



**VILLAGE OF GREAT NECK
ARCHITECTURAL REVIEW COMMITTEE**

April 29, 2025

Agenda

I. CONTINUED CASES

- A. ARC CASE #24-34 14 LAWSON LANE SECTION 1 BLOCK 203 LOT 87

II. NEW CASES

- A. ARC CASE #25-4 105 MAPLE STREET SECTION 1 BLOCK 189 LOT 3
- B. ARC CASE #25-5 41 STRATHMORE ROAD SECTION 1 BLOCK 203 LOT 66
- C. ARC CASE #25-6 2 MARGARET COURT SECTION 1 BLOCK 128 LOT 291

III. NEXT MEETING DATE

- A. NEXT MEETING DATE MAY 27 2025



ITEM TITLE:

ARC CASE #24-34 14 LAWSON LANE SECTION 1 BLOCK 203 LOT 87

SUBJECT:

Continued case from last ARC meeting.

**ITEM TITLE:**

ARC CASE #25-4 105 MAPLE STREET SECTION 1 BLOCK 189 LOT 3

SUBJECT:

Application for propose exterior and interior renovation of existing 1-family building, with vertical and horizontal extension. Work conducted to include exterior facade, interior partition, plumbing and structural work. The exterior will be renovated with the same style as the existing house.

ATTACHMENTS:

	Description	Type
	PLANS	Backup Material

SITE SAFETY NOTES

- ALL CONSTRUCTION SHALL MEET NEW YORK STATE BUILDING CODE, FIRE DEPARTMENT RULES AND REGULATION.
- THIS PLAN HAS BEEN DRAWN AS A GUIDE TO COMPLY WITH GENERAL BUILDING DEPARTMENT CODES TO ENSURE THE SAFETY OF THE PUBLIC AND THE WORKERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SAFETY MEASURES REQUIRED BY LOCAL, STATE AND GOVERNMENT AGENCIES TO ASSURE A SAFE WORK PLACE.
- MATERIAL HANDLING & STORAGE**
 - ALL HALLWAYS AND CORRIDORS SHALL REMAIN CLEAR. MATERIAL THAT IS STACKED SHALL NOT OVERLOAD FLOOR. COMBUSTIBLE MATERIAL SHALL BE STORED AWAY FROM SPARK PRODUCING OPERATIONS.
 - STACKING OF MATERIAL SHALL BE DONE ONLY ON LEVEL SURFACES. WHEN MATERIAL IS LIFTED, PROPER METHODS SHALL BE USED. MATERIAL STACKED AND STORED SHALL BE PROTECTED FROM OVERTURNING TO PREVENT INJURIES. MATERIAL SHALL BE LIFTED USING ONLY APPROVED TYPE METHODS.
 - ALL MATERIAL STORED ON SITE WILL BE PROTECTED FROM RAIN, SNOW AND WIND CONDITIONS.
 - LADDERS:**
 - LADDERS SHALL BE INSPECTED DAILY PRIOR TO USE AND REMOVED IF FOUND DEFECTIVE. ALL LADDERS ON THE JOBSITE SHALL BE HEAVY DUTY RATING # 1300 POUND CAPACITY. ALUMINUM LADDERS SHALL NOT BE USED NEAR LOCATIONS WHERE ELECTRICAL HAZARDS EXIST.
 - A FRAME LADDERS SHALL BE OPENED FULLY WHEN USED.
 - LADDERS SHALL NOT BE CONVERTED TO USE AS A SCAFFOLD.
 - LADDERS SHALL BE SET UP ON LEVEL AND FIRM SURFACES ONLY.
 - HOUSEKEEPING:**
 - ALL DEBRIS ON THE SITE SHALL BE REMOVED IN A TIMELY MANNER TO PREVENT INJURIES AND FIRES.
 - NAILS SHALL BE REMOVED FROM WOOD DEBRIS TO PREVENT CUTS. SUFFICIENT DEBRIS CONTAINERS WILL BE PROVIDED ON THE JOBSITE.
 - FLOORS SHALL BE BROOM SWEEP EACH DAY USING SWEEPING COMPOUND TO LAY THE DUST.
 - WORKERS EXPOSED TO DUST DURING CLEANING OPERATIONS WILL WEAR PROPER DUST MASKS.
 - DEBRIS WILL NOT BE BURNED ON THE JOBSITE UNDER ANY CIRCUMSTANCES.
 - TOOLS:**
 - POWER TOOLS WILL BE OPERATED BY WORKERS TRAINED TO USE THEM.
 - AT NO TIME MAY A POWER TOOL BE ALTERED IN ANY WAY TO CHANGE ITS INTENDED USE OR HANDLING.
 - DEFECTIVE TOOLS AND EQUIPMENT SHALL IMMEDIATELY BE REMOVED FROM THE SITE.
 - EYE PROTECTION WILL BE USED WHEN OPERATING POWER TOOLS.
 - POWER TOOLS WILL BE SECURED WHEN NOT BEING USED AND POWER CORDS DISCONNECTED.
 - HAND TOOLS SHALL BE INSPECTED DAILY FOR DEFECTS AND REPAIRED OR REPLACED IMMEDIATELY IF DEFECTIVE.
 - PERSONAL PROTECTIVE EQUIPMENT**
 - THIS JOBSITE REQUIRES ALL WORKERS TO WEAR THE MINIMUM PPE WHILE WORKING. HARD HATS MUST BE WORN AT ALL TIMES TO PREVENT HEAD INJURIES.
 - SAFETY GLASSES SHALL BE WORN WHEN CUTTING, GRINDING OR WELDING WHERE A RISK OF AN EYE INJURY CAN OCCUR.
 - STEEL TIPPED SAFETY SHOES SHALL BE WORN AT ALL TIMES WHEN ON THE SITE.
 - WORKERS ARE TO WEAR GLOVES INTENDED FOR THE WORK THEY ARE DOING.
 - PROPER RESPIRATORY PROTECTION WILL BE WORN WHEN WORKERS ARE EXPOSED TO AIR BOURNE CONTAMINANTS.
 - WHEN NOISE LEVELS EXCEED PERMISSIBLE LIMITS WORKERS WILL WEAR HEARING PROTECTION.
 - SHORT PANTS ARE NOT ALLOWED ON THIS SITE AND SHIRTS MUST HAVE SLEEVES.
 - WORKERS USING WELDING EQUIPMENT MUST WEAR FIRE RETARDANT CLOTHING.
 - EVACUATION PLAN**
 - THE CONTRACTOR SHALL ESTABLISH AT LEAST TWO MEANS OF EGRESS FROM ALL WORK AREAS.
 - LIGHTING SHALL BE MAINTAINED IN ALL EVACUATION ROUTES.
 - EXIT SIGNAGE AND DIRECTIONAL SIGNAGE MUST BE POSTED AROUND THE SITE TO DIRECT WORKERS TO SAFE EXITS.
 - A WARNING SYSTEM SHALL BE IMPLEMENTED TO NOTIFY WORKERS OF EMERGENCY EVACUATION.
 - THE CONTRACTOR SHALL ARRANGE FOR THE WORKERS TO MEET AT A COMMON AREA TO BE COUNTED AND TO NOTIFY EMERGENCY WORKERS OF MISSING WORKERS.
 - EMERGENCY TELEPHONE NUMBERS SHALL BE POSTED FOR FIRE POLICE AND AMBULANCE.
 - FIRE PREVENTION**
 - ONE FIRE EXTINGUISHER SHALL BE PROVIDED AT EVERY EXIT DOOR, AT CONSTRUCTION TRAILER AND DUMPSTER. COMBUSTIBLE DEBRIS SHALL NOT BE PERMITTED TO COLLECT ON FLOORS.
 - ONE FIRE GUARD SHALL BE PROVIDED DURING OPERATIONS FOR AT LEAST 30 MINUTES AFTER BURNING OPERATION ARE COMPLETED.
 - ALL EXITS MUST BE KEPT CLEAR AND PASSABLE.
 - FLAMMABLE LIQUIDS ARE TO BE STORED OUTSIDE THE WORK AREAS AND CONTAINED IN METAL CANISTERS APPROVED BY NYC FIRE DEPT.
 - ALL TARPS USED ON THE JOBSITE ARE TO BE FIRE RATED TO PREVENT FIRE.
 - PLYWOOD SHANTIES LOCATED INSIDE THE BUILDING SHALL BE MADE OF FIRE RATED PLYWOOD.
 - PAINTS AND PAINT THINNER SHALL BE STORED IN PROPERLY VENTED UTILITY CABINETS.
 - PORTABLE HEATING DEVICES SHALL BE KEPT AWAY FROM COMBUSTIBLES.
 - ELECTRICAL HAZARDS**
 - ALL POWER TOOLS SHALL BE PROVIDED WITH PROPER GROUNDING AND GFCI PROTECTION.
 - ALL EXTENSION CORDS WILL BE PROPERLY MAINTAINED AND DAMAGED CORDS DISCARDED.
 - EXTENSION CORDS SHALL BE RUN FROM POWER SOURCE TO THE WORK AREA WITHOUT SUBJECTING THE POWER CORDS TO HAZARD CONDITIONS.
 - ONLY LICENSED ELECTRICAL WORKERS SHALL CONDUCT ELECTRICAL WIRING AND INSTALLATION OF FIXTURES.
 - ALL ELECTRICAL WORK SHALL BE INSPECTED BY CITY ELECTRICAL INSPECTORS AND APPROVED BEFORE USING.
 - ALL EXPOSED WIRING SHALL BE DISCONNECTED OR PROVIDED WITH PROPER COVER PLATES.
 - TEMPORARY LIGHTING SHALL BE HUNG BY PORCELAIN INSULATORS AND SECURED ABOVE 8 FEET WORKING HOURS.
 - THE CONTRACTOR SHALL NOT BEGIN WORK ON THE SITE UNTIL 7:00 AM AND COMPLETE DAILY OPERATIONS BY 6:00 PM. THESE HOURS REMAIN IN EFFECT MONDAY THROUGH FRIDAY.**
 - FIRST AID KITS**
 - EACH SUB CONTRACTOR SHALL PROVIDE THEIR WORKERS WITH A FULLY STOCKED FIRST AID KIT WHICH SHALL BE AVAILABLE WHEN NEEDED.
 - THE FIRST AID KIT SHALL INCLUDE INDIVIDUALLY WRAPPED PACKETS OF ASPIRIN, BACITRACIN, GAZEL WRAP, ANTISEPTIC WIPES, STERILE GLOVES, EYE WASH SOLUTION ETC.
 - THE FIRST AID KIT SHALL BE CHECKED PERIODICALLY AND REPLENISHED AS NEEDED. IN ADDITION TO THE FIRST AID KIT THERE SHOULD BE A SEPARATE EYE WASH STATION NEARBY THAT WORKERS CAN OPERATE TO FLUSH OUT FOREIGN MATTER FROM THEIR EYES WHEN NEEDED.
 - DUST CONTROL:**
 - THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO PROVIDE WATER ON THE SITE TO PREVENT EXCESSIVE DUST FROM BEING KICKED UP WHEN CONSTRUCTION VEHICLES DRIVE ON SITE.
 - ALL HVAC DUCTWORK SHALL BE ENCLOSED TO PREVENT DUST INFILTRATION INTO DUCT WORK.
 - WHEN WORKERS NEED TO WORK IN DUST CONDITIONS, THE WORKERS SHALL WEAR APPROVED TYPE RESPIRATORS.

DISCLAIMER NOTES

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTER SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

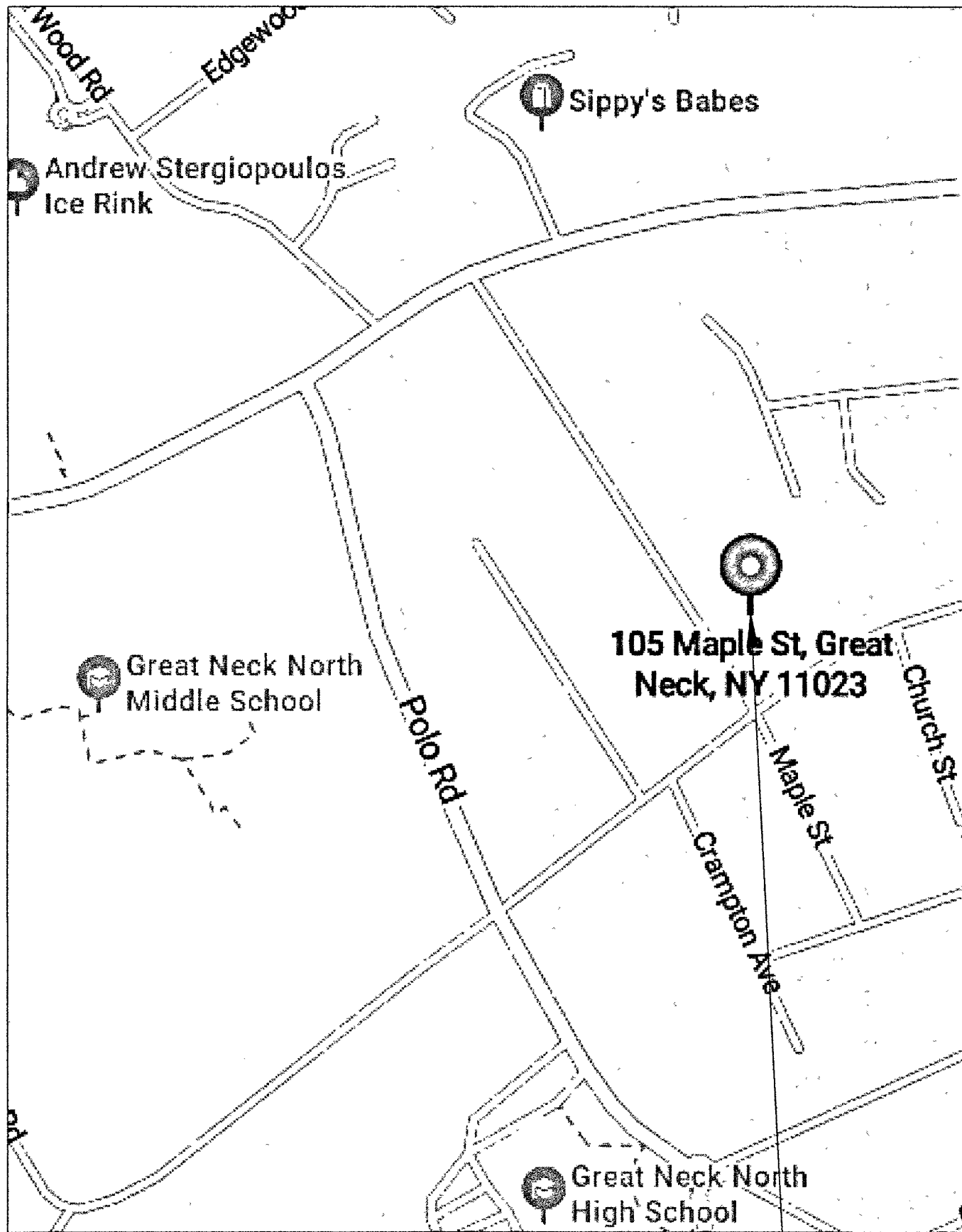
GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE 2020 PLUMBING CODE OF NYS, 2020 BUILDING CODE OF NYS, 2020 RESIDENTIAL CODE OF NYS, 2020 MECHANICAL CODE OF NYS, AND ALL OTHER LOCAL CODES AND AGENCIES HAVING JURISDICTION.
- ALL WORK SHALL CONFORM TO THE 2020 ENERGY CONSERVATION CODE OF NYS.
- ALL NEW CONSTRUCTION SHALL CONFORM TO AMERICAN WOOD COUNCIL, 2018 WOOD FRAME CONSTRUCTION MANUAL FOR 1 & 2 FAMILY DWELLINGS.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 NATIONAL ELECTRICAL CODE (NFPA70) AND THE 2020 RESIDENTIAL CODE OF NYS, AND 2020 ENERGY CONSERVATION CODE OF NYS.
- ALL PLUMBING WORKING SHALL CONFORM TO THE 2020 PLUMBING CODE OF NYS REQUIREMENTS AND ALL OTHER LOCAL CODES, ORDINANCES AND AGENCIES HAVING JURISDICTION AND TO THE STANDARDS OF THE LOCAL COUNTIES HEALTH DEPARTMENT.
- THE CONTRACTOR SHALL OBTAIN ALL CONSTRUCTION PERMITS AND INSPECTIONS AND APPROVALS AS REQUIRED. PERMIT FEES TO BE PAID BY THE OWNER.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK, SHALL BE INCLUDED IN THE WORK.
- BUILDING SETBACKS ARE TO BE COMPUTED BY A STATE OF NEW YORK LICENSED SURVEYOR TO VERIFY ZONING CONFORMANCE PRIOR TO BEGINNING ANY WORK. THE ARCHITECT HAS NO RESPONSIBILITY FOR THE ACCURACY OR CORRECTIONS OF SETBACKS IN THE FIELD.
- ALL WORK RELATED TO THIS PROJECT SHALL BE UNDERTAKEN BY QUALIFIED AND EXPERIENCED CRAFTSMEN, IN ACCORDANCE WITH THE GENERAL DESIGN AND AS APPROVED BY THE ARCHITECT/ENGINEER.
- ALL WORKMANSHIP SHALL BE OF THE HIGHEST GRADE AND SHALL BE INSTALLED STRAIGHT, PLUMB, LEVEL, IN TRUE ALIGNMENT, CLOSELY FITTED, ACCURATELY SET TO REQUIRED LINES AND LEVELS, AND HIGHLY SECURED IN PLACE.
- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. WRITTEN DIMENSION GOVERN OVER SCALED ONES.
- CONTRACTOR SHALL CARRY APPROPRIATE INSURANCE'S WORKER'S COMP AND LIABILITY IN THE SUM PRESCRIBED BY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
- CONTRACTOR AND OR OWNER ARE SOLELY RESPONSIBLE FOR SCHEDULING REQUIRED INSPECTIONS DURING THE COURSE OF CONSTRUCTION.
- WALLBOARD**
5/8" GYPSUM WALL BOARD ON ALL INTERIOR WALLS
1/2" MOISTURE RESISTANT GYPSUM WALL BOARD ON ALL WALLS & CEILINGS IN ALL BATHROOMS AND FINISH BASEMENT LEVEL WALL (U.O.N.)
1/2" CEMENT BOARD ON ALL WALLS *CEILINGS AT ALL SHOWERS & BATH TUBS
- INSULATION**
INSULATION MUST COMPLY WITH THE PRESCRIPTIVE INSULATION REQUIREMENTS OF THE 2020 EECNYS TABLE R402.1.2 & N1102.1.2 OF 2020 RESIDENTIAL CODE OF NYS.
- PARTITION NOTES**
1. INTERIOR WALL ARE TO BE 2"x4" (U.O.N.) WITH 5/8" GYPSUM BOARD ON EACH SIDE OF STUD.
2. PROVIDE 1/2" MOISTURE RESISTANT GYPSUM WALL BOARD ON ALL WALLS & CEILINGS AT ALL BATHROOM AND BASEMENT LEVEL.
3. PROVIDE 1/2" CEMENT BOARD ON WALLS & CEILINGS AT ALL SHOWERS AND BATH TUBS.
4. PROVIDE 2"x6" STUDY AT ALL LOAD BEARING WALLS, PLUMBING WALLS AND WALLS CONTAINING POCKET DOORS.
- DOOR NOTES**
1. ALL DOORS STYLE AND FINISH AS PER OWNER, SEE PLANS FOR SIZE.
2. ALL INTERIOR DOORS & FRAMED OPENINGS TO BE MINIMUM 4" OFF ALL CORNERS.
3. ALL DOOR SIZES TO BE FILED VERIFIED WITH GENERAL CONTRACTOR.
- CARPENTRY**
G.C. TO PROVIDE LUMBER CERTIFICATION DATA AS PER NYSBC UPDATE AND REVISION TITLE 19 PART 1220.2. CONTRACTOR SHALL PROVIDE STRUCTURAL LUMBER CERTIFICATION IN WRITING FROM THE LUMBER YARD FROM WHICH THE LUMBER IS PURCHASED.
- CONCRETE NOTES**
CONCRETE SHALL CONFORM TO THE LATEST EDITION OF ACI-318.
- MINIMUM COMPRESSIVE STRENGTHS OF CONCRETE USED ARE TO BE IN COMPLIANCE WITH TABLE 402.2 OF THE 2020 RCNYS AS FOLLOWING:
BASEMENT WALLS, FOUNDATION WALLS, FOOTING WALLS, FOOTINGS, INTERIOR SLABS ON GRADE, EXTERIOR OR OTHER WALLS EXPOSED TO THE WEATHER, 4,000 PSI.
PORCHES, STEPS AND PLATFORMS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLAB 3500PSI.
- ALL FOOTING SHALL REST ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 1.5 TONS PER SQUARE FOOT.
ALL FOOT TO SITE A MIN. 3'-0" BELOW GRADE ON UNDISTURBED SOIL OR SOLID ROCK.
- STEP FOOTINGS TO BE A RATIO OF 1 VERTICAL TO 2 HORIZONTAL.
- UNLESS OTHERWISE NOTED, ALL SLABS ON GROUND SHALL BE 4" THICK, REINFORCED WITH 6X6-W1 4XW1 4 W.W.F. PLACED IN ACCORDANCE WITH ACI.
- BACK FILLING AGAINST FOUNDATION WALLS SHOW NOT BE DONE UNTIL CONCRETE HAS ATTAINED SUFFICIENT STRENGTH AND WALLS ARE PROPERLY SHORED OR BRACED.
- MINIMUM 8" BETWEEN FINISH GRADE AND TOP OF FOUNDATION WALL. FINISH GRADES TO SLOPE AWAY FROM BUILDING FOUNDATION.

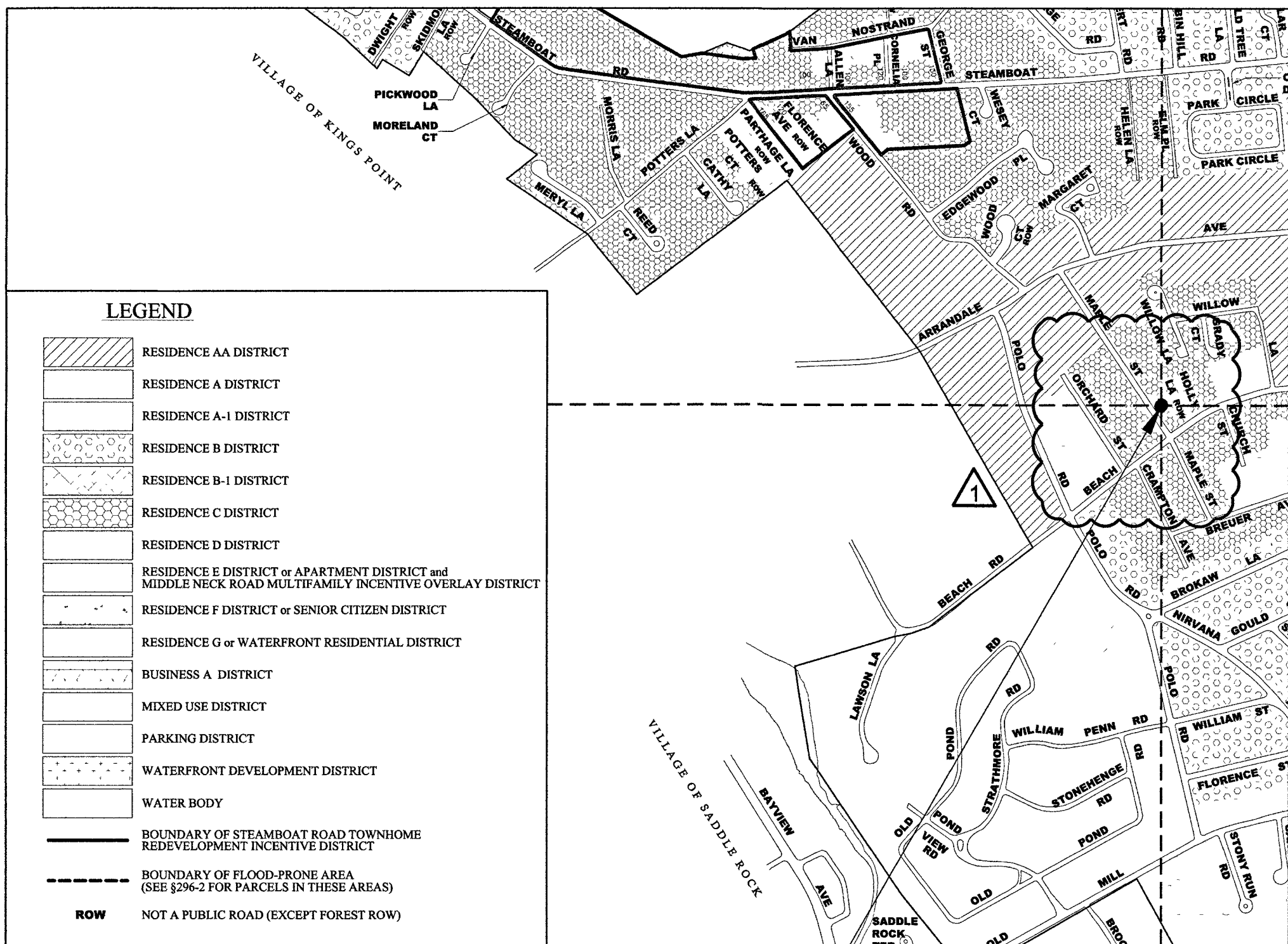
GENERAL CONSTRUCTION NOTES

- KEEP STREET AND SIDEWALKS AROUND THE EXTERIOR OF THE CONSTRUCTION AREA FREE FROM RUBBISH DURING THE COURSE OF CONSTRUCTION.
- CONTRACTOR SHALL REMOVE ALL RUBBISH FROM THE SITE AND DISPOSE OF GENERAL CONSTRUCTION WASTE INCLUDING PACKING MATERIAL, ETC. GENERATED BY ALL TRADES ACCORDING TO LOCAL AGENCIES HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN AND KEEP CURRENT A COMPLETE SET OF CONTRACT DOCUMENTS ON THE PREMISES DURING THE COURSE OF CONSTRUCTION.
- CONTRACTOR SHALL NOT PERFORM ANY WORK THAT REQUIRES SHOP DRAWING APPROVAL BEFORE RECEIPT OF SUCH APPROVAL FROM THE ARCHITECT. NOR SHALL ANY MATERIAL REQUIRING SUBMITTAL APPROVAL BE PURCHASED BEFORE SUCH APPROVAL.
- MATERIALS**
 - A. ALL WOOD FRAMING, BLOCKING, SHEATHING, ETC. TO BE CERTIFIED PRESSURE TREATED FIRE RETARDANT IF REQUIRED BY LOCAL AUTHORITY.
 - B. ALL MATERIALS MANUFACTURED ARTICLES AND EQUIPMENT SPECIFIED ON THE PLANS SHALL BE INSTALLED OR APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS UNLESS MORE RESTRICTIVE CONDITIONS BY LOCAL LAWS PREVAIL.
 - C. ALL INTERIOR FINISHES TO HAVE FLAME SPREAD RATINGS AS REQUIRED BY PREVAILING CODE REQUIREMENTS.
 - D. CEILING MATERIALS SHALL BE NON COMBUSTIBLE WITH RATED HARDWARE FOR THE SUSPENSION SYSTEM.
 - E. ALL DRYWALL MATERIALS SHALL BE 5/8" TYPE-X MATERIAL TAPED AND SPACKLED WITH MINIMUM 3 COATS WHEN INTENDED FOR PAINT FINISH.

TABLE R 301.2(1) CLIMATIC & GEOGRAPHIC DESIGN CRITERIA (NASSAU COUNTY)										
GROUND SNOW LOAD	WIND	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FORM				WINTER DESIGN TEMP.	ICE SHIELD UNDERPAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX
	SPEED (MPH)		WEATHERING	FROST LINE DEPTH	TERMITE	DECAY				
20	130 MPH EXPOSURE "B"	B	SEVERE	36"	MODERATE	MODERATE	13°	YES	AS PER P/E	≤1500



1 KEY MAP
SCALE N.T.S.



2 ZONING MAP
SCALE N.T.S.

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DM-101.00	CELLAR & GROUND FL. AND 1ST FL. DEMO PLAN & NOTES	04 OF 23
DM-102.00	ROOF DEMO PLAN & NOTES	05 OF 23
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A-100.00	CELLAR & GROUND FL. AND 1ST FL. PROPOSED PLAN	07 OF 23
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CONSTRUCTION CLASSIFICATION										
TABLE 601 - FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENT (HOURS)										
BUILDING ELEMENTS	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
	A	B	A	B	A	B	A	B	A	B
STRUCTURE FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	3	2	1	0	1	0	HT		1	0
BEARING WALL, EXTERIOR INTERIOR	3	2	1	0	2	2	2	1/HT	1	0
NONBEARING WALLS & PARTITION - EXTERIOR	SEE TABLE 602									
NONBEARING WALLS & PARTITION - INTERIOR	0	0	0	0	0	0	602.4.6		0	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	2	2	1	0	1	0	HT		1	0
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	1.5	1	1	0	1	0	HT		1	0

TABLE 602 - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS				
FIRE SEPARATION DISTANCE (FT)	TYPE OF CONSTRUCTION	GROUP H	GROUP F-1, M, S-1	GROUP A, B, E, F-2, I, R, S-2, U
< 5	ALL	3	2	1
>= 5	1A	3	2	1
< 10	OTHERS	2	1	1
>= 10	IA, IB	2	1	1
< 30	IB, VB	1	0	0
>= 30	ALL	0	0	0

SCOPE OF WORK

- PROPOSE EXTERIOR & INTERIOR RENOVATION OF EX. 1-FAMILY BUILDING.
- WORK INVOLVES IN EXTERIOR FACADE, INTERIOR PARTITION, PLUMBING AND STRUCTURAL WORK TYPE AS PER PLAN FILED HEREWITH.

PROPERTY INFO

105 MAPLE STREET
GREAT NECK, NY 11023

SECTION 1

BLOCK 189

LOT 3

ZONING DISTRICT RESIDENCE C

CODE TABLE

ALL WORK UNDER THIS APPLICATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE FOLLOWING CODES AND STANDARDS

- 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS)
- 2020 PLUMBING CODE OF NEW YORK STATE (PCNYS)
- 2020 NYS ENERGY CONSERVATION CODE (ECCNYS)
- VILLAGE OF GREAT NECK ZONING CODE
- 2017 NYS ELECTRICAL CODE

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW

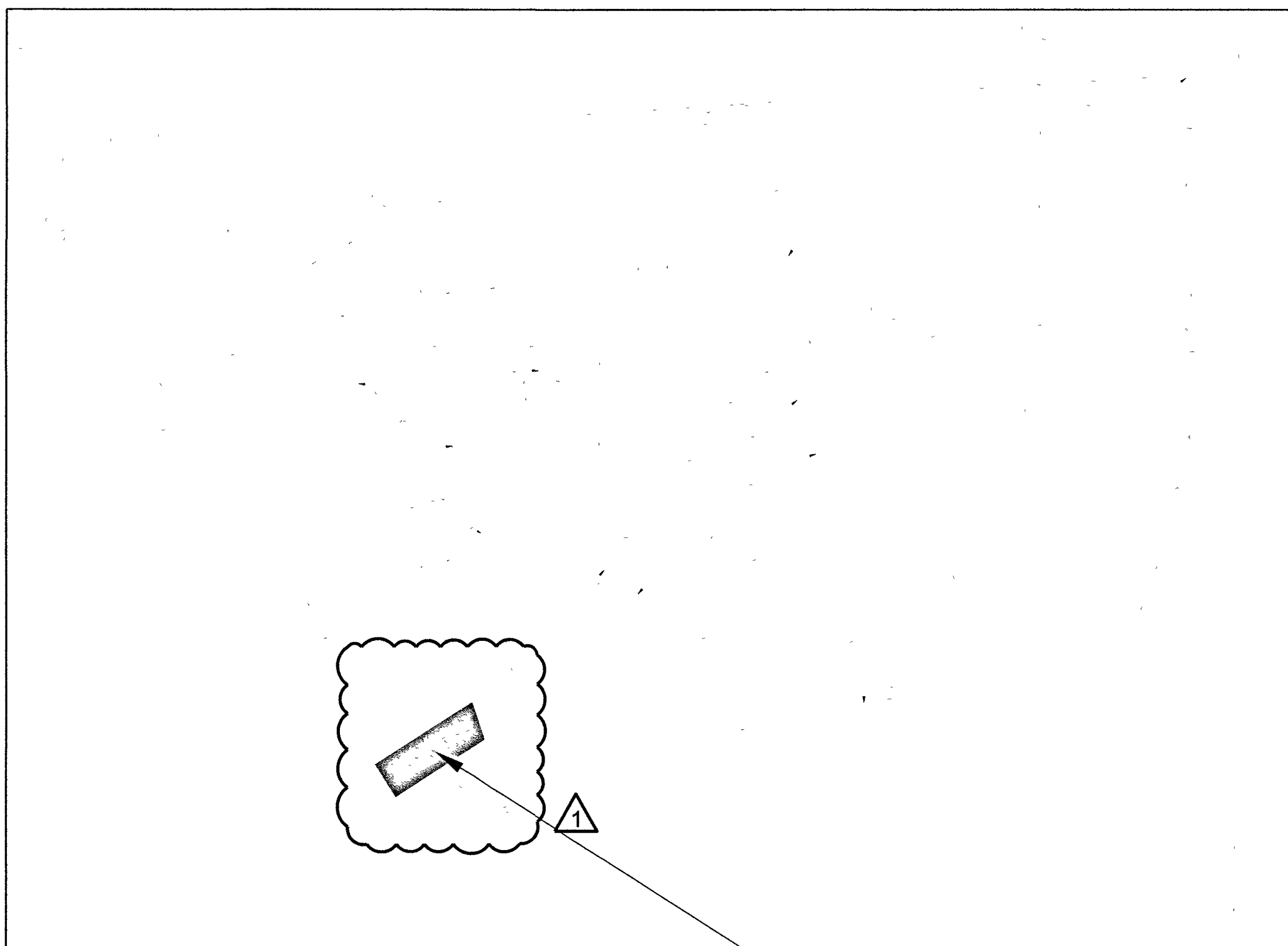
DATE: 01/24/2024

VILLAGE BOARD: JRM, BJA, DC

X THESE PLANS ARE APPROVED BY:

CHAIRPERSON:

DATE:



3 TAX MAP
SCALE N.T.S.

HT+AD
HT ASSOCIATES

36-09 MAPLE STREET, SUITE 60
GREAT NECK, NY 11024
T: 718-798-9001
E: INFO@HTASSOCIATES.NET

DATE ISSUED
01/24/25

REVISION

COMMENTS

REVISION

1

DAVID'S RESIDENCE

CLIENT:

105 MAPLE ST
GREAT NECK, NY 11023
SECTION 1, BLOCK 189, LOT: 3

DRAWING TITLE:

GENERAL
NOTES, PLOT
PLAN &
DRAWING INDEX

SHEET NO.:

T-100.00

PAGE: 1 OF 23

DATE ISSUED: 2/15/2025

DATE CREATED: 01/24/2024

SCALE: AS NOTED

DRAWN BY: LW

CHECKED BY: KY FU

JOB #: 24036

SEAL & SIGNATURE:

STATE OF NEW YORK
EX-100
280920
LICENSED PROFESSIONAL ENGINEER

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VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

FEB 19 2025

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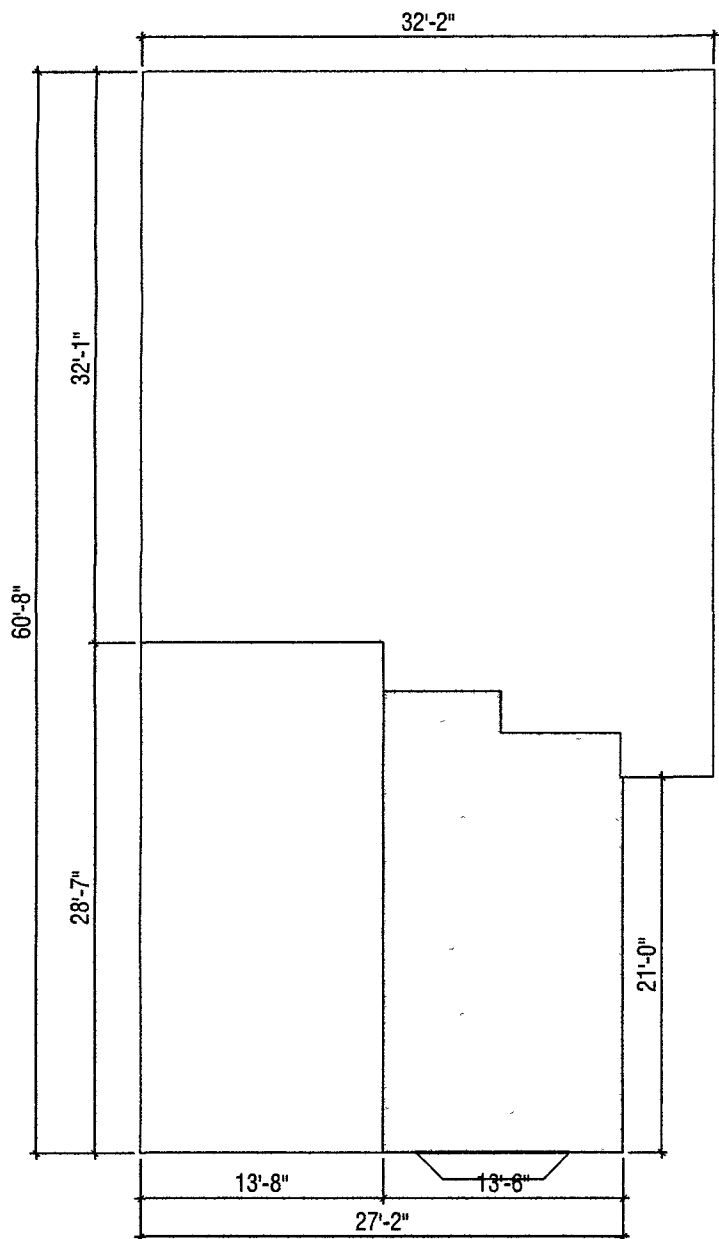
PROPERTY INFORMATION			
ADDRESS.	105 Maple St, Great Neck, NY 11023		
SECTION.	1		
BLOCK	189		
LOT.	3		
ZONING	RESIDENCE C DISTRICT		
ZONING ANALYSIS			
VILLAGE OF GREAT NECK - RESIDENCE C DISTRICT			
CODE	PERMITTED/REQUIRED	EXISTING/ PROPOSED	REMARK
\$ 575-78 HEIGHT	30'-0" MEAN GRADE TO RIDGE 22'-0" MEAN GRADE TO EAVES	28'-9" MEAN GRD. TO RIDGE 22'-6" MEAN GRD. TO EAVE	COMPLIES
\$ 575-79 MINIMUM LOT SIZE	5,000 SF. MINIMUM	7250 SF.	COMPLIES
\$ 575-80A MAXIMUM BUILDING AREA	35% OF LOT = 2,537.5 SF.	1,858.17 SF.	COMPLIES
\$ 575-80A(1) MAXIMUM FLOOR AREA	0.5 OF THE FIRST 5000: 2500 SF. 0.2 OF EXCESS WITH 100' 0 SF. 0.1 OF EXCESS BEYOND 100'. (7250-5000)x0.1=225 TOTAL=2500+225=2725 SF.	3209.77 SF	484.77 SF. OVER
\$ 575-81 LOT WIDTH AND LOT DEPTH	MIN. 50.0' & 100'	50.0' & 139.15'	COMPLIES
\$ 575-84 FRONT YARD	20.0'	21.3'	COMPLIES
\$ 575-85 REQUIRED AGGREGATE, MINIMUM SIDE YARDS	15+(50-50)=15', 6+½(15-15)=6'	11.85+11=22.85', 11'	COMPLIES
\$ 575-86 MINIMUM REAR YARDS	25+½(139.15-100)=34.79'	56.0'	COMPLIES
MEAN GRADE LEVEL	(81.55+80.74+82.05+82.68)/4 = 81.76'		

SITE DRAINAGE CALCULATION AS FOLLOWS:	
RAINFALL INTENSITY 3 INCHES RUN-OFF: ROOF AND NEW ADDITIONAL IMPERVIOUS SURFACE 100%	
NEW ROOF AREA 1884.41 SQFT NEW ADDITIONAL IMPERVIOUS SURFACE 267.93 SQFT	
DRYWELL DESIGN CALCULATION 1884.41+267.93 =2152.34 SQFT 2152.34 SQFT x 0.25 x 1.0 = 538.09 CU FT	
100 RING 12" HIGH HAS 70.70 CU FT CAPACITY 538.09 / 70.70 = 7.6 FT (EFFECTIVE DEPTH)	
USE 1 DRY WELL 100' AND 10' DEPTH	

TRI-STATE DRILLING TECHNOLOGIES, INC.	
94 Gardners Avenue #388, Levittown, New York 11756	
SOIL BORING REPORT LOG	
DATE: 02/21/25	SHEET 1 OF 2
CLIENT: Residence	LOCATION ID: B-1
Project Location: 105 Maple St, Great Neck, N.Y	PROJECT: 25137
Remarks: Proposed Improvements	DRILLER: PR
DRILLING CONTRACTOR: TSDT, Inc	LOGGED: PR
EQUIPMENT: SOIL SAMPLER: 140 lbs	Standard Penetration Test: Auger
TYPE: STD	SIZE: 3" X 3"
Surface Elevation: NA	Mobile Track
WATER LEVEL (In Open Borehole) None Encountered	
DEPTH (FT)	SAMPLE NO.
0	S-1
5	S-2
10	S-3
15	S-4
20	S-5
25	S-6
30	S-7
35	S-8
40	S-9
45	S-10
50	S-11
55	S-12
60	S-13
65	S-14
70	S-15
75	S-16
80	S-17
85	S-18
90	S-19
95	S-20
100	S-21
105	S-22
110	S-23
115	S-24
120	S-25
125	S-26
130	S-27
135	S-28
140	S-29
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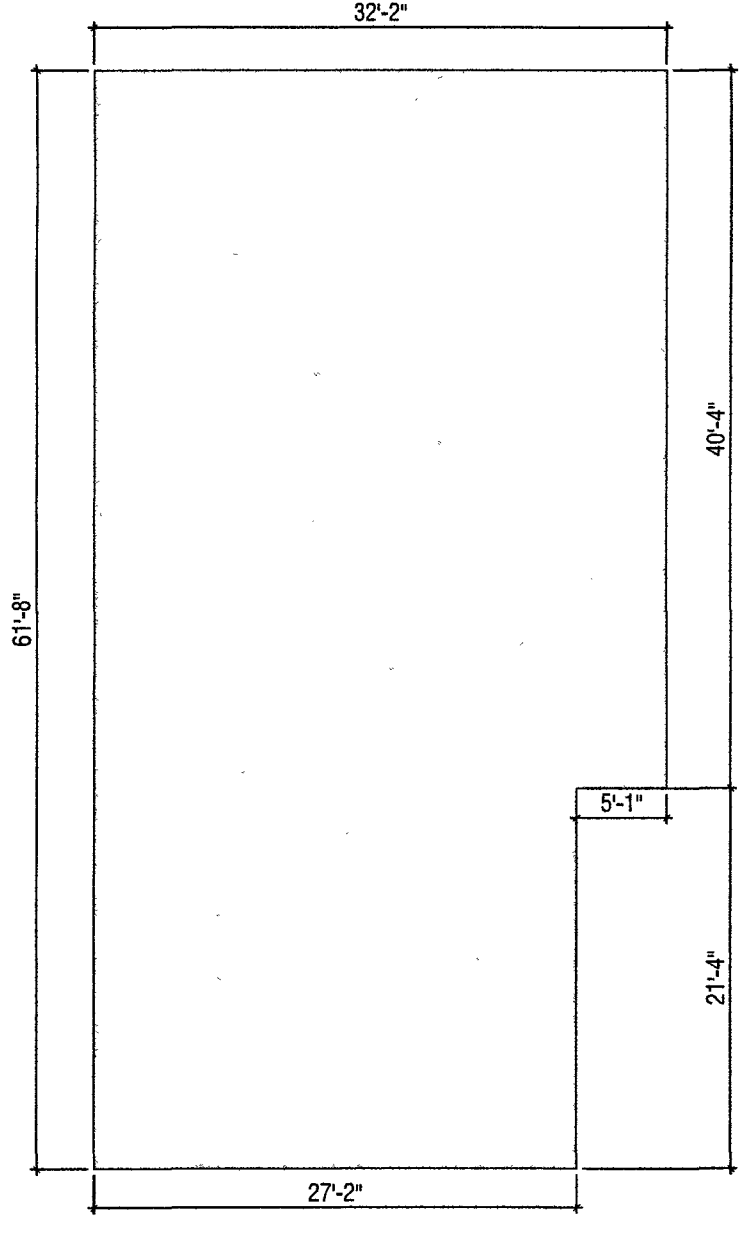
PROPERTY INFORMATION			
ADDRESS	105 Maple St, Great Neck, NY 11023		
SECTION	1		
BLOCK:	189		
LOT	3		
ZONING.	RESIDENCE C DISTRICT		
ZONING ANALYSIS			
VILLAGE OF GREAT NECK - RESIDENCE C DISTRICT			
CODE	PERMITTED/REQUIRED	EXISTING/ PROPOSED	REMARK
§ 575-78 HEIGHT	30'-0" MEAN GRADE TO RIDGE 22'-0" MEAN GRADE TO EAVES	28'-9" MEAN GRD TO RIDGE 22'-6" MEAN GRD. TO EAVE	COMPLIES
§ 575-79 MINIMUM LOT SIZE	5,000 SF MINIMUM	7250 SF.	COMPLIES
§ 575-80A MAXIMUM BUILDING AREA	35% OF LOT = 2,537.5 SF.	1,858 17 SF.	COMPLIES
§ 575-80A(1) MAXIMUM FLOOR AREA	0.5 OF THE FIRST 5000. 2500 SF 0.2 OF EXCESS WITH 100'. 0 SF. 0.1 OF EXCESS BEYOND 100' (7250-5000)x0.1=225 TOTAL=2500+225=2725 SF.	3209.77 SF.	484.77 SF OVER
§ 575-81 LOT WIDTH AND LOT DEPTH	MIN. 50.0' & 100'	50 0' & 139.15'	COMPLIES
§ 575-84 FRONT YARD	20.0'	21.3'	COMPLIES
§ 575-85 REQUIRED AGGREGATE, MINIMUM SIDE YARDS	15+(50-50)=15', 6+ $\frac{2}{3}$ (15-15)=6'	11.85+11=22.85', 11'	COMPLIES
§ 575-86 MINIMUM REAR YARDS	25+ $\frac{1}{4}$ (139.15-100)=34.79'	56 0'	COMPLIES
MEAN GRADE LEVEL	(81.55+80.74+82.05+82.68)/4 = 81.78'		

LEGEND	
	FLOOR AREA
	AREA NOT COUNTED AS F.A.R.

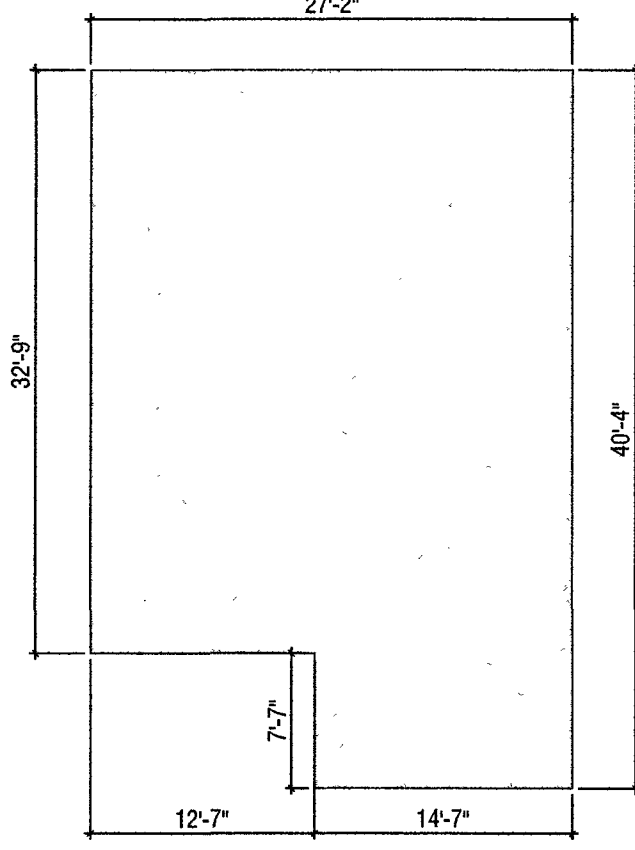


CELLAR AND GROUND FLOOR AREA:
GROUND FLOOR: 332.19 SQFT
GARAGE: 390.15 (NOT COUNTED IN FAR)
CELLAR: 1125 01 SQFT (NOT COUNTED IN FAR)
TOTAL 332.19 SQFT

TOTAL FLOOR AREA
TOTAL 332.19+1877.95+999.63= 3209.77 SQFT



FIRST FLOOR AREA:
TOTAL 1877.95 SQ FT.



SECOND FLOOR AREA:
TOTAL 999.63 SQ FT.

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

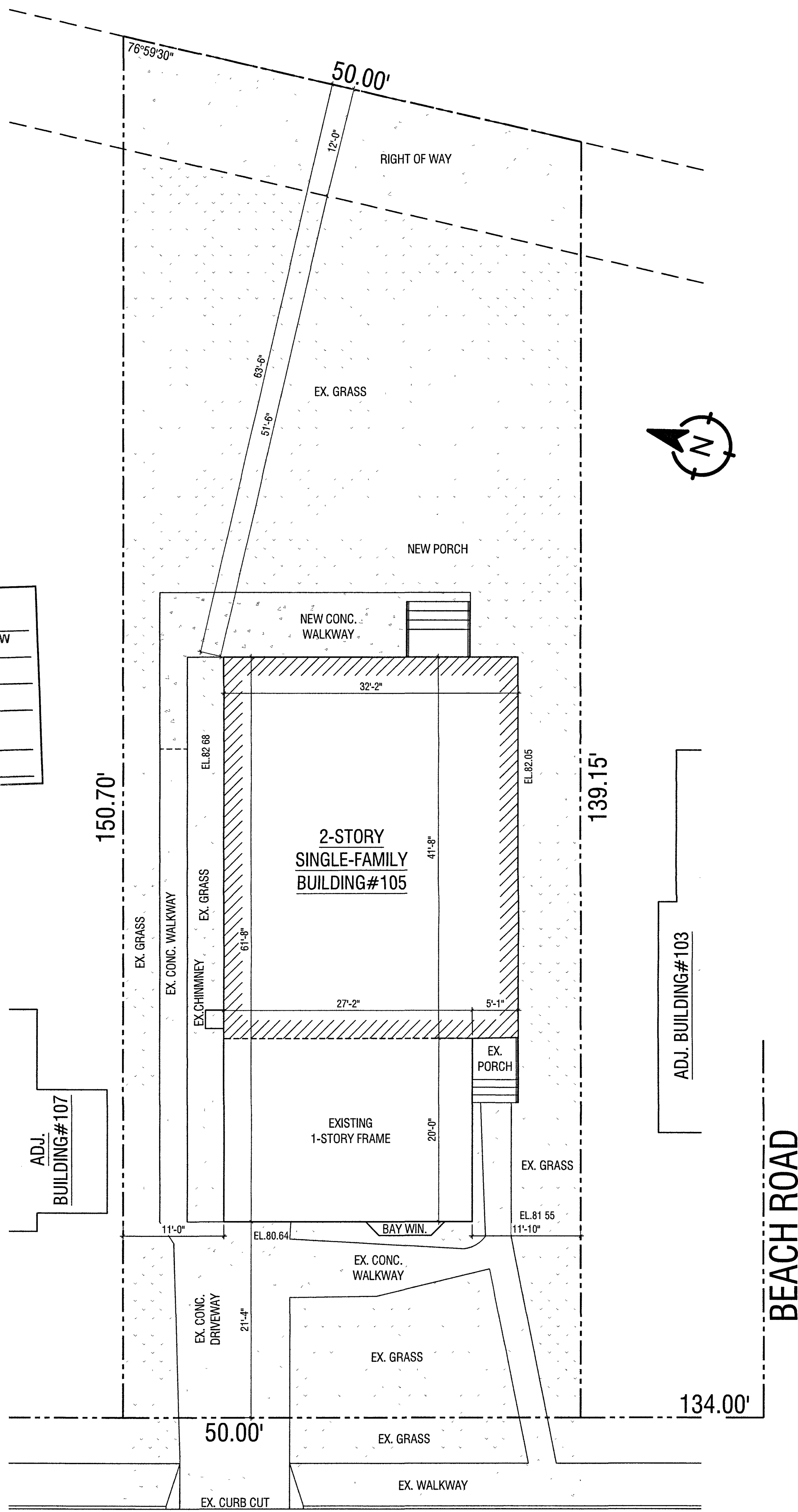
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 02/22/25

VILLAGE BOARD: H2M, B2A, ABC

X THESE PLANS ARE APPROVED BY:

CHAIRPERSON:

DATE:



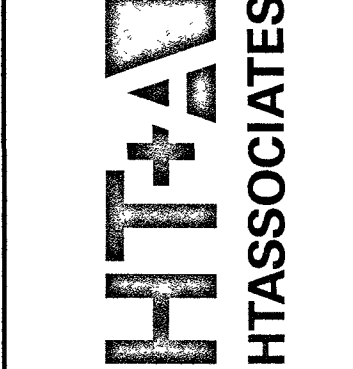
MAPLE STREET

BEACH ROAD

1 FLOOR AREA CALCULATION DIAGRAM
SCALE: 3/32" = 1'-0"

2 PLOT PLAN
SCALE: 1/8" = 1'-0"

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
FEB 19 2025



36-49 MAIN STREET, SUITE 40
GREAT NECK, NY 11023
T: 718-789-8901
E: INFO@HTASSOCIATES.NET

DATE	REVISION	COMMENTS
01/20/25	1	

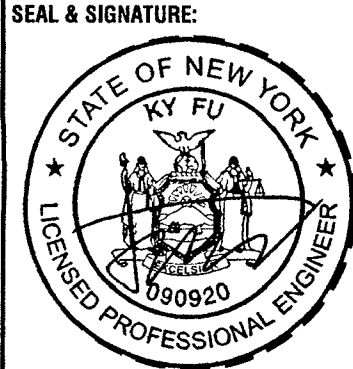
DAVID'S RESIDENCE

PROJECT ADDRESS:
105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 189, LOT: 3

DRAWING TITLE:
ZONING
ANALYSIS

SHEET NO.:
Z-100.00

PAGE: 2 OF 23
DATE ISSUED: 2/15/2025
DATE CREATED: 01/24/2024
SCALE: AS NOTED
DRAWN BY: LY
CHECKED BY: KY FU
JOB #: 24036



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DEMOLITION NOTES

1. CONTRACTOR SHALL DEMOLISH AND DISPOSE OF DEBRIS AS REQUIRED FOR THE NEW CONSTRUCTION INDICATED ON THE CONSTRUCTION DRAWINGS INCLUDING EXISTING PARTITIONS, DOOR, BUCK ASSEMBLIES, CEILING, TIES, BLACK ROIN, SPOFFS, LIGHT BOXES, LIGHT FIXTURES, EXISTING CONDUITS AND CONDUIT RINGS, EXISTING ELECTRICAL, TELEPHONE AND SIGNAL CABLES, PLUMBING, WIRING, WALL AND FLOOR ELECTRICAL, ELECTRICAL AND SIGNAL CABLES AND ASSOCIATED CONDUIT, CONDUITS LEFT AFTER CEILING AND WALL DEMOLITION INCLUDING SWITCH BOXES, PLATES, BRIDGES AND ANY OTHER TELEPHONE AND ELECTRICAL WIRING, RESILIENT FLOORING AND BASE, CARPET, PARTITION, STAIRWAYS DO NOT REMOVE OR PLACE MATERIALS IN PASSAGEWAYS, STAIRS OR WITHIN OTHER MEANS OF EGRESS. CONDUCT OPERATIONS WITH MINIMUM TRAFFIC INTERFERENCE.
2. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL FACILITIES FOR TELEPHONE LIGHT AND POWER WIRING AND CONSTRUCTION EQUIPMENT DURING THE ENTIRE BUILDING PERIOD. NECESSARY MATERIALS AND LABOR TO MAKE POWER CONNECTIONS FOR MACHINE, PORTABLE TOOLS, ETC. USED BY OTHER TRADES REGARDLESS OF SIZE, AND ALL LABOR NEEDED TO KEEP THIS TEMPORARY SYSTEM ENERGIZED DURING THE ENTIRE STANDARD WORKING TIME OF ALL TRADE. POWER SHALL BE SUPPLIED TO THE BUILDING DISTRIBUTION SYSTEM. ALL MATERIALS AND EQUIPMENT OF THE TEMPORARY SYSTEM SHALL BE REMOVED PROGRESSIVELY AS NO LONGER NEEDED. NO OUTAGES OF EXISTING LIGHTING OR POWER CIRCUITS SHALL BE PERMITTED WITHOUT OWNERS PRIOR CONSENT.
3. ALL DEMOLITION AND CUTTING WORK SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT. ANY WORK REQUIRED DURING OTHER THAN NORMAL WORKING HOURS SHALL BE INCLUDED IN THE PROPOSAL.
4. INSTALL DUSTPROOF PARTITIONS AS PER GENERAL NOTES.
5. CONTRACTOR SHALL INCLUDE IN HIS WORK THE REMOVAL AND REINSTALLATION OF ANY LIGHT FIXTURES AND LIGHTING EQUIPMENT, EXISTING IN THE CEILING, ETC. IN THE CEILING OF FLOOR BELOW AS REQUIRED FOR REMOVAL OF EXISTING AND INSTALLATION OF ANY PLUMBING, ELECTRICAL, TELEPHONE / SIGNAL WORK, AND ANY ASSOCIATED WORK INDICATED ON PROJECT DOCUMENTS. IF NEW WORK CAN NOT BE INSTALLED DUE TO INTERFERENCE OF EXISTING WORK, CONTRACTOR SHALL REMOVE EXISTING WORK AND REINSTALL NEW WORK AFTER THE END OF NORMAL OFFICE HOURS IN OCCUPIED AREAS OR AS DIRECTED BY OWNER / LANDLORD. ANY CEILING TILE DAMAGED DURING THIS WORK SHALL BE REPLACED WITH NEW MATCHING CEILING TILE AND THE CEILING TILE PAINTED TO MATCH CONTIGUOUS AREA WITH NON-BRIDGING JAPAN. GYPSUM BOARD OR PLASTER SHALL BE REMOVED FROM STAIRWAYS AS REQUIRED TO MATCH ADJACENT SURFACE AND PAINTED TO MATCH CONTIGUOUS AREA.
6. CONTRACTOR SHALL REMOVE ALL ELECTRICAL AND TELEPHONE OUTLET SWITCHES, CONDUITS, ETC. IN THE CEILING OF FLOOR ABOVE FOR DEMOLITION.
7. EXISTING ANY WORK NOT REQUIRED TO EXISTING UTILITIES (ELECTRICAL, WATER, WATER, HEAT, ETC.) THAT WILL TEMPORARILY DISCONNECT OR DISRUPT SERVICE TO THE EXISTING BUILDING, NOTIFY THE LANDLORD 72 HOURS IN ADVANCE AND OBTAIN THE APPROVAL IN WRITING BEFORE PROCEEDING WITH THIS PHASE OF THE WORK.
8. CONTRACTOR SHALL ADVISE THE LANDLORD BEFORE THE DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREA OF DEMOLITION. DISCONNECT AND CAP AT REFER. NOTIFY THE LANDLORD IN ADVANCE AND OBTAIN APPROVAL. BEFORE STARTING THIS WORK.
9. PLACE MARKERS IN INDICATED LOCATION TO DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATION. PROVIDE RECORD OF DISCONNECTED SERVICES.
10. PROVIDE AND MAINTAIN TEMPORARY PROTECTION OF THE EXISTING STRUCTURE DESIGNATED TO REMAIN WHERE DEMOLITION, REMOVAL AND NEW WORK IS BEING DONE. CONNECTION MAKE, MATERIALS, HANDLES OR EQUIPMENT REMOVED FROM PENETRATING EXISTING FIRE RATED PARTITIONS (PIPES, DUCTWORK, ETC.) IS REQUIRED. THE CONTRACTOR SHALL PATCH EXISTING PARTITION AS REQUIRED TO MAINTAIN EXISTING FIRE RATING.
11. IF ANY OTHER PENETRATING EXISTING FIRE RATED PARTITIONS (PIPES, DUCTWORK, ETC.) IS REQUIRED. THE CONTRACTOR SHALL PATCH EXISTING PARTITION AS REQUIRED TO MAINTAIN EXISTING FIRE RATING.
12. BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE OR CONTENT DUE TO INSUFFICIENCY OF PROTECTION PROVIDED.
13. PROVIDE ADEQUATE FIRE PROTECTION IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT REQUIREMENTS.
14. CONTRACTOR SHALL PROVIDE FLOOR CUT-OUT (CHIPPING OR CORE DRILLING) AND PATCHING REFERRED FOR THE INSTALLATION OF ALL WORK.
15. CONTRACTOR SHALL SURVEY ALL EXISTING FINISHED SURFACES INCLUDING CORNER BASES, STOPS, ETC. FOR CHIPS, CRACKS, HOLE OR OTHER EFFECTS CAUSING AN APPEARANCE OTHER THAN A BEST-CLASS FINISHED SURFACE. DEFECTS ON SURFACES SHALL BE REPAIRED, OR IF REQUIRED REPAIR, THE CONTRACTOR SHALL REMOVE AND INSTALL NEW SURFACES.
16. ANY OTHER DAMAGED SURFACES SHALL BE REPAIRED TO THE SATISFACTION OF ARCHITECT / OWNER.
17. CONTRACTOR SHALL INSPECT ALL EXISTING WALL, FLOOR SURFACE, ETC. AND WHERE SURFACES TO REMAIN DO NOT ALIGN AS A RESULT OF DEMOLITION, PATCH PATCH OR INSTALL Furring TO PROVIDE FOR PERFECTLY SMOOTH, FLUSH, ALIGNED SURFACES.
18. CONTRACTOR SHALL FLASH PATCH ALL FLOOR SURFACES TO RECEIVE FINISHED MATERIALS. PATCHING OF PROJECT DOCUMENTS INCLUDING FLOOR MATERIALS BEING SUPPLIED AND INSTALLED BY OWNERS CONTRACTORS.
19. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK AND PROTECT EXISTING SUPPORTING STRUCTURAL MEMBERS.
20. REMOVE EXISTING ELECTRICAL, TELEPHONE, SIGNAL, PLUMBING, TELEPHONE / SIGNAL AND ELECTRICAL OUTLETS SHALL BE RETAINED IN ALL "EXISTING PARTITIONS" REMAIN. IF DEMOLITION RESULTS IN DEACTIVATION OF EXISTING CONTIGUOUS ELECTRICAL OUTLETS INSIDE OR OUTSIDE THE PROJECT AREA, THE CONTRACTOR SHALL REDUCED THESE FOR REACTIVATION. UNLESS OTHERWISE NOTED, ALL ELECTRICAL, TELEPHONE, SIGNAL, PLUMBING, TELEPHONE / SIGNAL SHALL BE REMOVED AND CARRIED AWAY BY THE GENERAL CONTRACTOR OR STORED AS DIRECTED.
21. ALL EXISTING WALL COVERING, BASE PANELING, MOLDINGS, ETC. (EXCEPT WORK SPECIFICALLY CALLED FOR AS BEING RETAINED) AND LOOSE PART ON PLASTER SHALL BE REMOVED AND CARRIED AWAY OR PLASTER SHALL BE REMOVED AND CARRIED AWAY.
22. ANY UNNEEVED PARTITIONS TO REMAIN SHALL BE SANDED OR CHIPPED AWAY AND SURFACES PATCHED OR SPACKLED TO INSURE A PERFECTLY SMOOTH SURFACE. ARCHITECT / OWNER SHALL APPROVE SURFACE PRIOR TO THE APPLICATION OF FINISH WALL TREATMENT.
23. CONTRACTOR SHALL REMOVE ALL EXISTING PARTITIONS, FLOORING AND MATERIAL THAT MAY BE REQUIRED TO MAKE SEPARATE PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDOGENE ANY WORK BY CUTTING, EXCAVATING OR OTHERWISE ALTERING THE WORK.
24. THE CONTRACTOR SHALL COORDINATE ALL CUTTING AND PATCHING FOR SERVICE AS CALLED FOR ON EXISTING WALL, ELECTRICAL, TELEPHONE, SIGNAL, PLUMBING, TELEPHONE / SIGNAL AND WALL AND / OR CEILING EXISTING DOORS AS REQUIRED.
25. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER DO NOT INTERFERE WITH THE USE OF ADJACENT AREAS. MAINTAIN FREE AND SAFE PASSAGE TO AND FROM ADJACENT AREAS.
26. CEASE OPERATIONS AND NOTIFY THE ARCHITECT / ENGINEER AND LANDLORD IMMEDIATELY, IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATION UNTIL SAFETY IS RESTORED.
27. IF REQUIRED, ENCLOSED MATERIALS SHALL BE REMOVED AND CARRIED AWAY FROM THE SITE UPON COMPLETION OF WORK. REMOVE HAZARDOUS MATERIALS AND DISPOSE OF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS OR PUBLIC. COMPLY WITH ALL RULES AND REGULATIONS OF GOVERNMENT AUTHORITIES HAVING JURISDICTION OVER HAZARDOUS AND NON-HAZARDOUS MATERIALS. MATERIALS SHALL BE REMOVED AND CARRIED AWAY FROM THE SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCORDING TO THE ARCHITECT / OWNER AREA TO BE BROOM CLEAN. CONTRACTOR SHALL PROVIDE METAL LATH AND PLASTER OVER ALL NEW CONDUIT CHASES IN MASSORY PARTITIONS.
28. ALL EXISTING AREAS TO REMAIN AND EXISTING AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHOWN ON DRAWINGS SHALL BE PATCHED AS REQUIRED TO MATCH IMMEDIATE ADJACENT AREAS IN CONSTRUCTION, MATERIALS, FINE RATING, FINISH AND COLOR, UNLESS OTHERWISE NOTED.
29. CONTRACTOR SHALL CLEAN AND FLUSH OFF ALL PROJECTING PLUMBING, FLOOR ELECTRICAL AND TELEPHONE OUTLET AND OTHER PROJECTING ITEMS BEING ABANDONED BEHIND FINISH SURFACES, PATCHING SURFACES TO MATCH ADJACENT AREAS.
30. AFTER DEMOLITION AND PRIOR TO ANY FINISHING OR REINSTALLATION, CONTRACTOR SHALL REMOVE ALL EXISTING MATERIALS, INCLUDING COLLUSION (OR ABOUT 20" APART), THESE MARKS SHALL BE ESTABLISHED ON THE HIGHEST POINT OF FINISH SURFACE AND SHALL BE USED BY ALL TRADES FOR THEIR INSTALLATION.
31. DURING DEMOLITION AND CONSTRUCTION, DISCONNECT AND SMOKE DETECTION SYSTEMS WITHIN PROJECT AREA ARE TO BE REMAIN OPERATIONAL.

The seal is circular with the text "STATE OF NEW YORK" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom. In the center is the State of New York coat of arms, featuring a shield with a sun, a river, and a plow, flanked by a Native American and a figure holding a staff. Above the shield is an eagle with spread wings. The license number "090920" is printed below the coat of arms. The signature "KY FU" is written across the seal.

#	REVISION	DATE
1	COMMENTS REVISION	ISSUED 01.30.26

ESS: 105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 189, LOT: 3

DRAWING TITLE:

**SITE
DEMOLITION
PLAN**

SHEET NO.:
DM-100.00

PAGE:	3 OF 23
DATE ISSUED:	2/15/2025
DATE CREATED:	01/24/2024
SCALE:	AS NOTED
DRAWN BY:	LW
CHECKED BY:	KY FU
JOB #:	24036

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W	<div>DEMO. LEGEND</div> <div><div><div></div><div>EX. WALL/PARTITION TO REMAIN</div></div><div><div></div><div>EX. WALL/PARTITION TO BE REMOVED</div></div></div>																																
V	<div>DEMO. SYMBOL</div> <div><div><div>1</div><div>EXTERIOR PARTITIONS TO BE REMOVED</div></div><div><div>2</div><div>INTERIOR PARTITIONS TO BE REMOVED</div></div><div><div>3</div><div>DOOR TO BE REMOVED</div></div><div><div>4</div><div>STAIR TO BE REMOVED</div></div><div><div>5</div><div>PLUMBING FIXTURES TO BE CAP/REMOVED</div></div><div><div>6</div><div>GAS FIXTURES TO BE CAP/REMOVED</div></div><div><div>7</div><div>WINDOW TO BE REMOVED</div></div><div><div>8</div><div>EX. FOUNDATION TO BE REMOVED</div></div><div><div>9</div><div>COUNTER/CABINET TO BE REMOVED</div></div><div><div>10</div><div>PLATFORM TO BE REMOVED</div></div><div><div>11</div><div>ROOF TO BE REMOVED</div></div><div><div>12</div><div>PAVER TO BE REMOVED</div></div></div>																																
U	<div>DEMOLITION NOTES</div> <div>1. CONTRACTOR SHALL DEMOLISH AND DISPOSE OF DEBRIS AS REQUIRED FOR THE NEW CONSTRUCTION INDICATED ON THE CONSTRUCTION DRAWINGS INCLUDING EXISTING PARTITIONS, DOOR AND BUCK ASSEMBLIES, CEILINGS, TIES, BLACK IRON, SOFFITS, LIGHT BOXES, LIGHT FIXTURES, AIR CONDITIONING CONTROLS AND DUCT WORK (SPECIFICALLY CALLED FOR AS BEING REMOVED), PLUMBING ROUGHING, WALL AND FLOOR ELECTRICAL, TELEPHONE AND SIGNAL OUTLETS AND ASSOCIATED CONDUIT, CONDUITS LEFT AFTER CEILING AND WALL DEMOLITION INCLUDING SWITCH BOXES, PLATES, BRIDGES AND ANY OTHER TELEPHONE AND ELECTRICAL WIRING, RESILIENT FLOORING AND BASE, CARPET AND UNDER LAYMENT, AND ANY WORK SHOWN OR IMPLIED IN PROJECT DOCUMENTS. THOSE NOT BEING REUSED IN NEW CONSTRUCTION, AND ARE SALVAGEABLE, SHALL BE TURNED OVER TO OWNER UPON REQUEST. ALL ITEMS NOT BEING REUSED OR RETURNED TO OWNER AND ALL REBURNISH AND DEBRIS SHALL BE CARTED AWAY.</div> <div>2. EXISTING WORK TO BE RETAINED SHALL BE ALTERED OR REWORKED AS SHOWN OR IMPLIED IN PROJECT DOCUMENTS.</div> <div>3. DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION ALL EXISTING EXITS, EXIT LIGHTING TO REMAIN, FIRE PROTECTION DEVICES AND FIRE ALARMS SHALL MAINTAINED. DO NOT CLOSE OR OBSTRUCT WALKWAYS, PASSAGEWAYS OR STAIRWAYS. DO NOT STORE OR PLACE MATERIALS IN PASSAGEWAYS, STAIRS OR WITHIN OTHER MEANS OF EGRESS. CONDUCT OPERATIONS WITH MINIMUM TRAFFIC INTERFERENCE.</div> <div>4. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL FACILITIES FOR TEMPORARY LIGHT AND POWER WITHIN THE CONSTRUCTION AREA DURING THE ENTIRE BUILDING PERIOD. NECESSARY MATERIALS AND LABOR TO MAKE POWER CONNECTIONS FOR MACHINE, PORTABLE TOOLS, ETC. USED BY OTHER TRADES REGARDLESS OF SIZE, AND ALL LABOR NEEDED TO KEEP THIS TEMPORARY SYSTEM ENERGIZED DURING THE ENTIRE STANDARD WORKING TIME OF ALL TRADE. POWER SHALL BE OBTAINED FROM THE BUILDING DISTRIBUTION SYSTEM. ALL MATERIALS AND EQUIPMENT OF THE TEMPORARY SYSTEM SHALL BE REMOVED PROGRESSIVELY AS NO LONGER NEEDED. NO OUTAGES OF EXISTING LIGHTING OR POWER CIRCUITS SHALL BE PERMITTED WITHOUT OWNER'S PRIOR CONSENT. ALL DEMOLITION AND CUTTING WORK SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE BUILDING, AND ANY WORK REQUIRED DURING OTHER THAN NORMAL WORKING HOURS SHALL BE INCLUDED IN THE PROPOSAL.</div> <div>5. INSTALL DUSTPROOF PARTITIONS AS PER GENERAL NOTES.</div> <div>6. CONTRACTOR SHALL INCLUDE IN HIS WORK THE REMOVAL AND REINSTALLATION OF ANY LIGHT FIXTURES, CEILING TILES, GYPSUM BOARD AND/OR PLASTER CEILING, ETC. IN THE CEILING OF FLOOR BELOW AS REQUIRED FOR REMOVAL OF EXISTING AND INSTALLATION OF ANY PLUMBING, ELECTRICAL, TELEPHONE / SIGNAL WORK, ETC., AND ANY ASSOCIATED WORK INDICATED ON PROJECT DOCUMENTS. IF NEW WORK CAN NOT BE INSTALLED DUE TO INTERFERENCE OF EXISTING WORK, EXISTING WORK SHALL BE RELOCATED. THIS WORK SHALL BE DONE DURING OTHER THAN NORMAL OFFICE HOURS IN OCCUPIED AREAS OR AS DIRECTED BY OWNER / LANDLORD. ANY CEILING TILE DAMAGED DURING THIS WORK SHALL BE REPLACED WITH NEW MATCHING CEILING TILE AND THE CEILING TILE PAINTED TO MATCH CONTIGUOUS AREA WITH NON-BRIDGING PAINT. GYPSUM BOARD AND / OR PLASTER CEILING SHALL BE PATCHED AS REQUIRED TO MATCH ADJACENT SURFACE AND PAINTED TO MATCH CONTIGUOUS AREA.</div> <div>7. CONTRACTOR SHALL REMOVE ALL ELECTRICAL AND TELEPHONE OUTLET SWITCHES, CONDUITS, ETC. IN PARTITIONS INDICATED FOR DEMOLITION.</div> <div>8. BEFORE STARTING ANY WORK RELATING TO EXISTING UTILITIES (ELECTRICAL, WASTE, WATER, HEAT, ETC.) THAT WILL TEMPORARILY DISCONTINUE OR DISRUPT SERVICE TO THE EXISTING BUILDING, NOTIFY THE LANDLORD 72 HOURS IN ADVANCE AND OBTAIN THE APPROVAL IN WRITING BEFORE PROCEEDING WITH THIS PHASE OF THE WORK.</div> <div>9. CONTRACTOR SHALL ARRANGE AND PAY FOR THE DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREA OF DEMOLITION. DISCONNECT AND CAP AT RISER. NOTIFY THE LANDLORD IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.</div> <div>10. PLACE MARKERS IN INDICATED LOCATION OF DISCONNECTED SERVICES, IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.</div> <div>11. PROVIDE AND MAINTAIN TEMPORARY PROTECTION OF THE EXISTING STRUCTURE DESIGNATED TO REMAIN WHERE DEMOLITION, REMOVAL AND NEW WORK IS BEING DONE, CONNECTION MADE, MATERIALS HANDLED OR EQUIPMENT REMOVED.</div> <div>12. IF REMOVAL OR RESULTING OF ANY ITEMS PENETRATING EXISTING FIRE RATED PARTITIONS (PIPES, DUCTWORK, ETC.) IS REQUIRED, THE CONTRACTOR SHALL PATCH EXISTING PARTITION AS REQUIRED TO MAINTAIN EXISTING FIRE RATING.</div> <div>13. BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE OR CONTENT DUE TO INSUFFICIENCY OF PROTECTION PROVIDED.</div> <div>14. PROVIDE ADEQUATE FIRE PROTECTION IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT REQUIREMENTS.</div> <div>15. CONTRACTOR SHALL PROVIDE FLOOR CUT-OUT (CHOPPING OR CORE DRILLING) AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL WORK.</div> <div>16. CONTRACTOR SHALL SURVEY ALL EXISTING FINISHED SURFACES INCLUDING CORNER BEADS, STOPS, ETC. FOR CHIPS, CRACKS, HOLES OR OTHER DEFECTS CAUSING AN APPEARANCE OTHER THAN A FIRST-CLASS FINISHED INSTALLATION. DEFECTIVE SURFACES SHALL BE REPAIRED, OR IF BEYOND REPAIR, THE CONTRACTOR SHALL REMOVE AND INSTALL NEW SURFACES.</div> <div>17. ANY OTHER DAMAGED SURFACES SHALL BE REPAIRED TO THE SATISFACTION OF ARCHITECT / OWNER.</div> <div>18. CONTRACTOR SHALL INSPECT ALL EXISTING WALL, FLOOR SURFACE, ETC. AND WHERE SURFACES TO REMAIN DO NOT ALIGN AS A RESULT OF DEMOLITION, SHALL PATCH OR INSTALL FURRING TO PROVIDE FOR PERFECTLY SMOOTH, FLUSH, ALIGNED SURFACES.</div> <div>19. CONTRACTOR SHALL FLASH PATCH ALL FLOOR SURFACES TO RECEIVE FINISHED MATERIALS INDICATED ON PROJECT DOCUMENTS INCLUDING FLOOR MATERIALS BEING SUPPLIED AND INSTALLED BY OWNER'S CONTRACTORS.</div> <div>20. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, AND PROTECT EXISTING SUPPORTING STRUCTURAL MEMBERS.</div> <div>21. UNLESS OTHERWISE INDICATED, THE INTENT IS THAT EXISTING TELEPHONE / SIGNAL AND ELECTRICAL OUTLETS SHALL BE RETAINED IN ALL "EXISTING PARTITIONS TO REMAIN". IF DEMOLITION RESULTS IN DEACTIVATION OF EXISTING CONTIGUOUS ELECTRICAL OUTLETS INSIDE OR OUTSIDE THE PROJECT AREA, THE CONTRACTOR SHALL RELOCATE THESE FOR REACTIVATION UNLESS OTHERWISE NOTED. ALL EXISTING FLOOR OUTLETS SHALL BE CAPPED.</div> <div>22. ANY EXISTING WORK INTERFERING WITH NEW WORK SHOWN IN PROJECT DOCUMENTS SHALL BE REMOVED, REWORKED AND/OR RELOCATED (TO ARCHITECT'S SATISFACTION) TO CONFORM WITHIN THE PROJECT AREA. ALL EXPOSED WIRING, METAL MOLDING, PIPING, PLUMBING FIXTURES, ROUGHING AND OTHER APPURTENANCES NOT SHOWN ON PROJECT DOCUMENTS TO REMAIN SHALL BE REMOVED AND CARTED AWAY BY THE GENERAL CONTRACTOR OR STORED AS DIRECTED.</div> <div>23. ALL EXISTING WALL COVERING, BASE PANELING, MOLDINGS, ETC. (EXCEPT WORK SPECIFICALLY CALLED FOR AS BEING RETAINED) AND LOOSE PAINT OR PLASTER SHALL BE REMOVED AND SPACKLED OR PLASTER PATCHED TO RECEIVE NEW WALL TREATMENT.</div> <div>24. ANY UNEVENNESS IN PARTITIONS TO REMAIN SHALL BE SANDED OR CHIPPED AWAY AND SURFACES PATCHED OR SPACKLED TO INSURE A PERFECTLY SMOOTH SURFACE. ARCHITECT / OWNER SHALL APPROVE SURFACE PRIOR TO THE APPLICATION OF FINISH WALL TREATMENT.</div> <div>25. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING AND PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY WORK BY CUTTING, EXCAVATING OR OTHERWISE ALTERING THE WORK.</div> <div>26. THE CONTRACTOR SHALL COORDINATE ALL CUTTING AND PATCHING FOR SERVICE AS CALLED FOR ON MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS AND SHALL PROVIDE AND INSTALL ALL WALL AND / OR CEILING ACCESS DOORS AS REQUIRED.</div> <div>27. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER DO NOT INTERFERE WITH THE USE OF ADJACENT AREAS. MAINTAIN FREE AND SAFE PASSAGE TO AND FROM.</div> <div>28. CEASE OPERATIONS AND NOTIFY THE ARCHITECT / ENGINEER AND LANDLORD IMMEDIATELY, IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATION UNTIL SAFETY IS RESTORED.</div> <div>29. REMOVE DEMOLISHED MATERIALS, TOOLS AND EQUIPMENTS, ETC. FROM THE SITE UPON COMPLETION OF WORK. REMOVE HAZARDOUS MATERIALS AND DISPOSE OF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS OR PUBLIC. COMPLY WITH ALL RULES AND REGULATIONS OF GOVERNMENT AUTHORITIES HAVING JURISDICTION OVER HAZARDOUS AND NON-HAZARDOUS DEMOLISHED MATERIALS. ELEVATOR SERVICE COSTS TO BE INCLUDED IN THE CONTRACT PRICE. LEAVE SITE IN A CONDITION ACCEPTED TO THE ARCHITECT / OWNER. AREA TO BE BROOM CLEAN.</div> <div>30. CONTRACTOR SHALL PROVIDE METAL LATH AND PLASTER OVER ALL NEW CONDUIT CHASES IN MASONRY PARTITIONS.</div> <div>31. ALL EXISTING AREAS TO REMAIN AND EXISTING AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHOWN ON DRAWINGS SHALL BE PATCHED AS REQUIRED TO MATCH IMMEDIATE ADJACENT AREAS IN CONSTRUCTION, MATERIALS, FIRE RATING, FINISH AND COLOR, UNLESS OTHERWISE NOTED.</div> <div>32. CONTRACTOR SHALL CAP AND FLUSH OFF ALL PROJECTING PLUMBING, FLOOR ELECTRICAL AND TELEPHONE OUTLET AND OTHER PROJECTING ITEMS BEING ABANDONED BEHIND FINISH SURFACES, PATCHING SURFACES TO MATCH ADJACENT AREAS.</div> <div>33. AFTER DEMOLITION AND PRIOR TO ANY FABRICATION OR INSTALLATION, CONTRACTOR SHALL PROVIDE LEVEL (BENCH) MARKS ON ALL COLUMNS (OR ABOUT 25' APART), THESE MARKS SHALL BE ESTABLISHED OFF THE HIGHEST POINT OF FLOOR FINISH SURFACE AND SHALL BE USED BY ALL TRADES FOR THEIR INSTALLATION.</div> <div>34. DURING DEMOLITION AND CONSTRUCTION, EXISTING FIRE AND SMOKE DETECTION SYSTEMS WITHIN PROJECT AREAS ARE TO BE REMAIN OPERATION.</div>																																
S	<div>1 DEMO. CEL. & GROUND FL. PLAN</div> <div>SCALE: 1/4"=1'-0"</div>																																
R	<div>2 DEMO. 1ST FL. PLAN</div> <div>SCALE: 1/4"=1'-0"</div>																																
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VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW

DATE: 02/26/2025

VILLAGE BOARD: HENRY POLAK

X THESE PLANS ARE APPROVED BY:

CHAIRPERSON:

DATE:



36-09 MAIN STREET, SUITE 60
FLUSHING, NY 11354
TEL: 718-799-8903
E-MAIL: INFO@HTASSOCIATES.NET

DATE	ISSUED
01/30/25	
REVISION	COMMENTS
1	

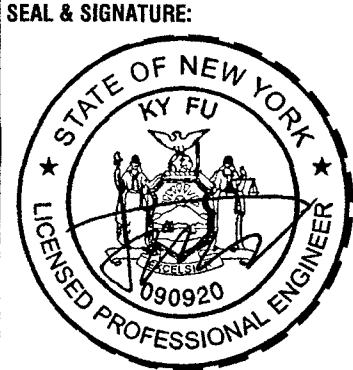
DAVID'S RESIDENCE

PROJECT ADDRESS:
105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 189, LOT: 3

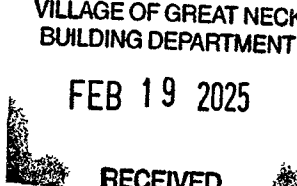
DRAWING TITLE:
CELLAR, GROUND
FLOOR & FIRST
FLOOR DEMOLITION
PLANS

SHEET NO.:
DM-101.00

PAGE: 4 OF 23
DATE ISSUED: 2/15/2025
DATE CREATED: 01/24/2024
SCALE: AS NOTED
DRAWN BY: LW
CHECKED BY: KY FU
JOB #: 24036



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CONCRETE NOTES

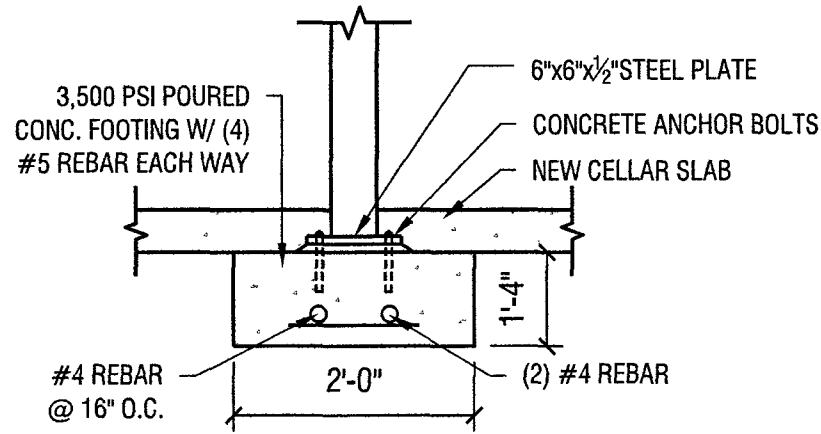
- UNLESS SPECIFIED HERE IN, DESIGN, MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE OF A.C.I.
- MATERIALS SHALL CONFORM WITH THE FOLLOWING STANDARD.
 - PORTLAND CEMENT AS PER ASTM C150.
 - CONCRETE AGGREGATE AS PER ASTM C33.
 - WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALT, ORGANIC MATERIALS.
- CONCRETE DESIGN STRENGTH SHALL HAVE MINIMUM 3,000 PSI IN 28 DAYS FOR THE VARIOUS COMPONENTS.
- CONCRETE PROPORTION AND MIXES
 - THE MINIMUM 5.75 BAGS OF CEMENT FOR EACH CUBIC YARD OF CONCRETE.
 - CONCRETE USED SHALL BE PRODUCED BY USING A WATER-CEMENT RATIO CORRESPONDING TO A POINT ON THE STRENGTH VS. WATER CEMENT RATIO CURVE REPRESENTING A STRENGTH OF CONCRETE AT LEAST 25% HIGHER THAN THE SPECIFIED STRENGTH.
 - SLUMP SHALL NOT EXCEED 3" + 1" FOR GRAVEL OR STONE AGGREGATE CONCRETE.
- CONCRETE SHALL BE PRODUCED FROM APPROVED BATCH PLANTS. BASED ON PRELIMINARY TEST DESIGN AND RESULTING INTO MIX OF STRENGTH SPECIFIED. ATTESTATION OF QUALITY CONTROL INSPECTION AT THE BATCH PLANT SHALL APPEAR ON THE TICKET ACCOMPANYING EACH LOAD OF CONCRETE.
- TEST CYLINDERS. THREE TEST OF CYLINDERS SHALL BE MOLDED FOR EACH 50 CU. YDS. OR FRACTION THERE OF EACH CLASS OF CONCRETE PLACED IN ANY ONE DAY. SAMPLES TO BE TAKEN DIRECTLY FROM MIXER AND TESTED AT THE AGE OF 28 DAYS. TEST SHALL BE PERFORMED BY A LICENSED TESTING LABORATORY.
- ON SITE INSPECTION THE R.A. OR P.E. FOR CONTROLLED INSPECTION SHALL PERFORM THE FOLLOWING TEST AND CHECKING
- PREPARATION AND TESTING OF CYLINDERS / SLUMP / AIR CONTENT / UNIT WEIGHT / TEMPERATURE / SIZE AND DIMENSIONS OF CONCRETE AND FORM MEMBERS / SIZE AND POSITION OF REINFORCEMENT / PLACEMENT OF CONCRETE, TEMPERATURE PROTECTION AGAINST EXCESSIVE TEMPERATURE CURING.

LEGEND

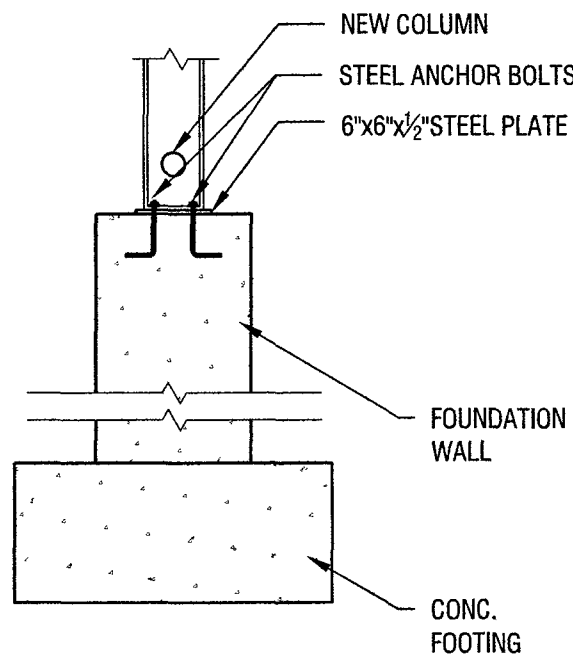


FOOTING NOTES:

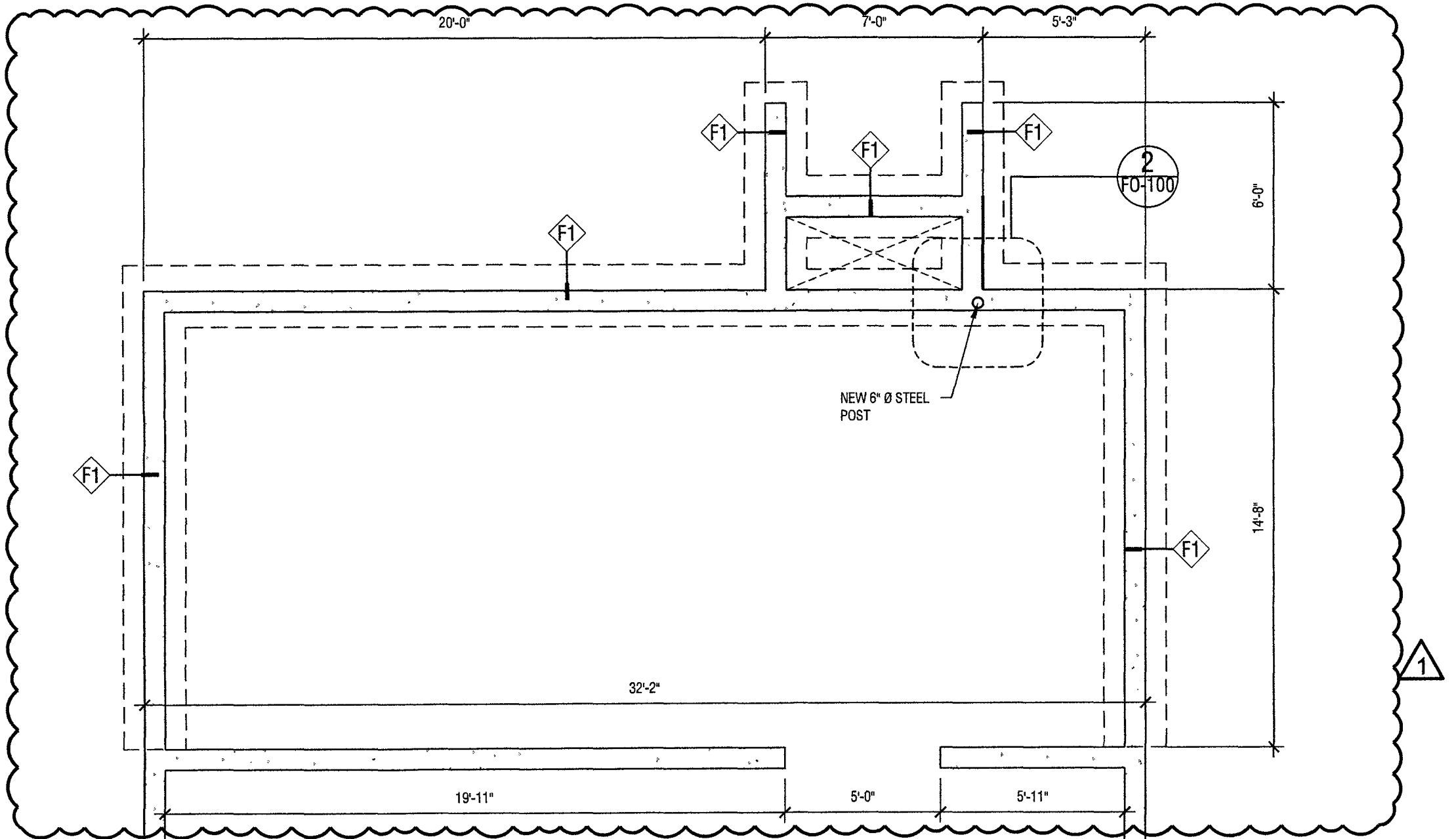
ALL FOOTING NEEDS TO BE 4' MIN BELOW GRADE.



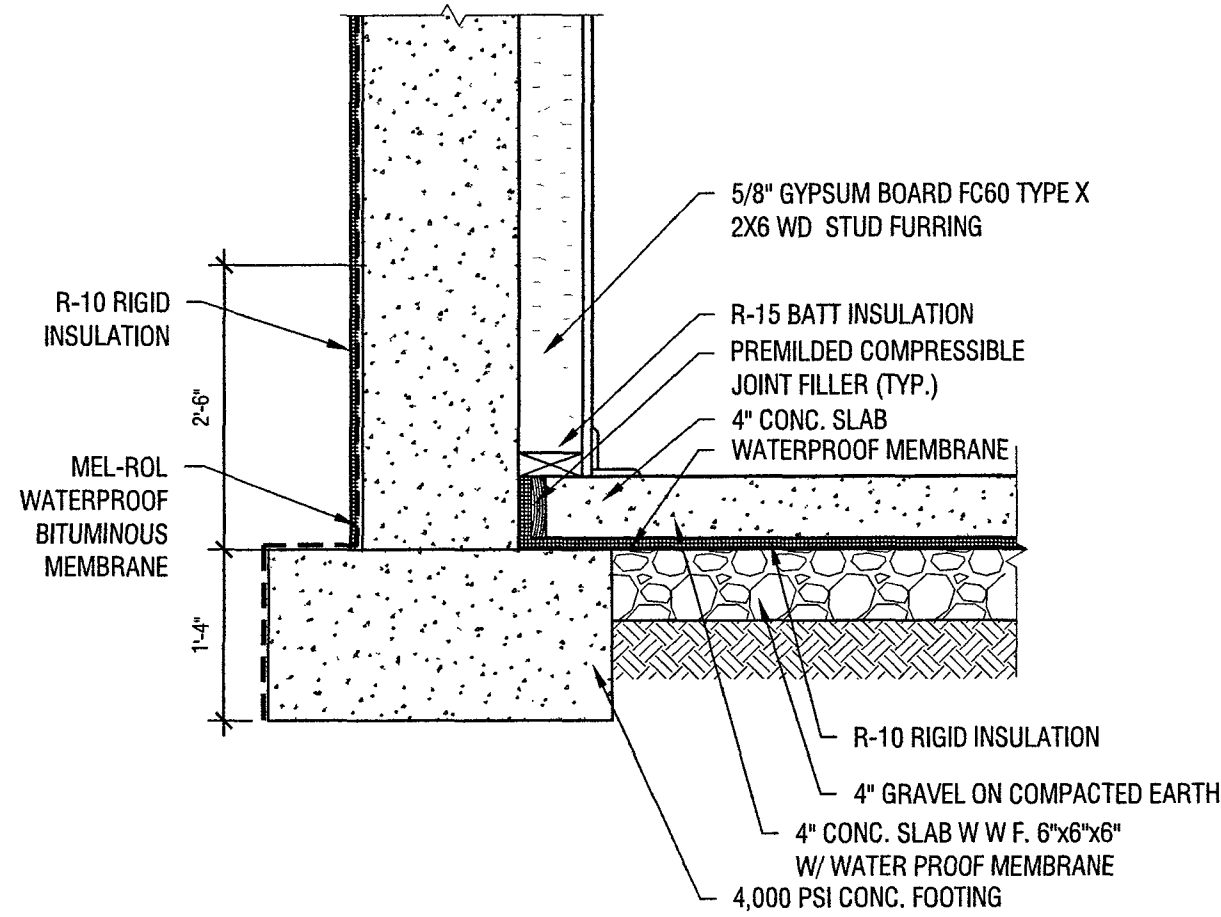
1 STEEL COLUMN TO FOOTING DETAIL
SCALE: NTS



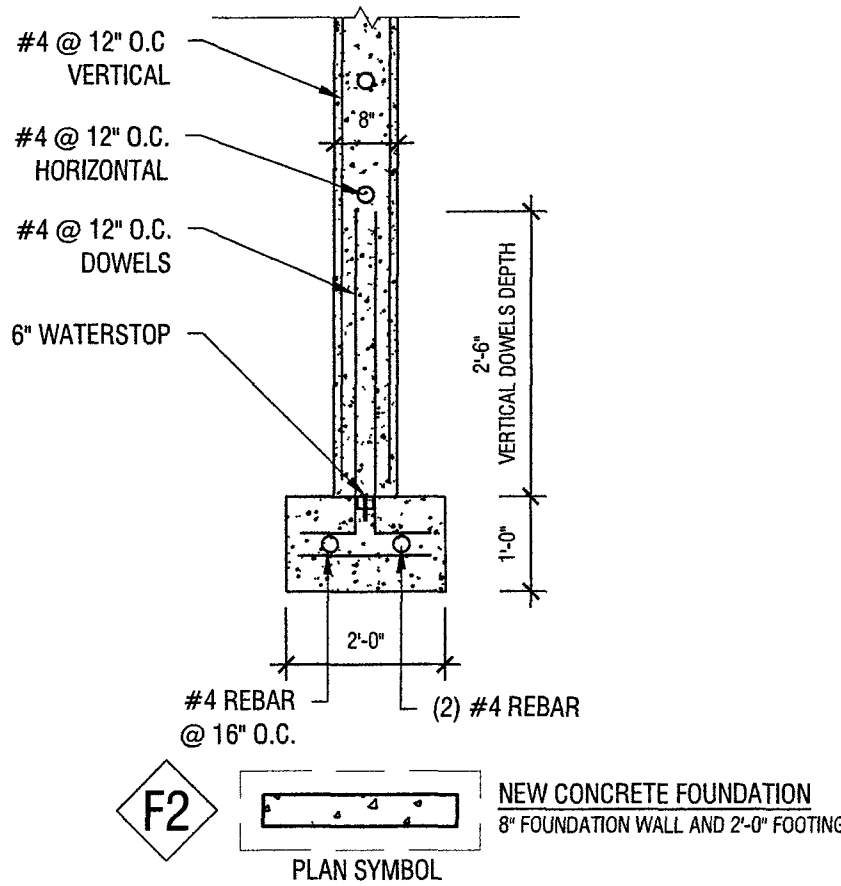
2 STEEL COLUMN TO FOUNDATION DETAIL
SCALE: NTS



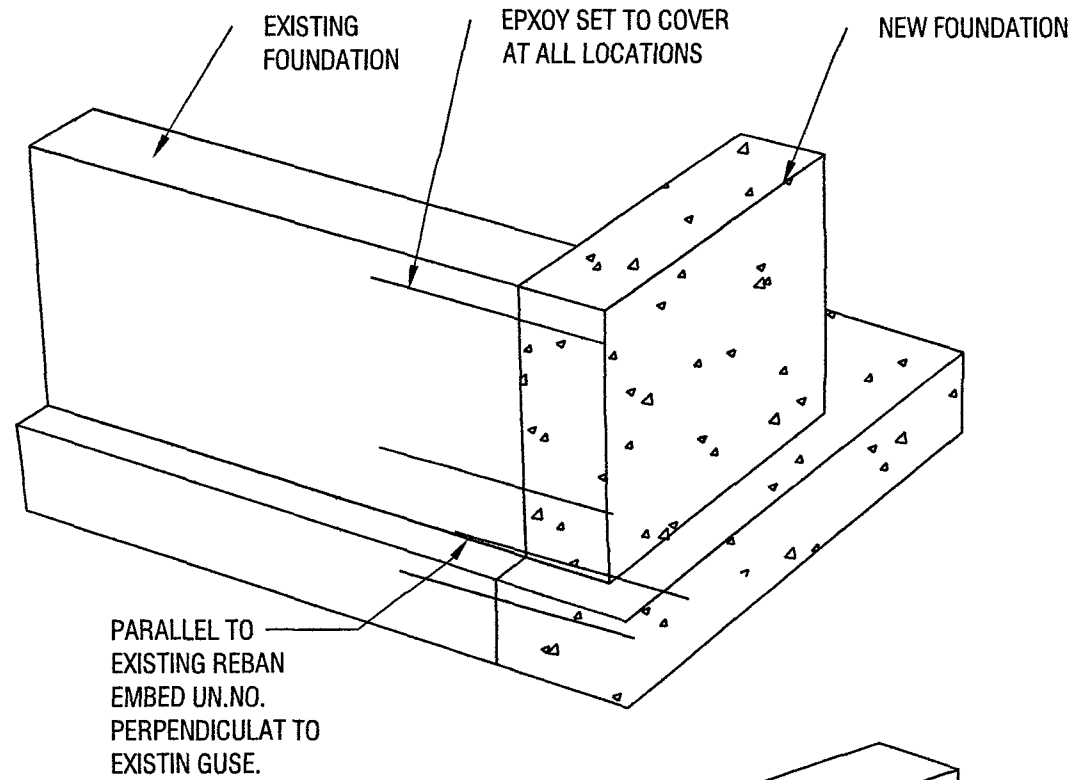
1 PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



3 FURRING WALL SECTION DETAILS
SCALE: NTS



4 8" CONC. FOUNDATION
SCALE: N.T.S.



5 EXISTING TO NEW FOUNDATION CONNECTION
SCALE: NTS

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
FEB 19 2025
RECEIVED

HT+AD
HT ASSOCIATES

36-40 MAIN STREET SUITE 80
GREAT NECK, NY 11023
TEL: 718-768-9801
E: INFO@HTASSOCIATES.NET

DATE	ISSUED	01/20/25
REVISION <td>COMMENTS<td>REVISION</td></td>	COMMENTS <td>REVISION</td>	REVISION
#	1	

CLIENT:
DAVID'S RESIDENCE
105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 189, LOT: 3

PROJECT ADDRESS:
105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 189, LOT: 3

DRAWING TITLE:
PROPOSED FOUNDATION PLAN

SHEET NO.:
FO-100.00

PAGE: 6 OF 23

DATE ISSUED: 2/15/2025

DATE CREATED: 01/24/2024

SCALE: AS NOTED

DRAWN BY: LY

CHECKED BY: KY FU

JOB #: 24036

SEAL & SIGNATURE:

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EX INTERIOR PARTITION - 1HR FIRE RATED

EX INTERIOR PARTITION - NON FIRE RATED

EX EXTERIOR WALL - SIDING

EX EXTERIOR WALL - BRICK

EX EXTERIOR CONC. FOUNDATION WALL

EX EXTERIOR CMU WALL

1

NEW INTERIOR WALL-NON FIRE RATED

2x4 WOOD STUDS W/1 1/2" GYP BD ON BOTH SIDES

2

NEW INTERIOR LOAD-BEARING WALL

2x6 WOOD STUDS W/1 1/2" GYP BD ON BOTH SIDES IN HABITABLE AREA OR 1 1/2" TYPE X GYP BD ON BOTH SIDES IN GARAGE AREA

3

NEW INTERIOR WALL-2HR FIRE RATED

2x4 WOOD STUDS W/2 1/2" TYPE X GYP BD ON BOTH SIDES W R-15 BATT INSULATION

4

NEW EXTERIOR WALL W/STUCCO

STUCCO, R-10 RIDGE INSULATION, 3/4" PLYWOOD SHEATHING W/TYPEX BUILDING WRAP, 2x6 WOOD STUD @ 16" O.C. W R-21 BATT INSULATION, & (1) TYPE X 1/2" GYP BD INSIDE

5

NEW CONCRETE FOUNDATION WALL

8" CONC. FOUNDATION WALL & 2'-0" CONC. FOOTING

SC

COMBINE AND HARDWIRED SMOKE & CARBON MONOXIDE DETECTOR

HD

HEAT DETECTOR

AE

AIR EXHAUST

EB

EMERGENCY BOILER SHUT-OFF SWITCH

M

EXISTING METERS

1

ELEVATION TAG

ATG

SECTION TAG

1

AS PER R314.3 SMOKE ALARMS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS

1. IN EACH SLEEPING ROOM

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

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

1

AS PER R315.3 CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS

CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM

1

INTERIOR WALLS ARE TO BE 2x4 WD STUDS @ 16" O.C. W/ (1) 5/8" GYP BD ON BOTH SIDES

2

PROVIDE 2x6 WD STUDS AT ALL LOAD BEARING WALLS, PLUMBING WALLS AND WALLS CONTAINING POCKET DOORS.

3

PROVIDE 5/8" MOISTURE RESISTANT GYP BD ON ALL WALLS & CEILINGS AT ALL BATHROOMS AND BASEMENT LEVEL

4

PROVIDE 5/8" CEMENT BOARD ON WALLS AND CEILINGS AT ALL SHOWERS AND BATH TUBS.

1

WINDOW MANUFACTURE TO BE SELECTED BY OWNER SEE FLOOR PLAN FOR NEW WINDOW SIZE.

2

ALL BEDROOM WINDOWS MEET EGRESS REQUIREMENTS AND CONFORM TO 2018 IRC

3

SUPPLY SCREENS FOR ALL OPERABLE WINDOWS

4

ALL WINDOW SIZES TO BE FIELD VERIFIED WITH GENERAL CONTRACTOR

1

CONCEALED SPACES, (EXCEPT SHAFTS AND SPRINKLER SPACES) WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING, PIPE SPACES ETC. THAT WOULD PERMIT THE PASSAGE OF FLAME, SMOKE, FLAMES, OR HOT GASES FROM ONE FLOOR TO ANOTHER OR ROOF SPACE, OR FROM ONE CONCEALED AREA TO ANOTHER SHALL BE FIRESTOPPED TO FORM AN EFFECTIVE DRAFT BARRIER OR SHALL BE FILLED WITH NON-COMBUSTIBLE MATERIAL

2

EXTERIOR CORNERS AND EAVES SHALL BE FIRESTOPPED AT THE ENDS OF PARTY WALLS.

1

THE REQUIRED REDESIGN OF ANY COMPONENT OF THIS STRUCTURE DUE TO THE CONTRACTORS CONSTRUCTION REQUIREMENTS (SUPPORT OF CRANES, TRUCKS, STAGING AREAS ETC.) SHALL BE SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER, RETAINED BY THE CONTRACTOR, AND APPROVED BY THE ENGINEER OF RECORD. COMPENSATION FOR THE REDESIGN SHALL BE PROVIDED BY THE SUPERSTRUCTURE CONTRACTOR AND SHALL NOT BE BORNE BY THE OWNER

1

PROPOSED CEL. & GROUND FL. PLAN

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

2

PROPOSED 1ST FL. PLAN

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

1

PROPOSED CEL. & GROUND FL. PLAN

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

2

PROPOSED 1ST FL. PLAN

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

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 02/20/2025

VILLAGE BOARD: *[Signature]*

THESE PLANS ARE APPROVED BY:
[Signature]

CHAIRPERSON: _____
DATE: _____

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

FEB 19 2025

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HT+ASSOCIATES

36-09 MAIN STREET SUITE 40
FLUSHING, NY 11354
T: 718-799-5903
E: INFO@HTASSOCIATES.NET

DATE
ISSUED
01/30/25

REVISION
COMMENTS REVISION

1

DAVID'S RESIDENCE

PROJECT ADDRESS:
105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK 189, LOT: 3

DRAWING TITLE:
PROPOSED
CELLAR,
GROUND & 1ST
FLOOR PLAN

SHEET NO.:
A-100.00

PAGE:
7 OF 23

DATE ISSUED:
2/15/2025

DATE CREATED:
01/24/2024

SCALE:
AS NOTED

DRAWN BY:
LW

CHECKED BY:
KY FU

JOB #:
24036

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WALL TYPE LEGEND - EXISTING

- EX. INTERIOR PARTITION - 1HR FIRE RATED
- EX. INTERIOR PARTITION - NON FIRE RATED
- EX. EXTERIOR WALL - SIDING
- EX. EXTERIOR WALL - BRICK
- EX. EXTERIOR CONC. FOUNDATION WALL
- EX. EXTERIOR CMU WALL

WALL TYPE LEGEND - PROPOSED

- 1. NEW INTERIOR WALL-NON FIRE RATED
- 2. NEW INTERIOR LOAD-BEARING WALL
- 3. NEW INTERIOR WALL-2HR FIRE RATED
- 4. NEW EXTERIOR WALL W/STUCCO
- 5. NEW CONCRETE FOUNDATION WALL

SYMBOL

- COMBINE AND HARDWIRED SMOKE & CARBON MONOXIDE DETECTOR
- AIR EXHAUST
- EMERGENCY BOILER SHUT-OFF SWITCH
- EXISTING METERS
- ELEVATION TAG
- SECTION TAG

SMOKE & CARBON MONOXIDE DETECTOR NOTES

PROVIDE SMOKE ALARMS AS PER SECTION 514 OF THE 2020 NYSRC. UNITS SHALL BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP.

AS PER R314.3 SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS

- IN EACH SLEEPING ROOM
- OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
- ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENT AND CELLARS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTIC. IN DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

AS PER R315.3 CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS

- CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM

PARTITION NOTES

- INTERIOR WALLS ARE TO BE 2X4 WD STUDS @ 16" O.C. W/ (1) 5/8" GYP. BD. ON BOTH SIDE
- PROVIDE 2X6 WD STUDS AT ALL LOAD BEARING WALLS, PLUMBING WALLS AND WALLS CONTAINING POCKET DOORS
- PROVIDE 5/8" MOISTURE RESISTANT GYP. BD. ON ALL WALLS & CEILINGS AT ALL BATHROOMS AND BASEMENT LEVEL
- PROVIDE 5/8" CEMENT BOARD ON WALLS AND CEILINGS AT ALL SHOWERS AND BATH TUBS

WINDOW NOTES

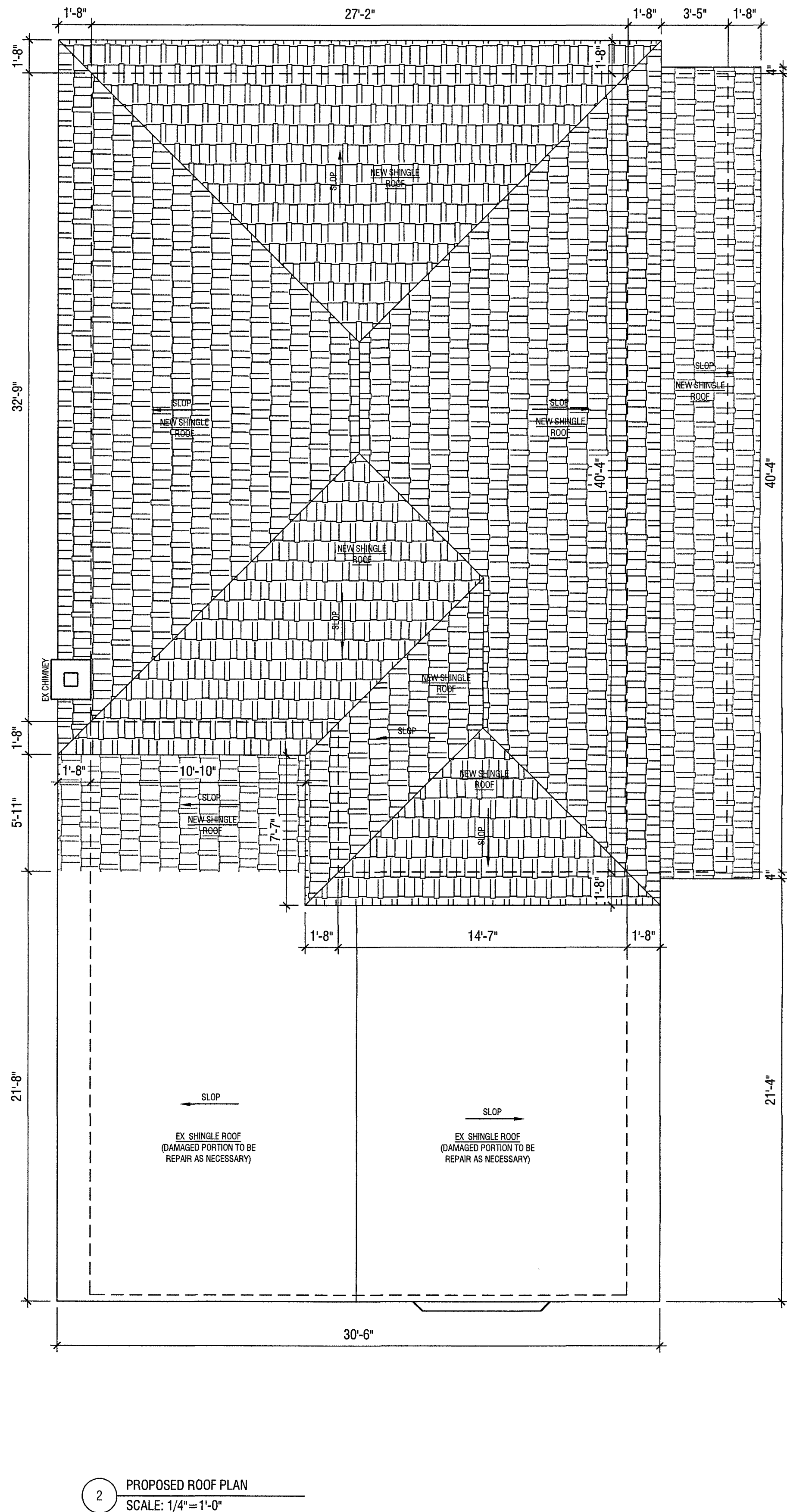
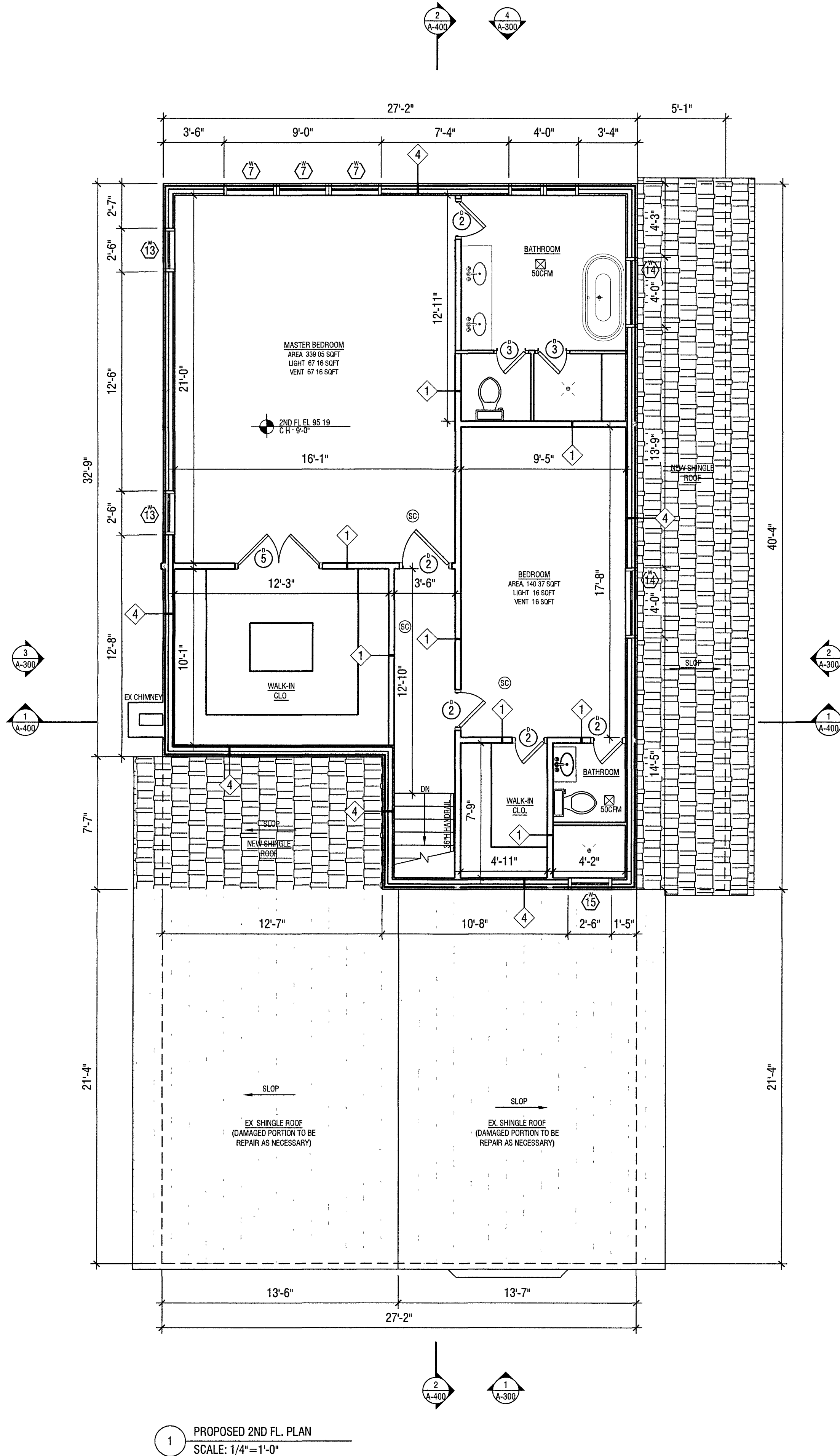
- WINDOW MANUFACTURE TO BE SELECTED BY OWNER. SEE FLOOR PLAN FOR NEW WINDOW SIZE.
- ALL BEDROOM WINDOWS MEET EGRESS REQUIREMENTS AND CONFORM TO 2018 IRC
- SUPPLY SCREENS FOR ALL OPERABLE WINDOWS
- ALL WINDOW SIZES TO BE FIELD VERIFIED WITH GENERAL CONTRACTOR

FIRESTOPPING NOTES

- CONCEALED SPACES (EXCEPT SHAFTS AND SPRINKLERED SPACES) WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING, PIPE SPACES ETC. THAT WOULD PERMIT THE PASSAGE OF FLAME, SMOKE, FUMES, OR HOT GASES FROM ONE FLOOR TO ANOTHER OR ROOF SPACE, OR FROM ONE CONCEALED AREA TO ANOTHER SHALL BE FIRESTOPPED TO FORM AN EFFECTIVE DRAFT BARRIER OR SHALL BE FILLED WITH NON-COMBUSTIBLE MATERIAL
- EXTERIOR CORNERS AND EAVES SHALL BE FIRESTOPPED AT THE ENDS OF PARTY WALLS

CONTRACTOR NOTES

THE REQUIRED REDESIGN OF ANY COMPONENT OF THIS STRUCTURE DUE TO THE CONTRACTORS CONSTRUCTION REQUIREMENTS (SUPPORT OF CRANES, TRUCKS, STAGING AREAS ETC.) SHALL BE SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER, RETAINED BY THE CONTRACTOR, AND APPROVED BY THE ENGINEER OF RECORD. COMPENSATION FOR THE REDESIGN SHALL BE PROVIDED BY THE SUPERSTRUCTURE CONTRACTOR AND SHALL NOT BE BORNE BY THE OWNER



VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 02/26/2025
VILLAGE BOARD: HENRY BOA
X THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

HT+ASSOCIATES
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DAVID'S RESIDENCE

PROJECT ADDRESS: 105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 189, LOT: 3

DRAWING TITLE:
PROPOSED 2ND FLOOR AND ROOF PLANS

SHEET NO.:
A-101.00

PAGE: 8 OF 23
DATE ISSUED: 2/15/2025
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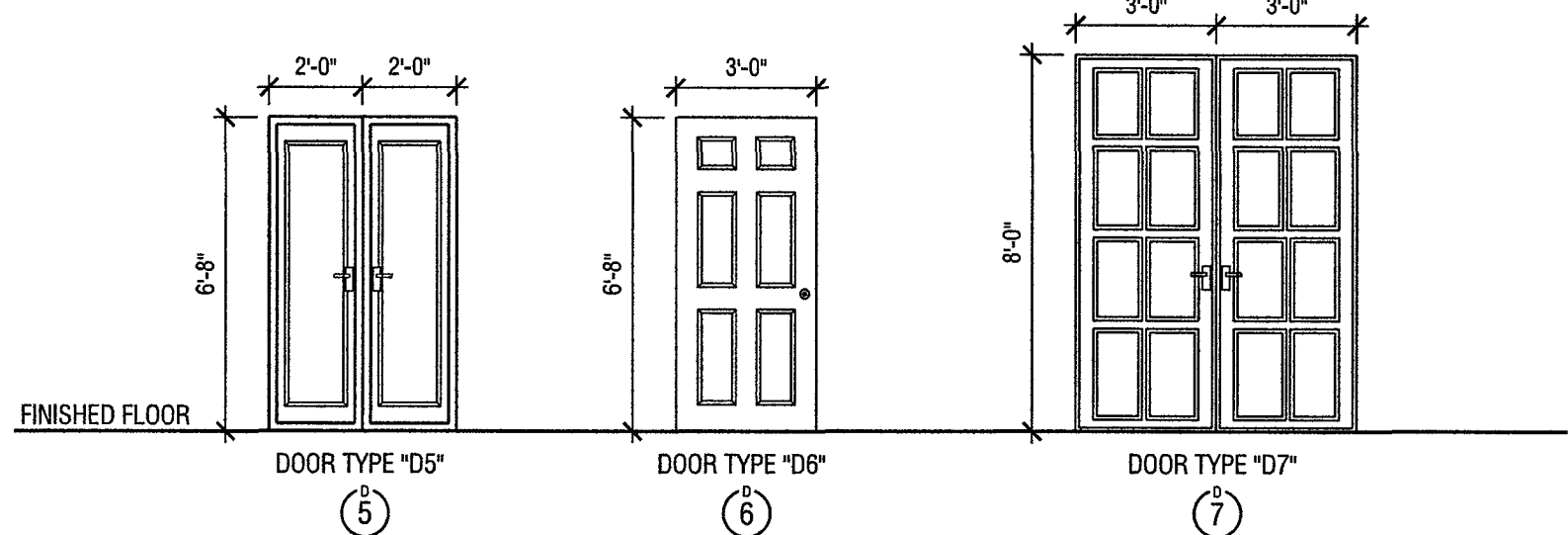
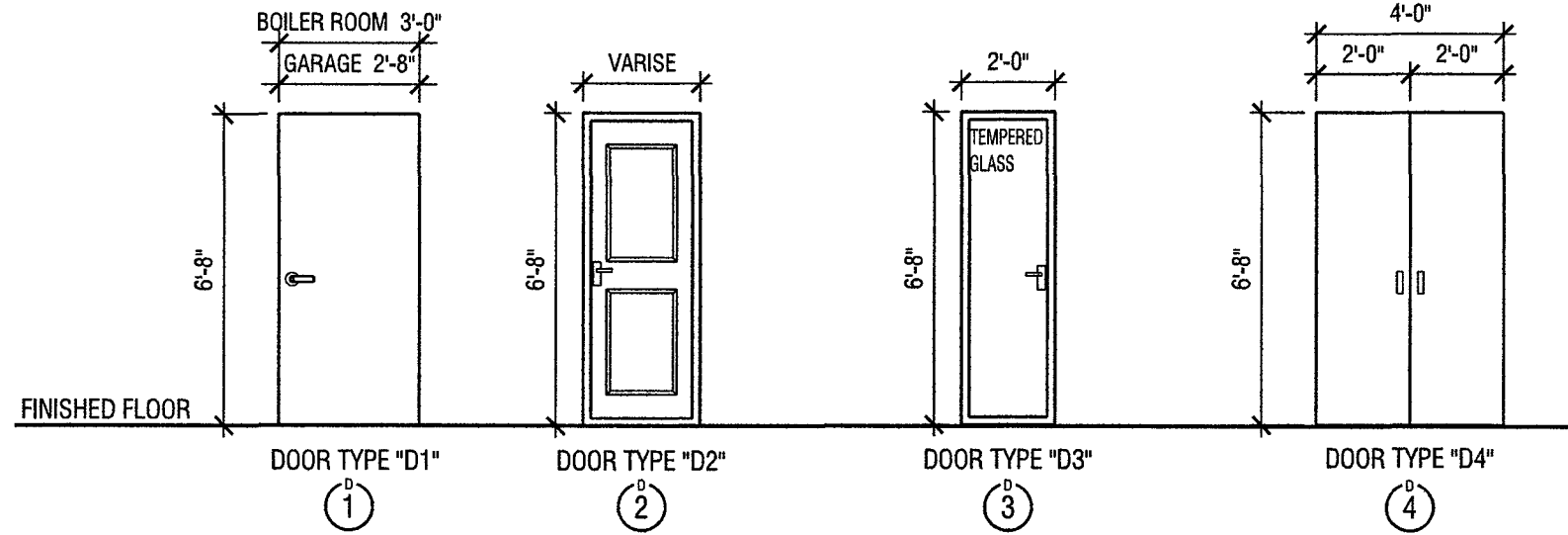
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BUILDING DEPARTMENT
FEB 19 2025
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DOOR SCHEDULE															
DOOR SYMBOL	ROOM/SPACE NAME	DOOR							FRAME		SADDLE	FENESTRATION RATING			REMARK
		SIZE			MATERIAL	FINISH	GLAZING	FIRE RATING	MATERIAL	FINISH	MATERIAL	U-FACTOR	SHGC	AIR LEAKAGE	
		WIDTH	HEIGHT	THICKNESS											
①	BOILER ROOM & GARAGE	36" OR 32"	80"	1-3/4"	MT	PAINT	-	1 5 HR	MT	PAINT	MT	-	-	-	FPSC 1.5 HR FIRE RATED
②	MH ROOM, CLOSET, BATHROOM	24" TO 36"	80"	1-3/4"	WD	PAINT	-	-	WD	PAINT	-	-	-	-	-
③	BATHROOM	30"	80"	1-3/4"	MT	PAINT	GLASS	-	MT	PAINT	MT	-	-	-	-
④	CLOSET	(2)24"	80"	1-3/4"	WD	PAINT	-	-	MT	PAINT	-	-	-	-	SLIDING DOOR
⑤	CLOSET	(2)24"	80"	1-3/4"	WD	PAINT	-	-	MT	PAINT	-	-	-	-	-
⑥	FRONT & SIDE ENTRANCE	36	80"	1-3/4"	MT	PAINT	-	-	MT	PAINT	-	0.26	0.36	0.52	-
⑦	REAR ENTRANCE	(2)36"	96	1-3/4"	WD	PAINT	-	-	WD	PAINT	-	0.26	0.36	0.52	-

1 DOOR SCHEDULE
SCALE: N.S.F.

WINDOW SCHEDULE											
WINDOW SYMBOL	ROOM/SPACE NAME	WINDOW				FRAME		FENESTRATION RATING			REMARK
		SIZE		TYPE	GLASS	MATERIAL	FINISH	U-FACTOR	SHGC	AIR LEAKAGE	
		WIDTH	HEIGHT								
①	BASEMENT	38"	52"	CASEMENT	DOUBLE PANE	ALUM	PAINT	0.23	0.40	0.20	OPERABLE AREA: 13.72 SQFT SUITABLE FOR EGRESS
②	FAMILY DEN	(2)20" & 62"	48"	CASEMENT & FIXED	DOUBLE PANE	ALUM	PAINT	0.23	0.40	0.20	-
③	FAMILY DEN	(2)28"	46"	DOUBLE HUNG	DOUBLE PANE	ALUM	PAINT	0.23	0.40	0.20	-
④	BATHROOM	28"	36"	CASEMENT	DOUBLE PANE	ALUM	PAINT	0.23	0.40	0.20	GLASS TO BE TEMPERED AND FROSTED
⑤	BEDROOM	(2)24	36"	DOUBLE HUNG	DOUBLE PANE	ALUM	PAINT	0.23	0.40	0.20	OPERABLE AREA: 12.00 SQFT SUITABLE FOR EGRESS
⑥	LIVING AREA	(2)32" & 45"	54"	CASEMENT & FIXED	DOUBLE PANE	ALUM	PAINT	0.23	0.40	0.20	-
⑦	KITCHEN AREA & BEDROOM	36"	48"	CASEMENT	DOUBLE PANE	ALUM	PAINT	0.23	0.40	0.20	-
⑧	DINING AREA	24"	78"	FIXED	DOUBLE PANE	ALUM	PAINT	0.23	0.40	0.20	-
⑨	LIVING AREA	32"	48"	CASEMENT	DOUBLE PANE	ALUM	PAINT	0.23	0.40	0.20	-
⑩	BATHROOM	44"	22"	AWNING	DOUBLE PANE	ALUM	PAINT	0.23	0.40	0.20	GLASS TO BE TEMPERED AND FROSTED
⑪	BEDROOM	36"	46"	CASEMENT	DOUBLE PANE	ALUM	PAINT	0.23	0.40	0.20	-
⑫	PORCH	24"	78"	FIXED	DOUBLE PANE	ALUM	PAINT	0.23	0.40	0.20	-
⑬	BEDROOM	30"	48"	CASEMENT	DOUBLE PANE	ALUM	PAINT	0.23	0.40	0.20	OPERABLE AREA 10.00 SQFT SUITABLE FOR EGRESS
⑭	BEDROOM	(2)24"	48"	CASEMENT	DOUBLE PANE	ALUM	PAINT	0.23	0.40	0.20	OPERABLE AREA 16.00 SQFT SUITABLE FOR EGRESS
⑮	BATHROOM	24"	36"	CASEMENT	DOUBLE PANE	ALUM	PAINT	0.23	0.40	0.20	GLASS TO BE TEMPERED AND FROSTED
⑯	CELLAR	36"	48"	CASEMENT	DOUBLE PANE	ALUM	PAINT	0.23	0.40	0.20	EGRESS WINDOW

2 WINDOW SCHEDULE
SCALE: N.S.F.



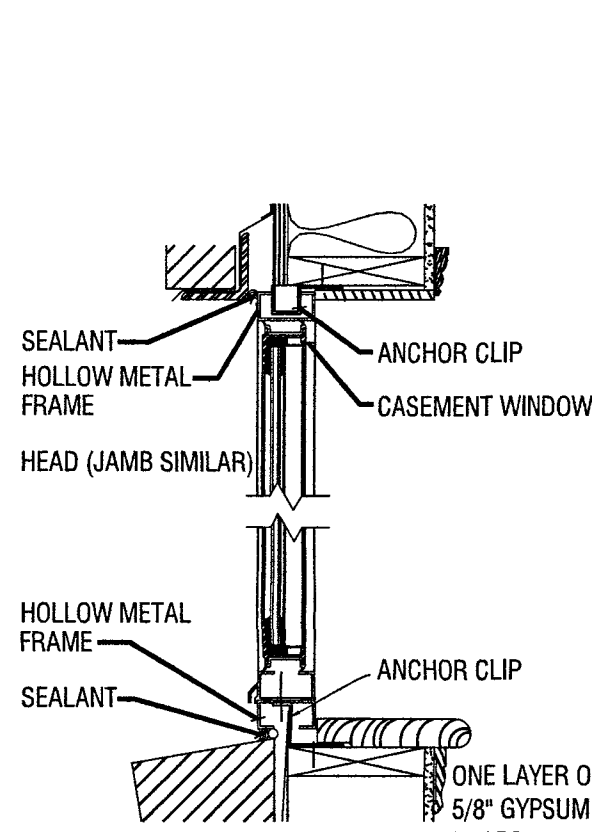
HEADER SCHEDULE	
OPENING	REQUIRED MEMBER
UP TO 8'-0"	(2) 1-3/4" X 9-1/2" LVL U.O.N.
UP TO 10'-0"	(2) 1-3/4" X 11-7/8" LVL U.O.N.

NOTE:
FOR ALL HEADER POST NOT SPECIFIED
USE (2) 2X6 POST FOR OPENINGS < 6'-0"
USE 3-1/2" X 5-1/4" PSL COL. FOR OPENINGS > 6'-0"

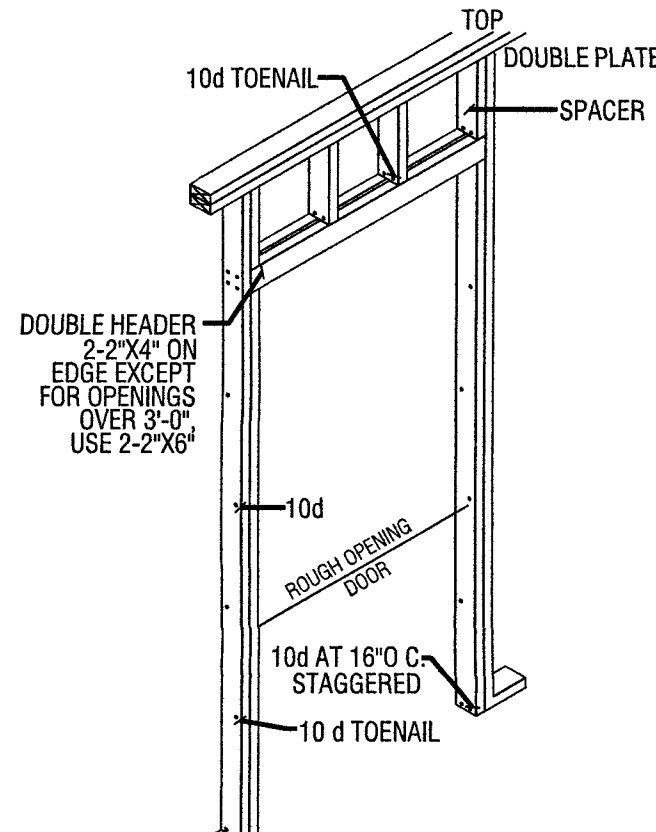
3 LINGEL & HEADER SCHEDULE
SCALE: N.S.F.

LINTEL SCHEDULE			
OPENING	STEEL ANGLES	WIDE FLANGE BEAM	REMARKS
4'-0" OR LESS	L4" x 3-1/2" x 5/16"	W10 x 15 MIN.	DOUBLE LINTELS FOR MASONRY WALLS WITH FACE BRICK AND BACK-UP CONCRETE BLOCK WALLS
4'-1" TO 7'-0"	L5" x 3-1/2" x 5/16"	W10 x 17 MIN.	
OVER 7'-0"	L5" x 3-1/2" x 1/2"	W10 x 19 MIN.	

NOTE:
A. 3-1/2" LEGS ARE HORIZONTAL
B. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS
C. PROVIDE L5" x 5" x 5/16" ANGLES FOR 6" THICK WALLS AND PARTITIONS
D. PROVIDE MIN. 6" BEARING AT EACH END FOR ALL LINTELS
E. LINTELS OVER 4'-0" SHALL BE FIREPROOFED
F. ALL VOIDS BETWEEN LINTELS AND MASONRY UNITS TO BE FIRE PROOF GOUT FILLED



4 WINDOW DETAIL (TYP.)
SCALE: N.S.F.



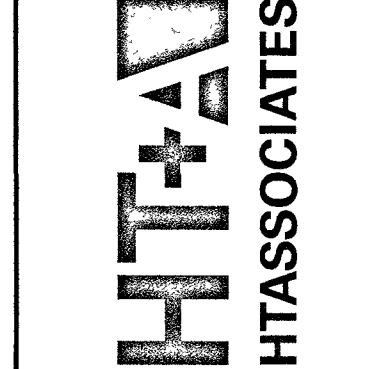
5 DOOR OPENING DETAIL (TYP.)
SCALE: N.S.F.

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 02/20/2025

VILLAGE BOARD: [Signature]
X [Signature]
THESE PLANS ARE APPROVED BY:

CHAIRPERSON: _____
DATE: _____



36-09 HANL STREET, SUITE 60
FLUSHING, NY 11354
T: 718-789-9091
E: INFO@HTASSOCIATES.NET

DATE	ISSUED
01/30/25	
REVISION	COMMENTS
1	

DAVID'S RESIDENCE

105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 189, LOT: 3

DRAWING TITLE:
DOOR AND WINDOW SCHEDULE

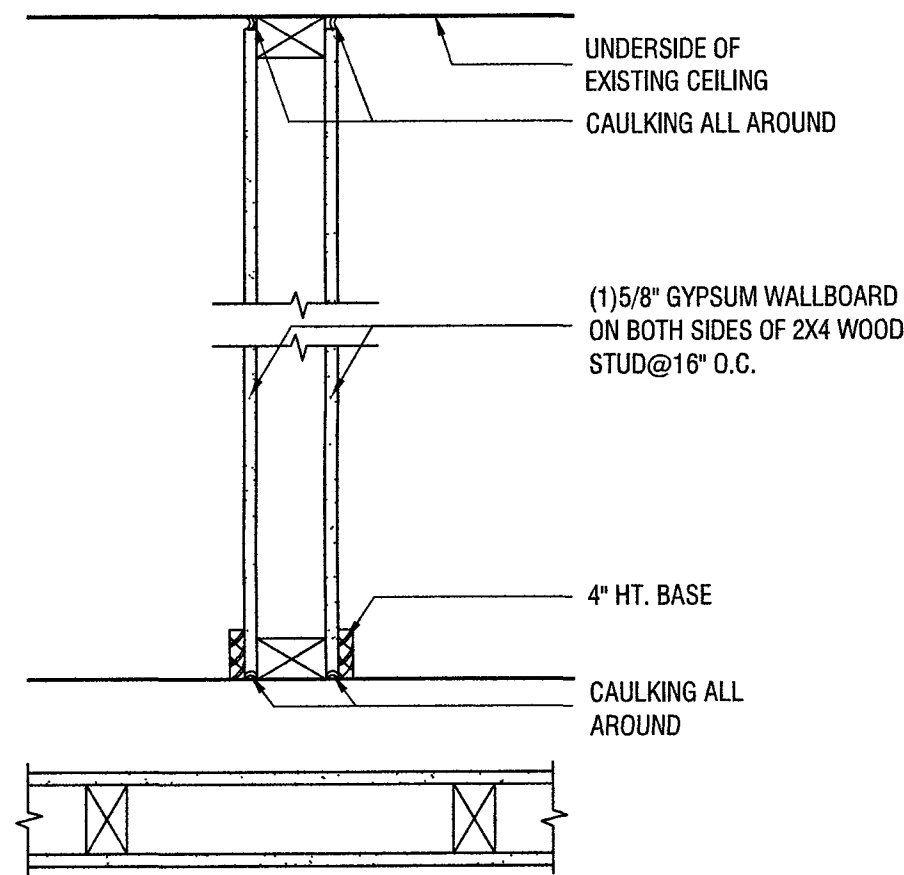
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PAGE: 9 OF 23
DATE ISSUED: 2/15/2025
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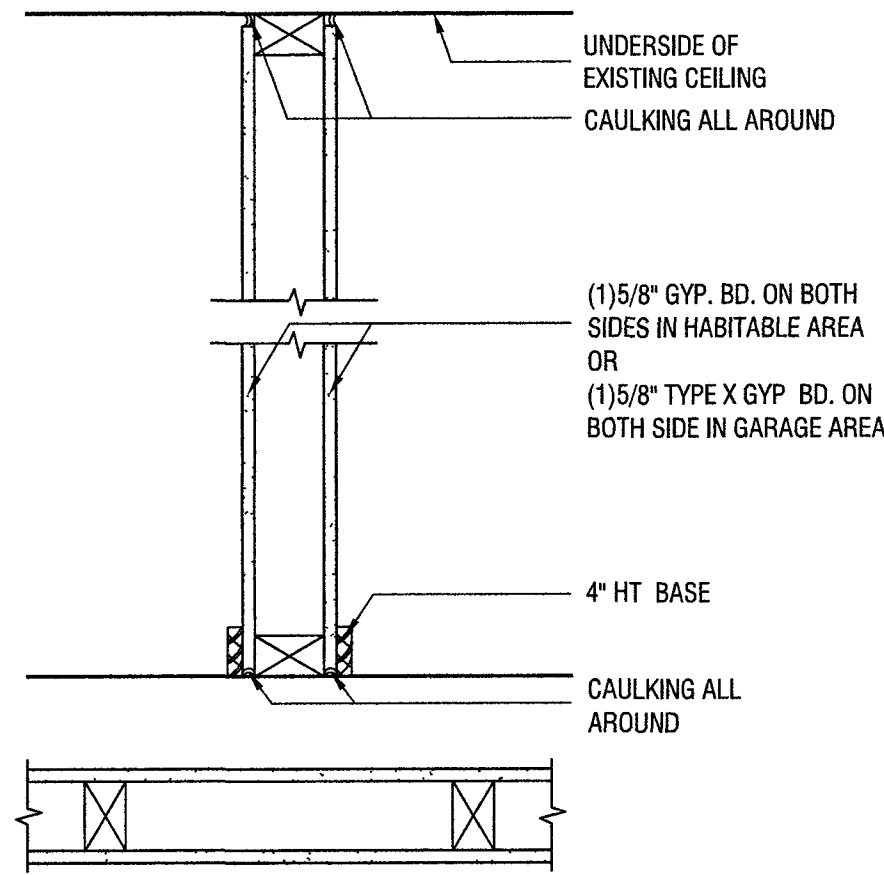


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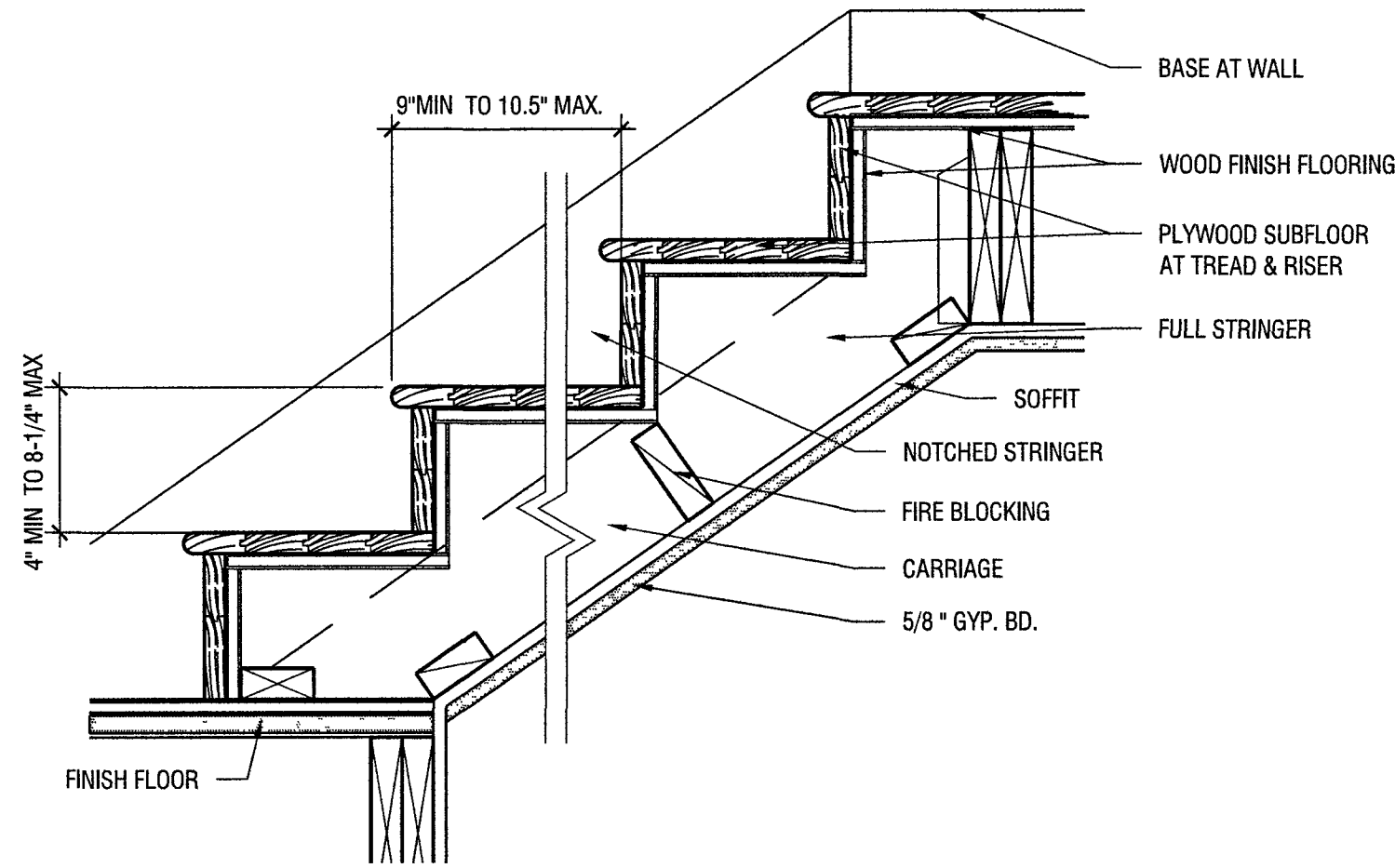
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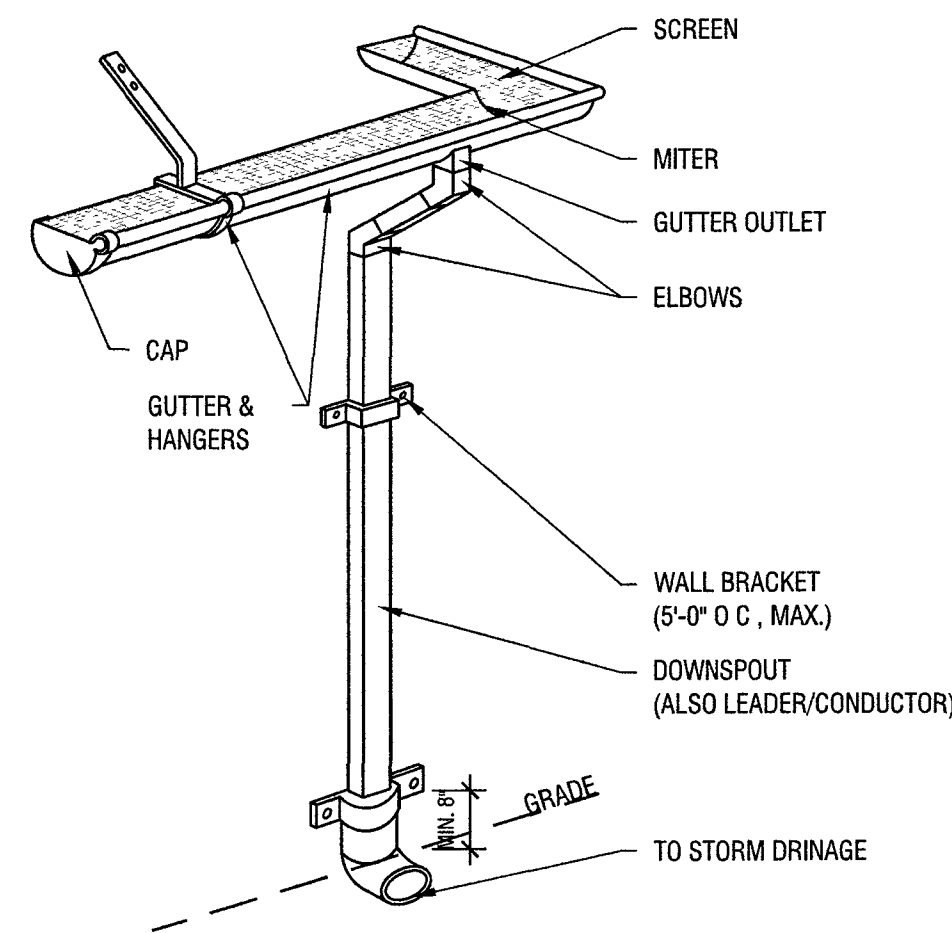
1 PLAN SYMBOL
NEW INTERIOR WALL - NON FIRE RATED
2X4 WD. STUDS @ 16" O.C., &
(1) 5/8" GYP. BOARD ON BOTH SIDES



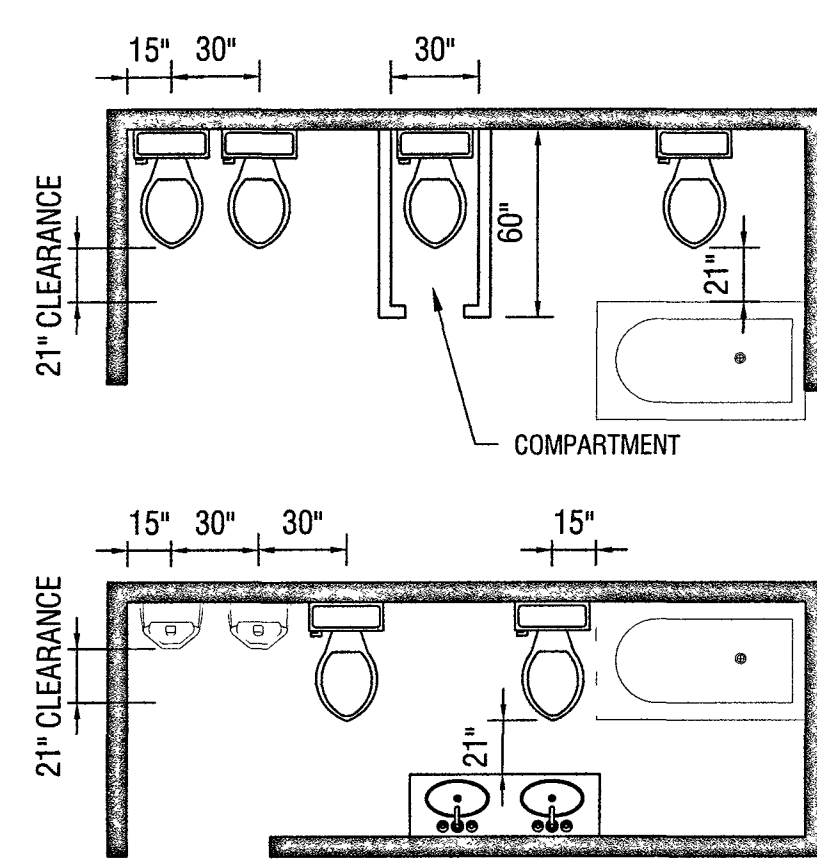
2 PLAN SYMBOL
NEW INTERIOR LOAD BEARING WALL
2X6 WOOD STUDS W/(1) 5/8" GYP. BD. ON BOTH
SIDES IN HABITABLE AREA OR (1) 5/8" TYPE X
GYP. BD. ON BOTH SIDE IN GARAGE AREA



2 INTERIOR STAIR RISER & TREAD DETAIL (TYP.)
SCALE: N.T.S



3 GUTTER DETAIL (TYP.)
SCALE: N.T.S



4 BATHROOM CLEARANCE DETAIL (TYP.)
SCALE: N.T.S

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

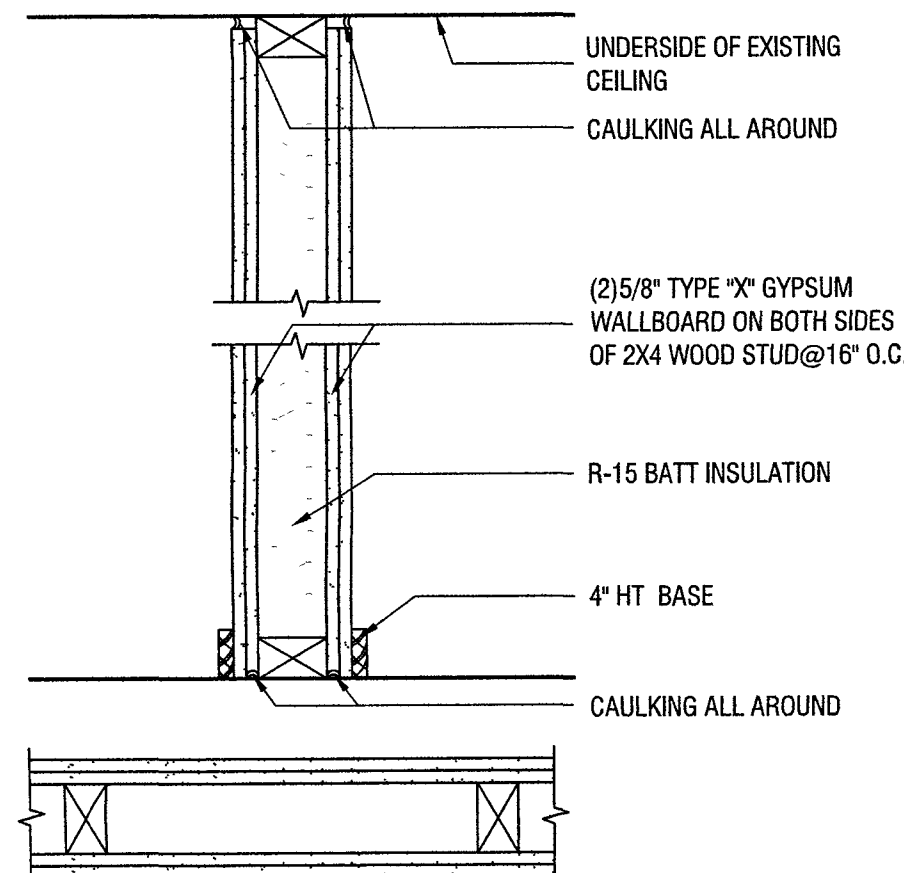
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 01/20/2025

VILLAGE BOARD: HAN, SEA, ARE

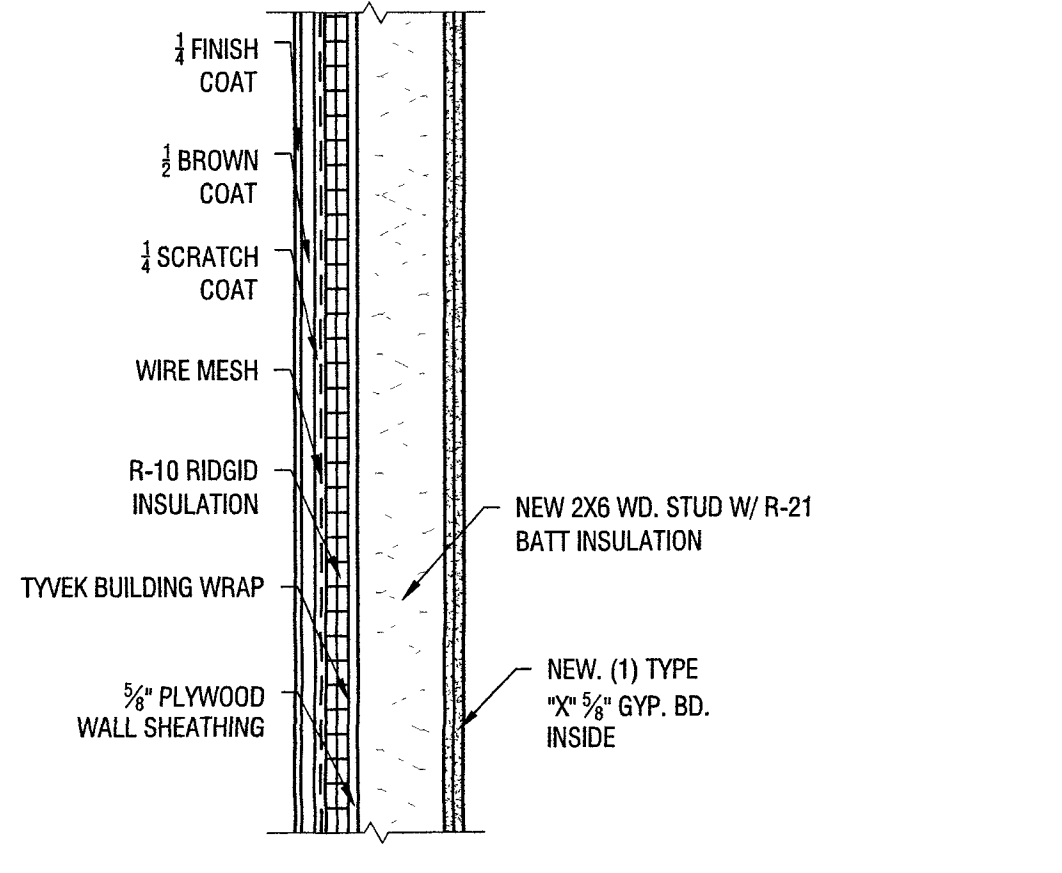
X THESE PLANS ARE APPROVED BY:

CHAIRPERSON:

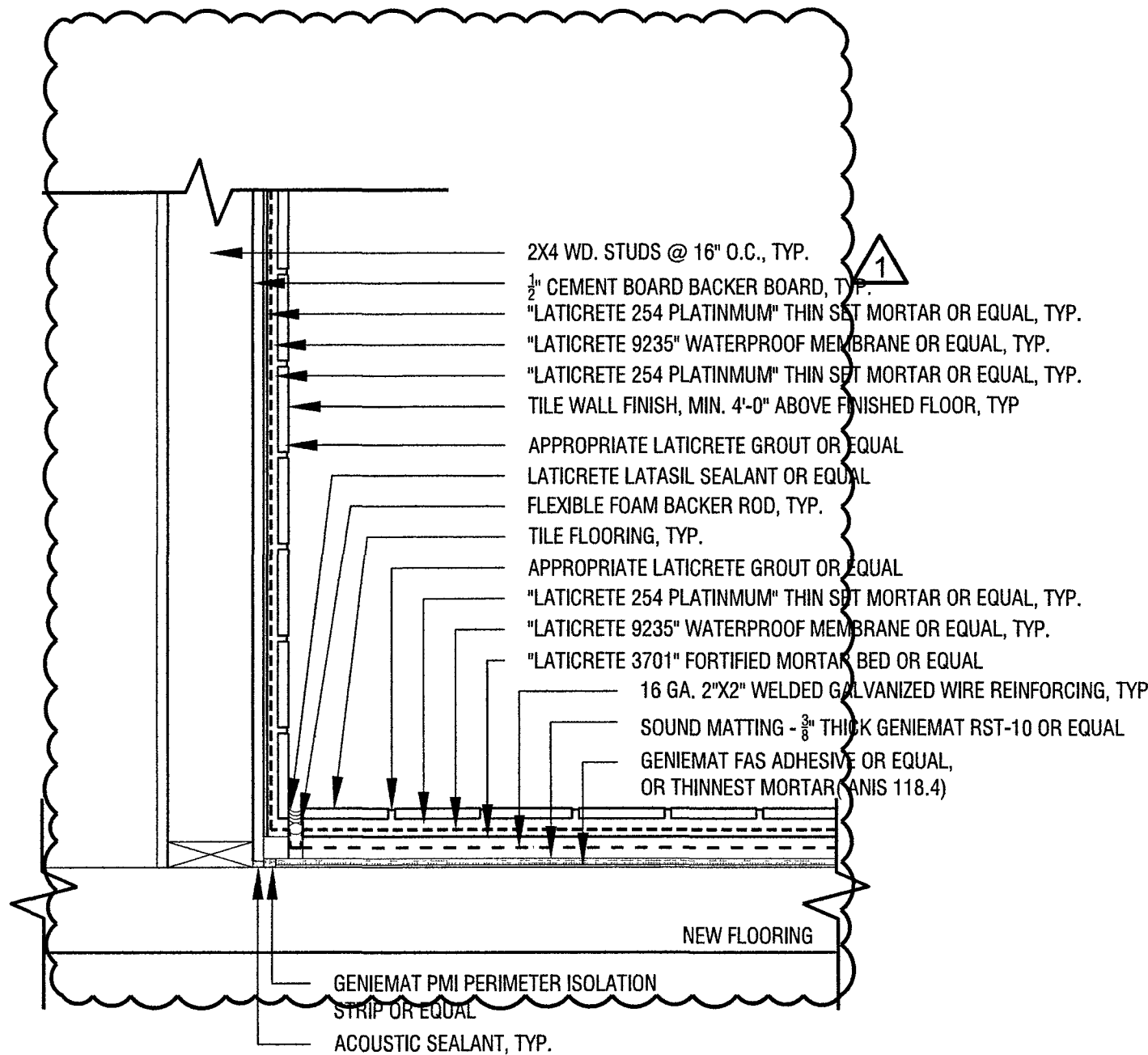
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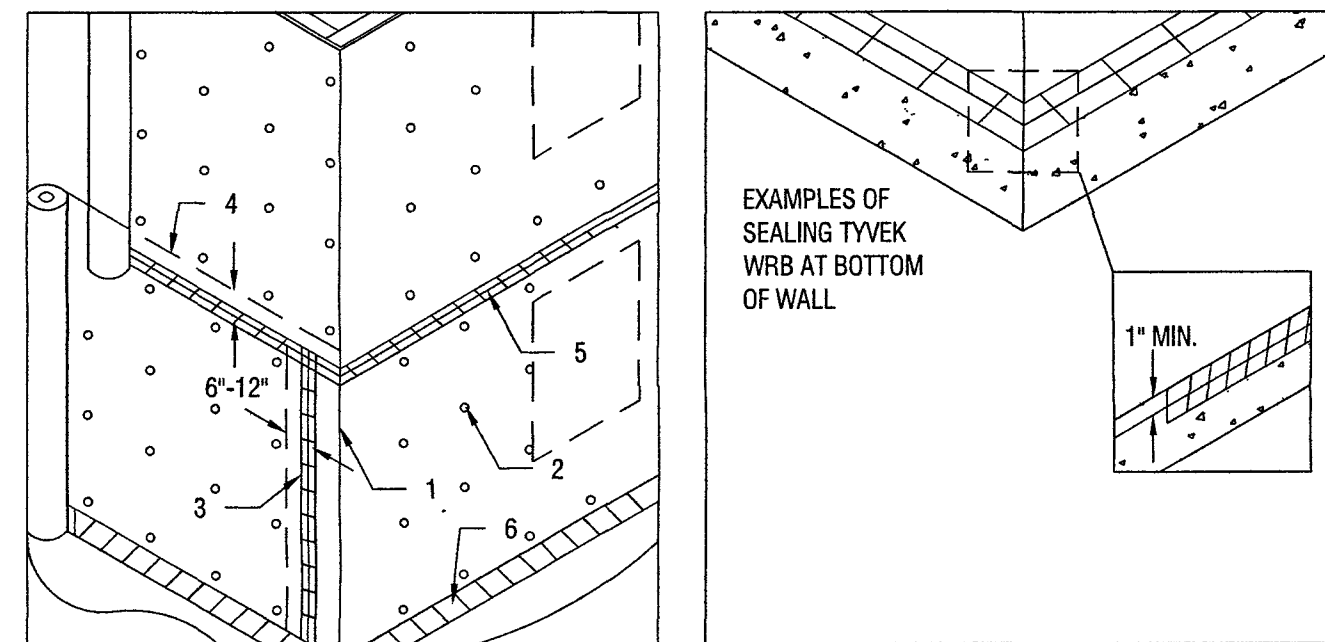
3 PLAN SYMBOL
NEW INTERIOR WALL - (2HR FIRE RATED)
2X4 WD. STUD W/ (2) 5/8" GYP. BOARD TYPE "X" ON
BOTH SIDE



4 PLAN SYMBOL
NEW EXTERIOR WALL W/NEW STUCCO FINISH
(1) 1/2" FINISH COAT, (1) 1/2" BROWN COAT, (1) 1/2" SCRATCH COAT, NEW
WIRE MESH, 2" R-10 RIDGID INSULATION, TYVEK BUILDING WRAP
PLYWOOD WALL SHEATHING, 2X6 WOOD STUDS @ 16" O.C. W/
R-21 BATT INSULATION & (1) TYPE "X" GYP. BD. INSIDE



5 BATHROOM WALL AND FLOOR DETAIL (TYP.)
SCALE: N.T.S

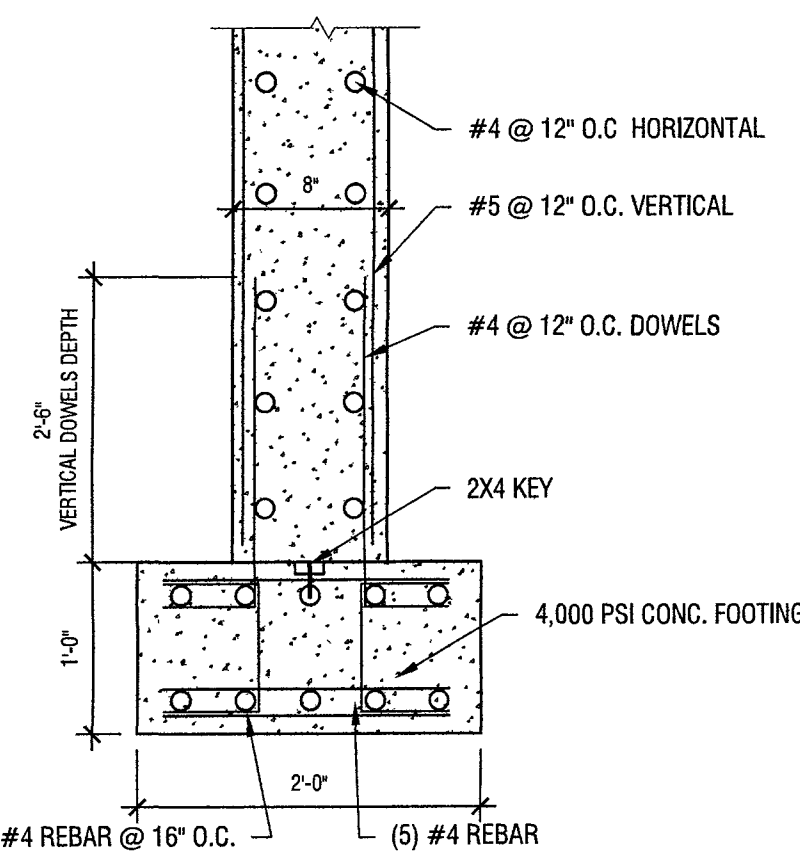


- TYVEK WRB INSTALLATION FOR NEW CONSTRUCTION
1. TYVEK WRB ROLL ALIGNED AT BOTTOM CORNER OF STRUCTURE AND UNROLLED STARTING AT CORNER AND DIRECTLY OVER WINDOW/DOOR ROUGH OPENINGS. ALL VERTICAL SEAMS OVERLAPPED BY 6"-12".
 2. TYVEK WRB SECURED TO STUD OR NAIL-BASE MATERIAL WITH RECOMMENDED FASTENERS SPACES 6"-18" ON VERTICAL STUD LINES. NO FASTENERS WITHIN 6" OF SILLS AND JAMBS AND 9" OF THE HEAD OF WINDOW/DOOR ROUGH OPENINGS.
 3. VERTICAL SEAMS OF TYVEK WRB TAPED WITH DUPONT TYVEK TAPE.
 4. UPPER LAYER OF TYVEK WRB INSTALLED OVERLAPPING BOTTOM LAYER BY MIN 6".
 5. AIR BARRIER INSTALLATIONS ALL HORIZONTAL SEAMS TAPED. (3" TYVEK TAPE REQUIRED ON HORIZONTAL AND VERTICAL SEAMS WHEN USING DUPONT TYVEK STUCCO WRAP, TYVEK DRAIN WRAP OR TYVEK COMMERCIAL WRAP D).
 6. AIR BARRIER INSTALLATIONS. ALL TERMINATIONS OF THE TYVEK WRB (INCLUDING, BUT NOT LIMITED TO, TOP-OF-WALL/BOTTOM-OF-WALL INTERFACES) TAPED OR SEALED WITH TYVEK TAPE OR DUPONT SELF-ADHERED FLASHING PRODUCTS.

- RECOMMENDED FASTENERS (NON-EXHAUSTIVE LIST)
- DUPONT TYVEK WRAP CAP NAILS, SCREWS, OR STAPLES.
 - OTHER CAP STAPLES FOR STINGER CAP STAPLER.
 - TRUFAST WALL GRIP-DECK SCREWS WITH THERMAL GRIP FASTCAP WASHERS (TRUFAST WALLS FORMERLY RODENHOUSE).

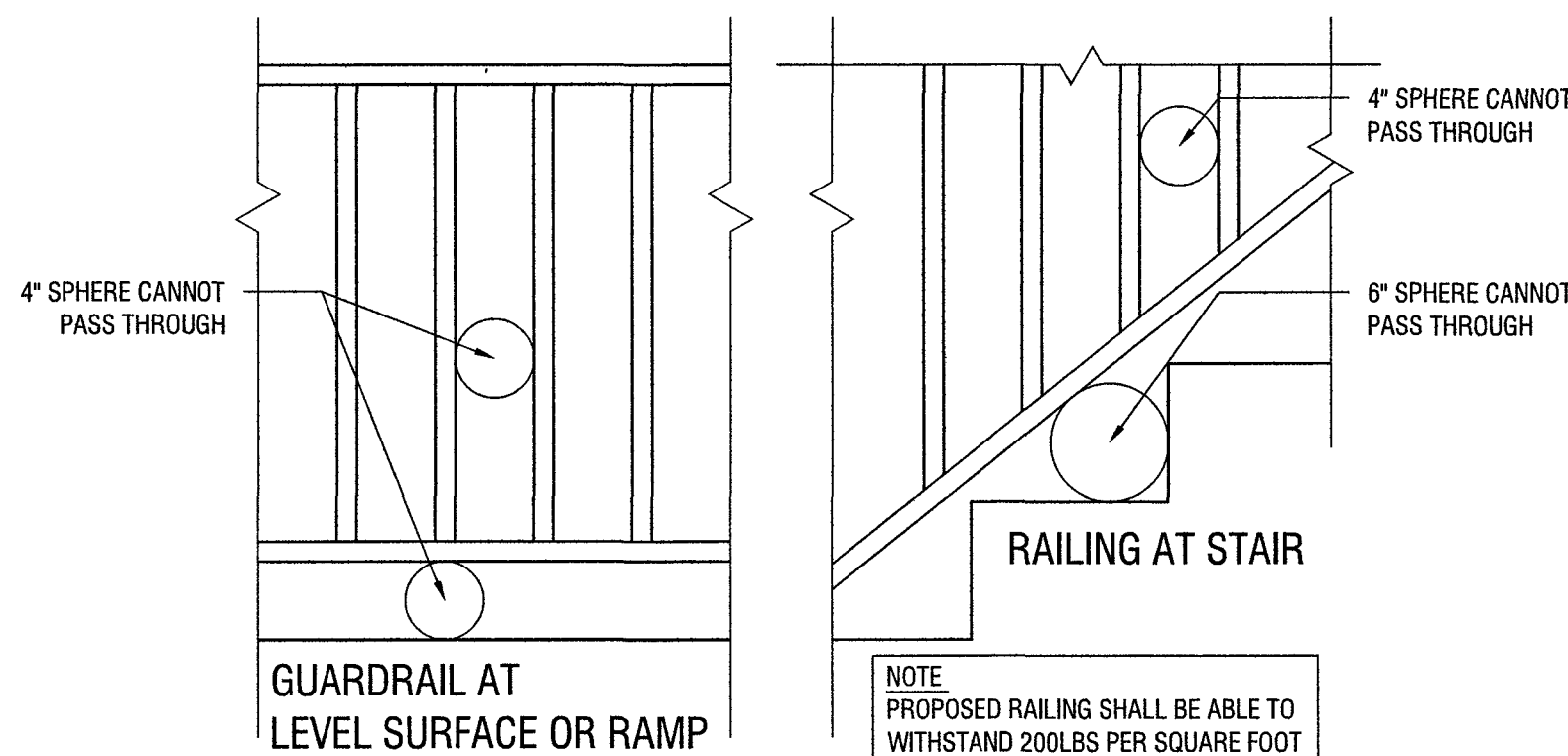
- BASE OF WALL
- TYVEK WRB OVERLAP FOUNDATION MIN 1". AND SEALED WITH DUPONT SELF-ADHERED FLASHING PRODUCT.

7 TYVEK DETAIL (TYP.)
SCALE: N.T.S



5 PLAN SYMBOL
NEW CONCRETE FOUNDATION
8" FOUNDATION WALL AND 2'-0" FOOTING

1 WALL TYPE DETAILS
SCALE: N.S.F.



6 RAILING DETAIL (TYP.)
SCALE: N.T.S

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
FEB 19 2025

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#	REVISION	DATE
1	COMMENTS REVISION	ISSUED 01.30.25

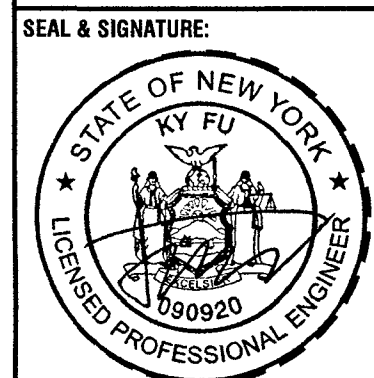
DAVID'S RESIDENCE

105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 189, LOT: 3

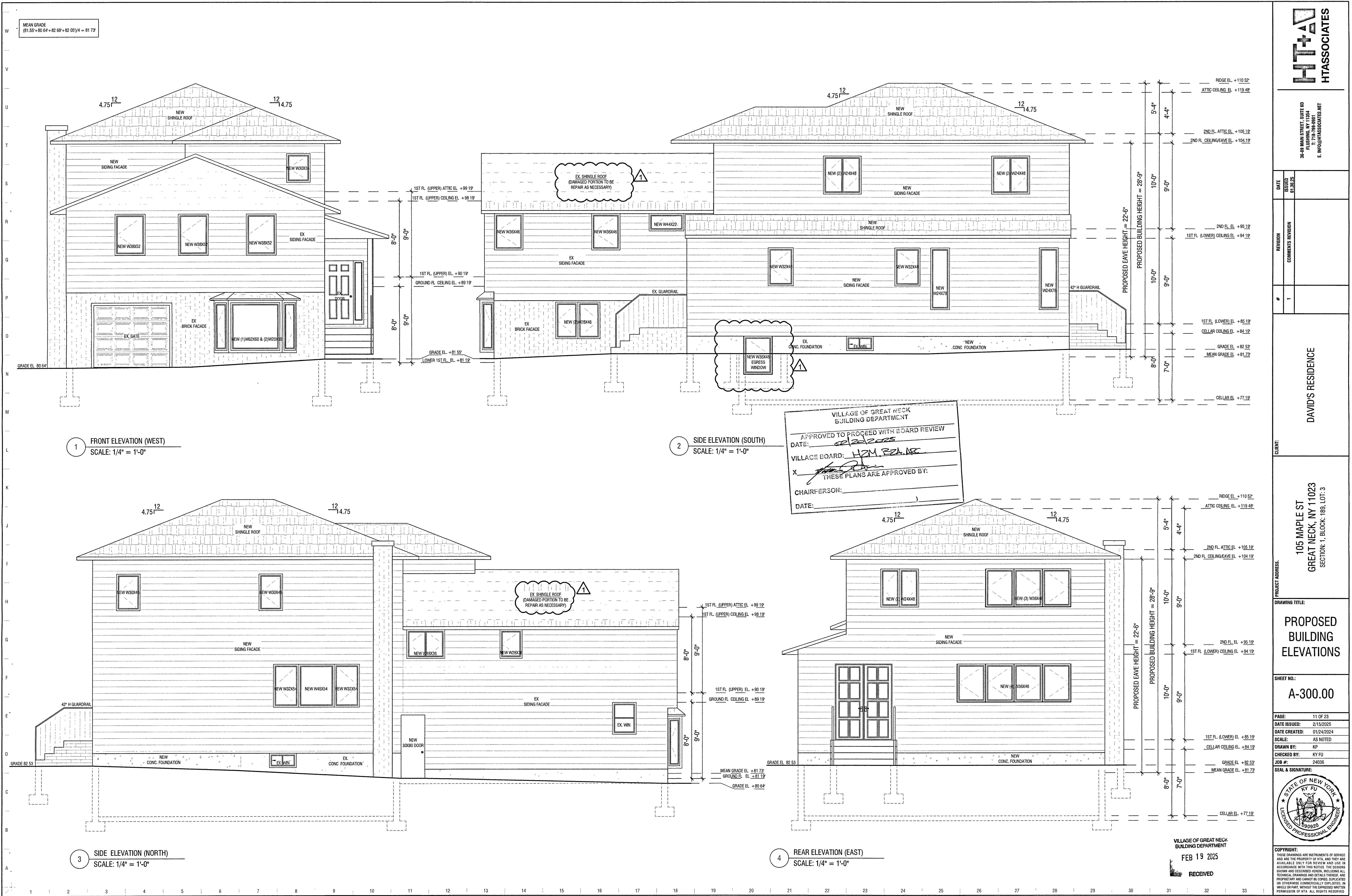
CONSTRUCTION
DETAILS

SHEET NO.:
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38-09 MAIN STREET, SUITE 60
FLYING BOATS, NY 11023
P: 718-789-0881
E: INFO@HTASSOCIATES.NET

DATE	REVISION
01/23/25	

DAVID'S RESIDENCE

105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 189, LOT: 3

PROPOSED BUILDING ELEVATIONS

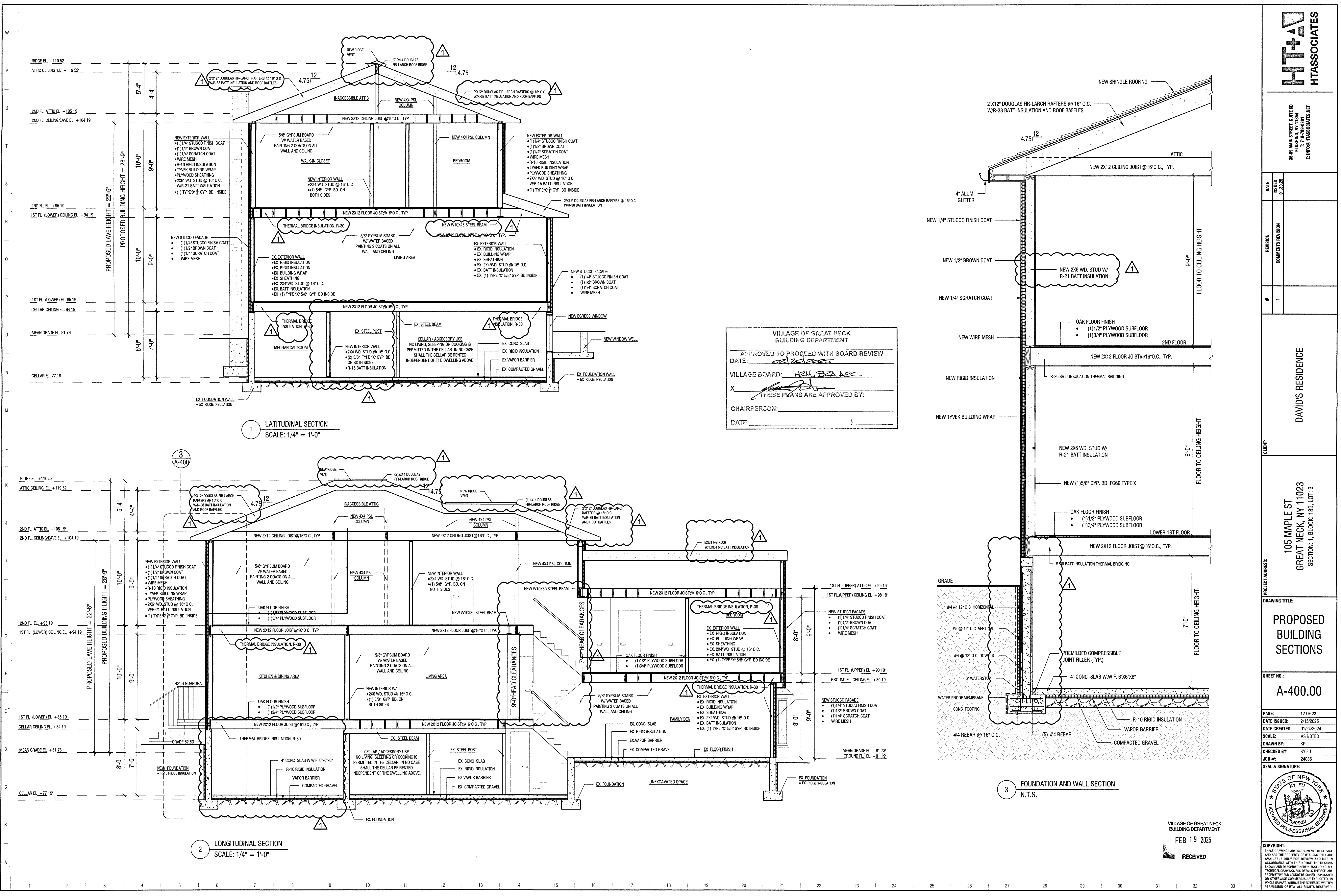
SHEET NO.: A-300.00

PAGE: 11 OF 23
DATE ISSUED: 2/15/2025
DATE CREATED: 01/24/2024
SCALE: AS NOTED
DRAWN BY: KP
CHECKED BY: KY FU
JOB #: 24036

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VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
FEB 19 2025
RECEIVED



VILLAGE OF GREAT NECK
BUILDING DEPARTMENT


APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 02/23/2025

VILLAGE BOARD: HEM, PEA, DE

X THESE PLANS ARE APPROVED BY:

CHAIRPERSON: _____

DATE: _____



HTASSOCIATES

36-09 MAIN STREET, SUITE 60
FLUSHING, NY 11354
T: 718-799-6881
E: INFO@HTASSOCIATES.NET

DATE ISSUED: 01/30/25

REVISION COMMENTS

1


DAVID'S RESIDENCE

105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 188, LOT: 3

DRAWING TITLE:
PROPOSED
BUILDING
SECTIONS

SHEET NO.:
A-400.00

PAGE: 12 OF 23
DATE ISSUED: 2/15/2025
DATE CREATED: 01/24/2024
SCALE: AS NOTED
DRAWN BY: KP
CHECKED BY: KY FU
JOB #: 24035

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VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

RECEIVED

FEB 19 2025

LEGEND

LED GIMBAL DOWNLIGHTING MODULE

LED WALL MOUNT EXTERIOR LIGHT

SINGLE POLE SWITCH

THREE-WAY POLE SWITCH

FOUR-WAY POLE SWITCH

WIRING CONCEALED IN WALL/CEILING

ELECTRIC OUTLET

ELECTRIC OUTLET (GFCI)

- ELECTRICAL NOTES
- 1

ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 NATIONAL ELECTRICAL CODE (NEC) AND THE 2018 INTERNATIONAL RESIDENTIAL CODES.
- 2

ALL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN
- 3

PROVIDE GROUND-FULT AND ARC-FAULT CIRCUIT INTERRUPTER PROTECTIONS IN ACCORDANCE WITH SECTION 230.92 OF THE 2015 IRC
- 4

GENERAL USE RECEPTACLE PLACEMENT SHALL BE IN ACCORDANCE WITH SECTION 3801.2 OF THE 2018 IRC-> NO POINT MEASURED HORIZONTALLY ALONG THE WALL SHALL BE MORE THAN 6" FROM A RECEPTACLE, 2' FOR KITCHEN COUNTERTOP RECEPTACLES.
- 5

PROVIDE AT LEAST ONE WALL SWITCH CONTROLLED LIGHTING FIXTURE ON THE EXTERIOR SIDE OF EACH EGRESS DOOR IN ACCORDANCE WITH SECTION E983.3 OF THE 2018 IRC.
- 6

100% OF ALL LAMPS IN PERMANENTLY INSTALLED FIXTURES MUST BE HIGH EFFICIENCY
- 7

ELECTRICAL CONTRACTOR TO PROVIDE 400 AMP SERVICE TO HOUSE.
- 8

ALL INSTALLATIONS MUST BE GROUNDED.
- 9

ALL RECESSED LIGHT FIXTURES TO BE TYPE IC RATED
- 10

ALL EXTERIOR USE FIXTURES & RECEPTACLES TO BE WEATHERPROOF
- 11

ELECTRICIAN IS RESPONSIBLE FOR ALL ELECTRICAL INSPECTIONS AND FOR PROVIDING UL CERTIFICATE UPON COMPLETION
- 12

LIGHTING & ELECTRICAL OUTLET PLAN IS A PRELIMINARY LAYOUT. FINAL SELECTION AND LOCATION OF ALL ELECTRICAL LIGHT FIXTURES TO BE BY OWNER. G.C. & ELECTRICAL CONTRACTOR TO CONFIRM THE EXACT LOCATION AND MOUNTING OF THE LIGHTING FIXTURES PRIOR TO ROUGH-IN.

- SMOKE & CARBON MONOXIDE DETECTOR NOTES
- PROVIDE SMOKE ALARMS AS PER SECTION 314 OF THE 2018 IRC. UNITS SHALL BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP.

AS PER R314.3 SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS

1

IN EACH SLEEPING ROOM.

2

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

3

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

AS PER R315.3 CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS

•

CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
- | LIGHTING FIXTURE SCHEDULE | | | | | | | | | | |
|---------------------------|-------------------------------|--------------------------------------|------|---------------|-------|----------|---------------|----------|---------|------------|
| TYPE | MOUNT | BULB TYPE | LAMP | INPUT WATTAGE | LUMEN | QUANTITY | TOTAL WATTAGE | EFFICACY | VOLTAGE | LOCATION |
| | CEILING MOUNT DOWNLIGHT | LITHONIA LIGHTING, 4 INCH LED BULB | LED | 10.5W | 810 | 9 | 94.5 | 85.0% | 120 | CELLAR |
| | CEILING MOUNT DOWNLIGHT | LITHONIA LIGHTING, 4 INCH LED BULB | LED | 10.5W | 810 | 3 | 31.5 | 85.0% | 120 | GROUND FL. |
| | CEILING MOUNT DOWNLIGHT | LITHONIA LIGHTING, 4 INCH LED BULB | LED | 10.5W | 810 | 21 | 220.5 | 85.0% | 120 | 1ST FL. |
| | CEILING MOUNT DOWNLIGHT | LITHONIA LIGHTING, 4 INCH LED BULB | LED | 10.5W | 810 | 10 | 105.0 | 85.0% | 120 | 2ND FL. |
| | LED WALL MOUNT EXTERIOR LIGHT | KOCHLER LIGHTING, 64 BI-PIN LED BULB | LED | 20W | 810 | 4 | 80.0 | 85.0% | 120 | O.S.P. |
-
- 3

2ND FL. LIGHTING PLAN

SCALE: 1/4" = 1'-0"
- VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW

DATE: 02/26/2025

VILLAGE BOARD: HZM, RBA, ARC

X THESE PLANS ARE APPROVED BY:

CHAIRPERSON:

DATE:
- HT+ASSOCIATES

38-09 MAIN STREET, SUITE 60
FLUSHING, NY 11354
T: 718-799-8881
E: INFO@HTASSOCIATES.NET

DATE

ISSUED

01/30/25

REVISION

COMMENTS

REVISION

#

1

CLIENT: DAVID'S RESIDENCE

PROJECT ADDRESS: 105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 189, LOT: 3

DRAWING TITLE: PROPOSED LIGHTING PLANS

SHEET NO.: E-101.00

PAGE: 14 OF 23

DATE ISSUED: 2/15/2025

DATE CREATED: 01/24/2024

SCALE: AS NOTED

DRAWN BY: LW

CHECKED BY: KY FU

JOB #: 24036

SEAL & SIGNATURE:

STATE OF NEW YORK

KY FU

080920

REGISTERED PROFESSIONAL ENGINEER

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






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VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

FEB 19 2025

RECEIVED
- 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33

LEGEND

- | | |
|---|---|
|  | <u>LED DIMMER DOWNLIGHTING MODULE</u> |
|  | <u>LED WALL MOUNT EXTERIOR LIGHT</u> |
|  | <u>SINGLE POLE SWITCH</u> |
|  | <u>THREE-WAY POLE SWITCH</u> |
|  | <u>FOUR-WAY POLE SWITCH</u> |
|  | <u>WIRING CONCEALED IN WALL/CEILING</u> |
|  | <u>ELECTRIC OUTLET</u> |
|  | <u>ELECTRIC OUTLET (GFCI)</u> |






ELECTRICAL NOTES

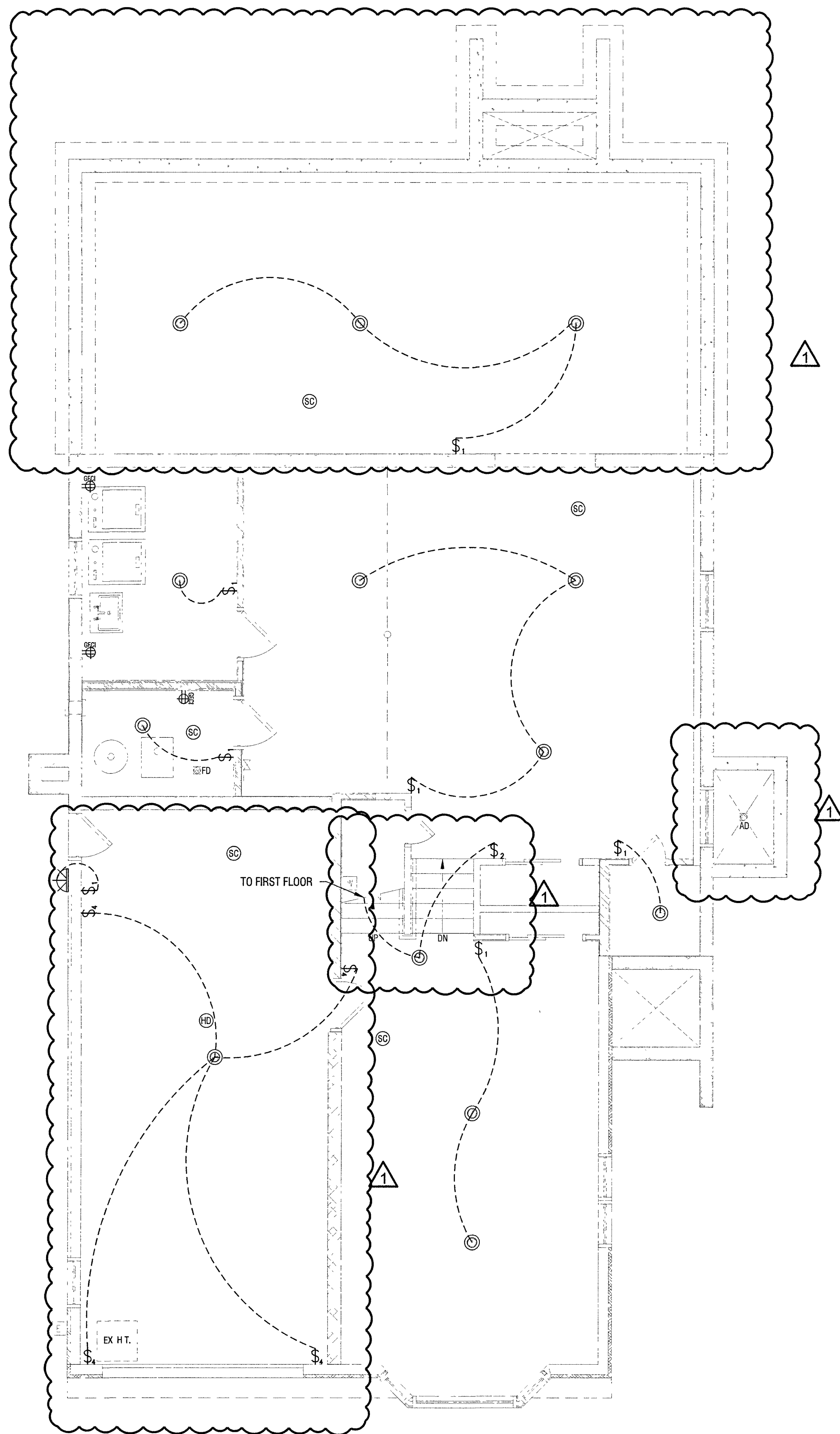
1. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 NATIONAL ELECTRICAL CODE (NEC) AND THE 2018 INTERNATIONAL RESIDENTIAL CODES.
2. ALL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN.
3. PROVIDE GROUND-Fault AND ARC-Fault CIRCUIT INTERRUPTER PROTECTIONS IN ACCORDANCE WITH SECTION E9302 OF THE 2015 IRC.
4. GENERAL USE RECEPTACLE PLACEMENT SHALL BE IN ACCORDANCE WITH SECTION 301.2 OF THE 2018 IRC- NO POINT MEASURED HORIZONTALLY ALONG THE WALL SHALL BE MORE THAN 6' FROM THE RECEPTACLE. 2 RECEPTACLES PER ROOM.
5. PROVIDE AT LEAST ONE WALL SWITCH CONTROLLED LIGHTING FIXTURE ON THE EXTERIOR SIDE OF EACH ENTRANCE DOOR IN ACCORDANCE WITH SECTION E933.3 OF THE 2018 IRC.
6. 100% OF ALL LUMPS IN PANELS INSTALLED MUST BE HIGHLY EFFICIENT.
7. PROVIDE ELECTRICAL GROUNDING AND GFCI GROUND FAULT SERVICE TO HOSE.
8. ALL INSTALLATIONS MUST BE GROUNDED.
9. ALL RECESSED LIGHT FIXTURES TO BE TYPE IC RATED.
10. ALL EXTERIOR USE FIXTURES & RECEPTABLES TO BE WEATHERPROOF.
11. ELECTRICIAN IS RESPONSIBLE FOR ALL ELECTRICAL INSPECTIONS AND FOR PROVIDING A CERTIFICATE UPON COMPLETION.
12. LIGHTING & ELECTRICAL OUTLET PLAN IS A PRELIMINARY OUTLINE- FINAL SELECTION AND LOCATION OF ALL ELECTRICAL LIGHT FIXTURES TO BE BY OWNER, OR A ELECTRICAL CONTRACTOR TO CONFORM THE EXACT LOCATION AND MOUNTING OF THE LIGHTING FIXTURES PRIOR TO ROUGH-IN.

SMOKE & CARBON MONOXIDE DETECTOR NOTES

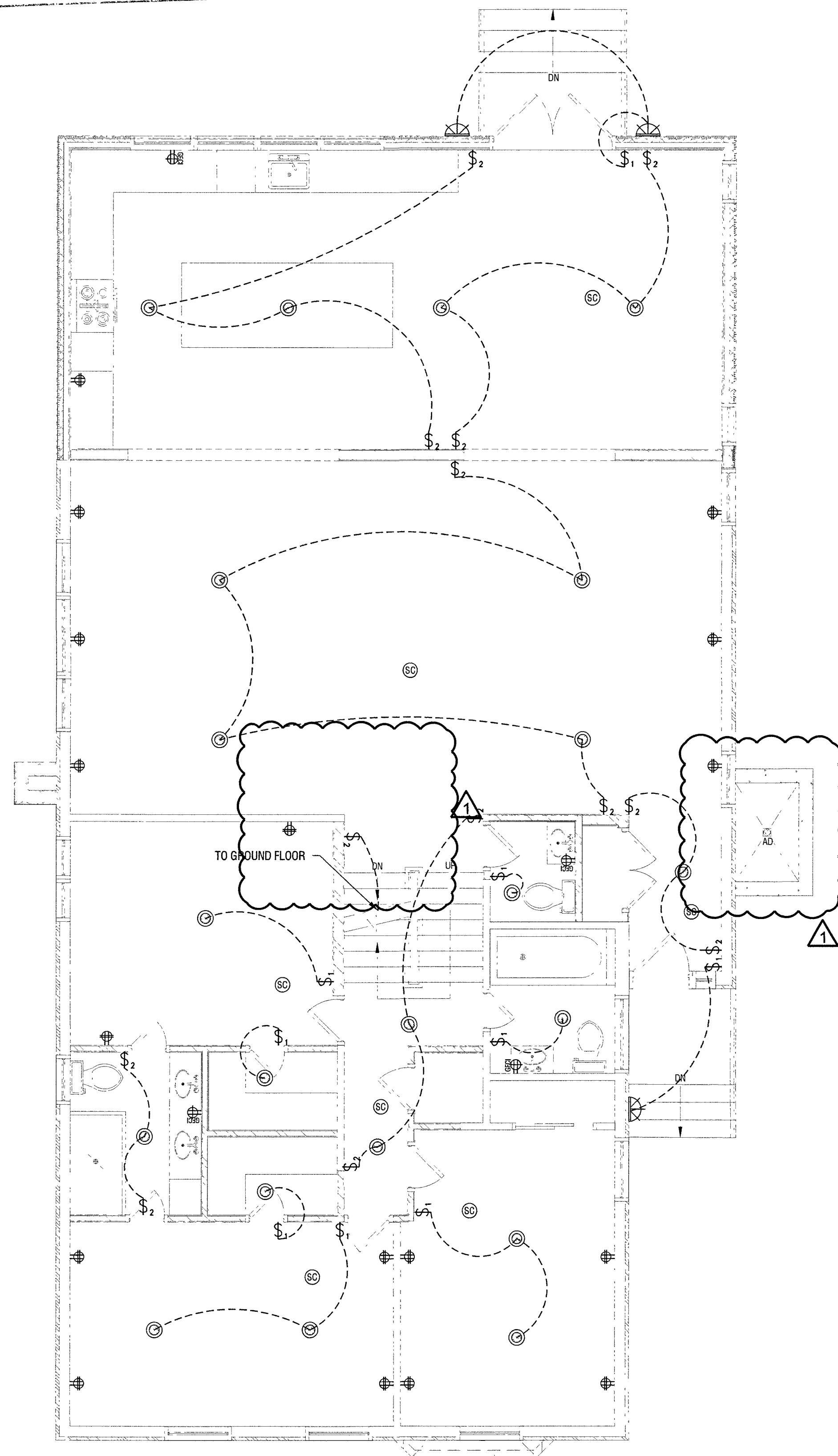
PROVIDE SMOKE ALARMS AS PER SECTION 314 OF THE 2018 IRC. UNITS SHALL BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP.

1. AS PER RS14.3 SMOKE ALARMS SHALL BE INSTALLED IT THE FOLLOWING LOCATIONS
 1. IN EACH SLEEPING ROOM.
 2. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENT AND CELLARS, BUT NOT INCLUDING GARAGE, SPACES AND UNINHABITABLE ATTIC IN DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE DWELLING UNITS LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SURVEY FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
2. AS PER RS15.3 CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS
 1. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 2. A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR AS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

LIGHTING FIXTURE SCHEDULE										
TYPE	MOUNT	BULB TYPE	LAMP	INPUT WATTAGE	LUMEN	QUANTITY	TOTAL WATTAGE	EFFICACY	VOLTAGE	LOCATION
	CEILING MOUNT DOWNLIGHT	LITHONIA LIGHTING, 4 INCH LED BULB	LED	10 5W	810	9	94.5	85.00%	120	CELLAR
	CEILING MOUNT DOWNLIGHT	LITHONIA LIGHTING, 4 INCH LED BULB	LED	10 5W	810	3	31.5	85.0%	120	GROUND FL
	CEILING MOUNT DOWNLIGHT	LITHONIA LIGHTING, 4 INCH LED BULB	LED	10 5W	810	21	220.5	85.0%	120	1ST FL.
	CEILING MOUNT DOWNLIGHT	LITHONIA LIGHTING, 4 INCH LED BULB	LED	10 5W	810	10	1050	85.0%	120	2ND FL
	LED WALL MOUNT EXTERIOR LIGHT	KICHLER LIGHTING, 04 BI-PIN LED BULB	LED	20W	810	4	80.0	85.0%	120	0 S.P.



1 CEL. & GROUND FL. LIGHTING PLAN
SCALE: 1/4" = 1'-0"



2 1ST FL. LIGHTING PLAN
SCALE: 1/4" = 1'-0"

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW

DATE: 02/22/2025

VILLAGE BOARD: HCM, BSA, ABC

X [Signature]

THESE PLANS ARE APPROVED BY:

CHAIRPERSON: _____

DATE: _____)

HT+A
ASSOCIATES

36-09 MAIN STREET, SUITE 6D
FLUSHING, NY 11354
T: 718-799-0901
E: INFO@MTASSOCIATES.NET

DATE	ISSUED
	01 30 25

REVISION
COMMENTS REVISION

#	1
---	---

DAVID'S RESIDENCE

CLIENT:

105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 189, LOT: 3

DRAWING TITLE:

PROPOSED LIGHTING PLANS

SHEET NO.:

E-100.00

PAGE: 13 OF 2

DATE ISSUED: 2/15/2025

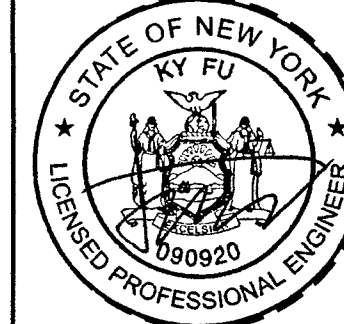
DATE CREATED: 01/24/2024

SCALE: AS NOTED

DRAWN BY: LW

CHECKED BY: KY FU

JOB #:	24036
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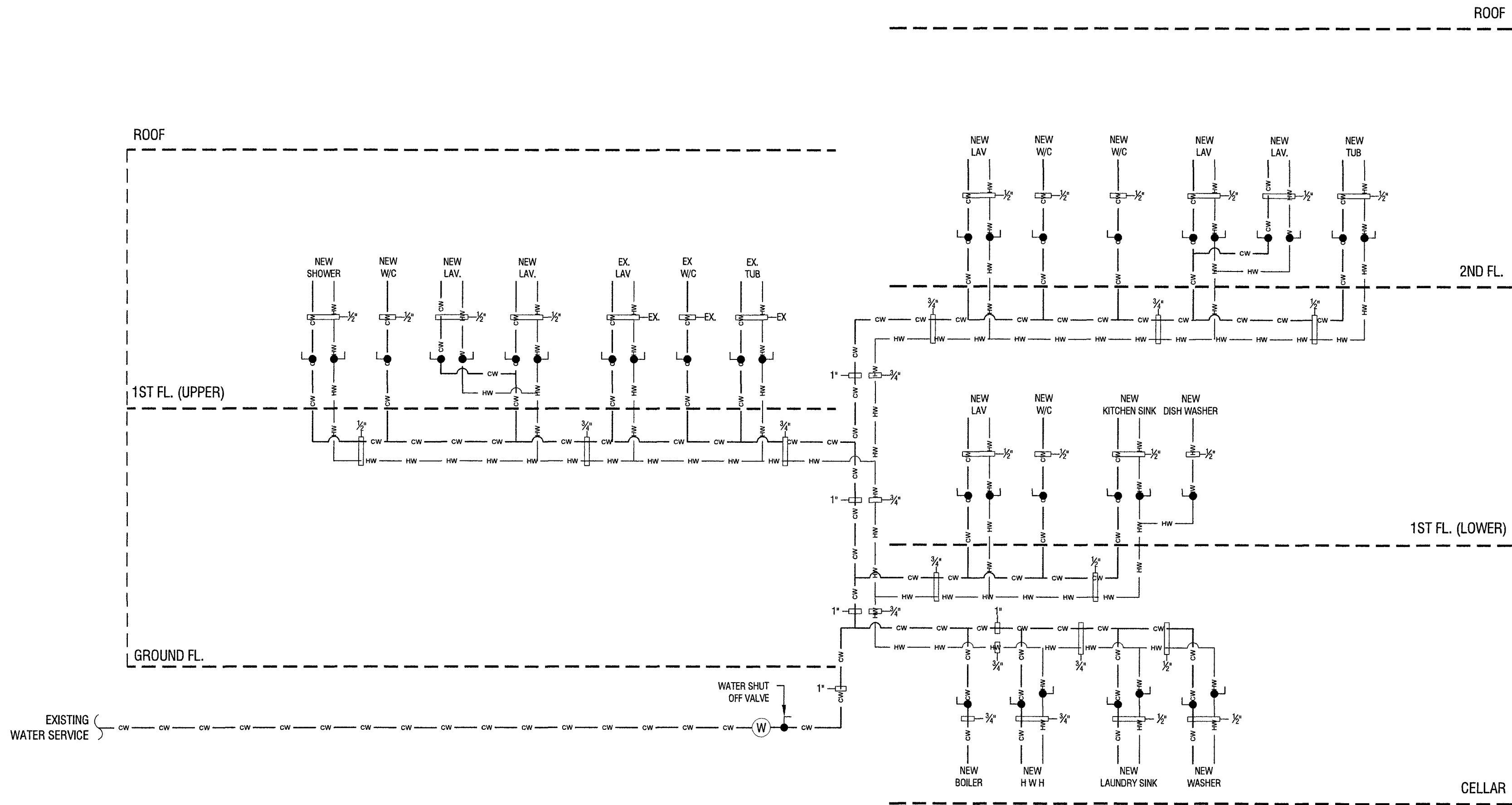
VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

FEB 19 2023

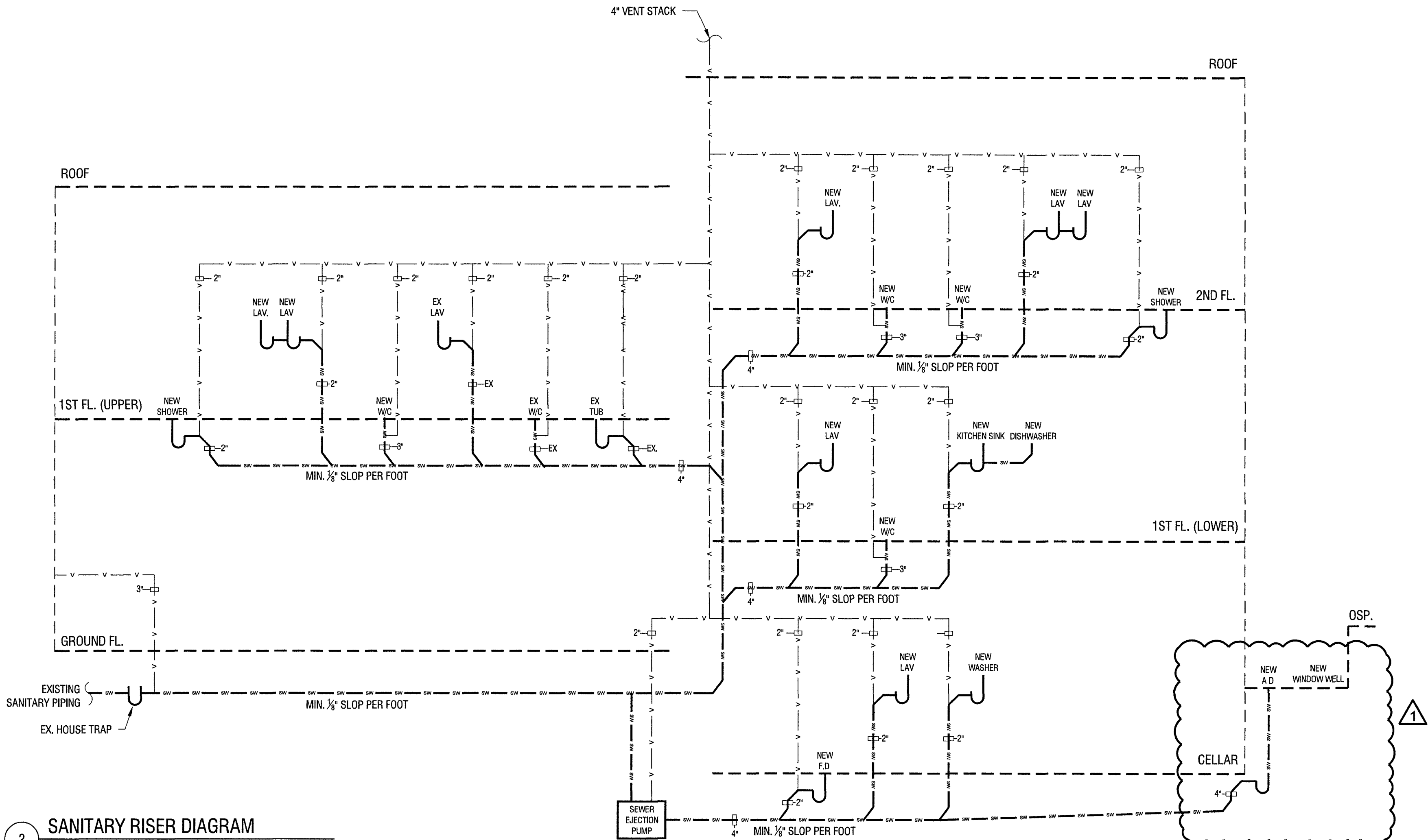
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LEGEND & SYMBOL		SHEET NOTE:
W	— SANITARY WASTE	PER FGC 408.2 ALL CAPS AND ASSOCIATED LINES NOT CONNECTED TO APPLIANCE OR EQUIPMENT SHALL BE REMOVED BY LICENSED PLUMBER. ALL HORIZONTAL STEEL, CAST IRON, AND COPPER PIPE SHALL BE SUPPORTED AT MAXIMUM INTERVALS AS FOLLOWS: STEEL AND CAST IRON PIPE UP TO 1 1/4" 8' 0"; 1 1/2" TO 2 1/2" 10' 0"; 3" AND LARGER 12' 0". COPPER TUBE AND BRASS PIPE UP TO 1 1/4" 6' 0"; 1 1/2" TO 2 1/2" 8' 0"; 3" AND LARGER 10' 0".
V	— COLD WATER LINE	
V	— HOT WATER LINE	
U	— VENT STACK	
	• • WATER SHUTOFF VALVE	

INSULATION SCHEDULE						
PIPING SYSTEM TYPES	FLUID TEMPERATURE RANGE °F	RUN OUTS UP TO 1"	1-1/4" TO 2"	2-1/2" TO 4"	5" TO 6"	8" OR LARGER
DOMESTIC COLD WATER	40°F	1/2"	1/2"	1/2"	1/2"	1/2"
DOMESTIC HOT WATER	105°F	1/2"	1"	1-1/2"	1-1/2"	1-1/2"
(INSULATION THICKNESS IN INCHES FOR PIPE SIZE)						



1 DOMESTIC WATER RISER DIAGRAM
SCALE: NTS



2 SANITARY RISER DIAGRAM
SCALE: NTS

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 02/20/2025

VILLAGE BOARD: HEN. BOA. DEC

X THESE PLANS ARE APPROVED BY:
CHAIRPERSON: _____
DATE: _____

38-09 MAIN STREET, SUITE 60
GREAT NECK, NY 11033
E: INFO@HTASSOCIATES.NET

DATE	REVISION	COMMENTS
02/20/25 <td>1<td></td></td>	1 <td></td>	

DAVID'S RESIDENCE

PROJECT ADDRESS: 105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 189, LOT: 3

DRAWING TITLE: PROPOSED PLUMBING RISER

SHEET NO.: PL-100.00

PAGE: 15 OF 23

DATE ISSUED: 2/15/2025

DATE CREATED: 01/24/2024

SCALE: AS NOTED

DRAWN BY: KP

CHECKED BY: KY FU

JOB #: 24036

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VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
FEB 19 2025
RECEIVED

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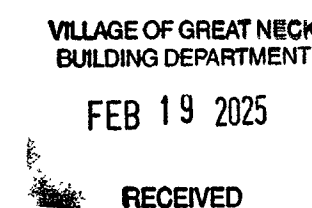
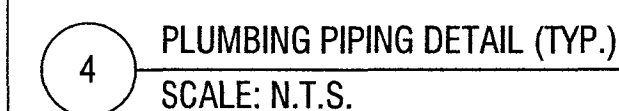
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33

- 1 ALL WORK TO BE DONE BY A PLUMBER LICENSED IN THE LOCAL MUNICIPALITY
- 2 ALL PLUMBING WORK SHALL CONFORM TO THE STANDARDS OF THE 2015 INTERNATIONAL BUILDING CODE AND THE
- 3 NEW YORK STATE WATER SUPPLY, GAS AND ELECTRICITY AND ALL OTHER AGENCIES HAVING JURISDICTION.
- 4 PLUMBING SHALL BE THE ONLY ADDITIONAL WORK NOT COVERED BY THIS APPLICATION WITH THE PROPER
- 5 AUTHORITY AND SHALL PAY FOR ALL FEE AND PERMITS
- 6 THE PLUMBER SHALL PAY FOR AND OBTAIN ALL PERMITS, INSPECTIONS, ETC. RELATED TO HIS WORK UNDER THIS
- 7 APPLICATION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- 8 CONTRACTOR SHALL PERFORM ALL PLUMBING WORK AS REQUIRED TO COMPLETE THE PROJECT IN ACCORDANCE
- 9 WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE AND AS SPECIFIED HEREIN.
- 10 CONTRACTOR SHALL REMOVE ALL UNUSED AND UNNECESSARY PIPING AND SHALL PROVIDE NEW AS SHOWN ON
- 11 PLANS.
- 12 ALL PIPING IS TO BE CONCEALED IN WALLS, SOFFITS, OR HUNG CEILINGS AND SHALL NOT BE EXPOSED TO VIEW,
- 13 UNLESS AS NOTED.
- 14 EXISTING PIPING SHALL BE MODIFIED AS REQUIRED TO PROVIDE A COMPLETE SYSTEM
- 15 PLUMBER SHALL PERFORM ALL WORK AS REQUIRED TO PROVIDE A COMPLETE SYSTEM INCLUDING FIXTURES IN
- 16 ACCORDANCE WITH REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE OR ANY AGENCY HAVING
- 17 JURISDICTION
- 18 WATER DISTRIBUTION SYSTEM TO BE COPPER TUBING OR APPROVED EQUAL THROUGHTOUT.
- 19 NO JOIST TO BE CUT FOR PLUMBING ROUTING



SEISMIC LOADS AS PER ASCE 7-05	
1 SEISMIC IMPORTANCE FACTOR I=1.0 OCCUPANCY CATEGORY II	
2 MAPPED SPECTRAL RESPONSE ACCELERATIONS, Ss=0.35g, S1=0.07g	
3 SITE CLASS C	
4 SPECTRAL RESPONSE COEFFICIENTS Sds=0.36g	
5 SEISMIC DESIGN CATEGORY B	
6 BASIC SEISMIC-FORCE-RESISTING SYSTEMS ORDINARY STEEL MOMENT FRAMES.	
7 DESIGN BASE SHEAR V=70.99K	
8 SEISMIC RESPONSE COEFFICIENTS α=0.0263	
9 RESPONSE MODIFICATION FACTOR, R=3	
10 ANALYSIS PROCEDURE USED EQUIVALENT	
11 DESIGN BASE SHEAR 110 KIPS	
12 LATERAL SYSTEM DESCRIPTION ORDINARY MOMENT FRAMES/BRACING.	
ADDITIONAL STRUCTURAL NOTE:	
1. ALL EXISTING STRUCTURE ELEMENTS WILL BE VERIFIED AFTER DEMOLITION PHASE	
2 PRESSURE TREATED WOOD WILL BE PROVIDED FOR THE RE-MODIFY WOOD DECK	

HEADER SCHEDULE	
OPENING	REQUIRED MEMBER
UP TO 8'-0"	(2) 1-3/4" X 9-1/2" LVL U.O.N.
UP TO 10'-0"	(2) 1-3/4" X 11-7/8" LVL U.O.N.
NOTE: FOR ALL HEADER POST NOT SPECIFIED: USE (2) 2X6 POST FOR OPENINGS < 8'-0" USE 3-1/2" X 5-1/4" PSL COL. FOR OPENINGS > 8'-0"	

FLANGE SCHEDULE				
FLANGE BEAM	LBS/FT	DEPTH	FLANGE WIDTH	WEB THICKNESS
W10 X 30	30	10.47	5.810	0.300
W10 X 45	45	10.1	8.020	0.350

STRUCTURAL LEGEND	
	NEW 2X12 FLOOR JOISTS @ 16" O.C. FIRE BLOCKING PERPENDICULAR @ 8" MAX. W/ 5/8" PLY WD

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 02/26/2025

VILLAGE BOARD: HENRY J. ALCANTARA

X [Signature]
THESE PLANS ARE APPROVED BY:

CHAIRPERSON: _____

DATE: _____

LINTEL SCHEDULE			
OPENING	STEEL ANGLES	WIDE FLANGE BEAM	REMARKS
4'-0" OR LESS	L4" x 3-1/2" x 5/16"	W10 x 15 MIN.	DOUBLE LINTELS FOR MASONRY WALLS WITH FACE BRICK AND BACK-UP CONCRETE BLOCK WALLS
4'-1" TO 7'-0"	L5" x 3-1/2" x 5/16"	W10 x 17 MIN.	
OVER 7'-0"	L5" x 3-1/2" x 1/2"	W10 x 19 MIN.	
NOTE: A. 3-1/2" LEGS ARE HORIZONTAL B. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS C. PROVIDE L5" x 5" x 5/16" ANGLES FOR 6" THICK WALLS AND PARTITIONS D. PROVIDE MIN. 6" BEARING AT EACH END FOR ALL LINTELS E. LINTELS OVER 4'-0" SHALL BE FIREPROOFED F. ALL VOIDS BETWEEN LINTELS AND MASONRY UNITS TO BE FIRE PROOF GOUT FILLED			

6" DIAMETER

REFLECTIVE RED PANTONE #187

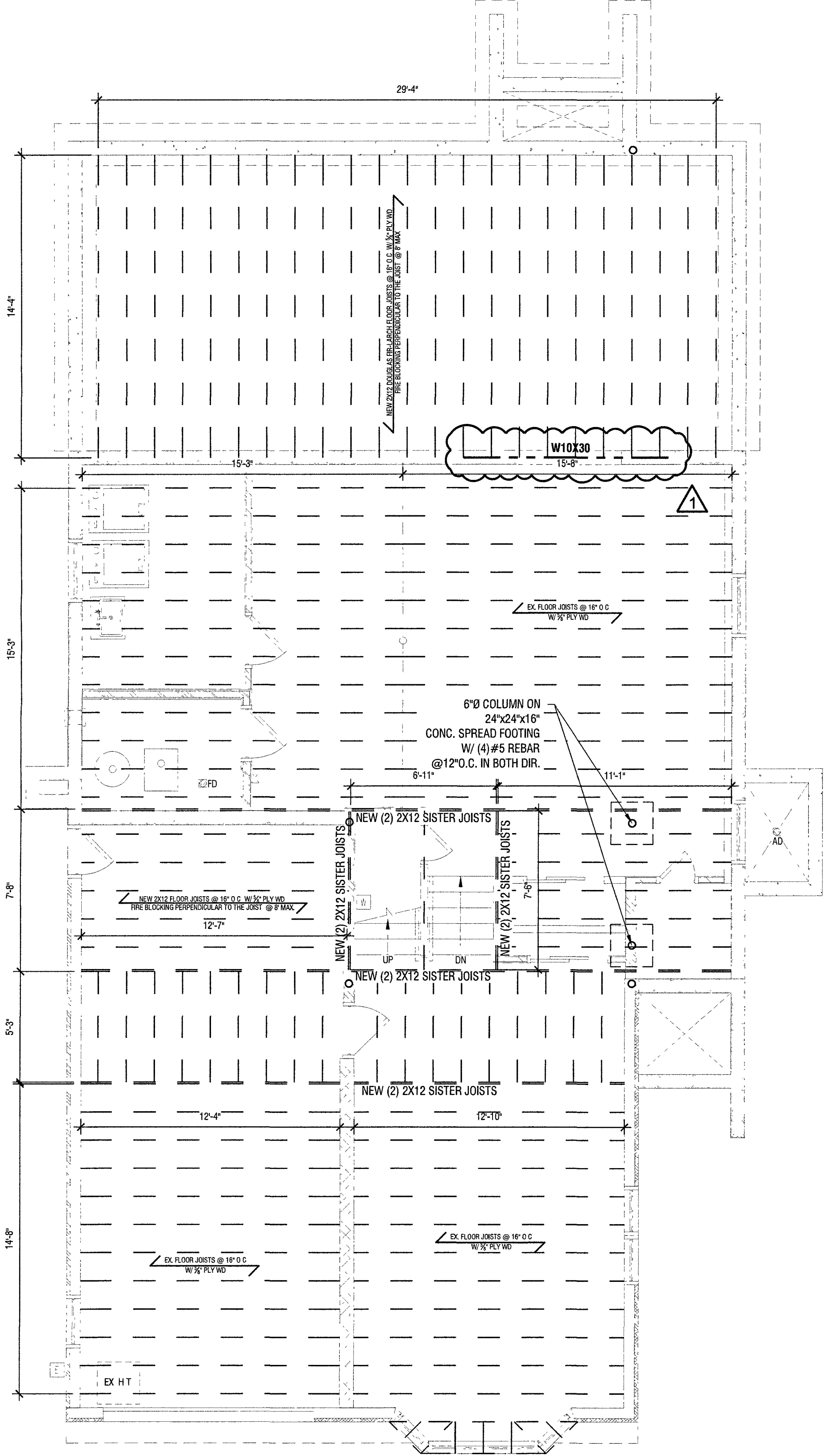
REFLECTIVE WHITE

1/2" STROKE

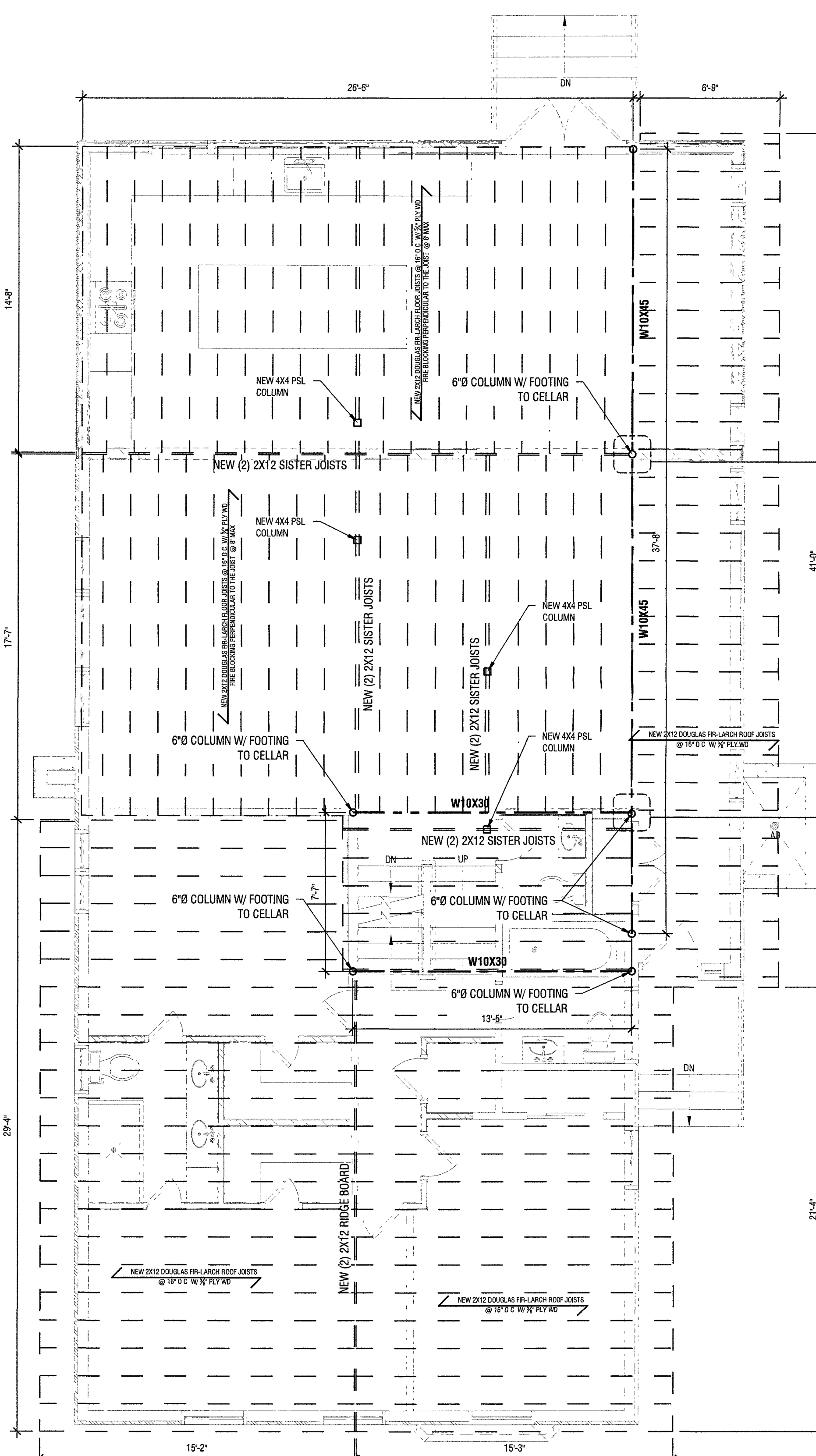
The construction type designation shall be "I", "II", "III", "IV" or "V" to indicate the construction classification of the structure under section 602 of the BCNYS

DESIGNATION FOR STRUCTURAL COMPONENTS THAT ARE OF TRUSS TYPE CONSTRUCTION

"IF"	FLOOR FRAMING, INCLUDING GIRDERS AND BEAMS
"RF"	ROOF FRAMING
"FR"	FLOOR AND ROOF FRAMING



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



2 SECOND FLOOR STRUCTURAL PLANS
SCALE: 1/4" = 1'-0"

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
FEB 19 2025
RECEIVED

HTASSOCIATES

38-49 MAIN STREET, SUITE 80
FLUSHING, NY 11355
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E: INFO@HTASSOCIATES.NET

DATE (ISSUED) 01/30/25	REVISION	COMMENTS
#	1	

CLIENT:

105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 189, LOT: 3

PROJECT ADDRESS:

DRAWING TITLE:

PROPOSED
STRUCTURAL
PLANS

SHEET NO.:

S-100.00

PAGE: 17 OF 23

DATE ISSUED: 2/15/2025

DATE CREATED: 01/24/2024

SCALE: AS NOTED

DRAWN BY: LY

CHECKED BY: KY FU

JOB #: 24036

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4. SEISMIC IMPORTANCE FACTOR I = 1.0 OCCUPANCY CATEGORY II
5. MAPPED SPECTRAL RESPONSE ACCELERATIONS, $S_{se} = 0.35g$, $S1 = 0.7g$
6. SITE CLASS C
7. SPECTRAL RESPONSE COEFFICIENTS $S_{ds} = 0.35g$
8. SEISMIC DESIGN CATEGORY B
9. BASIC SEISMIC-FORCE-RESISTING SYSTEMS ORDINARY STEEL MOMENT FRAMES
10. DESIGN BASE SHEAR $V = 70.9K$
11. SPECTRAL RESPONSE COEFFICIENTS $C_s = 0.0263$
12. RESPONSE MODIFICATION FACTOR, $R = 3$
13. ANALYSIS PROCEDURE USE EQUIVALENT
14. DESIGN BASE SHEAR, 110 KIPS
15. LATERAL SYSTEM DESCRIPTION ORDINARY MOMENT FRAMES/BRACING

ADDITIONAL STRUCTURAL NOTE:

1. ALL EXISTING STRUCTURE ELEMENTS WILL BE VERIFIED AFTER DEMOLITION PHASE
2. PRESSURE TRADED WOOD WILL BE PROVIDED FOR THE RE-MODIFY WOOD DECK.

OPENING	REQUIRED MEMBER
UP TO 8'-0"	(2) 1-3/4" X 9-1/2" LVL U.O.N.
UP TO 10'-0"	(2) 1-3/4" X 11-7/8" LVL U.O.N.

NOTE:
 FOR ALL HEADER POST NOT SPECIFIED:
 USE (2) 2X6 POST FOR OPENINGS < 6'-0"
 USE 3-1/2" X 5-1/4" PSL COL. FOR OPENINGS > 6'-0"

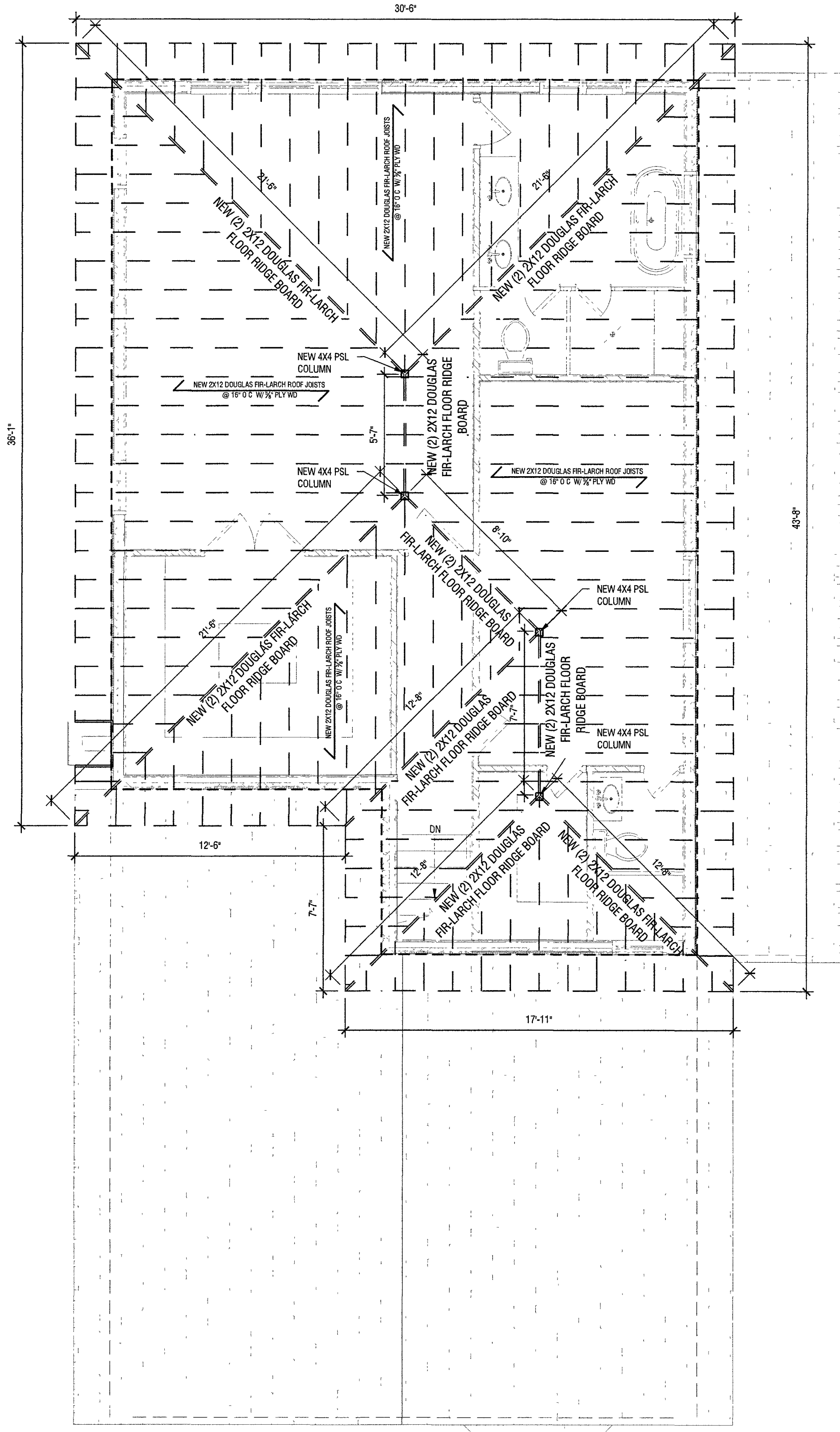
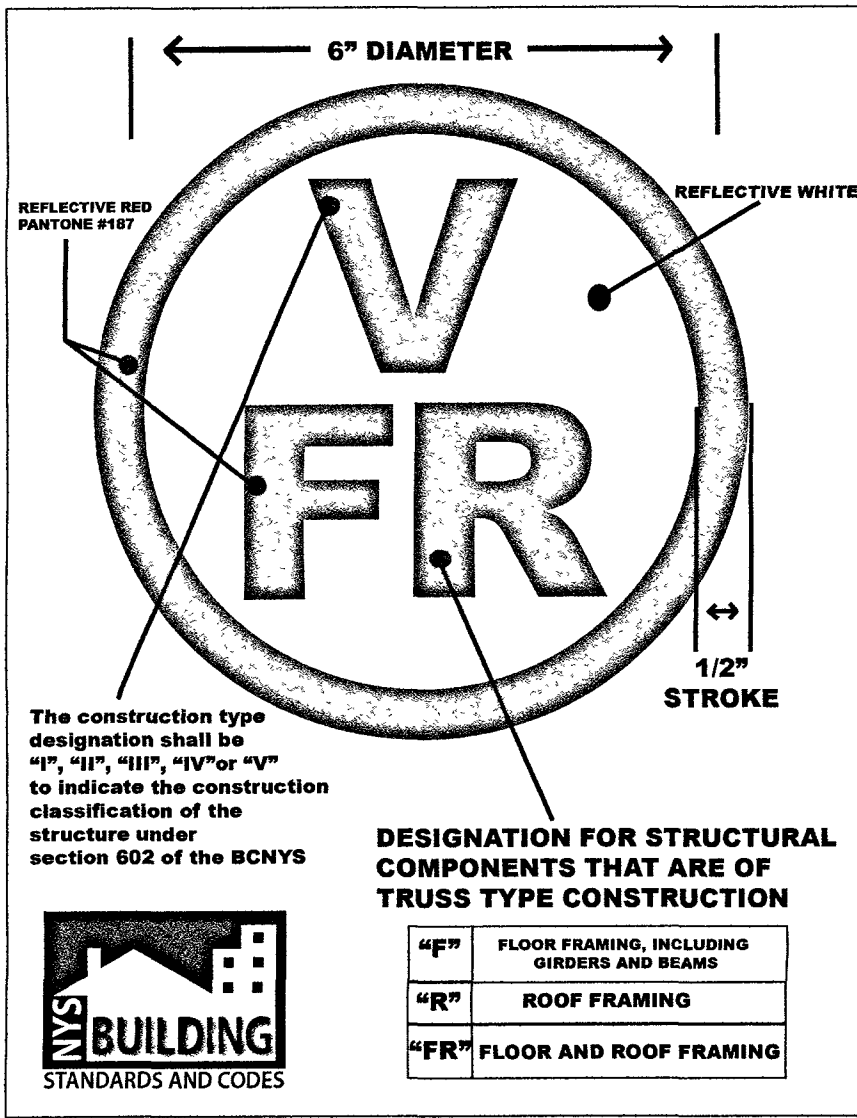
FLANGE BEAM	LBS/FT	DEPTH	FLANGE WIDTH	WEB THICKNESS
W10 X 30	30	10.47	5.810	0.300
W10 X 45	45	10.1	8.020	0.350

← NEW 2X12 FLOOR JOISTS @ 16" O.C.
FIRE BLOCKING PERPENDICULAR @ 8" MAX. W/ 5/8" PLY WD.

OPENING	STEEL ANGLES	WIDE FLANGE BEAM	REMARKS
4'-0" OR LESS	L4" x 3-1/2" x 5/16"	W10 x 15 MIN.	DOUBLE LINTELS FOR MASONRY WALLS WITH FACE BRICK AND BACK-UP CONCRETE BLOCK WALLS
4'-1" TO 7'-0"	L5" x 3-1/2" x 5/16"	W10 x 17 MIN.	
OVER 7'-0"	L5" x 3-1/2" x 1/2"	W10 x 19 MIN.	

NOTE:

- 3-1/2" LEGS ARE HORIZONTAL
- PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS
- PROVIDE L5" x 5" x 5/16" ANGLES FOR 6" THICK WALLS AND PARTITIONS
- PROVIDE MIN. 6" BEARING AT EACH END FOR ALL LINTELS
- LINTELS OVER 4'-0" SHALL BE FIREPROOFED
- ALL VOIDS BETWEEN LINTELS AND MASONRY UNITS TO BE FIRE PROOF GOUT FILLED



3 ROOF STRUCTURAL PLANS
SCALE: 1/4" = 1'-0"

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
FEB 19 2025
RECEIVED

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 02/20/2005

VILLAGE BOARD: HCN, BEN, ACC
X [Signature]
WHSE PLANS ARE APPROVED BY:

CHAIRPERSON:

DATE: 02/20/2005

PROJECT ADDRESS

105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 189, LOT: 3

CLIENT:

DAVID'S RESIDENCE

DRAWING TITLE:

PROPOSED
STRUCTURAL
PLANS

DATE ISSUED: 12/26/25

REVISION

#	COMMENTS	REVISION
1		

SHEET NO.:

S-101.00

DATE ISSUED: 12/26/25

REVISION

#	COMMENTS	REVISION
1		

PAGE: 18 OF 23

DATE ISSUED: 2/15/2025

DATE CREATED: 01/24/2024

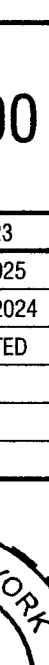
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DRAWN BY: LY

CHECKED BY: KY FU

JOB #: 24036

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HTA

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HTASSOCIATES

VILLAGE OF GREAT NECK BUILDING DEPARTMENT	
APPROVED TO PROCEED WITH BOARD REVIEW	
DATE:	02/26/2024
VILLAGE BOARD:	H.M. P.A. A.Z.
X	THESE PLANS ARE APPROVED BY:
CHAIRPERSON:	
DATE:	

HT+⁺A
HT ASSOCIATES

38-09 MAIN STREET, SUITE 60
GREAT NECK, NY 11033
P: 718-288-8888
E: INFO@HTASSOCIATES.NET

DATE
ISSUED
01/26/24

REVISION
COMMENTS
REVISION

#

DAVID'S RESIDENCE

CLIENT:

105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 189, LOT: 3

PROJECT ADDRESS:

DRAWING TITLE:

STRUCTURAL
DETAILS

SHEET NO.

S-200.00

PAGE: 19 OF 23

DATE ISSUED: 2/15/2025

DATE CREATED: 01/24/2024

SCALE: AS NOTED

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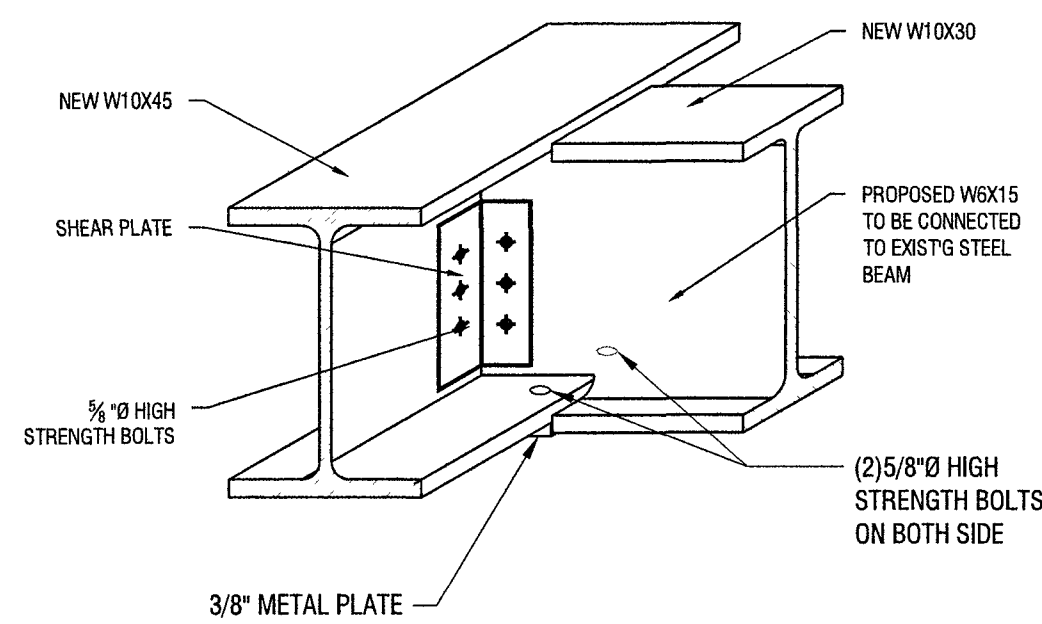
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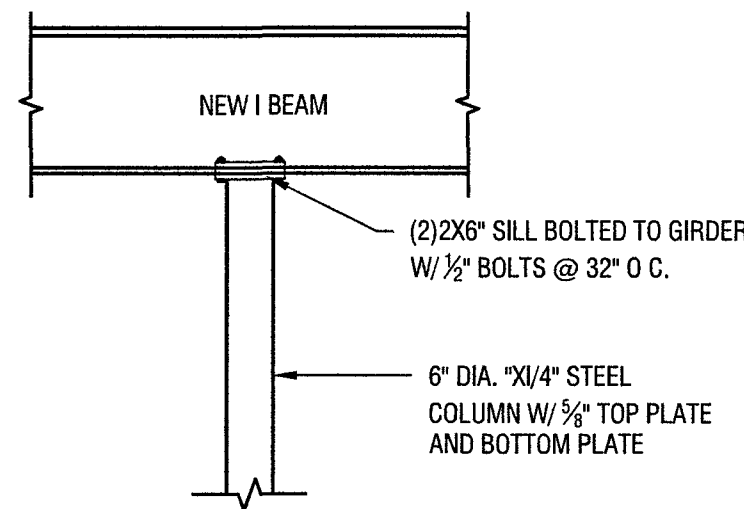
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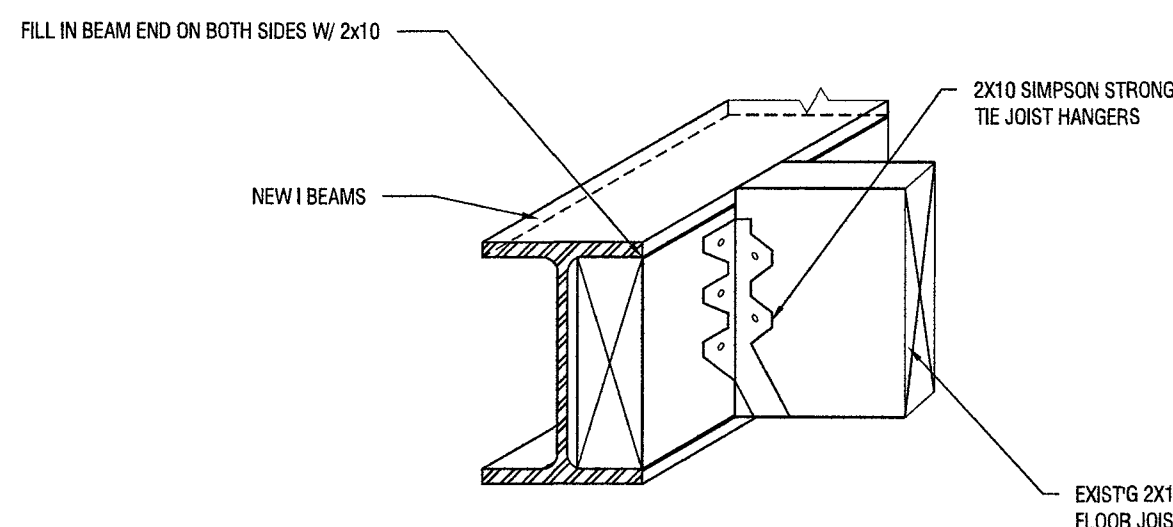
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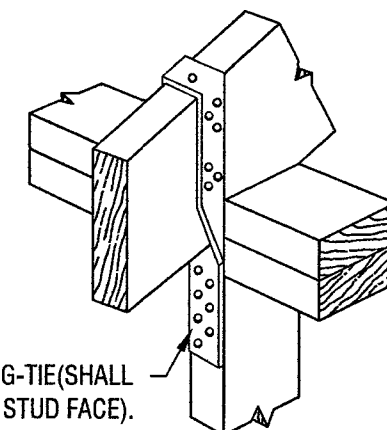
1 STEEL BEAM CONNECTION DETAIL
SCALE: NTS



2 STEEL COLUMN TO BEAM DETAIL
SCALE: NTS

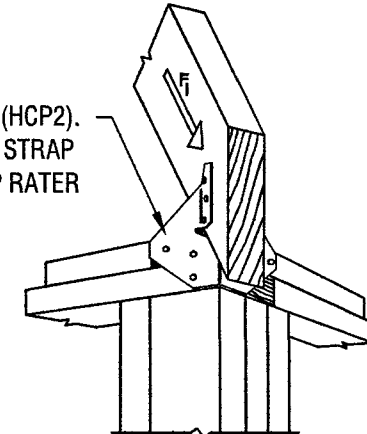


3 STEEL BEAM PACK OUT DETAILS (TYP.)
SCALE: NTS

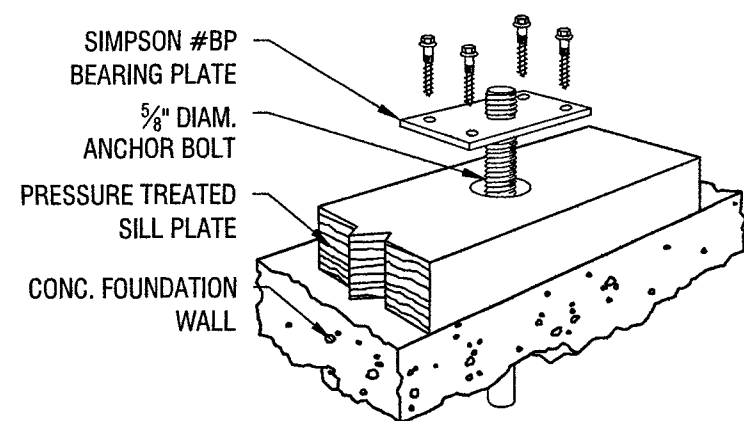


4 RAFTER TO TOP PLATE
SCALE: NTS

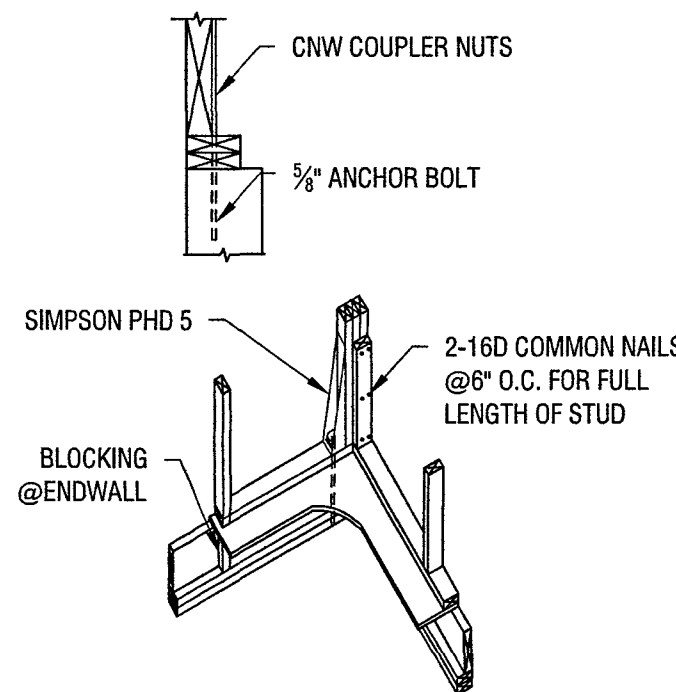
SIMPSON STRONG-TIE (HCP2).
USE (6) 100 NAILS PER STRAP.
STRAPS @ EVERY HIP RATER



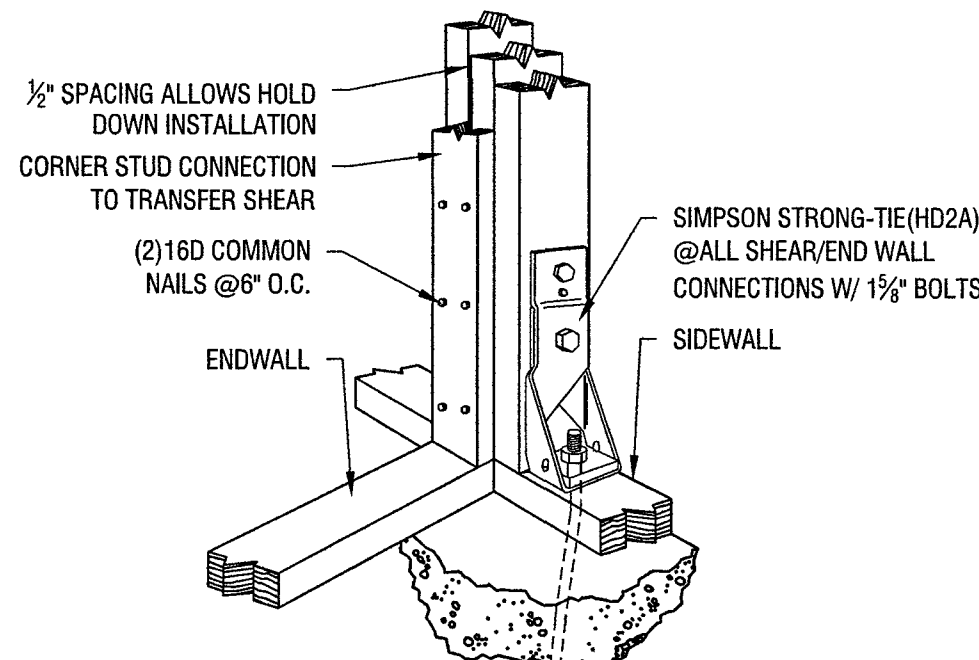
5 HIP CORNER PLATE
SCALE: NTS



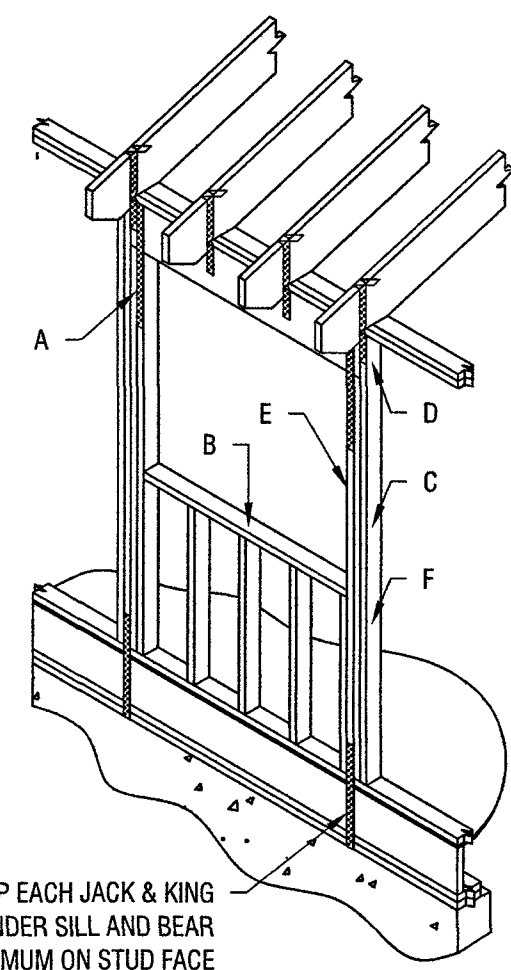
6 BEARING PLATE
SCALE: NTS



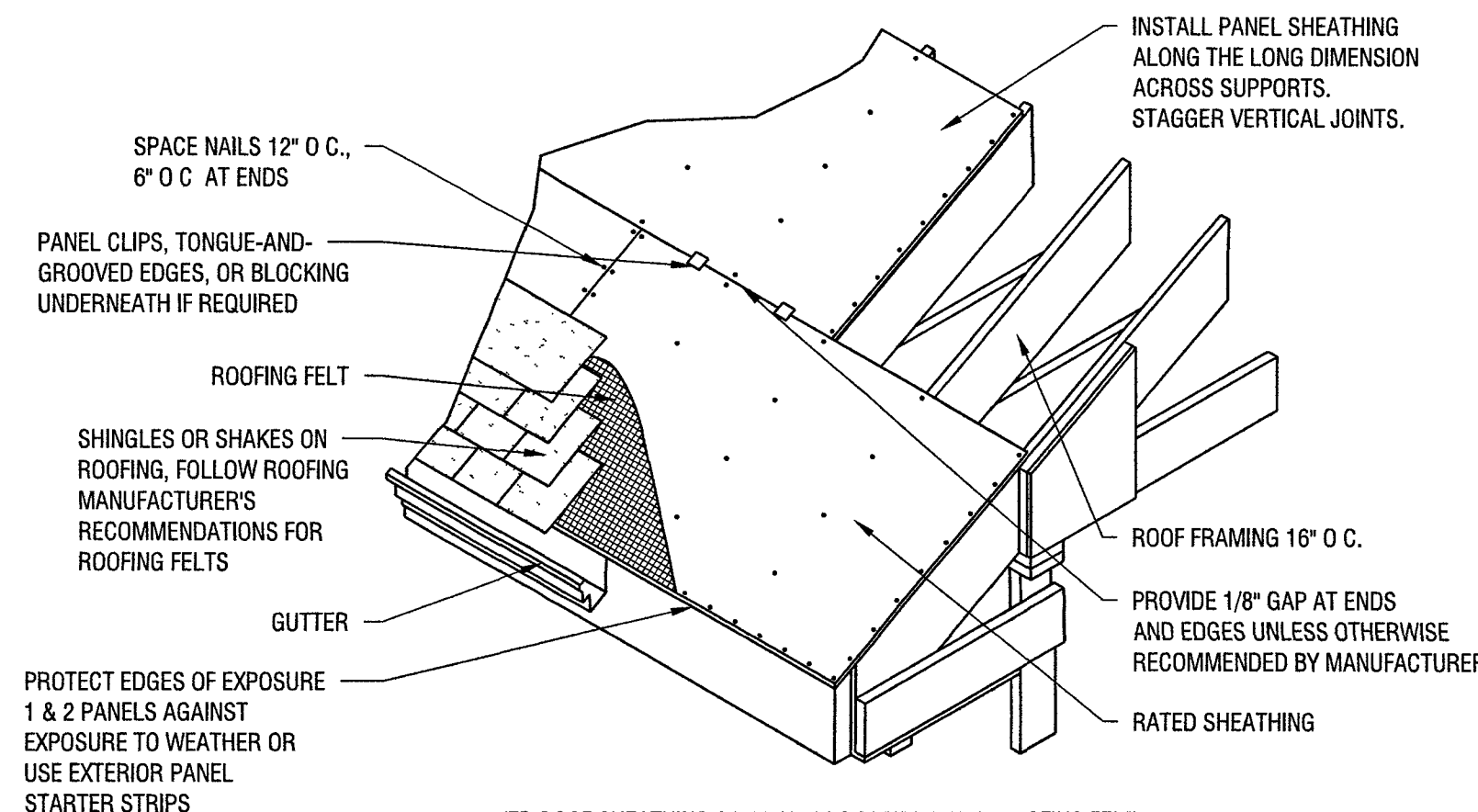
7 TYPICAL CORNER TIE-DOWN DETAIL
SCALE: NTS



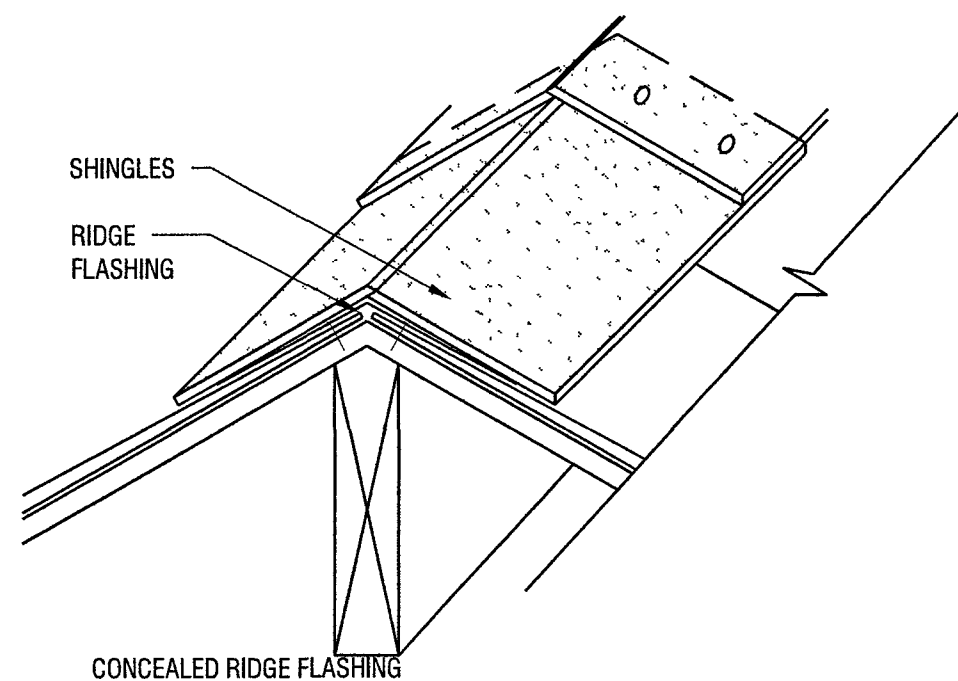
8 SHEAR/END WALL DETAIL
SCALE: NTS



9 NAILING AND STRAPPING DETAIL (TYP.)
SCALE: NTS

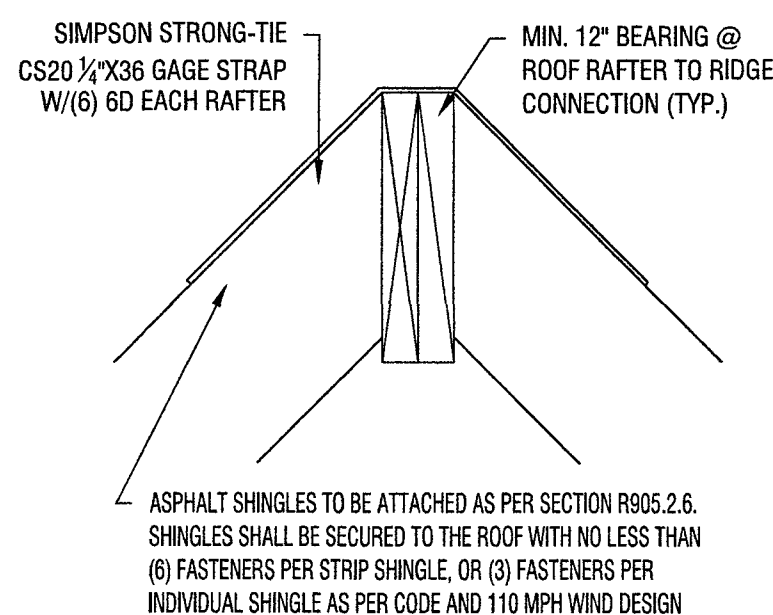


10 ROOF FRAMING DETAIL
SCALE: NTS

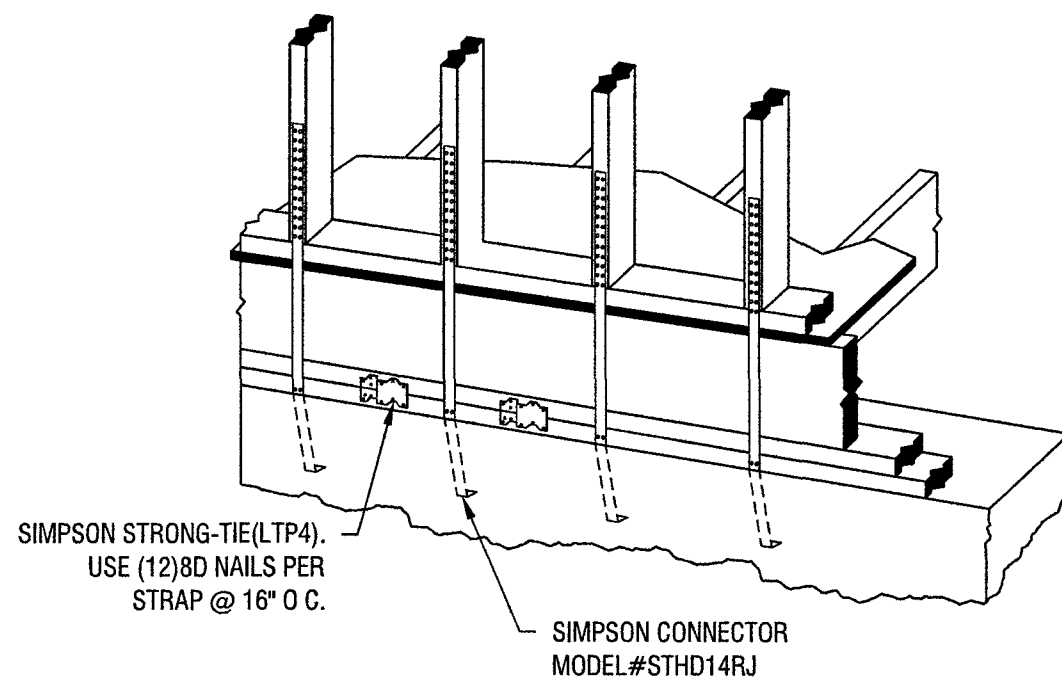


NOTE: RIDGE FLASHING FORMED IN 10' LENGTHS AND LAPPED 4".
FLASHING IS NAILED TO SHEATHING AFTER SHINGLES ARE INSTALLED,
THEN FLASHING IS COVERED WITH RIDGE SHINGLES.

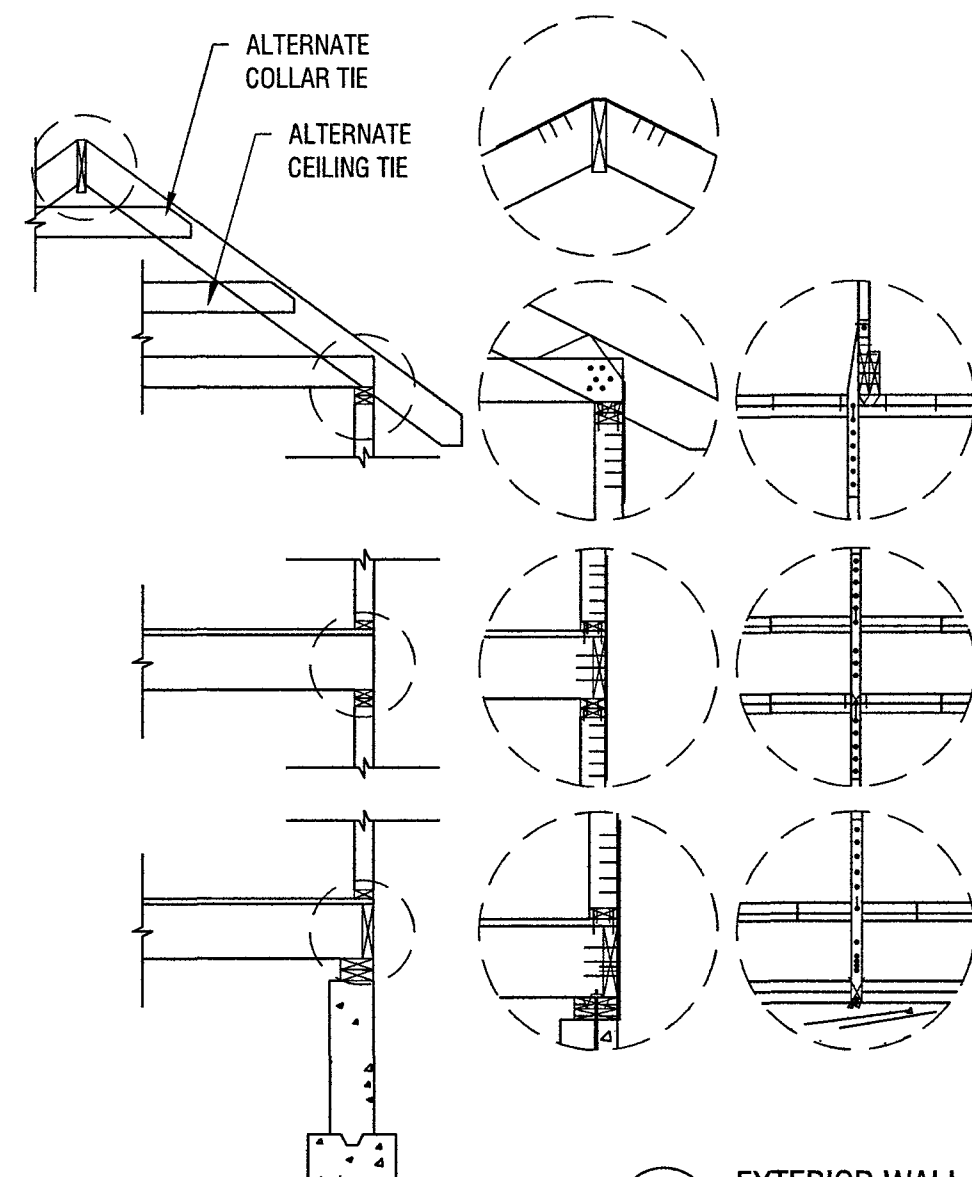
11 ROOF FLASHING DETAIL
SCALE: NTS



12 RIDGE TENSION STRAP
SCALE: NTS



13 FLOOR TO FLOOR CONNECTION
SCALE: NTS



14 EXTERIOR WALL SECTION CALL OUT
SCALE: NTS

AT RAFTER TO RIDGE CONNECTION
FOR STRAP - (3) 8D COMMON NAILS @ EACH END OF STRAP
FOR NOTED COLLAR/CLG TIE - (3) 10D COMMON NAILS @ EACH STRAP

AT RAFTER TO TOP PLATE TO STUD CONNECTION @ 16" O.C.
FOR STRAP - (3) 8D COMMON NAILS @ EACH END OF STRAP
FOR TOE NAILING - (5) 8D COMMON NAILS
FOR CLG. JOIST TO R.R. - (11) 16D COMMON NAIL (FOR 5 PITCH)
(9) 16D COMMON NAILS (FOR 8 PITCH)
FOR EACH PLATE TO PLATFORM ABOVE - (1) 16D COMMON NAIL @ 16" O.C.

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION @ 16" O.C.
(ONLY APPLICABLE FOR 2 STORY CONFIGURATIONS)
FOR STRAP - (3) 8D COMMON NAILS @ EACH END OF STRAP
FOR TOE NAILING - (5) 8D COMMON NAILS
FOR EACH PLATE TO PLATFORM ABOVE - (1) 16D COMMON NAIL @ 16" O.C.

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION @ 16" O.C.
(ONLY APPLICABLE FOR 2 STORY CONFIGURATIONS)
FOR STRAP - (3) 8D COMMON NAILS @ EACH END OF STRAP
FOR EACH PLATE TO PLATFORM ABOVE - (1) 16D COMMON NAIL @ 16" O.C.

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

FEB 19 2024

RECEIVED

2020 NEW YORK STATE ENERGY CONSERVATION CODE

BUILDING TYPE: RESIDENTIAL BUILDING

CLIMATE ZONE: 4 [ECC FIGURE 301.1]

SCOPE OF PROJECT

THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE 2020 NYSECC AND 1 RCNY §5000-01 "CONSTRUCTION APPROVAL REQUIREMENTS FOR COMPLIANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CODE", AND OTHER APPLICABLE RULES AND REGULATIONS.

2020 NYSECC COMPLIANCE STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 NEW YORK STATE ENERGY CONSERVATION CODE, USING CHAPTER R4.

ENERGY GENERAL NOTES

ALL REQUIRED PROGRESS INSPECTIONS FOR THIS PROJECT SHALL BE PERFORMED BY A PROGRESS INSPECTOR AND/OR A PROGRESS INSPECTION AGENCY MEETING THE QUALIFICATION REQUIRED BY 1 RCNY §101-07(c)(3) FOR THE CATEGORY "ENERGY CODE COMPLIANCE FOR "RESIDENTIAL BUILDINGS.

1. THE PRIMARY INSPECTOR, OR INSPECTOR SUPERVISOR SHALL BE, EITHER

- THE REGISTERED DESIGN PROFESSIONAL OF RECORD FOR THE RESPECTIVE WORK, OR
- A REGISTERED DESIGN PROFESSIONAL WITH 5 YEARS EXPERIENCE IN THE DESIGN, CONSTRUCTION, CONSTRUCTION OBSERVATION AND/OR INSPECTION OF ENERGY CODE-REGULATED SYSTEMS FOR BUILDINGS.

2. A SUPPLEMENTAL INSPECTOR (UNDER THE DIRECT SUPERVISION OF AN INSPECTION SUPERVISOR), SHALL BE A PERSONS WITH 3 YEARS EXPERIENCE IN THE INSPECTION OR CONSTRUCTION OBSERVATION OF THE SYSTEMS TYPE(S) FOR ENERGY-REGULATED SYSTEMS IN COMMERCIAL BUILDINGS FOR WHICH HE/SHE PERFORMS PROGRESS INSPECTIONS.

WHERE PROGRESS INSPECTIONS ARE INDICATED IN THE CONTRACT DOCUMENTS AS OWNERS RESPONSIBILITY, THE OWNER WILL ENGAGE A PROGRESS INSPECTOR, TO PERFORM THE REQUIRED SERVICES.

WHERE TESTS AND INSPECTIONS ARE NOT EXPLICITLY INDICATED AS THE CITY OF NEW YORK'S RESPONSIBILITY, OR WHERE TESTS AND INSPECTIONS ARE REQUIRED BUT NOT SPECIFICALLY LISTED, THE CONTRACTOR SHALL ENGAGE AN APPROVED PROGRESS INSPECTION AGENCY OR PROGRESS INSPECTOR, AS APPLICABLE, TO PERFORM THE REQUIRED SERVICES.

CONTRACTOR SHALL NOTIFY THE COMMISSIONER AND RELEVANT INSPECTING PARTY AT LEAST 72 HOURS IN ADVANCE OF TIME WHEN WORK THAT REQUIRES INSPECTION WILL BE PERFORMED.

WHERE ANY WORK OR INSTALLATION DOES NOT PASS AN INITIAL TEST OR INSPECTION, THE CONSTRUCTION SHALL BE CORRECTED, AND MUST BE MADE AVAILABLE FOR RE-INSPECTION AND/OR RE-TESTING BY THE PROGRESS INSPECTOR UNTIL IT COMPLIES AS PER ECC 104.2.3.

VERIFICATIONS BY PROGRESS INSPECTOR IN ADDITION TO ALL OTHER ITEMS REQUIRED TO BE INSPECTED IN ACCORDANCE WITH APPLICABLE LAWS AND RULES, THE PROGRESS INSPECTOR SHALL VERIFY THE FOLLOWING

- COMPLETION OF RELATED SPECIAL INSPECTIONS. THE PROGRESS INSPECTION AGENCY'S PERFORMANCE OF A PROGRESS INSPECTION SHALL INCLUDE VERIFICATION THAT ANY SPECIAL INSPECTIONS THAT WERE REQUIRED TO HAVE BEEN CONDUCTED PRIOR TO THE PROGRESS INSPECTION HAVE BEEN DOCUMENTED AS COMPLETED.
- UPDATE APPROVED DOCUMENTS. PRIOR TO PERFORMING A PROGRESS INSPECTION, THE PROGRESS INSPECTION AGENCY SHALL VERIFY THAT THE RELEVANT APPROVED CONSTRUCTION DOCUMENTS, FOR THE PURPOSE OF THE PROGRESS INSPECTION, REPRESENT THE BUILT CONDITIONS. IF CHANGES ARE REQUIRED IN THE APPROVED CONSTRUCTION DOCUMENTS FOR THE PURPOSE OF THE PROGRESS INSPECTION, THE PROGRESS INSPECTOR SHALL WAIT TO PERFORM THE INSPECTIONS UNTIL THE UPDATED CONSTRUCTION DOCUMENTS HAVE BEEN APPROVED, INCLUDING THE ENERGY ANALYSIS, WHERE APPLICABLE
- ENERGY CODE VERIFICATIONS. PROGRESS INSPECTORS FOR ENERGY CODE COMPLIANCE SHALL PERFORM INSPECTIONS IN ACCORDANCE WITH THE FOLLOWING
 - SAMPLING UNLESS NOTED OTHERWISE IN THE INSPECTION/TEST COLUMNS OF TABLE II OF 1 RCNY §5000-01(h), REQUIRED INSPECTIONS OR TESTS SHALL BE PERFORMED ON NOT LESS THAN 15% OF EACH RELEVANT CONSTRUCTION ITEM IN THE SCOPE OF WORK AS LISTED IN THE APPLICABLE TABLE, AND ON NOT LESS THAN ONE OF EACH TYPE WHERE APPLICABLE. SELECTION OF SUCH SAMPLE CONSTRUCTION SHALL BE AT THE SOLE DISCRETION OF THE PROGRESS INSPECTOR. NOTHING IN THIS ITEM SHALL PREVENT THE PROGRESS INSPECTOR FROM DETERMINING THAT, IN HIS OR HER PROFESSIONAL JUDGMENT, MORE THAN 15% OF A GIVEN TYPE OF CONSTRUCTION ITEM SHALL BE INSPECTED.
 - PHASED INSPECTION FOR TEMPORARY CERTIFICATES OF OCCUPANCY. PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY FOR LESS THAN THE TOTAL SCOPE OF WORK, INSPECTION SHALL BE REQUIRED FOR ALL WORK SERVING THE PORTION OF THE BUILDING FOR WHICH THE TEMPORARY CERTIFICATE OF OCCUPANCY IS TO BE ISSUED. WHERE A PRACTICAL DIFFICULTY FOR SOME INSPECTIONS IS DEMONSTRATED TO THE COMMISSIONER, THE COMMISSIONER MAY GRANT A WAIVER OF THOSE INSPECTIONS FOR A SPECIFIED TIME OR UNTIL FINAL INSPECTION FOR THE FINAL CERTIFICATE OF OCCUPANCY.

AN OPERATING AND MAINTENANCE MANUAL IS TO BE PROVIDED TO BUILDING OWNER BY THE MECHANICAL CONTRACTOR.

ENERGY DESCRIPTIVE NOTES			
	ECC CITATION	DESCRIPTION	NOTES
1	R402.4.1.2	AIR LEAKAGE TESTING	TESTING SHALL BE PERFORMED AND NOT EXCEED 3 ACH.
2	R402.4	ROOM CONTAINING FUEL-BURNING APPLIANCES	MINIMUM R-10 INSULATION IS PROVIDED AT TENANT SEPARATION WALLS AND FLOORS
3	R402.4.4		ALL WALLS, CEILINGS, DOORS, WATER LINES AND DUCTS INTO THE UNCONDITIONED ROOM WILL BE FULLY GASKETED AND INSULATED.
4	R402.4.6	TENANT SEPARATION WALLS	MAINTENANCE INSTRUCTIONS SHALL BE FURNISHED FOR EQUIPMENT AND SYSTEMS THAT REQUIRE PREVENTIVE MAINTENANCE. REQUIRED REGULAR MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL SHALL INCLUDE THE TITLE OR PUBLICATION NUMBER FOR THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF PRODUCT.
5	R403.1	THERMOSTAT	PROPOSE EACH HEATING AND COOLING SYSTEM WITHIN THE ZONE TO BE CONTROLLED BY INDIVIDUAL THERMOSTATIC CONTROL.
			PROPOSE THERMOSTATIC CONTROLS TO HAVE A SET POINT OVERLAP RESTRICTION WHICH PROVIDES A TEMPERATURE RANGE OR DEADBAND OF AT LEAST 5°F.
			PROPOSE EACH ZONE TO HAVE A THERMOSTATIC SETBACK CONTROL THAT IS CONTROLLED BY A PROGRAMMABLE CONTROL SYSTEM DURING OFF-HOURS.
			PROPOSE THERMOSTATIC SETBACK CONTROLS TO HAVE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F OR UP TO 85°F.
6	R403.2	OUTDOOR TEMPERATURE SETBACK	PROPOSE A PROGRAMMABLE CONTROL TO BE CAPABLE OF STARTING AND STOPPING THE SYSTEM FOR SEVEN DIFFERENT DAILY SCHEDULES PER WEEK AND RETAINING THEIR PROGRAMMING AND TIME SETTING DURING A LOSS OF POWER FOR AT LEAST 10 HOURS
			HOT WATER BOILERS THAT SUPPLY HEAT TO THE BUILDING THROUGH ONE- OR TWO-PIPE HEATING SYSTEMS SHALL HAVE AN OUTDOOR SETBACK CONTROL THAT DECREASES THE BOILER WATER TEMPERATURE BASED ON THE OUTDOOR TEMPERATURE.
7	R403.5	SERVICE HOT WATER SUPPLYING PIPING	MAXIMUM 32'-0" LENGTH PIPE METHOD TO BE USED WITH NO CIRCULATION PUMP OR HEAT TRACE.
8	R403.6	VENTILATION DESIGN	ALL VENTILATION DESIGN SHALL HAVE OUTDOOR AIR INTAKES AND EXHAUSTS WITH AUTOMATIC OR GRAVITY DAMPERS THAT CLOSES WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
9	R403.6.2	VENTILATION CONTROL & EFFICIENCY	HEAT RECOVERY VENTILATOR WILL BE USED TO CONTROL THE BALANCED VENTILATION OF SUPPLY AND EXHAUST IN THE HOUSE. A BALANCED VENTILATION SYSTEM SHALL HAVE THE EQUAL AMOUNT CFM ON INTAKE AND EXHAUST.
10	R403.7	EQUIPMENT SIZING AND EFFICIENCY RATING	THE EQUIPMENT HAS BEEN SIZED REFERENCING ACCA MANUAL J AND MANUAL S.
11	R404.1	DWELLING UNIT LIGHTING	NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL USE LAMPS WITH AN EFFICACY OF AT LEAST 65 LUMENS PER WATT, OR HAVE A TOTAL LUMINAIRE EFFICACY OF AT LEAST 45 LUMENS PER WATT.
			R402.4.5 ALL RECESSED LIGHTING IN THE ROOF CEILING ASSEMBLY IS SEALED TO ALLOW NO MORE THAN 2.0 CFM AIR LEAKAGE AND SEALED W/ A GASKET OR CAULK.
12	R404.2	METERING	FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS
			ONE ELECTRICAL METER WILL BE PROVIDED TO EACH INDIVIDUAL DWELLING UNIT AND COMMON AREA.
13	R404.3	ELECTRICAL VEHICLE SERVICE EQUIPMENT CAPABLE	ONE OR TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH PARKING AREA PROVIDED ON THE BUILDING SITE SHALL PROVIDE A 208/240V 40-amp OUTLET FOR EACH DWELLING UNIT OR PANEL CAPACITY AND CONDUIT FOR THE FUTURE INSTALLATION OF SUCH AN OUTLET. OUTLET OR CONDUIT TERMINATION SHALL BE ADJACENT TO THE PARKING AREA

TABLE R403.5.5 PIPE VOLUME AND MAXIMUM PIPING LENGTHS				
NOMINAL PIPE OR TUBE SIZE (INCH)	VOLUME (LIQUID OUNCES PER FOOT LENGTH)	MAXIMUM PIPE OR TUBE LENGTH		
		SYSTEM WITHOUT A CIRCULATION LOOP OR HEAT-TRACED LINE (FEET)	SYSTEM WITH A CIRCULATION LOOP OR HEAT-TRACED LINE (FEET)	LAVATORY FAUCETS - PUBLIC (METERING AND NON METERING) (FEET)
1/4	0.33	50	16	6
5/16	0.50	50	16	4
3/8	0.75	50	16	3
1/2	1.50	43	16	2
5/8	2.00	32	12	1
3/4	3.00	21	8	0.50
7/8	4.00	16	6	0.50
1	5.00	13	5	0.50
1 1/4	8.00	8	3	0.50
1 1/2	11.00	6	2	0.50
2 OR LARGER	18.00	4	1	0.50

NARRATIVE OF INTERIOR CONTROLS DESCRIBING FUNCTIONS AND OPERATION	
DWELLING UNITS	LOCAL SWITCHES
STAIR	OCCUPANCY SENSOR, AUTOMATICALLY TURNS LIGHTS ON, WHEN MOTION IS DETECTED AND OFF WITH 20 MIN. OF ALL OCCUPANT LEAVING THE SPACE
LIVING/DINING	MANUAL LIGHTING CONTROL, MANUAL ON/ OFF
BEDROOM	MANUAL LIGHTING CONTROL, MANUAL ON/ OFF
TOILET	MANUAL LIGHTING CONTROL, MANUAL ON/ OFF
CELLAR/UTILITY ROOM /ACCESSORY AREA	OCCUPANCY SENSOR, AUTOMATICALLY TURNS LIGHTS ON, WHEN MOTION IS DETECTED AND OFF WITH 20 MIN. OF ALL OCCUPANT LEAVING THE SPACE
BULKHEAD /BUILDING ENTRANCE	PHOTO SENSOR AND/ OR AUTOMATIC TIMECLOCK

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW

DATE: 02/20/2025

VILLAGE BOARD: HEM, BZA, AEC

X THESE PLANS ARE APPROVED BY:

CHAIRPERSON:

DATE:)

HT+ASSOCIATES

36-09 MAIN STREET, SUITE 40
GREAT NECK, NY 11023
P: 718-794-9881
E: INFO@HTASSOCIATES.NET

DATE ISSUED: 01/20/25

REVISION

COMMENTS REVISION

#

1

CLIENT: DAVID'S RESIDENCE

PROJECT ADDRESS: 105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 189, LOT: 3

DRAWING TITLE: ENERGY ANALYSIS

SHEET NO.: EN-100.00

PAGE: 20 OF 23

DATE ISSUED: 2/15/2025

DATE CREATED: 01/24/2024

SCALE: AS NOTED

DRAWN BY: LW

CHECKED BY: KY FU

JOB #: 24036

SEAL & SIGNATURE:

STATE OF NEW YORK

KY FU

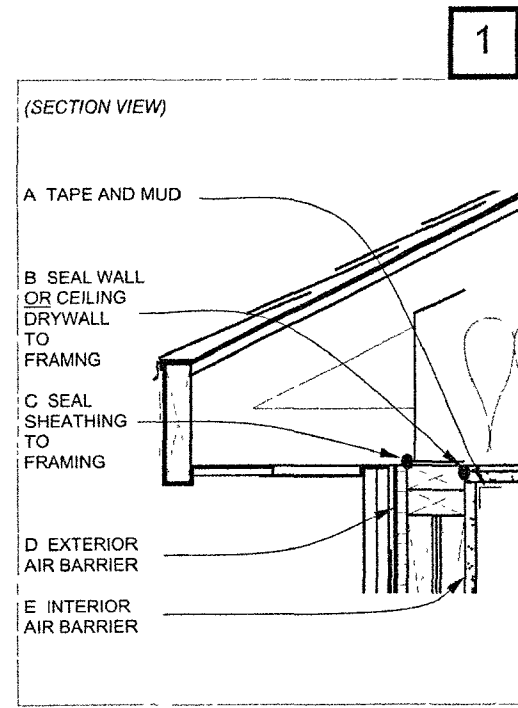
080920

REGISTERED PROFESSIONAL ENGINEER

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VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
FEB 19 2025
RECEIVED



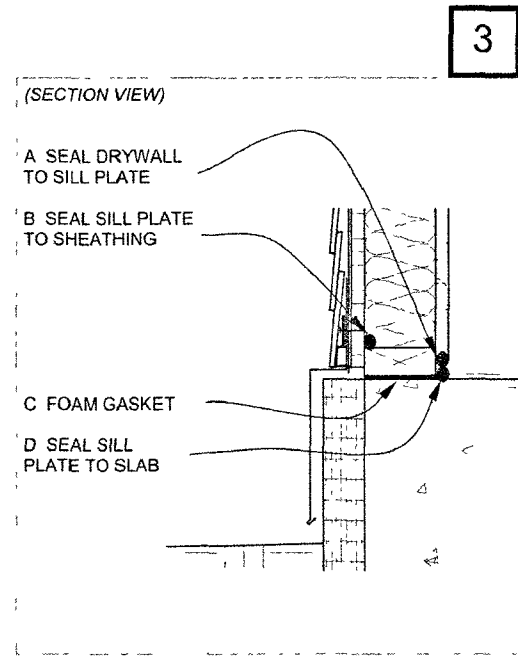
1 EXTERIOR WALL - TOP

Notes:

- A Typical
- B Intent: reduce leakage between unconditioned attic and wall cavities (stops air movement through crack between drywall and top plate)
- B Option: apply drywall adhesive to framing BEFORE installing drywall ("screw & glue")
- C Intent: same as item B (but instead addresses the crack between the sheathing and the top plate)
- D Options:
 - sheathing with seams sealed (i.e. ply wood or rigid foam board)
 - rolled membrane/wrapping (i.e. Tyvek) with seams taped
 - fluid-applied/adhesive membrane on sheathing (i.e. Grace / Henry products)
- E Typically drywall

Responsibilities:

Framing: C, D
Drywall: A, B, E



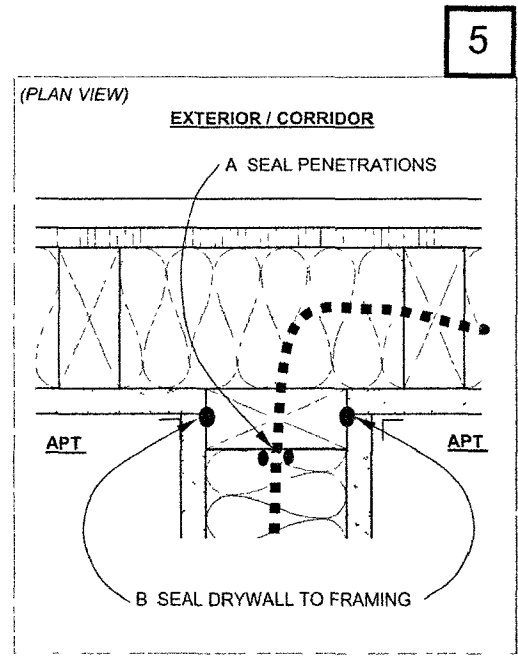
3 EXTERIOR WALL - BOTTOM (INTERIOR WALL SIMILAR)

Notes:

- A Intent: reduce leakage between wall cavity and apartment
- B Intent: reduce leakage between wall cavity and outdoors
- A Option: apply drywall adhesive to framing BEFORE installing drywall
- A, B Option: self-leveling subfloor (i.e. gypcrete)
- C To be installed in addition to sealant between the plate and slab
- D Same intent as item B

Responsibilities:

Framing: B, C, D
Drywall: A



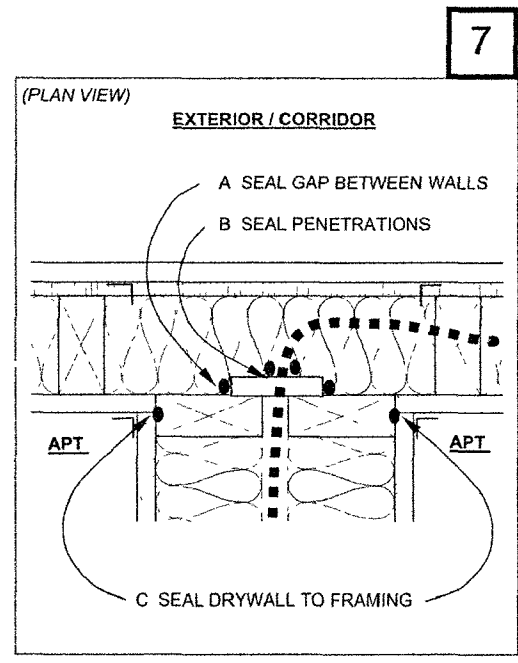
5 DEMISING WALL/INTERIOR PARTITION AT EXTERIOR/CORRIDOR WALL

Notes:

- A Intent: reduce leakage between exterior/corridor wall and demising wall / interior partition
- A Includes ducts, pipes, wires, etc
- B Intent: same as item A
- B Option: apply drywall adhesive to framing BEFORE installing drywall

Responsibilities:

Drywall: B
Mech/elect/plumb: A



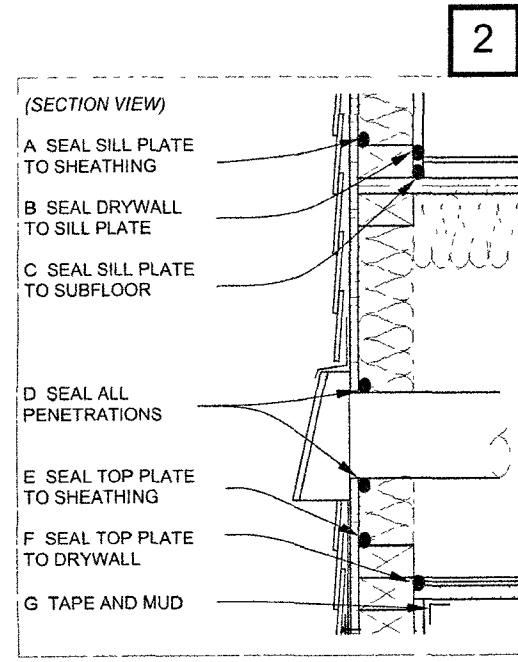
7 DOUBLE WALL AT EXTERIOR/CORRIDOR WALL

Notes:

- A Intent: reduce leakage between exterior/corridor wall and demising wall / interior partition
- A Options:
 - Expanding foam
 - Plywood/drywall/rigid foam board will edges caulked
- A Mineral wool / fiberglass batts are NOT acceptable
- B, C Intent: same as item A
- C Option: apply drywall adhesive to framing BEFORE installing drywall

Responsibilities:

Drywall: C
Mech/elect/plumb: A, B



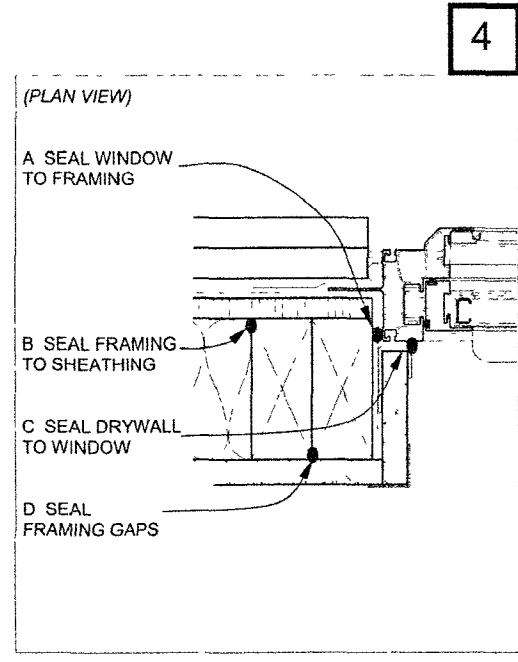
2 EXTERIOR WALL - MIDDLE

Notes:

- A, C Intent: reduce leakage between floor and wall cavities
- B Intent: reduce leakage between wall cavity and apartment
- B, C Option: self-leveling subfloor (i.e. gypcrete)
- D Includes ducts, pipes, wires, etc. (high priority)
- E, F Intent: reduce leakage between floor and wall cavities
- F Option: apply drywall adhesive to framing BEFORE installing drywall
- G Typical

Responsibilities:

Framing: A, C, E
Drywall: B, F, G
Mech/elect/plumb: D



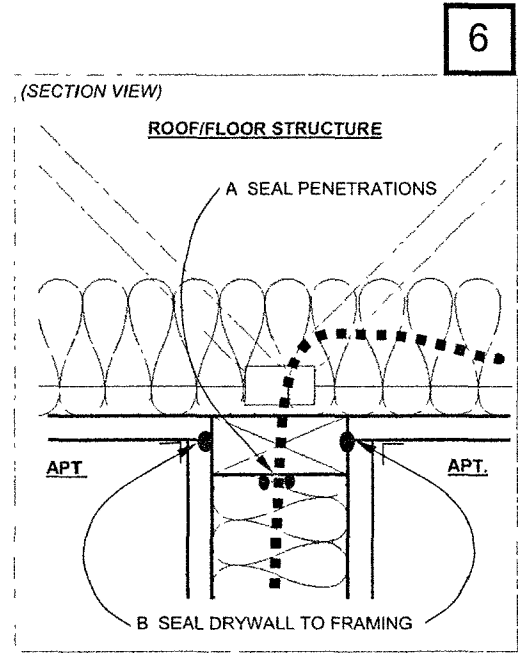
4 WINDOW JAMB (HEAD AND SILL SIMILAR)

Notes:

- A If using foam, use low-expanding foam
- B Intent: reduce leakage between wall cavity and outdoors (stops air movement through crack between sheathing and framing)
- C Similar detail at wood casing/trim
- D Same intent as item B

Responsibilities:

Framing: A, B, D
Drywall: C



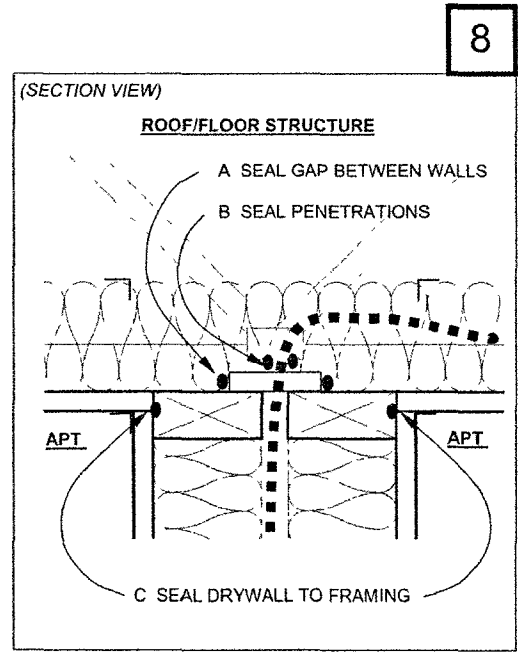
6 CORRIDOR/DEMISING WALL/INTERIOR PARTITION - TOP (BOTTOM SIMILAR)

Notes:

- A Intent: reduce leakage between unconditioned attic / floor structure and demising wall / interior partition
- A Includes pipes, wires, etc
- B Intent: same as item A
- B Option: apply drywall adhesive to framing BEFORE installing drywall

Responsibilities:

Drywall: B
Mech/elect/plumb: A



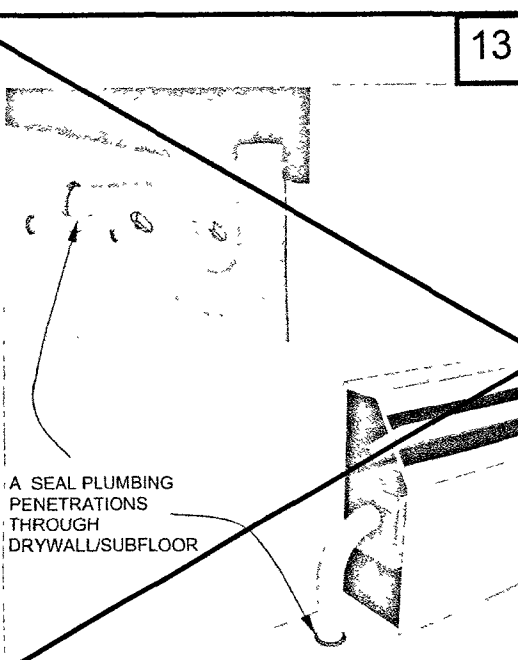
8 DOUBLE-WALL - TOP (SHAFTS SIMILAR)

Notes:

- A Intent: reduce leakage between unconditioned attic / floor structure and demising wall / interior partition / shaft
- A Options:
 - Expanding foam
 - Plywood/drywall/rigid foam board will edges caulked
- A Mineral wool / fiberglass batts are NOT acceptable
- B, C Intent: same as item A
- C Option: apply drywall adhesive to framing BEFORE installing drywall

Responsibilities:

Drywall: C
Mech/elect/plumb: A, B



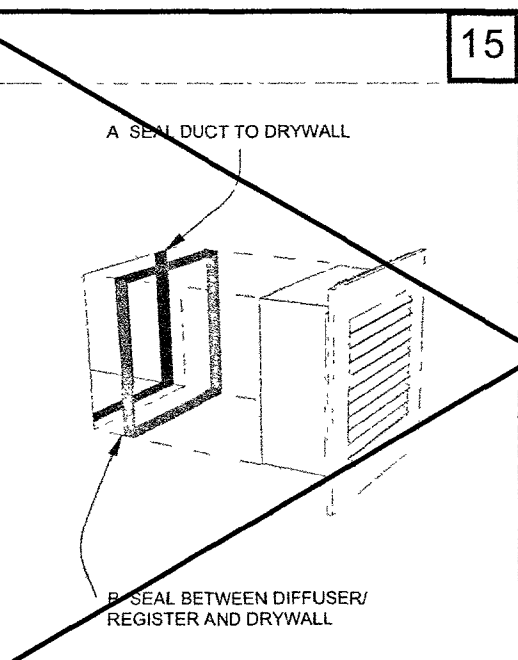
13 PLUMBING PENETRATIONS

Notes:

- A Seal all penetrations BEFORE installing cabinetry
- A Intent: reduce leakage between wall cavities and apartment
- A Seal penetrations before installing escutcheons
- A Typical penetrating penetrations include:
 - Sink faucet supplies & drain
 - Toilet supply
 - Showerhead stub-out
 - Heating supply/return
 - Gas supply
 - Sprinkler

Responsibility:

Drywall: A



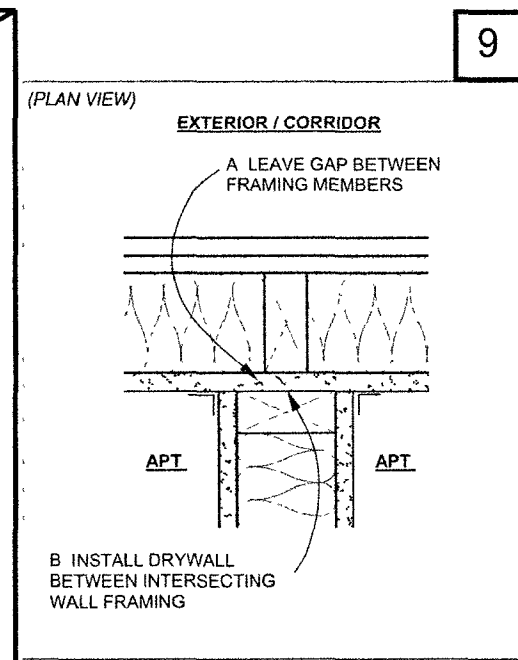
15 DUCTWORK

Notes:

- A Seal penetration BEFORE installing diffuser/register
- A Intent:
 - Reduce leakage between wall cavities and apartment
 - Reduce duct leakage into wall cavities
- A Typical penetrations include:
 - Heating/cooling ductwork
 - Exhaust ductwork
 - Exhaust fans
 - Dryer vent
- B Suggested options: caulk, foam, gasket

Responsibility:

Drywall: A
Mechanical: B



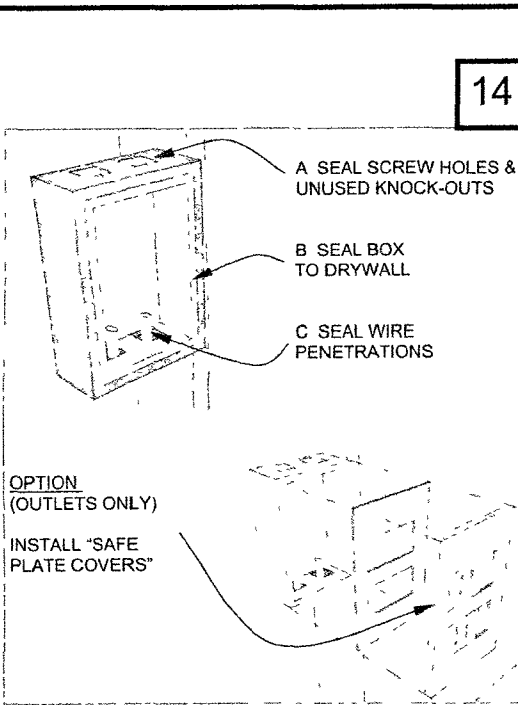
9 DEMISING WALL/INTERIOR PARTITION AT EXTERIOR/CORRIDOR WALL

Notes:

- A, B Intent: reduce leakage between exterior/corridor wall and demising wall / interior partition
- A Size of gap depends on thickness of drywall to be installed
- B Option: sheathing (at shear walls)
- A, B Similar at double walls

Responsibilities:

Framing: A
Drywall: B



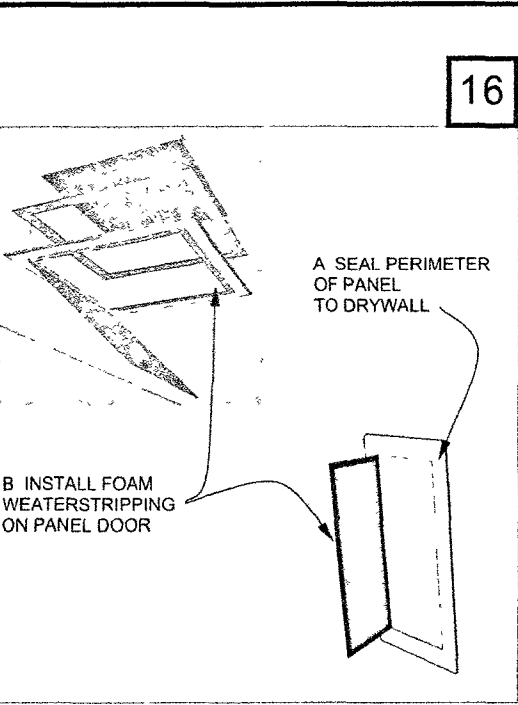
14 ELECTRICAL BOXES

Notes:

- A, B, C Intent: reduce leakage between structural cavities and apartment
- A, B, C Includes boxes in floors and ceilings
- A, C Options:
 - Caulk
 - Foam
 - Mastic (over entire box)
 - Putty pack
- Option (at outlets only): In lieu of A/B/C, install air-tight covers and gaskets

Responsibility:

Drywall: B
Electrical: A, C



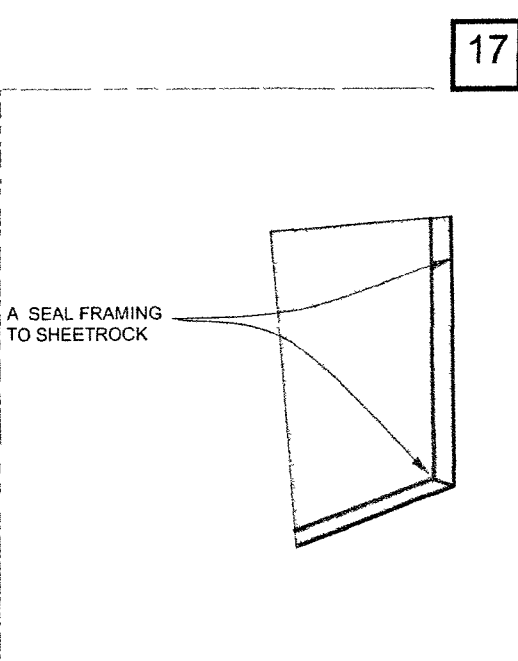
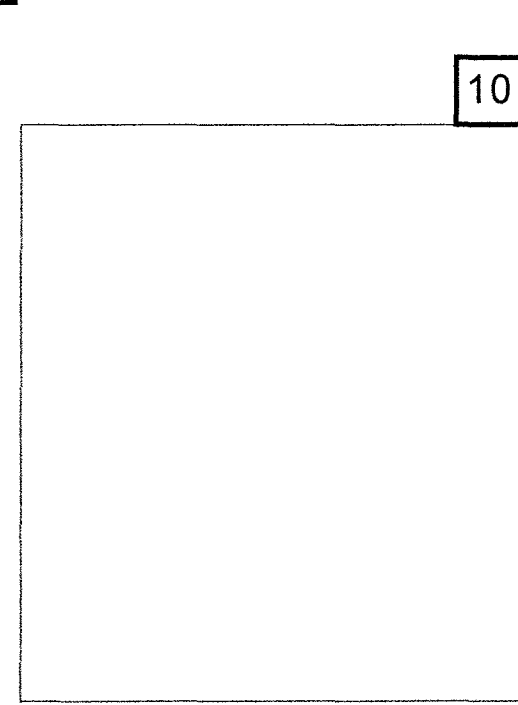
16 UTILITY/ACCESS PANELS

Notes:

- A, B Intent: reduce leakage between structural cavities and apartment
- A Options:
 - Caulk
 - Foam
 - Gasket
- B Inexpensive, adhesive-backed weatherstripping usually works best

Responsibility:

Drywall: A
Mech/elect/plumb: B



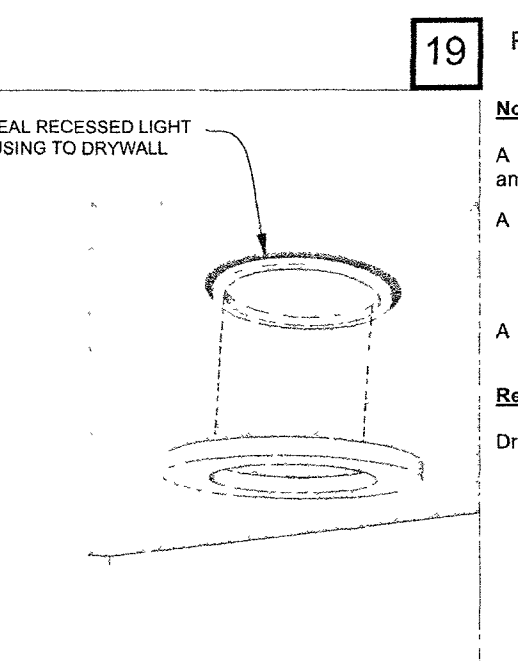
17 RECESSED COMPONENTS

Notes:

- A Seal all cracks/seams BEFORE recessed component is installed
- A Intent: reduce leakage between wall cavities and apartment
- A Seal holes in metal framing (if applicable)
- A Typical recessed components include:
 - Medicine cabinet
 - Fire extinguisher cabinets
 - Mailboxes

Responsibility:

Drywall: A



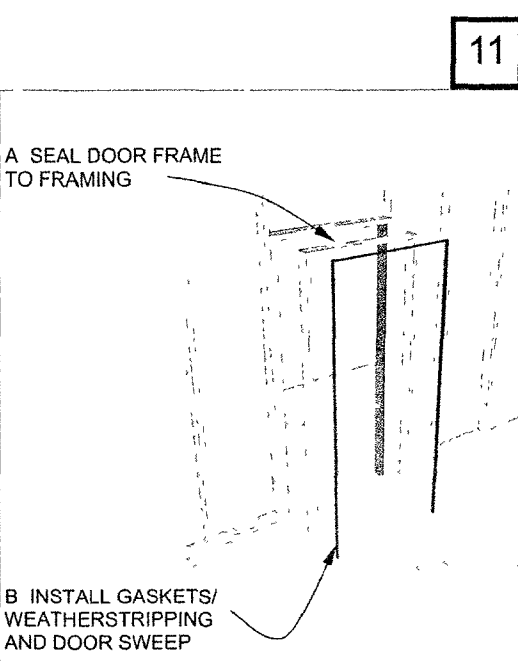
19 RECESSED LIGHTING

Notes:

- A Intent: reduce leakage between attic/floor cavities and apartment
- A Options:
 - Caulk
 - Foam
 - Gasket
- A Use insulation contact air-tight cans (ICAT)

Responsibility:

Drywall: A



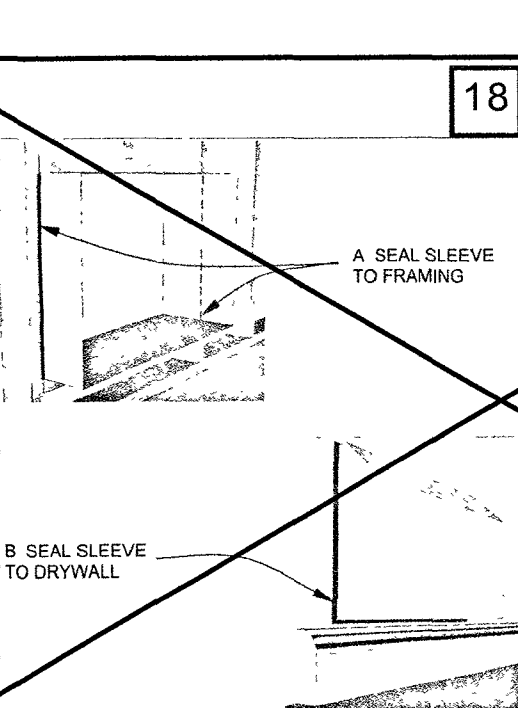
11 CORRIDOR/EXTERIOR DOOR

Notes:

- A, B Intent: reduce leakage between apartment and corridor/outdoors
- A, B Also applicable at rooms that are vented to outdoors (i.e. boiler room, trash room, etc.)

Responsibility:

Framing: A
Window/door: B



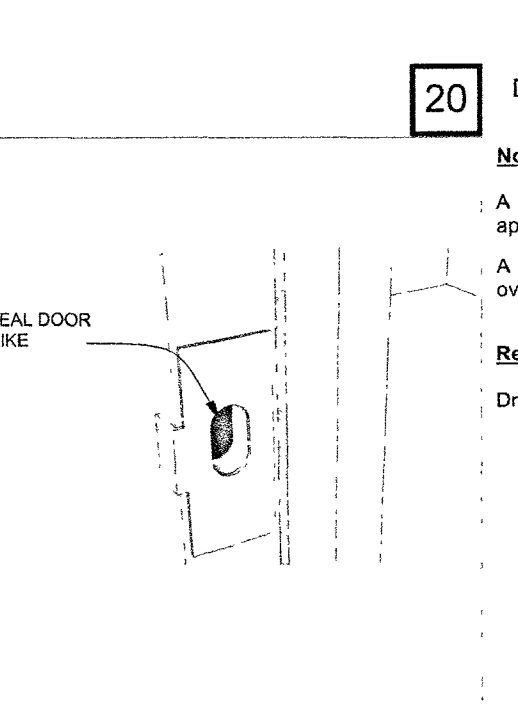
18 PACKAGED HEATING/COOLING EQUIPMENT (PTACs)

Notes:

- A Intent: reduce leakage between apartment and outdoors
- B Intent: reduce leakage between wall cavity and apartment
- Additional measures:
 - Seal PTAC equipment to sleeve
 - Provide insulated interior cover with compressible gasket

Responsibility:

Mechanical: A
Drywall: B



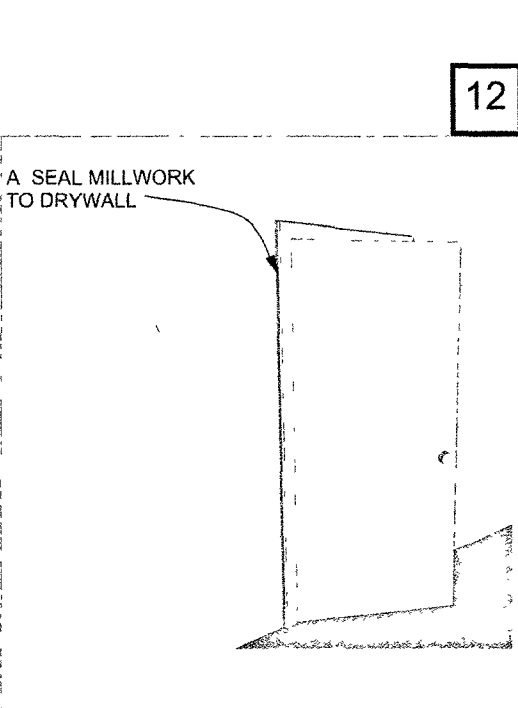
20 DOOR LATCH HOLE

Notes:

- A Intent: reduce leakage between wall cavities and outdoors
- A Expanding foam works best (be careful not to overspray)

Responsibility:

Drywall: A



12 MILLWORK (TRIM)

Notes:

- A Seal ALL edges of millwork
- A Intent: reduce leakage between wall cavities and apartment

Responsibility:

Drywall: A

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW

DATE: 02/22/2025

VILLAGE BOARD: HEM, BSA, APC

X THESE PLANS ARE APPROVED BY:

CHAIRPERSON:

DATE:

HT+ASSOCIATES

36-49 MAIN STREET SUITE 60
GREAT NECK, NY 11034
T: 718-769-8001
E: INFO@HTASSOCIATES.NET

DATE	ISSUED	REVISION	COMMENTS
01/20/25 <td></td> <td></td> <td></td>			

DAVID'S RESIDENCE

105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 189, LOT: 3

PROJECT ADDRESS:

DRAWING TITLE:

AIR LEAKAGE DETAILS

SHEET NO.:

EN-101.00

PAGE: 21 OF 23

DATE ISSUED: 2/15/2025

DATE CREATED: 01/24/2024

SCALE: AS NOTED

DRAWN BY: LW

CHECKED BY: KY FU

JOB #: 24036

SEAL & SIGNATURE:

STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER
080920

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
FEB 19 2025
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(ABOVE GRADE)
TOTAL WALL AREA:
498.75+941.37+1083.29+508.65= 3032.06 SQFT

(BELOW GRADE)
TOTAL WALL AREA:
183.99+170.47+188.92= 543.38 SQFT

TOTAL WINDOW AREA:
93.93+148.90+97.34+99.97= 440.14 SQFT

TOTAL DOOR AREA(SOLID):
77.71+16.66= 94.37 SQFT

TOTAL DOOR AREA(GLASS):
48.00 SQFT

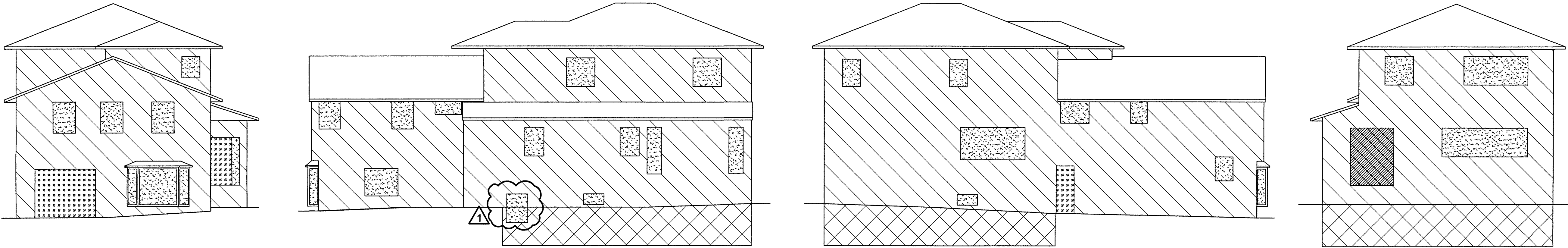
LEGEND	
	WALL-ABOVE GRADE
	WALL-BELOW GRADE
	WINDOW
	DOOR-SOLID
	DOOR-GLASS

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 02/20/2025

VILLAGE BOARD: HENRY BEAUCHE

X THESE PLANS HAVE APPROVED BY:
CHAIRPERSON: _____
DATE: _____



FRONT (WEST) WALL AREA:
(ABOVE GRADE)
WALL: 498.75 SQFT
WINDOWS: 93.93 SQFT
DOOR(SOLID): 77.71 SQFT

SIDE (SOUTH) WALL AREA:
(ABOVE GRADE)
WALL: 941.37 SQFT
WINDOWS: 148.90 SQFT

(BELOW GRADE)
WALL: 183.99 SQFT

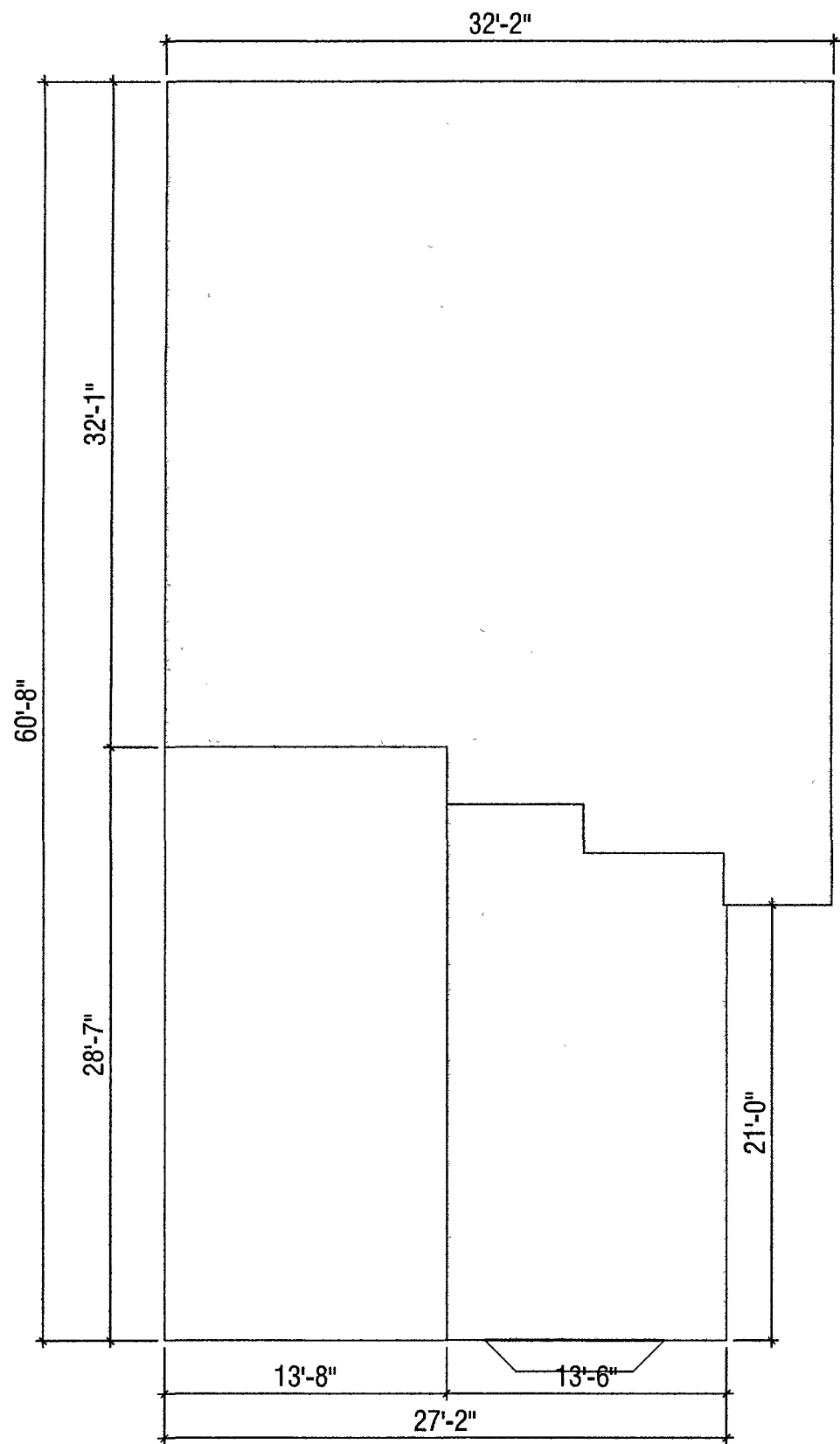
SIDE (NORTH) WALL AREA:
(ABOVE GRADE)
WALL: 1083.29 SQFT
WINDOWS: 97.34 SQFT
DOORS (SOLID): 16.66 SQFT

(BELOW GRADE)
WALL: 170.47 SQFT

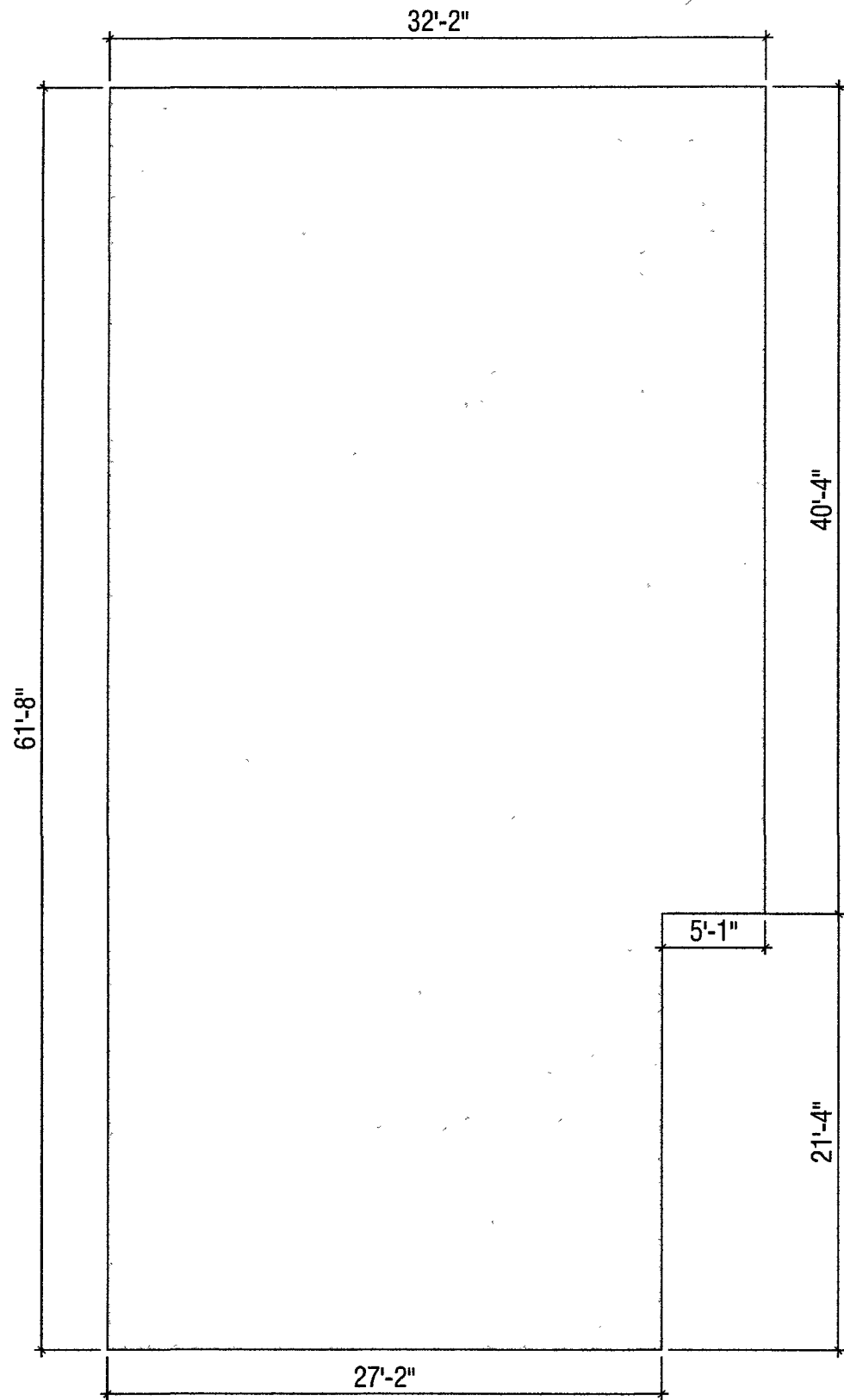
REAR (EAST) WALL AREA:
(ABOVE GRADE)
WALL: 508.65 SQFT
WINDOWS: 99.97 SQFT
DOORS (GLASS): 48.00 SQFT

(BELOW GRADE)
WALL: 188.92 SQFT

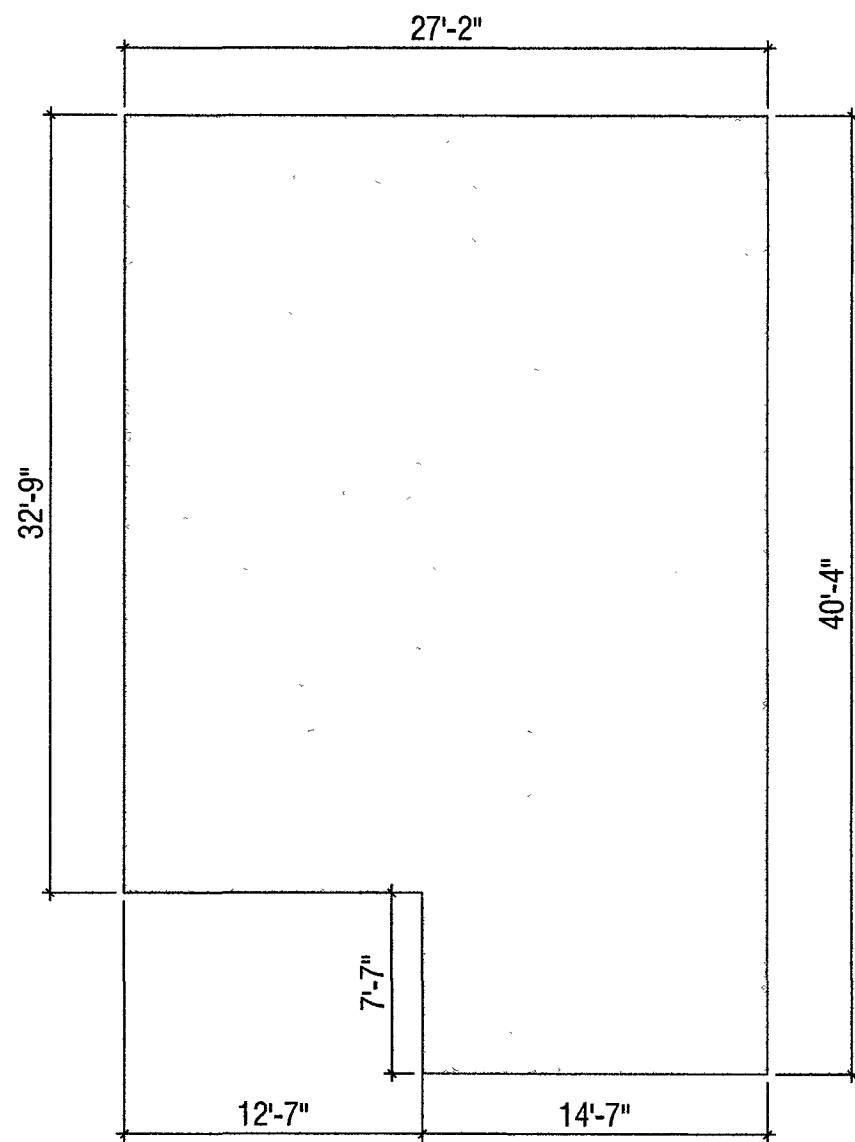
1 INSULATED WALL AREA DIAGRAM
SCALE: 1/8" = 1'-0"



CELLAR AND GROUND FLOOR AREA:
GROUND FLOOR: 332.19 SQFT
GARAGE: 390.15
CELLAR: 1125.01 SQFT



FIRST FLOOR AREA:
TOTAL: 1877.95 SQ FT.



SECOND FLOOR AREA:
TOTAL: 999.63 SQ FT.

HT+ASSOCIATES

38-09 MAIN STREET, SUITE 90
FLUSHING, NY 11354
T: 718-799-0901
E: INFO@HTASSOCIATES.NET

DATE ISSUED 01/30/25	REVISION COMMENTS REVISION	# 1
----------------------------	-------------------------------	--------

DAVID'S RESIDENCE

PROJECT ADDRESS:
105 MAPLE ST
GREAT NECK, NY 11023
SECTION: 1, BLOCK: 189, LOT: 3

DRAWING TITLE:
BUILDING
THERMAL
ENVELOPE
DETAILS

SHEET NO.:
EN-200.00

PAGE: 22 OF 23
DATE ISSUED: 2/15/2025
DATE CREATED: 01/24/2024
SCALE: AS NOTED
DRAWN BY: LW
CHECKED BY: KY FU
JOB #: 24036

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VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
FEB 19 2025
RECEIVED

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Compliance Certificate

Project 105 Maple Street

Energy Code 2020 NYStretch - 2018 IECC
Location Great Neck, New York
Construction Type Single-family
Project Type Addition
Project SubType Home
Climate Zone 4 (3316 HDD)
Permit Date
Permit Number
All Electric false
Is Renewable false
Has Charger false
Has Battery false
Has Heat Pump false

Construction Site 105 Maple St
Great Neck, NY 11023
Owner/Agent
Designer/Contractor Ky Fu
Nathan & Associates
7187995955
INFO@HTASSOCIATES.NET

Compliance 12.0% Better Than Code Maximum UA 316 Your UA 278 Maximum SHGC 0.40 Your SHGC 0.40

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. Factor U-Factor	Prop. UA	Req. UA	Prop. SHGC	Req. SHGC
ROOF Flat Ceiling or Sloped Truss	1,671	38.0	0.0	0.030	0.026	56	49
Front wall West Wood Frame, 16" o c	499	21.0	10.0	0.035	0.045	11	15
Door Solid Door (under 50% glazing)	78			0.260	0.270	20	21
Window Metal Frame w/ Thermal Break SHGC 0.40	94			0.230	0.270	22	25
Side wall South Wood Frame, 16" o c	941	21.0	10.0	0.035	0.045	28	36
Window 2 Metal Frame w/ Thermal Break SHGC 0.40	149			0.230	0.270	34	40
Side wall North Wood Frame, 16" o c	1,083	21.0	10.0	0.035	0.045	34	44
Door Solid Door (under 50% glazing)	17			0.260	0.270	20	21

Project Title 105 Maple Street
Data filename
Report date 02/14/25
Page 1 of 10

Section # & Req ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
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(F2768) (F2769) (F2770) (F2771) (F2772) (F2773) (F2774) (F2775) (F2776) (F277					

**ITEM TITLE:**

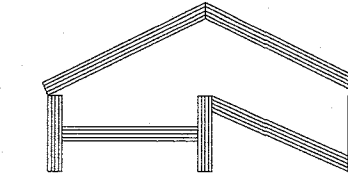
ARC CASE #25-5 41 STRATHMORE ROAD SECTION 1 BLOCK 203 LOT 66

SUBJECT:

Application for proposed exterior renovation, new stucco and brick finish. Proposed second floor addition.

ATTACHMENTS:

	Description	Type
▣	PLANS	Backup Material



15 Canterbury Road #4B
Great Neck, NY 11021
t. 516.209.7772 / f. 516.706.1853
info@hnaacret.com

Seal



H. N. Nesim

Proposed 2nd Story Addition
41 Stratmore Rd,
Great Neck, NY 11023

Project name:

No.	Date	Issue
1	07.08.24	Issued For Filing
2	01.17.24	As Per 07.31.24 Comments

No.	Date	Revision

It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect, to alter any item on these drawings in any way.

**EXISTING
FLOOR PLANS**

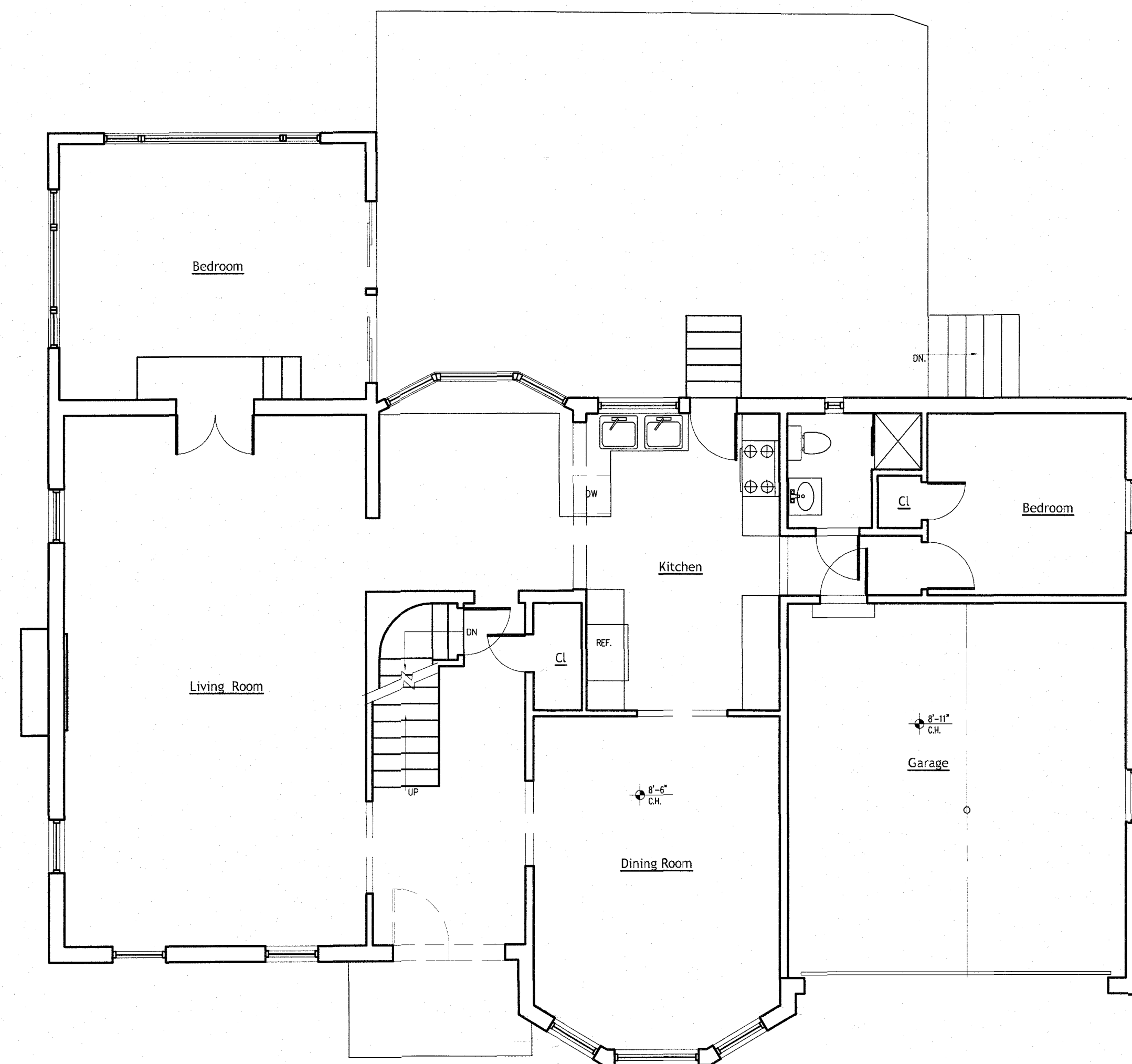
Drawing name:
Job No: 2103
Date: 07/08/2024
Scale: as shown
Drawn By: I.REI
Drawing Number:

A-02

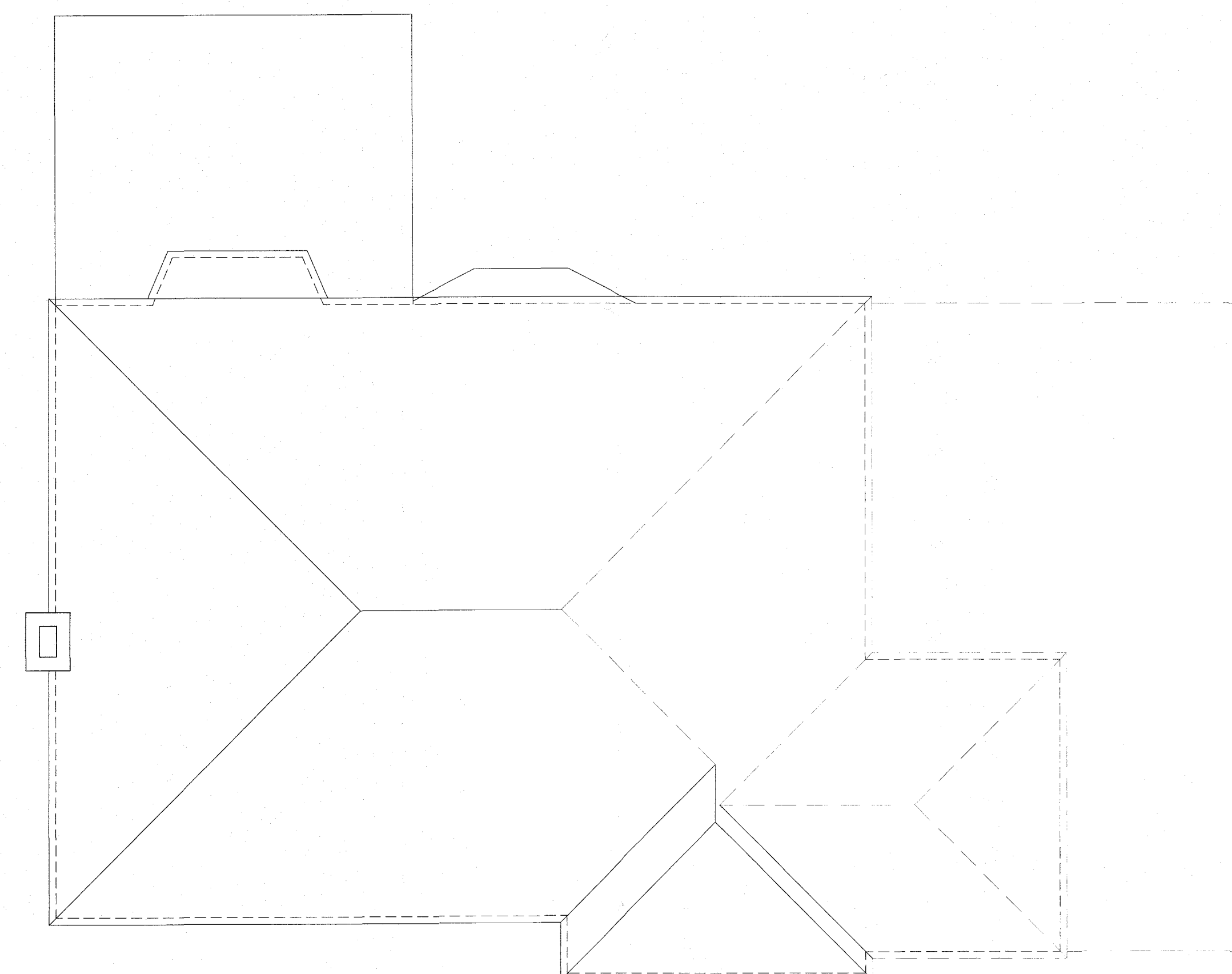
2 of 9

LEGEND

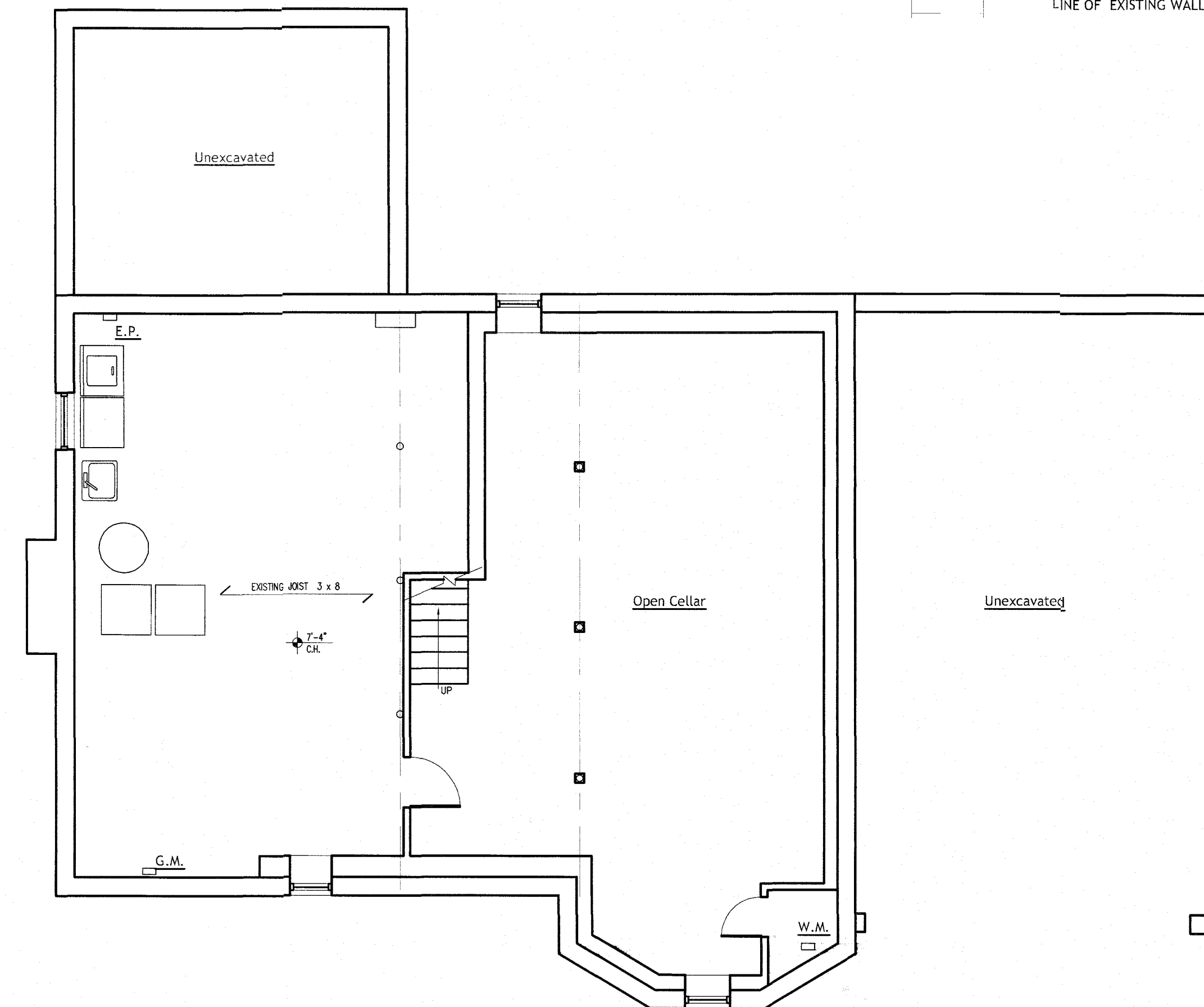
EXISTING WALLS TO REMAIN
LINE OF EXISTING WALLS TO BE DEMOLISHED



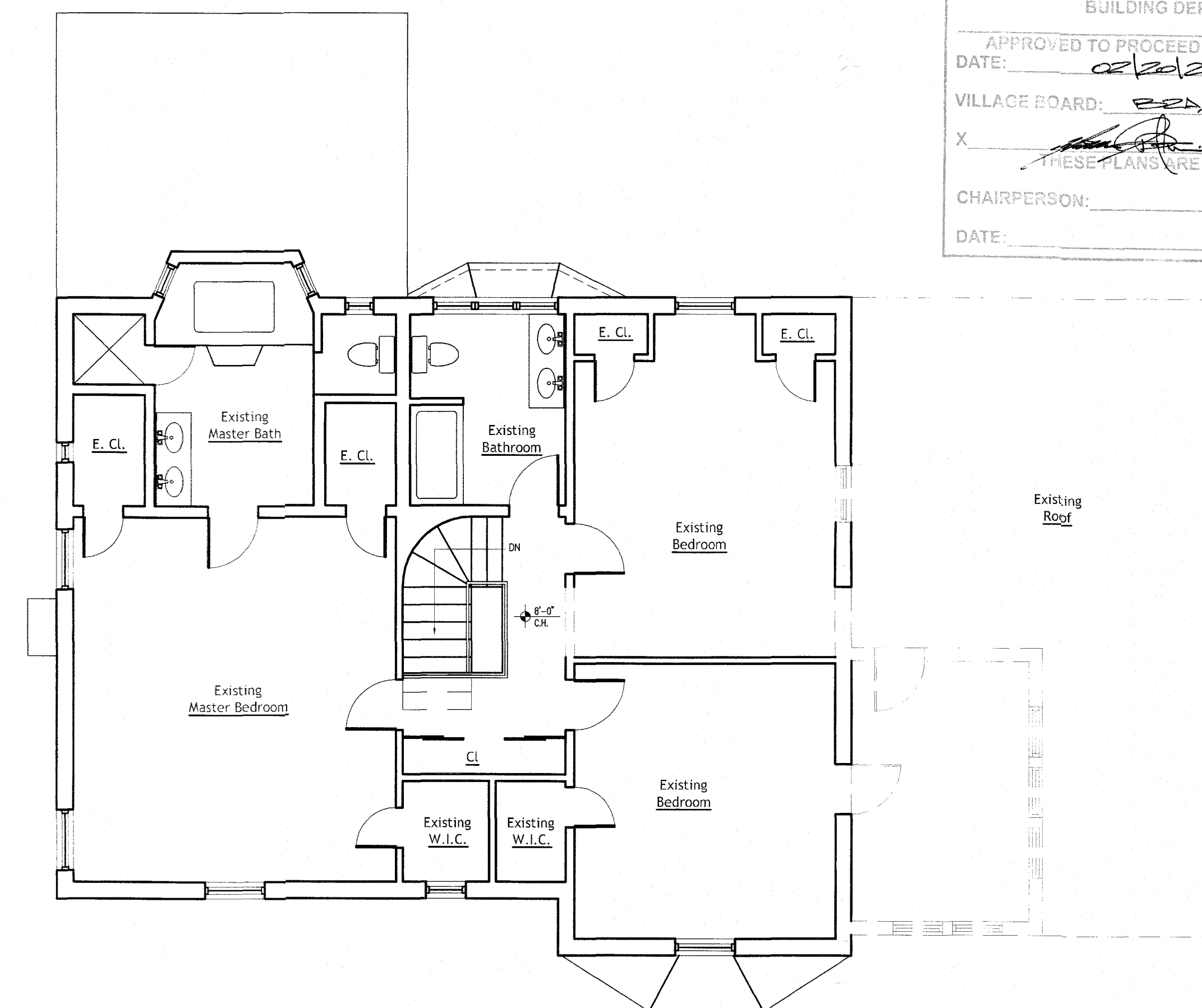
2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



2 EXISTING ROOF PLAN
1/4" = 1'-0"



1 EXISTING CELLAR PLAN
3/16" = 1'-0"



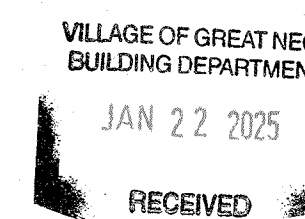
1 EXISTING SECOND FLOOR PLAN
3/16" = 1'-0"

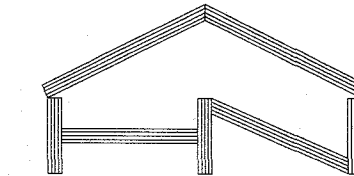
VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 02/20/2025

VILLAGE BOARD: B. B. B. B. C.

X THESE PLANS ARE APPROVED BY:
CHAIRPERSON: _____
DATE: _____





15 Canterbury Road #4B
Great Neck, NY 11021
T: 516 209 7772 F: 516 706 1855
info@hnaecr.com

Seal



Proposed 2nd Story Addition
41 Stratmore Rd,
Great Neck, NY 11023

Project Name:

No.	Date	Issue
1	07.08.24	Issued For Filing
2	01.17.24	As Per 07.31.24 Comments

No.	Date	Revision

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Drawing Name:
**EXISTING
CELLAR PLAN**

Job No: 2103
Date: 07/08/2024
Scale: as shown
Drawn By: J. REI

Drawing Number:

A-03

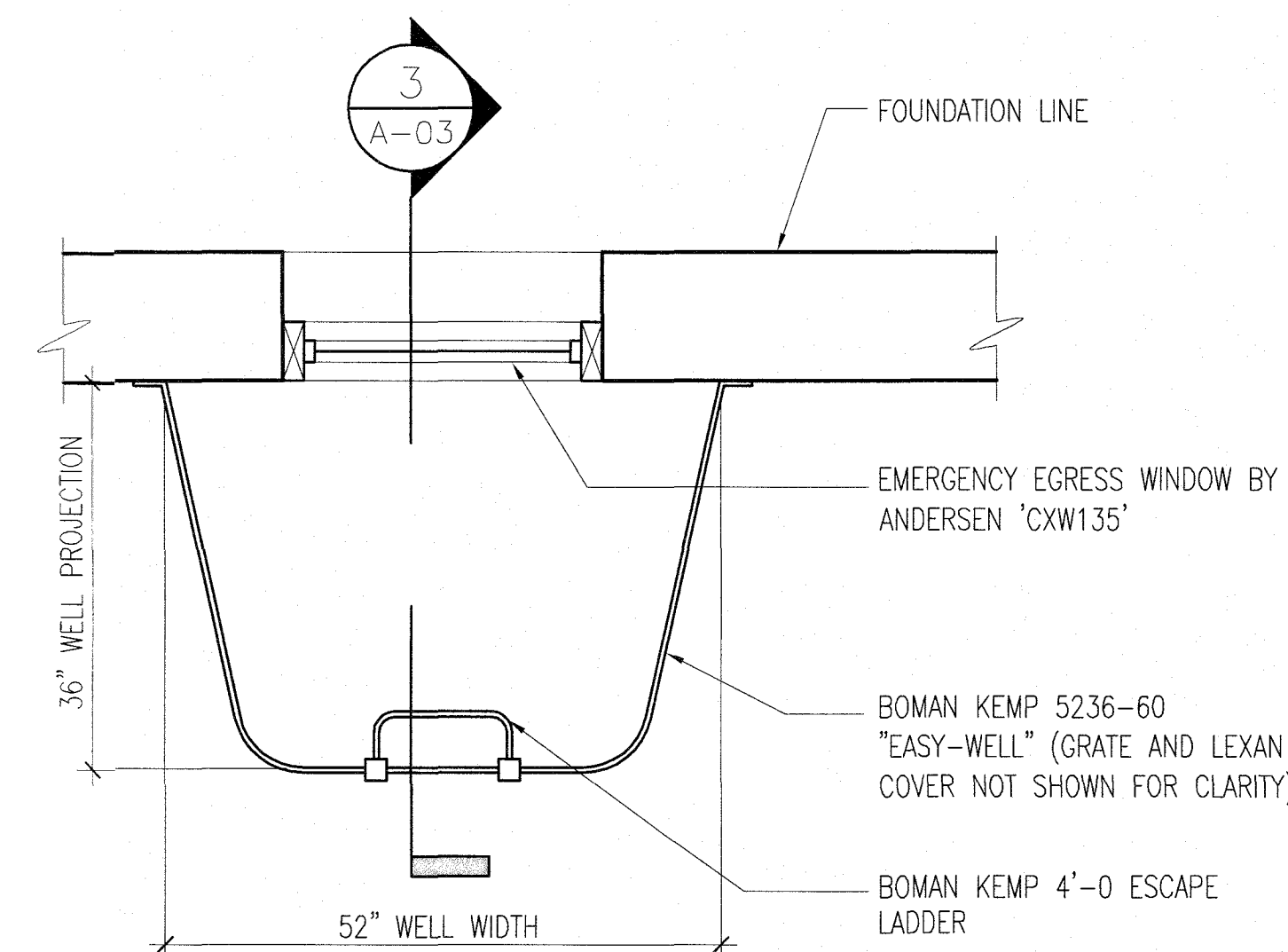
3 of 9

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

JAN 22 2025

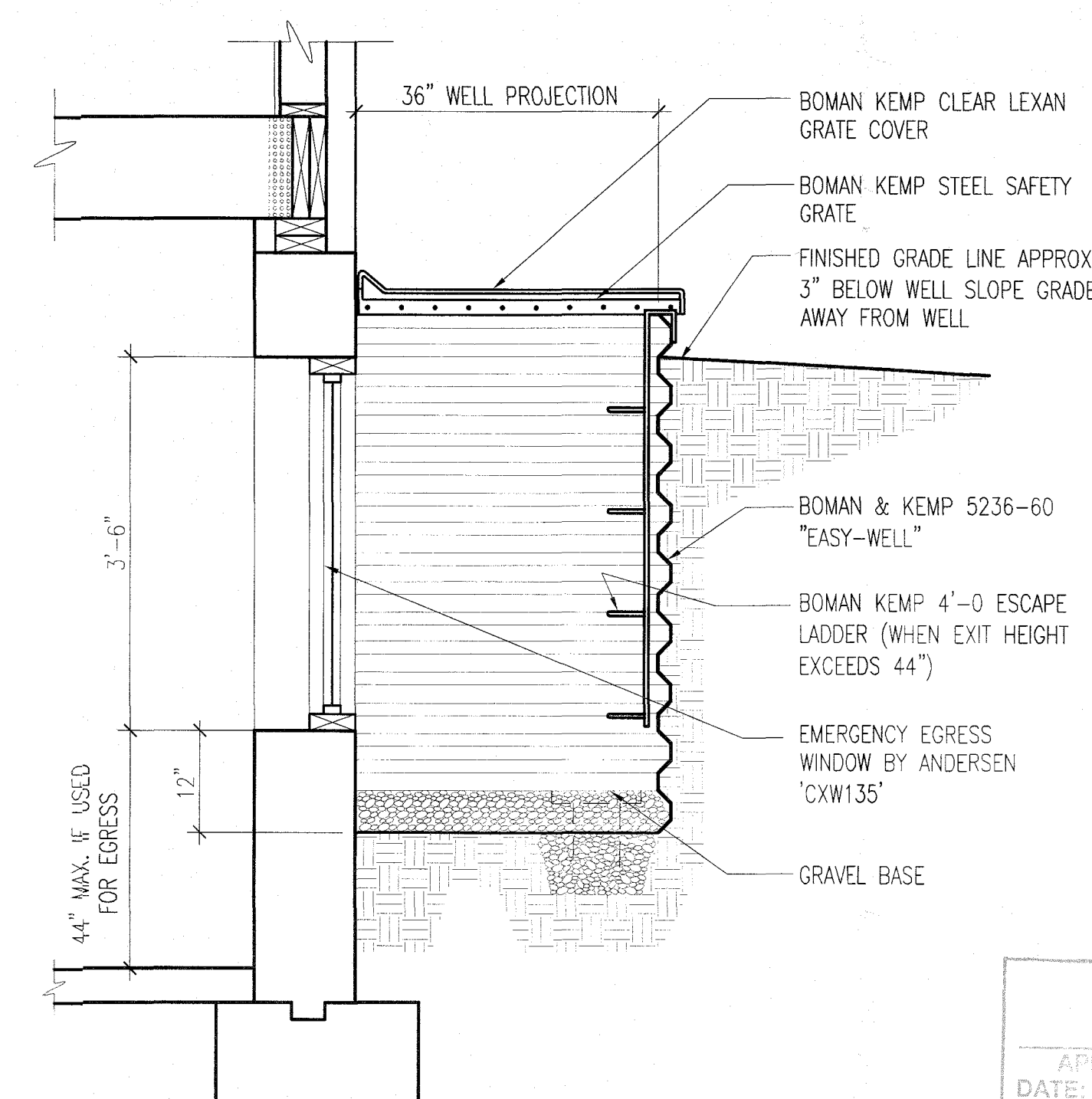
RECEIVED

ALL RIGHTS RESERVED 1.21.2025



2 EGRESS WINDOW WELL PLAN DETAIL

1/2" = 1'-0"



3 EGRESS WINDOW WELL SECTION DETAIL

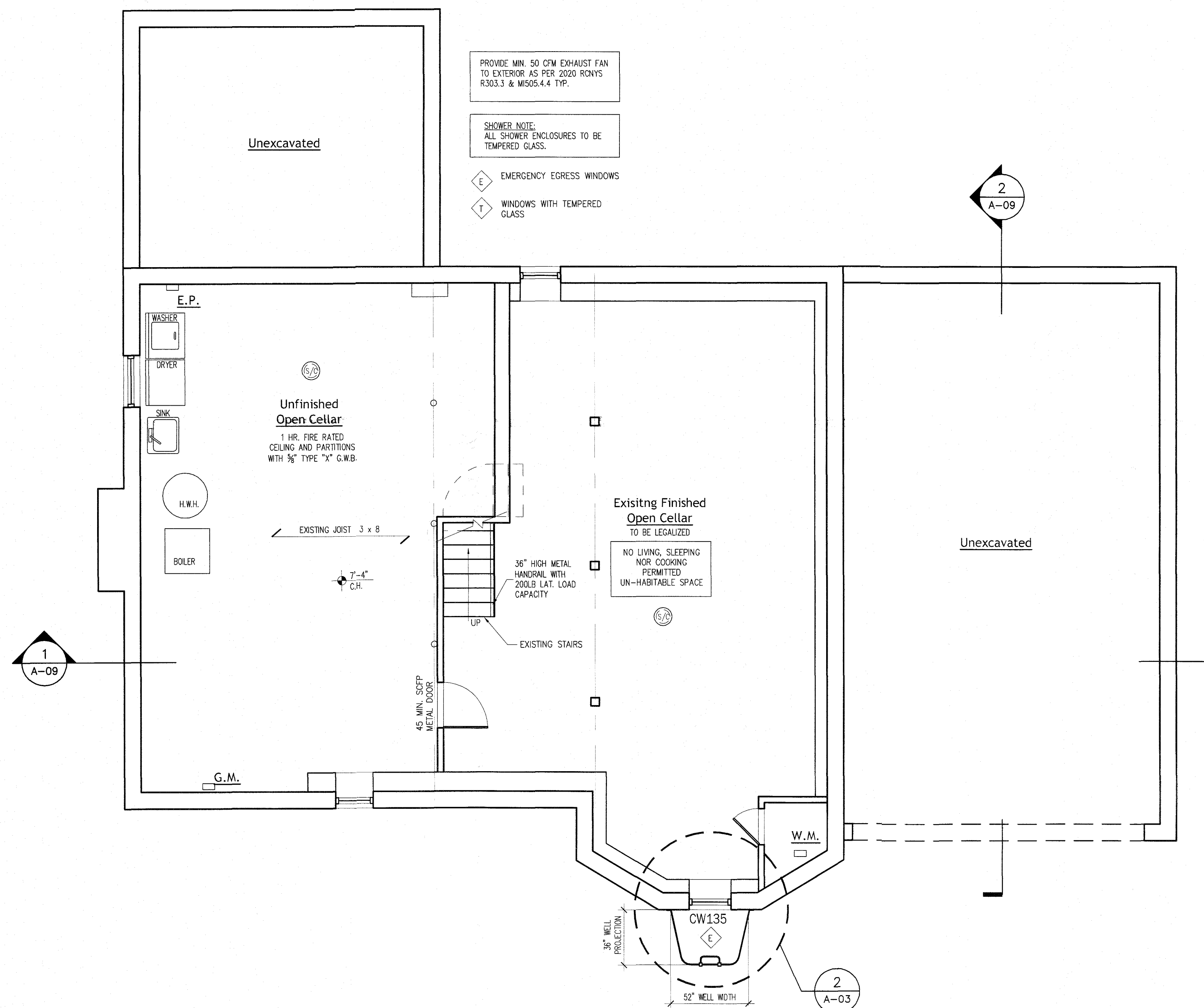
1/2" = 1'-0"

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 08/20/2025

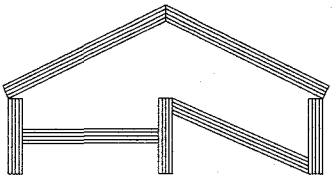
VILLAGE BOARD: R. D. A. R.

X THESE PLANS ARE APPROVED BY:
CHAIRPERSON: _____
DATE: _____



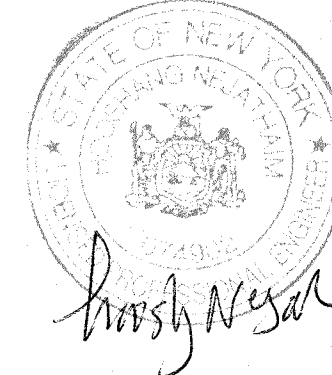
2 CELLAR PLAN

1/4" = 1'-0"



15 Canterbury Road #AB
Great Neck, NY 11021
T. 516.209.7772 F. 516.706.1853
info@hnaetel.com

Seal



Proposed 2nd Story Addition
41 Strathmore Rd,
Great Neck, NY 11023

Project name:

No.	Date	Issue
1	07.08.24	Issued For Filing
2	01.17.24	As Per 07.31.24 Comments

No.	Date	Revision

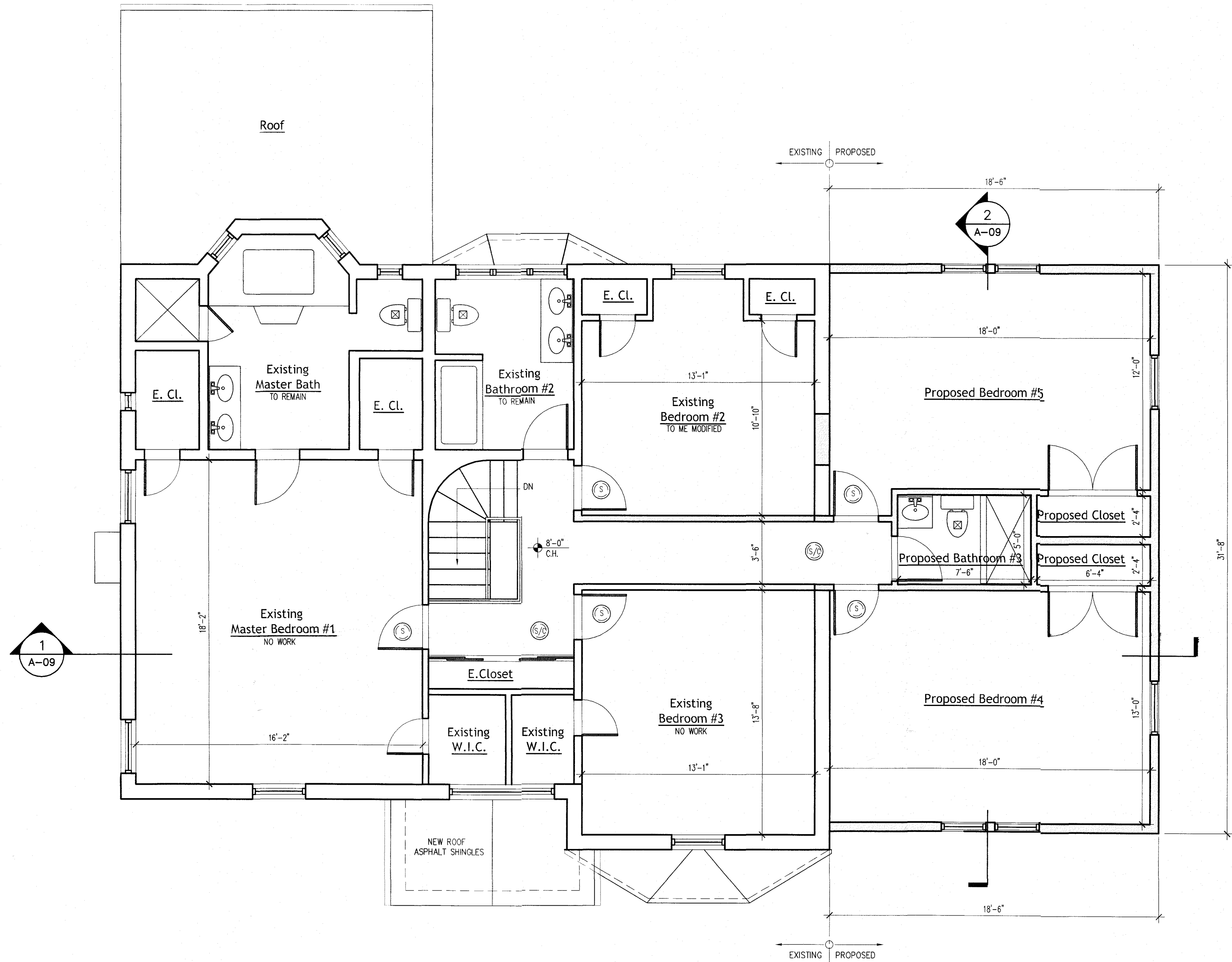
It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect, to alter any item on these drawings in any way.

PROPOSED
SECOND FLOOR
PLAN

Job No: 2103
Date: 07/08/2024
Scale: as shown
Drawn By: LREI

Drawing Number:

A-05
5 of 9



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

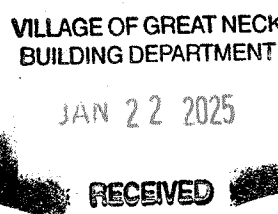
VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 07/20/2025

VILLAGE BOARD: BDA, ARC

X THESE PLANS ARE APPROVED BY:

CHAIRPERSON: _____
DATE: _____



Proposed 2nd Story Addition
41 Strathmore Rd,
Great Neck, NY 11023

Project name:

No.	Date	Issue
1	07.08.24	Issued For Filing
2	01.17.24	As Per 07.31.24 Comments

No.	Date	Revision

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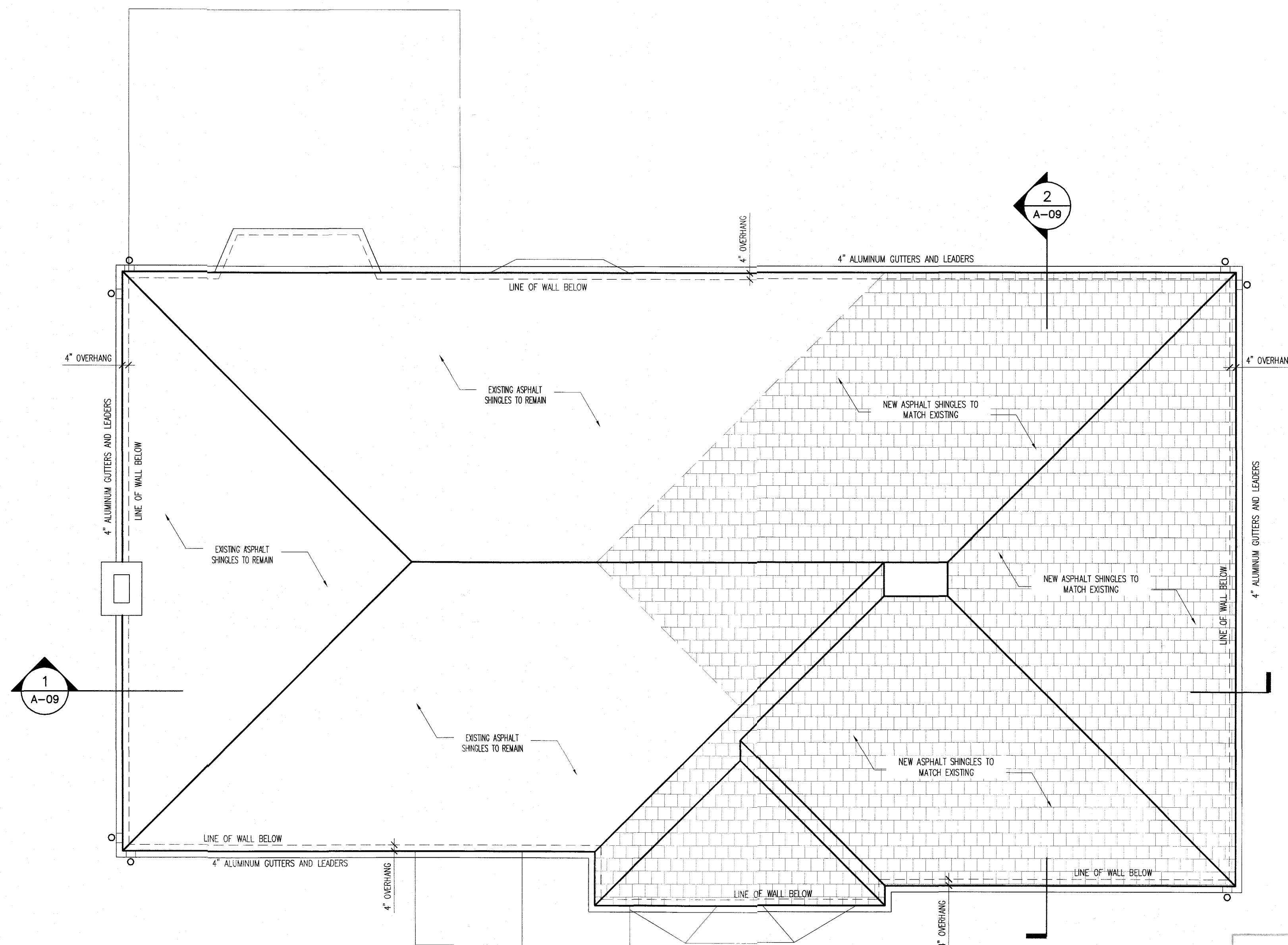
PROPOSED
ROOF PLAN

Job No: 2103
Date: 07/08/2024
Scale: as shown
Drawn By: LREI

Drawing Number:

A-06

6 of 9



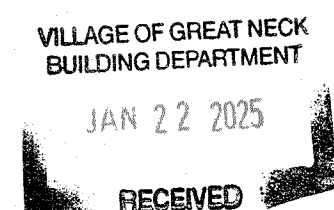
PROPOSED ROOF PLAN
1/4" = 1'-0"

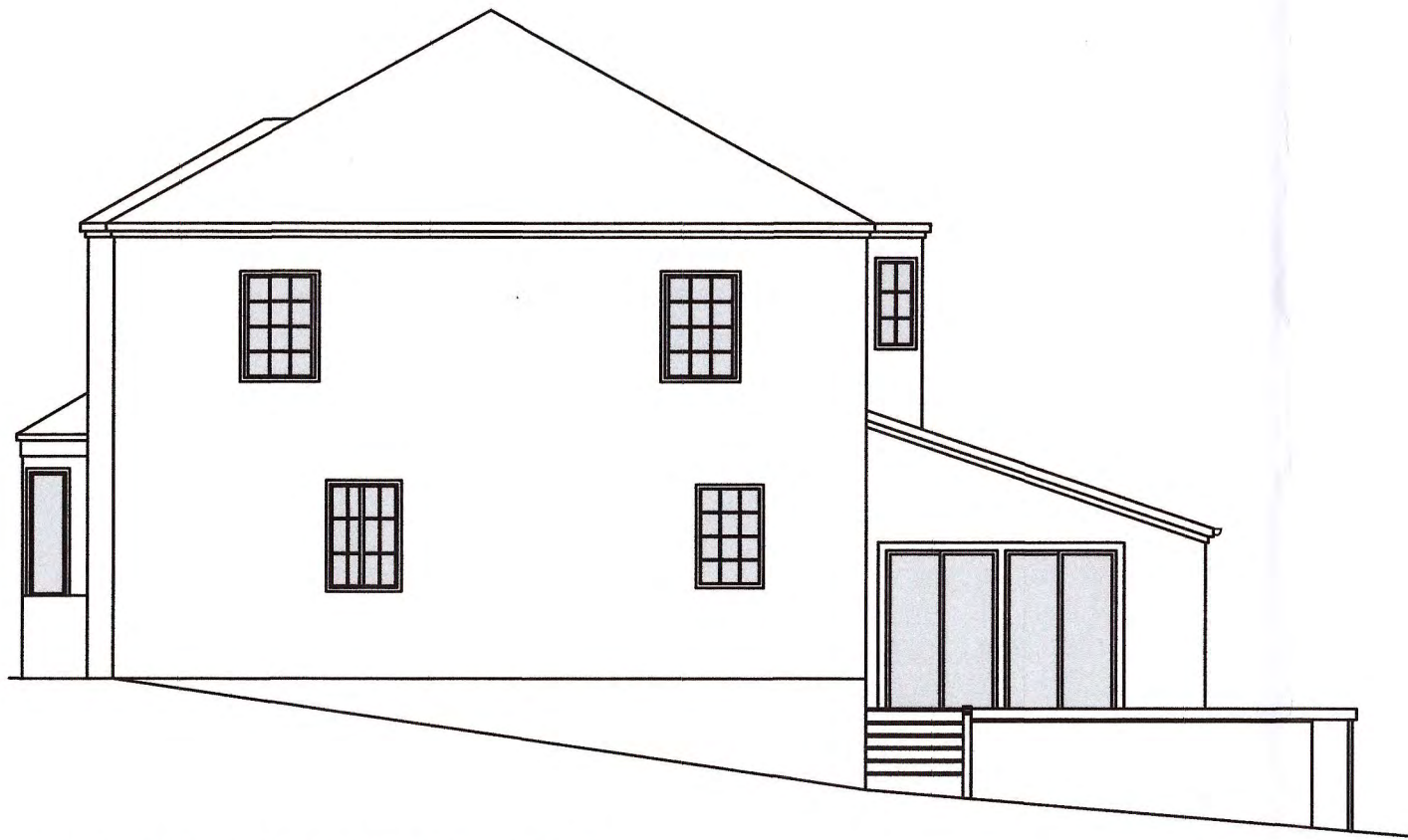
VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 07/08/2024

VILLAGE BOARD: [Signature]
X [Signature]
THESE PLANS ARE APPROVED BY:

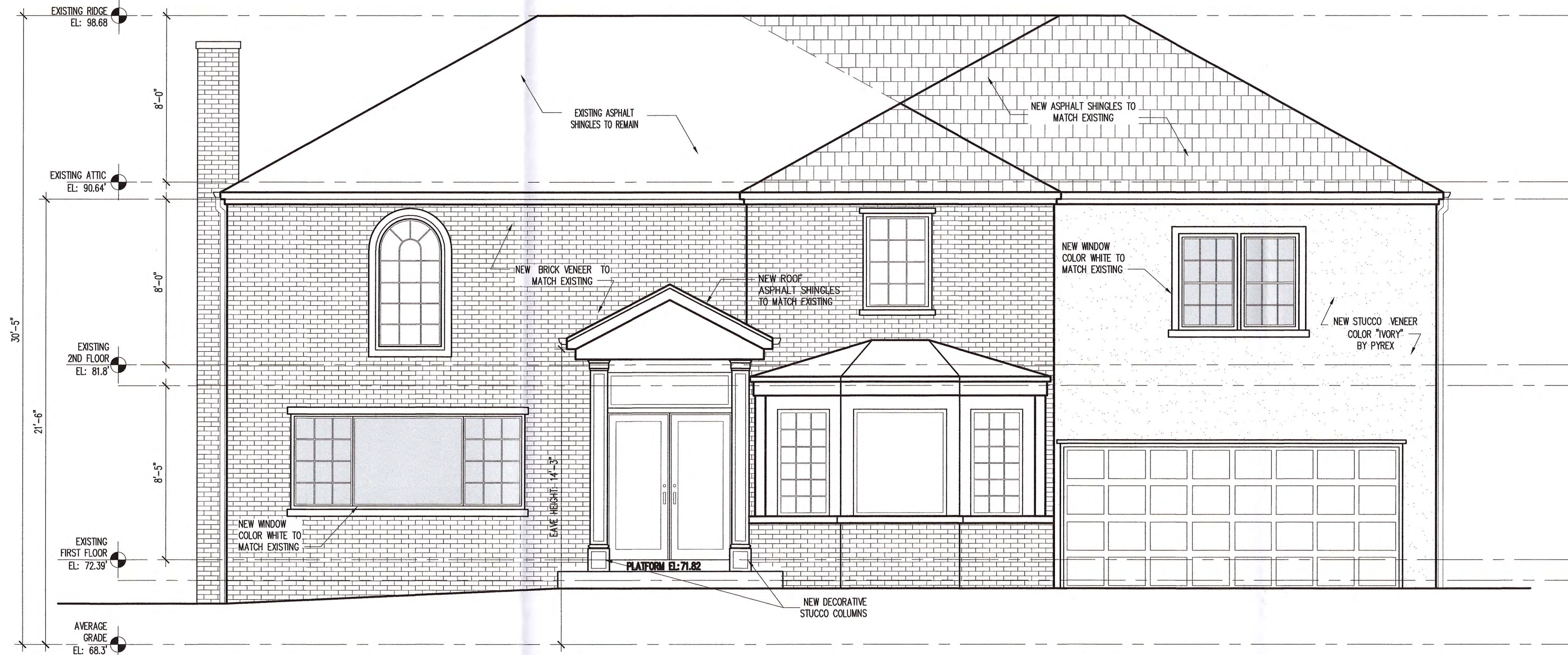
CHAIRPERSON: [Signature]
DATE: 07/08/2024



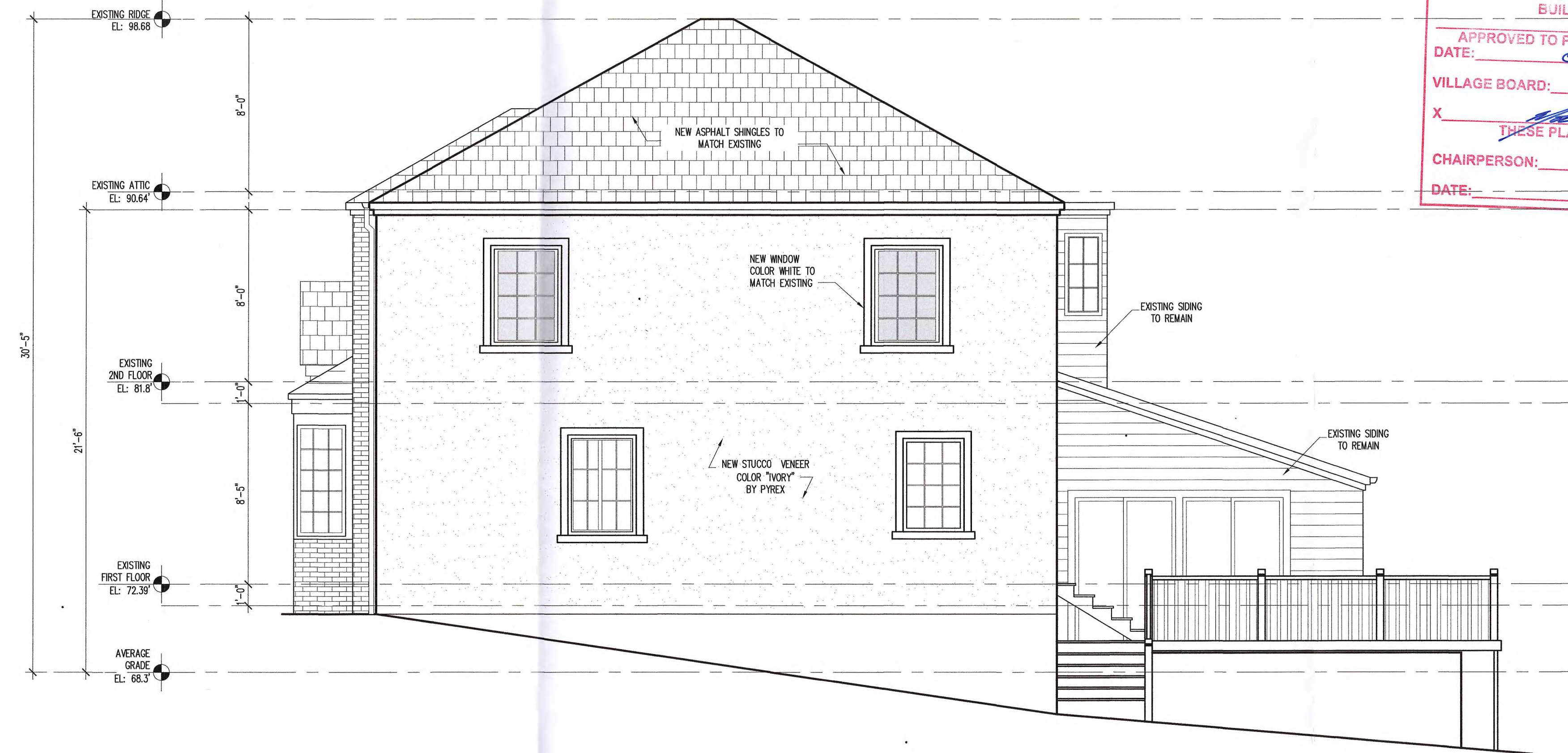


FENESTRATION @ WEST SIDE FACADE
SCALE: N.T.S.

TOTAL AREA @ WEST SIDE FACADE: 805.76 SQ FT
MINIMUM FENESTRATION REQUIRED: 10%
FENESTRATION PROVIDED (WINDOWS & DOORS): 123 SQ FT. 15% (OK)



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



RIGHT SIDE ELEVATION
1/4" = 1'-0"

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

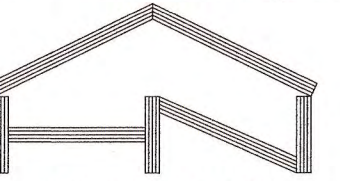
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 02.3.2025

VILLAGE BOARD: APC

X THESE PLANS ARE APPROVED BY:

CHAIRPERSON: _____

DATE: _____



Proposed 2nd Story Addition
41 Strathmore Rd,
Great Neck, NY 11023

Project name:

No.	Date	Issue
1	04.19.24	Issued For Filing
2	01.17.24	As Per 07.31.24 Comments

No.	Date	Revision

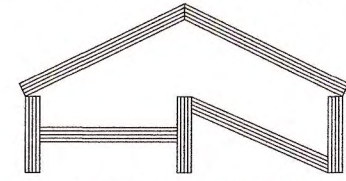
It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect, to alter any item on these drawings in any way.

ELEVATIONS

Job No: 2103
Date: 01/11/2024
Scale: as shown
Drawn By: LREI

Drawing Number:





15 Canterbury Road #4B
Great Neck, NY 11021
t. 516 209 7772 / f. 516 706 1853
info@hnsacret.com

Seal



Proposed 2nd Story Addition
41 Strathmore Rd,
Great Neck, NY 11023

Project name:

No.	Date	Issue
1	04.19.24	Issued For Filing
2	01.17.24	As Per 07.31.24 Comments

No.	Date	Revision

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ELEVATIONS

Drawing name:

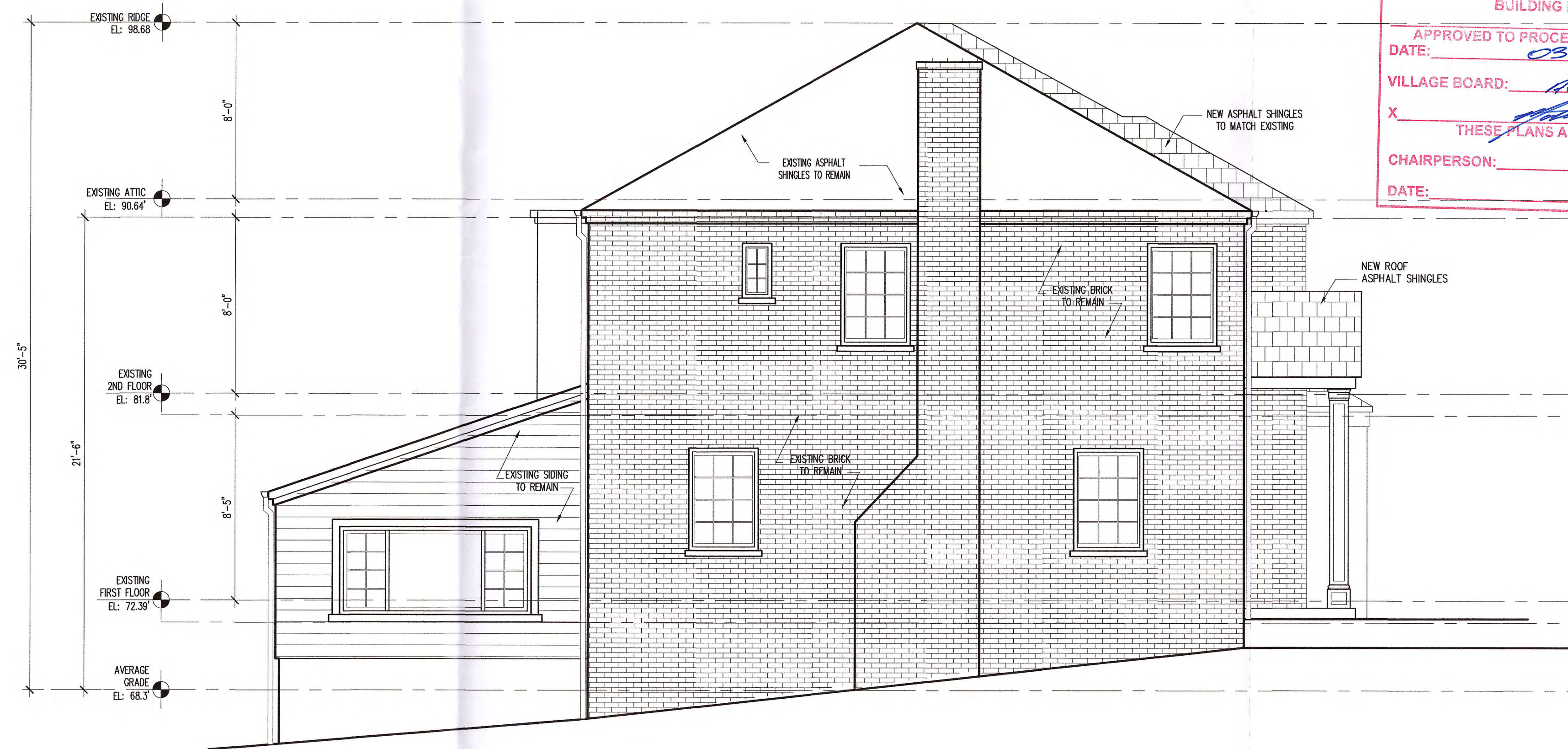
Job No: 2103
Date: 01/11/2024
Scale: as shown
Drawn By: LREI

Drawing Number:

A-08



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



LEFT SIDE ELEVATION
1/4" = 1'-0"



Proposed 2nd Story Addition
41 Stratmore Rd,
Great Neck, NY 11023

Project name:

No.	Date	Issue
1	04.19.24	Issued For Filing
2	01.17.24	As Per 07.31.24 Comments

No.	Date	Revision

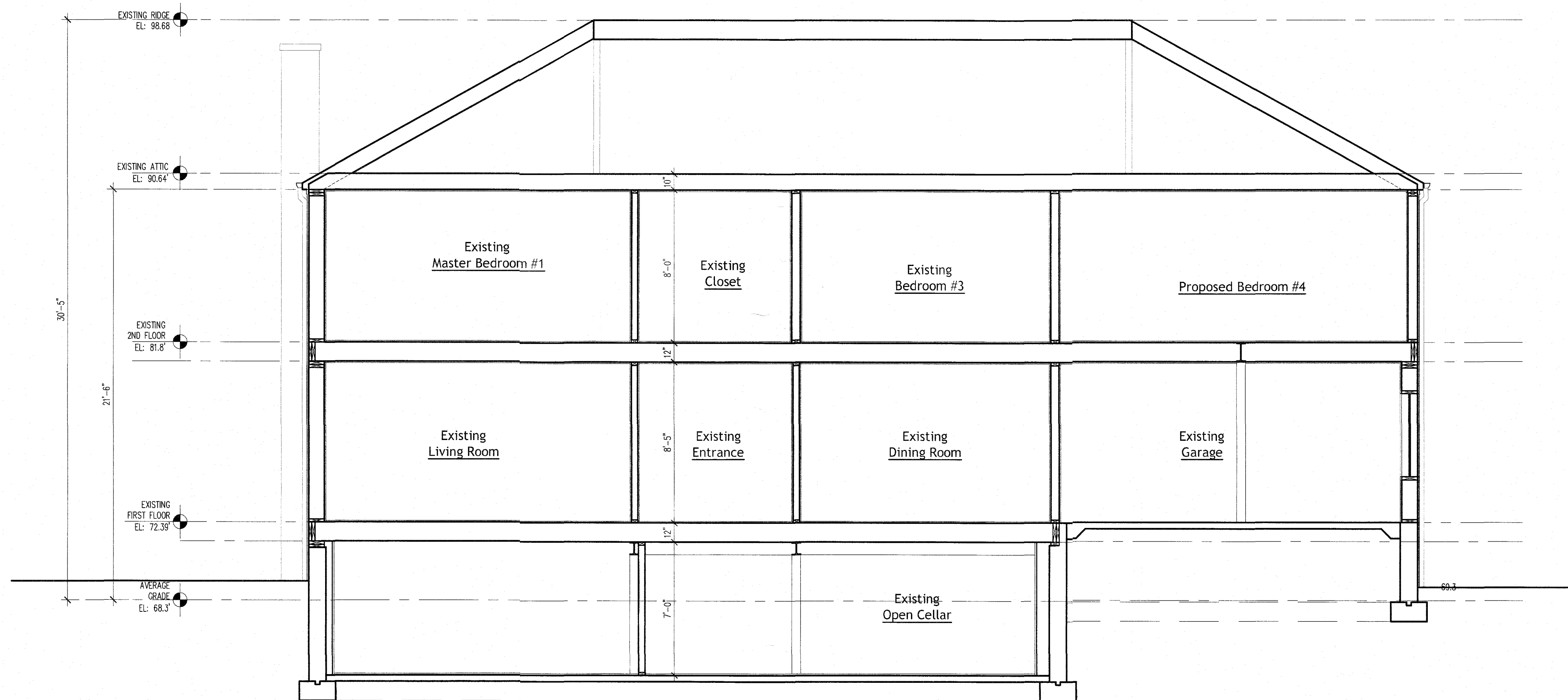
It is a violation of the New York State law for any person, unless acting under the direction of a licensed architect, to alter any item on these drawings in any way.

SECTIONS
& DETAILS

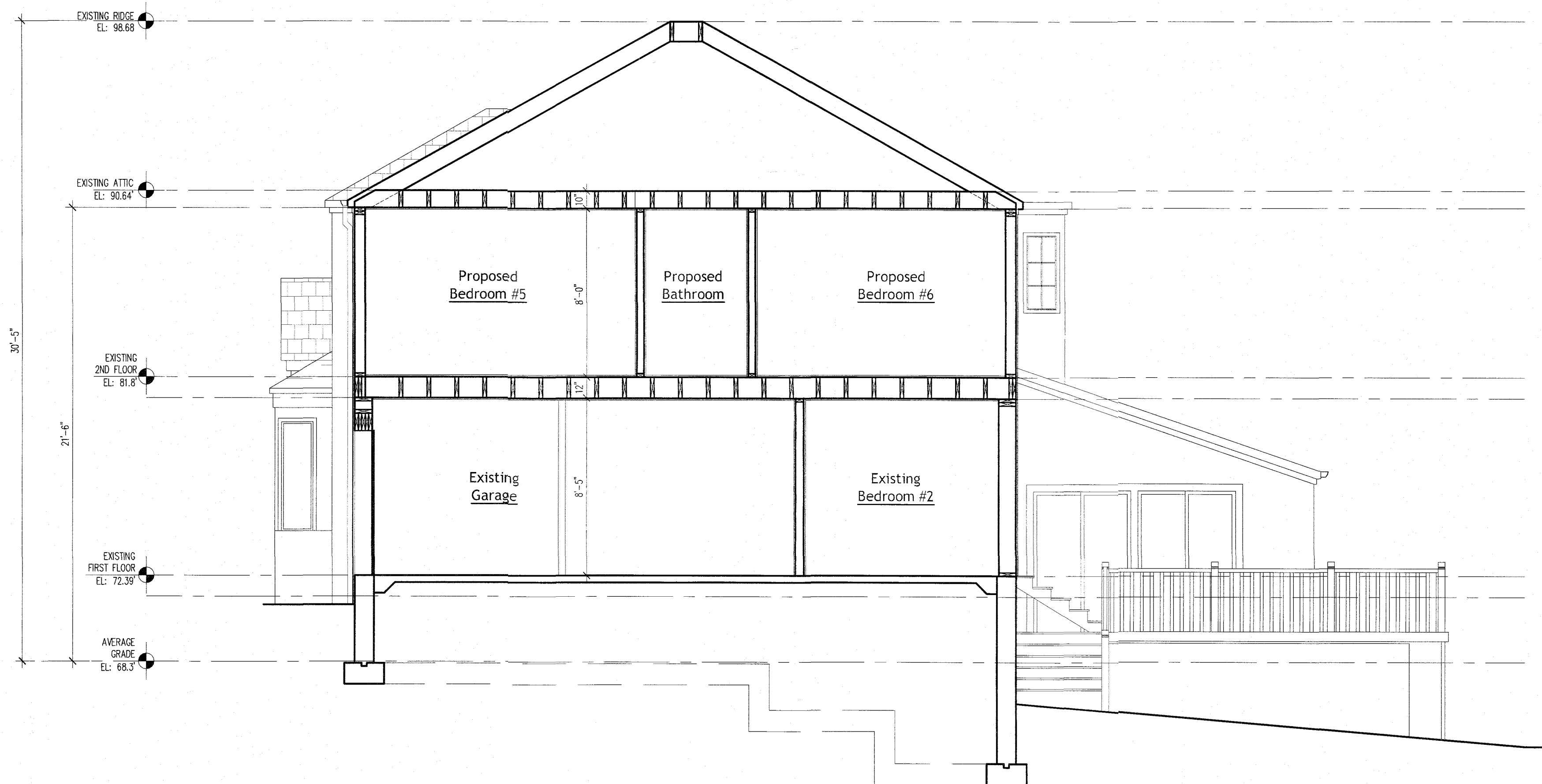
Job No: 2103
Date: 01/11/2024
Scale: as shown
Drawn By: LREI

Drawing Number:

A-09



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



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



ITEM TITLE:

ARC CASE #25-6 2 MARGARET COURT SECTION 1 BLOCK 128 LOT 291

SUBJECT:

Application for proposed exterior renovation. 1st and 2nd story extension.

ATTACHMENTS:

	Description	Type
▣	PLANS	Backup Material

SPECIFICATIONS:

- 1) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2020 NEW YORK STATE UNIFORM CODE AND THE 2020 THE NEW YORK STATE ENERGY CONSERVATION CODE.
- 2) DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS ONLY. CONTRACTOR SHALL CHECK ALL DIMENSIONS AND CONDITIONS AT JOB SITE. ANY DISCREPANCIES OR OMISSIONS FROM PLANS AND/OR SPECIFICATIONS MUST BE CALLED TO THE ATTENTION OF THE RECORD ARCHITECT/ENGINEER AS SAME CORRECTED WITHIN (5) DAYS AFTER CONTRACT HAS BEEN AWARDED OTHERWISE CONTRACTOR WILL BE HELD RESPONSIBLE.
- 3) NO WORK TO COMMENCE UNTIL APPROVAL HAS BEEN OBTAINED FROM VILLAGE OF GREAT NECK DEPARTMENT OF BUILDINGS PERMITS HAVE BEEN SECURED.
- 4) CONTRACTOR AND/OR RESPECTIVE SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL COLLAPSES, DISTORTIONS AND MISALIGNMENT ACCORDING TO ALL APPLICABLE CODES, STANDARDS AND GOOD CONSTRUCTION PRACTICES.
- 5) ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF ASTM SPECIFICATIONS WHERE APPLICABLE AND SHALL CONFORM INSTITUTES (ACI, AISI, SJI, ETC.) ARE APPLICABLE. ALL MATERIALS USED IN CONNECTION WITH THIS PROJECT MUST BE NEW MATERIALS UNLESS SPECIFIED OTHERWISE.
- 6) ALL CONCRETE SHALL BE 3,500 PSI, 28 DAY TEST MINIMUM.
- 7) FOUNDATIONS AND FOOTINGS SIZED FOR BEARING ON VIRGIN SOIL AT MINIMUM BEARING CAPACITY OF 2 TONS PER SQUARE FOOT WITH A MINIMUM OF 3'-0" OF COVER
- 8) ALL WOOD FRAMING INCLUDING JOISTS, BEAMS, POSTS, STUDS, ETC. TO BE DOUGLAS FIR NO.2 OR BETTER WITH:
Fb = 850 PSI, SINGULAR
Ft = 1150 PSI, REPETITIVE
Nf = PROVIDED SEISMIC AND HURRICANE E TIES FOR ALL EXTERIOR FRAMING CONNECTIONS, SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
- 9) ALL HEADERS TO BE SUPPORTED BY 4" x 4" POST (TYP.)
- 10) PROVIDE DOUBLE BEAMS AND TRIMMERS AT ALL STAIR AND FLOOR OPENINGS AND UNDER ALL POSTS AND PARTITIONS RUNNING PARALLEL TO SAME.
- 11) BRIDGING TO BE EITHER SOLID OR 1" X 3" OR 18 GA. CROSS BRIDGING
- 12) ALL HEADERS TO BE (2) 2" X 8" UNLESS OTHERWISE NOTED.
- 13) ALL TOP AND BOTTOM EDGES OF JOISTS MAY BE NOTCHED NOT TO EXCEED 2".
- 14) ALL WINDOWS AND EXTERIOR DOOR OPENINGS WHERE BRICK VENEER CURB IS REQUIRED MUST BE PROVIDED WITH GALV. 3-1/2" X 5" X 5/16" STEEL LINTEL AT HEADER.
- 15) JOISTS HANGERS, ETC. TO BE "TECO", "SIMPSON" OR EQUAL FOR ALL FLUSH STRUCTURAL CONNECTIONS.
- 16) THE EXTERIOR SURFACE OF ALL FOUNDATION WALLS BELOW GRADE (EXCEPT SLAB AREAS) SHALL BE WATERPROOFED WITH AN ELASTIC COAT TAR BASE, SELF PRIMING BITUMINOUS PLASTIC CEMENT.
- 17) FOUNDATION DRAIN TILE, 4" @ MIN. SET IN GRAVEL MUST BE PROVIDED AROUND THE EXTERIOR PERIMETER SIDE OF ALL FOOTING, ± 4" BELOW CONCRETE SLAB.
- 18) SMOKE-DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH SECTION 1060.10 OF NYS BUILDING CODE SHALL BE PROVIDED OUTSIDE EACH SEPARATE SLEEPING AREA, IN EACH SLEEPING SPACE AND ON EACH FLOOR LEVEL.
- 19) PROVIDE EXPANDABLE SPRAY-APPLIED POLYURETHANE FOAM SEALANT, CONTINUOUS @ WINDOW AND DOOR ROUGH OPENINGS.
- 20) RECESSED LUMINAIRES IN THE ROOF & GARAGE CEILING ASSEMBLY SEALED TO 1CFM AIR MOVEMENT.
- 21) PROVIDE WEATHER STRIPPING ON ALL EXTERIOR DOORS.

CONSTRUCTION NOTES:

- 1) ALL DIMENSIONS ARE TO FACE OF GYP. BD. AND CENTERLINE COLUMNS, UNLESS SPECIFICALLY OTHERWISE NOTED.
- 2) FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE. ALL VERTICAL DIMENSIONS ARE REFERENCED FROM TOP OF CONCRETE, UNLESS SPECIFICALLY NOTED OTHERWISE.
- 3) WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTIONS SHALL BE SIMILAR TO THAT INDICATED OR NOTED FOR SIMILAR CONDITIONS AND CASES OF CONSTRUCTION ON THIS PROJECT.
- 4) CONTRACTOR TO VERIFY THE STRUCTURE BEFORE COMMENCING ANY WORK AND NOTIFY ARCHITECT OR P.E. OF ANY DISCREPANCY

01- CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (R301.2)

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE SHIELD UNDERPINNAMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	SPEED (MPH)	TOPOGRAPHIC EFFECT	SPECIAL WIND REGION	WIND-BORNE DEBRIS		WEATHERING	FROST LINE DEPTH	TERMINATES					
45	130	N/A	N/A	YES	C	SEVERE	36" MIN.	MOD. / HEAVY	15° F	YES / 24"	VARIES	1500 OR <	52.9° F

THIS INFORMATION HAS BEEN OBTAINED FROM THE CODE ENFORCEMENT OFFICIAL OF THE LOCAL JURISDICTION AND THE NYS CODE MANUAL.

TOTAL NET 1st FL. AREA:
1,858.61 Sq Ft - 200 Sq Ft (Garage) = 1,658.61 Sq Ft

TOTAL NET 2nd FL. AREA: 1,491.11 Sq Ft

AREA 11:(existing main dwelling)	36.2' x 27.5'= 998.31 Sq Ft
AREA 12:(existing main dwelling)	3.4' x 0.5' = 1.55 Sq Ft
AREA 13:(existing main dwelling)	10.9' x 22.2'= 241.68 Sq Ft
AREA 14:(proposed 1story extension)	10.9' x 22.2'= 241.68 Sq Ft

TOTAL NET FLOOR AREA: 1,658.61 Sq Ft (1st Fl.) + 1,491.11 Sq Ft (2nd Fl.)
3,149.72 Sq Ft

**575-155-J-a2 Parking in residence districts.
4 BEDROOMS - 3 PARKING SPACES REQUIRED
2 PARKING SPACES PROVIDED IN THE
DRIVEWAY 2 PARKING PROVIDED IN THE GARAGE**

TYPICAL TRENCH DRAIN DETAIL
NOT TO SCALE

A diagram showing a large rectangular area labeled 'A'. A small rectangular extension labeled 'B' is attached to the left side of area 'A'.

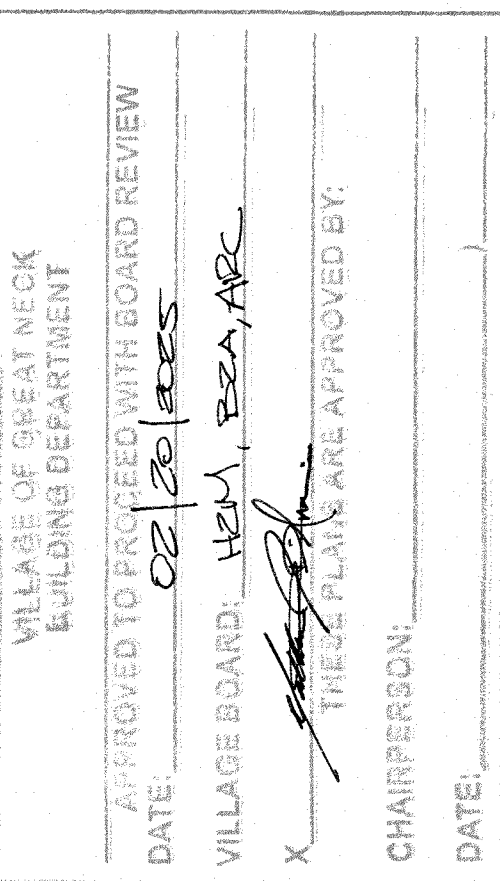
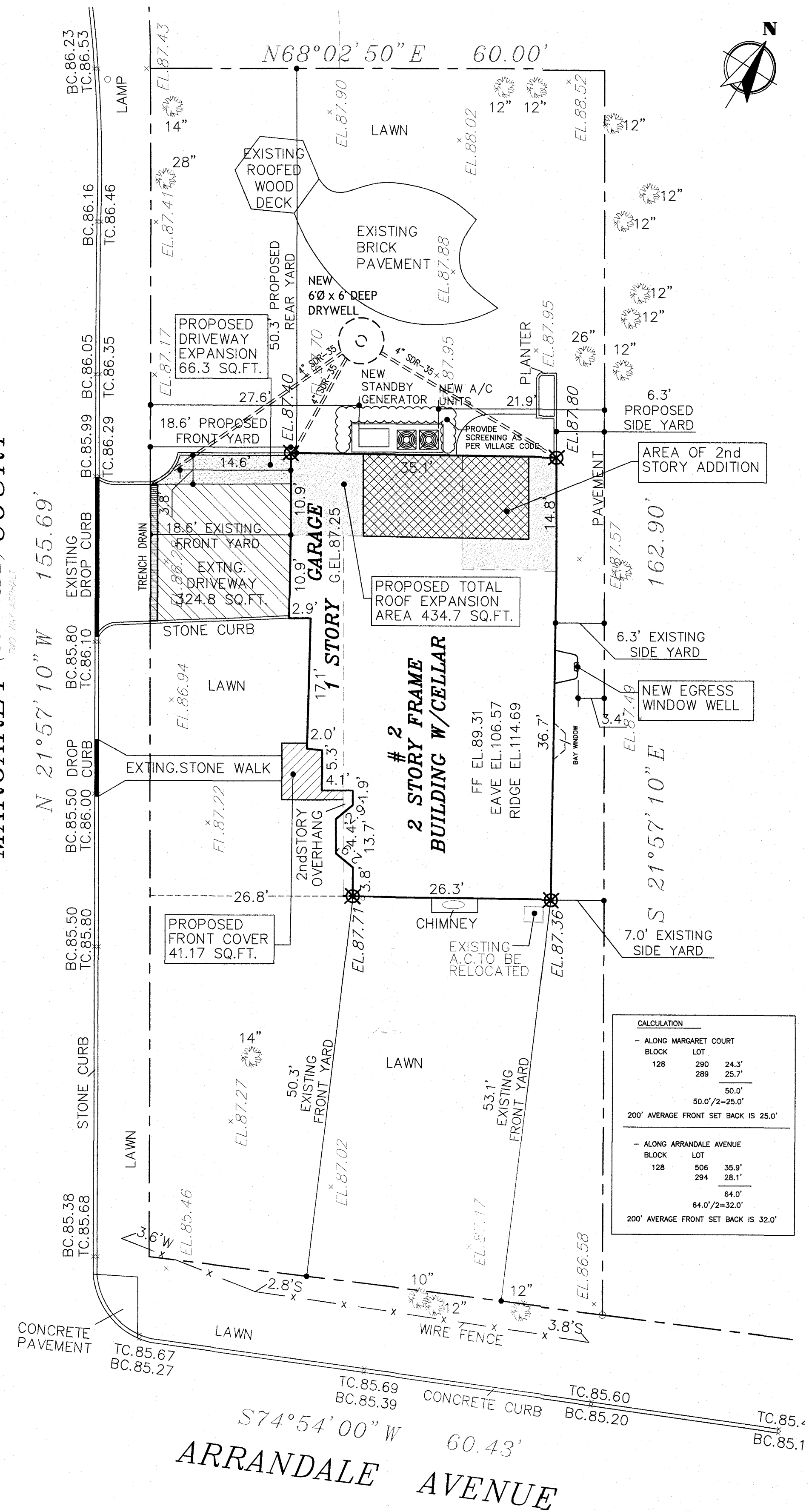
BUILDING AREA CALCULATION:
 Max. Building Area permitted: 20% of lot area. $.20 \times 9,557.7 = 1,911.4$ sq. ft.
 A. Main dwelling: 1,858.6 sq.ft.
 B. Front cover: 41.17 sq.ft
 TOTAL AREA: 1,899.7 sq.ft. (19.8%)

CORNERS OF THE LOT	
87.71+87.36+87.80+87.70	350.57 / 4 = 87.64
AVERAGE T.O. CURB ELEVATIONS @ BUILDING FRONTAGE	
86.53+86.10+85.68+85.60	343.91/4 = 85.97
	USE 87.6' TO DETERMINE HEIGHT OF BUILDING

THE DETERMINATION THAT THE PROPOSED WORK MEETS NYSECC IS BASED ON ATTACHED ENERGY ANALYSIS OBTAINED FROM U.S. DEPARTMENT OF ENERGY.

$$3/32'' = 1'-0''$$

- PROPOSED TWO STORY EXTENSION
- PROPOSED INTERIOR AND EXTERIOR RENOVATION
- PROPOSED DRIVEWAY EXPANSION AND REPLACEMENT



BUILDING DEPARTMENT

FEB 20 2025

RECEIVED

1	ISSUED FOR FILING WITH DOB	2.4.25
REV:	DESCRIPTION:	DATE:
STATUS: FILING ISSUE		

PROJECT NAME & ADDRESS:

Proposed Two Story
Extension, Interior &
Exterior Renovation
2 Margaret Court
Great Neck, NY 11024

TITLE:

SITE PLAN, ZONING
NOTES & DIAGRAMS

SCALE AT A1: N.T.S.	DATE: 02/01/25	DRAWN: I.R.
PROJECT NO: 24010	DRAWING NO: A-01	

ALL RIGHTS RESERVED 2.20.2025

NOTES

WINDOW NOTES:

- ALL WINDOW DIMENSIONS ARE APPROXIMATE. ALL WINDOW MANUFACTURER TO BE "SIERRA PACIFIC H3 CASEMENT". SHOULD OWNER CHOOSE AN ALTERNATE MFR. SPECIFIED SIZES ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE.
- ALL GLASS TO BE LOW "E" INSULATED GLASS.
- ARCHITECT IS TO BE SUPPLIED WITH SHOP DRAWINGS FOR ALL CUSTOM WINDOWS FOR APPROVAL, PRIOR TO ORDERING.
- CONSULT EXTERIOR ELEVATIONS FOR WINDOWS THAT REQUIRE DIVIDED LIGHTS. SHOP DRAWINGS ARE TO INDICATE DIVIDED LIGHT DETAILS.
- ALL EXTERIOR COLOR OF WINDOW CLADDING TO BE CHOSEN BY OWNER PRIOR TO ORDERING.
- CONSULT EXTERIOR ELEVATIONS FOR HEIGHT OF WINDOWS ABOVE FINISHED FLOORS.
- ALL WINDOWS ARE TO HAVE CLEAR PINE RETURNS & SILLS. MOLDING SURROUNDS MAY BE RESPECTIVE PRIOR TO ORDERING. G.C. IS TO ASSUME "DYKES" #241 FOR WINDOW SURROUNDS.
- ALL VENTING WINDOWS ARE TO HAVE INSECT SCREENS.
- ALL WINDOWS TO BE SUPPLIED WITH STRAIGHT ARM OPERATORS.
- ALL GLAZED OPENINGS TO BE PROTECTED FROM WIND-BORNE DEBRIS, AS REQUIRED BY THE NYS RESIDENTIAL CODE, MEETING REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886. SEE ATTACHED MANUFACTURES SPECIFICATION.

- ALL PENETRATION U-FACTOR INCLUDE GLAZED DOOR ARE TO MEET **0.35** (AS PER TABLE 402.1.1 ECCNYS)

- ALL GLAZED PENETRATION SHGC INCLUDE GLAZED DOOR ARE TO MEET (DOUBLE GLAZED CLEAR) **0.7** (AS PER TABLE 303.1.3(3) ECCNYS)

- ALL WINDOWS MEET PART 303 OD THE 2020 RESIDENTIAL CODE OF NYS FOR LIGHT & VENTILATION.

- ALL EGRESS WINDOW HAVE A MIN CLEAR OPENING OF 5.7 SQ FT AND MIN. OPENING HEIGHT OF 24 INCHES. AND MIN. OPENING WIDTH OF 20 INCHES AND MEET PART R310 OF THE CODE.

- WINDOW CONTROL DEVICES REQUIRED FOR OPERABLE WINDOWS WITH SILL HEIGHT LOCATED LESS THAN 24 INCHES ABOVE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE FINISHED GRADE. CONTROL DEVICES TO BE COMPLIANT WITH ASTM F 2090, WHICH WILL NOT REDUCE THE NET CLEAR OPENING AREA TO LESS THAN REQUIRED FOR EMERGENCY EGRESS.

- ALL WINDOWS IN BATHTUBS, SHOWERS, STAIRWELLS, DOORS AND WHIT IN 18" OF FINISHED FLOOR TO BE TEMPERED AS PER CODE SECTION R308.

DOOR NOTES:

- ALL DOOR SWINGS SHOWN ON THE FLOOR PLANS ARE TO BE FOLLOWED.
- ALL EXTERIOR DOOR GLASS TO BE LOW "E" INSULATED GLASS.
- ALL CUSTOM DOORS ARE TO BE INCLUDED IN THE BID PRICE.
- ALL GLASS PANELS ARE TO HAVE BEVELED EDGES.
- ALL POCKET DOORS ARE TO HAVE HEAVY DUTY GRANT HARDWARE.
- G.C. IS TO ASSUME ON STANDARD QUIKSET HARDWARE IN BID.
- OWNER IS RESPONSIBLE TO PROVIDE ALL DECORATIVE GLASS.
- UNDERCUT DOORS 3/4" IN ALL CARPETED ROOMS.
- PROVIDE WEATHER STRIPPING ON ALL EXTERIOR DOORS.

FIRESTOPPING & DRAFTSTOPPING NOTES

R302.11 Fireblocking

In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space.

Fireblocking shall be provided in wood-framed construction in the following locations:

- In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - Vertically at the ceiling and floor levels.
 - Horizontally at intervals not exceeding 10 feet (3048 mm).
- At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
- At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E136 requirements.
- For the fireblocking of chimneys and fireplaces, see Section R1003.19.
- Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

R302.11.1 Fireblocking Materials

Except as provided in Section R302.11, Item 4, fireblocking shall consist of the following materials.

- Two-inch (51 mm) nominal lumber.
- Two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints.
- One thickness of 23/32-inch (18.3 mm) wood structural panels with joints backed by 23/32-inch (18.3 mm) wood structural panels.
- One thickness of 3/4-inch (19.1 mm) particleboard with joints backed by 3/4-inch (19.1 mm) particleboard.
- One-half-inch (12.7 mm) gypsum board.
- One-quarter-inch (6.4 mm) cement-based millboard.
- Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place.
- Cellulose insulation installed as tested in accordance with ASTM E119 or UL 263, for the specific application.

R302.11.1.1 Batts or Blankets of Mineral or Glass Fiber

Batts or blankets of mineral or glass fiber or other approved nonrigid materials shall be permitted for compliance with the 10-foot (3048 mm) horizontal fireblocking in walls constructed using parallel rows of studs or staggered studs.

R302.11.1.2 Unfaced Fiberglass

Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross section of the wall cavity to a height of not less than 16 inches (406 mm) measured vertically. Where piping, conduit or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction.

R302.11.1.3 Loose-Fill Insulation Material

Loose-fill insulation material shall not be used as a fireblock unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.

R302.11.2 Fireblocking Integrity

The integrity of fireblocks shall be maintained.

R302.12 Draftstopping

In combustible construction where there is usable space both above and below the concealed space of a floor-ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m²). Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is provided by a floor membrane above and a ceiling membrane below, draftstopping shall be enclosed in floor-ceiling assemblies under the following circumstances:

Ceiling is suspended under the floor framing.
Floor framing is constructed of truss-type open-web or perforated members.

R302.12.1 Materials

Draftstopping materials shall be not less than 1/2-inch (12.7 mm) gypsum board, 3/8-inch (9.5 mm) wood structural panels or other approved materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise approved by the building official. The integrity of the draftstops shall be maintained.

WINDOW SCHEDULE

WIN. NO.	SIZE		MODEL NO.	REMARKS
	WIDTH (ROUGH OPENING)	HEIGHT (ROUGH OPENING)		

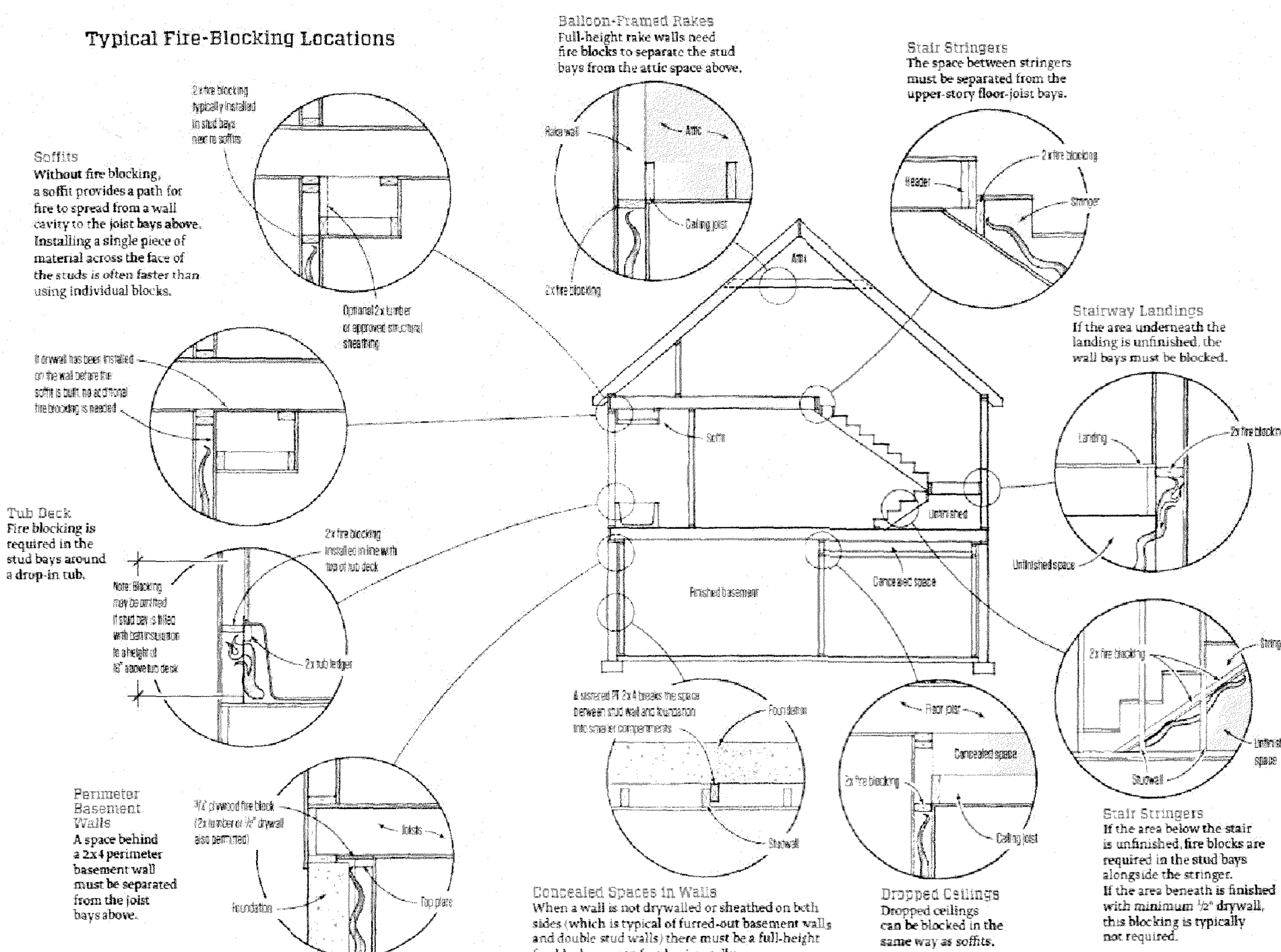
FIRST FLOOR

101	4'-5 1/16 "	2'-8"	CX145	CASEMENT WINDOW BY ANDERSEN 400 SERIES
102	4'-0 1/2 "	2'-8"	CX14	CASEMENT WINDOW BY ANDERSEN 400 SERIES
103	5'-0 3/8 "	4'-9"	CW25	CASEMENT WINDOW BY ANDERSEN 400 SERIES
104	5'-5 5/16 "	4'-9"	CW235	CASEMENT WINDOW BY ANDERSEN 400 SERIES
105	5'-0 3/8 "	4'-9"	CW25	CASEMENT WINDOW BY ANDERSEN 400 SERIES

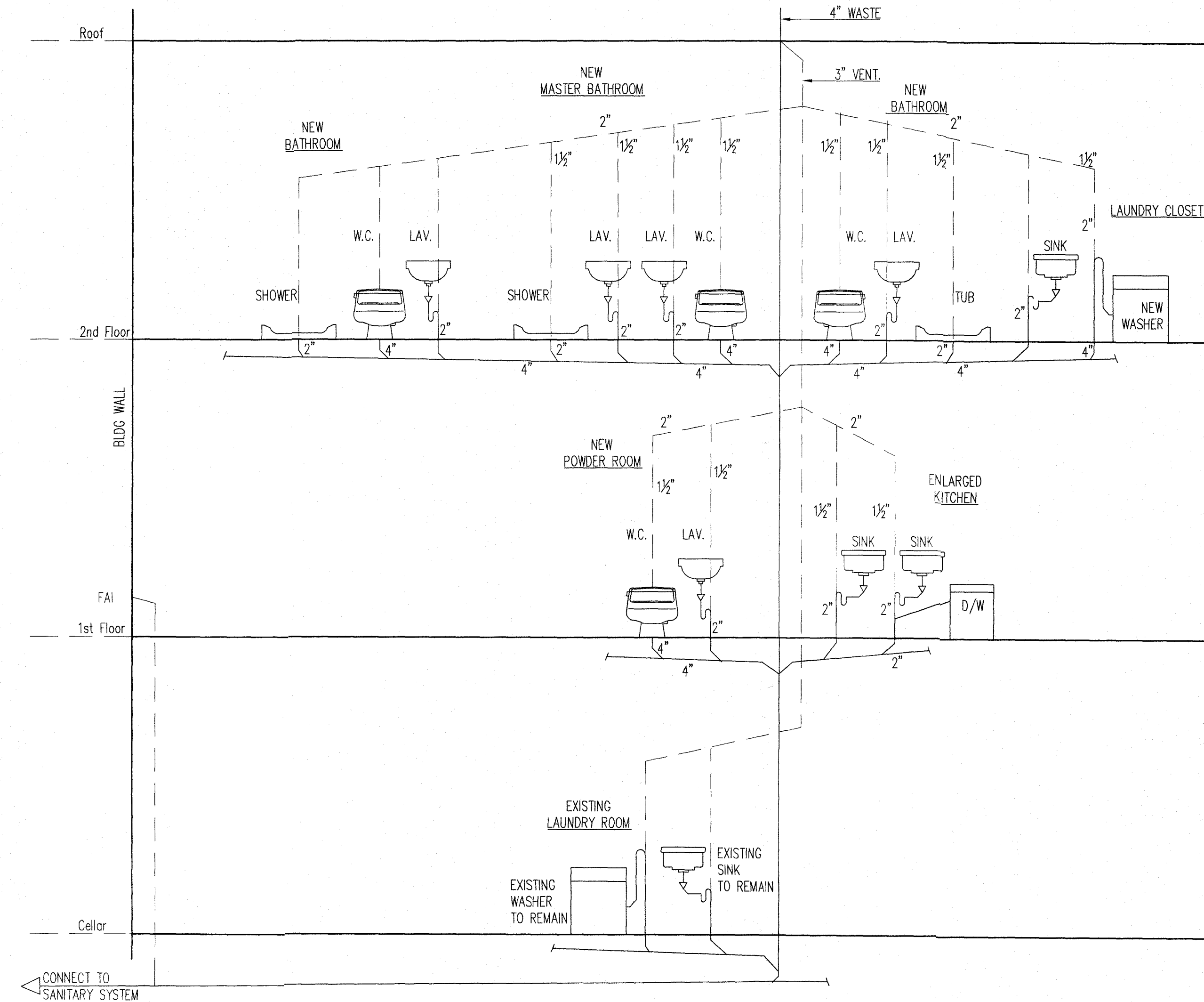
SECOND FLOOR

201	4'-5 5/16 "	6'-0 3/8"	C345	CASEMENT WINDOW BY ANDERSEN 400 SERIES
202	4'-0 1/2 "	2'-8"	CX14	CASEMENT WINDOW BY ANDERSEN 400 SERIES
203	4'-0 1/2 "	2'-8"	CX14	CASEMENT WINDOW BY ANDERSEN 400 SERIES
204	3'-0 7/16 "	1'-9"	CN13	CASEMENT WINDOW BY ANDERSEN 400 SERIES
205	4'-5 5/16 "	5'-3 1/4"	CX245	CASEMENT WINDOW BY ANDERSEN 400 SERIES
206	4'-5 5/16 "	5'-3 1/4"	CX245	CASEMENT WINDOW BY ANDERSEN 400 SERIES
207	4'-5 5/16 "	5'-3 1/4"	CX245	CASEMENT WINDOW BY ANDERSEN 400 SERIES
208	4'-5 5/16 "	6'-0 3/8"	C345	CASEMENT WINDOW BY ANDERSEN 400 SERIES
209	4'-0 1/2 "	2'-8"	CX14	CASEMENT WINDOW BY ANDERSEN 400 SERIES
210	4'-5 5/16 "	5'-3 1/4"	C245	CASEMENT WINDOW BY ANDERSEN 400 SERIES

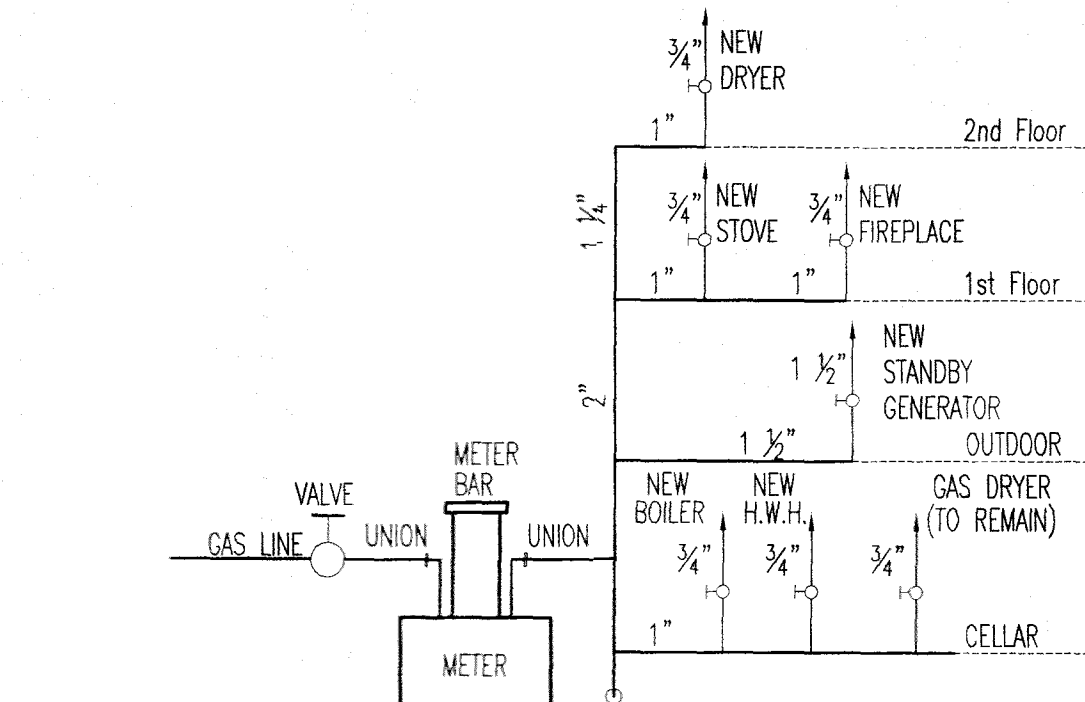
Typical Fire-Blocking Locations



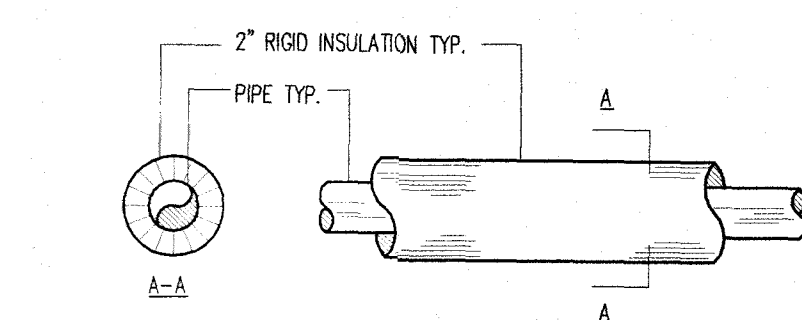
PLUMBING RISER DIAGRAM



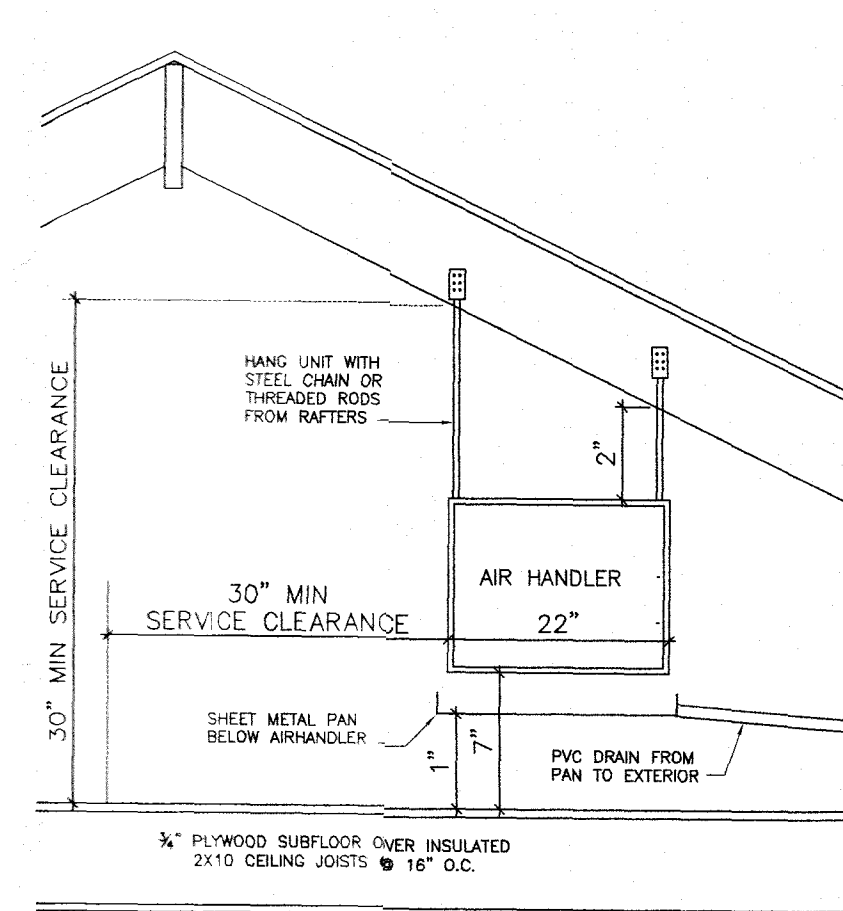
GAS RISER DIAGRAM



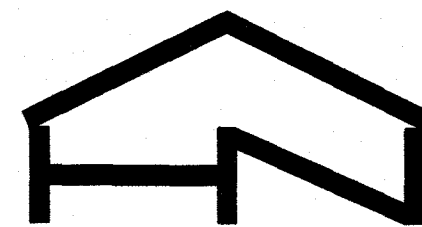
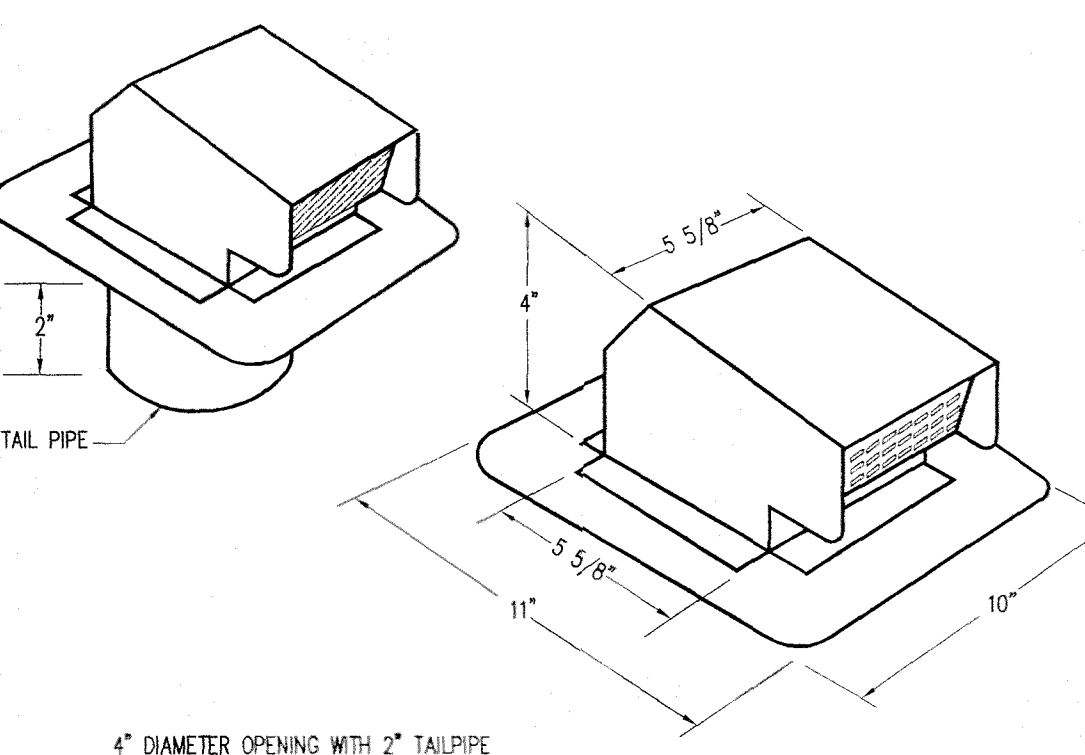
PIPING INSULATION DETAIL



AIR HANDLER DETAIL



DRYER ROOF VENT DETAIL



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SEAL:



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VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

FEB 19 2025

RECEIVED

VILLAGE OF GREAT NECK BUILDING DEPARTMENT	APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 02/20/2025	DATE: 02/20/2025
VILLAGE BOARD: HON. BEN. MCC.	DATE: 02/20/2025
THESE PLANS ARE APPROVED BY:	DATE: 02/20/2025
CHAIRPERSON:	DATE: 02/20/2025

1	ISSUED FOR FILING WITH DOB	2.4.25
REV:	DESCRIPTION:	DATE:
STATUS:	FILING ISSUE	

PROJECT NAME & ADDRESS:

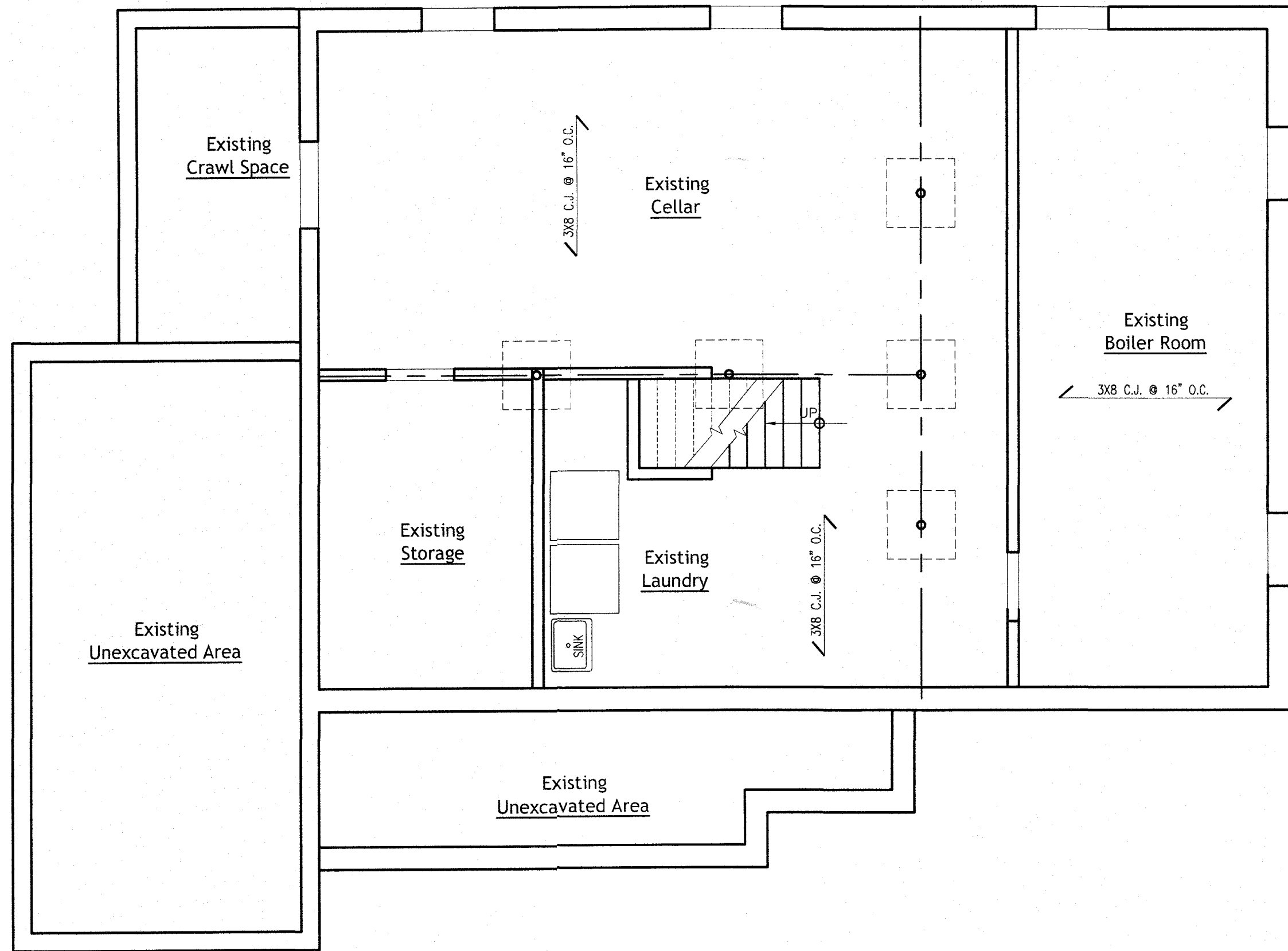
Proposed Two Story
Extension, Interior &
Exterior Renovation
2 Margaret Court
Great Neck, NY 11024

TITLE:

RISER DIAGRAMS
NOTES & DETAILS
SCHEDULES

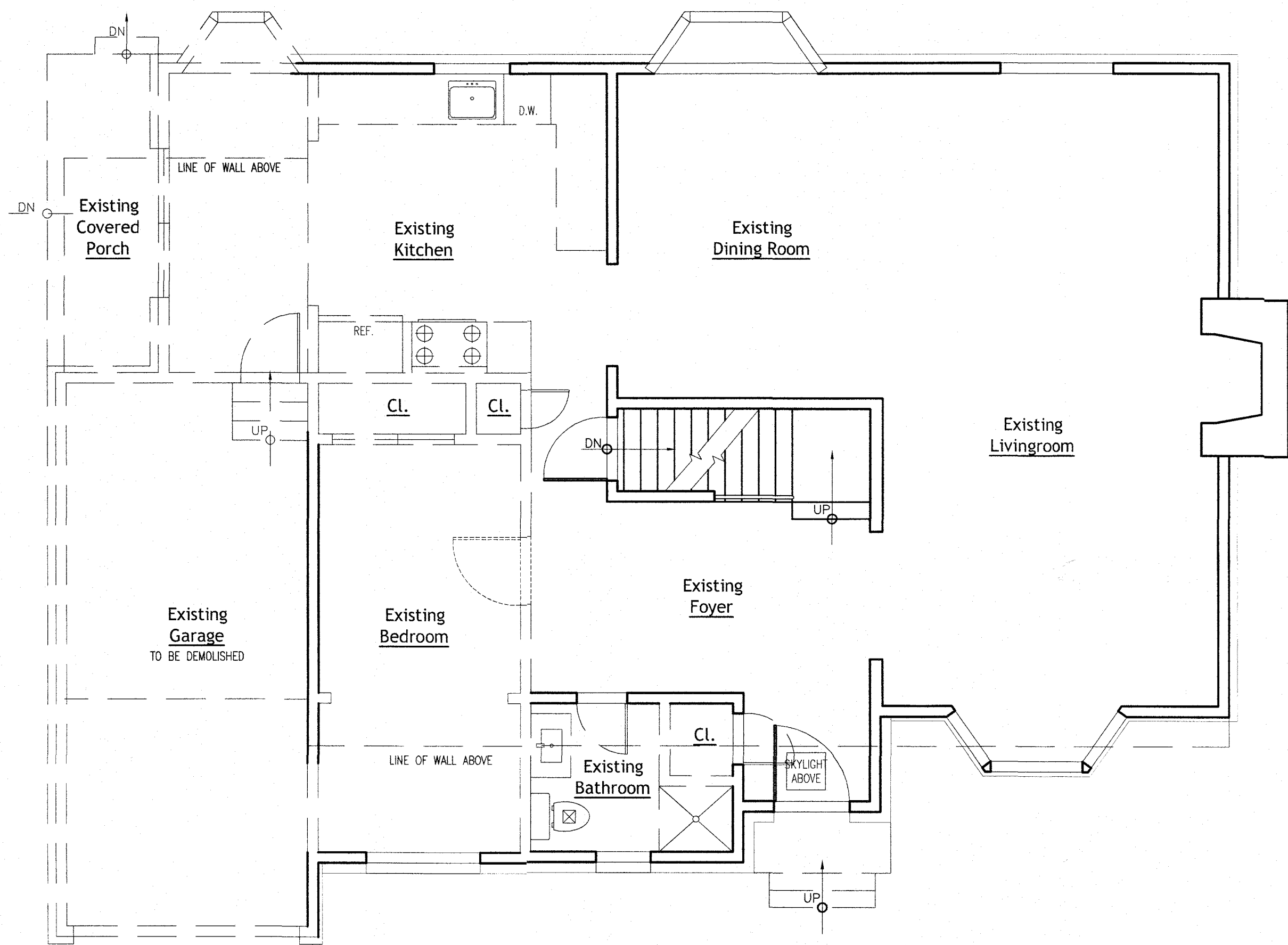
SCALE: AT A1:	DATE:	DRAWN:
N.T.S.	02/01/25	I.R.
PROJECT NO:	DRAWING NO:	
24010	A-02	

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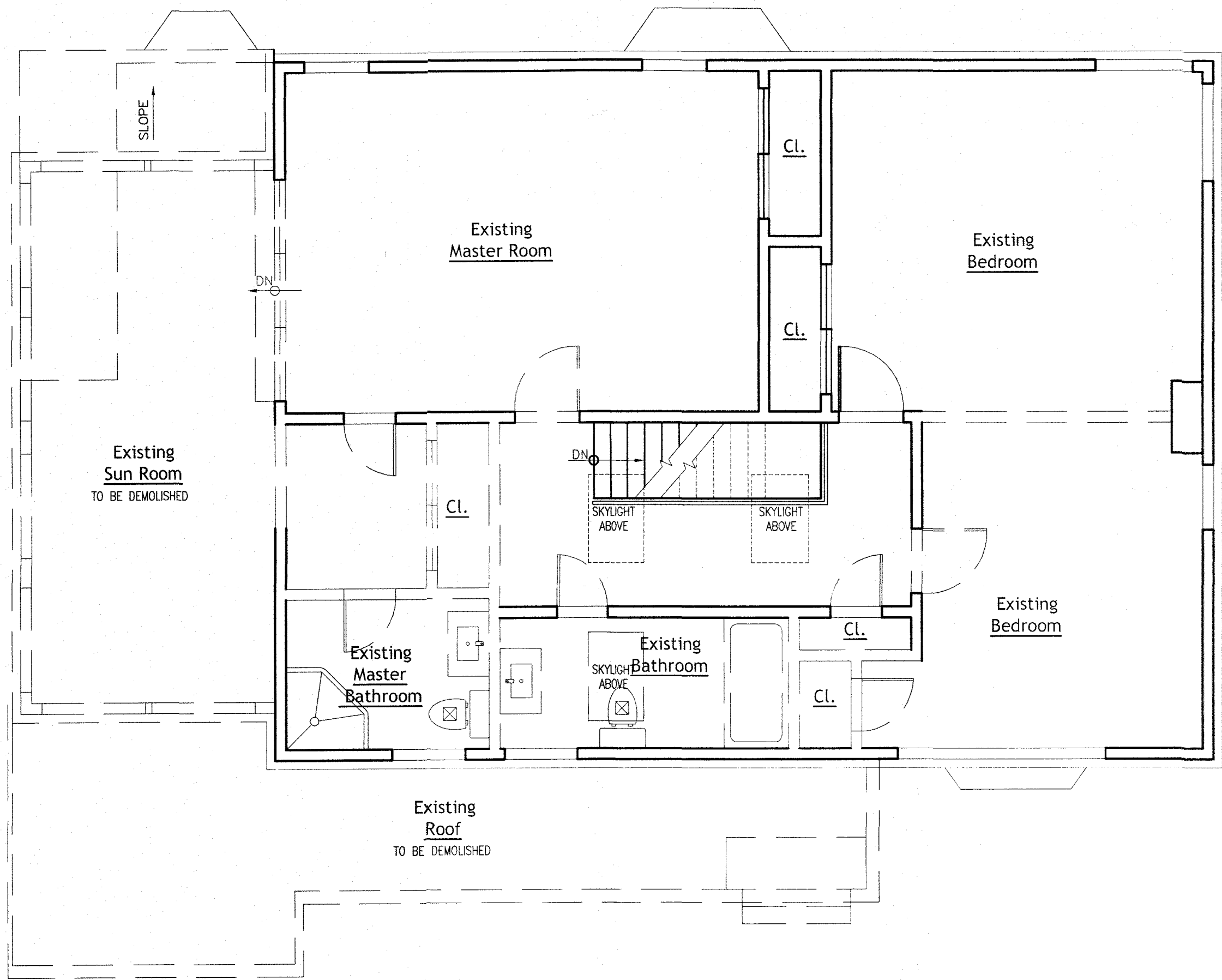
EXISTING CELLAR PLAN

1/4" = 1'-0"



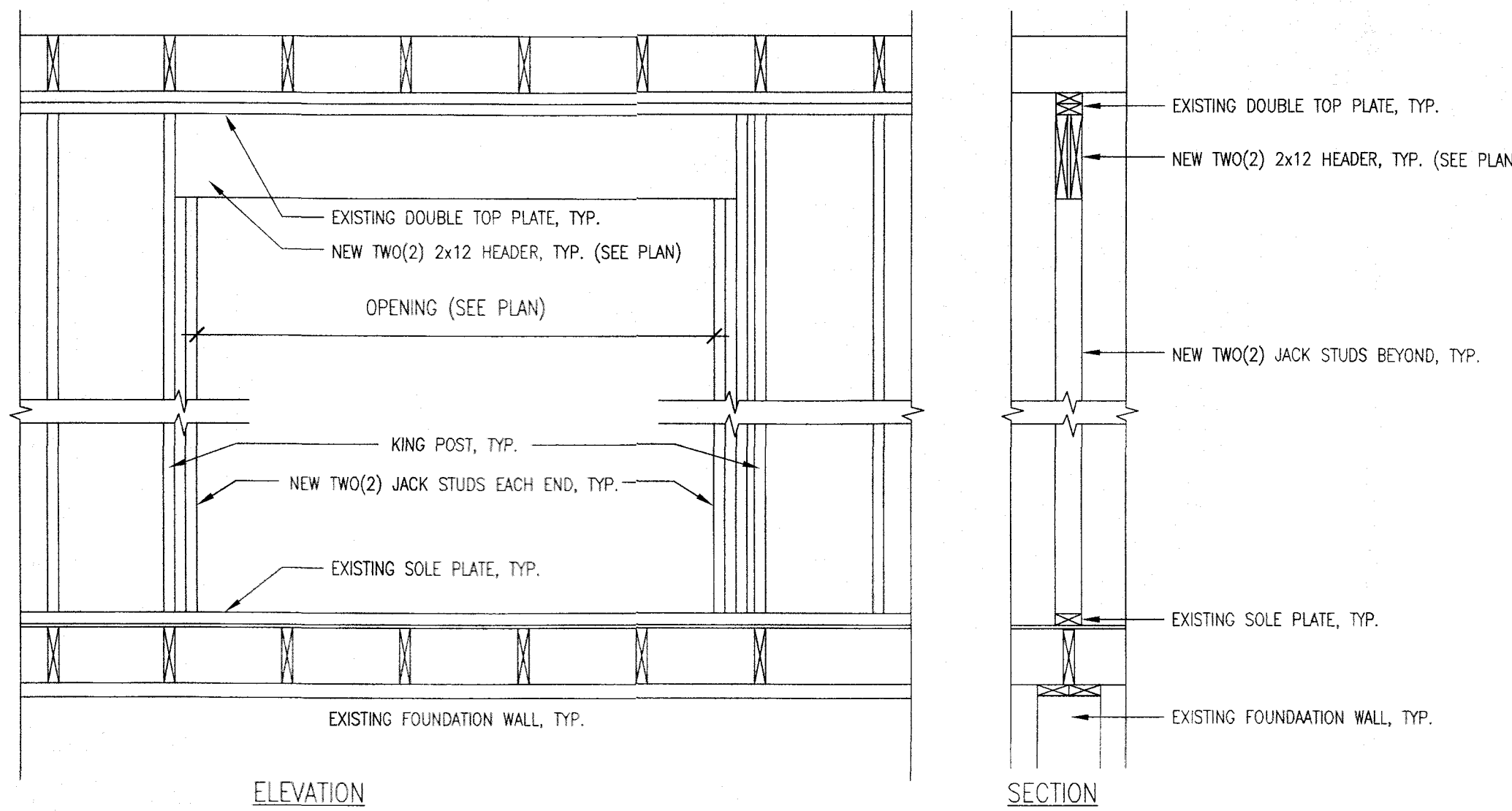
EXISTING/DEMO FIRST FLOOR PLAN

1/4" = 1'-0"



EXISTING/DEMO SECOND FLOOR PLAN

1/4" = 1'-0"



NOTE: OPENINGS IN INTERIOR BEARING PARTITION SHALL COMPLY WITH NYS BC 2308.5.5.2 AND NYS RESIDENTIAL CODE TABLE R602.7(2).

TYPICAL OPENING @ LOAD BEARING WALLS DETAIL

N.T.S.

LEGEND

- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN

STRUCTURAL NOTES

- PROVIDE DOUBLE FLOOR JOISTS UNDER WALLS ABOVE AND BATHROOMS.
- PROVIDE TRIPLE CEILING JOISTS UNDER ROOF CONCENTRATED LOADS.
- ALL WOOD FLOOR AND CEILING JOISTS ARE TO BE DOUGLAS FIR NO.2 OR BETTER.
- ALL HEADERS TO BE (2) 2" X 10" UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY SHORING PRIOR TO INSTALLATION OF STEEL BEAMS.

CONTRACTOR TO VERIFY THE STRUCTURE BEFORE COMMENCING ANY WORK AND NOTIFY P.E. OF ANY DISCREPANCY



HN Engineering PC

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isaac.rei@gmail.com

SEAL:



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VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

FEB 19 2025

RECEIVED

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 02/20/25

VILLAGE BOARD: *NEW, SEA, AC*
X THESE PLANS ARE APPROVED BY:
CHAIRPERSON: *Mark R...*
DATE:

1 ISSUED FOR FILING WITH DOB 2.4.25

REV: DESCRIPTION: DATE:

STATUS: FILING ISSUE

PROJECT NAME & ADDRESS:

Proposed Two Story
Extension, Interior &
Exterior Renovation

2 Margaret Court
Great Neck, NY 11024

TITLE:
EXISTING / DEMOLITION
FLOOR PLANS

SCALE AT A1:
N.T.S.

DATE:
02/01/25

DRAWN:
I.R.

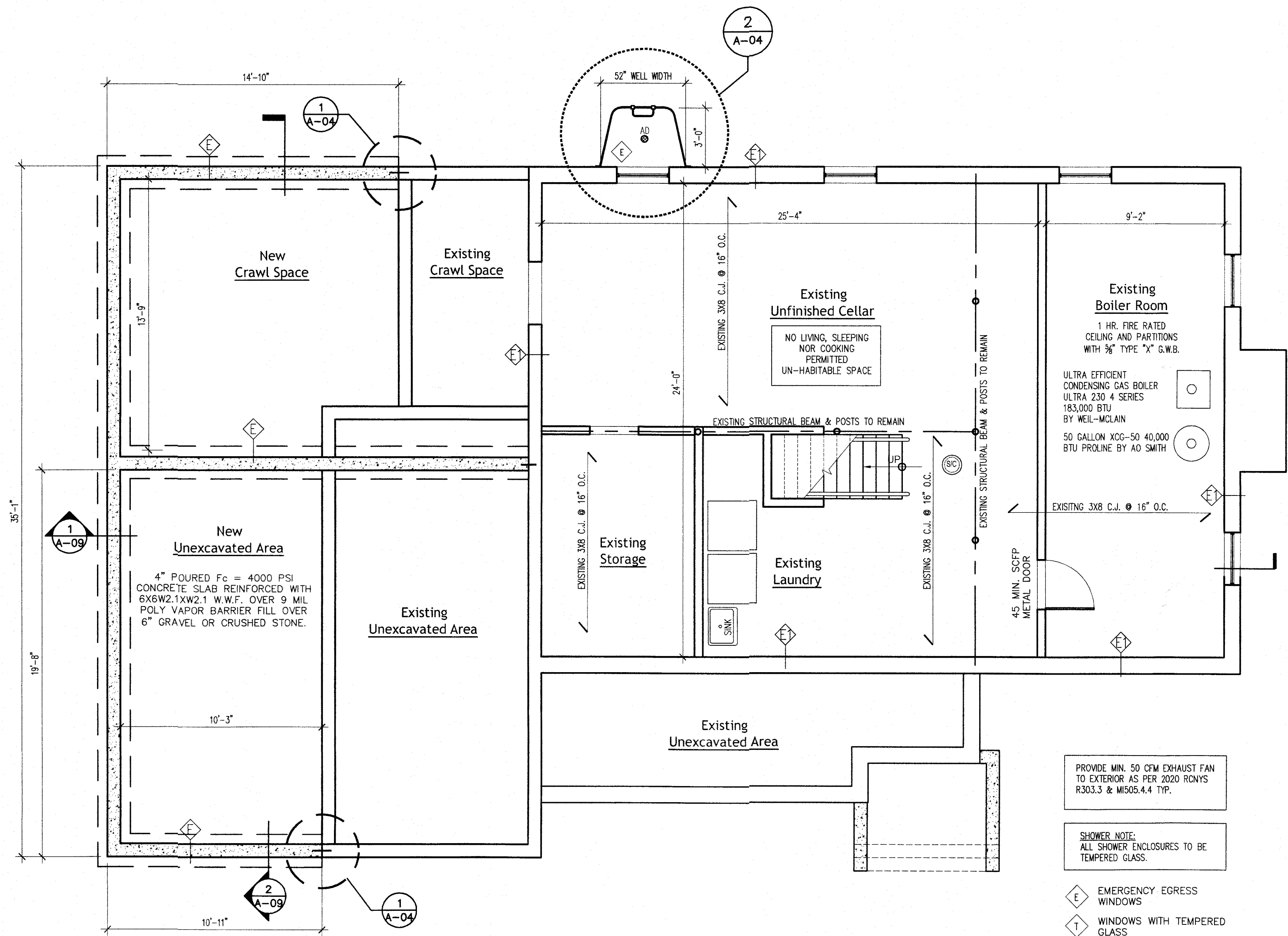
PROJECT NO:
24010

DRAWING NO:
A-03

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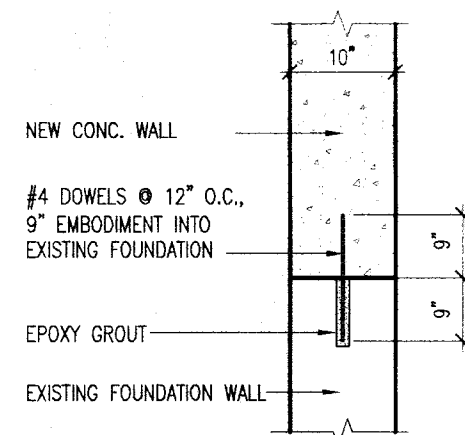
LEGEND

- APPLIED 2.0" CONTINUOUS THICK CLOSED-SPRAY FOAM R-13 TO ENTIRE NEW CRAWL SPACE
- EXISTING CONC. FOUNDATION WALLS
- EXISTING WALL TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN
- NEW EXTERIOR WALL
STUCCO VENEER WITH 1.5" EPS FOAM BOARD (R-3) OVER 3/4" PLYWOOD SHEATHING & ONE LAYER OF #15 BUILDERS PAPER SECURED TO DOUGLAS FIR NO.2 2X6 WOOD STUDS @ 16" O.C. WITH R-19 BATT INSULATION, ONE LAYER OF 5/8" TYPE 'X' GYP BD SCREWED TO STUDS, TAPED, SPACKLED, SANDED & READY FOR PAINTING. ONE HOUR FIRE RATED.
- EXISTING WALL WITH R-15 BATT INSULATION, ONE LAYER OF 5/8" TYPE 'X' GYP BD. ONE HOUR FIRE RATED.
- NEW INTERIOR WALL
2X4 DOUGLAS FIR NO.2 WOOD STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB BOTH SIDES, TAPED, SPACKLED, SANDED & READY FOR PAINTING. ONE HOUR FIRE RATED.
- NEW LOAD BEARING WALL:
2X4 DOUGLAS FIR NO.2 WOOD STUDS @ 16" OC WITH DOUBLE TOP PLATES & 5/8" TYPE 'X' GWB BOTH SIDES, TAPED, SPACKLED, SANDED & READY FOR PAINTING. ONE HOUR FIRE RATED.
- DIRECTION OF FRAMING
- STRUCTURAL MEMBER
- INTERCONNECTED HARDWIRED SMOKE ALARM
- INTERCONNECTED HARDWIRED SMOKE & CARBON MONOXIDE COMBO ALARM
- INTERCONNECTED HARDWIRED HEAT DETECTOR ALARM
- 65 CFM FAN DUCTED TO EXTERIOR
- AREA DRAIN

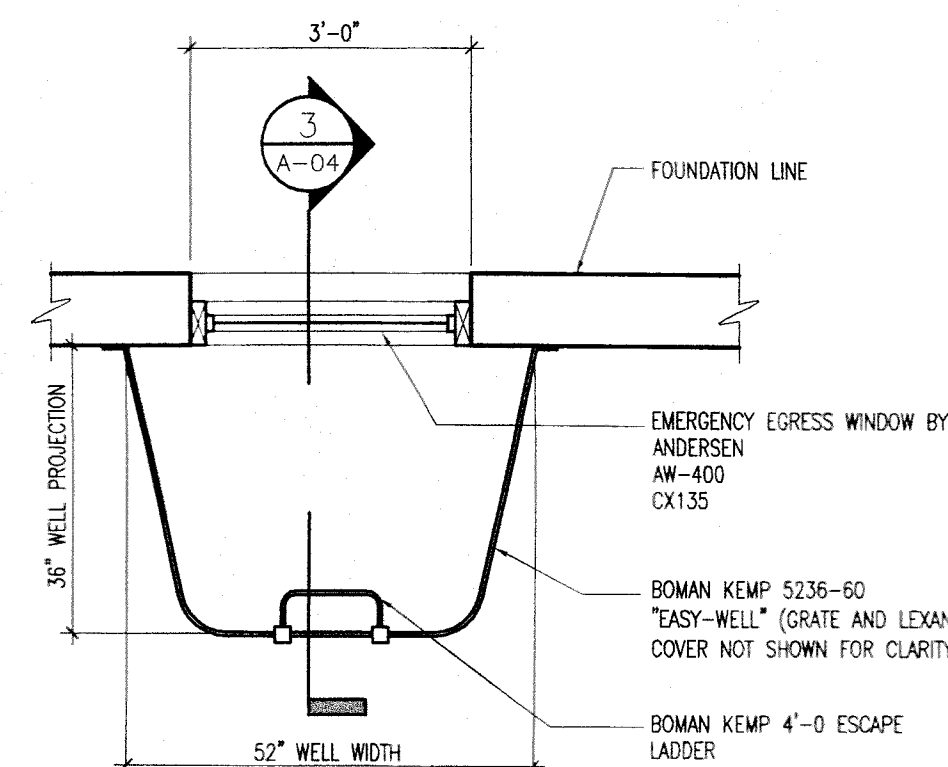


CELLAR PLAN

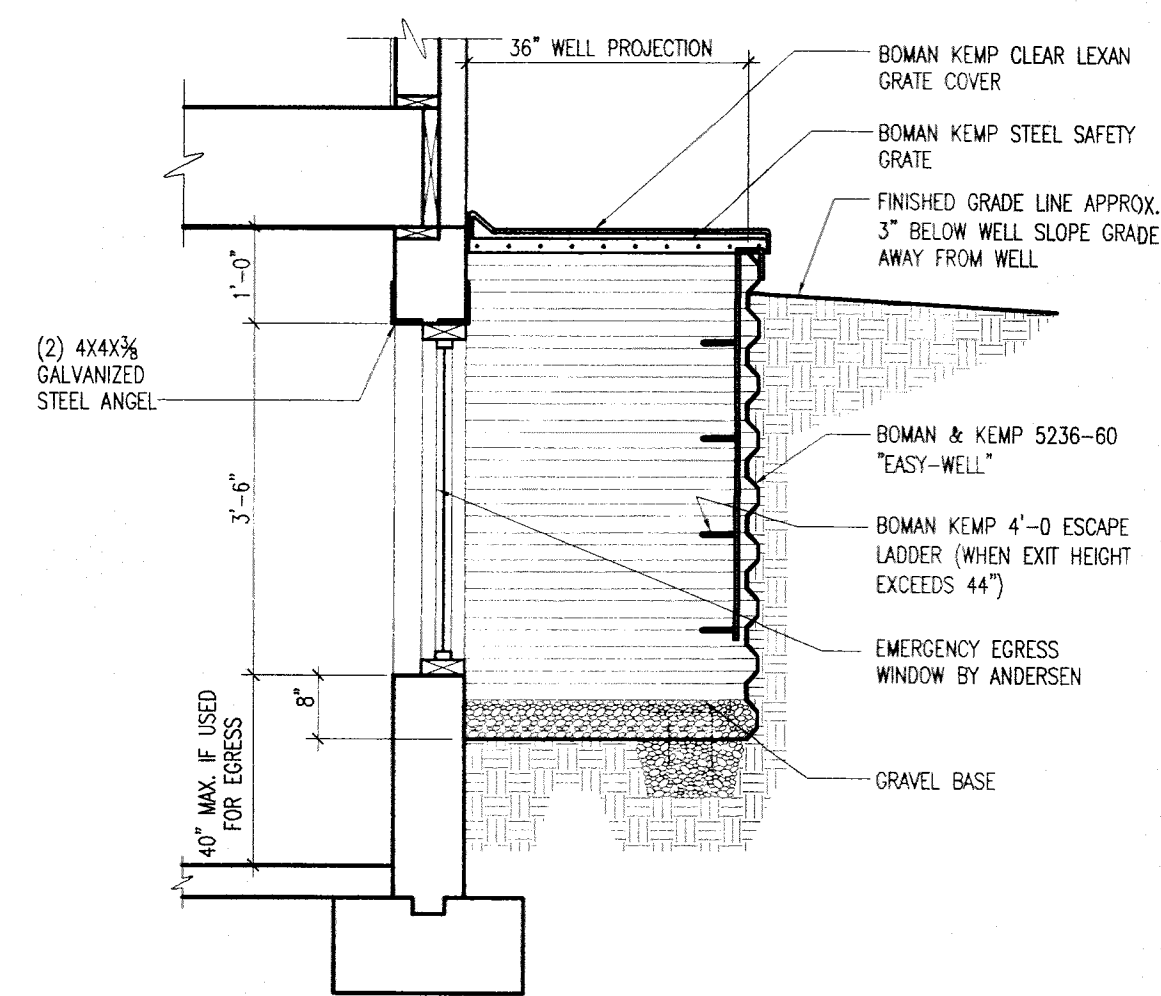
1/4" = 1'-0"



1 DOWEL DETAIL
N.T.S.



2 PLANE VIEW @ WINDOW WELL
1/2" = 1'-0"



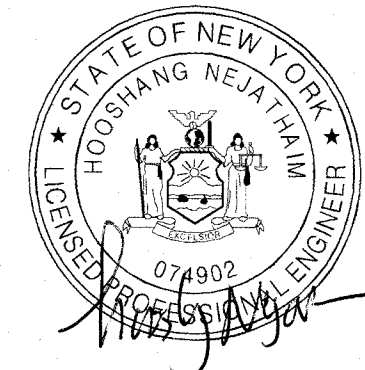
3 SECTION DETAIL @ WINDOW WELL
1/2" = 1'-0"



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VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

FEB 19 2025

RECEIVED

VILLAGE OF GREAT NECK BUILDING DEPARTMENT	APPROVED TO PROCEED WITH BOARD REVIEW DATE: 02/19/2025	VILLAGE BOARD: HENRY BEN, ACE	CHAIRPERSON: [Signature]	DATE: [Blank]
THESE PLANS ARE APPROVED BY:				

1 ISSUED FOR FILING WITH DOB 2.4.25

REV: DESCRIPTION: DATE:

STATUS: FILING ISSUE

PROJECT NAME & ADDRESS:

Proposed Two Story
Extension, Interior &
Exterior Renovation

2 Margaret Court
Great Neck, NY 11024

TITLE:
CELLAR PLAN
NOTES & DETAILS

SCALE: AT A1:
N.T.S.

DATE:
02/01/25

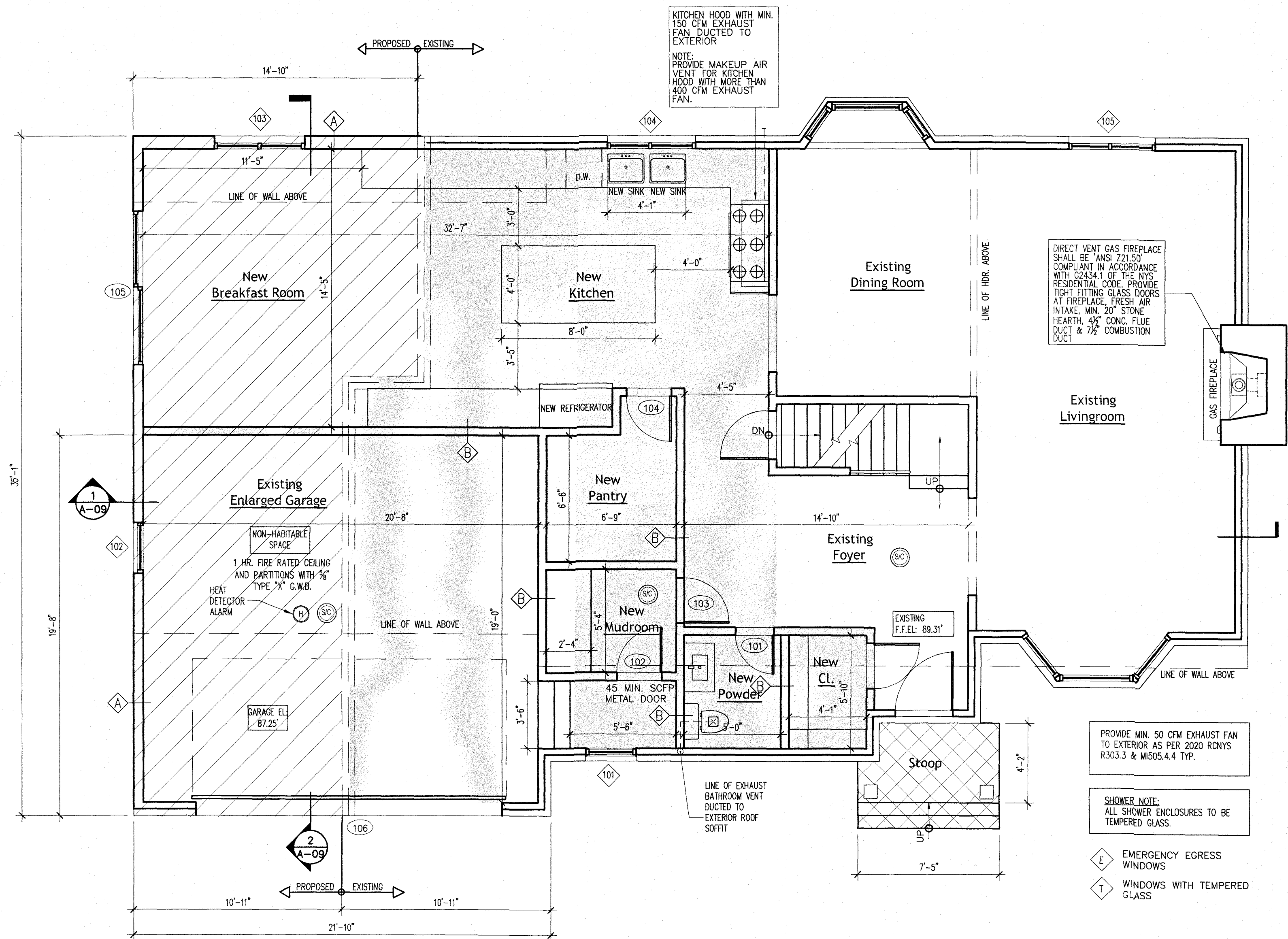
DRAWN:
I.R.

PROJECT NO:
24010

DRAWING NO:

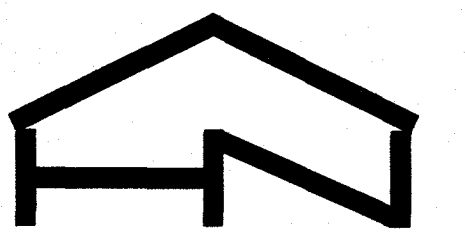
A-04

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

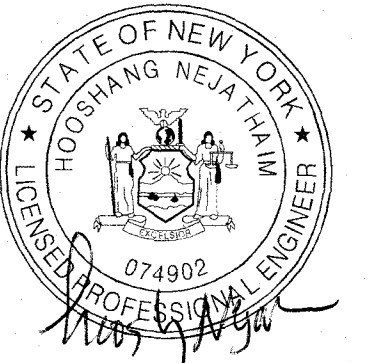
AREA OF FRONT COVERED PORCH - 38.24 SQ. FT.
AREA OF INTERIOR WORK - 701 SQ. FT.
AREA OF 1ST FLOOR EXTENSION - 434.74 SQ. FT.
TOTAL= 1135.74 SQ. FT.



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SEAL:



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**VILLAGE OF GREAT NECK
BUILDING DEPARTMENT**

FEB 19 2025

RECEIVED

VILLAGE OF GREAT NECK BUILDING DEPARTMENT	
APPROVED TO PROCEED WITH BOARD REVIEW DATE: 02/20/2025	
VILLAGE BOARD: <i>Ray, M.C.</i>	
X THESE PLANS ARE APPROVED BY:	
CHAIRPERSON: _____	DATE: _____

1 ISSUED FOR FILING WITH DOB 2.4.25

REV: DESCRIPTION: DATE:

STATUS: FILING ISSUE

PROJECT NAME & ADDRESS:

**Proposed Two Story
Extension, Interior &
Exterior Renovation**

2 Margaret Court
Great Neck, NY 11024

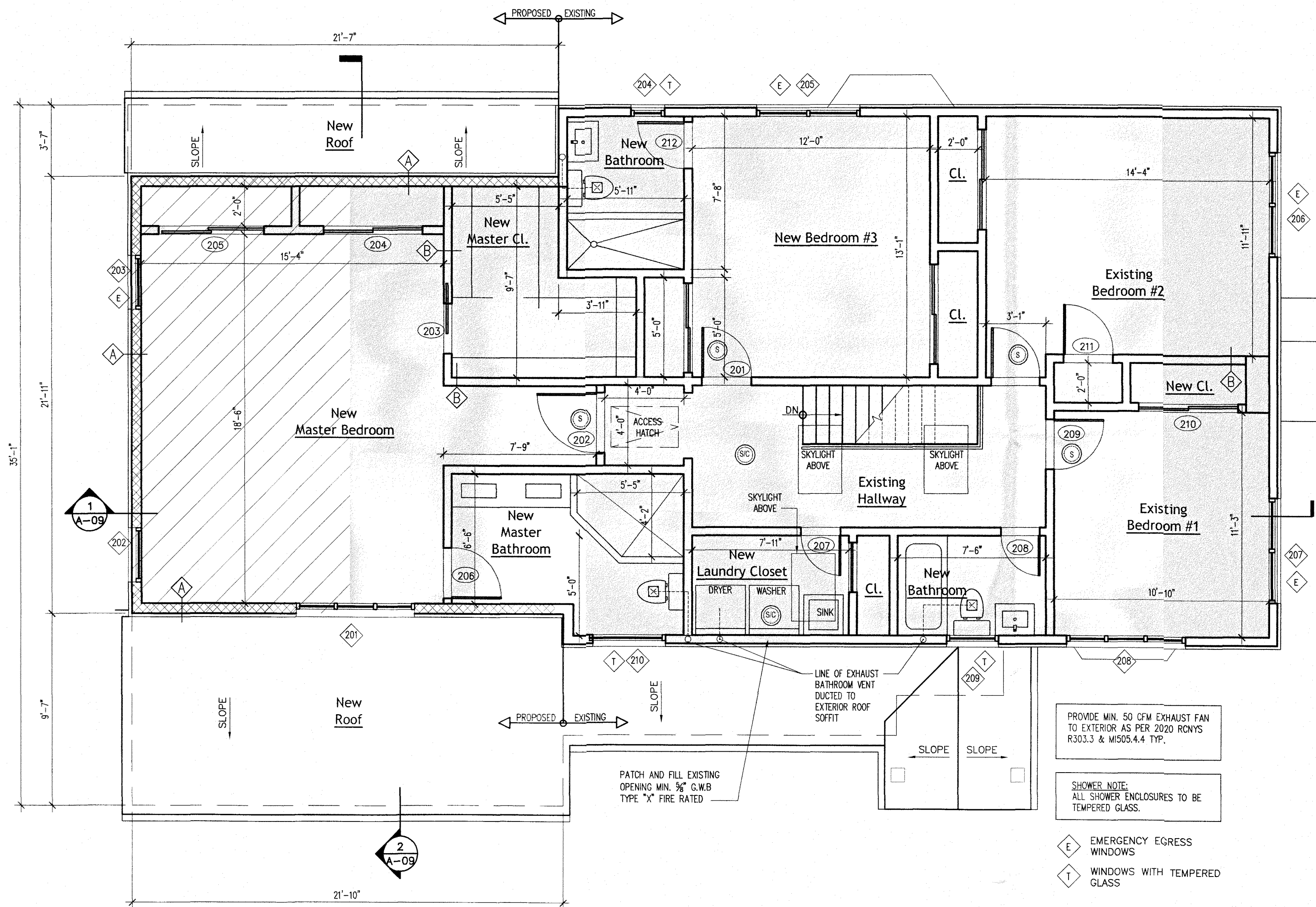
TITLE:

**FIRST FLOOR PLAN
NOTES & DETAILS**

SCALE AT A1: DATE: 02/01/25 DRAWN: I.R.

PROJECT NO: 24010 DRAWING NO: **A-05**

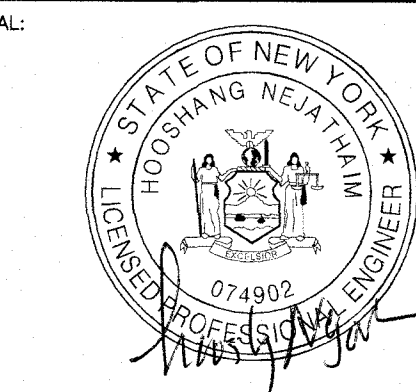
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PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

AREA OF INTERIOR WORK - 1241.54 SQ.FT.
AREA OF 2nd FLOOR EXTENSION - 241.68 SQ.FT.
TOTAL = 1491.1 SQ.FT.

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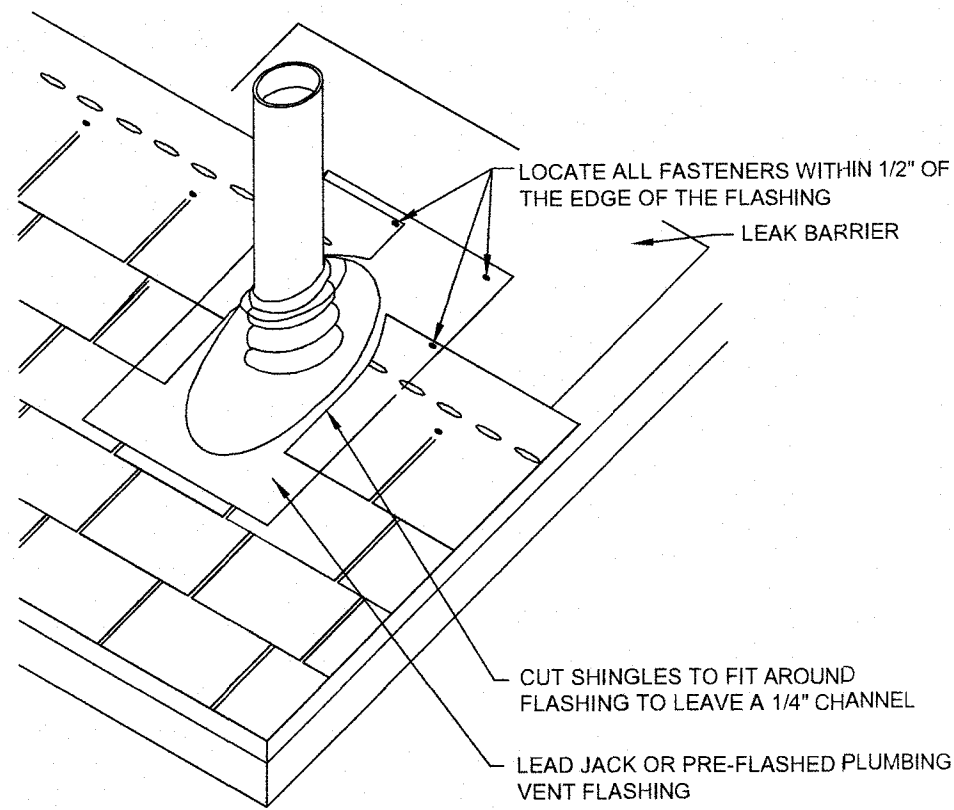


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VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
FEB 19 2025
RECEIVED

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 02/19/2025
VILLAGE BOARD: HAN BEN, MCC
CHAIRPERSON: THESE PLANS ARE APPROVED BY:
DATE:

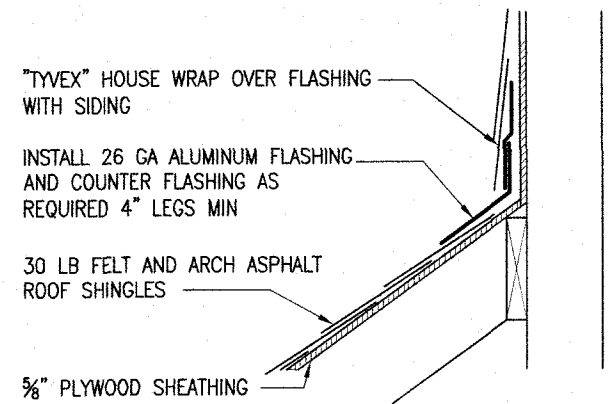
1	ISSUED FOR FILING WITH DOB	2.4.25
REV:	DESCRIPTION:	DATE:
STATUS: FILING ISSUE		
PROJECT NAME & ADDRESS: Proposed Two Story Extension, Interior & Exterior Renovation 2 Margaret Court Great Neck, NY 11024		
TITLE: SECOND FLOOR PLAN NOTES & DETAILS		
SCALE: AT A1: N.T.S.	DATE: 02/01/25	DRAWN: I.R.
PROJECT NO: 24010	DRAWING NO: A-06	



NOTES:
1.) INSTALL 24" WEATHERWATCH OR STORMGUARD LEAK BARRIER TARGET SHEET.
2.) DO NOT FACE NAIL THE PLUMBING VENT FLASHING.

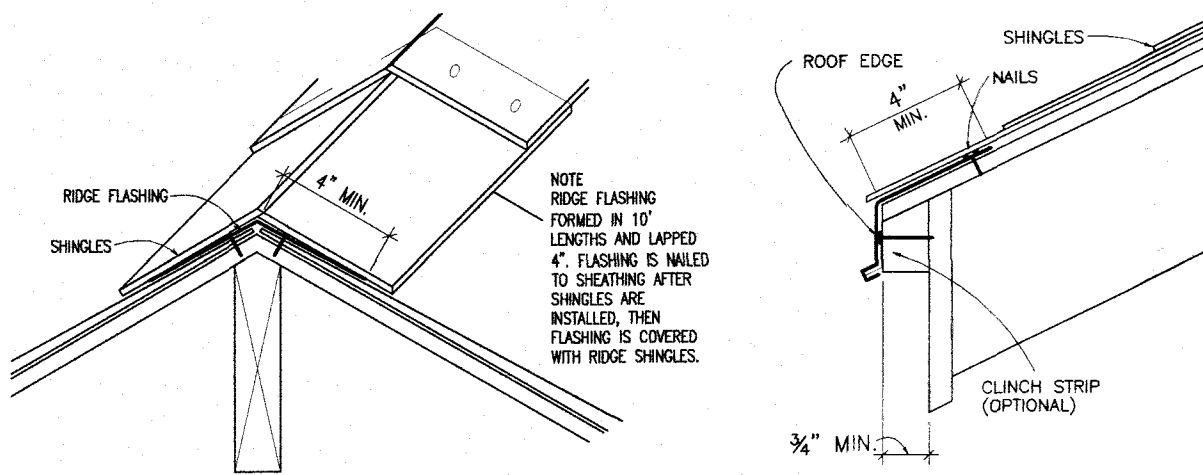
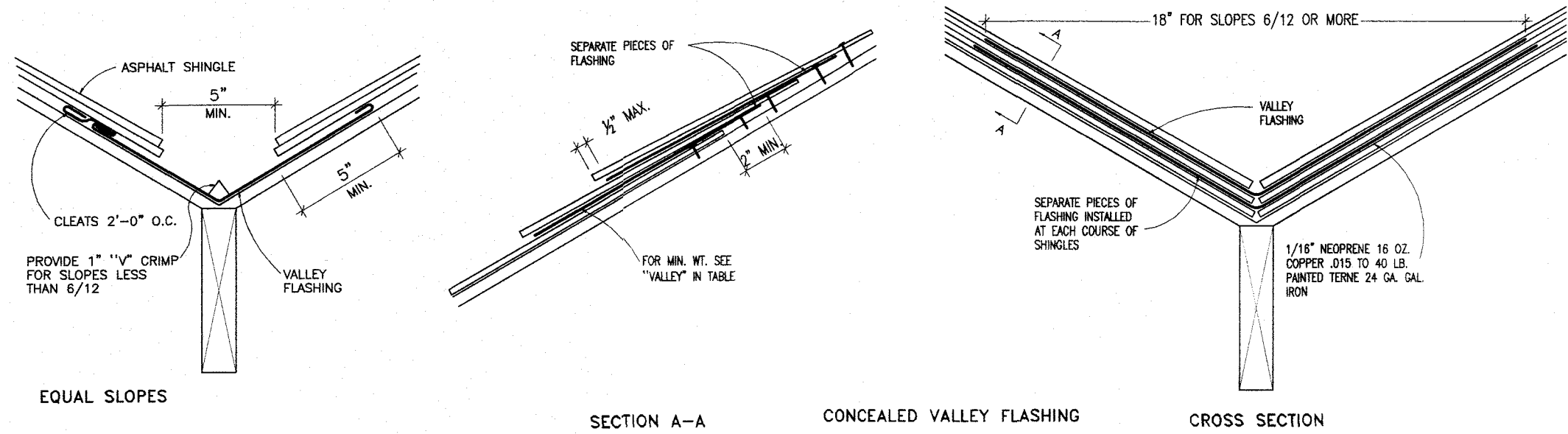
PLUMBING VENT FLASHING DETAIL

N.T.S.



FLASHING DETAIL

N.T.S.

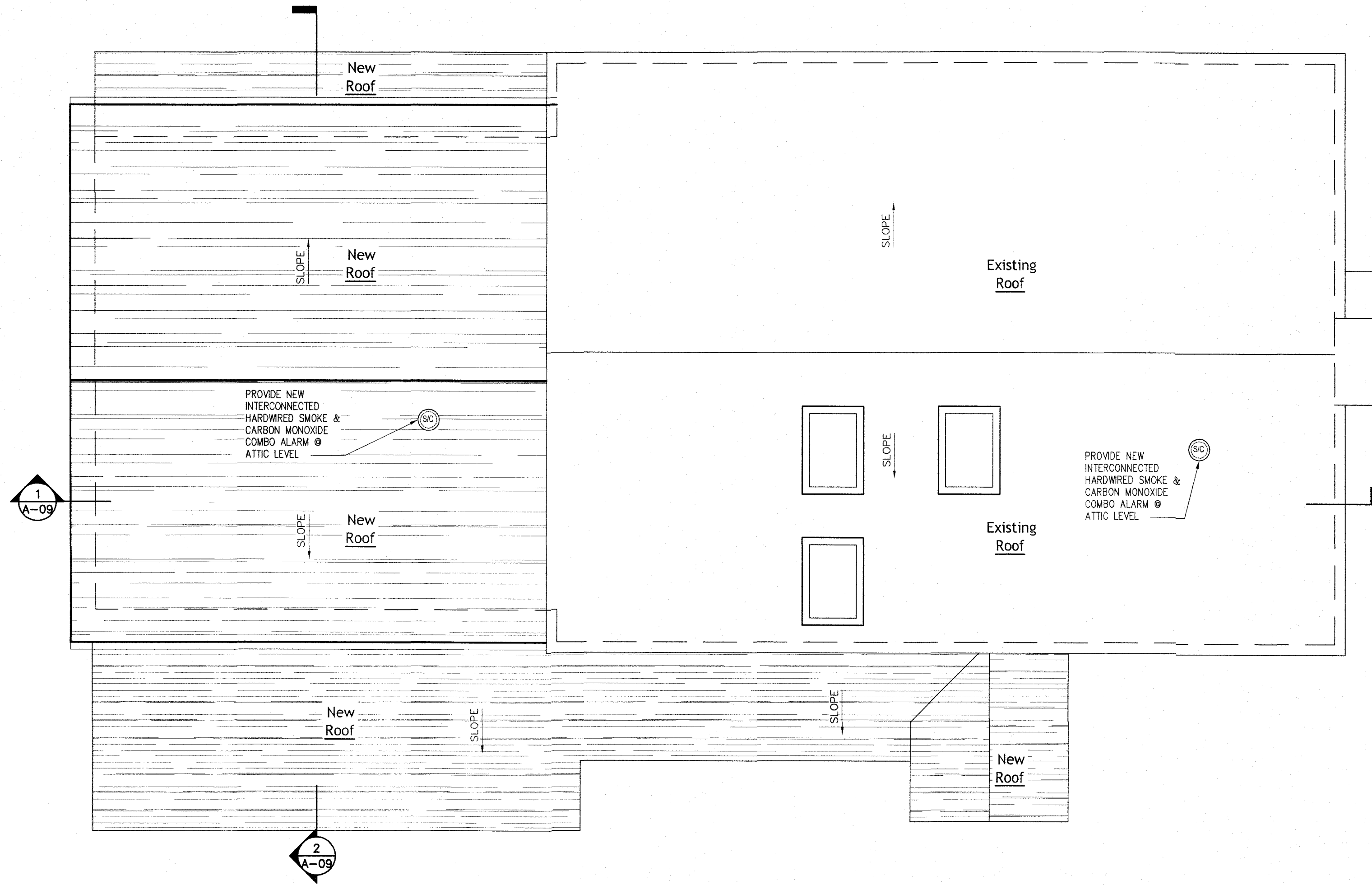


GENERAL FLASHING NOTES:

1. ALL SIZES AND WEIGHTS OF MATERIAL GIVEN IN "MINIMUM THICKNESS (GAUGES OR WEIGHT) FOR COMMON FLASHING CONDITIONS" TABLE ARE MINIMUM. ACTUAL CONDITIONS MAY REQUIRE GREATER STRENGTH.
2. ALL GALVANIZED STEEL MUST BE PAINTED.
3. WITH LEAD FLASHING USE 16 OZ. COPPER CLEATS. IF ANY PART IS EXPOSED, USE 3# LEAD CLEATS.
4. COAT ZINC WITH ASPHALTUM PAINT WHEN IN CONTACT WITH REDWOOD OR CEDAR. HIGH ACID CONTENT (IN THESE WOODS ONLY) DEVELOPS STAINS.
5. TYPE 302 STAINLESS STEEL IS AN ALL PURPOSE FLASHING TYPE.
6. USE ONLY ALUMINUM MANUFACTURED FOR THE PURPOSE OF FLASHING.
7. SEE MANUFACTURER'S LITERATURE FOR USE AND TYPES OF FLASHING.
8. IN GENERAL, CLEATS WILL BE OF THE SAME MATERIAL AS FLASHING, BUT HEAVIER WEIGHT OR THICKER GAUGE.
9. IN SELECTING METAL FLASHING, PRECAUTION MUST BE TAKEN NOT TO PLACE FLASHING IN DIRECT CONTACT WITH DISSIMILAR METALS THAT CAUSE ELECTROLYSIS.
10. SPACES MARKED WITH AN "X" IN THE TABLE ARE USES NOT RECOMMENDED FOR THAT MATERIAL.

TYPICAL ROOF FLASHING NOTES & DETAIL

N.T.S.



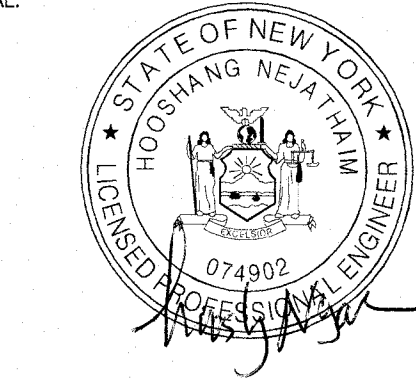
PROPOSED ROOF PLAN

1/4" = 1'-0"



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VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

FEB 19 2025

RECEIVED

VILLAGE OF GREAT NECK BUILDING DEPARTMENT	APPROVED TO PROCEED WITH BOARD REVIEW DATE: 02/01/25	VILLAGE BOARD: HEM, BZA, ARE X	CHAIRPERSON: THESE PLANS ARE APPROVED BY: DATE:
--	---	-----------------------------------	--

1 ISSUED FOR FILING WITH DOB 2.4.25

REV: DESCRIPTION: DATE:

STATUS: FILING ISSUE

PROJECT NAME & ADDRESS:

Proposed Two Story
Extension, Interior &
Exterior Renovation
2 Margaret Court
Great Neck, NY 11024

TITLE:

ROOF PLAN
NOTES & DETAILS

SCALE: AT A1: DATE: 02/01/25 DRAWN: I.R.

PROJECT NO: 24010 DRAWING NO: A-07

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REAR ELEVATION

1/4" = 1'-0"



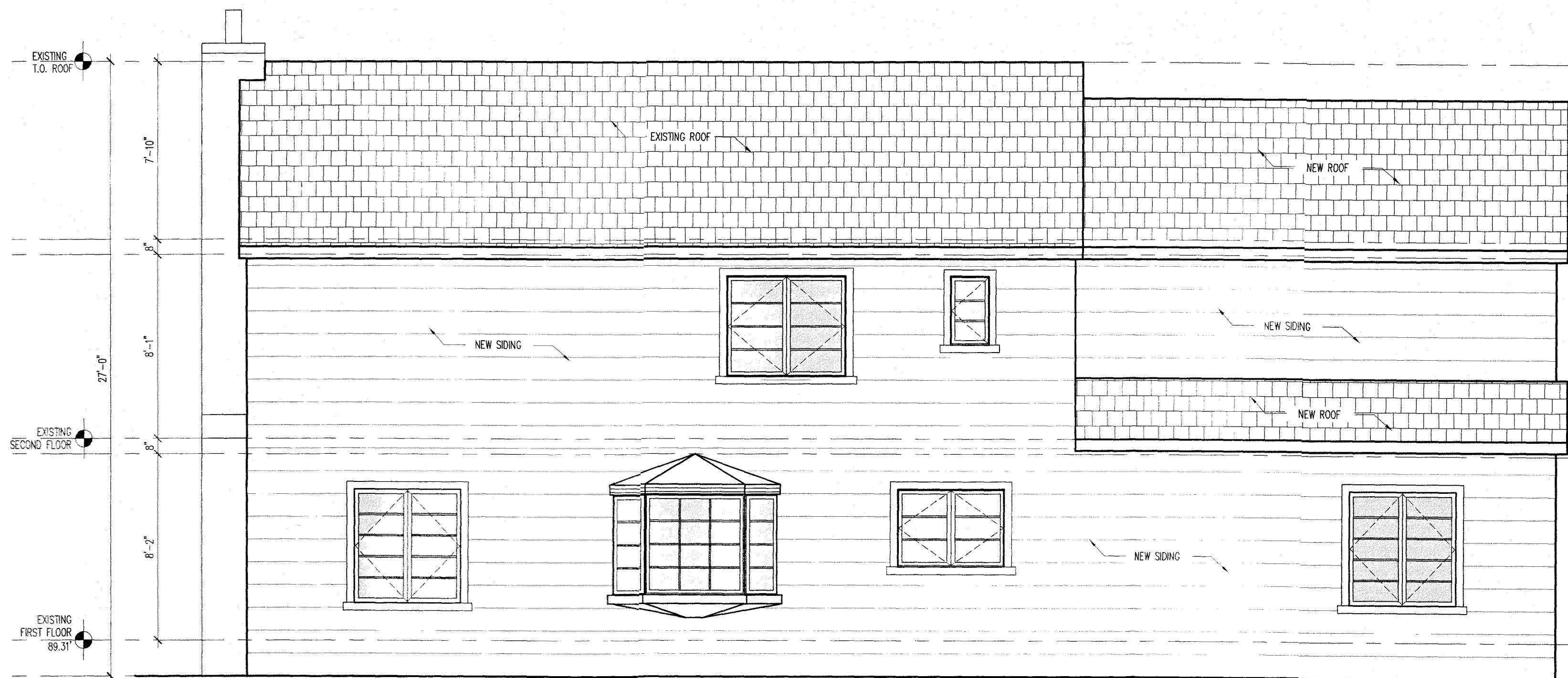
FRONT ELEVATION @ MARGARET CT

1/4" = 1'-0"



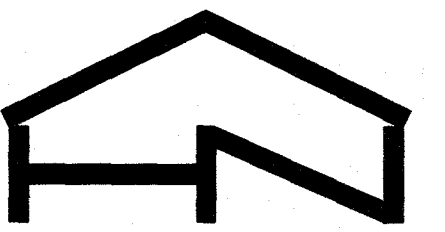
FRONT ELEVATION @ ARRANDALE AVE

1/4" = 1'-0"



SIDE ELEVATION

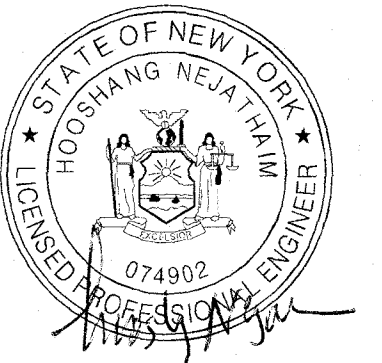
1/4" = 1'-0"



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VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

FEB 19 2025

RECEIVED

VILLAGE OF GREAT NECK BUILDING DEPARTMENT	
APPROVED TO PROCEED WITH BOARD REVIEW DATE: 02/20/2025	VILLAGE BOARD: <i>MAN. PLAN. ALC.</i>
CHAIRPERSON: <i>MAN. PLAN. ALC.</i>	
DATE: _____	

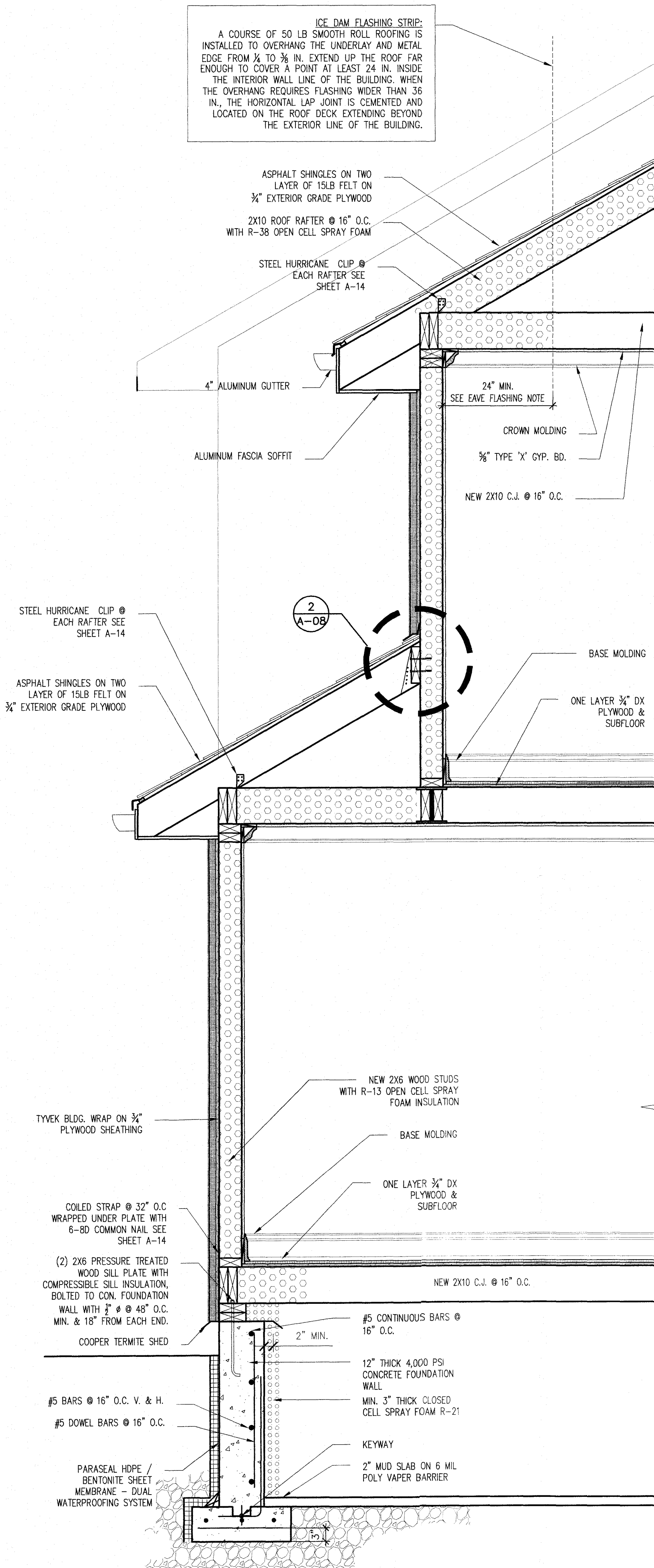
1	ISSUED FOR FILING WITH DOB	2.4.25
REV:	DESCRIPTION:	DATE:
STATUS:	FILING ISSUE	

PROJECT NAME & ADDRESS:
Proposed Two Story
Extension, Interior &
Exterior Renovation
2 Margaret Court
Great Neck, NY 11024

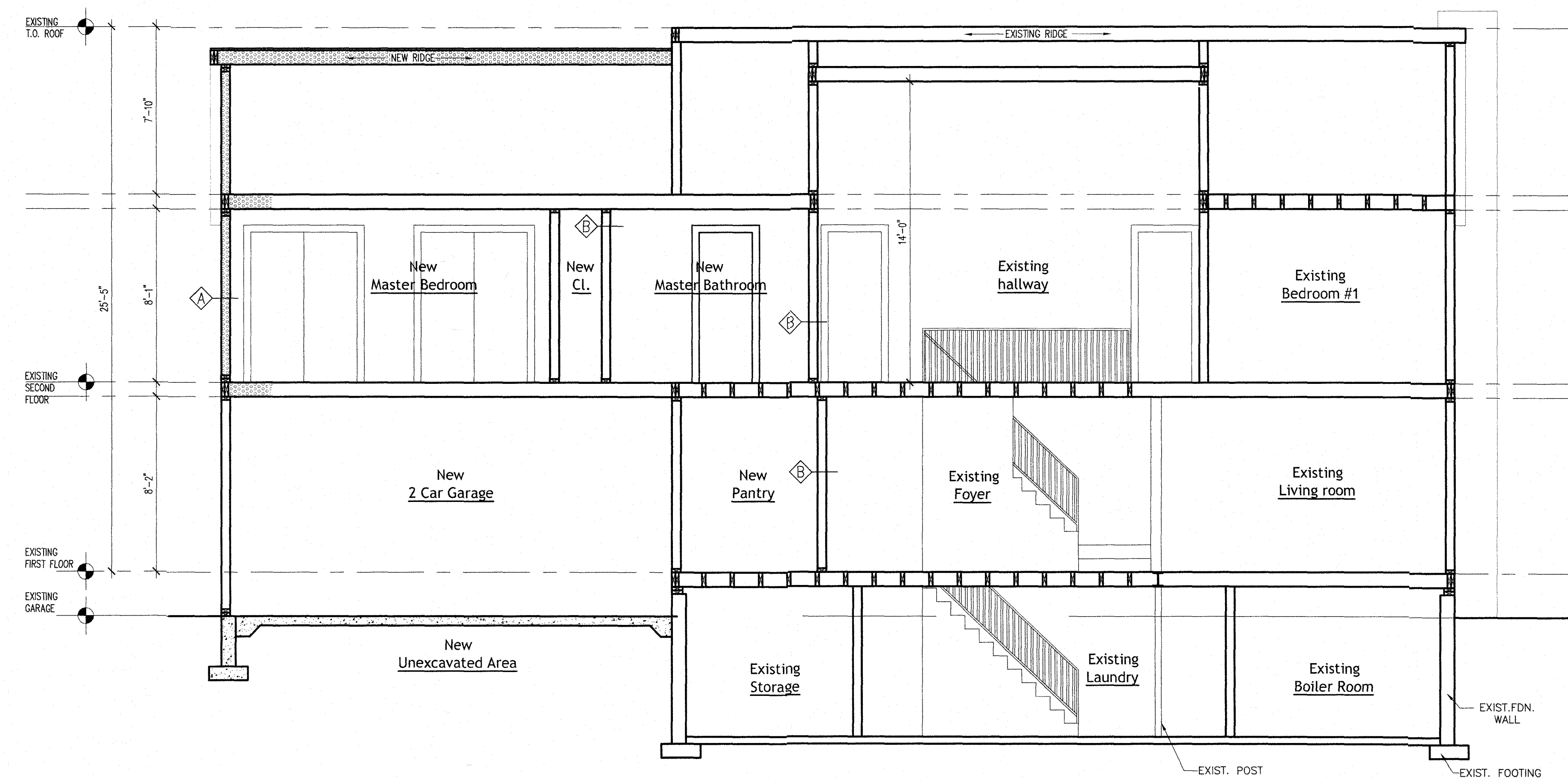
TITLE:
ELEVATIONS

SCALE AT A1: N.T.S.	DATE: 02/01/25	DRAWN: I.R.
PROJECT NO: 24010	DRAWING NO: A-08	

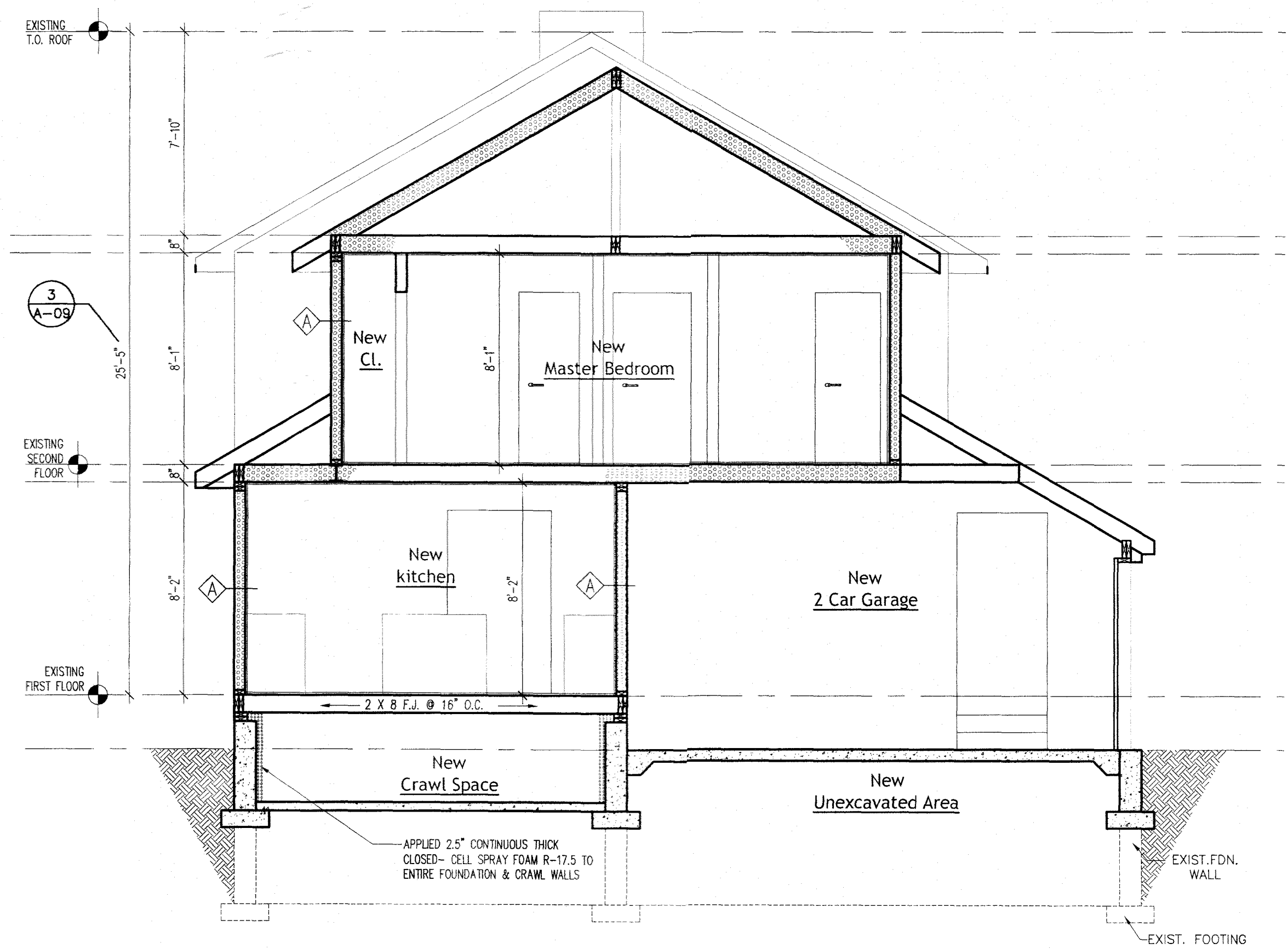
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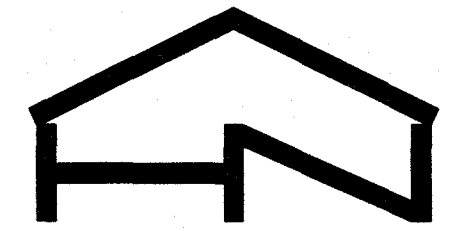
3 WALL SECTION DETAIL
3/4" = 1'-0"



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



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



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VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

FEB 19 2025

RECEIVED

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW
DATE: 02/19/2025

VILLAGE BOARD: *Hen. John Ace*
X THESE PLANS ARE APPROVED BY:
CHAIRPERSON: *Hen. John Ace*
DATE:

1	ISSUED FOR FILING WITH DOB	2.4.25
REV:	DESCRIPTION:	DATE:
STATUS:	FILING ISSUE	
PROJECT NAME & ADDRESS:		
Proposed Two Story Extension, Interior & Exterior Renovation		
2 Margaret Court Great Neck, NY 11024		

TITLE: SECTIONS NOTES & DETAILS		
SCALE AT A1:	DATE:	DRAWING:
N.T.S.	02/01/25	I.R.
PROJECT NO:	DRAWING NO:	
24010	A-09	
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ITEM TITLE:

NEXT MEETING DATE MAY 27 2025