

PROPOSED FRONT DECK FOR :
PRIVATE RESIDENCE

97 NEWPORT RD.

ISLAND PARK, NY 11558

ABBREVIATIONS

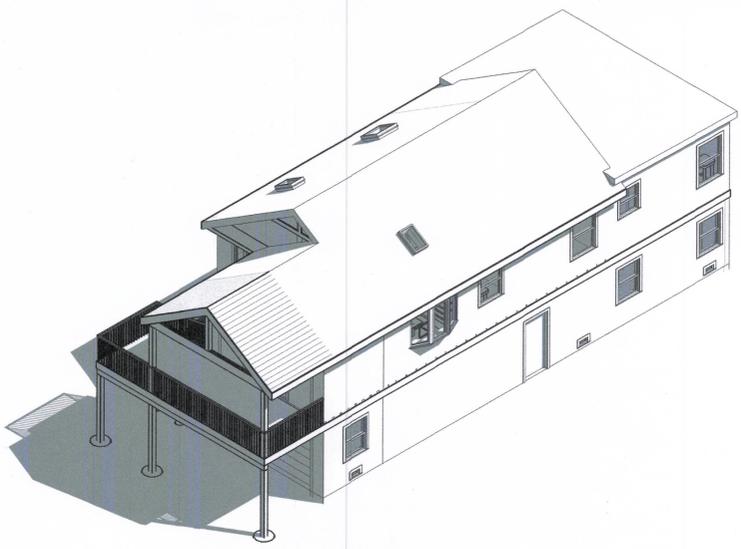
A.F.F. ABOVE FINISHED FLOOR	HAG HIGHEST ADJACENT GRADE	REF. REFERENCE
A.P. ACCESS PANEL	HRW. HARDWARE	REG. REGISTER
ACT ACOUSTIC CEILING TILE	HDR. HEADER	RET. RETURN
A/C AIR CONDITIONING	HTG. HEATING	RA. RETURN AIR
AB ANCHOR BOLT	HVAC HEATING, VENTILATING, AIR CONDITIONING	REQ'D REQUIRED
ANOD ANODIZED		REV. REVISION
APPROX. APPROXIMATE		RH. RIGHT HAND
ASPH ASPHALT	HGT. HEIGHT	ROW. RIGHT OF WAY
AUTO AUTOMATIC	HM HOLLOW METAL	R. RISER
	HOR. HORIZONTAL	RD. ROOF DRAIN
BRG BEARING	H.P. HIGH POINT	RFG. ROOFING
BITUM BITUMINOUS	HWH. HOT WATER HEATER	RO. ROUGH OPENING
BLK. BLOCK		RB. RUBBER BASE
BLKG. BLOCKING		
BRDG. BRIDGING	INCL. INCLUDE	STGL. SAFETY GLASS
BLDG. BUILDING	INSUL. INSULATION	SCHED. SCHEDULE
CAB. CABINET	INT. INTERIOR	SEC. SECTION
CATH. CATHEDRAL	JT. JOINT	SSK. SERVICE SINK
CANT. CANTILEVER		SHTH. SHEATHING
CLG. CEILING	KIT. KITCHEN	SHT. SHEET
CER. CERAMIC	KO. KNOCK OUT	SH. SHELF
CT. CERAMIC TILE	KD. KNOCK DOWN	SIM. SIMILAR
CMT. CERAMIC MOSAIC TILE	LAM. LAMINATE	SL. SLEEVE
CLR. CLEAR	LAV. LAVATORY	SC. SOLID CORE
COL. COLUMN	LH. LEFT HAND	SPEC. SPECIFICATION
COMB. COMBINATION	LT. LIGHT	SQ. SQUARE
CONC. CONCRETE	LW. LIGHTWEIGHT	SS. STAINLESS STEEL
CONT. CONTINUOUS	LTL. LINTEL	STD. STANDARD
CONTR. CONTRACTOR	LL. LIVE LOAD	STL. STEEL
CFT. CUBIC FOOT	LVR. LOUVRE	SUSP. SUSPENDED
CYD. CUBIC YARD		TEL. TELEPHONE
DPR. DAMPER	MANUF. MANUFACTURER	TEMP. TEMPERED
DL. DEAD LOAD	MRB. MARBLE	T.O.M. TOPOF MASONRY
DEMO. DEMOLITION	MAS. MASONRY	TPD. TOILET PAPER DISP.
DTL. DETAIL	MTL. METAL	TSL. TOP OF SLAB
DIAG. DIAGONAL	MAX. MAXIMUM	T.O.S. TOP OF STEEL
DIA. DIAMETER	MECH. MECHANICAL	TB. TOWEL BAR
DIM. DIMENSION	MC. MEDICINE CABINET	T. TREAD
DISP. DISPENSER	MED. MEDIUM	TYP. TYPICAL
DIV. DIVISION	MIN. MINIMUM	UC. UNDERCUT
DN. DOWN	MIR. MIRROR	UNEX. UNEXCAVATED
DWG. DRAWING	MISC. MISCELLANEOUS	UR. URINAL
DR. DOOR	MLD. MOULDING	U.O.N. UNLESS OTHERWISE NOTED
DF. DRINKING FOUNTAIN	M.O. MASONRY OPENING	VB. VAPOR BARRIER
DW. DISHWASHER	MTD. MOUNTED	VERT. VERTICAL
EA. EACH	NOM. NOMINAL	VIN. VINYL
ELEC. ELECTRIC	N.I.C. NOT IN CONTRACT	VCT. VINYL COMPOSITE TILE
ELEV. ELEVATION	N.T.S. NOT TO SCALE	VNB. VINYL BASE
EQ. EQUAL	NO. NUMBER	VT. VINYL TILE
EQUIP. EQUIPMENT		VSCT. WAINSCOT
EST. ESTIMATE	O.C. ON CENTER	WTV. WALL TO WALL
EXH. EXHAUST	O.H. OVERHEAD	WH. WALL HUNG
EXIST. EXISTING	O/C OWNER FURNISHED CONTRACTOR	WC. WATER CLOSET
EXT. EXTERIOR		WP. WATER PROOF
		WR. WATER RESISTANT
		WWF. WELDED WIRE FABRIC
		WWW. WELDED WIRE MESH
		WF. WIDE FLANGE
		W/ WITH
		W/O WITHOUT
		WD. WOOD
		WB. WOOD BASE
		WI. WROUGHT IRON
FIN. FINISH	PTD. PAINTED	
F.F.E. FINISH FLOOR ELEVATION	PAR. PARALLEL	
F.F.L. FINISH FLOOR LINE	PART. PARTITION	
FLR. FLOORING	P.C. POURED CONCRETE	
FD. FLOOR DRAIN	P. LAM. PLASTIC LAMINATE	
FLOUR. FLUORESCENT	PL. PLATE	
FNDT. FOUNDATION	PG. PLATE GLASS	
FTG. FOOTING	PLYWD. PLYWOOD	
FBO. FURNISHED BY THE OWNER	PT. POINT	
F.P. FIREPROOF	PVC. POLYVINYL CHLORIDE	
FLS. FLUSH	PCF. POUNDS/ CUBIC FOOT	
GA. GAUGE	PLF. POUNDS/ LINEAL FOOT	
GALV. GALVANIZED	PLF. POUNDS/ SQUARE FOOT	
GKT. GASKET	PSF. POUNDS/ SQUARE FOOT	
G.C. GENERAL CONTRACTOR	PSI. POUNDS/ SQUARE INCH	
GL. GLASS	PFN. PREFINISHED	
GB. GRAB BAR	PL. PROPERTY LINE	
GD. GRADE		
GVL. GRAVEL	QT. QUARRY TILE	
GT. GROUT		
GYP.BD. GYPSUM BOARD	RBT. RABBET	
GPDW. GYPSUM DRYWALL	RAD. RADIUS	

DRAWING LIST	
SHEET NUMBER	SHEET NAME
G-001	TITLE SHEET & PLOT PLAN
G-002	GENERAL STRUCTURAL NOTES
A-101	PROPOSED FLOOR PLANS & SECTIONS
A-201	PROPOSED ELEVATIONS & SECTION
A-503	TYPICAL DETAILS

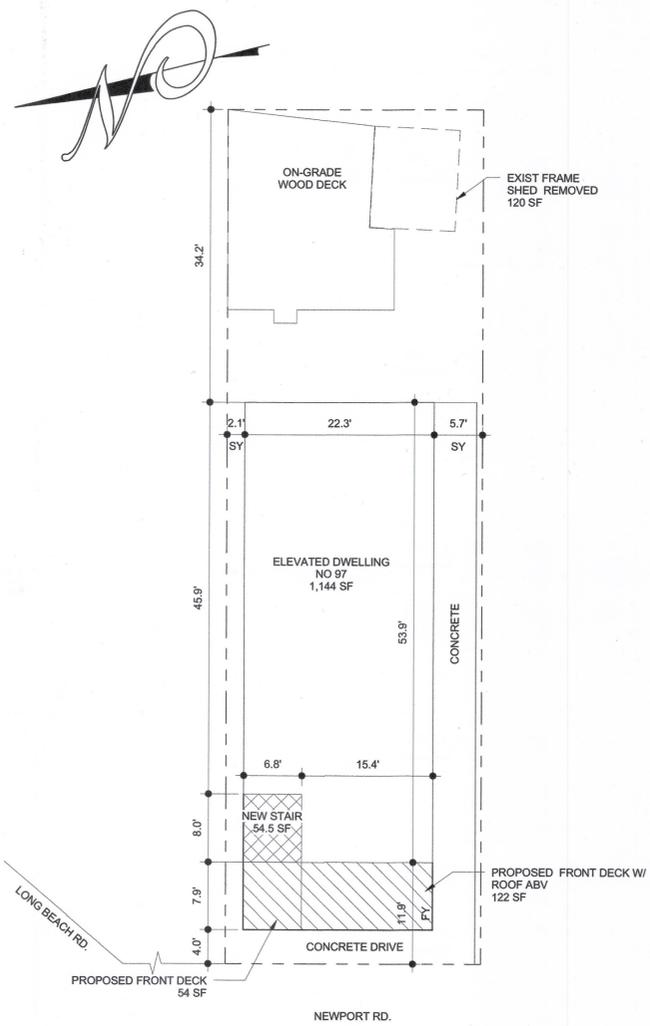
ZONING DATA

SECTION - 43 BLOCK - 004 LOT - 262
 ZONING DATA - RESIDENCE DISTRICT -

ITEM	ALLOWABLE	EXISTING	PROPOSED
LOT SIZE	6,000 SF	30x100 (3,000SF)	EXIST TO REMAIN
FRONT YARD	14.7'	11.9'	4.0'
SIDE YARD	6.0'	2.1'	EXIST TO REMAIN
SIDE YARD	8.0'	5.7'	EXIST TO REMAIN
REAR YARD (RY)	25.0'	34.2'	EXIST TO REMAIN
BUILDING HEIGHT	26.0'	22.0'	EXIST TO REMAIN
TOTAL BUILDING AREA	35%	1,264 SF (42.13%)	1,374.5 SF (45.8%) REQUIRES VARIANCE



② 3D VIEW (FOR REFERENCE ONLY)



① SITE PLAN
 1" = 10'-0"

INFORMATION PROVIDED BY:
 LEONARD J. STRANDBERG & ASSOCIATES
 CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.
 32 SMITH STREET, FREEPORT, NY 11520
 (516) 378-2064

NOT FOR CONSTRUCTION - REQUIRES VARIANCE FOR REQUESTED FRONT DECK ONLY

DATE	ISSUE
1. 10.31.2019	TO DOB FOR VARIANCE
2. 10.30.2020	TO ZONING BOARD FOR REVIEW



PROJECT	PRIVATE RESIDENCE 97 NEWPORT RD. ISLAND PARK NY 11558
DRAWING TITLE	TITLE SHEET & PLOT PLAN

PROJECT	19330	DATE	10.31.2019
SCALE	AS NOTED	DRAWN BY	RM
		G-001	

1.0 GENERAL

- 1.) All work shall conform to the "2015 State Residential Code of New York" and to all other applicable Federal, State, and Local regulations.
2.) In case of conflict between the General Notes, Specifications, and details, the most rigid requirements shall govern.
3.) Work not indicated on a part of the drawings but reasonably implied to be similar to that shown at corresponding places shall be repeated.
4.) Job site safety and construction procedures are the sole responsibility of the Contractor.
5.) The Contractor shall provide for dewatering as required during excavation and construction. Refer to Specifications for additional information.
6.) The Contractor shall coordinate openings, sleeves, concrete housekeeping pads, inserts, and depressions shown on the Architectural, Structural, Mechanical, Electrical, and Plumbing Drawings.
7.) See Architectural Drawings for locations of masonry and drywall non-load bearing partitions. Provide slip connections to allow vertical movement at the heads of all such partitions. Connections shall be designed to support the top of the walls laterally for the code-required lateral load.
8.) All costs of investigation and/or redesign due to Contractor improper installation of structural elements or other items not in conformance with the Contract Documents shall be at the Contractor's expense.
9.) The structural drawings shall be used in conjunction with the specifications, architectural and mechanical drawings. If there is a discrepancy between drawings, it is the Contractor's responsibility to notify the Architect prior to performing the work.
10.) The Contractor shall verify all existing building information shown (dimensions, elevations, etc.) and notify the Architect/Engineer of any discrepancies prior to fabrication of any structural component.
11.) The Contractor shall verify and/or establish all existing conditions and dimensions at the site. Failure to notify Architect/Engineer of unsatisfactory conditions constitutes acceptance of unsatisfactory conditions.
12.) If the existing field conditions do not permit the installation of the work in accordance with the details shown, the Contractor shall notify the Architect/Engineer immediately and provide a sketch of the condition with his proposed modification of the details given on the Contract Documents. Do not commence work until condition is resolved and modification is approved by the Architect.
13.) Where alterations involve the existing supporting structure, the Contractor shall provide shoring and protection required to ensure the structural integrity of the existing structure.
14.) The Contractor shall be responsible to determine allowable construction loads and to provide design and construction of falsework, formwork, stagings, bracing, sheeting, and shoring, etc.
15.) Contractor to provide sheeting, bracing, and underpinning as necessary to prevent any lateral or vertical movements of existing buildings, streets, and any existing utility lines.
16.) Bracing, sheeting, shoring, etc., required to insure the structural integrity of the existing buildings or new construction, sidewalks, utilities, etc., shall be designed by a Professional Engineer engaged by the Contractor. Detailed signed and sealed shop drawings shall be prepared indicating all work to be performed. Submit the shop drawings in accordance with the Contract requirements.
17.) In no case shall heavy equipment be permitted closer than 8'-0" from any foundation wall. If it is necessary to operate such equipment closer than 8'-0" to the wall, the Contractor shall be the sole responsible party and, at his own expense, shall provide adequate supports or brace the wall to withstand the additional loads superimposed from such equipment.
18.) No blasting shall be permitted without written approval.
19.) The structural drawings shall govern the work for all structural features, unless noted otherwise. The architectural drawings shall govern the work for all dimensions.
20.) The Owner shall engage a testing agency to provide testing services as indicated in each section of these General Notes.
21.) All materials shall be stored to protect them from exposure to the elements.

2.0 EARTHWORK

- 1.) Excavation shall be performed so as not to disturb existing adjacent buildings, streets, and utility lines. Verify location of all utilities prior to commencement of work. Hand excavate around utilities as required.
2.) See the specifications and geotechnical report for excavation, backfill and preparation of the foundation and slab-on-grade subgrade, including compaction requirements.
3.) Satisfactory fill materials are those complying with ASTM D2487, groups GW, GP, GM, SM, SW, and SP. On site borrow material shall be tested to determine suitability for use as fill material.
4.) Compact soil to not less than the following percentages of maximum density of modified proctor (ASTM D1557): Under building foundations - 95%; Under building slabs, steps, pavements - 95%
5.) Remove existing vegetation, topsoil, and unsatisfactory soil materials. Proof roll subgrade to obtain uniformly detailed substrate prior to placing fill material evenly in 8" thick (maximum) layers and compacting to required density.

3.0 FOUNDATIONS

- 1.) Foundations have been designed for an allowable bearing capacity of 2,000 PSF
2.) Prior to footing concrete placement, the footing subgrade shall be approved by the inspecting Geotechnical Engineer. If conditions prove to be unacceptable at elevations shown, footing bottoms shall be lowered to acceptable subgrade material. Fill over-excavation with lean concrete (2,500 psi).
3.) The bottom of exterior footings shall be a minimum of three (3) feet below finished grade, or as required by Local building codes.
4.) The bearing elevations of new footings adjacent to existing footings are to match the adjacent existing footing bearing elevations unless indicated otherwise on plans.
5.) Slabs on grade shall bear on mechanically compacted soil capable of supporting 150 psf. Drainage fill under slabs shall be compacted gravel or crushed stone.
6.) Concrete for foundations shall be poured on the same day the subgrade is approved by the Geotechnical Engineer.
7.) Utility lines shall not be placed through or below foundations without the Structural Engineer's approval.
8.) The Contractor shall observe water conditions at the site and take the necessary precautions to ensure that the foundation excavations remain dry during construction. Any sheeting or shoring required for dewatering shall be the responsibility of the Contractor.
9.) The Contractor shall be responsible for coordinating the need to use foundation rebar as a grounding electrode system and shall be responsible for installing the bonding clamp prior to placement of the concrete as per NUCC Bulletin No. 02-2.

4.0 STRUCTURAL WOOD

- 1.) Design, fabrication, and construction of wood framing shall conform to the following codes and standards.
A.) "National Design Specifications for Wood Construction", 2012 Edition American Forest and Paper Association.
B.) "Timber Construction Manual", Fourth Edition, as adopted by the American Institute of Timber Construction, including the "Code of Standard Practice", AITC 108.
C.) ANSI/TPI 1-1995 "Design Specifications for Metal Plate-Connected Wood Truss Construction and Commentary", Truss Plate Institute.
D.) Building Component Safety Information BCSI 1-03 "Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses," Wood Truss Council of America and Truss Plate Institute.
2.) Base Design Values for roof/floor joist framing: Doug-Fir No. 1 and No.2 (Fb = 850 psi, Fv = 180 psi, E = 1,600,000 psi) minimum.
3.) Base Design Value for wood studs and bracing: Doug Fir Stud Minimum compression parallel to grain Fc = 850 psi, minimum tension parallel to grain, Ft = 400 psi, minimum compression perpendicular to grain, 625 psi.
4.) All plywood sheathing shall comply with APA. Plywood shall meet C-D Interior APA, Structural I and II C-D Interior APA, or Structural I and II C-C Exterior APA. Attachment to be in accordance with IBC requirements. All plywood to have exterior glue.
5.) Roof sheathing shall be APA rated sheathing, 19/32" thick, 42/20 UNO.
6.) Floor Sheathing shall be APA rated Sturd-I-Floor, 3/4" thick, 48/24 UNO.
7.) Wall sheathing shall be APA rated sheathing 5/8" thick, 32/16 UNO.
8.) Wood framing marked Microlam LVL (laminated veneer lumber) shall be as manufactured by Truss Joist MacMillan or approved equal. Minimum extreme fiber in bending, Fb = 2,800 psi; minimum horizontal shear, Fv = 285 psi; minimum modulus of elasticity, E = 2,000,000 psi.
9.) Wood framing marked Parallam PSL (parallel strand lumber) shall be as manufactured by Truss Joist MacMillan or approved equal.
A.) Minimum extreme fiber in bending, Fb = 2,900 psi; minimum horizontal shear, Fv = 290 psi; minimum modulus of elasticity, E = 2,000,000 psi.
B.) Parallam PSL Wolmanized : Service Level 2 (AWPA UC3A & UC3B); Fb = 1827 psi; Fv = 197 psi; E = 1,460,000 psi
10.) All members shown on plan with designation "PSL" shall be parallam PSL members. All parallam structural lumber shall be APA rated, exposure I. All adhesives shall comply with ANSI/APA A190.1 "Wet-Use" Type.
11.) Wood framing marked Timberstrand LSL (laminated strand lumber) shall be as manufactured by Truss Joist MacMillan or approved equal. Minimum extreme fiber in bending, Fb = 2,600 psi; minimum horizontal shear, Fv = 400 psi; minimum modulus of elasticity, E = 1,700,000 psi.
12.) All side loaded parallam beams and Top loaded parallam beams may be composed of multiple plies of 13/4" inch thickness members and shall be nailed by minimum of two rows of 16d nails at 12 inches on center and glued together with an exterior type adhesive.
13.) Provide end-coat sealing to end and cross cuts after cutting to final length for all parallam beams.
14.) Provide nailing pattern in compliance with IBC recommended fastening schedule when joining two or more framing members.
15.) Provide double layer plywood under all ceramic tile floors.
16.) Base Design Value for all other structural wood framing: minimum extreme fiber in bending, Fb = 850 psi; minimum horizontal shear, Fv = 180 psi; minimum compression parallel to grain, Fc = 1,400 psi
17.) Hanger connections for joists, beams, trusses, and manufactured wood framing shall be Strong-Tie connectors by Simpson.
18.) See International Building Code for minimum bracing and fastening requirements.
19.) Members shall be set with crown up and have a minimum of 3" bearing.
20.) Provide additional joist under parallel non-loading bearing partitions that run more than 1/3 the span of the joist.
21.) Splice double sole plates directly over stud. Stagger splice of each plate.
22.) All joists and rafters shall be rigidly bridged at intervals not exceeding 8'-0".
23.) Guys and other bracing required to provide lateral stability to wood frames shall be adequately sized and anchored. This bracing shall remain until permanent bracing elements and attached construction is installed.
24.) The wood structure is a non-self-supporting frame and is dependent upon diaphragm action of the panels and attachment to the shear walls for stability and for resistance to wind and seismic forces. Provide all temporary supports required for stability and for resistance to wind and seismic forces until these elements are complete and are capable of providing this support.
25.) All bolts and lag bolts shall be fitted with galvanized, malleable iron or steel plate washers.
26.) All wood members exposed to exterior to be pressure treated.
27.) Provide fasteners, anchors and connectors with adequate corrosion protection, where in contact with treated wood. Provide minimum ZMAX coating where Simpson connectors are used in contact with treated wood.

5.0 DESIGN DATA

Table with 2 columns: Item, Value. Includes Governing Code: 2015 State Residential Code of New York, Dead Load, Floor Live Load, Deck Live Load, Roof Live Load, Wind Load, etc.

6.0 INSPECTIONS AND SITE OBSERVATIONS

- 1.) Owner shall engage the services of testing/inspection company or a licensed Architect/Engineer to perform periodic inspections of all construction work shown. At a minimum inspections at the following intervals shall be performed
A.) Upon Tie installation and placement of reinforcement for grade beams/walls in progress
B.) Completion of foundation work
C.) Completion of superstructure framing
D.) Final inspection
2.) Contractor is responsible for taking detailed photos of work completed per above inspection intervals and provide to Owner after each inspection.
3.) Engineer shall NOT be held responsible for work that is not properly inspected and documented at the appropriate stage during construction.

7.0 CAST-IN-PLACE CONCRETE

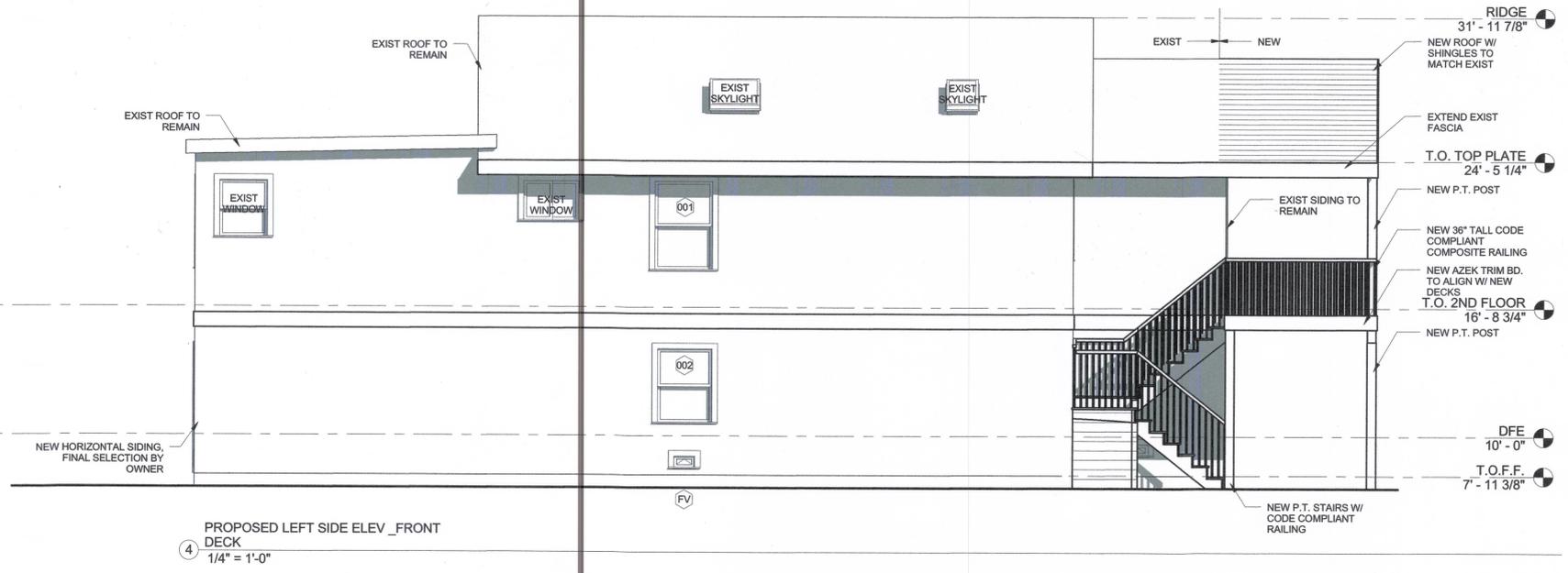
- 1.) Concrete shall be designed and detailed in accordance with the Building Code Requirements for Structural Concrete (ACI-318-14), and constructed in accordance with the CRSI Manual of Standard Practice.
2.) Concrete shall have a minimum compressive 28 day strength equal to 4,000 psi with an Air Entrainment 4% to 6% in all exposed concrete.
3.) Maximum water/cement ratios:
A.) Foundations 0.50
B.) Interior Slabs 0.47
C.) Exterior Slabs 0.44
4.) All concrete shall be normal weight concrete (144 pcf +/-) with all cement conforming to ASTM C150, Type I. Maximum aggregate size shall be 1-1/2" for footings and 3/4" for walls and slabs, conforming to ASTM C33.
5.) Reinforcing steel: ASTM A615 Grade 60.
6.) Welded Wire Reinforcement: (WWR) ASTM A-185.
7.) Leveling Grout shall be non-shrink, non-metallic type, factory pre-mixed grout in accordance with CE-CRD-C621 or ASTM C1039, with a minimum compressive 28-day strength of 5,000 psi.
8.) Reinforcing steel clear cover shall be as follows unless noted otherwise:
A.) Concrete cast against and permanently exposed to earth 3".
B.) Concrete exposed to earth or weather #6 bars and larger 2" #5 bars and smaller 1 1/2"
C.) Concrete not exposed to weather or in contact with ground Slabs, walls, joists #11 bars and smaller 3/4" Beams and columns Primary reinforcement, ties, stirrups, or spirals 1 1/2"
9.) Submit to Architect reinforcing steel shop drawings for approval and mix designs for review prior to placing any concrete.
10.) All reinforcement shall be securely held in place while placing concrete. If required, additional bars, stirrups or chairs shall be provided by the Contractor to furnish support for all bars.
11.) Lap welded wire reinforcement two (2) full wire spaces at splices and wire together.
12.) Provide plastic tipped bolsters and chairs at all locations where the concrete surface in contact with the bolsters or chairs is exposed.
13.) Placing of concrete shall not start until the placement of reinforcing has been approved by the Inspection Agency.
14.) Bonding agent shall be used where new concrete is placed against existing concrete.
15.) Epoxy adhesive shall be used where dowels are to be installed into existing concrete. Submit manufacturer information for engineer review.
16.) No sleeves shall be placed through any concrete element unless shown on the approved shop drawings or specifically authorized in writing by the Structural Engineer. The Contractor shall verify dimensions and locations of all slots, pipe sleeves, etc. as required for mechanical trades before concrete is placed.
17.) Pipes or conduits placed in slabs shall not have an outside diameter larger than 1/3 the slab thickness and shall not be spaced closer than 3 diameters on center. Aluminum conduits shall not be placed in concrete. No conduits shall be placed in slabs within 12 inches of column face or face of bearing wall. No conduits may be placed in exterior slabs or slabs subjected to fluids.
18.) Prior to placing concrete, the Contractor shall submit for review by the structural engineer, a concrete pour schedule showing location of all proposed construction joints and waterstops.
19.) Prior to concrete placement, the Contractor shall submit to the structural engineer for review, concrete mix designs prepared in accordance with the specifications and requirements indicated in the general notes.
20.) Concrete shall not be pumped through aluminum pipes and shall not be placed in contact with aluminum forms, mixing drums, buggies, chutes, conveyors or other equipment made of aluminum.
21.) All inserts and sleeves shall be cast-in-place whenever feasible. Drilled or powder driven fasteners will be permitted when proven to the satisfaction of the Structural Engineer that the fasteners will not spall the concrete and have the same capacity as cast-in-place inserts.
22.) When installing expansion bolts or adhesive anchors, the Contractor shall take measures to avoid drilling or cutting of any existing reinforcing and destruction of concrete. Holes shall be blown clean prior to placing bolts or adhesive anchors.
23.) Early drying out of concrete, especially during the first 24 hours, shall be carefully guarded against. All surfaces shall be moist cured or protected using a membrane curing agent applied as soon as forms are removed. If membrane curing agent is used, exercise care not to damage coating.
24.) Cold weather concreting shall be in accordance with ACI-306. Hot weather concreting shall be in accordance with ACI-305R.
25.) Throughout construction, the concrete work shall be adequately protected against damage due to excessive loading, construction equipment, materials or methods, ice, rain, snow, excessive heat, and freezing temperatures.
26.) Prepare concrete test cylinders from each day's pour. Cylinders shall be properly cured and stored. Sample fresh concrete in accordance with ASTM C172.
27.) Retain laboratory to provide testing service. Slump per ASTM C143; air content per ASTM C231 or C173, cylinder tests per ASTM C31 and C39. One set of six (6) cylinders for each 50 cubic yards for each mix used. Reports of all tests to be submitted to the Architect.

Table with 2 columns: DATE, ISSUE. Includes 10.31.2019 TO DOB FOR VARIANCE, 10.30.2020 TO ZONING BOARD FOR REVIEW

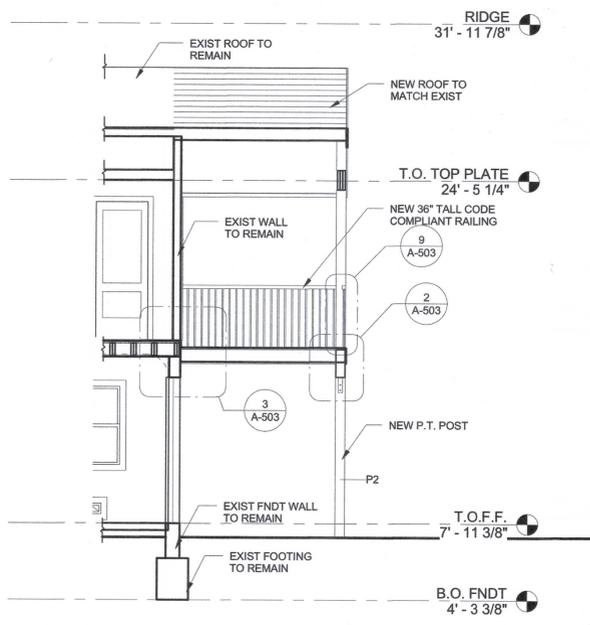
NOT FOR CONSTRUCTION - REQUIRES VARIANCE FOR REQUESTED FRONT DECK ONLY



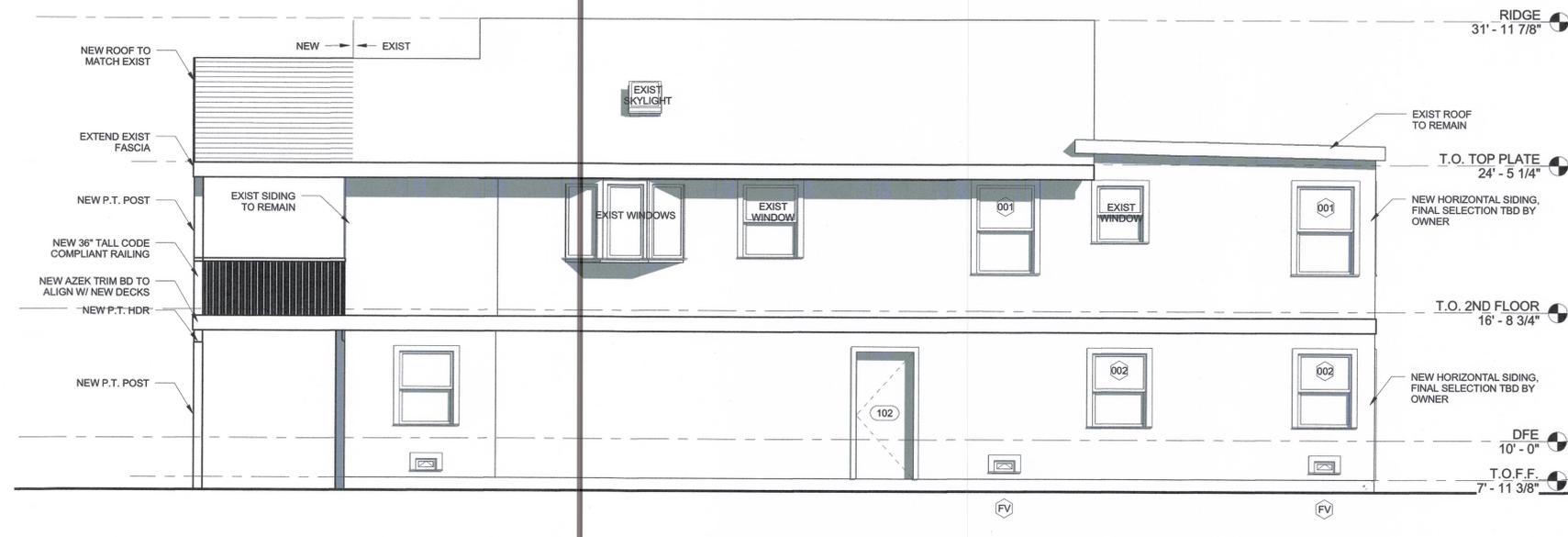
Table with 2 columns: PROJECT, DATE. Includes PRIVATE RESIDENCE, 97 NEWPORT RD., ISLAND PARK NY 11558, G-002



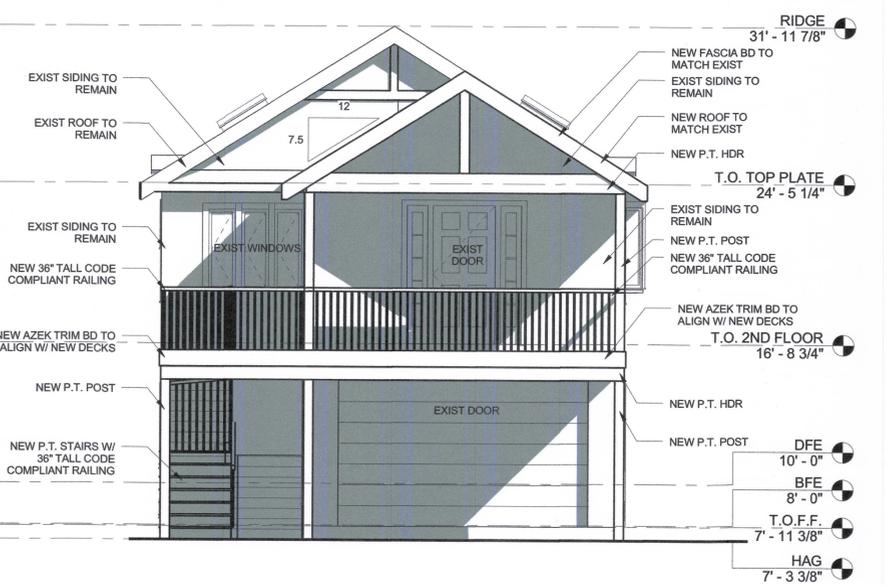
4 PROPOSED LEFT SIDE ELEV _FRONT DECK
1/4" = 1'-0"



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



2 PROPOSED RIGHT SIDE ELEV _FRONT DECK
1/4" = 1'-0"



1 PROPOSED FRONT ELEV
1/4" = 1'-0"

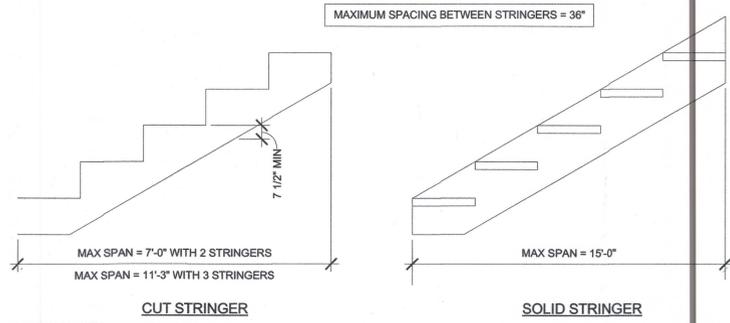
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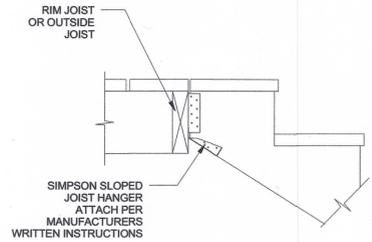


PROJECT	PRIVATE RESIDENCE 97 NEWPORT RD. ISLAND PARK NY 11558
DRAWING TITLE	PROPOSED ELEVATIONS & SECTION

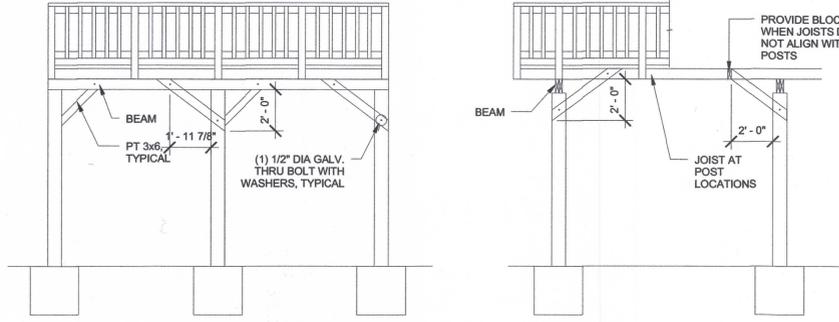
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SCALE	DRAWN BY
AS NOTED	RM
A-201	



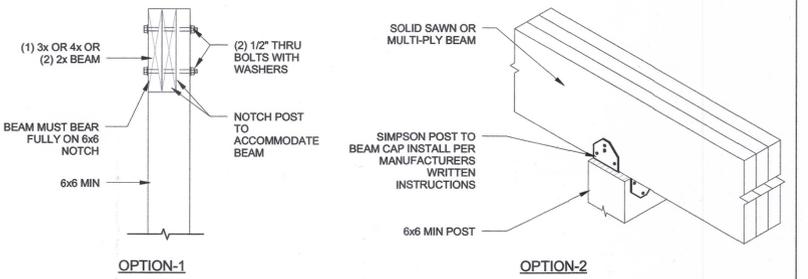
14 TYPICAL STAIR STRINGER REQUIREMENTS
NTS



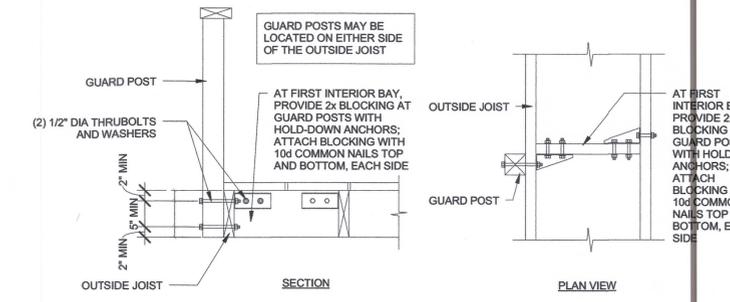
13 TYPICAL DETAIL - STAIR STRINGER ATTACHMENT
NTS



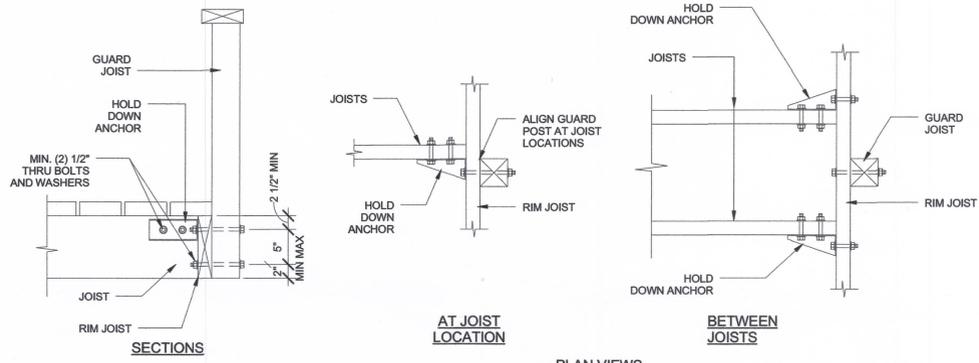
12 TYPICAL DIAGONAL BRACING @ DECK
NTS



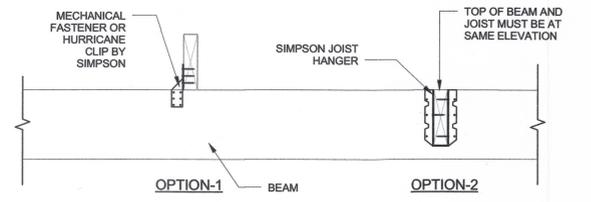
11 TYPICAL DETAIL - POST TO BEAM DETAIL
N.T.S.



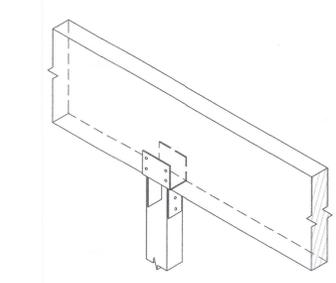
10 TYPICAL GUARD POST TO OUTSIDE JOIST DETAIL
1/2" = 1'-0"



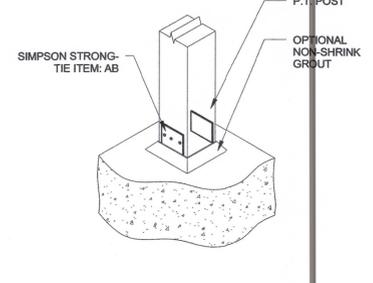
9 TYPICAL DETAIL - GUARD POST TO RIM JOIST DETAIL
NTS



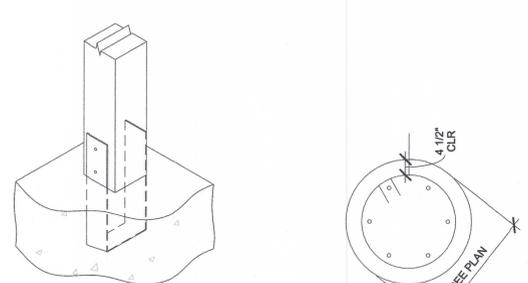
8 TYPICAL DETAIL - JOIST TO BEAM
N.T.S.



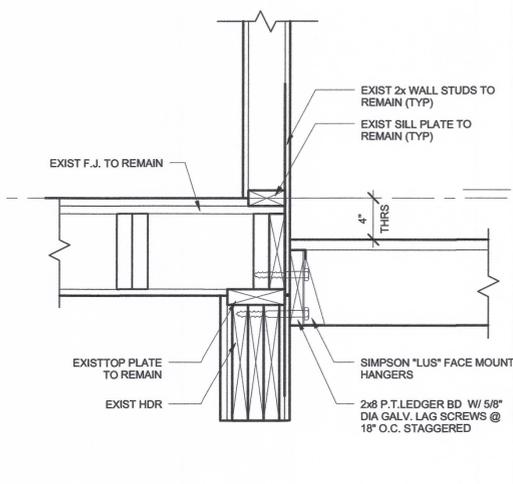
7 TYPICAL DETAIL - BEAM ON COLUMN CAP
N.T.S.



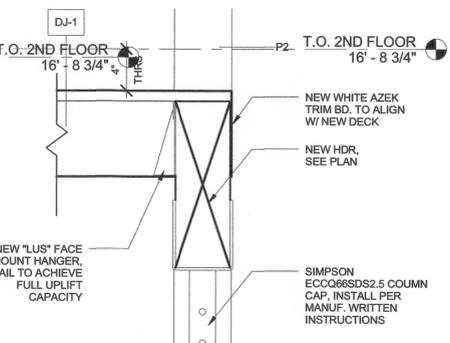
6 TYPICAL DETAIL - ELEVATED BASE COLUMN
N.T.S.



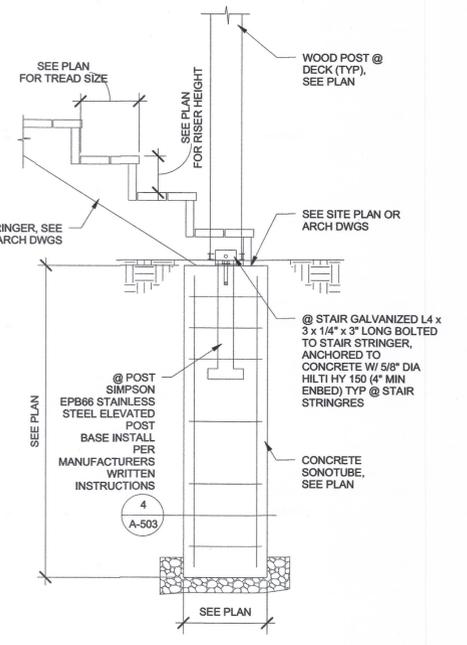
5 TYPICAL DETAIL - COLUMN BASE
NTS



3 DETAIL @ LEDGER BD CONNECTION
1 1/2" = 1'-0"



2 POST TO BEAM CONNECTION
1 1/2" = 1'-0"



1 SECTION @ DECK POST/ STAIR
NTS

DATE	ISSUE
1. 10.31.2019	TO DOB FOR VARIANCE
2. 10.30.2020	TO ZONING BOARD FOR REVIEW

NOT FOR CONSTRUCTION - REQUIRES VARIANCE FOR REQUESTED FRONT DECK ONLY

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PRIVATE RESIDENCE
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ISLAND PARK NY 11558

DRAWING TITLE
TYPICAL DETAILS

PROJECT	DATE
19330	10.31.2019
SCALE	DRAWN BY
AS NOTED	RM

A-503