NAIL	FLOOR			
5	COLLAR TIE TO RAFTER, FACE NAIL OR 11/4" x 20 GA. RIDGE STRAP TO RAFTER	4-10D BOX (3" x 0.128"); OR 3-10D COMMON (31/2" x 0.148"); OR 4-3" x 0.131" NAILS	FACE NAIL EACH RAFTER	24	2" SUBFLOOR TO JOIST OR GIRDER	3-16D BOX (31/2" x 0.135"); OR 2-16D COMMON (31/2" x 0.162)	BLIND AND FACE NAIL
6	RAFTER OR ROOF TRUSS TO PLATE	3-16D BOX NAILS (31/2" x 0.135); OR 3-10D COMMON NAILS (3" x 0.148"); OR 4-10D BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON EACH	25	2" PLANKS (PLANK & BEAM—FLOOR & ROOF)	3-16D BOX (31/2" x 0.135); OR 2-16D COMMON (31/2" x 0.162)	AT EACH BEARING, FACE NAIL
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16D (31/2" x 0.135); OR 3-10D COMMON (31/2" x 0.148"); OR 4-10D BOX (3" x 0.128); OR 3-16D BOX (31/2" x 0.135); OR 2-16D COMMON (31/2" x 0.162); OR 3-10D BOX (3" x 0.128); OR 3-3" x 0.131" NAILS	TOE NAIL	26	B AND OR RIM JOIST TO JOIST	3-16D COMMON (31/2" x 0.162) 4-10 BOX (3" x 0.128); OR 4-3" x 0.131" NAILS; OR 4-3" x 14 GA. STAPLES, 7/16" CROWN	END NAIL
WALL				WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	1-4D COMMON (31/2" x 0.162); OR 10D BOX (3" x 0.128); OR 3" x 0.131" NAILS	24" O.C. FACE NAIL	27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20D COMMON (4" x 0.192); OR 10D BOX (3" x 0.128); OR 3" x 0.131" NAILS	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED; 24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	1-4D BOX (31/2" x 0.135); OR 3" x 0.131" NAILS	12" O.C. FACE NAIL	28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16D BOX (31/2" x 0.135); OR 3-16D COMMON (31/2" x 0.162); OR 4-10D BOX (3" x 0.128); OR 4-3" x 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	1-4D COMMON (31/2" x 0.162)	16" O.C. EACH EDGE FACE NAIL	29	BRIDGING TO JOIST	2-10D (3" x 0.128)	EACH END, TOE NAIL
11	CONTINUOUS HEADER TO STUD	5-8D BOX (21/2" x 0.113); OR 4-8D COMMON (21/2" x 0.131); OR 4-10D BOX (3" x 0.128)	TOE NAIL	ITEM DESCRIPTION OF BUILDING ELEMENTS a,b,c			
12	TOP PLATE TO TOP PLATE	1-4D COMMON (31/2" x 0.162); OR 10D BOX (3" x 0.128); OR 3" x 0.131" NAILS	16" O.C. FACE NAIL	NUMBER & TYPE OF FASTENER			
13	DOUBLE TOP PLATE SPICE FOR SDCS A-D2 WITH SEISMIC BRACED WALL LINE SPACING < 25"	8-16D COMMON (31/2" x 0.162); OR 12-16D BOX (31/2" x 0.135); OR 12-10D BOX (3" x 0.128); OR 12-3" x 0.131" NAILS	FACE NAIL ON EACH (MINIMUM 24" LAP SPICE LENGTH EACH SIDE OF END JOINT)	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	1-4D COMMON (31/2" x 0.162); OR 1-4D BOX (31/2" x 0.135); OR 3" x 0.131" NAILS	16" O.C. FACE NAIL	30	3/8" - 1/2"	6D COMMON (2" x 0.113) NAIL (SUBFLOOR, WALL); OR 8D COMMON (21/2" x 0.131) NAIL (ROOF)	6 12F
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	3-16D BOX (31/2" x 0.135); OR 2-16D COMMON (31/2" x 0.162); OR 4-3" x 0.131" NAILS	3 EA. 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL	31	19/32" - 1"	8D COMMON NAIL (21/2" x 0.131")	6 12F
16	TOP OR BOTTOM PLATE TO STUD	4-8D BOX (21/2" x 0.113); OR 3-16D BOX (31/2" x 0.135); OR 4-8D COMMON (21/2" x 0.131); OR 4-10D BOX (3" x 0.128); OR 3-16D BOX (31/2" x 0.135); OR 2-16D COMMON (31/2" x 0.162); OR 3-10D BOX (3" x 0.128); OR 3-3" x 0.131" NAILS	TOE NAIL	OTHER WALL SHEATHING^g			
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10D BOX (3" x 0.128); OR 2-16D COMMON (31/2" x 0.162); OR 3-3" x 0.131" NAILS	FACE NAIL	33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	11/2" GALVANIZED ROOFING NAIL; 7/16" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA., 11/4" LONG	3 6
18	1" BRACE TO EACH STUD AND PLATE	3-8D BOX (21/2" x 0.113); OR 2-8D COMMON (21/2" x 0.131); OR 2-10D BOX (3" x 0.128); OR 2 STAPLES, 1" CROWN, 16 GA., 13/4" LONG	FACE NAIL	34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	13/4" GALVANIZED ROOFING NAIL; 7/16" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA., 11/4" LONG	3 6
19	1" x 6" SHEATHING TO EACH BEARING	3-8D BOX (21/2" x 0.113); OR 2-8D COMMON (21/2" x 0.131); OR 2-10D BOX (3" x 0.128); OR 2 STAPLES, 1" CROWN, 16 GA., 13/4" LONG	FACE NAIL	35	1/2" GYPSUM SHEATHING ^g	11/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 11/2" LONG; 11/4" SCREWS, TYPE W OR S	7 7
20	1" x 8" AND WIDER SHEATHING TO EACH BEARING	3-8D BOX (21/2" x 0.113); OR 3-8D COMMON (21/2" x 0.131); OR 3-10D BOX (3" x 0.128); OR 3 STAPLES, 1" CROWN, 16 GA., 13/4" LONG WIDER THAN 1" x 8" 4-8D BOX (21/2" x 0.113); OR 3-8D COMMON (21/2" x 0.131); OR 3-10D BOX (3" x 0.128); OR 4 STAPLES, 1" CROWN, 16 GA., 13/4" LONG	FACE NAIL	36	5/8" GYPSUM SHEATHING ^g	13/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 15/8" LONG; 15/8" SCREWS, TYPE W OR S	7 7

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

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.1792 inch (20d common nail, 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

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

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

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

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

f. Where the ultimate design wind speed is 130 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 4 inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching panel roof sheathing to gable end wall framing shall be spaced 6 inches on center for minimum 48-inch distance from ridges.

g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 263. Fiberboard sheathing shall conform to ASTM C 208.

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

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

TABLE R402.2 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE			
TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	WEATHERING POTENTIAL ^b		
	NEGLIGIBLE	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2,500	2,500	2,500 ^c
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2,500	2,500	2,500 ^c
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER	2,500	3,000 ^d	3,000 ^d
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS	2,500	3,000 ^{de}	3,500 ^{de}

FOR S: 1 POUND PER SQUARE INCH = 6.895 kPa

A. At 28 days psi.

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

C. Concrete in these locations that may be subject to freezing and thawing during construction shall be air-entrained concrete in accordance with footnote d.

D. Concrete shall be air entrained, total air content (percent by volume of concrete) shall not be less than 5 percent or more than 7 percent.

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

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

BUILDING PLAN REVIEW NOTE

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

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

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA														
GROUND SNOW LOAD	WIND SPEED (MPH)	WIND TOPOGRAPHIC EFFECTS	WIND REGION	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	
						WEATHERING	FROST LINE DEPTH	TERMITES						
20	140	NO	NO	NO	C EXEMPT, SEE R301.2.2	SEVERE	3'-0"	MODERATE TO HEAVY	5	YES	NO	600	40	

TABLE R301.2.1.2 WIND-BORNE DEBRIS FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS ^{a,b,c,d}			
FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN ≤ 4 FOOT	4 FOOT < PANEL SPAN ≤ 6 FOOT	6 FOOT < PANEL SPAN ≤ 8 FOOT
NO. 8 WD SCREW W/ 2" EMBED LENGTH	16"	10"	8"
NO. 10 WD SCREW W/ 2" EMBED LENGTH	16"	12"	9"
1/2" LAG-SCREW W/ 2" EMBED LENGTH	16"	16"	16"

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

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

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

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

D. ANCHORS SHALL PENETRATE THROUGH THE EXTERIOR WALL COVERING WITH AN EMBEDMENT LENGTH OF NOT LESS THAN TWICE THE BUILDING FRAME. FASTENERS SHALL BE LOCATED NOT LESS THAN 2 1/2" FROM THE EDGE OF CONCRETE BLOCK OR CONCRETE.

E. PANELS ATTACHED TO MASONRY OR MASONRY CONCRETE SHALL BE ATTACHED USING VIBRATION RESISTANT ANCHORS HAVING AN ULTIMATE WITHDRAWAL CAPACITY OF NOT LESS THAN 1000 POUNDS.

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)	
USE	LIVE LOAD
ATTICS WITHOUT STORAGE	10
ATTICS WITH LIMITED STORAGE	20
HABIT. ATTICS/ATTICS SERVED W/ FIXED STAIRS	30
EXTERIOR BALCONIES & DECKS	40
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200
GUARDRAILS IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS	
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/2 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
CEILINGS WITH FLEXIBLE FINISHES	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS WITH BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOADS WITH FLEXIBLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

NOTE: L = SPAN LENGTH IN - SPAN HEIGHT

^a THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 57 TIMES THE COMPONENT AND CLADDING LOADS FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HERE.

PROVIDE WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 5/8" (11mm) AND A MAXIMUM SPAN OF 8 FEET (2438 mm) PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDE. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R301.2.12 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF NEW YORK STATE. PANELS ARE TO BE STORED ON SITE AND NUMERICALLY DESIGNATED TO THEIR CORRESPONDING WINDOWS.

PART TABLE R802.11 RAFTER OR TRUSS UPLIFT CONNECTION FORCES FROM WIND (ASD)
(POUNDS PER CONNECTION)

RAFTER OR TRUSS SPACING	ROOF SPAN (FEET)	EXPOSURE B	
		ULTIMATE DESIGN WIND SPEED V _w , MPH	ROOF PITCH
12'	12	122	≥ 5:12
	18	157	13
	24	192	14.6
	24	216	17.8
16' O.C.	12	240	≥ 5:12
	18	306	13
	24	372	14.6
	24	438	17.8
24' O.C.	12	444	414
	18	314	226
	24	384	292
	28	432	356
12' O.C.	12	198	622
	18	257	186
	24	317	242
	28	358	298
16' O.C.	12	263	524
	18	342	247
	24	422	322
	28	476	396
24' O.C.	12	529	446
	18	583	496
	24	664	547
	28	745	622
12' O.C.	12	396	697
	18	514	372
	24	634	484
	28	716	596
16' O.C.	12	796	670
	18	876	746
	24	998	822
	28	1048	936

FOR S: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 pound = 0.454 kg, 1 pound per square foot = 47.9 N/m², 1 psi = 14.6 N/m².

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

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

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

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

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

f. For wall-to-wall and wall-to-foundation connections, the uplift connection force shall be permitted to be reduced by 40 pcf for each full wall above.

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

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

REVISIONS:

REVISION AS PER TOWN OMISSIONS LETTER DATED 1/24/24	2/8/24

PROJECT NO. :
DRAWN BY : HPC
SCALE : AS NOTED
DATE : JANUARY 2024

SITE LOCATION :
CORALLO RESIDENCE
4 HOWARD COURT
CARLE PLACE NY 11514

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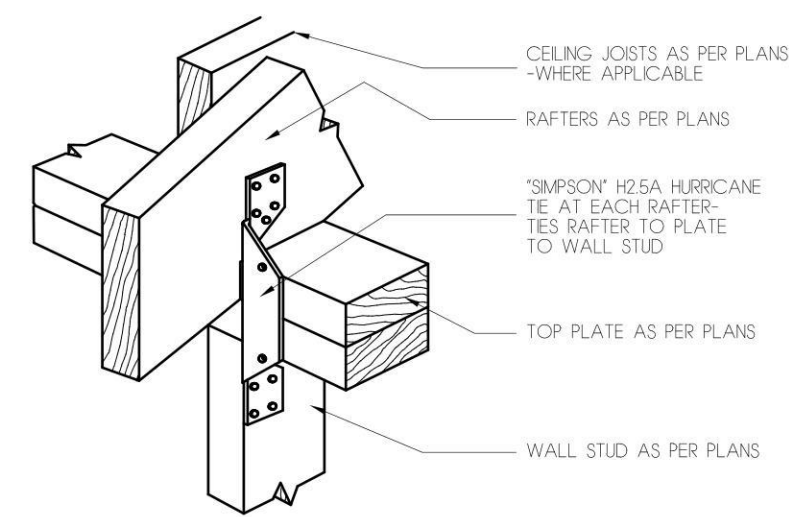
DRAWING TITLE :
BUILDING CODE SCHEDULE

HOWARD P. CURTIS, ARCHITECT, P.C.
241 LANSDOWNE AVENUE
CARLE PLACE, N.Y. 11514
PHONE/FAX: 516-997-3897
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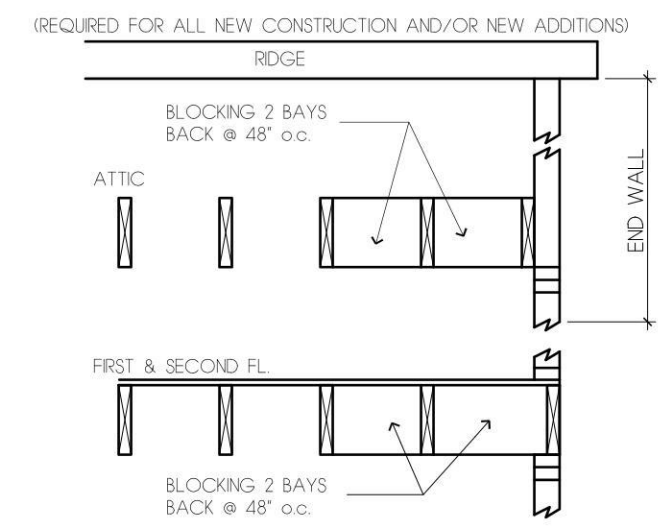


PROJECT NO. :
DRAWN BY : HPC
SCALE : AS NOTED
DATE : JANUARY 2024

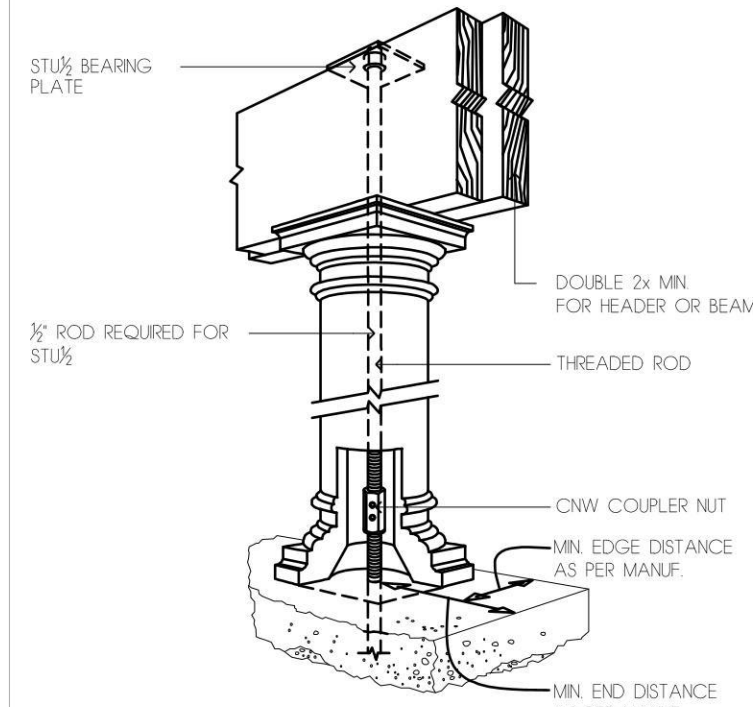
SHEET NO. :
N-1



HURRICANE TIE DETAIL
RAFTER TO PLATE TO STUD

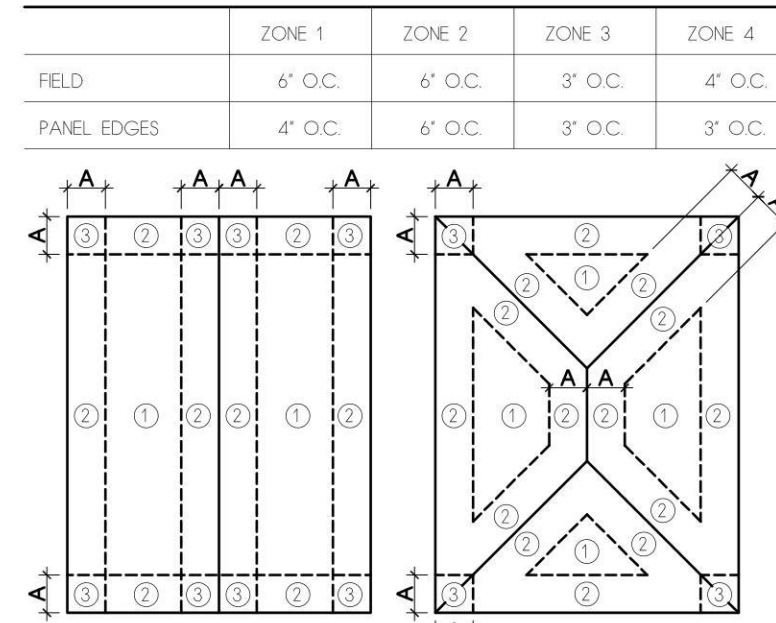


BLOCKING AT ENDWALL

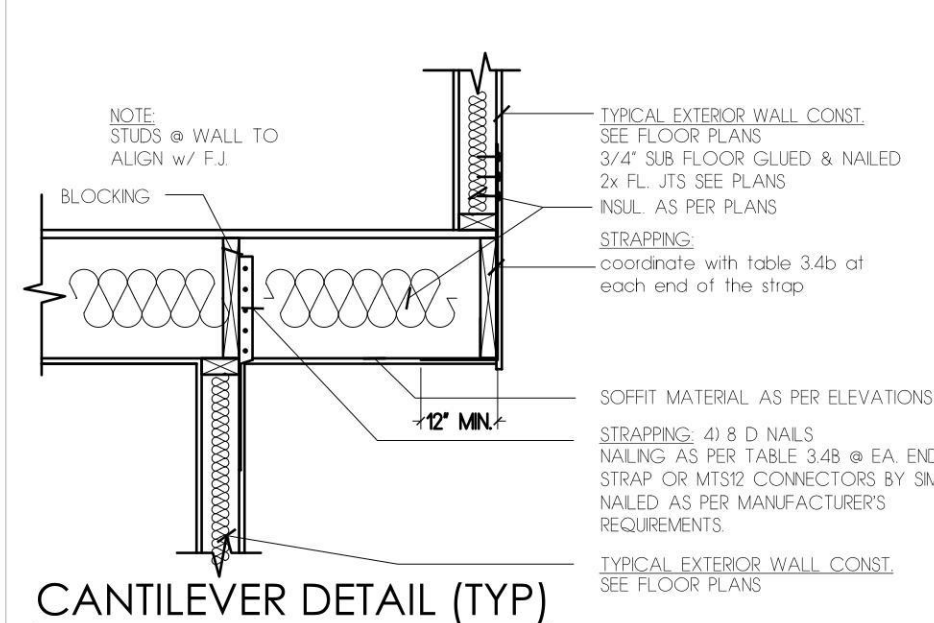


HOLLOW COLUMN DETAIL

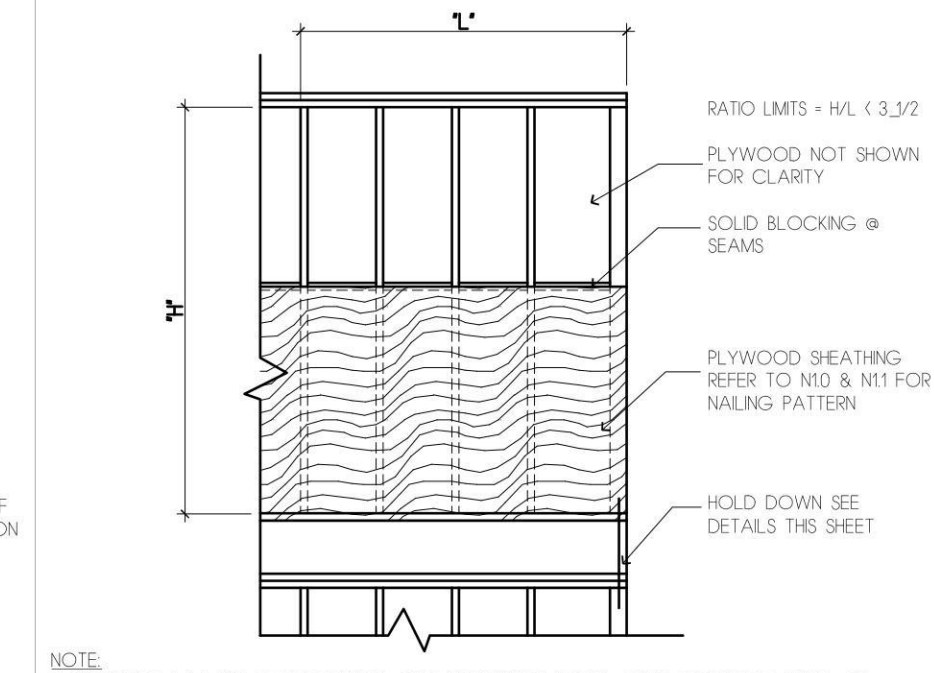
NAIL SPACING FOR SHEATHING @ PRESSURE ZONES



NOTE: ALL FEET IN ALL CASES. NAILING REQUIREMENTS ARE FOR 20-MPH 3-SEC PEAK GUST SPACING IS BASED ON 1/2" SHEATHING & 8D COMMON NAILS.



CANTILEVER DETAIL (TYP)

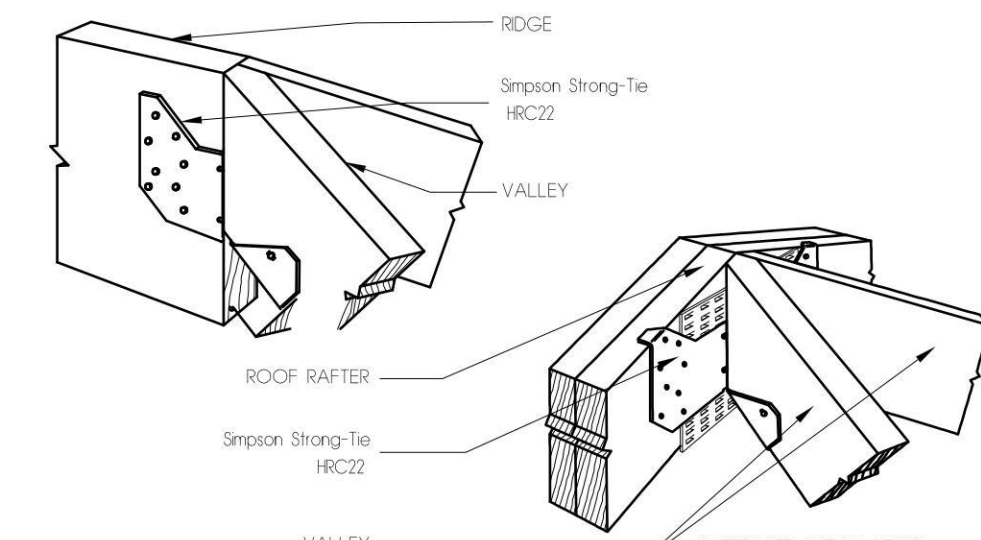


SHEARWALL SEG. DETAIL (TYP)

NOTE: 1. SHEATHING AS PART OF SHEARWALL SEGMENT WHEN NOTED ON DRAWING SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADJACENT WALL. 2. HOLD DOWNS REQUIRED AT ALL CORNERS OF SHEET TO PERFORM A CONTINUOUS LOAD PATH. 3. REFER TO NAILING AND STRAPPING DETAILS THIS SHEET FOR A CONTINUOUS LOAD PATH.

DISAPPROVED
Nicholas Vissicelli
02/13/2024

No errors, omissions, or omissions of the Plan Examiner shall release the design professional, applicable to the design requirements of the N.Y.S. Building Code, Zoning Laws of the City of New York, and all other applicable codes and standards of PL of jurisdictions having authority over the work.



RIDGE TO VALLEY CONNECTOR
For Double Framing Use HRC44

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

NOTE: ALL STRAPPING TO BE 1 1/4" X 20 GAUGE STEEL OR SIMPSON EQUIVALENT - C320 (COOLED STRAP). ALL COLL STRAPPING TO HAVE MINIMUM 12" BEARING ON WALL STUDS (ALL STRAPPING SHALL BE INSTALLED AS PER MANUF. SPECIFICATIONS). ALL STRAPPING TO BE SPACED AT 16' O.C. ALL TABLES REFER TO 2015 W.F.C.M.

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

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

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

AT RAFTER TO TOP PLATE TO STUD CONNECTION
FOR STRAP - (SEE TABLE 3.4B SHT. N-1) AT EACH END OF STRAP

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

NOTE: FOR CATHEDRAL CEILING AT SLOPING RAFTERS OR JOIST TO HEADER CONNECTIONS PROVIDE "SIMPSON" LSSJ207 ADJUSTABLE HANGER.

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION
(ONLY APPLICABLE FOR TWO-STORY CONFIGURATIONS)

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

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

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

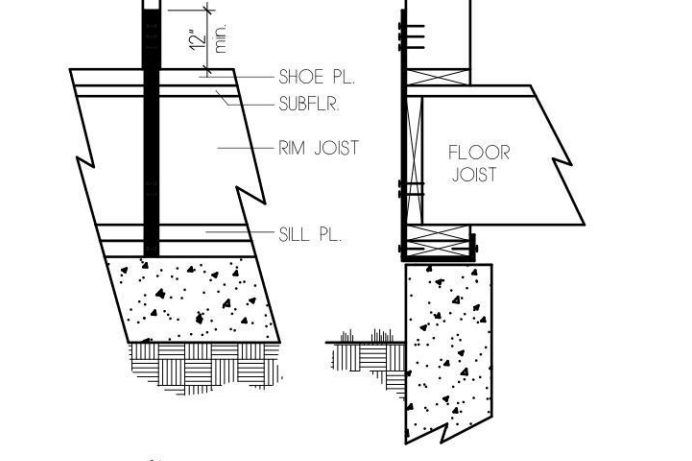
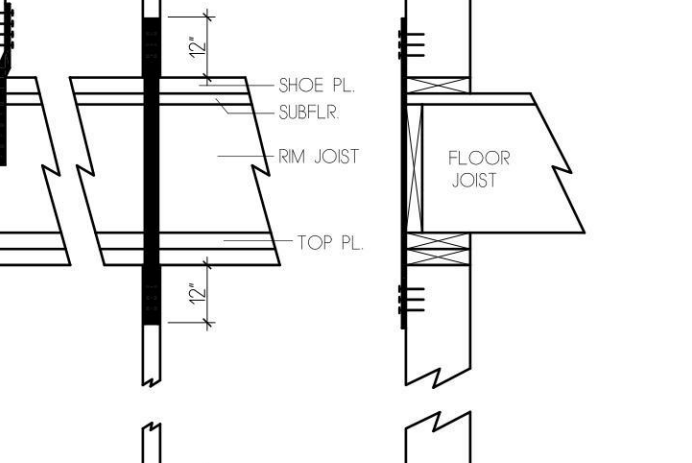
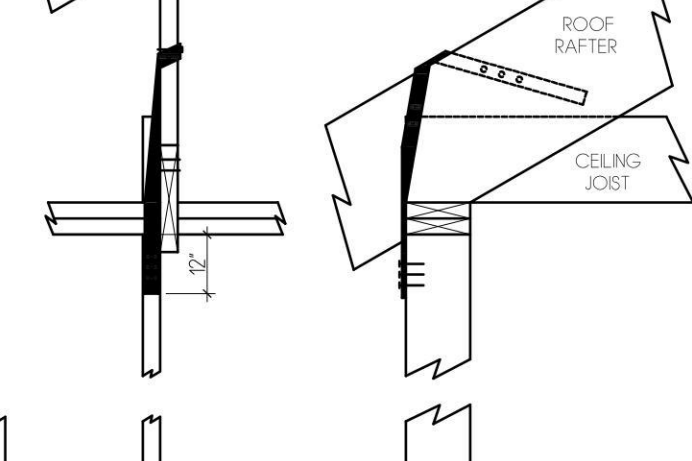
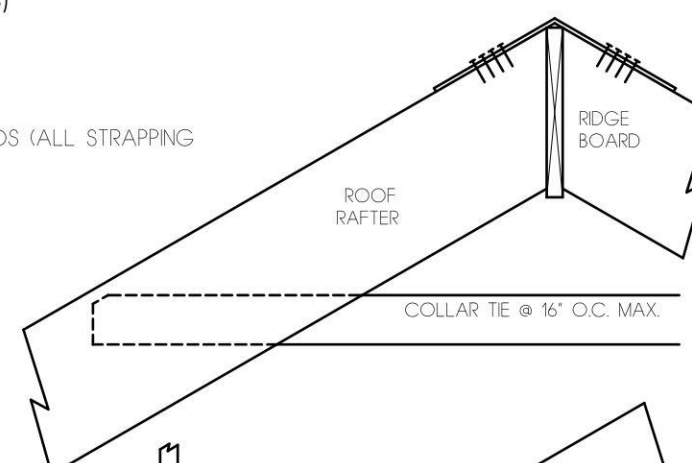
NOTE: ALL CLIPS & STRAPS CAN BE MOUNTED FROM EITHER ALL EXTERIOR OR ALL INTERIOR, BUT NOT A COMBINATION OF BOTH

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

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

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION
(SLAB ON GRADE AND/OR GARAGE WALL APPLICATIONS)

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



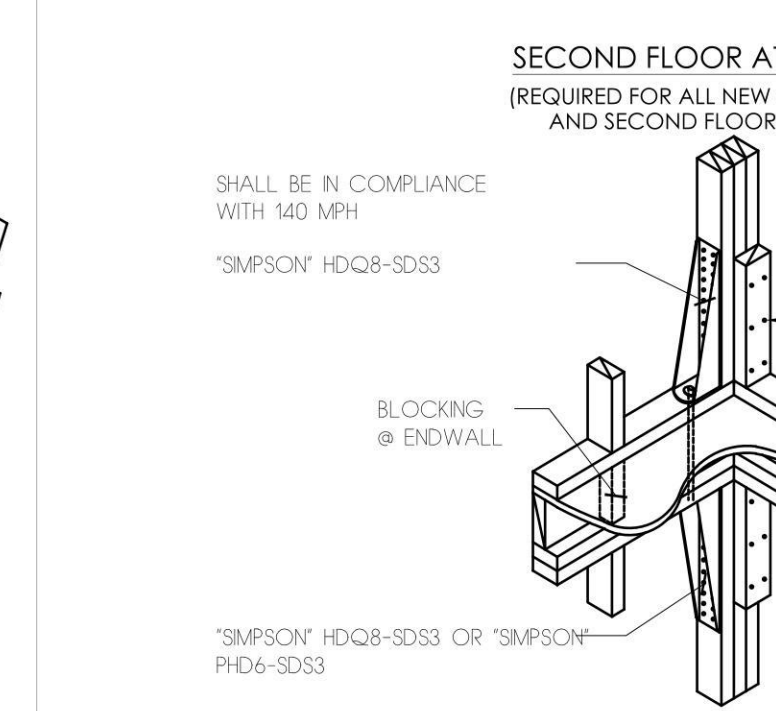
RIDGE TO VALLEY / HIP CONNECTOR

RIDGE AND VALLEY TO RIDGE CONNECTOR
MULTIPLE SEAT CONNECTOR

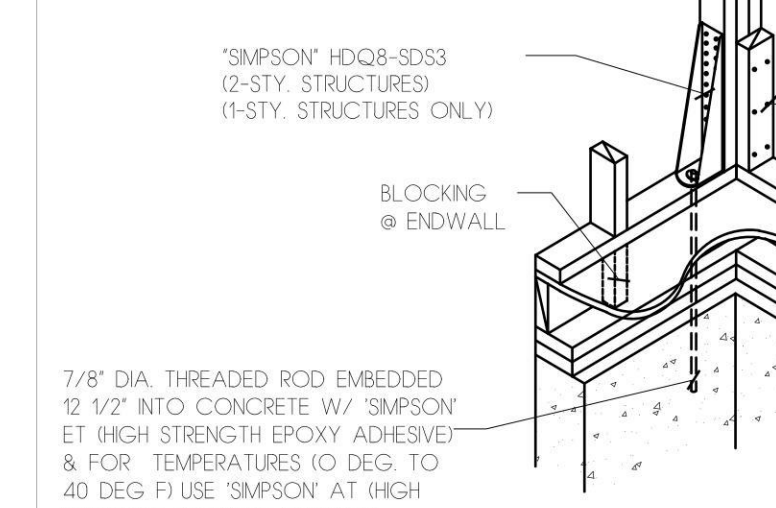
HIP CORNER PLATE CONNECTOR

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

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



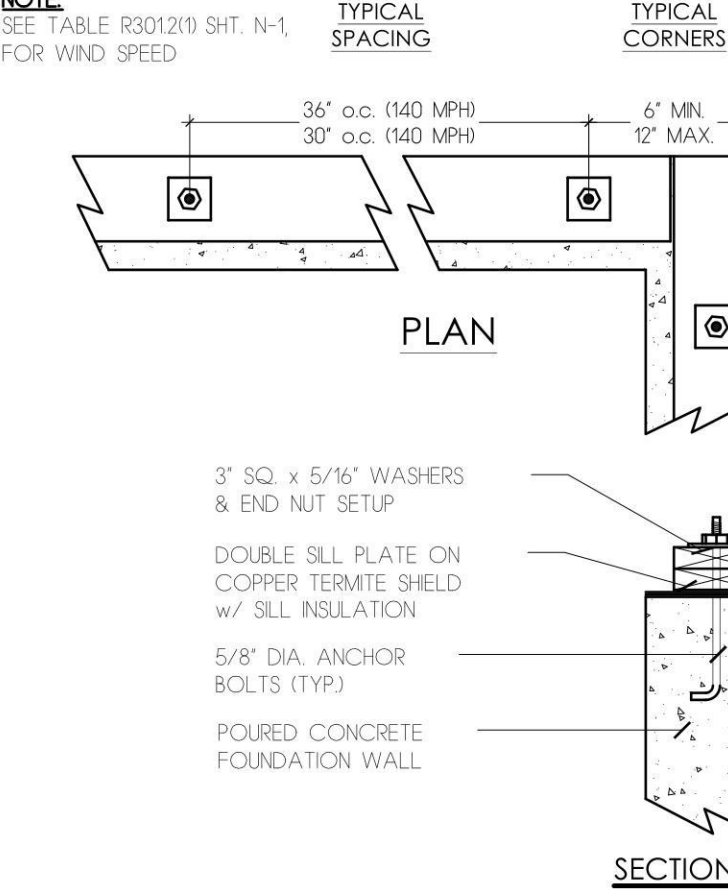
ALL STRAPPING, ANCHORS, HOLD DOWNS, & ADHESIVES TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.



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

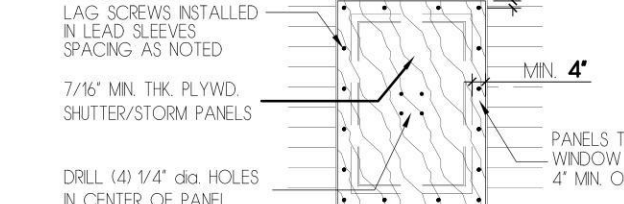
ANCHOR BOLT SPECIFICATION
(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)
TABLES 3.28, 3.2C, 3.3A

NOTE: SEE TABLE R3012(1) SHT. N-1 FOR WIND SPEED. TYPICAL SPACING: 36" o.c. (140 MPH), 30" o.c. (150 MPH). TYPICAL CORNERS: 6" MIN. 12" MAX.

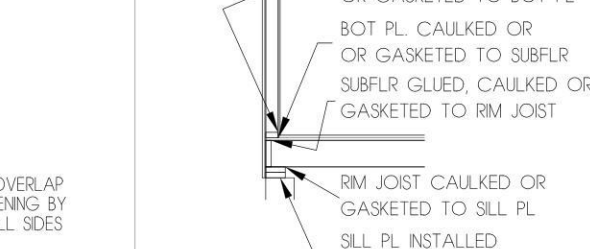
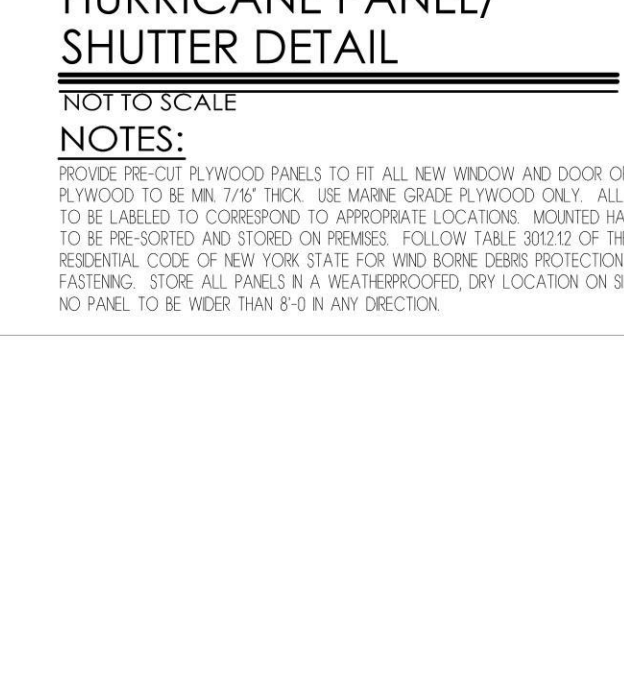


NOTE: PROVIDE 5/8" DIA. ANCHOR BOLTS W/ MINIMUM 7" EMBEDMENT INTO CONCRETE W/ 3" SQUARE x 5/16" WASHERS AND END NUT SETUP. BY HOLD DOWNS FOR SHEARWALLS. ONE ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MINIMUM TO 12" MAXIMUM FROM ENDS AND CORNERS.

HURRICANE PANEL / SHUTTER DETAIL



NOTE: PROVIDE PRE-CUT PLYWOOD PANELS TO FIT ALL NEW WINDOW AND DOOR OPENINGS. PLYWOOD TO BE MIN. 3/4" THICK. USE MARINE GRADE PLYWOOD ONLY. ALL PANELS TO BE LABELED TO CORRESPOND TO APPROPRIATE LOCATION. MOUNTED HANGWARE TO BE PRE-SORTED AND STORED ON PREMISES. FOLLOW TABLE 302.2 OF THE RESIDENTIAL CODE OF NEW YORK STATE FOR WIND BOMB PROTECTION FASTENING. STORE ALL PANELS IN A WEATHERPROOFED, DRY LOCATION ON SITE. NO PANEL TO BE WIDER THAN 8' IN ANY DIRECTION.



AIR SEALING DETAILS

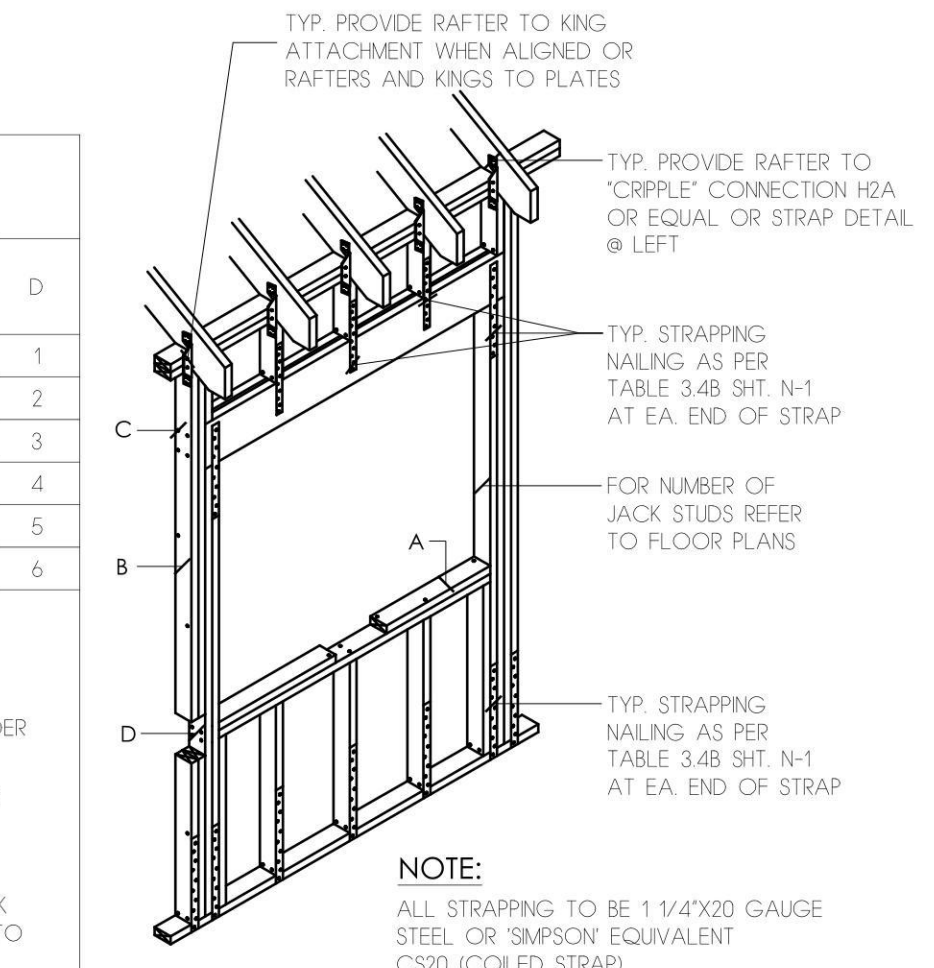
NAILING & STRAPPING AT EXTERIOR WINDOW / DOOR HEADERS
(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)

NOTE: TYP. PROVIDE RAFTER TO KING ATTACHMENT WHEN ALIGNED OR RAFTERS AND KINGS TO PLATES.

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

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

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



NOTE: ALL STRAPPING TO BE 1 1/4" X 20 GAUGE STEEL OR "SIMPSON" EQUIVALENT C320 (COOLED STRAP)

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

TOP PLATE SPICE REQUIREMENTS ONE STORY SLAB-ON-GRADE		TOP PLATE SPICE REQUIREMENTS ALL OTHER CASES	
Building Dimension (ft.)	Minimum Splice Length (ft.)	Building Dimension (ft.)	Minimum Splice Length (ft.)
12'-0"	3'-0"	12'-0"	2'-0"
16'-0"	4'-0"	16'-0"	3'-0"
20'-0"	5'-0"	20'-0"	4'-0"
24'-0"	6'-0"	24'-0"	4'-0"
28'-0"	7'-0"	28'-0"	5'-0"
32'-0"	8'-0"	32'-0"	6'-0"
36'-0"	9'-0"	36'-0"	7'-0"
40'-0"	10'-0"	40'-0"	8'-0"
50'-0"	13'-0"	50'-0"	10'-0"
60'-0"	16'-0"	60'-0"	12'-0"
70'-0"	19'-0"	70'-0"	14'-0"
80'-0"	22'-0"	80'-0"	16'-0"



NOTE: 1) TABULATED SPICE LENGTHS ASSUME TOP PLATE TO TOP PLATE CONNECTION USING 2x6d NAILS PER FOOT FOR SPICER SPICE LENGTHS. THE NAIL SPACING SHALL BE REDUCED IN ORDER TO PROVIDE AN EQUAL NUMBER OF NAILS. 2) TABULATED SPICE LENGTHS ASSUME A BUILDING LOCATED IN EXPOSURE B OR C. 3) TOP PLATES SHALL BE A MINIMUM OF STUD GRADE MATERIAL.

IT IS A VIOLATION OF THE N.Y.S. EDUCATION 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 THIS ALTERATION.

SITE LOCATION :
CORALLO RESIDENCE
4 HOWARD COURT
CARLE PLACE NY 11514

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DRAWING TITLE :
METAL STRAPPING DETAIL SHEET

HOWARD P. CURTIS, ARCHITECT, P.C.
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CARLE PLACE, N.Y. 11514
PHONE/FAX: 516- 997- 3897
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REVISIONS :
REVISD AS PER TONN OMISSIONS LETTER DATED 1/24/24 2/8/24

PROJECT NO. :
DRAWN BY : HPC
SCALE : AS NOTED
DATE : JANUARY 2024
SHEET NO. : N-2

**** THIS PROJECT HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE 2020 ECCCNYS AND A RESCHECK CERTIFICATION WORKSHEET HAS BEEN SUBMITTED TO THE BUILDING DEPARTMENT ALONG WITH THESE CONSTRUCTION PLANS. ****

THESE PLANS ARE IN COMPLIANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL CODE.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CODE.

COMPLIANCE OPTIONS
 Prescriptive - Envelope per Table [NY] R402.1.2
 Prescriptive - REScheck certificate provided
 Simulated Performance Alternative report provided
 Energy Rating Index report provided
 ALL HOMES:
 All "mandatory" provisions will be met

WALL LEGEND	
	INSULATED 2x WOOD STUDS @ 16" o.c. (COORDINATE FINISHES W/ SECTIONS)
	2x WOOD STUDS @ 16" o.c. (COORDINATE FINISHES W/ SECTIONS)
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	8" POURED CONG. FOUND. WALL W/ FTG
	8"x16" CMU. FOUND. WALL W/ FTG

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

NOTE:
 NEW PLUMBING FIXTURES TO COMPLY W/ NEW YORK STATE D.E.C. REQUIREMENTS FOR CERTIFIED WATER SAVING PLUMBING FIXTURES

NOTE:
 DOUBLE ALL FLOOR JOISTS UNDER NEW PARALLEL WALLS. HEADER SIZES SHOWN ARE MIN. REQ'D SIZE FOR SPECIFIED OPG.

GENERAL DEMOLITION NOTES

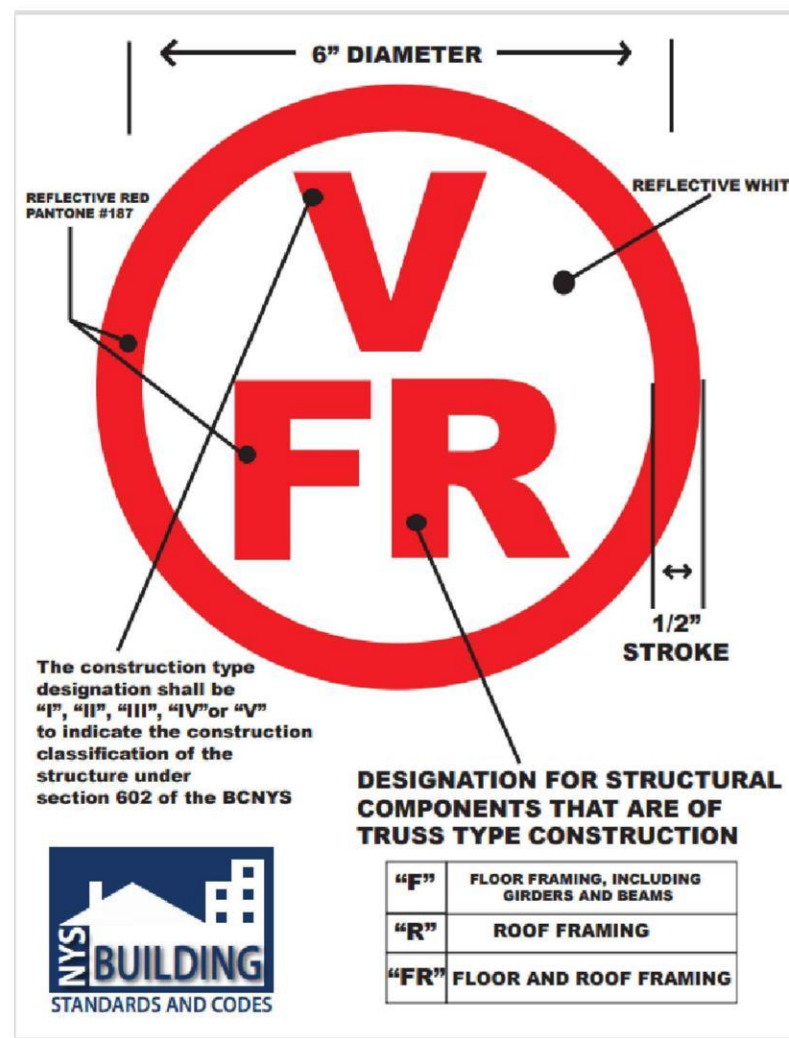
- G.C. SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCY WHICH IS FOUND BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- G.C. TO BE FAMILIAR WITH COMPLETE PROJECT AND SET OF DRAWINGS AND THEIR INTENT 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 PRACTICE". SHOULD IN THE EVENT ANY STRUCTURAL DAMAGE 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.

ELECTRICAL NOTES:

- CONFIRM ALL FIXTURE TYPES WITH OWNER BEFORE ORDERING OR INSTALLATION.
- THE CONTRACTOR TO PROVIDE FOR ALL ELECTRICAL CONNECTIONS AND RELATED WORK FOR ALL EQUIPMENT.
- ALL UNITS SHALL BE THROUGH-WIRED.
- PROVIDE ALL UNITS FULLY EQUIPPED WITH BRACKETS, HANGERS, CLIPS, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION.
- FINAL LIGHTING LOCATIONS AS DETERMINED BY FIELD CONDITIONS.
- REMOVE AND RELOCATE ANY FIXTURES THAT INTERFERE W/ NEW WORK.
- PROVIDE REINFORCEMENT FOR ALL PENDANT OR CHANDELIER FIXTURES.
- ALL LIGHTINGS SHALL BE TYPE I.C. AS REQ'D. FOR DIRECT CONTACT W/ INSULATION MATERIALS AS PER CODE.
- CONTRACTOR TO CONFIRM ALL FIXTURE CLEARANCES BEFORE ORDERING ANY FIXTURES.
- PROVIDE FOR ALL ELECTRICAL CONNECTIONS FOR ALL HVAC EQUIPT., ETC. AS MAY BE REQUIRED.
- PROVIDE FOR THE RELOCATION AND REMOVAL OF ALL ELECTRICAL OUTLETS, SWITCHES, BOXES, ETC. AS REQUIRED BY NEW CONSTRUCTION.



THIS PROJECT (AN ADDITION TO AN EXISTING RESIDENTIAL STRUCTURE) MAY UTILIZE PRE-ENGINEERED LUMBER (PWL) IN THE FLOOR (F) AND/OR ROOF (R) FRAMING. AS SUCH, A STICKER CONFORMING TO THE PARAMETERS OF THE ADJACENT DETAIL, MUST BE AFFIXED TO THE EXTERIOR OF THE STRUCTURE. IF AFFIXING THE SYMBOL OCCURS ANY METER ON THE BOX, THE SYMBOL SHALL BE AFFIXED TO THE EXTERIOR WALL IMMEDIATELY ADJACENT TO THE BOX. THE SYMBOL SHALL BE SO PLACED THAT THE CONSTRUCTION TYPE DESIGNATION IS IN THE 12 O'CLOCK POSITION. THE SIGN/SYMBOL SHALL BE OF A STURDY, NON-FADING, WEATHER RESISTANT MATERIAL AND SHALL BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER. COFC OR COFO WILL NOT BE ISSUED WITHOUT THIS SIGN IN PLACE.

2020 ECCCNYS:

ADDITIONS, ALTERATIONS, OR REPAIRS TO AN EXISTING BUILDING, BUILDING SYSTEM, OR PORTION THEREOF SHALL COMPLY WITH SECTION R502, R503, OR R504. UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SUPPLY SYSTEM SHALL NOT BE REQUIRED TO COMPLY.

VAPOR BARRIERS ARE TO COMPLY WITH RT02.1 OF THE 2015 I.R.C.

INSULATION AND PENETRATION TO MEET THE REQUIREMENTS OF TABLE N1102.2 BELOW (ZONE '4 EXCEPT MARINE')

CLIMATE ZONE	FENESTRATION U-FACTOR ¹	SKYLIGHT SHGC ²	GLAZED FENESTRATION SHGC ²	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
1	N.R.	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	15	4/8	13	0	0	0
3	0.31	0.55	0.25	38	20 or 13 = 5"	8/13	19	5/13	9	5/13
4 except Marine 4	0.32	0.55	0.40	40	20 or 13 = 5"	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	N.R.	40	20 or 13 = 5"	13/17	30*	15/19	10, 2 ft	15/19
6	0.30	0.55	N.R.	40	20 = 5" or 13 = 10"	15/20	30*	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	N.R.	40	20 = 5" or 13 = 10"	18/21	38*	15/19	10, 4 ft	15/19

For S1: 1 foot = 304.8 mm.
 N.R. = Not Required.
 * R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
 b. The basement U-factor column includes skylights. The SHGC column applies to all glazed fenestration.
 Exception: In Climate Zones 1 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for each skylight does not exceed 0.30.
 c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation on the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
 d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
 e. There are no SHGC requirements in the Marine Zone.
 f. Basement wall insulation shall not be required in warm-humid locations as defined by Figure N1101.7 and Table N1101.7.
 g. Alternatively, insulation sufficient to fill the framing cavity providing not less than an R-value of R-19.
 h. The first value is cavity insulation, the second value is continuous insulation. Therefore, for example, "13-5" means R-13 cavity insulation plus R-5 continuous insulation.
 i. Mass walls shall be in accordance with Section N1102.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

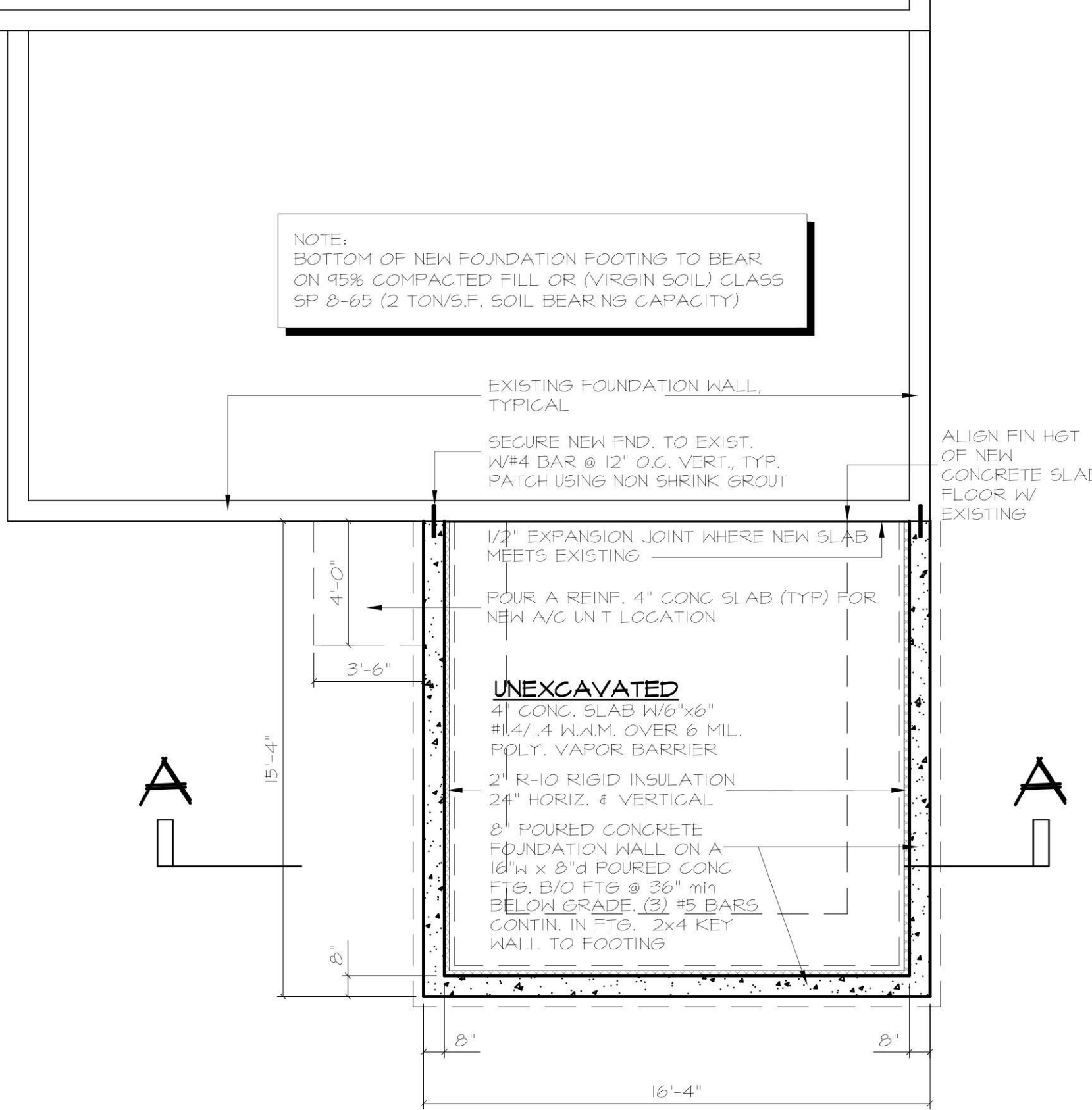
INSTALL EAIVE BAFFLES AS PER AS PER R402.2.3 OF I.E.C.C. 2015

HORIZONTAL ACCESS DOORS & HATCHES TO ATTICS TO MEET THE REQUIREMENTS OF R402.2.4 OF I.E.C.C. 2015

FENESTRATION TO COMPLY WITH R402.3 OF I.E.C.C. 2015. FENESTRATION AIR LEAKAGE TO COMPLY WITH R402.4.3

BUILDING THERMAL ENVELOPE SHALL COMPLY WITH R402.4.1.1 AND R402.4.1.2

RECESSED LIGHTING TO COMPLY WITH R402.4.5



FOUNDATION

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

FIRST FLOOR

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

NOTE: SEE SHEET A-3 FOR FULL FLOOR PLANS AND GROSS FLOOR AREA CALCULATIONS

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

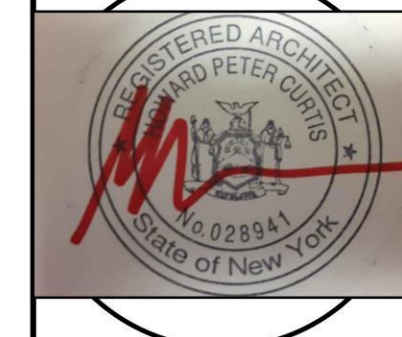
a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

SITE LOCATION :
CORALLO RESIDENCE
 4 HOWARD COURT
 CARLE PLACE NY 11514

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DRAWING TITLE :
FOUNDATION & FIRST FLR PLANS, WALL LEGEND, DEMO/ELECTRICAL NOTES, PART 1265, ECC NYS

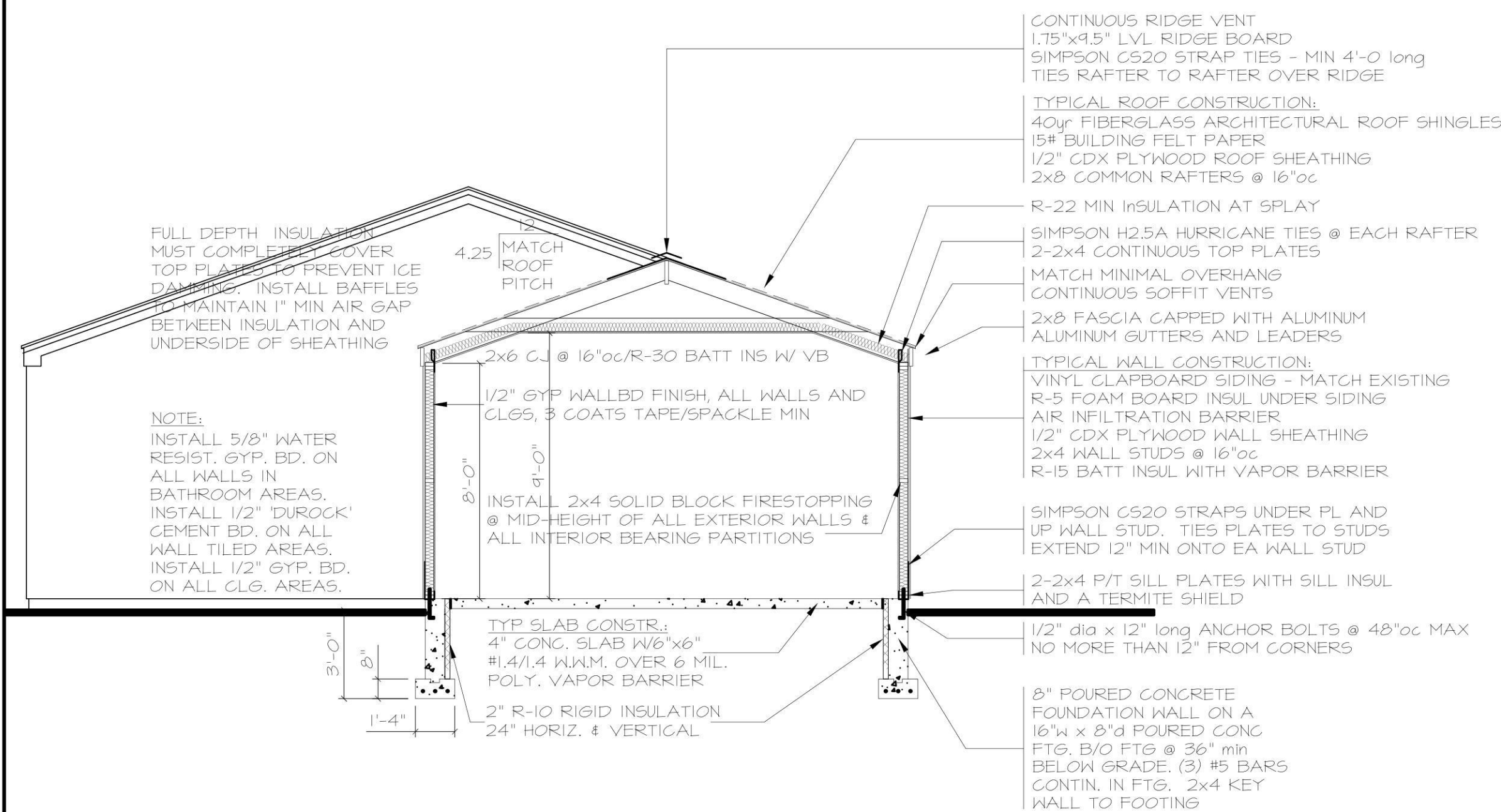
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 241 LANSDOWNE AVENUE
 CARLE PLACE, N.Y. 11514
 PHONE/FAX: 516- 997- 3897
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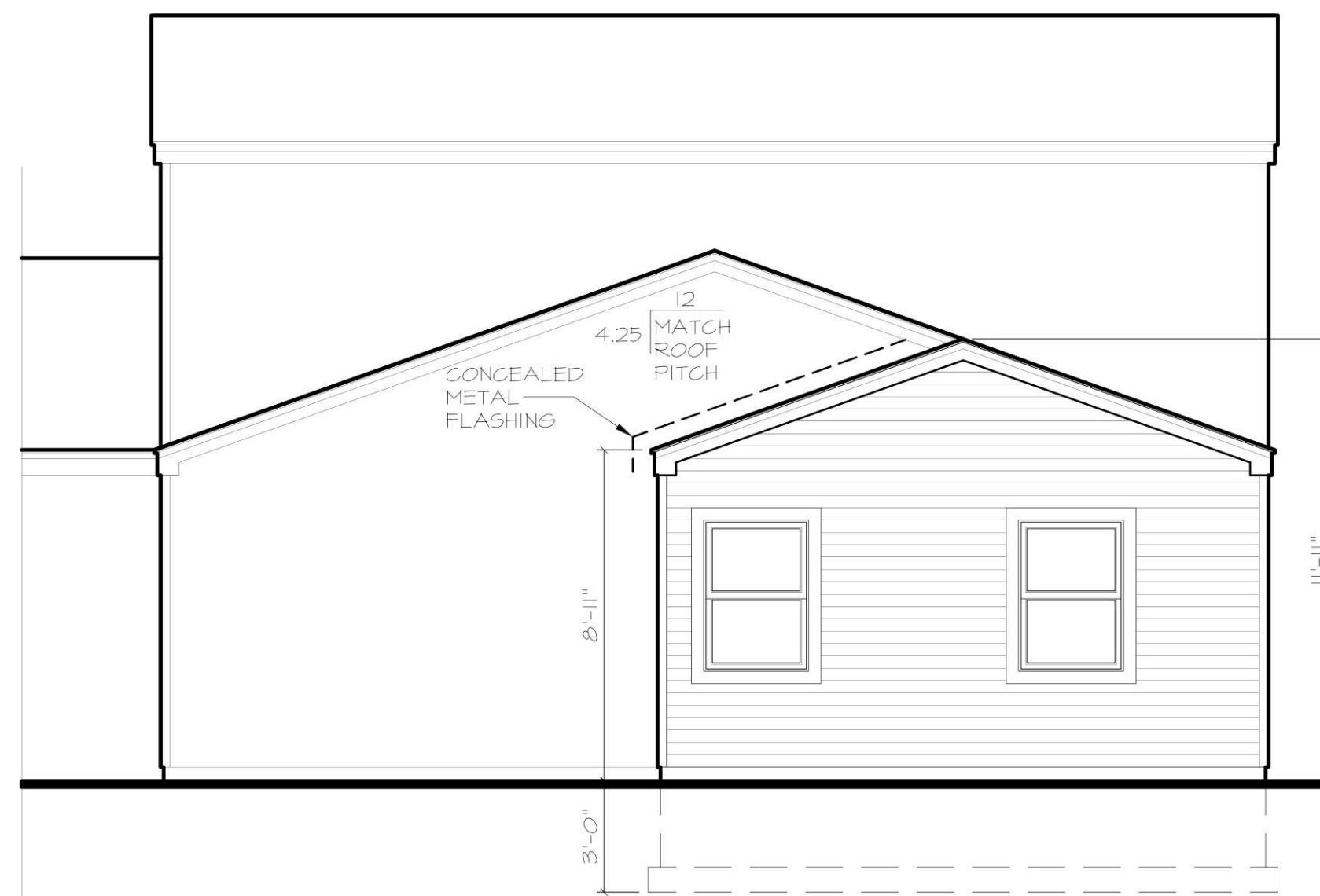
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DATE : JANUARY 2024

SHEET NO. :
A-1



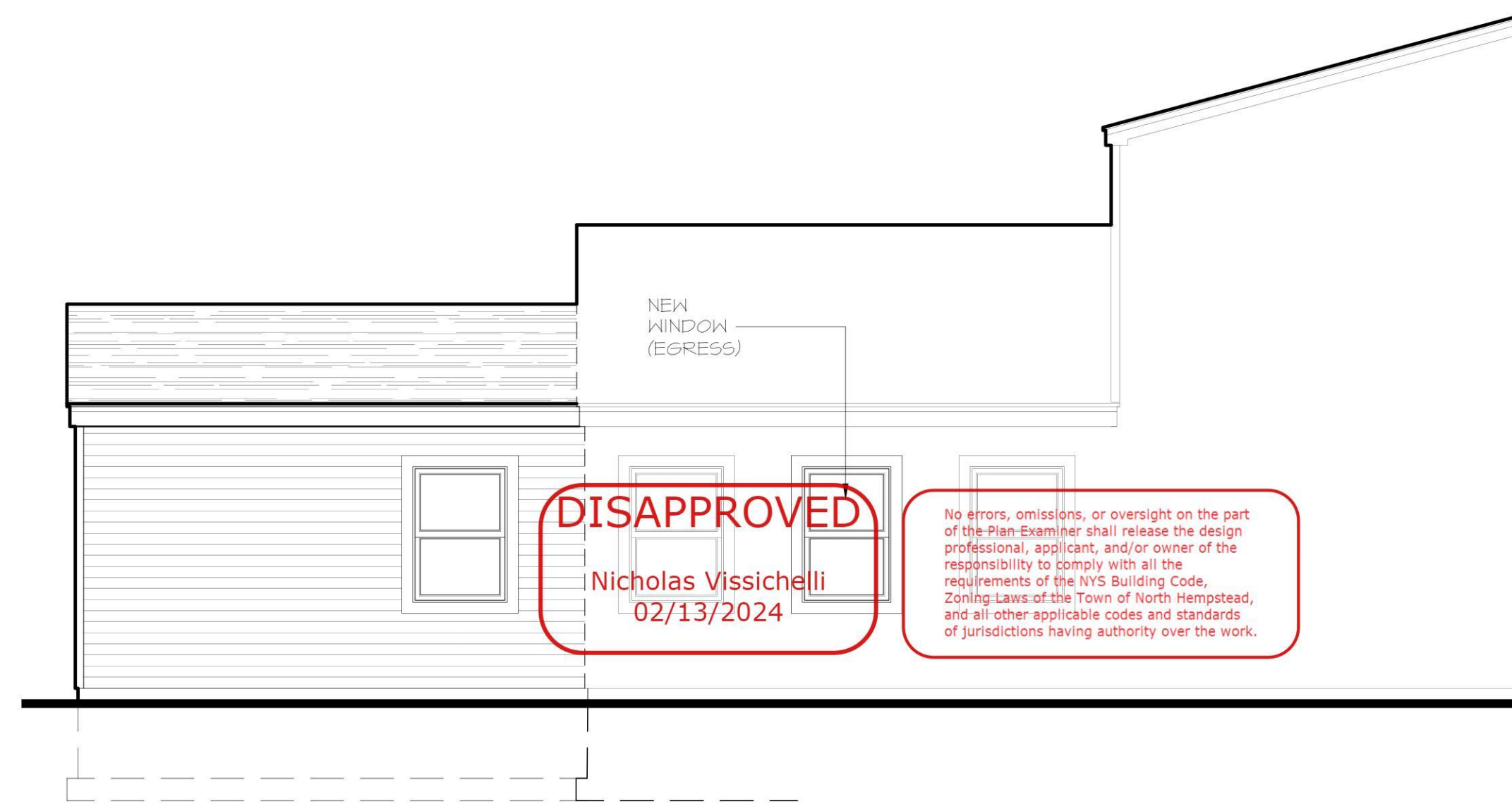
SECTION A-A

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



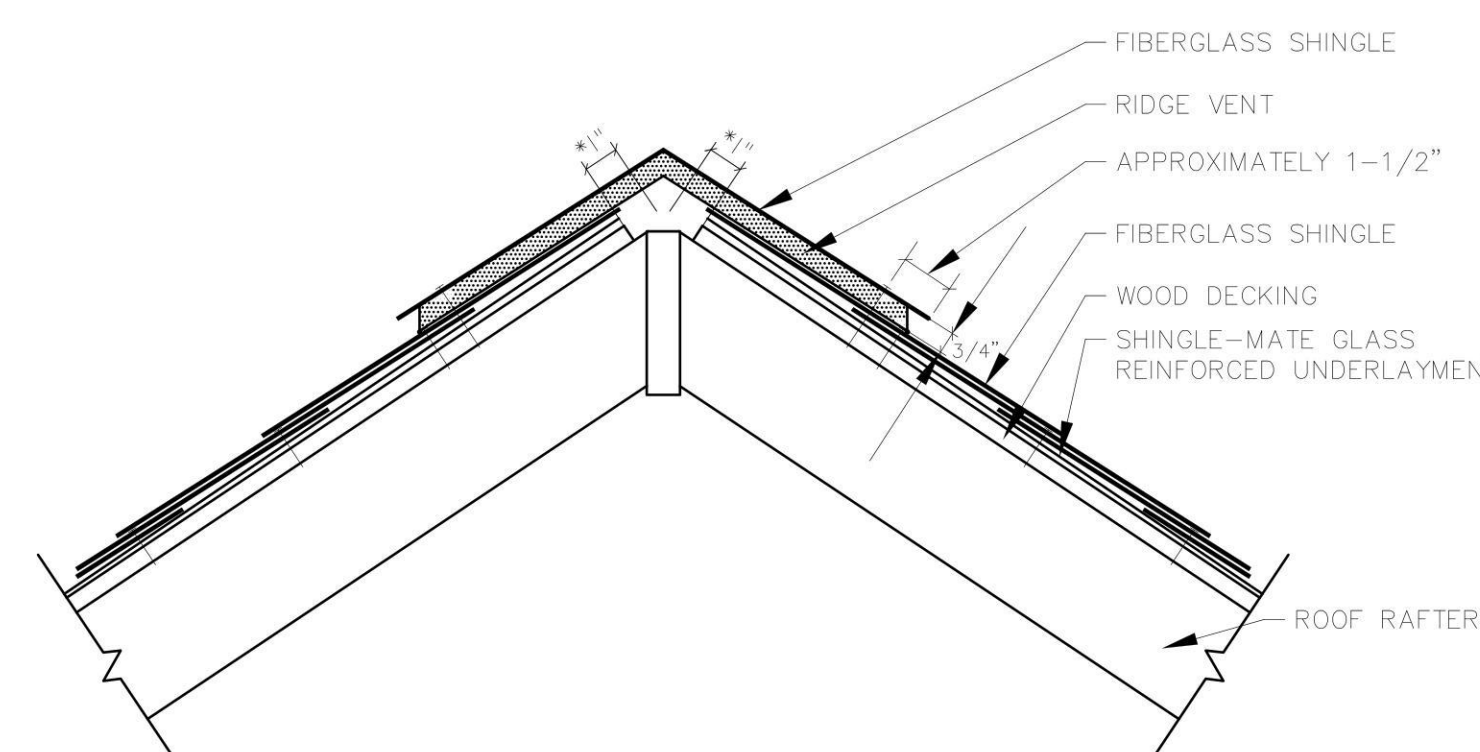
REAR ELEV'N

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



SIDE ELEV'N

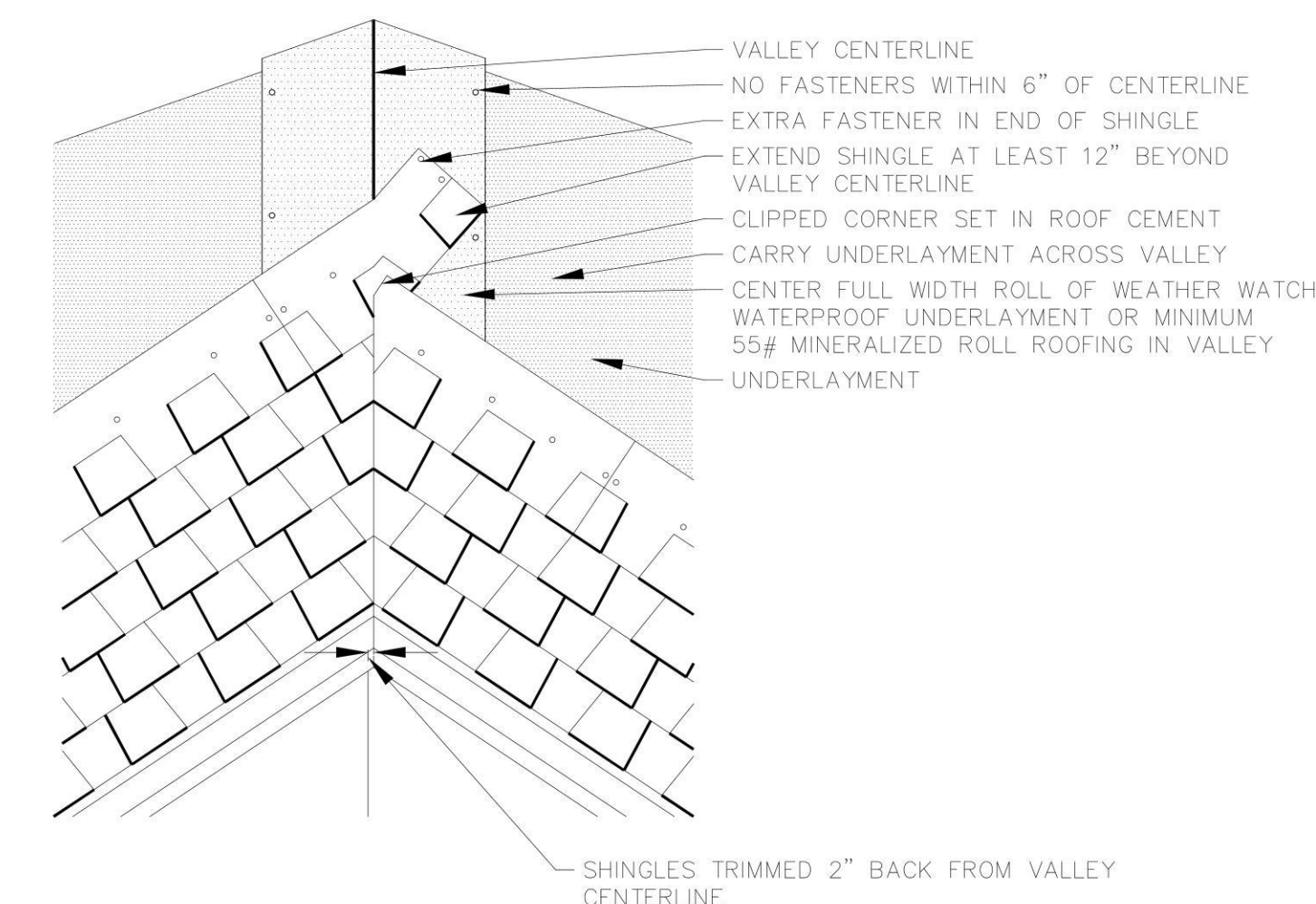
SCALE: 1/4" = 1'-0"



* WITH A RIDGE BOARD, CUT A 3-1/2" SLOT, 1-3/4" EACH SIDE. DO NOT CUT CLOSER THAN 6" FROM EACH END OF THE RIDGE

RIDGE VENT

N.T.S.



CLOSED CUT VALLEY CONSTRUCTION

N.T.S.

SITE LOCATION :
CORALLO RESIDENCE
4 HOWARD COURT
CARLE PLACE NY 11514

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DRAWING TITLE :
CROSS SECTION, EXTERIOR ELEVATIONS,
ROOF DETAILS

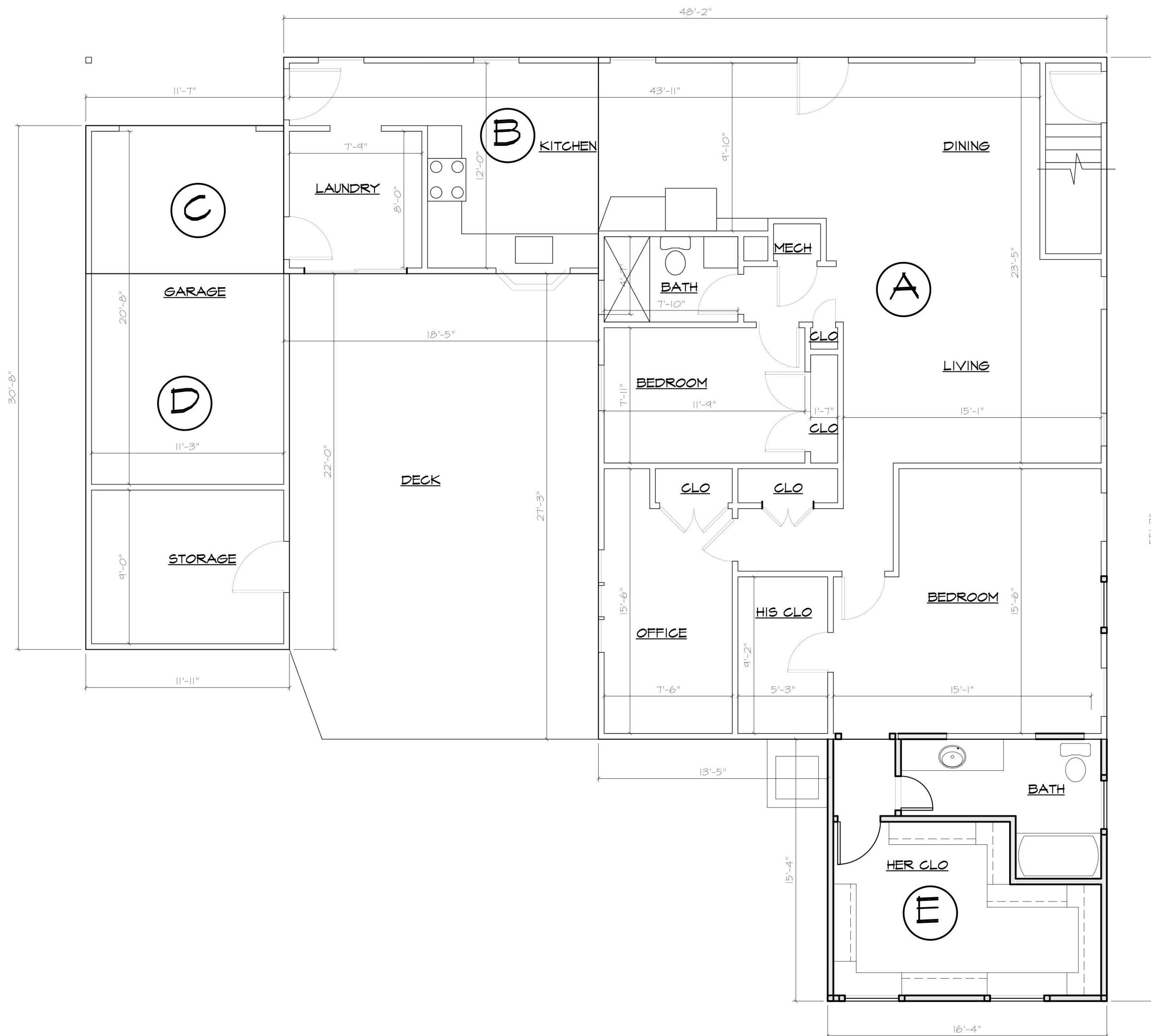
HOWARD P. CURTIS, ARCHITECT, P.C.
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CARLE PLACE, N.Y. 11514
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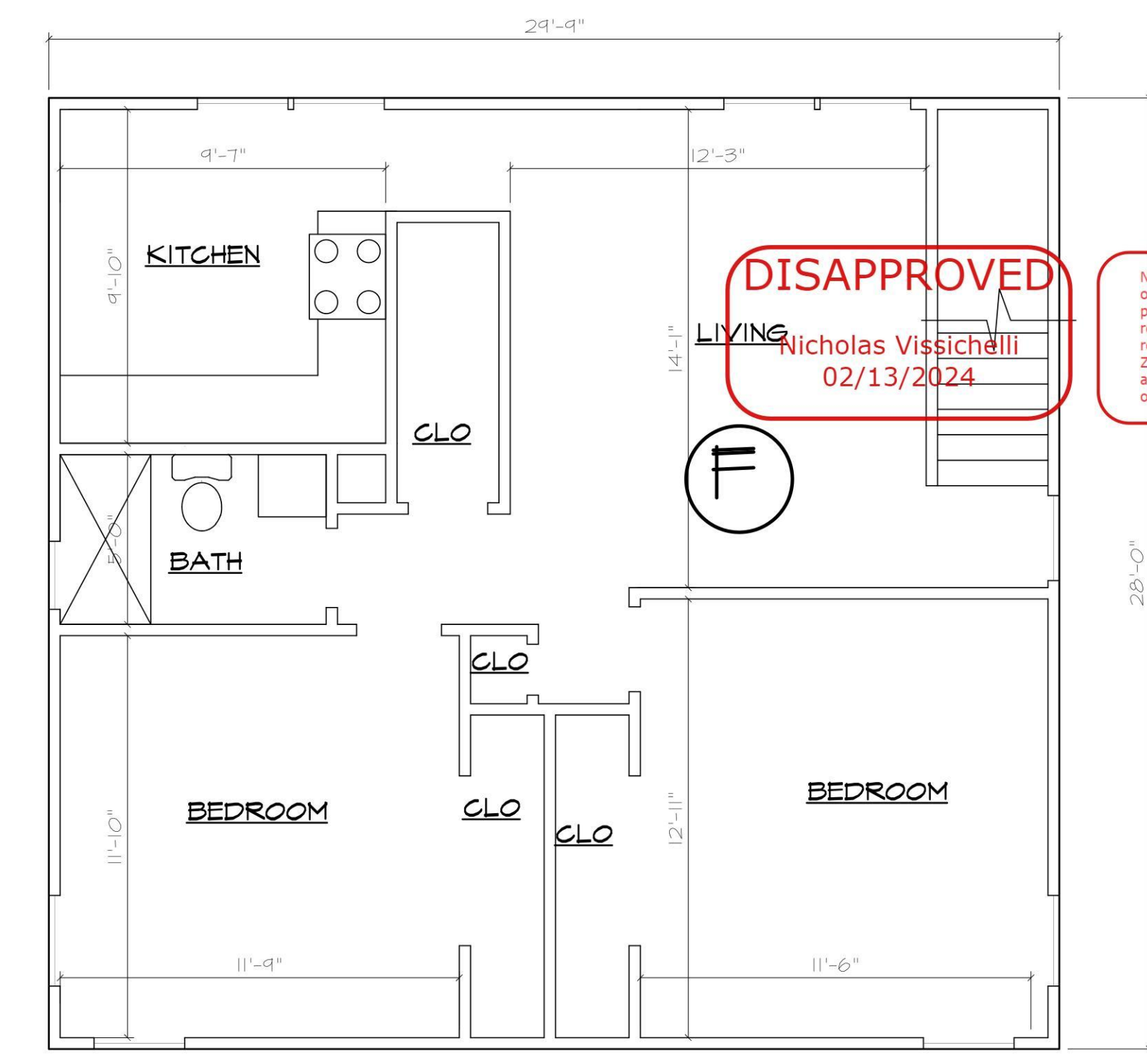
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DATE : JANUARY 2024

SHEET NO. :
A-2



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



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.

SECOND FLR FULL PLAN

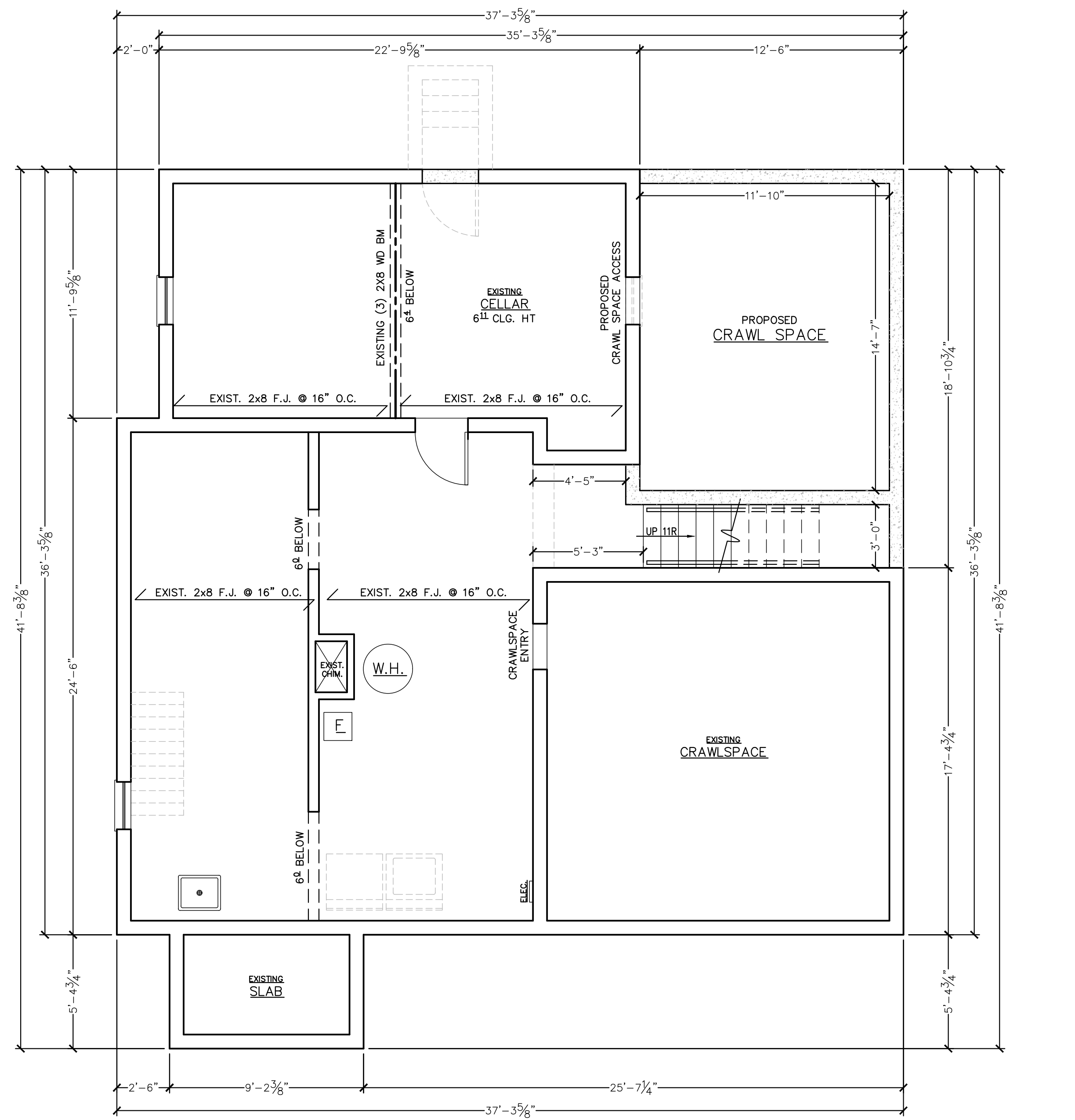
SCALE: 1/4" = 1'-0"

GROSS AREA CALCULATIONS:

- FIRST FLOOR AREA "A" = 39.92' X 29.75' = 1187.62 SF
- FIRST FLOOR AREA "B" = 18.42' X 12.67' = 233.38 SF
- FIRST FLOOR AREA "C" = 11.58' X 8.25' = 95.54 SF
- FIRST FLOOR AREA "D" = 22.0' X 11.92' = 262.24 SF
- FIRST FLOOR AREA "E" = 15.33' X 16.33' = 250.34 SF
- SECOND FLOOR AREA "F" = 28.0' X 29.75' = 833.00 SF
- TOTAL FLOOR AREA BOTH FLOORS = 2862.12 SF

NOTES: THERE ARE NO CLG HGTS ABOVE 12'-0"
 THE ATTIC IS NON-HABITABLE, THERE IS NO BASEMENT

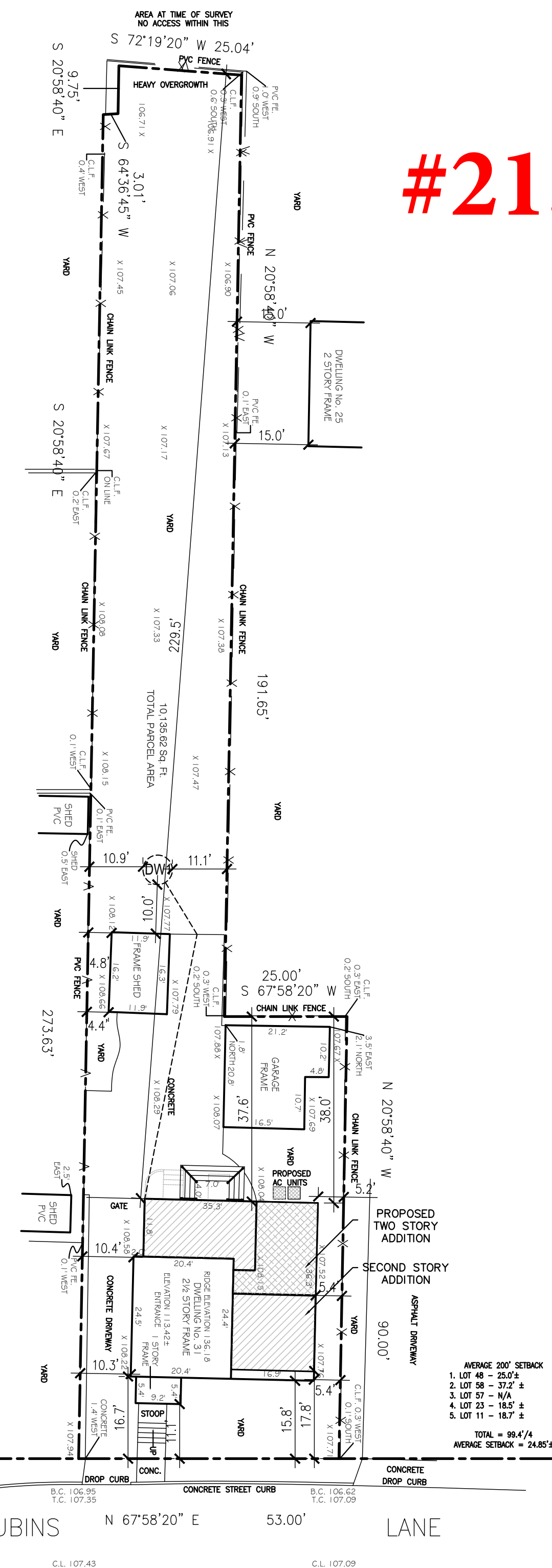
<p>SITE LOCATION : CORALLO RESIDENCE 4 HOWARD COURT CARLE PLACE NY 11514</p>	<p>THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF HOWARD CURTIS, ARCHITECT. INFRINGEMENT, OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.</p>	<p>DRAWING TITLE : FLOOR AREA PLANS AND CALCULATIONS</p>	<p>HOWARD P. CURTIS, ARCHITECT, P.C. 241 LANSDOWNE AVENUE CARLE PLACE, N.Y. 11514 PHONE/FAX: 516- 997- 3897 E-MAIL: HPC25@VERIZON.NET</p>		<p>REVISIONS :</p> <table border="1"> <tr> <td>▲</td> <td>REVISED AS PER TOWN OMISSIONS LETTER DATED 1/24/24</td> <td>2/8/24</td> </tr> <tr> <td>▲</td> <td></td> <td></td> </tr> <tr> <td>▲</td> <td></td> <td></td> </tr> <tr> <td>▲</td> <td></td> <td></td> </tr> <tr> <td>▲</td> <td></td> <td></td> </tr> <tr> <td>▲</td> <td></td> <td></td> </tr> </table>	▲	REVISED AS PER TOWN OMISSIONS LETTER DATED 1/24/24	2/8/24	▲			▲			▲			▲			▲			<p>PROJECT NO. :</p> <p>DRAWN BY : HPC</p> <p>SCALE : AS NOTED</p> <p>DATE : JANUARY 2024</p>	<p>SHEET NO. : A-3</p>
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FOUNDATION PLAN

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

#21528



PLOT PLAN

SCALE: 1" = 20'-0"

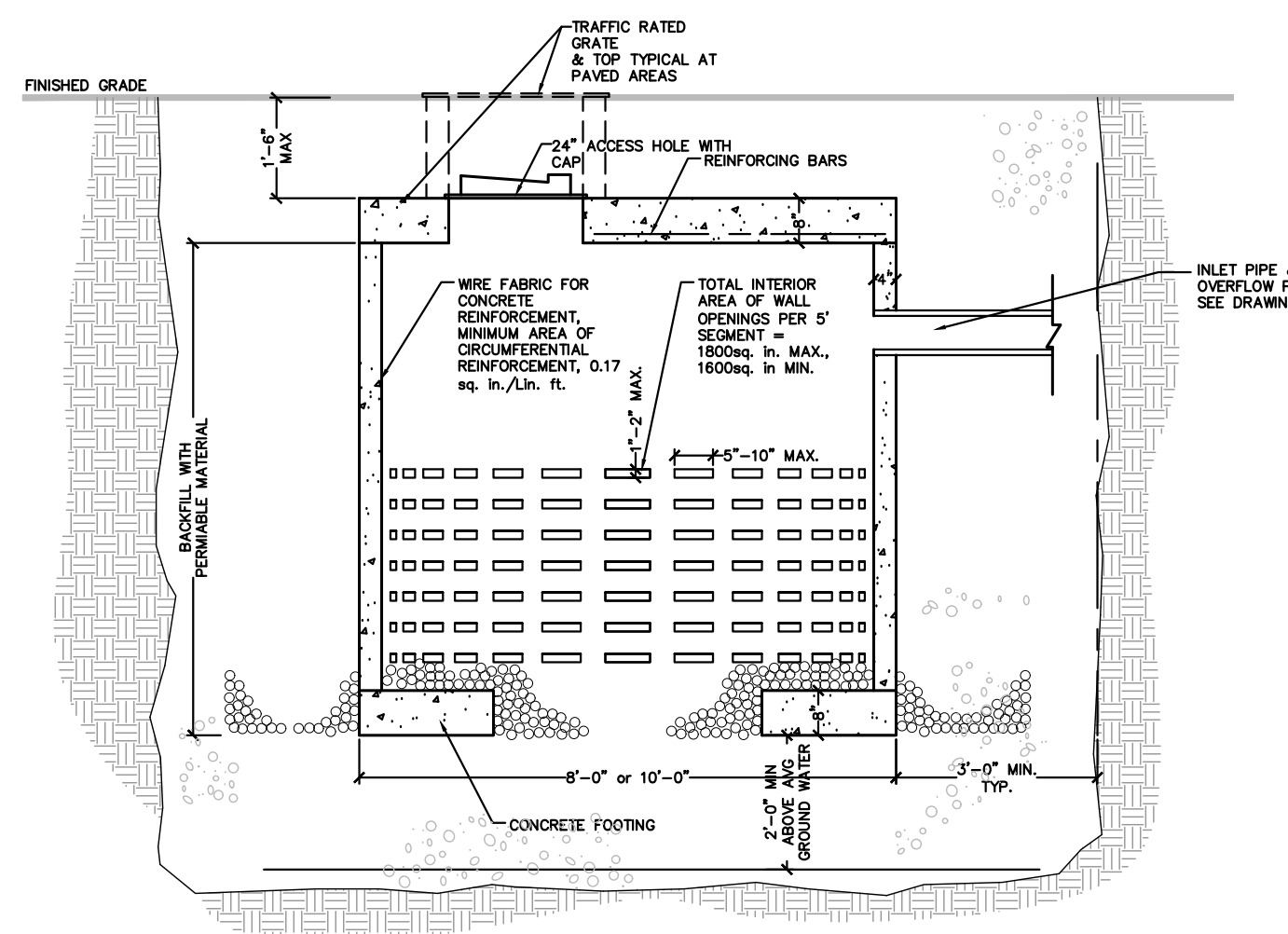
ZONING INFORMATION
TOWN OF NORTH HEMPSTEAD

SECTION: 09 BLOCK: 550 LOT(S): 22

ZONE: RES. C	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 SQ.FT.	10,135.62 SQ.FT.	NO CHANGE
LOT WIDTH	40 FT.	53 FT.	NO CHANGE
FRONT YARD	25 FT.	11.1 FT.	17.8 FT.
REAR YARD	15 FT.	37.6 FT.	NO CHANGE
SIDE YARD (MIN)	5 FT.	5.4 FT.	5.2 FT.
SIDE YARD (AGG)	13.25 FT.	15.7 FT.	15.5 FT.
BUILDING HEIGHT	30 FT./2.5 STRY	±28	±29
LOT COVERAGE	35 %	14.95 %	17.5 %
FLOOR AREA RATIO	27.6 %	19.88 %	30.3 %
GROSS FLOOR AREA	2,800 SQ.FT.	2,015.4 SQ.FT.	3,070.47 SQ.FT.
SKY EXPOSURE	3V:1H	EXIST.	NO CHANGE
FRONT YARD PAVING	55 %	33.35 %	NO CHANGE
EAVE HEIGHT	22 FT.	EXIST.	NO CHANGE

ZONING CALCULATIONS

ZONE: RES. C	LOT COVERAGE	G.F.A.
LOT AREA	10,135.62 SQ.FT.	10,135.62 SQ.FT.
1ST FLOOR	1,380.07	1,380.07
2ND FLOOR	-	1,296.59
GARAGE	393.81	393.81
TOTAL	1,773.9 SQ.FT.	3,070.47 SQ.FT.
TOTAL	17.5 %	30.3 %
FRONT YARD AREA		866.67 SQ.FT.
PAVING		289 SQ.FT.
FRONT YARD PAVING		33.35 %



DRYWELL CALCULATIONS

DW-1 ROOF AREA 1: RUNOFF FACTOR=1.0
 300 SQ.FT. x 3" = 75 CU FT
 USE 6'Ø x 4' DEEP DRAIN RING = 89.36 CU.FT.

NOTES:

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

* FINAL HEIGHT TO BE DETERMINED ON CONSTRUCTION DOCUMENTS

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REGISTERED ARCHITECT
TODD O'CONNELL
STATE OF NEW YORK
027935

CONSULTANTS:

NYS LIC #027935

CHECKED BY: TOC

DRAWN BY:

DATE: 09/22/2023

REV #:

DESIGN 13 - PER 02/08/24 OBJECTION JC
 DESIGN 12 - PER 11/29/23 OBJECTION JC
 DESIGN 11 - PER 11/29/23 OBJECTION JC
 DESIGN 10 JC
 DESIGN 9 JC
 DESIGN 8 JC
 BY: JC

NOTE:

DESIGN DRAWINGS
CHAO RESIDENCE
31 PUBINS LANE
NEW HYDE PARK, NY 11040

DRAWING NUMBER
D.1

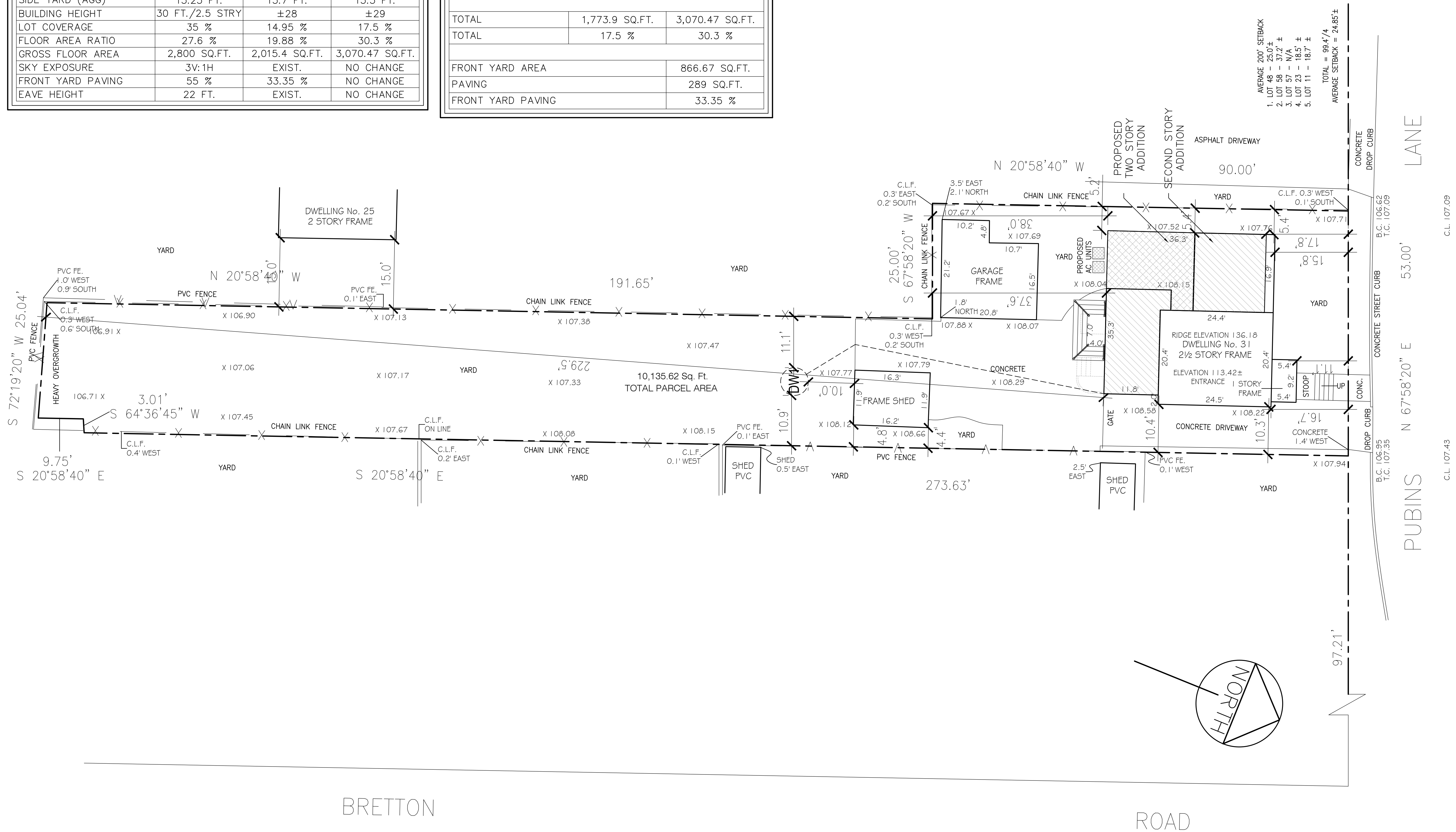
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DATE: 07/27/2023
SCALE: AS NOTED

ZONING INFORMATION
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TOTAL	17.5 %	30.3 %
FRONT YARD AREA		866.67 SQ.FT.
PAVING		289 SQ.FT.
FRONT YARD PAVING		33.35 %



- AVERAGE 200' SETBACK
1. LOT 48 - 25.0' ±
 2. LOT 58 - 37.2' ±
 3. LOT 57 - N/A
 4. LOT 23 - 18.5' ±
 5. LOT 11 - 18.7' ±
- TOTAL = 99.4' / 4
AVERAGE SETBACK = 24.85' ±

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CONSULTANTS:
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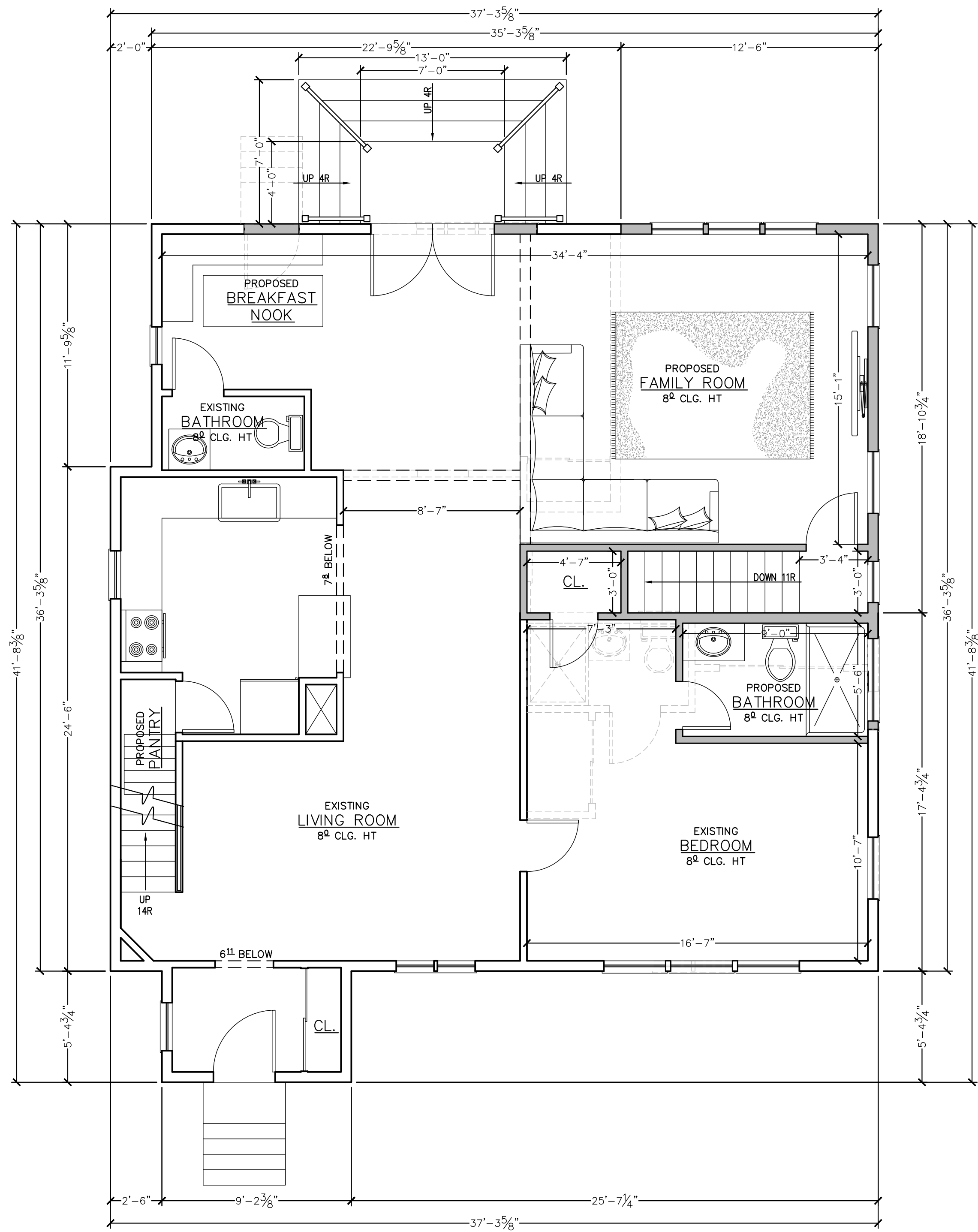
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10/10/2023	DESIGN 9		JC
09/22/2023	DESIGN 8		JC

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DATE: 07/27/2023
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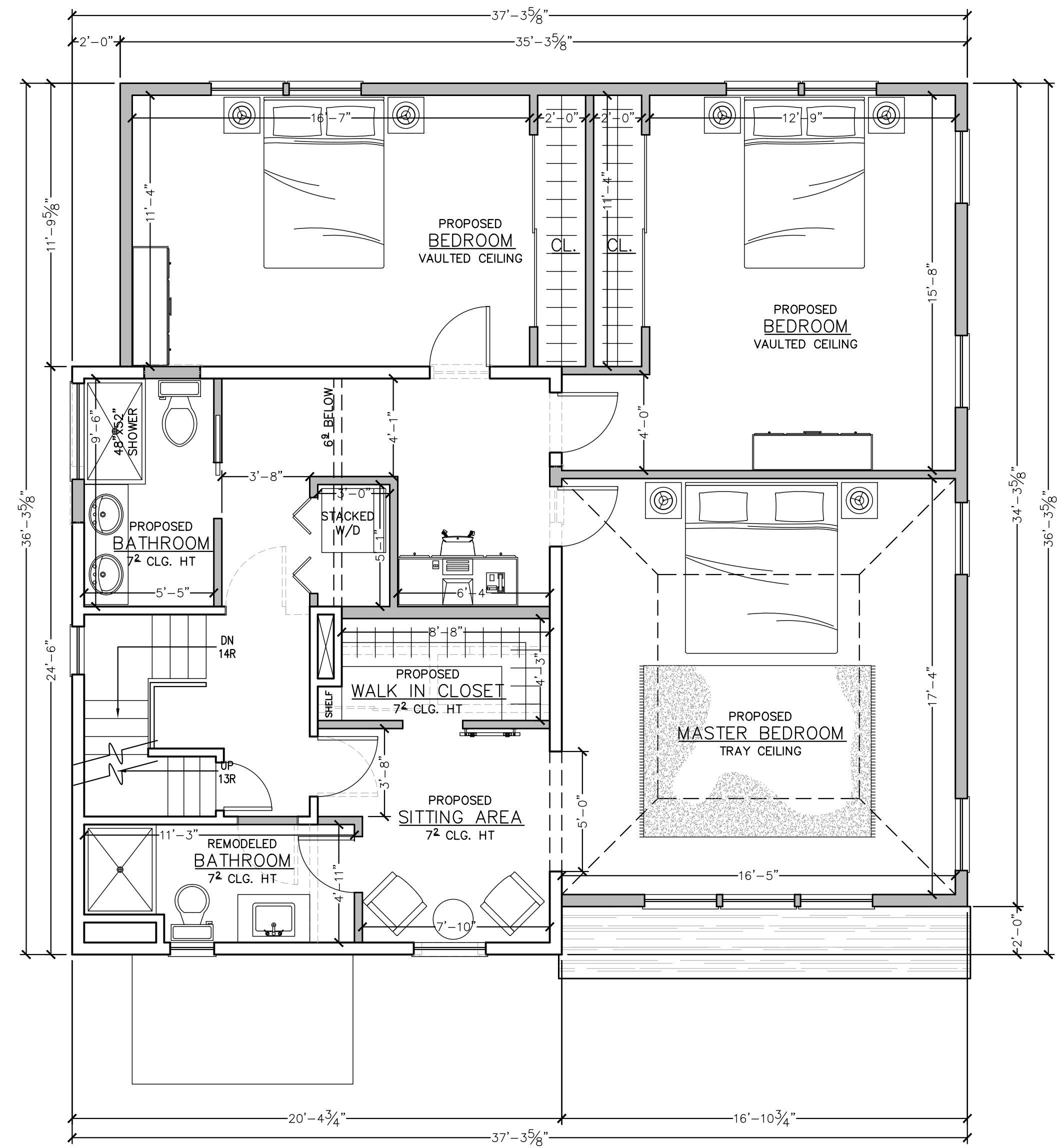
PLOT PLAN

SCALE: 1" = 10'-0"



FIRST FLOOR PLAN

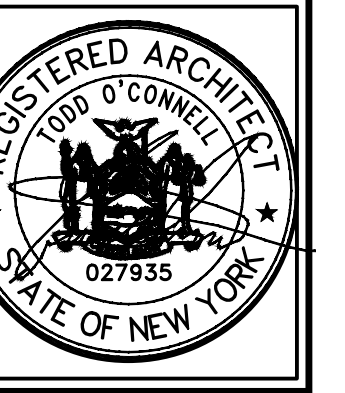
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

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

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DESIGN 8	09/22/2023		JC

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DESIGN DRAWINGS
CHAO RESIDENCE
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 NEW HYDE PARK, NY 11040

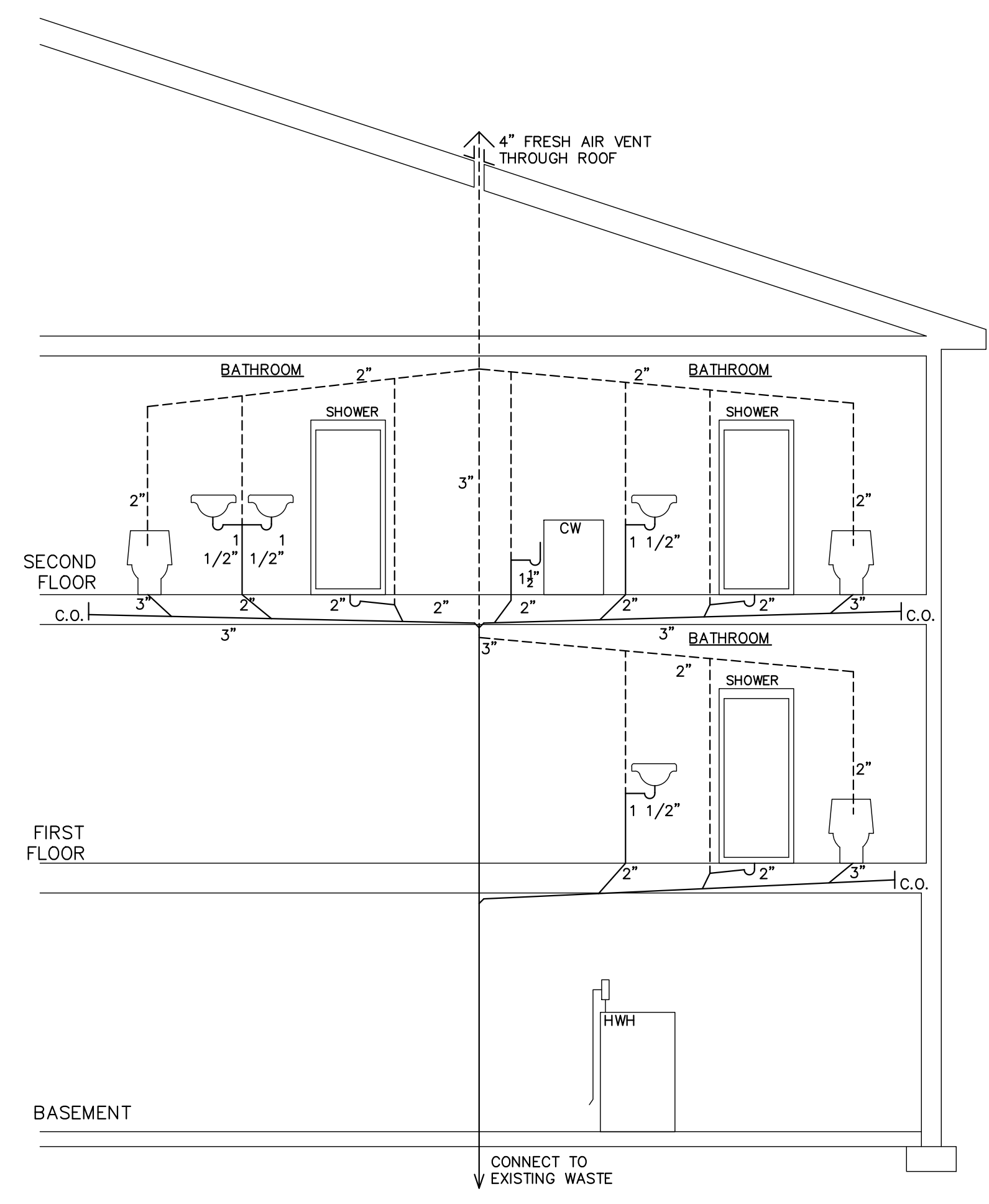
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§3103.1 ROOF EXTENSION
 OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED NOT LESS THAN 6 INCHES ABOVE THE ROOF OR 6 INCHES ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER. WHERE A ROOF IS TO BE USED FOR ASSEMBLY, AS A PROMENADE, OBSERVATION DECK OR SUNBATHING DECK OR FOR SIMILAR PURPOSES, OPEN VENT PIPES SHALL TERMINATE NOT LESS THAN 7 FEET ABOVE THE ROOF.

§3103.2 FROST CLOSURE
 WHERE THE 97.5 PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0°F OR LESS, VENT EXTENSIONS THROUGH A ROOF OR WALL SHALL BE NOT LESS THAN 3 INCHES IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1 FOOT INSIDE THE THERMAL ENVELOPE OF THE BUILDING.

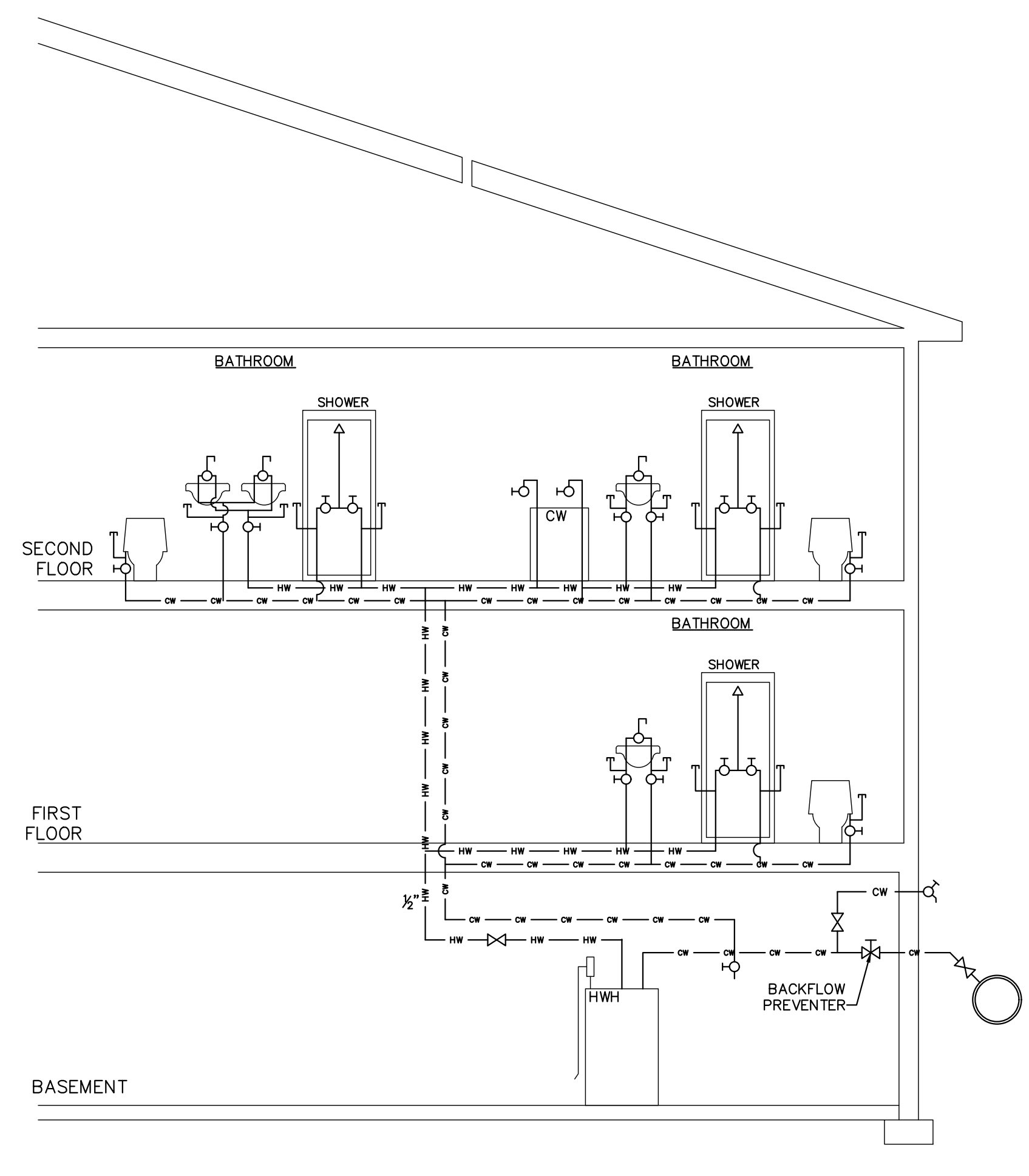
TABLE P3201.7
 SIZE OF TRAPS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1 1/2
BIDET	1 1/4
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1 1/2
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND FOOD WASTE DISPOSER)	1 1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1 1/2
LAVATORY	1 1/4
SHOWER (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODYSPRAYS) FLOW RATE: 5.7 GPM AND LESS MORE THAN 5.7 GPM UP TO 12.3 GPM MORE THAN 12.3 GPM UP TO 25.6 GPM MORE THAN 25.6 GPM UP TO 55.6 GPM	1 1/2 3 4



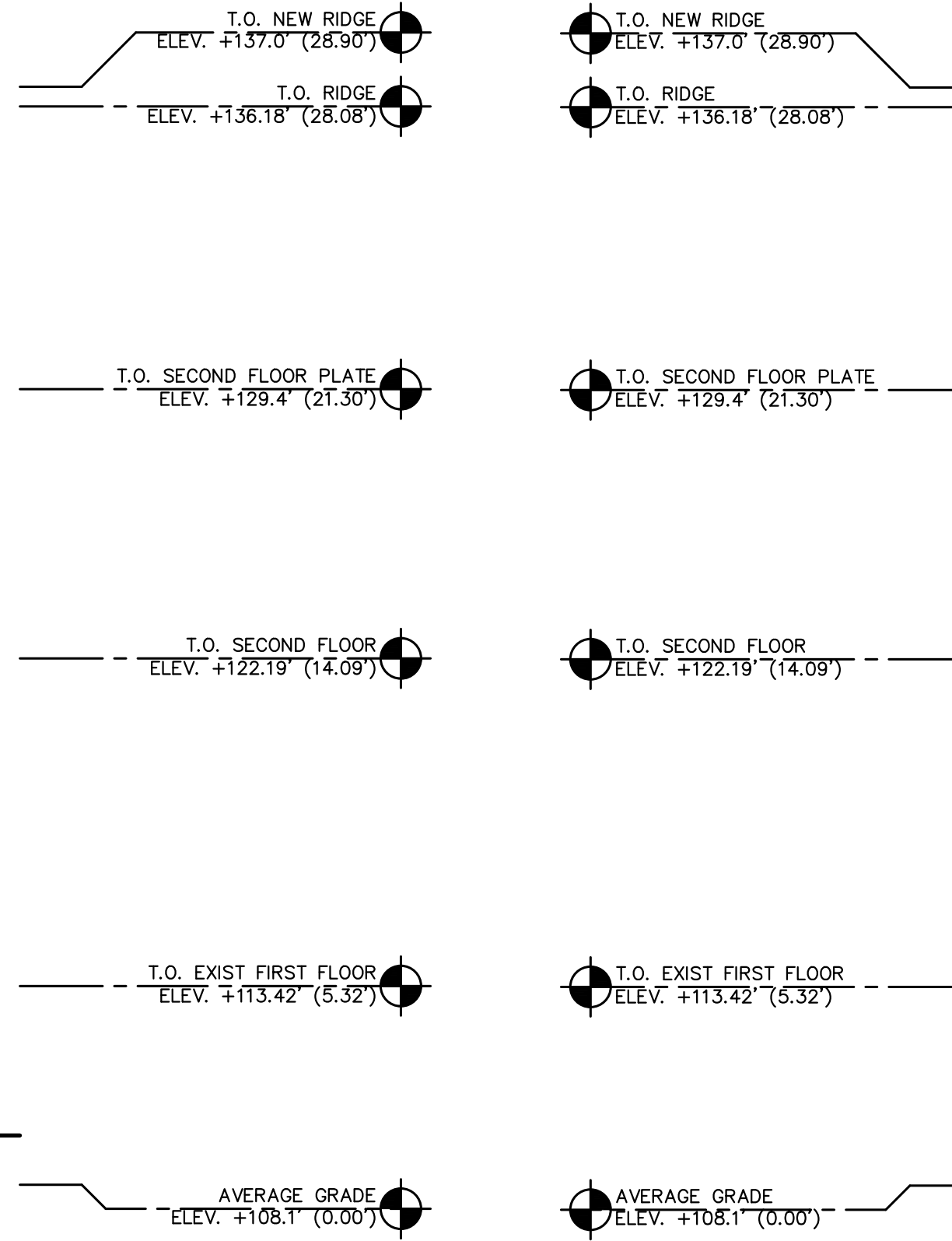
PLUMBING WASTE DIAGRAM

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



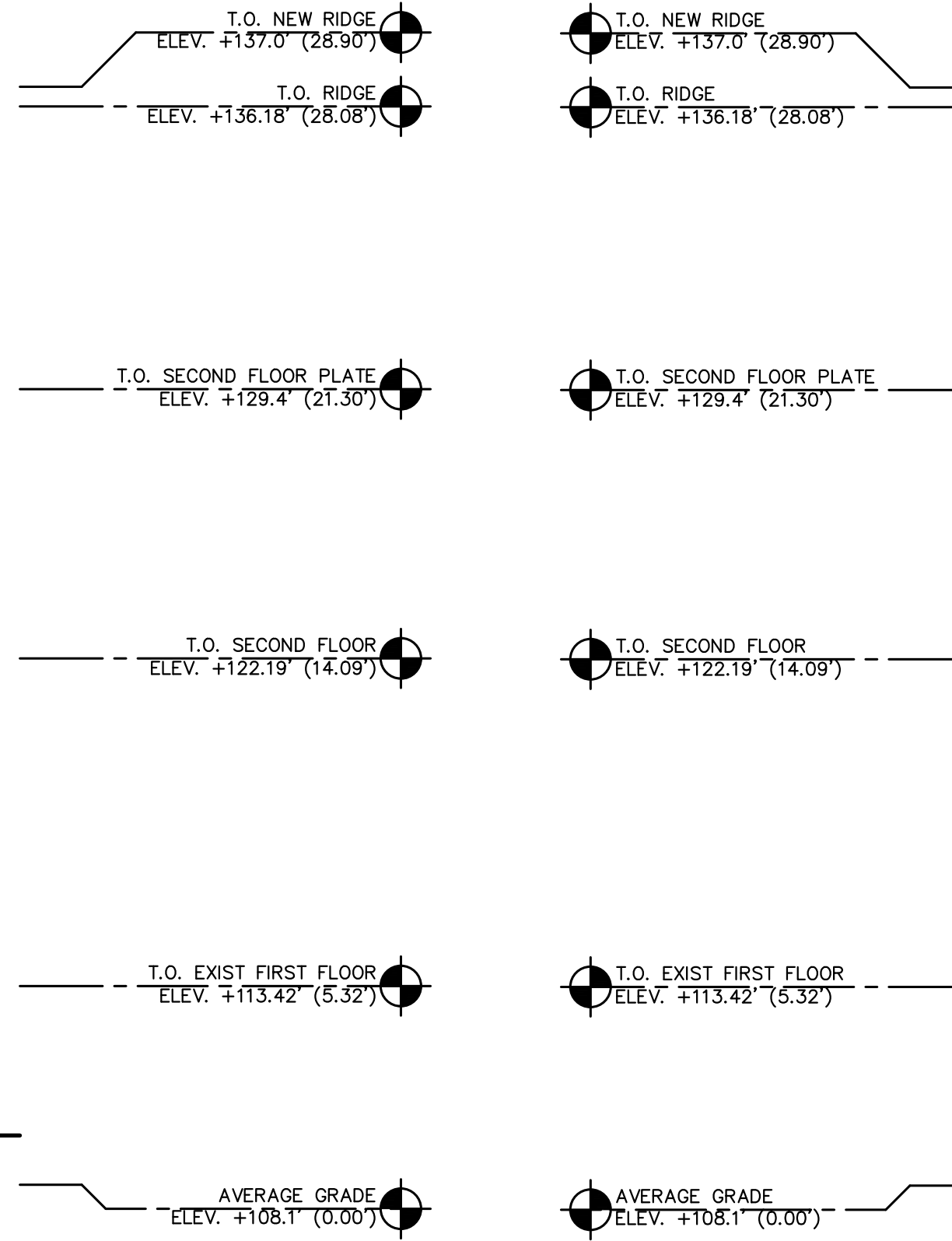
PLUMBING SUPPLY DIAGRAM

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



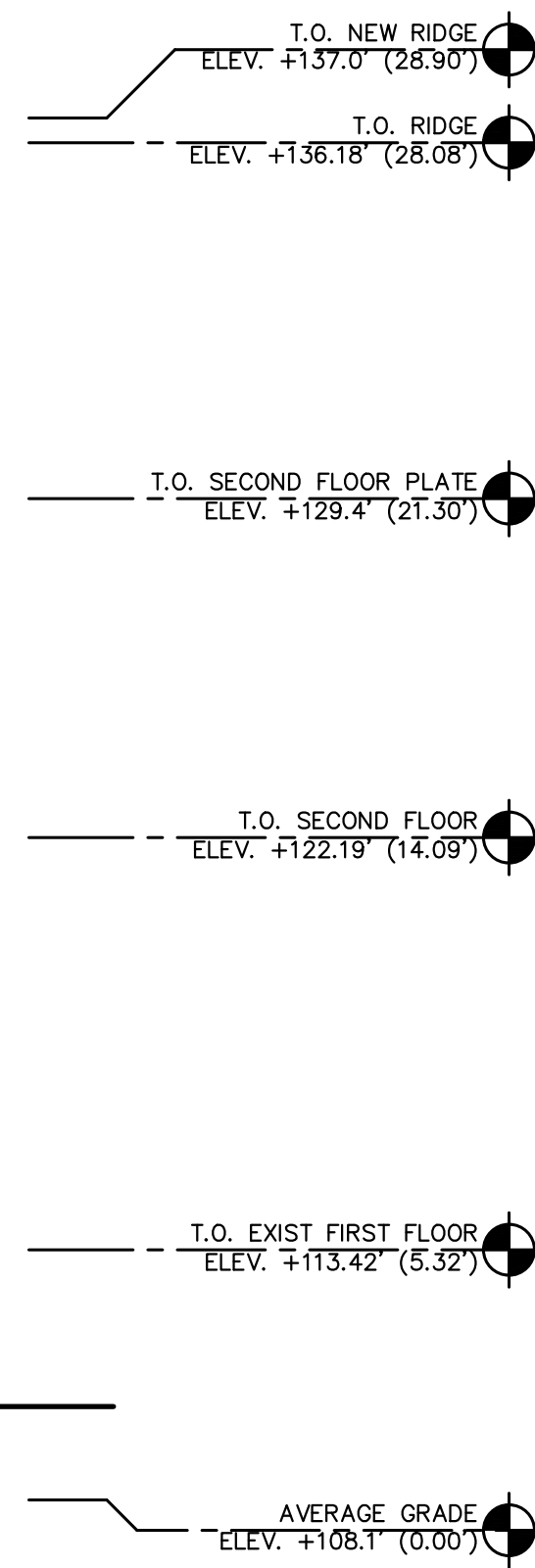
FRONT ELEVATION

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



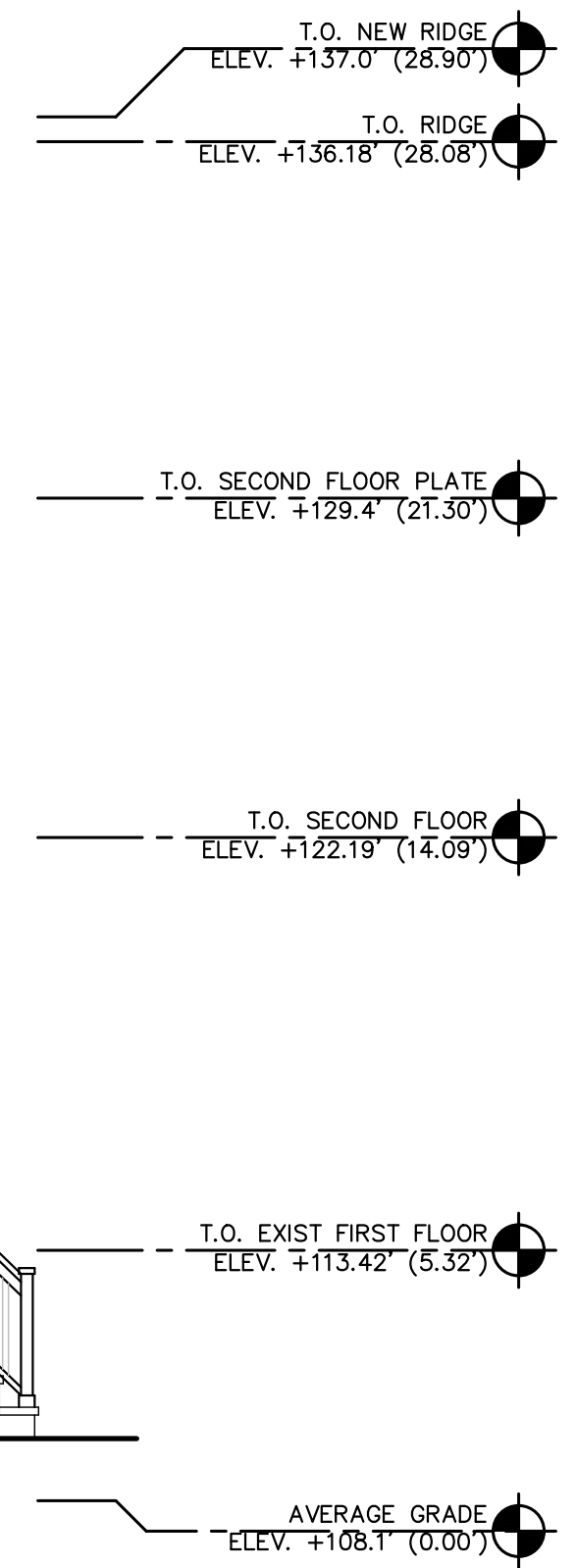
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

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09/22/2023	DESIGN 8		JC

DESIGN DRAWINGS
CHAO RESIDENCE
31 RUBINS LANE
NEW HYDE PARK, NY 11040

JOB#: CH-23-288
DATE: 07/27/2023
SCALE: AS NOTED
DRAWING NUMBER
D.4



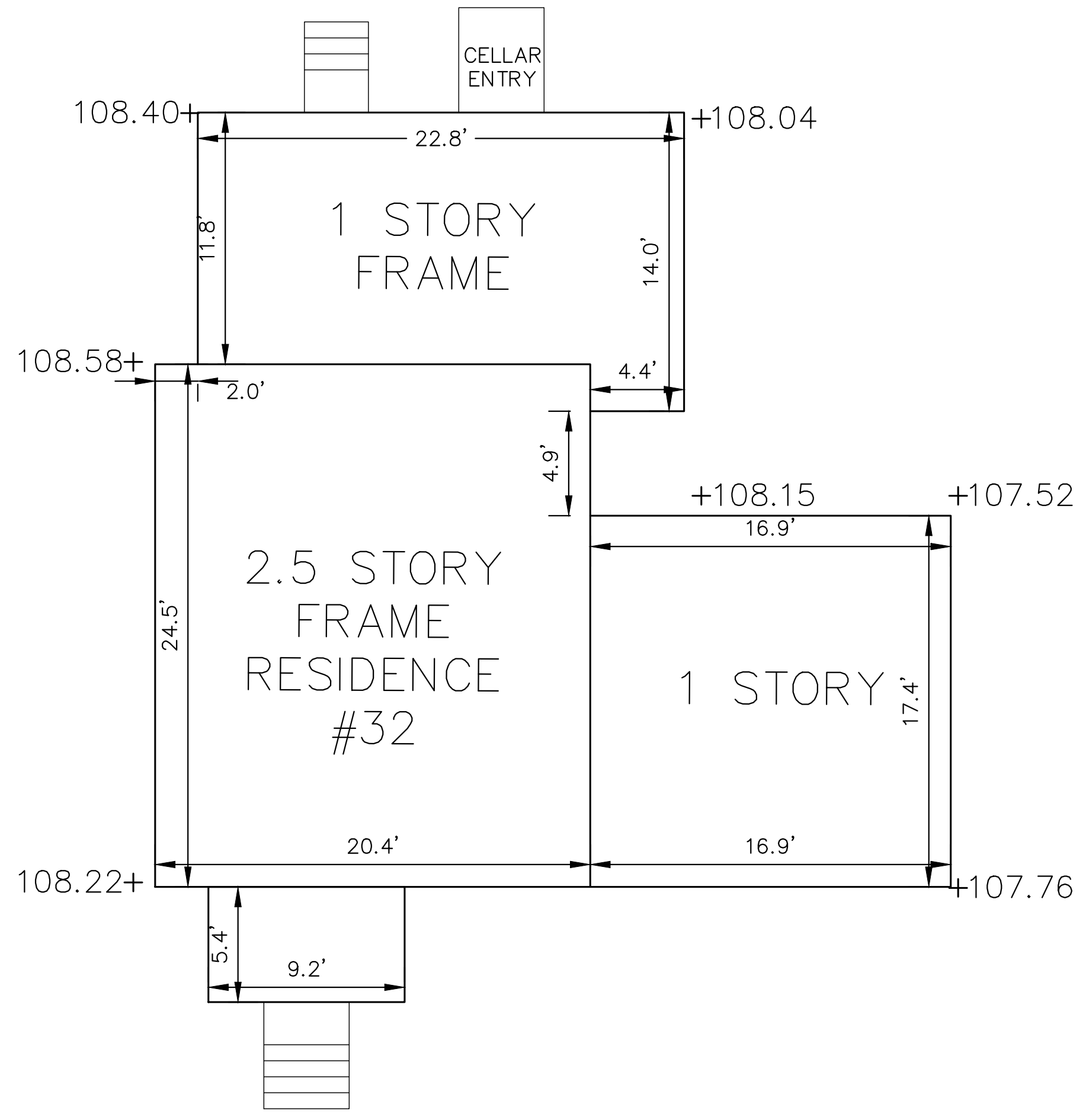
CONSULTANTS:
 NYS LIC #027935

CHECKED BY:
 TOC
 DRAWN BY:

REV #	DATE	NOTE	JC	BY
02/09/2024	DESIGN 13	- PER 02/08/24 OBJECTION	JC	
02/07/2024	DESIGN 12	- PER 11/29/23 OBJECTION	JC	
12/04/2023	DESIGN 11	- PER 11/29/23 OBJECTION	JC	
11/15/2023	DESIGN 10		JC	
10/10/2023	DESIGN 9		JC	
09/22/2023	DESIGN 8		JC	

DESIGN DRAWINGS
 CHAO RESIDENCE
 31 RUBINS LANE
 NEW HYDE PARK, NY 11040
 DRAWING:

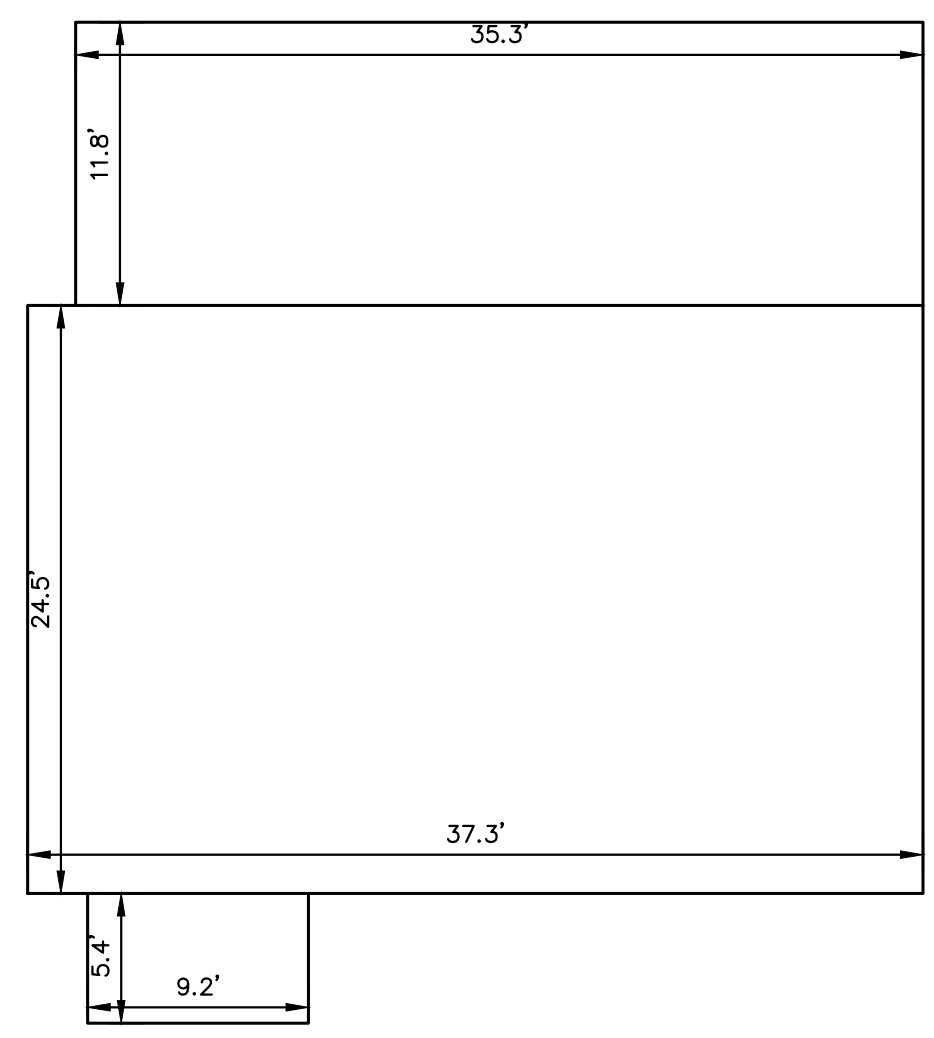
JOB#: CH-23-298
 DATE: 07/27/2023
 SCALE: AS NOTED
 DRAWING NUMBER
D.5



108.22	+	108.58	=	216.80	/2	=	108.40	X	24.5	=	2655.80
108.58	+	108.58	=	217.16	/2	=	108.58	X	2	=	217.16
108.58	+	108.40	=	216.98	/2	=	108.49	X	11.8	=	1280.18
108.40	+	108.04	=	216.44	/2	=	108.22	X	22.8	=	2467.42
108.04	+	108.15	=	216.19	/2	=	108.10	X	14	=	1513.33
108.15	+	108.15	=	216.30	/2	=	108.15	X	4.4	=	475.86
108.15	+	108.15	=	216.30	/2	=	108.15	X	4.9	=	529.94
108.15	+	107.52	=	215.67	/2	=	107.84	X	16.9	=	1822.41
107.52	+	107.76	=	215.28	/2	=	107.64	X	17.4	=	1872.94
107.76	+	108.22	=	215.98	/2	=	107.99	X	37.3	=	4028.03
									156.00		16863.06

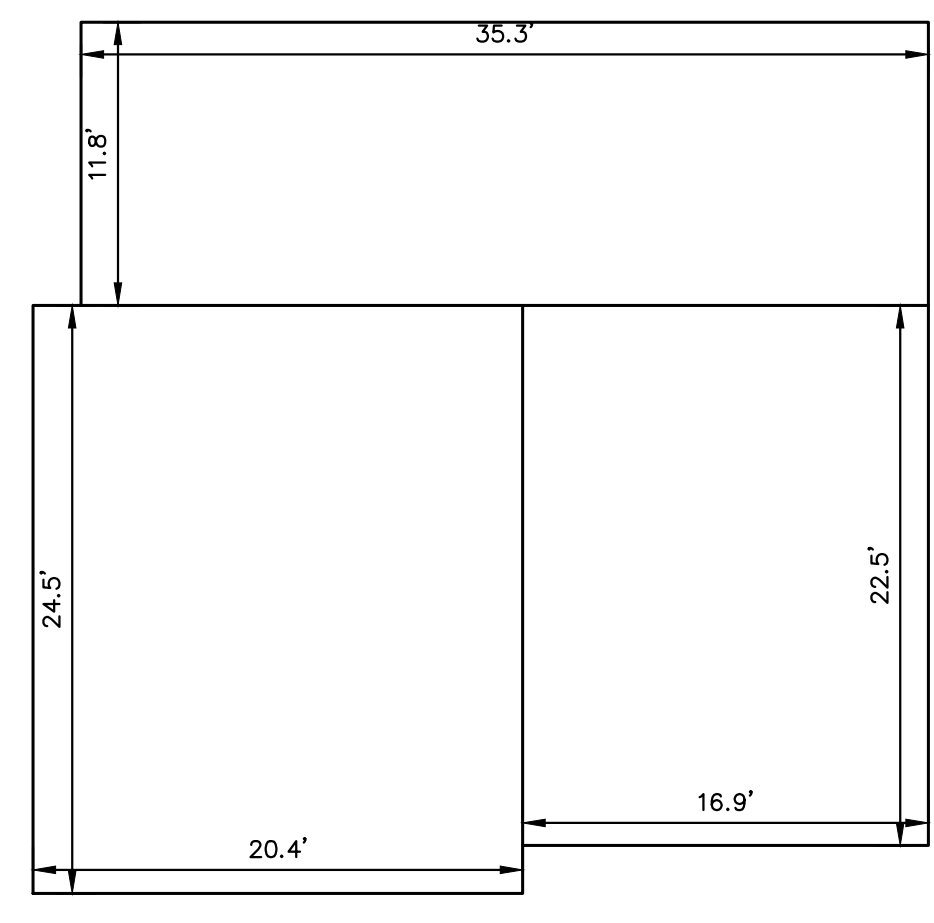
$16,863.06 / 156.0 = 108.1$
 THE PRE-EXISTING AVERAGE GRADE = 108.1 FT.

**FIRST FLOOR
 GROSS FLOOR AREA**



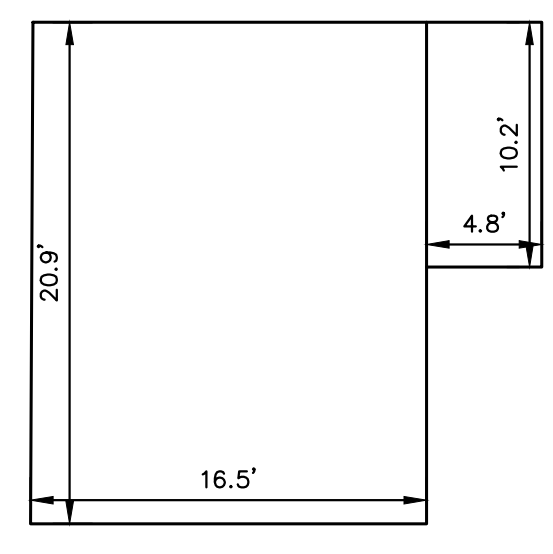
5.40	+	9.20	=	49.68
24.50	+	37.30	=	913.85
11.80	+	35.30	=	416.54
		TOTAL		1380.07

**SECOND FLOOR
 GROSS FLOOR AREA**

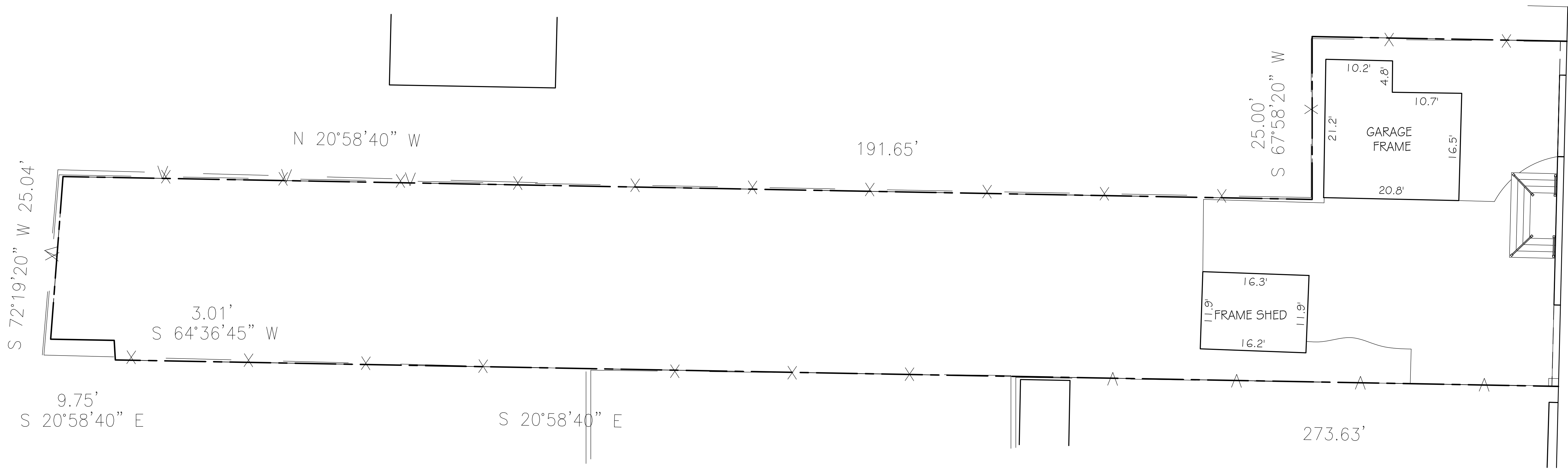


24.50	+	20.40	=	499.80
11.80	+	35.30	=	416.54
22.50	+	16.90	=	380.25
		TOTAL		1296.59

**DETACHED GARAGE
 GROSS FLOOR AREA**

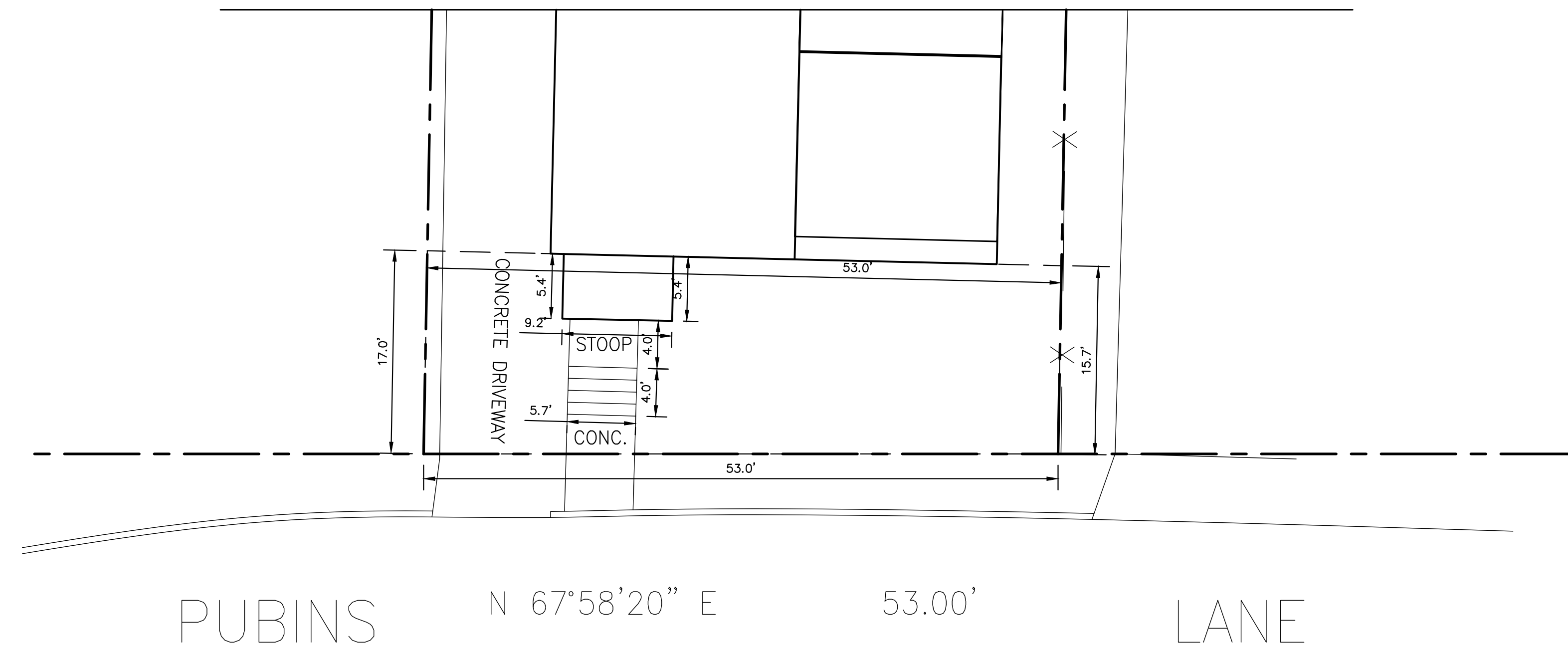


20.90	+	16.50	=	344.85
4.80	+	10.20	=	48.96
		TOTAL		393.81



REAR YARD COVERAGE

677.2 / 7,350.2 SQ.FT = 9.21%



FRONT YARD PAVING
 289 SF / 866.67SF = 33.35%

JOB#: CH-23-298
 DATE: 07/27/2023
 SCALE: AS NOTED
 DRAWING NUMBER
D.6

DESIGN DRAWINGS
CHAO RESIDENCE
 31 PUBINS LANE,
 NEW HYDE PARK, NY 11040

REV #	DATE	NOTE	BY
02/09/2024	DESIGN 13	- PER 02/08/24 OBJECTION	JC
02/07/2024	DESIGN 12	- PER 11/29/23 OBJECTION	JC
12/04/2023	DESIGN 11	- PER 11/29/23 OBJECTION	JC
11/15/2023	DESIGN 10		JC
10/10/2023	DESIGN 9		JC
09/22/2023	DESIGN 8		JC

CONSULTANTS:
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REGISTERED ARCHITECT
 TODD O'CONNELL
 STATE OF NEW YORK
 027935

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 TODD O'CONNELL ARCHITECT P.C.

TODD O'CONNELL, AIA
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 Suite 320
 Hauppauge, NY 11788

P (631) 650-6666
 F (631) 650-6667
 C (516) 658-0325

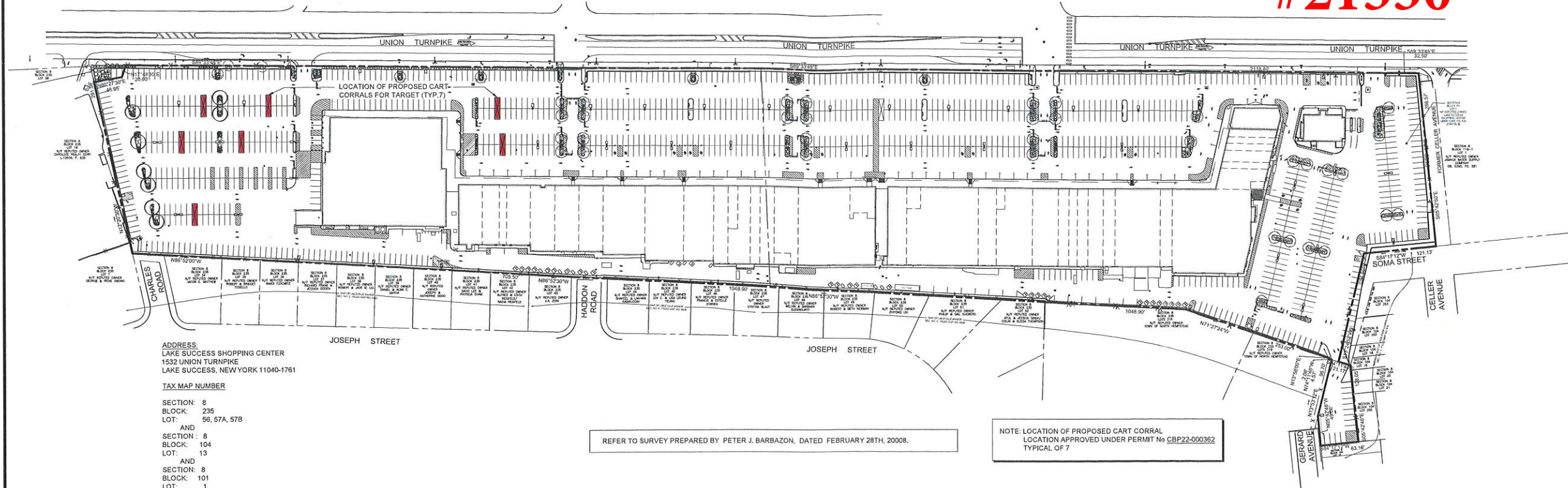
www.tocarchitects.com
 todd@tocarchitects.com

CHECKED BY:
 TOC

DRAWN BY:
 TOC

NYS LIC #027935

#21530



ADDRESS:
LAKE SUCCESS SHOPPING CENTER
1532 UNION TURNPIKE
LAKE SUCCESS, NEW YORK 11040-1761

TAX MAP NUMBER

SECTION: 8
BLOCK: 235
LOT: 56, 57A, 57B

AND

SECTION: 8
BLOCK: 104
LOT: 13

AND

SECTION: 8
BLOCK: 101
LOT: 1

REFER TO SURVEY PREPARED BY PETER J. BARBAZON, DATED FEBRUARY 28TH, 2008.

NOTE: LOCATION OF PROPOSED CART CORRAL
LOCATION APPROVED UNDER PERMIT No CBF22-000362
TYPICAL OF 7

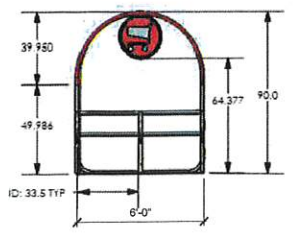
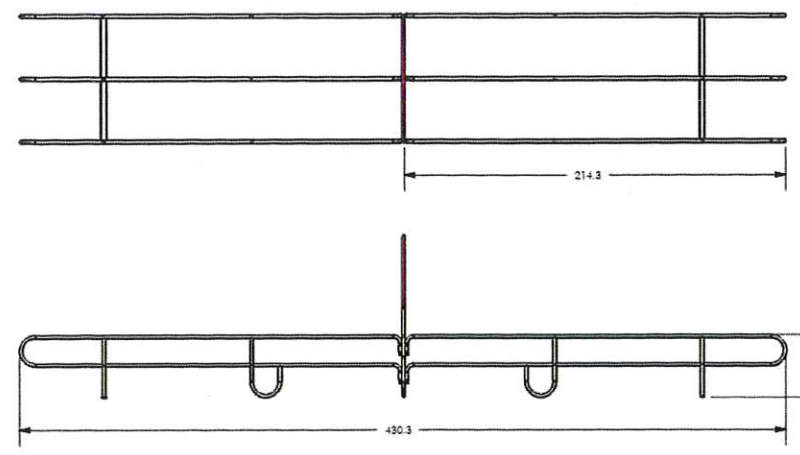
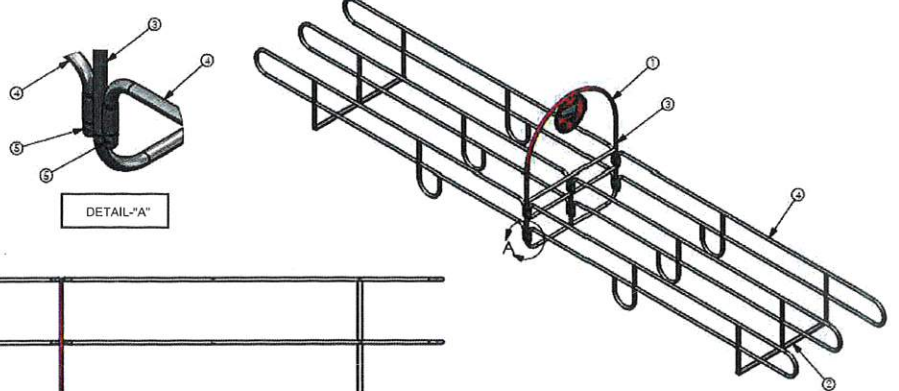
EXISTING SITE PLAN W/ PROPOSED CART CORRAL LOCATIONS
SCALE: NTS

SCOPE OF WORK NARRATIVE

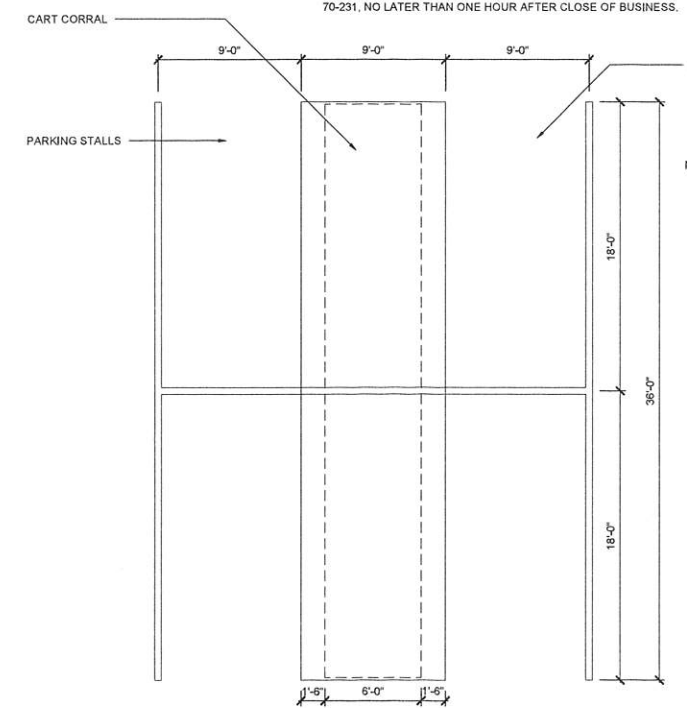
PROPOSED WORK: INSTALLATION OF PREFABRICATED CART CORRALS FOR NEW TARGET STORE.
NOTE: CART CORRALS ARE NOT ANCHORED TO GROUND OR COVERED AS REQUIRED BY SECTION 70-202.4 OR THE TOWN OF NORTH HEMPSTEAD ZONING CODE.

- SHOPPING CART MAINTENANCE NOTES**
- NO BASKETS, CARTS, OR WAGONS SHALL BE LEFT UNATTENDED OR STANDING IN OPEN AREAS WITHOUT REGULAR COLLECTION BY OCCUPANT OF SUCH UNIT.
 - CARTS MUST EITHER BE MOVED TO INTERIOR OF THE BUILDING OR STORED IN CORRALS AS DEFINED IN ZONING CODE SECTION 70-231, NO LATER THAN ONE HOUR AFTER CLOSE OF BUSINESS.

ITEM	PART #	DESCRIPTION	QTY.
1	T2730-2	TARGET CC-TOP HEADER ASSY-80IN TALL	1
2	2030125	BASE PLATE WELDMENT	2
3	2030126	BOTTOM HEADER WELDMENT	1
4	2030128	SIDE RAIL WELDMENT	6
5	B000912	COTTER PIN	12



PROPOSED CART CORRAL DETAIL (DOUBLE ENTRY)
SCALE: 1/4" = 1'-0"



NOTE: CORRAL SHALL BE INSTALLED IN THE DESIGNATED LOCATIONS ON THE SITE PLAN ABOVE, AT A MINIMUM DISTANCE OF 12' TO THE NEAREST MARKED PARKING STALL.

TYPICAL CART CORRAL PLAN
SCALE: 3/16" = 1'-0"

NO.	DATE	COMMENT
1.11.24	REV. PER DOB COMMENTS	
11.16.23	ISSUED FOR PERMIT/BID	

OWNER/CLIENT
LAKE SUCCESS SHOPPING CENTER
1526A UNION TURNPIKE
NEW HYDE PARK, NEW YORK 11040

DOB STAMP & SIGNATURES

DOB SCAN

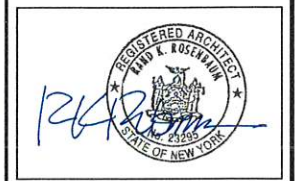
rosenbaumdesigngroup
architecture

Hand K. Rosenbaum ARCHITECT

2001 MARCUS AVENUE TEL: 516.616.6111
LOBBY EAST WING FAX: 516.616.6222
LAKE SUCCESS, NEW YORK 11042-1011 MAIL@r-d-g.com

PROJECT
CART CORRAL LOCATIONS
LAKE SUCCESS SHOPPING CENTER
1400-1570 UNION TURNPIKE
NEW HYDE PARK, NEW YORK 11040

SHEET TITLE
PROPOSED CART CORRAL LOCATIONS



DRAWN BY: MB
CHECKED BY: DJF
DATE: 11.16.2023

DWG NUMBER:
A-101.00