VILLAGE OF GREAT NECK
ARCHITECTURAL REVIEW COMMITTEE
November 24, 2026
Agenda

I. CONTINUED CASES

A. ARC CASE #24-35 10 PRESTON ROAD SECTION 1 BLOCK 22 LOTS(S)38-44

II. NEW CASES

A. ARC CASE #26-41 35 KINGS POINT ROAD SECTION 1 BLOCK 201 LOT(S)20
B. ARC CASE #26-42 6 RUTH COURT SECTION 2 BLOCK 348 LOT(S)59
C. ARC CASE #26-43 46 CROYDEN AVENUE SECTION 1 BLOCK 62 LOT(S)104
D. ARC CASE #26-44 17 HELEN LANE SECTION 1 BLOCK 128 LOT(S)45

III. NEXT MEETING DATE

A. NEXT MEETING DATE DECEMBER 22, 2026

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

SUBJECT:
Rescheduled case from October 27, 2026, ARC meeting.

ITEM TITLE:
ARC CASE #26-41 35 KINGS POINT ROAD SECTION 1 BLOCK 201 LOT(S)20

SUBJECT:
Legalize 6 AC units on side yard.

ITEM TITLE:
ARC CASE #26-42 6 RUTH COURT SECTION 2 BLOCK 348 LOT(S)59

SUBJECT:
Legalization of existing wooden staircase, existing retaining walls, and existing landscaping.

ITEM TITLE:
ARC CASE #26-43 46 CROYDEN AVENUE SECTION 1 BLOCK 62 LOT(S)104

SUBJECT:
Construction of 2 story house with detached 1 car garage.

ITEM TITLE:

ARC CASE #26-44 17 HELEN LANE SECTION 1 BLOCK 128 LOT(S)45

SUBJECT:

Proposed new 2 story house. New rear deck. New A/C.

ATTACHMENTS:

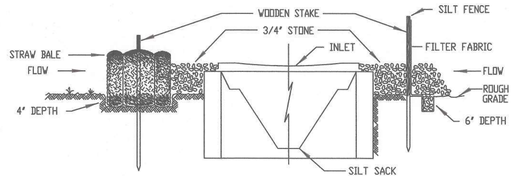
	Description	Type
🗋	PLANS	Backup Material

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SITE EROSION CONTROL & DEMOLITION NOTES:

PROVIDE CHAIN LINK CONSTRUCTION FENCE AROUND THE ENTIRE PROPERTY WITH LOCKING GATE AND PROTECTION AROUND EXISTING TRESS AND SHRUBS IN THE AREAS OF CONSTRUCTION. PROTECT EXISTING STREET AND CURBING FROM ANY DAMAGE IN ACCORDANCE WITH LOCAL ORDINANCES. INSTALL EROSION CONTROL MEASURES, SILT FENCE AND HAY–BALES IN ACCORDANCE WITH THE LANDSCAPE DRAWINGS AND SITE PLAN.

GENERAL CONTRACTOR IS NOT RESPONSIBLE FOR TREE REMOVAL. TREE REMOVAL SHALL BE PERFORMED BY A LICENSED AND INSURED TREE SERVICE.

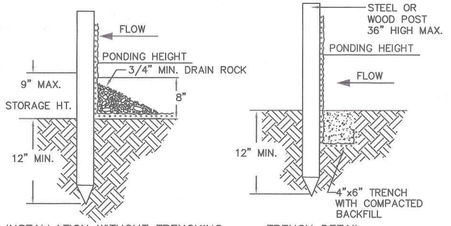


SILT FENCE INSTALLATION NOTES

1. EXCAVATE A 6 INCH x 6 INCH TRENCH, OFFSET APPROXIMATELY 2 FEET FROM THE INLET PERIMETER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE–IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE. SUPPLEMENT WITH GRAVEL, PILED AGAINST THE FENCE.

STRAW BALES INSTALLATION NOTES

1. PLACE BALES OF STRAW WITH ENDS TIGHTLY ABUTTING OTHER BALES TO SURROUND THE INLET. WHERE SLOPE AND SPACE PERMIT, ESTABLISH THE LINE OF BALES 2 TO 10 FEET AWAY FROM THE INLET. ANCHOR BALES IN PLACE BY DRIVING REBARS OR 2" x 2" STAKES THROUGH THE BALES. SUPPLEMENT WITH GRAVEL, PILED AGAINST THE BALES.
2. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1 2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. 4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

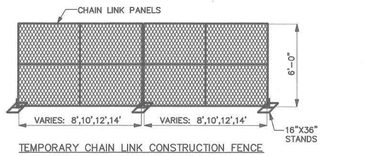


INSTALLATION WITHOUT TRENCHING — TRENCH DETAIL

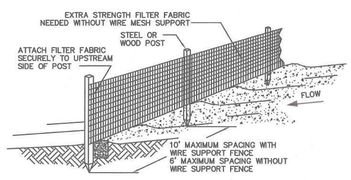
NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.

SILT FENCE DETAIL

SCALE: NTS

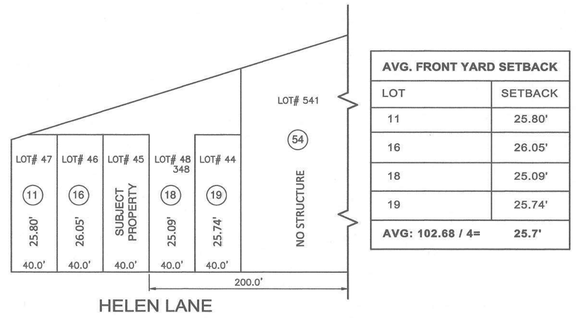


TEMPORARY CHAIN LINK CONSTRUCTION FENCE



INLET PROTECTION DETAIL

SCALE: NTS

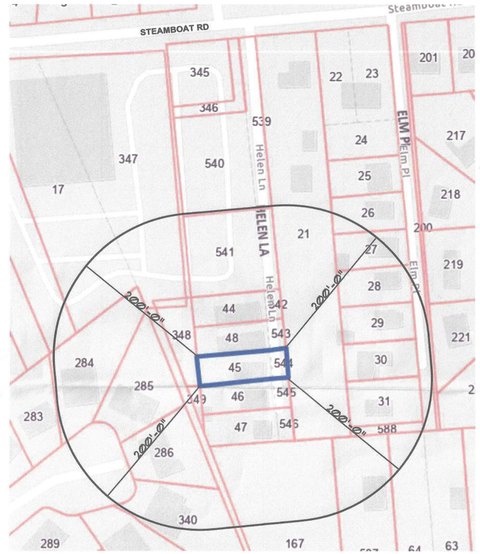


HELEN LANE

AVG. FRONT YARD SETBACK	
LOT	SETBACK
11	25.80'
16	26.05'
18	25.09'
19	25.74'
AVG: 102.68 / 4=	25.7'

AVERAGE FRONT YARD SETBACK DIAGRAM

SCALE: N.T.S.

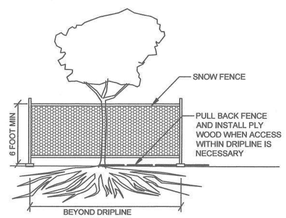


200' RADIUS MAP / KEY PLAN

SCALE 1:100

TREE PROTECTION NOTES

1. REFER TO STANDARDS IN GENERAL SPECIFICATIONS FOR TREE PROTECTION.
2. DIAMETER OF PROTECTION ZONE SHOULD BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER BREAST HEIGHT OR 1/2 HEIGHT OF TREE, WHICHEVER IS GREATER. FOR 2–INCH CALIPER TREES OR SMALLER, THE PROTECTION ZONE SHALL BE 6 FOOT MINIMUM DIAMETER.
3. TEMPORARY FENCING (6 FT HIGH) SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
4. DEAD TREES, SCRUB, OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE WILL BE NO SOIL DISTURBANCE UNDER THE DRIP LINE OF TREES TO BE PRESERVED.
5. PLACE 6 INCHES OF BARK MULCH AT AREAS NOT PROTECTED BY BARRIER.
6. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1 INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHOULD BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL OR MULCH AS SOON AS POSSIBLE TO PREVENT DRYING.
7. NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. WORK WITHIN THE PROTECTION ZONE SHALL BE DONE MANUALLY.
8. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMIT OF THE FENCING.



TREE PROTECTION DETAIL

NOT TO SCALE

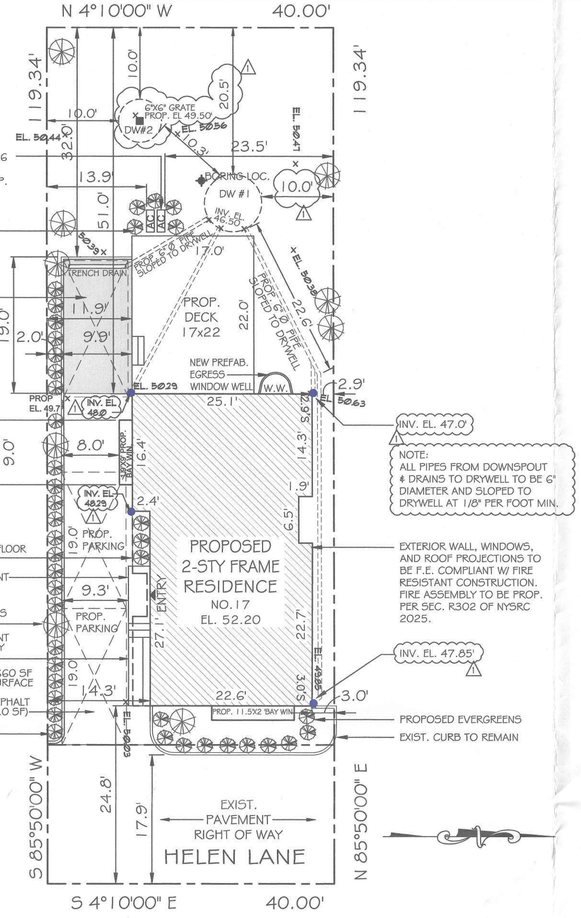


PLAN VIEW OF ROOTS

NOT TO SCALE

TABLE R 301.2 (1) CLIMATIC & GEOGRAPHIC DESIGN CRITERIA (NASSAU COUNTY)

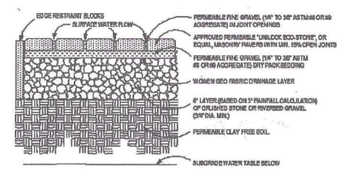
GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX
25	130 MPH. EXPOSURE 'B'	B	SEVERE	36" REQUIRED	MODERATE - HEAVY	SLIGHT - MODERATE	13°	YES	AS PER LOCAL ORDINANCE / FEMA FIRM	599



PROPOSED SITE PLAN / LANDSCAPE PLAN

ALL INFO BASED ON SURVEY PREPARED BY A&B ENGINEERING & LAND SURVEYING, P.C. SURVEYED ON: FEBRUARY 7, 2025 SCALE: 1:10

	ZONING ANALYSIS			
	17 HELEN LANE, GREAT NECK, NY SEC. 1 BLK. 128 LOT. 45, 544		VILLAGE OF GREAT NECK ZONING DISTRICT: RESIDENCE C	
CODE SEC.	ITEM	REQUIRED	PROPOSED	
575-79	LOT AREA	5,000 SF. MIN.	EXISTING 4,773.6 FT. NO CHANGE	BZA REQUIRED
	STREET FRONTAGE	50.0 FT. MIN.	EXISTING 40.0 FT. EXIST. NONCONFORMING	
575-81.A.1	LOT WIDTH	50.0 FT. MIN.	EXISTING 40.0 FT. EXIST. NONCONFORMING	BZA REQUIRED
575-80	BUILDING AREA	35% OF LOT (4,773.6) = 1,670.8 SF. MAX.	HOUSE - 1,018.11 SF DECK - 391 SF TOTAL - 1,409.11 SF (29.5%)	
575-80	FLOOR AREA	50% OF LOT (4,773.6) = 2,386.8 SF. - 0.02=2,291.33 SF MAX	1ST FL.- 1,018.11 SF. 2ND FL.- 1,058.8 SF. TOTAL- 2,076.91 SF.	
CODE SEC.	FRONT YARD SETBACK	20.0 FT. MIN OR AVG. FY.= 25.7 FT.	24.8 FT.	BZA REQUIRED
CODE SEC.	REAR YARD SETBACK	29.8 FT. MIN.	51.0 FT.	
575-85A	SIDE YARD SETBACK	6.0 FT. MIN.	11.9 FT. 2.9 FT.	BZA REQUIRED
575-85A	SIDE YARD AGGREGATE	15.0 FT. MIN.	14.8 FT.	BZA REQUIRED
CODE SEC.	HEIGHT	35'-0" (6:8 MIN. PITCH)	29'-5"	
CODE SEC.	DRIVEWAY DIMENSIONS	9'-0" WIDE MIN.	PROP. > 9.0' WIDTH PARTIAL SECTION AT <9.0'	BZA REQUIRED
CODE SEC.	PARKING SPACES	3 MIN.	3	
CODE SEC.	OUTDOOR COMPRESSOR	20' FROM PROP. LINE	13.9'	WAIVER REQUESTED
CODE SEC.	ARCHITECTURAL FEATURE	ARCHITECTURAL FEATURES ACHIEVED: 1) PEAKED ROOF ON 80% OF BUILDING .04 2) 2 BAY WINDOWS .02 TOTAL= .06		



PERMEABLE DRIVEWAY DETAIL(TYP.)

NOT TO SCALE

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: OCT - 8 2026
VILLAGE BOARD: Site Plan, BZA, ARC
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
OCT 07 2026
RECEIVED

PROJECT INFO

TAL RESIDENCE

17 HELEN LANE
GREAT NECK NY, 11024

TOWN:	NORTH HEMPSTEAD
VILLAGE:	GREAT NECK
DISTRICT:	RESIDENCE C
SBL:	1 - 128 - 45

SCOPE OF WORK NOTES

- NEW HOUSE
- NEW DECK IN REAR
- NEW AC UNITS

DRAWINGS LIST

A1.0 SITE PLAN & LANDSCAPE PLAN / ZONING
A1.1 GENERAL NOTES / LOT COVERAGE DIAGRAM / FLOOR AREA DIAGRAM / WINDOW SCHEDULE
A2.0 PROP. CELLAR & 1ST FLOOR PLAN
A2.1 PROP. SECOND FLOOR & ROOF PLAN
A3.0 MODIFIED ELEVATIONS
A4.0 HOUSE SECTIONS & DETAILS
A4.1 PLUMBING RISER DIAGRAM, TYP. BUILDING CODE NOTES & DETAILS
A4.2 TYP. BUILDING CODE NOTES & DETAILS
A4.3 TYP. BUILDING CODE NOTES & DETAILS
E1.0 PROPOSED ELECTRICAL PLANS

GUILOR ARCHITECTS
ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN
17 RAVINE RD., GREAT NECK, N Y 11023
GUILOR@AOL.COM • 516.482.6777

EDNA GUILOR REGISTERED ARCHITECT STATE OF NEW YORK

NO.	REVISION DESCRIPTION	DATE:
	DOB SUBMITTAL	08.01.2026
1	AS PER VILLAGE ENGINEER	09.30.2026

PROJECT TITLE: TAL RESIDENCE
LOCATION: 17 HELEN LN. GREAT NECK, NY 11024
SHEET TITLE: GENERAL NOTES / SITE PLAN / ZONING

SHEET NO.
A1.0

GENERAL NOTES:

ALL WORK SHALL CONFORM TO THE 2025 FIRE CODE OF NEW YORK STATE, 2025 BUILDING CODE OF NYS, 2025 RESIDENTIAL CODE OF NYS, AND ALL OTHER LOCAL CODES AND AGENCIES HAVING JURISDICTION.

ALL WORK SHALL CONFORM TO THE 2025 ENERGY CONSERVATION CODE OF NEW YORK STATE.

ALL NEW CONSTRUCTION SHALL CONFORM TO AMERICAN WOOD COUNCIL, 2024 WOOD FRAME CONSTRUCTION MANUAL FOR 1 & 2 FAMILY DWELLINGS

ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2023 NATIONAL ELECTRICAL CODE (NFPA70) AND THE 2025 NEW YORK STATE RESIDENTIAL CODE.

ALL PLUMBING WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2025 PLUMBING CODE OF NEW YORK STATE AND ALL OTHER LOCAL CODES, ORDINANCES AND AGENCIES HAVING JURISDICTION AND TO THE STANDARDS OF THE LOCAL COUNTIES HEALTH DEPARTMENT.

THE CONTRACTOR SHALL OBTAIN ALL CONSTRUCTION PERMITS AND INSPECTIONS AND APPROVALS AS REQUIRED. PERMIT FEES TO BE PAID BY THE OWNER.

MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK, SHALL BE INCLUDED IN THE WORK.

BUILDING SETBACKS ARE TO BE COMPUTED BY A STATE OF NEW YORK LICENSED SURVEYOR TO VERIFY ZONING CONFORMANCE PRIOR TO BEGINNING ANY WORK. THE ARCHITECT HAS NO RESPONSIBILITY FOR THE ACCURACY OR CORRECTNESS OF SETBACKS IN THE FIELD.

ALL WORK RELATED TO THIS PROJECT SHALL BE UNDERTAKEN BY QUALIFIED AND EXPERIENCED CRAFTSMEN, IN ACCORDANCE WITH THE GENERAL DESIGN AND AS APPROVED BY THE ARCHITECT/ENGINEER.

ALL WORKMANSHIP SHALL BE OF THE HIGHEST GRADE AND SHALL BE INSTALLED STRAIGHT, PLUMB, LEVEL, IN TRUE ALIGNMENT, CLOSELY FITTED, ACCURATELY SET TO REQUIRE LINES AND LEVELS, AND RIGIDLY SECURED IN PLACE.

THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO COMMENCEMENT OF WORK:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES IMMEDIATELY: WRITTEN DIMENSIONS GOVERN OVER SCALED ONES.

CONTRACTOR SHALL CARRY APPROPRIATE INSURANCE'S: WORKER'S COM. AND LIABILITY IN THE SUM PRESCRIBED BY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION INCLUDING PROPER SHORING AND BRACING OF EXISTING STRUCTURE TO ENSURE SAFETY THROUGH OUT THE CONSTRUCTION PROCESS

CONTRACTOR AND OR OWNER ARE SOLELY RESPONSIBLE FOR SCHEDULING REQUIRED INSPECTIONS DURING THE COURSE OF CONSTRUCTION.

CONCRETE:

CONCRETE SHALL CONFORM TO THE LATEST EDITION OF ACI-318

MINIMUM COMPRESSIVE STRENGTHS OF CONCRETE USED ARE TO BE IN COMPLIANCE WITH TABLE 402.2 OF THE 2025 NYS RES. CODE AS FOLLOWS: BASEMENT WALLS, FOUNDATION WALLS, FOOTINGS, INTERIOR SLABS ON GRADE (OTHER THAN GARAGE FLOOR SLAB) EXTERIOR AND OTHER WALLS EXPOSED TO THE WEATHER: 3,000 PSI
PORCHES, STEPS AND PLATFORMS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLAB: 3,500 PSI

ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 1.5 TONS PER SQUARE FOOT. (IF ORGANIC MATERIAL IS ENCOUNTERED, REMOVE AND DISPOSE OF ALL MATERIAL AND FILL REMAINING VOID WITH SAND)

ALL FOOTINGS TO SIT A MIN. 3'-0" BELOW GRADE ON UNDISTURBED SOIL OR SOLID ROCK.

STEP FOOTINGS TO BE A RATIO OF 1 VERTICAL TO 2 HORIZONTAL.

UNLESS OTHERWISE NOTED, ALL SLABS ON GROUND SHALL BE 4" THICK, REINFORCED WITH 6X6-W1.4XW1.4 W.W.F. PLACED IN ACCORDANCE WITH ACI

BACK FILLING AGAINST FOUNDATION WALLS SHALL NOT BE DONE UNTIL CONCRETE HAS ATTAINED SUFFICIENT STRENGTH AND WALLS ARE PROPERLY SHORED OR BRACED.

MINIMUM 8" BETWEEN FINISH GRADE AND TOP OF FOUNDATION WALL.
FINISH GRADES TO SLOPE AWAY FROM BUILDING FOUNDATION

ANCHOR BOLT NOTE:
(2) 2x6 ACQ SILL PLATES- USE 5/8" ANCHOR BOLTS TYPICAL 36" O.C. (24" O.C. FOR SLAB-ON-GRADE) AND MAX. 12" FROM EACH CORNERS. 7" EMBEDMENT MIN. USE 3" x 3" x 5/16" SQ. WASHER PLT. AS PER W.F.C.M. 2024. SEE PLANS FOR CORNER HOLD DOWN (HD) DESIGNATION

STEEL:

ALL STRUCTURAL STEEL BEAM FABRICATION AND ERECTION TO BE IN ACCORDANCE WITH THE LATEST SPECIFICATIONS FOR A-992 STEEL / STRUCTURAL PIPE SHALL BE A53 TYPE E

ALL STEEL BOLTED CONNECTIONS SHALL CONFORM TO ASTM A325 / ALL WELDING SHALL COMPLY WITH AWS D1.1 WITH E70XX ELECTRODES

ALL REINFORCED BARS SHALL COMPLY TO A.S.T.M. A-615 GRADE 60

WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A-185

CARPENTRY:

ALL FRAMING LUMBER TO BE DOUGLAS FIR #2 (FB 1050)
ALL LVL'S TO BE 2.0E BY TRUS JOIST OR APPROVED EQ. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.

G.C. TO PROVIDE LUMBER CERTIFICATION DATA AS PER NYSBC UPDATE AND REVISION TITLE 19 PART 1220.2. CONTRACTOR SHALL PROVIDE STRUCTURAL LUMBER CERTIFICATION IN WRITING FROM THE LUMBER YARD FROM WHICH THE LUMBER IS PURCHASED, THAT THE QUALITY AND SAFE WORKING STRESS OF SUCH LUMBER ARE EQUAL TO OR EXCEED THE SPECIFIED GRADE WITHIN CONTRACTED DRAWINGS. THIS REQUIREMENT IS ONLY REQUIRED IF CONSTRUCTED LUMBER IS NOT PHYSICALLY MARKED WITH APPROPRIATE GRADE STAMP.

PROVIDE FLASHING AT ALL ROOF/ WALL JUNCTURES, ROOF INTERSECTIONS, VALLEYS AS REQUIRED, CAPS AT FLAT/ PITCHES ROOF INTERSECTIONS, CHIMNEYS, EXHAUST CAPS, GRILLES, STACKS, LEDGERS, WINDOW HEADS, DOORS, AND ALL OTHER APPLICABLE AREAS AS PER GENERALLY ACCEPTED STANDARDS.

FRAMING:

NEW EXTERIOR WALLS TO BE 2X6 D.F. STUDS @16" O.C. NEW INTERIOR WALLS TO BE 2X4 D.F. STUDS @16" O.C. & PLUMBING WALLS TO BE 2X6 D.F. STUDS @16" O.C. SEE PLANS FOR FLOOR JOIST AND ROOF RAFTER MEMBERS, (2) 2X6 A.C.Q. TREATED SOLE PLATES ON FOUNDATION WALLS TO BE INSTALLED OVER SILL SEAL & TERMITE SHIELDS.

DOUBLE JOIST UNDER PARALLEL PARTITIONS.
DOUBLE END JOIST DIRECTLY OVER SILLS RUNNING PARALLEL TO FLOOR SPANS.

PROVIDE WOOD BRIDGING MAXIMUM 8 FT. O.C. IN FLOORS FRAMED WITH DIMENSIONAL LUMBER.

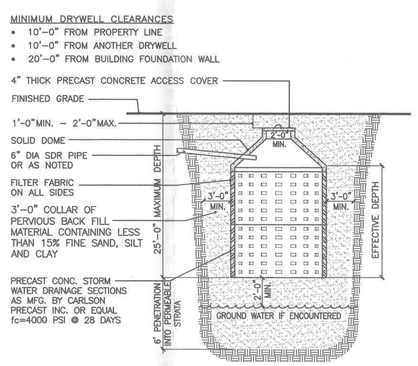
ALL POST AND BEAMS TO BE TAKEN TO SOLID FOUNDATION.

SHEATHING:

1/2" CDX PLYWOOD ON ALL EXTERIOR WALLS. 5/8" CDX PLYWOOD OVER ENTIRE ROOF. 3/4" ADVANTECH PLYWOOD SUBFLOOR GLUED & SCREWED THROUGHOUT

WALLBOARD:

1/2" GYPSUM WALL BOARD ON ALL INTERIOR WALLS.
1/2" MOISTURE RESISTANT GYPSUM WALL BOARD ON ALL WALLS & CEILINGS IN ALL BATHROOMS AND FINISH BASEMENT LEVEL WALLS (U.O.N.).
1/2" CEMENT BOARD ON ALL WALLS & CEILINGS AT ALL SHOWERS & BATH TUBS.



STORM WATER DRAINAGE CALC:

IMPERVIOUS AREA
•HOUSE: 1,018.11 SF
•STOOP, STEPS & WALKWAY: 48.60 SF
•DRIVEWAY ASPHALT: 417.80 SF.
TOTAL: 1,484.51 SF

DRYWELL #1:
IMPERVIOUS AREA= 1,484.51 SF.
RAIN INTENSITY= 3" OF RAINFALL & 100% RUNOFF
1,484.51 X .25= 371.13 CU. FT. REQUIRED
371.13/ 42.31 (8'ø DRYWELL)= 8.77 LINEAR FT. REQ.
USE= (1) 8-0" DIA. X 9'-0" EFFECTIVE DEPTH
TOTAL CAPACITY PROVIDED = 380.79 CU. FT.

PERVIOUS AREA
LOT – IMPERVIOUS
= 4,773.60 – 1,484.51
= 3,289.09 SF.

DRYWELL #2:
RAIN INTENSITY= 3" OF RAINFALL & 30% RUNOFF
3,289.09 X .25 X .3= 246.68 CU. FT. REQUIRED
246.68/ 22.39 (6'ø DRYWELL)= 11.02 LF REQ.
USE= (1) 6-0" DIA. X 12'-0" EFFECTIVE DEPTH
TOTAL CAPACITY PROVIDED = 268.68 CU. FT.

3 DRYWELL CALC. & DETAIL
SCALE: N.T.S.

WINDOW SCHEDULE

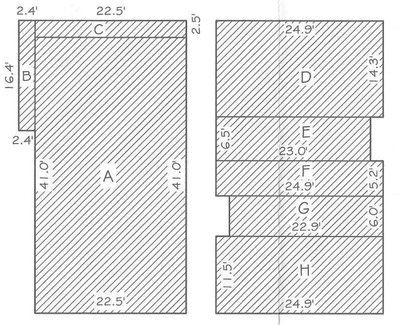
MARK	QTY.	APPROX. FRAME SIZE	EGRESS	TYPE/ COMMENT	LOCATION	WINDOW AREA
W1	1	2'-7 1/2" X 1'-8 1/2"	NO	CASEMENT - CW14B	CELLAR	4.48 SF
W2	1	2'-11 15/16" X 3'-4 13/16"	YES	CASEMENT - CXW135 (TEMPERED)		10.18 SF
W1	2	2'-0 1/8" X 4'-11 7/8"	NO	AWNING - A251	FIRST FLOOR	10.03 SF
W2	1	4'-11 7/8" X 4'-11 7/8"	NO	PICTURE - P5050 (TEMPERED)		24.90 SF
W3	6	2'-7 1/2" X 4'-4 13/16"	NO	CASEMENT - CX1B		11.55 SF
W3A	1	2'-7 1/2" X 4'-4 13/16"	NO	PICTURE - P2845 (CUSTOM & TEMPERED)		11.55 SF
W4	2	2'-4 13/16" X 3'-4 13/16"	NO	PICTURE - P2535 (TEMPERED)		8.16 SF
W5	2	2'-4 3/8" X 3'-4 13/16"	NO	CASEMENT - CW135		8.04 SF
W6	1	2'-4 3/8" X 5'-4 13/16"	NO	CASEMENT - CW155		12.71 SF
W7	1	2'-11 15/16" X 3'-4 13/16"	NO	PICTURE - P3035 (TEMPERED)		10.18 SF
W8	1	2'-0 1/8" X 5'-4 13/16"	NO	CASEMENT - C155 (TEMPERED)		10.86 SF
W9	5	2'-7 1/2" X 4'-4 13/16"	YES	CASEMENT - CX14B	SECOND FLOOR	11.55 SF
W10	1	3'-4 13/16" X 2'-0 1/8"	NO	PICTURE - A351 (TEMPERED)		6.84 SF
W11	2	2'-4 3/8" X 4'-11 7/8"	NO	PICTURE - P2550 (CUSTOM & TEMPERED)		11.80 SF
W12	1	2'-4 3/8" X 3'-4 13/16"	NO	CASEMENT - CW135		8.04 SF
W13	6	2'-11 7/8" X 4'-4 13/16"	NO	CASEMENT - CX14B		13.16 SF
W14	1	2'-7 1/2" X 4'-4 13/16"	NO	PICTURE - P2845 (CUSTOM & TEMPERED)		11.55 SF
W15	1	2'-4 3/8" X 4'-4 13/16"	NO	CASEMENT - CW14B		10.41 SF

EXTERIOR DOOR SCHEDULE

MARK	QTY.	APPROX. FRAME SIZE	TYPE/ COMMENT	LOCATION	DOOR AREA
D1	1	5'-0" X 7'-0"	SLIDING DOOR TEMPERED	FIRST FLOOR KITCHEN	35.0 SF.

NOTES:
- ALL DOORS AND WINDOWS TO BE REPLACED: ANDERSEN 400 SERIES.
- ALL GLASS TO BE HIGH PERFORMANCE DUAL-PANE GLASS (ADVANCED LOW E WHEATLOCK) INSULATED IN FRAME.
- SUPPLY SCREEN FOR ALL OPERABLE WINDOWS & DOORS.
- U FACTOR ≤ .25 / SHGC ≤ .31
- WINDOW AND DOOR FRAME COLOR AS PER FINISH SCHEDULE.

FOR OPERABLE WINDOWS WHERE BOTTOM OF SILL IS LESS THAN 24" FROM FINISHED FLOOR:
- OPERABLE WINDOWS ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
- OPERABLE WINDOWS ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R31222.



PROPOSED

FIRST FLOOR:
A: 22.5' X 41.0' = 922.5 SF.
B: 2.4' X 16.4' = 39.36 SF.
C: 22.5' X 2.5' = 56.25 SF.
TOTAL = 1,018.11 SF.

SECOND FLOOR:
D: 24.9' X 14.3' = 356.07 SF.
E: 6.5' X 23.0' = 149.50 SF.
F: 24.9' X 5.2' = 129.48 SF.
G: 22.9' X 6.0' = 137.40 SF.
H: 11.5' X 24.9' = 286.35 SF.
TOTAL = 1,058.8 SF.

1 FLOOR AREA DIAGRAM
SCALE: N.T.S.

2 LOT COVERAGE DIAGRAM
SCALE: N.T.S.

BUILDING AREA CALCULATION
TOTAL LOT = 4,773.6 SF.
COVERAGE PERMITTED = 1,670.8 SF. (35%)
HOUSE = 1,018.11 SF.
DECK = 374.00 SF.
TOTAL BUILDING AREA = 1,392.11 SF. (29.5%)

REAR YARD COVERAGE CALCULATION
TOTAL REAR YARD = 2,000.6 SF.
COVERAGE PERMITTED = 800.2 SF. (40%)
DECK: 374.00 SF.
PARTIAL DRIVEWAY: 188.10 SF.
TOTAL COVERAGE = 562.10 SF (28.1%)

SIDE YARD A COVERAGE CALCULATION
TOTAL SIDE YARD = 517.65 SF.
COVERAGE PERMITTED = 51.77 SF. (10%)
TOTAL COVERAGE = 48.6 SF. (9.39%)*
* AS PER 575-52.C OF VILLAGE CODE, SIDE YARD LOT COVERAGE IS 10%, EXCLUSIVE OF COVERAGE BY THAT PORTION OF A DRIVEWAY WHOSE WIDTH DOES NOT EXCEED 20 FEET. OUR PROPOSED DRIVEWAY IN SIDE YARD IS 9FT. THEREFORE, IT DOES NOT NEED TO BE INCLUDED IN OUR CALCULATIONS.

SIDE YARD B COVERAGE CALCULATION
TOTAL SIDE YARD = 143.9 SF.
COVERAGE PERMITTED = 14.39 (10%)
TOTAL COVERAGE = 0 SF. (0%)

FRONT YARD COVERAGE CALCULATION
TOTAL FRONT YARD = 1,003.0 SF.
COVERAGE PERMITTED = 501.5 SF. (50%)
TOTAL COVERAGE = 811.77 SF. (80.9%)

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: OCT - 8 2026
VILLAGE BOARD: Site Plan, BZA, ARB
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
OCT 07 2026
RECEIVED

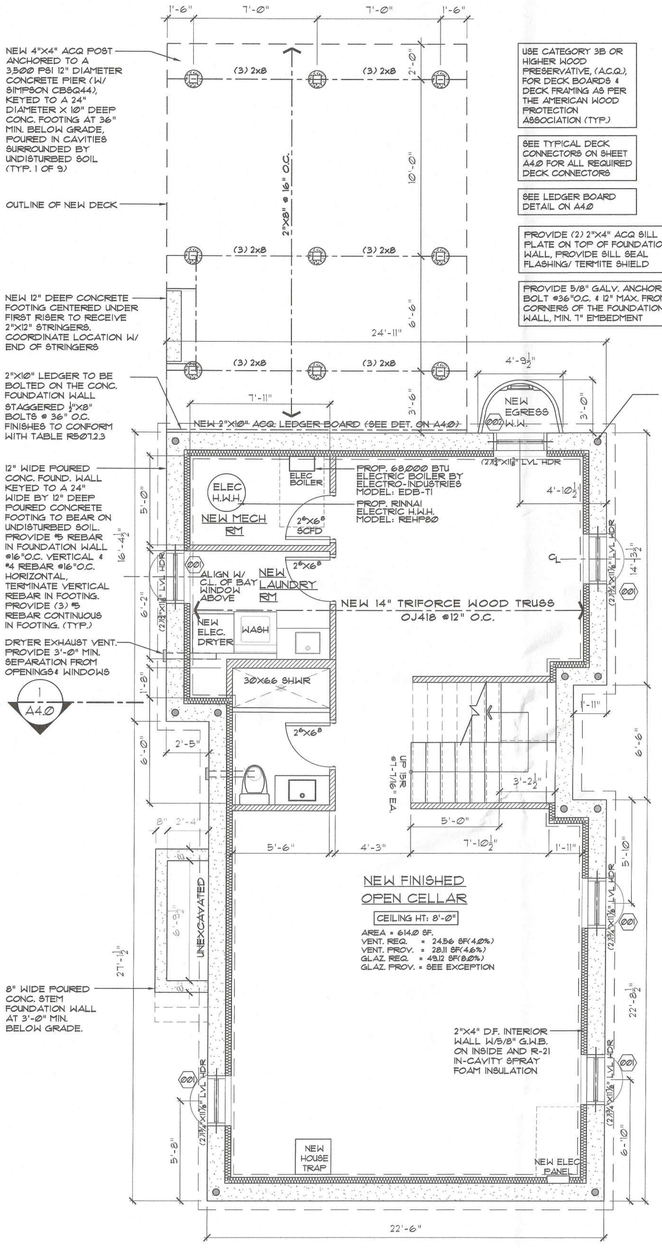
GUILOR ARCHITECTS
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17 RAVINE RD., GREAT NECK, N Y 11023
GUILOR@AOL.COM • 516.482.6777

EDNA GUILOR LICENSED ARCHITECT 026674 STATE OF NEW YORK

NO.	REVISION DESCRIPTION	DATE:
	DOB SUBMITTAL	08.08.2026
1	AS PER VILLAGE ENGINEER	09.30.2026

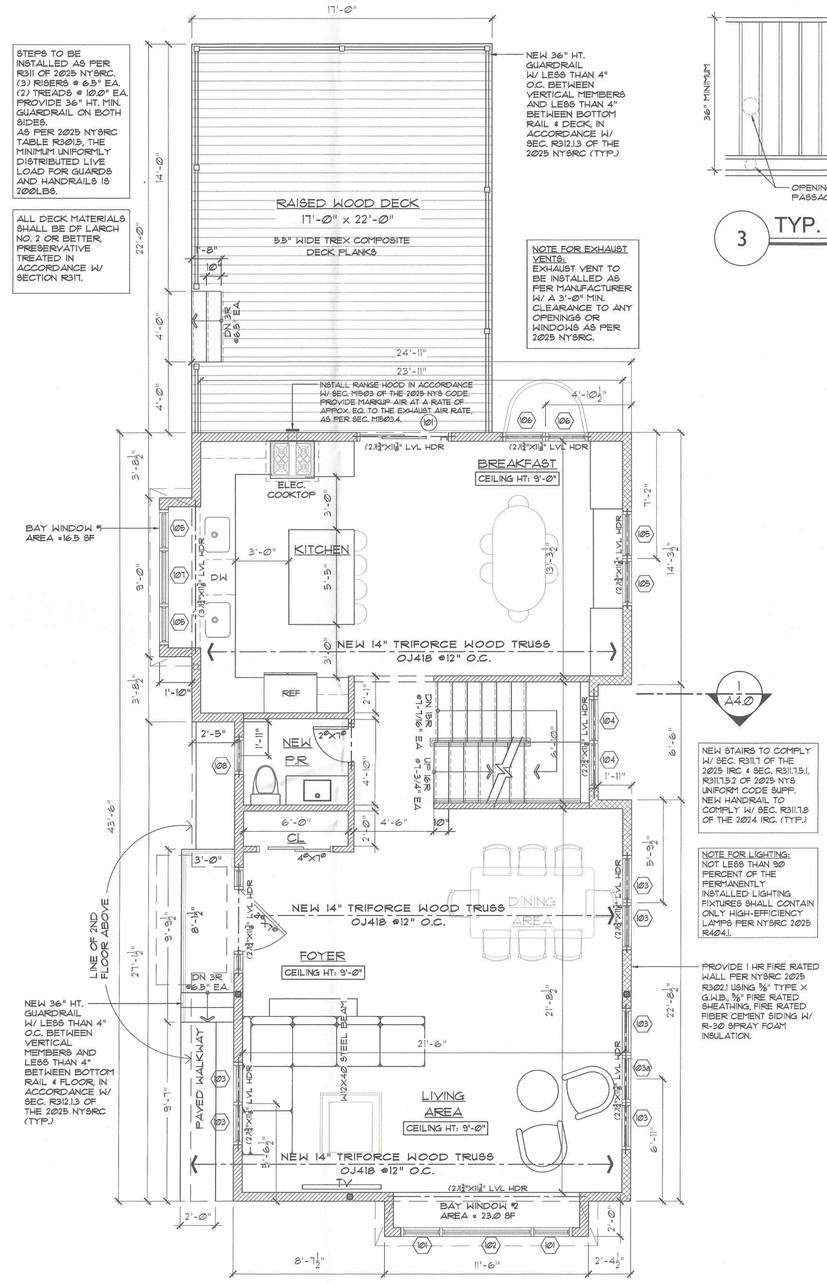
PROJECT TITLE: TAL RESIDENCE
LOCATION: 17 HELEN LN. GREAT NECK, NY 11024
SHEET TITLE: GENERAL NOTES / ZONING CALCS / LOT COVERAGE DIA.
SHEET NO. A1.1
02 OF 10

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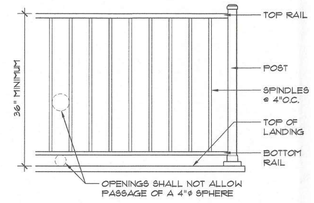
1 MODIFIED CELLAR PLAN

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



2 MODIFIED FIRST FLOOR PLAN

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



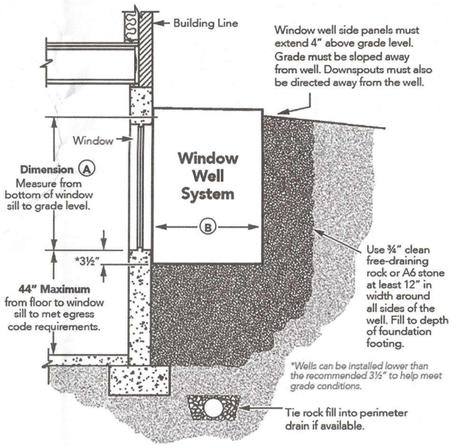
3 TYP. RAILING DETAIL

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

LEGEND	
	DENOTES STRUCTURAL MEMBERS
	POST ABOVE
	NEW 2"X4" @16"O.C. D.F. STUD 1-HR FIRE WALL W/R-21 INSUL & ⅝" GWB ON INTERIOR
	NEW 2"X4" @16"O.C. D.F. PARTITION WALL NEW 2"X6" @16" O.C. PLUMBING WALL
	NEW 12" POURED CONCRETE FOUNDATION WALL KEYED TO 24" WIDE BY 12" DEEP FOOTING

DEMOLITION NOTES

1. CONTRACTOR TO REMOVE ALL WALLS, CEILINGS AND FLOORS OR PORTIONS OF, AS SHOWN ON DEMOLITION PLANS. CONTRACTOR TO PROVIDE TEMPORARY BRACING AND/OR SHORING AS REQUIRED TO SUPPORT REMAINING EXISTING STRUCTURE AND PROTECT SAME DURING PERIOD OF CONSTRUCTION. TEMPORARY BRACING AND/OR SHORING SHALL REMAIN IN PLACE UNTIL ALL OF THE NEW STRUCTURE HAS BEEN COMPLETED.
2. ALL INTERIOR WALLS AND CEILINGS TO BE PATCHED AND REPAIRED BY NEW ALTERATION, OR TO REMEDY EXISTING DEFECTS IN SAME. ALL INTERIOR WALLS AND CEILING TO BE PRIMED AND PAINTED SO AS TO ACHIEVE A UNIFORM FINISH IN KEEPING WITH THE QUALITY OF THE OVERALL RENOVATION.
3. ALL EXISTING WOOD FLOORING TO BE REPLACED AS PER OWNER.
4. CONTRACTOR TO MODIFY EXISTING HEATING SYSTEM, AS REQUIRED.
5. CONTRACTOR TO CAP ALL EXISTING PLUMBING LINES AS REQUIRED FOR DEMOLITION. CONTRACTOR SHALL THEN ASSESS THE RE-USABLE VALUE AND SUITABILITY OF REMAINING LINES AND REMOVE OR RE-USE AS REQUIRED BY HEATING AND PLUMBING SYSTEM.
6. CONTRACTOR TO MODIFY AND UPGRADE ELECTRICAL PANEL, AS REQUIRED. ALL ELECTRICAL LINES TO BE CAPPED IN WALLS TO BE REMOVED. CONTRACTOR TO PROVIDE NEW OUTLETS, SWITCHES AND FIXTURES AS PER ELECTRICAL PLANS. AND REPLACE EXISTING FIXTURES AS PER OWNER.
7. CONTRACTOR TO CAP ALL EXISTING MECHANICAL LINES AS REQUIRED FOR DEMOLITION. CONTRACTOR SHALL THEN ASSESS THE RE-USABLE VALUE AND SUITABILITY OF REMAINING LINES AND REMOVE OR RE-USE AS REQUIRED BY NEW HVAC SYSTEM.



(B) Distance from the outside of the foundation wall to the inside face of the first step:
ScapeWEL = 30" StakWEL = 33¼" (37¼" to the inside wall)

4 SECTION @ EGRESS WINDOW WELL

DETAIL BY BILCO SCALE: N.T.S.

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: AUG 24 2026
VILLAGE BOARD: KEN COMMACK, DAV, SIEGEL, BEN, AA
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
AUG 14 2026
RECEIVED

GUILOR ARCHITECTS
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17 RAVINE RD., GREAT NECK, N.Y 11023
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EDNA GUILOR-SEGAL ARCHITECT 016580 STATE OF NEW YORK

NO.	REVISION DESCRIPTION	DATE:
	DOB SUBMITTAL	08.08.2026

PROJECT TITLE: TAL RESIDENCE
LOCATION: 17 HELEN LN. GREAT NECK, NY 11024
SHEET TITLE: CELLAR & FIRST FLOOR PLANS

SHEET NO.
A2.0

03 OF 10

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SPRAY FOAM INSULATION

AS PER SECTION R316.3 OF THE 2025 NYS RESIDENTIAL CODE, UNLESS OTHERWISE ALLOWED IN SECTION R316.5, FOAM PLASTIC, OR FOAM PLASTIC CORES USED AS A COMPONENT IN MANUFACTURED ASSEMBLIES, USED IN BUILDING 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 AND DENSITY INTENDED FOR USE IN ACCORDANCE WITH ASTM E84 OR UL 723. LOOSE-FILL-TYPE FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX.

EXCEPTION: FOAM PLASTIC INSULATION MORE THAN 4 INCHES (102 MM) THICK SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHERE TESTED AT A THICKNESS OF NOT MORE THAN 4 INCHES (102 MM), PROVIDED THAT THE END USE IS APPROVED IN ACCORDANCE WITH SECTION R316.6 USING THE THICKNESS AND DENSITY INTENDED FOR USE.

DC315: APPLIED OVER SPRAY POLYURETHANE FOAM(SPF), IS AN ALTERNATIVE BARRIER SYSTEM IN "SECTION 2603.9 SPECIAL APPROVAL" AS A THERMAL BARRIER.

FIREBLOCKING & DRAFTSTOPPING

1. AS PER R502.12 AND R502.13, FIREBLOCKING AND DRAFTSTOPPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R302.12 AND R302.11.
2. FIREBLOCKING SHOULD BE PROVIDED IN WOOD FRAME CONSTRUCTION, ALL OPENINGS AROUND VENT PIPES ETC. TO BE FIRE BLOCKED WITH AN APPROVED MATERIAL AS PER R302.11
3. DRAFSTOPPING SHALL BE INSTALLED WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY AS PER SECTION R302.12 OF THE 2025 NYS RES. CODE

TEMPERED GLASS NOTE

EXCEPT AS INDICATED IN SECTION R308.1.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AND THAT IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, LASER ETCHED, EMBOSSED, OR BE OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION.

BATHROOM NOTES

1. ADD R-30 INSULATION $ SEALANT IN OPEN EXTERIOR WALLS.
2. REMOVE ALL WALLS & FLOOR COVERINGS. PROVIDE NEW.
3. INSTALL AIR BARRIER AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS.
4. SEPARATE INSULATION FROM SHOWERS AND TUBS.
5. SEE DRAWING DETAIL #5 ON A4.0 FOR AIR SEALING BEHIND SHOWERS.

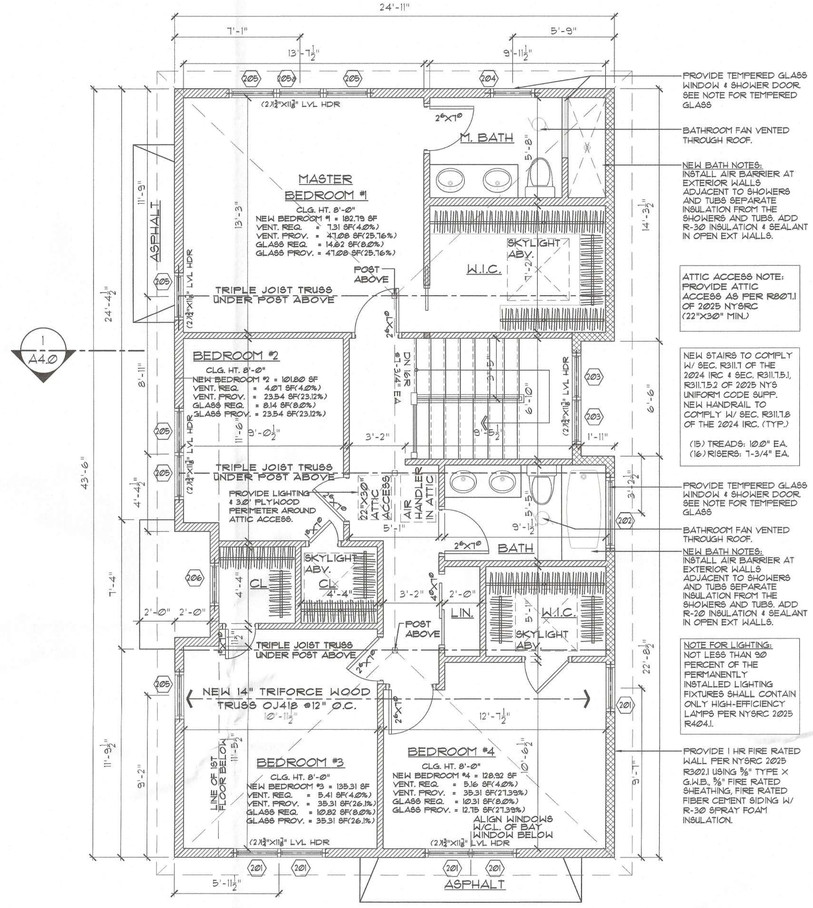
SMOKE DETECTOR & CARBON MONOXIDE DETECTOR NOTES

PROVIDE SMOKE ALARMS AS PER SECTION 310 OF THE 2024 IRC. UNITS SHALL BE HARDWIRED WITH BATTERY BACKUP. WHERE WORK IS BEING PERFORMED IN AN EXISTING SPACE WHERE ACCESS FOR WIRING IS NOT PRACTICAL, BATTERY OPERATED UNITS MAY BE INSTALLED WITHOUT WIRING.

AS PER R310, SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

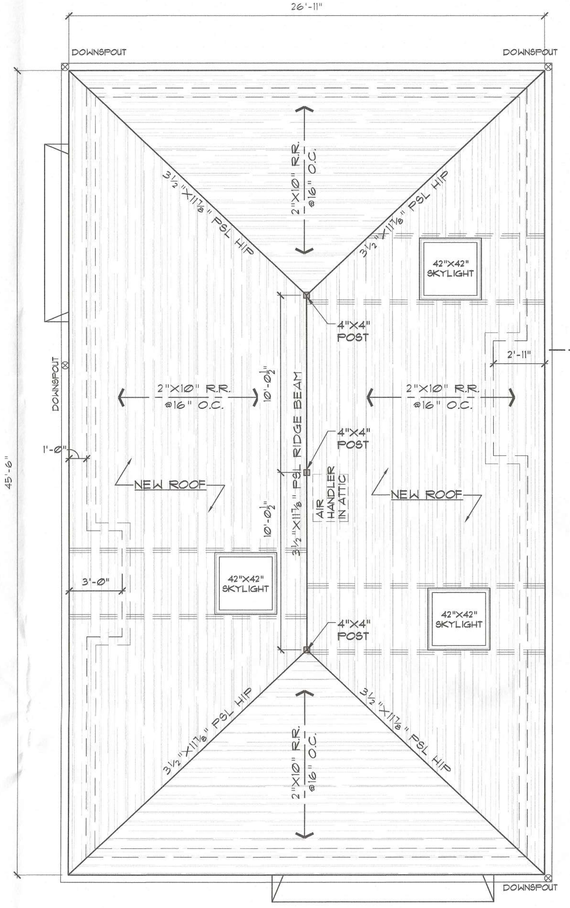
AS PER R311, CARBON MOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

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



1 PROP. SECOND FLOOR PLAN

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

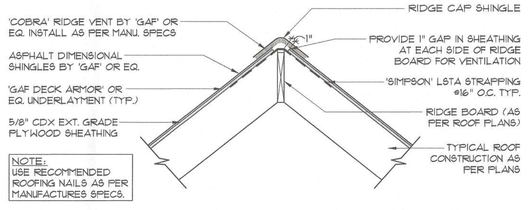


2 PROP. ROOF PLAN

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

NEW ROOF NOTES:

- CONTRACTOR RESPONSIBLE FOR ALL INSTALLATION AND QUALITY CONTROL OF ROOFING MATERIALS AND METHODS. ALL INSTALLATIONS SHALL CONFORM TO MANUFACTURERS SPECIFICATIONS AND THE 2025 NYS RESIDENTIAL CODE.
- PROVIDE DIMENSIONAL ASPHALT SHINGLES-GRAND MANOR BY 'CERTAINTEED' OR APPROVED EQ. OVER NEW ROOF AREA. ROOF SHINGLES SHALL BE INSTALLED TO WITHSTAND 130 MPH WNDS, AS PER R905.2.4 OF THE 2025 NYS RESIDENTIAL CODE.
- PROVIDE 5" CONTINUOUS BAKED ENAMEL ALUMINUM GUTTERS WITH 4"X3" LEADERS DIRECTED TO STORM DRAINAGE.
- PROVIDE CONTINUOUS RIDGE VENTING & SOFFIT VENTING WHERE APPLICABLE.
- PROVIDE CONTINUOUS ALUMINUM DRIP EDGE OVER FASCIA PRIOR TO LAYING ICE & WATER SHIELD OVER EAVES.
- PROVIDE ICE & WATER SHIELD EXTENDING FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING, AS PER SECTION R905.1.2 OF THE 2025 NYS RES. CODE.
- PROVIDE ICE & WATER SHIELD AT ALL HIPS, VALLEYS, EAVES, GABLE ENDS, OVER ENTIRE ROOF CRICKETS & ALL PENETRATIONS THROUGH ROOF, PRIOR TO LAYING SHINGLE UNDERLAYMENT. TO COMPLY WITH SECTION R903 & R905
- PROVIDE GALVANIZED OR ALUMINUM FLASHING AT ALL REQUIRED LOCATIONS AS PER SECTIONS R903.2 & R905.2.8 OF THE 2020 NYS RES. CODE. PROVIDE FLASHING AT ALL VALLEYS, HIPS, ROOF/WALL INTERSECTIONS, ALL ROOF OPENINGS AND PENETRATIONS. ALL VALLEYS TO HAVE 12" MIN. OVERLAP ON EACH SIDE.
- PROVIDE STEEL FRAMING CONNECTIONS AT ALL VALLEYS, HIPS, INTERSECTIONS OF RIDGES AND ALL RIDGE TO RAFTERS CONNECTIONS. (SEE REQUIRED STRAPPING AND CONNECTORS SHEET)
- CHIMNEY HEIGHT AND FLUE TERMINATIONS TO BE IN COMPLIANCE WITH SECTIONS R1005 & R1003.9 OF THE 2025 NYS RESIDENTIAL CODE.
- CHIMNEY SHALL EXTEND MIN. 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10'-0" AND 3'-0" HIGHER THAN THE HIGHEST POINT WHERE THE CHIMNEY PENETRATES THE ROOF.
- PROVIDE THROUGH WALL COPPER FLASHING AT INTERSECTION OF CHIMNEY & ROOF.
- PROVIDE ATTIC LIGHTING AS PER IRC M1305
- PROVIDE NEW HARDWIRED CO ALARM & SMOKE DETECTOR IN ATTIC



3 TYP. ROOF RIDGE DETAIL

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

LEGEND

	NEW (3)2X STUD POST U.O.N.
	POST ABOVE
	NEW 2"X6" @16"O.C. D.F. STUD 1-HR FIRE WALL W/R-30 INSUL & ⅝" GWB ON INTERIOR
	NEW 2"X4" @16"O.C. D.F. PARTITION WALL NEW 2"X6" @16" O.C. PLUMBING WALL
R.W.	REPLACE EXISTING WINDOW IN EXISTING OPENING
SD	SMOKE DETECTOR(INTERCONNECTED)
S/C	SMOKE DETECTOR/CARBON MONOXIDE COMBO (INTERCONNECTED)
	DUPLEX RECEPTACLE OUTLET GFI - DENOTES GROUND FAULT CIRCUIT INTERRUPT OUTLET
XXX	DEDICATED APPLIANCE RECEPTACLE

HEADER SCHEDULE

NOTE: FOR NEW DOOR & WINDOW HEADERS NOT INDICATED ON PLAN

SIZE OF OPENING	REQUIRED MEMBER
UP TO 6'-0"	(2) 2" x 10"
UP TO 8'-0"	(2) 2" x 12"

FOR ALL HEADER POST NOT SPECIFIED:
USE (2) 2"X4" POST FOR OPENINGS < 6'-0"
USE (3) 2"X4" POST FOR OPENINGS > 6'-0"

TYP. CONSTRUCTION

NOTES:

1. PROVIDE (2) JACK STUDS AT ALL OPENING HEADERS UNLESS OTHERWISE NOTED.
2. ALL GLASS AT SHOWER AND BATHTUB ENCLOSURES AND WINDOWS TO BE TEMPERED AS PER R.308.4 OF THE NYS RES CODE.
3. ALL HABITABLE SPACES MEET OF EXCEED 8% LIGHT AND 4% CLEAR VENTILATION AREA.
4. ASSUMED 1.5 TSF SOIL BEARING CAPACITY V.I.F.
5. USE HEAVY DUTY HANGERS FOR ENGINEERED LUMBER
6. PROVIDE SOLID BLOCKING BETWEEN JOISTS UNDER ALL WALLS ABOVE
7. PSL'S MAY BE SUBSTITUTED FOR LVL'S OF SAME DEPTH TO ACHIEVE REQUIRED WIDTH
8. ALL DOUBLED OR GREATER LVL'S TO BE BOLTED TOGETHER W/ ½ DIA. BOLTS @12" O.C. STAGGERED
9. SEE ELECTRICAL PLANS FOR SMOKE AND CARBON DETECTOR LOCATIONS
10. SEE DETAILS SHEETS FOR WOOD FRAMING, STRAPPING, CONCRETE, AND STEEL DETAILS
11. DOUBLE FLOOR JOIST UNDER WALLS PARALLEL ABOVE

PARTITION NOTES:

1. INTERIOR WALLS ARE TO BE 2"X4" D.F. (U.O.N.) W/ 1/2" GYPSUM BOARD ON EACH SIDE OF STUD. FILL W/ ROXUL COMFORT BATTS AT BEDROOM WALLS.
2. PROVIDE 1/2" MOISTURE RESISTANT GYPSUM WALL BOARD ON ALL WALLS & CEILINGS AT BATHROOMS
3. PROVIDE 1/2" CEMENT BOARD ON WALLS & CEILINGS AT SHOWERS AND BATH TUBS.
4. PROVIDE 2"X6" STUDS AT ALL PLUMBING WALLS AND WALLS CONTAINING POCKET DOORS.

NEW WINDOW NOTES

1. NEW WINDOWS MANUFACTURER TO BE SELECTED BY OWNER. SEE WINDOW SCHEDULE FOR TYPE AND SIZE.
2. ALL GLASS TO BE ADVANCED LOW-E INSULATED, WITH GRILLES AS PER ELEVATIONS & OWNERS APPROVAL.
3. ALL WINDOW SIZES TO BE FIELD VERIFIED WITH GENERAL CONTRACTOR.
4. ALL BEDROOM WINDOWS MEET EGRESS REQUIREMENTS AND CONFORM TO 2024 IRC, PART 310.1.1. SUCH OPENING SHALL NOT IMPEDE EGRESS IN AN EMERGENCY, SHALL HAVE A MIN. AREA OF 5.7 SQ.FT, WITH A MIN. DIMENSION OF 20" WIDTH / 24" HEIGHT WITH BOTTOM OF OPENING NO HIGHER THAN 3'-6" ABOVE FINISHED FLOOR.
5. ALL REPLACEMENT WINDOWS MUST MEET CONDITIONS OF SECTION R310.2.5 OF THE 2024 IRC.

NEW DOOR NOTES

1. ALL INTERIOR DOOR STYLE AND FINISH AS PER OWNER, SEE PLANS FOR SIZE.
2. ALL INTERIOR DOORS & FRAMED OPENINGS TO BE MIN. 4" OFF ALL CORNERS.
3. ALL EXTERIOR DOORS MANUFACTURE TO BE SELECTED BY OWNER. SEE PLANS FOR SIZE.
4. ALL EXTERIOR DOORS TO HAVE ADVANCED E-LOW INSULATED GLASS.
5. SHOP DRAWINGS TO BE PREPARED FOR APPROVAL PRIOR TO ORDERING.
6. ALL DOOR SIZES TO BE FIELD VERIFIED WITH GENERAL CONTRACTOR.

INSULATION NOTE

1. INSULATION VALUES WERE DETERMINED BY PERFORMANCE BASED COMPLIANCE, AS PER SECTION R405 OF THE 2024 IECC.
2. SEE ATTACHED COMPLIANCE REPORT DOCUMENTATION, GENERATED USING 'RESCHECK' SOFTWARE IN COMPLIANCE WITH SECTION R405.3 OF THE 2024 IECC.
3. SEE INSULATION SCHEDULE ON A3.0

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: AUG 24 2026
VILLAGE BOARD:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:
VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
AUG 14 2026
RECEIVED

GUILOR ARCHITECTS
ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN
17 RAVINE RD., GREAT NECK, N Y 11023
GUILOR@AOL.COM • 516.482.6777

EDNA GUILOR SEGAL ARCHITECT 029840 STATE OF NEW YORK

NO.	REVISION DESCRIPTION	DATE:
1	RESPONSE TO D.O.B. COMMENTS	03.12.25

PROJECT TITLE: TAL RESIDENCE
LOCATION: 17 HELEN LN, GREAT NECK, NY 11024
SHEET TITLE: SECOND FLOOR PLAN & ROOF PLAN

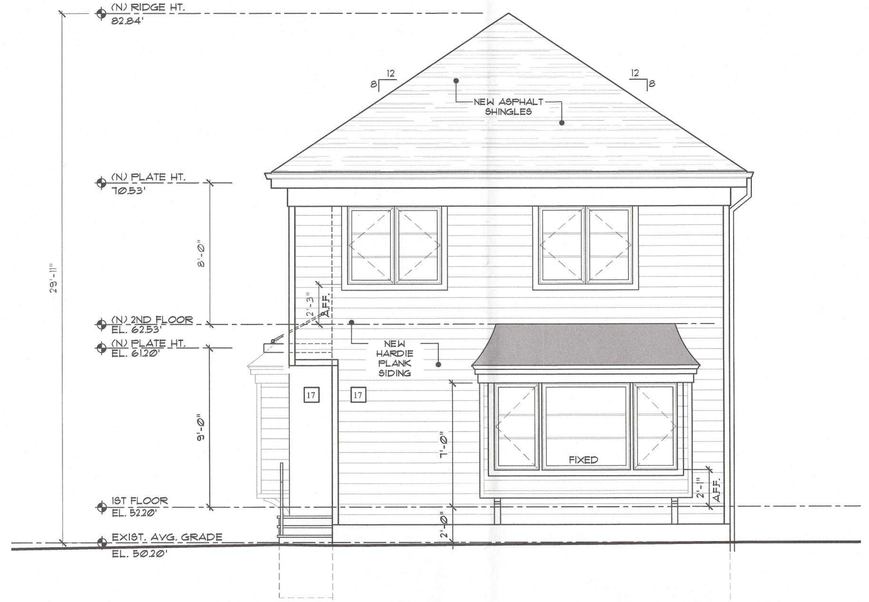
SHEET NO.
A2.1

04 OF 10



2 LEFT SIDE ELEVATION

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



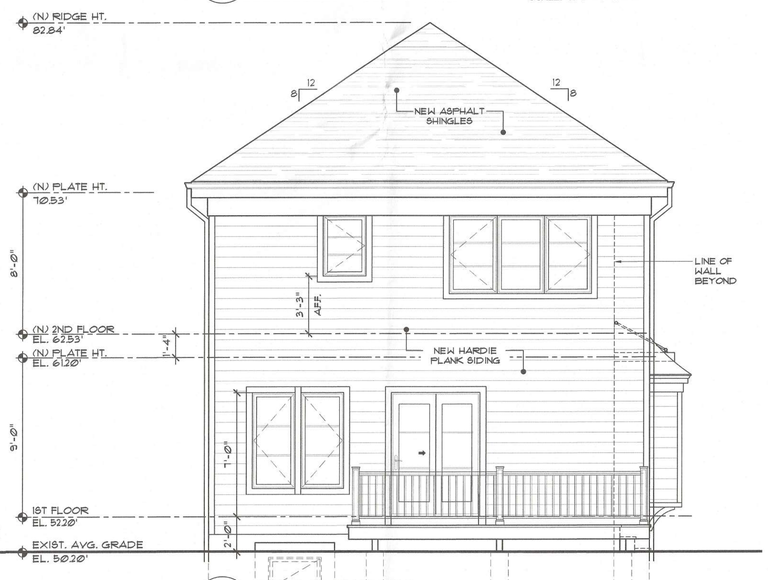
1 FRONT ELEVATION

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



4 RIGHT SIDE ELEVATION

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



3 REAR ELEVATION

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

FINISH SCHEDULE

NOTE: ALL EXISTING FINISH MATERIALS TO BE REMOVED, AND REPLACED WITH NEW MATERIALS AS PER THIS FINISH SCHEDULE.

MAIN ROOF - SLATE LINE BY 'GAF', COLOR: ANTIQUE SLATE

GUTTERS - 5" ALUMINUM GUTTERS, COLOR: WHITE

MAIN FACADE - FIBER CEMENT HARDIE PLANK SELECT CEDARMILL SIDING± COLOR: COBBLESTONE. BY: JAMES HARDIE

FACADE @ INDENTS - FIBER CEMENT HARDIE PLANK SELECT CEDARMILL SIDING - COLOR: WHITE

FRONT ENTRY DOOR - WROUGHT IRON & GLASS

DECK RAILINGS - TREX SELECT CLASSIC RAILING W/ CHARCOAL BLACK BALUSTERS & CLASSIC WHITE RAILS.

DECK - TREX ENHANCE 5.5" WIDE COMPOSITE DECKING. COLOR: FOGGY WHARF.

WINDOWS - CASEMENTS - 400 SERIES BY ANDERSEN, COLOR: BLACK

EXTERIOR TRIM & FASCIA - 5/4" 'AZEK' TRIMBOARD, COLOR: WHITE

FRONT STOOP & STEP RAIL - WROUGHT IRON - BLACK

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: AUG 24 2026
VILLAGE BOARD:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
AUG 14 2026
RECEIVED

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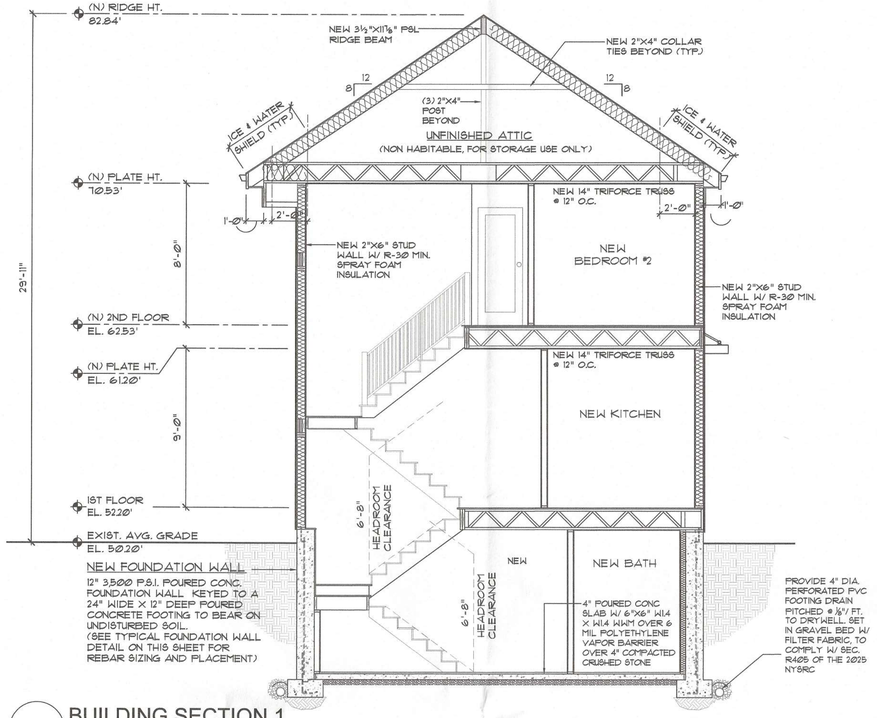
NO.	REVISION DESCRIPTION	DATE:
	DOB SUBMITTAL	08/08/2026

PROJECT TITLE: TAL RESIDENCE
LOCATION: 17 HELEN LN. GREAT NECK, NY 11024
SHEET TITLE: ELEVATIONS

SHEET NO.
A3.0

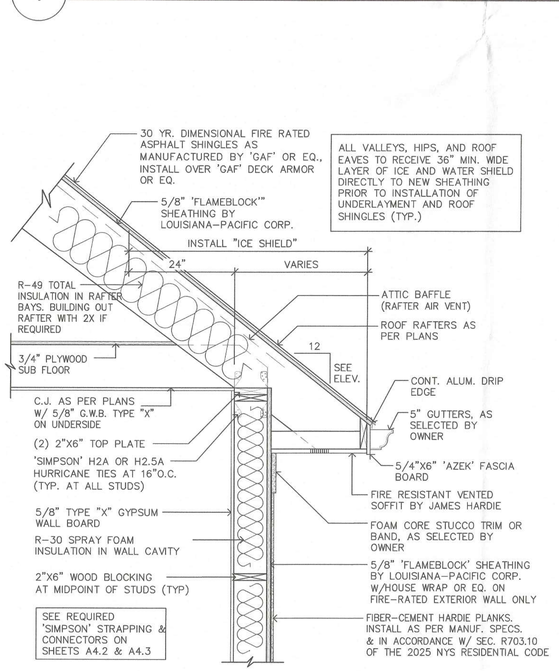
05 OF 10

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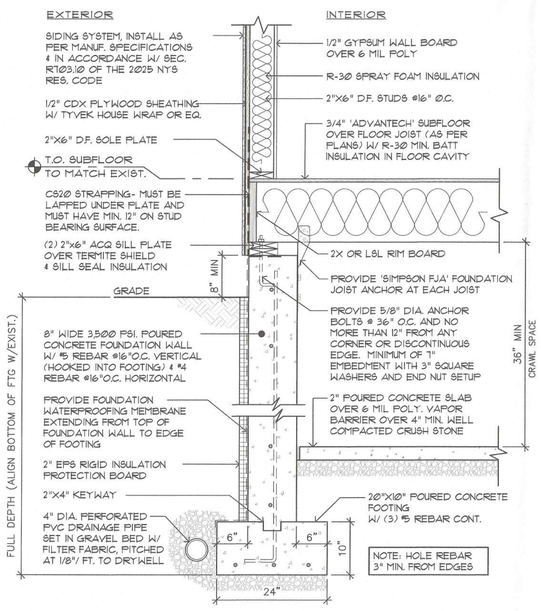
1 BUILDING SECTION 1

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



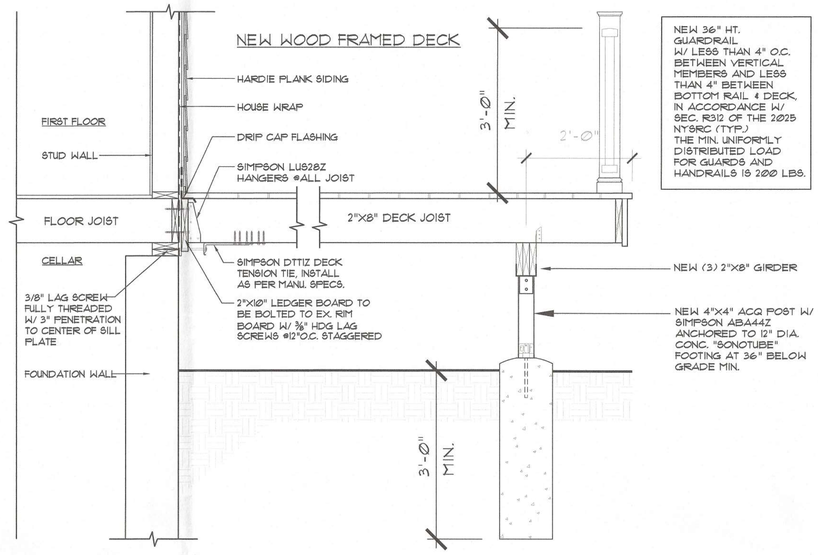
2 TYP. ROOF TO WALL DETAIL

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



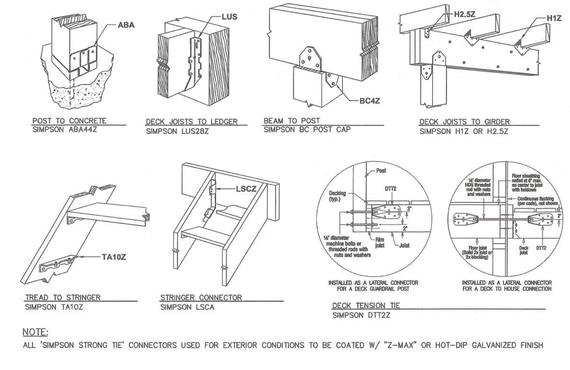
3 CRAWL SPACE FOUNDATION DETAIL

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

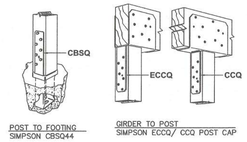


5 SECTION THROUGH DECK

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

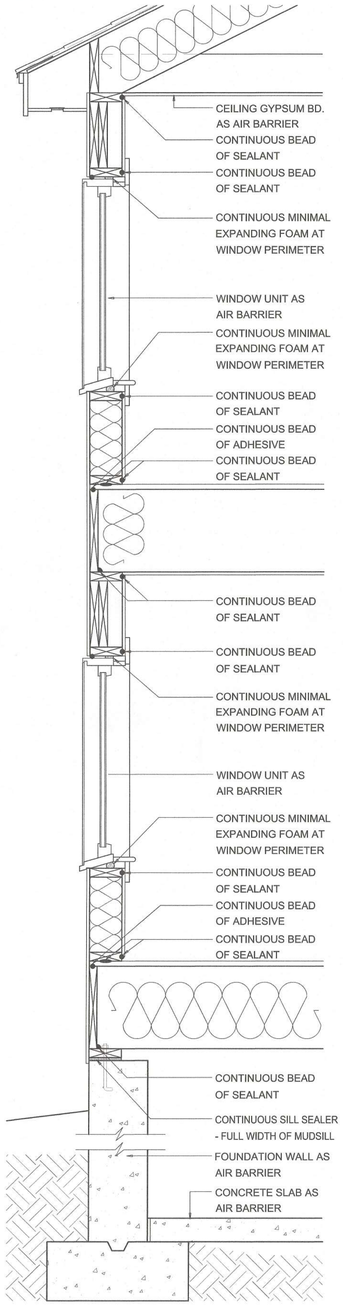


NOTE:
ALL 'SIMPSON STRONG TIE' CONNECTORS USED FOR EXTERIOR CONDITIONS TO BE COATED W/ "Z-MAX" OR HOT-DIP GALVANIZED FINISH



4 TYP. DECK CONNECTION DETAILS

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



TYP. AIR SEALING WALL SECTION

NOT TO SCALE

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
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VILLAGE BOARD:
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CHAIRPERSON:
DATE: AUG 14 2026
RECEIVED

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LICENSED ARCHITECT
016139.01
STATE OF NEW YORK

NO.	REVISION DESCRIPTION	DATE:
	DOB SUBMITTAL	08.08.2026

PROJECT TITLE
TAL RESIDENCE
LOCATION
17 HELEN LN. GREAT NECK, NY 11024
SHEET TITLE
HOUSE SECTION, TYP. DETAILS & BUILDING CODE NOTES

SHEET NO.
A4.0

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ENERGY CONSERVATION NOTES

TO THE BEST OF THE KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, EDNA GUILOR, 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

SPECIFICATIONS USED TO COMPLY WITH THE 2025 NYS ECC

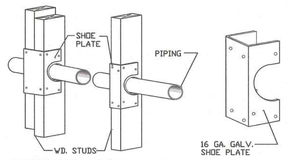
1. COMPLIANCE IS MET USING THE TRADE OFF METHOD
2. A PERMANENT CERTIFICATE LISTING THE INSULATION VALUES AS WELL AS THE TYPES AND EFFICIENCIES OF HEATING COOLING AND THE SERVICE WATER HEATING SYSTEM. SHALL BE POSTED IN THE MECHANICAL ROOM IN ACCORDANCE WITH SECTION 401.3 OF THE 2025 NYS ECC
3. PLEASE REFER TO SECTIONS AND RESCHECK FOR INSULATION VALUES AND THIS SHEET FOR AIR SEALING DETAILS
4. AIR BARRIER AND INSULATION INSTALLATION MUST COMPLY WITH TABLE N1102.4.1.1 OF THE 2025 NYS RES CODE (SECTION 402.4.1.1 OF THE 2025 NYS ECC). WINDOWS ARE DUAL PANE INSULATION GLASS, ARGON FILLED 11/16" ADVANCED LOW E. U-FACTOR ≤.30, SHGC ≤.30
5. PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED FOR EACH HEATING AND COOLING ZONE IN ACCORDANCE WITH SECTION 403.1 OF THE 2025 NYS ECC
6. DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH M 1601 OF THE 2025 NYS RESIDENTIAL CODE. DUCTWORK THAT IS NOT LOCATED IN THE THERMAL ENVELOPE SHALL BE INSULATED WITH MIN R 6 INSULATION AND ALL JOINTS AND SEAMS SHALL BE SEALED IN ACCORDANCE WITH SECTION M 1601.4.1 OF THE 2025 NYS RES CODE & R403.3.2 OF THE 2025 NYS ECC.
7. DUCT TESTING OF DUCTS THAT ARE NOT LOCATED ENTIRELY IN THE THERMAL ENVELOPE IS REQUIRED IN ACCORDANCE WITH SECTION 403.3.3 OF THE 2025 NYS ECC.
8. BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS AS PER R 403.3.5 OF THE 2025 NYS ECC.
9. HVAC SYSTEM DESIGNED AS PER MANUAL J & MANUAL S CALCULATIONS AND IN ACCORDANCE WITH SECTION 403.6 AND 403.7 OF THE 2025 NYS ECC.
10. ALL NEW LIGHT FIXTURES SHALL BE LED RECESSED OR LED SURFACE MOUNTED FIXTURES. NOT LESS THAN 100% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY AS PER SECTION R404.1 OF THE 2025 NYS ECC.
11. RECESSED LIGHTING FIXTURES MUST BE IC RATED & LABELED IN ACCORDANCE WITH R402.4.5 OF THE 2025 NYS ECC.
13. MECHANICAL SYSTEM PIPING CARRYING FLUIDS >105F° OR <55F° SHALL BE INSULATED WITH R 3 MINIMUM.
14. MECHANICAL VENTILATION SHALL MEET THE REQUIREMENTS OF THE 2025 NYS RES CODE & 2025 NYS MECHANICAL CODE.
15. ≥95% AFUE WALL HUNG BOILER
    ≥13 SEER AC EQUIPMENT
    MECHANICAL VENTILATION ≥ 110 CFM
    ≥1 ENERGY STAR BAT FAN WITH AN ELECTRONIC PROGRAMMABLE TIMER
    ≥3 AIR CHANGES PER HOUR
16. ALL APPLIANCES MUST BE ENERGY STAR CERTIFIED
17. AS PER SECTION R402.4.1.2- TESTING; 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. TESTING SHALL BE DONE IN ACCORDANCE WITH SECTION R402.4.1.2.
18. ALL EXTERIOR WALL/ FLOOR/ CEILING JOISTS SHALL BE AIR SEALED AND INSULATED IN ACCORDANCE WITH TABLE R402.4.1.1. APPLY A FRESH BEAD OF CAULK TO THE TOP AND BOTTOM PLATE IMMEDIATELY PRIOR TO INSTALLING GYPSUM WALL BOARD.

AIR BARRIER & INSULATION NOTES (TABLE R402.4.1.1 OF THE 2025 NYS RES CODE)

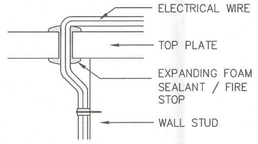
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not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

PLUMBING NOTES

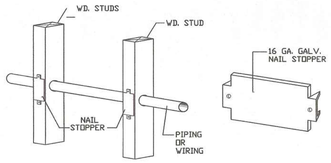
1. ALL WORK TO BE DONE BY A PLUMBER LICENSED IN THE LOCAL MUNICIPALITY.
2. ALL PLUMBING WORK SHALL CONFORM TO THE STANDARDS OF THE 2025 NEW YORK STATE RESIDENTIAL CODE, AND THE 2025 NYS PLUMBING CODE.
3. CONTRACTOR SHALL REMOVE ALL UNUSED AND UNNECESSARY PIPING AND SHALL PROVIDE NEW AS NEEDED TO COMPLETE THE PROJECT. EXISTING PIPING SHALL BE MODIFIED AS REQUIRED TO PROVIDE A COMPLETE SYSTEM.
4. ALL PIPING IS TO BE CONCEALED IN WALLS, SOFFITS, OR HUNG CEILINGS AND SHALL NOT BE EXPOSED TO VIEW, UNLESS SO NOTED.
5. WATER DISTRIBUTION SYSTEM TO BE COPPER TUBING OR APPROVED EQUAL THROUGHOUT.
6. NO STRUCTURAL FRAMING TO BE CUT FOR PLUMBING ROUGHING UNLESS APPROVED BY THE ARCHITECT.
7. ALL PLUMBING FIXTURES SHALL BE INSTALLED WITH CLEARANCES IN ACCORDANCE WITH SECTION 307, FIGURE R307.1 OF THE 2025 NYS RESIDENTIAL CODE.
8. MATERIALS FOR WATER DISTRIBUTION SYSTEM SELECTED AS PER TABLES P2903.1, P2903.2, P2903.6, P2903.7, P2904.4.1, P2904.5, P2904.6, AND FOR DRAINS, WASTE, AND VENTS, AS PER TABLES P3002.1, AND P3111.3.
9. PLUMBING SPECIFICATIONS:
   WATER SUPPLY PIPE TO BE COPPER (ASTM B42)
   WATER DISTRIBUTION PIPE TO BE PEX (ASTMF877)
   PIPE FITTINGS TO BE PEX (ASTM F877)
   WASTE PIPE TO BE PVC SDR35
10. PROVIDE HOT AND COLD SHUT-OFF VALVES AT ALL FIXTURES. ALL WATER PIPING TO PITCH BACK TO HOT WATER HEATER. WASTE PIPING TO HAVE CLEANOUTS AT ALL CHANGES OF DIRECTION AND AT BASES OF VERTICAL WASTES. USE 4" CAST IRON THROUGH FOUNDATION WALL PITCHED MIN. 1/8" PER FOOT. TRAP/WASTE SIZES FOR FIXTURES SHALL BE AS FOLLOWS:
    BATHTUB ——— 2"
    BIDET ——— 2"
    DISH WASHER ——— 2"
    CLOTHES WASHER ——— 2"
    KITCHEN SINK ——— 2"
    LAVATORY ——— 2"
    SHOWER ——— 2"
    TOILET ——— 3"



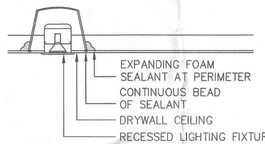
TYPICAL SHOE PLATE
NOT TO SCALE



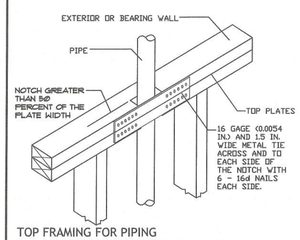
ELEC. PLATE PENETRATION
NOT TO SCALE



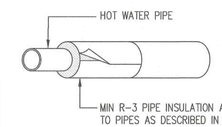
TYP. NAIL STOPPER
NOT TO SCALE



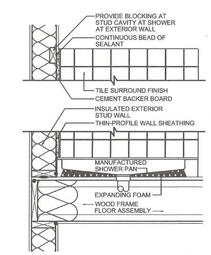
RECESSED LIGHTING PENETRATION
NOT TO SCALE



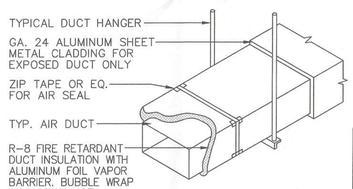
TOP FRAMING FOR PIPING
NOT TO SCALE



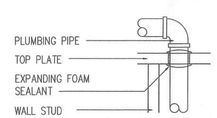
TYP. HOT WATER PIPE INSULATION
NOT TO SCALE



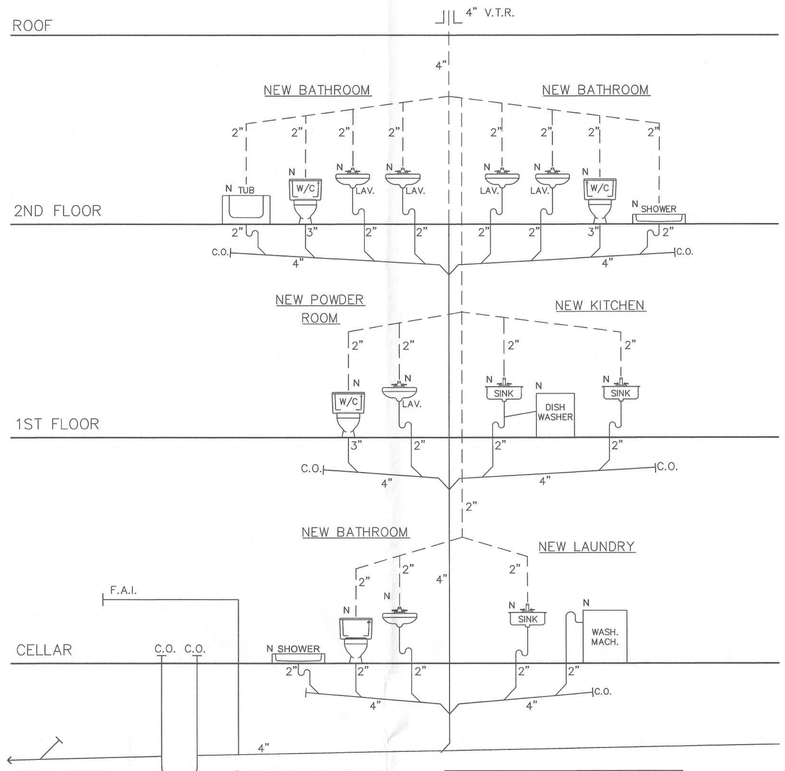
TYP. AIR SEALING AT SHOWER
NOT TO SCALE



TYPICAL DUCT SEALING
NOT TO SCALE



PIPE PENETRATION
NOT TO SCALE



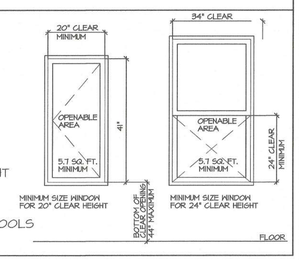
NOTE:
N- DENOTES NEW FIXTURE ADDED
R- DENOTES RELOCATED RENOVATED FIXTURE

PLUMBING RISER DIAGRAM

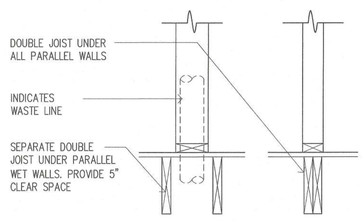
SCALE: N.T.S.

R310 ESCAPE/ RESCUE OPENINGS RC

- MINIMUM OPENABLE AREA 5.7 SQ. FT. (SEE EXCEPTION)
- MINIMUM OPENING HEIGHT 24"
- MINIMUM OPENING WIDTH 20"
- MAXIMUM SILL HEIGHT OF 44"
- MUST BE OPENABLE WITHOUT KEYS OR TOOLS



TYPICAL FRAMING DETAIL



DRILLING AND NOTCHING OF STUDS

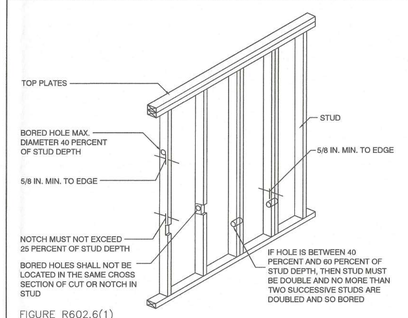


FIGURE R602.6(1)
NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR & BEARING WALLS

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: AUG 2 4 2026
VILLAGE BOARD:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK
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AUG 14 2026
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LICENSED ARCHITECT
STATE OF NEW YORK

NO.	REVISION DESCRIPTION	DATE:
	DOB SUBMITTAL	08.08.2026

PROJECT TITLE: TAL RESIDENCE
LOCATION: 17 HELEN LN GREAT NECK, NY 11024
SHEET TITLE: PLUMBING RISER DIAGRAM
TYP. BUILDING CODE NOTES & DETAILS

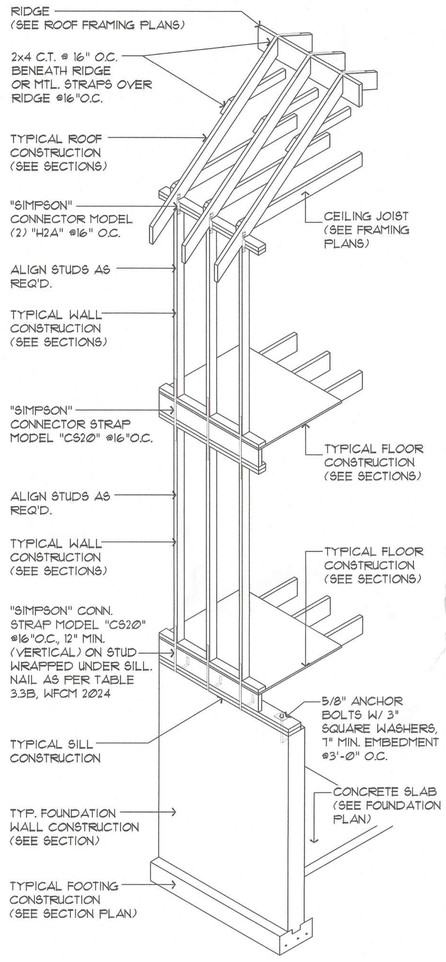
SHEET NO.
A4.1

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TYPICAL LOAD PATH DIAGRAM

NOTE: ALL UPLIFT CONNECTIONS WERE SPECIFIED USING PRESCRIPTIVE DESIGN CHAPTER 3 OF THE 2024 WFCM.

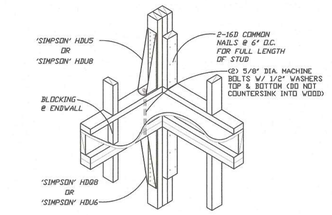
STEEL STRAPS SHALL BE "SIMPSON STRONG TIE". IF STRAP IS IN CONTACT WITH CONCRETE, USE GALVANIZED STRAPS. UPLIFT CONNECTORS SHALL BE IN CONFORMANCE TO THE 2024 WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS.

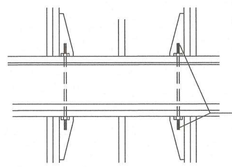


HOLD DOWN CONNECTIONS

(REQUIRED AT ALL BUILDING CORNERS & OPENINGS GREATER THAN 6 FT WIDE.)

SECOND FLOOR ATTACHMENT





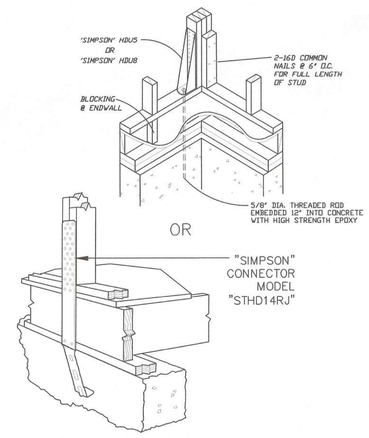
MINIMUM SHEAR WALL SEGMENT SIZE ASPECT RATIO: H/L-<3 1/2

WALL HT. (H)
8'-1"
9'-1"
10'-1"

SEGMENT WIDTH (M)
2'-4"
2'-8"
3'-0"

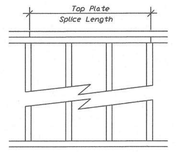
TYPICAL UPHD8 INSTALLATION. HOLDOWN W/ 5/8" THREADED ROD

FIRST FLOOR ATTACHMENT



SPLICING OF TOP PLATES

TOP PLATE SPLICE REQUIREMENTS	
Building Dimension (ft.)	Number of 16d common nails per each side of splice [1,2,3]
12'–0"	5
16'–0"	6
20–0"	8
24'–0"	10
28"–0"	11
32'–0"	13
36'–0"	14
40'–0"	16
50'–0"	20
60'–0"	24
70'–0"	28
80'–0"	32



1. TABULATED SPLICE TOP PLATE TO TOP PLATE CONNECTION SHALL NOT HAVE MORE THAN 2–16D NAILS PER 6"
2. TABULATED SPLICE ASSUME A BUILDING LOCATED IN EXPOSURE B OR C.
3. TOP PLATES SHALL BE A MINIMUM OF STUD GRADE MATERIAL.

OPENING PROTECTIVE FOR EXTERIOR OPENINGS LARGER THAN 4'X8'

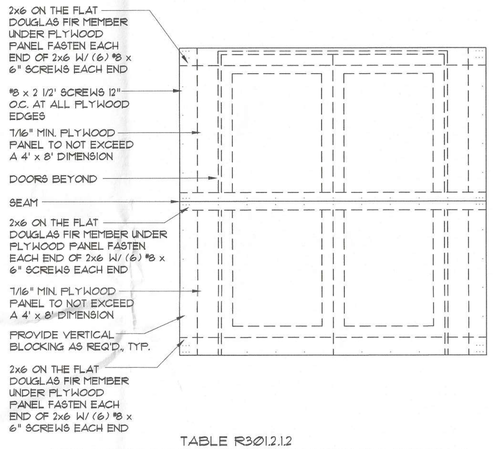


TABLE R301.2.1.2
WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS [ABCD]

FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN ≤ 4 FOOT	4 FOOT < PANEL SPAN ≤ 6 FOOT	6 FOOT < PANEL SPAN ≤ 8 FOOT
No. 8 SCREWS	16"	10"	8"
No. 10 SCREWS	16"	12"	9"

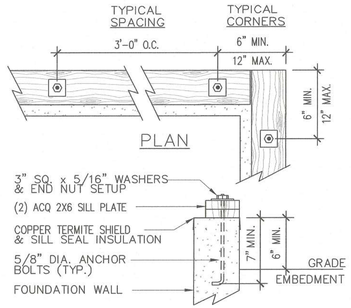
FOR SI: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 POUND = 0.454 kg, 1 MILE PER HOUR = 1.609 km/h.
A. THIS TABLE IS BASED ON 130 mph WIND SPEEDS AND A 33-FOOT MEAN ROOF HEIGHT.
B. FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL.
C. FASTENERS SHALL BE LONG ENOUGH TO PENETRATE THROUGH THE EXTERIOR WALL COVERING AND A MINIMUM OF 1 1/4 INCHES INTO WOOD WALL FRAMING AND A MINIMUM OF 1 1/4 INCHES INTO CONCRETE BLOCK OF CONCRETE AND

WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (2024 EDITION)

TABLE 3.1 NAILING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER OF COMMON NAILS	NUMBER 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 JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE–NAILED)	7–16d	7–40d	EACH LAP
CEILING JOIST LAPS OVER PARTITION (FACE–NAILED)	7–16d	7–40d	EACH LAP
COLLAR TIE TO RAFTER (FACE–NAILED)	2–10d	2–12d	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 PLATES AT INTERSECTIONS (FACE–NAILED)	4–16d	5–16d	JOINTS – EACH SIDE
STUD TO STUD (FACE–NAILED)	2–16d	2–16d	24" O.C.
HEADER TO HEADER (FACE–NAILED)	16d	16d	16"o.c. ALONG EDGE
TOP PLATE OR BOTTOM PLATE TO STUD (END–NAILED)	2–16d	2–40d	PER 2"x4" STUD
	3–16d	3–40d	PER 2"x6" STUD
	4–16d	4–40d	PER 2"x8" STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST OR BLOCKING (FACE–NAILED)	2–16d [2]	2–16d [2]	PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE–NAILED)	4–8d	4–10d	PER JOIST
BRIDGING TO JOIST (TOE–NAILED)	2–8d	2–10d	EACH END
BLOCKING TO JOIST (TOE–NAILED)	2–8d	2–10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE–NAILED)	3–16d	4–16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE–NAILED)	3–16d	4–16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE–NAILED)	3–8d	3–10d	PER JOIST
BAND JOIST TO JOIST (END–NAILED)	3–16d	4–16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE(TOE–NAILED)	2–16d	3–16d	PER FOOT
ROOF SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	6" EDGE / 6" FIELD
STRUCTURAL PANELS @ GABLE RAKE OVERHANGS	8d	10d	4" EDGE / 4" FIELD
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2–8d	2–10d	PER SUPPORT
1"x10" or WIDER	3–8d	3–10d	PER SUPPORT
CEILING SHEATHING			
GYPSUM WALLBOARD	5d COOLERS	–	7" EDGE / 10" FIELD
WALL SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	6" EDGE / 12" FIELD
STRUCTURAL FIBERBOARD PANELS			
1 / 2"	11 GA. GALV ROOFING NAILS (0.120" x 1–1/2" LONG x 7/16" HEAD)	–	3" EDGE / 6" FIELD
25 / 32"	11 GA. GALV ROOFING NAILS (0.120" x 1–3/4" LONG x 3/8" HEAD)	–	3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	–	7" EDGE / 10" FIELD
HARDBOARD	8d	8d	6" EDGE / 12" FIELD
PARTICLEBOARD PANELS	8d	8d	(SEE MANUFACTURE)
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2–8d	2–10d	PER SUPPORT
1"x10" or WIDER	3–8d	3–10d	PER SUPPORT
FLOOR SHEATHING			
WOOD STRUCTURAL PANELS			
1" OR LESS	8d	10d	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2–8d	2–10d	PER SUPPORT
1"x10" or WIDER	3–8d	3–10d	PER SUPPORT

ANCHOR BOLT SPECIFICATION



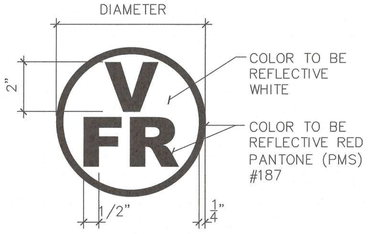
SECTION

NOTES :

1. USE 5/8" DIA. ANCHOR BOLTS W/ MINIMUM 7" EMBEDMENT INTO CONCRETE W/ 3" SQUARE x 5/16" WASHERS AND END NUT SETUP.
2. ANCHOR NOTED HEREIN ARE NOT TO BE USED FOR OR REPLACED BY HOLD DOWNS FOR SHEARWALLS.
3. ONE ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MINIMUM TO 12" MAXIMUM FROM ENDS AND CORNERS.
4. NO LESS THAN 2 ANCHOR BOLTS PER SILL

TRUSS TYPE CONSTRUCTION ID SIGN

TRUSS TYPE CONSTRUCTION IDENTIFICATION SIGN COMPLIANCE WITH TITLE 19 NYCRR PART 1264

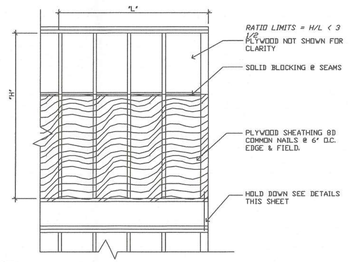


SIGN LOCATION:

SIGNS TO BE LOCATED ON ELECTRICAL METER MOUNTED ON EXTERIOR OF DWELLING OR ON EXTERIOR WALL ADJACENT TO METER. SIGN NOT TO OBSTRUCT METER

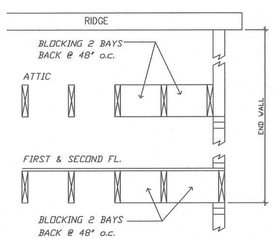
SIGNS CAN BE PURCHASED ON WWW.TRUSSID.ORG

SHEARWALL DETAIL (TYPICAL)



NOTE:
1. SHEAR WALLS ARE CALCULATED AS PER TABLE 3.17A OF THE 2024 WOOD FRAME CONSTRUCTION MANUAL
2. HOLD DOWNS REQUIRED AT ALL CORNERS OF STRUCTURE SEE DETAILS THIS SHEET.
3. REFER TO NAILING AND STRAPPING DETAILS THIS SHEET TO FOR A CONTINUOUS LOAD PATH.

BLOCKING AT ENDWALL



EXCEPTION:
WHEN AN ATTIC FLOOR OR CEILING DIAPHRAGM IS USED TO BRACE THE GABLE ENDWALL OR WHEN A HIP ROOF SYSTEM IS USED BLOCKING IS NOT REQUIRED.

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: AUG 24 2026
VILLAGE BOARD:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
AUG 14 2026
RECEIVED

GUILOR ARCHITECTS
ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN
17 RAVINE RD., GREAT NECK, N Y 11023
GUILOR@AOL.COM • 516.482.6777

EDNA GUILOR ARCHITECT P.C. REGISTERED ARCHITECT STATE OF NEW YORK

NO.	REVISION DESCRIPTION	DATE:
	DOB SUBMITTAL	08/08/2026

PROJECT TITLE: TAL RESIDENCE
LOCATION: 17 HELEN LN. GREAT NECK, NY 11024
SHEET TITLE: TYP. BUILDING CODE NOTES & DETAILS

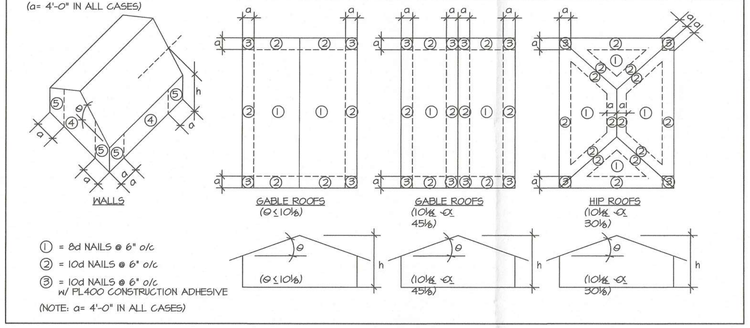
SHEET NO.
A4.2

08 OF 10

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COMPONENT & CLADDING PRESSURE ZONES- R301.2(8)

(a= 4'-0" IN ALL CASES)



① = 8d NAILS @ 6" o/c
② = 10d NAILS @ 6" o/c
③ = 10d NAILS @ 6" o/c w/ FL400 CONSTRUCTION ADHESIVE

(NOTE: a= 4'-0" IN ALL CASES)

COMPONENT & CLADDING LOADS:

	ROOF > 0–10 DEGREES		ROOF > 10–30 DEGREES		ROOF > 30–45 DEGREES	
ZONE #	EFF. WIND AREA	LOADS	EFF. WIND AREA	LOADS	EFF. WIND AREA	LOADS
1	100 SF	10/-19.9 LBS.	100 SF	10/-18.1 LBS.	100 SF	18.1/-18.1 LBS.
2	100 SF	10/-23.6 LBS.	100 SF	10/-29.1 LBS.	100 SF	18.1/-21.8 LBS.
3	100 SF	10/-23.6 LBS.	100 SF	10/-29.1 LBS.	100 SF	18.1/-21.8 LBS.
4	100 SF	18.5/-20.4 LBS.	100 SF	18.5/-20.4 LBS.	100 SF	18.5/-20.4 LBS.
5	100 SF	18.5/-22.6 LBS.	100 SF	18.5/-22.6 LBS.	100 SF	18.5/-22.6 LBS.

NOTES: LOADS BASED UPON TABLE R301.2(2) OF THE 2024 IRC
ZONES BASED UPON FIG. R301.2(8) OF THE 2024 IRC
WINDOWS AND SKYLIGHTS SHALL BE DESIGNED FOR PRESSURE LOADS SPECIFIC TO PRESSURE ZONE LOCATION

DESIGN LOAD INFORMATION:
2025 NEW YORK STATE RESIDENTIAL CODE – TABLE R301.5

GROUND SNOW LOAD	20 PSF
3 SECOND DESIGN WIND GUST SPEED	110 MPH
ROOF	LL=20 PSF, DL=10 PSF
ROOF W/ CATHEDRAL CEILING	LL=20 PSF, DL=10 PSF
ROOF – LOAD ADJUSTED FOR HIP/GABLE	1.5
ATTICS W/ LIMITED STORAGE	LL=20 PSF, DL=10 PSF
ATTICS W/O STORAGE	LL=10 PSF, DL=10 PSF
ROOMS OTHER THAN SLEEPING	LL=40 PSF, DL=10 PSF
SLEEPING ROOMS	LL=30 PSF, DL=10 PSF
EXTERIOR BALCONIES	LL=60 PSF, DL=10 PSF
DECKS	LL=40 PSF, DL=10 PSF
STAIRS	LL=40 PSF
PASSENGER VEHICLE GARAGES	LL=50 PSF, DL=20 PSF
GUARDRAILS, HANDRAILS	LL=200 PSF

AN UNBALANCED ROOF SNOW LOADS HAVE BEEN CONSIDERED FOR THIS DESIGN

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS:
2025 NEW YORK STATE RESIDENTIAL CODE – TABLE R301.7

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPED GREATER THAN 3/12 W/ NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS W/ PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS – WIND LOADS W/ BRITTLE FINISHES	L/240
EXTERIOR WALLS – WIND LOADS W/ FLEXIBLE FINISHES	L/120

NOTES: L=SPAN LENGTH, H=SPAN HEIGHT
TABLE "R301.6"

MIN. WIDTH OF CONCRETE FOOTINGS
2025 NEW YORK STATE RESIDENTIAL CODE – TABLE 403.1

	LOAD BEARING VALUE OF SOIL (PSF)			
	1,500	2,000	3,000	≤4,000
CONVENTIONAL LIGHT FRAME CONSTRUCTION				
1–STORY	12	12	12	12
2–STORY	15	12	12	12
3–STORY	23	17	12	12

a. WHERE MINIMUM FOOTING WIDTH IS 12 INCHES, USE A SINGLE WYTHE OF SOLID OR FULLY GROUTED 12–INCH NOMINAL CONCRETE MASONRY UNITS IS PERMITTED

PRESUMPTIVE LOAD-BEARING VALUES OF FOUND. MAT.
2025 NEW YORK STATE RESIDENTIAL CODE – TABLE 401.4.1

STRUCTURAL MEMBER	LOAD BEARING PRESSURE(PSF)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY AND FOLIATED ROCK	4,000
SANDY GRAVEL / AND OR GRAVEL (GW& GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT	1,500b

b. WHERE IN–PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1,500 PSF ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.

R502.8 DRILLING AND NOTCHING.

STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THIS SECTION. SEE FIGURE R502.8.

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 ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES (51MM) TO THE NOTCH.

R502.8.2 ENGINEERED WOOD PRODUCTS.

CUTS, NOTCH'S AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED 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.

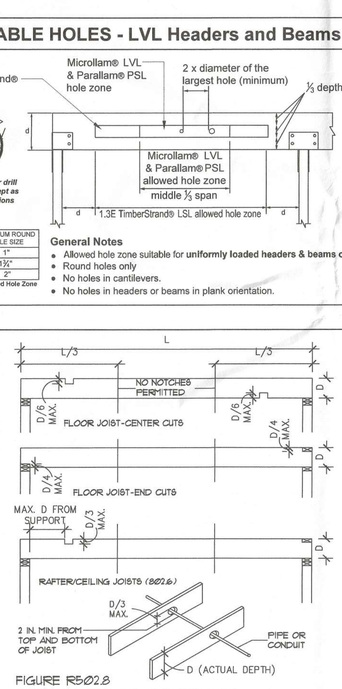


FIGURE R502.8
CUTTING, NOTCHING AND DRILLING

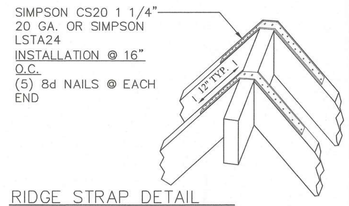
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA
TABLE R301.2 OF THE 2025 NYS RESIDENTIAL CODE

GROUND SNOW LOAD [i]	WIND SPEED [d] (MPH)	SEISMIC DESIGN CATEGORY [e]	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAY-MENT REQ'D.[h]	FLOOD HAZARDS[g]	AIR FREEZING INDEX
			WEATHERING[a]	FROST LINE DEPTH[b]	TERMITE[c]				
30	122	B	SEVERE	36"	MODERATE TO HEAVY	13	YES	AS PER P/E	599

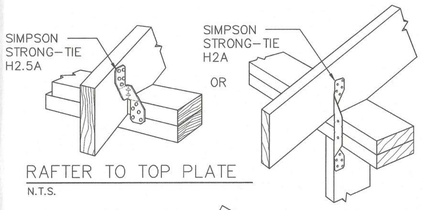
FOR SI: 1 POUND PER SQUARE FOOT=0.0479 kN/m², 1 MILE PER HOUR=1.609 km/h.

A. WEATHERING MAY REQUIRE A HIGHER STRENGTH OF CONCRETE OR GRADE OF MASONRY THAN NECESSARY TO SATISFY THE STRUCTURAL REQUIREMENTS OF THIS CODE. THE WEATHERING COLUMN SHALL BE FILLED IN WITH THE WEATHERING INDEX ("I.E. "NEGLIGIBLE", "MODERATE", OR "SEVERE") FOR CONCRETE AS DETERMINED FROM THE WEATHERING PROBABILITY MAP (FIGURE R301(2)3.1). THE GRADE OF MASONRY UNITS SHALL BE DETERMINED FROM ASTM C34, C55, C62, C73, C90, C129, C145, C216 OR C652.
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.
C. THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE TO INDICATE THE NEED FOR PROTECTION DEPENDING ON WHETHER THERE HAS BEEN A HISTORY OF LOCAL SUBTERRANEAN TERMITE DAMAGE.
D. THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE WITH THE WIND SPEED FROM THE BASIC WIND SPEED MAP (FIGURE R301(2.4)). WIND EXPOSURE CATEGORY SHALL BE DETERMINED ON A SITE-SPECIFIC BASIS IN ACCORDANCE WITH SECTION R301(2).4.
E. THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE WITH THE SEISMIC DESIGN CATEGORY DETERMINED FROM SECTION R301(2.1. SHALL BE DETERMINED ON A SITE-SPECIFIC BASIS IN ACCORDANCE WITH SECTION R301(2).4.
F. THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE WITH (A) THE DATE OF THE JURISDICTION'S ENTRY INTO THE NATIONAL FLOOD INSURANCE PROGRAM (DATE OF ADOPTION OF THE FIRST CODE OR ORDINANCE FOR MANAGEMENT OF FLOOD HAZARD AREAS), (B) THE DATE(S) OF THE CURRENTLY EFFECTIVE FIRM AND FBFM, OR OTHER FLOOD HAZARD MAP ADOPTED BY THE COMMUNITY, AS MAY BE AMENDED.
G. IN ACCORDANCE WITH SECTIONS R305.2.1), R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.) AND R905.8.3.1, WHERE THERE HAS BEEN A HISTORY OF LOCAL DAMAGE FROM THE EFFECTS OF ICE DAMAGE, THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE WITH "YES." OTHERWISE, THE JURISDICTION SHALL FILL IN THIS PART OF THE TABLE WITH "NO."
I. THE GROUND SNOW LOADS TO BE USED IN DETERMINING THE DESIGN SNOW LOADS FOR ROOFS ARE GIVEN IN FIGURE R301(2.1)) FOR SITES AT ELEVATIONS UP TO 1000 FEET. SITES AT ELEVATIONS ABOVE 1000 FEET SHALL HAVE THEIR GROUND SNOW LOAD INCREASED FROM THE MAPPED VALUE BY 2 PSF FOR EVERY 100 FEET ABOVE 1000 FEET.

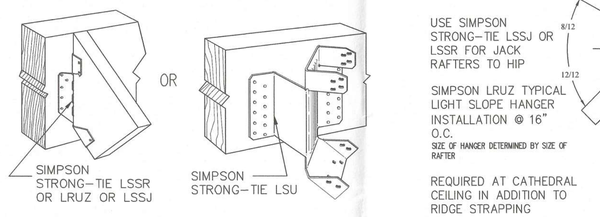
RIDGE STRAP DETAIL
N.T.S.



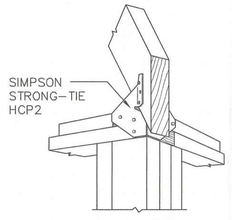
RAFTER TO TOP PLATE
N.T.S.



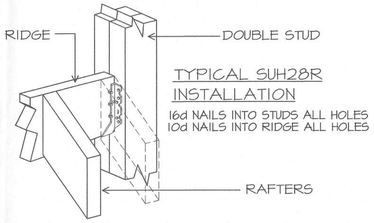
RAFTER TO RIDGE CONNECTORS
N.T.S.



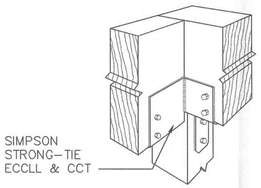
HIP RAFTER TO PLATE
N.T.S.



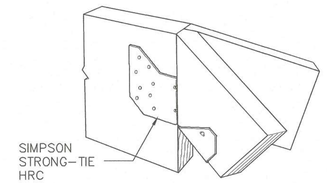
RIDGE TO WALL CONNECTION
N.T.S.



POST TO RIDGE BEAMS
N.T.S.



HIP TO RIDGE CONNECTOR
N.T.S.



SIMPSON STRONG-TIE ROOF CONNECTORS

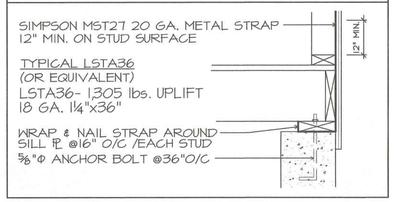
ALLOWABLE HOLES - LVL Headers and Beams

HEADER DEPTH	MAXIMUM ROUND HOLE SIZE
4½"	1"
5½"	1¾"
7¼" to 20"	2"

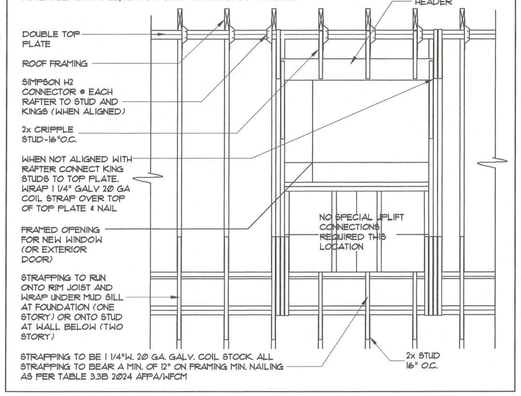
See illustration for Allowed Hole Zone

General Notes
- Allowed hole zone suitable for **uniformly loaded headers & beams only.**
- Round holes only
- No holes in cantilevers.
- No holes in headers or beams in plank orientation.

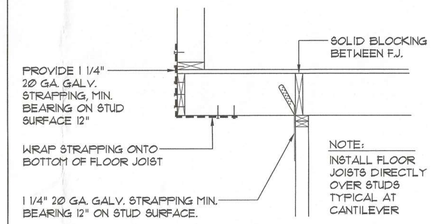
STUD TO FOUNDATION CONNECTION



STRAPPING DETAIL

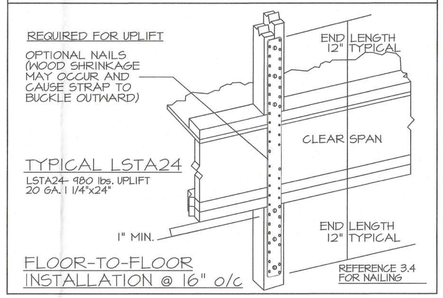


TYPICAL CANTILEVER DETAIL



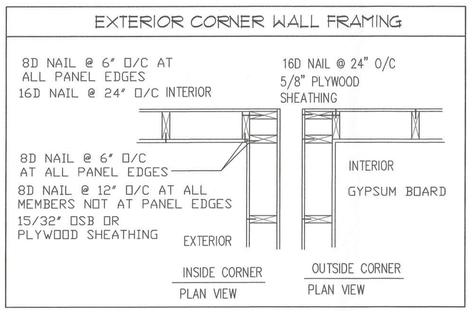
NAIL STRAPPING AS PER TABLE 3.3B- 2024 AFPA/WFCM

FLOOR TO FLOOR CONNECTION

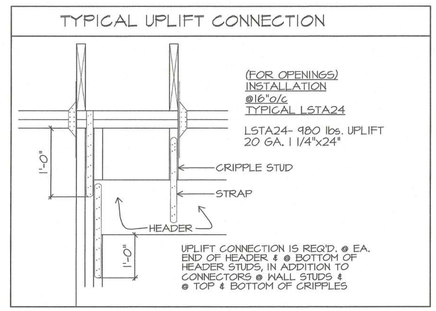


FLOOR-TO-FLOOR INSTALLATION @ 16" o/c

EXTERIOR CORNER WALL FRAMING



TYPICAL UPLIFT CONNECTION



VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED AS NOTED WITH BOARD REVIEW
DATE: AUG 24 2026
VILLAGE BOARD:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
AUG 14 2026
RECEIVED

GUILOR ARCHITECTS
ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN
17 RAVINE RD., GREAT NECK, N Y 11023
GUILOR@AOL.COM • 516.482.6777

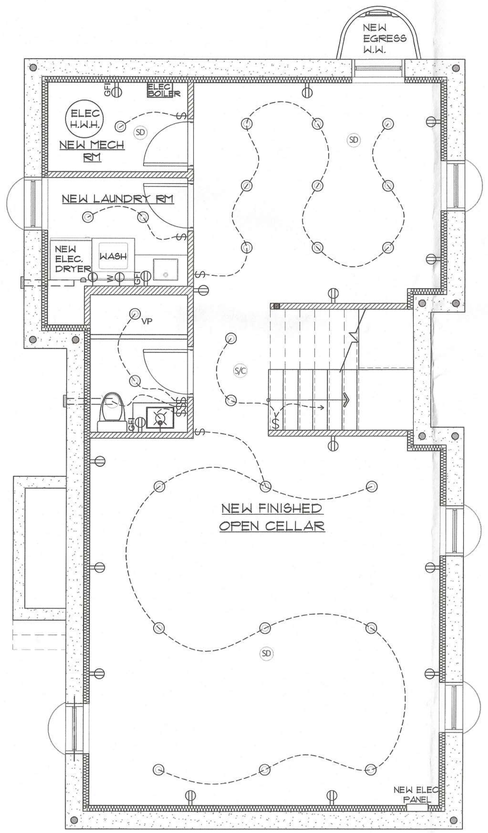
EDNA GUILOR ARCHITECT SEGAL LICENSED ARCHITECT STATE OF NEW YORK

NO.	REVISION DESCRIPTION	DATE:
	DOB SUBMITTAL	08.08.2026

PROJECT TITLE: TAL RESIDENCE
LOCATION: 17 HELEN LN, GREAT NECK, NY 11024
SHEET TITLE: TYP. BUILDING CODE NOTES & DETAILS

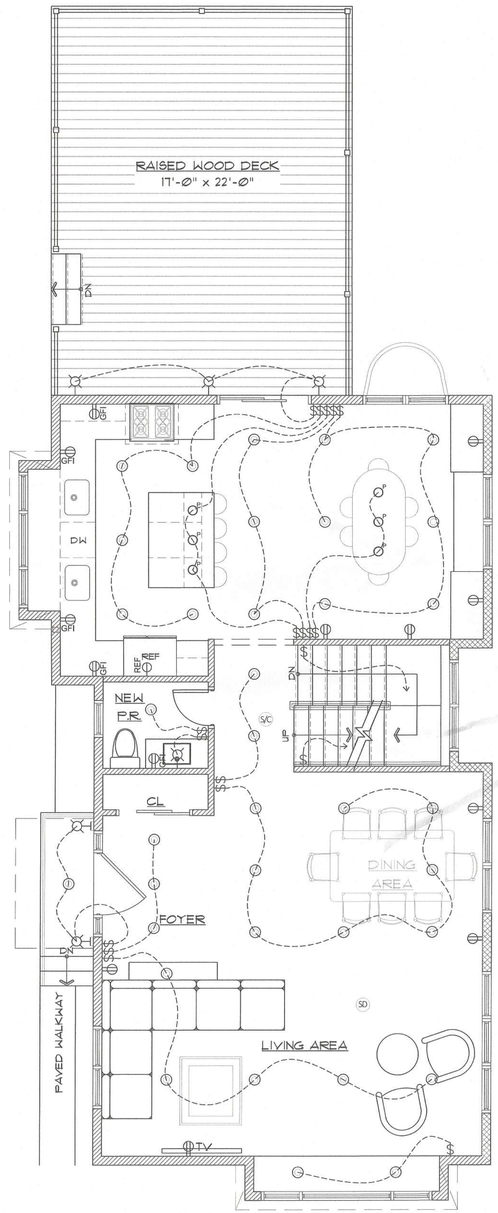
SHEET NO.
A4.3

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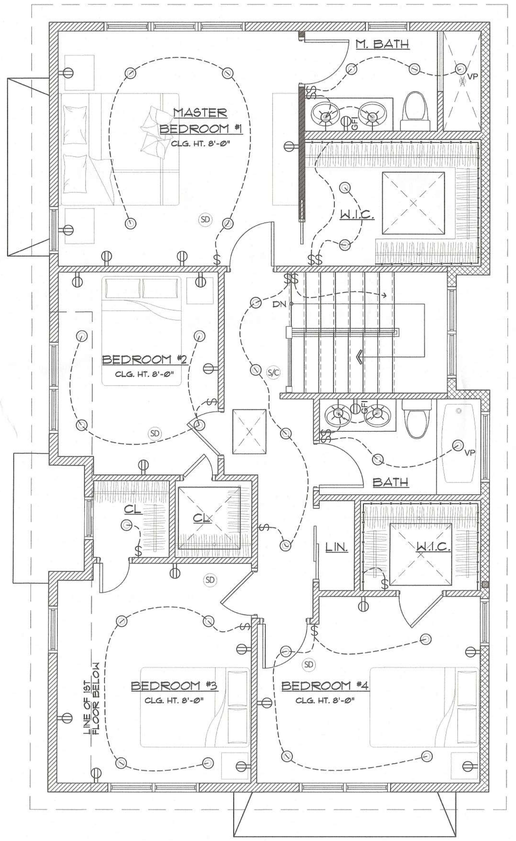
1 ELECTRICAL CELLAR PLAN

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



2 ELECTRICAL FIRST FLOOR PLAN

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



3 ELECTRICAL SECOND FLOOR PLAN

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

ELECTRICAL LEGEND

- DUPLEX RECEPTACLE OUTLET
  GFI - DENOTES GROUND FAULT CIRCUIT INTERRUPT OUTLET
- XXX DEDICATED APPLIANCE RECEPTACLE
- SINGLE POLE SWITCH
  (USE DOOR JAMB SWITCH OR MOTION SWITCH AS NEEDED)
  (USE 3-WAY OR 4-WAY SWITCH AS NEEDED)
- 6" RECESSED LED DOWNLIGHT BY HALO OR EQ
- IN-CEILING LED ROPE LIGHT
- C CHANDELIER
- P PENDANT LIGHTING FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED EXHAUST FAN
  50 CFM MIN.
- S/C SMOKE & CARBON MONOXIDE DETECTOR COMBO W/ BATTERY BACK-UP
- SD SMOKE DETECTOR W/ BATTERY BACK-UP

ELECTRICAL NOTES

ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2023 NATIONAL ELECTRICAL CODE (NFPA70) AND THE 2025 RESIDENTIAL CODE OF NEW YORK STATE.

ALL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN.

PROVIDE GROUND-FAULT AND ARC-FAULT CIRCUIT INTERRUPTER PROTECTIONS IN ACCORDANCE W/ SECTION E3902 OF THE 2025 NYS CODE.

GENERAL USE RECEPTACLE PLACEMENT SHALL BE IN ACCORDANCE W/ SECTION 3901.2 OF THE 2025 NYS CODE. NO POINT MEASURED HORIZONTALLY ALONG THE WALL SHALL BE MORE THAN 6'-0" FROM A RECEPTACLE, 2'-0" FOR KITCHEN COUNTERTOP RECEPTACLES.

PROVIDE AT LEAST ONE WALL SWITCH CONTROLLED LIGHTING FIXTURE ON THE EXTERIOR SIDE OF EACH EGRESS DOOR IN ACCORDANCE WITH SECTION E3903.3 OF THE 2025 NYS CODE.

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

ALL INSTALLATIONS MUST BE GROUNDED.
ALL WALL SWITCHES & FIXTURES TO BE DIMMABLE. (U.O.N.)
ALL RECESSED LIGHT FIXTURES TO BE LED, TYPE IC RATED..
ALL EXTERIOR USE FIXTURES & RECEPTACLES TO BE WEATHERPROOF.

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

THIS LIGHTING & ELECTRICAL OUTLET PLAN IS A PRELIMINARY LAYOUT. FINAL SELECTION AND LOCATION OF ALL ELECTRICAL LIGHTING FIXTURES TO BE BY OWNER. G.C. & ELECTRICAL CONTRACTOR TO CONFIRM THE EXACT LOCATION AND MOUNTING OF ALL SWITCHES, RECEPTACLES & LIGHTING FIXTURES PRIOR TO ROUGH-IN, LOCATE ALL LIGHTS ON CENTER, OR BEST OPTION. G.C. TO MODIFY CEILING FRAMING AS REQ'D TO CENTER LIGHTS.

G.C. & ELECTRICAL CONTRACTOR TO VERIFY & COORDINATE WITH OWNER, FOR THE INSTALLATION OF ALL ACCESSORY WIRING, EX: CABLE WIRE, TELEPHONE, ETHERNET, SPEAKERS, SECURITY CAMERAS, HOUSE ALARM, ETC.

G.C. IS TO COORDINATE AND FURNISH ALL ELECTRICAL INSPECTIONS AND CERTIFICATES AS REQUIRED BY GOVERNING MUNICIPALITY.

ELECTRICAL CONTRACTOR TO INSTALL HARDWIRED CO DETECTOR AS PER R311 OF 2025 NYSRC AND LIGHTING IN ATTIC, AS PER IRC M1305.

SMOKE DETECTOR & CARBON MONXIDE DETECTOR NOTES:

PROVIDE SMOKE ALARMS AS PER SECTION 310 OF THE 2025 NYS CODE. UNITS SHALL BE HARDWIRED WITH BATTERY BACKUP. WHERE WORK IS BEING PERFORMED IN AN EXISTING SPACE WHERE ACCESS FOR WIRING IS NOT PRACTICAL, BATTERY OPERATED UNITS MAY BE INSTALLED WITHOUT WIRING.

AS PER R310.3 SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

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

AS PER 915 OF 2025 NYS FUEL CODE, CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
APPROVED TO PROCEED WITH BOARD REVIEW
DATE: AUG 24 2026
VILLAGE BOARD:
X
THESE PLANS ARE APPROVED BY:
CHAIRPERSON:
DATE:

VILLAGE OF GREAT NECK
BUILDING DEPARTMENT
AUG 14 2026
RECEIVED

GUILOR ARCHITECTS
ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN
17 RAVINE RD., GREAT NECK, N Y 11023
GUILOR@AOL.COM • 516.482.6777

REGISTERED ARCHITECT EDNA GUILOR-SEGAL 018910 STATE OF NEW YORK

NO.	REVISION DESCRIPTION	DATE:
	DOB SUBMITTAL	08082026

PROJECT TITLE: TAL RESIDENCE
LOCATION: 17 HELEN LN, GREAT NECK, NY 11024
SHEET TITLE: ELECTRICAL PLAN

SHEET NO.
E1.0

ITEM TITLE:
NEXT MEETING DATE DECEMBER 22, 2026