VILLAGE OF GREAT NECK
ARCHITECTURAL REVIEW COMMITTEE
October 27, 2026
Agenda

I. CONTINUED CASES

A. ARC CASE #24-35 10 PRESTON ROAD SECTION 1 BLOCK 22 LOT(S)38-44
B. ARC CASE #26-32 13 NIRVANA AVENUE SECTION 1 BLOCK 23 LOT(S)20-22

II. NEW CASES

A. ARC CASE #26-37 7 MORRIS LANE SECTION 1 BLOCK 17 LOT(S)207
B. ARC CASE #26-38 12 WEYBRIDGE ROAD SECTION 1 BLOCK 93 LOT(S)66
C. ARC CASE #26-39 74 COLGATE ROAD SECTION 1 BLOCK 61 LOT(S)46-48
D. ARC CASE #26-40 65 HAMPSHIRE ROAD SECTION 1 BLOCK 188 LOT(S)13

III. NEXT MEETING DATE

ITEM TITLE:
ARC CASE #24-35 10 PRESTON ROAD SECTION 1 BLOCK 22 LOT(S)38-44

SUBJECT:
Rescheduled case from September 22, 2026, ARC meeting.

ITEM TITLE:

ARC CASE #26-32 13 NIRVANA AVENUE SECTION 1 BLOCK 23 LOT(S)20-22

SUBJECT:

Rescheduled case from September 22, 2026, ARC meeting.

ATTACHMENTS:

	Description	Type
🗋	PLANS	Backup Material
🗋	PLANS	Backup Material

GENERAL NOTES

SPECIFICATIONS:

1) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2025 INTERNATIONAL CODE, 2025 SUPPLEMENT TO THE NEW YORK STATE UNIFORM CODE AND THE 2025 INTERNATIONAL ENERGY CONSERVATION CODE.
2) 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.
3) CONTRACTOR TO VERIFY THE STRUCTURE BEFORE COMMENCING ANY WORK AND NOTIFY P.E. OF ANY DISCREPANCY.
4) 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 AND SAME CORRECTED WITHIN (5) DAYS AFTER CONTRACT HAS BEEN AWARDED OTHERWISE CONTRACTOR WILL BE HELD RESPONSIBLE.
5) NO WORK TO COMMENCE UNTIL APPROVAL HAS BEEN OBTAINED FROM VILLAGE OF KINGS POINT DEPARTMENT OF BUILDINGS PERMITS HAVE BEEN SECURED.
6) 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.
7) 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, AISC, SJI, ETC.) ARE APPLICABLE. ALL MATERIALS USED IN CONNECTION WITH THIS PROJECT MUST BE NEW MATERIALS UNLESS SPECIFIED OTHERWISE.
8) ALL WOOD FRAMING INCLUDING JOISTS, BEAMS, POSTS, STUDS, ETC. TO BE DOUGLAS FIR NO.2 OR BETTER WITH:
   Fb = 850 PSI, SINGULAR
   Fb = 1150 PIS, REPETITIVE
   NOTE: PROVIDED SEISMIC AND HURRICANE 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 HEADERS 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) JOISTS HANGERS, ETC. TO BE "TECO", "SIMPSON" OR EQUAL FOR ALL FLUSH STRUCTURAL CONNECTIONS.
15) 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.
16) FIREBLOCKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R602.8 IN THE FOLLOWING LOCATIONS:
    IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, AT THE CEILING AND FLOOR LEVELS. CONCEALED HORIZONTAL FURRED SPACES SHELL
    ALSO BE FIREBLOCKED AT INTERVALS NOT EXCEEDING 10 FEET. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILINGS. AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCT OF COMBUSTION.
17) PROVIDE EXPANDABLE SPRAY-APPLIED POLYURETHANE FOAM SEALANT, CONTINUOUS @ WINDOW AND DOOR ROUGH OPENINGS.
18) RECESSED LUMINARIES IN THE ROOF & GARAGE CEILING ASSEMBLY SEALED TO 1CFM AIR MOVEMENT.
19) PROVIDE WEATHER STRIPPING ON ALL EXTERIOR DOORS.

PROPERTY INFORMATION

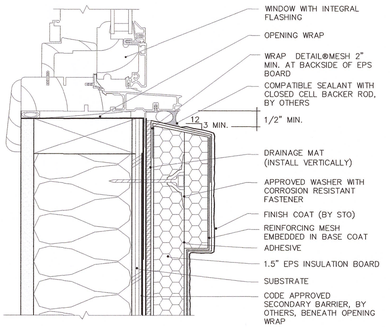
ADDRESS:	13 NIRVANA AVE, GREAT NECK, NY 11023 VILLAGE OF GREAT NECK
LOT SIZE:	7,200 Sq Ft
SECTION:	1
BLOCK:	023
LOT(s):	20
Zone:	R-B

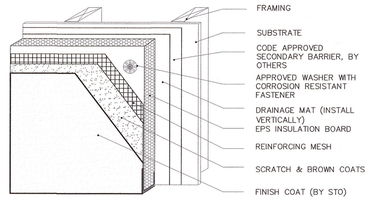
SCOPE OF WORK

- EXTERIOR RENOVATION

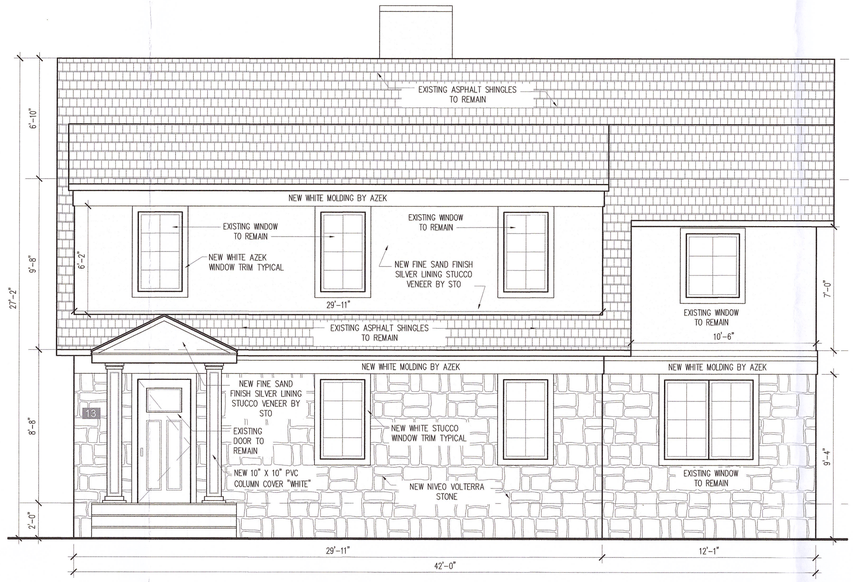
  . INSTALLATION OF NEW STUCCO VENEER
  . INSTALLATION OF NEW COMPOSITE SIDINGS

- NO CHANGE IN OCCUPANCY, USE, EGRESS, FLOOR AREA NOR SETBACKS.

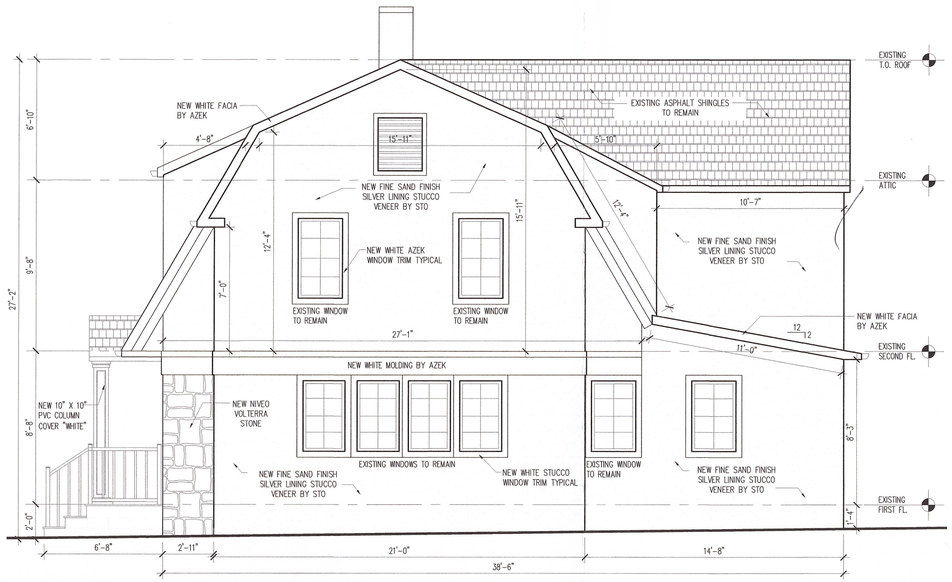




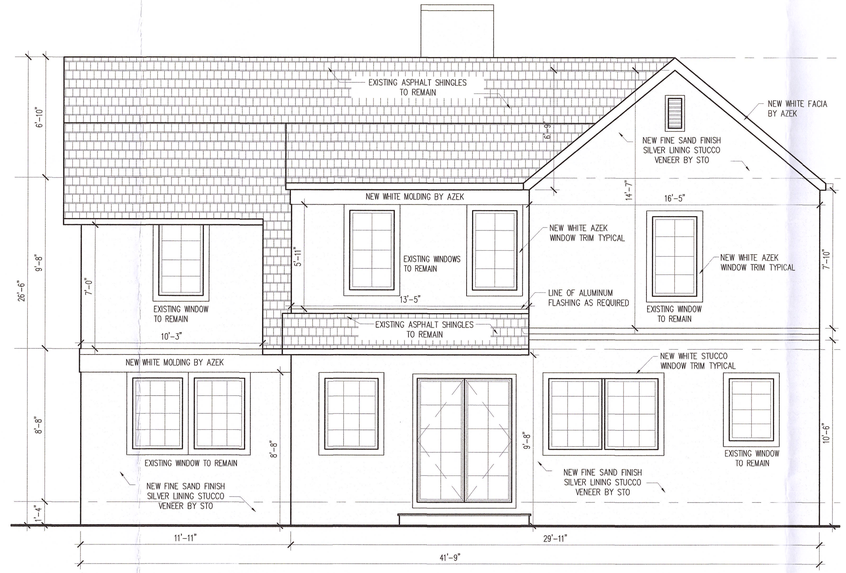
4 / A-01 STUCCO VENEER DETAIL
N.T.S.



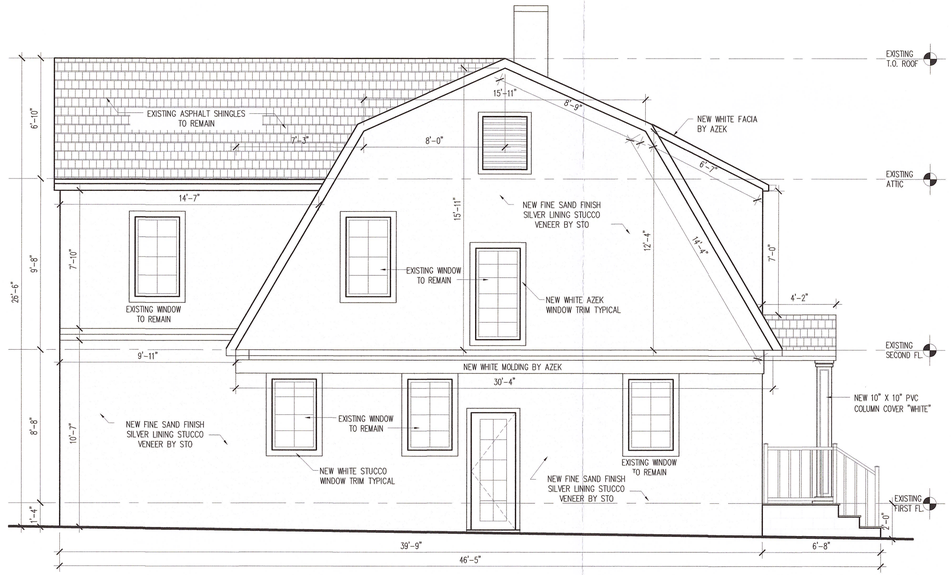
1 / A-01 FRONT ELEVATION
1/4" = 1'-0"



2 / A-01 RIGHT ELEVATION
1/4" = 1'-0"



3 / A-01 REAR ELEVATION
1/4" = 1'-0"



4 / A-01 LEFT ELEVATION
1/4" = 1'-0"

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
OCT 19 2026
RECEIVED

HN Engineering PC
36 Ruxton Road
Great Neck, NY 11023
T. 516-209-7772
isaac.rei@gmail.com

SEAL:

HOSSHANG NEJAT 074002 STATE OF NEW YORK LICENSED PROFESSIONAL ENGINEER

Notes:

1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN HN ENGINEERING PC AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEER'S DRAWINGS AND SPECIFICATIONS.
3. IT IS A VIOLATION OF THE NEW YORK STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR P.E., TO ALTER ANY ITEM ON THESE DRAWINGS IN ANY WAY.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2020 NEW YORK STATE UNIFORM CODE AND THE 2020 THE NEW YORK STATE ENERGY CONSERVATION CODE.
5. 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 AND SAME CORRECTED WITHIN (5) DAYS AFTER CONTRACT HAS BEEN AWARDED OTHERWISE CONTRACTOR WILL BE HELD RESPONSIBLE.
6. NO WORK TO COMMENCE UNTIL APPROVAL HAS BEEN OBTAINED FROM DEPARTMENT OF BUILDINGS PERMITS HAVE BEEN SECURED.

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED AS NOTED
DATE: OCT 20 2026
VILLAGE BOARD:
X
PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

REV:	DESCRIPTION:	DATE:
2	AS PER 09.22.26 ARC COMMENTS	10.16.26
1	ISSUED FOR FILING	08.27.26

STATUS: ISSUED FOR FILING

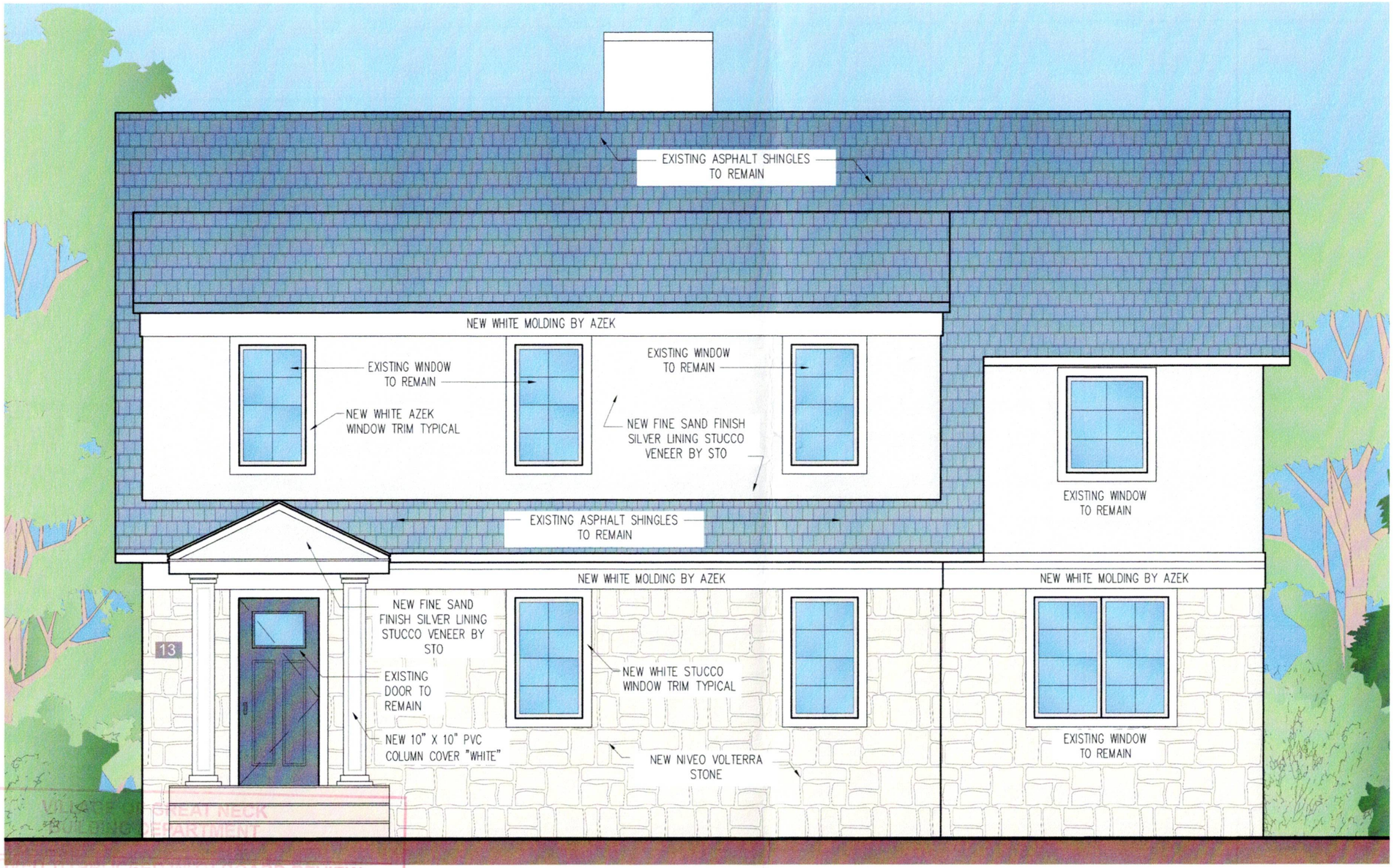
PROJECT NAME & ADDRESS:
Proposed Exterior Renovation
13 Nirvana Avenue
Great Neck, N.Y. 11023

TITLE:
ELEVATIONS
NOTES & DETAILS

SCALE AT A1:	DATE:	DRAWN:
N.T.S.	08.27.26	I.R.

PROJECT NO: 0000
DRAWING NO: A-01

ALL RIGHTS RESERVED 10.16.2026



FRONT ELEVATION

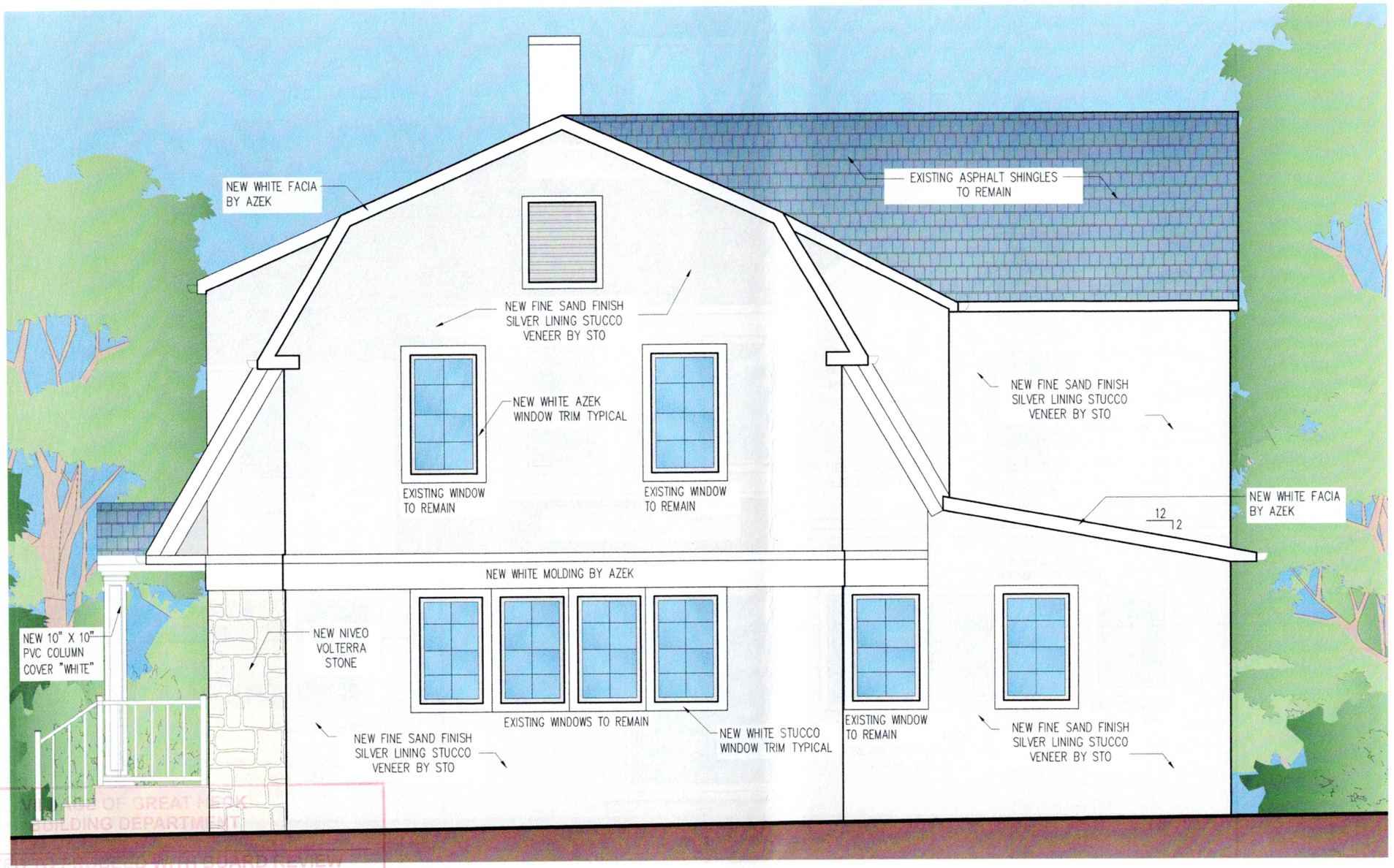
VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: OCT 20 2026
VILLAGE BOARD:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
OCT 19 2026
RECEIVED

13 Nirvana Avenue, Great Neck, NY
Exterior Renovation

E-01

1 of 4



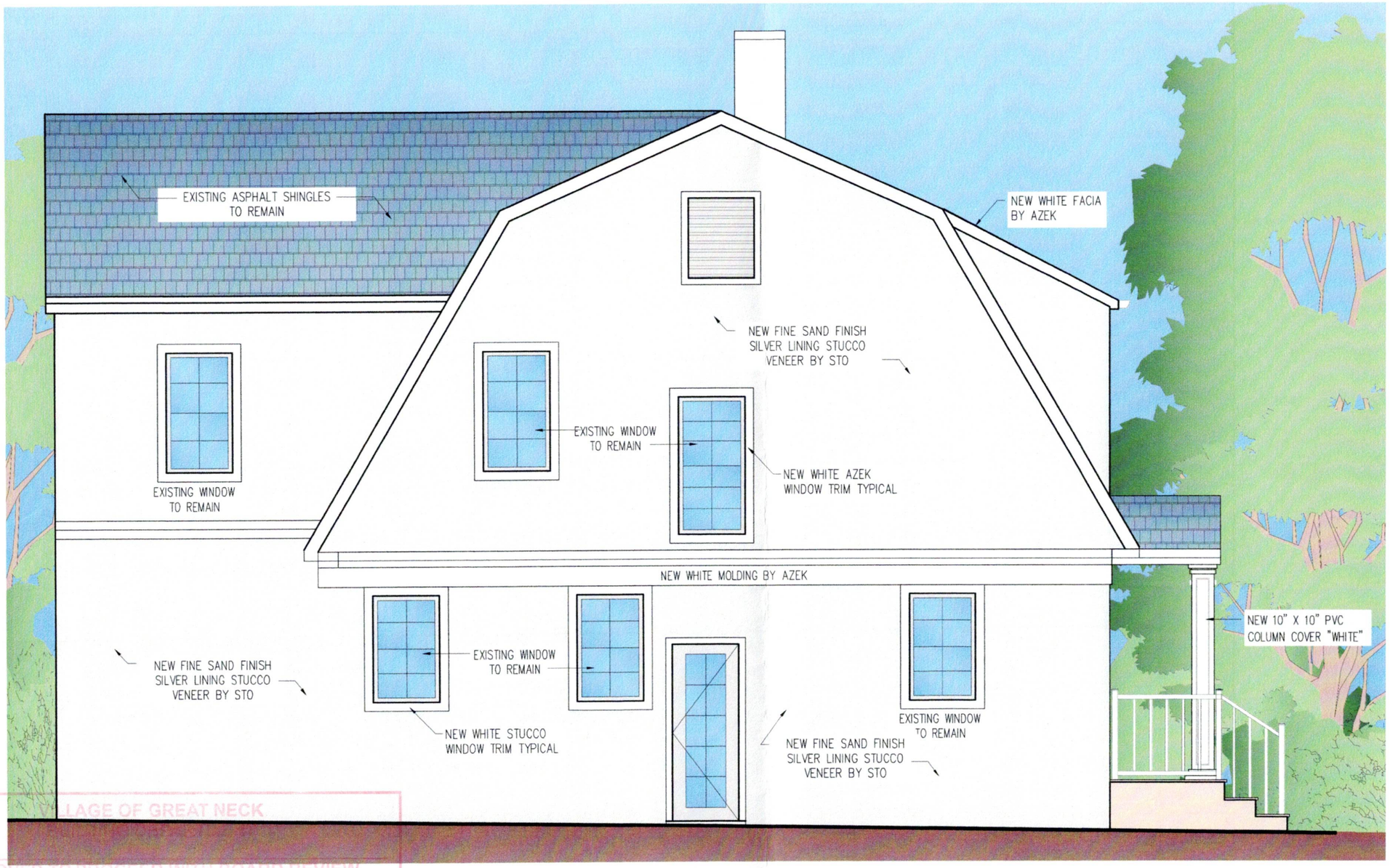
RIGHT SIDE ELEVATION

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED AS PROCEED WITH BOARD REVIEW
DATE: OCT 2 0 2026
VILLAGE BOARD:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

13 Nirvana Avenue, Great Neck, NY
Exterior Renovation

E-02

2 of 4



LEFT SIDE ELEVATION

VILLAGE OF GREAT NECK
APPROVED TO PROCEED WITH BOARD REVIEW
DATE OCT 2 0 2026
VILLAGE BOARD: ARC
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

13 Nirvana Avenue, Great Neck, NY
Exterior Renovation

E-04

4 of 4



REAR ELEVATION

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED FOR THE PURPOSE OF REVIEW
DATE: OCT 20 2026
VILLAGE BOARD:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

13 Nirvana Avenue, Great Neck, NY
Exterior Renovation

E-03

3 of 4

ITEM TITLE:

ARC CASE #26-37 7 MORRIS LANE SECTION 1 BLOCK 17 LOT(S)207

SUBJECT:

Application for construction of 2 story house with detached 1 car garage.

ATTACHMENTS:

	Description	Type
🗋	PLANS	Backup Material

ZONING ANALYSIS: SECTION 1 BLOCK 17 LOT 207

Zoning District: Residence C

Max. height permitted: 30 ft.

Max. height provided: 30 ft.

Average grade elevations: 45.48 (42.96 + 46.96 + 46.41 + 45.60 / 4 = 45.48)

Plot area required: 5,000.0 sq.ft.
Plot area provided: 6,594.43 sq.ft.
Front yard required: 29.3 ft. (see calculation)
Front yard provided: 29.3 ft.
Building area permitted: 35 % - 2,308.05 sq.ft.

Building area proposed: 32 % - 1,788.93 (house) + 240 (garage) + 33.5 (50% front porch) = 2,062.5 sq.ft.

Total floor area allowed: (F.A.R.)

50% for the first 5000 sq.ft. of lot area = 2500.0 sq.ft.
10% for lot area in excess of 5000 sq.ft. more 100' from street = 31.89 x50 = 1,594.5 x 10% = 159.45 sq.ft.

Base F.A.R.= 2,500 + 159.45 = 2,659.45 sq.ft.

Reduced base F.A.R. (2,659.45 x district ratio 0.08)= 212.75 sq.ft.
Net reduced base F.A.R.= base F.A.R. 2,659.45 sq.ft.- reduced base F.A.R. 212.75 sq.ft.= 2,446.7 sq.ft.

Incentives taken as follows:

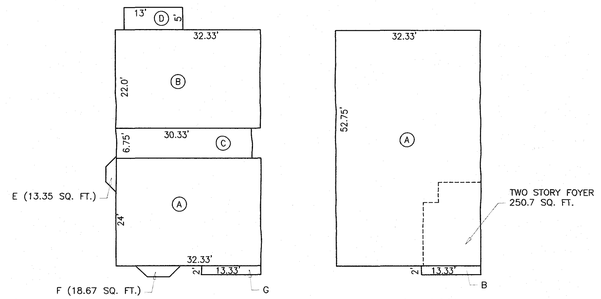
1. Peaked roof on one story of building : +.02(min. 5/12 roof pitch min.)
2. Minimum two bay windows at least 16 sq.ft. total:+.02

Total incentive 0.04 x 2,659.45 = 106.4 sq.ft.
Net reduced base F.A.R. 2,446.7 + incentive 106.4 sq.ft. = 2,553.1 sq.ft.

Max. F.A.R. permitted: 2,553.0 sq.ft.

Max. F.A.R. proposed: 1st floor 1,788.93 + 2nd floor 1,732.06 - 250.7 sq. ft. (open area 2nd floor) + 120 (50% of garage) = 3,390.3 sq. ft. which is more than maximum allowed by 837.3 SQ. FT. (variances requested)

FLOOR AREA CALCULATIONS



1 ST FLOOR

A 32.33 x 24.0 = 775.92
B 32.33 x 22.0 = 711.26
C 30.33 x 6.75 = 204.73
D 13.0 x 5.0 = 65.0
E 13.35
F 18.67
G 13.33 x 2 = 26.66

TOTAL: 1,788.93 S.F.

2 ND FLOOR

A 32.33 x 52.75= 1,705.4
B 13.33 x 2.0 = 26.66

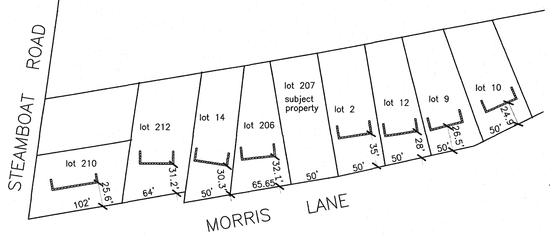
TOTAL: 1,732.06 S.F.

Lot width required: 50.0 ft.
Lot width provided: 50.0 ft.
Lot depth required: 100.0 ft.
Lot depth provided: 131.89 ft. (132 + 131.78 / 2 = 131.89)

Rear yard required: 25.0 ft. + 1/4 x 31.89 = 32.97 ft.
Rear yard provided: 42.25 ft.

Aggregate side yard req'd: 15 ft.
Aggregate side yard provided: 17.67 ft.
Min. side yard req'd: 6 ft.
Min. side yard provided: 6 ft.
Side yards provided: 6 ft. & 11.67 ft.

VARIANCES REQUESTED: FLOOR AREA - 837.3 EXTRA SQ. FT.



FRONT SETBACKS CALCULATIONS AS PER VILLAGE OF GREAT NECK DATA
LOTS 9 & 10 - ACTUAL MEASUREMENTS FROM THE ASPHALT

26.5 + 31.2 + 30.3 + 32.1 + 35 + 28 + 26.5 + 24.9 / 8 = 29.3'

"TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT".

LIMITATION OF PROFESSIONAL LIABILITY
By acceptance and use of these plans the Owner/Contractor/Agent agrees to limit the liability of Raffaella Bertucci Architect due to neglect, acts of error such that the total aggregate liability of Raffaella Bertucci Architect shall not exceed the total fee for services rendered on this project.

SITE DRAINAGE CALCULATIONS AS FOLLOWS:

Lot Area: 6,594.43 sq. ft.
Rainfall intensity: 3" inches
Run-off factors: Roofs and impervious surface: 100%
Roof area: 2000.00 + 260 = 2,260.0 sq.ft.
Driveway area and walk and platform: 1,650.0 sq.ft.
Rear Patio: 320.0 sq. ft.
Landscaped area: 2,364.43 sq. ft.

Roof drywell(s) design: 2,260.0 sq.ft. x .25 x 1.00 = 565 cu.ft.
Driveway drywell(s) design: 1,650.0 sq.ft. x .25 x 1.00 = 412.5 cu.ft.
Rear Patio drywell(s) design: 320.0 sq.ft. x .25= 80 cu.ft.
Landscape drywell(s) design: 2,364.43 sq.ft. x .25 x .3 = 177.3 cu.ft.

Total rainwater to be retained @ site: 1,234.8 cu.ft.

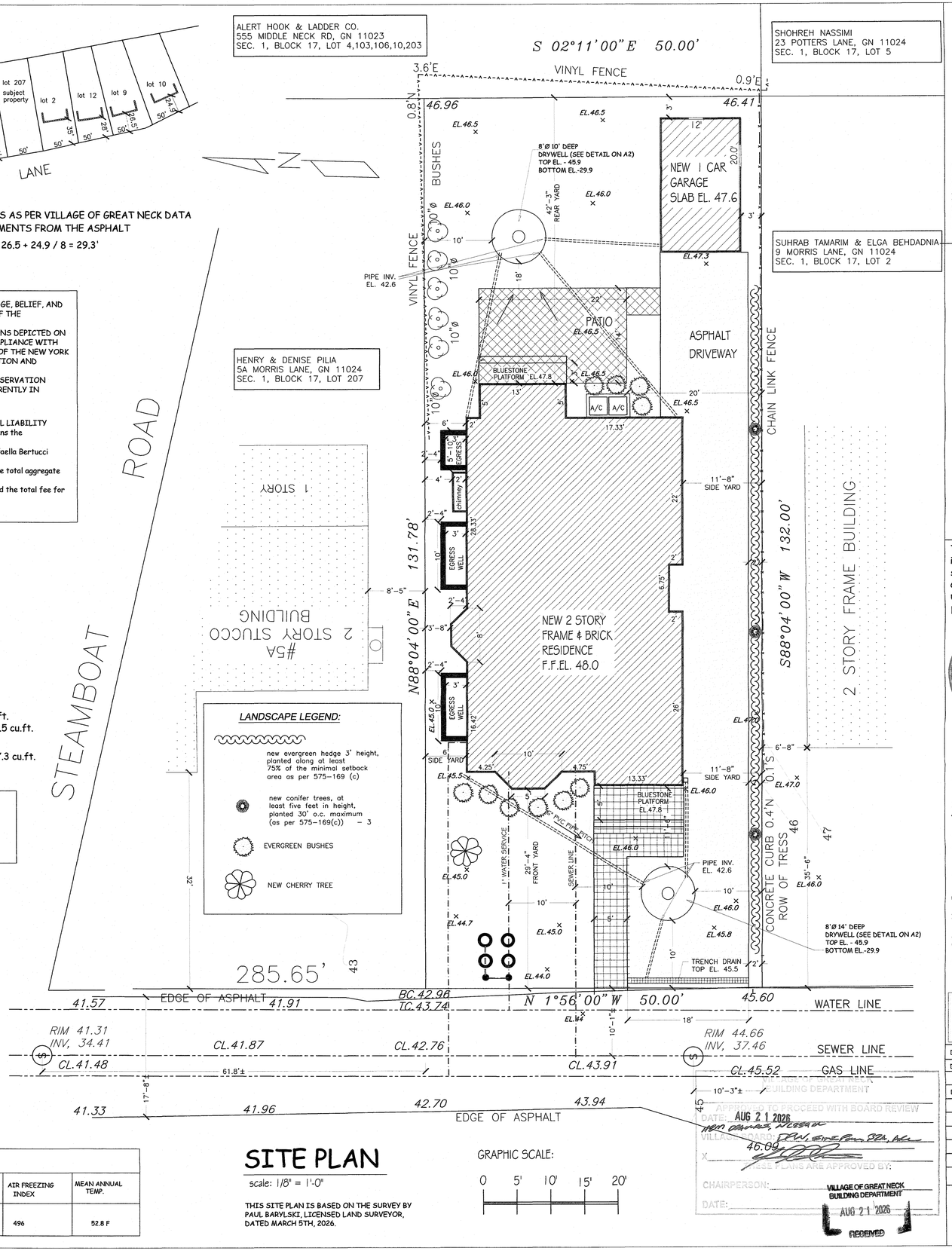
Dry wells calculation:
8'-0"Ø ring 12" high has 45.5 cub. ft. capacity,
1234.8 / 45.5 = 27.1 ft. (effective depth)
Use 2 dry wells 8'Ø & 14' depth
FLAT COVER WITH ACCESS PANEL (SEE DRAWING)

PAVEMENT CALCULATIONS IN YARDS

FRONT YARD AREA - 1,506.5 SQ. FT.
50% - 753.25 SQ. FT.
DRIVEWAY AND PLATFORM - 707.8 SQ. FT.

REAR YARD AREA - 2,276.7 SQ. FT.
40% - 910.7 SQ. FT.
GARAGE - 240.00 SQ. FT.
DRIVEWAY - 345 SQ. FT.
PATIO AND PLATFORM - 320 SQ. FT.
TOTAL REAR YARD COVERAGE - 905 SQ. FT.

TOTAL ASPHALT DRIVEWAY - 1412 SQ. FT.
BLUESTONE PLATFORM & WALK - 238 SQ. FT.
REAR PATIO - 320 SQ. FT.



SITE PLAN

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

THIS SITE PLAN IS BASED ON THE SURVEY BY PAUL BARYLSKI, LICENSED LAND SURVEYOR, DATED MARCH 5TH, 2026.

GRAPHIC SCALE:

0 5' 10' 15' 20'

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: AUG 21 2026
VILLAGE OF GREAT NECK BUILDING DEPARTMENT
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:
VILLAGE OF GREAT NECK BUILDING DEPARTMENT
AUG 21 2026
RECEIVED

TABLE R 301.2 (1) - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
20	R301.2 (4) 120 MPH	NO	NO	NO	"B"	SEVERE	3'-0"	MOD. TO HEAVY	SLIGHT TO MOD.	15° F	2 FT	NOT FLOOD AREA	496	52.8 F

SHEET CONTENTS

SITE PLAN
ZONING ANALYSIS
DRAINAGE CALCULATIONS

TWO STORY RESIDENCE
LEE & CHARLENE DILMANIAN
7 MORRIS LANE
GREAT NECK, NEW YORK

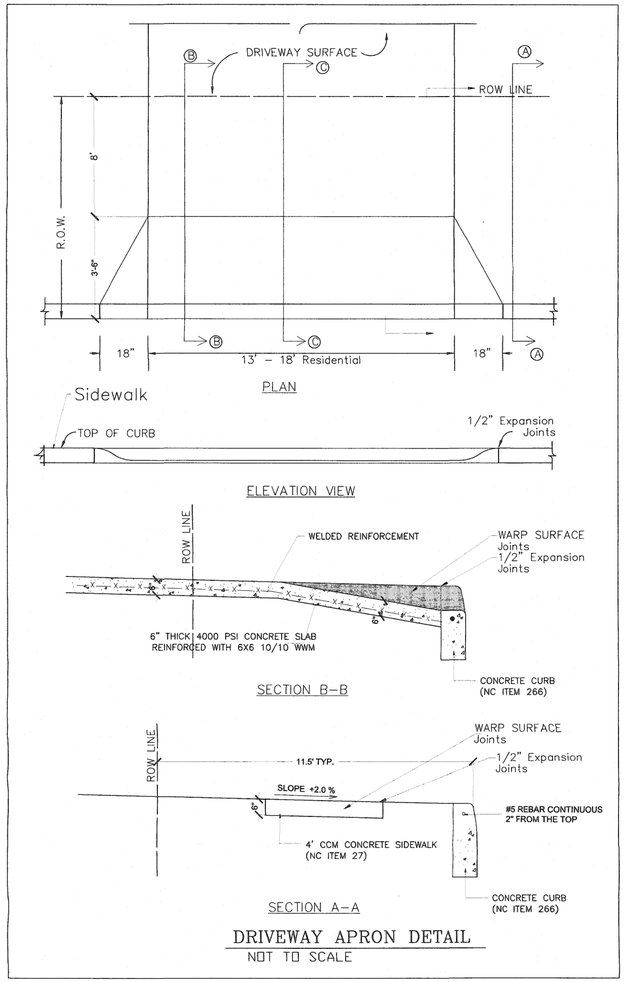
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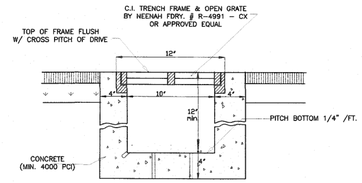
REGISTERED ARCHITECT RAFFAELLA BERTUCCI 028582 STATE OF NEW YORK

Raffaella Bertucci Architect
11 Matinecock Farms Rd.
Glen Cove, NY 11542
Phone (347) 901-3729
www.architectBertucci.com

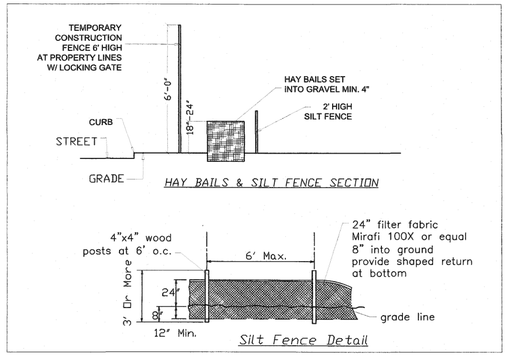
DRAWN BY: GALINA K.
DATE: JUNE 28, 2026
REVISIONS:
DATE: AUGUST 20, 2026

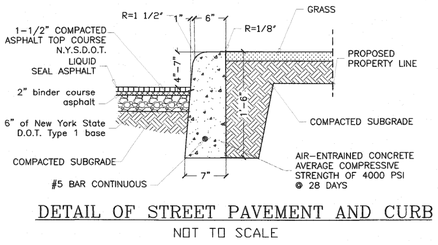
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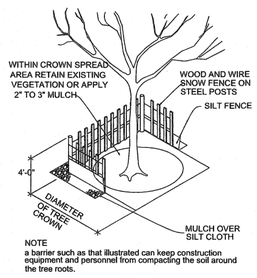


TRENCH DRAIN
NOT TO SCALE

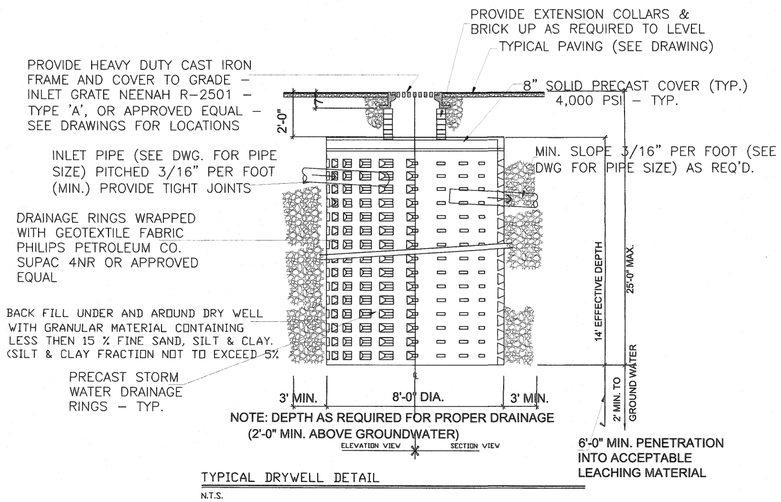




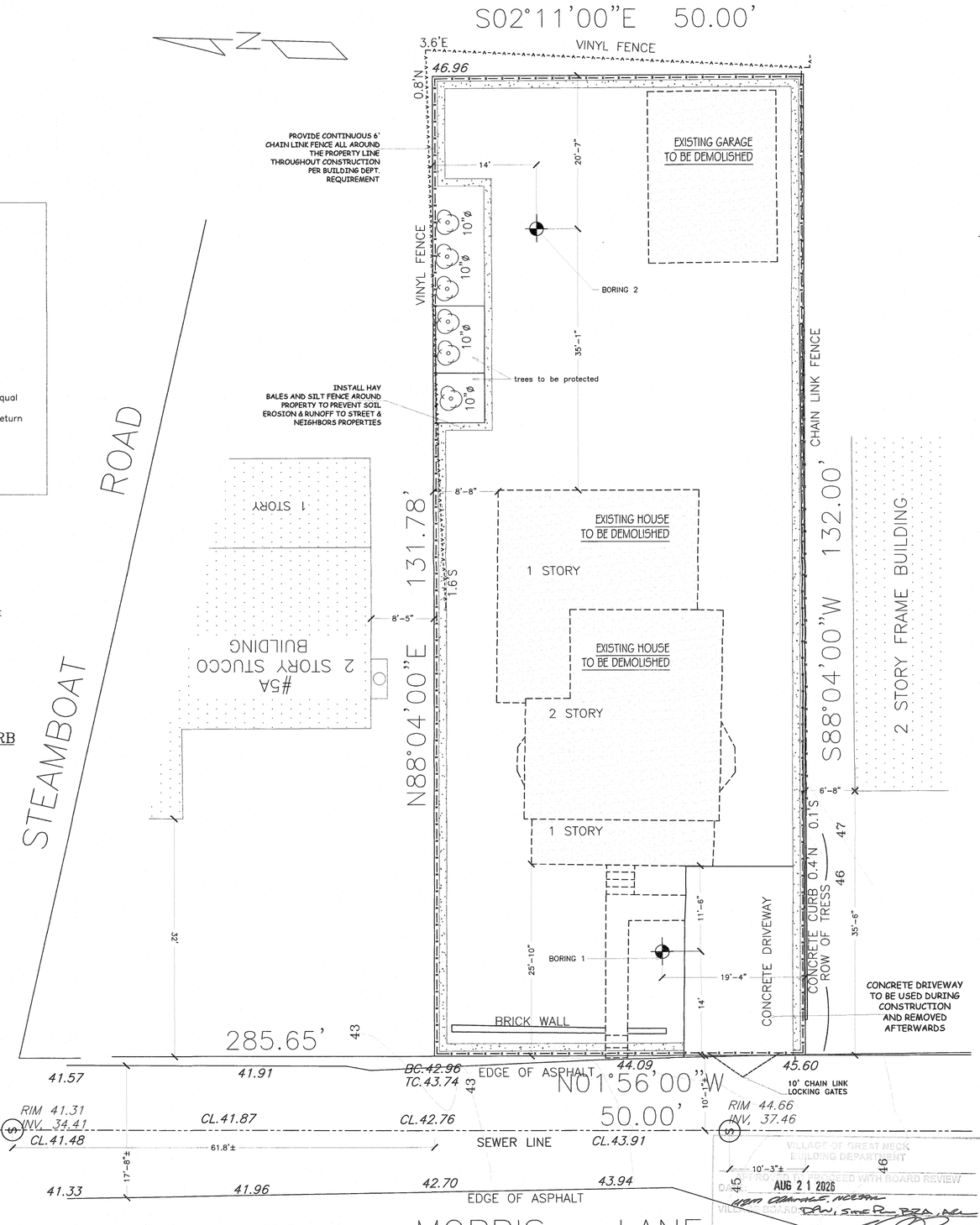
DETAIL OF STREET PAVEMENT AND CURB
NOT TO SCALE



TREE PROTECTION DETAIL



TYPICAL DRYWELL DETAIL
N.T.S.



DEMOLITION AND BORINGS SITE PLAN

THIS SITE PLAN IS BASED ON THE SURVEY BY PAUL BARYLSKI, LICENSED LAND SURVEYOR, DATED MARCH 5TH, 2026.

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: AUG 21 2026
WITH BOARD REVIEW
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
JUL 30 2026
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SHEET CONTENTS
CONSTRUCTION SITE PLAN
DRAINAGE DETAILS

TWO STORY RESIDENCE
LEE & CHARLENE DILMANIAN
7 MORRIS LANE
GREAT NECK, NEW YORK

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DRAWN BY: GALINA K.
DATE: JUNE 28, 2026
REVISIONS:

A2

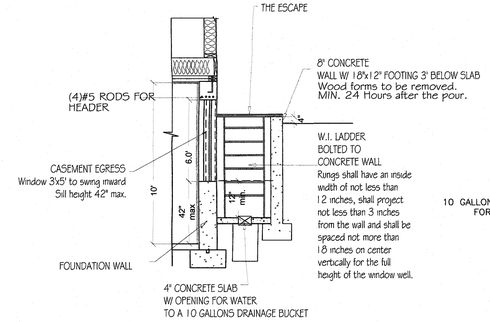
HABITABLE CELLAR AREA - 1445 SQ. FT.
REQUIRED VENT. AREA 5% - 72.25 SQ. FT.
PROPOSED VENT. AREA - 75 SQ. FT.
(5 WINDOWS x 15 = 75 SQ. FT.)

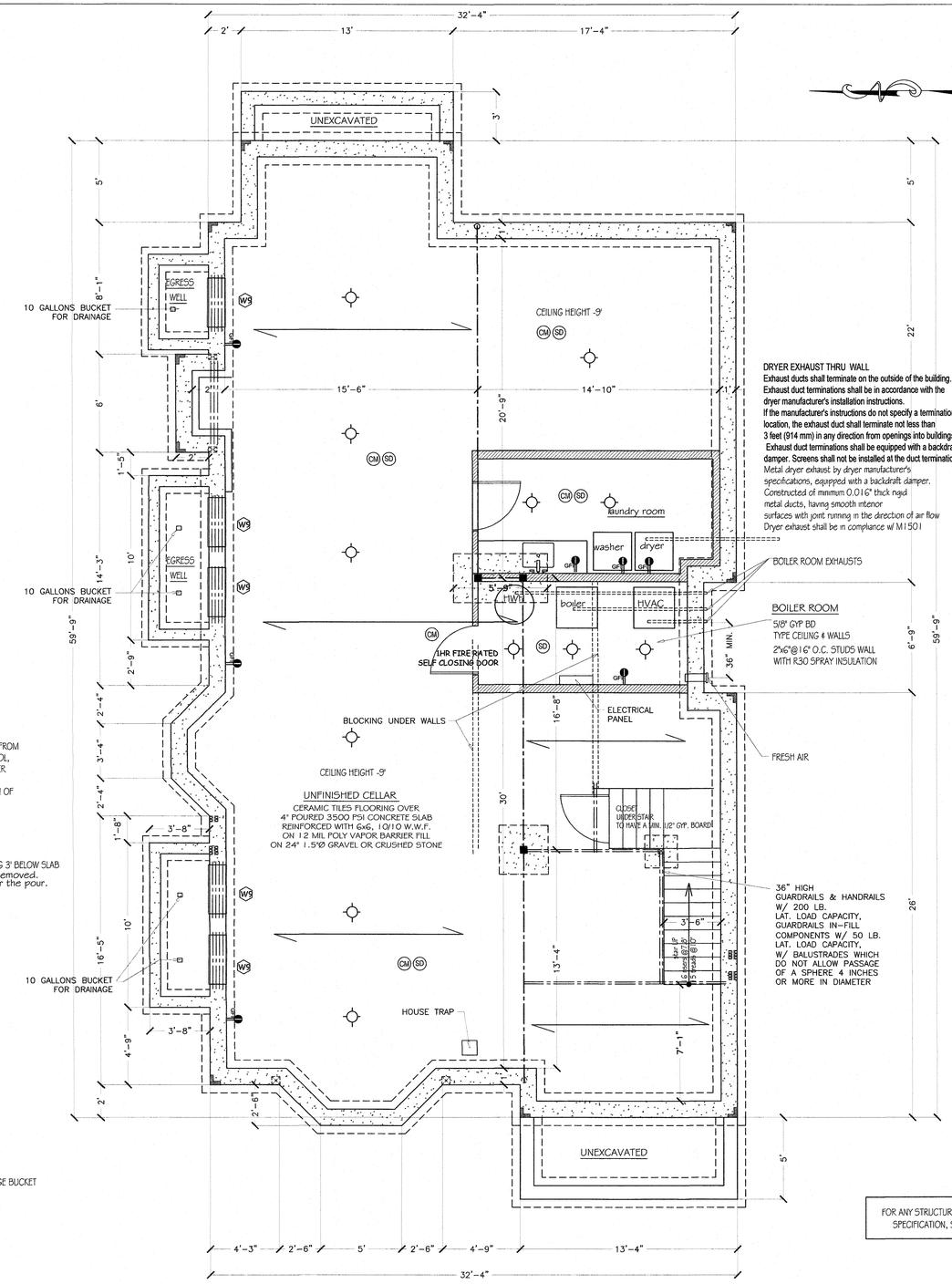
ELECTRICAL LEGEND

- (SD) SMOKE ALARMS LISTED IN ACCORDANCE WITH UL 217 ARE TO BE HARDWIRED TO HOT 120V LIGHTING CIRCUIT AND INTERCONNECTED TO BE INSTALLED ON EACH FLOOR AND NEAR AND INSIDE EACH BEDROOM
- (CM) CARBON MONOXIDE COMPLYING WITH UL 2034 TO BE INSTALLED AT EACH FLOOR IN A CENTRAL LOCATION
- GFI G.F.I. OUTLET
- light w/ circuit to motion sensor
- Automatic shutdown
- HIGH HATS LED
- (T) programmable thermostat

Note.
100% of the lamps in permanently installed lighting fixtures shall be high-efficacy per NYS Energy Code

CELLAR EGRESS WINDOW DETAILS



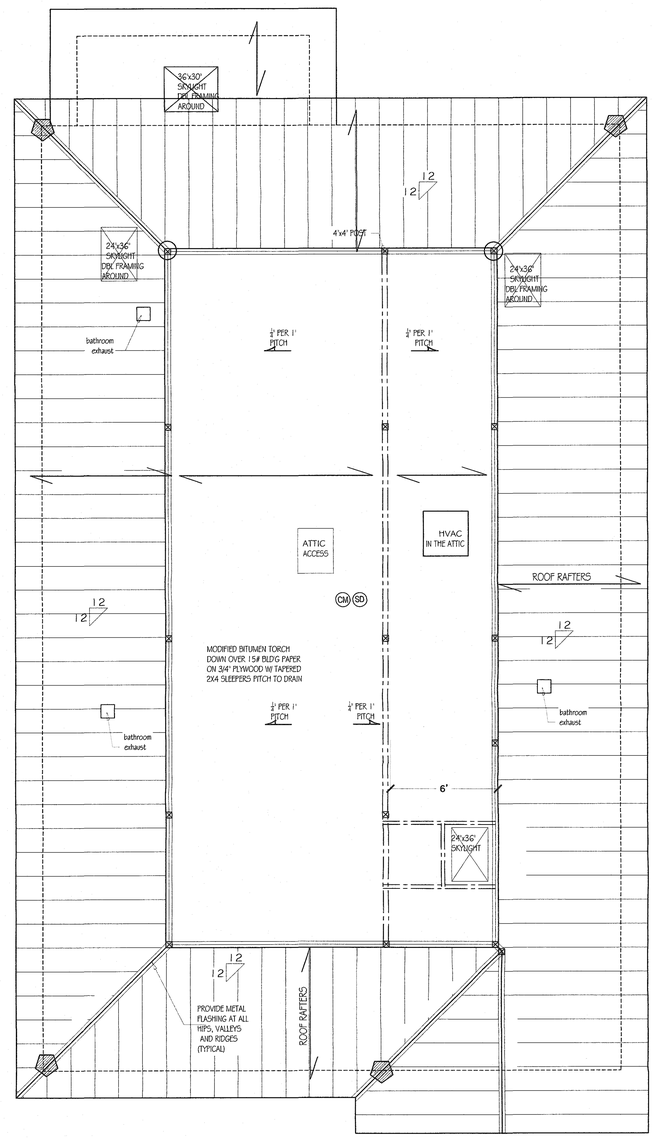


DRYER EXHAUST THRU WALL
Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions.
If the manufacturer's instructions do not specify a termination location, the exhaust duct shall terminate not less than 3 feet (914 mm) in any direction from openings into buildings.
Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.
Metal dryer exhaust by dryer manufacturer's specifications, equipped with a backdraft damper. Constructed of minimum 0.016" thick rigid metal ducts, having smooth interior surfaces with joint running in the direction of air flow
Dryer exhaust shall be in compliance w/ M1501

FOR ANY STRUCTURAL MEMBERS AND ASSEMBLIES SPECIFICATION, SEE STRUCTURAL DRAWINGS

FOUNDATION PLAN

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



ROOF PLAN

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

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: AUG 21 2026
VILLAGE BOARD
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:
VILLAGE OF GREAT NECK
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SHEET CONTENTS
FOUNDATION PLAN
ROOF PLAN

TWO STORY RESIDENCE
LEE & CHARLENE DILMANIAN
7 MORRIS LANE
GREAT NECK, NEW YORK

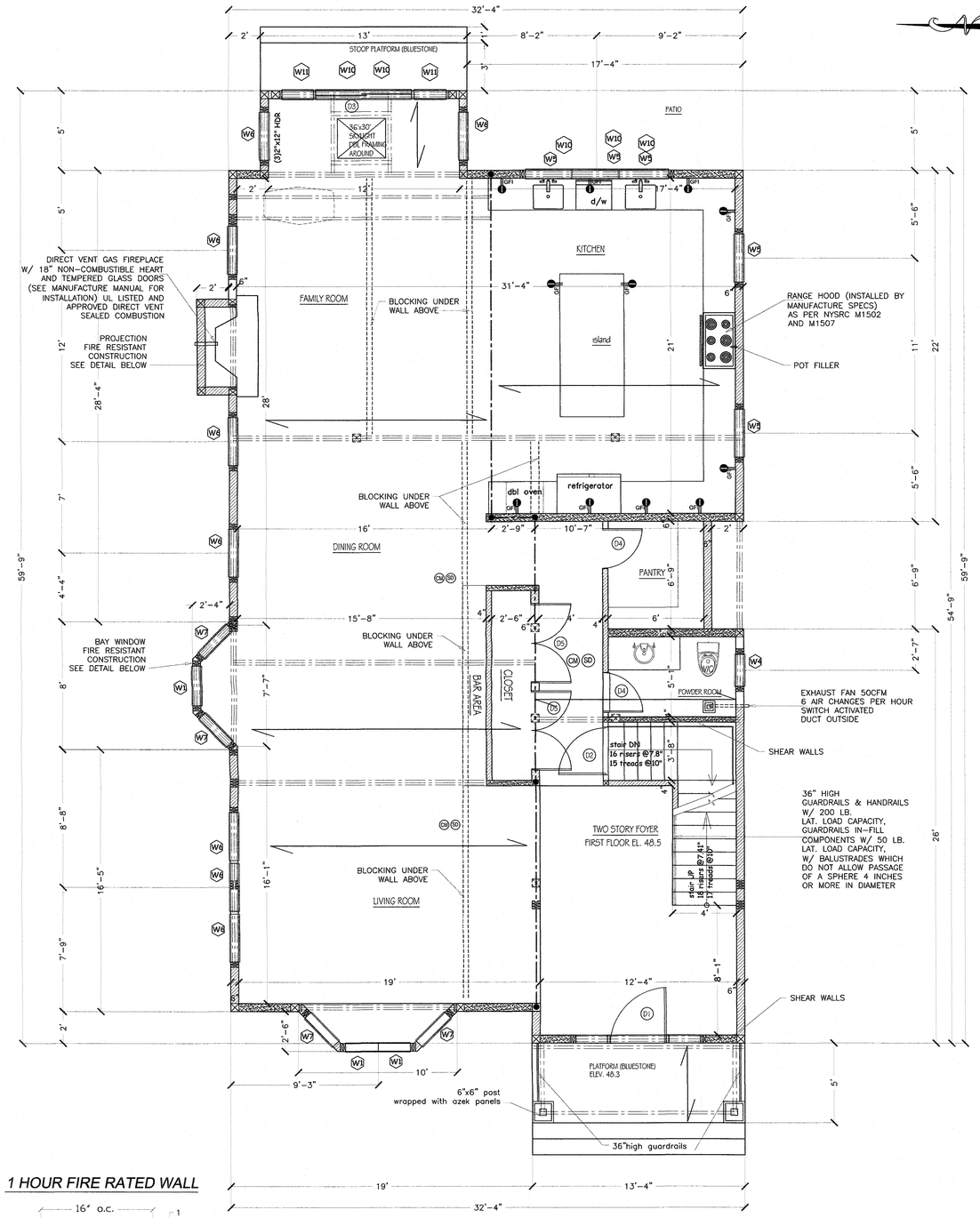
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DATE: JUNE 28, 2026
REVISIONS:
DATE: AUGUST 20, 2026

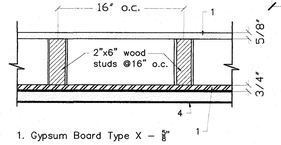
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FIRST FLOOR PLAN

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

1 HOUR FIRE RATED WALL

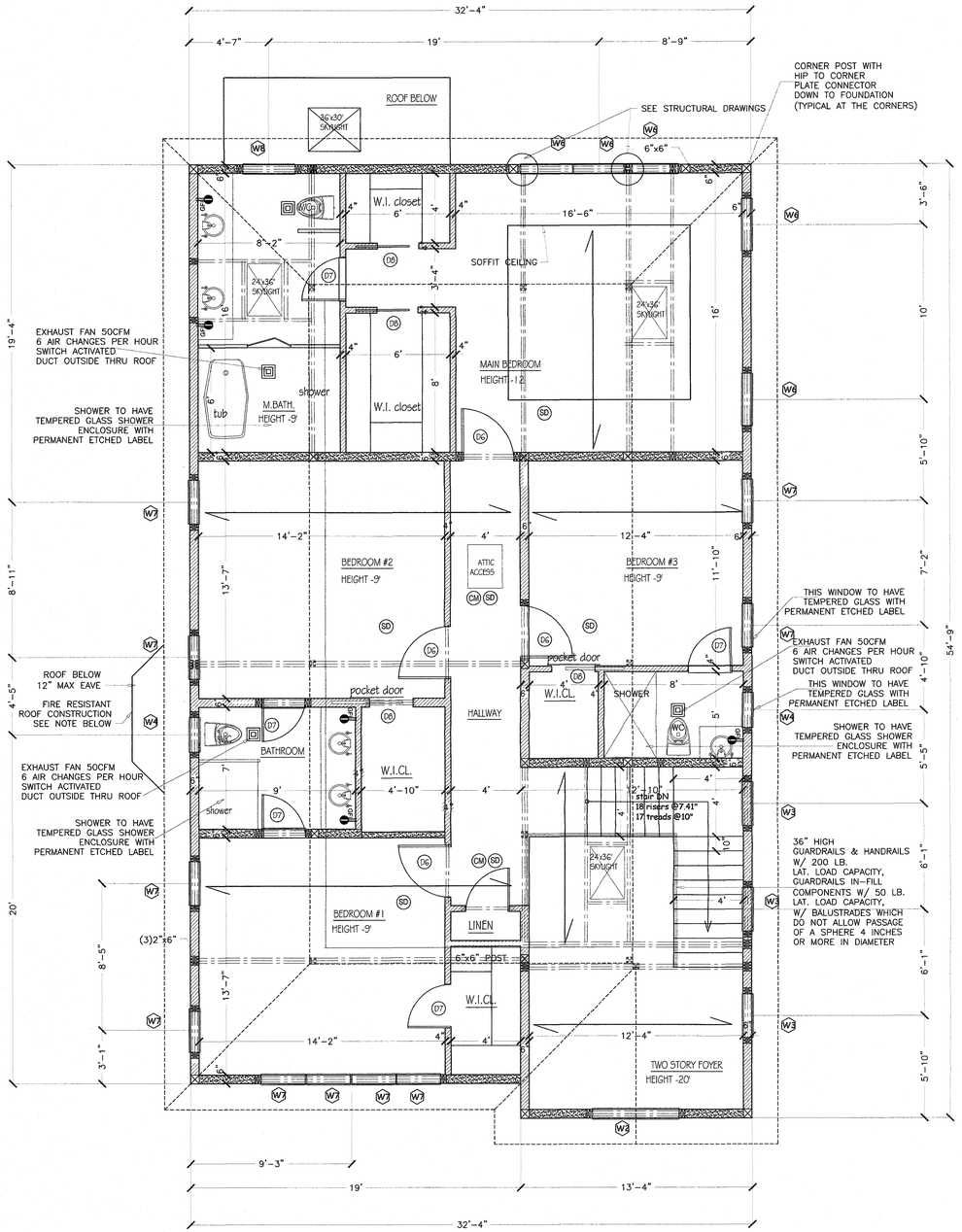


1. Gypsum Board Type X – 5/8"
2. 2"X6"@16" O.C. STUDS WALL
3. Class A1–SIDED FLAME BLOCK SHEATHING
4. 3/4" FIREPROOF HARDIE PLANK SIDING

1 HOUR FIRE RATED ROOF CONSTRUCTION FOR THE BAY WINDOW

CLASS A ASPHALT SHINGLES ROOF
BY GAF TIMBERLINE
#15 FELT,
3/4" CLASS A PLYWOOD EXTERIOR
2"x8" @16" O.C. FRT ROOF RAFTERS
5/8" GYP. BOARD TYPE X INTERIOR

FOR ANY STRUCTURAL MEMBERS AND ASSEMBLIES SPECIFICATION, SEE STRUCTURAL DRAWINGS



SECOND FLOOR PLAN

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

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: AUG 21 2026
VILLAGE BOARD:
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BUILDING DEPARTMENT
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SHEET CONTENTS
FIRST FLOOR PLAN
SECOND FLOOR PLAN

TWO STORY RESIDENCE
LEE & CHARLENE DILMANIAN
7 MORRIS LANE
GREAT NECK, NEW YORK

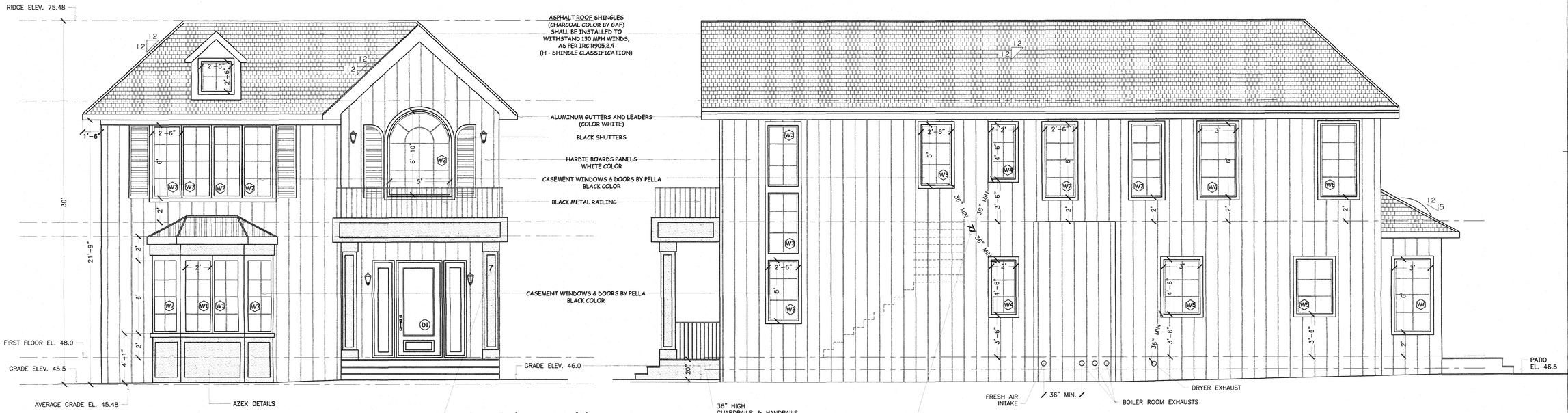
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DRAWN BY: GALINA K.
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REVISIONS:
DATE: AUGUST 20, 2026

A4



Address identification (house number – #60) to be placed above the entrance door, numbers shall be Arabic numbers 4" height minimum and a stroke width 0.5" minimum, shall be visible from the street and shall contrast with their background.

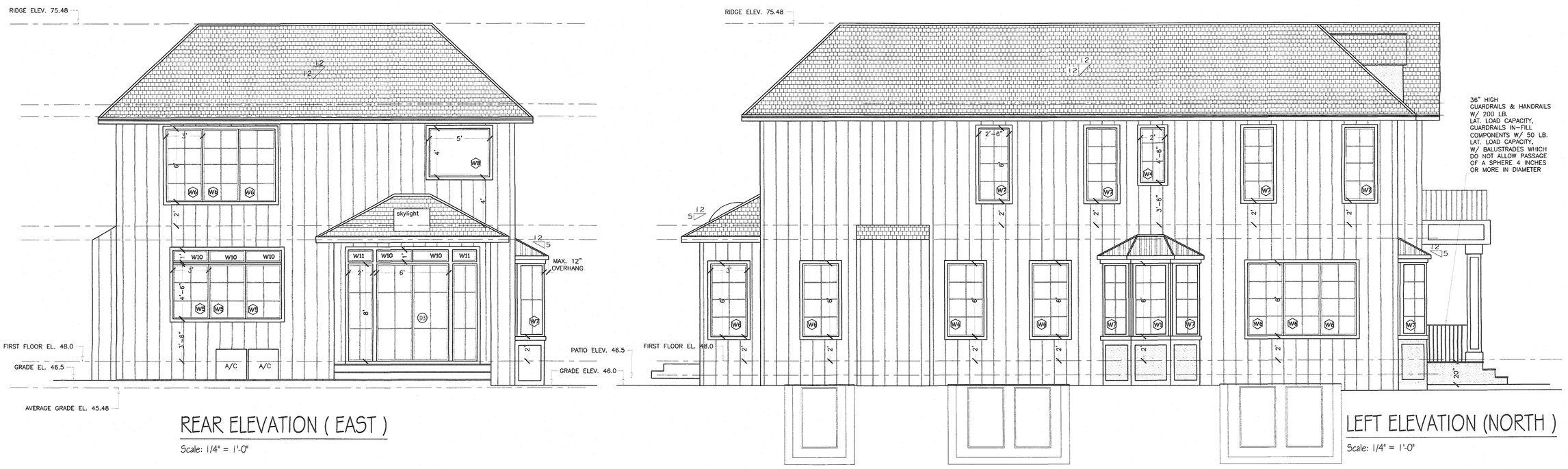
FRONT ELEVATION (WEST)

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

RIGHT SIDE ELEVATION (SOUTH)

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

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
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DATE:



REAR ELEVATION (EAST)

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

LEFT ELEVATION (NORTH)

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

SHEET CONTENTS

ELEVATIONS

TWO STORY RESIDENCE
LEE & CHARLENE DILMANIAN
7 MORRIS LANE
GREAT NECK, NEW YORK

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A5

TYPICAL RIDGE TO RAFTER CONNECTOR BY SIMPSON AT EACH RAFTER

ROLL ROOFING MATERIAL #15 FELT, 5/8" PLYWOOD ON TAPERED RIGID INSULATION FOR 1/4"PER 1' PITCH 2x10 @16" O.C. ROOF RAFTERS

TYPICAL ROOF CONSTRUCTION

-ASPHALT ROOF SHINGLES
-#15 FELT,
-3/4" PLYWOOD
-ROOF RAFTERS
-FOAM INSULATION EXTENDING OVER STUD (SPREAD INDEX NOT MORE THAN 75 SMOKE-DEVELOPED INDEX NOT MORE THAN 450)
-½" GYPSUM BOARD

TYPICAL WALL CONSTRUCTION

5/8" GYPSUM BOARD
2x6"@16" O.C. WOOD STUDS WITH BLOCKING
R-30 FOAM SPRAY INSULATION (SPREAD INDEX NOT MORE THAN 75 SMOKE-DEVELOPED INDEX NOT MORE THAN 450)
3/4" PLYWOOD
15# TYVEK BUILDING PAPER
HARDIE BOARDS PANELS FINISH

pitch 1/4" per 1' min. — pitch 1/4" per 1' min. — 12 — 12

EPC END POST CAP BY SIMPSON (TYPICAL ON ATTIC POSTS)

4"x4" POST — 5'-9" — ATTIC — 4"x4" POST — 4"x4" POST

CEILING JOISTS 5/8" GYPSUM BOARD — CEILING JOISTS 5/8" GYPSUM BOARD

9' — 10' — 8'-11"

BATHROOM — W.I. CLOSET — HALLWAY — LIVING ROOM — FOYER

FLOOR JOISTS R30 SPRAY FOAM INSULATION 2' OFF EDGES MIN. ⅝" SHEETROCK

FIRST FLOOR EL. 48.0 — GRADE ELEV. 46.0

STEEL BEAM — STEEL COLUMN — 9'

FLOOR JOISTS R30 SPRAY FOAM INSULATION ⅝" SHEETROCK

UNFINISHED CELLAR

6" DRAIN PIPE — 6" DRAIN PIPE

4" POURED 3500 PSI CONCRETE SLAB REINFORCED WITH 6x6, 10/10 W.W.M. ON 6 MIL POLY VAPOR BARRIER FILL ON 4" GRAVEL OR CRUSHED STONE

REBAR — 2' — 3' — 2' — REBAR — 2' — REBAR

SECTION 1-1

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

FOR ANY STRUCTURAL MEMBERS AND ASSEMBLIES SPECIFICATION, SEE STRUCTURAL DRAWINGS STRUCTURAL DRAWINGS TAKE PRECEDENCE IN CASE OF STRUCTURAL DISCREPANCY

ROLL ROOFING MATERIAL #15 FELT, 5/8" PLYWOOD ON TAPERED RIGID INSULATION FOR 1/4"PER 1' PITCH 2x10 @16" O.C. ROOF RAFTERS

TYPICAL ROOF CONSTRUCTION

-ASPHALT ROOF SHINGLES
-#15 FELT,
-3/4" PLYWOOD
-ROOF RAFTERS
-FOAM INSULATION EXTENDING OVER STUD (SPREAD INDEX NOT MORE THAN 75 SMOKE-DEVELOPED INDEX NOT MORE THAN 450)
-½" GYPSUM BOARD

TYPICAL WALL CONSTRUCTION

5/8" GYPSUM BOARD
2x6"@16" O.C. WOOD STUDS WITH BLOCKING
R-30 FOAM SPRAY INSULATION (SPREAD INDEX NOT MORE THAN 75 SMOKE-DEVELOPED INDEX NOT MORE THAN 450)
3/4" PLYWOOD
15# TYVEK BUILDING PAPER
HARDIE BOARDS PANELS FINISH

pitch 1/4" per 1' min. — pitch 1/4" per 1' min. — 12 — 12 — 5

EPC END POST CAP BY SIMPSON (TYPICAL ON ATTIC POSTS)

5'-9" — 5'-9"

CEILING JOISTS 5/8" GYPSUM BOARD — CEILING JOISTS 5/8" GYPSUM BOARD — CEILING JOISTS 5/8" GYPSUM BOARD

9' — 9' — 10'

MAIN BATHROOM — BEDROOM #2 — BATHROOM — BEDROOM #1

STEEL BEAM — STEEL BEAM — STEEL BEAM

FLOOR JOISTS R30 SPRAY FOAM INSULATION 2' OFF EDGES MIN. ⅝" SHEETROCK

STEEL TECO CCOQ4-SDS2.5 BY SIMPSON

10"x5/8" ANCHOR BOLT SCREW INTO THUNDERBOLT

10"x5/8" ANCHOR BOLT SCREW INTO THUNDERBOLT 8" MIN. DEPTH

FIRST FLOOR EL. 48.0

FAMILY ROOM — DINING ROOM — LIVING ROOM

STEEL BEAM — STEEL COLUMN — STEEL COLUMN — 9'

FLOOR JOISTS R30 SPRAY FOAM INSULATION ⅝" SHEETROCK

UNFINISHED CELLAR

6" DRAIN PIPE — 6" DRAIN PIPE

4" POURED 3500 PSI CONCRETE SLAB REINFORCED WITH 6x6, 10/10 W.W.M. ON 6 MIL POLY VAPOR BARRIER FILL ON 4" GRAVEL OR CRUSHED STONE

REBAR — 2' — 3' — 2' — 3' — 2' — 15'-9" — 2' — REBAR — REBAR

SECTION 2-2

ASPHALT ROOF SHINGLES
#15 FELT,
ICE SHIELD UNDERLAYMENT
3/4" PLYWOOD
ROOF RAFTERS
SPRAY INSULATION EXTENDING OVER STUD (SPREAD INDEX NOT MORE THAN 75 SMOKE-DEVELOPED INDEX NOT MORE THAN 450)
GYPSUM BOARD

12 — 12

STEEL HURRICANE CLIP @ EACH RAFTER

ALUM. FASCIA, GUTTERS & LEADERS

CONTINUOUS 2" SOFFIT VENT. (ALUMINUM)

CLG JSTS 5/8" GYP. BD

TYPICAL WALL CONSTRUCTION

5/8" GYPSUM BOARD
WOOD STUDS WITH BLOCKING
SPRAY INSULATION
(SPREAD INDEX NOT MORE THAN 75 SMOKE-DEVELOPED INDEX NOT MORE THAN 450)
3/4 PLYWOOD
15# TYVEK BUILDING PAPER
HARDIE BOARDS PANELS FINISH

STEEL HURRICANE STRAP @ EACH STUD.

¾" FLOOR SHEATHING
FLOOR JOISTS WITH BLOCKING AS PER MANUFACTURER
INSULATION (2' min. off edges)

STEEL HURRICANE STRAP — 9' — 10'

COPPER TERMITE SHIELD ON 1/4" NEOPRENE SILL SEALER

First Floor El. 48.0 — F.F. EL. 48.0

¾" FLOOR SHEATHING
FLOOR JOISTS WITH BLOCKING AS PER MANUFACTURER
SPRAY INSULATION

Top Of Foundation - 46.47

4 MIL EPDM MEMBRANE

(2)2"x6" SILL PLATES (ACQ PRESSURE TREATED)

BITUMINOUS CEMENT

5/8" DIAMETER x12" ANCHOR BOLTS SET AT 3' O.C. APPROXIMATELY 1.0' FROM CORNERS, EXTEND INTO CONCRETE 12" MINIMUM. THERE SHALL BE ANCHOR BOLTS ON EITHER SIDE OF ANY OPENING AND AT LEAST TWO BOLTS IN ANY ONE SILL

9'

TYPICAL FOUNDATION WALL

1" R5 RIGID INSULATION
BITUMINOUS MASTIC
ASPHALT-SATURATED MESH
12" POURED REINFORCED CONCRETE FOUNDATION (SEE ENGINEERING DRAWINGS FOR WALL AND FOOTING REINFORCEMENT)

UNFINISHED CELLAR

6" DRAIN PIPE — SLAB ELEV. 37.8

EXTEND FROM BOTTOM OF FOOTING TO WITHIN ONE INCH OF FINISHED GRADE WITH APPLICATION OF TWO TROWEL COATS OF BITUMINOUS MASTIC SEPARATED BY ONE LAYER OF ASPHALT SATURATED MESH

2' — 4"x4" key

4" POURED 3500 PSI CONCRETE SLAB REINFORCED WITH 6x6, 10/10 W.W.F. ON 6 MIL POLY VAPOR BARRIER FILL ON R5 INSULATION 24" AT PERIMETER ON 4" GRAVEL OR CRUSHED STONE

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
APPROVED AS NOTED WITH BOARD REVIEW
DATE: AUG 21 2026
VILLAGE BOARD: MAYOR, TRUSTEE, TRUSTEE, TRUSTEE, TRUSTEE
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

TYPICAL WALL SECTION

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

SHEET CONTENTS

SECTIONS
TYPICAL WALL SECTION

TWO STORY RESIDENCE
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7 MORRIS LANE
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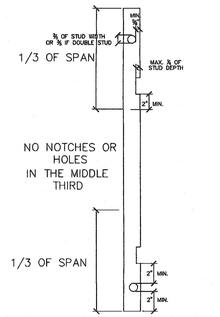
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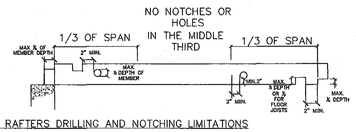
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A6



NOTCHING AND DRILLING LIMITATIONS ON WOOD STUDS



WOOD RAFTERS DRILLING AND NOTCHING LIMITATIONS

HANDRAILS, GUARDS AND PARAPETS:

RAILING AND GUARDS INSTALLATION SHALL HAVE THE ABILITY TO WITHSTAND A CONCENTRATED LOAD OF 200 lbs IN ANY DIRECTION AT ITS TOP.

LATERAL FORCES:

ALL THE NEW AND ALTERED FRAMING SHALL BE RESTRAINED WITH THE SIMPSON STRONG TIES SPECIFIED IN THESE DRAWINGS, TO ENSURE AN UNINTERRUPTED LOAD PATTERN FROM ROOF TO FOUNDATIONS.

SIMPSON STRONG TIES, AND ENGINEERED WOOD MEMBERS:

ALL THE MANUFACTURER'S SPECIFICATIONS, REQUIREMENTS AND RECOMMENDATIONS ARE TO BE FOLLOWED IN THEIR INSTALLATION.

ALL THE PARALLAM BEAMS ARE TO BE 2.0 PSL. ALL THE LVL'S ARE TO BE 2.0E MICROLLAM LVL. MULTIPLE MEMBERS ARE TO BE BOLTED TOGETHER. PROVIDE ENGINEERED RIMBOARDS AND STIFFENERS FOR ALL I JOISTS.
EXTERIOR CONNECTIONS SHALL BE HOT-DIP GALVANIZED

WINDOWS SCHEDULE

ALL DIMENSIONS AND SPECIFICATIONS ARE TO BE VERIFIED IN FIELD PRIOR TO ORDERING WINDOWS

MARK	QTY	SIZE	MANUF. & CODE NO.	LOCATION AND NOTES	CATEGORY II GLAZING per CPSC 16 CFR 1201	U FACTOR MAX	SHGC MAX
W1	3	1'11-3/4" x 5'-11-3/4"	2371 BY PELLA	CASEMENT (LIVING ROOM BAY WINDOW, DINING RM BAY WINDOW)		0.27	0.40
W2	1	5' x 6'10" HALF CIRCLE TOP	BY PELLA	HALF CIRCLE TOP FIXED (FOYER)		0.27	0.40
W3	4	2'5-3/4" x 4'11-3/4"	2959 BY PELLA	FIXED (FOYER)		0.27	0.40
W4	3	1'11-3/4" x 4'5-3/4"	2353 BY PELLA	CASEMENT (BATHROOMS, POWDER ROOM)	1 TEMPERED GLASS AT 2ND FL. SOUTH BATHROOM	0.27	0.40
W5	5	2'11-3/4" x 4'5-3/4"	3553 BY PELLA	CASEMENT (KITCHEN)		0.27	0.40
W6	13	2'11-3/4" x 5'11-3/4"	3571 BY PELLA	CASEMENT (LIVING, DINING, FAMILY, MAIN BEDROOM) EGRESS		0.27	0.40
W7	14	2'5-3/4" x 5'11-3/4"	2971 BY PELLA	CASEMENT (LIVING & DINING ROOM BAY WINDOW, BEDROOMS 1, 2, 3) EGRESS	AT BEDROOM 3 BEHIND DOOR	0.27	0.40
W8	1	4'11-3/4" x 3'11-3/4"	5947 BY PELLA	FIXED (MAIN BATHROOM)		0.27	0.40
W9	5	2'11-3/4" x 4'11-3/4"	3559 BY PELLA	CASEMENT (CELLAR) EGRESS			
W10	5	2'11-3/4" x 1'2-3/4"	3514 BY PELLA	FIXED (KITCHEN, FAMILY ROOM TRANSOM)			
W11	2	1'11-3/4" x 1'2-3/4"	2314 BY PELLA	FIXED (FAMILY ROOM TRANSOM)			

DOORS SCHEDULE

ALL DIMENSIONS AND SPECIFICATIONS ARE TO BE VERIFIED IN FIELD PRIOR TO ORDERING WINDOWS

MARK	QTY	SIZE	DOOR MATER.	LOCATION	CATEGORY II GLAZING per CPSC 16 CFR 1201
D1	1	42" x 8'	WOOD WITH GLASS	ENTRANCE	YES
D2	1	3' x 8'	PANELED WOOD	CELLAR DOOR	
D3	1	6' x 8' + (2) 2' x 8' SIDE LIGHTS	GLASS	TO THE PATIO	YES
D4	2	30" x 8'	PANELED WOOD	POWDER RM, PANTRY	
D5	2 PAIRS	5' x 8'	PANELED WOOD	CLOSETS 1ST FLOOR	
D6	4	3' x 8'	PANELED WOOD	BEDROOMS 2ND FLOOR	
D7	6	30" x 8'	PANELED WOOD	CLOSETS, BATHROOMS 2ND FLOOR	
D8	4	30" x 8'	PANELED WOOD POCKET DOORS	CLOSETS 2ND FLOOR	
D9	1	3' x 7'	1 HR FIRE RATED SELF CLOSING	BOILER ROOM IN CELLAR	
D10	1	3' x 7'	PANELED WOOD	LAUNDRY ROOM IN CELLAR	

FRAMING REQUIREMENTS PER NY STATE RESIDENTIAL CODE

SAWN LUMBER
NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES (51 MM) TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.

ENGINEERED WOOD PRODUCTS

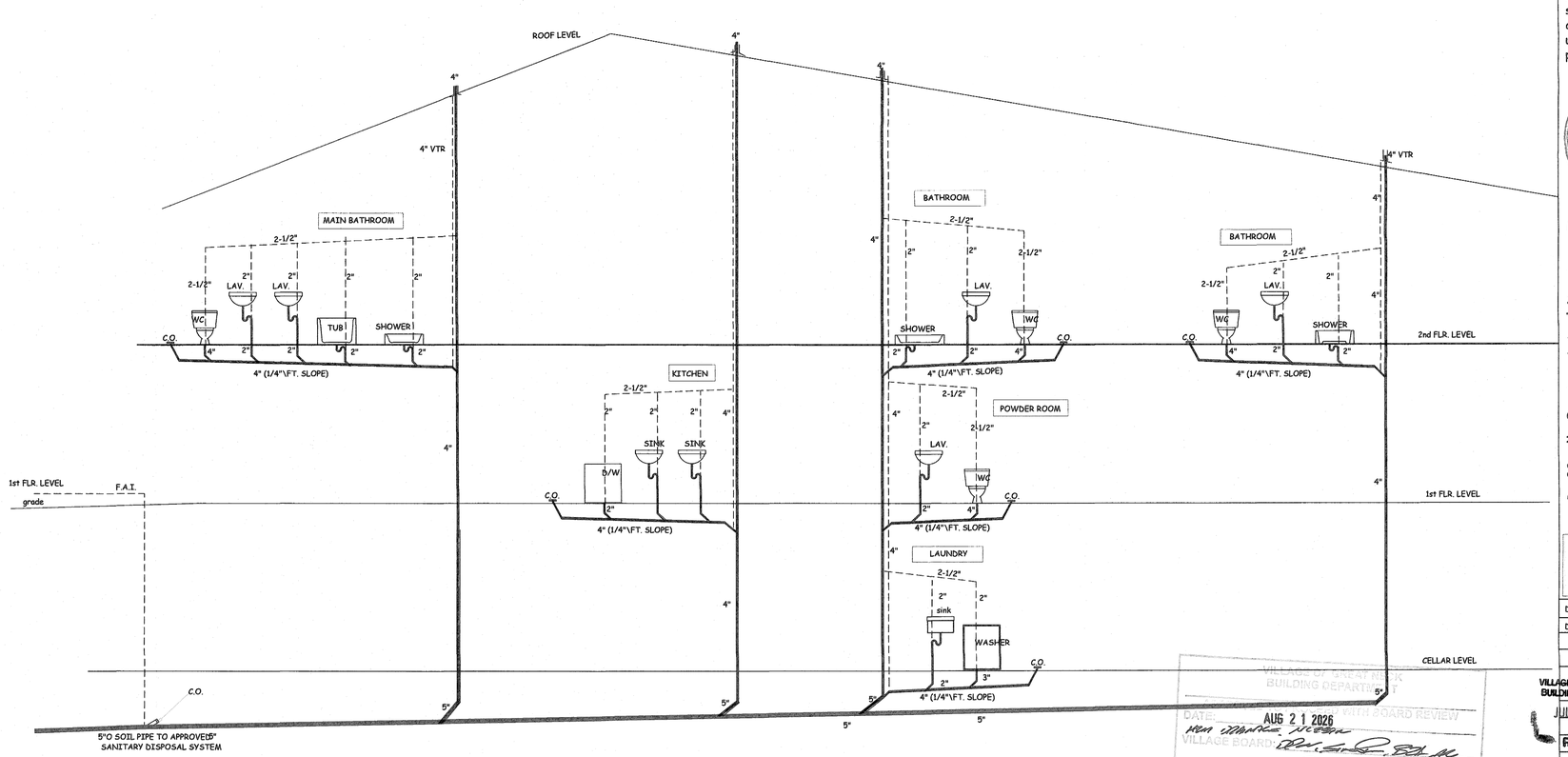
CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS, CROSS-LAMINATED TIMBER MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS.

LATERAL RESTRAINT:

JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2 INCHES NOMINAL IN THICKNESS; OR BY ATTACHMENT TO A FULL-DEPTH HEADER, BAND OR RIM JOIST, OR TO AN ADJOINING STUD OR SHALL BE OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.

EXCEPTIONS:
TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUED-LAMINATED MEMBERS AND I-JOISTS SHALL BE SUPPORTED LATERALLY AS REQUIRED BY THE MANUFACTURER'S RECOMMENDATIONS.

AT 1ST FLOOR PROVIDE BLOCKING BETWEEN JOIST AND FOUNDATION WALL WHERE PARALLEL.
PROVIDE BLOCKING AT GABLE CEILING JOIST.



PLUMBING RISER DIAGRAM

SHEET CONTENTS
NOTES
PLUMBING RISER DIAGRAM
WINDOWS & DOORS SCHEDULE

TWO STORY RESIDENCE
LEE & CHARLENE DILMANIAN
7 MORRIS LANE
GREAT NECK, NEW YORK

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REGISTERED ARCHITECT RAFFAELLA BERTUCCI 029599 STATE OF NEW YORK

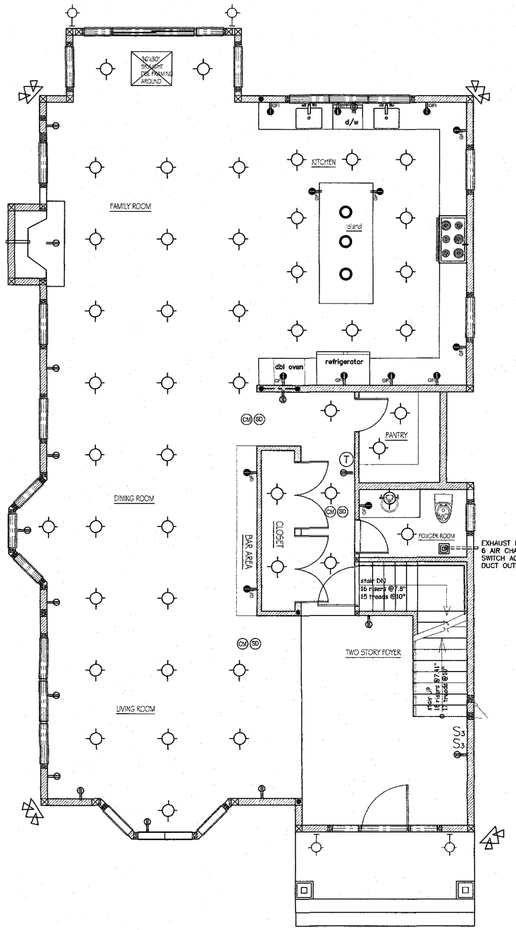
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Glen Cove, NY 11542
Phone (347) 901-3729
www.architectBertucci.com

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REVISIONS:

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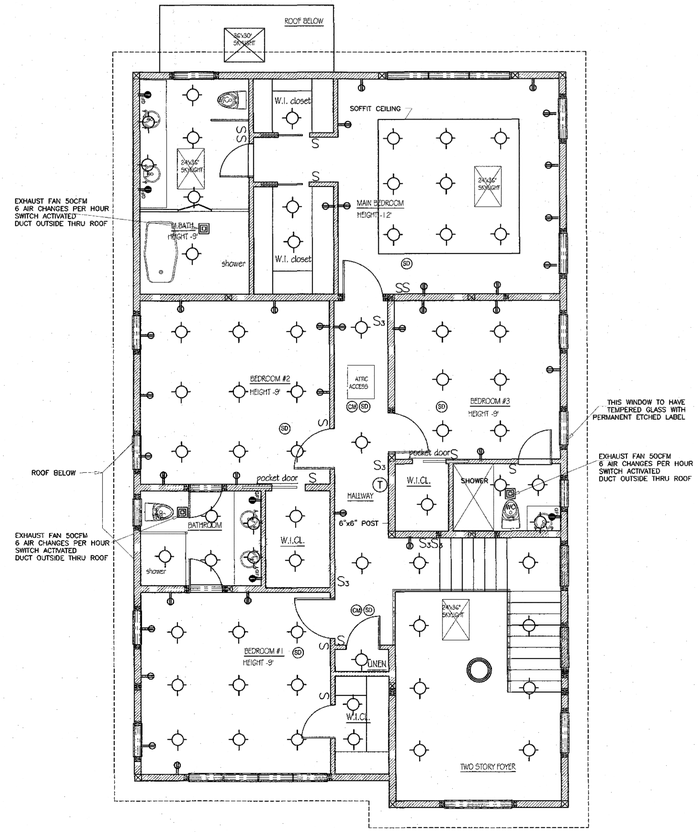
VILLAGE OF GREAT NECK BUILDING DEPARTMENT
DATE: AUG 21 2026
VILLAGE BOARD REVIEW
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THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

A7



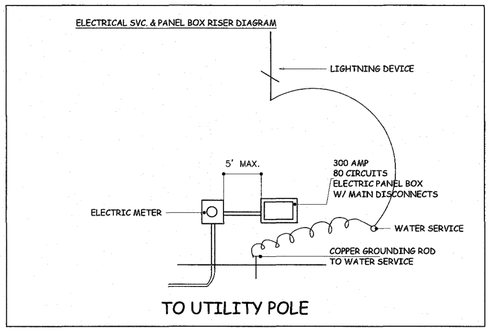
FIRST FLOOR LIGHTING PLAN

scale: ~~1/4" = 1'-0"~~ NONE



SECOND FLOOR LIGHTING PLAN

scale: ~~1/4" = 1'-0"~~ NONE



ELECTRICAL LEGEND

- CHANDELIER
- HIGH HATS LED
- ELECT. DIRECT OUTLET
- ELECT. OUTLET
- GFI — G.F.I. OUTLET
- (SD) — SMOKE ALARMS LISTED IN ACCORDANCE WITH UL 217 ARE TO BE HARDWIRED TO HOT 120V LIGHTING CIRCUIT AND INTERCONNECTED TO BE INSTALLED ON EACH FLOOR AND NEAR AND INSIDE EACH BEDROOM
- (CM) — CARBON MONOXIDE COMPLYING WITH UL 2034 TO BE INSTALLED AT EACH FLOOR IN A CENTRAL LOCATION
- LIGHT WITH CIRCUIT TO MOTION SENSOR
- AUTOMATIC SHUTDOWN
- (T) — PROGRAMMABLE THERMOSTAT
- S — ONE WAY SWITCH
- S3 — THREE WAY SWITCH
- WALL MTD FIXTURE
- MOTION SENSITIVE SECURITY LIGHTING

Note.
100% of the lamps in permanently installed lighting fixtures shall be high-efficacy per NYS Energy Code

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SHEET CONTENTS

FIRST FLOOR LIGHTING PLAN

SECOND FLOOR LIGHTING PLAN

TWO STORY RESIDENCE
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7 MORRIS LANE
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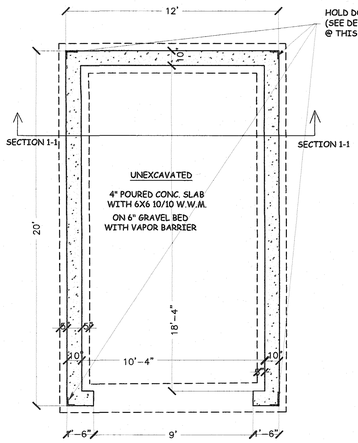
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DRAWN BY: GALINA K.
DATE: JUNE 28, 2026
REVISIONS:
DATE: AUGUST 20, 2026

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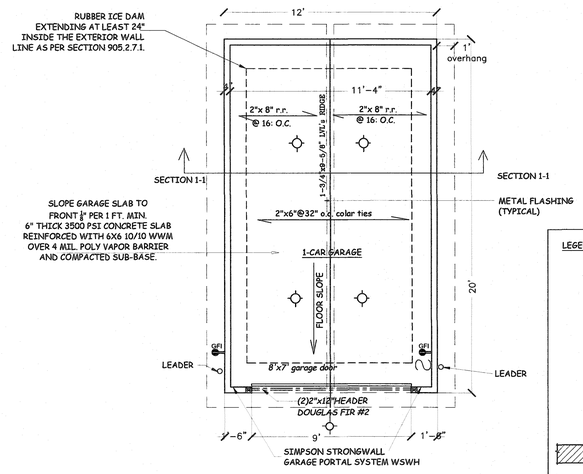


GARAGE FOUNDATION PLAN

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

FOUNDATION NOTES:

1. TYPICAL SLAB CONSTRUCTION: 4" THICK 4,000 PSI CONCRETE REINFORCED WITH 6x6 - 10/10 WWM OVER 6 MIL POLY VAPOR BARRIER AND COMPACTED SUBGRADE.
2. PROVIDE 5/8" x 12" ANCHOR BOLTS. ALL FOUNDATION WALLS SHALL HAVE ANCHOR BOLTS SET AT APPROXIMATELY ONE FOOT FROM EACH CORNER AND SPACED 4' ON CENTER. THERE SHALL BE ANCHOR BOLTS ON EITHER SIDE OF ANY OPENING AND AT LEAST TWO BOLTS IN ANY ONE SILL.
3. TYPICAL FOUNDATION WALL: 10" THICK 3,500 PSI POURED CONCRETE WALL ON 20" x 12" CONTINUOUS CONCRETE FOOTING. RAISED SILL TO ACCOMMODATE SIMPSON SHEARWALL

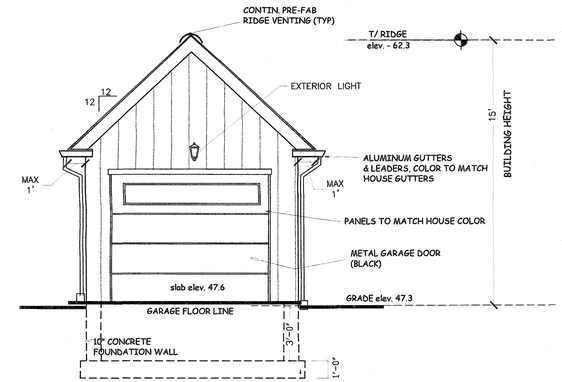


GARAGE FLOOR PLAN

SCALE 1/4" = 1'-0"

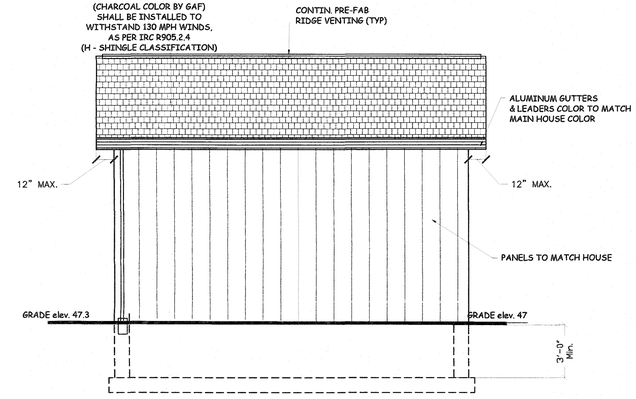
LEGEND

- WALL MTD FIXTURE
- LOCATION OF CORNER STUD HOLDDOWN (SEE DETAIL ON DRAWING A-3 SHEET
- GFI — G.F.I. OUTLET
- ONE WAY SWITCH
- SPOTLIGHTS
- 2"x4"@16" O.C. STUDS WALL
- 10" CONCRETE FOUNDATION WALL



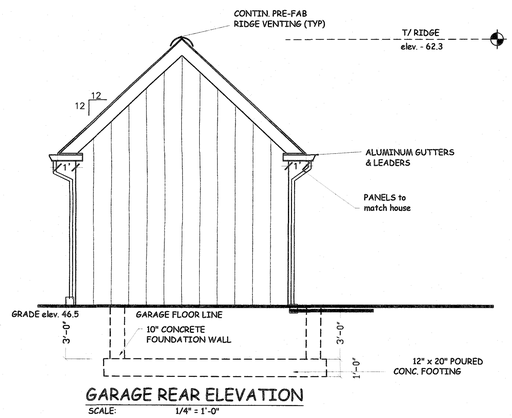
GARAGE FRONT ELEVATION

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



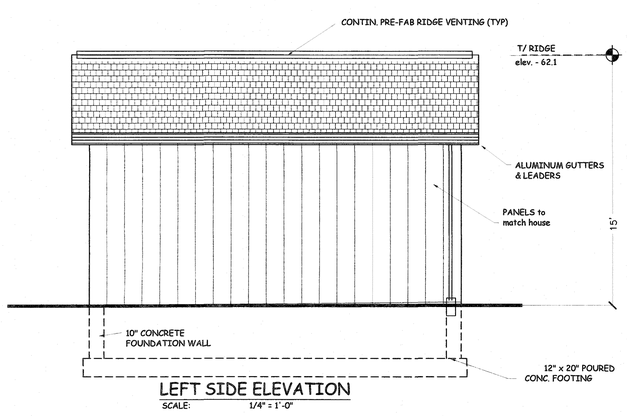
RIGHT SIDE ELEVATION

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



GARAGE REAR ELEVATION

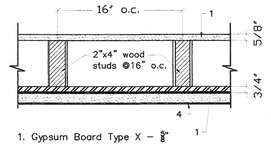
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

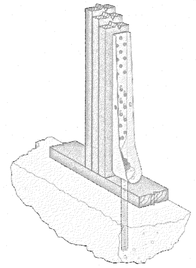
SCALE: 1/4" = 1'-0"

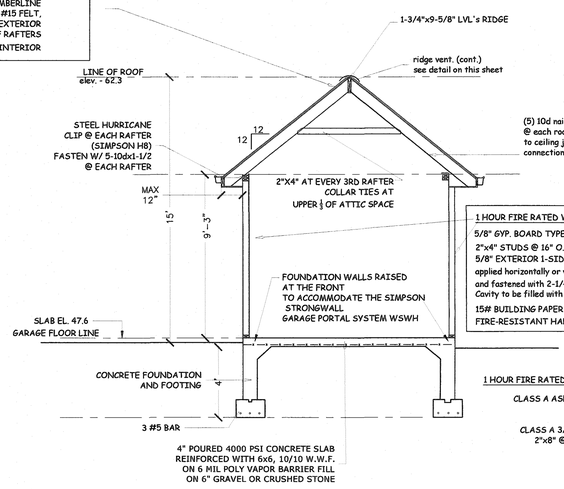
GARAGE 1 HOUR FIRE RATED WALL



1. Gypsum Board Type X – ⅝"
2. 2"X4"@16" O.C. STUDS WALL
3. Class A1-SIDED FLAME BLOCK SHEATHING
4. ¾" FIREPROOF HARDIE PLANK SIDING

1ST FLOOR CORNER STUD HOLDDOWN

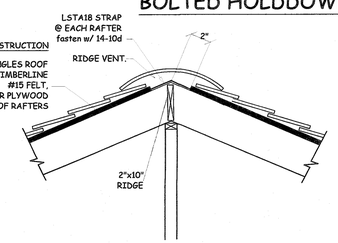




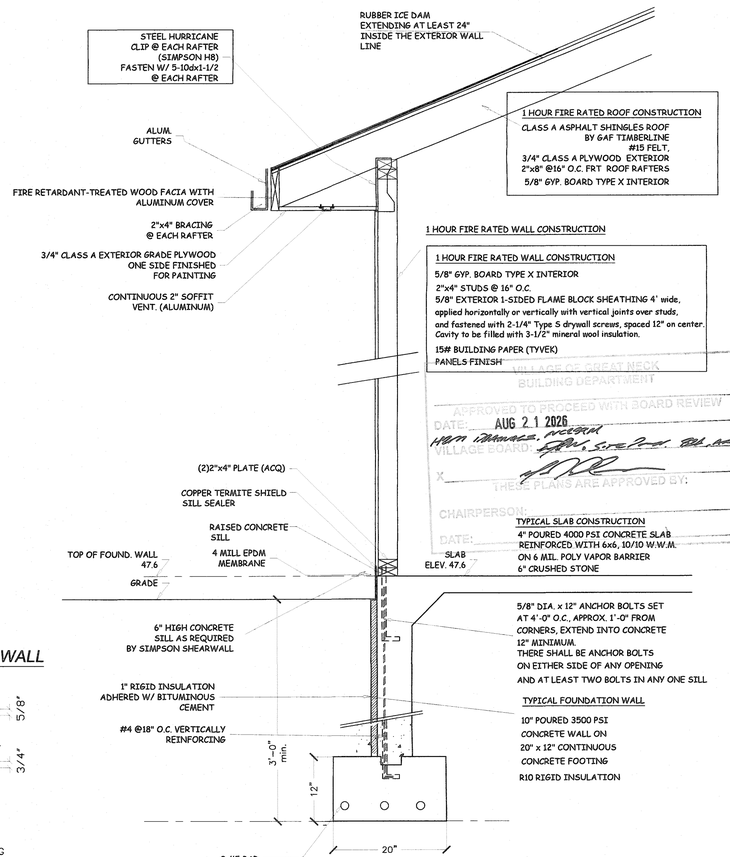
SECTION 1-1

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

1ST FLOOR CORNER BOLTED HOLDDOWN HDUE



Ridge Vent Detail



GARAGE WALL SECTION (TYP)

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
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DATE:

SHEET CONTENTS — GARAGE PLANS

TWO STORY RESIDENCE
LEE & CHARLENE DILMANIAN
7 MORRIS LANE
GREAT NECK, NEW YORK

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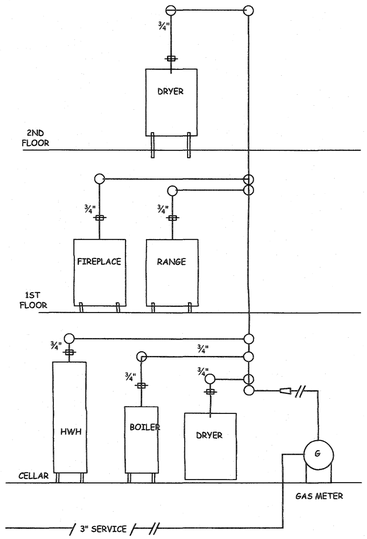
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Metal dryer exhaust by dryer manufacturer's specifications, are to be equipped with a backdraft damper. Constructed of minimum 0.016" thick rigid metal ducts, having smooth interior surfaces with joint running in the direction of air flow Dryer exhaust shall be in compliance w/ M1501

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

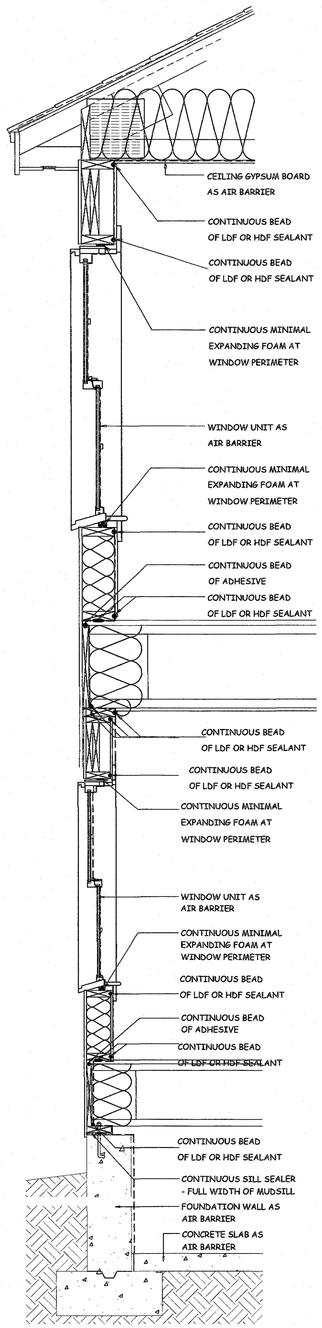


GAS RISER DIAGRAM

EQUIPMENT SCHEDULE

AIR CONDITIONER: LENNOX XC25 UP TO 26 SEER SOUND RATING 59 dB
GAS FURNACE: WILLIAMSON GWC-140 140,000 BTU DIRECT VENT 80% AFUE ENERGY EFFICIENCY
TECHTANIUM TT-55 55-GALLON GAS WATER HEATER 60,000 BTU GAS BURNER 0.59 ENERGY FACTOR
WHOLE-HOUSE VENTILATION SYSTEM: CENTRAL-FAN-INTEGRATED SUPPLY VENTILATION SYSTEM CONTROLLED BY FanCycler DEVICE.

MECHANICAL CONTRACTOR IS TO SUBMIT MANUALS J AND S TO THE BUILDING DEPARTMENT BEFORE PURCHASING EQUIPMENT



TYPICAL CONTINUOUS SEALING DETAILS

WHERE BATT INSULATION IS INSTALLED

NOT TO SCALE

Note.
A minimum of 90% of the lamps in permanently installed lighting fixtures shall be high-efficacy per NYS Energy Code

ENERGY CONSERVATION NOTES

WHERE INSULATION IS REPLACED OR NEWLY PROVIDED, THE FOLLOWING ARE TO BE INSTALLED:

INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT
CLIMATE ZONE 4

ci= continuous insulation inside or outside
if not indicated with 'ci'= insulation between studs

Max. Vertical fenestration U-factor: 0.27
Max. Skylight U-factor: 0.50
Max. Glazed vertical fenestration SHGC: 0.40
Max. Skylight SHG: 0.40
Min. Ceiling R-value: 49
Min. R-value of Insulation entirely above roof deck: 30ci
Min. Wood-framed wall R-value: 30 or 20+5ci or 13+10ci or 0+20ci at interior USE CLOSE-CELL INSULATION WITH MIN. R6/INCH WITH 2X6 EXTERIOR WALL STUDS
Min. Mass wall R-value 20
Min. Floor R-value 30 or 19+7.5ci or 20ci at interior
Min. Basement wall R-value 15ci or 19 or 13+5ci
Min. Unheated slab R-value & depth 10ci, 4 ft
Min. Heated slab R-value & depth R-10ci, 4 ft and R-10 full slab
Min. Crawl space wall R-value 15ci at interior or 19 or 13+5ci

AS PER N1102.4.1.2 TESTING OF BUILDING FOR AIR LEAKAGE TO BE PROVIDED TO VERIFY HAVING AN AIR LEAKAGE OF NOT EXCEEDING THREE AIR CHANGES PER HOUR IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCHES W.G.

THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ICC 380, ASTM E779 OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALS). TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

DUCTS TESTING TO BE PROVIDED BY PRESSURE TESTING TO DETERMINE AIR LEAKAGE

DUCTS SEALING TO BE PROVIDED . JOINTS AND SEAMS SHALL BE SEALED.

KITCHEN EXHAUST HOOD TO BE MINIMUM 100 CFM. AS PER M1503.4
IF EXHAUST HOOD SYSTEM CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM, THEN SHOULD BE PROVIDED MAKE UP AIR APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT LESS THAN ONE DAMPER. EACH DAMPER SHALL BE A GRAVITY DAMPER OR ELECTRICALLY OPERATED DAMPER THAT AUTOMATICALLY OPENS WHEN EXHAUST SYSTEM OPERATES.

WHERE THE AIR INFILTRATION RATE OF A DWELLING IS 5 AIR CHANGES PER HOUR OR LESS WHERE TESTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2" W.C. (50 Pa) IN ACCORDANCE WITH SECTION N1102.4.1.2 THE DWELLING UNIT SHALL BE PROVIDED WITH WHOLE-HOUSE MECHANICAL VENTILATION IN ACCORDANCE WITH SECTION M1507.3. THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OF EXHAUST FANS AND ASSOCIATED DUCTS AND CONTROLS.

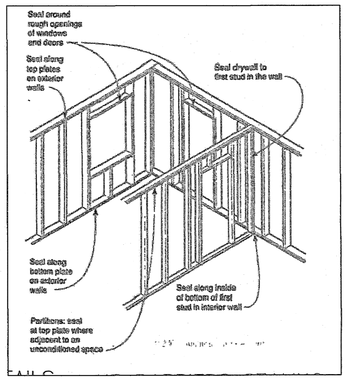
MECHANICAL PIPES AND DUCTS TO BE INSULATED:
R-4 IN UNCONDITIONED SPACES, AND R6 IN CONDITIONED SPACES

OUTDOOR DUCTS TO BE INSULATED:
RETURN & SUPPLY - R-8

CONFORMANCE WITH THE 2021 NYS ENERGY CODE REQUIRED.
MANDATORY BLOWER DOOR TESTING AND CERTIFICATION REQUIRED.
MANDATORY SYSTEMS REQUIRED: THERMOSTAT CONTROLS, DUCT LEAKAGE TESTING REQUIRED,
MECHANICAL PIPING INSULATION REQUIRED (MINIMUM R-8 FOR DUCTS IN THE FLOOR, R-8 MIN. FOR SUPPLY AND RETURN DUCTS).
HVAC SYSTEM DESIGN TO COMPLY WITH ACCA MANUAL J AND LIGHTING EQUIPMENT REQUIRED.
THE VILLAGE OF GREAT NECK BUILDING DEPARTMENT APPROVED AGENCY FOR BLOWER DOOR TESTING AND DUCT LEAKAGE TESTING TO BE PERFORMED BY A CERTIFIED ENERGY STAR HERS RATER. UPON COMPLETION OF TESTING AND CONFORMANCE WITH THE ENERGY CODE A HERS RATER AN ORIGINAL SIGNED CERTIFICATE INDICATING SATISFACTORY TEST RESULTS AND DATE OF TEST MUST BE SUBMITTED TO THE BUILDING INSPECTOR FOR A CERTIFICATE OF OCCUPANCY APPROVAL, NO EXCEPTIONS SHALL BE MADE.

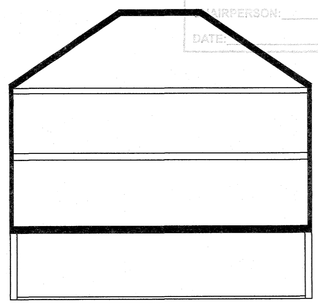
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BUILDING DEPARTMENT
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DATE: AUG 21 2026
VILLAGE BOARD:
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SUPERPERSON:
DATE:



AIR BARRIERS SEALING

NOT TO SCALE



BUILDING THERMAL ENVELOPE

SHEET CONTENTS
ENERGY NOTES
GAS RISER DIAGRAM

TWO STORY RESIDENCE
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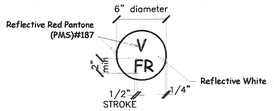
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NOTE: A permanent certificate shall be completed by the builder or register design professional and posted on a wall in the place where the furnace is located, a utility room or an approved location inside the building. The certificate shall list predominant R-values of insulation installed in or on ceilings/roof, walls, foundation and ducts, as per N1101.14

NOTE: PERMANENTLY AFFIXED SIGNAGE WILL BE PROVIDED AT THE ELECTRICAL BOX AS PER NYCRR PART 1265 FOR TRUSS-TYPE CONSTRUCTION



FLASHING SPECS.

LOCATION	MATERIAL
WINDOWS AND DOORS	VAPOR BARRIER MATERIAL
RIDGE, HIPS	ZINC ALLOY
VALLEYS	COPPER
CRICKET	COPPER
FINISH BRICK	COPPER

FLAME - SPREAD CLASSIFICATION

MATERIALS	FLAME SPREAD RATING	FLAME SPREAD CLASS
BRICK	0	I
DOUGLAS-FIR WOOD	90	III
GYPSUM WALLBOARD	10-15	I
FIBER - CEMENT EXTERIOR MATERIALS	0	I
PLYWOOD, FIRE RETARDANT -TREATED	0-25	I
PLYWOOD, OAK	125-185	III
PLYWOOD, PINE	120-140	III
SPRUCE, ENGELMANN	55	III
INSULATION	0-25	I
INSULATION BATT	0-25	I
EXTERIOR 5/8" PLYWOOD	15 MINUTES	
EXTERIOR 1/2" PLYWOOD	10 MINUTES	
1/2" GYPSUM WALLBOARD	15 MINUTES	
5/8" GYPSUM WALLBOARD	30 MINUTES	
5/8" GYPSUM WALLBOARD TYPE X	40 MINUTES	

FIRE PREVENTION NOTES:

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 enclosed by a floor membrane above and a ceiling membrane below, draftstopping shall be provided 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.R302.13 Fire Protection of Floors

R302.13 FIRESTOPPING:
Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a 1/2-inch (12.7 mm) gypsum wallboard membrane, 5/8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

Fire blocking shall be provided in accordance with Section R302.11 in the following locations:
In concealed spaces of stud walls and partitions, at the ceiling and floor levels. Concealed horizontal furred spaces shall also be fireblocked at intervals not exceeding 10 feet.
At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
At openings around vents, pipes and ducts at ceiling and floor level to resist the free passage of flame and products of combustion.
For the fireblocking of chimneys and fireplaces, see Section R1001.16.

AS PER R1001.11 ALL WOOD BEAMS, JOISTS, STUDS AND OTHER COMBUSTABLE MATERIALS SHALL HAVE A CLEARANCE OF NOT LESS THAN 2 INCHES FROM FACES AND SIDES OF MASONRY FIREPLACES AND NOT LESS THAN 4 INCHES FROM THE BACK FACES OF MASONRY FIREPLACES. THE AIR SPACE SHALL NOT BE FILLED, EXCEPT TO PROVIDE FIRE BLOCKING IN ACCORDANCE WITH R1001.12

BATT INSULATION NOTE:

INSULATING MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION. THEY SHALL EXHIBIT A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723

FOAM INSULATION NOTE:

AS PER R316 RESIDENTIAL CODE :
PACKAGES AND CONTAINERS OF FOAM PLASTIC INSULATION AND FOAM PLASTIC INSULATION COMPONENTS
DELIVERED TO THE JOB SITE SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHOWING MANUFACTURER'S
NAME, THE PRODUCT LISTING, PRODUCT IDENTIFICATION AND INFORMATION SUFFICIENT
TO DETERMINE THAT THE END USE WILL COMPLY WITH THE REQUIREMENTS.
ALL FOAM PLASTIC OR ALL PLASTIC CORES USED AS COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDINGS CONSTRUCTION SHALL HAVE A FLAME SPREAD
INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450
WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84 OR
UL 723. LOOSE-FILL TYPE FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE
FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX.

R316.4 THERMAL BARRIER
FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM WALLBOARD, 23/32-INCH (18.2 MM) WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275.

NYS RESIDENTIAL CODE FASTENING SCHEDULE

FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
	Roof		
1	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
	Blocking between rafters or truss not at the wall top plates, to rafter of truss	2-8d common (2½" × 0.131"); or 2-3" × 0.131" nails	Each end toe nail
		2-16d common (3½" × 0.162"); or 3-3" × 0.131" nails	End nail
	Flat blocking to truss and web filler	16d common (3½" × 0.162"); or 3" × 0.131" nails	6" o.c. face nail
2	Ceiling joists to top plate	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions [see Section R802.5.2 and Table R802.5.2(1)]	4-10d box (3" × 0.128"); or 3-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) [see Section R802.5.2 and Table R802.5.2(1)]	Table R802.5.2(1)	Face nail
5	Collar tie to rafter, face nail	4-10d box (3" × 0.128"); or 3-10d common (3" × 0.148"); or 4-3" × 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box (3½" × 0.135"); or 3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d box (3½" × 0.135"); or 3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
	Wall Test		
8	Stud to stud (not at braced wall panels)	16d common (3½" × 0.162")	24" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
10	Bullnup header (2" to 2" header width ½" spacer)	16d common (3½" × 0.162")	16" o.c. each edge face nail
		16d box (3½" × 0.135")	12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2½" × 0.113"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128")	Toe nail
12	Adjacent full-height stud to end of header	4-16d box (3½" × 0.135"); or 3-16d common (3½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131") nails	End nail
13	Top plate to top plate	16d common (3½" × 0.162")	16" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	12" o.c. face nail
14	Double top plate splice	8-16d common (3½" × 0.162"); or 12-16d box (3½" × 0.135"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
15	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3½" × 0.162")	16" o.c. face nail
		16d box (3½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
16	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	16" o.c. face nail
17	Top or bottom plate to stud	4-8d box (2½" × 0.113"); or 3-16d box (3½" × 0.135"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
18	Top plates, laps at corners and intersections	3-10d box (3" × 0.128"); or 2-16d common (3½" × 0.162"); or 3-3" × 0.131" nails	Face nail
19	1" brace to each stud and plate	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-(3" × 0.131"); or 2-10d box (3" × 0.128")	Face nail
20	1" × 6" sheathing to each bearing	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., 1¾" long	Face nail
21	1" × 8" and wider sheathing to each bearing	3-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., 1¾" long	Face nail
		Wider than 1" × 8" 4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 4 staples, 1" crown, 16 ga., 1¾" long	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 psi = 6.895 kPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections are carbon steel and shall have minimum average bending yield strengths as shown: 90 ksi for shanks diameter of 0.192 inch (5probe common nail), 90 ksi for shanks diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less. Connections using nails and staples of other materials, such as stainless steel, shall be designed by accepted engineering practice or approved under Section R104.2.2.

b. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

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

d. Roof/soffit 8-foot or 4-foot by 8-foot panels shall be applied vertically.

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

f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in Exposure C. Fastener spacing applies where roof framing specific gravity is 0.42 or larger. Where roof framing specific gravity is greater than or equal to 0.35 but less than 0.42 in accordance with AWC NDS, fastening of roof sheathing shall be with RSRS-03 (2½" × 0.131" × 0.281" head) nails.

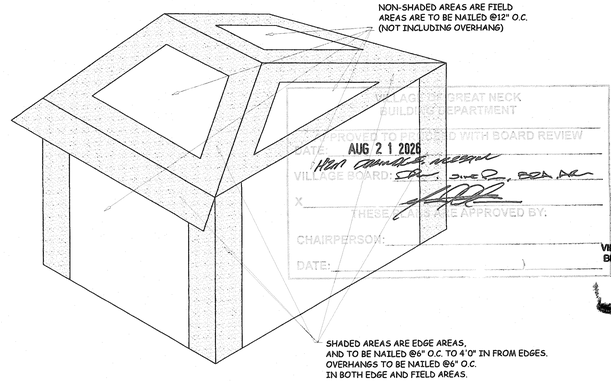
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with ASTM C1280 or GA-253. Fiberboard sheathing shall conform to ASTM C208.

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

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

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
	Floor		
22	Joist to sill, top plate or girder	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2½" × 0.113")	4" o.c. toe nail
23		8d common (2½" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	6" o.c. toe nail
24	1" × 6" subfloor or less to each joist	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"), or 3-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1¾" long	Face nail
25	2" subfloor to joist or girder	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	Blind and face nail
26	2" planks (plank & beam—floor & roof)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	At each bearing, face nail
27	Band or rim joist to joist	3-16d common (3½" × 0.162"); or 4-10 box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" × 14 ga. staples, 7/16" crown	End nail
28	Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
		10d box (3" × 0.128"); or 3" × 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides
		And; 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Face nail at ends and at each splice
29	Ledger strip supporting joists or rafters	4-16d box (3½" × 0.135"); or 3-16d common (3½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	At each joist or rafter, face nail
30	Bridging or blocking to joist, rafter or truss	2-10d box (3" × 0.128"); or 2-8d common (2½" × 0.131"); or 2-3" × 0.131" nails	Each end, toe nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS: Edges[d] (inches)	SPACING OF FASTENERS: Intermediate supports[e, g] (inches)
	Wood structural panels, **subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing (see Table R602.3(2) for** wood structural panel exterior wall sheathing to wall framing)			
	Wood structural panels, **subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing (see Table R602.3(3) for** wood structural panel exterior wall sheathing to wall framing)			
31	⅞" — 1"	8d common or deformed (2" × 0.113" × 0.266" head); or 2½" × 0.113" × 0.266" head nail (subfloor, wall)	6	12
		8d common (2½" × 0.131" × 0.281" head) nail (roof); or RSRS-01 (2½" × 0.113" × 0.281" head) nail (roof)[f]	6[f]	6[f]
		8d common (2½" × 0.131") nail (subfloor, wall)	6	12
32	1⅛" — 2"	8d common (2½" × 0.131" × 0.281" head) nail (roof); or RSRS-01; (2½" × 0.113" × 0.281" head) nail (roof)[f]	6[f]	6[f]
		Deformed 2½" × 0.113 × 0.266" head (wall or subfloor)	6	12
33	2⅛" — 3"	10d common (3" × 0.148") nails; or (2½" × 0.131 × 0.281" head) deformed nail	6	12
	Other wall sheathing[i]			
34	½" structural cellulosic fiberboard sheathing	1½" × 0.120" galvanized roofing nail, 7/16" head diameter; or 1½" long 16 ga. staple with 7/16" or 1" crown	3	6
35	25/32" structural cellulosic fiberboard sheathing	1¾" × 0.120" galvanized roofing nail, 7/16" head diameter; or 1¾" long 16 ga. staple with 7/16" or 1" crown	3	6
36	½" gypsum sheathing[g]	1½" × 0.120" galvanized roofing nail, 7/16" head diameter; or 16 ga. staple galvanized, 1½" long, 7/16" or 1" crown; or 1½" screws, Type W or S	7	7
37	⅝" gypsum sheathing[g]	1¾" × 0.120" galvanized roofing nail, 7/16" head diameter; or 16 ga. staple galvanized, 1⅝" long, 7/16" or 1" crown; or 1⅝" screws, Type W or S	7	7
	Wood structural panels, **combination subfloor underlayment to framing**			
38	¾" and less	Deformed (2" × 0.113") or Deformed (2" × 0.120") nail; or 8d common (2½" × 0.131") nail	6	12
39	⅞" — 1"	8d common (2½" × 0.131") nail; or Deformed (2½" × 0.131"); or Deformed (2½" × 0.120") nail	6	12
40	1⅛" — 1½"	10d common (3" × 0.148") nail; or Deformed (2½" × 0.131"); or Deformed (2½" × 0.120") nail	6	12



NAILING DIAGRAM

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
DATE: APPROVED TO PROCEED WITH BOARD REVIEW
AUG 21 2026
VILLAGE BOARD:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

SHEET CONTENTS
FIRE PREVENTION NOTES
NAILING SCHEDULE

TWO STORY RESIDENCE
LEE & CHARLENE DILMANIAN
7 MORRIS LANE
GREAT NECK, NEW YORK

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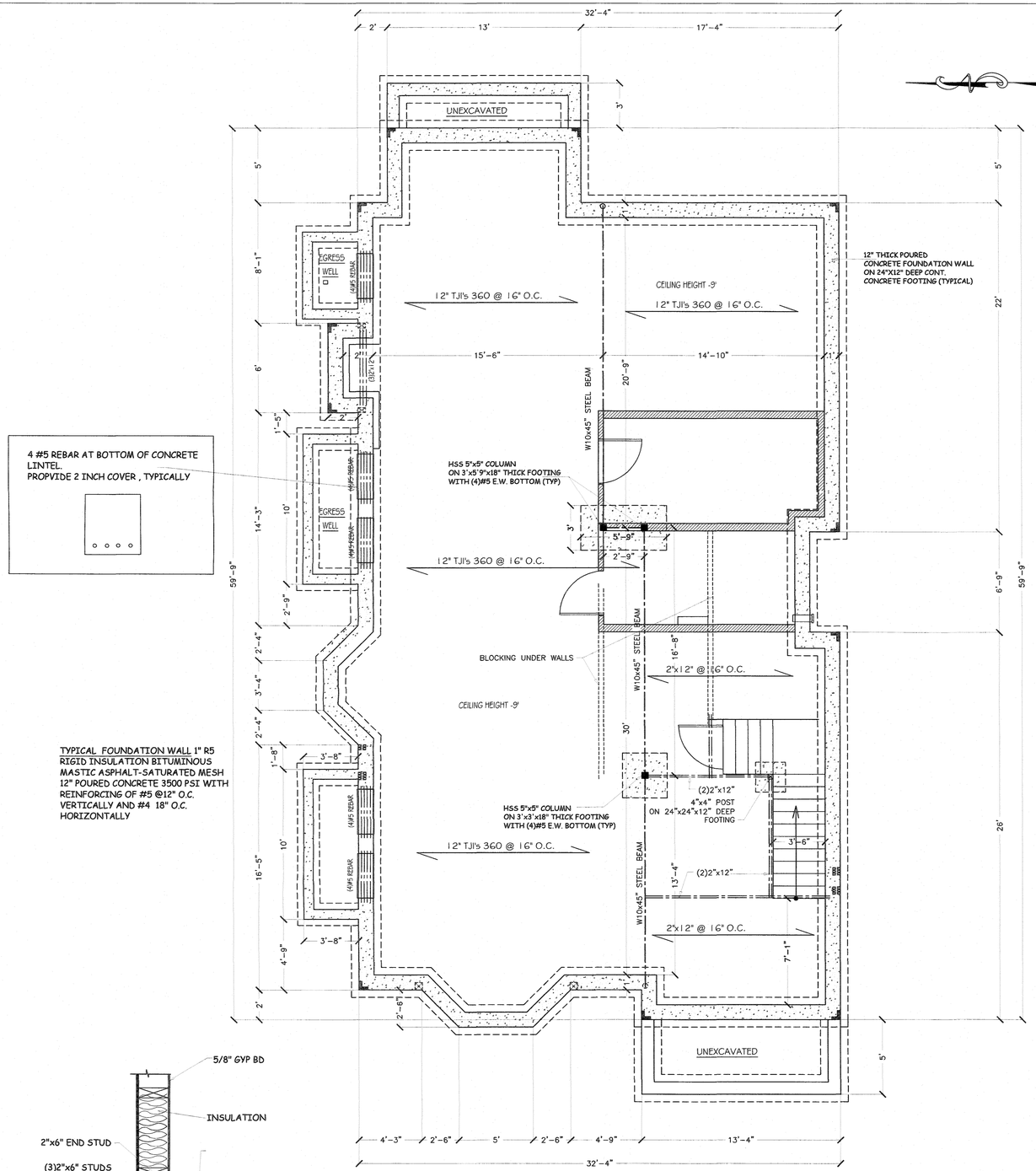
REGISTERED ARCHITECT
RAFFAELLA BERTUCCI
026803
STATE OF NEW YORK

Raffaella Bertucci Architect
11 Matinecock Farms Rd.
Glen Cove, NY 11542
Phone (347) 901-3729
www.architectBertucci.com

DRAWN BY: GALINA K.
DATE: JUNE 28, 2026
REVISIONS:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
JUL 30 2026
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A11



4 #5 REBAR AT BOTTOM OF CONCRETE LINTEL.
PROPVIDE 2 INCH COVER , TYPICALLY

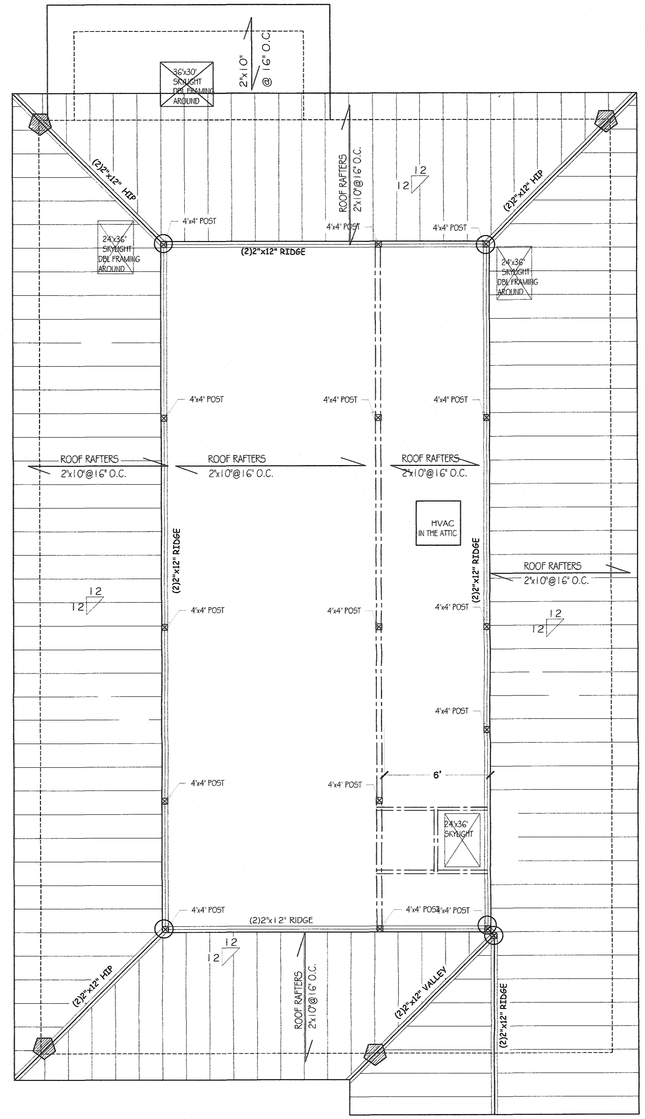
TYPICAL FOUNDATION WALL 1" R5 RIGID INSULATION BITUMINOUS MASTIC ASPHALT-SATURATED MESH 12" POURED CONCRETE 3500 PSI WITH REINFORCING OF #5 @12" O.C. VERTICALLY AND #4 18" O.C. HORIZONTALLY

4 STUDS SHEARWALL CORNER DETAIL scale: none

FOUNDATION PLAN

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

FOR ANY STRUCTURAL MEMBERS AND ASSEMBLIES SPECIFICATION, SEE STRUCTURAL DRAWINGS



ROOF PLAN

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

STRUCTURAL LEGEND

- HSS 5"x5" COLUMN ON 3'x3'x18" THICK FOOTING WITH (4)#5 E.W. BOTTOM (TYP)
- CORNER HOLDDOWN HDU2 (TYPICAL)
- 2"x4"@16" O.C. STUDS WALL (SEE PLAN) or 2"x6"@16" O.C. STUDS WALL (SEE PLAN)
- 6"x6" or 4"x4" POST
- 6"x6" or 4"x4" POST ABOVE
- 2"x4" or 2"x6" studs
- HCP CONNECTOR BY SIMPSON (HIP TO CORNER)
- HRC CONNECTOR BY SIMPSON (HIP TO RIDGE)
- SHEARWALL PANEL (SEE NOTE BELOW)

SHEARWALL PANELS CONSTRUCTION:

REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES

- Minimum nail size: 8d common, penetration: 1.75".
- Structural panel span rating: 24/16
- Nominal panel thickness: 3/4"
- Stud spacing: 16" o.c.
- Maximum panel nail spacing: edge 6", field 12", therefore the panels need to have all edges overlapping studs or plates.

Panel strength axis parallel or perpendicular to supports. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with the NY State Residential Code Section R602.10.

SHEET CONTENTS

CELLAR AND ROOF PLAN

DETAILS

TWO STORY RESIDENCE
LEE & CHARLENE DILMANIAN
7 MORRIS LANE
GREAT NECK, NEW YORK

JOHN LUCA BECKER, P.E.
BECKER ENGINEERING PC
27 Arbor Ln. Roslyn Heights, NY 11577
jluca168@gmail.com TEL. 516-859-8132

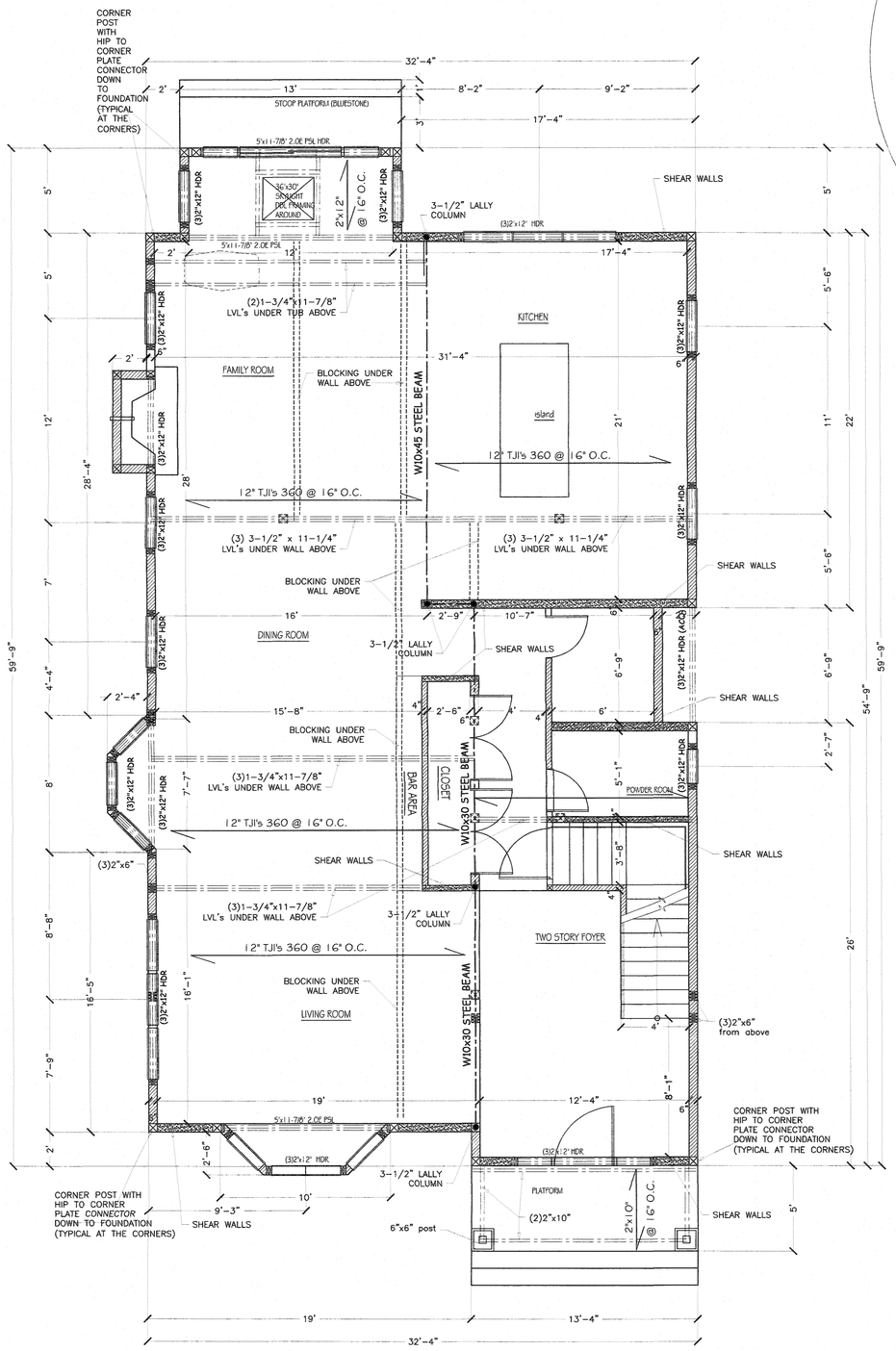
STATE OF NEW YORK * JOHN LUCA BECKER * 093778 LICENSED PROFESSIONAL ENGINEER

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: AUG 21 2026
VILLAGE BOARD OF ARCHITECTURAL REVIEW
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
JUL 30 2026
RECEIVED

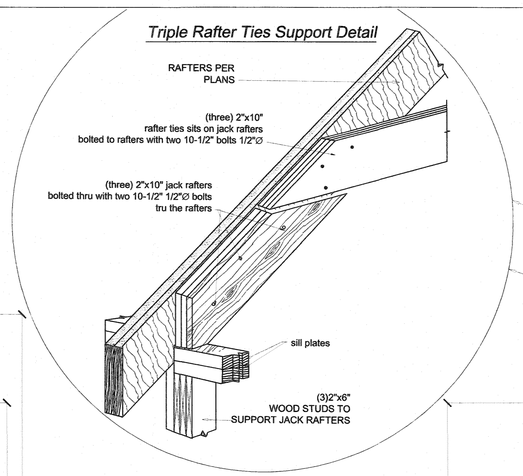
DRAWN BY: GALINA K.
DATE: JUNE 28, 2026
REVISIONS:

S-1



FIRST FLOOR PLAN

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



STRUCTURAL LEGEND

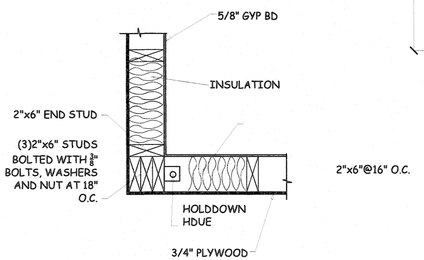
- 3-1/2" LALLY COLUMNS
- CORNER POST WITH HIP TO CORNER PLATE CONNECTOR DOWN TO FOUNDATION (TYPICAL AT THE CORNERS)
- 2"x4"@16" O.C. STUDS WALL (SEE PLAN) or 2"x6"@16" O.C. STUDS WALL (SEE PLAN)
- 6"x6" or 4"x4" POST
- 6"x6" or 4"x4" POST ABOVE
- 2"x4" or 2"x6" studs
- SHEARWALL PANEL (SEE NOTE BELOW)

SHEARWALL PANELS CONSTRUCTION:

REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES

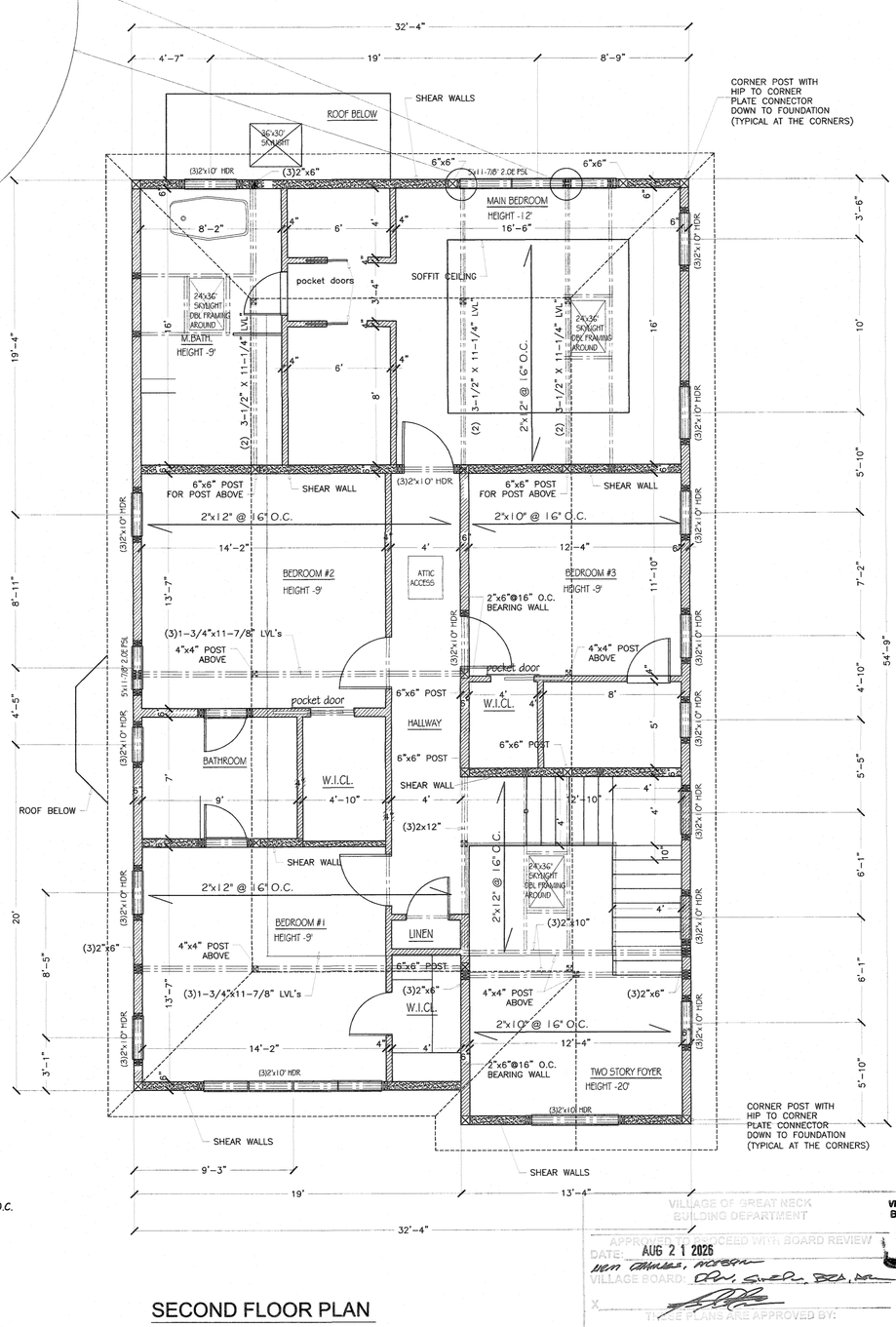
- Minimum nail size: 8d common, penetration: 1.75".
- Structural panel span rating: 24/16
- Nominal panel thickness: 3/4"
- Stud spacing: 16" o.c.
- Maximum panel nail spacing: edge 6", field 12", therefore the panels need to have all edges overlapping studs or plates.

Panel strength axis parallel or perpendicular to supports. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with the NY State Residential Code Section R602.10.



4 STUDS SHEARWALL CORNER DETAIL

scale: none



SECOND FLOOR PLAN

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

SHEET CONTENTS

1ST AND 2ND FLOOR PLAN DETAILS

TWO STORY RESIDENCE

LEE & CHARLENE DILMANIAN

7 MORRIS LANE

GREAT NECK, NEW YORK

STATE OF NEW YORK · JOHN LUCA BECKER · 098778 · LICENSED PROFESSIONAL ENGINEER

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27 Arbor Ln. Roslyn Heights, NY 11577
jluca168@gmail.com TEL. 516-859-8132

DRAWN BY: GALINA K.

DATE: JUNE 28, 2026

REVISIONS:

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
JUL 30 2026
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VILLAGE OF GREAT NECK BUILDING DEPARTMENT
APPROVED AS NOTED / PROCEED WITH BOARD REVIEW
DATE: AUG 21 2026
VILLAGE BOARD:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

S-2

SOIL NOTES

THE CONTRACTOR SHALL EXCAVATE OVERLAYING ORGANIC TOPSOIL AND CLAY TO THE MINIMAL DEPTH SHOWN ON DRAWINGS.

FOOTING SHALL REST ON UNDISTURBED SOIL OF MINIMUM BEARING CAPACITY OF TWO (2) TONS PER SQUARE FOOT .

EXCAVATION BACKFILL, ENGINEERED FILL SEE FOUNDATION NOTES.

NO BACKFILL SHALL BE PLACED ON FROZEN SOIL. ALL BACKFILL OPERATIONS, ONCE THE SOIL HAS BEEN FROZEN, SHALL NOT COMMENCE UNTIL THE GROUND HAS BEEN INSPECTED BY AN ENGINEER.

CONCRETE NOTES

1. ALL CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) 318.99 AND NEW YORK STATE BUILDING CODE.

2. ALL CONCRETE EXCEPT AS SPECIFICALLY NOTED HEREIN, SHALL BE STONE CONCRETE HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS

3. REINFORCING FOR REINFORCED CONCRETE ELEMENTS, UNLESS OTHERWISE SHOWN OR SPECIFIED, SHALL BE DEFORMED IN ACCORDANCE WITH ASTM-A615, GRADE 60 AND SHALL HAVE A MINIMUM YIELD POINT OF 60,000 PSI.

4. WELDED WIRE FABRIC SHALL HAVE A MINIMUM ULTIMATE STRENGTH OF 70,000 PSI.

5. MINIMUM REINFORCEMENT PROTECTION, UNLESS OTHERWISE SHOWN, SHALL BE 3/4" FOR SLABS AND INTERIOR FACES OF WALLS, 3" FOR FOOTING AND OTHER STRUCTURAL CONCRETE DEPOSITED AGAINST GROUND.

6. NO CONCRETE SHALL BE POURED UNTIL THE REQUIRED PRELIMINARY TESTS HAVE BEEN MADE AND APPROVED (PER NEW YORK STATE BUILDING CODE).

7. ALL STRUCTURAL MEMBERS SHALL BE POURED FOR THEIR FULL DEPTH IN ONE OPERATION. CONSTRUCTION JOINTS, SUCH AS DAYS POUR JOINTS, SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. MAIN REINFORCING SHALL RUN THOUGH THE JOINTS, ROUGHEN AND PICK JOINTS TO EXPOSE AGGREGATE FOR CHEMICAL BOND, WET THOROUGHLY AND SLUSH JOINT WITH $\frac{1}{2}$ IN. THICK MORTAR, NOT MORE THAN 5 MINUTES BEFORE FRESH CONCRETE IS POURED AGAINST SURFACE.

8. ALL OPENINGS IN FOUNDATION WALLS, UNLESS OTHERWISE SHOWN, SHALL HAVE 2-#6 BARS ADDITIONAL ON ALL SIDES AND SHALL EXTEND 2'-6" BEYOND EDGES OF OPENING.

9. THE CONTRACTOR SHALL INSTALL ALL BUILT-IN-WORK, SLEEVES, OPENINGS, INSERTS, ETC., AS REQUIRED FOR A COMPLETE JOB. LOCATION OF SLEEVES AND OPENINGS NOT SHOWN ON PLANS IS SUBJECT TO APPROVAL OF STRUCTURAL ENGINEER.

10. PRIOR TO PLACING CONCRETE, ALL REINFORCING SHALL BE FREE OF LOOSE FLAKY RUST, MUD, OIL OR OTHER COATING THAT WILL REDUCE FULL BOND CAPACITY.

11. MAXIMUM LENGTH OF CONCRETE POUR (DISTANCE BETWEEN CONSTRUCTION JOINTS SHALL BE 75 FEET DURING JUNE THROUGH SEPTEMBER AND 50 FEET DURING THE REST OF THE YEAR.

FOOTINGS:

1- FOOTINGS TO BEAR ON VIRGIN OR UNDISTURBED SOIL.
2- SOIL VALUE ASSUMED AT 2 TONS/SF.
3- CONCRETE TO BE MINIMUM F'C 3000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
4- BOTTOM OF EXTERIOR FOOTINGS AND/OR GRADE BEAMS TO BE 3'-0" MINIMUM BELOW GRADE.
5- SOIL COMPACTION TO BE NO LESS THAN 95% MODIFIED PROCTOR TEST.
6- STEP FOOTING DOWN AS REQUIRED.
7- MAXIMUM STEP OF FOOTING SHALL BE ONE VERTICALLY TO TWO HORIZONTALLY WHERE BOTTOM OF FOOTING ELEVATION CHANGE.
8- ALL EXPOSED CONCRETE SHALL BE AIR ENTRAINED.
9- WALL FORMS TO REMAIN IN PLACE 3 DAYS MINIMUM.

MASONRY NOTES

1. CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT UNITS.

2. FILL ALL VOIDS IN SOLID BRICK WITH MORTAR OR CONCRETE.

3. BRICK MASONRY SHALL CONFORM TO ASTM C62-97a. MIN. AVERAGE COMPRESSIVE STRENGTH SHALL BE fm=3000 PSI, GRADE SW.

4. NON-SHRINK GROUT SHALL BE FIVE STAR OR APPROVED EQUAL.

5. MASONRY CONNECTIONS
a. HILTI "HIT" ANCHOR SYSTEM, GALVANIZED STEEL THREADED RODS, SCREENS AND POLYESTER RESIN C-20.
b. HILTI "KWIK-BOLT" EXPANDING BOLTS.

STEEL NOTES

1. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 (Fy=36000 PSI) EXCEPT C-SECTIONS OR TO ASTM A501 FOR STEEL PIPE, AND TO AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION, ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AS MODIFIED BY RS 10-5.

2. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS LICENSED BY THE COMMISSIONER OF BUILDINGS AND SHALL CONFORM TO ART. C26-1005.3 AND AWS D1.1.WELDING ELECTRODES SHALL BE ASTM A233, CLASS E70XX.

3. ALL SHOP CONNECTIONS SHALL BE HIGH STRENGTH BOLTED OR WELDED. ALL FIELD CONNECTIONS SHALL BE BOLTED UNLESS SHOWN ON DRAWINGS. ALL BOLTS SHALL BE 3/4" DIAMETER, ASTM A307 UNLESS NOTED OTHERWISE.

4. SHOP DRAWINGS ARE REQUIRED FOR STRUCTURAL STEEL. SUBMIT A PRINT TO STRUCTURAL ENGINEER FOR APPROVAL BEFORE EXECUTION OF THE WORK.

5. PAINTING NEW STEEL SHOP COAT EXCEPT AT WASHERS OF HIGH STRENGTH BOLTS AND WITHIN 2" OF FIELD WELDS. PROVIDE ONE COAT IN THE SHOP AND TOUCH UP IN THE FIELD.

6. THE CONTRACTOR SHALL PROVIDE MILL CERTIFICATE AS TO STEEL YIELD STRESS AND SPECIFICATION COMPLIANCE.

WOOD NOTES:

MINIMUM LUMBER GRADE TO BE NO. 2 GRADE LUMBER OF DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE, AND SPRUCE-PINE-FIR

- ALL STUDS SHALL BE CONTINUOUS. DIRECT STACKING OF STUDS IS PROHIBITED.
- LOAD BEARING WALLS SHALL HAVE STUD PLACEMENT OF 16" O.C. MAX.
- ALL WOOD FRAMING MEMBERS WHICH REST ON EXTERIOR FOUNDATION WALLS SHALL BE PRESSURE
TREATED UNLESS THE DISTANCE OF THE WOOD MEMBER TO FINISH GRADE IS GREATER THAN 8".
- THE MINIMUM GRADE AND ALLOWABLE STRESSES FOR STRUCTURAL WOOD MEMBERS ARE:
a.) STUDS AND JACKS - SPF STUD GRADE, Fcll=675 psi.
b.) HEADERS - SYP #2. SIZE PER ENGINEERING.
- STUDS FORMING MECHANICAL WALLS SHALL BE PLACED IN LINE WITH THE FLOOR JOISTS ABOVE AND BELOW.
- INSTALL SOLID BLOCKINGS IN FLOOR FRAMING SPACES UNDER POSTS/MULTIPLE STUDS TO TRANSFER
THE LOADS DOWNWARD WITHOUT INTERRUPTION. THE AREA OF THE CROSS-SECTION OF SUCH
BLOCKING SHALL NOT HAVE AN AREA LESS THAN THE CROSS-SECTION OF THE POSTS/MULTIPLE
STUDS BELOW.

R502.8.1 SAWN LUMBER
NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES (102 MM) OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES (51 MM) TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES (51 MM) TO THE NOTCH.

R502.8.2 ENGINEERED WOOD PRODUCTS

CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS, CROSS-LAMINATED TIMBER MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL.

LATERAL RESTRAINT:

JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2 INCHES (51 MM) NOMINAL IN THICKNESS; OR BY ATTACHMENT TO A FULL-DEPTH HEADER, BAND OR RIM JOIST, OR TO AN ADJOINING STUD OR SHALL BE OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.

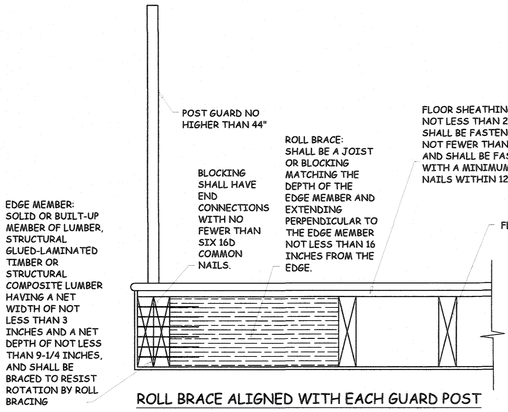
EXCEPTIONS:
TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUED-LAMINATED MEMBERS AND I-JOISTS SHALL BE SUPPORTED LATERALLY AS REQUIRED BY THE MANUFACTURER'S RECOMMENDATIONS.

HANDRAILS, GUARDS AND PARAPETS:

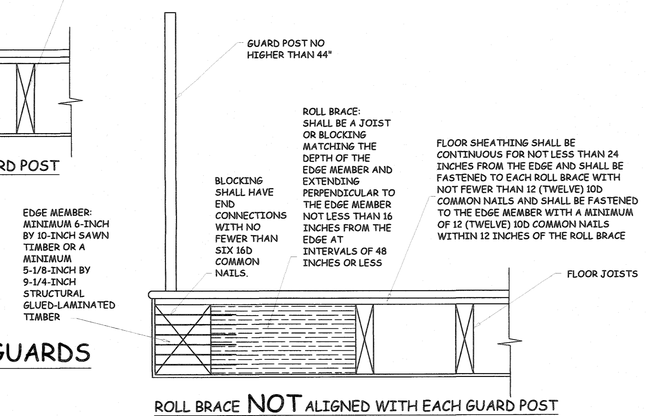
RAILING AND GUARDS INSTALLATION SHALL HAVE THE ABILITY TO WITHSTAND A CONCENTRATED LOAD OF 200 lbs IN ANY DIRECTION AT ITS TOP.

SIMPSON STRONG TIES, LVL AND PSL BEAMS

ALL THE SIMPSON STRONG TIES MANUFACTURER'S SPECIFICATIONS, REQUIREMENTS AND RECOMMENDATIONS ARE TO BE FOLLOWED IN THEIR INSTALLATION.

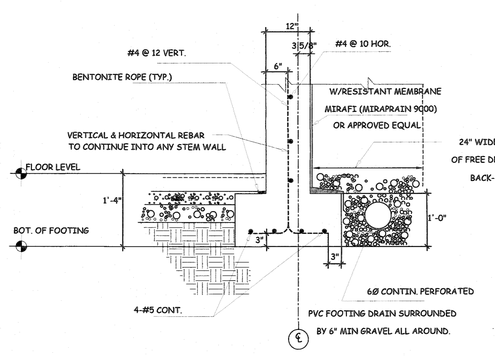


ROLL BRACE ALIGNED WITH EACH GUARD POST

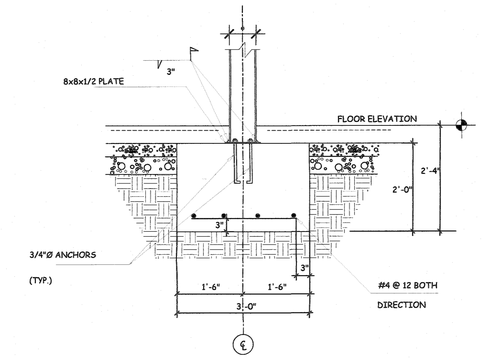


FLOOR FRAMING SUPPORTING GUARDS

ROLL BRACE NOT ALIGNED WITH EACH GUARD POST

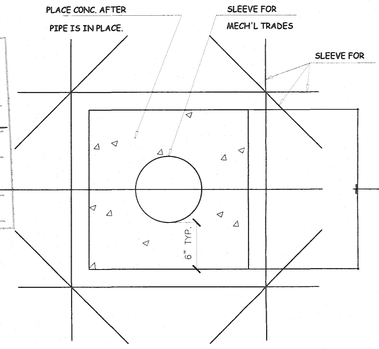


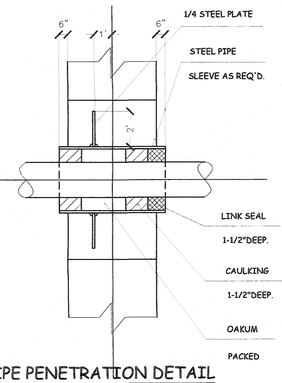
FOUNDATION DETAIL (TYP)



COLUMN FOOTING DETAIL

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: AUG 2 1 2026
VILLAGE BOARD:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:





PIPE PENETRATION DETAIL

LOAD SCHEDULE

DESIGN CRITERIA

	LIVE LOAD	DEAD LOAD	TOTAL
FLOORS	40	20	60 psf
ROOF	30	15	45 psf
EXTERIOR BALCONIES AND DECKS	60	15	75 psf

TABLE R 301.2 (1) - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
20	R301.2 (4) 120 MPH	NO	NO	NO	"B"	SEVERE	3'-0"	MOD. TO HEAVY	SLIGHT TO MOD.	15° F	2 FT	NOT FLOOD AREA	496	52.8 F

SHEET CONTENTS
NOTES
DETAILS

TWO STORY RESIDENCE
LEE & CHARLENE DILMANIAN
7 MORRIS LANE
GREAT NECK, NEW YORK

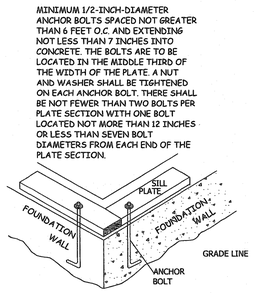
STATE OF NEW YORK
JOHN LUCA BECKER
098715
LICENSED PROFESSIONAL ENGINEER

JOHN LUCA BECKER, P.E.
BECKER ENGINEERING PC
27 Arbor Ln. Roslyn Heights, NY 11577
jluca168@gmail.com TEL. 516-859-8132

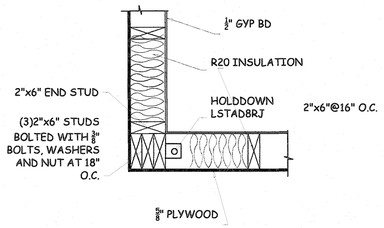
DRAWN BY: GALINA K.
DATE: JUNE 28, 2026
REVISIONS:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
JUL 30 2026
RECEIVED

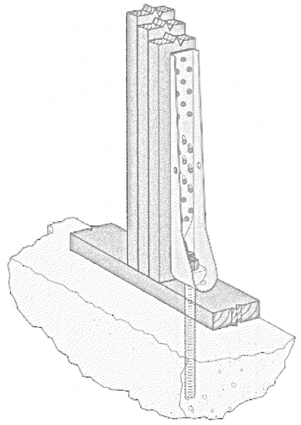
S-3



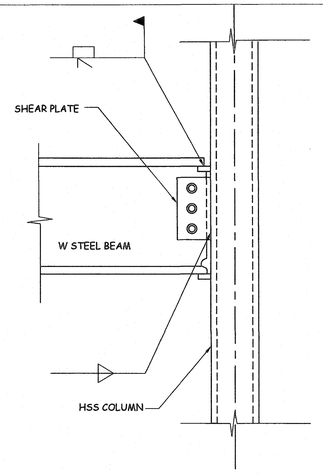
ANCHORAGE OF SILL TO FOUNDATION WALL



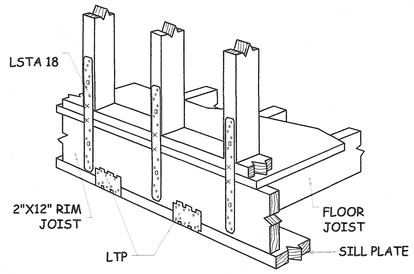
4 STUDS SHEARWALL CORNER DETAIL



1ST FLOOR CORNER BOLTED HOLDDOWN HDUE



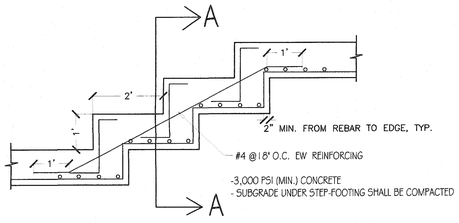
W BEAM-TO-HSS COLUMN MOMENT FRAME CONNECTION



SIMPSON STRONG TIE STUD TO BAND JOIST

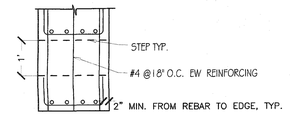
SIMPSON STRONG TIES, AND ENGINEERED WOOD MEMBERS:

ALL THE MANUFACTURER'S SPECIFICATIONS, REQUIREMENTS AND RECOMMENDATIONS ARE TO BE FOLLOWED IN THEIR INSTALLATION.

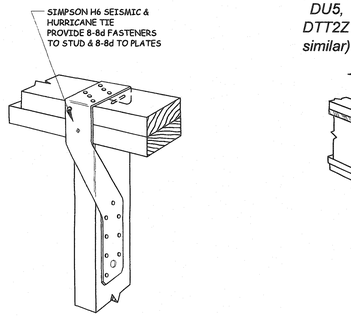


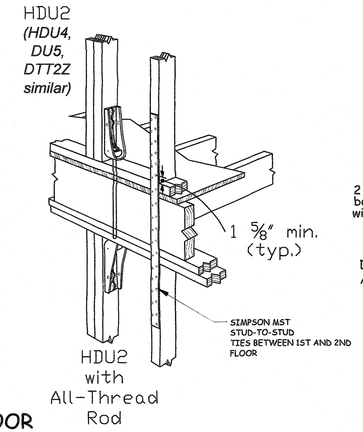
STEPPED FOOTING PROFILE

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

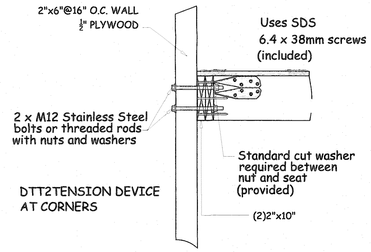


STEPPED FOOTING SECTION A-A





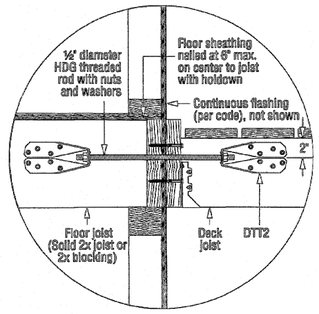
FLOOR-TO-FLOOR CONNECTIONS



SIMPSON Strong-Tie

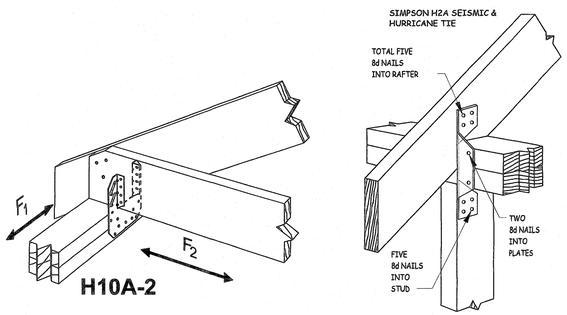
BALCONY-to-House

Lateral Load Connection

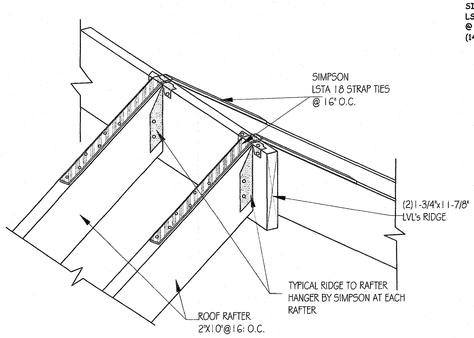


DTT2Z Installed as a Lateral Connector for a Deck-to-House Lateral Load Connection

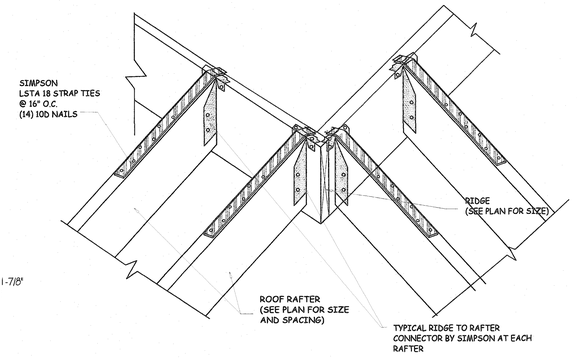
TO BE INSTALLED WITHIN 24" OF DECK CORNERS



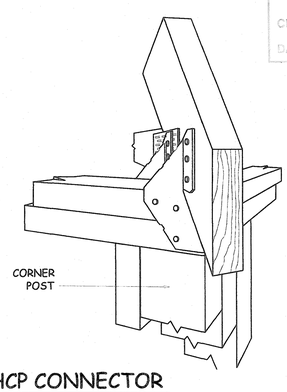
HURRICANE STRAPS AND TIES AT ROOF EDGES



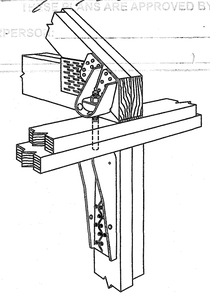
NEW RIDGE DETAIL



SIMPSON RIDGE CONNECTOR DETAIL



HCP CONNECTOR BY SIMPSON (HIP TO CORNER)



ROOF CORNER HOLDDOWN

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: AUG 21 2026
VILLAGE BOARD:
X
PLANS ARE APPROVED BY:
CHAIRPERSON
DATE:

SHEET CONTENTS

CONNECTIONS DETAILS

TWO STORY RESIDENCE
LEE & CHARLENE DILMANIAN
7 MORRIS LANE
GREAT NECK, NEW YORK

JOHN LUCA BECKER, P.E.
BECKER ENGINEERING PC
27 Arbor Ln. Roslyn Heights, NY 11577
jluca168@gmail.com TEL. 516-859-8132

DRAWN BY: GALINA K.
DATE: JUNE 28, 2026
REVISIONS:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
JUL 30 2026
RECEIVED

S4

ITEM TITLE:
ARC CASE #26-38 12 WEYBRIDGE ROAD SECTION 1 BLOCK 93 LOT(S)66

SUBJECT:
Application for construction of 2 story house with attached 2 car garage.

ITEM TITLE:
ARC CASE #26-39 74 COLGATE ROAD SECTION 1 BLOCK 61 LOT(S)46-48

SUBJECT:
Application for construction of a new 1 family 2 story residence with an attached 1 car garage.

ITEM TITLE:

ARC CASE #26-40 65 HAMPSHIRE ROAD SECTION 1 BLOCK 188 LOT(S)13

SUBJECT:

Application for 2 story new construction single family residence with attached 2 car garage.

ATTACHMENTS:

	Description	Type
🗋	PLANS	Backup Material

CONSTRUCTION
OF THE

65 HAMPSHIRE ROAD
RESIDENCE

65 HAMPSHIRE RD
GREAT NECK, N.Y.
OPUS 2119

DRAWING LIST

A.1	COVER SHEET/ DRAWING LIST/ SITE PLAN
A.2	FOUNDATION PLAN/ DETAILS
A.3	FIRST FLOOR PLAN/ WINDOW SCHEDULE
A.4	SECOND FLOOR PLAN
A.5	ROOF PLAN/ PLUMBING RISER DIAGRAM
A.6	BUILDING SECTION/ FRAMING DETAILS
A.7	NORTH/ EAST ELEVATIONS/ MATERIALS LEGEND
A.8	SOUTH/ WEST ELEVATIONS/ MATERIALS LEGEND
A.9	FIRST/ SECOND FLOOR AREA CALCULATIONS
A.10	GAS RISER DIAGRAM/ DETAILS

ZONING ANALYSIS: SECTION 1 BLOCK 188 LOT(S) 13

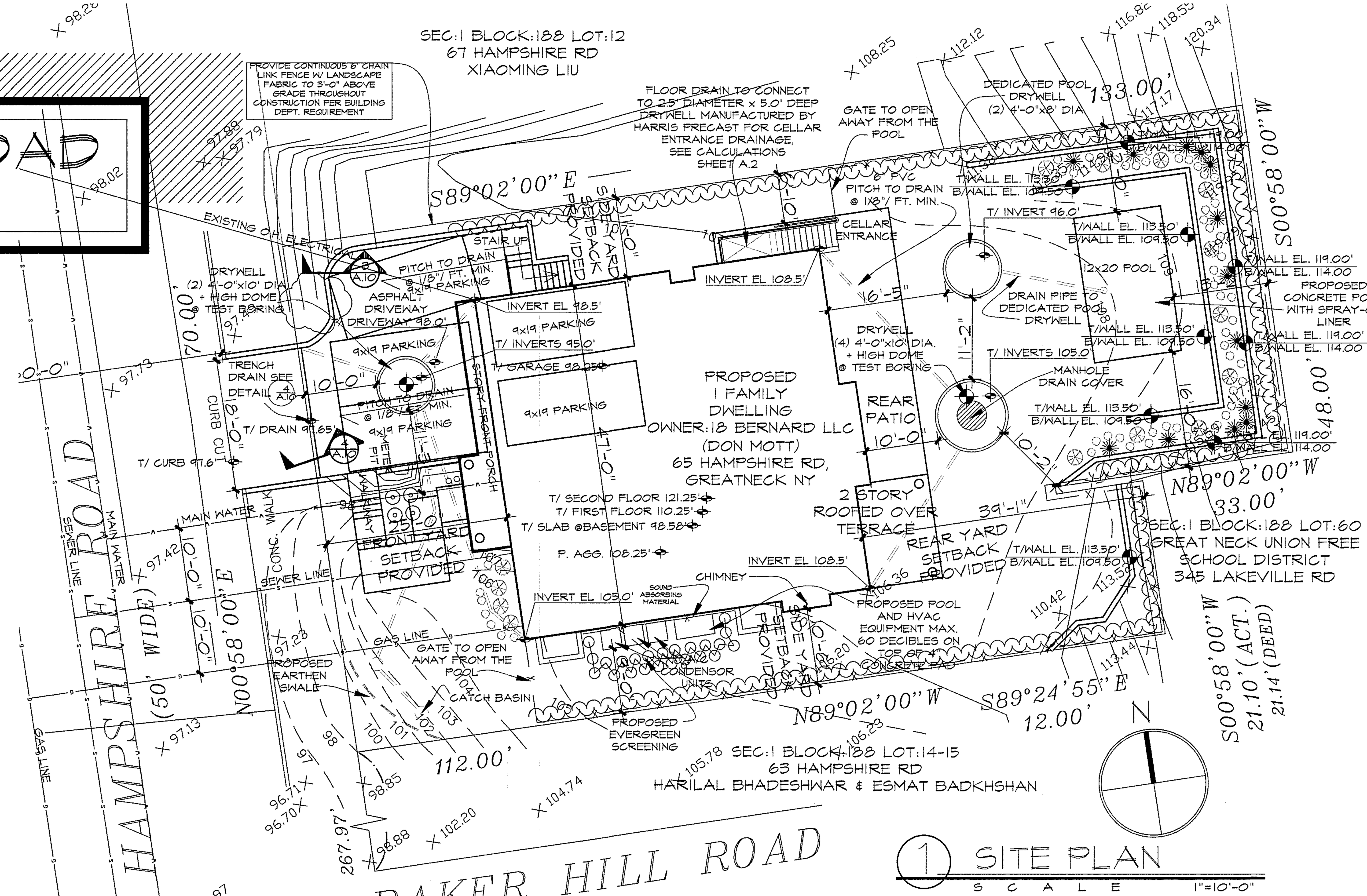
Zone: Residence C
Plot area required: 6,000 sq.ft.
Plot area provided: 8,836.74 sq.ft.
Lot width required: 60 ft.
Lot width provided: 70 ft.
Front yard required: 25 ft. (AS PER LAND SURVEY)
Front yard provided: 25 ft.
Rear yard required: 33'-3" ft. (25 ft. plus 1/4 lot depth in excess of 100 ft.)
Rear yard provided: 37'-9" ft.
Aggregate side yard provided: 24'-6" ft.≤25'-0" ft. min. VARIANCE REQUIRED
Side yards required, interior lot: minimum 15'-0" ft. plus 1/2 in excess of 50 ft. = min. of 25'-0" total aggregate minimum 6 ft. plus 2/5 in excess of 25 ft. = min. of 10'-0" min. side yard
Side yards provided: 10'-6" ft. and 11'-0" ft. aggregate VARIANCE REQUIRED
Side yards required, corner lot (min. N/A ft. plus N/A lot width in excess of N/A ft. opposite greater front line.
Max. height permitted: 30 ft.
Max. height provided: 29.67 ft.
Max. eave permitted: 22 ft.
Max. eave provided: 21 ft.
Plot coverage permitted: 30 % 2,651.02 sq.ft.
Plot coverage provided: 22.3 % 1,978.66 sq.ft.
Total floor area allowed: (FAR)
Required floor area ratio(FAR) break point: N/A
Floor area ratio(FAR) 0
.50 of the first 6,000 sq.ft. of lot area = 3,000 sq.ft.
.20 of the lot area in excess of the first 6,000 sq.ft. which is less than 100 ft. from the street in on which the lot abuts = 400 sq.ft.
.10 of the lot area in excess of the first 6,000 sq.ft. which is farther than 100 ft. of the street on which the lot abuts = 320 sq.ft.
Base F.A.R. = 3,080.0
Reduced base F.A.R. (lot area 8,836.74 x district ratio 0.07 max) = 618.57 sq.ft.
Net reduced base F.A.R.= base F.A.R. 3,080.0 sq.ft. - reduced base F.A.R. 618.57 sq.ft. = 2,461.43 sq.ft.
Incentives taken as follows:

1. .04 Peaked roof on 80% of building area +.04
2. .02 Peaked roof on one story portion of building: +.02(min. 5/12 roof pitch)
3. xx Minimum two bay windows at least 16 sq.ft. total: +.02
4. .02 Open porch on front, 5 1/2' deep, at least 65% of front excluding garage and vestibules: (may project into front yard) +.03
5. xx One story projecting vestibule, 6ft. in width, 5 1/2' into front yard: +.02
6. xx Attached garage 10' back from front of dwelling: +.02

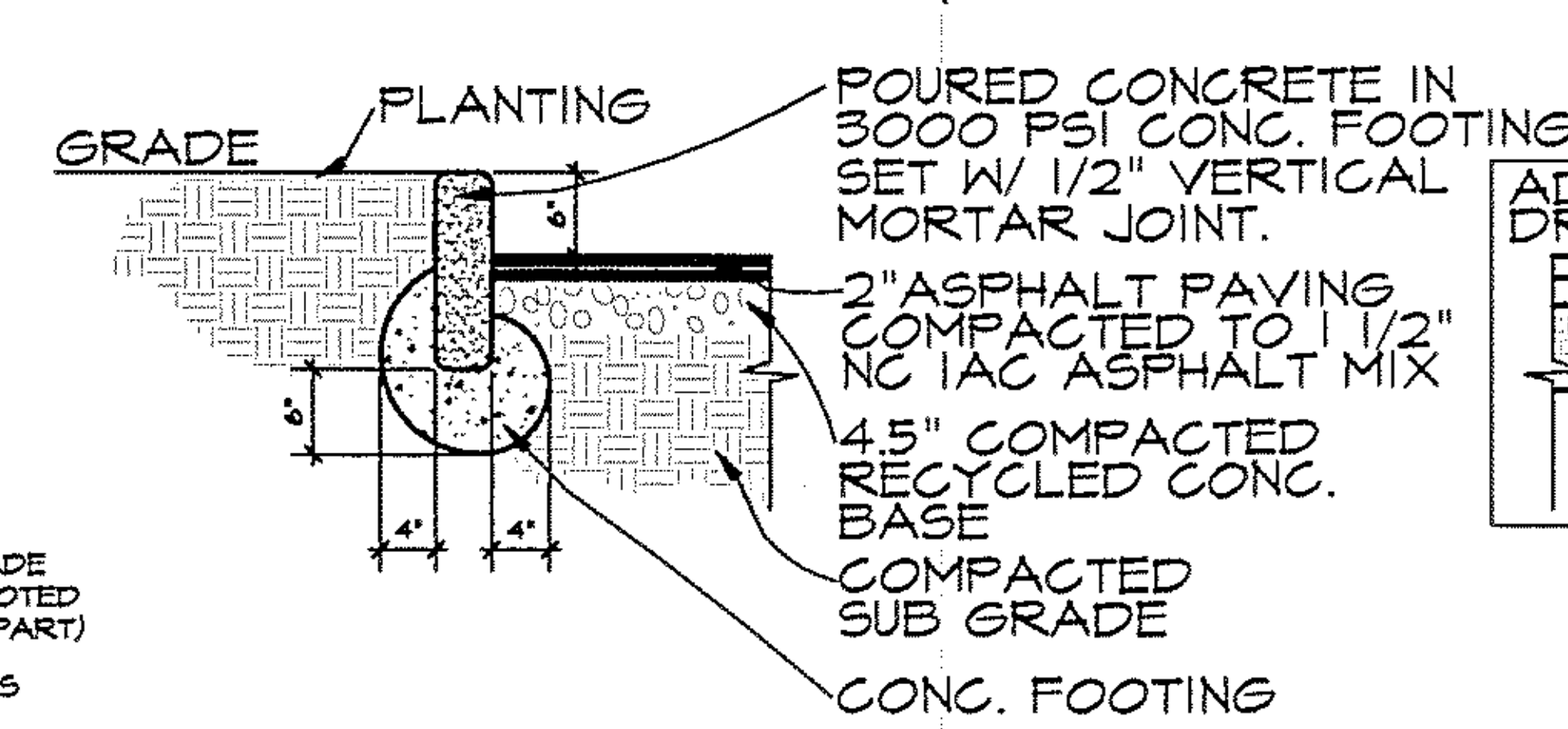
Total incentive .08 MAX x lot area 8,836.74 sq.ft.= 706.93 sq.ft.
Net reduced base F.A.R. 2,416.43 + incentive 706.93 sq.ft. = Max F.A.R. 3,123.36 sq.ft.
Max. F.A.R. permitted 3,123.36 sq.ft. (does not include 1/2 floor space in garage up to a max. of 200 sqft.
Max. F.A.R. provided :1st floor 2,286.73 sq.ft. + 2nd floor 2,096.9 sq.ft. + Garage 0.0 sq.ft. =4383.62 total sq.ft.
which is more than 1,260.26 max. F.A.R. sq.ft. and therefore variance required

VARIANCE REQUIRED FOR PROPOSED POOL SETBACKS

*NOTE: ALL INFORMATION SHOWN INCLUDING ESTABLISHED FRONT YARD SETBACK WAS TAKEN FROM A SURVEY BY JERRY P. LARUE PROFESSIONAL LAND SURVEYOR, DATED AUGUST 23, 2021

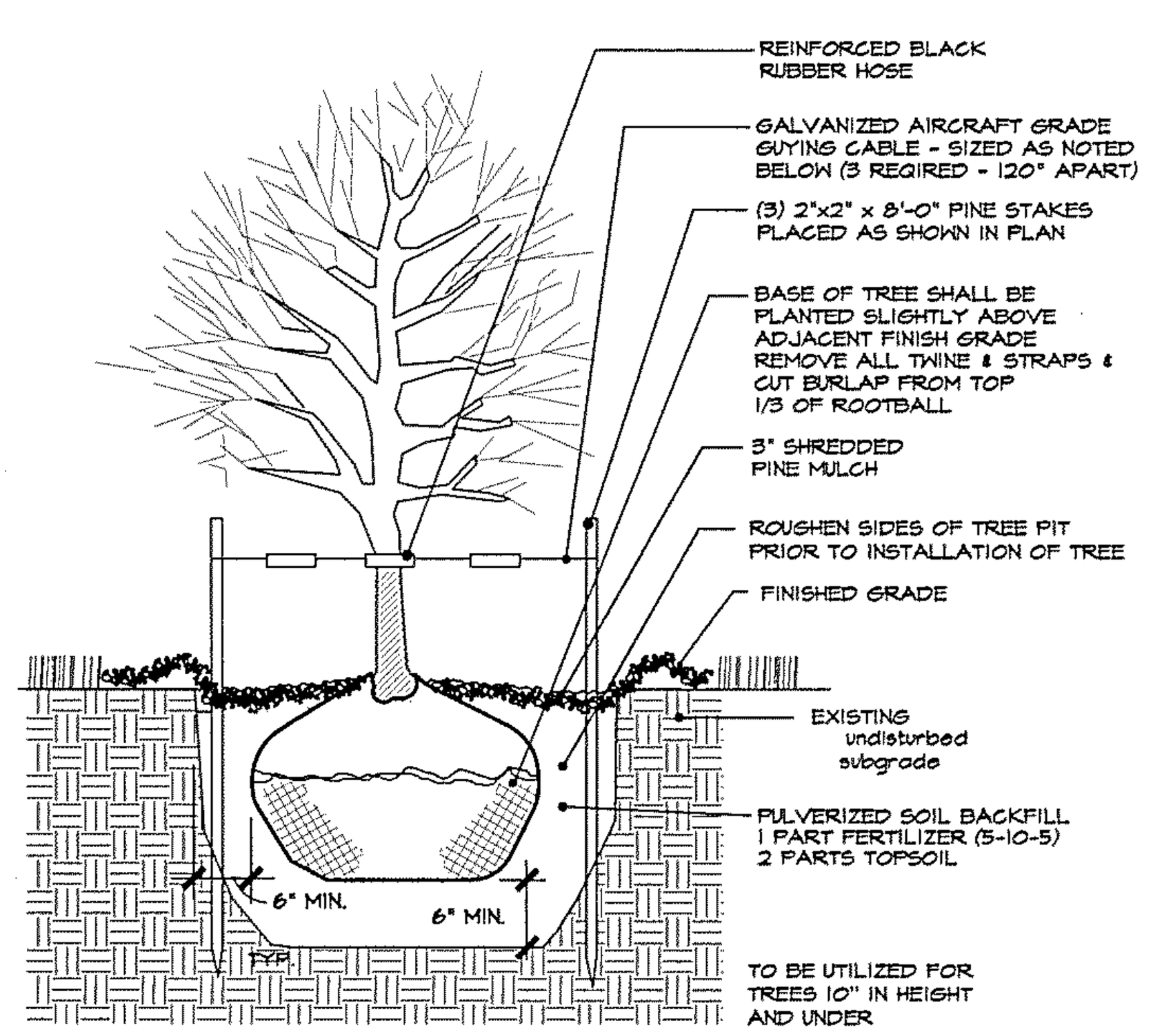


1 SITE PLAN
SCALE 1"=10'-0"

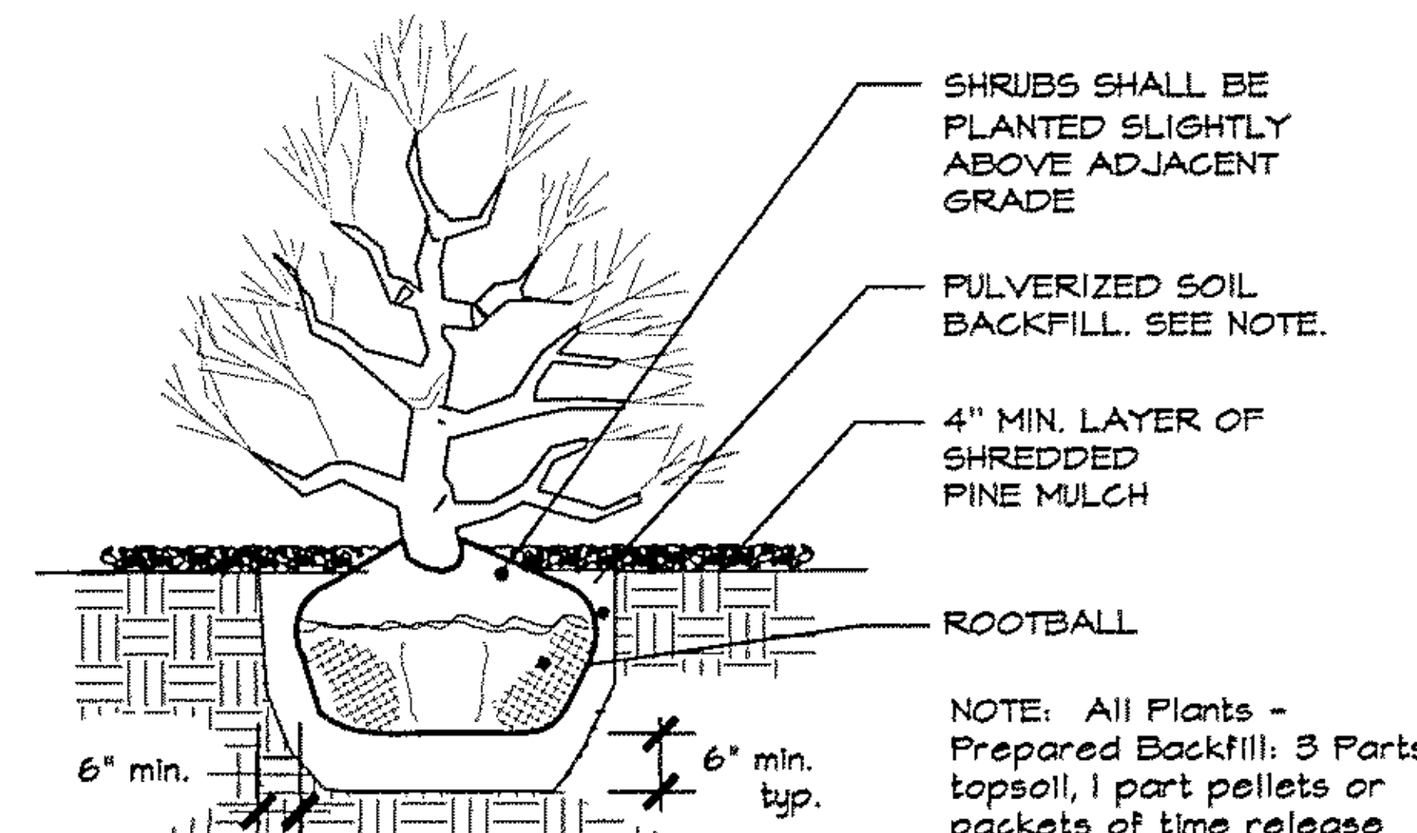


3 DRIVEWAY DETAIL
SCALE N.T.S.

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: OCT - 7 2026
VILLAGE BOARD: ARC
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:

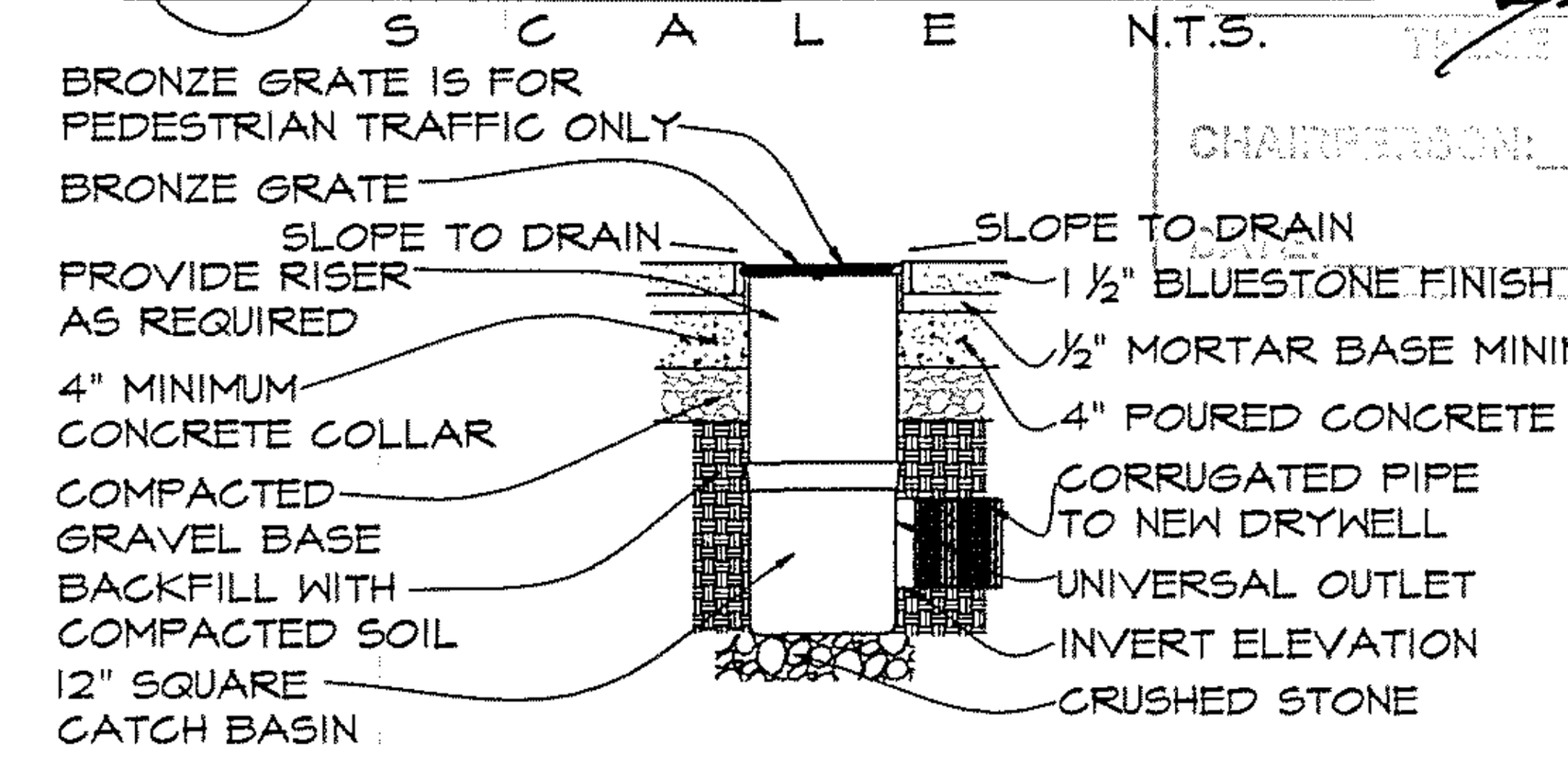


5 TREE DETAIL
SCALE N.T.S



NOTE: All Plants - Prepared Backfill: 3 Parts topsoil, 1 part pellets or packets of time release fertilizer, quantity a/p manufacturers instructions contractor to submit sample and literature on fertilizer prior to use

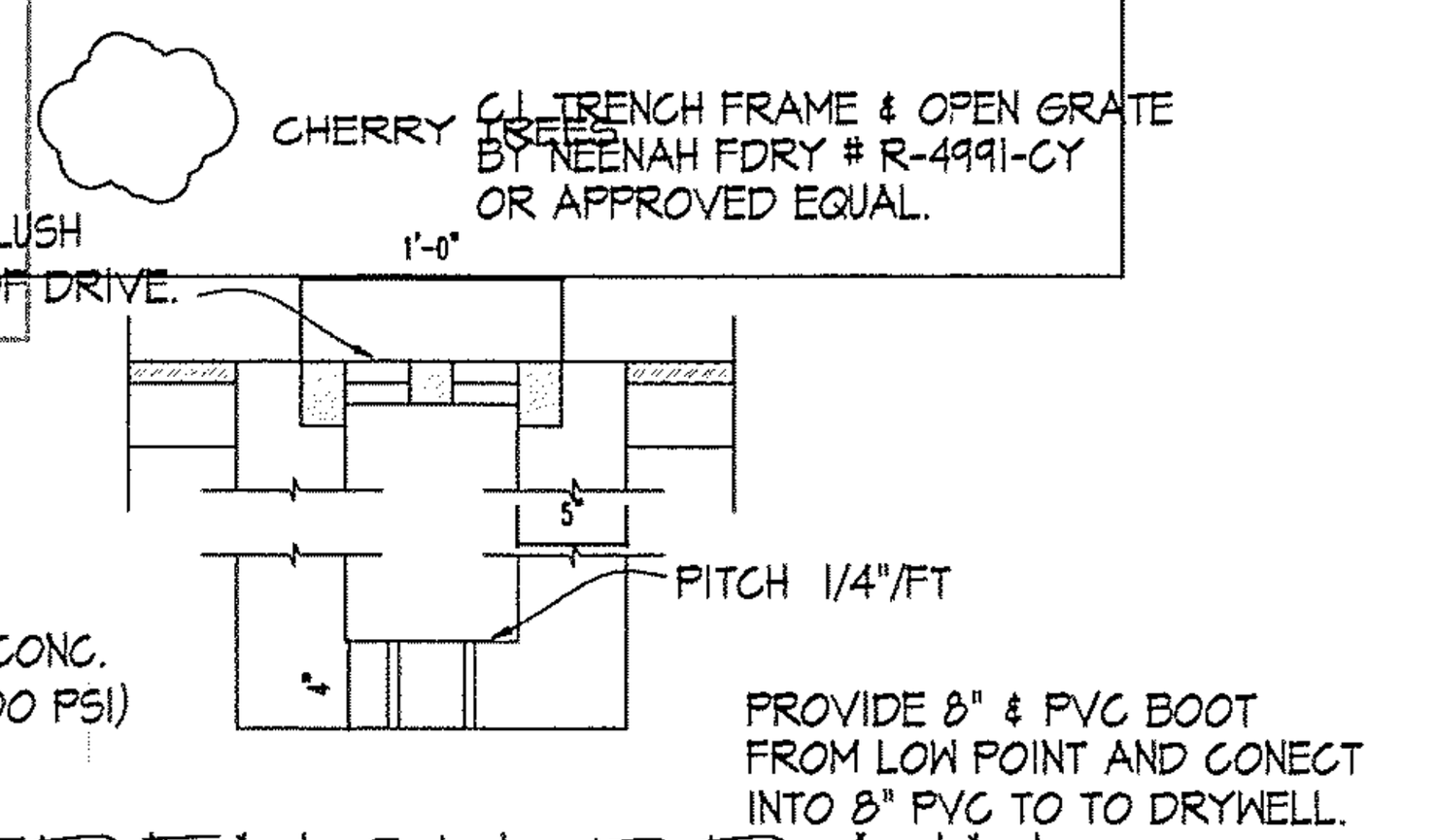
6 SHRUB DETAIL
SCALE N.T.S



4 CATCH DRAIN BASIN DETAIL
SCALE N.T.S

LANDSCAPE LEGEND

JUNIPERS
NEW EVERGREEN ARBORVITAE HEDGE 3 FEET IN HEIGHT PLANTED ALONG AT LEAST 75% OF THE MINIMAL SETBACK AREA (AS PER 575-169(c))
RHODODENDRON
AZELEAS
CHERRY TREES



2 TRENCH DRAIN DETAIL
SCALE N.T.S

LANDSCAPE NOTES

LANDSCAPE SPECIFICATIONS/NOTES

1. ACTUAL CONDITIONS CONFLICTING WITH PROPOSED SHALL BE BROUGHT TO THE OWNER'S ATTENTION.
2. THROUGHOUT THE CONSTRUCTION PROCESS THE CONTRACTOR SHALL DEVELOP AND MAINTAIN ALL WATER FROM PONDING, ACCUMULATING OR DRAINING INTO BUILDING.
3. ALL DISTURBED CONDITIONS NOTED TO REMAIN SHALL BE REPAIRED BY THE CONTRACTOR TO ORIGIANL CONDITIONS AT HIS EXPENSE.
4. ALL DEMOLISHED MATERIAL SHALL BE DISPOSED OF LEGALLY. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS TO WORK ADJACENT TO PUBLIC ROADS OF REQUIRED.
5. ALL EXISTING CONDITIONS OUTSIDE THE PROPERTY LINE

   AND PROJECTS LIMMITS SHALL REMAIN UNDISTURBED.
6. OWNER OR OWNER'S REPRESENTATIVE RESERVES THE RIGHTTO INSPECT AND APPROVE ALL PLANT MATERIAL,

   ALSO THE RIGHT TO REJECT ANY PLANTS FOUND TO BE UNACCEPTABLE AT POST CONSTRUCTION VERIFICATION.
7. NO SUBSTITUTIONS TO BE MADE WITHOUT PRIOR APPROVAL OF OWNER/OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL UNDERFROUND, FIELD CONDITIONS, CHANGES IN, ARCHITECTURE OF BUILDING AND NOTIFY THE OWNER'S REPRESENTATIVE OF ALL DISCREPANCIES OR CONFLICTS PRIOR TO INSTALLATION.
9. CONTRACTOR SHALL VERIFY QUANTITIES INDICATED ON PLANS AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES CONCERNING QUANTITIES ON PLAN, PLANT LIST AND DESIRED EFFECT PRIOR TO SUBMISSION OF BID OR CONSTRUCTION.
10. ALL PRECAUTIONS SHALL BE TAKEN IN CARTING, PLACING AND PLANTING OF MATERIAL ADJACENT TO PAVEMENT AREAS.
11. ALL PLANT MATERIAL SHALL ARRIVE AT THE SITE WITH BALLS, CONTAINERS, FLATS INTACT AND MAINTAINED BEFORE AND DURING CONSTRUCTION, ALL MATERIAL DAMAGE OR STOLEN SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
12. ALL PLANT MATERIAL SHALL NE NURSERY GROWN. NO COLLECTED SPECIMENTS SHALL BE ACCEPTED.
13. WARRANTIES FOR ALL PLANT MATERAILS SHALL BE ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS AS REQUIRED TO INSURE HEALTHY VIGOROUS GROWTH THROUGH THE THREE MONTH MAINTENANCE PERIOD, THIS WILL INCLUDE BUT NOT BE LIMITED TO MOWING, WATERING, FERTILIZING, WEEDINGAND MULCHING.
14. NEW PLANTING SHALL BEAR, SOME RELATIONSHIP TO ADJANCENT EXISTING GRADE. GRADE SURROUNDING PLANTING SHALL BE FLUSH, SMOOTH, AND MAINTAIN EXISTING DRAINAGE PATTERN.
15. THE PLANTING OF DECIDUOUS PLANT MATERIAL SHALL BE MARCH 1 TO MAY 15 AND FROM OCTOBER 15 TO DECEMBER 15. THE PLANTING OF EVERGREEN MATERIAL SHALL BE FROM APRIL 1 TO JUNE 1 AND FROM SEPTEMBER 1 TO NOVEMBER 1.
16. CONTRACTOR SHALL PRUNE OFF DEAD CANES AND BROKEN BRANCHES FROM NEW PLANTING. THEY SHALL ALSO PRUNE THE PLANT ACCORDING TO DETAILS. METHODS FOR PRUNING SHALL REFLECT BEST HORTICULTURAL PRACTICE AS OUTLINE BY THE AMERICAN ASSOCIATION OF BURSEYMEN'S SPECIFICATIONS, LATEST EDITION.
17. ALL MASS BED AREAS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH, OR OTHER APPROVED COMMERCIAL BULK MULCH. FINISHED GRADE TO BE ADJUSTED TO ACCEPT MULCH.
18. ALL SYNTHETIC BALL WRAPPING SHALL BE REMOVED PRIOR TO PLANTING, ACCORDING TO PLANTING DETAIL.
19. ANY PLANTS REMAINING ABOVE GROUND AFTER COMPLETION OF FALL PLANTING SHALL BE PROPERLY HEALED IN A PROTECTED AREA AND WATERED AND MAINTAINED IN BEST HORTICULTURAL CONDITION.

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
OCT - 7 2026
RECEIVED

D'ALESSIO
ARCHITECTS 31 East Main Street Huntington New York 11743 631 549 3170

THESE DOCUMENTS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. REPRODUCTION IN ANY FORM WILL NOT BE PERMITTED WITHOUT AN EXPRESSED WRITTEN AUTHORIZATION. CONTRACTOR SHALL VERIFY FIELDCONDITIONS AND DIMENSIONS AND REPORT ANY INCONSISTENCIES AS WELL AS BE RESPONSIBLE FOR FIELD FIT AND COORDINATION OF ALL WORK.

ISSUE
1-21 MAY'26
2-30 SEPT'26
3-06 OCT'26

DATED 22 JUL'25
SCALE AS NOTED

DRAWN JTL
CHECKED JCD

DRAWING
SITE PLAN/ GEN_NOTES/ DRAWING LIST/ ZONING CALC'S
FILE: 2119CD

PROJECT
65 HAMPSHIRE RD
GREAT NECK, NY

REGISTERED ARCHITECT JOSEPH CHARLES D'ALESSIO STATE OF NEW YORK No. 18527

OPUS 2119

SHEET S.1

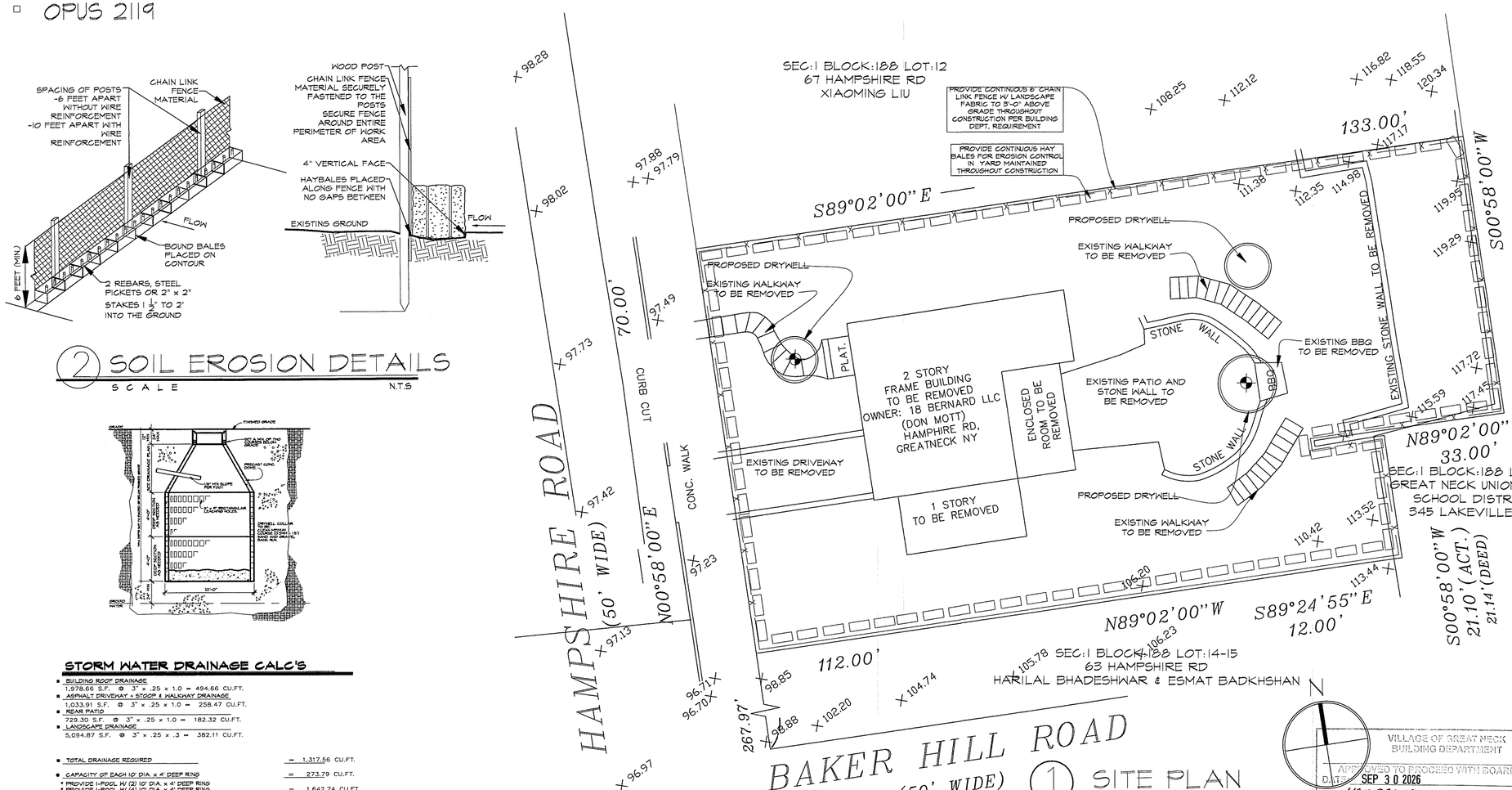
CONSTRUCTION
OF THE

65 HAMPSHIRE ROAD

RESIDENCE

65 HAMPSHIRE RD
GREAT NECK, N.Y.
OPUS 2119

*NOTE: ALL INFORMATION SHOWN INCLUDING ESTABLISHED FRONT YARD SETBACK WAS TAKEN FROM A SURVEY BY JERRY P. LARUE PROFESSIONAL LAND SURVEYOR, DATED AUGUST 23, 2021



1 SITE PLAN

SCALE 1"=10'-0"

2 SOIL EROSION DETAILS

SCALE N.T.S

3 DRYWELL DETAIL

SCALE N.T.S.

STORM WATER DRAINAGE CALC'S

- BUILDING ROOF DRAINAGE
  1,978.66 S.F. @ 3" x .25 x 1.0 = 494.66 CU.FT.
- ASPHALT DRIVEWAY + STOOP & WALKWAY DRAINAGE
  1,033.91 S.F. @ 3" x .25 x 1.0 = 258.47 CU.FT.
- REAR PATIO
  729.30 S.F. @ 3" x .25 x 1.0 = 182.32 CU.FT.
- LANDSCAPE DRAINAGE
  5,094.87 S.F. @ 3" x .25 x .3 = 382.11 CU.FT.

TOTAL DRAINAGE REQUIRED	= 1,317.56 CU.FT.
CAPACITY OF EACH 10' DIA. x 4' DEEP RING	= 273.79 CU.FT.
* PROVIDE 1-POOL W/ (2) 10' D/A x 4' DEEP RING * PROVIDE 1-POOL W/ (4) 10' D/A x 4' DEEP RING	= 1,642.74 CU.FT.
TOTAL DRAINAGE PROVIDED	= 1,642.74 CU.FT.

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: SEP 30 2026
VILLAGE BOARD:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

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VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
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ISSUE	DATED	DRAWN	DRAWING	PROJECT	OPUS	SHEET
1-21 MAY'26 2-30 SEPT'26	22 JUL'25 SCALE AS NOTED	JTL CHECKED JCD	SITE PLAN/ GEN_NOTES/ DRAWING LIST/ ZONING CALC'S FILE: 2119CD	65 HAMPSHIRE RD GREAT NECK, NEW YORK	2119	D.1

REGISTERED ARCHITECT JOSEPH CHARLES DALESIO 026827 STATE OF NEW YORK

CONSTRUCTION
OF THE

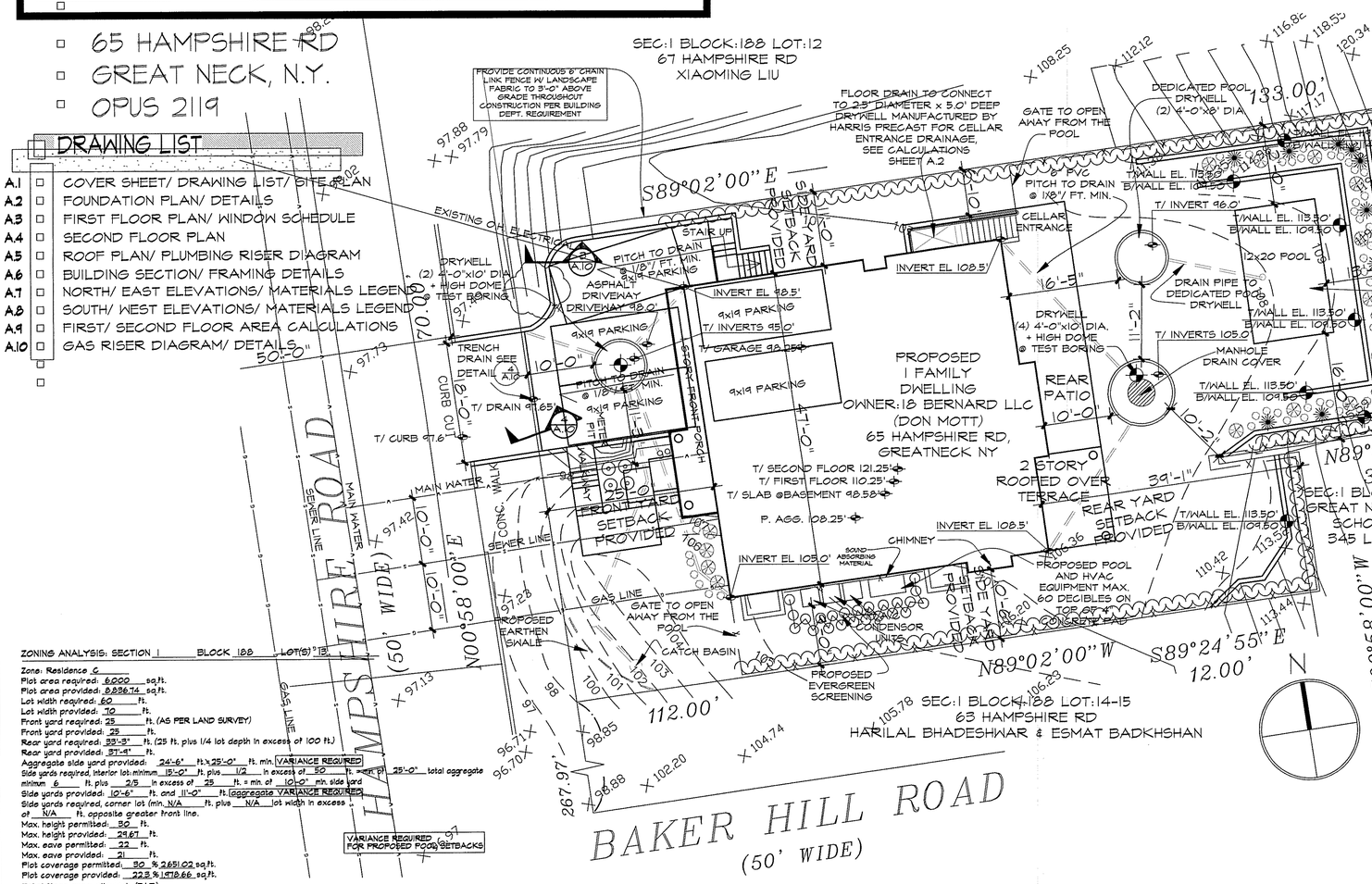
65 HAMPSHIRE ROAD

RESIDENCE

65 HAMPSHIRE RD
GREAT NECK, N.Y.
OPUS 2119

DRAWING LIST

A.1 COVER SHEET/ DRAWING LIST/ SITE PLAN
A.2 FOUNDATION PLAN/ DETAILS
A.3 FIRST FLOOR PLAN/ WINDOW SCHEDULE
A.4 SECOND FLOOR PLAN
A.5 ROOF PLAN/ PLUMBING RISER DIAGRAM
A.6 BUILDING SECTION/ FRAMING DETAILS
A.7 NORTH/ EAST ELEVATIONS/ MATERIALS LEGEND
A.8 SOUTH/ WEST ELEVATIONS/ MATERIALS LEGEND
A.9 FIRST/ SECOND FLOOR AREA CALCULATIONS
A.10 GAS RISER DIAGRAM/ DETAILS



ZONING ANALYSIS: SECTION 1 BLOCK 188 LOT(S) 13

Zone: Residence C
Plot area required: 6000 sq.ft.
Plot area provided: 8836.74 sq.ft.
Lot width required: 60 ft.
Lot width provided: 70 ft.
Front yard required: 25 ft. (AS PER LAND SURVEY)
Front yard provided: 25 ft.
Rear yard required: 33'-3" ft. (25 ft. plus 1/4 lot depth in excess of 100 ft.)
Rear yard provided: 51'-4" ft.
Aggregate side yard provided: 24'-6" ft.>25'-0" ft. min. VARIANCE REQUIRED
Side yards required, interior lot: minimum 15'-0" ft. plus 1/2 in excess of 50 ft. = sum of 25'-0" total aggregate minimum 6 ft. plus 2/5 in excess of 25 ft. = min. of 10'-0" min. side yard
Side yards provided: 10'-6" ft. and 11'-0" ft. (aggregate VARIANCE REQUIRED)
Side yards required, corner lot: (min. N/A ft. plus N/A lot width in excess of N/A ft. opposite greater front line.
Max. height permitted: 30 ft.
Max. height provided: 29.67 ft.
Max. eave permitted: 23 ft.
Max. eave provided: 21 ft.
Plot coverage permitted: 30 % 2651.02 sq.ft.
Plot coverage provided: 22.3 % 1978.66 sq.ft.
Total floor area allowed: (FAR)
Required floor area ratio(FAR) break points: N/A
Floor area ratio(FAR) 0
50 of the first 6000 sq.ft. of lot area = 3000 sq.ft.
.20 of the lot area in excess of the first 6000 sq.ft. which is less than 100 ft. from the street in on which the lot abuts = 400 sq.ft.
.10 of the lot area in excess of the first 6000 sq.ft. which is farther than 100 ft. of the street on which the lot abuts = 320 sq.ft.
Base F.A.R. = 3,280.0
Raised base F.A.R. (lot area 8836.74 x district ratio 0.07 max) = 618.57 sq.ft.
Net reduced base F.A.R.= base F.A.R. 3,280.0 sq.ft. - reduced base F.A.R. 618.57 sq.ft. = 2,461.43 sq.ft.
Incentives taken as follows:
1. .04 Peaked roof on 80% of building area +.04
2. .02 Peaked roof on one story portion of building. +.02(min. 5/12 roof pitch)
3. .xx Minimum two bay windows at least 16 sq.ft. total: +.02
4. .02 Open porch on front, 5 1/2' deep, at least 65% of front excluding garage and vestibules: (may project into front yard) +.03
5. .xx One story projecting vestibule, 6ft. in width, 5 1/2' into front yard. +.02
6. .xx Attached garage 10' back from front of dwelling +.02

Total incentive .08 MAX x lot area 8836.74 sq.ft. = 706.93 sq.ft.
Net reduced base F.A.R. 2,461.43 + incentive 706.93 sq.ft. = Max F.A.R. 3,123.36 sq.ft.
Max. F.A.R. permitted 3,123.36 sq.ft. (does not include 1/2 floor space in garage up to a max. of 200 sq.ft.
Max. F.A.R. provided 1st floor 2286.73 sq.ft. + 2nd floor 2096.9 sq.ft. + Garage 0.0 sq.ft. =4383.62 total sq.ft. which is more than 3,760.26 max. F.A.R. sq.ft. and therefore variance required

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

*NOTE: ALL INFORMATION SHOWN INCLUDING ESTABLISHED FRONT YARD SETBACK WAS TAKEN FROM A SURVEY BY JERRY P. LARUE PROFESSIONAL LAND SURVEYOR, DATED AUGUST 23, 2021

BUILDING CODE NOTES

THE FOLLOWING ARE EXCERPTS OF THE RESIDENTIAL CODE OF THE STATE OF NEW YORK

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20 P.S.F.	130	NO	NO	YES	C	SEVERE	b	MODERATE TO HEAVY	J	YES		1500 OR LESS	48.6

b.THE FROST LINE DEPTH MAY REQUIRE DEEPER FOOTINGS THAN INDICATED IN FIGURE R403.1(1). THE JURISDICTION SHALL FILL IN THE FROST LINE DEPTH COLUMN WITH THE MINIMUM DEPTH OF FOOTING BELOW FINISH GRADE.
j.THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE WITH THE MEAN ANNUAL TEMPERATURE FROM THE NATIONAL CLIMATE DATE CENTER DATA TABLE 'AIR FREEZING INDEX-USA METHOD (BASE 32 F)."

DRAWINGS DESIGNED IN ACCORDANCE WITH THE 2025
WOOD FRAME CONSTRUCTION MANUAL FOR 1 & 2 FAMILY DWELLINGS AND
THE 2025 INTERNATIONAL RESIDENTIAL CODE FOR ONE-AND TWO-FAMILY DWELLINGS

GENERAL NOTES

SOIL NOTES
1. THE CONTRACTOR SHALL EXCAVATE OVERLAYING ORGANIC TOPSOIL AND CLAY TO THE MINIMAL DEPTH SHOWN ON DRAWINGS.
2. FOOTING SHALL REST ON UNDISTURBED SOIL OF MINIMUM BEARING CAPACITY OF 2,000 lbs PER SQUARE FOOT.
3. EXCAVATION BACKFILL, ENGINEERED FILL SEE FOUNDATION NOTES.
4. NO BACKFILL SHALL BE PLACED ON FROZEN SOIL. ALL BACKFILL OPERATIONS, ONCE THE SOIL HAS BEEN FROZEN, SHALL NOT COMMENCE UNTIL THE GROUND HAS BEEN INSPECTED BY AN ENGINEER.

CONCRETE NOTES
1. ALL CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) 318.99 AND NEW YORK STATE BUILDING CODE.
2. ALL CONCRETE EXCEPT AS SPECIFICALLY NOTED HEREIN, SHALL BE STONE CONCRETE HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS.
3. REINFORCING FOR REINFORCED CONCRETE ELEMENTS, UNLESS OTHERWISE SHOWN OR SPECIFIED, SHALL BE DEFORMED IN ACCORDANCE WITH ASTM-A615, GRADE 60 AND SHALL HAVE A MINIMUM YIELD POINT OF 60,000 PSI.
4. WELDED WIRE FABRIC SHALL HAVE A MINIMUM ULTIMATE STRENGTH OF 70,000 PSI.
5. MINIMUM REINFORCEMENT PROTECTION, UNLESS OTHERWISE SHOWN OR SPECIFIED, SHALL BE ¾" FOR SLABS AND INTERIOR FACES OF WALLS, 3" FOR FOOTING AND OTHER STRUCTURAL CONCRETE DEPOSITE AGAINST GROUND.
6. NO OF CONCRETE SHALL BE POURED UNTIL THE REQUIRED PRELIMINARY TESTS HAVE BEEN MADE AND APPROVED (PER NEW YORK STATE BUILDING CODE).
7. ALL STRUCTURAL MEMBERS SHALL BE POURED FOR THEIR FULL DEPTH IN ONE OPERATION. CONSTRUCTION JOINTS, SUCH AS DAYS FOUR JOINTS, SHALL BE LOCATED IN THE MIDDLE THIRD OF SPAN. MAIN REINFORCING SHALL RUN THROUGH THE JOINTS. ROUGHEN AND PICK JOINTS TO EXPOSE AGGREGATE FOR CHEMICAL BOND, WET THOROUGHLY AND SLUSH JOINY WITH A ½ THICK MORTAR, NOT MORE THAN 5 MINUTES BEFORE FRESH CONCRETE IS POURED AGAINST SURFACE.
8. ALL OPENINGS IN FOUNDATION WALLS, UNLESS OTHERWISE SHOWN, SHALL HAVE 2-#6 BARS ADDITIONAL ON ALL SIDES AND SHALL EXTEND 2'-6A BEYOND EDGES OF OPENING.
9. THE CONTRACTOR SHALL INSTALL ALL BUILT-IN-WORK, SLEEVES, OPENINGS, INSERTS, ETC., AS REQUIRED FOR A COMPLETE JOB. LOCATION OF SLEEVES AND OPENINGS NOT SHOWN ON PLANS IS SUBJECT TO APPROVAL OF STRUCTURAL ENGINEER.
10. PRIOR TO PLACING CONCRETE, ALL REINFORCING SHALL BE FREE OF LOOSE FLAKY RUST, MUD, OIL OR OTHER COATING THAT WILL REDUCE FULL BOND CAPACITY.
11. MAXIMUM LENGTH OF CONCRETE POUR (DISTANCE BETWEEN CONSTRUCTION JOINTS SHALL BE 75 FEET DURING JUNE THROUGH SEPTEMBER AND 50 FEET DURING THE REST OF THE YEAR).

FOOTINGS:
1- FOOTINGS TO BEAR ON VIRGIN OR UNDISTURBED SOIL.
2- SOIL VALUE ASSUMED AT 2 TONS/SF.
3- CONCRETE TO BE MINIMUM F'C 3000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
4- BOTTOM OF EXTERIOR FOOTINGS AND/OR GRADE BEAMS TO BE 3'-0A MINIMUM BELOW GRADE.
5- SOIL COMPACTION TO BE NON LESS THAN 95% MODIFIED PROCTOR TEST.
6- STEP FOOTING DOWN AS REQUIRED.
7- MAXIMUM STEP OF FOOTING SHALL BE ONE VERTICALLY TO TWO HORIZONTALLY WHERE BOTTOM OF FOOTING ELEVATION CHANGE.
8- ALL EXPOSED CONCRETE SHALL BE AIR ENTRAINED.
9- WALL FORMS TO REMAIN IN PLACE 3 DAYS MINIMUM.

MASONRY NOTES
1. CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT UNITS.
2. FILL ALL VOIDS IN SOLID BRICK WITH MORTAR OR CONCRETE.
3. BRICK MASONRY SHALL CONFORM TO ASTM C62-97a. MINIMUM AVERAGE COMPRESSIVE STRENGTH SHALL BE f'm=8500PSI, GRADE SW.
4. NON-SHRINK GROUT SHALL BE FIVE STAR OR APPROVED EQUAL.
5. MASONRY CONNECTIONS:
a. HILTI KWIT-A ANCHOR SYSTEM, GALVANIZED STEEL THREADED RODS, SCREENS AND POLYESTER RESIN C-20.
b. HILTI KWIK-BOLT-A EXPANDING BOLTS.

STEEL NOTES
1. STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 (Fy=50 KSI) EXCEPT C-SECTIONS OR TO ASTM A501 FOR STEEL PIPE, AND TO AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION, ERECTION OF STRUCTURAL STEEL FOR BUILDING AS MODIFIED BY RS 10-5
2. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS LICENSED BY THE COMMISSIONER OF BUILDINGS AND SHALL CONFORM TO ART. C26-1005.3 AND ANS D11. WELDING ELECTRODES SHALL BE ASTM A233, CLASS E70XX.
3. ALL SHOP CONNECTIONS SHALL BE HIGH STRENGTH BOLTED OR WELDED. ALL FIELD CONNECTIONS SHALL BE BOLTED UNLESS SHOWN OTHERWISE ON DRAWINGS. ALL BOLTS SHALL BE ¾" DIAMETER, ASTM A307 UNLESS NOTED OTHERWISE.
4. SHOP DRAWINGS ARE REQUIRED FOR STRUCTURAL STEEL. SUBMIT A PRINT TO STRUCTURAL ENGINEER FOR APPROVAL BEFORE EXECUTION OF THE WORK.
5. PAINTING NEW STEEL SHOP COAT EXCEPT AT HASHERS OF HIGH STRENGTH BOLTS AND WITHIN 2A OF FIELD WELDS. PROVIDE ONE COAT IN THE SHOP AND TOUCH UP IN THE FIELD.
6. THE CONTRACTOR SHALL PROVIDE MILL CERTIFICATE AS TO STEEL YIELD STRESS AND SPECIFICATION COMPLIANCE.

WOOD NOTES:
MINIMUM LUMBER GRADE TO BE NO. 2 GRADE LUMBER OF DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE, AND SPRUCE-PINE-FIR
- ALL STUDS SHALL BE CONTINUOUS. DIRECT STACKING OF STUDS IS PROHIBITED.
- LOAD BEARING WALLS SHALL HAVE STUD PLACEMENT OF 16A O.C. MAX.
- ALL WOOD FRAMING MEMBERS WHICH REST ON EXTERIOR FOUNDATION WALLS SHALL BE PRESSURE TREATED UNLESS THE DISTANCE OF THE WOOD MEMBER TO FINISH GRADE IS GREATER THAN 8A.
- THE MINIMUM GRADE AND ALLOWABLE STRESSES FOR STRUCTURAL WOOD MEMBERS ARE:
a.) STUDS AND JACKS - SPF STUDE GRADE, Fc⊥=675 psi.
b.) HEADERS - SYP #2. SIZE PER ENGINEERING.
- STUDS FORMING MECHANICAL WALLS SHALL BE PLACED IN LINE WITH THE FLOOR JOISTS ABOVE AND BELOW.
-INSTALL SOLID BLOCKINGS IN FLOOR FRAMING SPACES UNDER POSTS/MULTIPLE STUDS TO TRANSFER THE LOADS DOWNWARD WITHOUT INTERRUPTION. THE AREA OF THE CROSS-SECTION OF SUCH BLOCKING SHALL NOT HAVE AN AREA LESS THAN THE CROSS-SECTION OF THE POSTS/MULTIPLE STUDS BELOW.

R502.8.1 SAWN LUMBER
NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES (102mm) OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL

NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES (51mm) TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES (51mm) TO THE NOTCH.
R502.8.2 ENGINEERED WOOD PRODUCTS
CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS, CROSS-LAMINATED TIMBER MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL.

LATERAL RESTRAINT:
JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2 INCHES (51mm) NOMINAL IN THICKNESS; OR BY ATTACHMENT TO A FULL-DEPTH HEADER, BAND OR RIM JOIST, OR TO AN ADJOINING STUD OR SHALL BE OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.
EXCEPTIONS.
TRUSSES, STRUCTURAL COMPOSITE-LUMBER, STRUCTURAL GLUED-LAMINATED MEMBERS AND I-JOISTS SHALL BE SUPPORTED LATERALLY AS REQUIRED BY THE MANUFACTURER'S 8945 RECOMMENDATIONS.

HANDRAILS, GUARDS AND PARAPETS:
RAILING AND GUARDS INSTALLATION SHALL HAVE THE ABILITY TO WITHSTAND A CONCENTRATED LOAD OF 200lbs IN ANY DIRECTION AT ITS TOP.

SIMPSON STRONG TIES, LVL AND PSL BEAMS
ALL THE SIMPSON STRONG TIES MANUFACTURER'S SPECIFICATION, REQUIREMENTS AND RECOMMENDATIONS ARE TO BE FOLLOWED IN THEIR INSTALLATION.

FIRE PREVENTION NOTES:
R302.12 DRAFTSTOPPING:

IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS UNUSABLE 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 m^2). DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED 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 NOT BE LESS THAN ¼A (12.7mm) GYPSUM BOARD, ⅜A (9.5mm) 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.

R302.13 FIRESTOPPING:
FLOOR ASSEMBLIES THAT ARE NOT REQUIRED ELSEWHERE IN THIS CODE TO BE FIRE-RESISTANCE RATED, SHALL BE PROVIDED WITH A ¼A (12.7mm) GYPSUM WALLBOARD MEMBRANE, ⅜A (16mm) WOOD STRUCTURAL PANEL MEMBRANE, OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL OUTLETS, LIGHTING DEVICES, LUMINARIES, WIRES, SPEAKERS, DRAINAGE, PIPING AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED. FIRE BLOCKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R302.11 IN THE FOLLOWING LOCATIONS:
IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, AT THE CEILINGS AND FLOOR LEVELS. CONCEALED HORIZONTAL FURRED SPACES SHALL ALSO BE FIREBLOCKED AT INTERVALS NOT EXCEEDING 10 FEET.
AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

FOR FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1001.16

AS PER R1001.11, ALL WOOD BEAMS, JOISTS, STUDS AND OTHER COMBUSTABLE MATERIALS SHALL HAVE A CLEARANCE OF NOT LESS THAN 2 INCHES FROM FACES AND SIDES OF MASONRY FIREPLACES AND NOT LESS THAN 4 INCHES FROM THE BACK FACES OF MASONRY FIREPLACES. THE AIR SPACE SHALL NOT BE FILLED, EXCEPT TO PROVIDE FIRE BLOCKING IN ACCORDANCE WITH R1001.12

BATT INSULATION NOTE:
INSULATING MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND THEY SHALL EXHIBIT A FLAM SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723

FOAM INSULATION NOTE:
AS PER R316 IN THE NYS RESIDENTIAL CODE:
PACKAGES AND CONTAINERS OF FOAM PLASTIC INSULATION AND FOAM PLASTIC INSULATION COMPONENTS DELIVERED TO THE JOB SITE SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHOWING MANUFACTURER'S NAME, THE PRODUCT LISTING, PRODUCT IDENTIFICATION AND INFORMATION SUFFICIENT TO DETERMINE THAT THE END USE WILL COMPLY WITH THE REQUIREMENTS.
ALL FOAM PLASTIC OR ALL PLASTIC CORES USED AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDINGS CONSTRUCTION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND HAVE A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84 OR UL 723. LOOSE-FILL TYPE FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX.

R316.4 THERMAL BARRIER
FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF NOT LESS THAN 1/2-INCH (18.2mm)

WOOD STRUCTURAL PANEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTERGRITY FIRE TEST OF NFPA 275.

VILLAGE OF GREAT NECK
PLANNING DEPARTMENT
DATE: OCT - 7 2026
VILLAGE PLANNING BOARD REVIEW
VILLAGE PLANNER:
APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
RECEIVED
OCT - 7 2026

BALESIO
ARCHITECTS 31 East Main Street Huntington New York 11743 631 549 3170

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ISSUE
1-21 MAY'26
2-30 SEPT'26
3-06 OCT'26

DATED 22 JUL'25
SCALE AS NOTED

DRAWN JTL
CHECKED JCD

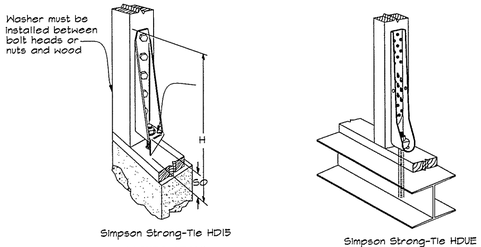
DRAWING SITE PLAN/ GEN_NOTES/ DRAWING LIST/ ZONING CALC'S
FILE: 2119CD

PROJECT 65 HAMPSHIRE RD GREAT NECK

REGISTERED ARCHITECT JOSEPH CHARLES BALESIO No. 18521 STATE OF NEW YORK

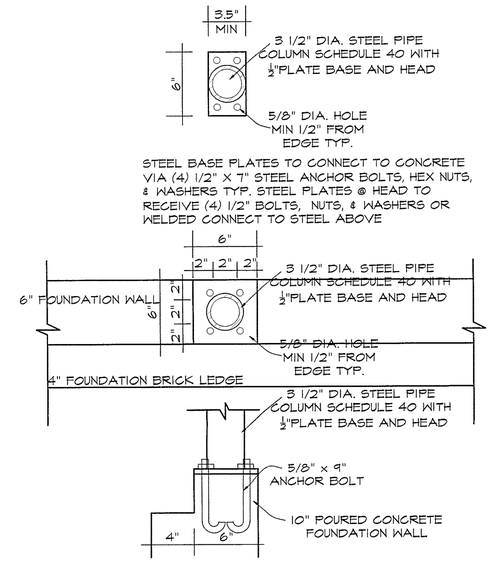
OPUS 2119

SHEET A.1



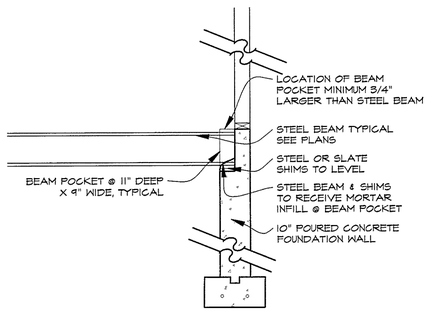
2 HOLD DOWN ANCHOR DETAIL

SCALE N.T.S.



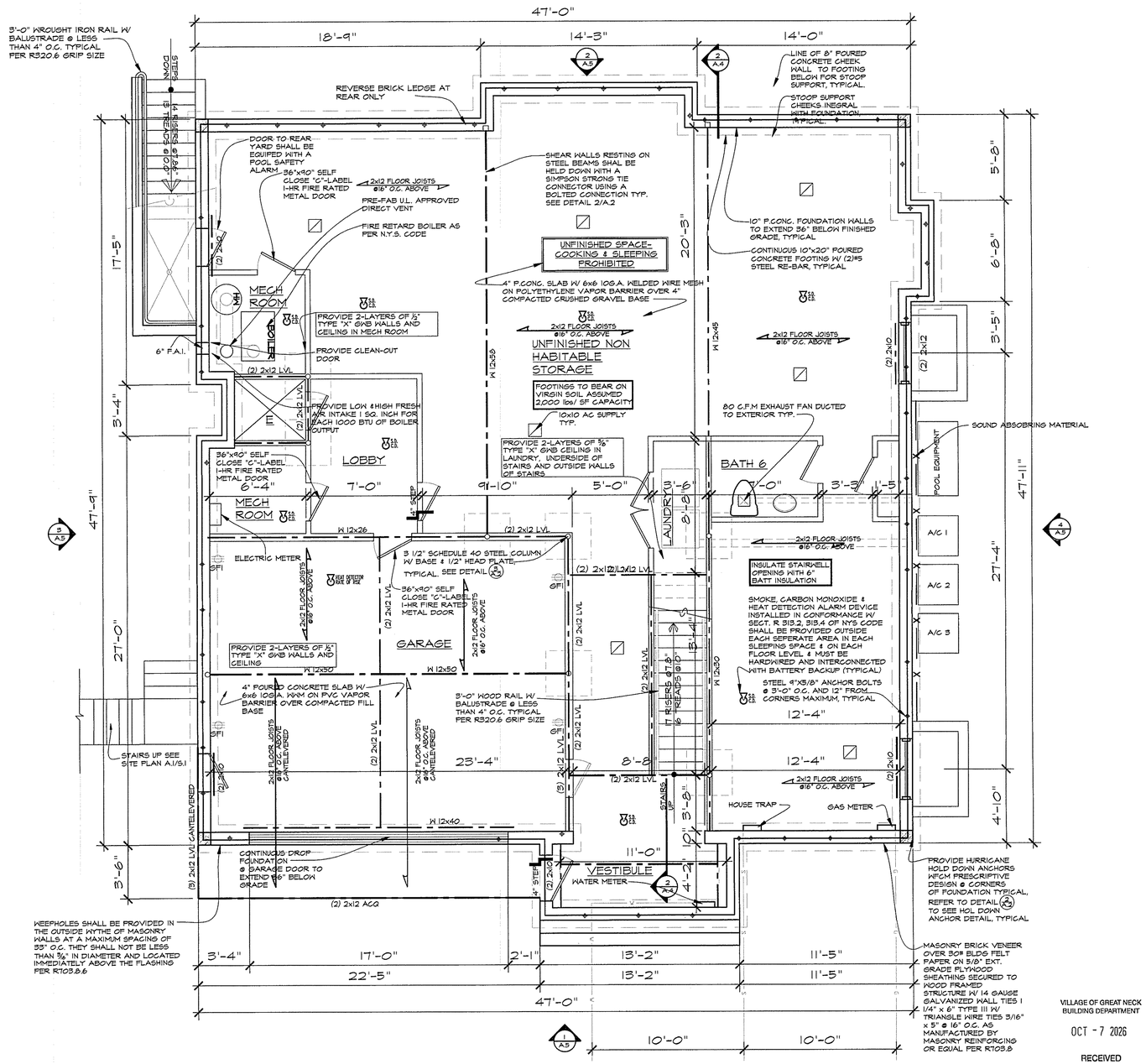
3 COLUMN PLATE DETAIL

SCALE 2"=1'-0"



4 BEAM POCKET SUPPORT DETAIL

SCALE 1/2"=1'-0"



1 FOUNDATION PLAN

SCALE 1/4" = 1'-0"

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
OCT - 7 2026
RECEIVED

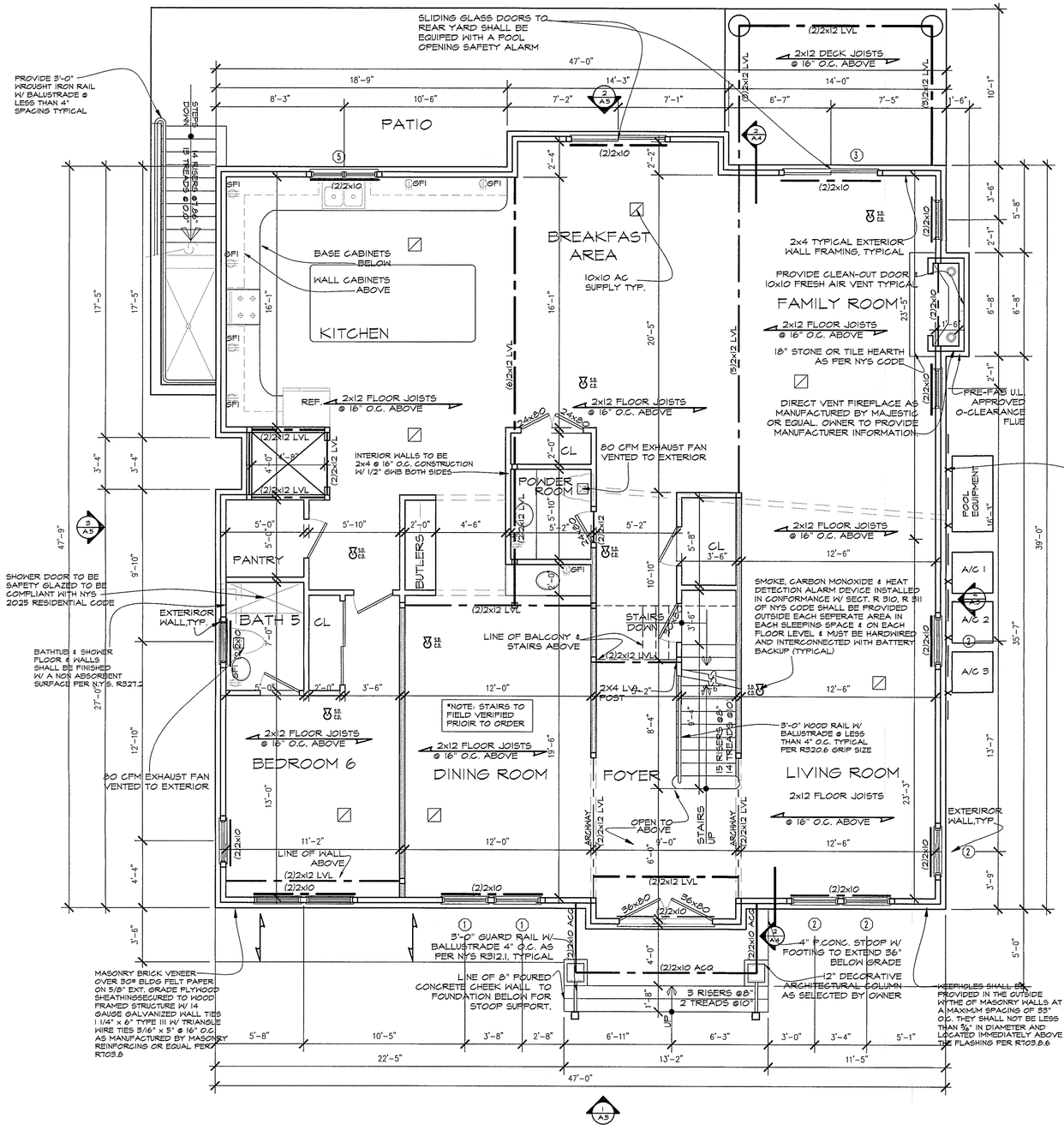
VILLAGE OF GREAT NECK BUILDING DEPARTMENT
APPROVED PLANNING BOARD REVIEW
DATE: OCT - 7 2026
VILLAGE PLANNER: AJC

D'ALESSIO
ARCHITECTS 31 East Main Street Huntington New York 11743 631 549 3170

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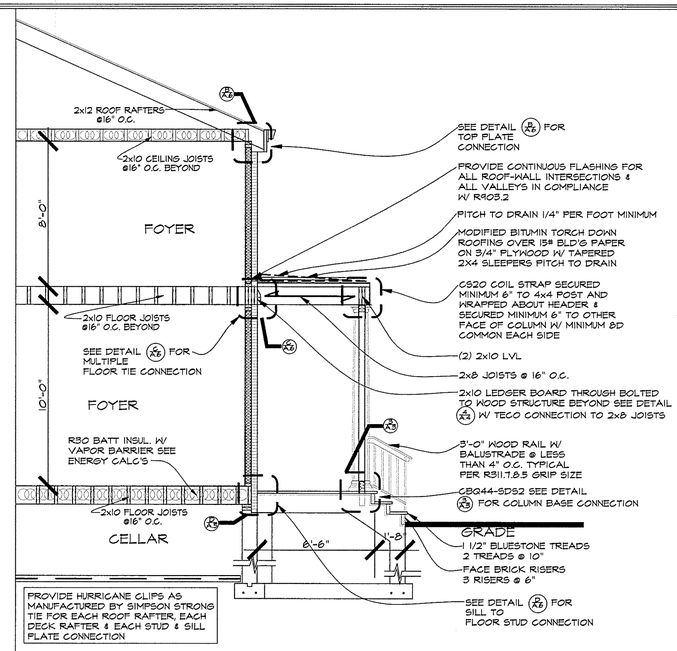
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1-21 MAY'26 2-06 OCT'26	22 JUL'25 SCALE AS NOTED	JTL CHECKED JCD	FOUNDATION PLAN DETAILS FILE: 2119CD	65 HAMPSHIRE RD GREAT NECK, NY	2119	A.2

REGISTERED ARCHITECT JOSEPH CHARLES D'ALESSIO No. 025710 STATE OF NEW YORK



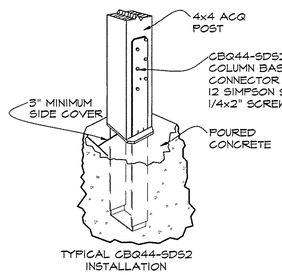
1 FIRST FLOOR PLAN

SCALE 1/4"=1'-0"



2 STOOP CROSS SECTION

SCALE 1/4"=1'-0"



TYPICAL CBQ44-SDS2 INSTALLATION

3 COLUMN BASE CONNECTION DETAIL

SCALE 1/4"=1'-0"

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED WITH BOARD REVIEW
DATE: OCT - 7 2026
VILLAGE OFFICIAL:
X
CHAIRPERSON:
DATE:

WINDOW SCHEDULE

TAG	LOCATION	R.O.	QTY.	TYPE	STOCK	FINISH	REMARKS
(1)	LIVING ROOM	6'-0" X 6'-10"	2	FRENCH DOOR	7282	WHITE	EGRESS
(2)	DINING ROOM	6'-0" X 6'-10"	2	FRENCH DOOR	7282	WHITE	EGRESS
(3)	GARAGE	2'-11 3/4" X 5'-5 3/4"	1	CASEMENT	3565	WHITE	EGRESS
(4)	MAID'S BATH	2'-5 3/4" X 2'-11 3/4"	1	CASEMENT	2935	WHITE	---
(5)	MAID'S ROOM	2'-11 3/4" X 5'-5 3/4"	2	CASEMENT	3565	WHITE	EGRESS
(6)	KITCHEN	1'-11 3/4" X 3'-5 3/4"	2	CASEMENT	2341	WHITE	---
(7)	BREAKFAST AREA	6'-0" X 6'-10"	1	GLIDING DOOR	7282	WHITE	TEMPERED SAFETY
(8)	DEN	1'-11 3/4" X 5'-11 3/4"	2	CASEMENT	2371	WHITE	---
(9)	DEN	6'-0" X 6'-10"	1	GLIDING DOOR	7282	WHITE	TEMPERED SAFETY
(10)	DEN	2'-11 3/4" X 5'-5 3/4"	2	CASEMENT	3565	WHITE	EGRESS
(11)	LIVING ROOM	2'-11 3/4" X 5'-5 3/4"	2	CASEMENT	3565	WHITE	EGRESS
(12)	MASTER BEDROOM	5'-0" X 6'-8 5/8"	1	FRENCH DOOR	6081	WHITE	EGRESS
(13)	FOYER	1'-11 3/4" X 5'-5 3/4"	3	FIXED	2365	WHITE	---
(14)	BEDROOM #4	5'-0" X 6'-8 5/8"	1	FRENCH DOOR	6081	WHITE	EGRESS
(15)	BEDROOM #5	2'-5 3/4" X 4'-5 3/4"	2	CASEMENT	2953	WHITE	EGRESS
(16)	BEDROOM #5	2'-11 3/4" X 4'-5 3/4"	1	CASEMENT	3553	WHITE	EGRESS
(17)	BATH #5	2'-11 3/4" X 1'-11 3/4"	1	AWNING	3523	WHITE	TEMPERED SAFETY
(18)	BEDROOM #3	2'-11 3/4" X 4'-5 3/4"	3	CASEMENT	3553	WHITE	EGRESS
(19)	BEDROOM #2	2'-11 3/4" X 4'-5 3/4"	2	CASEMENT	3553	WHITE	EGRESS
(20)	MASTER BATH	2'-11 3/4" X 4'-5 3/4"	2	CASEMENT	3553	WHITE	TEMPERED SAFETY
(21)	MASTER BEDROOM	2'-11 3/4" X 4'-5 3/4"	2	CASEMENT	3553	WHITE	EGRESS

NOTE: ALL WINDOWS TO BE W/R'D BY PELLA. INCLUDE APPROPRIATE GRILL FOR EACH AS REQ'D. INCLUDE HARDWARE AND SCREENS FOR ALL OPERATING UNITS. MAX U FACTOR OF .27 AND A MAX SHGC OF .40

DOOR SCHEDULE

TAG	LOCATION	R.O.	QTY.	TYPE	REMARKS
(1)	FOYER	36"x96"	2	WOOD/ GLASS	---
(2)	FOYER	30"x80"	1	WOOD PANELED	---
(3)	FOYER	24"x80"	2	WOOD PANELED	---
(4)	POWDER ROOM	24"x80"	1	WOOD PANELED	---
(5)	PANTRY	24"x80"	2	WOOD PANELED	---
(6)	PANTRY	18"x80"	1	WOOD PANELED	---
(7)	BATH 5	30"x80"	1	WOOD PANELED	---
(8)	BEDROOM 6	30"x80"	3	WOOD PANELED	---
(9)	BEDROOM 5	30"x80"	3	WOOD PANELED	---
(10)	BEDROOM 4	30"x80"	3	WOOD PANELED	---
(11)	MASTER BEDROOM	30"x80"	3	WOOD PANELED	---
(12)	CORRIDOR	30"x80"	1	WOOD PANELED	---
(13)	BEDROOM 2	30"x80"	4	WOOD PANELED	---
(14)	BATH 3	30"x80"	1	WOOD PANELED	---
(15)	BEDROOM 3	30"x80"	4	WOOD PANELED	---
(16)	ELEVATOR	36"x80"	3	WOOD	---
(17)	GARAGE	36"x80"	1	METAL	SELF CLOSING C-LABEL
(18)	GARAGE	36"x80"	1	WOOD	---
(19)	FOUNDATION LOBBY	36"x80"	1	WOOD PANELED	---
(20)	MECH ROOM	36"x80"	1	METAL	SELF CLOSING C-LABEL
(21)	FOUNDATION	30"x80"	5	WOOD PANELED	---
(22)	CELLAR ENTRANCE	36"x80"	1	WOOD	---

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
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31 East Main Street Huntington New York 11743 631 549 3170

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ISSUE 1-21 MAY'26

DATED 22 JUL'25 SCALE AS NOTED

DRAWN JTL CHECKED JCD

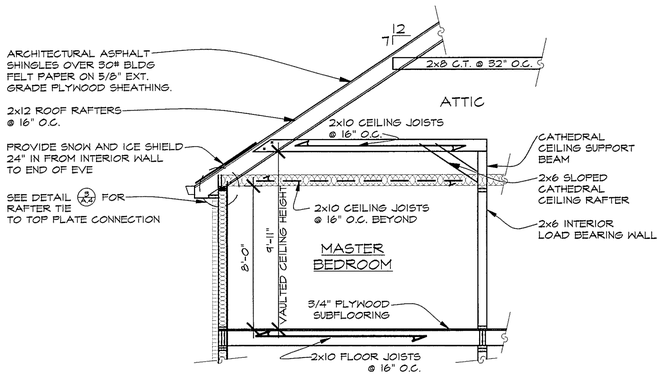
DRAWING
FIRST FLOOR PLAN
WINDOW SCHEDULE
FILE: 2119CD

PROJECT 65 HAMPSHIRE RD GREAT NECK NEW YORK

REGISTERED ARCHITECT JOSEPH CHARLES DALESSIO STATE OF NEW YORK 18521

OPUS 2119

SHEET A.3

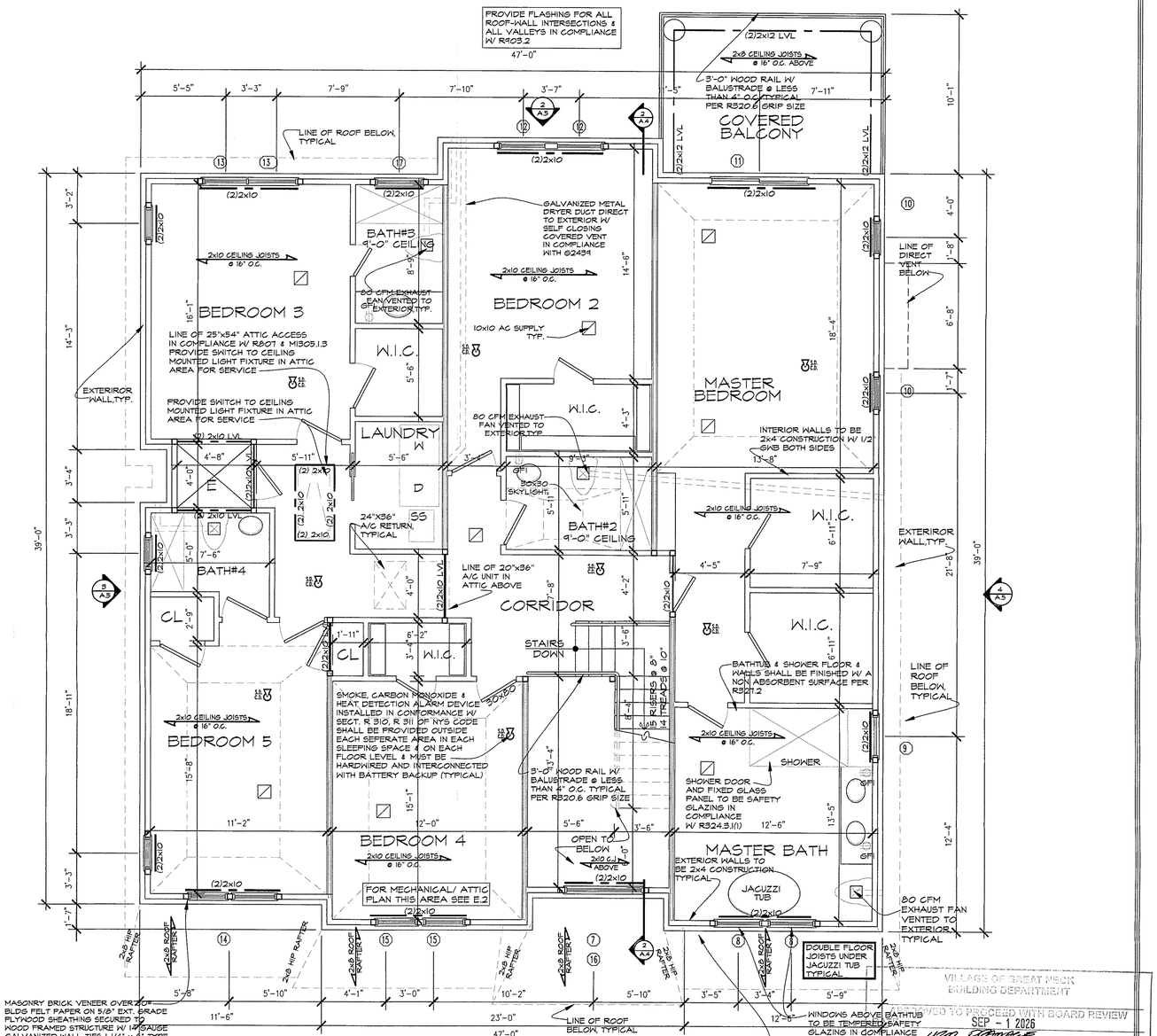


2 VAULTED CEILING DETAIL

SCALE 1/4"=1'-0"

3 WALL SECTION DETAIL

SCALE 1/2"=1'-0"



1 SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
SEP - 1 2026
VILLAGE BOARD:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

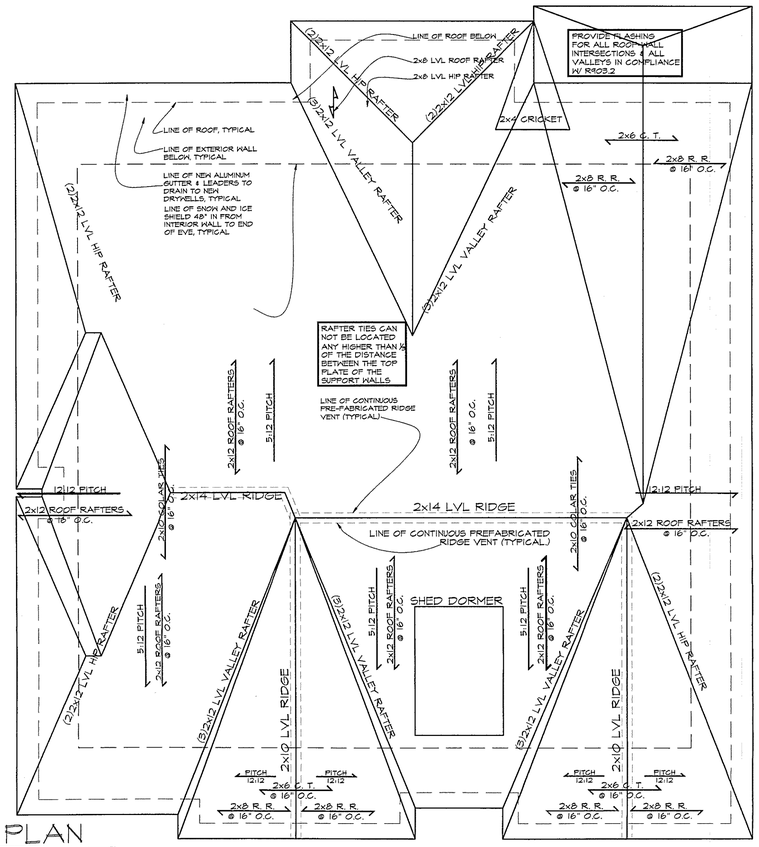
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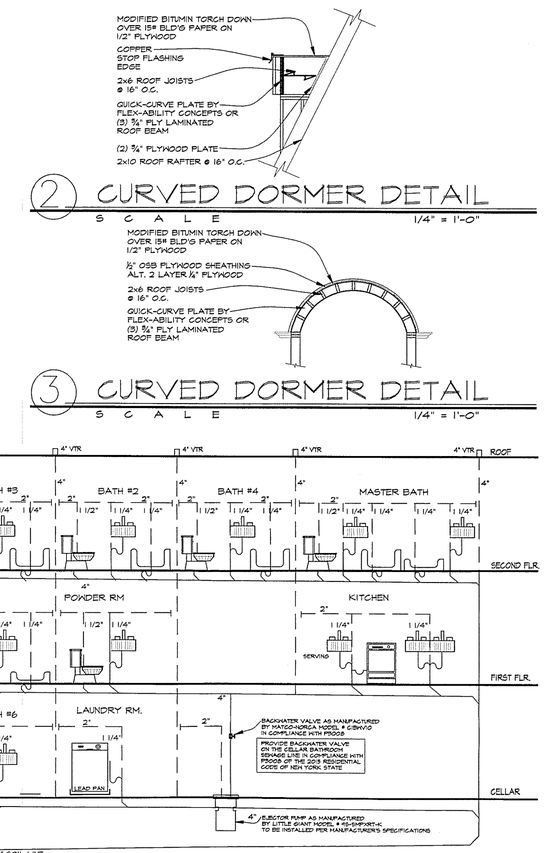
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1-21 MAY'26	22 JUL'25 SCALE AS NOTED	JTL CHECKED JCD	SECOND FLOOR PLAN FILE: 2119CD	65 HAMPSHIRE RD GREAT NECK, NY	2119	A.4

REGISTERED ARCHITECT JOSEPH CHARLES DALESSIO No. 18527 STATE OF NEW YORK



1 ROOF PLAN

S C A L E 1/4"=1'-0"



4 PLUMBING RISER DIAGRAM

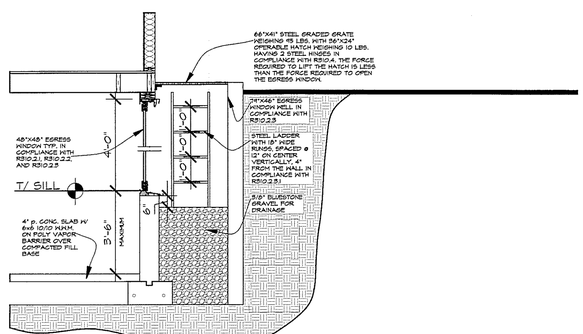
S C A L E N.T.S.

2 CURVED DORMER DETAIL

S C A L E 1/4" = 1'-0"

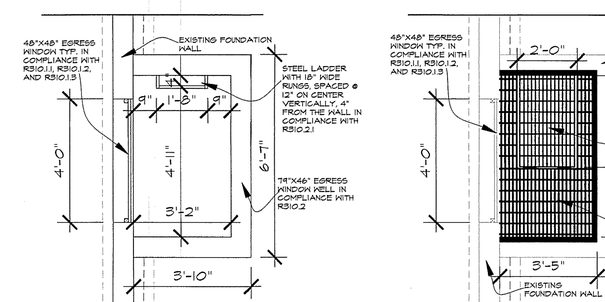
3 CURVED DORMER DETAIL

S C A L E 1/4" = 1'-0"



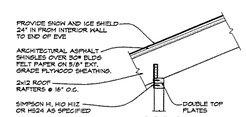
7 WINDOW WELL DETAIL

S C A L E 3/8"=1'-0"



6 WINDOW WELL DETAILS

S C A L E 1/2"=1'-0"



NOTE:
RAFTER TIES CAN NOT BE LOCATED ANY HIGHER THAN ⅓ OF THE DISTANCE BETWEEN THE TOP PLATE OF THE SUPPORT WALLS AND THE RIDGE PER N.Y.S TABLE R802.3.1

RAFTER TIE TO TOP PLATE

DETAIL MARK	SIMPSON PIECE	FASTENERS - NAILS RAFTER	FASTENERS - NAILS TOP PLATE
A	H1	8-8d x 1 1/2	4-8d
B	H2, H2A	8-8d x 1 1/2	8-8d x 1 1/2
C	H1Z	8-16d x 2 1/2	8-16d x 2 1/2
D	H10-2	8-10d	8-10d
E	H24	2-8d SLANT	8-8d

5 RAFTER TIE DETAIL

S C A L E 1/2"=1'-0"

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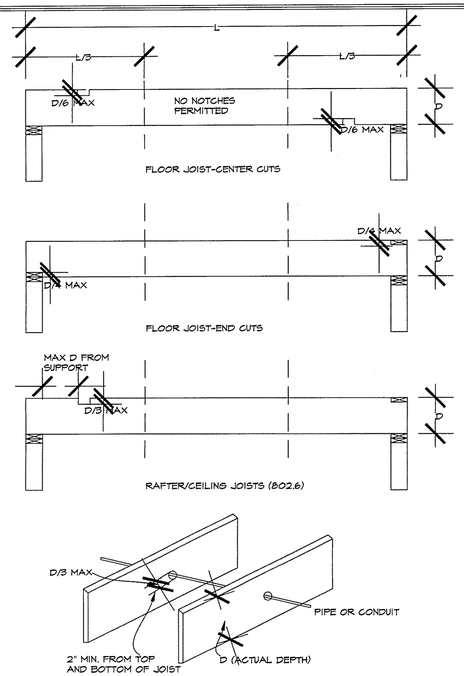
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ISSUE	DATED	DRAWN	DRAWING	PROJECT	OPUS	SHEET
1-21 MAY'26	25 JUL'25 SCALE AS NOTED	JTL CHECKED JCD	ROOF PLAN/DETAILS PLUMBING RISER DIAGRAM FILE: 2119CD	65 HAMPSHIRE RD GREAT NECK, NY	2119	A.5

REGISTERED ARCHITECT JOHN CHARLES DALESSIO 026857

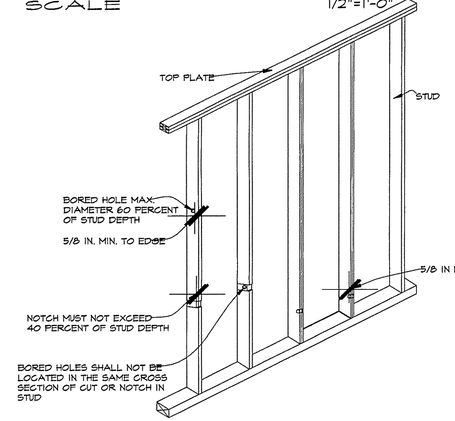
VILLAGE OF GREAT NECK BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: SEP - 1 2026
VILLAGE BOARD: Zoning Board of Appeals
X
CHAIRPERSON
DATE:

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
SEP 01 2026
RECEIVED



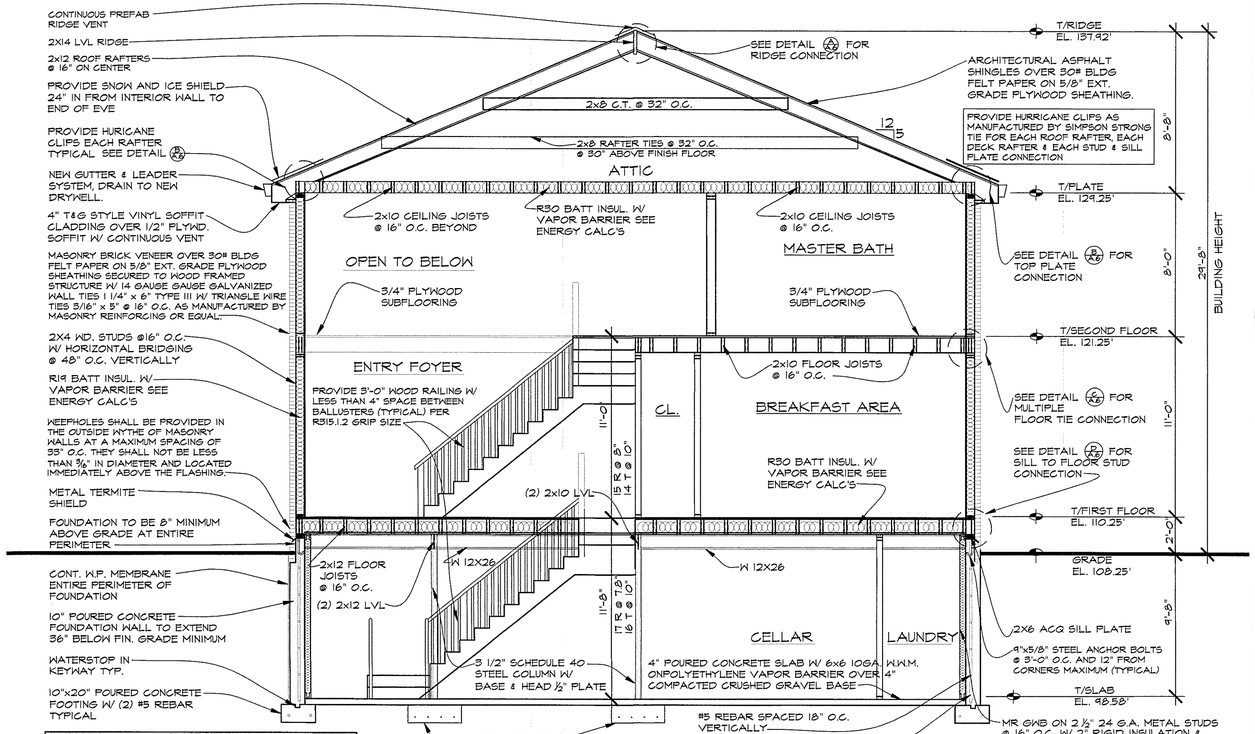
2 NOTCHING LIMITATION @ FLOOR JOISTS

SCALE 1/2"=1'-0"



3 NOTCHING LIMITATION @ WALLS

SCALE 1/2"=1'-0"



EXCEPTION: A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL-DRAINED GROUND OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS, AS DETAILED IN TABLE R405.1. PER NYS RESIDENTIAL CODE 2026.

1 BUILDING SECTION

SCALE 1/4" = 1'-0"

NAILING SCHEDULE

JOINT DESCRIPTION	NO. OF COMMON NAILS	NO. OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE-NAILED)	(3) 8D	(3) 10D	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	(3) 8D	(3) 10D	PER RAFTER
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	(5) 16D	(5) 40D	EACH LAP
CEILING JOIST LOPS OVER PARTITION (FACE-NAILED)	(5) 16D	(5) 40D	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	(3) 8D	(3) 10D	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	(2) 8D	(2) 10D	EACH END
RIM BOARD TO RAFTER (END-NAILED)	(2) 16D	(3) 16D	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE-NAILED)	(2) 16D	(2) 16D	PER FOOT
TOP PLATE AT INTERSECTION (FACE-NAILED)	(4) 16D	(2) 16D	JOINTS-EACH SIDE
STUD TO STUD (FACE-NAILED)	(2) 16D	(3) 16D	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16D	16D	16" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	(SEE TABLE 3.3A)	(SEE TABLE 3.3A)	PER STUD
BLOCKING (FACE-NAILED)	(2) 16D	(2) 16D	PER FOOT
FLOOR FRAMING			
JOINT TO SILL PLATE OR GIRDER(TOE-NAILED)	(4) 8D	(4) 10D	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	(2) 8D	(2) 10D	EACH END
BLOCKING TO JOIST (TOE-NAILED)	(2) 8D	(4) 16D	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	(3) 16D	(2) 10D	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	(3) 16D	(4) 16D	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	(3) 8D	(5) 10D	PER JOIST
BAND JOIST TO HOIST (END-NAILED)	(3) 16D	(4) 16D	PER JOIST
BAND JOIST TO SILL OR PLATE (TOE-NAILED)	(2) 16D	(3) 16D	PER JOIST
ROOF SHEATHING			
STRUCTURAL PANELS	8D	10D	(SEE TABLE 3.3A)
CEILING SHEATHING			
GYPSUM WALLBOARD	1 1/2" DRYWALL SCREWS	1 1/2" DRYWALL SCREWS	7" EDGE / 10" FIELD
WALL SHEATHING			
STRUCTURAL PANELS	8D	10D	(SEE TABLE 3.3A)
GYPSUM WALLBOARD	1 1/2" DRYWALL SCREWS	1 1/2" DRYWALL SCREWS	7" EDGE / 10" FIELD
FLOOR SHEATHING			
STRUCTURAL PANELS 1" OR LESS	8D	10D	6" EDGE / 12" FIELD
STRUCTURAL PANELS GREATER THAN 1"	10D	16D	6" EDGE / 6" FIELD

R301.4 DEAD LOAD.

THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION SHALL BE USED FOR DETERMINING DEAD LOAD WITH CONSIDERATION FOR THE DEAD LOAD OF FIXED SERVICE EQUIPMENT

TABLE R301.5
MINIMUM UNIFROMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUIRE FOOT)

USE	LIVE LOAD
ATTICS WITH LIMITED STORAGE [g,h]	20
ATTICS WITHOUT STORAGE [b]	10
DECKS [e]	40
EXTERIOR BALCONIES	60
FIRE SCAPES	40
GUARDRAILS AND HANDRAILS [d]	200 [i]
GUARDRAILS IN-FILL COMPONENTS [f]	50 [i]
PASSENGER VEHICLE GARAGES [a]	50 [a]
ROOM OTHERS THEN SLEEPING	40
SLEEPING ROOMS	30
STAIRS	40 [c]

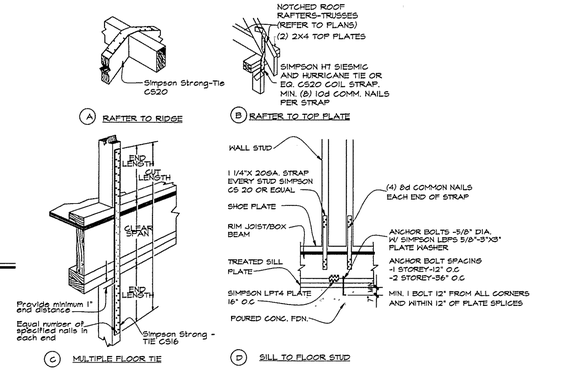
WIND BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANEL

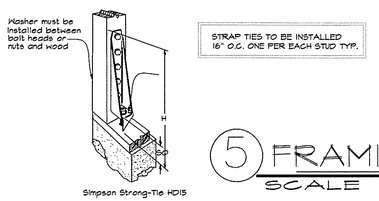
FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN ≤ 4 FOOT	4 FOOT PANEL SPAN ≤ 6 FOOT	6 FOOT PANEL SPAN ≤ 8 FOOT
2 1/2" #6 WOOD SCREW	16"	12"	9"
2 1/2" #8 WOOD SCREW	16"	16"	12"

6 WIND BORNE PROTECTION

SCALE N.T.S.

PROVIDE ½" ACQ PLYWOOD PROTECTIVE WINDOW COVER PANELS IN ACCORDENCE W/ ASTME 1886 FOR EACH & EVERY WINDOW OPENING PANELS TO BE LABELED & STORED ON SITE W/ APPROIATE MOUNTING HARDWARE

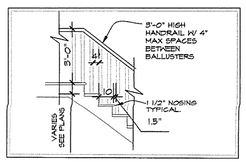




STRAP TIES TO BE INSTALLED 16" O.C. ONE PER EACH STUD TYP.

5 FRAMING DETAILS

SCALE N.T.S.



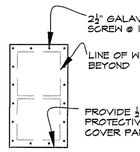
4 STAIRCASE DETAIL

SCALE 1/4"=1'-0"

LINTEL SCHEDULE

CLEAR SPAN	STEEL ANGLE SIZE
UP TO 5'-0"	2 1/2"x 2 1/2"x5/16"
UP TO 7'-0"	4"x3 1/2"x5/16"
UP TO 8'-0"	5"x3 1/2"x5/16"
UP TO 10'-0"	5"x3 1/2"x5/16"
UP TO 12'-0"	6"x3 1/2"x3/8"
UP TO 14'-0"	8"x3 1/2"x3/8"

*NOTE: MINIMUM 6" BEARING REQUIRED FOR ALL LINTELS.



BARRIER DETAIL

7 BARRIER DETAIL

SCALE N.T.S.

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
APPROVED AS NOTED WITH BOARD REVIEW
SEP - 1 2026
DATE:
VILLAGE BOARD:
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
AUG 12 2026
RECEIVED

D'ALESSIO
ARCHITECTS 31 East Main Street Huntington New York 11743 631 549 3170

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ISSUE	DATED	DRAWN	DRAWING	PROJECT	OPUS	SHEET
1-21 MAY'26	25 JUL'25	JTL	BUILDING SECTION DETAILS	65 HAMPSHIRE RD GREAT NECK, NY	2119	A.6
	SCALE AS NOTED	CHECKED JCD	FILE: 2119CD			

REGISTERED ARCHITECT JOSEPH CHARLES D'ALESSIO STATE OF NEW YORK No. 18527

MATERIALS LEGEND

- **A** — CONTINUOUS PRE-FAB RIDGE VENTING TYPICAL AND AT VAULTED CEILING AREAS
- **B** — ARCHITECTURAL SHINGLES OVER 30# BLDG FELT ON 5/8" EXT. GRADE PLYWD. SHEATHING MFR. BY TIMBERLINE, COLOR AS SELECTED BY OWNER
- **C** — WOOD FRAMED FLUE ENCL. FOR PRE-FAB DIRECT VENT FIREPLACE AS PER N.Y.S. CODE
- **D** — NEW PRE-FAB ALUMINUM GUTTER AND LEADER SYSTEM TO DRAIN
- **E** — NEW 1x8 FASCIA / RAKE BOARD
- **F** — NEW 1 x 4 VINYL SHIPLAP CONTINUOUS VENTED SOFFIT CLADDING TYPICAL
- **G** — NEW WINDOWS TO BE MFG. BY PELLA SEE WINDOW SCHEDULE (A.3)
- **H** — **PROVIDE DECORATIVE WROUGHT IRON RAIL W/ BALLUSTRADE @ LESS THAN 4" SPACING TYP. PER N.Y.S R 312.1**
- **I** — NEW POURED CONCRETE STOOP W/ FOOTINGS TO EXTEND 36" BELOW FINISH GRADE TYPICAL
- **J** — LINE OF NEW 10" POURED CONCRETE FOUNDATION WALL TO EXTEND 36" BELOW FINISH GRADE MINIMUM TYPICAL
- **K** — LINE OF NEW 10" X 20" POURED CONCRETE FOOTING W/ 2 #5 STL. RE-BAR TYPICAL
- **L** — NEW 12" LOAD BEARING AUTHENTIC ARCHITECTURAL RESIN COLUMN AS MANUFACTURED BY HB&G OR EQUAL
- **M** — DECORATIVE EXTERIOR LIGHTING FIXTURE
- **N** — MASONRY BRICK VENEER OVER 30# BLDG FELT PAPER ON 5/8" EXT. GRADE PLYWD SHEATHING SECURED TO WOOD FRAMED STRUCTURE W/ 14 GAUGE GALVANIZED WALL TIES 1 1/4" x 6" TYPE III W/ TRIANGLE WIRE TIES 3/16" x 5" @ 16" O.C. AS MANUFACTURED BY MASONRY REINFORCING OR EQUAL.



1 NORTH ELEVATION

SCALE 1/4"=1'-0"



2 EAST ELEVATION

SCALE 1/4"=1'-0"

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW

DATE: SEP - 1 2026

VILLAGE BOARD: Hon Comments

X _____

THESE PLANS ARE APPROVED BY:

CHAIRPERSON: _____

DATE: _____

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

AUG 12 2026

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ARCHITECTS
31 East Main Street Huntington New York 11743 631 549 3170

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REGISTERED ARCHITECT JOSEPH CHARLES D'ALESSIO NO. 18527 STATE OF NEW YORK

REGISTERED ARCHITECT JOSEPH CHARLES D'ALESSIO STATE OF NEW YORK

ISSUE	DATED	DRAWN	DRAWING	PROJECT	OPUS	SHEET
1-21 MAY'26	12 FEB'25	JTL	FRONT ELEVATION	7 TUDDINGTON RD	1970	A.7
	SCALE AS NOTED	CHECKED JCD	RIGHT ELEVATION/ MATERIALS LEGEND	GREAT NECK, NY		
			FILE: 2103CD			

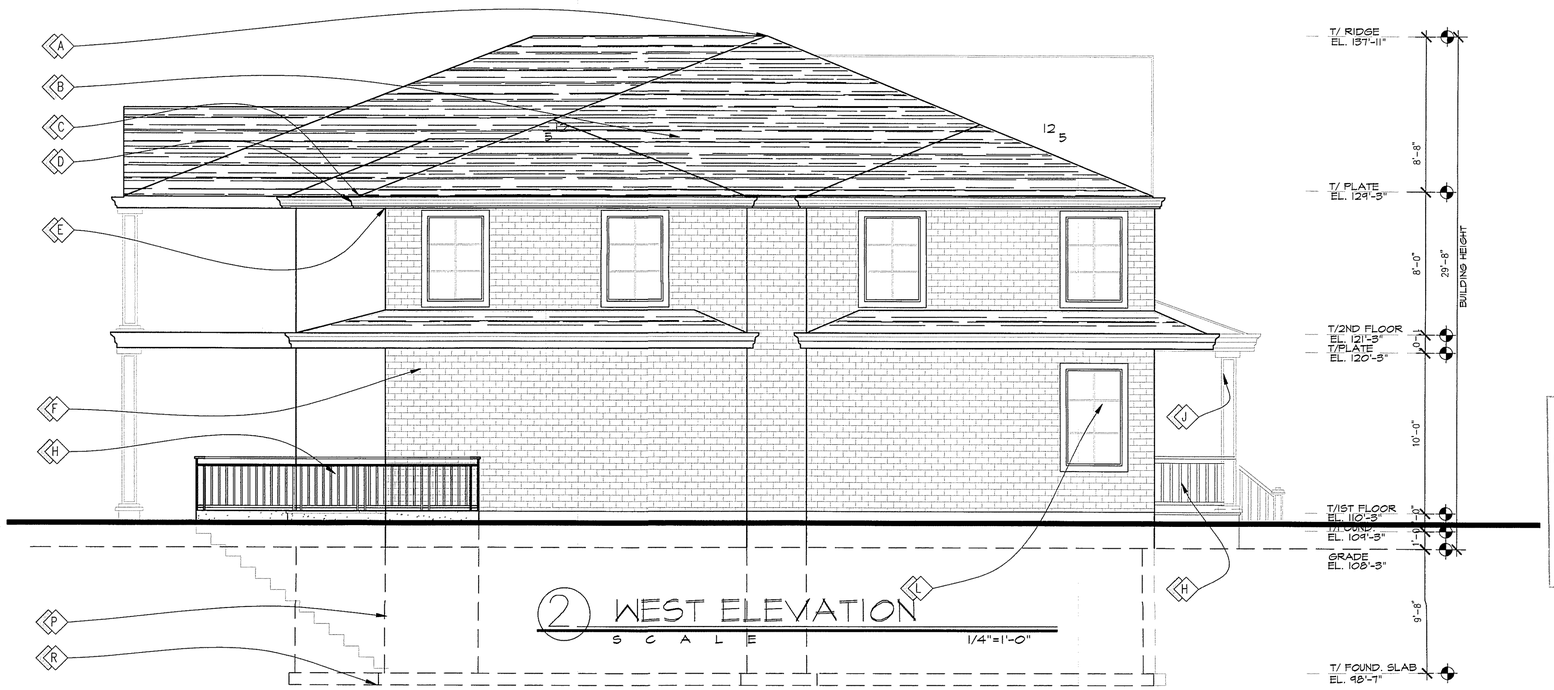
MATERIALS LEGEND

- A — CONTINUOUS PRE-FAB RIDGE VENTING TYPICAL AND AT VAULTED CEILING AREAS
- B — ARCHITECTURAL SHINGLES OVER 30# BLDG FELT ON 5/8" EXT. GRADE PLYWD. SHEATHING MFR. BY TIMBERLINE, COLOR AS SELECTED BY OWNER
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1 SOUTH ELEVATION

SCALE 1/4"=1'-0"



2 WEST ELEVATION

SCALE 1/4"=1'-0"

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW

DATE: SEP. - 1 2026

VILLAGE BOARD: HEM DRAINAGE DRN, SITE PLAN, GARAGE

X _____

THESE PLANS ARE APPROVED BY:

CHAIRPERSON: _____

DATE: _____

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

AUG 12 2026

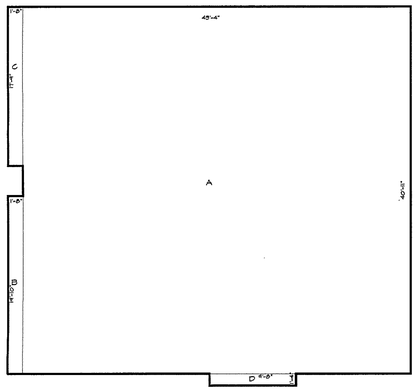
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ISSUE	DATED	DRAWN	DRAWING	PROJECT	OPUS	SHEET
1-21 MAY'26	12 FEB'25 SCALE AS NOTED	JTL CHECKED JCD	REAR ELEVATION LEFT ELEVATION/MATERIALS LEGEND FILE: 2103CD	7 TUDDINGTON RD GREAT NECK, NY	2103	A.8

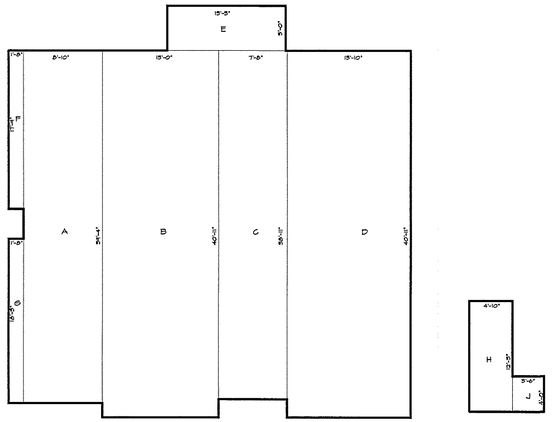
REGISTERED ARCHITECT — JOSEPH CHARLES D'ALESSIO — No. 18521 — STATE OF NEW YORK



FIRST FLOOR AREA CALCULATION			
A	43.33' x 43.92'	=	1903.05 sq.ft.
B	19.83' x 1.67'	=	33.11 sq.ft.
C	17.75' x 1.67'	=	29.64 sq.ft.
D	9.67' x 1.33'	=	12.86 sq.ft.
			1,978.66 sq.ft. TOTAL FIRST FLOOR AREA

1 FIRST FLOOR AREA CALCULATION

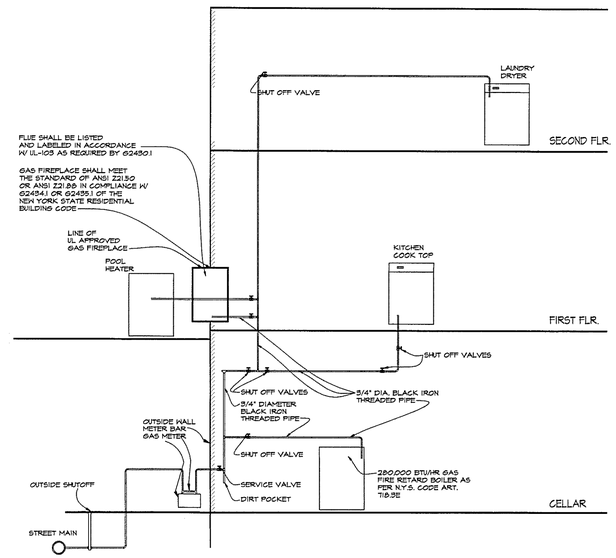
SCALE 1/4"=1'-0"



SECOND FLOOR AREA CALCULATION			
A	8.83' x 39.33'	=	347.28 sq.ft.
B	13.00' x 40.92'	=	531.96 sq.ft.
C	7.67' x 38.92'	=	298.51 sq.ft.
D	13.83' x 40.92'	=	565.92 sq.ft.
E	13.25' x 5.00'	=	66.25 sq.ft.
F	17.75' x 1.67'	=	29.64 sq.ft.
G	18.25' x 1.67'	=	30.47 sq.ft.
H	12.25' x 4.83'	=	-59.16 sq.ft.
J	3.50' x 4.00'	=	-14.00 sq.ft.
			1,796.87 sq.ft. TOTAL FIRST FLOOR AREA

2 SECOND FLOOR AREA CALCULATION

SCALE 1/4"=1'-0"



3 GAS RISER DIAGRAM

SCALE 1/4" = 1'-0"

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO BE USED WITH BOARD REVIEW
DATE: SEP - 1 2026
VILLAGE BOARD:
X
THESE DRAWINGS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
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ISSUE 1-21 MAY'26

DATED 25 JUL'25
SCALE AS NOTED

DRAWN JTL
CHECKED JCD

DRAWING
FIRST FLOOR AREA CALCULATION
SECOND FLOOR AREA CALCULATION
FILE: 2119CD

PROJECT 65 HAMPSHIRE RD
GREAT NECK, NY

REGISTERED ARCHITECT JOSEPH CHARLES D'ALESSIO No. 027677 STATE OF NEW YORK

OPUS 2119

SHEET A.9

FOR THE PURPOSES OF APPLYING THE 2015 IECC RESIDENTIAL PROVISIONS IN NEW YORK STATE, THE 2015 IECC RESIDENTIAL PROVISIONS SHALL BE DEEMED TO AMEND IN THE MANNER SPECIFIED IN THIS PART 3 OF THE 2016 ENERGY CODE SUPPLEMENT.
1. REFERENCES IN THE 2015 IECC RESIDENTIAL PROVISIONS TO "THIS CODE".
EACH REFERENCE IN THE 2015 IECC RESIDENTIAL PROVISION TO "THIS CODE" SHALL BE DEEMED TO BE A REFERENCE TO THE 2015 IECC RESIDENTIAL PROVISIONS (AS AMENDED) "MEANING THE 2015 IECC RESIDENTIAL PROVISIONS, AS SAID PROVISIONS ARE DEEMED TO BE AMENDED BY THIS PART 3 OF THE 2016 ENERGY CODE SUPPLEMENT.
2. REFERENCES IN THE 2015 IECC RESIDENTIAL PROVISIONS TO SECTIONS AND TABLES.
EACH REFERENCE IN THE 2015 IECC RESIDENTIAL PROVISIONS TO A SECTION OR TABLE IN THE 2015 IECC RESIDENTIAL PROVISIONS SHALL BE DEEMED TO BE A REFERENCE TO SUCH TABLE IN THE 2015 IECC RESIDENTIAL PROVISION (AS AMENDED).
CHAPTER 1 (RE)
PART 1-SCOPE AND ADMINISTRATION
SECTION R101-SCOPE AND GENERAL REQUIREMENTS R101.1.1 INTRODUCTION. THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE PROLGATED PURSUANT TO ARTICLE 11 OF THE ENERGY LAW (HEREINAFTER REFERRED TO AS THE "ENERGY CODE") IS CONTAINED IN TITLE 19 OF THE NEW YORK STATE CODES, RULES AND REGULATIONS (NYCRR), PART 1240, AND THE PUBLICATIONS INCORPORATED BY REFERENCE IN 19 NYCRR PART 1240.
R101.2 SCOPE. THE 2015 IECC RESIDENTIAL PROVISIONS (AS AMENDED) APPLY TO RESIDENTIAL BUILDINGS, THE SITES ON WHICH RESIDENTIAL BUILDINGS ARE LOCATED, AND BUILDING SYSTEMS AND EQUIPMENT IN RESIDENTIAL BUILDINGS.
R101.4 APPLICABILITY. WHERE, IN ANY SPECIFIC CASE, DIFFERENT SECTIONS OF THE 2015 IECC RESIDENTIAL PROVISIONS (AS AMENDED) SPECIFY DIFFERENT MATERIALS, METHODS OF CONSTRUCTION OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS A CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.
R101.5.1 COMPLIANCE SOFTWARE. COMPLIANCE WITH THE 2015 IECC RESIDENTIAL PROVISIONS (AS AMENDED) CAN BE DEMONSTRATED THROUGH THE USE OF:
1) COMPUTER SOFTWARE THAT IS DEVELOPED BY THE UNITED STATES DEPARTMENT OF ENERGY (SUCH AS REScheck) SPECIFICALLY FOR THE 2015 IECC RESIDENTIAL PROVISIONS.
R101.6 STATUTORY LIMITATIONS AND EXEMPTIONS.
R101.6.1. IN THE EVENT OF AN ADDITION TO OR ALTERATION OF AN EXISTING BUILDINGS OR BUILDING SYSTEM, THE ENERGY CODE SHALL NOT BE INTERPRETED TO REQUIRE ANY UNALTERED PORTION OF SUCH BUILDING OR BUILDING SYSTEM TO COMPLY WITH THE ENRGY CODE
PART 2-ADMINISTRATION AND ENFORCEMENT
SECTION R104-INSPECTIONS
R104.1 GENERAL - CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE CODE OFFICIAL OR AN INSPECTOR WHO IS QUALIFIED TO PERFORM THE INSPECTIONS (SUCH QUALIFICATIONS TO INCLUDE, WHERE REQUIRED, COMPLETION OF THE TRAINING REQUIRED BY 19 NYCRR PART 1208) AND APPROVED BY THE CODE OFFICIAL. R104.2 REQUIRED INSPECTIONS. THE CODE OFFICIAL (OR OTHER QUALIFIED INSPECTOR APPROVED BY THE CODE OFFICIAL PURSUANT TO SECTION R104.1), UPON NOTIFICATION, SHALL MAKE THE INSPECTIONS SET FOURTH IN SECTIONS R104.2.0 THROUGH R104.2.5.
R104.2.1 FOOTING AND FOUNDATION INSPECTION.
R104.2.2 FRAMING AND ROUGH-IN INSPECTION.
R104.2.3 PLUMBING ROUGH-IN INSPECTION.
R104.2.4 MECHANICAL ROUGH-IN INSPECTION.
R104.4.2.5 FINAL INSPECTION.
R104.4 APPROVED INSPECTION AGENCIES. THE CODE OFFICIAL IS AUTHORIZED TO ACCEPT REPORTS OF THIRD-PARTY INSPECTION AGENCIES NOT AFFILIATED WITH THE DESIGN OR CONSTRUCTION OF THE BUILDING IN QUESTION, PROVIDED SUCH AGENCIES ARE APPROVED AS TO QUALIFICATIONS AND RELIABILITY RELEVANT TO THE BUILDING COMPONENTS AND BUILDING SYSTEMS THEY ARE INSPECTING.
R104.5 INSPECTION REQUESTS. IT SHALL BE THE DUTY OF THE HOLDER OF THE PERMIT OR THEIR DULY AUTHORIZED AGENT TO NOTIFY THE CODE OFFICIAL WHEN WORK IS READY FOR INSPECTION. IT SHALL BE THE DUTY OF THE PERMIT HOLDER TO PROVIDE ACCESS TO AND MEANS FOR THE INSPECTION OF SUCH WORK THAT ARE REQUIRED BY THIS CODE.
CHAPTER 3 (RE)
GENERAL REQUIREMENTS
SECTION R301 -CLIMATE ZONES
R301.1 GENERAL. CLIMATE ZONES FROM FIGURES R301.1 OR TABLE R301.1 SHALL BE USED IN DETERMINING THE APPLICABLE REQUIREMENTS FROM CHAPTER 4.
THE APPLICABLE CLIMATE ZONE FOR BOTH NASSAU AND SUFFOLK COUNTIES IN NEW YORK STATE IS 4A.
SECTION R303-MATERIALS. SYSTEMS AND EQUIPMENT
R303.1 IDENTIFICATION. MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE IDENTIFIED IN A MANNER THAT WILL ALLOW A DETERMINATION OF COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THIS CODE.
R303.1.1 BUILDING THERMAL ENVELOPE INSULATION.
R303.1.1.1 BLOWN OR SPRAYED ROOF/CEILING INSULATION.
R303.1.2 INSULATION MARK INSTALLATION.
R303.1.3 FENESTRATION PRODUCT RATING.
R303.2 INSTALLATION. MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE, MANUFACTURERS INSTRUCTIONS AND APPLICABLE PROVISIONS OF THE UNIFORM CODE.
R303.2.1 PROTECTION OF EXPOSED FOUNDATION INSULATION. INSULATION APPLIED TO THE EXTERIOR OF BASEMENT WALLS, CRAWL-SPACE WALLS AND THE PERIMETER OF SLAB-ON-GRADE FLOORS SHALL HAVE A RIGID, OPAQUE AND WEATHER-RESISTANT PROTECTIVE COVERING TO PREVENT THE DEGRADATION OF THE INSULATIONS THERMAL PERFORMANCE. THE PROTECTIVE COVERING SHALL COVER THE EXPOSED EXTERIOR INSULATION AND EXTEND NOT LESS THAN 6 INCHES BELOW GRADE.
CHAPTER 4 (RE)
RESIDENTIAL ENERGY EFFICIENCY
SECTION R401 -GENERAL
R401.1 SCOPE. THIS CHAPTER APPLIES TO RESIDENTIAL BUILDINGS.
R401.2 COMPLIANCE. PROJECTS SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. SECTIONS R401 THROUGH R404.
R403.1 CERTIFICATE (MANDATORY). A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWL SPACE WALL AND FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING.
SECTION R4Q2-BUILDING THERMAL ENVELOPE R402.1 GENRAL (PRESCRIPTIVE). THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF SECTIONS R402.1.1 THROUGH R402.1.5.
EXCEPTION: THE FOLLOWING LOW-ENERGY BUILDINGS OR PORTIONS THEREOF, SEPARATED FROM THE REMAINDER OF THE BUILDING THERMAL ENVELOPE ASSEMBLIES:
1. THOSE WITH A PEAK DESIGN RATE OF ENERGY USAGE LESS THAN 3.4 BTU/H. FT2
2. THOSE THAT DO NOT CONTAIN CONDITIONED SPACE.
R402.1.1 VAPOR RETARDER. WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF R702.7 OF THE INTERNATIONAL RESIDENTIAL CODE (AS AMENDED).
R402.1.2 INSULATION AND FENESTRATION CRITERIA. THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.2, BASED ON THE CLIMATE ZONE SPECIFIED IN CHAPTER 3.
R402.1.5 TOTAL UA ALTERNATIVE. IF THE TOTAL BUILDING THERMAL ENVELOPE UA (SUM OF U-FACTOR TIMES ASSEMBLY AREA) IS LESS THAN OR EQUAL TO THE TOTAL UA RESULTING FROM USING THE U-FACTORS IN TABLE R402.1.4 (MULTIPLIED BY THE SAME ASSEMBLY AREAS AS IN THE PROPOSED BUILDING). THE BUILDING SHALL BE CONSIDERED IN COMPLIANCE WITH TABLE R402.1.2. THE UA CALCULATIONS BE DONE USING A METHOD CONSISTENT WITH THE ASHRAE HANDBOOK OF FUNDAMENTALS AND SHALL INCLUDE THE THERMAL BRIDGING EFFECTS OF FRAMING MATERIALS. THE SHGC REQUIREMENTS SHALL BE MET IN ADDITION TO UA COMPLIANCE.

R402.2 SPECIFIC INSULATION REQUIREMENTS (PRESCRIPTIVE). IN ADDITION TO THE REQUIREMENTS OF SECTION R402.1, INSULATION SHALL MEET THE SPECIFIC REQUIREMENTS OF SECTION R402.2.1 THROUGH R402.2.13.
. *R402.2.1 CEILING* IN ATTICS. WHERE SECTION R402.1.2 WOULD REQUIRE R-38 INSULATION IN THE CEILING, INSTALLING R-30 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATIFY THE REQUIREMENT FOR R-38 WHENEVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL PLATE AT THE EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.1.4 AND THE TOTAL UA ALTERNATIVE IN SECTION R402.1.5.
R402.2.2 CEILINGS WITHOUT ATTIC SPACES.
R402.2.3 EAVE BAFFLE. FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS, A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTAIN AN OPENING EQUAL OR GREATER THAN THE SIZE OF THE VENT. THE BAFFLE SHALL EXTEND OVER THE TOP OF THE INSULATION VENT. THE BAFFLE SHALL BE PERMITTED TO BE ANY SOLID MATERIAL.
R402.2.4 ACCESS HATCHES AND DOORS.ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
EXCEPTION: VERTICAL DOORS THAT PROVIDE ACCESS FROM CONDITIONED TO UNCONDITIONED SPACES SHALL BE PERMITTED TO MEET THE FENESTRATION REQUIREMENTS OF TABLE R402.1.2 BASED ON THE APPLICABLE CLIMATE ZONE SPECIFIED IN CHAPTER 3.
R402.2.8 FLOORING. FLOOR FRAMING -CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING.
_ R402.2.9 BASEMENT WALLS.WALL ASSOCIATED WITH CONDITIONED BASEMENTS SHALL BE INSULATED FROM THE TOP OF THE BASEMENT WALL DOWN TO 10 FEET BELOW GRADE OR TO THE BASEMENT FLOOR, WHICHEVER IS LESS. WALLS ASSOCIATED WITH UNCONDITIONED BASEMENTS SHALL MEET THIS REQUIREMENT UNLESS THE FLOOR OVERHEAD IS INSULATED IN ACCORDANCE WITH SECTIONS R402.1.2 AND R402.2.8.
R402.2.10 SUB-ON-GRADE FLOORS.5LAB-ON-GRADE FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES BELOW GRADE SHALL BE INSULATED IN ACCORDANCE WITH TABLE R402.1.2. THE INSULATION SHALL EXTEND DOWNWARD FROM THE TOP OF THE SLAB ON THE OUTSIDE OR INSIDE OF THE FOUNDATION WALL. INSULATION LOCATED BELOW GRADE SHALL BE EXTENDED THE DISTANCE IN TABLE R402.1.2 BY ANY COMBINATION OF VERTICAL INSULATION, INSULATION EXTENDING UNDER THE SLAB OR INSULATION EXTENDING OUT FROM THE BUILDING.
R402.2.11 CRAWL SPACE WALLS.
R402.2.12 MASONRY VENEER. INSULATION SHALL NOT BE REQUIRED ON THE HORIZONTAL PORTION OF THE FOUNDATION THAT SUPPORTS A MASONRY VENEER.
R402.3 FENESTRATION (PRESCRIPTIVE). IN ADDITION TO THE REQUIREMENTS OF SECTION R402, FENESTRATION SHALL COMPLY *WITH SECTIONS* R402.3.1 THROUGH R402.3.5.
R402.4 AIR LEAKAGE (MANDATORY). THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R402.4.1 THROUGH R402.4.6.
R402.4.1 BUILDING THERMAL ENVELOPE. THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.1.1 AND R402.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.
R402.4.1.1 INSTALLATION.
R402.4.1.2 TESTING.
TABLE R 402.1.1 - AIR BARRIER + INSULATION INSTALLATION

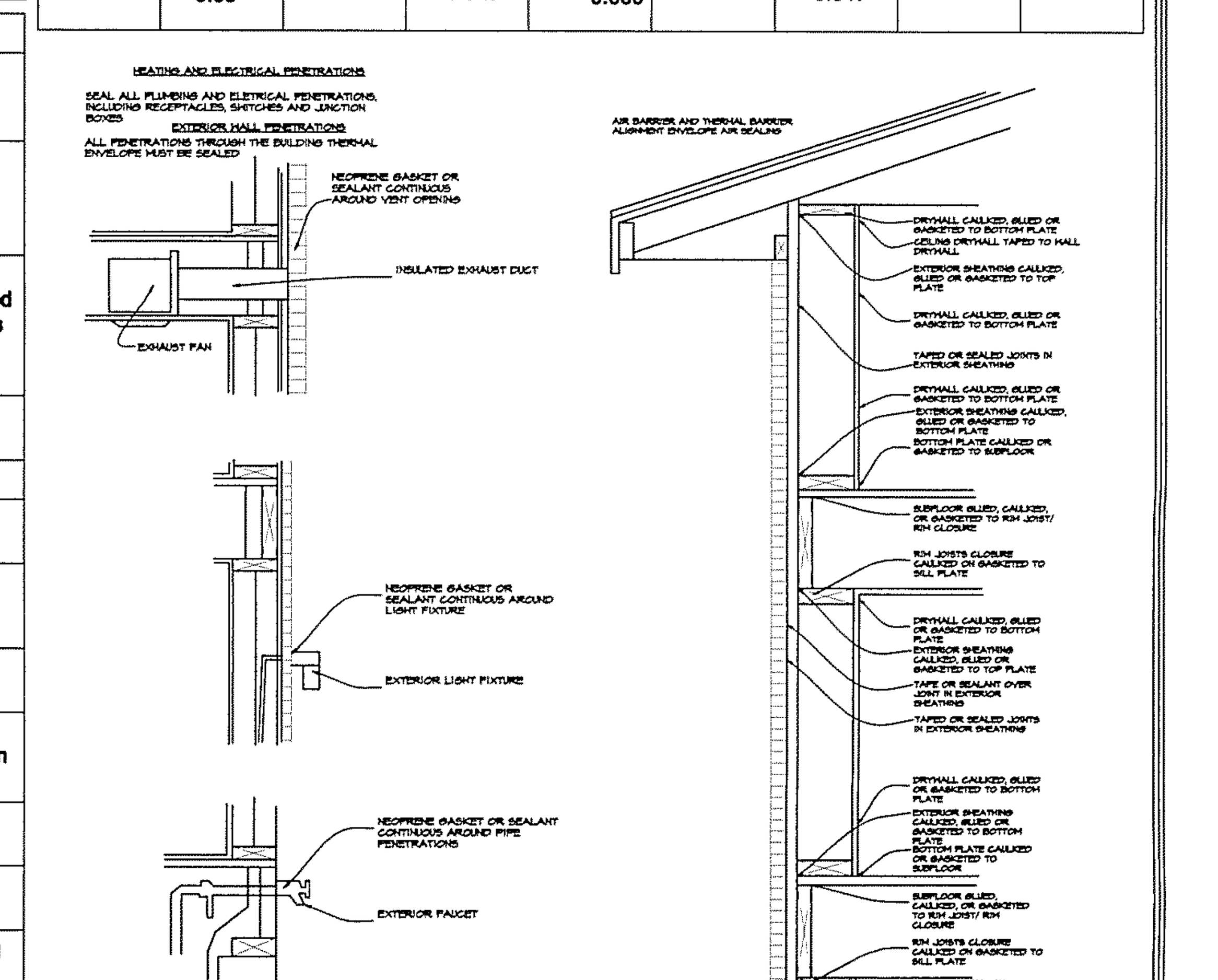
WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE PREPARED AND SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED THE CODE OFFICIAL. THE WRITTEN RPORT SHALL INCLUDE:
1. THE NAME AND PLACE OF BUSINESS OF THE THIRD PARTY CONDUCTING THE TEST;
2. THE ADDRESS OF THE BUILDING WHICH WAS TESTED;
3. THE CONDITIONED FLOOR AREA OF THE DWELLING, CALCULATED IN ACCORDANCE WITH ANSI Z65, EXCEPT THAT CONDITIONED FLOOR AREA SHALL INCLUDE AREAS WHERE THE CEILING HEIGHT IS LESS THAN 5 FEET;
4. MEASUREMENT OF THE AIR VOLUME LOST AT AN INTERNAL PRESSURIZATION OF 0.2 INCHES w>g. (50 PASCALS);
5. THE DATE(S) OF THE TEST;
6. A CERTIFICATION BY THE PARTY CONDUCTING THE TEST OF THE ACCURACY OF THE TEST RESULTS; AND
7. THE SIGNATURE OF THE THIRD PARTY CONDUCTING THE TEST.
R402.4.2 FIREPLACES. NEW WOOD-BURNING FIREPLACES THAT ARE DESIGNED TO ALLOW AN OPEN BURN AND NEW WOOD-BURNING FIREPLACE UNITS THAT ARE DESIGNED TO ALLOW AN OPEN BURN SHALL HAVE A TIGHT-FITTING FLUE DAMPERS OR TIGHT-FITTING DOORS. TIGHT-FITTING DOORS USED ON A FACTORY-BUILT FIREPLACE LISTED AND LABELED IN ACCORDANCE WITH UL127 SHALL BE TESTED AND LISTED FOR SUCH FIREPLACE OR FIREPLACE UNIT. TIGHT-FITTING DOORS USED ON A MASONRY FIREPLACE SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 907. NEW WOOD-BURNING FIREPLACES THAT ARE DESIGNED TO ALLOW AN OPEN BURN AND NEW WOOD-BURNING UNITS THAT ARE DESIGNED TO ALLOW AN OPEN BURN SHALL BE PROVIDED WITH A SOURCE OF OUTDOOR COMBUSTION AIR AS REQUIRED BY THE FIREPLACE PROVISIONS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE (AS AMENDED).
R402.4.3 FENESTRATION AIR LEAKAGE. WINDOWS, SKYLIGHTS AND SLIDING DOORS SHALL HAVE AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, WHEN TESTED ACCORDING TO NFR 400 OR AAMA/ WDMA/CSA 101/I.S.2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED.
R402.4.4 ROOMS CONTAINING FUEL-BURNING APPLIANCES. IN CLIMATE ZONE 4, WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR OPENING SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE AND ENCLOSED IN A ROOM, ISOLATED FROM THE THERMAL ENVELOPE. SUCH ROOMS SHALL BE SEALED AND INSULATED IN ACCORDANCE WITH THE ENVELOPE REQUIREMENTS OF TABLE R402.1.2, WHERE WALLS, FLOORS AND CEILINGS SHALL MEET NOT LESS THAN THE BASEMENT WALL R-VALUE REQUIREMENT. THE DOOR INTO THE ROOM SHALL BE FULLY GASKETED AND ANY WATER LINES AND DUCTS IN THE ROOM INSULATED IN ACCORDANCE WITH SECTION R403. THE COMBUSTION AIR DUCT SHALL BE INSULATED WHERE IT PASSES THROUGH CONDITIONED SPACE TO A MINIMUM OF R-8.
EXCEPTIONS:
1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE.
2. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R1006 OF THE INTERNATIONAL RESIDENTIAL CODE.
R402.4.5 RECESS LIGHTING. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED HAVING AN AIR LEAKAGE RATE OF NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
R402.5 MAXIMUM FENESTRATION U-FACTOR AND SHGC (MANDATORY). THE AREA-WEIGHTED AVERAGE MAXIMUM FENESTRATION U-FACTOR PERMITTED USING TRADEOFFS FROM SECTION R402.1.5 OR R405 SHALL BE 0.48 IN CLIMATE ZONE 4.
SECTION R403-SYSTEMS
R403.1 CONTROLS (MANDATORY).AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.
R403.1.1 PROGRAMABLE THERMOSTAT. THE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM OF THE DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55F DEGREES OR UP TO 85F DEGREES.
R403.1.2- HEAT PUMP SUPPLEMENTARY HEAT (MANDATORY). HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT COMPRESSOR CAN MEET THE HEATING LOAD.
R403.2 HOT WATER BOILER OUTDOOR TEMPERATURE SETBACK. HOT WATER BOILERS THAT SUPPLY HEAT TO THE BUILDING THROUGH ONE- OR TWO-PIPE HEATING SYSTEMS SHALL HAVE AN OUTDOOR SETBACK CONTROL THAT LOWERS THE BOILER WATER TEMPERATURE BASED ON OUTDOOR TEMPERATURE.
R403.3 DUCTS. DUCTS AND AIR HANDLERS SHALL BE IN ACCORDANCE WITH SECTIONS R403.3.1 THROUGH R403.3.5.
R403.3.1 INSULATION (PRESCRIPTIVE). SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 3 INCHES IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3 INCHES IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3 INCHES IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3 INCHES IN DIAMETER.
EXCEPTIONS: DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE THERMAL ENVELOPE.
R403.3.2 SEALING (MANDATORY). DUCTS, AIR HANDLERS AND FILTER BOXED SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH 2015 INTERNATIONAL MECHANICAL CODE (AS AMENDED) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (AS AMENDED).
EXCEPTIONS:
1. AIR-IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITIONAL JOINT SEALING.
2. FOR DUCTS HAVING STATIC PRESSURE CLASSIFICATION OF LESS THAN 2 INCHES OF WATER COLUMN (500 Pa), ADDITIONAL CLOSURE SYSTEMS SHALL NOT BE REQUIRED FOR CONTINUOUS WELDED JOINTS, SEAMS AND LOCKING- TYPE JOINTS AND SEAMS OF OTHER THAN THE SNAP-LOCK AND BUTTON-LOCK TYPES.
R403.3.2.1 SEALED AIR HANDLERS. AIR HANDLERS SHALL HAVE A MANUFACTURE'S DESIGNATION FOR AN AIR LEAKAGE OF NO MORE THAN 2 PERCENT OF THE DESIGN AIR FLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE193.
R403.3.3 DUCT TESTING (MANDATORY). DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:
1. ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH w.g. (25 Pa) AGROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED AND OTHERWISE SEALED DURING THE TEST.
2. POST CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH w.g (25 Pa) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
EXCEPTION: A DUCT AIR LEAKAGE TEST SHALL NOT BE REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.
A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.
R403.3.5 BUILDING CAVITIES (MANDATORY). BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
R403.4 MECHANICAL SYSTEM PIPING INSULATION. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 F DEGREES OR BELOW 55 F DEGREES SHALL BE INSULATED TO A MINIMUM OF R-3.
R403.4.1 PROTECTION OF PIPING INSULATION. PIPING INSULATION EXPOSED TO WETHER SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT CAUSED BY SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND, AND SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPES SHALL NOT BE PERMITTED.
R403.5 SERVICE HOT WATER SYSTEMS. ENERGY CONSERVATION MEASURES FOR SERVICE HOT WATER SYSTEMS SHALL BE IN ACCORDANCE WITH SECTIONS R403.5.1 THROUGH R403.5.4.
R403.5.1 HEATED WATER CIRCULATION AND TEMPERATURE MAINTENANCE SYSTEMS (MANDATORY).
R403.5.1.1 CICULATION SYSTEMS.
R403.5.1.2 HEAT TRACE SYSTEMS.
R403.5.2 DEMAND CIRCULATION SYSTEMS.
R403.5.3 HOT WATER PIPE INSULATION (PRESCRIPTIVE). INSULATION FOR HOT WATER PIPE WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3 SHALL BE APPLIED TO THE FOLLOWING:
1. PIPING 3/4 INCH AND LARGER IN NOMINAL DIAMETER.
2. PIPING SERVING MORE THAN ONE DWELLING UNIT.
3. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
4. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
5. PIPING LOCATED UNDER A FLOOR SLAB.
6. BURIED PIPING.
7. SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS.R403.6 R403.6 MECHANICAL VENTILATION (MANDATORY). THE BUILDING SHALL BE PROVIDED WITH A VENTILATION THAT MEETS THE REQUIREMENTS OF THE 2015 INTERNATIONAL MECHANICAL CODE (AS AMENDED), AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (AS AMENDED) AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R403.7 EQUIPMENT SIZING AND EFFICIENCY RATING (MANDATORY). HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL'S' BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL 'J' OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. NEW AND REPLACEMENT HEATING AND COOLING EQUIPMENT SHALL HAVE AN EFFICIENCY RATING EQUAL TO OR GREATER THAN THE MINIMUM REQUIRED BY FEDERAL LAW FOR THE GEOGRAPHIC LOCATION WHERE THE EQUIPMENT IS INSTALLED.
R403.9 SNOW MELT AND ICE SYSTEM CONTROLS (MANDATORY). SNOW- AND ICE-MELTING SYSTEMS, SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING, SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN PAVEMENT TEMPERATURE IS ABOVE 50F DEGREES, AND NO PRECIPITATION IS FALLING AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR IS ABOVE 40F DEGREES.

SECTION R404- ELECTRICAL POWER AND LIGHTENS SYSTEMS
R404.1 LIGHTING EQUIPMENT (MANDATORY). NOT LESS THAN 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.
EXCEPTION: LOW VOLTAGE LIGHTING.
R404.1.1 LIGHTING EQUIPMENT (MANDATORY). FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.

INSULATION AND FENSTRATION REQUIREMENTS BY COMPONENT										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENSTRATION SHGC	CEILING R-VALUE	WOOD FRAMED WALL	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4 EXCEPT MARINE				49	20 OR 13+5	8/13	19	10/13	10.2 f.t.	10/13

COMPONENT	AIR BARRIER	INSULATION INSTALLATION CRITERIA
Air barrier and thermal barrier	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	The air barrier in any dropped ceiling/soffit shall be aligned with the air barrier
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Corners and headers shall be insulated and the junction of the foundation and sill plate shall be sealed Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.	
Rim Joists	Rim joists shall be included the air barrier.	Rim joists shall be insulated
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Insulation shall be installed to maintain permanent contact with underside of subfloor decking.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class 1 vapor retarder with overlapping joints taped.	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawl space walls
Shafts, penetration	Duct shafts, utility penetrations and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated,
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the shower and tubs	Exterior walls adjacent to showers and tubs shall be insulated

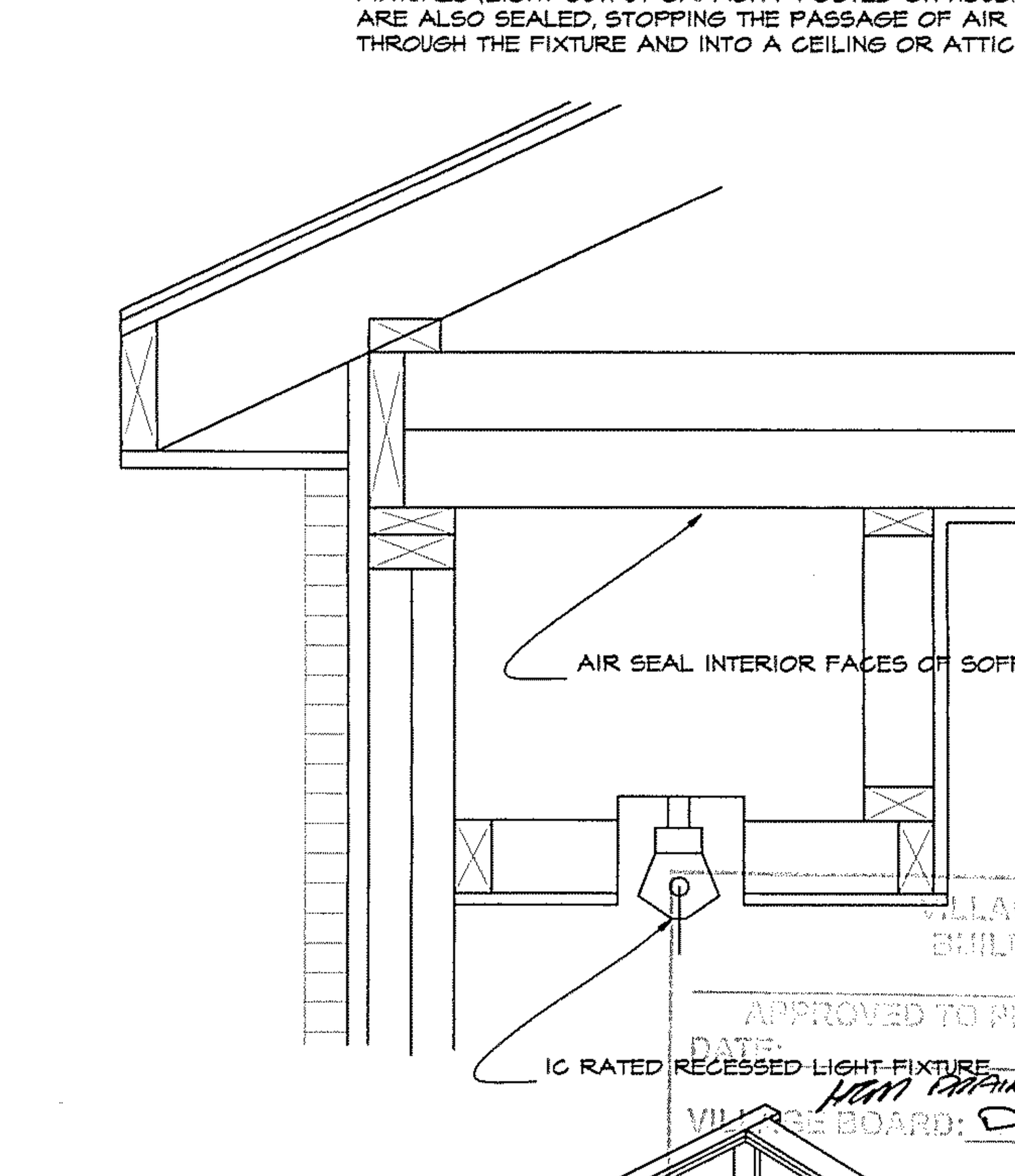
EQUIVALENT U-FACTORS								
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAMED WALL U-FACTOR	MASS WALL U-FACTOR	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE U-FACTOR
4 EXCEPT MARINE	0.35	0.055	0.026	0.060	0.098	0.047	0.059	0.065

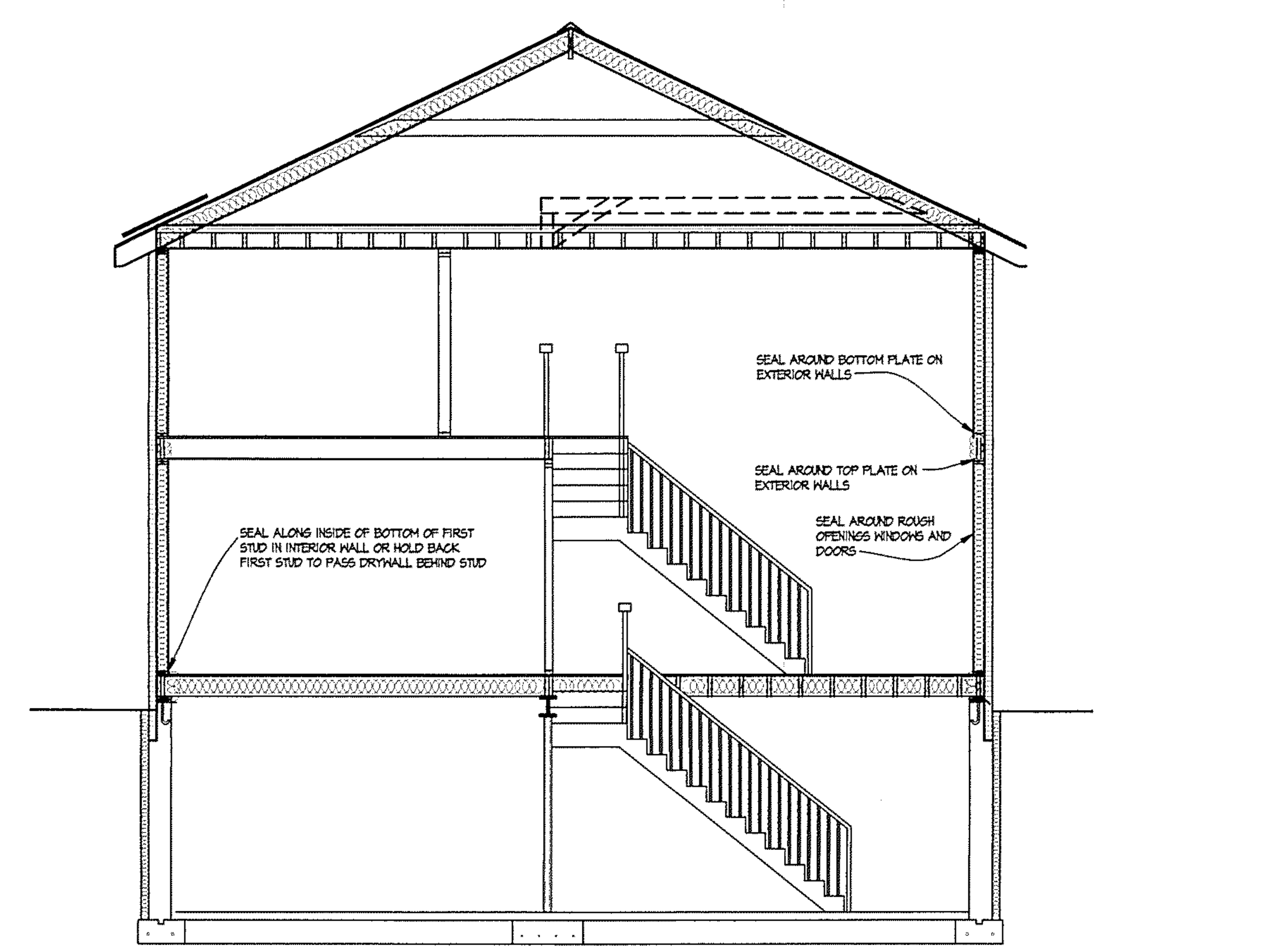


4 PENETRATION DETAILS
SCALE N.T.S.

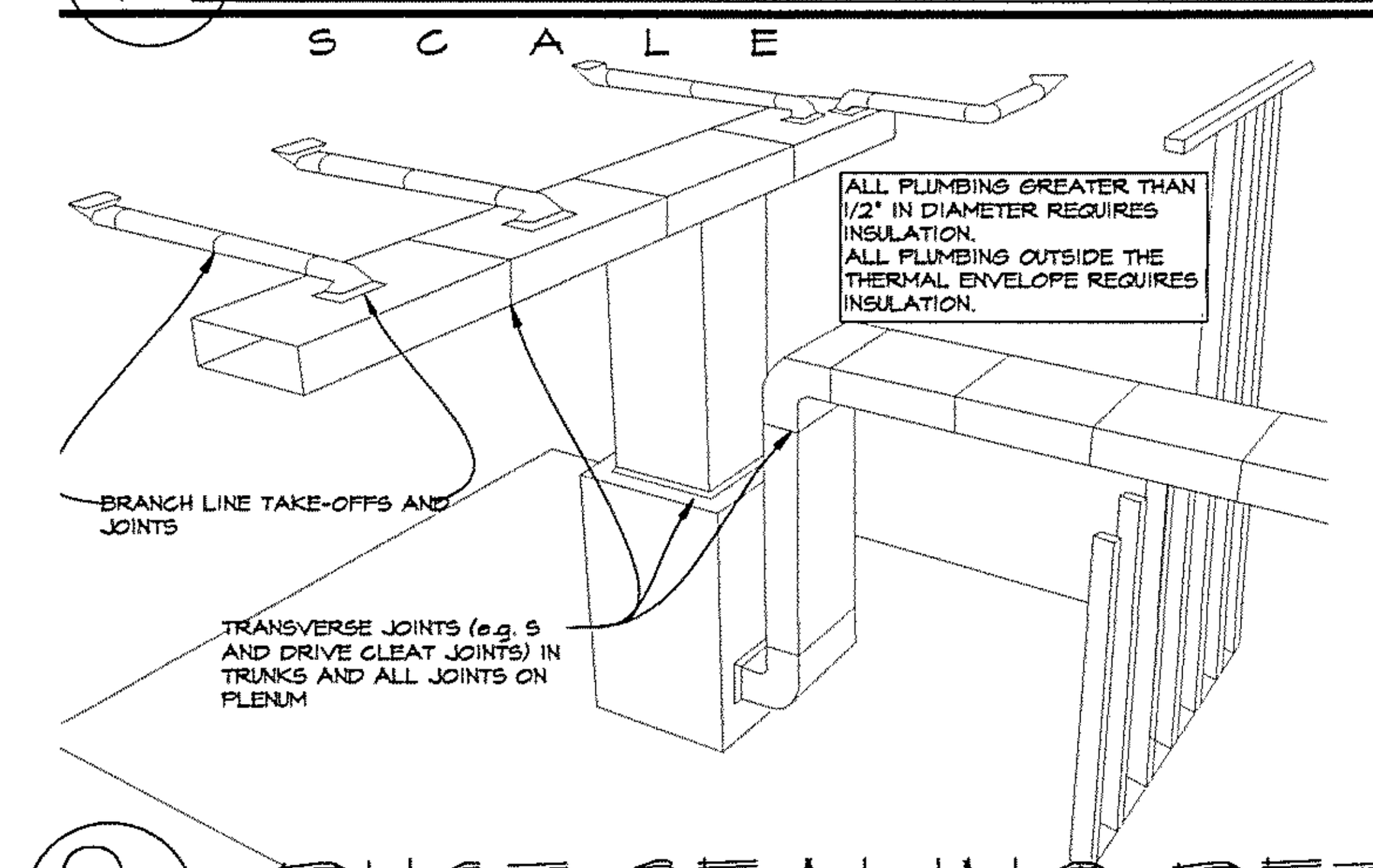
RECESSED LIGHTING PENETRATIONS

RECESSED LIGHTING FIXTURES ARE SOURCES OF POTENTIAL AIR LEAKAGE THROUGH THE THERMAL ENVELOPE. SEALING OF FIXTURES CAN OCCUR AT THE FIXTURE OR (IF LOCATED WITHIN A SOFFIT) ABOVE THE FIXTURE.
IC (INSULATION CONTACT) FIXTURES (TYPICALLY UP TO 100 WATTS OF LIGHT OUTPUT) CAN MAKE DIRECT CONTACT WITH CEILING INSULATION BUT MAY NOT BE AIR TIGHT. ICAT (INSULATION CONTACT AND AIR TIGHT) FIXTURES (LIGHT OUTPUT CAPACITY POSTED ON HOUSING) ARE ALSO SEALED, STOPPING THE PASSAGE OF AIR THROUGH THE FIXTURE AND INTO A CEILING OR ATTIC.

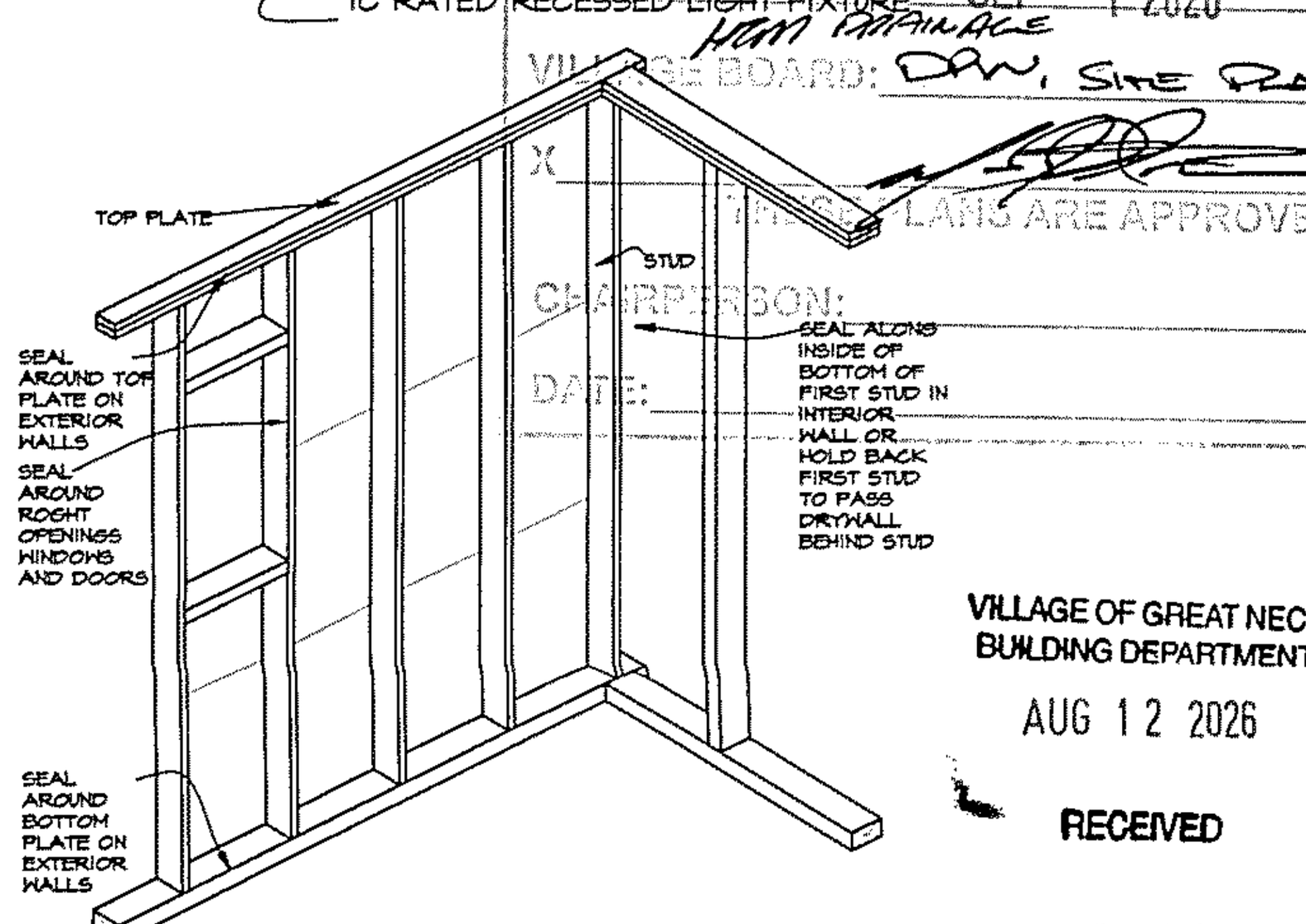




1 THERMAL ENVELOPE
SCALE NTS



2 DUCT SEALING DETAILS
SCALE N.T.S.



3 AIR SEALING DETAILS
SCALE N.T.S.

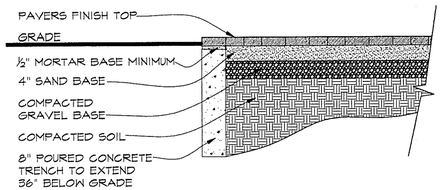
VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: SEP - 1 2026
VILLAGE BOARD: DPW, SITE PLAN, BZA, ARC
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
AUG 12 2026
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ARCHITECTS 31 East Main Street Huntington New York 11743 631 549 3170

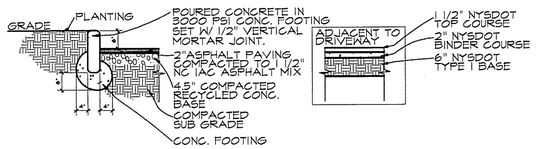
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ISSUE 1-21 MAY'26
DATED 25 JUL'25
SCALE AS NOTED
DRAWN JTL
CHECKED JCD
DRAWING ENERGY CALCULATIONS
FILE: 2119CD
PROJECT 65 HAMPSHIRE RD GREAT NECK, NY
REGISTERED ARCHITECT JOSEPH CHARLES D'ALESSIO No. 18527 STATE OF NEW YORK
OPUS 2119
SHEET A.10



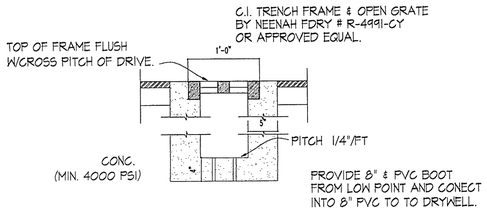
2 PATIO & WALKWAY DETAIL

SCALE 1/2" = 1'-0"



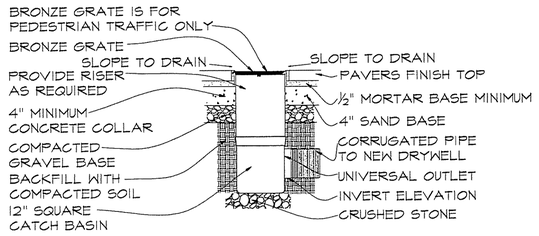
3 DRIVEWAY DETAIL

SCALE 1/2" = 1'-0"



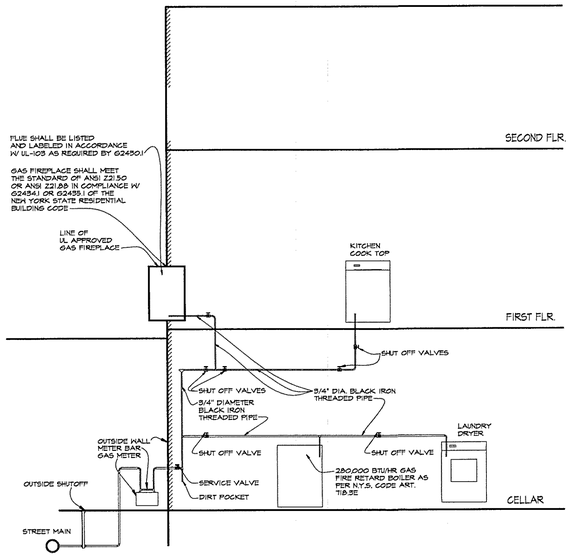
4 TRENCH DRAIN DETAIL

SCALE 1" = 1'-0"



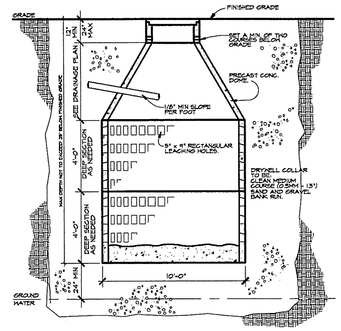
6 CATCH BASIN DETAIL

SCALE 1" = 1'-0"



5 GAS RISER DIAGRAM

SCALE 1/4" = 1'-0"



STORM WATER DRAINAGE CALC'S

- BUILDING ROOF DRAINAGE
  1,978.66 S.F. @ 3" x .25 x 1.0 = 494.66 CU.FT.
- ASPHALT DRIVEWAY + STOOP & WALKWAY DRAINAGE
  1,033.91 S.F. @ 3" x .25 x 1.0 = 258.47 CU.FT.
- REAR PATIO
  729.30 S.F. @ 3" x .25 x 1.0 = 182.32 CU.FT.
- LANDSCAPE DRAINAGE
  5,094.87 S.F. @ 3" x .25 x .3 = 382.11 CU.FT.

- TOTAL DRAINAGE REQUIRED = 1,317.56 CU.FT.
- CAPACITY OF EACH 10' DIA. x 4' DEEP RING = 273.79 CU.FT.
  - PROVIDE 1-POOL W/ (2) 10' DIA. x 4' DEEP RING
  - PROVIDE 1-POOL W/ (4) 10' DIA. x 4' DEEP RING = 1,642.74 CU.FT.
- TOTAL DRAINAGE PROVIDED = 1,642.74 CU.FT.

1 DRYWELL DETAIL

SCALE NTS

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT

APPROVED TO PROCEED WITH BOARD REVIEW
DATE: SEP 30 2026
VILLAGE BOARD:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
SEP 30 2026
RECEIVED

BALESTRO
ARCHITECTS
31 East Main Street Huntington New York 11743 631 549 3170

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ISSUE
1-21 MAY'26
2-30 SEPT'26

DATED
25 JUL'25
SCALE
AS NOTED

DRAWN
JTL
CHECKED
JCD

DRAWING
GAS RISER DIAGRAM
FILE: 2119CD

PROJECT
65 HAMPSHIRE RD
GREAT NECK, NEW YORK

REGISTERED ARCHITECT JOSEPH CHARLES BALESTRO No. 026884 STATE OF NEW YORK

OPUS
2119

SHEET
A.11

R326 Swimming Pools, Spas and Hot Tubs

R326.1 The provisions of this section shall control the design and construction as well as substantial modification of swimming pools, spas and hot tubs installed in or on the lot of dwellings regulated under this Code. Detached one and two-family dwellings classified as Group R-3 are constructed under the Building Code of New York State. Exception: Communal pools for the shared use of multiple townhouse units shall be regulated by the Building Code of New York State.

R326.1.1 Compliance with other sections. Swimming pools, spas and hot tubs shall comply with this section and other applicable sections of this code. The requirements of this section and of the other applicable sections of this code shall be in addition to, and not in replacement of or substitution for, the requirements of other applicable federal, state and local laws and regulations, including, but not necessarily limited to the requirements of Section 8003 (Federal swimming pool and spa drain cover standard) of Title 15 of the United States Code (CPSC 15 USC 8003), where applicable.

R326.2 Definitions. For the purpose of these regulations, the terms used shall be defined as follows and as set forth in Chapter 2.

Barrier, Permanent. A fence, the walls of a permanent structure, any other structure or combination thereof which completely surrounds the swimming pool and sufficiently obstructs access to the swimming pool.

Barrier, Temporary. An approved temporary fence, permanent fense, the walls of a permanent structure, or any combination thereof that sufficiently prevents access to the swimming pool by any person not engaged in the installation or construction of the swimming pool during its installation or construction.

Hot Tub. See "Spa"

Residential. That which is situated on the premises of dwellings regulated under this code, and detached dwellings classified as R-3 and constructed under the Building Code of New York State.

Spa. A portable or non-portable structure intended for recreational or therapeutic bathing, in which all controls, water heating and water-circulating equipment are an integral part of the product. Spas are shallow in depth and are not designed for swimming or diving.

Substantial Damage. For the purposes of determining compliance with the pool alarm provisions of this section, damage of any origin sustained by a swimming pool, whereby the cost of restoring the swimming pool to its before-damaged condition would equal or exceed 50 percent of the market value of the swimming pool before the damage occurred.

Substantial Modification. For the purposes of determining compliance with the pool alarm provisions of this section, any repair, alteration, addition or improvement of a swimming pool, the cost of which equals or exceeds 50 percent of the market value of the swimming pool before the improvement or repair is started. If a swimming pool has sustained substantial damage, any repairs are considered substantial modifications regardless of the actual repair work performed.

Suction Outlet. A fitting, fitting assembly, cover/grate, sump, and related components that provide a localized low pressure area for the transfer of water from a swimming pool.

Swimming Pool. Any structure, basin, chamber or tank which is intended for swimming, diving, recreational bathing or wading and which contains, is designed to contain, or is capable of containing water more than 24 inches deep at any point. This includes in-ground, above-ground and on-ground pools, indoor pools, hot tubs, spas and wading pools.

Swimming Pool, In-Door. A swimming pool which is totally contained within a structure and surrounded on all four sides by the walls of the enclosing structure.

Swimming Pool, Outdoor. Any swimming pool which is not an indoor pool.

R326.3 Compliance With Other Standards.

R326.3.1 In-ground Pools. In-ground pools shall be designed and constructed in conformance with ANSI/APSP/ICC 5 (American National Standard for Residential In-Ground Swimming Pools, 2011).

R326.3.2 Above-ground and On-ground Pools. Above-ground and on-ground pools shall be designed and constructed in conformance with ANSI/APSP/ICC 4 (American National Standard for Above-Ground/On-Ground Residential Swimming Pools, 2012).

R326.3.3 Permanently Installed Spas and Hot Tubs. Permanently installed spas and hot tubs shall be designed and constructed in conformance with ANSI/APSP/ICC 3 (American National Standard for Permanently Installed Residential Spas and Swim Spas, 2014).

R326.3.4 Portable Spas and Hot Tubs. Portable spas and hot tubs shall be designed and constructed in conformance with ANSI/APSP/ICC 3 (American National Standard for Residential Portable Spas and Swim Spas, 2013).

R326.4 Barrier Application. The provisions of this section shall control the design of barriers for swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drowning and near drowning by sufficiently preventing access to swimming pools, spas, and hot tubs by persons outside the property, persons within the dwelling, and persons in other parts of the property not contained within the pool enclosure.

R326.4.1 Temporary Barriers. An outdoor swimming pool shall be surrounded by a temporary barrier during installation or construction that shall remain in place until a permanent barrier in compliance with Section R326.4.4 is provided.

Exceptions.

1. Above -ground or on-ground pools where the pool structure constitutes a barrier in compliance with Section R326.4.2.4.
2. Spas or hot tubs with a safety cover which complies with ASTM F1346, provided that such safety cover is in place during the period of installation or construction of a hot tub or spa. The temporary removal of a safety cover as required to facilitate the installation or construction of a hot tub or spa during periods when at least one person engaged in the installation or construction is present is permitted.

R326.4.1.1 Height. The top of the temporary barrier shall be at least 48 inches above grade, measured on the side of the barrier, which faces away from the swimming pool.

R326.5.2.2 Replacement by a Permanent Barrier. A temporary barrier shall be replaced by a complying permanent barrier within either of the following periods:

1. 90 days of the date of issuance of the building permit for the installation or construction of the swimming pool; or
2. 90 days of the date of commencement of the installation or construction of the swimming pool.

R326.4.1.2 Replacement Extension Subject to the approval of the building official, the time period for completion of the permanent barrier may be extended for good cause, including but not limited to, adverse weather conditions delaying construction.

R326.4.2 Permanent Barriers. Swimming pools shall be completely enclosed by a permanent barrier complying with Sections R326.4.2.1 through R326.4.2.6.

R326.4.2.1 Barrier Height and Clearances. The top of the barrier shall be no less than 48 inches above grade, measured on the side of the barrier which faces away from the swimming pool. The vertical clearance between grade and the bottom of the barrier shall not be greater than 2 inches measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier may be at ground level, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the barrier shall comply with Sections R326.4.2.2 and R326.4.2.3.

R326.4.2.2 Solid Barrier Surfaces. Solid barriers, which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

R326.4.2.3 Closely Spaced Horizontal Members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1-3/4 inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not be greater than 1-3/4 inches in width.

R326.4.2.4 Widely Spaced Horizontal Members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not be greater than 4 inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not be greater than 1-3/4 inches in width.

R326.4.2.5 Chain Link Dimensions. Maximum mesh size for chain link fences shall be a 2-1/4 inch square unless the fence has vertical slats fastened at the top or bottom which reduces the openings to not more than 1-3/4 inches.

R326.4.2.6 Diagonal Members. Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall not be greater than 1-3/4 inches.

R326.4.2.7 Gates. Gates shall comply with the requirements ofSections R326.4.2.1 through R326.4.2.6, and with the following requirements:

R326.4.2.7.1 Self-closing and Opening Configuration. All gates shall be self-closing. In addition, if the gate is a pedestrian access gate, the gate shall open outward, away from the pool.

R326.4.2.7.2 Latching. All gates shall be self-latching, with the latch handle located within the enclosure (i.e., on the pool side of the enclosure) and at least 40 inches above grade. In addition, if the latch handle is located less than 54 inches from grade, the latch handle shall be located at least 3 inches below the top of the gate, and neither the gate nor the barrier shall have any opening greater than 0.5 inches within 18 inches of the latch handle.

R326.4.2.7.3 Locking. All gates shall be securely locked with a key, combination or other child-proof lock sufficient to prevent access to the swimming pool through such gate when the swimming pool is not in use or supervised.

R326.4.2.8 Dwelling Wall as Barrier. A wall or walls of a dwelling may serve as part of the barrier, provided that the wall or walls meets the applicable barrier requirements of Sections R326.4.2.1 through R3264.2.6, and one of the following conditions shall be met:

1.) a.) Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed in accordance with UL 2017. The audible alarm shall activate within 7 seconds and sound continuously for a minimum of 30 seconds after the door and/or its screen, if present, are opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as a touchpad or switch, to temporarily deactivate the alarm for a single opening. Deactivation shall last for not more than 15 seconds; and

b.) Operable windows in the wall or walls used as a barrier shall having a latching device located no less than 48 inches above the floor. Openings in operable windows shall not allow a 4 inch diameter sphere to pass through the opening when the window is in its largest opened position; and

c.) Where the dwelling is wholly contained within the pool barrier or enclosure, alarms shall be provided at every door with direct access to the pool; or

d.) Other means of protection, such as self-closing doors with self-latching devices, so long as the degree of protection afforded is not less than the protection afforded by Item 1 described above.

R326.4.2.8.1 Alarm Deactivation Switch Location. Where an alarm is provided, the deactivation switch shall be located 54 inches or more above the threshold of the door. In dwellings required to be Accessible units, Type A units, or Type B units, the deactivation switch shall be located 48 inches above the threshold of the door.

R326.4.2.9 Pool Structure as Barrier. Where an above-ground pool structure is used as a barrier, or where the barrier is mounted on top of the pool structure, the structure shall be designed and constructed in compliance with ANSI/APSP/ICC 4 and meet the applicable barrier requirements of Sections R326.4.2.1 through R326.4.2.8. Where the means of access is a ladder or steps, one of the following conditions shall be met:

1. The ladder or steps shall be capable of being secured, locked or removed to prevent access. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter sphere; or
2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Sections R326.4.2.1 through R326.4.2.8.

R326.4.3 In-Door Swimming Pool. Walls surrounding an in-door swimming pool shall comply with Section R326.4.2.8.

R326.4.3 Prohibited Locations. Barriers shall be located so as to prohibit permanent strucutres, equipment or similar objects from being used to climb the barrier.

R326.5 Entrapment Protection For Swimming Pool & Spa Suction Outlets. Suction outlets shall be designed to produce circulation throughout the pool or spa. Single-outlet systems, such as automatic vacuum cleaner systems, or multiple suction outlets, whether isolated by valves or otherwise, shall be protected against user entrapment.

R326.5.1 Compliance. Suction outlets shall be designed and installed in accordance with the requirements of CPSC 15 USC 8003 and ANSI/APSP/ICC 7, where applicable.

R326.6 Suction Outlets. Suction outlets shall be designed to produce circulation throughout the pool or spa. Single-outlet systems, such as automatic vacuum cleaner systems, or multiple suction outlets, whether isolated by valves or otherwise, shall be protected against user entrapment.

R326.6.1 Compliance Alternative. Suction outlets may be designed and installed in accordance with ANSI/APSP/ICC 7.

R326.6.2 Suction Fittings. Pool and spa suction outlets shall have a cover that conforms to ANSI/ASME A112.19.8, or an 18 inch by 23 inch drain grate or larger, or an approved channel drain system.

Exception: Surface skimmers.

R326.6.3 Atmospheric Vacuum Relief System Required. Pool and spa single or multiple-outlet circulation systems shall be equipped with atmospheric vacuum relief should grate covers located therein become missing or broken. This vacuum relief system shall include at least one approved or engineered method of the type specified herein, as follows:

1. Safety vacuum relief system conforming to ASME A112.19.17; or
2. An approved gravity drainage system.

R326.6.4 Dual Drain Seperation. Single or multiple pump circulation systems have a minimum of two suction outlets of the approved type. A minimum horizontal or or vertical distance of 3 feet shall separate the outlets. These suction outlets shall be piped so that water is drawn through them simultaneously through a vacuum relief-protected line to the pump or pumps.

R326.6.5 Pool Cleaner Fittings. Where provided, vacuum or pressure cleaner fitting(s) shall be located in accessible position(s) at least 6 inches and not more than 12 inches below the minimal operational water level or as an attachment to the skimmer(s)

R326.7 Swimming Pool & Spa Alarms, Applicability. A swimming pool or spa installed or substantially modified after December 14, 2006, shall be equipped with an approved pool alarm. Pool alarm shall comply with ASTM F2208 (Standard Specification for Pool Alarms), and shall be installed, used and maintained in accordance with the manufacturer's instructions and this section.

Exception:

1. A hot tub or spa equipped with a safety cover which complies with ASTM F1346
2. A swimming pool (other than a hot tub or spa) equipped with an automatic power safety cover which complies with ASTM F1346.

R326.7.1 Multiple Alarms. A pool alarm must be capable of detecting entry into the water at any point on the surface of the swimming pool. If necessary to provide detection capability at every point on the surface of the swimming pool, more than one pool alarm shall be provided.

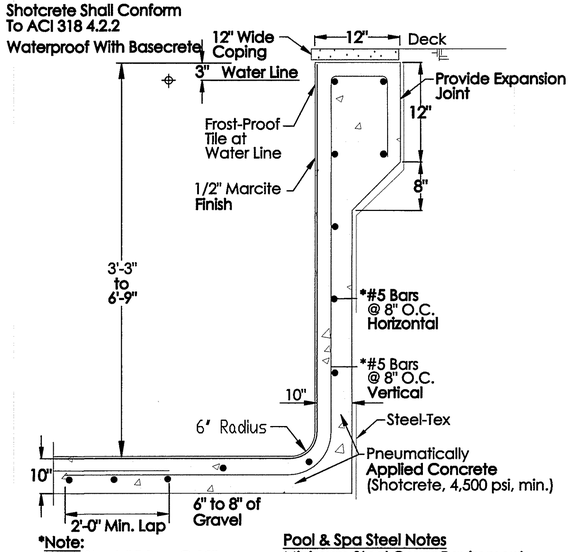
R326.7.2 Alarm Activation Pool alarms shall activate upon detecting entry into the water and shall sound poolside and inside the dwelling.

R326.7.3 Prohibited Alarms The use of personal immersion alarms shall not be construed as compliance with this section.

General Pool Notes

1. The design is based on a drainable soil with less than 10% silt. Ground water shall not exist within the limits of the excavation. If gaundwater is encountered within two (2) feet of the pool bottom, special dewatering facilities will be required.
2. No surchrge is permitted within four (4) feet of shallow end and six (6) feet of deep end of the pool.
3. The pneumatically applied concrete (gunite) shall be a 1:4 mix with a minimum of 3-1/2 gallons of water per sack of cement.
4. Reinforcing steel shall be intermediate grade billet steel with a minimum lap of 24 inches for #4 bars.
5. Corner radii shall be a minimum of 12 inches, unless noted otherwise on the plans.
6. A minimum of four hydro-static relief valves shall be appropriately located in the pool bottom.
7. Provide & install pool alarms in accordnace with code.
8. See site plan and architectural drawings, by others, for pool location, hardscape layout, fence details and construction
9. Do not scale drawings.
10. The Contractor is responsible for all means and methods of construction.
11. All work and materials shall conform to the requirements of the Virginia Graeme Baker Pool & Safety Act.
12. A minimum of 8 inches of crushed stone or gravel shall be installed throughout the entire excavation limits. The excavation limit shall be the pool area plus 10 feet in each direction.
13. The pool bottom shall have a non-slip surface finish and shall pitch per local code.
14. Fences & barriers shall meet or exceed all requirements of the New York State Building Code.

All Materials, Components and Installations Shall Conform To The Virginia Graeme Baker Pool & Spa Safety Act.



*Note: Floor Steel #5 Bars @ 12" OCEW in Middle of 10" Slab

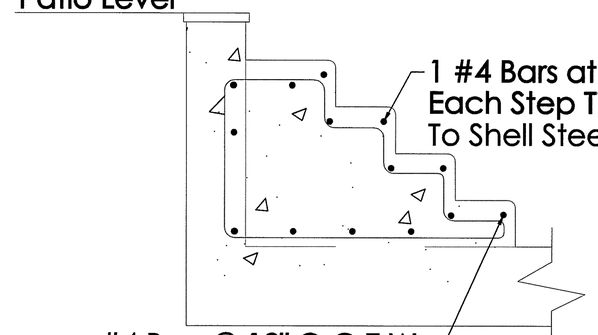
4 S-1 Pool Wall Section
Scale: N.T.S.

Pool & Spa Steel Notes

Minimum Steel Cover Rquirements To Soil: 3 Inches
To Pool Water: 2 Inches

Provide, Install & Shoot Pool Against Steel-Tex.

All Reinforcing Steel to be Contiuous & Bonded Per Code

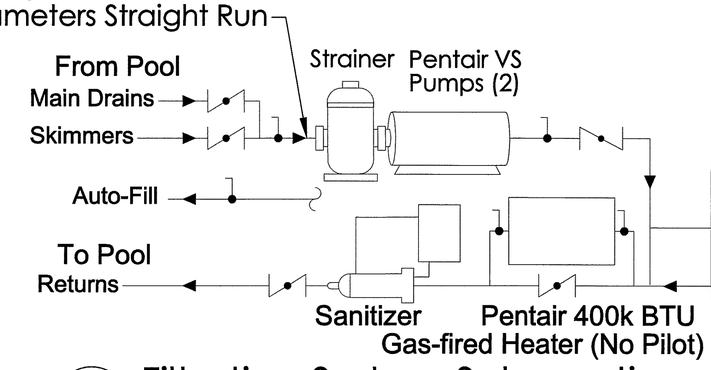


3 S-1 Pool Step Section
Scale: N.T.S.

Provide Four Additional Hydrostatic Valves If Record High Groundwater Is Within Three (3) Feet Of Deep End Pool Slab Bottom.

Provide Gas Fired Pool Heaters Equipped With Controls That Meet the Requirements of the State of NY, 2025 NYSECC 1026 Energy Code Supplement.

Pipe Before Pump Shall Have A Minimum 4 Diameters Straight Run



2 S-2 Filtration System Schematic
Not to Scale

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: SEP - 1 2026
VILLAGE BOARD: DAN, SITE PLAN, BZA, ARB
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK BUILDING DEPARTMENT
AUG 12 2026
RECEIVED

DALESSIO
ARCHITECTS
31 East Main Street Huntington New York 11743 631 549 3170

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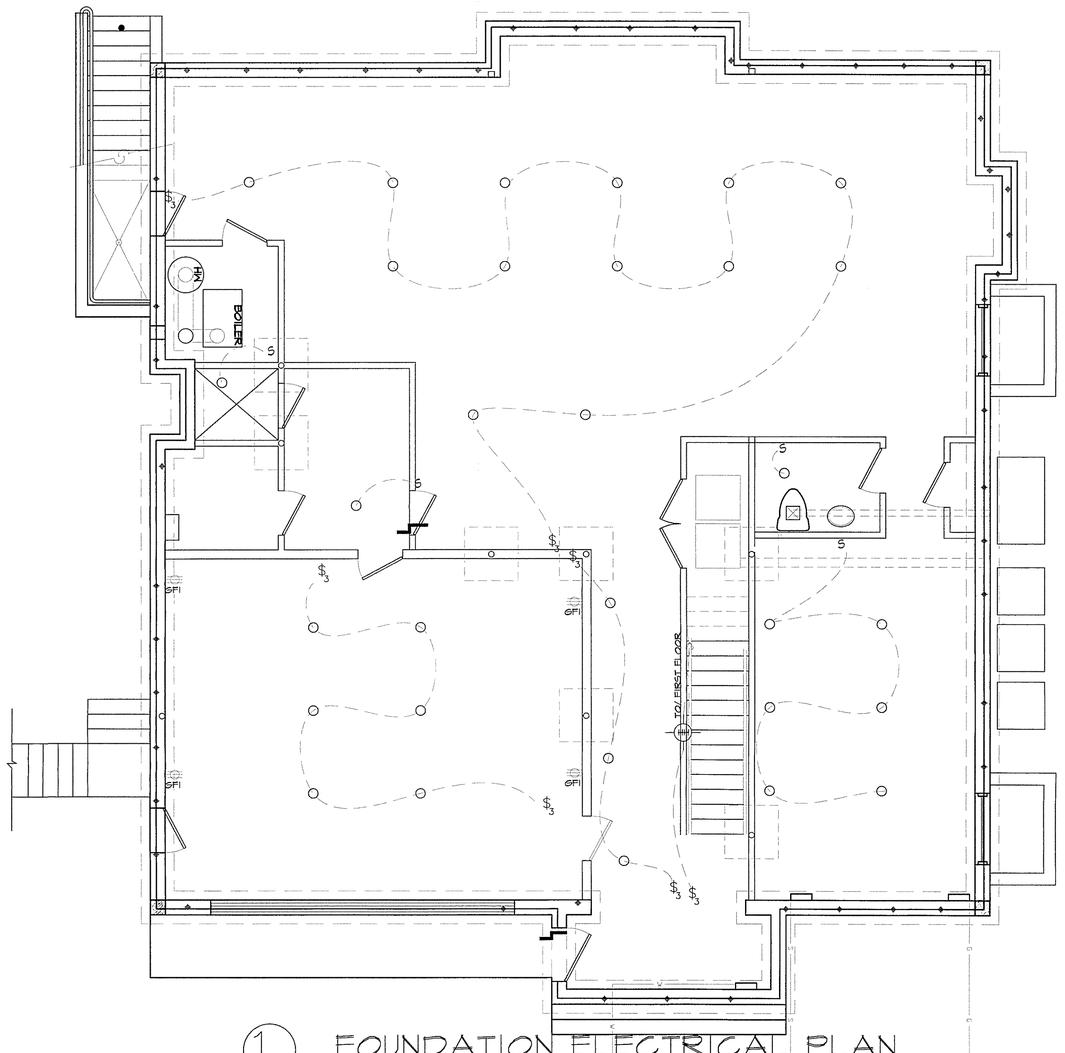
ISSUE	DATED	DRAWN	DRAWING	PROJECT	OPUS	SHEET
1-21 MAY'26	25 JUL'25	JTL	POOL INFORMATION	65 HAMPSHIRE RD	2119	A.12
	SCALE AS NOTED	CHECKED JCD	FILE: 2119CD	GREAT NECK, NY		

REGISTERED ARCHITECT CHARLES DALESSIO No. 18621 STATE OF NEW YORK

ELECTRICAL LEGEND

○	STANDARD RECESSED INCANDESCENT DOWN LIGHT 6" WITH WHITE TRIM AND BAFFLE AS MANUFACTURED BY HALO
$_3$	THREE WAY DECORA SWITCH
S	SINGLE POLE DECORA SWITCH
GFI	GROUND FAULT INTERRUPT RECEPTACLE
	STANDARD DUPLEX DECORA RECEPTACLE
⊠	80 CFM EXHAUST FAN DIRECTLY TO EXTERIOR AS MANUFACTURED BY NUTONE OR EQUAL
S.D. C.O.	SMOKE, CARBON MONOXIDE & HEAT DETECTION ALARM DEVICE INSTALLED IN CONFORMANCE W/ SECT. R 313.2, 313.4 OF NYS CODE SHALL BE PROVIDED OUTSIDE EACH SEPERATE AREA IN EACH SLEEPING SPACE & ON EACH FLOOR LEVEL & MUST BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP (TYPICAL)

ROOM NAME	ROOM AREA	AREA VENT	% VENT > 4%	AREA LIGHT	% LIGHT > 8%
FOYER	149.2 S.F.	48.0 S.F.	32.2 %	22.5 S.F.	15.1 %
LIVING ROOM	270.7 S.F.	100.2 S.F.	37.0 %	67.6 S.F.	24.9 %
DEN	274.5 S.F.	81.1 S.F.	29.5 %	62.9 S.F.	22.9 %
KITCHEN	373.8 S.F.	46.7 S.F.	12.5 %	30.3 S.F.	8.1 %
MAID'S ROOM	120.0 S.F.	26.4 S.F.	22.0 %	25.0 S.F.	20.8 %
MAID'S BATH	40.0 S.F.	80 C.F.M. EXHAUST FAN	----	SEE SHEET E.2	----
DINING ROOM	245.3 S.F.	73.8 S.F.	30.1 %	42.6 S.F.	17.4 %
MASTER BEDROOM	374.4 S.F.	51.1 S.F.	13.5 %	35.5 S.F.	9.4 %
MASTER BATHROOM	177.7 S.F.	21.2 S.F.	11.9 %	20.0 S.F.	11.3 %
BEDROOM #2	159.0 S.F.	21.2 S.F.	13.3 %	20.0 S.F.	12.6 %
BEDROOM #3	157.7 S.F.	31.8 S.F.	20.2 %	30.0 S.F.	19.0 %
BATHROOM #3	35.0 S.F.	80 C.F.M. EXHAUST FAN	----	SEE SHEET E.3	----
BATHROOM #5	35.0 S.F.	80 C.F.M. EXHAUST FAN	----	SEE SHEET E.3	----
BEDROOM #4	191.6 S.F.	29.9 S.F.	15.6 %	15.5 S.F.	8.1 %
BEDROOM #5	175.8 S.F.	27.6 S.F.	15.7 %	26.0 S.F.	14.8 %
BATHROOM #2	63.0 S.F.	80 C.F.M. EXHAUST FAN	----	SEE SHEET E.3	----
CELLAR BATH	56.0 S.F.	80 C.F.M. EXHAUST FAN	----	SEE SHEET E.1	----



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

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: SEP - 1 2026
VILLAGE BOARD:
X
NO FURTHER PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
AUG 12 2026
RECEIVED

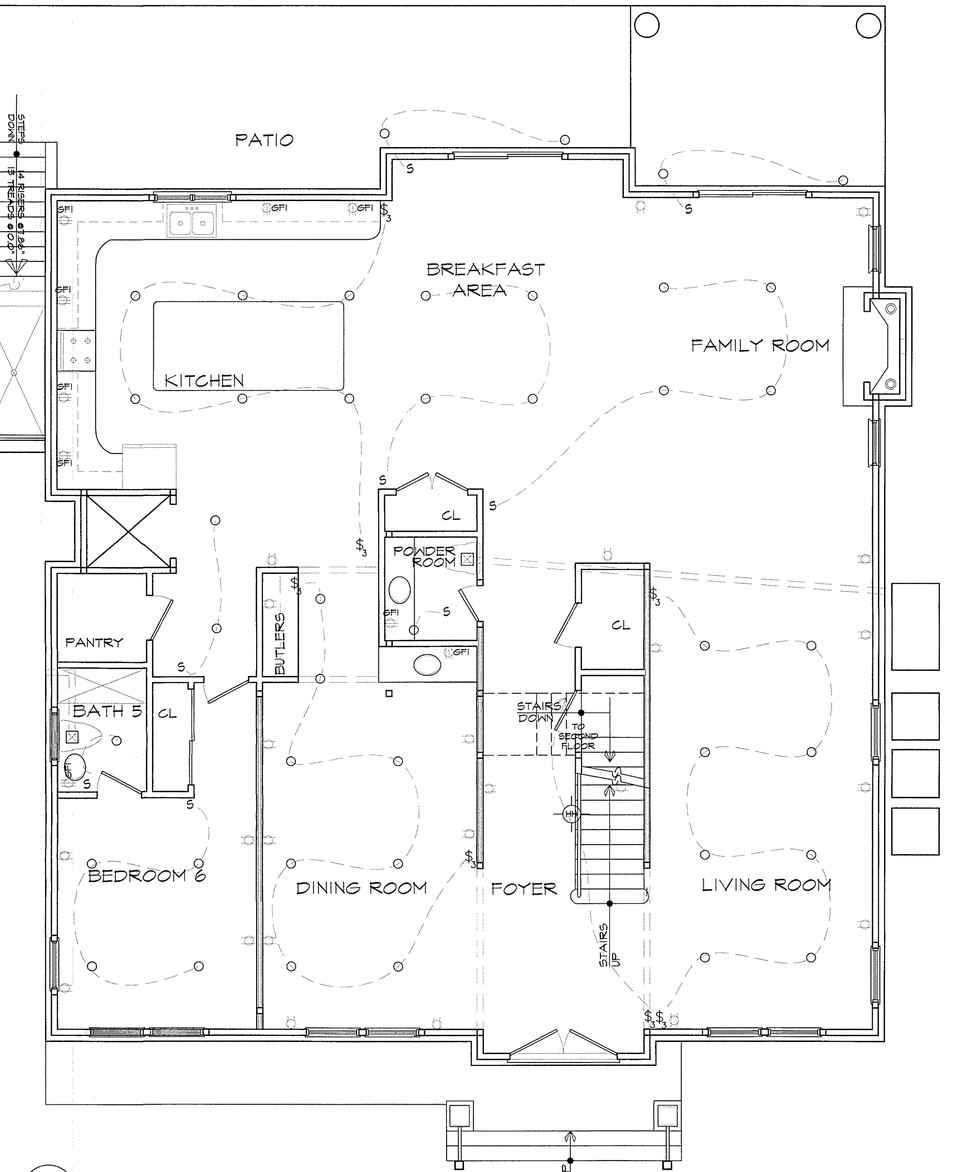
DALESSIO
ARCHITECTS
31 East Main Street Huntington New York 11743 631 549 3170

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ISSUE 1-21 MAY'26
DATED 25 JUL'25
SCALE AS NOTED
DRAWN JTL
CHECKED JCD
DRAWING FOUNDATION ELECTRICAL PLAN
FILE: 2119CD
PROJECT 65 HAMPSHIRE RD GREAT NECK, NY
REGISTERED ARCHITECT JOSEPH CHARLES D'ALESSIO NO. 018551 STATE OF NEW YORK
OPUS 2119
SHEET E.1

ELECTRICAL LEGEND

○	STANDARD RECESSED INCANDESCENT DOWN LIGHT 6" WITH WHITE TRIM AND BAFFLE AS MANUFACTURED BY HALO
$_3	THREE WAY DECORA SWITCH
S	SINGLE POLE DECORA SWITCH
GFI	GROUND FAULT INTERRUPT RECEPTACLE
	STANDARD DUPLEX DECORA RECEPTACLE
⊠	80 CFM EXHAUST FAN DIRECTLY TO EXTERIOR AS MANUFACTURED BY NUTONE OR EQUAL
S.C.O.	SMOKE, CARBON MONOXIDE & HEAT DETECTION ALARM DEVICE INSTALLED IN CONFORMANCE W/ SECT. R 313.2, 313.4 OF NYS CODE SHALL BE PROVIDED OUTSIDE EACH SEPERATE AREA IN EACH SLEEPING SPACE & ON EACH FLOOR LEVEL & MUST BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP (TYPICAL)



1 FIRST FLOOR ELECTRICAL PLAN

SCALE 1/4"=1'-0"

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO SUBMIT TO BOARD REVIEW
DATE: SEP - 1 2026
VILLAGE BOARD: MAY DAMMANN, DAN SILVERMAN
X
PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

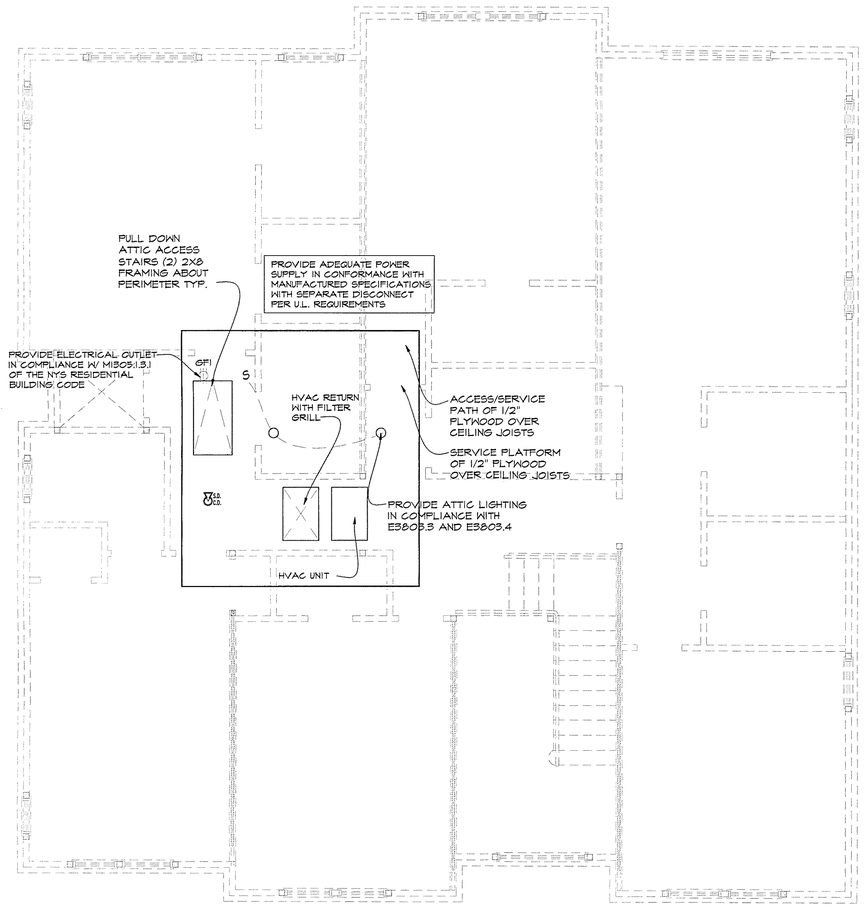
VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
AUG 12 2026
RECEIVED

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ARCHITECTS
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ISSUE	DATED	DRAWN	DRAWING	PROJECT	OPUS	SHEET
1-21 MAY'26	25 JUL'25 SCALE AS NOTED	JTL CHECKED JCD	FIRST FLOOR ELECTRICAL PLAN FILE: 2119CD	65 HAMPSHIRE RD GREAT NECK, NY	2119	E.2

REGISTERED ARCHITECT JOSEPH CHARLES D'ALESSIO STATE OF NEW YORK

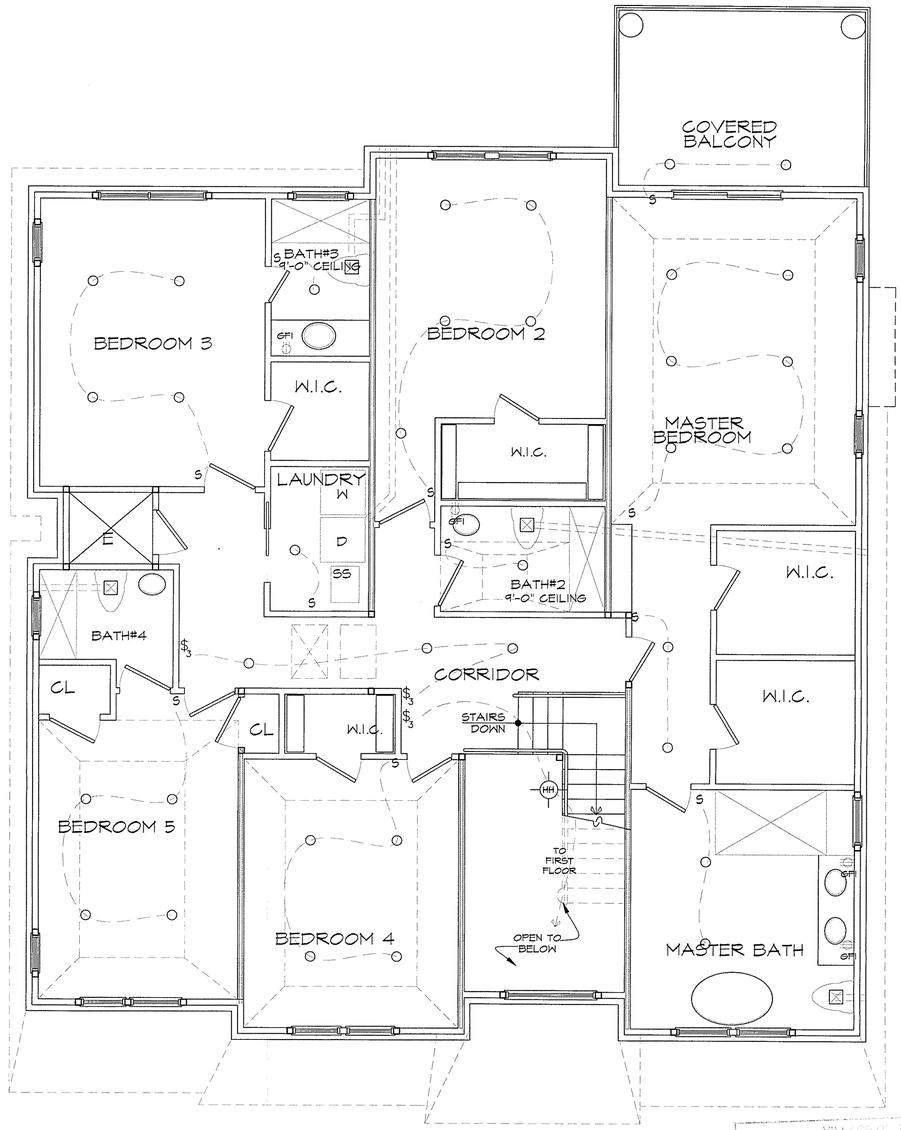


ELECTRICAL LEGEND

○	STANDARD RECESSED INCANDESCENT DOWN LIGHT 6" WITH WHITE TRIM AND BAFFLE AS MANUFACTURED BY HALO
$_3$	THREE WAY DECORA SWITCH
S	SINGLE POLE DECORA SWITCH
GFI	GROUND FAULT INTERRUPT RECEPTACLE
	STANDARD DUPLEX DECORA RECEPTACLE
☒	80 CFM EXHAUST FAN DIRECTLY TO EXTERIOR AS MANUFACTURED BY NUTONE OR EQUAL
S.D. C.O.	SMOKE, CARBON MONOXIDE & HEAT DETECTION ALARM DEVICE INSTALLED IN CONFORMANCE W/ SECT. R 313.2, 313.4 OF NYS CODE SHALL BE PROVIDED OUTSIDE EACH SEPERATE AREA IN EACH SLEEPING SPACE & ON EACH FLOOR LEVEL & MUST BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP (TYPICAL)

2 MECHANICAL ATTIC PLAN

SCALE 1/4"=1'-0"



1 SECOND FLOOR ELECTRICAL PLAN

SCALE 1/4"=1'-0"

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED OR ACCEPTED WITH BOARD REVIEW
SEP 1 2026
VILLAGE PLANNER:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
AUG 12 2026
RECEIVED

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ISSUE	DATED	DRAWN	DRAWING	PROJECT	OPUS	SHEET
1-21 MAY'26	25 JUL'25 SCALE AS NOTED	JTL CHECKED JCD	SECOND FLOOR ELECTRICAL PLAN; MECHANICAL ATTIC PLAN FILE: 2119CD	65 HAMPSHIRE RD GREAT NECK	2119	E.3

REGISTERED ARCHITECT JOSEPH CHARLES D'ALESSIO STATE OF NEW YORK