ESTIMATE NO. : 03052026-1
REV NO : 00B
SCOPE : All Trades
PREPARED BY : Team
CHECKED BY : TL-0

PROJECT NAME : Dogwood Terrace
ADDRESS: Franklin Square, Town of Hempstead, Nassau County, NY.
ARCHITECT: Stephen B. Jacobs Group, P.C.
DRAWING STATUS: TOH Building Dept Filing Set

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
	01 00 00	**GENERAL REQUIREMENTS**					**$ 1,064,082.2**
1		Project Manager	87.0	w	$ 2,244.9	$ 195,306.3	
2		Assistant Project Manager	60.0	w	$ 1,646.3	$ 98,775.6	
3		Superintendent	87.0	w	$ 2,244.9	$ 195,306.3	
4		Assistant Superintendent	60.0	w	$ 1,795.9	$ 107,755.2	
5		Permits	1.0	ls	$ 63,605.4	$ 63,605.4	
6		Temporary Office	1.0	ls	$ 26,190.5	$ 26,190.5	
7		Temp Sanitary Facilities	1.0	ls	$ 17,959.2	$ 17,959.2	
8		Small Tools	1.0	ls	$ 23,945.6	$ 23,945.6	
9		Necessary scaffolding	1.0	ls	$ 138,435.4	$ 138,435.4	
10		Barricades / Temp Protection	1.0	ls	$ 33,673.5	$ 33,673.5	
11		Job Site Debris Container	1.0	ls	$ 108,503.4	$ 108,503.4	
12		Final Cleaning	1.0	ls	$ 35,918.4	$ 35,918.4	
13		Other	1.0	ls	$ 18,707.5	$ 18,707.5	
	02 00 00	**SITE CONDITIONS**					**$ 601,767.8**
14	02 10 00	Existing ceiling to be removed	5,456.0	sf	$ 1.9	$ 10,257.3	
15	02 10 00	Existing external cmu wall to be removed	264.0	sf	$ 4.8	$ 1,272.5	
16	02 10 00	Existing flooring to be removed	5,458.0	sf	$ 2.7	$ 14,627.4	
17	02 10 00	Existing internal cmu wall to be removed	1,171.0	sf	$ 4.8	$ 5,644.2	
18	02 10 00	Existing internal double door to be removed	3.0	ea	$ 48.2	$ 144.6	
19	02 10 00	Existing internal single door to be removed	7.0	ea	$ 48.2	$ 337.5	
20	02 10 00	Existing partition w/door to be removed	19.6	lf	$ 8.0	$ 157.7	
21	02 10 00	Existing roof to be removed in its entirety	6,430.0	sf	$ 3.8	$ 24,112.5	
22	02 10 00	Existing shelving to be removed	24.2	lf	$ 8.0	$ 194.9	
23	02 10 00	Existing sink w/faucet to be removed	4.0	ea	$ 69.6	$ 278.6	
24	02 10 00	Existing top cabinets to be removed	31.3	lf	$ 16.1	$ 502.3	
25	02 10 00	Existing bottom cabinets to be removed	31.3	lf	$ 16.1	$ 502.3	
26	02 10 00	Existing countertop to be removed	62.0	sf	$ 2.4	$ 149.4	
27	02 10 00	Existing water closet to be removed	4.0	ea	$ 69.6	$ 278.6	
28	02 10 00	Existing window to be removed	4.0	ea	$ 96.4	$ 385.7	
29	02 10 00	Exsiting kitchen island to be removed	1.0	ea	$ 69.6	$ 69.6	
30	32 46 00	Existing 6'-0" high chain link fence to be repair and replace if needed	593.0	lf	$ 22.5	$ 13,342.5	
31	02 10 00	Existing hvac systems within the community building shall be demolished along with any associated supports, controls, ductwork, piping, etc., Gross Area: 6000sf	1.0	ls	$ 2,410.7	$ 2,410.7	
32	02 10 00	Existing 1 Story block building to be removed in it's entirety - 1	766.0	sf	$ 2.4	$ 1,846.1	
33	02 10 00	Existing 1 Story block building to be removed in it's entirety - 2	345.0	sf	$ 2.4	$ 831.5	
34	02 10 00	Existing 1 Story block building to be removed in it's entirety - 3	165.0	sf	$ 2.4	$ 397.7	
35	02 10 00	Existing 1 Story block building to be removed in it's entirety - 4	175.0	sf	$ 2.4	$ 421.8	
36	02 10 00	Existing 2 Story brick/block building & foundation to be demolished and removed in it's entirety - 1	12,822.0	sf	$ 2.4	$ 30,901.0	
37	02 10 00	Existing 2 Story brick/block building & foundation to be demolished and removed in it's entirety - 2	4,646.0	sf	$ 2.4	$ 11,196.9	
38	02 10 00	Existing building to be demolished and removed in it's entirety (No of stories not confirmed) - 1	4,300.0	sf	$ 2.4	$ 10,363.0	
39	02 10 00	Existing building to be demolished and removed in it's entirety (No of stories not confirmed) - 2	3,381.0	sf	$ 2.4	$ 8,148.2	
40	02 10 00	Existing building to be demolished and removed in it's entirety (No of stories not confirmed) - 3	4,277.0	sf	$ 2.4	$ 10,307.6	
41	02 10 00	Existing chainlink fence to be removed	1,440.7	lf	$ 8.0	$ 11,583.2	
42	02 10 00	Existing fence w/ gate to be removed	157.5	lf	$ 8.0	$ 1,266.1	
43	02 10 00	Existing asphalt paved area to be removed	17,986.0	sf	$ 2.4	$ 43,346.3	
44	02 10 00	Existing bench to be removed	22.0	ea	$ 69.6	$ 1,532.1	
45	02 10 00	Existing bollard lights to be removed	14.0	ea	$ 69.6	$ 975.0	
46	02 10 00	Existing concrete canopy w/ columns to be removed	738.0	sf	$ 9.6	$ 7,114.3	
47	02 10 00	Existing concrete curb to be removed & disposed of	1,021.7	lf	$ 16.1	$ 16,418.9	
48	02 10 00	Existing concrete patio slab to be removed	3,302.0	sf	$ 7.5	$ 24,765.0	
49	02 10 00	Existing concrete ramp to be removed	303.0	sf	$ 9.6	$ 2,920.9	
50	02 10 00	Existing concrete retaining wall & fence to be removed	166.0	sf	$ 9.6	$ 1,600.2	
51	02 10 00	Existing concrete stairs w/ landing & railing to be removed	39.0	treads	$ 96.4	$ 3,760.8	
52	02 10 00	Existing concrete walk to be removed & disposed of	11,075.0	sf	$ 9.6	$ 106,763.0	
53	02 10 00	Existing concrete wall to be removed	181.0	sf	$ 9.6	$ 1,744.8	
54	02 10 00	Existing crushed blue stones to be removed	529.0	sf	$ 2.4	$ 1,274.9	
55	02 10 00	Existing drainage inlet & sturcture to be removed and disposed of	9.0	ea	$ 69.6	$ 626.8	
56	02 10 00	Existing drainage manhole & structure to be removed and dispose.	1.0	ea	$ 69.6	$ 69.6	
57	02 10 00	Existing electric manhole to be removed & disposed	7.0	ea	$ 69.6	$ 487.5	
58	02 10 00	Existing flagpole to be removed	1.0	ea	$ 2,000.0	$ 2,000.0	
59	02 10 00	Existing frame shelter to be removed	148.0	sf	$ 2.4	$ 356.7	
60	02 10 00	Existing generator & associated features to be removed	2.0	ea	$ 69.6	$ 139.3	
61	02 10 00	Existing generator concrete pad to be removed	416.0	ea	$ 69.6	$ 28,970.2	
62	02 10 00	Existing grass area to be removed	70,678.0	sf	$ 2.4	$ 170,334.0	
63	02 10 00	Existing sewer manhole to be removed and disposed of	1.0	ea	$ 69.6	$ 69.6	
64	02 10 00	Existing sign post to be removed	13.0	ea	$ 69.6	$ 905.3	
65	02 10 00	Existing timber curb wall to be removed	169.1	lf	$ 16.1	$ 2,717.6	
66	02 10 00	Existing timber retaining wall to be removed & disposed of	33.0	sf	$ 3.2	$ 105.9	
67	02 10 00	Existing trash enclosure to be removed, Size: 13'-3" x 17'-10"	1.0	ea	$ 69.6	$ 69.6	
68	02 10 00	Existing trash enclosure to be removed, Size: 24'-6" x 12'-8"	1.0	ea	$ 69.6	$ 69.6	
69	02 10 00	Existing trees to be removed	27.0	ea	$ 401.8	$ 10,848.3	
70	02 10 00	Existing utilities to be disconnected prior to removal	3.0	ea	$ 69.6	$ 208.9	
71	02 10 00	Existing utilities to be removed (e.g Elec panel, gas meter, elec meter etc)	38.0	ea	$ 69.6	$ 2,646.3	
72	02 10 00	Existing vegetation to be removed	27.9	lf	$ 8.0	$ 224.0	
73	02 10 00	Existing water service line to be abondoned in place/cut and capped	842.2	lf	$ 8.0	$ 6,771.0	
	03 00 00	**CONCRETE**					**$ 1,605,884.6**
		FOOTINGS					
74	03 30 00	Wall footing reinf. w/ [4]-#4 long. #5 @ 12" o.c., Size: 3'-0"x1'-0"	242.5	cy	$ 1,333.3	$ 323,268.3	
75	03 30 00	1'-0" wide Mat footing @ elevator reinf. w/ #5 @ 12" o.c. T&B E.W.	8.6	cy	$ 1,333.3	$ 11,506.1	
76	03 30 00	Wall footing reinf. w/ [3]-#5 EW, Size: 1'-0"x1'-0"	2.0	cy	$ 1,333.3	$ 2,716.0	

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ARCHITECT: Stephen B. Jacobs Group, P.C.
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77	03 30 00	Stepped footing, Size: 1'-0"x1'-0"	14.8	cy	$ 1,333.3	$ 19,703.7	
78	03 30 00	Thickened slab edge @ elevator, Size: 1'-0"x0'-4"	0.3	cy	$ 1,238.1	$ 412.7	
79	03 30 00	Thickened slab edge, Size: 1'-0"x0'-2"	7.0	cy	$ 1,238.1	$ 8,620.8	
80	03 30 00	Thickened slab edge, Size: 1'-4"x0'-2"	8.4	cy	$ 1,238.1	$ 10,409.2	
81	03 30 00	Thickened slab edge, Size: 1'-0"x1'-4"	0.2	cy	$ 1,238.1	$ 275.1	
82	03 30 00	Thickened slab edge, Size: 10"x4"	0.1	cy	$ 1,238.1	$ 137.6	
		WALLS					
83	03 30 00	1'-0" wide concrete wall reinf. w/ #4 " 16" vert. #4 " 12" o.c. horiz. E.F.	498.6	cy	$ 1,619.1	$ 807,306.3	
84	03 30 00	1'-0" wide concrete wall reinf. w/ #4 @ 8" o.c. E.W., E.F.	7.0	cy	$ 1,619.1	$ 11,333.4	
85	03 30 00	10" concrete wall reinf. w/ #5 @ 12" o.c. horiz. & vert.	3.4	cy	$ 1,619.1	$ 5,474.8	
86	03 30 00	10" wide concrete wall reinf. w/ #4 @ 16" o.c.	0.6	cy	$ 1,619.1	$ 1,045.2	
		SLAB					
87	03 30 00	10" thk concrete slab on grade reinf. w/#5@ 14" o.c. & #6 @ 12" o.c.	24,121.0	sf	$ 15.2	$ 367,604.0	
88	03 30 00	4" thk concrete slab reinf. w/ 6x6-W1.4xW1.4	69.0	sf	$ 19.1	$ 1,314.5	
		SLAB ON DECK					
89	03 30 00	1 1/2" 18GA composite metal deck w/ 2 1/2" thk concrete topping reinf. w/ 6x6-W1.4xW1.4	955.0	sf	$ 12.4	$ 11,822.9	
		REBARS					
90	03 71 00	#5 @ 12" o.c., 6'L	56.1	lbs	$ 2.3	$ 128.4	
91	03 71 00	#5 @ 14" o.c., 5'L	361.7	lbs	$ 2.3	$ 828.3	
92	03 71 00	#5 @ 14" o.c., 6'L	70.0	lbs	$ 2.3	$ 160.3	
93	03 71 00	#5 @ 14" o.c., 8'L	1,139.4	lbs	$ 2.3	$ 2,609.2	
94	03 71 00	#6 @ 9" o.c., 6'L	700.7	lbs	$ 2.3	$ 1,604.5	
95	03 71 00	#6 @ 9" o.c., 10'L	478.4	lbs	$ 2.3	$ 1,095.6	
96	03 71 00	#6 @ 9" o.c., 14'L	4,046.3	lbs	$ 2.3	$ 9,266.1	
97	03 71 00	#6 @ 12" o.c., 6'L	2,956.4	lbs	$ 2.3	$ 6,770.1	
98	03 71 00	#6 @ 12" o.c., 8'L	205.8	lbs	$ 2.3	$ 471.4	
	04 00 00	**MASONRY**					**$ 312,625.0**
		WALLS					
99	04 65 00	8" CMU wall grout solid reinf. w/ #4 @ 24" vert. bars & dur-o-wall @ 16" o.c.	8,765.0	sf	$ 35.0	$ 306,775.0	
100	04 65 00	8" CMU wall reinf. w/ #4 @ 16" vert. bars	117.0	sf	$ 50.0	$ 5,850.0	
	05 00 00	**METAL**					**$ 785,093.9**
		FRAMING					
101	05 30 00	28" open web joists - 28K12 @ 30" o.c.	2,117.0	sf	$ 25.2	$ 53,348.4	
		BEAMS					
102	05 30 00	W8x18	469.4	lbs	$ 6.5	$ 3,051.4	
103	05 30 00	W8x21 hoist beam	309.3	lbs	$ 6.5	$ 2,010.6	
104	05 30 00	W12x45	875.3	lbs	$ 6.5	$ 5,689.1	
105	05 30 00	C8x11.5	2,302.5	lbs	$ 6.5	$ 14,966.4	
106	05 30 00	HSS8x3x1/4	7,728.8	lbs	$ 6.5	$ 50,237.0	
107	05 30 00	L4x4x5/16 ledger	1,016.9	lbs	$ 6.5	$ 6,609.7	
108	05 30 00	Beam - W10x26	206.2	lbs	$ 6.5	$ 1,340.2	
109	05 30 00	Beam - W12x50	763.5	lbs	$ 6.5	$ 4,962.8	
110	05 30 00	W8x24	2,492.6	lbs	$ 6.5	$ 16,202.2	
111	05 30 00	MC12x10.6 stair stringer	1,174.9	lbs	$ 6.5	$ 7,637.0	
112	05 30 00	[2] L2x2x1/8 diagonal steel angle	403.8	lbs	$ 6.5	$ 2,624.4	
113	05 30 00	W6x20	1,128.8	lbs	$ 6.5	$ 7,337.2	
		COLUMNS					
114	05 30 00	Column - HSS5x5x3/8, 9'H	805.3	lbs	$ 7.5	$ 6,039.9	
		BASE PLATE					
115	05 30 00	Base Plate Size:3/4x6x12	4.0	ea	$ 200.0	$ 800.0	
116	05 30 00	Simpson base 'ABU66Z' w/ 5/8" dia 'HAS-R' threaded rod w/ Hilti 'HY200' adhesive	4.0	ea	$ 200.0	$ 800.0	
		STAIRS AND RAILINGS					
117	05 52 00	3'-8" wide interior 14 GA. bent steel pans stairs	177.0	Riser	$ 450.0	$ 79,650.0	
118	05 52 00	3'-6" high metal guardrail w/ 1-1/2"x1-1/2" top rail & 1-1/2"x1-1/2" posts	215.9	lf	$ 425.0	$ 91,764.7	
119	05 52 00	3'-0" high 1/2" round metal handrail attatched to guardrail	224.8	lf	$ 231.0	$ 51,917.3	
120	05 52 00	1/2" round metal handrail attatched to wall	223.3	lf	$ 133.0	$ 29,692.3	
121	05 52 00	Metal conapy, Size: 27'-6" x 16'-6"	1.0	ea	$ 770.0	$ 770.0	
122	05 52 00	Handrail - PL-302 Mfr: CS Acrovyn Product: Woodgrains Color: Snowed New Oak	2,613.9	lf	$ 133.0	$ 347,643.4	
	06 00 00	**WOOD, PLASTICS & COMPOSITES**					**$ 2,939,950.7**
		FRAMING					
123	06 33 00	2x8 R.J. @ 16" o.c.	710.0	sf	$ 8.0	$ 5,680.0	
124	06 33 00	2x8's @ 16" o.c.	8,545.0	sf	$ 8.0	$ 68,360.0	
125	06 33 00	11 7/8" TJI's 360 @ 16" o.c.	2,560.0	sf	$ 12.0	$ 30,720.0	
126	06 33 00	16" TJI's 360 R.J. joists @ 16" o.c.	35,101.0	sf	$ 14.0	$ 491,414.0	
127	06 33 00	16" TJI's 560 R.J. joists @ 16" o.c.	43,016.0	sf	$ 14.0	$ 602,224.0	
128	06 33 00	2x10 P.T. joists @ 16" o.c.	420.0	sf	$ 10.0	$ 4,200.0	
129	06 33 00	2x12 R.J. @ 16" o.c.	218.0	sf	$ 12.0	$ 2,616.0	
130	06 33 00	14" TJI R.J. @ 16" o.c.	1,284.0	sf	$ 16.0	$ 20,544.0	
131	06 33 00	18" TJI R.J. @ 16" o.c.	2,368.0	sf	$ 18.0	$ 42,624.0	
		BEAMS/ LINTELS					
132	06 33 00	11-7/8" LVL	18.2	lf	$ 32.0	$ 584.2	
133	06 33 00	11-7/8" LVL ledger	352.6	lf	$ 32.0	$ 11,295.1	
134	06 33 00	16" LVL	6,841.0	lf	$ 32.0	$ 219,117.9	
135	06 33 00	[2] 11-7/8" LVL ledger	124.3	lf	$ 64.1	$ 7,962.7	
136	06 33 00	[2] 16" LVL's ledger	262.4	lf	$ 64.1	$ 16,808.7	
137	06 33 00	[3]-2x8	96.8	lf	$ 27.8	$ 2,693.5	
138	06 33 00	[3] 16" LVL's	364.0	lf	$ 96.1	$ 34,978.7	
139	06 33 00	HD1 - [2] 16" LVL's	567.0	lf	$ 64.1	$ 36,321.4	
140	06 33 00	HD2 - [3] 9 1/4" LVL's	1,804.1	lf	$ 96.1	$ 173,351.2	
141	06 33 00	[2] 16" LVL's ledger	81.4	lf	$ 64.1	$ 5,211.9	
142	06 33 00	[3]-2x10 P.T. beam	57.8	lf	$ 46.0	$ 2,657.7	

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		SHEATHING					
143	06 65 00	3/4" plywood sheathing	5,987.0	sf	$ 4.6	$ 27,779.7	
144	06 65 00	3/4" T&G plywood sheathing	89,932.0	sf	$ 5.3	$ 479,337.6	
145	06 65 00	3/4" P.T. plywood sheathing	420.0	sf	$ 6.3	$ 2,629.2	
146	06 65 00	5/8" thk. plywood sheathing @ exterior walls	39,648.0	sf	$ 4.0	$ 158,592.0	
147	06 65 00	5/8" thk. plywood sheathing @ CMU walls	9,484.0	sf	$ 4.2	$ 39,927.6	
		COLUMNS/ POSTS					
148	06 33 00	P1 - [4] 2x6 wood stud post, 6'H	6.0	ea	$ 222.5	$ 1,335.2	
149	06 33 00	JB1 - [3] 2x6 wood post, 9'H	185.0	ea	$ 250.3	$ 46,312.9	
150	06 33 00	JB2 - [1] 5-1/4"x5-1/4" PSL jack post, 10'H	110.0	ea	$ 278.2	$ 30,597.6	
151	06 33 00	P1 - [4] 2x6 wood stud post, 9'H	40.0	ea	$ 333.8	$ 13,351.6	
152	06 33 00	P1 - [4] 2x6 wood stud post, 10'H	8.0	ea	$ 370.9	$ 2,967.0	
153	06 33 00	P2 - 5-1/4"x5-1/4" PSL post, 9'H	12.0	ea	$ 212.4	$ 2,548.9	
154	06 33 00	P2 - 5-1/4"x5-1/4" PSL post, 10'H	8.0	ea	$ 236.0	$ 1,888.2	
155	06 33 00	Post - 6x6 P.T wood post, 8'H	4.0	ea	$ 168.6	$ 674.3	
156	06 33 00	JB1- [3] 2x6 wood post, 10'H	20.0	ea	$ 278.2	$ 5,563.2	
157	06 33 00	JB2 - [6] 2x6 wood post, 10'H	120.0	ea	$ 556.3	$ 66,758.4	
158	06 33 00	JB2 - [5] 2x6 wood post, 10'H	222.0	ea	$ 463.6	$ 102,919.2	
159	06 33 00	JB1 - [2] 2x6 wood post, 9'H	55.0	ea	$ 166.9	$ 9,179.5	
160	06 33 00	JB1 - [2] 2x6 wood post, 10'H	6.0	ea	$ 185.4	$ 1,112.6	
161	06 33 00	JB1- [2] 2x6 wood post, 10'H	2.0	ea	$ 185.4	$ 370.9	
		TRIMS					
162	06 16 00	SD-7 - 2'-6" wide trim board @ foundation Material: PVC Mfr.: Versatex Style/ size: Trimlast, 1" thk. Color: White	13.5	lf	$ 25.0	$ 338.5	
163	06 16 00	SD-7 - 1'-8" wide trim board @ foundation Material: PVC Mfr.: Versatex Style/ size: Trimlast, 1" thk. Color: White	41.3	lf	$ 22.0	$ 908.2	
164	06 16 00	SD-7 - 1'-6" wide trim Material: PVC Mfr.: Versatex Style/ size: Trimlast, 1" thk. Color: White	939.0	lf	$ 21.0	$ 19,718.4	
165	06 16 00	SD-7 - 1' wide PVC trim @ windows Material: PVC Mfr.: Versatex Style/ size: Trimlast, 1" thk. Color: White	419.7	lf	$ 18.0	$ 7,554.1	
166	06 16 00	SD-7 - 1' wide trim board @ foundation Material: PVC Mfr.: Versatex Style/ size: Trimlast, 1" thk. Color: White	254.9	lf	$ 18.0	$ 4,588.0	
167	06 16 00	9" wide band board trim	1,806.3	lf	$ 15.0	$ 27,094.5	
168	06 16 00	9" wide trim (no detail given)	793.6	lf	$ 15.0	$ 11,904.2	
169	06 16 00	8" wide window trim	1,428.8	lf	$ 15.0	$ 21,431.7	
170	06 16 00	SD-7 - 8" wide trim board @ foundation Material: PVC Mfr.: Versatex Style/ size: Trimlast, 1" thk. Color: White	689.3	lf	$ 15.0	$ 10,340.0	
171	06 16 00	SD-7 - 6" wide trim board @ foundation Material: PVC Mfr.: Versatex Style/ size: Trimlast, 1" thk. Color: White	60.4	lf	$ 14.0	$ 845.0	
172	06 16 00	4" wide window trim	3,910.9	lf	$ 12.0	$ 46,930.7	
173	06 16 00	3" wide door trim	187.2	lf	$ 10.0	$ 1,871.6	
174	06 16 00	3" wide corner trim	1,035.2	lf	$ 10.0	$ 10,352.4	
175	06 16 00	2" wide door trim	51.2	lf	$ 8.0	$ 409.8	
176	06 16 00	2" wide window trim	306.7	lf	$ 8.0	$ 2,453.3	
	07 00 00	**WATERPROOFING**					**$ 1,877,001.6**
		EXTERIOR					
177	07 46 00	SD-1 Material: Fiber cement siding Mfr.: James Hardie Style/size: Plank lap siding, Select Cedarmill, 7" exposed width Color: Light Mist	22,524.0	sf	$ 20.0	$ 450,480.0	
178	07 46 00	SD-2 Material: Fiber cement siding Mfr.: James Hardie Style/size: Plank lap siding, Smooth, 7" exposed width Color: Timberbark	1,927.0	sf	$ 20.0	$ 38,540.0	
179	07 46 00	SD-3 Material: Fiber cement siding Mfr.: James Hardie Style/size: Plank lap siding, Select Cedarmill, 5" exposed width Color: Arctic White	1,993.0	sf	$ 20.0	$ 39,860.0	
180	07 46 00	SD-4 Material: Premium synthetic roof shingles Mfr.: F-Wave Style/size: Revia Designer Slate, Estate Series Collection Color: Hampton Estate	5,377.0	sf	$ 11.0	$ 59,147.0	

ESTIMATE NO. : 03052026-1
REV NO : 00B
SCOPE : All Trades
PREPARED BY : Team
CHECKED BY : TL-0

PROJECT NAME : Dogwood Terrace
ADDRESS: Franklin Square, Town of Hempstead, Nassau County, NY.
ARCHITECT: Stephen B. Jacobs Group, P.C.
DRAWING STATUS: TOH Building Dept Filing Set

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
181	07 46 00	SD-5 Material: Fiber cement siding Mfr.: James Hardie Style/size: Hardie Panel Smooth 0.312" with 2.5" wide Hardie Batten Trim Color: Arctic White	2,554.0	sf	$ 20.0	$ 51,080.0	
182	07 46 00	SD-6 Material: Cement based stone siding Mfr.: Versetta Stone Style/size: Ledgestone Color: Sterling	1,619.0	sf	$ 20.0	$ 32,380.0	
183	07 24 00	Stucco (Assumed)	1,187.0	sf	$ 12.0	$ 14,244.0	
		ROOFING					
184	07 53 00	White EPDM roof finish @ roof	29,064.0	sf	$ 12.0	$ 348,768.0	
185	07 53 00	Metal coping	1,496.1	lf	$ 20.0	$ 29,921.8	
186	07 53 00	Cant strip	1,378.6	lf	$ 5.0	$ 6,893.2	
187	07 53 00	Roof scupper	10.0	ea	$ 300.0	$ 3,000.0	
188	07 53 00	Metal flashing	939.0	lf	$ 15.0	$ 14,084.6	
189	07 53 00	Polyiso rigid insulation @ roof	29,064.0	sf	$ 12.0	$ 348,768.0	
190	07 53 00	4.5" rigid insulation @ roof	23,383.0	sf	$ 8.0	$ 187,064.0	
191	07 53 00	Fiberglass batt insulation	23,383.0	sf	$ 2.0	$ 46,766.0	
192	07 53 00	7" rigid insulation R-35 @ roof	6,828.3	sf	$ 10.0	$ 68,282.5	
193	07 53 00	Metal flashing @ hvac units, 5loc	5.0	ea	$ 600.0	$ 3,000.0	
194	07 53 00	Metal flashing @ exaust fans, 60loc	60.0	ea	$ 250.0	$ 15,000.0	
195	07 53 00	4'-0" wide walk way pad	1,685.0	sf	$ 10.0	$ 16,850.0	
		INSULATION					
196	07 21 00	R-19 insulation @ floor	11,525.0	sf	$ 2.5	$ 28,812.5	
197	07 21 00	Certained member vapor barrier @ roof	17,206.0	sf	$ 2.0	$ 34,412.0	
198	07 21 00	Vapor barrier @ exterior	39,648.0	sf	$ 1.0	$ 39,648.0	
	08 00 00	**OPENNINGS**					**$ 1,454,380.0**
		DOORS					
		Note: All door sets to have ADA accessible door lever handles. All doors to be glazed.					
199	08 14 00	Door C-1 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Hardware set: 8	1.0	ea	$ 1,100.0	$ 1,100.0	
200	08 14 00	Door C-2 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Hardware set: 10	1.0	ea	$ 1,100.0	$ 1,100.0	
201	08 14 00	Door C-3 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Hardware set: 9	1.0	ea	$ 1,100.0	$ 1,100.0	
202	08 14 00	Door C-4 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Hardware set: 9	1.0	ea	$ 1,100.0	$ 1,100.0	
203	08 14 00	Door C-5 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Hardware set: 9	1.0	ea	$ 1,100.0	$ 1,100.0	
204	08 14 00	Door C-6 - Single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Hardware set: 10	1.0	ea	$ 1,100.0	$ 1,100.0	
205	08 14 00	Door C-7 - Interior double swing hollow metal door Type: G Door material: Hollow metal Size: 6'-0" x 6'-8" Hardware set: 8	1.0	ea	$ 1,300.0	$ 1,300.0	
206	08 14 00	Door C-8 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Hardware set: 15	1.0	ea	$ 1,100.0	$ 1,100.0	
207	08 14 00	Door 1-1 - Interior single swing solid core wood door Type: C Door material: Solid core wood Size: 3'-0" x 6'-8" Saddle sill: S-14 Hardware set: 8	1.0	ea	$ 1,100.0	$ 1,100.0	
208	08 14 00	Door 1-2 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-8 Hardware set: 9	1.0	ea	$ 1,100.0	$ 1,100.0	
209	08 14 00	Door 1-3 - Interior single swing hollow metal door Type: I Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-9 Hardware set: 12	1.0	ea	$ 1,100.0	$ 1,100.0	

ESTIMATE NO. : 03052026-1
REV NO : 00B
SCOPE : All Trades
PREPARED BY : Team
CHECKED BY : TL-0

PROJECT NAME : Dogwood Terrace
ADDRESS: Franklin Square, Town of Hempstead, Nassau County, NY.
ARCHITECT: Stephen B. Jacobs Group, P.C.
DRAWING STATUS: TOH Building Dept Filing Set

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
210	08 14 00	Door 1-4 - Interior single swing hollow metal w/ vision panel door Type: I Door material: Hollow metal Size: (2) 3'-0" x 6'-8" Saddle sill: S-9 Hardware set: 12	1.0	ea	$ 1,100.0	$ 1,100.0	
211	08 14 00	Door 1-5 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 2'-2" x 6'-8" Saddle sill: S-14 Hardware set: 8	5.0	ea	$ 1,100.0	$ 5,500.0	
212	08 14 00	Door 1-6 - Interior single swing hollow metal door with vision panel Type: E Door material: Hollow metal with vision panel Size: 3'-0" x 6'-8" Saddle sill: S-4 Hardware set: 6	1.0	ea	$ 1,100.0	$ 1,100.0	
213	08 14 00	Door 1-6A - Exterior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-2 Hardware set: 13	1.0	ea	$ 1,500.0	$ 1,500.0	
214	08 14 00	Door 1-9 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-6 Hardware set: 9	1.0	ea	$ 1,100.0	$ 1,100.0	
215	08 14 00	Door 1-10 - Interior single swing hollow metal door Type: I Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-9 Hardware set: 12	1.0	ea	$ 1,100.0	$ 1,100.0	
216	08 14 00	Door 1-11 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-6 Hardware set: 7	1.0	ea	$ 1,100.0	$ 1,100.0	
217	08 14 00	Door 1-12 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-10 Hardware set: 8	1.0	ea	$ 1,100.0	$ 1,100.0	
218	08 14 00	Door 1-13 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-5 Hardware set: 8	1.0	ea	$ 1,100.0	$ 1,100.0	
219	08 14 00	Door 1-14 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-4 Hardware set: 8	1.0	ea	$ 1,100.0	$ 1,100.0	
220	08 14 00	Door 1-15 - Exterior double swing hollow metal door Type: G Door material: Hollow metal Size: (2) 3'-0" x 6'-8" Saddle sill: S-2 Hardware set: 10	1.0	ea	$ 1,500.0	$ 1,500.0	
221	08 14 00	Door 1-16 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-4 Hardware set: 15	1.0	ea	$ 1,100.0	$ 1,100.0	
222	08 14 00	Door 1-17 - Exterior double swing hollow metal door Type: G Door material: Hollow metal Size: (2) 3'-0" x 6'-8" Saddle sill: S-2 Hardware set: 10	1.0	ea	$ 1,500.0	$ 1,500.0	
223	08 14 00	Door 1-18 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-4 Hardware set: 8	1.0	ea	$ 1,100.0	$ 1,100.0	
224	08 14 00	Door 1-19 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-5 Hardware set: 8	1.0	ea	$ 1,100.0	$ 1,100.0	

ESTIMATE NO. : 03052026-1
REV NO : 00B
SCOPE : All Trades
PREPARED BY : Team
CHECKED BY : TL-0

PROJECT NAME : Dogwood Terrace
ADDRESS: Franklin Square, Town of Hempstead, Nassau County, NY.
ARCHITECT: Stephen B. Jacobs Group, P.C.
DRAWING STATUS: TOH Building Dept Filing Set

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
225	08 14 00	Door 1-20 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-5 Hardware set: 8	1.0	ea	$ 1,100.0	$ 1,100.0	
226	08 14 00	Door 1-21 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-5 Hardware set: 8	1.0	ea	$ 1,100.0	$ 1,100.0	
227	08 14 00	Door 1-22 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-4 Hardware set: 8	1.0	ea	$ 1,100.0	$ 1,100.0	
228	08 14 00	Door 1-23 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-5 Hardware set: 8	1.0	ea	$ 1,100.0	$ 1,100.0	
229	08 14 00	Door 1-24 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-4 Hardware set: 8	1.0	ea	$ 1,100.0	$ 1,100.0	
230	08 14 00	Door 1-25 - Interior double swing hollow metal door Type: G Door material: Hollow metal Size: (2) 2'-0" x 6'-8" Saddle sill: S-4 Hardware set: 11	1.0	ea	$ 1,100.0	$ 1,100.0	
231	08 14 00	Door 1-26 - Interior signle swing hollow metal door with vision panel Type: E Door material: Hollow metal with vision panel Size: 3'-0" x 6'-8" Saddle sill: S-4	1.0	ea	$ 1,100.0	$ 1,100.0	
232	08 14 00	Door 1-27 - Interior single swing hollow metal door with vision panel Type: E Door material: Hollow metal with vision panel Size: 3'-0" x 6'-8" Saddle sill: S-6	1.0	ea	$ 1,100.0	$ 1,100.0	
233	08 14 00	Door 1-28 - Exterior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-2 Hardware set: 13	1.0	ea	$ 1,500.0	$ 1,500.0	
234	08 14 00	Door 1-29 - Interior single swing hollow metal door with vision panel Type: E Door material: Hollow metal with vision panel Size: 3'-0" x 6'-8" Saddle sill: S-4	1.0	ea	$ 1,100.0	$ 1,100.0	
235	08 14 00	Door 1-30 - Interior double swing hollow metal door Type: G Door material: Hollow metal Size: (2) 3'-0" x 6'-8"	1.0	ea	$ 1,100.0	$ 1,100.0	
236	08 14 00	Door T-1 - Interior single swing door Type: B Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-12 Hardware set: 1	104.0	ea	$ 1,100.0	$ 114,400.0	
237	08 14 00	Door T-2 - Interior single swing solid core wood door Type: C Door material: Solid core wood Size: 3'-0" x 6'-8" Saddle sill: S-13 Hardware set: 2	104.0	ea	$ 1,100.0	$ 114,400.0	
238	08 14 00	Door T-3 - Interior single swing solid core wood door Type: C Door material: Solid core wood Size: 2'-0" x 6'-8" Saddle sill: S-14 Hardware set: 4	104.0	ea	$ 1,100.0	$ 114,400.0	
239	08 14 00	Door T-3A - Single swing solid core wood door Type: C Door material: Solid core wood Size: 1'-4" x 6'-8" Saddle sill: S-14 Hardware set: 4	1.0	ea	$ 1,100.0	$ 1,100.0	

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
240	08 14 00	Door T-4 - Interior single swing solid core wood door Type: C Door material: Solid core wood Size: 3'-0" x 6'-8" Saddle sill: S-14 Hardware set: 4	104.0	ea	$ 1,100.0	$ 114,400.0	
241	08 14 00	Door T-5 - Interior single swing wood louver door Type: F Door material: Wood louver door Size: 2'-6" x 6'-8" Saddle sill: S-14 Hardware set: 3	104.0	ea	$ 1,100.0	$ 114,400.0	
242	08 14 00	Door T-6 - Interior single swing solid core wood door Type: C Door material: Solid core wood Size: 3'-0" x 6'-8" Saddle sill: S-14 Hardware set: 2	104.0	ea	$ 1,100.0	$ 114,400.0	
243	08 14 00	Door T-7 - Interior bifold wood louver door Type: F1 Door material: Bifold wood louver door Size: (2) 1'-8" x 6'-8" Saddle sill: S-14	104.0	ea	$ 1,100.0	$ 114,400.0	
244	08 14 00	Door T-7A - Interior double solid core wood door Type: D Door material: Solid core wood Size: (2) 2'-6" x 6'-8" Saddle sill: S-14 Hardware set: 5	1.0	ea	$ 1,100.0	$ 1,100.0	
245	08 14 00	Door T-8 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-11 Hardware set: 1	3.0	ea	$ 1,100.0	$ 3,300.0	
246	08 14 00	Door T-9 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-11 Hardware set: 8	3.0	ea	$ 1,100.0	$ 3,300.0	
247	08 14 00	Door T-10 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-11 Hardware set: 8	3.0	ea	$ 1,100.0	$ 3,300.0	
248	08 14 00	Door T-11 - Interior single swing hollow metal door with vision panel Type: E Door material: Hollow metal with vision panel Size: 3'-0" x 6'-8" Saddle sill: S-15 Hardware set: 6	4.0	ea	$ 1,100.0	$ 4,400.0	
249	08 14 00	Door T-12 - Interior single swing hollow metal door with vision panel Type: E Door material: Hollow metal with vision panel Size: 3'-0" x 6'-8" Saddle sill: S-11 Hardware set: 12	3.0	ea	$ 1,100.0	$ 3,300.0	
250	08 14 00	Door T-13 - Interior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8" Saddle sill: S-11 Hardware set: 8	1.0	ea	$ 1,100.0	$ 1,100.0	
251	08 14 00	Door T-14 - Interior single swing hollow metal door with vision panel Type: E Door material: Hollow metal with vision panel Size: 3'-0" x 6'-8" Saddle sill: S-15 Hardware set: 6	3.0	ea	$ 1,100.0	$ 3,300.0	
252	08 14 00	Door T-15 - Interior double swing hollow metal door Type: G Door material: Hollow metal Size: (2) 3'-0" x 6'-8"	6.0	ea	$ 1,100.0	$ 6,600.0	
253	08 14 00	Door T-16 - Interior single swing hollow metal door with vision panel Type: E Door material: Hollow metal with vision panel Size: 3'-0" x 6'-8" Saddle sill: S-15 Hardware set: 6	4.0	ea	$ 1,100.0	$ 4,400.0	
254	08 14 00	Door R-1 - Exterior single swing hollow metal door Type: A Door material: Hollow metal Size: 3'-0" x 6'-8"	1.0	ea	$ 1,500.0	$ 1,500.0	
		WINDOWS					

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
255	08 53 00	Window - A Type: Vinyl Casement Window Size: 7'-0" x 5'-0"	166.0	ea	$ 2,300.0	$ 381,800.0	
256	08 53 00	Window - A1 Type: Vinyl Casement Window Size: 7'-0" x 5'-0"	52.0	ea	$ 2,300.0	$ 119,600.0	
257	08 53 00	Window - B Type: Vinyl Casement Window Size: 2'-4" x 5'-0"	23.0	ea	$ 760.0	$ 17,480.0	
258	08 53 00	Window - C Type: Vinyl Casement Window Size: 3'-0" x 4'-5"	5.0	ea	$ 850.0	$ 4,250.0	
259	08 53 00	Window - D Type: Vinyl Casement Window Size: 7'-0" x 4'-3"	1.0	ea	$ 1,950.0	$ 1,950.0	
260	08 53 00	Window - F (Senior Civic Center) Type: Fixed Aluminum Window Size: 7'-4" x 6'-0"	6.0	ea	$ 2,900.0	$ 17,400.0	
		STOREFRONT					
261	08 43 00	Storefront - SF-1 Type: Storefront Overall Size: 9'-2" R.O. Door Size: 6'-2" x 8'-0" Sidelites: 1'-4" each side Note: Active leaf connected to automatic door opener, intercom and card reader	1.0	ea	$ 11,000.0	$ 11,000.0	
262	08 43 00	Storefront - SF-2 Type: Storefront Overall Size: 10'-6" R.O. Door Size: 6'-2" x 8'-0" Sidelites: 2'-0" each side Note: Active leaf connected to automatic door opener, intercom and card reader	1.0	ea	$ 11,000.0	$ 11,000.0	
263	08 43 00	Storefront - SF-3 Type: Storefront Sidelites, Hollow Metal Door Overall Size: 7'-4" R.O. Door Size: 3'-0" x 8'-0" Sidelites: 2'-0" each side	1.0	ea	$ 5,500.0	$ 5,500.0	
	09 00 00	**FINISHES**					**$ 4,635,541.5**
		FLOORING					
264	09 30 00	Tile flooring - CT-100 Mfr: Highstyle Product: Hannover Color: Steel finish Size: 24" x 24"	1,137.0	sf	$ 22.0	$ 25,014.0	
265	09 30 00	Tile flooring - CT-101 Mfr: Nemo Product: Wyatt Color: Beige Finish: Natural Size: 8" x 48"	2,539.0	sf	$ 19.3	$ 48,875.8	
266	09 30 00	Tile flooring - CT-201 Mfr: Highstyle Product: Metropolitan Color: Infused Finish: Natural Size: 12" x 24"	4,508.0	sf	$ 22.0	$ 99,176.0	
267	09 30 00	Tile flooring - CT-202 Mfr: Nemo Product: Cape Cod Color: Chatham Finish: Glossy Size: 3" x 12"	5,610.0	sf	$ 19.3	$ 107,992.5	
268	09 30 00	Wood flooring - LVT-100 Mfr: TBD	48,608.0	sf	$ 6.9	$ 333,937.0	
269	09 30 00	Wood flooring - LVT-200 Mfr: TBD	3,863.0	sf	$ 6.9	$ 26,538.8	
270	09 30 00	Rubber flooring - RF-100 Mfr: Ecore Commercial Product: Forest RX Color: 2990 Oiled Oak Size: 6' Wide Roll, Standard Roll Length: 15 LF, 30 LF, 77 MM	863.0	sf	$ 6.9	$ 5,928.8	
271	09 30 00	Tile flooring (Assumed)	2,022.0	sf	$ 19.3	$ 38,923.5	
272	09 30 00	Sealed concrete flooring (Assumed)	2,997.0	sf	$ 6.2	$ 18,551.4	
273	09 30 00	Wood flooring (Assumed)	987.0	sf	$ 6.9	$ 6,780.7	
274	09 30 00	Carpet flooring (Assumed)	9,434.0	sf	$ 5.5	$ 51,887.0	
		WALL BASE	0.0				
275	09 65 00	Tile base - CT-202 Mfr: Nemo Product: Cape Cod Color: Chatham Finish: Glossy Size: 3" x 12"	3,394.5	lf	$ 7.6	$ 25,662.4	
276	09 65 00	Tile base - CT-201 Mfr: Highstyle Product: Metropolitan Color: Infused Finish: Natural Size: 12" x 24"	2,852.6	lf	$ 7.6	$ 21,565.4	

ESTIMATE NO. : 03052026-1
REV NO : 00B
SCOPE : All Trades
PREPARED BY : Team
CHECKED BY : TL-0

PROJECT NAME : Dogwood Terrace
ADDRESS: Franklin Square, Town of Hempstead, Nassau County, NY.
ARCHITECT: Stephen B. Jacobs Group, P.C.
DRAWING STATUS: TOH Building Dept Filing Set

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
277	09 65 00	Tile base - CT-100 Mfr: Highstyle Product: Hannover Color: Steel finish Size: 24" x 24"	884.2	lf	$ 7.6	$ 6,684.9	
278	09 65 00	Wall base - LVT-100 Mfr: TBD	12,300.8	lf	$ 7.6	$ 92,994.1	
279	09 65 00	Wood base - WB-100 Mfr: Benjamin Moore Product: Painted Wood Base Color: TBD Finish: Semi Gloss Size: 4"H	440.8	lf	$ 7.6	$ 3,332.7	
280	09 65 00	Wood base - WB-200 Mfr: Benjamin Moore Product: Painted Wood Base Color: Black Berry 2119-20 Finish: Semi Gloss Size: 4"H	3,006.6	lf	$ 7.6	$ 22,730.0	
281	09 65 00	Vinyl base - VB-100 Mfr: Johnsonite Product: Vinyl Base Color: 23 Vapor Grey G Size: 4"H	139.5	lf	$ 7.6	$ 1,054.7	
282	09 30 00	Tile base (Assumed)	617.0	lf	$ 7.6	$ 4,664.4	
283	09 65 00	Wood base (Assumed)	229.1	lf	$ 7.6	$ 1,731.9	
284	09 68 00	Carpet base (Assumed)	143.1	lf	$ 7.6	$ 1,081.9	
285	09 65 00	Rubber base (Assumed)	781.1	lf	$ 7.6	$ 5,904.9	
		WALL FINISH	0.0				
286	09 91 00	Wall paint - PT-100 Mfr: Benjamin Moore Product: Calm Color: OC-22 Finish: Satin	315.0	sf	$ 1.0	$ 324.5	
287	09 91 00	Wall paint - PT-101 Mfr: Benjamin Moore Product: Chantilly Lace Color: OC-65 Finish: Ceiling: Flat, Wall: Satin	1,981.0	sf	$ 4.5	$ 8,855.1	
288	09 91 00	Wall paint - PT-103 Mfr: Benjamin Moore Product: Chantilly Lace Color: OC-65 Finish: Wall: Satin, Ceiling: Flat, Door & Frame: Semi Gloss	1,479.0	sf	$ 4.5	$ 6,611.1	
289	09 91 00	Wall paint - PT-200 Mfr: Benjamin Moore Product: Calm Color: OC-22 Finish: Satin	33,915.0	sf	$ 1.0	$ 34,932.5	
290	09 91 00	Wall paint - PT-204 Mfr: Benjamin Moore Product: Yorktowne Green Color: HC-133 Finish: Satin	725.0	sf	$ 1.0	$ 746.8	
291	09 91 00	Wall paint - PT-400 Mfr: Benjamin Moore Product: Hunter Green Color: 2041-10 Finish: Satin	163.0	sf	$ 1.0	$ 167.9	
292	09 91 00	Wall paint - PT-402 Mfr: Benjamin Moore Product: Decorator's White Color: OC-149 Finish: Wall: Satin, Ceiling: Flat	508.0	sf	$ 4.5	$ 2,270.8	
293	09 91 00	Wall paint - PT-500 Mfr: Benjamin Moore Product: Chantilly Lace Color: OC-65 Finish: Wall: Satin, Ceiling: Flat, Door & Frame: Semi Gloss	144,150.0	sf	$ 4.5	$ 644,350.5	
294	09 91 00	Wall paint (Assumed)	18,086.0	sf	$ 1.0	$ 18,628.6	
295	09 65 00	Wall tile - CT-102 Mfr: Nemo Product: Wyatt Stave Color: Beige Finish: Natural Size: 12" x 48"	1,086.0	sf	$ 19.3	$ 20,905.5	
296	09 65 00	Wall tile - CT-200 Mfr: Highstyle Product: Homey Color: Stripes Powder Finish: Natural Size: 12" x 24"	263.0	sf	$ 22.0	$ 5,786.0	
297	09 65 00	Wall tile - CT-201 Mfr: Highstyle Product: Metropolitan Color: Infused Finish: Natural Size: 12" x 24"	10,816.0	sf	$ 22.0	$ 237,952.0	

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
298	09 45 00	Wall panel - WC-101 Mfr: Momentum Product: Tower Marquise Silk Color: Pearl (T2-MS-05) Finish: Wall Covering Size: 54" Width	1,175.0	sf	$ 19.3	$ 22,618.8	
299	09 65 00	Backsplash - ST-100 Mfr: Wilsonart Product: Carrara Codena (Q6022) Color: Carrara Codena Q6022 Finish: Natural	1,976.0	sf	$ 6.9	$ 13,575.1	
300	09 65 00	1'-0" kitchen bacsplash CT-301 Mfr: Nemo Product: Cape Cod Color: Hyannis Finish: Glossy Size: 3" x 12"	12.8	sf	$ 6.9	$ 87.6	
301	09 65 00	Backsplash @ kitchen - CT-301 Mfr: Nemo Product: Cape Cod Color: Hyannis Finish: Glossy Size: 3" x 12"	26.0	sf	$ 6.9	$ 178.6	
		CEILING					
302	09 29 00	[2] layers of 5/8" type X gypsum wall board ceiling w/ ceiling furring channel clip	136,438.0	sf	$ 4.5	$ 609,877.9	
303	09 29 00	Hung ceiling w/ ceiling furring channel clip - [2] layers of 5/8" type X gypsum wall board ceiling	6,914.0	sf	$ 4.5	$ 30,905.6	
304	09 29 00	Hung ceiling rigid w/ ceiling furring channel clip - [2] layers of 5/8" type X gypsum wall board ceiling	13,776.0	sf	$ 4.5	$ 61,578.7	
305	09 29 00	Ceiling paint - PT-101 Mfr: Benjamin Moore Product: Chantilly Lace Color: OC-65 Finish: Flat	13,947.0	sf	$ 4.5	$ 62,343.1	
306	09 29 00	Ceiling paint - PT-103 Mfr: Benjamin Moore Product: Chantilly Lace Color: OC-65 Finish: Flat	294.0	sf	$ 4.5	$ 1,314.2	
307	09 29 00	Ceiling paint - PT-301 Mfr: Benjamin Moore Product: Chantilly Lace Color: OC-65 Finish: Flat	1,466.0	sf	$ 4.5	$ 6,553.0	
308	09 29 00	Ceiling paint - PT-402 Mfr: Benjamin Moore Product: Decorator's White Color: OC-149 Finish: Satin	895.0	sf	$ 4.5	$ 4,000.7	
309	09 29 00	Ceiling paint - PT-500 Mfr: Benjamin Moore Product: Chantilly Lace Color: OC-65 Finish: Flat	68,319.0	sf	$ 4.5	$ 305,385.9	
		WALL ASSEMBLY					
310	09 29 00	2x6 wood stud @ 16" o.c. 2x6 single bottom plate 2x6 double top plate 5/8" gyp. Wallboard on both sides	521.0	sf	$ 6.9	$ 3,579.3	
311	09 29 00	Exterior walls [2] 2x6 wood studs @ 16" O.C. 5/8" type 'x' gypsum wall board 5/8" sheathing @ outer face R-21 - 5-1/2" Kraft-faced fiberflass insulation (2) top & (2) bottom plate	18,996.0	sf	$ 8.9	$ 169,824.2	
312	09 29 00	Exterior walls [1] 2x6 wood studs @ 16" O.C. 5/8" type 'x' gypsum wall board 5/8" sheathing @ outer face R-21 - 5-1/2" Kraft-faced fiberflass insulation (2) top & (2) bottom plate	20,652.0	sf	$ 8.9	$ 184,628.9	
313	09 29 00	Wall type - 1A [2 layers] 5-1/2" wood stud @ 16" O.C. 5-1/2" thick thermafiber sound attenuation insulation 5/8" type "X" gypsum board to each face Resilient channel (2) top & (2) bottom plate	22,464.0	sf	$ 8.9	$ 200,828.2	
314	09 29 00	Wall type - 1B [2 layers] 5-1/2" wood stud @ 16" O.C. 5-1/2" thick thermafiber sound attenuation insulation 5/8" type "X" gypsum board to each face 5/8" plywood Resilient channel 5/8" dia. steel threaded rod (2) top & (2) bottom plate	6,667.0	sf	$ 8.9	$ 59,603.0	

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
315	09 29 00	Wall type - 2A [3 layers] 5-1/2" wood stud @ 16" O.C. 5-1/2" thick thermafiber sound attenuation insulation [1] 5/8" type "X" firecode gypsum board on one side and [2] 5/8" type "X" firecode gypsum board on other side Resilient channel (2) top & (2) bottom plate	17,448.0	sf	$ 8.9	$ 155,985.1	
316	09 29 00	Wall type - 2C [2 layers] 3-1/2" wood stud @ 16" O.C. 5-1/2" thick thermafiber sound attenuation insulation [1] 5/8" type "X" firecode gypsum board on one side and [2] 5/8" type "X" firecode gypsum board on other side Resilient channel (2) top & (2) bottom plate	1,177.0	sf	$ 8.9	$ 10,522.4	
317	09 29 00	Wall type - 4A [3 layers] 5-1/2" wood stud and 3-1/2" wood studs @ 16" O.C. 5-1/2" thick thermafiber sound attenuation insulation [1] 5/8" type "X" firecode gypsum board on one side and [2] 5/8" type "X" firecode gypsum board on other side (2) top & (2) bottom plate	1,015.0	sf	$ 8.9	$ 9,074.1	
318	09 29 00	Wall type - 4B [3 layers] 5-1/2" wood stud and 3-1/2" wood studs @ 16" O.C. 5-1/2" thick thermafiber sound attenuation insulation [1] 5/8" type "X" firecode gypsum board on one side and [2] 5/8" type "X" firecode gypsum board on other side (2) top & (2) bottom plate	1,613.0	sf	$ 8.9	$ 14,420.2	
319	09 29 00	Wall type - 1A [2 layers] 5-1/2" wood stud @ 16" O.C. 5-1/2" thick thermafiber sound attenuation insulation 5/8" type "X" gypsum board to each face Resilient channel (2) top & (2) bottom plate	1,532.0	sf	$ 8.9	$ 13,696.1	
	09 29 00	Wall type - 5B (Chase wall) [2 layers] 5-1/2" wood studs @ 24" O.C. [1] 5/8" type "X" firecode gypsum board on both side (2) top & (1) bottom plate	24,118.0		$ 7.0	$ 168,826.0	
320	09 29 00	Wall type - 6 [2 layers] 3-1/2" wood studs @ 24" O.C. [1] 5/8" type "X" firecode gypsum board on both side (2) top & (1) bottom plate	48,682.0	sf	$ 6.9	$ 334,445.3	
321	09 29 00	Wall type - 7C 2x6 wood studs @ 24" O.C. [1] 5/8 type 'x' gypsum board on both sides (2) top & (1) bottom plate	215.0	sf	$ 6.9	$ 1,477.1	
	09 29 00	Wall type - 8 Min. 2-1/2" steel C-H studs [2] 5/8" type "X" gypsum board [1] 1" type "SLX" gypsum board [2] 1/2" type "C" gypsum board Min. 2-1/2" metal "J" - runner	6,076.0		$ 10.0	$ 60,760.0	
322	09 29 00	Wall type - 9 Min. 2-1/2" steel C-H studs [2] 5/8" type "X" gypsum board [1] 1" type "SLX" gypsum board [2] 1/2" type "C" gypsum board Min. 2-1/2" metal "J" - runner	4,697.0	sf	$ 12.0	$ 56,364.0	
323	09 29 00	Wall type - 10 Min. 2-1/2" steel C-H studs [2] 5/8" type "X" gypsum board [1] 1" type "SLX" gypsum board [2] 1/2" type "C" gypsum board Min. 2-1/2" metal "J" - runner	156.0	sf	$ 12.0	$ 1,872.0	
324	09 29 00	Wall type - 11 Min. 2-1/2" steel C-H studs [2] 5/8" type "X" gypsum board [1] 1" type "SLX" gypsum board [2] 1/2" type "C" gypsum board Min. 2-1/2" metal "J" - runner	386.0	sf	$ 12.0	$ 4,632.0	
325	09 29 00	Wall type - 12 Min. 2-1/2" steel C-H studs [2] 5/8" type "X" gypsum board [1] 1" type "SLX" gypsum board Min. 2-1/2" metal "J" - runner	610.0	sf	$ 12.0	$ 7,320.0	
326	09 29 00	Wall type - 13 Min. 2-1/2" steel C-H studs [2] 5/8" type "X" gypsum board [1] 1" type "SLX" gypsum board [2] 1/2" type "C" gypsum board Min. 2-1/2" metal "J" - runner	179.0	sf	$ 12.0	$ 2,148.0	
327	09 29 00	Wall type - 14 Min. 2-1/2" steel C-H studs [2] 5/8" type "X" gypsum board [1] 1" type "SLX" gypsum board [2] 1/2" type "C" gypsum board Min. 2-1/2" metal "J" - runner	263.0	sf	$ 12.0	$ 3,156.0	
328	09 29 00	Parapet wall 2x4 wood studs @ 16" O.C. 5/8" thk. sheathing on both sides R-21 - 5-1/2" Kraft-faced fiberflass insulation (2) top & (2) bottom plate	6,482.0	sf	$ 7.0	$ 45,374.0	

ESTIMATE NO. : 03052026-1
REV NO : 00B
SCOPE : All Trades
PREPARED BY : Team
CHECKED BY : TL-0

PROJECT NAME : Dogwood Terrace
ADDRESS: Franklin Square, Town of Hempstead, Nassau County, NY.
ARCHITECT: Stephen B. Jacobs Group, P.C.
DRAWING STATUS: TOH Building Dept Filing Set

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
329	09 29 00	Knee wall 2x4 wood studs @ 16" O.C. 5/8" thk. gypsum wall board (1) top & (1) bottom plate	2,040.0	sf	$ 9.0	$ 18,360.0	
330	09 91 00	Painted gypsum board @ CMU walls (Assumed)	9,484.0	sf	$ 3.1	$ 29,305.6	
		OTHERS					
331	09 96 00	Fiberglass finish @ column	83.0	sf	$ 6.9	$ 570.2	
332	09 30 00	Schluter trim at exposed edges of tile	3,110.4	lf	$ 8.9	$ 27,806.9	
	10 00 00	**SPECIALITES**					**$ 322,650.0**
333	10 57 00	Shower tray Size: 2'-9" x 5'-0"	110.0	ea	$ 370.0	$ 40,700.0	
334	10 57 00	Vanity countertop w/ ST-200 w/ base cabinets PL-201 Size: 1'-10" x 2'-6"	114.0	ea	$ 370.0	$ 42,180.0	
335	10 57 00	1'-10" Grab bar	104.0	ea	$ 140.0	$ 14,560.0	
336	10 57 00	2'-0" wide grab bar	208.0	ea	$ 145.0	$ 30,160.0	
337	10 57 00	2'-0" wide towel bar	104.0	ea	$ 370.0	$ 38,480.0	
338	10 57 00	3'-0" wide grab bar	104.0	ea	$ 150.0	$ 15,600.0	
	10 57 00	3'-10" wide grab bar	81.0		$ 150.0	$ 12,150.0	
339	10 57 00	Toilet paper holder Mfr: American Standard Model: 7105230.002 Studio S Color: Chrome	23.0	ea	$ 370.0	$ 8,510.0	
340	10 57 00	Towel bar Mfr: American Standard Model: 7105108.295 Studio S Color: Chrome	104.0	ea	$ 370.0	$ 38,480.0	
341	10 57 00	Soap dish	104.0	ea	$ 370.0	$ 38,480.0	
342	10 57 00	Towel bar	104.0	ea	$ 370.0	$ 38,480.0	
343	10 57 00	Kitchen island Size: 8'-2" x 2'-8" w/ carrara look solid surface	1.0	ea	$ 370.0	$ 370.0	
	10 57 00	Kitchen island w/ ST-300 finish at countertop Size: 1'-5" x 9'-7"and w/ PL-301 w/ white kitchen	1.0		$ 4,500.0	$ 4,500.0	
	12 00 00	**FURNISHINGS**					**$ 1,543,964.8**
344	12 32 00	0'-4" wide medicine cabinet	142.8	lf	$ 230.0	$ 32,834.8	
	12 32 00	0'-9" wide recessed cabinet	33.6		$ 230.0	$ 7,723.4	
345	12 32 00	1'-0" wide top cabinets w/ PL-200 finish Mfr: Atlantis Kitchen Product: White Color: White Finish: Satin	728.8	lf	$ 230.0	$ 167,614.8	
346	12 32 00	1'-0" wides storage shelving w/ PL-200 finish Mfr: Atlantis Kitchen Product: White Color: White Finish: Satin	402.2	lf	$ 110.0	$ 44,242.0	
347	12 32 00	1'-2" wides storage shelving w/ PL-200 finish Mfr: Atlantis Kitchen Product: White Color: White Finish: Satin	373.7	lf	$ 110.0	$ 41,104.8	
348	12 32 00	1'-3" wide storage shelving w/ PL-200 finish Mfr: Atlantis Kitchen Product: White Color: White Finish: Satin	856.2	lf	$ 110.0	$ 94,179.8	
349	12 32 00	2'-0" wide bottom cabinets - PL-200 Mfr: Atlantis Kitchen Product: White Color: White Finish: Satin	1,511.5	lf	$ 220.0	$ 332,527.8	
350	12 32 00	2'-0" wide bottom removeable cabinets - PL-200 Mfr: Atlantis Kitchen Product: White Color: White Finish: Satin	577.0	lf	$ 220.0	$ 126,935.6	
351	12 32 00	2'-0" wide full height pantry - PL-200 Mfr: Atlantis Kitchen Product: White Color: White Finish: Satin	106.7	lf	$ 110.0	$ 11,737.0	
352	12 32 00	3'-6" wide countertop - ST-100 Mfr: Wilsonart Product: Carrara Codena (Q6022) Color: Carrara Codena Q6022 Finish: Natura	4,950.0	sf	$ 120.0	$ 594,000.0	
353	12 32 00	2'-0" wide countertop - ST-300 Mfr: Wilsonart Product: Solid Surface Carrara Emporio (9999SS) Color: Solid Surface Carrara Emporio 9999SS Finish: Polished Size: 60" x 144"	34.0	sf	$ 120.0	$ 4,080.0	
354	12 32 00	1'-6" wide open shelves [5]	14.0	lf	$ 120.0	$ 1,683.6	
355	12 32 00	2'-0" wide open shelving w/ PL-100 finish Mfr: Wilsonart Product: Desoto Oak Color: 8245K-05 Finish: Timbergrain	9.6	lf	$ 120.0	$ 1,153.2	
356	12 32 00	2'-6" closet shelving	6.1	lf	$ 120.0	$ 726.0	
357	12 32 00	Shower curtain w/ rod	521.9	lf	$ 120.0	$ 62,622.0	
358	12 32 00	Mirror Size: 5'-4" x 3'-0"	104.0	ea	$ 200.0	$ 20,800.0	
	14 00 00	**CONVEYING EQUIPMENTS**					**$ 484,000.0**
359	14 32 00	Elevator Size: 8'-8" x 7'-6"(4 stops)	4.0	ea	$ 120,000.0	$ 480,000.0	

ESTIMATE NO. : 03052026-1
REV NO : 00B
SCOPE : All Trades
PREPARED BY : Team
CHECKED BY : TL-0

PROJECT NAME : Dogwood Terrace
ADDRESS: Franklin Square, Town of Hempstead, Nassau County, NY.
ARCHITECT: Stephen B. Jacobs Group, P.C.
DRAWING STATUS: TOH Building Dept Filing Set

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
360	14 32 00	5'-0" high elevator pit ladder	2.0	ea	$ 2,000.0	$ 4,000.0	
	21 00 00	**FIRE SUPPRESSION**					**$ 355,508.6**
361	21 15 00	Concealed pendent sprinkler head Mfr: Viking Model: VK474	987.0	ea	$ 289.7	$ 285,894.4	
362	21 15 00	Dry sidewall sprinkler head Model: TYCO DS-3 (TY5339)	2.0	ea	$ 289.7	$ 579.3	
363	21 15 00	Pendent vertical sidewall sprinkler head Model: TYCO	4.0	ea	$ 289.7	$ 1,158.6	
364	21 15 00	Sidewall sprinkler head Mfr: Viking Model: VK305	71.0	ea	$ 289.7	$ 20,565.9	
365	21 15 00	Upright sprinkler head Mfr: Viking Model: VK300	5.0	ea	$ 289.7	$ 1,448.3	
366	21 15 00	2 1/2" NY corp threaded fire department valve	13.0	ea	$ 1,146.6	$ 14,905.2	
367	21 15 00	5" storz siamese fire department connection with cap and screen	1.0	ea	$ 2,172.4	$ 2,172.4	
368	21 15 00	Alarm check valve	3.0	ea	$ 1,146.6	$ 3,439.7	
369	21 15 00	Automatic ball drip	1.0	ea	$ 603.5	$ 603.5	
370	21 15 00	Check valve	14.0	ea	$ 1,146.6	$ 16,051.7	
371	21 15 00	Drain valve	1.0	ea	$ 1,146.6	$ 1,146.6	
372	21 15 00	Fire alarm bell 24VDC	1.0	ea	$ 603.5	$ 603.5	
373	21 15 00	Floor control assembly	5.0	ea	$ 603.5	$ 3,017.3	
374	21 15 00	Flow switch	2.0	ea	$ 784.5	$ 1,569.0	
375	21 15 00	Tamper switch	3.0	ea	$ 784.5	$ 2,353.4	
	22 00 00	**PLUMBING**					**$ 1,611,641.0**
		MULTI V INDOOR UNIT EQUIPMENT SCHEDULE					
376	22 42 00	HK-1, Model: ARNH763K3A4	1.0	ea	$ 6,800.0	$ 6,800.0	
377	22 42 00	HK-2, Model: ARNH763K3A4	1.0	ea	$ 6,800.0	$ 6,800.0	
		MULTI V OUTDOOR UNIT EQUIPMENT SCHEDULE					
378	22 42 00	HP-CU-1, Model: ZRUM168BTE6	1.0	ea	$ 38,500.0	$ 38,500.0	
		ELEVATOR SUMP PUMP					
379	22 42 00	ESP-1, Model: SE-100	1.0	ea	$ 1,400.0	$ 1,400.0	
		PUMP					
380	22 42 00	HWRP - 1, Model: R25-140	1.0	ea	$ 2,200.0	$ 2,200.0	
381	22 42 00	HWRP - 2, Model: R25-140	1.0	ea	$ 2,200.0	$ 2,200.0	
382	22 42 00	HKP - 1, Model: H-20-35	1.0	ea	$ 2,500.0	$ 2,500.0	
383	22 42 00	HKP - 2, Model: H-20-35	1.0	ea	$ 2,500.0	$ 2,500.0	
384	22 42 00	P-1, Model: R20-35	1.0	ea	$ 2,000.0	$ 2,000.0	
385	22 42 00	P-2, Model: R20-35	1.0	ea	$ 2,000.0	$ 2,000.0	
386	22 42 00	P-C1, Model: 0034eP-SF2	1.0	ea	$ 2,200.0	$ 2,200.0	
		AMENITY ELECTRIC WATER HEATER					
387	22 42 00	WH-1A, Model: EMT-2.5	1.0	ea	$ 450.0	$ 450.0	
388	22 42 00	WH-2A, Model: TEF035V120	1.0	ea	$ 1,500.0	$ 1,500.0	
389	22 42 00	WH-3A, Model: TEF035V120	1.0	ea	$ 1,500.0	$ 1,500.0	
		ELECTRICE HEAT PUMP WATER HEATER					
390	22 42 00	WH-1, Model: HPTS-66	104.0	ea	$ 4,200.0	$ 436,800.0	
391	22 42 00	WH-1, Model: TURBOMAX 120-9	1.0	ea	$ 4,800.0	$ 4,800.0	
392	22 42 00	WH-C1, Model: HPTS-66	1.0	ea	$ 4,200.0	$ 4,200.0	
		HOT WATER STORAGE TANK					
393	22 42 00	ST-1, Model: RE 119	1.0	ea	$ 2,800.0	$ 2,800.0	
394	22 42 00	DST-1, Model: TJVHP-250A	1.0	ea	$ 10,500.0	$ 10,500.0	
		EXPANSION TANK					
395	22 42 00	ET-1, Model: A300L	1.0	ea	$ 550.0	$ 550.0	
396	22 42 00	DET-1, Model: ST-447C	1.0	ea	$ 2,200.0	$ 2,200.0	
		PLUMBING FIXTURES					
397	22 42 00	Water closet WC American Standard Compact Cadet 3 FloWise right-height elongated one-piece toilet, model 2403.128, with 1.28 GPF.	104.0	ea	$ 770.0	$ 80,080.0	
398	22 42 00	Water closet WC-1 Delta model 81T201BTA-48 electronic exposed battery water closet flush valve with 1.27 GPF. Mansfield model 9011 Erie flush valve toilet. ProFlo model PFTSCOF2000WH commercial toilet seat.	6.0	ea	$ 770.0	$ 4,620.0	
399	22 42 00	Lavatory LAV American Standard Serin single-control lavatory faucet, model 2064.101, with PCA aerator to achieve a maximum flow rate of 1.0 GPM. Basin to be specified by architect.	104.0	ea	$ 860.0	$ 89,440.0	
400	22 42 00	Lavatory LAV-1 American Standard Serin single-control lavatory faucet, model 2064.101, with vandal-resistant PCA spray aerator to achieve a maximum flow rate of 0.5 GPM. Provide Zurn model ZW3870XLT-4P Aqua-Gard thermostatic mixing valve. American Standard Decorum wall-hung lavatory with EverClean, model 9024.001EC.	3.0	ea	$ 860.0	$ 2,580.0	
401	22 42 00	Lavatory LAV-2 American Standard Serin single-control lavatory faucet, model 2064.101, with vandal-resistant PCA spray aerator to achieve a maximum flow rate of 0.5 GPM. Provide Zurn model ZW3870XLT-4P Aqua-Gard thermostatic mixing valve. Elkay Sana undermount bathroom sink with overflow, model ELUH12LV.	4.0	ea	$ 860.0	$ 3,440.0	
402	22 42 00	Shower SH Delta tub and shower faucet trim, model T17272, with 1.75 GPM at 80 psi. Delta hand shower, model 51361, with 1.75 GPM at 80 psi. Delta custom shower diverter, model T11971. Comfort Designs Sollus ProTrench, model SWB6234TR.75 base. Showers shall be provided with removable strainers not less than 3 inches in diameter with strainer openings not less than 1/4 inch in least dimension.	104.0	ea	$ 1,800.0	$ 187,200.0	

ESTIMATE NO. : 03052026-1
REV NO : 00B
SCOPE : All Trades
PREPARED BY : Team
CHECKED BY : TL-0

PROJECT NAME : Dogwood Terrace
ADDRESS: Franklin Square, Town of Hempstead, Nassau County, NY.
ARCHITECT: Stephen B. Jacobs Group, P.C.
DRAWING STATUS: TOH Building Dept Filing Set

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
403	22 42 00	Kitchen sink KS American Standard model 4803410 pull-down bar faucet with 1.5 GPM at 60 psi. Elkay Lustertone Classic stainless steel single-bowl undermount sink, model ELUH211510PD, to be installed according to ADA-compliant standards.	104.0	ea	$ 860.0	$ 89,440.0	
404	22 42 00	Kitchen sink SK-1 American Standard model 4803410 pull-down bar faucet. Sterling McAllister 32022 24-inch undermount single-bowl kitchen sink.	1.0	ea	$ 860.0	$ 860.0	
405	22 42 00	Kitchen sink SK-2 Elkay model WCL19230SDC Sturdibilt wall-hung single-bowl lavatory sink kit with faucet and drain.	4.0	ea	$ 860.0	$ 3,440.0	
406	22 42 00	Kitchen sink SK-3 American Standard model 4803410 pull-down bar faucet. Sterling McAllister 32022 24-inch undermount single-bowl kitchen sink.	1.0	ea	$ 860.0	$ 860.0	
407	22 42 00	Slop sink SS Zurn model Z843M1 wall-mount sink faucet with 8-inch vacuum breaker spout. ProFlo mop basin model PFMB2424.	6.0	ea	$ 1,020.0	$ 6,120.0	
408	22 42 00	Urinal UR-1 American Standard Washbrook FloWise universal urinal with manual-operated flush valve #6045.013.002 to achieve 0.125	1.0	ea	$ 700.0	$ 700.0	
409	22 42 00	Hose bibb HB J.R. Smith 5509QT quarter-turn non-freeze wall hydrant with integral vacuum breaker and stainless steel box.	3.0	ea	$ 270.0	$ 810.0	
410	22 42 00	Frost free hose bibb FFHB	13.0	ea	$ 270.0	$ 3,510.0	
411	22 42 00	Floor drain FD Wade 1100-STD with trap primer tap and 6-inch cover.	236.0	ea	$ 270.0	$ 63,720.0	
412	22 42 00	Drinking fountain DF Elkay model LZSTL8WSSK EZH2O bottle filling station.	1.0	ea	$ 550.0	$ 550.0	
		VENTS, GAUGE, VALVES & OTHERS					
413	22 42 00	4" Vent through roof	73.0	ea	$ 185.0	$ 13,505.0	
414	22 42 00	4" domestic water service by PC	1.0	ea	$ 5,500.0	$ 5,500.0	
415	22 42 00	6" drain to grade by PC	1.0	ea	$ 6,500.0	$ 6,500.0	
416	22 42 00	6" fire service by PC	1.0	ea	$ 7,500.0	$ 7,500.0	
417	22 42 00	8" drain to grade by PC	1.0	ea	$ 8,500.0	$ 8,500.0	
418	22 42 00	Cleanout	5.0	ea	$ 320.0	$ 1,600.0	
419	22 42 00	Cleanout deck plate	5.0	ea	$ 385.0	$ 1,925.0	
420	22 42 00	Cleanout wall plate	10.0	ea	$ 285.0	$ 2,850.0	
421	22 42 00	Cold water riser	104.0	ea	$ 480.0	$ 49,920.0	
422	22 42 00	Drain	1.0	ea	$ 420.0	$ 420.0	
423	22 42 00	Gas fired generator	1.0	ea	$ 42,000.0	$ 42,000.0	
424	22 42 00	Gas meter	1.0	ea	$ 2,200.0	$ 2,200.0	
425	22 42 00	Ordinary drain	3.0	ea	$ 385.0	$ 1,155.0	
426	22 42 00	Roof drain	11.0	ea	$ 700.0	$ 7,700.0	
427	22 42 00	Sanitary and vent riser	312.0	ea	$ 325.0	$ 101,400.0	
428	22 42 00	Water meter	1.0	ea	$ 1,800.0	$ 1,800.0	
429	22 42 00	2" domestic water watts LF009 RPZA	1.0	ea	$ 2,200.0	$ 2,200.0	
430	22 42 00	2" FEBCO 765 pressure vacuum breaker	1.0	ea	$ 1,400.0	$ 1,400.0	
431	22 42 00	4" domestic water FEBCO LF860 large RPZA	1.0	ea	$ 5,800.0	$ 5,800.0	
432	22 42 00	6" fire sprinkler service ZURN wilkins 3750SY RPZ by PC	1.0	ea	$ 9,500.0	$ 9,500.0	
433	22 42 00	12"x12" drain pan centered under relief valve	2.0	ea	$ 185.0	$ 370.0	
434	22 42 00	Brass distribution maniflod	58.0	ea	$ 580.0	$ 33,640.0	
435	22 42 00	Caleffi 3/4" autofill PRV 574151A	1.0	ea	$ 480.0	$ 480.0	
436	22 42 00	Caleffi 132 balancing valve	4.0	ea	$ 340.0	$ 1,360.0	
437	22 42 00	Check valve	7.0	ea	$ 240.0	$ 1,680.0	
438	22 42 00	Double check valve	2.0	ea	$ 480.0	$ 960.0	
439	22 42 00	Double check valve backflow preventer	2.0	ea	$ 891.7	$ 1,783.4	
440	22 42 00	Full port ball valve	8.0	ea	$ 185.0	$ 1,480.0	
441	22 42 00	Gate valve	3.0	ea	$ 240.0	$ 720.0	
442	22 42 00	Mixing valve	3.0	ea	$ 445.9	$ 1,337.6	
443	22 42 00	OS&Y shutoff valve w/ RPZ	1.0	ea	$ 1,600.0	$ 1,600.0	
444	22 42 00	PEX manifold	104.0	ea	$ 450.0	$ 46,800.0	
445	22 42 00	Pressure gauge	8.0	ea	$ 115.0	$ 920.0	
446	22 42 00	Pressure relief valve	4.0	ea	$ 185.0	$ 740.0	
447	22 42 00	Purge valve	4.0	ea	$ 145.0	$ 580.0	
448	22 42 00	Reduced pressure zone valve assembly	2.0	ea	$ 2,200.0	$ 4,400.0	
449	22 42 00	Shut off valve	1,174.0	ea	$ 115.0	$ 135,010.0	
450	22 42 00	Strainer	4.0	ea	$ 320.0	$ 1,280.0	
451	22 42 00	Temperature & pressure relief valve	1.0	ea	$ 245.0	$ 245.0	
452	22 42 00	Temperature cotrol probe	1.0	ea	$ 340.0	$ 340.0	
453	22 42 00	Temperature gauge	5.0	ea	$ 115.0	$ 575.0	
454	22 42 00	P trap	671.0	ea	$ 45.0	$ 30,195.0	
	23 00 00	**HVAC**					**$ 1,124,260.0**
		DIFFUSERS					
455	23 37 00	Ceiling supply diffuser, 10cfm	3.0	ea	$ 185.0	$ 555.0	
456	23 37 00	Ceiling supply diffuser, 20cfm	1.0	ea	$ 185.0	$ 185.0	
457	23 37 00	Ceiling supply diffuser, 35cfm	1.0	ea	$ 220.0	$ 220.0	
458	23 37 00	Ceiling supply diffuser, 40cfm	1.0	ea	$ 220.0	$ 220.0	
459	23 37 00	Ceiling supply diffuser, 60cfm	2.0	ea	$ 240.0	$ 480.0	
460	23 37 00	Ceiling supply diffuser, 80cfm	1.0	ea	$ 260.0	$ 260.0	
461	23 37 00	Ceiling supply diffuser, 135cfm	1.0	ea	$ 280.0	$ 280.0	
462	23 37 00	Ceiling supply diffuser, 160cfm	1.0	ea	$ 300.0	$ 300.0	
463	23 37 00	Ceiling supply diffuser, 300cfm	3.0	ea	$ 340.0	$ 1,020.0	
464	23 37 00	Ceiling supply diffuser, 535cfm	1.0	ea	$ 380.0	$ 380.0	
465	23 37 00	Ceiling supply diffuser, 870cfm	8.0	ea	$ 480.0	$ 3,840.0	
		GRILLES					
466	23 37 00	Exhaust grille, 25cfm	54.0	ea	$ 145.0	$ 7,830.0	
467	23 37 00	Exhaust grille, 30cfm	28.0	ea	$ 145.0	$ 4,060.0	
468	23 37 00	Exhaust grille, 35cfm	16.0	ea	$ 145.0	$ 2,320.0	
469	23 37 00	Exhaust grille, 50cfm	97.0	ea	$ 165.0	$ 16,005.0	
470	23 37 00	Exhaust grille, 60cfm	5.0	ea	$ 165.0	$ 825.0	

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
471	23 37 00	Exhaust grille, 70cfm	4.0	ea	$ 175.0	$ 700.0	
472	23 37 00	Exhaust grille, 75cfm	3.0	ea	$ 175.0	$ 525.0	
473	23 37 00	Exhaust grille, 80cfm	4.0	ea	$ 185.0	$ 740.0	
474	23 37 00	Exhaust grille, 410cfm	2.0	ea	$ 280.0	$ 560.0	
475	23 37 00	Return grille, 50cfm	1.0	ea	$ 165.0	$ 165.0	
476	23 37 00	Return grille, 300cfm	4.0	ea	$ 260.0	$ 1,040.0	
477	23 37 00	Return grille, 320cfm	1.0	ea	$ 280.0	$ 280.0	
478	23 37 00	Return grille, 400cfm	4.0	ea	$ 300.0	$ 1,200.0	
479	23 37 00	Return grille, 425cfm	2.0	ea	$ 320.0	$ 640.0	
480	23 37 00	Return grille, 430cfm	1.0	ea	$ 320.0	$ 320.0	
481	23 37 00	Return grille, 750cfm	1.0	ea	$ 385.0	$ 385.0	
482	23 37 00	Return grille, 990cfm	2.0	ea	$ 420.0	$ 840.0	
483	23 37 00	Return grille, 1250cfm	4.0	ea	$ 485.0	$ 1,940.0	
484	23 37 00	Return grille, 1400cfm	1.0	ea	$ 520.0	$ 520.0	
485	23 37 00	Return grille, 1790cfm	5.0	ea	$ 620.0	$ 3,100.0	
486	23 37 00	RG transfer grille, 8x6	2.0	ea	$ 120.0	$ 240.0	
487	23 37 00	RG transfer grille, 12x10	2.0	ea	$ 165.0	$ 330.0	
488	23 37 00	RG transfer grille, 14x12	2.0	ea	$ 195.0	$ 390.0	
		SUPPLY REGISTERS					
489	23 37 00	Supply register, 10cfm	12.0	ea	$ 145.0	$ 1,740.0	
490	23 37 00	Supply register, 230cfm	8.0	ea	$ 240.0	$ 1,920.0	
491	23 37 00	Supply register, 240cfm	3.0	ea	$ 240.0	$ 720.0	
492	23 37 00	Supply register, 250cfm	12.0	ea	$ 260.0	$ 3,120.0	
493	23 37 00	Supply register, 280cfm	4.0	ea	$ 280.0	$ 1,120.0	
494	23 37 00	Supply register, 300cfm	4.0	ea	$ 280.0	$ 1,120.0	
495	23 37 00	Supply register, 310cfm	4.0	ea	$ 285.0	$ 1,140.0	
496	23 37 00	Supply register, 320cfm	4.0	ea	$ 290.0	$ 1,160.0	
497	23 37 00	Supply register, 330cfm	3.0	ea	$ 300.0	$ 900.0	
498	23 37 00	Supply register, 400cfm	4.0	ea	$ 340.0	$ 1,360.0	
499	23 37 00	Supply register, 425cfm	2.0	ea	$ 360.0	$ 720.0	
500	23 37 00	Supply register, 430cfm	1.0	ea	$ 360.0	$ 360.0	
		ELECTRIC HEATERS					
501	23 55 00	Electric heater CH-1, 100cfm Model: CWH3408F Size: 16" x 4" x 18"	1.0	ea	$ 850.0	$ 850.0	
502	23 55 00	Electric heater CH-2, 100cfm Model: CWH3408F Size: 16" x 4" x 18"	1.0	ea	$ 850.0	$ 850.0	
503	23 55 00	Electric heater CH-3, 100cfm Model: CWH3408F Size: 16" x 4" x 18"	1.0	ea	$ 850.0	$ 850.0	
504	23 55 00	Electric heater CH-4, 100cfm Model: CWH3408F Size: 16" x 4" x 18"	1.0	ea	$ 850.0	$ 850.0	
505	23 55 00	Electric heater CH-5, 100cfm Model: CWH3408F Size: 16" x 4" x 18"	1.0	ea	$ 850.0	$ 850.0	
506	23 55 00	Electric heater CH-6, 100cfm Model: CWH3408F Size: 16" x 4" x 18"	1.0	ea	$ 850.0	$ 850.0	
507	23 55 00	Electric heater CH-7, 100cfm Model: CWH3408F Size: 16" x 4" x 18"	1.0	ea	$ 850.0	$ 850.0	
508	23 55 00	Electric heater CH-8, 100cfm Model: CWH3408F Size: 16" x 4" x 18"	1.0	ea	$ 850.0	$ 850.0	
509	23 55 00	Electric heater CH-9, 100cfm Model: CWH3408F Size: 16" x 4" x 18"	1.0	ea	$ 850.0	$ 850.0	
510	23 55 00	Electric heater CH-9, 100cfm Model: CWH3408F Size: 16" x 4" x 18"	1.0	ea	$ 850.0	$ 850.0	
511	23 55 00	Electric heater EBB-1R Model: EFFT500 Size: 16" x 4" x 18"	102.0	ea	$ 385.0	$ 39,270.0	
512	23 55 00	Electric heater EUH-1, 350cfm Model: MUH03-81 Size: 14" x 7.5" x 16"	1.0	ea	$ 1,250.0	$ 1,250.0	
513	23 55 00	Electric heater EUH-2, 350cfm Model: MUH03-81 Size: 14" x 7.5" x 16"	1.0	ea	$ 1,250.0	$ 1,250.0	
514	23 55 00	Electric heater EUH-3, 350cfm Model: MUH03-81 Size: 14" x 7.5" x 16"	1.0	ea	$ 1,250.0	$ 1,250.0	
515	23 55 00	Electric heater EUH-4, 350cfm Model: MUH03-81 Size: 14" x 7.5" x 16"	1.0	ea	$ 1,250.0	$ 1,250.0	
516	23 37 00	Electric heater EUH-5, 650cfm Model: MUH-10-8 Size: 19" x 7.5" x 21.75"	1.0	ea	$ 2,400.0	$ 2,400.0	
		LOUVERS					
517	23 37 00	Louver L-A1, 145cfm Size: 18" x 12" Mfr: Greenheck Model: EHV 550	1.0	ea	$ 620.0	$ 620.0	
518	23 37 00	Louver L-A2, 345cfm Size: 18" x 18" Mfr: Greenheck Model: EHV 550	1.0	ea	$ 720.0	$ 720.0	

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
519	23 37 00	Louver L-A3, 110cfm Size: 12" x 12" Mfr: Greenheck Model: EHV 550	1.0	ea	$ 480.0	$ 480.0	
520	23 37 00	Louver L-A4, 615cfm Size: 24" x 24" Mfr: Greenheck Model: EHV 550	1.0	ea	$ 980.0	$ 980.0	
521	23 37 00	Louver L-A5, 280cfm Size: 12" x 18" Mfr: Greenheck Model: EHV 550	1.0	ea	$ 580.0	$ 580.0	
522	23 37 00	Louver L-A6, 145cfm Size: 18" x 12" Mfr: Greenheck Model: EHV 550	1.0	ea	$ 620.0	$ 620.0	
523	23 37 00	Louver L-A7, 115cfm Size: 12" x 12" Mfr: Greenheck Model: EHV 550	1.0	ea	$ 480.0	$ 480.0	
524	23 37 00	Louver L-A8, 1310cfm Size: 30" x 30" Mfr: Greenheck Model: EHV 550	1.0	ea	$ 1,580.0	$ 1,580.0	
525	23 37 00	Louver L-A9, 365cfm Size: 18" x 18" Mfr: Greenheck Model: EHV 550	1.0	ea	$ 720.0	$ 720.0	
		HVAC UNITS					
526	23 37 00	Duct mounted electric heating coil EDH-1, 535cfm Model: DHRF	1.0	ea	$ 1,800.0	$ 1,800.0	
527	23 37 00	Ductless split system unit - VRF-2A/VRF-CU-2, 775cfm Mfr: MITSUBISHI Indoor Model: PKA-AK30NL Outdoor Model: PUZ-AH30NL	1.0	ea	$ 3,200.0	$ 3,200.0	
528	23 37 00	Ductless split system unit - VRF-2A/VRF-CU-11, 775cfm Mfr: MITSUBISHI Indoor Model: PKA-AK30NL Outdoor Model: PUY-AH30NL	1.0	ea	$ 3,200.0	$ 3,200.0	
529	23 37 00	Multi single CAC indoor unit equipment VRF-9 Model: KNUAB091A Type: Wall mounted	1.0	ea	$ 4,800.0	$ 4,800.0	
530	23 37 00	Multi single CAC indoor unit equipment VRF-10 Model: KNUAB181A Type: Wall mounted	1.0	ea	$ 4,800.0	$ 4,800.0	
531	23 37 00	Multi single CAC outdoor unit equipment VRF-CU-9 Model: KUSAB091A Type: Single Zone High Wall	1.0	ea	$ 5,500.0	$ 5,500.0	
532	23 37 00	Multi single CAC outdoor unit equipment VRF-CU-10 Model: KUSAB091A Type: Single Zone High Wall	1.0	ea	$ 5,500.0	$ 5,500.0	
533	23 37 00	Multi V indoor unit equipment VRF-1A Model: ZRNU363NBAA Type: Multi Position AHU	1.0	ea	$ 5,800.0	$ 5,800.0	
534	23 37 00	Multi V indoor unit equipment VRF-1B Model: ZRNU363NBAA Type: Multi Position AHU	1.0	ea	$ 5,800.0	$ 5,800.0	
535	23 37 00	Multi V indoor unit equipment VRF-3A Model: ZRNU423NBAA Type: Multi Position AHU	1.0	ea	$ 6,500.0	$ 6,500.0	
536	23 37 00	Multi V indoor unit equipment VRF-3B Model: ZRNU423NBAA Type: Multi Position AHU	1.0	ea	$ 6,500.0	$ 6,500.0	
537	23 37 00	Multi V indoor unit equipment VRF-4A Model: ZRNU483NBAA Type: Multi Position AHU	1.0	ea	$ 6,800.0	$ 6,800.0	
538	23 37 00	Multi V indoor unit equipment VRF-5A Model: ZRNU053SJSA Type: Wall mounted	1.0	ea	$ 2,200.0	$ 2,200.0	
539	23 37 00	Multi V indoor unit equipment VRF-5B Model: ZRNU053SJSA Type: Wall mounted	1.0	ea	$ 2,200.0	$ 2,200.0	
540	23 37 00	Multi V indoor unit equipment VRF-5C Model: ZRNU053SJSA Type: Wall mounted	1.0	ea	$ 2,200.0	$ 2,200.0	
541	23 37 00	Multi V indoor unit equipment VRF-5D Model: ZRNU053SJSA Type: Wall mounted	1.0	ea	$ 2,200.0	$ 2,200.0	
542	23 37 00	Multi V indoor unit equipment VRF-6A Model: ZRNU073SJSA Type: Wall mounted	1.0	ea	$ 2,500.0	$ 2,500.0	
543	23 37 00	Multi V indoor unit equipment VRF-6B Model: ZRNU073SJSA Type: Wall mounted	1.0	ea	$ 2,500.0	$ 2,500.0	
544	23 37 00	Multi V indoor unit equipment VRF-6C Model: ZRNU073SJSA Type: Wall mounted	1.0	ea	$ 2,500.0	$ 2,500.0	
545	23 37 00	Multi V indoor unit equipment VRF-6D Model: ZRNU073SJSA Type: Wall mounted	1.0	ea	$ 2,500.0	$ 2,500.0	

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
546	23 37 00	Multi V indoor unit equipment VRF-7A Model: ZRNU073SJSA Type: Wall mounted	1.0	ea	$ 2,500.0	$ 2,500.0	
547	23 37 00	Multi V indoor unit equipment VRF-7B Model: ZRNU073SJSA Type: Wall mounted	1.0	ea	$ 2,500.0	$ 2,500.0	
548	23 37 00	Multi V indoor unit equipment VRF-7C Model: ZRNU073SJSA Type: Wall mounted	1.0	ea	$ 2,500.0	$ 2,500.0	
549	23 37 00	Multi V indoor unit equipment VRF-7D Model: ZRNU073SJSA Type: Wall mounted	1.0	ea	$ 2,500.0	$ 2,500.0	
550	23 37 00	Multi V indoor unit equipment VRF-8A Model: ZRNU423NBAA Type: Multi Position AHU	1.0	ea	$ 6,500.0	$ 6,500.0	
551	23 37 00	Multi V indoor unit equipment VRF-8B Model: ZRNU423NBAA Type: Multi Position AHU	1.0	ea	$ 6,500.0	$ 6,500.0	
552	23 37 00	Multi V outdoor unit equipment VRF-CU-1 Model: ZRUM072BTE6 Type: Multi Vi R32	1.0	ea	$ 14,500.0	$ 14,500.0	
553	23 37 00	Multi V outdoor unit equipment VRF-CU-3 Model: ZRUM096BTE6 Type: Multi Vi R32	1.0	ea	$ 18,500.0	$ 18,500.0	
554	23 37 00	Multi V outdoor unit equipment VRF-CU-4 Model: ZRUM048GSS0 Type: Multi Vs R32	1.0	ea	$ 11,500.0	$ 11,500.0	
555	23 37 00	Multi V outdoor unit equipment VRF-CU-5 Model: ZRUM024GSS0 Type: Multi Vs R32	1.0	ea	$ 7,500.0	$ 7,500.0	
556	23 37 00	Multi V outdoor unit equipment VRF-CU-6 Model: ZRUM036GSS0 Type: Multi Vs R32	1.0	ea	$ 9,500.0	$ 9,500.0	
557	23 37 00	Multi V outdoor unit equipment VRF-CU-7 Model: ZRUM036GSS0 Type: Multi Vs R32	1.0	ea	$ 9,500.0	$ 9,500.0	
558	23 37 00	Multi V outdoor unit equipment VRF-CU-8 Model: ZRUM096BTE6 Type: Multi Vi R32	1.0	ea	$ 18,500.0	$ 18,500.0	
559	23 37 00	Packaged rooftop air cooled heat pump unit RTU-1, 1200cfm Model: TTRTU1-E.152-15-5T (DTP1/54)	1.0	ea	$ 18,500.0	$ 18,500.0	
560	23 37 00	Packaged rooftop air cooled heat pump unit RTU-2, 1600cfm Model: TTRTU1-E.152-15-5T (DTP0024)	1.0	ea	$ 22,000.0	$ 22,000.0	
561	23 37 00	Packaged rooftop air cooled heat pump unit RTU-3, 1600cfm Model: TTRTU1-E.152-15-5T (DTP0024)	1.0	ea	$ 22,000.0	$ 22,000.0	
562	23 37 00	Packaged rooftop DOAS heat pump unit LS-1, 1840cfm Model: ARDR-112-10A-1-E2	1.0	ea	$ 28,000.0	$ 28,000.0	
563	23 37 00	PTAC unit PTHP-1, 375/260cfm Model: EZLA09L231Z46AL	208.0	ea	$ 1,800.0	$ 374,400.0	
564	23 37 00	Split heat pump indoor unit AC-C1A Model: DV61PECD14 Type: Multi-positional AHU	1.0	ea	$ 5,800.0	$ 5,800.0	
565	23 37 00	Split heat pump indoor unit AC-C1B Model: DV61PECD14 Type: Multi-positional AHU	1.0	ea	$ 5,800.0	$ 5,800.0	
566	23 37 00	Split heat pump indoor unit AC-C1C Model: DV61PECD14 Type: Multi-positional AHU	1.0	ea	$ 5,800.0	$ 5,800.0	
567	23 37 00	Split heat pump indoor unit AC-C1D Model: DV61PECD14 Type: Multi-positional AHU	1.0	ea	$ 5,800.0	$ 5,800.0	
568	23 37 00	Split heat pump indoor unit AC-C2 Model: DV61PECD14 Type: Multi-positional AHU	1.0	ea	$ 5,800.0	$ 5,800.0	
569	23 37 00	Split heat pump outdoor unit VRF-CU-C1A Model: DZ18VC0601	1.0	ea	$ 7,500.0	$ 7,500.0	
570	23 37 00	Split heat pump outdoor unit VRF-CU-C1B Model: DZ18VC0601	1.0	ea	$ 7,500.0	$ 7,500.0	
571	23 37 00	Split heat pump outdoor unit VRF-CU-C1C Model: DZ18VC0601	1.0	ea	$ 7,500.0	$ 7,500.0	
572	23 37 00	Split heat pump outdoor unit VRF-CU-C1D Model: DZ18VC0601	1.0	ea	$ 7,500.0	$ 7,500.0	
573	23 37 00	Split heat pump outdoor unit VRF-CU-C2 Model: DZ18VC0601	1.0	ea	$ 7,500.0	$ 7,500.0	
		THERMOSTAT & DAMPERS					
574	23 37 00	Thermostat	337.0	ea	$ 280.0	$ 94,360.0	
575	23 37 00	Fire damper and access door	21.0	ea	$ 480.0	$ 10,080.0	
576	23 37 00	Fire/smoke damper w/ end switch and access door	40.0	ea	$ 850.0	$ 34,000.0	
577	23 37 00	Motorized damper w/ end switch	12.0	ea	$ 480.0	$ 5,760.0	
		EXHAUST FANS					
578	23 37 00	Exhaust fan BX-1, 280cfm Model: SQ-97-VG	1.0	ea	$ 950.0	$ 950.0	
579	23 37 00	Exhaust fan DX-1, 1840cfm Model: DEF025-10	1.0	ea	$ 4,500.0	$ 4,500.0	
580	23 37 00	Exhaust fan ECX-1, 75cfm Model: SP-A250	1.0	ea	$ 480.0	$ 480.0	
581	23 37 00	Exhaust fan EVX-1, 330cfm Model: G-095-VG	1.0	ea	$ 850.0	$ 850.0	
582	23 37 00	Exhaust fan EVX-2, 330cfm Model: G-095-VG	1.0	ea	$ 850.0	$ 850.0	

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
583	23 37 00	Exhaust fan EX-1, 75cfm Model: SP-A250	1.0	ea	$ 480.0	$ 480.0	
584	23 37 00	Exhaust fan EX-2, 300cfm Model: G-120-VG Size: 15.5" x 15.5"	1.0	ea	$ 850.0	$ 850.0	
585	23 37 00	Exhaust fan JX-1, 280cfm Model: G-100HP-VG Size: 14.5" x 14.5"	1.0	ea	$ 950.0	$ 950.0	
586	23 37 00	Exhaust fan KX-1, 200cfm Model: G-097-VG Size: 15.5" x 15.5"	68.0	ea	$ 580.0	$ 39,440.0	
587	23 37 00	Exhaust fan KX-1A, 200cfm Model: G-097-VG Size: 15.5" x 15.5"	4.0	ea	$ 580.0	$ 2,320.0	
588	23 37 00	Exhaust fan KX-2, 150cfm Model: G-097-VG Size: 15.5" x 15.5"	24.0	ea	$ 580.0	$ 13,920.0	
589	23 37 00	Exhaust fan KX-3, 150cfm Model: G-097-VG Size: 15.5" x 15.5"	2.0	ea	$ 580.0	$ 1,160.0	
590	23 37 00	Exhaust fan TR-1, 1140cfm Model: USF-13-VG	1.0	ea	$ 2,800.0	$ 2,800.0	
591	23 37 00	Exhaust fan TX-1, 100cfm Model: G-097-VG Size: 14.5" x 14.5"	48.0	ea	$ 480.0	$ 23,040.0	
592	23 37 00	Exhaust fan TX-1A, 100cfm Model: G-097-VG Size: 14.5" x 14.5"	20.0	ea	$ 480.0	$ 9,600.0	
593	23 37 00	Exhaust fan TX-2, 100cfm Model: G-097-VG Size: 14.5" x 14.5"	15.0	ea	$ 480.0	$ 7,200.0	
594	23 37 00	Exhaust fan TX-2A, 100cfm Model: G-097-VG Size: 14.5" x 14.5"	9.0	ea	$ 480.0	$ 4,320.0	
595	23 37 00	Exhaust fan TX-3, 150cfm Model: G-097-VG Size: 15.5" x 15.5"	4.0	ea	$ 580.0	$ 2,320.0	
596	23 37 00	Exhaust fan TX-4, 100cfm Model: G-097-VG Size: 14.5" x 14.5"	2.0	ea	$ 480.0	$ 960.0	
597	23 37 00	Exhaust fan UX-1, 750cfm Model: GB-140HP-5	1.0	ea	$ 2,200.0	$ 2,200.0	
	23 37 00	**OTHERS**				$ -	
598	23 37 00	Floor mounted refrigerant sensor	1.0	ea	$ 780.0	$ 780.0	
599	23 37 00	Horn strobe	1.0	ea	$ 385.0	$ 385.0	
600	23 37 00	Refrigerant controller	1.0	ea	$ 1,400.0	$ 1,400.0	
601	23 37 00	Inline lint collector (ILC08)	4.0	ea	$ 1,200.0	$ 4,800.0	
602	23 37 00	Pressure transducer	1.0	ea	$ 580.0	$ 580.0	
	26 00 00	**ELECTRICAL**					**$ 2,018,060.0**
		LIGHTING					
603	26 50 00	F1 - Surface mounted ceiling light, EM Mfr: Lithonia lighting Model: BLWP4 40L ADP GZ10 LP835 Size: 5.5"W X 3.5 D X 48" LENGTH	13.0	ea	$ 285.0	$ 3,705.0	
604	26 50 00	F2 - Surface mounted ceiling light Mfr: Lithonia lighting Model: BLWP4 40L ADP GZ10 LP835 Size: 5.5"W X 3.5 D X 48" LENGTH	55.0	ea	$ 220.0	$ 12,100.0	
605	26 50 00	F2 - Surface mounted ceiling light, EM Mfr: Lithonia lighting Model: BLWP4 40L ADP GZ10 LP835 Size: 5.5"W X 3.5 D X 48" LENGTH	15.0	ea	$ 280.0	$ 4,200.0	
606	26 50 00	F3 - Wall mounted light Mfr: Lithonia lighting Model: OLVTWM wall mt Finish: Grey Size: 4.5"W X 7-7/16"D X 11-5/16"H	4.0	ea	$ 240.0	$ 960.0	
607	26 50 00	L1 - Surface mounted LED ceiling light Mfr: Juno Model: JSF-7IN-10LM-30K-90CRI-120 FRPC Finish: White Size: 7.77" DIA X 0.75D	104.0	ea	$ 220.0	$ 22,880.0	
608	26 50 00	L2 - Surface mounted LED ceiling light Mfr: Afx Model: LGNL4812LAJD4WH Finish: White Size: 12"W X 48"D X 1"H	104.0	ea	$ 280.0	$ 29,120.0	
609	26 50 00	L3 - Surface mounted sconce Mfr: Lithonia Model: FMVCSLS-48IN-MVOLT-30K-90CRI-BN Finish: Brushed nickel Size: 4'	104.0	ea	$ 480.0	$ 49,920.0	
610	26 50 00	L4 - Surface mounted ceiling light Mfr: Juno Model: JSF-5IN-07LM-30K-90CRI-120 FRPC Finish: White Size: 5.25"DIA X 0.75"D	104.0	ea	$ 220.0	$ 22,880.0	

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
611	26 50 00	L5 - Surface mounted LED ceiling light Mfr: Juno Model: JSF-11IN-13LM-30K-90CRI-120 FRPC Finish: White Size: 11.08"DIA X 0.9"D	208.0	ea	$ 220.0	$ 45,760.0	
612	26 50 00	L6 - Surface mounted LED ceiling light Mfr: Satco Model: S9368 Finish: White Size: 5" X 18"	104.0	ea	$ 180.0	$ 18,720.0	
613	26 50 00	L7 - Ceiling recessed downlight Mfr: Aculux Model: AX3SQ SERIES / PINHOLE TRIM Finish: White Size: 3" APERTURE	38.0	ea	$ 185.0	$ 7,030.0	
614	26 50 00	L7 - Ceiling recessed downlight, EM Mfr: Aculux Model: AX3SQ SERIES / PINHOLE TRIM Finish: White Size: 3" APERTURE	61.0	ea	$ 220.0	$ 13,420.0	
615	26 50 00	L8 - Surface mounted ceiling light Mfr: Mitzi Model: CADENCE SEMI-FLUSHMOUNT Finish: Black lustro Size: LARGE: H: 9" X 21" DIA	1.0	ea	$ 580.0	$ 580.0	
616	26 50 00	L8 - Surface mounted ceiling light, EM	1.0	ea	$ 620.0	$ 620.0	
617	26 50 00	L9 - Wall mounted sconce Mfr: Worley's lighting Model: WOODLAND ADA SCONCE Finish: Walnut wooden base w/ white linen half shade Size: 3.5" D X 7" W X 14" H	3.0	ea	$ 385.0	$ 1,155.0	
618	26 50 00	L10 - Wall mounted sconce Mfr: Oxygen lighting Model: EPOCH LED WALL SCONCE 3-564-122 Finish: Oiled bronze Size: 5.25"W X 3.75"D X 15.75"H	25.0	ea	$ 450.0	$ 11,250.0	
619	26 50 00	L10 - Wall mounted sconce, EM	78.0	ea	$ 485.0	$ 37,830.0	
620	26 50 00	L11 - Surface mounted ceiling light Mfr:Astro lighting Model: Kos surface mount light Finish: Textured white Size: 4.53" W X 5.59" H	37.0	ea	$ 385.0	$ 14,245.0	
621	26 50 00	L11 - Surface mounted ceiling light, EM	16.0	ea	$ 420.0	$ 6,720.0	
622	26 50 00	L12 - Flush mounted ceiling light Mfr: Eglo Model: PASTORE 1 2035596A Finish: White, black, taupe, grey and cappuccino Size: 33.15"DIA X 9.41"H X 33.15"W	1.0	ea	$ 380.0	$ 380.0	
623	26 50 00	L13 - Wall mounted sconce Mfr: Afx Model: Hinkley saylor led bathbar HKY2219529 Finish: Matte black Size: 18"W x 3"H x 2.25"D	1.0	ea	$ 280.0	$ 280.0	
624	26 50 00	L15 - Suspended LED ceiling light Mfr: Dainolite Model: Atlas linear suspension Finish: Matte black Size: 8" H X 44" W X 4" D	1.0	ea	$ 580.0	$ 580.0	
625	26 50 00	L16 - Recessed LED ceiling light Mfr: Oracle lighting Model: 22-FPL1-LED-3000L-DIM10-MVOLT-30K-85 Size: 2' X 2'	24.0	ea	$ 220.0	$ 5,280.0	
626	26 50 00	L16 - Recessed LED ceiling light, EM	8.0	ea	$ 260.0	$ 2,080.0	
627	26 50 00	L17 - Recessed LED ceiling light Mfr: Oracle lighting Model: 24-FPL-BL-LED-5000L-DIM10-MVOLT-50K-85 Size: 2' X 4'	15.0	ea	$ 240.0	$ 3,600.0	
628	26 50 00	L17 - Recessed LED ceiling light, EM	7.0	ea	$ 280.0	$ 1,960.0	
629	26 50 00	L18 - Outdoor wall sconce Mfr: Wac lighting Model: WS-W52614 Finish: Black Size: 6"W X 4"D X 14"H	2.0	ea	$ 480.0	$ 960.0	
630	26 50 00	L19 - Outdoor wall sconce Mfr: Wac lighting Model: DWELED OUTDOOR SCONCE WS-W65607-GH Finish: Graphite Size: 5.25"H X 6"W X 4"D	5.0	ea	$ 580.0	$ 2,900.0	
631	26 50 00	L20, no detail given	9.0	ea	$ 280.0	$ 2,520.0	
632	26 50 00	Elevator pit light Mfr: Acuity olvtcm	2.0	ea	$ 320.0	$ 640.0	
633	26 50 00	Exit sign	51.0	ea	$ 245.0	$ 12,495.0	
634	26 50 00	Ceiling daylight harvesting photocell w/ dimming capabilities	2.0	ea	$ 385.0	$ 770.0	
635	26 50 00	Ceiling sensor operating in occupancy mode (auto on/auto off)	9.0	ea	$ 185.0	$ 1,665.0	
636	26 50 00	Ceiling sensor operating in vacancy mode (manual on/auto off)	17.0	ea	$ 185.0	$ 3,145.0	
		POWER & CONTROL					
637	26 50 00	Line voltage light switch, 3-way switch	1.0	ea	$ 145.0	$ 145.0	
638	26 50 00	Line voltage light switch, operation in occupancy mode	10.0	ea	$ 165.0	$ 1,650.0	
639	26 50 00	Line voltage light switch, operation in vacancy mode	18.0	ea	$ 165.0	$ 2,970.0	
640	26 50 00	Load controllers (dimming relay packs)	14.0	ea	$ 385.0	$ 5,390.0	

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
641	26 50 00	Load controllers (power relay packs)	14.0	ea	$ 385.0	$ 5,390.0	
642	26 50 00	Low voltage light switch	18.0	ea	$ 185.0	$ 3,330.0	
643	26 50 00	Low voltage light switch, 2 zone on/off w/ dimming	6.0	ea	$ 245.0	$ 1,470.0	
644	26 50 00	Low voltage light switch, key access light switch	2.0	ea	$ 185.0	$ 370.0	
645	26 50 00	Low voltage light switch, on/off w/ dimming	5.0	ea	$ 185.0	$ 925.0	
646	26 50 00	Low voltage light switch, single pole vacancy switch w/ dimming	2.0	ea	$ 185.0	$ 370.0	
647	26 50 00	Single pole switch	832.0	ea	$ 95.0	$ 79,040.0	
648	26 50 00	Three way switch	208.0	ea	$ 130.0	$ 27,040.0	
649	26 50 00	Duplex receptacle	2,006.0	ea	$ 90.0	$ 180,540.0	
650	26 50 00	Duplex receptacle, WP	9.0	ea	$ 145.0	$ 1,305.0	
651	26 50 00	Duplex receptacle, GFI	212.0	ea	$ 125.0	$ 26,500.0	
652	26 50 00	Quad receptacle	105.0	ea	$ 165.0	$ 17,325.0	
653	26 50 00	Special nema type single receptacle	112.0	ea	$ 220.0	$ 24,640.0	
654	26 50 00	Single gang combination TV/ IT outlet	208.0	ea	$ 180.0	$ 37,440.0	
655	26 50 00	Recessed or surface mounted single gang IT outlet	215.0	ea	$ 165.0	$ 35,475.0	
656	26 50 00	TV signal outlet	206.0	ea	$ 145.0	$ 29,870.0	
657	26 50 00	Fused disconnect switch 30A-2P	2.0	ea	$ 385.0	$ 770.0	
658	26 50 00	Fused disconnect switch 30A-3P	2.0	ea	$ 480.0	$ 960.0	
659	26 50 00	Fused disconnect switch 30A-3P, WP	2.0	ea	$ 580.0	$ 1,160.0	
660	26 50 00	Fused disconnect switch 60A-2P	3.0	ea	$ 480.0	$ 1,440.0	
661	26 50 00	Fused disconnect switch 60A-2P, WP	6.0	ea	$ 580.0	$ 3,480.0	
662	26 50 00	Fused disconnect switch 60A-3P	1.0	ea	$ 620.0	$ 620.0	
663	26 50 00	Fused disconnect switch 60A-3P, WP	5.0	ea	$ 720.0	$ 3,600.0	
664	26 50 00	Fused disconnect switch 200A-3P, WP	1.0	ea	$ 2,400.0	$ 2,400.0	
665	26 50 00	Disconnect switch	3.0	ea	$ 480.0	$ 1,440.0	
666	26 50 00	Recessed or surface mounted power J-box w/ double pole single throw switch	563.0	ea	$ 185.0	$ 104,155.0	
667	26 50 00	Recessed or surface mounted power J-box w/ double pole single throw switch, WP	65.0	ea	$ 185.0	$ 12,025.0	
668	26 50 00	IT/TV network interface device (NID)	106.0	ea	$ 1,200.0	$ 127,200.0	
669	26 50 00	Junction box	116.0	ea	$ 85.0	$ 9,860.0	
670	26 50 00	Wireless access point	41.0	ea	$ 485.0	$ 19,885.0	
671	26 50 00	Central inverter CC-INV	1.0	ea	$ 4,800.0	$ 4,800.0	
672	26 50 00	Central inverter INV-1	1.0	ea	$ 4,800.0	$ 4,800.0	
673	26 50 00	Central inverter INV-2	1.0	ea	$ 4,800.0	$ 4,800.0	
674	26 50 00	Central inverter INV-3	1.0	ea	$ 4,800.0	$ 4,800.0	
675	26 50 00	Central inverter INV-4	1.0	ea	$ 4,800.0	$ 4,800.0	
676	26 50 00	Combination HOA starter / disconnect switch ,30A-3P	2.0	ea	$ 1,200.0	$ 2,400.0	
677	26 50 00	Disconnect switch 30A-3P non fusible	2.0	ea	$ 385.0	$ 770.0	
678	26 50 00	Electric service switchboard	1.0	ea	$ 35,000.0	$ 35,000.0	
679	26 50 00	Electrical panel board CCLP-1 100A MLO	1.0	ea	$ 2,400.0	$ 2,400.0	
680	26 50 00	Electrical panel board CCMDP 600A MCB	1.0	ea	$ 14,500.0	$ 14,500.0	
681	26 50 00	Electrical panel board CCMP-1 225A MLO	1.0	ea	$ 4,200.0	$ 4,200.0	
682	26 50 00	Electrical panel board CCRP-1 100A MLO	1.0	ea	$ 2,400.0	$ 2,400.0	
683	26 50 00	Electrical panel board CIVIC 225A MCB	1.0	ea	$ 4,200.0	$ 4,200.0	
684	26 50 00	Electrical panel board ELP-1 100A 120/208V MLO	1.0	ea	$ 2,400.0	$ 2,400.0	
685	26 50 00	Electrical panel board EM-MP1 100A 120/208V MLO	1.0	ea	$ 2,400.0	$ 2,400.0	
686	26 50 00	Electrical panel board LP-1 100A-208V 3-4W 60A MCB MLO	1.0	ea	$ 2,400.0	$ 2,400.0	
687	26 50 00	Electrical panel board LP-2 100A 208V 3-4W 60AMCB	1.0	ea	$ 2,400.0	$ 2,400.0	
688	26 50 00	Electrical panel board LP-3 100A 208V 3-4W 60AMCB	1.0	ea	$ 2,400.0	$ 2,400.0	
689	26 50 00	Electrical panel board LP-4 100A 208V 3-4W 60AMCB	1.0	ea	$ 2,400.0	$ 2,400.0	
690	26 50 00	Electrical panel board MP-1 225A 120/208V MLO	1.0	ea	$ 4,200.0	$ 4,200.0	
691	26 50 00	Electrical panel board MP-1B 225A 120/208V MLO	1.0	ea	$ 4,200.0	$ 4,200.0	
692	26 50 00	Electrical panel board PP-1 225A 120/208V MLO	1.0	ea	$ 4,200.0	$ 4,200.0	
693	26 50 00	Electrical panel board PP-1A 100A 120/208V MLO	1.0	ea	$ 3,200.0	$ 3,200.0	
694	26 50 00	Electrical panel board PP-2 100A-208V 3-4W MCB	1.0	ea	$ 2,400.0	$ 2,400.0	
695	26 50 00	Electrical panel board PP-3 100A 208V 3-4W 100A MCB	1.0	ea	$ 2,400.0	$ 2,400.0	
696	26 50 00	Electrical panel board PP-4 100A 208V 3-4W 100A MCB	1.0	ea	$ 2,400.0	$ 2,400.0	
697	26 50 00	Electrical panel board PP-EL 225A 120/208V MLO	1.0	ea	$ 4,200.0	$ 4,200.0	
698	26 50 00	Electrical panel board PP-EVC 400A MLO	1.0	ea	$ 8,500.0	$ 8,500.0	
699	26 50 00	Electrical panel board PP-IT 100A 120/208V MLO	1.0	ea	$ 2,400.0	$ 2,400.0	
700	26 50 00	Electrical panel board PP-L 100A 120/208V MLO	1.0	ea	$ 2,400.0	$ 2,400.0	
701	26 50 00	Electrical panelboard MP-4 400A 120/208V MLO	1.0	ea	$ 8,500.0	$ 8,500.0	
702	26 50 00	Electrical panelboard MP-4B 225A 120/208V MLO	1.0	ea	$ 4,200.0	$ 4,200.0	
703	26 50 00	Electrical panelboard SBDP w/integrated SPD 400A 120/208V MLO	1.0	ea	$ 9,500.0	$ 9,500.0	
704	26 50 00	Elevator motor 30HP w/shunt trip for elevators	2.0	ea	$ 1,200.0	$ 2,400.0	
705	26 50 00	Lighting control panel LCP	1.0	ea	$ 4,500.0	$ 4,500.0	
706	26 50 00	Load center 100A ,208V ,1-3W ,100A MCB	82.0	ea	$ 1,200.0	$ 98,400.0	
707	26 50 00	Load center 100A ,208V ,1-3W ,100A MCB w/SPD]	22.0	ea	$ 1,400.0	$ 30,800.0	
708	26 50 00	Main service disconnect switch	1.0	ea	$ 1,800.0	$ 1,800.0	
709	26 50 00	Meter stack modules Eaton 35MM series	104.0	ea	$ 850.0	$ 88,400.0	
710	26 50 00	MSD-1 4000AF 3800AT	1.0	ea	$ 48,000.0	$ 48,000.0	
711	26 50 00	MTRB-1 Main terminal box Eaton 3BTB 1200A 208Y/120V 3-4W MLO	1.0	ea	$ 8,500.0	$ 8,500.0	
712	26 50 00	MTRB-2 Main terminal box Eaton 3BTB 1200A 208Y/120V 3-4W MLO	1.0	ea	$ 8,500.0	$ 8,500.0	
713	26 50 00	MTRB-3 Main terminal box Eaton 3BTB 1200A 208Y/120V 3-4W MLO	1.0	ea	$ 8,500.0	$ 8,500.0	
714	26 50 00	MTRB-4 Main terminal box Eaton 3BTB 1200A 208Y/120V 3-4W MLO	1.0	ea	$ 8,500.0	$ 8,500.0	
715	26 50 00	PM meter	4.0	ea	$ 1,800.0	$ 7,200.0	
716	26 50 00	PSEG meters	2.0	ea	$ 2,200.0	$ 4,400.0	
717	26 50 00	SBP-ATS 400A-208V-3P-4W Generac:TX series or ASCO 4000 series	1.0	ea	$ 8,500.0	$ 8,500.0	
718	26 50 00	SPD, no detail given	1.0	ea	$ 1,400.0	$ 1,400.0	
719	26 50 00	SS-1 1600AF 1600AT	1.0	ea	$ 4,500.0	$ 4,500.0	
720	26 50 00	SS-2 400AF 225AT	1.0	ea	$ 2,800.0	$ 2,800.0	
721	26 50 00	Sub meter for energy monitoring	14.0	ea	$ 850.0	$ 11,900.0	
		EMERGENCY RESPONDERS RADIO COMMUNICATION SYSTEM					

ESTIMATE NO. : 03052026-1
REV NO : 00B
SCOPE : All Trades
PREPARED BY : Team
CHECKED BY : TL-0

PROJECT NAME : Dogwood Terrace
ADDRESS: Franklin Square, Town of Hempstead, Nassau County, NY.
ARCHITECT: Stephen B. Jacobs Group, P.C.
DRAWING STATUS: TOH Building Dept Filing Set

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
722	26 50 00	24 VDC system power supply w/ battery (back-up)	3.0	ea	$ 585.0	$ 1,755.0	
723	26 50 00	Antenna	37.0	ea	$ 145.0	$ 5,365.0	
724	26 50 00	Bi-directional amplifier booster	3.0	ea	$ 2,800.0	$ 8,400.0	
725	26 50 00	ERRCS base station w/ microphone	1.0	ea	$ 4,800.0	$ 4,800.0	
726	26 50 00	ERRCS remote annunciator	3.0	ea	$ 880.0	$ 2,640.0	
727	26 50 00	Fire alarm system monitor module for ERRCS monitoring	1.0	ea	$ 480.0	$ 480.0	
728	26 50 00	Splitter (valued db)	33.0	ea	$ 85.0	$ 2,805.0	
729	26 50 00	Suppression arrestor	5.0	ea	$ 185.0	$ 925.0	
730	26 50 00	Yagi antenna w/ mounting hardware	5.0	ea	$ 280.0	$ 1,400.0	
		SECURITY					
731	26 50 00	2-way intercom	106.0	ea	$ 385.0	$ 40,810.0	
732	26 50 00	24 VDC Power supply	8.0	ea	$ 585.0	$ 4,680.0	
733	26 50 00	Intercom entry system concierge panel	2.0	ea	$ 3,500.0	$ 7,000.0	
734	26 50 00	Intercom entry system master controller	1.0	ea	$ 4,800.0	$ 4,800.0	
735	26 50 00	Intercom main entry directory panel	2.0	ea	$ 3,200.0	$ 6,400.0	
736	26 50 00	Power over ethernet switch - 28 or 2x28 port as needed	8.0	ea	$ 1,400.0	$ 11,200.0	
737	26 50 00	Security access control panel	8.0	ea	$ 4,500.0	$ 36,000.0	
738	26 50 00	Security camera - dome 360 view	1.0	ea	$ 1,200.0	$ 1,200.0	
739	26 50 00	Security camera - dome camera, 180 degree view	63.0	ea	$ 750.0	$ 47,250.0	
740	26 50 00	Security camera - dome camera, 180 degree view, WP	4.0	ea	$ 850.0	$ 3,400.0	
741	26 50 00	Security camera - dual head dome camera, 180 degree viewWP	12.0	ea	$ 1,400.0	$ 16,800.0	
742	26 50 00	Security card reader	33.0	ea	$ 880.0	$ 29,040.0	
743	26 50 00	Security door contact/emergency strike/mag lock	32.0	ea	$ 385.0	$ 12,320.0	
744	26 50 00	Audio/Visual notification appliance part or doorbell system	204.0	ea	$ 245.0	$ 49,980.0	
745	26 50 00	Doorbell	102.0	ea	$ 185.0	$ 18,870.0	
746	26 50 00	DA, no detail given	208.0	ea	$ 280.0	$ 58,240.0	
747	26 50 00	SNVR, no detail given	1.0	ea	$ 4,500.0	$ 4,500.0	
748	26 50 00	PBX, no detail given	1.0	ea	$ 8,500.0	$ 8,500.0	
	28 00 00	**ELECTRONIC SAFETY AND SECURITY**					**$ 359,195.0**
749	28 12 00	Addressable control relay	107.0	ea	$ 240.0	$ 25,680.0	
750	28 12 00	Addressable single or dual input monitor module	21.0	ea	$ 280.0	$ 5,880.0	
751	28 12 00	Auxiliary relay	6.0	ea	$ 185.0	$ 1,110.0	
752	28 12 00	Battery	2.0	ea	$ 185.0	$ 370.0	
753	28 12 00	Data gathering panel	1.0	ea	$ 4,500.0	$ 4,500.0	
754	28 12 00	Double hydrant	16.0	ea	$ 1,800.0	$ 28,800.0	
755	28 12 00	End of line resistor	114.0	ea	$ 25.0	$ 2,850.0	
756	28 12 00	Fire alarm annunciator	2.0	ea	$ 1,850.0	$ 3,700.0	
757	28 12 00	Fire alarm communicator (for cellular communication with central station) DualCom by digital monitoring products or approved equal	1.0	ea	$ 3,800.0	$ 3,800.0	
758	28 12 00	Fire alarm control panel	1.0	ea	$ 18,500.0	$ 18,500.0	
759	28 12 00	Fire alarm heat detector	6.0	ea	$ 145.0	$ 870.0	
760	28 12 00	Fire alarm horn/strobe ,ceiling mounted 75Cd minimum	50.0	ea	$ 245.0	$ 12,250.0	
761	28 12 00	Fire alarm horn/strobe ,wall mounted 30Cd minimum	13.0	ea	$ 245.0	$ 3,185.0	
762	28 12 00	Fire alarm horn/strobe ,wall mounted 30Cd minimum,weatherproof	2.0	ea	$ 325.0	$ 650.0	
763	28 12 00	Fire alarm horn/strobe ,wall mounted audile to provide 520Hz low frequency sound 30Cd minimum	101.0	ea	$ 385.0	$ 38,885.0	
764	28 12 00	Fire alarm main annunciator with larger FACP like display and control capabilities for fire department use	1.0	ea	$ 4,800.0	$ 4,800.0	
765	28 12 00	Fire alarm manual pull station .Furnish with clear protective cover	19.0	ea	$ 185.0	$ 3,515.0	
766	28 12 00	Fire alarm manual pull station .Furnish with clear protective cover,weather proof	2.0	ea	$ 245.0	$ 490.0	
767	28 12 00	Fire alarm strobe ,wall mounted 15Cd minimum	8.0	ea	$ 145.0	$ 1,160.0	
768	28 12 00	Fire alarm strobe ,wall mounted 15Cd minimum local annunciation	1.0	ea	$ 165.0	$ 165.0	
769	28 12 00	Fire alarm strobe ,wall mounted 30Cd minimum	8.0	ea	$ 185.0	$ 1,480.0	
770	28 12 00	Fire alarm strobe ,wall mounted 30Cd minimum local annunciation	307.0	ea	$ 185.0	$ 56,795.0	
771	28 12 00	Multi criteria fire/smoke and carbon monoxide detector	45.0	ea	$ 385.0	$ 17,325.0	
772	28 12 00	Multi criteria fire/smoke and carbon monoxide detector installed on sounder base with 520Hz low frequency sounder capability for local alarm	207.0	ea	$ 480.0	$ 99,360.0	
773	28 12 00	Photoelectric fire smoke detector	92.0	ea	$ 185.0	$ 17,020.0	
774	28 12 00	Sprinkler flow detector /switch	7.0	ea	$ 480.0	$ 3,360.0	
775	28 12 00	Sprinkler valve supervisory tamper switch	7.0	ea	$ 385.0	$ 2,695.0	
	31 00 00	**EARTHWORK**					**$ 718,800.7**
		EXCAVATION & GRADING					
776	31 23 00	Excavation w/ necessary backfill	2,065.1	cy	$ 80.0	$ 165,204.7	
777	31 23 00	Cut	2,884.5	cy	$ 40.0	$ 115,380.7	
778	31 23 00	Fill	5,557.1	cy	$ 50.0	$ 277,857.4	
779	31 23 00	Net earth fill	2,672.6	cy	$ 60.0	$ 160,357.8	
	32 00 00	**EXTERIOR IMPROVEMENT**					**$ 2,318,449.3**
780	32 14 00	Crown footing @ bollard, Size: 2'-0"H x 2'-0"D	3.5	cy	$ 700.0	$ 2,442.2	
781	32 14 00	Isolated footing @ flagpole, Size: 3'-0" x 3'-0"	1.0	ea	$ 800.0	$ 800.0	
782	32 14 00	Wall footing, Size: 0'-6" x 2'-0"	20.4	cy	$ 700.0	$ 14,287.3	
783	32 14 00	Isolated footing @ chain link fence post, Size: 3'-0"H x 1'-0"D	7.8	cy	$ 700.0	$ 5,472.3	
784	32 14 00	Crown footing @ sign bollard, Size: 4'-0"H x 1'-0"D	9.0	ea	$ 500.0	$ 4,500.0	
785	32 14 00	Crown footing @ site lighting, Size: 8'-0"H x 1'-6"D	19.0	ea	$ 600.0	$ 11,400.0	
786	32 14 00	6" thick concrete pad w/ 10 guage 6 x 6 WWM @ midpoint Size: 18'-0" x 7'-6"	126.0	sf	$ 20.0	$ 2,520.0	
787	32 14 00	6" concrete equipment pad	49.0	sf	$ 18.0	$ 882.0	
788	32 14 00	5" concrete sidewalk w/ welded wire mesh @ midpoint 6x6-W2.9xW2.9 Nassau county class B	6,569.0	sf	$ 16.0	$ 105,104.0	
789	32 14 00	6" dia sch 40 steel pipe concrete filled bollard, 6'-8" H	15.0	ea	$ 800.0	$ 12,000.0	
790	32 14 00	Concrete curb w/ #5 bar continuous except at expension joint Size: 1'-6" x 0'-8" Nassau county class A	2,961.5	lf	$ 50.0	$ 148,076.5	
791	32 14 00	Concrete drop curb w/ #5 bar continuous except at expension joint Nassau county class A	94.0	lf	$ 50.0	$ 4,700.0	
792	32 14 00	Mountable curb w/ #5 bar thu curb continuous except thru joint Size: 1'-6" x 0'-7" Nassau county class A	140.4	lf	$ 50.0	$ 7,018.5	

ESTIMATE NO. : 03052026-1
REV NO : 00B
SCOPE : All Trades
PREPARED BY : Team
CHECKED BY : TL-0

PROJECT NAME : Dogwood Terrace
ADDRESS: Franklin Square, Town of Hempstead, Nassau County, NY.
ARCHITECT: Stephen B. Jacobs Group, P.C.
DRAWING STATUS: TOH Building Dept Filing Set

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
793	32 14 00	Standard duty pavement over 1-1/2" compacted asphalt top course nysdot 7 over 2" compacted dense graded base course nysdot type 7 over 6" of compacted RCA nysdot type 1011 material A subbase course	55,496.0	sf	$ 6.0	$ 332,976.0	
794	32 14 00	Standard duty ramp [1:14]	365.0	sf	$ 25.0	$ 9,125.0	
795	32 14 00	Standard duty ramp [1:14] type 1	25.0	sf	$ 25.0	$ 625.0	
796	32 14 00	Standard duty ramp [1:14] type 10B	30.0	sf	$ 25.0	$ 750.0	
797	32 14 00	Concrete walk and patio area	294.0	sf	$ 20.0	$ 5,880.0	
798	32 14 00	Crushed blue stone walk	215.0	sf	$ 30.0	$ 6,450.0	
799	32 14 00	Geoblock pavers for emergency access	4,524.0	sf	$ 25.0	$ 113,100.0	
800	32 14 00	12" crosswalk striping (white)	200.2	lf	$ 5.0	$ 1,000.8	
801	32 14 00	24" stop line (white)	54.7	lf	$ 5.0	$ 273.3	
802	32 14 00	Double yellow striping	72.4	lf	$ 5.0	$ 362.1	
803	32 14 00	Handicapped parking space paint color: blue and white	8.0	ea	$ 250.0	$ 2,000.0	
804	32 14 00	Parking lot stripping (yellow)	2,042.6	lf	$ 5.0	$ 10,212.8	
805	32 14 00	Reflective turn arrow (White)	12.0	ea	$ 5.0	$ 60.0	
806	32 14 00	25' x 3" dia estate aluminum flagpole w/ flash collar w/ hardwood wedges, steel support plate Mfr: American flagpole	1.0	ea	$ 4,800.0	$ 4,800.0	
807	32 14 00	44'-6" wide crash gate	1.0	ea	$ 28,000.0	$ 28,000.0	
808	32 14 00	2" schedule 40 pipe bike rack core drilled into proposed concrete walk w/ concrete base block Base block Size: 12" x 12" Mfr: Dero or approved equal	2.0	ea	$ 580.0	$ 1,160.0	
809	32 14 00	Nassau county double catch basin type A modified w/ N.C.D.P.W. type A frame, grate & curb inlet galv. steel reticuline grate w/ a 6" curb height	1.0	ea	$ 4,200.0	$ 4,200.0	
810	32 14 00	Nassau caounty catch basin type "A" modified (CB) w/ N.C.D.P.W. type A frame, grate & curb inlet galv. steel reticuline grate w/ a 6" curb height Size: 4'-0" x 5'-4"	7.0	ea	$ 3,800.0	$ 26,600.0	
811	32 14 00	Relocated 'dogwood terrace' sign	1.0	ea	$ 1,200.0	$ 1,200.0	
812	32 14 00	Sign board 'Handicap parking w/ van acceptable aupplement plaque', galv. steel u channel Size: 12" x 18" or 12" x 6"	8.0	ea	$ 185.0	$ 1,480.0	
813	32 14 00	Sign board 'No stopping anytime' Size: 12" x 18" w/ 6" dia steel pipe, 7' long	5.0	ea	$ 385.0	$ 1,925.0	
814	32 14 00	Sign board 'Stop' Size: 30" w/ 6" dia steel pipe, 7' long	4.0	ea	$ 385.0	$ 1,540.0	
815	32 14 00	Semaconnect series 6 dual pedestal EV charging station	6.0	ea	$ 8,800.0	$ 52,800.0	
816	32 14 00	EV ready stall	8.0	ea	$ 1,200.0	$ 9,600.0	
817	32 14 00	Emergency access gate w fire dept. knox box	1.0	ea	$ 4,500.0	$ 4,500.0	
818	32 14 00	Embedded performed detectable warning surface by detecto-tile	101.0	sf	$ 48.0	$ 4,848.0	
819	32 14 00	Electric vehicle charging stall	10.0	ea	$ 2,400.0	$ 24,000.0	
820	32 14 00	Blast wall	189.0	sf	$ 185.0	$ 34,965.0	
821	32 16 00	[1] 3' ED precast leaching galleys, 40 sf, 6ft H	1.0	ea	$ 4,800.0	$ 4,800.0	
822	32 16 00	[4] 4' ED precast leaching galleys, 161 sf	1.0	ea	$ 16,800.0	$ 16,800.0	
823	32 16 00	[7] 4' ED precast leaching galleys, 283sf	1.0	ea	$ 26,500.0	$ 26,500.0	
824	32 16 00	[11] 3' ED precast leaching galleys, 444sf	1.0	ea	$ 35,000.0	$ 35,000.0	
825	32 16 00	[23] 3' ED precast leaching galleys, 928sf	1.0	ea	$ 68,000.0	$ 68,000.0	
826	32 16 00	[28] 4' ED precast leaching galleys, 1133sf	1.0	ea	$ 94,500.0	$ 94,500.0	
827	32 16 00	[40] 4' ED precast leaching galleys, 1636sf	1.0	ea	$ 135,000.0	$ 135,000.0	
828	32 16 00	[60] 4' ED precast leaching galleys, 2454 sf	1.0	ea	$ 200,000.0	$ 200,000.0	
829	32 16 00	[66] 4' ED precast leaching galleys, 2665sf	1.0	ea	$ 220,000.0	$ 220,000.0	
830	32 16 00	3'-0" high ADA handrail	15.0	lf	$ 145.0	$ 2,176.5	
831	32 16 00	3'-0" high handrails	26.6	lf	$ 120.0	$ 3,192.7	
832	32 16 00	5'-0" concrete step, 2R	4.0	riser	$ 420.0	$ 1,680.0	
833	32 16 00	6'-0" commercial park bench Mfr: sandbaggy or approved equal	4.0	ea	$ 1,200.0	$ 4,800.0	
834	32 46 00	Type A LED polemounted area light, 108 watt, 18'-0" H Model: DEZINER DS10A PLED III W 48LED700mA 30K HS 4" x 6" gasketed hand hole	6.0	ea	$ 3,800.0	$ 22,800.0	
835	32 46 00	Type B, LED polemounted area light, 108 watt, 18'-0" H Model: DEZINER DS10A PLED II FR 48LED700mA 30K HS 4" x 6" gasketed hand hole	10.0	ea	$ 3,800.0	$ 38,000.0	
836	32 46 00	Type D LED pole mounted area light, 347 watt, 18'-0" H Model: DEZINER DS10A PLED III M 80LED700mA 30K HS 4" x 6" gasketed hand hole	2.0	ea	$ 5,800.0	$ 11,600.0	
837	32 46 00	Type E, LED polemounted area light, 108 watt, 18'-0" H Model: DEZINER DS10A PLED IV FT 48LED700mA 30K HS 4" x 6" gasketed hand hole	1.0	ea	$ 3,800.0	$ 3,800.0	
838	32 46 00	Type F, LED bollard light, 5 watt, 3'-6" H Model: LITHONIA RADB LED P1 30K ASYDBLXD	70.0	ea	$ 1,800.0	$ 126,000.0	
839	32 46 00	Type G, LED wall mounted area light, 16.5 watts, 8'-0" H Model: WAC LIGHTING WS-W65607A121715	5.0	ea	$ 850.0	$ 4,250.0	
840	32 46 00	Type H, LED wall mounted area light, 18 watts, 8'-0" H Model: WAC LIGHTING WS-W52614	2.0	ea	$ 880.0	$ 1,760.0	
841	32 46 00	7-inch, LED ground mounted flagpole uplight, 12.5 watt Mfr: Alcon lighting Model: 9042-W25-LED-12.5W-30K (Circuitry to be done by others)	2.0	ea	$ 1,200.0	$ 2,400.0	
842	32 46 00	Existing sewer line cut and add cleanout	1.0	ea	$ 1,800.0	$ 1,800.0	
843	32 46 00	Fine gravel bocce court w/ 2" x 6" pressure treated timber board Size: 60'-0" x 10'-0"	1.0	ea	$ 4,500.0	$ 4,500.0	
844	32 46 00	Shuffleboard court w/ asphalt top Size: 52'-0" x 10'-0"	2.0	ea	$ 7,500.0	$ 15,000.0	
845	32 46 00	Poured thrust blocks	21.0	ea	$ 385.0	$ 8,085.0	

ESTIMATE NO. : 03052026-1
REV NO : 00B
SCOPE : All Trades
PREPARED BY : Team
CHECKED BY : TL-0

PROJECT NAME : Dogwood Terrace
ADDRESS: Franklin Square, Town of Hempstead, Nassau County, NY.
ARCHITECT: Stephen B. Jacobs Group, P.C.
DRAWING STATUS: TOH Building Dept Filing Set

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
846	32 46 00	Recon retaining wall w 6'-0" high black vinyl coated fence w/ privacy slats Recon top block (R-24T) (3) Recon middle block (R-39M) Recon middle block (R-39M) Recon bottom block (R-45B)	1,168.0	sf	$ 58.0	$ 67,744.0	
847	32 46 00	Segmental block retaining wall w/ 4'-0" tall black vinyl coated chain link fence w/ privacy slats, Keystone retaining wall block compac III Size: 8" x 18" x 12", Top cap block Size: 4" x 18" x 12"	112.0	sf	$ 60.0	$ 6,720.0	
848	32 46 00	Segmental block retaining wall w/ 6'-0" tall black vinyl coated chain link fence w/ privacy slats, Keystone retaining wall block compac III Size: 8" x 18" x 12", Top cap block Size: 4" x 18" x 12"	880.0	sf	$ 70.0	$ 61,600.0	
849	32 46 00	Sanitary dog house manhole w/ 8" crushed stone as base	2.0	ea	$ 4,500.0	$ 9,000.0	
850	32 46 00	6'-0" high black vinyl chain link fence w/ privacy slats 1.5" O.D. bottom rail or 8 GA tension wire 2.5" O.D. line post hot dipped galv. 10'0" max post spacing Stretcher bar w/ clamps 18" O.C.	896.3	lf	$ 58.0	$ 51,984.2	
851	32 46 00	2" stone or crushed stone @ 6" thick stablizied construction entrance w/ filter cloth	989.0	sf	$ 4.5	$ 4,450.5	
852	32 46 00	Construction double hinged gate Size: 20'-0" x 6'-0" (Height assumed)	1.0	ea	$ 4,800.0	$ 4,800.0	
853	32 46 00	Filter fabric inlet protection @ open grates w/ 3' high 2" x 4" wood frame	107.6	lf	$ 28.0	$ 3,013.4	
854	32 46 00	Proposed dike/swale	532.0	lf	$ 14.0	$ 7,448.0	
855	32 46 00	Silt fence w/ 36" high fence posts spaced @ 10' driven min. 16" into ground w/ steel either "T" or "U" type or 2" hardwood & 1'-8" high woven wire fence (Min. 14.5 Ga- Max. 6" mesh spacing)	1,676.5	lf	$ 6.5	$ 10,897.3	
856	32 46 00	Construction staging area	1,244.0	sf	$ 4.5	$ 5,598.0	
		REFUSE ENCLOSURE					
857	32 16 00	Crown footing, Size: 2'-6"H x 1'-6"D	4.0	ea	$ 700.0	$ 2,800.0	
858	32 16 00	Wall footing w/ Gr. 60 #4 steel reinforcing bars, Gr. 60 #4 steel hooked dowel, Size: 2'-0" x 1'-0"	2.6	cy	$ 750.0	$ 1,960.6	
859	32 16 00	6" reinforced concrete slab w/ (2) welded wire fabric 6x6 - W4.0 x W4.0 over 6" sabilized soil base	145.0	sf	$ 14.0	$ 2,030.0	
860	32 16 00	4" dia sch 40 steel bollard, 6'-8"H	4.0	ea	$ 680.0	$ 2,720.0	
861	32 16 00	8" conc. masonry unit w/ masonry ties @ 1'-4" O.C. vertically and horizontally, Gr.60 #4 steel dowels spaced @ 24" O.C., Painted	283.0	sf	$ 26.0	$ 7,358.0	
862	32 16 00	Precast masonry cap grouted to top of wall	35.4	lf	$ 42.0	$ 1,485.5	
863	32 16 00	6" DR-18 PVC @ 2.0 %	20.0	lf	$ 58.0	$ 1,160.0	
864	32 16 00	External double hinged refuse enclosure door, Size: 8'-6" x 6'-0"	2.0	ea	$ 4,800.0	$ 9,600.0	
	33 00 00	**UTILITIES**					**$ 601,687.8**
865	33 18 00	1.5" domestic water service	385.1	lf	$ 42.0	$ 16,172.1	
866	33 18 00	4" domestic water service	405.5	lf	$ 88.0	$ 35,685.8	
867	33 18 00	4" electric service	185.1	lf	$ 35.0	$ 6,477.8	
868	33 18 00	6" dia PVC DR-18 Sanitary pipe	295.0	lf	$ 80.0	$ 23,602.4	
869	33 18 00	6" fire service line	671.5	lf	$ 140.0	$ 94,008.6	
870	33 18 00	15" ADS N12 drainage pipe @ 1.0% min	319.0	lf	$ 160.0	$ 51,040.0	
871	33 18 00	15" CCP drainage pipe	11.0	lf	$ 55.0	$ 607.2	
872	33 18 00	15" dia CPP roof drain manifold	162.0	lf	$ 65.0	$ 10,531.3	
873	33 18 00	Drainage pipe	654.6	lf	$ 50.0	$ 32,727.5	
874	33 18 00	Electric service	1,199.2	lf	$ 50.0	$ 59,960.0	
875	33 18 00	Gas service	289.3	lf	$ 60.0	$ 17,355.6	
876	33 18 00	Secondary electric service to service building	122.0	lf	$ 50.0	$ 6,099.0	
877	33 18 00	Yard drainage pipe	44.0	lf	$ 50.0	$ 2,199.5	
878	33 18 00	Yard drainage pipe 8" HDPE	162.0	lf	$ 60.0	$ 9,719.4	
879	33 18 00	Area drain w/ 2'-0" x 2'-0" cast iron frame & grate Size: 4'-0" x 4'-0"	2.0	ea	$ 2,400.0	$ 4,800.0	
880	32 14 00	Hydrant	3.0	ea	$ 5,000.0	$ 15,000.0	
881	33 18 00	4" domestic water service w/ RPZ (reduced pressure zone)	1.0	ea	$ 2,400.0	$ 2,400.0	
882	33 18 00	1.5" domestic water service w/ RPZ (reduced pressure zone)	1.0	ea	$ 1,400.0	$ 1,400.0	
883	33 18 00	2" Backflow preventer double check valve (DCV) Mfr: Zurn Wilkins Model: 350XL	1.0	ea	$ 1,400.0	$ 1,400.0	
884	33 18 00	4' diameter precast drainage manhole detail w/ frame & cover campbell Model: 1182C (grate) or approved equal	5.0	ea	$ 4,800.0	$ 24,000.0	
885	33 18 00	Tee Size: 4" x 1.5"	1.0	ea	$ 385.0	$ 385.0	
886	33 18 00	FDC fire department connection	102.7	lf	$ 145.0	$ 14,893.0	
887	33 18 00	Rain drain pipe	287.0	lf	$ 32.0	$ 9,182.7	
888	33 18 00	Remote FDC	2.0	ea	$ 1,800.0	$ 3,600.0	
889	33 18 00	Pull box	1.0	ea	$ 850.0	$ 850.0	
890	33 18 00	Primary electric from utility pole to transformer per PSEG	1.0	ea	$ 12,000.0	$ 12,000.0	
891	33 18 00	4" dia schedule 40 PVC sleeve	760.8	lf	$ 32.0	$ 24,345.9	
892	33 18 00	6" irrigation Double check valve	1.0	ea	$ 2,800.0	$ 2,800.0	
893	33 18 00	6" fire Double check valve	1.0	ea	$ 3,800.0	$ 3,800.0	
894	33 18 00	80 KW gas generator	1.0	ea	$ 58,000.0	$ 58,000.0	
895	33 18 00	LIPA/PSE&G 3- phase transformer	1.0	ea	$ 18,500.0	$ 18,500.0	
896	33 18 00	Electric manhole	1.0	ea	$ 8,500.0	$ 8,500.0	
897	33 18 00	Telephone manhole	1.0	ea	$ 4,800.0	$ 4,800.0	
898	33 18 00	Gas meter	1.0	ea	$ 2,200.0	$ 2,200.0	
899	33 18 00	Yard drain	11.0	ea	$ 850.0	$ 9,350.0	
900	33 18 00	Zone 1, 2" solenoid valve in amatex fiberglass box Mfr: Richdel Model: 217 or approved equal	1.0	ea	$ 385.0	$ 385.0	
901	33 18 00	Zone 2, 2" solenoid valve in amatex fiberglass box Mfr: Richdel Model: 217 or approved equal	1.0	ea	$ 385.0	$ 385.0	
902	33 18 00	Zone 3, 2" solenoid valve in amatex fiberglass box Mfr: Richdel Model: 217 or approved equal	1.0	ea	$ 385.0	$ 385.0	

ESTIMATE NO. : 03052026-1
REV NO : 00B
SCOPE : All Trades
PREPARED BY : Team
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PROJECT NAME : Dogwood Terrace
ADDRESS: Franklin Square, Town of Hempstead, Nassau County, NY.
ARCHITECT: Stephen B. Jacobs Group, P.C.
DRAWING STATUS: TOH Building Dept Filing Set

NO.	CSI DIV.	DESCRIPTION	TOTAL QTY.	UNIT	COST PER UNIT	TOTAL ITEM COST	TOTAL TRADE COST
903	33 18 00	Zone 4, 2" solenoid valve in amatex fiberglass box Mfr: Richdel Model: 217 or approved equal	1.0	ea	$ 385.0	$ 385.0	
904	33 18 00	Zone 5, 2" solenoid valve in amatex fiberglass box Mfr: Richdel Model: 217 or approved equal	1.0	ea	$ 385.0	$ 385.0	
905	33 18 00	Zone 6, 2" solenoid valve in amatex fiberglass box Mfr: Richdel Model: 217 or approved equal	1.0	ea	$ 385.0	$ 385.0	
906	33 18 00	Zone 7, 2" solenoid valve in amatex fiberglass box Mfr: Richdel Model: 217 or approved equal	1.0	ea	$ 385.0	$ 385.0	
907	33 18 00	Zone 8, 2" solenoid valve in amatex fiberglass box Mfr: Richdel Model: 217 or approved equal	1.0	ea	$ 385.0	$ 385.0	
908	33 18 00	Zone hydrosaver proline controller Size: 9'-8" x 7'-10"	1.0	ea	$ 1,800.0	$ 1,800.0	
909	33 18 00	Zone 1, hunter MP2000 series head sprinkler 1.5 GMP/21' O.C. max	13.0	ea	$ 85.0	$ 1,105.0	
910	33 18 00	Zone 2, hunter MP2000 series head sprinkler 1.5 GMP/21' O.C. max	15.0	ea	$ 85.0	$ 1,275.0	
911	33 18 00	Zone 3, hunter MP2000 series head sprinkler 1.5 GMP/21' O.C. max	12.0	ea	$ 85.0	$ 1,020.0	
912	33 18 00	Zone 4, hunter MP2000 series head sprinkler 1.5 GMP/21' O.C. max	16.0	ea	$ 85.0	$ 1,360.0	
913	33 18 00	Zone 5, hunter MP2000 series head sprinkler 1.5 GMP/21' O.C. max	4.0	ea	$ 85.0	$ 340.0	
914	33 18 00	Zone 6, hunter MP2000 series head sprinkler 1.5 GMP/21' O.C. max	11.0	ea	$ 85.0	$ 935.0	
915	33 18 00	Zone 7, hunter MP2000 series head sprinkler 1.5 GMP/21' O.C. max	16.0	ea	$ 85.0	$ 1,360.0	
916	33 18 00	Zone 8, hunter MP2000 series head sprinkler 1.5 GMP/21' O.C. max	12.0	ea	$ 85.0	$ 1,020.0	
SUB TOTAL						**$ 26,734,544.3**	**$ 26,734,544.3**
CONTINGENCY					**3.0%**	**$ 802,036.3**	**$ 802,036.3**
INSURANCE					**1.5%**	**$ 413,048.7**	**$ 413,048.7**
OVERHEAD					**7.5%**	**$ 2,096,222.2**	**$ 2,096,222.2**
PROFIT					**7.5%**	**$ 2,253,438.9**	**$ 2,253,438.9**
BASE BID TOTAL						**$ 32,299,290.4**	**$ 32,299,290.4**

		ALTERNATE					$ 12,031.0
1		Tile flooring - 2" x 2" mosaic [Option 2]	40.0	sf	$ 25.0	$ 1,000.0	
2		Wall paint - PT-204B [Option B] Mfr: Benjamin Moore Product: Maplewood Color: 1133 Finish: Satin	724.0	sf	$ 4.0	$ 2,896.0	
3		Wall panel - PL-202 [OPTION 2] Mfr: Benjamin Moore Product: Tea Light Color: 471 Finish: Semi Gloss	63.0	sf	$ 25.0	$ 1,575.0	
4		Wall panel - PL-202 [OPTION 1] Mfr: Benjamin Moore Product: Tea Light Color: 471 Finish: Semi Gloss	71.0	sf	$ 25.0	$ 1,775.0	
5		2'-0" wide base cabinet w/ PL-100 finish, W/ PL-300 option B Mfr: Atlantis Kitchen Product: White Color: White Finish: Satin	9.6	lf	$ 500.0	$ 4,785.0	

Notes and Exclusions

1 Anything not mentioned above, Permit & Sign off, Asbestos removal, Union Wages are excluded.
2 The drawings are scaled as per the mentioned scales on the plans.
3 The Cost Per Unit includes standard cost of both labor and material.

Legend

CSI DIV. = CSI Division, sf = square feet, lf = linear feet, ea = each, ls = lump sum, loc = location, lb = pounds, cy = cubic yard, sy = square yard, sf flr. = square feet floor, w =

DOGWOOD TERRACE

1170 MARTHA PLACE
FRANKLIN SQUARE, NY 11010

OWNER/CO-DEVELOPER:

DOGWOOD TERRACE HOUSING DEVELOPMENT
FUND CORP. (TO-BE-FORMED)
C/O TOWN OF HEMPSTEAD HOUSING AUTHORITY

760 JERUSALEM AVENUE
UNIONDALE, NY 11553
(516)-485-9666

DEVELOPER:

GEORGICA GREEN VENTURES, LLC

50 JERICHO QUADRANGLE, SUITE 118
JERICHO, NY 11753
(516) 470-9100

ARCHITECT:

STEPHEN B. JACOBS GROUP, P.C.

381 PARK AVENUE SOUTH, 2ND FLOOR
NEW YORK NY 10016
(212) 421-3712

STRUCTURAL ENGINEER:

RODNEY D. GIBBLE CONSULTING ENGINEERS

18 W 21ST STREET
NEW YORK, NY 10010
(212) 989-2853

MEP FAS ENGINEER:

EMTEC CONSULTING ENGINEERS

3555 VETERANS MEMORIAL HWY, SUITE M
RONKONKOMA, NY 11779
(631)-981-3990

SITE ENGINEER

R & M ENGINEERING

50 ELM ST
HUNTINGTON, NY 11743
(631)-271-0576

SCHEDULE OF DRAWINGS:

ARCHITECTURAL

		2023.10.13 - HCR FILING SET	2023.10.20 - TOH BUILDING DEPT FILING SET	2024.08.25 - HCR FILING SET	2025.08.25 - HCR FILING SET	2026.05.14 - HCR/TOH BUILDING DEPT FILING SET
T-001	COVER SHEET	●	●			●
A-020	BUILDING CODE ANALYSIS	●	●	●	●	●
A-030	SITE PLAN		●	●		●
A-101	FIRST FLOOR KEY PLAN	●	●	●	●	●
A-102	SECOND FLOOR KEY PLAN	●	●	●	●	●
A-103	THIRD FLOOR KEY PLAN	●	●	●	●	●
A-104	FOURTH FLOOR KEY PLAN	●	●	●	●	●
A-105	ROOF KEY PLAN	●	●	●	●	●
A-111	FIRST FLOOR PARTIAL PLAN	●	●	●	●	●
A-112	FIRST FLOOR PARTIAL PLAN	●	●	●	●	●
A-113	PARTIAL PLANS	●	●	●	●	●
A-114	FOURTH FLOOR PARTIAL PLANS	●	●	●	●	●
A-115	TYPICAL UNIT PLANS	●	●	●	●	●
A-120	COMMUNITY BUILDING DEMO PLAN	●	●	●	●	●
A-121	COMMUNITY BUILDING ROOF PLAN		●	●	●	●
A-181	RCP 1ST FLOOR	●	●	●	●	●
A-182	RCP 2ND FLOOR	●	●	●	●	●
A-183	RCP 3RD FLOOR	●	●	●	●	●
A-184	RCP 4TH FLOOR	●	●	●	●	●
A-200	BUILDING ELEVATIONS	●	●	●	●	●
A-201	BUILDING ELEVATIONS	●	●	●	●	●
A-300	BUILDING SECTIONS	●	●	●	●	●
A-350	STAIR PLANS AND SECTIONS		●	●		●
A-400	WALL SECTIONS	●	●	●	●	●
A-401	WALL SECTIONS	●	●	●	●	●
A-402	WALL SECTIONS	●	●	●	●	●
A-500	PARTITION SCHEDULE AND DETAILS	●	●	●		●
A-501	PARTITION SCHEDULE AND DETAILS	●	●	●		●
A-502	ASSEMBLY DETAILS	●	●	●		●
A-503	ASSEMBLY DETAILS					●
A-504	MISC. DETAILS		●	●		●
A-510	DOOR SCHEDULE		●	●	●	●
A-520	WINDOW SCHEDULE	●	●	●	●	●
A-550	FINISH SCHEDULE					●
A-600	KITCHEN ELEVATIONS	●	●	●	●	●
A-610	BATHROOM ELEVATIONS	●	●	●		●
A-611	BATHROOM ELEVATIONS		●	●		●
A-800	INTERIOR ELEVATIONS					●
A-802	INTERIOR ELEVATIONS					●
A-803	INTERIOR ELEVATIONS					●
EN-011	ENERGY CODE DIAGRAMS		●			●

STRUCTURAL

		2023.10.13 - HCR FILING SET	2023.10.20 - TOH BUILDING DEPT FILING SET	2024.08.25 - HCR FILING SET	2025.08.25 - HCR FILING SET	2026.05.14 - HCR/TOH BUILDING DEPT FILING SET
S-001	GENERAL NOTES & TYP SECTIONS	●				●
S-100	FOUNDATION PLAN	●				●
S-101	FIRST FLOOR FRAMING PLAN	●				●
S-102	TYPICAL (2&3) FLOOR FRAMING PLANS	●				●
S-103	FOURTH FLOOR FRAMING PLAN	●				●
S-104	ROOF FRAMING PLAN	●				●
S-105	COMM. BLDG 1ST FLOOR PLAN w/ FOUNDATION	●				●
S-106	COMM. BLDG 1ST FLOOR PLAN w/ REFLECTED ROOF FRAMING	●				●
S-107	COMM. BLDG - SECTIONS					●
S-200	SECTION & DETAILS	●				●
S-201	SECTION & DETAILS	●				●
S-300	SECTION & DETAILS	●				●

MECHANICAL

		2023.10.13 - HCR FILING SET	2023.10.20 - TOH BUILDING DEPT FILING SET	2024.08.25 - HCR FILING SET	2025.08.25 - HCR FILING SET	2026.05.14 - HCR/TOH BUILDING DEPT FILING SET
M-001	MECHANICAL SYMBOLS, ABBREVIATIONS AND GENERAL NOTES	●				
M-002	MECHANICAL GENERAL NOTES	●				
M-101	MECHANICAL FIRST FLOOR PLAN	●	●	●		
M-102	MECHANICAL SECOND FLOOR PLAN	●	●	●		
M-103	MECHANICAL THIRD FLOOR PLAN	●	●	●		
M-104	MECHANICAL FOURTH FLOOR PLAN	●	●	●		
M-105	MECHANICAL ROOF PLAN	●				
M-301	MECHANICAL UNIT PLANS	●				
M-501	MECHANICAL DETAILS	●				
M-502	MECHANICAL DETAILS	●				
M-601	MECHANICAL SCHEDULES	●	●	●		
M-602	MECHANICAL SCHEDULES	●	●	●		
M-701	MECHANICAL RISER DIAGRAMS	●				
M-702	MECHANICAL RISER DIAGRAMS	●				

PLUMBING

		2023.10.13 - HCR FILING SET	2023.10.20 - TOH BUILDING DEPT FILING SET	2024.08.25 - HCR FILING SET	2025.08.25 - HCR FILING SET	2026.05.14 - HCR/TOH BUILDING DEPT FILING SET
P-001	PLUMBING SYMBOLS, ABBREVIATIONS AND GENERAL NOTES	●				
P-002	PLUMBING GENERAL NOTES	●				
P-100	PLUMBING UNDERSLAB PLAN	●				
P-101	PLUMBING FIRST FLOOR PLAN	●				
P-102	PLUMBING SECOND FLOOR PLAN	●				
P-103	PLUMBING THIRD FLOOR PLAN	●				
P-104	PLUMBING FOURTH FLOOR PLAN	●				
P-105	PLUMBING ROOF PLAN	●				
P-301	PLUMBING UNIT PLANS	●				
P-302	PLUMBING PART PLANS	●				
P-501	PLUMBING DETAILS	●				
P-502	PLUMBING DETAILS	●				
P-503	PLUMBING DETAILS	●				
P-504	PLUMBING DETAILS	●				
P-505	PLUMBING DETAILS	●				
P-601	PLUMBING SCHEDULES	●				
P-602	PLUMBING DOMESTIC WATER RISER DIAGRAMS	●				
P-603	PLUMBING DOMESTIC WATER RISER DIAGRAMS	●				
P-604	PLUMBING SANITARY RISER DIAGRAMS	●				
P-605	PLUMBING SANITARY RISER DIAGRAMS	●				
P-606	PLUMBING STORM AND GAS RISER DIAGRAMS	●				

ELECTRICAL

		2023.10.13 - HCR FILING SET	2023.10.20 - TOH BUILDING DEPT FILING SET	2024.08.25 - HCR FILING SET	2025.08.25 - HCR FILING SET	2026.05.14 - HCR/TOH BUILDING DEPT FILING SET
E-001	ELECTRICAL SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES	●				
E-002	ELECTRICAL SITE PLAN	●				
E-101	ELECTRICAL FIRST FLOOR POWER PLAN	●				
E-102	ELECTRICAL SECOND FLOOR POWER PLAN	●				
E-103	ELECTRICAL THIRD FLOOR POWER PLAN	●				
E-104	ELECTRICAL FOURTH FLOOR POWER PLAN	●				
E-105	ELECTRICAL ROOF POWER PLAN	●				
E-201	ELECTRICAL FIRST FLOOR LIGHTING PLAN	●				
E-202	ELECTRICAL SECOND FLOOR LIGHTING PLAN	●				
E-203	ELECTRICAL THIRD FLOOR LIGHTING PLAN	●				
E-204	ELECTRICAL FOURTH FLOOR LIGHTING PLAN	●				
E-205	ELECTRICAL ROOF LIGHTING PLAN	●				
E-301	ELECTRICAL APT UNIT TYPES POWER & LIGHTING PLANS	●				
E-302	ELECTRICAL PART PLANS	●				
E-501	ELECTRICAL DETAILS	●				
E-502	ELECTRICAL DETAILS	●				
E-503	ELECTRICAL DETAILS	●				
E-504	ELECTRICAL DETAILS	●				
E-601	ELECTRICAL RISER DIAGRAM	●				
E-602	ELECTRICAL STANDBY POWER GENERATOR INFORMATION AND SPECIFICATION	●				
E-603	ELECTRICAL SCHEDULES	●				
E-604	ELECTRICAL SCHEDULES	●				
E-700	ELECTRICAL - E.R.R.C.S. NOTES AND RISER DIAGRAM	●				
E-701	ELECTRICAL - E.R.R.C.S. FIRST FLOOR PLAN	●				
E-702	ELECTRICAL - E.R.R.C.S. SECOND FLOOR PLAN	●				
E-703	ELECTRICAL - E.R.R.C.S. THIRD FLOOR PLAN	●				
E-704	ELECTRICAL - E.R.R.C.S. FOURTH FLOOR PLAN	●				
E-705	ELECTRICAL - E.R.R.C.S. ROOF PLAN	●				
E-800	ELECTRICAL - EMERGENCY CALL/ASSISTANCE SYSTEM NOTES AND RISER DIAGRAM					
E-801	ELECTRICAL - IT NETWORK/TV - FIRST FLOOR PLAN	●				
E-802	ELECTRICAL - IT NETWORK/TV - SECOND FLOOR PLAN	●				
E-803	ELECTRICAL - IT NETWORK/TV - THIRD FLOOR PLAN	●				
E-804	ELECTRICAL - IT NETWORK/TV - FOURTH FLOOR PLAN	●				
E-805	ELECTRICAL - IT NETWORK/TV - TYPICAL DWELLING UNIT ENLARGED PLANS	●				
E-806	ELECTRICAL - IT NETWORK/TV - RISER DIAGRAMS	●				
E-900	ELECTRICAL - SECURITY SYSTEM NOTES & RISER DIAGRAM					
E-901	ELECTRICAL - SECURITY/ECS - FIRST FLOOR PLAN	●				
E-902	ELECTRICAL - SECURITY/ECS - SECOND FLOOR PLAN	●				
E-903	ELECTRICAL - SECURITY/ECS - THIRD FLOOR PLAN	●				
E-904	ELECTRICAL - SECURITY/ECS - FOURTH FLOOR PLAN	●				
E-905	ELECTRICAL - SECURITY/ECS - ROOF PLAN	●				
E-906	ELECTRICAL - SECURITY/ECS - TYPICAL DWELLING UNIT ENLARGED PLANS	●				
E-907	ELECTRICAL - SECURITY/ECS - RISER DIAGRAMS	●				

FIRE ALARM SYSTEM

		2023.10.13 - HCR FILING SET	2023.10.20 - TOH BUILDING DEPT FILING SET	2024.08.25 - HCR FILING SET	2025.08.25 - HCR FILING SET	2026.05.14 - HCR/TOH BUILDING DEPT FILING SET
FA-001	FIRE ALARM SYMBOLS, ABBREVIATIONS AND GEN NOTES	●				
FA-101	FIRE ALARM FIRST FLOOR PLAN	●				
FA-102	FIRE ALARM SECOND FLOOR PLAN	●				
FA-103	FIRE ALARM THIRD FLOOR PLAN	●				
FA-104	FIRE ALARM FOURTH FLOOR PLAN	●				
FA-105	FIRE ALARM ROOF PLAN	●				
FA-501	FIRE ALARM DETAILS	●				
FA-601	FIRE ALARM RISER DIAGRAM	●				

FIRE SPRINKLER

		2023.10.13 - HCR FILING SET	2023.10.20 - TOH BUILDING DEPT FILING SET	2024.08.25 - HCR FILING SET	2025.08.25 - HCR FILING SET	2026.05.14 - HCR/TOH BUILDING DEPT FILING SET
SP-001	FIRE SPRINKLER SYMBOLS, ABBREVIATIONS AND GENERAL NOTES	●				
SP-101	FIRE SPRINKLER FIRST FLOOR PLAN	●				
SP-102	FIRE SPRINKLER SECOND FLOOR PLAN	●				
SP-103	FIRE SPRINKLER THIRD FLOOR PLAN	●				
SP-104	FIRE SPRINKLER FOURTH FLOOR PLAN	●				
SP-105	FIRE SPRINKLER ROOF PLAN	●				
SP-301	FIRE SPRINKLER PART PLANS	●				
SP-501	FIRE SPRINKLER DETAILS	●				
SP-502	FIRE SPRINKLER DETAILS	●				
SP-601	FIRE SPRINKLER RISER DIAGRAM	●				

ENERGY

		2023.10.13 - HCR FILING SET	2023.10.20 - TOH BUILDING DEPT FILING SET	2024.08.25 - HCR FILING SET	2025.08.25 - HCR FILING SET	2026.05.14 - HCR/TOH BUILDING DEPT FILING SET
EN-001	ENERGY CODE COMPLIANCE SHEET 1	●				
EN-002	ENERGY CODE COMPLIANCE SHEET 2	●				
EN-003	ENERGY CODE COMPLIANCE SHEET 3	●				
EN-004	ENERGY CODE COMPLIANCE SHEET 4	●				
EN-005	ENERGY CODE COMPLIANCE SHEET 5	●				
EN-006	ENERGY CODE COMPLIANCE SHEET 6	●				
EN-007	ENERGY CODE COMPLIANCE SHEET 7	●				
EN-008	ENERGY CODE COMPLIANCE SHEET 8	●				
EN-009	ENERGY CODE COMPLIANCE SHEET 9	●				
EN-010	ENERGY CODE COMPLIANCE SHEET 10	●				

CIVIL

		2023.10.13 - HCR FILING SET	2023.10.20 - TOH BUILDING DEPT FILING SET	2024.08.25 - HCR FILING SET	2025.08.25 - HCR FILING SET	2026.05.14 - HCR/TOH BUILDING DEPT FILING SET
SP-1	COVER SHEET		●	●	●	●
SP-2	ALIGNMENT PLAN	●	●	●	●	●
SP-3	GRADING & DRAINAGE PLAN	●	●	●	●	●
SP-4	UTILITY PLAN		●	●	●	●
SP-5	DEMOLITION & EROSION CONTROL PLAN	●	●	●	●	●
SP-6	LANDSCAPE PLAN		●	●	●	●
SP-7	IRRIGATION PLAN		●	●	●	●
SP-8	PHOTOMETRIC PLAN		●	●	●	●
SP-9	CONSTRUCTION DETAILS		●	●	●	●
SP-10	CONSTRUCTION DETAILS		●	●	●	●
SP-11	SANITARY & DRAINAGE DETAILS		●	●	●	●
SP-12	WATER & UTILITY DETAILS		●	●	●	●
SP-13	EROSION CONTROL DETAILS		●	●	●	●

BUILDING CODE REFERENCE:

BUILDING CODE 2025 OF NEW YORK STATE
ADOPTS WITH AMENDMENTS:
19 CRR-NY (UNIFORM CODE) WHICH
INCORPORATES BY REFERENCE:
2025 BUILDING CODE OF NYS
2025 FIRE CODE OF NYS
2025 MECHANICAL CODE OF NYS
2025 PLUMBING CODE OF NYS
2025 FUEL GAS CODE OF NYS
2025 EXISTING BUILDING CODE OF NYS
2025 PROPERTY MAINTENANCE CODE OF NYS

2025 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS

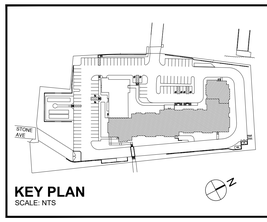
ASHRAE 90.1-2016

2017 NATIONAL ELECTRICAL CODE (NFPA 70-17)

ICC ANSI A117.1-2017

LEGEND
○ ISSUED - NO REVISIONS
● ISSUED WITH REVISIONS

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

10/13/23	HCR FILING SET
10/20/23	TOH BUILDING DEPT FILING SET

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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Dogwood Terrace Housing Development
Fund Corp. (to-be-formed)
C/O Town of Hempstead Housing Authority
Owner/Co-Developer
760 Jerusalem Avenue
Uniondale, NY 11553
516-485-9666

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Georgica Green Ventures
Developer
49 Herb Hill Road
Glen Cove, NY 11542
516-620-4530

© 2023

Drawing Title:

COVER SHEET

SEAL & SIGNATURE:

DATE: SEE DRAWING.
PROJECT#: 2139
DRAWING SCALE: SEE DRAWING.
DRAWING NO:

T-001.00

CAD REF:
G:/2139/dwgset/2139 - T-001 COVER SHEET.dwg

2025 BUILDING CODE OF NYS (DERIVATIVE OF 2024 IBC) CODE ANALYSIS

GENERAL REQUIREMENT	CODE SECTION	ALLOWABLE (R-2 USE)	PROPOSED (R-2 USE)
TYPE OF CONSTRUCTION	BCNYS 602.5	PER TYPE VA	TYPE VA
USE/OCCUPANCY	BCNYS 301	-	R-2, A-3
BUILDING AREA	BCNYS 506.2	172,500 SF (4 STORIES)	100,306 SF TOTAL
BUILDING HEIGHT	BCNYS 504.3	70'-0"	52'-5"
NUMBER OF STORIES	BCNYS 504.4	4 STORIES	4 STORIES
TOTAL OCCUPANCY LOADS	BCNYS 1004		554
CLIMATE ZONE 4A			
SOIL SEISMIC SITE CLASS D			

USE AND OCCUPANCY CLASSIFICATION • BCNYS 301

R-2	RESIDENTIAL - APARTMENT HOUSES	BCNYS 310
S-2	STORAGE (ACCESSORY TO R-2)	BCNYS 311.1
U	UTILITY (ACCESSORY TO R-2)	BCNYS 312
A-3	ASSEMBLY - SENIOR CIVIC CENTER	BCNYS 303.4

CONSTRUCTION CLASSIFICATION • BCNYS 602

PROPOSED BUILDING IS CONSTRUCTION TYPE VA (BCNYS 602.5)

USE AND OCCUPANCY GROUP R-2 SPECIAL DETAILED REQUIREMENTS • BCNYS 420

BCNYS 420.2 SEPARATION WALLS
WALLS SEPARATING DWELLING UNITS AND WALLS SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

BCNYS 420.3 HORIZONTAL SEPERATION
FLOOR ASSEMBLIES SEPARATING DWELLING UNITS AND FLOOR ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

BCNYS 420.4 AUTOMATIC SPRINKLER SYSTEM
GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8. QUICK RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.2.
PROVIDED: PER BCNYS 903.2.8, BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM WITH SPRINKLERS INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13.

BCNYS 420.5 FIRE ALARM SYSTEMS AND SMOKE ALARMS
FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH SECTION 907.2.9, SINGLE- OR MULTIPLE- STATION SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 IN ACCORDANCE WITH SECTION 907.2.11.

GENERAL HEIGHT AND AREA LIMITATIONS; BCNYS 504

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION		TYPE VA
R	S	70

TABLE 504.4 NUMBER OF STORIES

OCCUPANCY CLASSIFICATION		TYPE VA
R	S	4

ALLOWED BUILDING HEIGHT = 70'-0"
PROPOSED BUILDING HEIGHT = 52'-5", OK.

ALLOWED NUMBER OF STORIES = 4
PROPOSED NUMBER OF STORIES = 4 STORIES, OK.

BUILDING AREA; BCNYS 506

THE ALLOWABLE AREA OF A BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECTIONS 506.2.1 THROUGH 506.2.4 AND SECTION 506.3.

TABLE 506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET (A_t)

S: BC 903.3.1.1 (NFPA 13)

OCCUPANCY CLASSIFICATION		TYPE VA
A-3	NS	11,500
	SM	34,500
R-2	NS	12,000
	SM	36,000

BCNYS 506.3.3 AMOUNT OF FRONTAGE INCREASE
THE AREA FACTOR INCREASE BASED ON FRONTAGE SHALL BE DETERMINED IN ACCORDANCE WITH TABLE 506.3.3

PERCENTAGE OF BUILDING PERIMETER	30 OR GREATER
70 to 100	.75

BCNYS 506.2.4 MIXED-OCCUPANCY, MULTI-STORY BUILDINGS
THE ALLOWABLE AREA OF EACH STORY OF A MIXED-OCCUPANCY BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 508.4.2 FOR SEPARATED OCCUPANCIES
FOR BUILDINGS WITH MORE THAN THREE STORIES ABOVE GRADE PLANE, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE SUMMATION OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES, DETERMINED IN ACCORDANCE WITH EQUATION 5-3 BASED ON THE APPLICABLE PROVISIONS OF SECTION 508.1, SHALL NOT EXCEED THREE.
EXCEPTION: FOR BUILDINGS DESIGNED AS SEPARATED OCCUPANCIES UNDER SECTION 508.4 AND EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES DETERMINED IN ACCORDANCE WITH EQUATION 5-3 BASED ON THE APPLICABLE PROVISIONS OF SECTION 508.1, SHALL NOT EXCEED FOUR.

EQUATION 5-3 (506.2.2 MIXED OCCUPANCY BUILDING)

$A_a = A_2 + (NS \times I_f)$

WHERE:
A_a = ALLOWABLE AREA (SF)

A_1 = 34,500 [TABULAR ALLOWABLE AREA FACTOR (SM VALUE, AS APPLICABLE IN ACCORDANCE WITH TABLE 506.2)]

NS = 11, 500 [TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR A NONSPRINKLERED BUILDING]
= 11,500

I_f = .75 [AREA FACTOR INCREASE DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SECTION 506.3]

A_a = [34,000 + (11,500 × .75)]

A_a = [34.500 + 8,625]

A_a = 43,125

1ST FLOOR: 30,427 SF / 43,125 SF = .71
2ND FLOOR: 24,360 SF / 43,125 SF = .57
3RD FLOOR: 24,360 SF / 43,125 SF = .57
4TH FLOOR: 21,159 SF / 43,125 SF = .49
TOTAL = 2.34
DOES NOT EXCEED 4 (506.2.4 EXCEPTION), OK

BCNYS 508.2.4 SEPARATION OF OCCUPANCIES
NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY.
EXCEPTIONS:
2. GROUP R-2 DWELLING UNITS SHALL BE SEPARATED FROM OTHER DWELLING UNITS AND FROM ACCESSORY OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 420.

BCNYS 508.4 SEPARATED OCCUPANCIES
BUILDINGS OR PORTIONS OF BUILDINGS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE CONSIDERED AS SEPARATED OCCUPANCIES.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

OCCUPANCY	A	R^a	S-2, U
		S	S
R^a	-	SEE SECTION 420.	1
S-2, U	-	-	-

N = NO SEPARATION REQUIREMENT.

INCIDENTAL USES; BCNYS 509

TABLE 509

ROOM OR AREA	SEPARATION
LAUNDRY ROOMS OVER 100 SF	1 HOUR OR PROVIDE AUTOMATIC SPRINKLER SYSTEM. **PROVIDED: AUTOMATIC SPRINKLER; OK**
ELECTRICAL INSTALLATIONS AND TRANSFORMERS	SEE SECTION 110.26 THROUH 110.34 AND SECTIONS 450.8 THROUGH 450.48 OF NFPA 70 FOR PROTECTION AND SEPARATION REQUIREMENTS. **PROVIDED: 2 HOUR FIRE BARRIER AT ERRCS CLOSET**

BCNYS 509.1 GENERAL
INCIDENTAL USES LOCATED WITHIN SINGLE OCCUPANCY OR MIXED OCCUPANCY BUILDINGS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION. INCIDENTAL USES ARE ANCILLARY FUNCTIONS ASSOCIATED WITH A GIVEN OCCUPANCY THAT GENERALLY POSE A GREATER LEVEL OF RISK TO THAT OCCUPANCY AND ARE LIMITED TO THOSE USES LISTED IN TABLE 509.

BCNYS 509.2 OCCUPANCY CLASSIFICATION
INCIDENTAL USES SHALL NOT BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. INCIDENTAL USES SHALL BE INCLUDED IN THE BUILDING OCCUPANCIES WITHIN WHICH THEY ARE LOCATED.

BCNYS 509.3 AREA LIMITATIONS
INCIDENTAL USES SHALL NOT OCCUPY MORE THAN 10% OF THE BUILDING IN WHICH THEY ARE LOCATED.

BCNYS 509.4 SEPARATION AND PROTECTION
THE INCIDENTAL USES LISTED IN TABLE 509 SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING OR EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, OR BOTH, IN ACCORDANCE WITH THE PROVISIONS OF THAT TABLE.

BCNYS 509.4.1 SEPARATION
WHERE TABLE 509 SPECIFIES A FIRE-RESISTANCE-RATED SEPARATION, THE INCIDENTAL USES SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY A FIRE BARRIER CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR A HORIZONTAL ASSEMBLY CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH.

BCNYS 509.4.2 PROTECTION
WHERE TABLE 509 PERMITS AN AUTOMATIC SPRINKLER SYSTEM WITHOUT A FIRE BARRIER, THE INCIDENTAL USES SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY CONSTRUCTION CAPABLE OF RESISTING THE PASSAGE OF SMOKE. THE WALLS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR ASSEMBLY BELOW TO THE UNDERSIDE OF THE CEILING THAT IS A COMPONENT OF A FIRE-RESISTANCE-RATED FLOOR ASSEMBLY OR ROOF ASSEMBLY ABOVE. DOORS SHALL BE SELF- OR AUTOMATIC- CLOSING UPON DETECTION OF SMOKE IN ACCORDANCE WITH SECTION 716.2.6.6. DOORS SHALL NOT HAVE AIR TRANSFER OPENINGS AND SHALL NOT BE UNDERCUT IN EXCESS OF THE CLEARANCE PERMITTED IN ACCORDANCE WITH NFPA 80. WALLS SURROUNDING THE INCIDENTAL USE SHALL NOT HAVE AIR TRANSFER OPENINGS UNLESS PROVIDED WITH SMOKE DAMPERS.

TYPE VA CLASSIFICATION; BCNYS 601

TABLE 601 FIRE-RESISTANCE RATING REQUIRED FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT		TYPE VA
PRIMARY STRUCTURAL FRAME		1
BEARING WALLS	EXTERIOR	1
	INTERIOR	1
NONBEARING WALLS AND PARTITIONS	EXTERIOR	SEE TABLE 705.5
	INTERIOR	0
INTERIOR SUPPORTING BEAMS AND JOISTS	FLOOR CONSTRUCTION	1
	ROOF CONSTRUCTION	1

PRIMARY STRUCTURAL FRAME INCLUDES: COLUMNS, TRUSSES, MEMBERS HAVING DIRECT CONNECTIONS TO COLUMNS (INCL. GIRDERS, BEAMS, TRUSSES), MEMBERS OF FLOOR AND ROOF CONSTRUCTION HAVING DIRECT CONNECTIONS TO COLUMNS, BRACING MEMBERS ESSENTIAL TO VERTICAL STABILITY OF GRAVITY LOADING PRIMARY STRUCTURAL FRAME

EXTERIOR WALLS; BCNYS 705

TABLE 705.5 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE (FEET)	TYPE OF CONSTRUCTION	OCC. GROUP A, R-2, S-2, U
x < 5	ALL	1
5 ≤ x <10	VA	1
10 ≤ x <30	VA	1
x ≥ 30	ALL	0

FIRE SEPARATION DISTANCES PROVIDED ARE GREATER THAN 30'-0", PER TABLE 601, BEARING EXTERIOR WALLS TO BE 1-HR FIRE RATED

TABLE 705.9 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
30 OR GREATER	UNPROTECTED, SPRINKLERED (UP, SP)	NO LIMIT

FIRE SEPARATION DISTANCES PROVIDED ARE GREATER THAN 30'-0", OK.
NO LIMIT TO EXTERIOR WALL UNPROTECTED OPENINGS.

FIRE BARRIERS; BCNYS 707

BCNYS 707.1 GENERAL
FIRE BARRIERS INSTALLED AS REQUIRED ELSEWHERE IN THIS CODE OR THE INTERNATIONAL FIRE CODE SHALL COMPLY WITH THIS SECTION.

BCNYS 707.2 MATERIALS
FIRE BARRIERS SHALL BE OF MATERIALS PERMITTED BY THE BUILDING TYPE OF CONSTRUCTION.

BCNYS 707.3 FIRE-RESISTANCE RATING
FIRE-RESISTANCE RATING OF FIRE BARRIERS SHALL COMPLY WITH THIS SECTION.

BCNYS 707.3.1 SHAFT ENCLOSURES - THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM A SHAFT SHALL COMPLY WITH SECTION 713.4

BCNYS 707.3.2 INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION - THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM AN INTERIOR EXIT STAIRWAY OR RAMP SHALL COMPLY WITH SECTION 1023.1.

BCNYS 707.3.3 ENCLOSURES FOR EXIT ACCESS STAIRWAYS - THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM AN EXIT ACCESS STAIRWAY OR RAMP SHALL COMPLY W/ SECTION 713.4.

BCNYS 707.3.4 EXIT PASSAGEWAY - THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM AN EXIT PASSAGEWAY SHALL COMPLY WITH SECTION 1024.3. (1-HR FIRE RATING FIRE BARRIERS AND HORIZ. ASSEMBLIES)

BCNYS 707.3.7 INCIDENTAL USES - THE FIRE BARRIER SEPARATING INCIDENTAL USES FROM OTHER SPACES IN THE BUILDING SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT INDICATED IN TABLE 509.

BCNYS 707.3.9 SEPARATED OCCUPANCIES - WHERE THE PROVISIONS OF SECTION 508.4 ARE APPLICABLE, THE FIRE BARRIER SEPARATING MIXED OCCUPANCIES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT INDICATED IN TABLE 508.4 BASED ON THE OCCUPANCIES BEING SEPARATED.

BCNYS 707.3.10 FIRE AREAS - THE FIRE BARRIERS, FIRE WALLS OR HORIZONTAL ASSEMBLIES, OR COMBINATION THEREOF, SEPARATING A SINGLE OCCUPANCY INTO DIFFERENT FIRE AREAS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT INDICATED IN TABLE 707.3.10. THE FIRE BARRIERS, FIRE WALLS OR HORIZONTAL ASSEMBLIES, OR COMBINATION THEREOF, SEPARATING FIRE AREAS OF MIXED OCCUPANCIES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THE HIGHEST VALUE INDICATED IN TABLE 707.3.10 FOR THE OCCUPANCIES UNDER CONSIDERATION.
PROVIDED: FIRE BARRIERS AT DEMISING WALL BETWEEN MAIN BUILDING AND COMMUNITY BUILDING: 2 HOUR FIRE RESISTANCE RATING

OCCUPANCY	FIRE RESISTANCE RATING (HRS)
A, R	2

BCNYS 707.5 CONTINUITY
FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACE, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING. JOINTS AND VOIDS AT INTERSECTIONS SHALL COMPLY WITH SECTIONS *707.8 AND 707.9*
EXCEPTIONS:
1. SHAFT ENCLOSURES SHALL BE PERMITTED TO TERMINATE AT A TOP ENCLOSURE COMPLYING WITH SECTION 713.12.
2. INTERIOR EXIT STAIRWAY AND RAMP ENCLOSURES REQUIRED BY SECTION 1023 AND EXIT ACCESS STAIRWAY AND RAMP ENCLOSURES REQUIRED BY SECTION 1019 SHALL BE PERMITTED TO TERMINATE AT A TOP ENCLOSURE COMPLYING WITH SECTION 713.12.

BCNYS 707.6 OPENINGS - OPENINGS IN A FIRE BARRIER SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716. OPENINGS SHALL BE LIMITED TO A MAXIMUM AGGREGATE WIDTH OF 25 PERCENT OF THE LENGTH OF THE WALL, AND THE MAXIMUM AREA OF ANY SINGLE OPENING SHALL NOT EXCEED 156 SQUARE FEET (15 M2). OPENINGS IN ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND RAMPS, INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS SHALL ALSO COMPLY WITH SECTIONS 1019, 1023.4 AND 1024.5, RESPECTIVELY.
EXCEPTIONS:
OPENINGS SHALL NOT BE LIMITED TO 156 SQUARE FEET (15 M2) WHERE ADJOINING FLOOR AREAS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

FIRE PARTITIONS; BCNYS 708

BCNYS 708.1 THE FOLLOWING WALL ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
1. SEPARATION WALLS FOR GROUP R-2 (SECTION 420.2): 1 HR FIRE RATING
3. CORRIDOR WALLS (SECTION 1020.1): R W/SPRINKLER - 0.5 HR FIRE RATING

BCNYS 708.3 FIRE-RESISTANCE RATING
FIRE PARTITIONS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
EXCEPTIONS :
1. CORRIDOR WALLS PERMITTED TO HAVE ½ HOUR FIRE RESISTANCE RATING BY TABLE 1020.1
(BC 1020.1: OCCUPANCY R WITH SPRINKLER SYS.: 0.5 HR FIRE -RESISTANCE RATING REQ'D)

PROVIDED: DWELLING UNIT DEMISING WALLS BETWEEN UNITS AND CORRIDORS: 1 HOUR FIRE RESISTANCE RATING

BCNYS 708.4 CONTINUITY
FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW AND BE SECURELY ATTACHED TO ONE OF THE FOLLOWING:
1. THE UNDERSIDE OF A FLOOR/ CEILING OR ROOF/CEILING ASSEMBLY HAVING A FIRE-RESISTANCE RATING THAT IS NOT LESS THAN THE FIRE-RESISTANCE RATING OF THE FIRE PARTITION.

BCNYS 708.4.3 FIREBLOCKS AND DRAFTSTOPS IN COMBUSTIBLE CONSTRUCTION.
IN COMBUSTIBLE CONSTRUCTION WHERE FIRE PARTITIONS DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING , DECK OR SLAB ABOVE, THE SPACE ABOVE AND ALONG THE LINE OF THE FIRE PARTITION SHALL BE PROVIDED WITH ONE OF THE FOLLOWING:
1. FIREBLOCKING UP TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE USING MATERIALS COMPLYING WITH SECTION 718.2.1.
2. DRAFTSTOPPING UP TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE USING MATERIALS COMPLYING WITH SECTON718.3.1 FOR FLOORS PR SECTIONS 718.4.1 FOR ATTICS.

PROVIDED: 1-HOUR FIRE-RESISTANCE RATED FIRE PARTITIONS EXTEND FROM TOP OF FLOOR ASSEMBLY TO UNDERSIDE OF 1-HOUR FIRE-RESISTANCE-RATED ROOF/CEILING ASSEMBLY. FIREBLOCKING USING MATERIALS COMPLYING WITH SECTION 718.2.1.

SMOKE PARTITIONS; BCNYS 710

BCNYS 710.3 FIRE-RESISTANCE RATING
UNLESS REQUIRED ELSEWHERE IN THE CODE, SMOKE PARTITIONS ARE NOT REQUIRED TO HAVE A FIRE-RESISTANCE RATING

BCNYS 710.4 CONTINUITY
SMOKE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR BELOW TO THE UNDERSIDE OF THE CEILING ABOVE WHERE THE CEILING MEMBRANE IS CONSTRUCTED TO LIMIT THE TRANSFER OF SMOKE.

BCNYS 710.5.2.2 SMOKE AND DRAFT CONTROL DOORS
DOORS IN SMOKE PARTITIONS SHALL MEET THE REQUIREMENTS FOR A SMOKE AND DRAFT CONTROL DOOR ASSEMBLY TESTED IN ACCORDANCE WITH UL 1784. THE AIR LEAKAGE RATE OF THE DOOR ASSEMBLY SHALL NOT EXCEED 3.0 CUBIC FEET PER MINUTE PER SQUARE FOOT OF DOOR OPENING AT 0.10 INCH (24.9 Pa) OF WATER FOR BOTH THE AMBIENT TEMPERATURE TEST AND THE ELEVATED TEMPERATURE EXPOSURE TEST. INSTALLATION OF SMOKE DOORS SHALL BE IN ACCORDANCE WITH NFPA 105.

HORIZONTAL ASSEMBLIES; BCNYS 711.2

BCNYS 711.2.3 SUPPORTING CONSTRUCTION
THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY SUPPORTED.

BCNYS 711.2.4.3 DWELLING UNITS AND SLEEPING UNITS
HORIZONTAL ASSEMBLIES SERVING AS DWELLING UNIT SEPARATIONS IN ACCORDANCE WITH SECTION 420.3 SHALL BE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.
PROVIDED: 1 HOUR FIRE RESISTANCE CONSTRUCTION

BCNYS 711.2.4.5 SEPARATING INCIDENTAL USES
WHERE THE HORIZONTAL ASSEMBLY SEPARATES INCIDENTAL USES FROM THE REMAINDER OF THE BUILDING, THE ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 509.

SHAFT ENCLOSURES; BCNYS 713

BCNYS 713.4 FIRE-RESISTANCE RATING
SHAFT ENCLOSURES SHALL HAVE NOT LESS THAN 2-HR FIRE RATING WHERE CONNECTING FOUR STORIES OR MORE, SHAFT ENCLOSURES SHALL HAVE A FIRE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED OF ADJACENT TREADS AND AT MOST ANGLE OF TREAD'S NOSING.
PROVIDED: 2 HOUR FIRE RESISTANCE CONSTRUCTION AT SHAFT ENCLOSURES

OPENING PROTECTIVES; BCNYS 716

TABLE 716.1(2) OPENING FIRE PROTECTION ASSEMBLIES, RATINGS, AND MARKINGS

TYPE OF ASSEMBLY	REQUIRED WALL ASSEMBLY RATING	MINIMUM FIRE DOOR RATING	FIRE RATED GLAZING
FIRE WALLS & FIRE BARRIERS HAVING A FIRE-RATING > 1 HR	2	1 1/2	< 100 SQ IN = D-H-90
ENCLOSURES FOR SHAFTS, INTERIOR EXIT STAIRWAYS	2	1 1/2	< 100 SQ IN = D-H-90
OTHER FIRE BARRIERS	1	3/4	D-H-45
FIRE PARTITIONS: CORRIDOR WALLS	1	1/3	D-20
OTHER FIRE PARTITIONS	1	3/4	D-H-45
EXTERIOR WALLS	1	3/4	D-H-45

CONCEALED SPACES; BCNYS 718

BCNYS 718.2.6 EXTERIOR WALL COVERINGS
FIREBLOCKING SHALL BE INSTALLED WITHIN CONCEALED SPACES OF EXTERIOR WALL COVERINGS AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION AS SPECIFIED IN SECTION 1405 OR WHERE ERECTED WITH COMBUSTIBLE FRAMES.
PROVIDED: MINERAL WOOL INSULATION PROVIDED AT EXTERIOR WALLS

WALL AND CEILING FINISHES; BCNYS 803

BCNYS 803.1 INTERIOR WALL AND CEILING FINISH MATERIALS
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 273. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.
CLASS A = FLAME SPREAD INDEX 0-25; SMOKE DEVELOPED INDEX 0-450.
CLASS B = FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450.
CLASS A = FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450.

TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLERED			
	INTERIOR EXIT STAIRWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES	
A-3	B	B	C	
R-2	C	C	C	
S	C	C	C	
U	NO RESTRICTIONS			

INTERIOR FLOOR FINISH; BCNYS 804

BCNYS 804.1 INTERIOR FLOOR FINISH & FLR COVERING MATERIALS SHALL COMPLY W/ SECTIONS 804.2 THROUGH 804.4.2.
EXCEPTION: FLOOR FINISHES AND COVERINGS OF A TRADITIONAL TYPE, SUCH AS WOOD, VINYL, LINOLEUM OR TERRAZZO, AND RESILIENT FLOOR COVERING MATERIALS THAT ARE NOT COMPRISED OF FIBERS.

OCCUPANT LOAD; BCNYS 1004

BCNYS 1004.5 AREAS WITHOUT FIXED SEATING
THE NUMBER OF OCCUPANTS SHALL BE COMPUTED AT THE RATE OF ONE OCCUPANT PER UNIT OF AREA AS PRESCRIBED IN TABLE 1004.1.1.

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	FLOOR AREA (S.F.) / OCCUPANT
ACCESSORY STORAGE, MECH. EQUIP. RMS.	300 GROSS
ASSEMBLY W/O FIXED SEATS UNCONCENTRATED (TABLES & CHAIRS)	15 NET
EXERCISE ROOMS	50 GROSS
RESIDENTIAL (R-2)	200 GROSS WITHIN DWELLING UNITS

GENERAL MEANS OF EGRESS ; BCNYS 1003

BCNYS 1003.2 CEILING HEIGHT
MEANS OF EGRESS SHALL OF HAVE CEILING HEIGHT OF NOT LESS THAN 7'-6".
EXCEPTIONS:
1. SLOPED CEILINGS (BCNYS 1208.2)
OCCUPIABLE, HABITABLE SPACES AND CORRIDORS: 7'-6" CEILING HEIGHT
BATHROOMS, KITCHENS, STORAGE AND LAUNDRY ROOMS: 7'-0" CEILING HEIGHT
2. CEILINGS OF DWELLING UNITS (BCNYS 1208.2)
3. ALLOWABLE PROJECTIONS (BCNYS 1003.3): 6'-8" MINIMUM HEADROOM
4. STAIR HEADROOM (BCNYS 1011.3): 6'-8" MINIMUM HEADROOM CLEARANCE
5. DOOR HEIGHT (BCNYS 1010.1.1): 6'-8" MINIMUM HEIGHT

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS; BCNYS 1006

BCNYS 1006.1 THE NUMBER OF EXITS OR EXIT ACCESS DOORWAYS REQUIRED WITHIN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH SECTION 1006.2 FOR SPACES AND SECTION 1006.3 FOR STORIES.

BCNYS 1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE
TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS VALUES IN TABLE 1006.2.1.

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAX OCCUPANT LOAD OF SPACE	MAX COMMON PATH OF EGRESS TRAVEL DISTANCE (FT) WITH SPRINKLER SYSTEM
A	49	75
R-2	20	125
S	29	100
U	49	75

BCNYS 1006.3.3 EGRESS BASED ON OCCUPANT LOAD
EACH STORY AND OCCUPIED ROOF SHALL HAVE THE MINIMUM NUMBER OF INDEPENDENT EXITS, OR ACCESS TO EXITS, AS SPECIFIED IN TABLE 1006.3.3. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED IN ACCORDANCE WITH SECTION 1006.3.4. THE REQUIRED NUMBER OF EXITS, OR EXIT ACCESS STAIRWAYS OR RAMPS PROVIDING ACCESS TO EXITS, FROM ANY STORY OR OCCUPIED ROOF SHALL BE MAINTAINED UNTIL ARRIVAL AT THE EXIT DISCHARGE OR A PUBLIC WAY.

TABLE 1006.3.3 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

OCCUPANT LOAD PER STORY	MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
1-500	2

EXIT AND EXIT ACCESS DOORWAYS; BCNYS 1007

BCNYS 1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
WHERE TWO EXITS OR EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM.
EXCEPTIONS:
2. WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

EXIT ACCESS TRAVEL DISTANCE; BCNYS 1017

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITH SPRINKLER SYSTEM (FEET)
A, R	250
S-2, U	400

PROVIDED - YES, SEE PLANS

CORRIDORS; BCNYS 1020

BCNYS 1020.5 DEAD ENDS
WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD ENDS IN CORRIDORS MORE THAN 20' IN LENGTH.
EXCEPTIONS:
2. IN OCCUP

2025 BUILDING CODE OF NYS (DERIVATIVE OF 2024 IBC) CODE ANALYSIS

GENERAL REQUIREMENT	CODE SECTION	ALLOWABLE (R-2 USE)	PROPOSED (R-2 USE)
TYPE OF CONSTRUCTION	BCNYS 602.5	PER TYPE VA	TYPE VA
USE/OCCUPANCY	BCNYS 301	-	R-2, A-3
BUILDING AREA	BCNYS 506.2	172,500 SF (4 STORIES)	100,306 SF TOTAL
BUILDING HEIGHT	BCNYS 504.3	70'-0"	52'-5"
NUMBER OF STORIES	BCNYS 504.4	4 STORIES	4 STORIES
TOTAL OCCUPANCY LOADS	BCNYS 1004		554
CLIMATE ZONE 4A			
SOIL SEISMIC SITE CLASS D			

USE AND OCCUPANCY CLASSIFICATION • BCNYS 301

R-2	RESIDENTIAL - APARTMENT HOUSES	BCNYS 310
S-2	STORAGE (ACCESSORY TO R-2)	BCNYS 311.1
U	UTILITY (ACCESSORY TO R-2)	BCNYS 312
A-3	ASSEMBLY - SENIOR CIVIC CENTER	BCNYS 303.4

CONSTRUCTION CLASSIFICATION • BCNYS 602

PROPOSED BUILDING IS CONSTRUCTION TYPE VA (BCNYS 602.5)

USE AND OCCUPANCY GROUP R-2 SPECIAL DETAILED REQUIREMENTS • BCNYS 420

BCNYS 420.2 SEPARATION WALLS
WALLS SEPARATING DWELLING UNITS AND WALLS SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

BCNYS 420.3 HORIZONTAL SEPERATION
FLOOR ASSEMBLIES SEPARATING DWELLING UNITS AND FLOOR ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

BCNYS 420.4 AUTOMATIC SPRINKLER SYSTEM
GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8. QUICK RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.2.
PROVIDED: PER BCNYS 903.2.8, BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM WITH SPRINKLERS INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13.

BCNYS 420.5 FIRE ALARM SYSTEMS AND SMOKE ALARMS
FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH SECTION 907.2.9, SINGLE- OR MULTIPLE- STATION SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 IN ACCORDANCE WITH SECTION 907.2.11.

GENERAL HEIGHT AND AREA LIMITATIONS; BCNYS 504

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION		TYPE VA
R	S	70

TABLE 504.4 NUMBER OF STORIES

OCCUPANCY CLASSIFICATION		TYPE VA
R	S	4

ALLOWED BUILDING HEIGHT = 70'-0"
PROPOSED BUILDING HEIGHT = 52'-5", OK.

ALLOWED NUMBER OF STORIES = 4
PROPOSED NUMBER OF STORIES = 4 STORIES, OK.

BUILDING AREA; BCNYS 506

THE ALLOWABLE AREA OF A BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECTIONS 506.2.1 THROUGH 506.2.4 AND SECTION 506.3.

TABLE 506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET (A_t)

S: BC 903.3.1.1 (NFPA 13)

OCCUPANCY CLASSIFICATION		TYPE VA
A-3	NS	11,500
	SM	34,500
R-2	NS	12,000
	SM	36,000

BCNYS 506.3.3 AMOUNT OF FRONTAGE INCREASE
THE AREA FACTOR INCREASE BASED ON FRONTAGE SHALL BE DETERMINED IN ACCORDANCE WITH TABLE 506.3.3

PERCENTAGE OF BUILDING PERIMETER	30 OR GREATER
70 to 100	.75

BCNYS 506.2.4 MIXED-OCCUPANCY, MULTI-STORY BUILDINGS
THE ALLOWABLE AREA OF EACH STORY OF A MIXED-OCCUPANCY BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 508.4.2 FOR SEPARATED OCCUPANCIES
FOR BUILDINGS WITH MORE THAN THREE STORIES ABOVE GRADE PLANE, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE SUMMATION OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES, DETERMINED IN ACCORDANCE WITH EQUATION 5-3 BASED ON THE APPLICABLE PROVISIONS OF SECTION 508.1, SHALL NOT EXCEED THREE.
EXCEPTION: FOR BUILDINGS DESIGNED AS SEPARATED OCCUPANCIES UNDER SECTION 508.4 AND EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES DETERMINED IN ACCORDANCE WITH EQUATION 5-3 BASED ON THE APPLICABLE PROVISIONS OF SECTION 508.1, SHALL NOT EXCEED FOUR.

EQUATION 5-3 (506.2.2 MIXED OCCUPANCY BUILDING)

$A_a = A_2 + (NS \times I_f)$

WHERE:
A_a = ALLOWABLE AREA (SF)

A_1 = 34,500 [TABULAR ALLOWABLE AREA FACTOR (SM VALUE, AS APPLICABLE IN ACCORDANCE WITH TABLE 506.2)]

NS = 11, 500 [TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR A NONSPRINKLERED BUILDING]
= 11,500

I_f = .75 [AREA FACTOR INCREASE DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SECTION 506.3]

A_a = [34,000 + (11,500 × .75)]

A_a = [34.500 + 8,625]

A_a = 43,125

1ST FLOOR: 30,427 SF / 43,125 SF = .71
2ND FLOOR: 24,360 SF / 43,125 SF = .57
3RD FLOOR: 24,360 SF / 43,125 SF = .57
4TH FLOOR: 21,159 SF / 43,125 SF = .49
TOTAL = 2.34
DOES NOT EXCEED 4 (506.2.4 EXCEPTION), OK

BCNYS 508.2.4 SEPARATION OF OCCUPANCIES
NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY.
EXCEPTIONS:
2. GROUP R-2 DWELLING UNITS SHALL BE SEPARATED FROM OTHER DWELLING UNITS AND FROM ACCESSORY OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 420.

BCNYS 508.4 SEPARATED OCCUPANCIES
BUILDINGS OR PORTIONS OF BUILDINGS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE CONSIDERED AS SEPARATED OCCUPANCIES.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

OCCUPANCY	A	R^a	S-2, U
		S	S
R^a	-	SEE SECTION 420.	1
S-2, U	-	-	-

N = NO SEPARATION REQUIREMENT.

INCIDENTAL USES; BCNYS 509

TABLE 509

ROOM OR AREA	SEPARATION
LAUNDRY ROOMS OVER 100 SF	1 HOUR OR PROVIDE AUTOMATIC SPRINKLER SYSTEM. **PROVIDED: AUTOMATIC SPRINKLER; OK.**
ELECTRICAL INSTALLATIONS AND TRANSFORMERS	SEE SECTION 110.26 THROUH 110.34 AND SECTIONS 450.8 THROUGH 450.48 OF NFPA 70 FOR PROTECTION AND SEPARATION REQUIREMENTS. **PROVIDED: 2 HOUR FIRE BARRIER AT ERRCS CLOSET**

BCNYS 509.1 GENERAL
INCIDENTAL USES LOCATED WITHIN SINGLE OCCUPANCY OR MIXED OCCUPANCY BUILDINGS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION. INCIDENTAL USES ARE ANCILLARY FUNCTIONS ASSOCIATED WITH A GIVEN OCCUPANCY THAT GENERALLY POSE A GREATER LEVEL OF RISK TO THAT OCCUPANCY AND ARE LIMITED TO THOSE USES LISTED IN TABLE 509.

BCNYS 509.2 OCCUPANCY CLASSIFICATION
INCIDENTAL USES SHALL NOT BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. INCIDENTAL USES SHALL BE INCLUDED IN THE BUILDING OCCUPANCIES WITHIN WHICH THEY ARE LOCATED.

BCNYS 509.3 AREA LIMITATIONS
INCIDENTAL USES SHALL NOT OCCUPY MORE THAN 10% OF THE BUILDING IN WHICH THEY ARE LOCATED.

BCNYS 509.4 SEPARATION AND PROTECTION
THE INCIDENTAL USES LISTED IN TABLE 509 SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING OR EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, OR BOTH, IN ACCORDANCE WITH THE PROVISIONS OF THAT TABLE.

BCNYS 509.4.1 SEPARATION
WHERE TABLE 509 SPECIFIES A FIRE-RESISTANCE-RATED SEPARATION, THE INCIDENTAL USES SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY A FIRE BARRIER CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR A HORIZONTAL ASSEMBLY CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH.

BCNYS 509.4.2 PROTECTION
WHERE TABLE 509 PERMITS AN AUTOMATIC SPRINKLER SYSTEM WITHOUT A FIRE BARRIER, THE INCIDENTAL USES SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY CONSTRUCTION CAPABLE OF RESISTING THE PASSAGE OF SMOKE. THE WALLS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR ASSEMBLY BELOW TO THE UNDERSIDE OF THE CEILING THAT IS A COMPONENT OF A FIRE-RESISTANCE-RATED FLOOR ASSEMBLY OR ROOF ASSEMBLY ABOVE. DOORS SHALL BE SELF- OR AUTOMATIC- CLOSING UPON DETECTION OF SMOKE IN ACCORDANCE WITH SECTION 716.2.6.6. DOORS SHALL NOT HAVE AIR TRANSFER OPENINGS AND SHALL NOT BE UNDERCUT IN EXCESS OF THE CLEARANCE PERMITTED IN ACCORDANCE WITH NFPA 80. WALLS SURROUNDING THE INCIDENTAL USE SHALL NOT HAVE AIR TRANSFER OPENINGS UNLESS PROVIDED WITH SMOKE DAMPERS.

TYPE VA CLASSIFICATION; BCNYS 601

TABLE 601 FIRE-RESISTANCE RATING REQUIRED FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT		TYPE VA
PRIMARY STRUCTURAL FRAME		1
BEARING WALLS	EXTERIOR	1
	INTERIOR	1
NONBEARING WALLS AND PARTITIONS	EXTERIOR	SEE TABLE 705.5
	INTERIOR	0
INTERIOR SUPPORTING BEAMS AND JOISTS	FLOOR CONSTRUCTION	1
	ROOF CONSTRUCTION	1

PRIMARY STRUCTURAL FRAME INCLUDES: COLUMNS, STUDS AND MEMBERS HAVING DIRECT CONNECTIONS TO COLUMNS (INCL. GIRDERS, BEAMS, TRUSSES); MEMBERS OF FLOOR AND ROOF CONSTRUCTION HAVING DIRECT CONNECTIONS TO COLUMNS, BRACING MEMBERS ESSENTIAL TO VERTICAL STABILITY OF GRAVITY LOADING PRIMARY STRUCTURAL FRAME

EXTERIOR WALLS; BCNYS 705

TABLE 705.5 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE (FEET)	TYPE OF CONSTRUCTION	OCC. GROUP A, R-2, S-2, U
x < 5	ALL	1
5 ≤ x <10	VA	1
10 ≤ x <30	VA	1
x ≥ 30	ALL	0

FIRE SEPARATION DISTANCES PROVIDED ARE GREATER THAN 30'-0", PER TABLE 601, BEARING EXTERIOR WALLS TO BE 1-HR FIRE RATED

TABLE 705.9 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
30 OR GREATER	UNPROTECTED, SPRINKLERED (UP, SP)	NO LIMIT

FIRE SEPARATION DISTANCES PROVIDED ARE GREATER THAN 30'-0", OK.
NO LIMIT TO EXTERIOR WALL UNPROTECTED OPENINGS.

FIRE BARRIERS; BCNYS 707

BCNYS 707.1 GENERAL
FIRE BARRIERS INSTALLED AS REQUIRED ELSEWHERE IN THIS CODE OR THE INTERNATIONAL FIRE CODE SHALL COMPLY WITH THIS SECTION.

BCNYS 707.2 MATERIALS
FIRE BARRIERS SHALL BE OF MATERIALS PERMITTED BY THE BUILDING TYPE OF CONSTRUCTION.

BCNYS 707.3 FIRE-RESISTANCE RATING
FIRE-RESISTANCE RATING OF FIRE BARRIERS SHALL COMPLY WITH THIS SECTION.

BCNYS 707.3.1 SHAFT ENCLOSURES - THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM A SHAFT SHALL COMPLY WITH SECTION 713.4

BCNYS 707.3.2 INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION - THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM AN INTERIOR EXIT STAIRWAY OR RAMP SHALL COMPLY WITH SECTION 1023.1.

BCNYS 707.3.3 ENCLOSURES FOR EXIT ACCESS STAIRWAYS - THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM AN EXIT ACCESS STAIRWAY OR RAMP SHALL COMPLY W/ SECTION 713.4.

BCNYS 707.3.4 EXIT PASSAGEWAY - THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM AN EXIT PASSAGEWAY SHALL COMPLY WITH SECTION 1024.3. (1-HR FIRE RATING FIRE BARRIERS AND HORIZ. ASSEMBLIES)

BCNYS 707.3.7 INCIDENTAL USES - THE FIRE BARRIER SEPARATING INCIDENTAL USES FROM OTHER SPACES IN THE BUILDING SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT INDICATED IN TABLE 509.

BCNYS 707.3.9 SEPARATED OCCUPANCIES - WHERE THE PROVISIONS OF SECTION 508.4 ARE APPLICABLE, THE FIRE BARRIER SEPARATING MIXED OCCUPANCIES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT INDICATED IN TABLE 508.4 BASED ON THE OCCUPANCIES BEING SEPARATED.

BCNYS 707.3.10 FIRE AREAS - THE FIRE BARRIERS, FIRE WALLS OR HORIZONTAL ASSEMBLIES, OR COMBINATION THEREOF, SEPARATING A SINGLE OCCUPANCY INTO DIFFERENT FIRE AREAS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT INDICATED IN TABLE 707.3.10. THE FIRE BARRIERS, FIRE WALLS OR HORIZONTAL ASSEMBLIES, OR COMBINATION THEREOF, SEPARATING FIRE AREAS OF MIXED OCCUPANCIES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THE HIGHEST VALUE INDICATED IN TABLE 707.3.10 FOR THE OCCUPANCIES UNDER CONSIDERATION.
PROVIDED: FIRE BARRIERS AT DEMISING WALL BETWEEN MAIN BUILDING AND COMMUNITY BUILDING: 2 HOUR FIRE RESISTANCE RATING

OCCUPANCY	FIRE RESISTANCE RATING (HRS)
A, R	2

BCNYS 707.5 CONTINUITY
FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACE, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING. JOINTS AND VOIDS AT INTERSECTIONS SHALL COMPLY WITH SECTIONS *707.8 AND 707.9*
EXCEPTIONS:
1. SHAFT ENCLOSURES SHALL BE PERMITTED TO TERMINATE AT A TOP ENCLOSURE COMPLYING WITH SECTION 713.12.
2. INTERIOR EXIT STAIRWAY AND RAMP ENCLOSURES REQUIRED BY SECTION 1023 AND EXIT ACCESS STAIRWAY AND RAMP ENCLOSURES REQUIRED BY SECTION 1019 SHALL BE PERMITTED TO TERMINATE AT A TOP ENCLOSURE COMPLYING WITH SECTION 713.12.

BCNYS 707.6 OPENINGS - OPENINGS IN A FIRE BARRIER SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716. OPENINGS SHALL BE LIMITED TO A MAXIMUM AGGREGATE WIDTH OF 25 PERCENT OF THE LENGTH OF THE WALL, AND THE MAXIMUM AREA OF ANY SINGLE OPENING SHALL NOT EXCEED 156 SQUARE FEET (15 M2). OPENINGS IN ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND RAMPS, INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS SHALL ALSO COMPLY WITH SECTIONS 1019, 1023.4 AND 1024.5, RESPECTIVELY.
EXCEPTIONS:
OPENINGS SHALL NOT BE LIMITED TO 156 SQUARE FEET (15 M2) WHERE ADJOINING FLOOR AREAS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

FIRE PARTITIONS; BCNYS 708

BCNYS 708.1 THE FOLLOWING WALL ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
1. SEPARATION WALLS FOR GROUP R-2 (SECTION 420.2): 1 HR FIRE RATING
3. CORRIDOR WALLS (SECTION 1020.1): R W/SPRINKLER - 0.5 HR FIRE RATING

BCNYS 708.3 FIRE-RESISTANCE RATING
FIRE PARTITIONS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
EXCEPTIONS :
1. CORRIDOR WALLS PERMITTED TO HAVE ½ HOUR FIRE RESISTANCE RATING BY TABLE 1020.1
(BC 1020.1: OCCUPANCY R WITH SPRINKLER SYS.: 0.5 HR FIRE -RESISTANCE RATING REQ'D)

PROVIDED: DWELLING UNIT DEMISING WALLS BETWEEN UNITS AND CORRIDORS: 1 HOUR FIRE RESISTANCE RATING

BCNYS 708.4 CONTINUITY
FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW AND BE SECURELY ATTACHED TO ONE OF THE FOLLOWING:
1. THE UNDERSIDE OF A FLOOR/ CEILING OR ROOF/CEILING ASSEMBLY HAVING A FIRE-RESISTANCE RATING THAT IS NOT LESS THAN THE FIRE-RESISTANCE RATING OF THE FIRE PARTITION.

BCNYS 708.4.3 FIREBLOCKS AND DRAFTSTOPS IN COMBUSTIBLE CONSTRUCTION.
IN COMBUSTIBLE CONSTRUCTION WHERE FIRE PARTITIONS DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING , DECK OR SLAB ABOVE, THE SPACE ABOVE AND ALONG THE LINE OF THE FIRE PARTITION SHALL BE PROVIDED WITH ONE OF THE FOLLOWING:
1. FIREBLOCKING UP TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE USING MATERIALS COMPLYING WITH SECTION 718.2.1.
2. DRAFTSTOPPING UP TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE USING MATERIALS COMPLYING WITH SECTON718.3.1 FOR FLOORS PR SECTIONS 718.4.1 FOR ATTICS.

PROVIDED: 1-HOUR FIRE-RESISTANCE RATED FIRE PARTITIONS EXTEND FROM TOP OF FLOOR ASSEMBLY TO UNDERSIDE OF 1-HOUR FIRE-RESISTANCE-RATED ROOF/CEILING ASSEMBLY. FIREBLOCKING USING MATERIALS COMPLYING WITH SECTION 718.2.1.

SMOKE PARTITIONS; BCNYS 710

BCNYS 710.3 FIRE-RESISTANCE RATING
UNLESS REQUIRED ELSEWHERE IN THE CODE, SMOKE PARTITIONS ARE NOT REQUIRED TO HAVE A FIRE-RESISTANCE RATING

BCNYS 710.4 CONTINUITY
SMOKE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR BELOW TO THE UNDERSIDE OF THE CEILING ABOVE WHERE THE CEILING MEMBRANE IS CONSTRUCTED TO LIMIT THE TRANSFER OF SMOKE.

BCNYS 710.5.2.2 SMOKE AND DRAFT CONTROL DOORS
DOORS IN SMOKE PARTITIONS SHALL MEET THE REQUIREMENTS FOR A SMOKE AND DRAFT CONTROL DOOR ASSEMBLY TESTED IN ACCORDANCE WITH UL 1784. THE AIR LEAKAGE RATE OF THE DOOR ASSEMBLY SHALL NOT EXCEED 3.0 CUBIC FEET PER MINUTE PER SQUARE FOOT OF DOOR OPENING AT 0.10 INCH (24.9 Pa) OF WATER FOR BOTH THE AMBIENT TEMPERATURE TEST AND THE ELEVATED TEMPERATURE EXPOSURE TEST. INSTALLATION OF SMOKE DOORS SHALL BE IN ACCORDANCE WITH NFPA 105.

HORIZONTAL ASSEMBLIES; BCNYS 711.2

BCNYS 711.2.3 SUPPORTING CONSTRUCTION
THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY SUPPORTED.

BCNYS 711.2.4.3 DWELLING UNITS AND SLEEPING UNITS
HORIZONTAL ASSEMBLIES SERVING AS DWELLING UNIT SEPARATIONS IN ACCORDANCE WITH SECTION 420.3 SHALL BE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.
PROVIDED: 1 HOUR FIRE RESISTANCE CONSTRUCTION

BCNYS 711.2.4.5 SEPARATING INCIDENTAL USES
WHERE THE HORIZONTAL ASSEMBLY SEPARATES INCIDENTAL USES FROM THE REMAINDER OF THE BUILDING, THE ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 509.

SHAFT ENCLOSURES; BCNYS 713

BCNYS 713.4 FIRE-RESISTANCE RATING
SHAFT ENCLOSURES SHALL HAVE NOT LESS THAN 2-HR FIRE RATING WHERE CONNECTING FOUR STORIES OR MORE, SHAFT ENCLOSURES SHALL HAVE A FIRE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED OF ADJACENT TREADS AND AT MOST ANGLE OF TREAD'S NOSING.
PROVIDED: 2 HOUR FIRE RESISTANCE CONSTRUCTION AT SHAFT ENCLOSURES

OPENING PROTECTIVES; BCNYS 716

TABLE 716.1(2) OPENING FIRE PROTECTION ASSEMBLIES, RATINGS, AND MARKINGS

TYPE OF ASSEMBLY	REQUIRED WALL ASSEMBLY RATING	MINIMUM FIRE DOOR RATING	FIRE RATED GLAZING
FIRE WALLS & FIRE BARRIERS HAVING A FIRE-RATING > 1 HR	2	1 1/2	< 100 SQ IN = D-H-90
ENCLOSURES FOR SHAFTS, INTERIOR EXIT STAIRWAYS	2	1 1/2	< 100 SQ IN = D-H-90
OTHER FIRE BARRIERS	1	3/4	D-H-45
FIRE PARTITIONS: CORRIDOR WALLS	1	1/3	D-20
OTHER FIRE PARTITIONS	1	3/4	D-H-45
EXTERIOR WALLS	1	3/4	D-H-45

CONCEALED SPACES; BCNYS 718

BCNYS 718.2.6 EXTERIOR WALL COVERINGS
FIREBLOCKING SHALL BE INSTALLED WITHIN CONCEALED SPACES OF EXTERIOR WALL COVERINGS AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION AS SPECIFIED IN SECTION 1405 OR WHERE ERECTED WITH COMBUSTIBLE FRAMES.
PROVIDED: MINERAL WOOL INSULATION PROVIDED AT EXTERIOR WALLS

WALL AND CEILING FINISHES; BCNYS 803

BCNYS 803.1 INTERIOR WALL AND CEILING FINISH MATERIALS
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 273. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.
CLASS A = FLAME SPREAD INDEX 0-25; SMOKE DEVELOPED INDEX 0-450.
CLASS B = FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450.
CLASS A = FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450.

TABLE 803.13 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLERED			
	INTERIOR EXIT STAIRWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES	
A-3	B	B	C	
R-2	C	C	C	
S	C	C	C	
U	NO RESTRICTIONS			

INTERIOR FLOOR FINISH; BCNYS 804

BCNYS 804.1 INTERIOR FLOOR FINISH & FLR COVERING MATERIALS SHALL COMPLY W/ SECTIONS 804.2 THROUGH 804.4.2.
EXCEPTION: FLOOR FINISHES AND COVERINGS OF A TRADITIONAL TYPE, SUCH AS WOOD, VINYL, LINOLEUM OR TERRAZZO, AND RESILIENT FLOOR COVERING MATERIALS THAT ARE NOT COMPRISED OF FIBERS.

OCCUPANT LOAD; BCNYS 1004

BCNYS 1004.5 AREAS WITHOUT FIXED SEATING
THE NUMBER OF OCCUPANTS SHALL BE COMPUTED AT THE RATE OF ONE OCCUPANT PER UNIT OF AREA AS PRESCRIBED IN TABLE 1004.1.1.

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	FLOOR AREA (S.F.) / OCCUPANT
ACCESSORY STORAGE, MECH. EQUIP. RMS.	300 GROSS
ASSEMBLY W/O FIXED SEATS UNCONCENTRATED (TABLES & CHAIRS)	15 NET
EXERCISE ROOMS	50 GROSS
RESIDENTIAL (R-2)	200 GROSS WITHIN DWELLING UNITS

GENERAL MEANS OF EGRESS ; BCNYS 1003

BCNYS 1003.2 CEILING HEIGHT
MEANS OF EGRESS SHALL OF HAVE CEILING HEIGHT OF NOT LESS THAN 7'-6".
EXCEPTIONS:
1. SLOPED CEILINGS (BCNYS 1208.2)
OCCUPIABLE, HABITABLE SPACES AND CORRIDORS: 7'-6" CEILING HEIGHT
BATHROOMS, KITCHENS, STORAGE AND LAUNDRY ROOMS: 7'-0" CEILING HEIGHT
2. CEILINGS OF DWELLING UNITS (BCNYS 1208.2)
3. ALLOWABLE PROJECTIONS (BCNYS 1003.3): 6'-8" MINIMUM HEADROOM
4. STAIR HEADROOM (BCNYS 1011.3): 6'-8" MINIMUM HEADROOM CLEARANCE
5. DOOR HEIGHT (BCNYS 1010.1.1): 6'-8" MINIMUM HEIGHT

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS; BCNYS 1006

BCNYS 1006.1 THE NUMBER OF EXITS OR EXIT ACCESS DOORWAYS REQUIRED WITHIN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH SECTION 1006.2 FOR SPACES AND SECTION 1006.3 FOR STORIES.

BCNYS 1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE
TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS VALUES IN TABLE 1006.2.1.

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAX OCCUPANT LOAD OF SPACE	MAX COMMON PATH OF EGRESS TRAVEL DISTANCE (FT) WITH SPRINKLER SYSTEM
A	49	75
R-2	20	125
S	29	100
U	49	75

BCNYS 1006.3.3 EGRESS BASED ON OCCUPANT LOAD
EACH STORY AND OCCUPIED ROOF SHALL HAVE THE MINIMUM NUMBER OF INDEPENDENT EXITS, OR ACCESS TO EXITS, AS SPECIFIED IN TABLE 1006.3.3. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED IN ACCORDANCE WITH SECTION 1006.3.4. THE REQUIRED NUMBER OF EXITS, OR EXIT ACCESS STAIRWAYS OR RAMPS PROVIDING ACCESS TO EXITS, FROM ANY STORY OR OCCUPIED ROOF SHALL BE MAINTAINED UNTIL ARRIVAL AT THE EXIT DISCHARGE OR A PUBLIC WAY.

TABLE 1006.3.3 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

OCCUPANT LOAD PER STORY	MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
1-500	2

EXIT AND EXIT ACCESS DOORWAYS; BCNYS 1007

BCNYS 1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
WHERE TWO EXITS OR EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM.
EXCEPTIONS:
2. WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

EXIT ACCESS TRAVEL DISTANCE; BCNYS 1017

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITH SPRINKLER SYSTEM (FEET)
A, R	250
S-2, U	400

PROVIDED - YES, SEE PLANS

CORRIDORS; BCNYS 1020

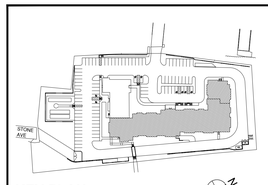
BCNYS 1020.5 DEAD ENDS
WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD ENDS IN CORRIDORS MORE THAN 20' IN LENGTH.
EXCEPTIONS:
2. IN OCCUP



1 SITE PLAN
SCALE: 1/16" = 1'-0"

SITE PLAN FOR REFERENCE ONLY.
SEE CIVIL DRAWINGS BY R&M SITE ENGINEER FOR DETAILS.

4" x 6" Space Reserved for the Stamp of Approval.



10/20/23	TOH BUILDING DEPT FILING SET
08/23/24	HCR FILING SET
05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Dogwood Terrace Housing Development Fund Corp. (to-be-formed)
C/O Town of Hempstead Housing Authority
Owner/Co-Developer
760 Jerusalem Avenue
Uniondale, NY 11553
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Georgica Green Ventures
Developer
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SEAL & SIGNATURE:
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DATE: SEE DRAWING.
PROJECT#: 2139
DRAWING SCALE: SEE DRAWING.
DRAWING NO:

A-030.00

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WALL HATCH SCHEDULE

SHEAR WALL

LOAD BEARING WALL

GENERAL NOTES:
1. REFER TO STRUCTURAL DRAWINGS FOR EXACT SHEAR AND LOAD BEARING WALL LOCATIONS.
2. REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND LOAD BEARING WALL DETAILS.

RESILIENCY

SHELTER-IN-PLACE
REQUIRED: A COMMUNITY ROOM AT LEAST 15 SF PER BEDROOM
104 X 15 = 1560 SF
PROVIDED: LOUNGE (1390 SF) + LOBBY (1349 SF) TO BE USED AS SHELTER-IN-PLACE LOCATION

GENERATOR LOADS
REQUIRED: EXISTING INTERIOR COMMON AREAS (CORRIDORS, STAIRS, LOBBY LOUNGE, FITNESS, UTILITY ROOMS, ETC); LIGHTS
EXTERIOR: LIGHTS
LOUNGE: LIGHTS, RECEPTACLES, HVAC; APPLIANCES (REFRIGERATOR, MICROWAVE), DOMESTIC HOT WATER HEATER;REST ROOM
LOBBY: LIGHTS, RECEPTACLES, HVAC; DOMESTIC HOT WATER HEATER, REST ROOM
UTILITY ROOMS AND IT ROOM: LIGHTS, RECEPTACLES, HVAC
(1) ELEVATOR

Table 1: Dwelling Unit Space

Building \ of	Dwelling Unit Space	Number of Each Space	# of identical buildings	Interior Gross Area Each Space	Total Interior Gross Area	Gross Area including Exterior Walls Each Space	Total Gross Area including Exterior Walls
	Unit 1	4	650	2,636	695	2,780	
	Unit 2	4	659	2,636	695	2,780	
	Unit 3	2	719	1,438	742	1,484	
	Unit 4	3	663	1,989	692	2,076	
	Unit 5	4	668	2,672	686	2,744	
	Unit 6	4	668	2,672	686	2,744	
	Unit 7	3	670	2,010	696	2,088	
	Unit 8	3	673	2,019	692	2,076	
	Unit 9	4	668	2,672	686	2,744	
	Unit 10	4	668	2,672	686	2,744	
	Unit 11	4	667	2,668	687	2,748	
	Unit 12	4	667	2,668	687	2,748	
	Unit 13	3	668	2,004	686	2,058	
	Unit 14	3	658	1,974	698	2,094	
	Unit 15	3	670	2,010	694	2,082	
	Unit 16	3	668	2,004	686	2,058	
	Unit 17	4	667	2,668	687	2,748	
	Unit 18	4	668	2,672	686	2,744	
	Unit 19	4	656	2,636	697	2,788	
	Unit 20	4	668	2,672	686	2,744	
	Unit 21	4	668	2,672	686	2,744	
	Unit 22	4	668	2,672	686	2,744	
	Unit 23	3	668	2,004	686	2,058	
	Unit 24	3	664	1,992	690	2,070	
	Unit 25	3	668	2,004	686	2,058	
	Unit 26	4	668	2,672	686	2,744	
	Unit 27	4	668	2,672	686	2,744	
	Unit 28	4	668	2,672	686	2,744	
	Unit 29	4	664	2,656	690	2,760	
	Totals	104		69,408		71,738	

Table 2: Residential Common Space

Building \ of	Residential Common Space	Number of Each Space	Interior Gross Area Each Space	Total Interior Gross Area	Gross Area including Exterior Walls Each Space	Total Gross Area including Exterior Walls
	Entry Lobby	1	1,349	1,349	1,394	1,394
	Lounge (inc workspace)	1	1,135	1,135	1,185	1,185
	Lounge Workspace	1	255	255	269	269
	Fitness Room**	1	899	899	929	929
	Mechanical 1st Fl	1	1,178	1,178	1,211	1,211
	Corridor 1st Fl	1	3,425	3,425	3,479	3,479
	Corridor 2nd Fl	1	3,580	3,580	3,628	3,628
	Corridor 3rd Fl	1	3,583	3,583	3,630	3,630
	Corridor 4th Fl	1	3,138	3,138	3,173	3,173
	Refuse Room 1st Fl	1	69	69	99	99
	Refuse Room Typ	3	75	225	75	225
	Laundry	4	315	1,260	318	1,272
	Utilities, Janitor's Closet	4	301	1,204	301	1,204
	Building Storage	1	722	722	745	745
	CB Shared Space	1	516	516	525	525
	CB Multi Purpose Room	1	541	541	569	569
	CB Boiler Room	1	174	174	197	197
	CB Maintenance	1	473	473	516	516
	CB Program Office	1	254	254	284	284
	Entry Lobby Toilet	1	76	76	76	76
	Totals	28		24,056		24,580

Table 3:

Building \ of	Non-Residential Space	Number of Each Space
	Community Building	1
	CB Shared Space	1
	Totals	2

Table 4: Total Residential Space

Total Residential Space
Residential Dwelling Unit Space
Residential Common Space
Totals

*Residential Common Space in excess of 10% of SF: 2.5% of 93,464 SF) = additional space

UNIT SCHEDULE

	T
1ST. FL	2
2ND FL	2
3RD FL	2
4TH FL	2
TOTAL	8

Legend

	Description	Quantity	Unit
	9" wide band board trim	201.22	ft
	9" wide trim (no detail given)	7.88	ft
	Carpet flooring - CPT-100	2,304	sf
	Door - 1-1	6	Count
	Exterior wall	928.47	ft
	Finish @ CMU wall	59.67	ft
	Handrail - PL-302	655.28	ft
	SD-1	114.75	ft
	SD-2	7.99	ft
	SD-6	13.91	ft
	Stucco (Assumed)	13.79	ft
	Tile base - CT-100	16.58	ft
	Tile base - CT-100	27.11	ft
	Wall paint - PT-200	1,014.48	ft
	Wall paint - PT-204	22.42	ft
	Wall paint - PT-204B(Option B)	22.62	ft
	Wall tile - CT-102	8.37	ft
	Wall type - 1A	697.71	ft
	Wall type - 1B	192.51	ft
	Wall type - 2A	418.07	ft
	Wall type - 2C	97.70	ft
	Wall type - 4A	57.71	ft
	Wall type - 4B	116.74	ft
	Wall type - 5A	38.64	ft
	Wall type - 5A	45.51	ft
	Wall type - 6	19.11	ft
	Wall type - 6	21.44	ft
	Wall type - 6	24.33	ft
	Wall type - 7C	25.27	ft
	Wall type - 11	11.72	ft
	Wall type - 12	11.14	ft
	Wall type - 13	5.41	ft
	Wall type - 14	8.08	ft
	Wood base - WB-200	740.80	ft

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.

KEY PLAN
SCALE: NTS

10/13/23	HCR FILING SET	
10/20/23	TOH BUILDING DEPT FILING SET	
08/23/24	HCR FILING SET	
05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET	

Stephen B. Jacobs Group, P.C.
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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Dogwood Terrace Housing Development Fund Corp. (to-be-formed)
C/O Town of Hempstead Housing Authority
Owner/Co-Developer
760 Jerusalem Avenue
Uniondale, NY 11553
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Developer
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516-620-4530
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Drawing Title:
FIRST FLOOR
KEY PLAN

SEAL & SIGNATURE:

DATE: SEE DRAWING.
PROJECT#: 2139
DRAWING SCALE: SEE DRAWING.
DRAWING NO:

A-101.00

CAD REF:
G:/2007/dwgset/2139 – A-101 FIRST FLOOR KEY PLAN

WALL HATCH SCHEDULE

SHEAR WALL

LOAD BEARING WALL

GENERAL NOTES:
1. REFER TO STRUCTURAL DRAWINGS FOR EXACT SHEAR AND LOAD BEARING WALL LOCATIONS.
2. REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND LOAD BEARING WALL DETAILS.

RESILIENCY

SHELTER-IN-PLACE
REQUIRED: A COMMUNITY ROOM AT LEAST 15 SF PER BEDROOM
104 X 15 = 1560 SF
PROVIDED: LOUNGE (1390 SF) + LOBBY (1349 SF) TO BE USED AS SHELTER-IN-PLACE LOCATION

GENERATOR LOADS
REQUIRED: EXISTING INTERIOR COMMON AREAS (CORRIDORS, STAIRS, LOBBY LOUNGE, FITNESS, UTILITY ROOMS, ETC); LIGHTS
EXTERIOR: LIGHTS
LOUNGE: LIGHTS, RECEPTACLES, HVAC; APPLIANCES (REFRIGERATOR, MICROWAVE), DOMESTIC HOT WATER HEATER;REST ROOM
LOBBY: LIGHTS, RECEPTACLES, HVAC; DOMESTIC HOT WATER HEATER, REST ROOM
UTILITY ROOMS AND IT ROOM: LIGHTS, RECEPTACLES, HVAC
(1) ELEVATOR

Table 1: Dwelling Unit Space

Building 1 of 1					
Dwelling Unit Space	Number of Each Space	# of identical buildings	Interior Gross Area Each Space	Total Interior Gross Area	Gross Area including Exterior Walls Each Space	Total Gross Area including Exterior Walls
Unit 1	4		650	2,636	695	2,780
Unit 2	4		659	2,636	695	2,780
Unit 3	2		719	1,438	742	1,484
Unit 4	3		663	1,989	692	2,076
Unit 5	4		668	2,672	686	2,744
Unit 6	4		668	2,672	686	2,744
Unit 7	3		670	2,010	696	2,088
Unit 8	3		673	2,019	692	2,076
Unit 9	4		668	2,672	686	2,744
Unit 10	4		668	2,672	686	2,744
Unit 11	4		667	2,668	687	2,748
Unit 12	4		667	2,668	687	2,748
Unit 13	3		668	2,004	686	2,058
Unit 14	3		658	1,974	698	2,094
Unit 15	3		670	2,010	694	2,082
Unit 16	3		668	2,004	686	2,058
Unit 17	4		667	2,668	687	2,748
Unit 18	4		668	2,672	686	2,744
Unit 19	4		656	2,636	697	2,788
Unit 20	4		668	2,672	686	2,744
Unit 21	4		668	2,672	686	2,744
Unit 22	4		668	2,672	686	2,744
Unit 23	3		668	2,004	686	2,058
Unit 24	3		664	1,992	690	2,070
Unit 25	3		668	2,004	686	2,058
Unit 26	4		668	2,672	686	2,744
Unit 27	4		668	2,672	686	2,744
Unit 28	4		668	2,672	686	2,744
Unit 29	4		664	2,656	690	2,760
Totals	104			69,408		71,738

Table 2: Residential Common Space

Building 1 of 1					
Residential Common Space	Number of Each Space	Interior Gross Area Each Space	Total Interior Gross Area	Gross Area including Exterior Walls Each Space	Total Gross Area including Exterior Walls
Entry Lobby	1	1,349	1,349	1,394	1,394
Lounge (inc workspace)	1	1,131	1,131	1,181	1,181
Lounge Workspace	1	255	255	269	269
Fitness Room**	1	899	899	929	929
Mechanical 1st Fl	1	1,178	1,178	1,211	1,211
Corridor 1st Fl	1	3,425	3,425	3,479	3,479
Corridor 2nd Fl	1	3,580	3,580	3,628	3,628
Corridor 3rd Fl	1	3,583	3,583	3,630	3,630
Corridor 4th Fl	1	3,138	3,138	3,173	3,173
Refuse Room 1st Fl	1	69	69	89	89
Refuse Room Typ	3	75	225	75	225
Laundry	4	315	1,260	318	1,272
Utilities, Janitor's Closet	4	301	1,204	301	1,204
Building Storage	1	722	722	745	745
CB Shared Space	1	516	516	525	525
CB Multi Purpose Room	1	541	541	569	569
CB Boiler Room	1	174	174	197	197
CB Maintenance	1	473	473	516	516
CB Program Office	1	254	254	284	284
Entry Lobby Toilet	1	76	76	76	76
Totals	28		24,056		24,580

Table 3: Non-R

Building 1 of 1		
Non-Residential Space	Number of Each Space	Inte Gross Each
Community Building	1	
CB Shared Space	1	
Totals	2	

Table 4: Total Residential Interior G

Total Residential Space	Tot Inte Gross
Residential Dwelling Unit Space	
Residential Common Space	
Totals	

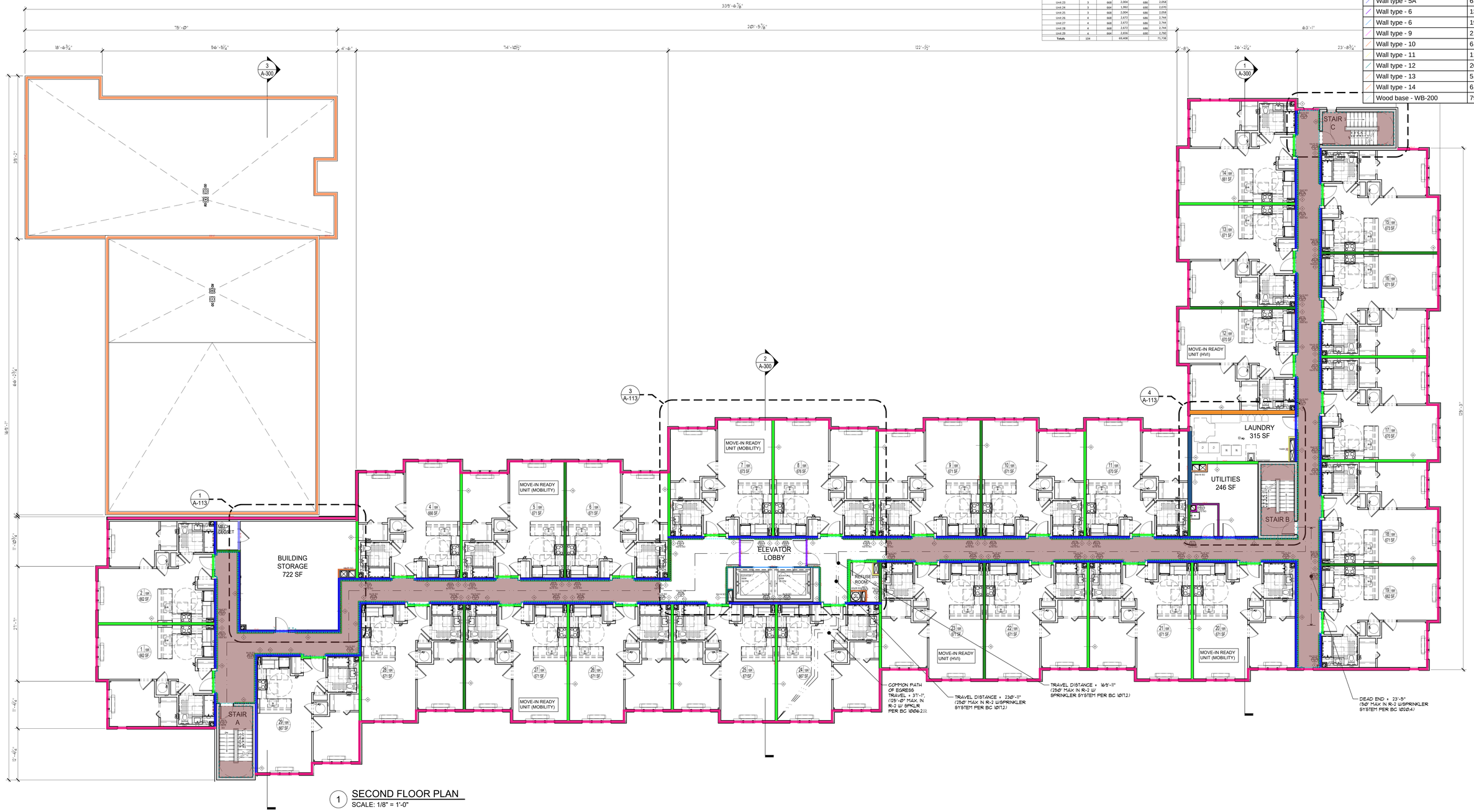
**Residential Common Space in excess of 25% exceeds space does not exceed 2% per 2023 Code

UNIT SCHEDULE

	1 BR UNI
1ST FL	22 UNIT
2ND FL	28 UNIT
3RD FL	29 UNIT
4TH FL	25 UNIT
TOTAL	104 UNI

Legend

	Description	Quantity	Unit
	Carpet flooring - CPT-100	2,314	sf
	Exterior wall	988.10	ft
	Handrail - PL-302	675.36	ft
	Parapet wall	417.01	ft
	Wall paint - PT-200	884.49	ft
	Wall paint - PT-204	22.27	ft
	Wall paint - PT-204B(Option B)	22.21	ft
	Wall tile - CT-102	24.92	ft
	Wall type - 1A	694.03	ft
	Wall type - 1B	222.50	ft
	Wall type - 2A	589.74	ft
	Wall type - 2C	14.13	ft
	Wall type - 4A	17.74	ft
	Wall type - 4B	25.27	ft
	Wall type - 5A	6.88	ft
	Wall type - 6	13.37	ft
	Wall type - 6	19.11	ft
	Wall type - 9	2.93	ft
	Wall type - 10	6.34	ft
	Wall type - 11	11.64	ft
	Wall type - 12	20.95	ft
	Wall type - 13	5.41	ft
	Wall type - 14	6.10	ft
	Wood base - WB-200	794.23	ft



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.

KEY PLAN
SCALE: NTS

10/13/23	HCR FILING SET
10/20/23	TOH BUILDING DEPT FILING SET
08/23/24	HCR FILING SET
05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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FRANKLIN SQUARE, NY

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Drawing Title:
SECOND FLOOR KEY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT JENNIFER CONDON 030327 STATE OF NEW YORK

DATE: SEE DRAWING
PROJECT#: 2139
DRAWING SCALE: SEE DRAWING
DRAWING NO:

A-102.00

CAD REF:
G:/2139/dwgset/2139 - A-102 SECOND FLOOR KEY PLAN.dwg

WALL HATCH SCHEDULE

SHEAR WALL

LOAD BEARING WALL

GENERAL NOTES:
1. REFER TO STRUCTURAL DRAWINGS FOR EXACT SHEAR AND LOAD BEARING WALL LOCATIONS.
2. REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND LOAD BEARING WALL DETAILS.

RESILIENCY

SHELTER-IN-PLACE
REQUIRED: A COMMUNITY ROOM AT LEAST 15 SF PER BEDROOM
104 X 15 = 1560 SF
PROVIDED: LOUNGE (1390 SF) + LOBBY (1349 SF) TO BE USED AS SHELTER-IN-PLACE LOCATION

GENERATOR LOADS
REQUIRED: EXISTING INTERIOR COMMON AREAS (CORRIDORS, STAIRS, LOBBY LOUNGE, FITNESS, UTILITY ROOMS, ETC); LIGHTS
EXTERIOR: LIGHTS
LOUNGE: LIGHTS, RECEPTACLES, HVAC; APPLIANCES (REFRIGERATOR, MICROWAVE), DOMESTIC HOT WATER HEATER,REST ROOM
LOBBY: LIGHTS, RECEPTACLES, HVAC, DOMESTIC HOT WATER HEATER, REST ROOM
UTILITY ROOMS AND IT ROOM: LIGHTS, RECEPTACLES, HVAC
(1) ELEVATOR

Table 1: Dwelling Unit Space

Building 1 of 1					
Dwelling Unit Space	Number of Each Space	# of identical buildings	Interior Gross Area Each Space	Total Interior Gross Area	Gross Area including Exterior Walls Each Space	Total Gross Area including Exterior Walls
Unit 1	4		650	2,636	695	2,780
Unit 2	4		659	2,636	695	2,780
Unit 3	2		719	1,438	742	1,484
Unit 4	3		663	1,989	692	2,076
Unit 5	4		668	2,672	686	2,744
Unit 6	4		668	2,672	686	2,744
Unit 7	3		670	2,010	696	2,088
Unit 8	3		673	2,019	692	2,076
Unit 9	4		668	2,672	686	2,744
Unit 10	4		668	2,672	686	2,744
Unit 11	4		667	2,668	687	2,748
Unit 12	4		667	2,668	687	2,748
Unit 13	3		668	2,004	686	2,058
Unit 14	3		658	1,974	698	2,094
Unit 15	3		670	2,010	694	2,082
Unit 16	3		668	2,004	686	2,058
Unit 17	4		667	2,668	687	2,748
Unit 18	4		668	2,672	686	2,744
Unit 19	4		656	2,636	697	2,788
Unit 20	4		668	2,672	686	2,744
Unit 21	4		668	2,672	686	2,744
Unit 22	4		668	2,672	686	2,744
Unit 23	3		668	2,004	686	2,058
Unit 24	3		664	1,992	690	2,070
Unit 25	3		668	2,004	686	2,058
Unit 26	4		668	2,672	686	2,744
Unit 27	4		668	2,672	686	2,744
Unit 28	4		668	2,672	686	2,744
Unit 29	4		664	2,656	690	2,760
Totals	104			69,408		71,738

Table 2: Residential Common Space

Building 1 of 1					
Residential Common Space	Number of Each Space	Interior Gross Area Each Space	Total Interior Gross Area	Gross Area including Exterior Walls Each Space	Total Gross Area including Exterior Walls
Entry Lobby	1	1,349	1,349	1,394	1,394
Lounge (inc workspace)	1	1,133	1,133	1,181	1,181
Lounge Workspace**	1	255	255	269	269
Fitness Room**	1	899	899	929	929
Mechanical 1st Fl	1	1,178	1,178	1,211	1,211
Corridor 1st Fl	1	3,425	3,425	3,479	3,479
Corridor 2nd Fl	1	3,580	3,580	3,628	3,628
Corridor 3rd Fl	1	3,583	3,583	3,630	3,630
Corridor 4th Fl	1	3,138	3,138	3,173	3,173
Refuse Room 1st Fl	1	69	69	89	89
Refuse Room Typ	3	75	225	75	225
Laundry	4	315	1,260	318	1,272
Utilities, Janitor's Closet	4	301	1,204	301	1,204
Building Storage	1	722	722	745	745
CB Shared Space	1	516	516	525	525
CB Multi Purpose Room	1	541	541	569	569
CB Boiler Room	1	174	174	197	197
CB Maintenance	1	473	473	516	516
CB Program Office	1	254	254	284	284
Entry Lobby Toilet	1	76	76	76	76
Totals	28		24,056		24,580

Table 3: Non-R

Building 1 of 1			
Non-Residential Space	Number of Each Space	Int Gross Area Each Space	Total Interior Gross Area
Community Building	1		
CB Shared Space	1		
Totals	2		

Table 4: Total Residential Interior

Total Residential Space	Int Gross Area
Residential Dwelling Unit Space	
Residential Common Space	
Totals	

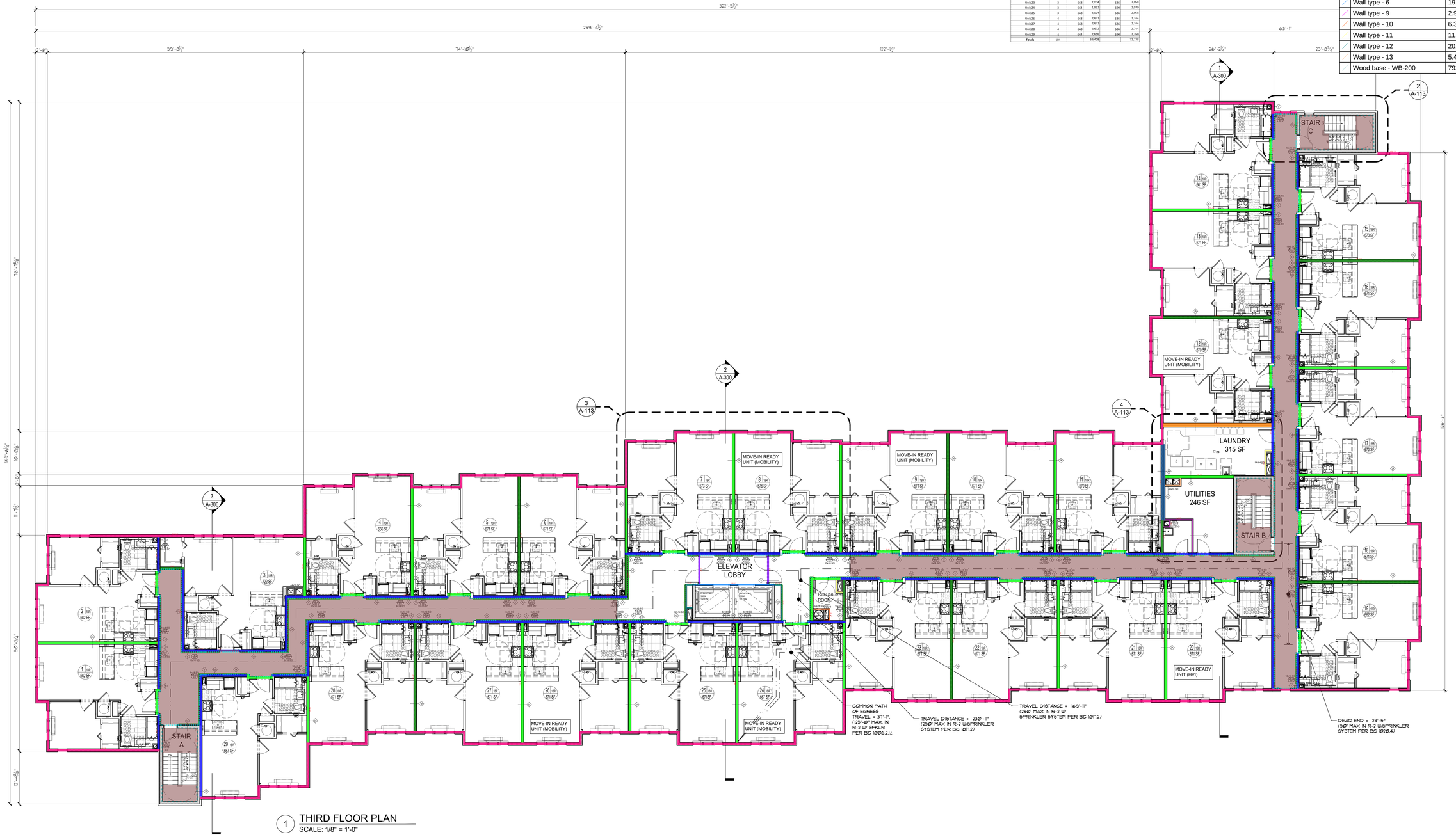
**Residential Common Space in excess of 25% excess space does not exceed 2% per 2023 Cod

UNIT SCHEDULE

	1 BR UN
1ST FL	22 UNI
2ND FL	28 UNI
3RD FL	29 UNI
4TH FL	25 UNI
TOTAL	104 UN

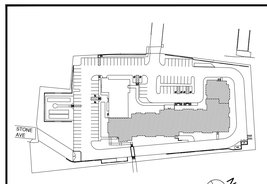
Legend

	Description	Quantity	Unit
	Carpet flooring - CPT-100	2,323	sf
	Exterior wall	988.29	ft
	Handrail - PL-302	677.98	ft
	Wall paint - PT-200	886.08	ft
	Wall paint - PT-204	22.38	ft
	Wall paint - PT-204B(Option B)	22.42	ft
	Wall tile - CT-102	24.70	ft
	Wall type - 1A	694.10	ft
	Wall type - 1B	222.49	ft
	Wall type - 2A	590.64	ft
	Wall type - 2C	14.13	ft
	Wall type - 4A	17.74	ft
	Wall type - 4B	25.27	ft
	Wall type - 6	13.37	ft
	Wall type - 6	19.11	ft
	Wall type - 9	2.94	ft
	Wall type - 10	6.34	ft
	Wall type - 11	11.64	ft
	Wall type - 12	20.95	ft
	Wall type - 13	5.41	ft
	Wood base - WB-200	792.61	ft



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

10/13/23	HCR FILING SET
10/20/23	TOH BUILDING DEPT FILING SET
08/23/24	HCR FILING SET
05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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Drawing Title:
THIRD FLOOR
KEY PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT JENNIFER CONROY 030327 STATE OF NEW YORK

DATE: SEE DRAWING
PROJECT#: 2139
DRAWING SCALE: SEE DRAWING
DRAWING NO:

A-103.00

CAD REF:
G:/2139/dwgset/2139 - A-103 THIRD FLOOR KEY PLAN

WALL HATCH SCHEDULE

SHEAR WALL

LOAD BEARING WALL

GENERAL NOTES:
1. REFER TO STRUCTURAL DRAWINGS FOR EXACT SHEAR AND LOAD BEARING WALL LOCATIONS.
2. REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND LOAD BEARING WALL DETAILS.

RESILIENCY

SHELTER-IN-PLACE
REQUIRED: A COMMUNITY ROOM AT LEAST 15 SF PER BEDROOM
104 X 15 = 1560 SF
PROVIDED: LOUNGE (1390 SF) + LOBBY (1349 SF) TO BE USED AS SHELTER-IN-PLACE LOCATION

GENERATOR LOADS
REQUIRED: EMERGENCY LIGHTING INTERIOR COMMON AREAS (CORRIDORS, STAIRS, LOBBY LOUNGE, FITNESS, UTILITY ROOMS, ETC); LIGHTS
EXTERIOR: LIGHTS
LOUNGE: LIGHTS, RECEPTACLES, HVAC; APPLIANCES (REFRIGERATOR, MICROWAVE), DOMESTIC HOT WATER HEATER;REST ROOM
LOBBY: LIGHTS, RECEPTACLES, HVAC, DOMESTIC HOT WATER HEATER, REST ROOM
UTILITY ROOMS AND IT ROOM: LIGHTS, RECEPTACLES, HVAC
(1) ELEVATOR

Table 1: Dwelling Unit Space

Building 1 of 1		# of identical buildings: 1			
Dwelling Unit Space	Number of Each Space	Interior Gross Area Each Space	Total Interior Gross Area	Gross Area Including Exterior Walls Each Space	Total Gross Area Including Exterior Walls
Unit 1	4	650	2,636	695	2,780
Unit 2	4	659	2,636	695	2,780
Unit 3	2	719	1,438	742	1,484
Unit 4	3	663	1,989	692	2,076
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Unit 27	4	668	2,672	686	2,744
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Totals	104		69,408		71,738

Table 2: Residential Common Space

Building 1 of 1					
Residential Common Space	Number of Each Space	Interior Gross Area Each Space	Total Interior Gross Area	Gross Area Including Exterior Walls Each Space	Total Gross Area Including Exterior Walls
Entry Lobby	1	1,349	1,349	1,394	1,394
Lounge (inc workspace)	1	1,135	1,135	1,185	1,185
Lounge Workspace**	1	255	255	269	269
Fitness Room**	1	899	899	929	929
Mechanical 1st Fl	1	1,178	1,178	1,211	1,211
Corridor 1st Fl	1	3,425	3,425	3,479	3,479
Corridor 2nd Fl	1	3,580	3,580	3,628	3,628
Corridor 3rd Fl	1	3,583	3,583	3,630	3,630
Corridor 4th Fl	1	3,138	3,138	3,173	3,173
Refuse Room 1st Fl	1	69	69	99	99
Refuse Room Typ	3	75	225	75	225
Laundry	4	315	1,260	318	1,272
Utilities, Janitor's Closet	4	301	1,204	301	1,204
Building Storage	1	722	722	745	745
CB Shared Space	1	516	516	525	525
CB Multi Purpose Room	1	541	541	569	569
CB Boiler Room	1	174	174	197	197
CB Maintenance	1	473	473	516	516
CB Program Office	1	254	254	284	284
Entry Lobby Toilet	1	76	76	76	76
Totals	28		24,056		24,580

Building 1 of 1					
Non-Residential Common Space	Number of Each Space	Interior Gross Area Each Space	Total Interior Gross Area	Gross Area Including Exterior Walls Each Space	Total Gross Area Including Exterior Walls
Community Building	1	1,349	1,349	1,394	1,394
CB Shared Space	1	1,135	1,135	1,185	1,185
Totals					

Table 4: T

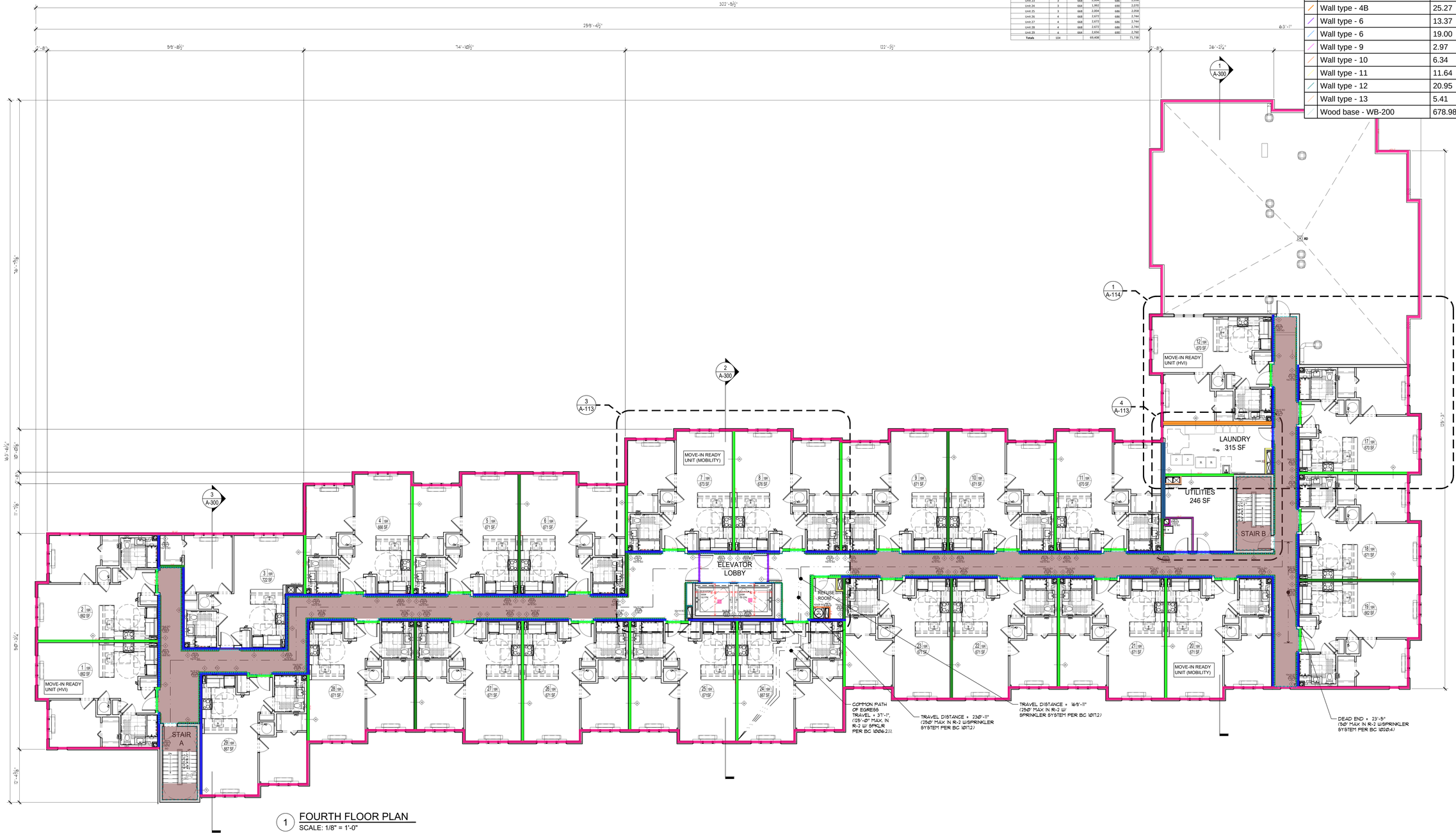
Total Resi					
Residential Da					
Residential C					
To					

*Residential Comm
tenants space does

UNIT SCHEDUL

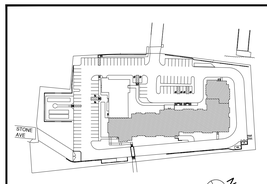
1ST FL	
2ND FL	
3RD FL	
4TH FL	
TOTAL	

Legend		
Description	**Quantity**	**Unit**
Carpet flooring - CPT-100	1,981	sf
Exterior wall	1,016.83	ft
Handrail - PL-302	605.24	ft
Wall paint - PT-200	786.29	ft
Wall paint - PT-204	22.63	ft
Wall paint - PT-204B(Option B)	22.36	ft
Wall tile - CT-102	24.86	ft
Wall type - 1A	622.66	ft
Wall type - 1B	169.37	ft
Wall type - 2A	515.66	ft
Wall type - 2C	14.13	ft
Wall type - 4A	17.74	ft
Wall type - 4B	25.27	ft
Wall type - 6	13.37	ft
Wall type - 6	19.00	ft
Wall type - 9	2.97	ft
Wall type - 10	6.34	ft
Wall type - 11	11.64	ft
Wall type - 12	20.95	ft
Wall type - 13	5.41	ft
Wood base - WB-200	678.98	ft



1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

10/13/23	HCR FILING SET
10/20/23	TOH BUILDING DEPT FILING SET
08/23/24	HCR FILING SET
05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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Drawing Title:
FOURTH FLOOR
KEY PLAN

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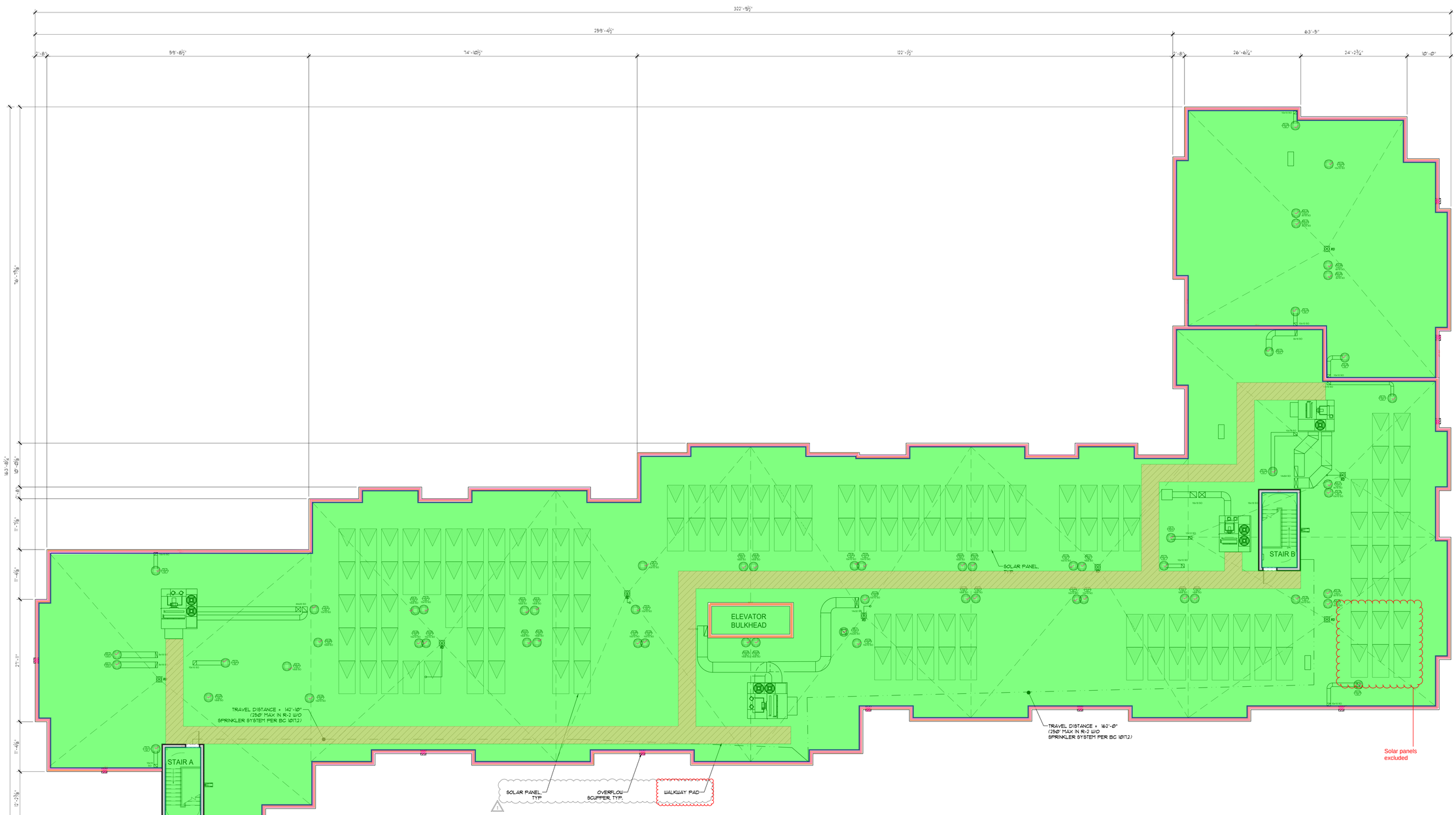
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JENNIFER CONROY
090327
STATE OF NEW YORK

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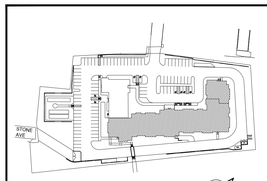
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Legend			
	Description	**Quantity**	**Unit**
	Cant strip	1,147.25	ft
	Metal coping	1,080.57	ft
	Parapet wall	1,135.69	ft
	Roof scupper	10	Count
	White epdm roof finish @ roof	23,333	sf



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

	10/13/23	HCR FILING SET
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	08/23/24	HCR FILING SET
1	05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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ROOF
KEY PLAN

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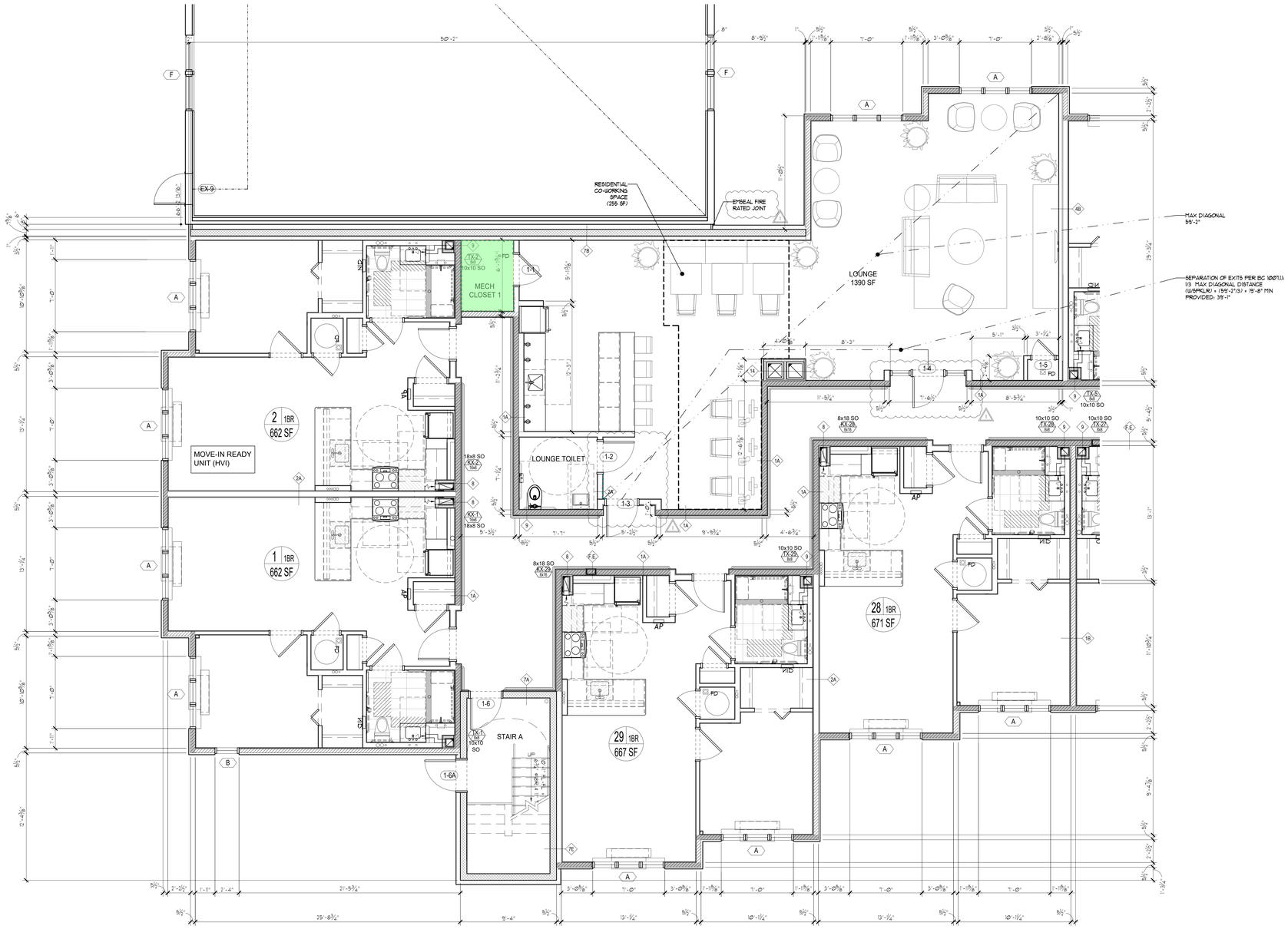


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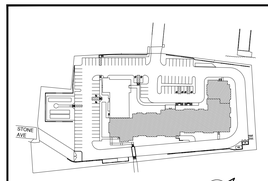
CAD REF:
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Legend			
	Description	Quantity	Unit
	Wall paint - PT-500	23.83	ft
	Wood base - WB-100	23.80	ft
	Wood flooring - LVT-200	35	sf



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

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

10/13/23	HCR FILING SET
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08/23/24	HCR FILING SET
05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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FIRST FLOOR
PARTIAL PLAN

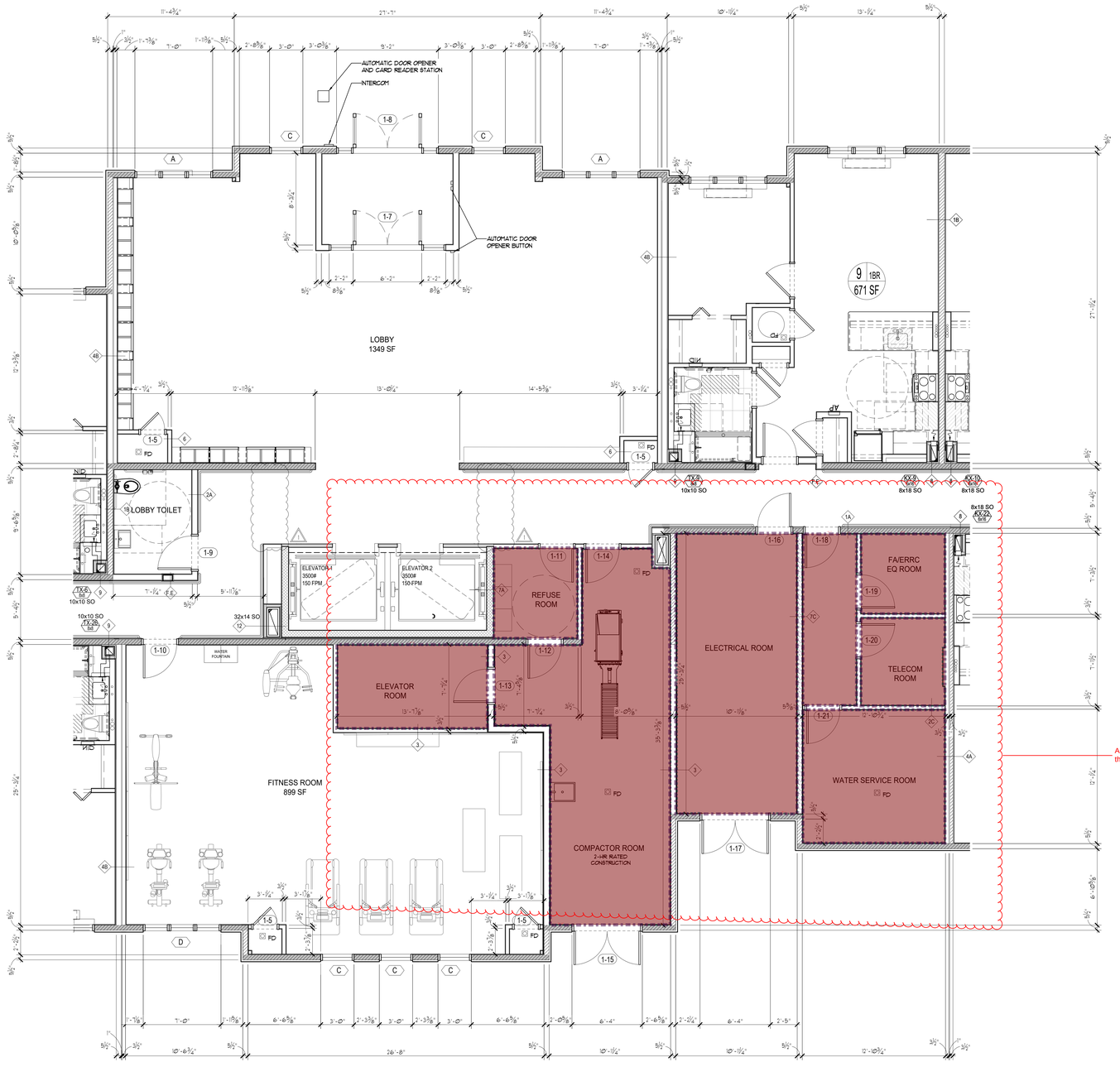
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PROJECT#: 2139
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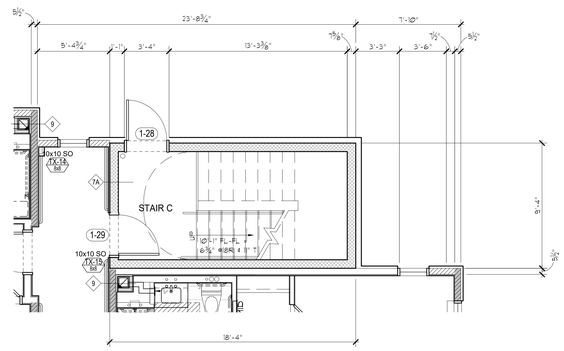
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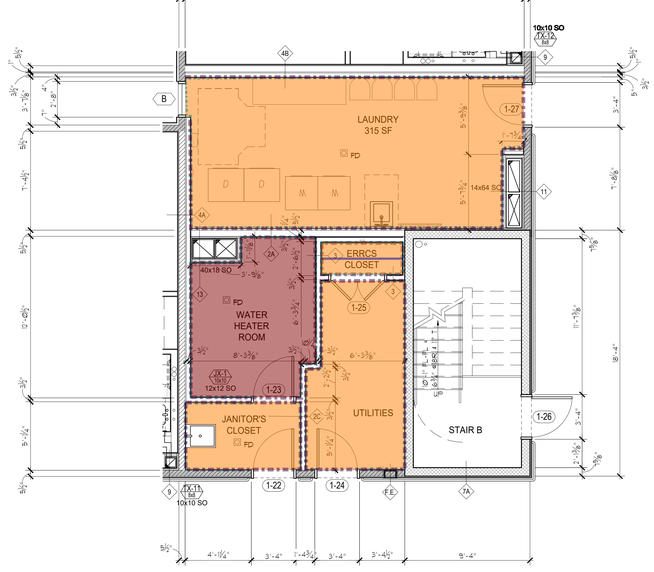
Legend			
	Description	**Quantity**	**Unit**
	2'-6" closet shelving	6.05	ft
	Rubber base	39.36	ft
	Rubber base	338.98	ft
	Sealed concrete flooring [Assumed]	1,255	sf
	Tile base	142.99	ft
	Tile flooring [Assumed]	420	sf
	Wall paint [No detail given]	594.37	ft



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

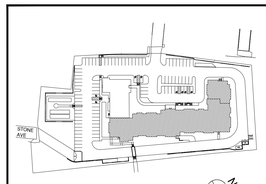


2 FIRST FLOOR PLAN AT STAIR C
SCALE: 1/4" = 1'-0"



3 FIRST FLOOR LAUNDRY ROOM
SCALE: 1/4" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

10/13/23	HCR FILING SET
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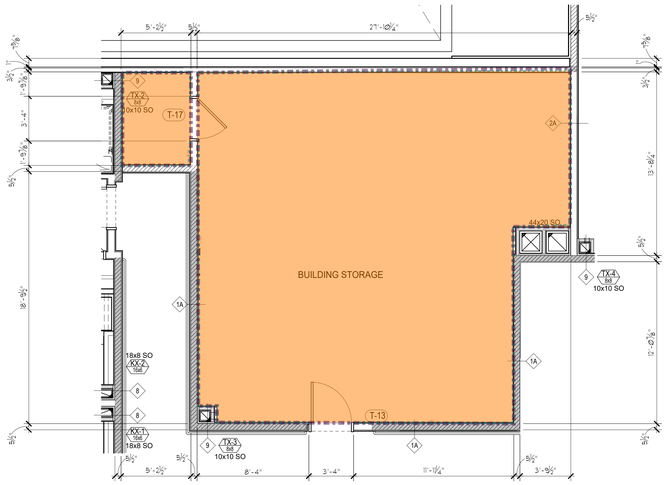
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FIRST FLOOR PARTIAL PLAN

SEAL & SIGNATURE:
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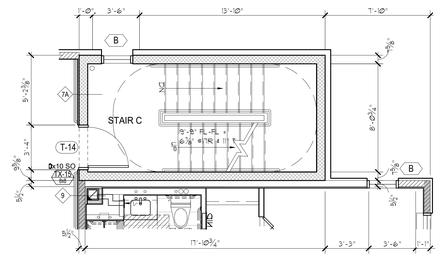
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PROJECT#: 2139
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DRAWING NO:
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CAD REF: G:/2007/dwgset/2139 - A-111 FIRST FLOOR PARTIAL.dwg

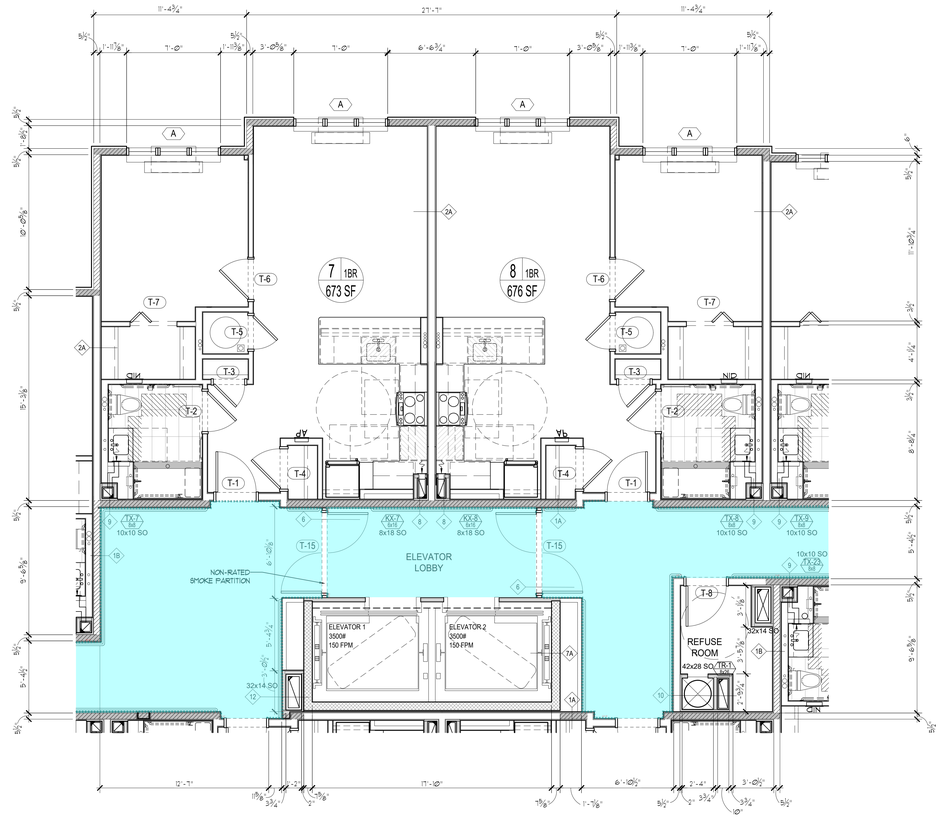
Legend			
	Description	**Quantity**	**Unit**
	Rubber base	122.16	ft
	Sealed concrete flooring [Assumed]	698	sf
	Tile base - CT-100	126.03	ft
	Tile base [assumed]	158.01	ft
	Tile flooring - CT-101	534	sf
	Tile flooring [Assumed]	534	sf
	Wall paint [No detail given]	302.56	ft



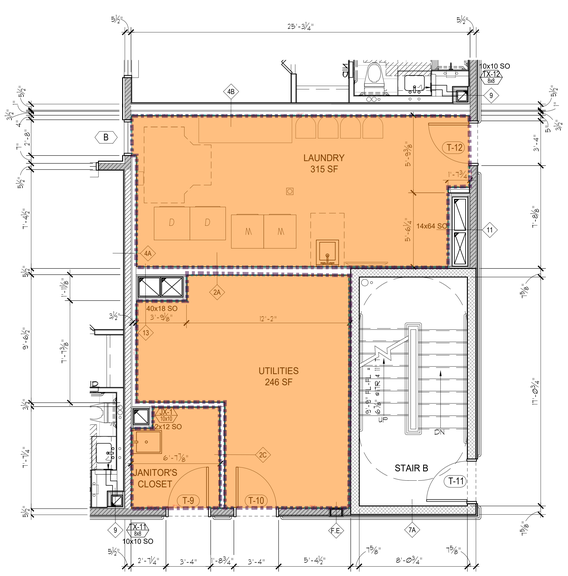
2 ND FLOOR
1 BUILDING STORAGE ROOM
SCALE: 1/4" = 1'-0"



2 TYPICAL PLAN AT STAIR C
SCALE: 1/4" = 1'-0"

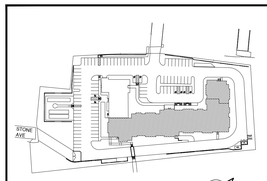


3 TYPICAL ELEVATOR LOBBY
SCALE: 1/4" = 1'-0"



4 TYPICAL UTILITY LAUNDRY ROOM
SCALE: 1/4" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

10/13/23	HCR FILING SET
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08/23/24	HCR FILING SET
05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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PARTIAL PLANS

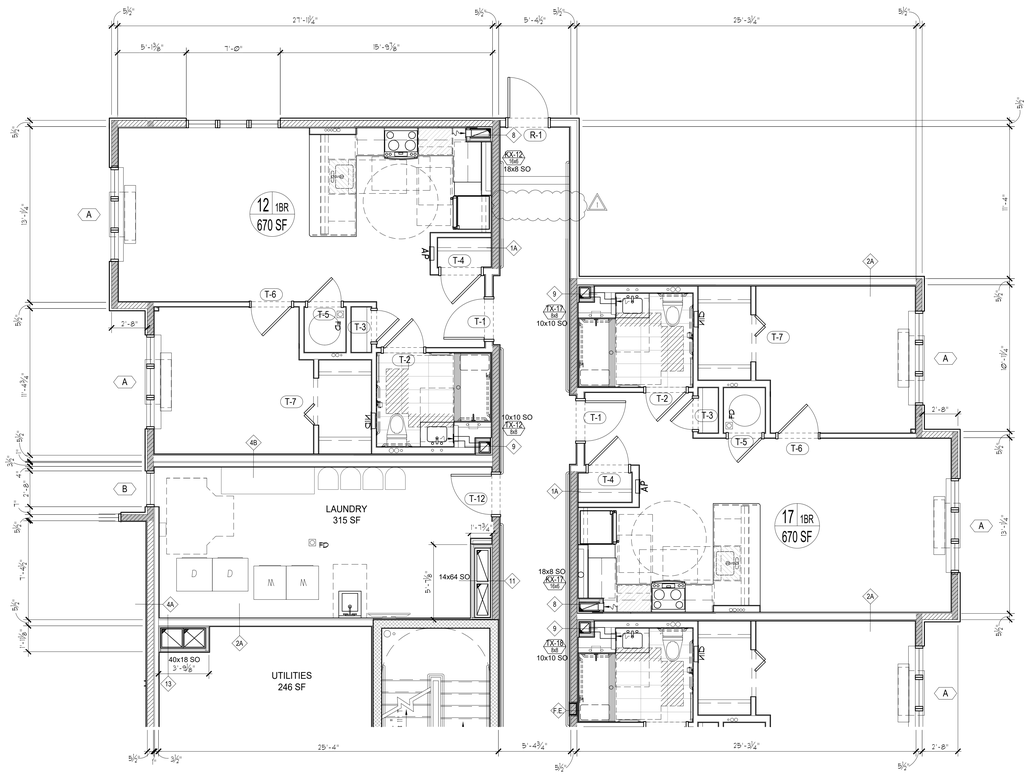
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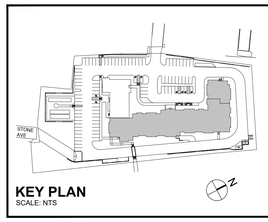
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1 FOURTH FLOOR PARTIAL PLAN
SCALE: 1/4" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

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1	05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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FOURTH FLOOR PARTIAL PLAN

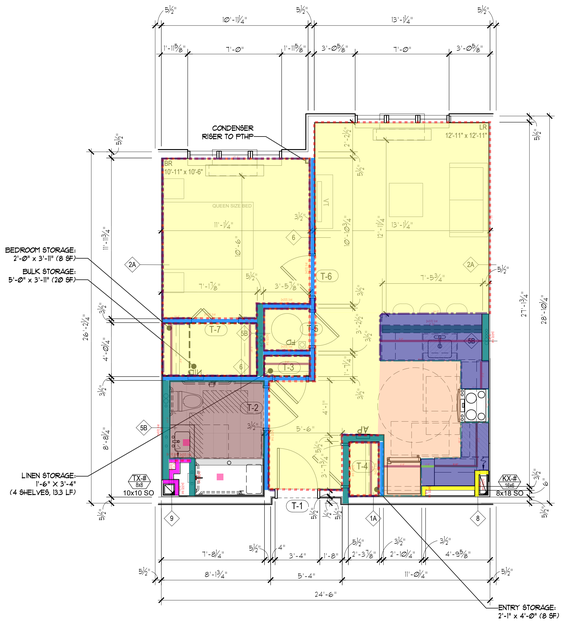
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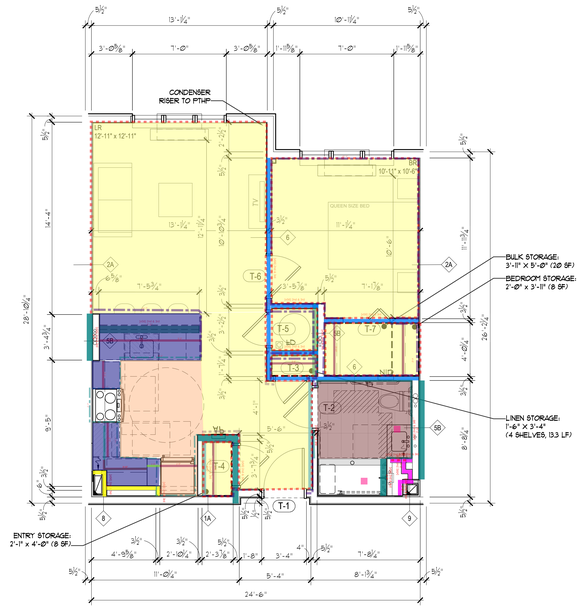
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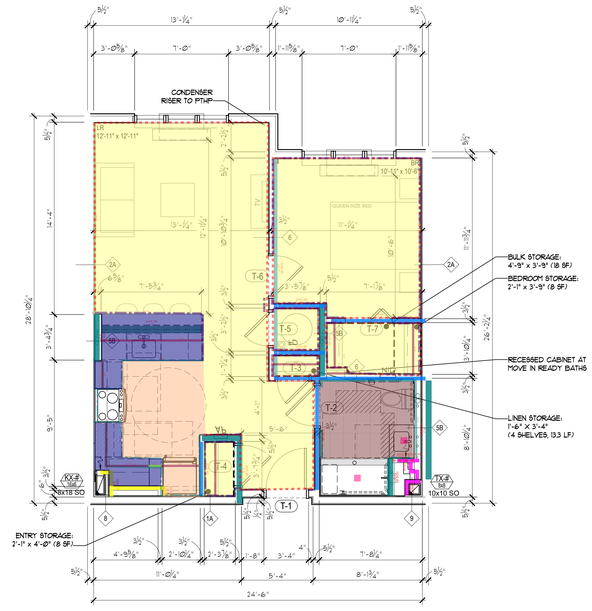
Legend			
	Description	**Quantity**	**Unit**
	[2] layers of 5/8" type X gypsum wall board ceiling w/ ceiling furring channel clip - PT-500	1,237	sf
	[2] layers of 5/8" type X gypsum wall board ceiling w/ ceiling furring channel clip - PT-500	59.95	ft
	0'-4" wide medicine cabinet	5.26	ft
	0'-9" wide recessed cabinet	1.46	ft
	1'-0" wide top cabinet w/ PL-200 finish	30.57	ft
	1'-0" wides storage shelving w/ PL-200 finish	15.84	ft
	1'-2" wides storage shelving w/ PL-200 finish	10.39	ft
	1'-3" wide storage shelving w/ PL-200 finish	2.97	ft
	1'-3" wide storage shelving w/ PL-200 finish	33.33	ft
	2'-0" wide bottom cabinets w/ PL- 200 finish	52.46	ft
	2'-0" wide bottom removeable cabinets - PL-200	22.79	ft
	2'-0" wide full height pantry - PL-200	3.86	ft
	3'-6" wide countertop - ST-100	182	sf
	Hung ceiling w/ ceiling furring channel clip - PT -500	28	sf
	Knee wall	22.34	ft
	Shower tray Size: 2'-9" x 5'-0"	4	Count
	Tile base - CT-201	69.23	ft
	Tile base - CT-202	123.39	ft
	Tile flooring - CT-201	162	sf
	Tile flooring - CT-202	205	sf
	Vanity countertop w/ ST-200 w/ base cabinets PL-201 Size: 1'-10" x 2'-6"	6	Count
	Wall base - LVT-100	492.78	ft
	Wall paint - PT-500	690.59	ft
	Wall type - 5A	13.92	ft
	Wall type - 5B	5.59	ft
	Wall type - 5B	116.23	ft
	Wall type - 6	264.90	ft
	Wall type - 8	35.03	ft
	Wall type - 9	23.73	ft
	Wall type - 14	11.73	ft
	Wood flooring - LVT-100	1,811	sf



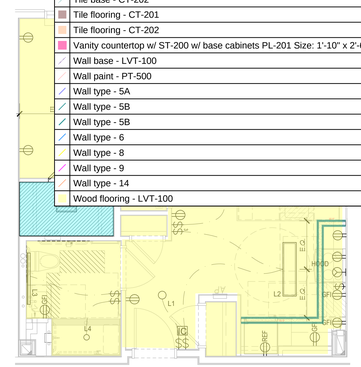
1A TYPICAL APARTMENT
SCALE: 1/4" = 1'-0" 668 SF



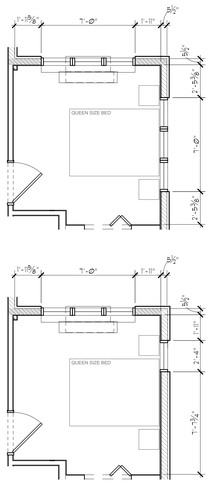
1B TYPICAL APARTMENT MIRRORED
SCALE: 1/4" = 1'-0" 668 SF

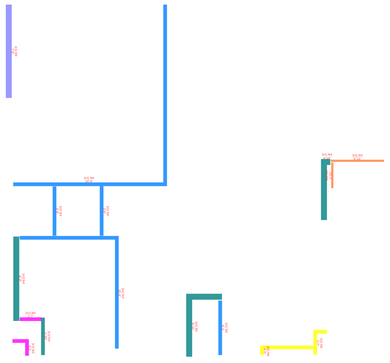


1C TYPICAL MOVE IN READY (MOBILITY) APARTMENT W/ UFAS BATH
SCALE: 1/4" = 1'-0" 668 SF

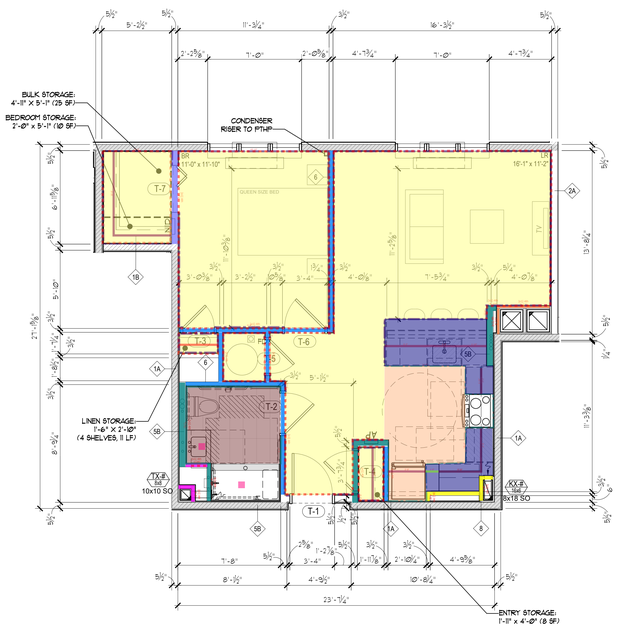


1D TYPICAL APARTMENT RCP
SCALE: 1/4" = 1'-0"

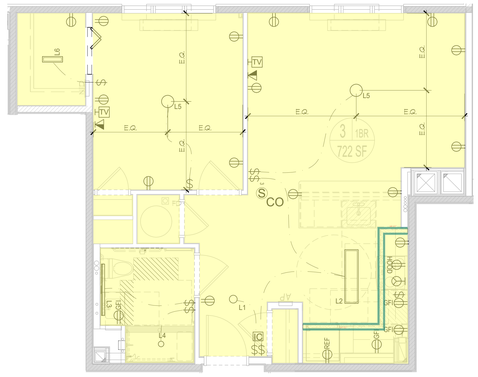




2 BEDROOMS AT CORNERS WINDOW LOCATIONS
SCALE: 1/4" = 1'-0"

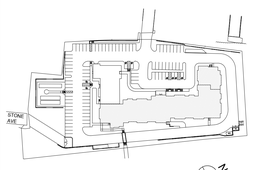


3A APARTMENT 3 TYPICAL PLAN
SCALE: 1/4" = 1'-0" 719 SF



3B APARTMENT 3 TYPICAL RCP
SCALE: 1/4" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

	10/13/23	HCR FILING SET
	10/20/23	TOH BUILDING DEPT FILING SET
	08/23/24	HCR FILING SET
1	05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

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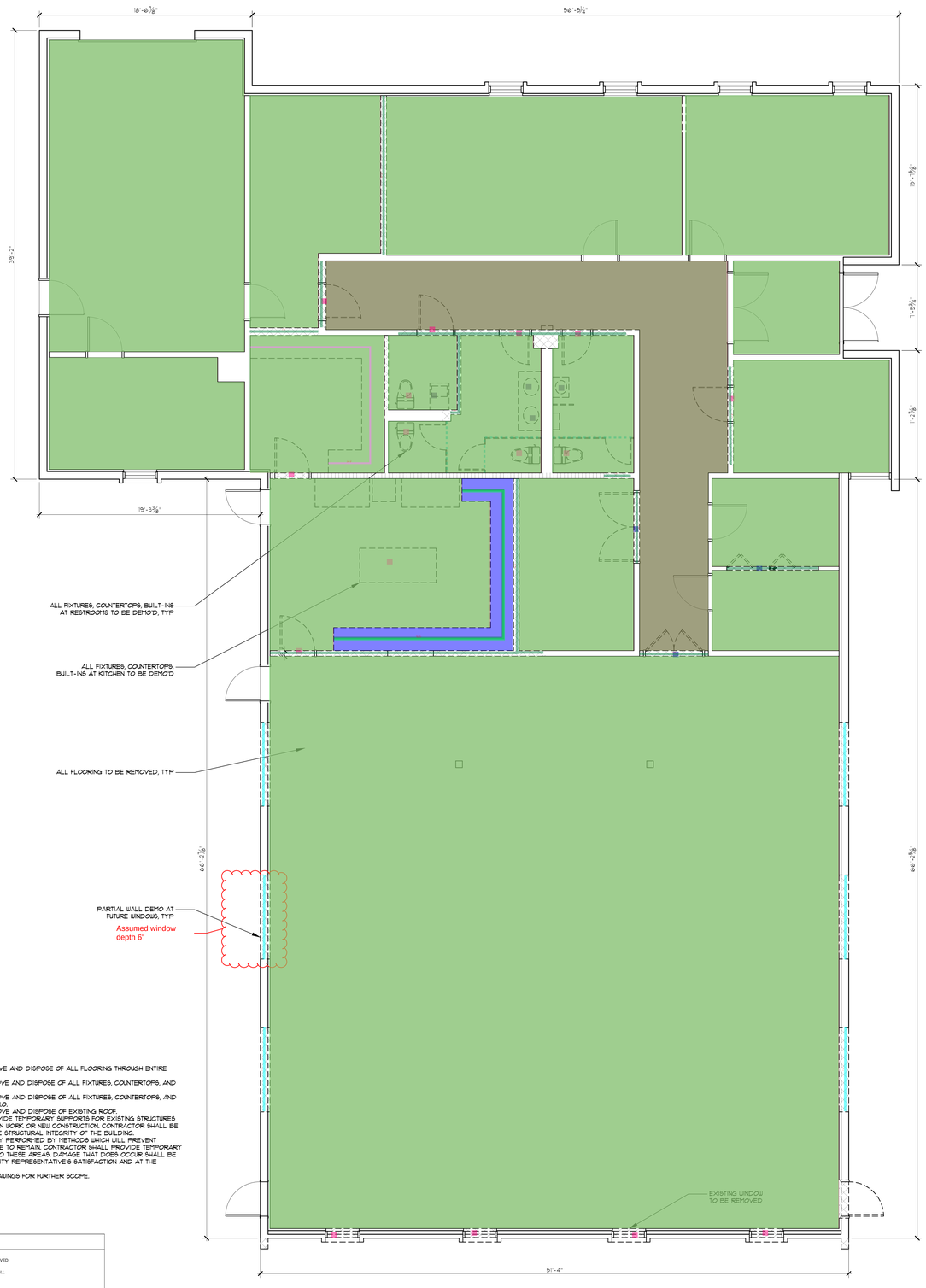
Drawing Title:
TYPICAL UNIT PLANS

SEAL & SIGNATURE:
REGISTERED ARCHITECT JENNIFER CRISPI 030327 STATE OF NEW YORK

DATE: SEE DRAWING.
PROJECT #: 2139
DRAWING SCALE: SEE DRAWING.
DRAWING NO:

A-115.00

CAD REF: G:/2007/dwgset/2139 – A-115 TYPICAL UNIT PLANS.dwg



DEMOLITION NOTES:

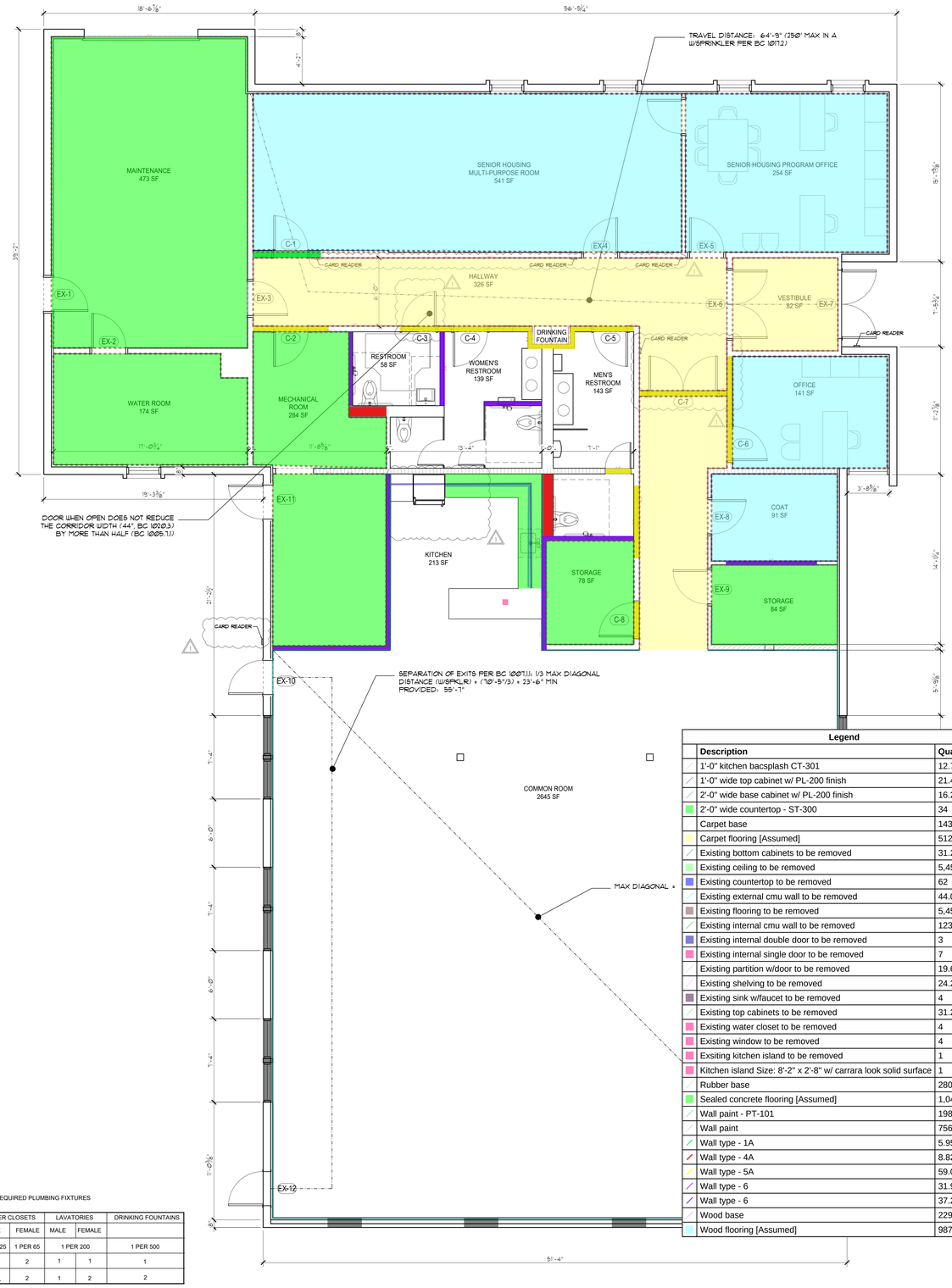
1. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FLOORING THROUGH ENTIRE SPACE, U.N.O.
2. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FIXTURES, COUNTERTOPS, AND BUILT-INS AT KITCHEN, U.N.O.
3. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FIXTURES, COUNTERTOPS, AND BUILT-INS AT RESTROOMS, U.N.O.
4. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING ROOF.
5. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS FOR EXISTING STRUCTURES AS REQUIRED BY DEMOLITION WORK OR NEW CONSTRUCTION. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE BUILDING.
6. ALL DEMOLITION SHALL BY PERFORMED BY METHODS WHICH WILL PREVENT DAMAGE TO AREAS THAT ARE TO REMAIN. CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION AS REQUIRED TO THESE AREAS. DAMAGE THAT DOES OCCUR SHALL BE CORRECTED TO THE AUTHORITY REPRESENTATIVE'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
7. SEE MEP, STRUCTURAL DRAWINGS FOR FURTHER SCOPE.

WALL HATCH SCHEDULE

- EXISTING WALL TO BE REMOVED
- EXISTING LOAD BEARING WALL
- NEW WALL
- NEW SHEAR WALL

GENERAL NOTES:
1. REFER TO STRUCTURAL DRAWINGS FOR EXACT SHEAR AND LOAD BEARING WALL LOCATIONS.
2. REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND LOAD BEARING WALL DETAILS.

1 SENIOR CIVIC CENTER (CIF) DEMO PLAN
SCALE: 1/4" = 1'-0"



PLUMBING FIXTURES:

TABLE 2902.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

ASSEMBLY	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS
	MALE	FEMALE	MALE	FEMALE	
	1 PER 125	1 PER 65	1 PER 200		1 PER 500
REQUIRED	1	2	1	1	1
PROVIDED	1 + 1 URINAL	2	1	2	2

COMMUNITY BUILDING TOTAL OCCUPANTS: 230
FEMALE OCCUPANTS: 115
MALE OCCUPANTS: 115

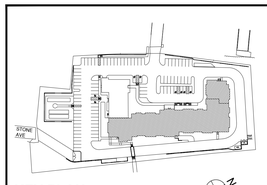
SINGLE USER RESTROOM PROVIDED IN ADDITION TO ABOVE

2 SENIOR CIVIC CENTER (CIF) FLOOR PLAN
SCALE: 1/4" = 1'-0"

Legend

	Description	Quantity	Unit
	1'-0" kitchen bacsplash CT-301	12.75	ft
	1'-0" wide top cabinet w/ PL-200 finish	21.48	ft
	2'-0" wide base cabinet w/ PL-200 finish	16.29	ft
	2'-0" wide countertop - ST-300	34	sf
	Carpet base	143.11	ft
	Carpet flooring [Assumed]	512	sf
	Existing bottom cabinets to be removed	31.26	ft
	Existing ceiling to be removed	5,456	sf
	Existing countertop to be removed	62	sf
	Existing external cmu wall to be removed	44.00	ft
	Existing flooring to be removed	5,458	sf
	Existing internal cmu wall to be removed	123.24	ft
	Existing internal double door to be removed	3	Count
	Existing internal single door to be removed	7	Count
	Existing partition w/door to be removed	19.62	ft
	Existing shelving to be removed	24.24	ft
	Existing sink w/faucet to be removed	4	Count
	Existing top cabinets to be removed	31.26	ft
	Existing water closet to be removed	4	Count
	Existing window to be removed	4	Count
	Exsiting kitchen island to be removed	1	Count
	Kitchen island Size: 8'-2" x 2'-8" w/ carrara look solid surface	1	Count
	Rubber base	280.58	ft
	Sealed concrete flooring [Assumed]	1,043	sf
	Wall paint - PT-101	198.09	ft
	Wall paint	756.41	ft
	Wall type - 1A	5.95	ft
	Wall type - 4A	8.82	ft
	Wall type - 5A	59.03	ft
	Wall type - 6	31.94	ft
	Wall type - 6	37.28	ft
	Wood base	229.09	ft
	Wood flooring [Assumed]	987	sf

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

	10/13/23	HCR FILING SET
	10/20/23	TOH BUILDING DEPT FILING SET
	08/23/24	HCR FILING SET
1	05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

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C/O Town of Hempstead Housing Authority
Owner/Co-Developer
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Drawing Title:
SENIOR CIVIC CENTER (CIF)
FIRST FLOOR PLAN

SEAL & SIGNATURE:

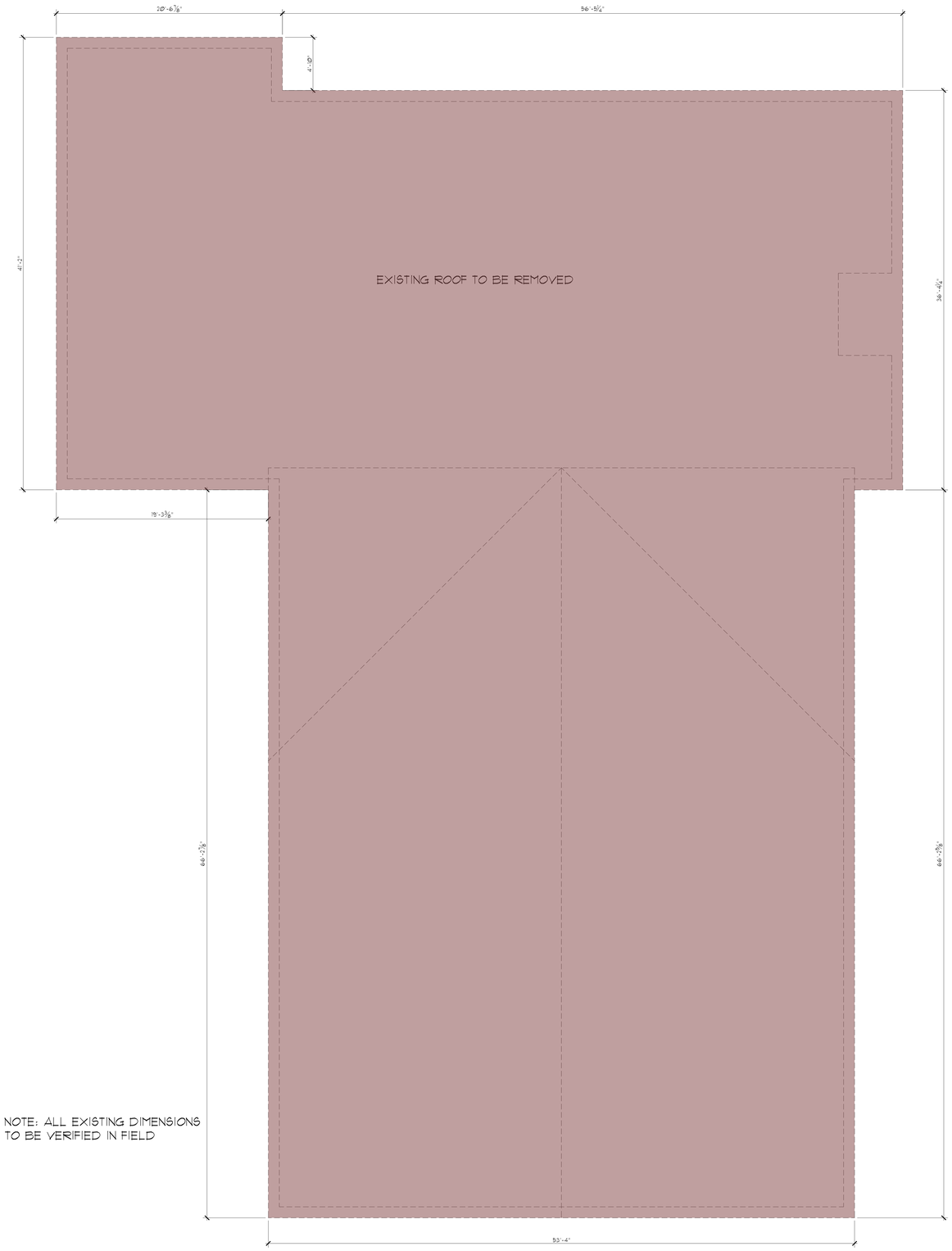
REGISTERED ARCHITECT JENNIFER CURRY 030327 STATE OF NEW YORK

DATE: SEE DRAWING
PROJECT#: 2139
DRAWING SCALE: SEE DRAWING
DRAWING NO:

A-120.00

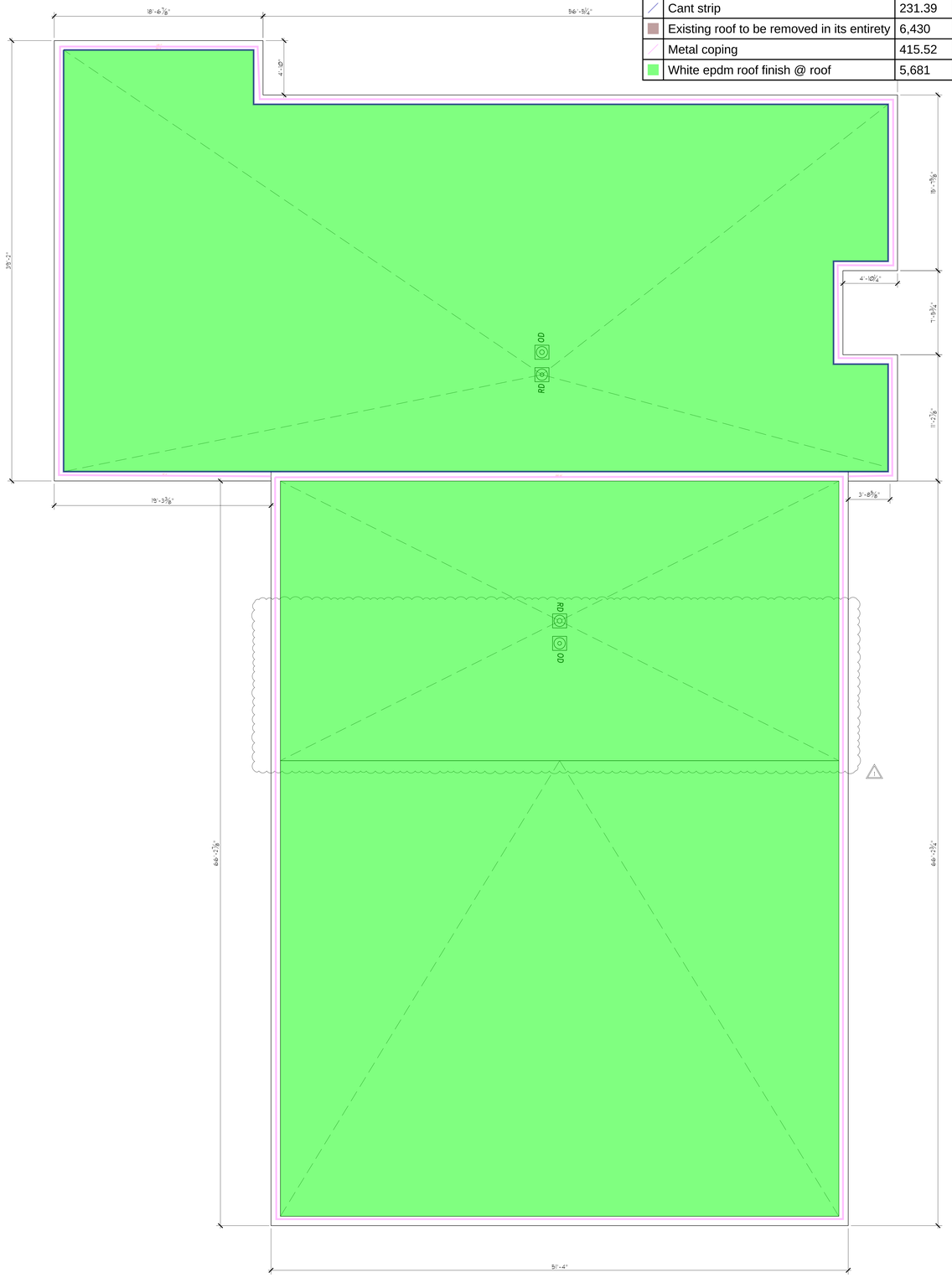
CAD REF:
G:/2139/dwgset/2139 - A-120 COMMUNITY BUILDING

Legend			
	Description	**Quantity**	**Unit**
	Cant strip	231.39	ft
	Existing roof to be removed in its entirety	6,430	sf
	Metal coping	415.52	ft
	White epdm roof finish @ roof	5,681	sf



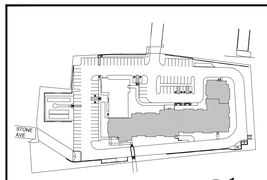
NOTE: ALL EXISTING DIMENSIONS TO BE VERIFIED IN FIELD

SENIOR CIVIC CENTER (CIF)
1 ROOF DEMO PLAN
SCALE: 1/4" = 1'-0"



SENIOR CIVIC CENTER (CIF)
2 ROOF PLAN
SCALE: 1/4" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

	10/13/23	HCR FILING SET
	10/20/23	TOH BUILDING DEPT FILING SET
	08/23/24	HCR FILING SET
⚠	05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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Drawing Title:
SENIOR CIVIC CENTER (CIF)
ROOF PLAN

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PROJECT#: 2139
DRAWING SCALE: SEE DRAWING
DRAWING NO:

A-121.00

CAD REF:
G:/2139/dwgset/2139 - A-121 COMMUNITY BUILDING R

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	FINISH	SIZE	WATTS/ LUMENS	BALLAST INFORMATION	ENERGY STAR RATING	LOCATION	TYPE COMMENTS
L-1	SURFACE MOUNTED LED CEILING LIGHT	JUNO	JSF-7IN-10LM-30K-90CRI-120 FRPC	WHITE	7.77" DIA X 0.750	13W/ 1000 LUMENS	3000K/ 90 CRI		TYPICAL APT ENTRY	JUNCTION BOX FOR FIRE RATED ASSEMBLY
L-2	SURFACE MOUNTED LED CEILING LIGHT	AFX	LDNL4012L4AD4WH	WHITE	12"W X 48"D X 1"H	40W/ 3700 LUMENS	3000K/ 90CRI		TYPICAL APT KITCHEN	
L-3	SURFACE MOUNTED SCONCE	LITHONIA	FMVC51-48IN-MVOLT-30K-90CRI-BN	BRUSHED NICKEL	4'	29W/ LUMENS	3000K/ 90CRI		TYPICAL APT BATHROOM VANITY	
L-4	SURFACE MOUNTED CEILING LIGHT	JUNO	JSF-5IN-ETLM-30K-90CRI-120 FRPC	WHITE	5.25"DIA X 0.75"D	10W/ 700 LUMENS	3000K/ 90CRI		TYPICAL APT BATHTUB	WET RATED, JUNCTION BOX FOR FIRE RATED ASSEMBLY
L-5	SURFACE MOUNTED LED CEILING LIGHT	JUNO	JSF-11IN-13LM-30K-90CRI-120 FRPC	WHITE	11.08"DIA X 0.9"D	15W/ 1300 LUMENS	3000K/ 90CRI		TYPICAL APT BEDROOM / LIVING ROOM	JUNCTION BOX FOR FIRE RATED ASSEMBLY
L-6	SURFACE MOUNTED LED CEILING LIGHT	SATCO	59368	WHITE	5" X 18"	16 WATT	3000K / 80 CRI		TYPICAL WALK IN CLOSET	ON DIMMER
L-7	CEILING RECESSED DOWNLIGHT	ACULUX	AX35Q SERIES / PINHOLE TRIM	WHITE	3" APERTURE	20W/ 1200 LUMENS	WARM DIM/3000K/90CRI		LOBBY / LOUNGE	ON DIMMER
L-8	SURFACE MOUNTED CEILING LIGHT	MITO	CADENCE SEMI-FLUSHMOUNT	BLACK LUSTRO	LARGE H: 9" X 27" DIA	230 LUMENS / 120V	2200K- USE 3000K BULB/ 95CRI		MAILROOM / LOBBY	ON DIMMER
L-9	WALL MOUNTED SCONCE	WORLEY'S LIGHTING	WOODLAND ADA SCONCE	WALNUT WOODEN BASE W/ WHITE LINEN HALF SHADE	3.5" D X 7" W X 14" H	60W MAX/ 550 LUMENS	3000K		LOBBY	ON DIMMER
L-10	WALL MOUNTED SCONCE	OXYGEN LIGHTING	EPOCH LED WALL SCONCE 9.568.122	OILED BRONZE	5.25"W X 3.75"D X 15.75"H	10.1W / 1050 LUMENS	3000K/ 90 CRI		**TYPICAL CORRIDOR**	
L-11	SURFACE MOUNTED CEILING LIGHT	ASTRO LIGHTING	KOS SURFACE MOUNT LIGHT	TEXTURED WHITE	4.53" W X 5.59" H	11.8" W	3000K / 90 CRI		**TYPICAL ELEVATOR CORRIDOR, LOUNGE, FITNESS ROOM**	
L-12	FLUSH MOUNTED CEILING LIGHT	EGLO	PASTORE 1 203559A	WHITE, BLACK, TAUPE, GREY AND CAPPUCCINO	33.15"DIA X 9.41"H X 33.15"W	360W	USE 3000K BULB (6 BULBS)		LOUNGE	ON DIMMER
L-13	WALL MOUNTED SCONCES	AFX	HINKLEY SAYLOR LED BATHBAR HKY2210SLB	MATTE BLACK	18"W x 3"H x 2.25"D	20W	120V / 3000K / 90 CRI		PUBLIC BATHROOM	
L-14	NOT USED									
L-15	SUSPENDED LED CEILING LIGHT	DANOLITE	ATLAS LINEAR SUSPENSION	MATTE BLACK	8" H X 44" W X 4" D	20W/ 1700 LUMENS	3000K / 80 CRI		LOUNGE	ON DIMMER
L-16	RECESSED LED CEILING LIGHT	ORACLE LIGHTING	22-FPL-LED-3000L-DIM10-MVOLT-30K-85		2' X 2'	3000 LUMENS	3000K/ 85+CRI		SENIOR CIVIC CENTER	
L-17	RECESSED LED CEILING LIGHT	ORACLE LIGHTING	24-FPL-BL-LED-5000L-DIM10-MVOLT-50K-85		2' X 4'	5000 LUMENS	85+CRI		SENIOR CIVIC CENTER	
L-18	OUTDOOR WALL SCONCE	WAC LIGHTING	WS-W26314	BLACK	6"W X 4"D X 14"H	12SI LUMENS	4000K		OUTDOOR WALL SCONCE	
L-19	OUTDOOR WALL SCONCE	WAC LIGHTING	EMRGED OUTDOOR SCONCE WD-EMRGED-AW	GRAPHITE	5.25"H X 6"W X 4"D	16.5W/ 1181 LUMENS	3000K / 90 CRI		OUTDOOR WALL SCONCE	
F-1	SURFACE MOUNTED CEILING LIGHT	LITHONIA LIGHTING	BLWP4 40L ADP SZ10 LP835		5.5"W X 3.5 D X 48" LENGTH	4000 LUMENS	3500K/ 82 CRI		STAIRS	
F-2	SURFACE MOUNTED CEILING LIGHT	LITHONIA LIGHTING	BLWP4 40L ADP SZ10 LP835		5.5"W X 3.5 D X 48" LENGTH	4000 LUMENS	3500K/ 82 CRI		UTILITY SPACES	
F-3	WALL MOUNTED	LITHONIA LIGHTING	OLYFWM WALL MT	GREY	4.5"W X 7.7/16"D X 11-5/16"H	15W/ 600 LUMENS	4000K		ELEVATOR	DISCONTINUED

CEILING SYMBOL LEGEND

- CORRIDOR HUNG CEILING
  CLEAR HEIGHT: NOTED ON PLAN
- NO HUNG CEILING
  (GWB CEILING AT UNDERSIDE OF CEILING JOISTS)
  CEILING HEIGHT: 8'-5" A.F.F. UNLESS OTHERWISE NOTED
- HUNG CEILING
  CLEAR HEIGHT: NOTED ON PLAN
- HUNG CEILING GRID
  CLEAR HEIGHT: NOTED ON PLAN

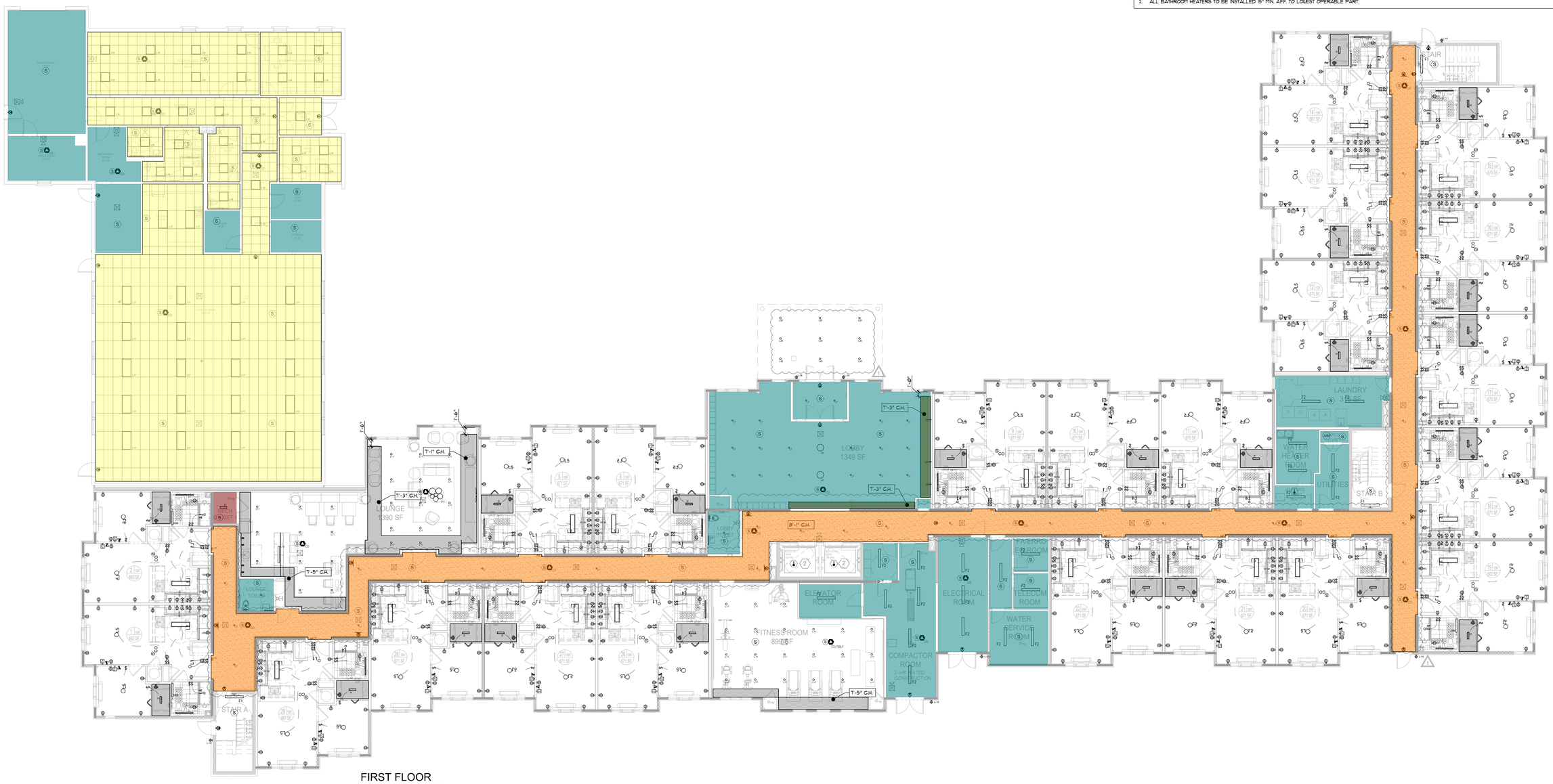
Legend

	Description	Quantity	Unit
GE	[2] layers of 5/8" type X gypsum wall board ceiling w/ ceiling furring channel clip - PT-500	35	sf
	[2] layers of 5/8" type X gypsum wall board ceiling w/ ceiling furring channel clip - PT-500	273	sf
	[2] layers of 5/8" type X gypsum wall board ceiling w/ ceiling furring channel clip - PT-101	1,196	sf
	[2] layers of 5/8" type X gypsum wall board ceiling w/ ceiling furring channel clip	2,659	sf
TH	[2] layers of 5/8" type X gypsum wall board ceiling w/ ceiling furring channel clip - PT-101	53.69	ft
INT	Hung ceiling w/ ceiling furring channel clip - PT-101	2,475	sf
LIG	Hung ceiling rigid w/ ceiling furring channel clip	1,413	sf
WA	Hung ceiling rigid w/ ceiling furring channel clip - PT-101	2,686	sf
	Hung ceiling rigid w/ ceiling furring channel clip - PT-103	294	sf
BA	Hung ceiling w/ ceiling furring channel clip - PT-101	86	sf

3. 12" MAX FROM LEADING EDGE OF VANITY COUNTER IF ON SIDE WALL.

RECEPTACLES BEHIND KITCHEN COUNTERS:
1. ALL SWITCHES + GFI OUTLETS AT COUNTERTOPS TO BE MOUNTED AT 42" A.F.F. ON CENTER. (ADA REQUIREMENTS: 46" MAX. A.F.F. TO CENTERLINE OF HIGHEST RECEPTACLE.)
2. 12" MIN. FROM ANY OBSTRUCTION. (INCLUDING FRIDGE)
3. 36" MIN FROM CORNERS.
4. RECEPTACLES IN HC UNITS AND COMMON AREAS 24" MAX DEPTH BETWEEN LEADING EDGE OF COUNTERTOP AND RECEPTACLES/SWITCHES LOCATED ON KITCHEN BACKSPLASH WALL.

BATHROOM HEATERS:
1. ELECTRICAL FAN-FORCED WALL HEATER TO BE PROVIDED AT ALL BATHROOMS ABOVE UNCONDITIONED SPACE, ALL BATHROOMS BELOW ROOFS, AND ALL BATHROOMS ADJACENT TO EXTERIOR WALLS.
2. ALL BATHROOM HEATERS TO BE INSTALLED 5' MIN. A.F.F. TO LOWEST OPERABLE PART.


VESTIBULE
MAINTENANCE
MECHANICAL ROOM
ELECTRICAL ROOM
STORAGE
STORAGE
STORAGE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	FINISH	SIZE	WATTS/ LUMENS	BALLAST INFORMATION	ENERGY STAR RATING	LOCATION	TYPE COMMENTS
L-1	SURFACE MOUNTED LED CEILING LIGHT	JUNO	JSF-7IN-10LM-30K-90CRI-120 FRPC	WHITE	7.77" DIA X 0.75D	13W/ 1000 LUMENS	3000K/ 90 CRI		TYPICAL APT ENTRY	JUNCTION BOX FOR FIRE RATED ASSEMBLY
L-2	SURFACE MOUNTED LED CEILING LIGHT	AFX	LGM14812LADAWH	WHITE	12"W X 48"D X 1"H	40W/ 3700 LUMENS	3000K/ 90CRI		TYPICAL APT KITCHEN	
L-3	SURFACE MOUNTED SCONCE	LITHONIA	FMVCSG-48IN-MVOLT-30K-90CRI-BN	BRUSHED NICKEL	4'	29W/ LUMENS	3000K/ 90CRI		TYPICAL APT BATHROOM VANITY	
L-4	SURFACE MOUNTED CEILING LIGHT	JUNO	JSF-5IN-07LM-30K-90CRI-120 FRPC	WHITE	5.25"DIA X 0.75"D	10W/ 700 LUMENS	3000K/ 90CRI		TYPICAL APT BATHTUB	WET RATED, JUNCTION BOX FOR FIRE RATED ASSEMBLY
L-5	SURFACE MOUNTED LED CEILING LIGHT	JUNO	JSF-11IN-13LM-30K-90CRI-120 FRPC	WHITE	11.08"DIA X 0.9"D	15W/ 1300 LUMENS	3000K/ 90CRI		TYPICAL APT BEDROOM / LIVING ROOM	JUNCTION BOX FOR FIRE RATED ASSEMBLY
L-6	SURFACE MOUNTED LED CEILING LIGHT	SATCO	59368	WHITE	5" X 18"	16 WATT	3000K / 90 CRI		TYPICAL WALK IN CLOSET	ON DIMMER
L-7	CEILING RECESSED DOWNLIGHT	ACULUX	A19SQ SERIES / PANHOLE TRIM	WHITE	3" APERTURE	20W/ 1200 LUMENS	WARM DIM/3000K/90CRI		LOBBY / LOUNGE	ON DIMMER
L-8	SURFACE MOUNTED CEILING LIGHT	MITZI	CADENCE SEMI-FLUSHMOUNT	BLACK/ LUSTRO	LARGE H: 9" X 21" DIA	23D LUMENS / 120V	2200K- USE 3000K BULB/ 95CRI		MAILROOM / LOBBY	ON DIMMER
L-9	WALL MOUNTED SCONCE	WORLEY'S LIGHTING	WOODLAND ADA SCONCE	WALNUT WOODEN BASE W/ WHITE LINEN HALF SHADE	3.5" D X 7" W X 14" H	60W MAX/ 550 LUMENS	3000K		LOBBY	ON DIMMER
L-10	WALL MOUNTED SCONCE	OXYGEN LIGHTING	EPOCH LED WALL SCONCE 3-504-122	OILED BRONZE	5.25"W X 3.75"D X 15.75"H	10.1W / 1050 LUMENS	3000K/ 90 CRI		**TYPICAL CORRIDOR**	
L-11	SURFACE MOUNTED CEILING LIGHT	ASTRO LIGHTING	KOS SURFACE MOUNT LIGHT	TEXTURED WHITE	4.53" W X 5.59" H	11.8" W	3000K / 90 CRI		**TYPICAL ELEVATOR CORRIDOR, LOUNGE, FITNESS ROOM**	
L-12	FLUSH MOUNTED CEILING LIGHT	EGLO	PASTORE 1 202030KA	WHITE, BLACK, TAUPE, GREY AND CAPPUCCINO	33.15"DIA X 9.41"H X 33.15"W	360W	USE 3000K BULB (6 BULBS)		LOUNGE	ON DIMMER
L-13	WALL MOUNTED SCONCES	AFX	HINKLEY SAYLOR LED BATHBAR HK/SAY19S2B	MATTE BLACK	18"W x 3"H x 2.25"D	20W	120V / 3000K / 90 CRI		PUBLIC BATHROOM	
L-14	NOT USED									
L-15	SUSPENDED LED CEILING LIGHT	ZANOLITE	ATLAS LINEAR SUSPENSION	MATTE BLACK	8" H X 44" W X 4" D	200W / 1700 LUMENS	3000K / 80 CRI		LOUNGE	ON DIMMER
L-16	RECESSED LED CEILING LIGHT	ORACLE LIGHTING	22-FPL1-LED-3000L-DIM10-MVOLT-30K-BS		2' X 2'	3000 LUMENS	3000K/ 85+CRI		SENIOR CIVIC CENTER	
L-17	RECESSED LED CEILING LIGHT	ORACLE LIGHTING	24-FPL-BL-LED-5000L-DIM10-MVOLT-50K-BS		2' X 4'	5000 LUMENS	85+CRI		SENIOR CIVIC CENTER	
L-18	OUTDOOR WALL SCONCE	WAC LIGHTING	WS-W52614	BLACK	6"W X 4"D X 14"H	12S5 LUMENS	3000K		OUTDOOR WALL SCONCE	
L-19	OUTDOOR WALL SCONCE	WAC LIGHTING	ENFELD OUTDOOR SCONCE WS-W65507-GH	GRAPHITE	5.25"H X 6"W X 4"D	16.5W/ 1165 LUMENS	3000K / 90 CRI		OUTDOOR WALL SCONCE	
F-1	SURFACE MOUNTED CEILING LIGHT	LITHONIA LIGHTING	BLWF4 4IS ADP GZ10 LP835		5.7"W X 3.5 D X 48" LENGTH	40W LUMENS	3500K/ 82 CRI		STAIRS	
F-2	SURFACE MOUNTED CEILING LIGHT	LITHONIA LIGHTING	BLWF4 4IS ADP GZ10 LP835		5.7"W X 3.5 D X 48" LENGTH	40W LUMENS	3500K/ 82 CRI		UTILITY SPACES	
F-3	WALL MOUNTED	LITHONIA LIGHTING	OLITWM WALL MT	GREY	4.5"W X 7.75"D X 11.5/16"H	15W/ 930 LUMENS	4000K		ELEVATOR	DISCONTINUED

CEILING SYMBOL LEGEND:

- CORRIDOR HUNG CEILING GRID CLEAR HEIGHT: NOTED ON PLAN
- NO HUNG CEILING (GWB CEILING AT UNDERSIDE OF CEILING JOISTS) CEILING HEIGHT: 8'-1" A.F.F. UNLESS OTHERWISE NOTED
- HUNG CEILING CLEAR HEIGHT: NOTED ON PLAN

Legend

	Description	Quantity	Unit
	[2] layers of 5/8" type X gypsum wall board ceiling w/ ceiling furring channel clip - PT-500	1,193	sf
	Hung ceiling rigid w/ ceiling furring channel clip - PT-101	2,489	sf
	Hung ceiling rigid w/ ceiling furring channel clip	5	sf
	Hung ceiling w/ ceiling furring channel clip - PT-301	104	sf

GENERAL RCP NOTES:
1. ALL APARTMENTS [illegible]
2. ALL HORIZONTAL [illegible]
3. SEE SPRINKLER DRA[illegible]
4. SEE FIRE ALARM DR[illegible]
5. REFER TO KITCHEN [illegible]
6. OCCUPANCY SENSOR[illegible]
7. BI-LEVEL LIGHTING SHALL BE PROVIDED AT STAIRWELLS.
8. PHOTOCELL CONTROLS PROVIDED FOR EXTERIOR FIXTURES.
9. FINISHED CEILING HEIGHT ON 1ST FLOOR TO BE 14'-2", U.O.N. FINISHED CEILING HEIGHT ON 2ND FLOOR TO BE 9'-8", U.O.N. 3RD TO 8TH FLOORS TO BE 8'-4", U.O.N. FINISHED CEILING HEIGHT ON 9TH FLOOR TO BE 9'-9", U.O.N. FINISHED CEILING HEIGHT ON 10TH TO 11TH FLOOR TO BE 8'-4", U.O.N. FINISHED CEILING HEIGHT ON 12TH FLOOR TO BE 10'-1", U.O.N.

THERMOSTAT:
1. 48" MAX AFF. TO HIGHEST OPERABLE PART.

INTERCOM:
1. 48" MAX AFF. TO HIGHEST OPERABLE PART.

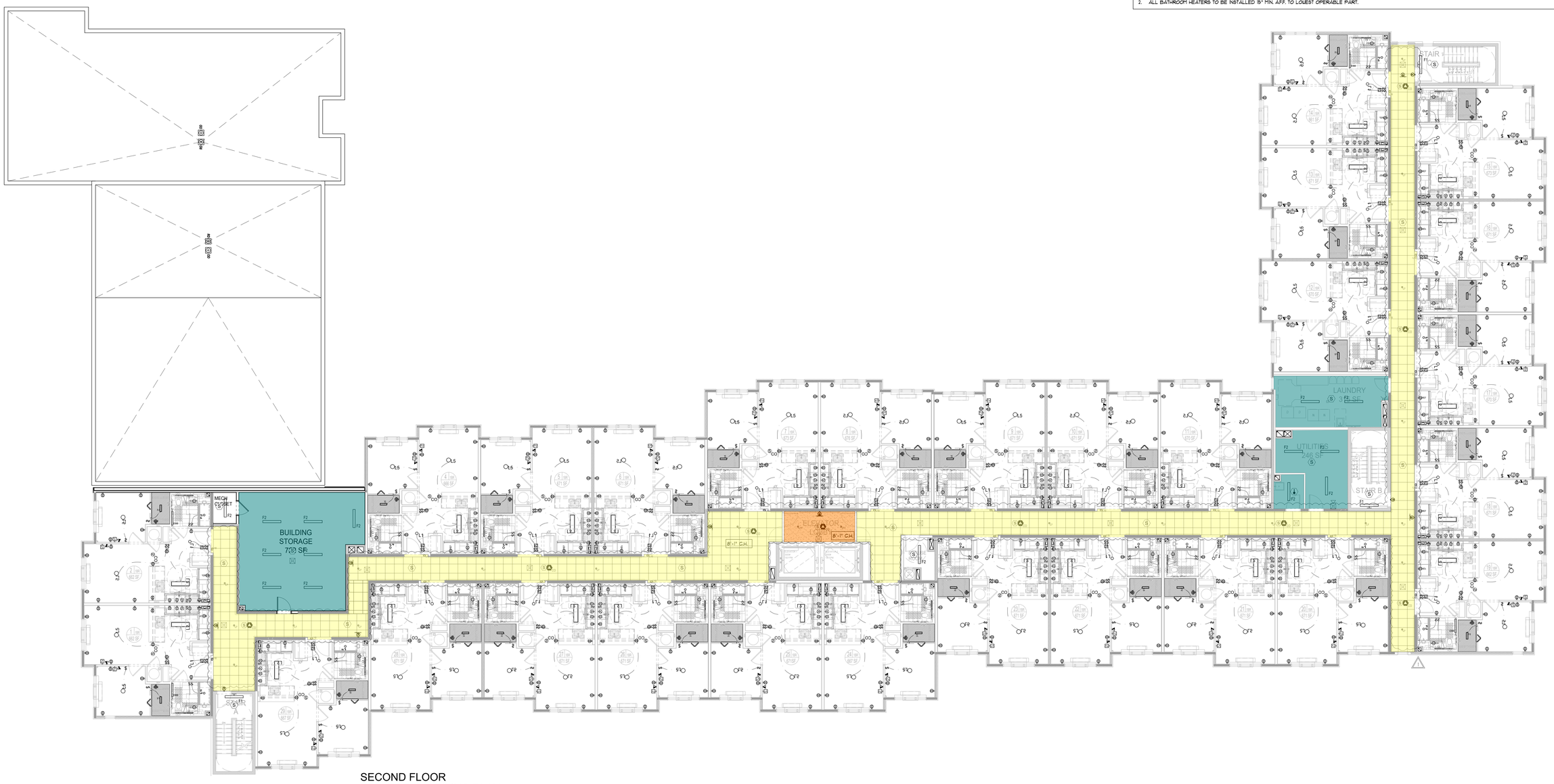
LIGHT SWITCHES:
1. ALL SWITCHES TO BE MOUNTED AT 42" AFF. ON CENTER. (ADA REQUIREMENT: 48" MAX AFF. TO HIGHEST OPERABLE PART IN "ON" POSITION.)

WALL RECEPTACLES:
1. ALL OUTLETS TO BE MOUNTED AT 18" AFF. ON CENTER. (ADA REQUIREMENT: 15" MIN. AFF. TO CENTERLINE OF LOWEST RECEPTACLE.)
2. ALL SWITCHES TO BE MOUNTED AT 42" AFF. ON CENTER. (ADA REQUIREMENT: 48" MAX. AFF. TO CENTERLINE OF HIGHEST RECEPTACLE.)

BATHROOM RECEPTACLES:
1. GFI OUTLETS AT COUNTERTOPS TO BE MOUNTED AT 42" AFF. ON CENTER. (ADA REQUIREMENT: 46" MAX AFF. TO CENTERLINE OF HIGHEST RECEPTACLE.)
2. 12" MIN. FROM ANY OBSTRUCTION.
3. 12" MAX FROM LEADING EDGE OF VANITY COUNTER IF ON SIDE WALL.

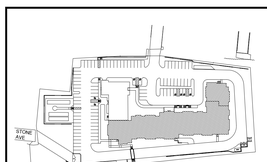
RECEPTACLES BEHIND KITCHEN COUNTERS:
1. ALL SWITCHES + GFI OUTLETS AT COUNTERTOPS TO BE MOUNTED AT 42" AFF. ON CENTER. (ADA REQUIREMENTS: 48" MAX. AFF. TO CENTERLINE OF HIGHEST RECEPTACLE.)
2. 12" MIN. FROM ANY OBSTRUCTION. (INCLUDING FRIDGE)
3. 36" MIN FROM CORNERS.
4. RECEPTACLES IN HC UNITS AND COMMON AREAS 24" MAX DEPTH BETWEEN LEADING EDGE OF COUNTERTOP AND RECEPTACLES/SWITCHES LOCATED ON KITCHEN BACKSPLASH WALL.

BATHROOM HEATERS:
1. ELECTRICAL FAN-FORCED WALL HEATER TO BE PROVIDED AT ALL BATHROOMS ABOVE UNCONDITIONED SPACE, ALL BATHROOMS BELOW ROOFS, AND ALL BATHROOMS ADJACENT TO EXTERIOR WALLS.
2. ALL BATHROOM HEATERS TO BE INSTALLED 15" MIN. AFF. TO LOWEST OPERABLE PART.



1 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

	10/13/23	HCR FILING SET
	10/20/23	TOH BUILDING DEPT FILING SET
	08/23/24	HCR FILING SET
1	05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Dogwood Terrace Housing Development Fund Corp. (to-be-formed)
C/O Town of Hempstead Housing Authority
Owner/Co-Developer
760 Jerusalem Avenue
Uniondale, NY 11553
516-485-9666 © 2023

Georgica Green Ventures
Developer
49 Herb Hill Road
Glen Cove, NY 11542
516-620-4530
© 2023

Drawing Title:
RCP
2ND FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT JENNIFER CURTIS 030237 STATE OF NEW YORK

DATE: SEE DRAWING.
PROJECT#: 2139
DRAWING SCALE: SEE DRAWING.
DRAWING NO:

A-182.00

CAD REF: G:/2007/dwgset/2139 - A-182 SECOND FLOOR REFLEC

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	FINISH	SIZE	WATTS/ LUMENS	BALLAST INFORMATION	ENERGY STAR RATING	LOCATION	TYPE COMMENTS
L-1	SURFACE MOUNTED LED CEILING LIGHT	JUNO	JSF-7IN-10LM-30K-90CRI-120 FRPC	WHITE	7.77" DIA X 0.75D	13W/ 1000 LUMENS	3000K/ 90 CRI		TYPICAL APT ENTRY	JUNCTION BOX FOR FIRE RATED ASSEMBLY
L-2	SURFACE MOUNTED LED CEILING LIGHT	AFX	LGM14812LADAWH	WHITE	12"W X 48"D X 1"H	40W/ 3700 LUMENS	3000K/ 90CRI		TYPICAL APT KITCHEN	
L-3	SURFACE MOUNTED SCONCE	LITHONIA	FMVCSG-48IN-MVOLT-30K-90CRI-BN	BRUSHED NICKEL	4'	29W/ LUMENS	3000K/ 90CRI		TYPICAL APT BATHROOM VANITY	
L-4	SURFACE MOUNTED CEILING LIGHT	JUNO	JSF-5IN-07LM-30K-90CRI-120 FRPC	WHITE	5.25"DIA X 0.75"D	10W/ 700 LUMENS	3000K/ 90CRI		TYPICAL APT BATHTUB	WET RATED, JUNCTION BOX FOR FIRE RATED ASSEMBLY
L-5	SURFACE MOUNTED LED CEILING LIGHT	JUNO	JSF-11IN-15LM-30K-90CRI-120 FRPC	WHITE	11.08"DIA X 0.9"D	15W/ 1300 LUMENS	3000K/ 90CRI		TYPICAL APT BEDROOM / LIVING ROOM	JUNCTION BOX FOR FIRE RATED ASSEMBLY
L-6	SURFACE MOUNTED LED CEILING LIGHT	SATCO	59368	WHITE	5" X 18"	16 WATT	3000K / 90 CRI		TYPICAL WALK IN CLOSET	ON DIMMER
L-7	CEILING RECESSED DOWNLIGHT	ACUILUX	AJ3SQ SERIES / PANHOLE TRIM	WHITE	3" APERTURE	20W/ 1200 LUMENS	WARM DIM/3000K/90CRI		LOBBY / LOUNGE	ON DIMMER
L-8	SURFACE MOUNTED CEILING LIGHT	MITZI	CADENCE SEMI-FLUSHMOUNT	BLACK/ LUSTRO	LARGE H: 9" X 21" DIA	23D LUMENS / 120V	2200K- USE 3000K BULB/ 95CRI		MAILROOM / LOBBY	ON DIMMER
L-9	WALL MOUNTED SCONCE	WORLD'S LIGHTING	WOODLAND ADA SCONCE	WALNUT WOODEN BASE W/ WHITE LINEN HALF SHADE	3.5" D X 7" W X 14" H	60W MAX/ 550 LUMENS	3000K		LOBBY	ON DIMMER
L-10	WALL MOUNTED SCONCE	OXYGEN LIGHTING	EPOCH LED WALL SCONCE 3-504-122	OILED BRONZE	5.25"W X 3.75"D X 15.75"H	10.1W / 1050 LUMENS	3000K/ 90 CRI		**TYPICAL CORRIDOR**	
L-11	SURFACE MOUNTED CEILING LIGHT	ASTRO LIGHTING	KOS SURFACE MOUNT LIGHT	TEXTURED/ WHITE	4.53" W X 5.59" H	11.8" W	3000K / 90 CRI		**TYPICAL ELEVATOR CORRIDOR, LOUNGE, FITNESS ROOM**	
L-12	FLUSH MOUNTED CEILING LIGHT	EGLO	PASTORE X LIGHT	WHITE, BLACK, TAUPE, GREY AND CAPPUCCINO	33.15"DIA X 9.41"H X 33.15"W	360W	USE 3000K BULB (6 BULBS)		LOUNGE	ON DIMMER
L-13	WALL MOUNTED SCONCES	AFX	BARLOW 8.6" H ADJUSTABILITY LIGHT W/ADJUSTABLE FROSTED SATIN NICKEL LED - UPDN 4" DI-	TBD	18"W x 3"H x 2.25"D	20W	120V / 3000K / 90 CRI		PUBLIC BATHROOM	
L-14	SUSPENDED LED CEILING LIGHT	CORONET	MED-MED-ONV-SW-TBD-PS-X-FL-FS-CCS-DAYOUT	TBD	4.1" W X 1.9" W	7 W /971 586 LUMT	3500K / >90CRI		FITNESS ROOM	ON DIMMER
L-15	SUSPENDED LED CEILING LIGHT	DANOLITE	ATLAS LINEAR SUSPENSION	MATTE BLACK	4" H X 44" W X 4" D	200W / 250 LUMENS	3000K / 80 CRI		LOUNGE	ON DIMMER
L-16	RECESSED LED CEILING LIGHT	ORACLE LIGHTING	22-FPL1-LED-3000L-DIM10-MVOLT-30K-85		2' X 2'	3000 LUMENS	3000K/ 85+CRI		COMMUNITY BUILDING	
L-17	RECESSED LED CEILING LIGHT	ORACLE LIGHTING	24-FPL-BL-LED-5000L-DIM10-MVOLT-50K-85		2' X 4'	5000 LUMENS	85+CRI		COMMUNITY BUILDING	
L-18	OUTDOOR WALL SCONCE	WAC LIGHTING	WS-W52614	BLACK	6"W X 4"D X 14"H	12S5 LUMENS	3000K		OUTDOOR WALL SCONCE	
L-19	OUTDOOR WALL SCONCE	WAC LIGHTING	EMILIO OUTDOOR SCONCE WS-W65507-GH	GRAPHITE	5.25"H X 6"W X 4"D	16.5W/ 1165 LUMENS	3000K / 90 CRI		OUTDOOR WALL SCONCE	
F-1	SURFACE MOUNTED CEILING LIGHT	LITHONIA LIGHTING	BLWPX 4ft ADP GZ10 LP835		5.5"W X 3.5 D X 48" LENGTH	4000 LUMENS	3500K/ 82 CRI		STAIRS	
F-2	SURFACE MOUNTED CEILING LIGHT	LITHONIA LIGHTING	BLWPX 4ft ADP GZ10 LP835		5.5"W X 3.5 D X 48" LENGTH	4000 LUMENS	3500K/ 82 CRI		UTILITY SPACES	
F-3	WALL MOUNTED	LITHONIA LIGHTING	OLITWM WALL MT	GREY	4.5"W X 7.72"D X 11.51"H	1SW/ 930 LUMENS	4000K		ELEVATOR	

CEILING SYMBOL LEGEND:

- CORRIDOR HUNG CEILING
  CLEAR HEIGHT: NOTED ON PLAN
- NO HUNG CEILING
  (GWB CEILING AT UNDERSIDE OF CEILING JOISTS)
  CEILING HEIGHT: 8'-1" A.F.F. UNLESS OTHERWISE NOTED
- HUNG CEILING
  CLEAR HEIGHT: NOTED ON PLAN

Legend

	Description	Quantity	Unit
	[2] layers of 5/8" type X gypsum wall board ceiling w/ ceiling furring channel clip - PT-500	193	sf
	Hung ceiling w/ ceiling furring channel clip - PT-101	2,601	sf

GENERAL RCP NOTES:
1. ALL APARTMENTS TO
2. ALL HORIZONTAL OFF
3. SEE SPRINKLER DRA
4. SEE FIRE ALARM DRA
5. REFER TO KITCHEN AND BATHROOM SHEETS FOR DIMENSIONS AT SWITCHES, OUTLETS AND FIXTURES IN THESE AREAS.
6. OCCUPANCY SENSORS SHALL BE PROVIDED IN SPACES NOT INTENDED FOR 24 HOURS USE.
7. BI-LEVEL LIGHTING WILL BE PROVIDED AT STAIRWELLS.
8. PHOTOCELL CONTROLS PROVIDED FOR EXTERIOR FIXTURES.
9. FINISHED CEILING HEIGHT ON 1ST FLOOR TO BE 14'-2", U.O.N. FINISHED CEILING HEIGHT ON 2ND FLOOR TO BE 9'-8", U.O.N. 3RD TO 8TH FLOORS TO BE 8'-4", U.O.N. FINISHED CEILING HEIGHT ON 9TH FLOOR TO BE 9'-9", U.O.N. FINISHED CEILING HEIGHT ON 10TH TO 11TH FLOOR TO BE 8'-4", U.O.N. FINISHED CEILING HEIGHT ON 12TH FLOOR TO BE 10'-1", U.O.N.

THERMOSTAT:
1. 48" MAX AFF. TO HIGHEST OPERABLE PART.

INTERCOM:
1. 48" MAX AFF. TO HIGHEST OPERABLE PART.

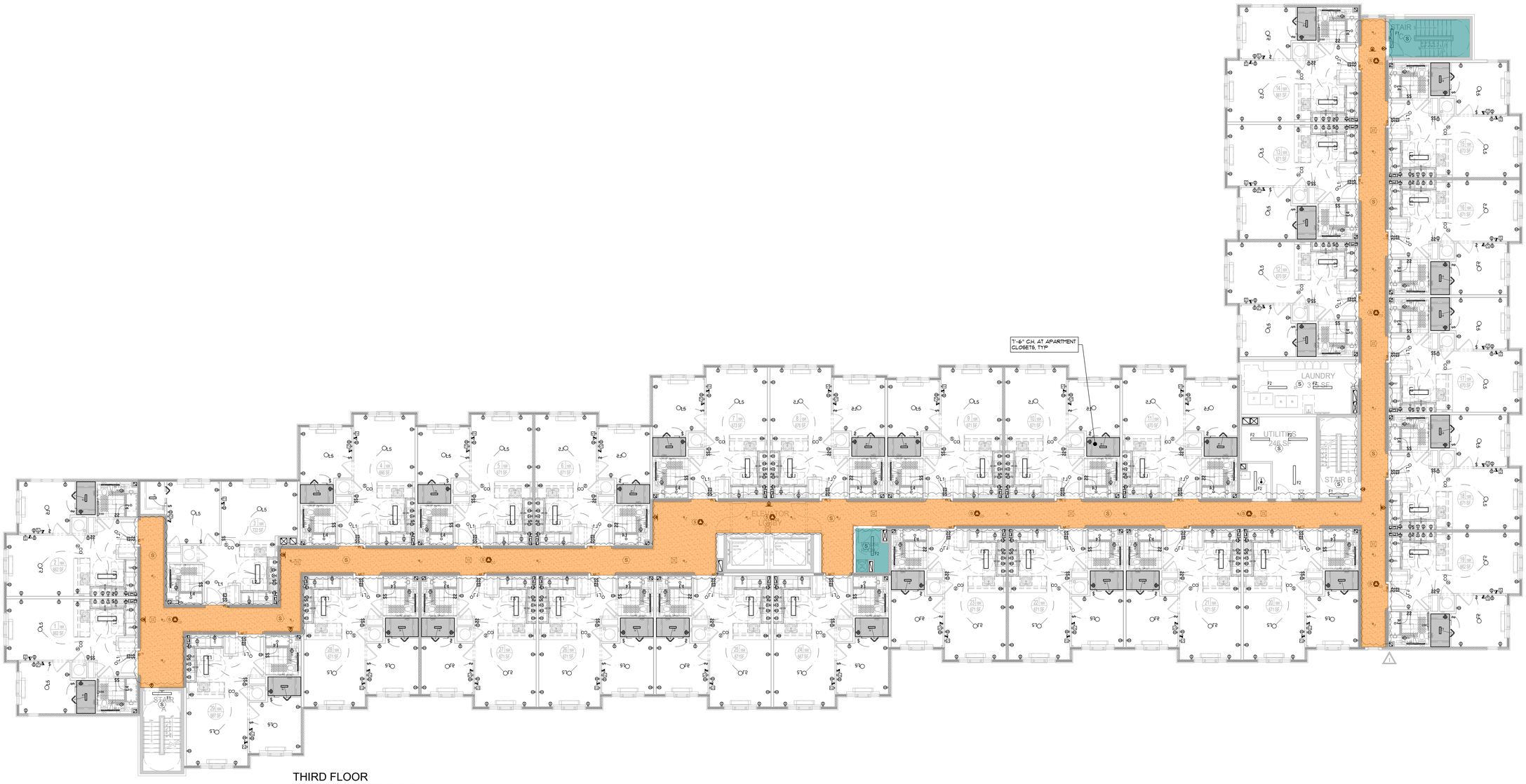
LIGHT SWITCHES:
1. ALL SWITCHES TO BE MOUNTED AT 42" AFF. ON CENTER. (ADA REQUIREMENT: 48" MAX AFF. TO HIGHEST OPERABLE PART IN "ON" POSITION.)

WALL RECEPTACLES:
1. ALL OUTLETS TO BE MOUNTED AT 18" AFF. ON CENTER. (ADA REQUIREMENT: 15" MIN. AFF. TO CENTERLINE OF LOWEST RECEPTACLE.)
2. ALL SWITCHES TO BE MOUNTED AT 42" AFF. ON CENTER. (ADA REQUIREMENT: 48" MAX. AFF. TO CENTERLINE OF HIGHEST RECEPTACLE.)

BATHROOM RECEPTACLES:
1. GFI OUTLETS AT COUNTERTOPS TO BE MOUNTED AT 42" AFF. ON CENTER. (ADA REQUIREMENT: 46" MAX AFF. TO CENTERLINE OF HIGHEST RECEPTACLE.)
2. 12" MIN. FROM ANY OBSTRUCTION.
3. 12" MAX FROM LEADING EDGE OF VANITY COUNTER IF ON SIDE WALL.

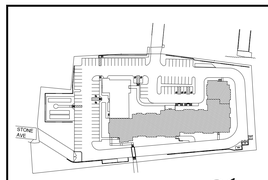
RECEPTACLES BEHIND KITCHEN COUNTERS:
1. ALL SWITCHES + GFI OUTLETS AT COUNTERTOPS TO BE MOUNTED AT 42" AFF. ON CENTER. (ADA REQUIREMENTS: 46" MAX. AFF. TO CENTERLINE OF HIGHEST RECEPTACLE.)
2. 12" MIN. FROM ANY OBSTRUCTION. (INCLUDING FRIDGE)
3. 36" MIN FROM CORNERS.
4. RECEPTACLES IN HC UNITS AND COMMON AREAS 24" MAX DEPTH BETWEEN LEADING EDGE OF COUNTERTOP AND RECEPTACLES/SWITCHES LOCATED ON KITCHEN BACKSPLASH WALL.

BATHROOM HEATERS:
1. ELECTRICAL FAN-FORCED WALL HEATER TO BE PROVIDED AT ALL BATHROOMS ABOVE UNCONDITIONED SPACE, ALL BATHROOMS BELOW ROOFS, AND ALL BATHROOMS ADJACENT TO EXTERIOR WALLS.
2. ALL BATHROOM HEATERS TO BE INSTALLED 5' MIN. AFF. TO LOWEST OPERABLE PART.



1 THIRD FLOOR
REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

	10/13/23	HCR FILING SET
	10/20/23	TOH BUILDING DEPT FILING SET
	08/23/24	HCR FILING SET
1	05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Dogwood Terrace Housing Development Fund Corp. (to-be-formed)
C/O Town of Hempstead Housing Authority
Owner/Co-Developer
760 Jerusalem Avenue
Uniondale, NY 11553
516-485-9666 © 2023

Georgica Green Ventures
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516-620-4530
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Drawing Title:
RCP
3RD FLOOR (TYPICAL)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JENNIFER CHIEN 030227 STATE OF NEW YORK

DATE: SEE DRAWING
PROJECT#: 2139
DRAWING SCALE: SEE DRAWING
DRAWING NO:

A-183.00

CAD REF: G:/2139/dwgset/2139 - A-183 REFLECTED CEILING PLAN

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	FINISH	SIZE	WATTS/ LUMENS	BALLAST INFORMATION	ENERGY STAR RATING	LOCATION	TYPE COMMENTS
L-1	SURFACE MOUNTED LED CEILING LIGHT	JUNO	JSF-7IN-10LM-30K-90CRI-120 FRPC	WHITE	7.77" DIA X 0.75D	13W/ 1000 LUMENS	3000K/ 90 CRI		TYPICAL APT ENTRY	JUNCTION BOX FOR FIRE RATED ASSEMBLY
L-2	SURFACE MOUNTED LED CEILING LIGHT	AFX	LGM14812LADAWH	WHITE	12"W X 48"D X 1"H	40W/ 3700 LUMENS	3000K/ 90CRI		TYPICAL APT KITCHEN	
L-3	SURFACE MOUNTED SCONCE	LITHONIA	FMVCSO-48IN-MVOLT-30K-90CRI-BN	BRUSHED NICKEL	4'	29W/ LUMENS	3000K/ 90CRI		TYPICAL APT BATHROOM VANITY	
L-4	SURFACE MOUNTED CEILING LIGHT	JUNO	JSF-5IN-07LM-30K-90CRI-120 FRPC	WHITE	5.25"DIA X 0.75"D	10W/ 700 LUMENS	3000K/ 90CRI		TYPICAL APT BATHTUB	WET RATED, JUNCTION BOX FOR FIRE RATED ASSEMBLY
L-5	SURFACE MOUNTED LED CEILING LIGHT	JUNO	JSF-11IN-13LM-30K-90CRI-120 FRPC	WHITE	11.08"DIA X 0.9"D	15W/ 1300 LUMENS	3000K/ 90CRI		TYPICAL APT BEDROOM / LIVING ROOM	JUNCTION BOX FOR FIRE RATED ASSEMBLY
L-6	SURFACE MOUNTED LED CEILING LIGHT	SATCO	59368	WHITE	5" X 18"	16 WATT	3000K / 90 CRI		TYPICAL WALK IN CLOSET	ON DIMMER
L-7	CEILING RECESSED DOWNLIGHT	ACULUX	A193G SERIES / PANHOLE TRIM	WHITE	3" APERTURE	20W/ 1200 LUMENS	WARM DIM/3000K/90CRI		LOBBY / LOUNGE	ON DIMMER
L-8	SURFACE MOUNTED CEILING LIGHT	MITZI	CADENCE SEMI-FLUSHMOUNT	BLACK-LUSTRO	LARGE H: 9" X 21" DIA	230 LUMENS / 120V	2200K- USE 3000K BULB/ 95CRI		MAILROOM / LOBBY	ON DIMMER
L-9	WALL MOUNTED SCONCE	WORLEY'S LIGHTING	WOODLAND ADA SCONCE	WALNUT WOODEN BASE W/ WHITE LINEN HALF SHADE	3.5" D X 7" W X 14" H	60W MAX/ 550 LUMENS	3000K		LOBBY	ON DIMMER
L-10	WALL MOUNTED SCONCE	OXYGEN LIGHTING	EPOCH LED WALL SCONCE 3-504-122	OILED BRONZE	5.25"W X 3.75"D X 15.75"H	10.1W / 1050 LUMENS	3000K/ 90 CRI		**TYPICAL CORRIDOR**	
L-11	SURFACE MOUNTED CEILING LIGHT	ASTRO LIGHTING	KOS SURFACE MOUNT LIGHT	TEXTURED WHITE	4.53" W X 5.59" H	11.8" W	3000K / 90 CRI		**TYPICAL ELEVATOR CORRIDOR, LOUNGE, FITNESS ROOM**	
L-12	FLUSH MOUNTED CEILING LIGHT	EGLO	PASTORE 1 203503KA	WHITE, BLACK, TAUPE, GREY AND CAPPUCCINO	33.15"DIA X 9.41"H X 33.15"W	360W	USE 3000K BULB (6 BULBS)		LOUNGE	ON DIMMER
L-13	WALL MOUNTED SCONCES	AFX	HINKLEY SAYLOR LED BATHBAR HK72219S29	MATTE BLACK	18"W x 3"H x 2.25"D	20W	120V / 3000K / 90 CRI		PUBLIC BATHROOM	
L-14	NOT USED									
L-15	SUSPENDED LED CEILING LIGHT	DANOLITE	47L4S LINEAR SUSPENSION	MATTE BLACK	8" H X 44" W X 4" D	200W / 1700 LUMENS	3000K / 80 CRI		LOUNGE	ON DIMMER
L-16	RECESSED LED CEILING LIGHT	ORACLE LIGHTING	22-FPL1-LED-3000L-DIM10-MVOLT-30K-85		2' x 2'	3000 LUMENS	3000K/ 85+CRI		SENIOR CIVIC CENTER	
L-17	RECESSED LED CEILING LIGHT	ORACLE LIGHTING	24-FPL-BL-LED-5000L-DIM10-MVOLT-50K-85		2' X 4'	5000 LUMENS	85+CRI		SENIOR CIVIC CENTER	
L-18	OUTDOOR WALL SCONCE	WAC LIGHTING	WS-W52614	BLACK	6"W X 4"D X 14"H	12S5 LUMENS	3000K		OUTDOOR WALL SCONCE	
L-19	OUTDOOR WALL SCONCE	WAC LIGHTING	OWILED OUTDOOR SCONCE WS-W65607-GH	GRAPHITE	5.25"H X 6"W X 4"D	16.5W/ 1165 LUMENS	3000K / 90 CRI		OUTDOOR WALL SCONCE	
F-1	SURFACE MOUNTED CEILING LIGHT	LITHONIA LIGHTING	BLWP4 40L ADP G2 LP835		5.5"W X 3.5 D X 48" LENGTH	4000 LUMENS	3500K/ 82 CRI		STAIRS	
F-2	SURFACE MOUNTED CEILING LIGHT	LITHONIA LIGHTING	BLWP4 40L ADP G2 LP835		5.5"W X 3.5 D X 48" LENGTH	4000 LUMENS	3500K/ 82 CRI		UTILITY SPACES	
F-3	WALL MOUNTED	LITHONIA LIGHTING	OLITWM WALL MT	GREY	4.5"W X 7.71"D X 11.51"H	15W/ 930 LUMENS	4000K		ELEVATOR	DISCONTINUED

Legend

	Description	Quantity	Unit
	[2] layers of 5/8" type X gypsum wall board ceiling w/ ceiling furring channel clip - PT-500	275	sf
	[2] layers of 5/8" type X gypsum wall board ceiling w/ ceiling furring channel clip	56	sf
	Hung ceiling w/ ceiling furring channel clip - PT-101	2,355	sf

CEILING SYMBOL LEGEND:

- CORRIDOR HUNG CEILING
  CLEAR HEIGHT: NOTED ON PLAN
- NO HUNG CEILING
  (GWB CEILING AT UNDERSIDE OF CEILING JOISTS)
  CEILING HEIGHT: 8'-1" A.F.F. UNLESS OTHERWISE NOTED
- HUNG CEILING
  CLEAR HEIGHT: NOTED ON PLAN

GENERAL RCP NOTES:
1. ALL APARTMENTS PROVIDE
2. ALL HORIZONTAL OFFSET D
3. SEE SPRINKLER DRAWINGS
4. SEE FIRE ALARM DRAWINGS FOR ALL REQUIRED SMOKE / CARBON MONOXIDE DETECTORS.
5. REFER TO KITCHEN AND BATHROOM SHEETS FOR DIMENSIONS AT SWITCHES, OUTLETS AND FIXTURES IN THESE AREAS.
6. OCCUPANCY SENSORS SHALL BE PROVIDED IN SPACES NOT INTENDED FOR 24 HOURS USE.
7. BI-LEVEL LIGHTING WILL BE PROVIDED AT STAIRWELLS.
8. PHOTOCELL CONTROLS PROVIDED FOR EXTERIOR FIXTURES.
9. FINISHED CEILING HEIGHT ON 1ST FLOOR TO BE 14'-2", U.O.N. FINISHED CEILING HEIGHT ON 2ND FLOOR TO BE 9'-8", U.O.N. 3RD TO 8TH FLOORS TO BE 8'-4", U.O.N. FINISHED CEILING HEIGHT ON 9TH FLOOR TO BE 9'-9", U.O.N. FINISHED CEILING HEIGHT ON 10TH TO 11TH FLOOR TO BE 8'-4", U.O.N. FINISHED CEILING HEIGHT ON 12TH FLOOR TO BE 10'-1", U.O.N.

THERMOSTAT:
1. 48" MAX AFF. TO HIGHEST OPERABLE PART.

INTERCOM:
1. 48" MAX AFF. TO HIGHEST OPERABLE PART.

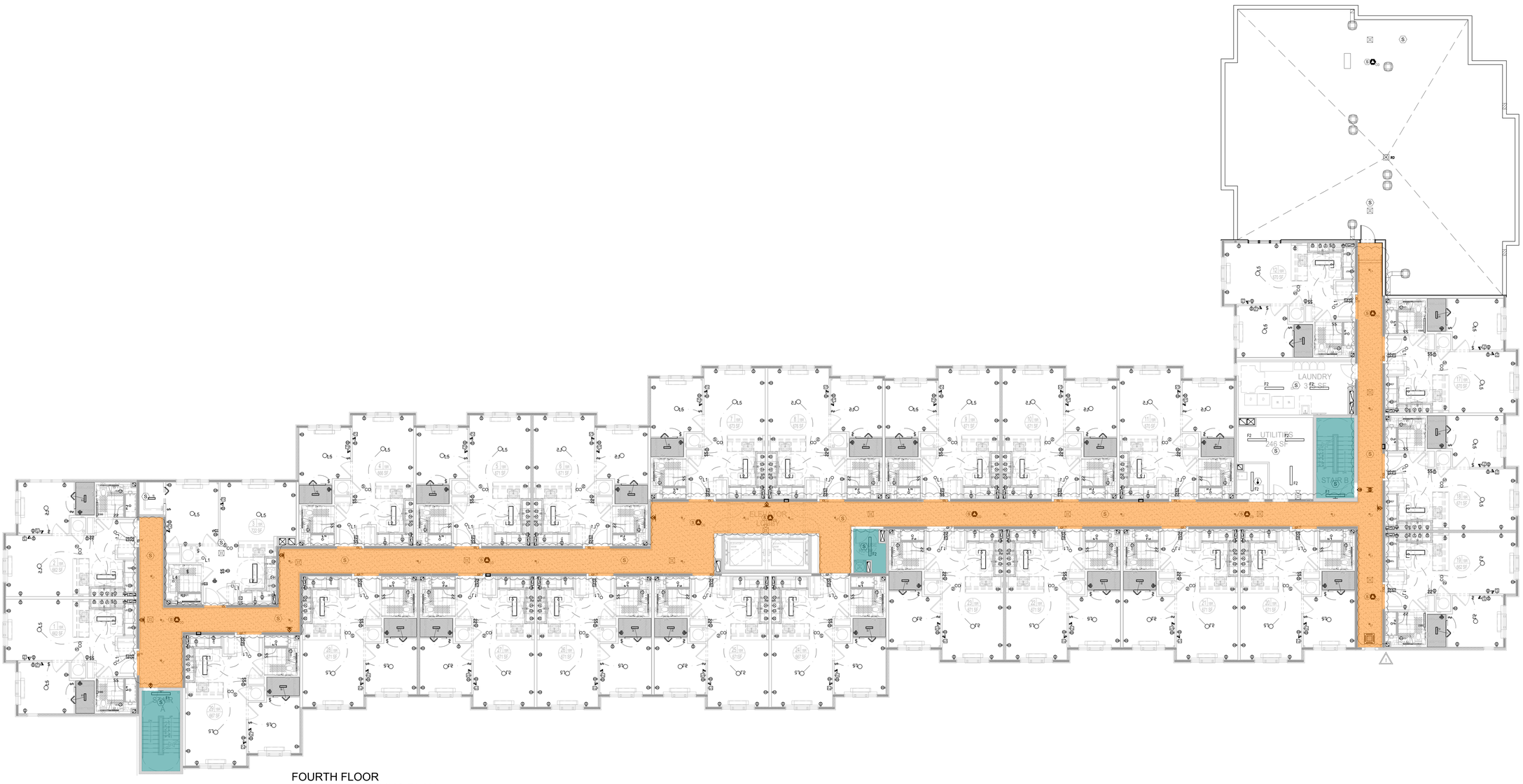
LIGHT SWITCHES:
1. ALL SWITCHES TO BE MOUNTED AT 42" AFF. ON CENTER. (ADA REQUIREMENT: 48" MAX AFF. TO HIGHEST OPERABLE PART IN "ON" POSITION.)

WALL RECEPTACLES:
1. ALL OUTLETS TO BE MOUNTED AT 18" AFF. ON CENTER. (ADA REQUIREMENT: 15" MIN. AFF. TO CENTERLINE OF LOWEST RECEPTACLE.)
2. ALL SWITCHES TO BE MOUNTED AT 42" AFF. ON CENTER. (ADA REQUIREMENT: 48" MAX. AFF. TO CENTERLINE OF HIGHEST RECEPTACLE.)

BATHROOM RECEPTACLES:
1. GFI OUTLETS AT COUNTERTOPS TO BE MOUNTED AT 42" AFF. ON CENTER. (ADA REQUIREMENT: 46" MAX AFF. TO CENTERLINE OF HIGHEST RECEPTACLE.)
2. 12" MIN. FROM ANY OBSTRUCTION.
3. 12" MAX FROM LEADING EDGE OF VANITY COUNTER IF ON SIDE WALL.

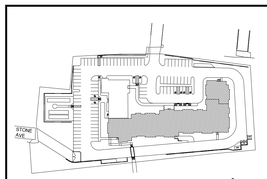
RECEPTACLES BEHIND KITCHEN COUNTERS:
1. ALL SWITCHES + GFI OUTLETS AT COUNTERTOPS TO BE MOUNTED AT 42" AFF. ON CENTER. (ADA REQUIREMENTS: 46" MAX. AFF. TO CENTERLINE OF HIGHEST RECEPTACLE.)
2. 12" MIN. FROM ANY OBSTRUCTION. (INCLUDING FRIDGE)
3. 36" MIN FROM CORNERS.
4. RECEPTACLES IN HC UNITS AND COMMON AREAS 24" MAX DEPTH BETWEEN LEADING EDGE OF COUNTERTOP AND RECEPTACLES/SWITCHES LOCATED ON KITCHEN BACKSPLASH WALL.

BATHROOM HEATERS:
1. ELECTRICAL FAN-FORCED WALL HEATER TO BE PROVIDED AT ALL BATHROOMS ABOVE UNCONDITIONED SPACE, ALL BATHROOMS BELOW ROOFS, AND ALL BATHROOMS ADJACENT TO EXTERIOR WALLS.
2. ALL BATHROOM HEATERS TO BE INSTALLED 15" MIN. AFF. TO LOWEST OPERABLE PART.



1 FOURTH FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

	10/13/23	HCR FILING SET
	10/20/23	TOH BUILDING DEPT FILING SET
	08/23/24	HCR FILING SET
1	05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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FRANKLIN SQUARE, NY

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Drawing Title:
RCP
4TH FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT JENNIFER CHOU 030327 STATE OF NEW YORK

DATE: SEE DRAWING.
PROJECT#: 2139
DRAWING SCALE: SEE DRAWING.
DRAWING NO:

A-184.00

CAD REF:
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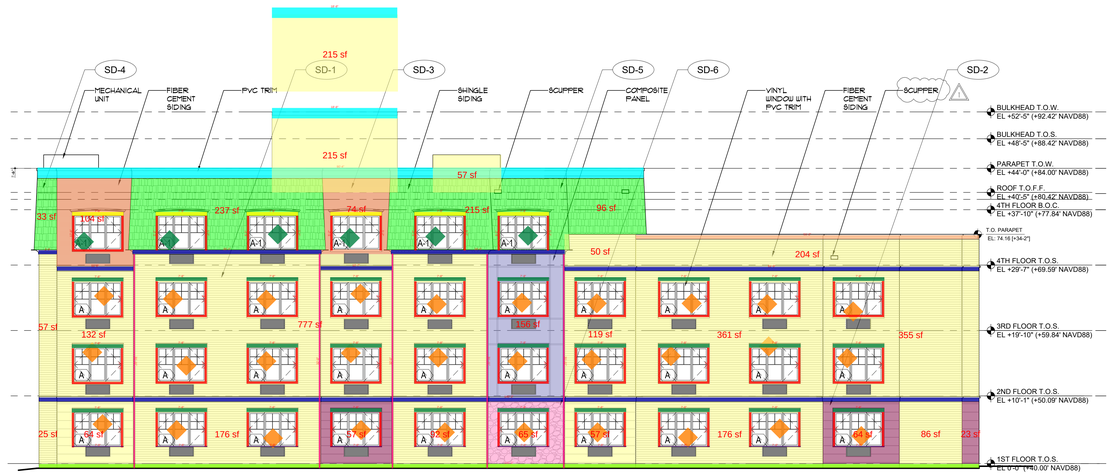
Legend			
	Description	Quantity	Unit
	1'-6" wide PVC trim	805.33	ft
	1'-8" wide trim board @ foundation SD-7	41.28	ft
	1' wide PVC trim @ window	361.67	ft
	1' wide trim board @ foundation SD-7	37.84	ft
	1' wide trim board @ foundation SD-7	156.91	ft
	2'-6" wide trim board @ foundation SD-7	13.54	ft
	2" wide door trim	51.23	ft
	2" wide window trim	230.00	ft
	3" wide corner trim	843.51	ft
	3" wide door trim	87.84	ft
	4" wide window trim	3,223.48	ft
	8" wide trim board @ foundation SD-7	483.87	ft
	8" wide window trim	1,141.81	ft
	9" wide band board trim	1,564.46	ft
	9" wide trim (no detail given)	291.44	ft
	Fiberglass @ column	83	sf
	Metal conapy Size: 27'-6" x 16'-6"	1	Count
	SD-1	14,679	sf
	SD-2	1,644	sf
	SD-3	1,993	sf
	SD-4	4,582	sf
	SD-5	1,747	sf
	SD-6	966	sf
	Stucco (Assumed)	504	sf
	Window - A1	46	Count
	Window - A	136	Count
	Window - B	19	Count
	Window - C	5	Count
	Window - D	1	Count



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



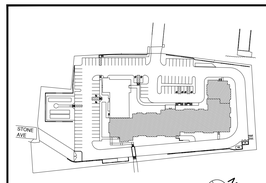
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES:
1. EXISTING COMMUNITY BUILDING: NEW SIDING TO BE INSTALLED OVER EXISTING 1 STORY BUILDING WALLS. EXISTING WALLS TO BE EXTENDED VERTICALLY FOR PARAPET, SEE WALL SECTIONS.
2. EXISTING RESIDENTIAL BUILDINGS: BUILDINGS TO BE WHOLLY DEMOLISHED, ELEVATIONS NOT PROVIDED.

FINISH SCHEDULE

TAG	HATCH	LOCATION	MATERIAL	MANUFACTURER	STYLE/SIZE	COLOR	COMMENTS
SD-1		HORIZONTAL SIDING	FIBER CEMENT SIDING	JAMES HARDIE	PLANK LAP SIDING/ SELECT CEDARMILL 7" EXPOSED WIDTH	LIGHT MIST	INSTALLED OVER 1" CONTINUOUS RIGID INSULATION
SD-2		HORIZONTAL SIDING	FIBER CEMENT SIDING	JAMES HARDIE	PLANK LAP SIDING/ SMOOTH 7" EXPOSED WIDTH	TIMBERBARK	INSTALLED OVER 1" CONTINUOUS RIGID INSULATION
SD-3		HORIZONTAL SIDING	FIBER CEMENT SIDING	JAMES HARDIE	PLANK LAP SIDING/ SELECT CEDARMILL 5" EXPOSED WIDTH	ARCTIC WHITE	CUSTOM WIDTH. INSTALLED OVER 1" CONTINUOUS RIGID INSULATION
SD-4		MANSARD	PREMIUM SYNTHETIC ROOF SHINGLES	F-WAVE	REVIA DESIGNER SLATE, ESTATE SERIES COLLECTION	HAMPTON ESTATE	INSTALLED OVER 1" CONTINUOUS RIGID INSULATION
SD-5		PANEL	FIBER CEMENT SIDING	JAMES HARDIE	HARDIE PANEL SMOOTH, 0.375" WITH 2.5" WIDE HARDIE BATTEN TRIM	ARCTIC WHITE	INSTALLED OVER 1" CONTINUOUS RIGID INSULATION
SD-6		STONE SIDING	CEMENT BASED	VERSETTA STONE	LEDGESTONE	STERLING	INSTALLED OVER 1" CONTINUOUS RIGID INSULATION
SD-7		TRIM BOARD AT FOUNDATION	PVC	VERSATEX	TRIMLAST, 1" THICK	WHITE	PARTIAL BELOW GRADE

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

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Drawing Title:
BUILDING ELEVATIONS

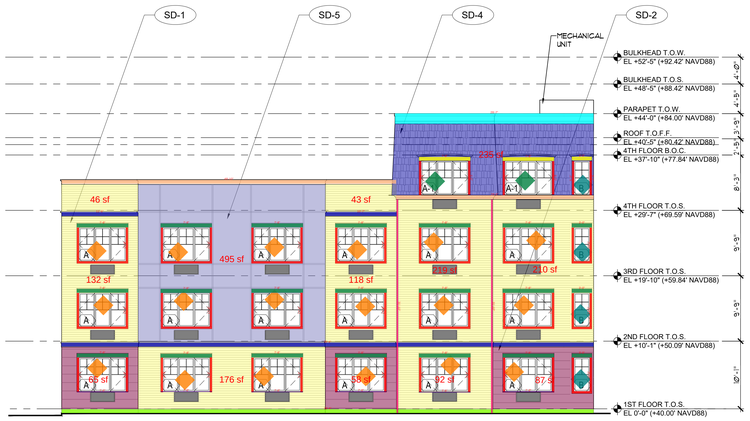
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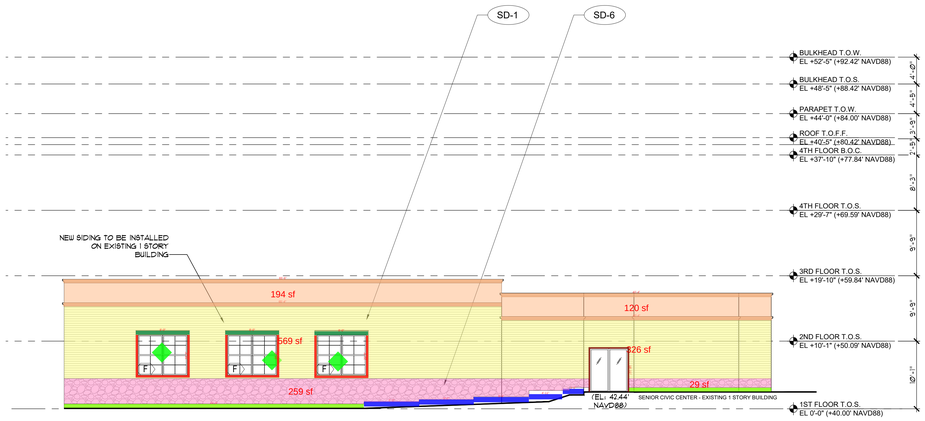
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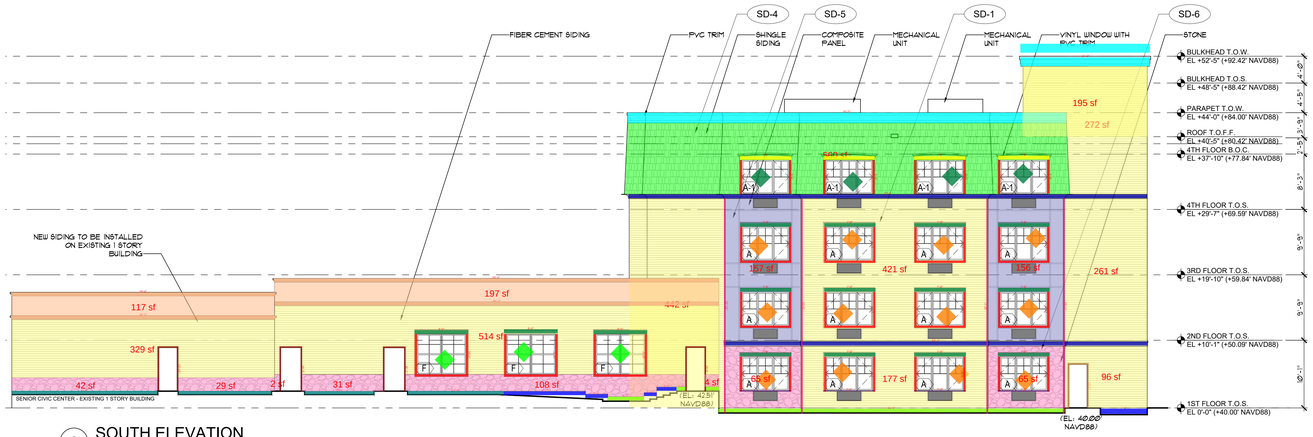
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2 NORTH WING ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH WING ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

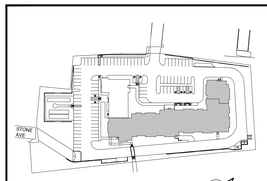
Legend			
	Description	Quantity	Unit
	1'-6" wide PVC trim	38.65	ft
	1'-6" wide PVC trim	94.99	ft
	1' wide PVC trim @ window	49.00	ft
	1' wide trim board @ foundation SD-7	20.43	ft
	1' wide trim board @ foundation SD-7	39.70	ft
	2" wide window trim	76.66	ft
	3" wide corner trim	191.73	ft
	3" wide door trim	99.32	ft
	4" wide window trim	687.42	ft
	6" wide trim board @ foundation SD-7	60.36	ft
	8" wide trim board @ foundation SD-7	205.46	ft
	8" wide window trim	286.96	ft
	9" wide band board trim	241.84	ft
	9" wide trim (no detail given)	502.17	ft
	SD-1	4,637	sf
	SD-2	209	sf
	SD-4	235	sf
	SD-4	560	sf
	SD-5	807	sf
	SD-6	634	sf
	Stucco (Assumed)	628	sf
	Window - A1	6	Count
	Window - A	30	Count
	Window - B	4	Count
	Window - F	6	Count

ELEVATION NOTES:
1. EXISTING COMMUNITY BUILDING: NEW SIDING TO BE INSTALLED OVER EXISTING 1 STORY BUILDING WALLS. EXISTING WALLS TO BE EXTENDED VERTICALLY FOR PARAPET, SEE WALL SECTIONS.
2. EXISTING RESIDENTIAL BUILDINGS: BUILDINGS TO BE WHOLLY DEMOLISHED, ELEVATIONS NOT PROVIDED.

FINISH SCHEDULE

TAG	HATCH	LOCATION	MATERIAL	MANUFACTURER	STYLE/SIZE	COLOR	COMMENTS
SD-1		HORIZONTAL SIDING	FIBER CEMENT SIDING	JAMES HARDIE	PLANK LAP SIDING/ SELECT CEDARMILL 7" EXPOSED WIDTH	LIGHT MIST	INSTALLED OVER 1" CONTINUOS RIGID INSULATION
SD-2		HORIZONTAL SIDING	FIBER CEMENT SIDING	JAMES HARDIE	PLANK LAP SIDING/ SMOOTH, 7" EXPOSED WIDTH	TIMBERBARK	INSTALLED OVER 1" CONTINUOS RIGID INSULATION
SD-3		HORIZONTAL SIDING	FIBER CEMENT SIDING	JAMES HARDIE	PLANK LAP SIDING/ SELECT CEDARMILL 5" EXPOSED WIDTH	ARCTIC WHITE	CUSTOM WIDTH. INSTALLED OVER 1" CONTINUOS RIGID INSULATION
SD-4		MANSARD	PREMIUM SYNTHETIC ROOF SHINGLES	F-WAVE	REVIA DESIGNER SLATE, ESTATE SERIES COLLECTION	HAMPTON ESTATE	INSTALLED OVER 1" CONTINUOS RIGID INSULATION
⚠1 SD-5		PANEL	FIBER CEMENT SIDING	JAMES HARDIE	HARDIE PANEL SMOOTH, 0.312" WITH 2.5" WIDE HARDIE BATTEN TRIM	ARCTIC WHITE	INSTALLED OVER 1" CONTINUOS RIGID INSULATION
SD-6		STONE SIDING	CEMENT BASED	VERSETTA STONE	LEDGESTONE	STERLING	INSTALLED OVER 1" CONTINUOS RIGID INSULATION
SD-7		TRIM BOARD AT FOUNDATION	PVC	VERSATEX	TRIMLAST, 1" THICK	WHITE	PARTIAL BELOW GRADE

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

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	08/23/24	HCR FILING SET
⚠1	05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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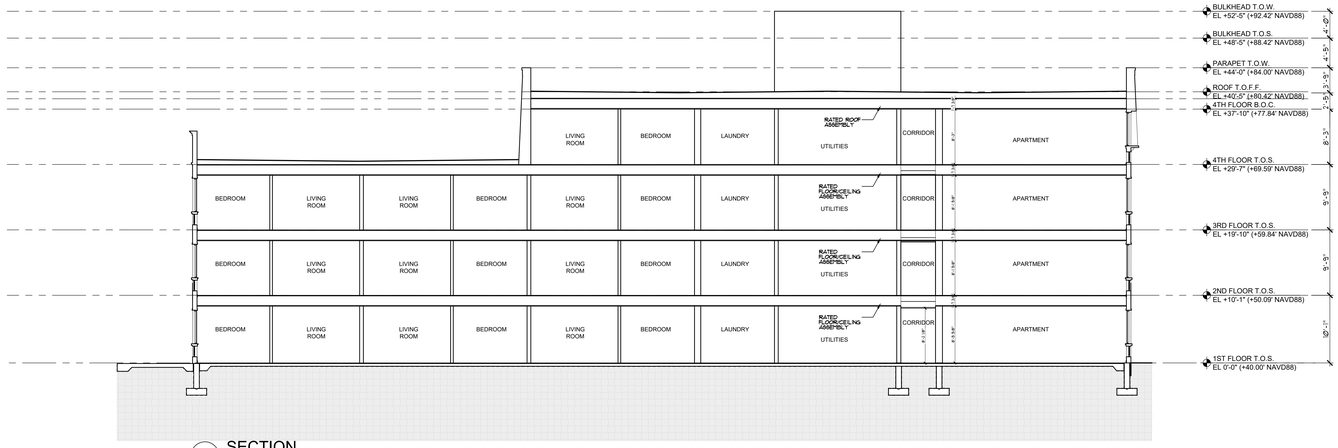
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BUILDING ELEVATIONS

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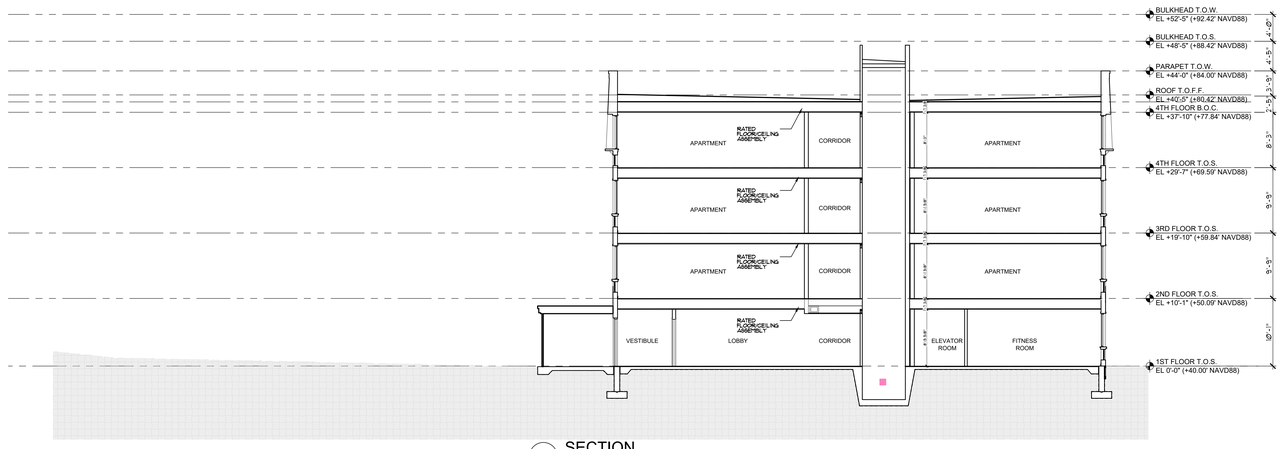
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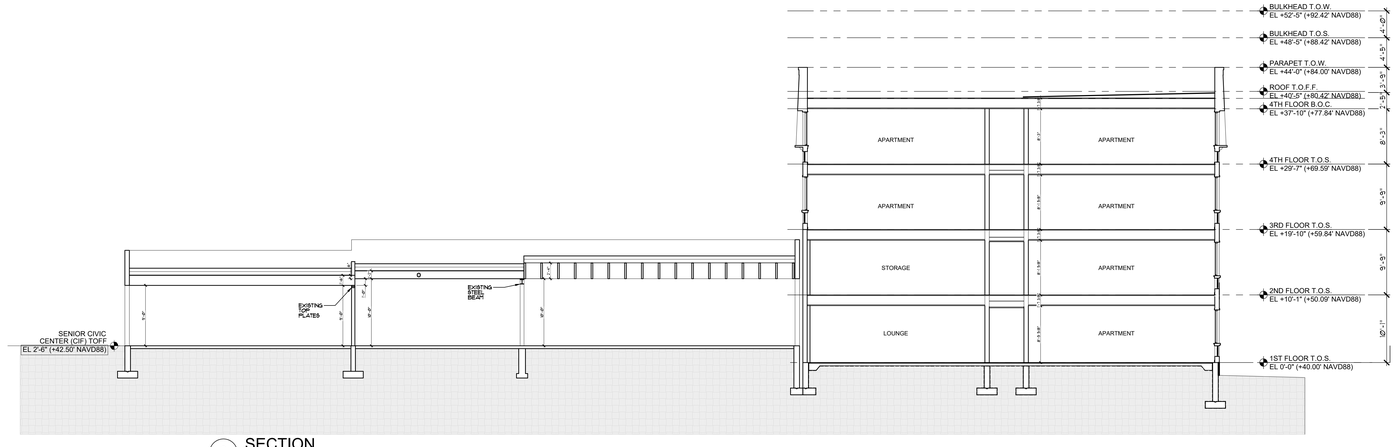
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1 SECTION
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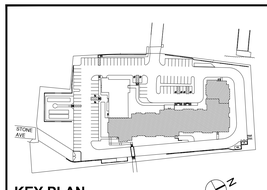


2 SECTION
SCALE: 1/8" = 1'-0"



3 SECTION
SCALE: 1/8" = 1'-0"

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KEY PLAN
SCALE: NTS

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BUILDING SECTIONS

SEAL & SIGNATURE:

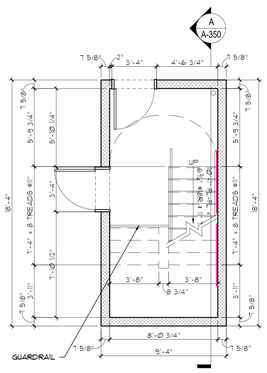
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DATE: SEE DRAWING.
PROJECT#: 2139
DRAWING SCALE: SEE DRAWING.
DRAWING NO:

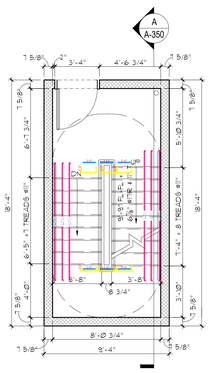
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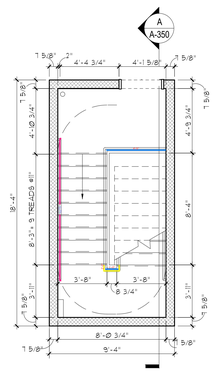
Legend			
	Description	Quantity	Unit
	1/2" round metal handrail attatched to wall	223.22	ft
	3'-0" high 1/2" round metal handrail attatched to guardrail	224.79	ft
	3'-6" high metal guardrail w/ 1-1/2"x1-1/2" top rail & 1-1/2"x1-1/2" posts	215.89	ft
	3'-8" wide interior steel stairs, 35R	1	Count
	3'-8" wide interior steel stairs, 71R	2	Count



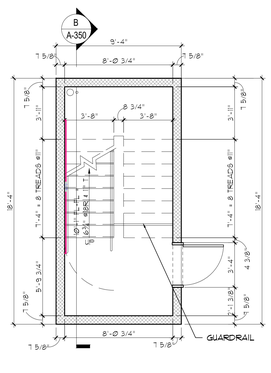
1 STAIR A - 1ST FL PLAN
SCALE: 1/4" = 1'-0"



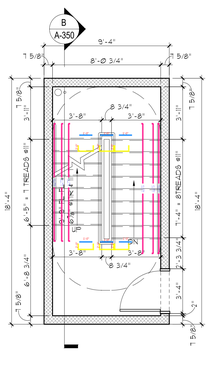
2 STAIR A - 2ND - 4TH FL PLAN
SCALE: 1/4" = 1'-0"



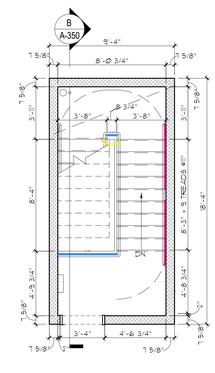
3 STAIR A - ROOF FL PLAN
SCALE: 1/4" = 1'-0"



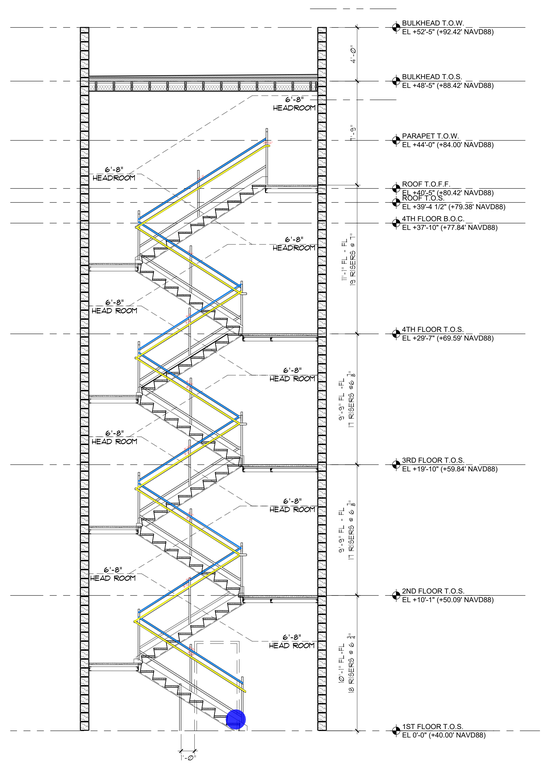
4 STAIR B - 1ST FL PLAN
SCALE: 1/4" = 1'-0"



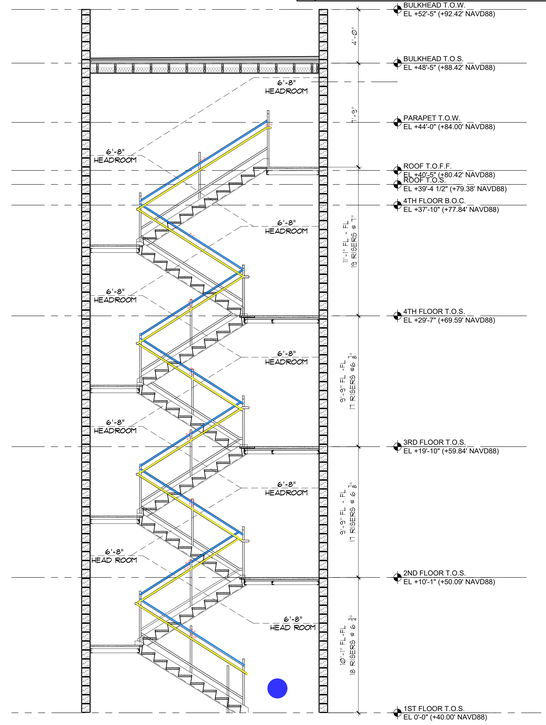
5 STAIR B - 2ND - 4TH FL PLAN
SCALE: 1/4" = 1'-0"



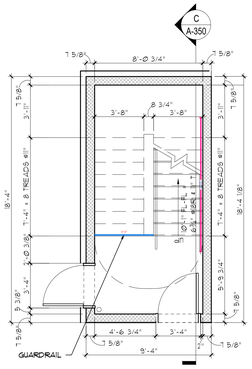
6 STAIR B - ROOF FL PLAN
SCALE: 1/4" = 1'-0"



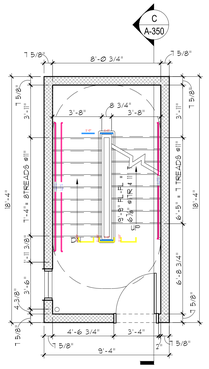
A STAIR SECTION
SCALE: 1/4" = 1'-0"



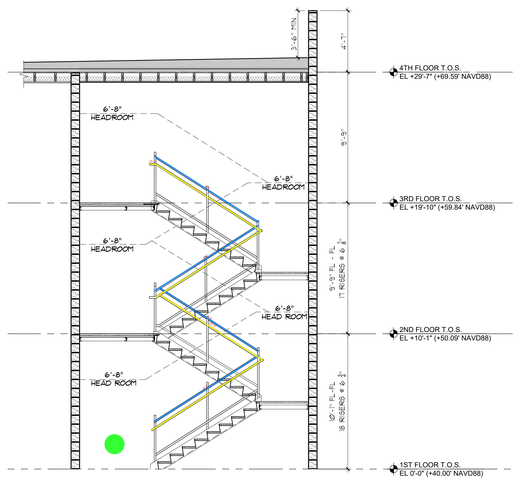
B STAIR SECTION
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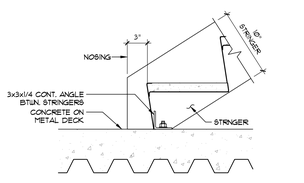
7 STAIR C - 1ST FL PLAN
SCALE: 1/4" = 1'-0"



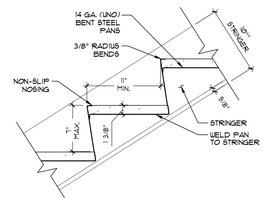
8 STAIR C - 2ND - 3RD FL PLAN
SCALE: 1/4" = 1'-0"



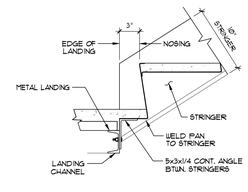
C STAIR SECTION
SCALE: 1/4" = 1'-0"



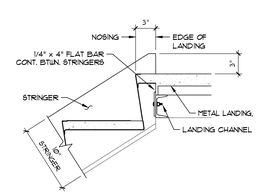
D STEEL STAIR DETAIL
SCALE: 1 1/2" = 1'-0"



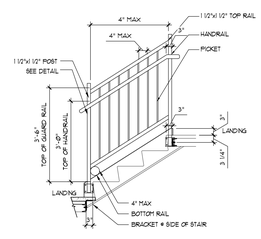
E STEEL STAIR DETAIL
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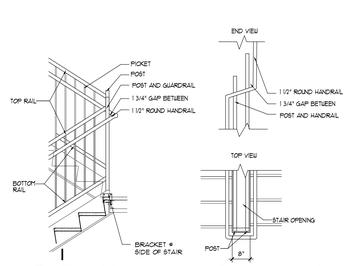
F STEEL STAIR DETAIL
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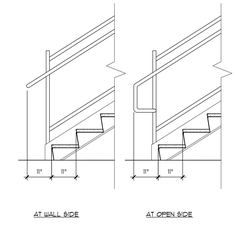
G STEEL STAIR DETAIL
SCALE: 1 1/2" = 1'-0"



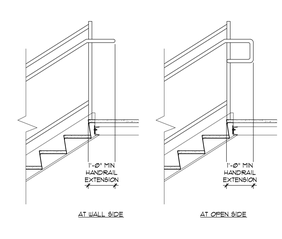
H TYP. GUARDRAIL W/ HANDRAIL
SCALE: 1/2" = 1'-0"



I GUARDRAIL W/ HANDRAIL AT END
SCALE: 1/2" = 1'-0"

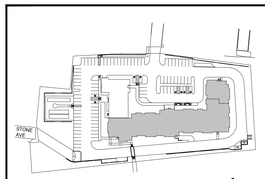


J HANDRAIL EXTENSION AT BOTTOM LANDING
SCALE: 1/2" = 1'-0"



K HANDRAIL EXTENSION AT TOP LANDING
SCALE: 1/2" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

10/20/23	TOH BUILDING DEPT FILING SET
08/23/24	HCR FILING SET
05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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FRANKLIN SQUARE, NY

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Drawing Title:
STAIR PLANS AND SECTIONS

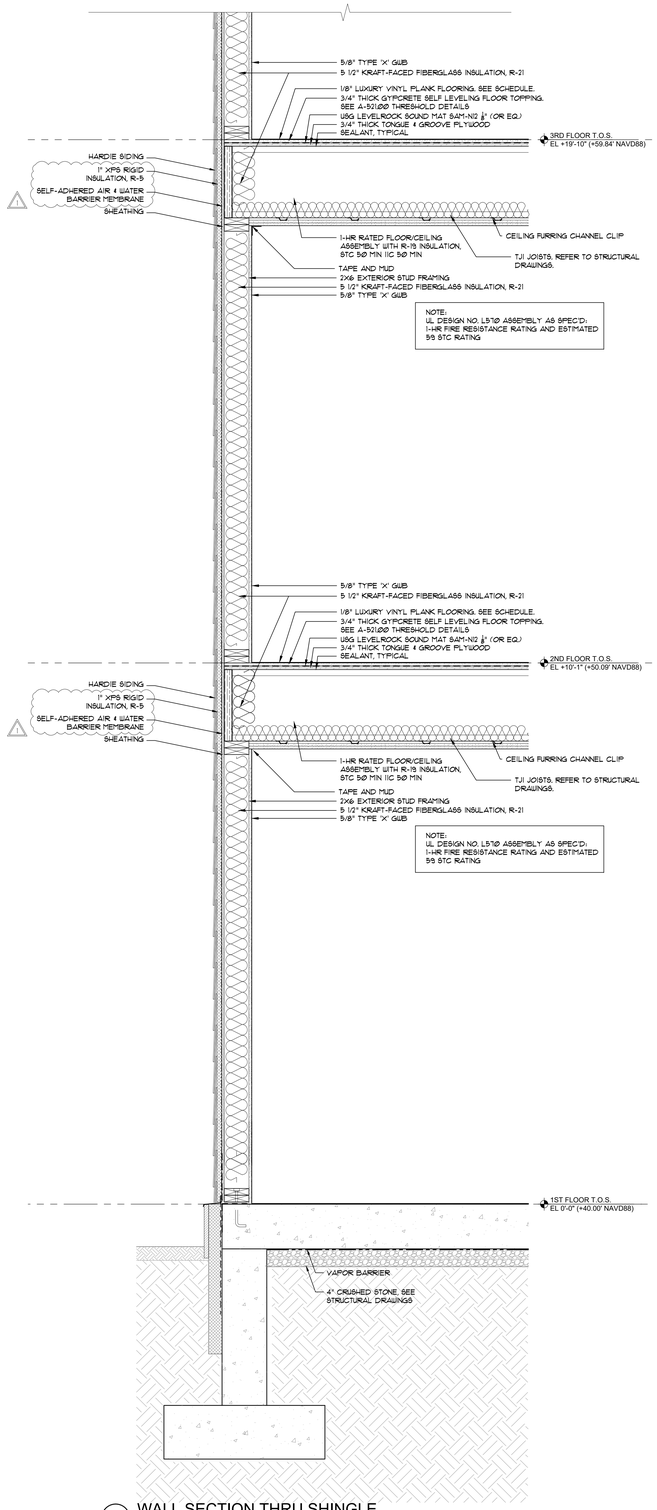
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REGISTERED ARCHITECT JENNIFER CHIN 030327 STATE OF NEW YORK

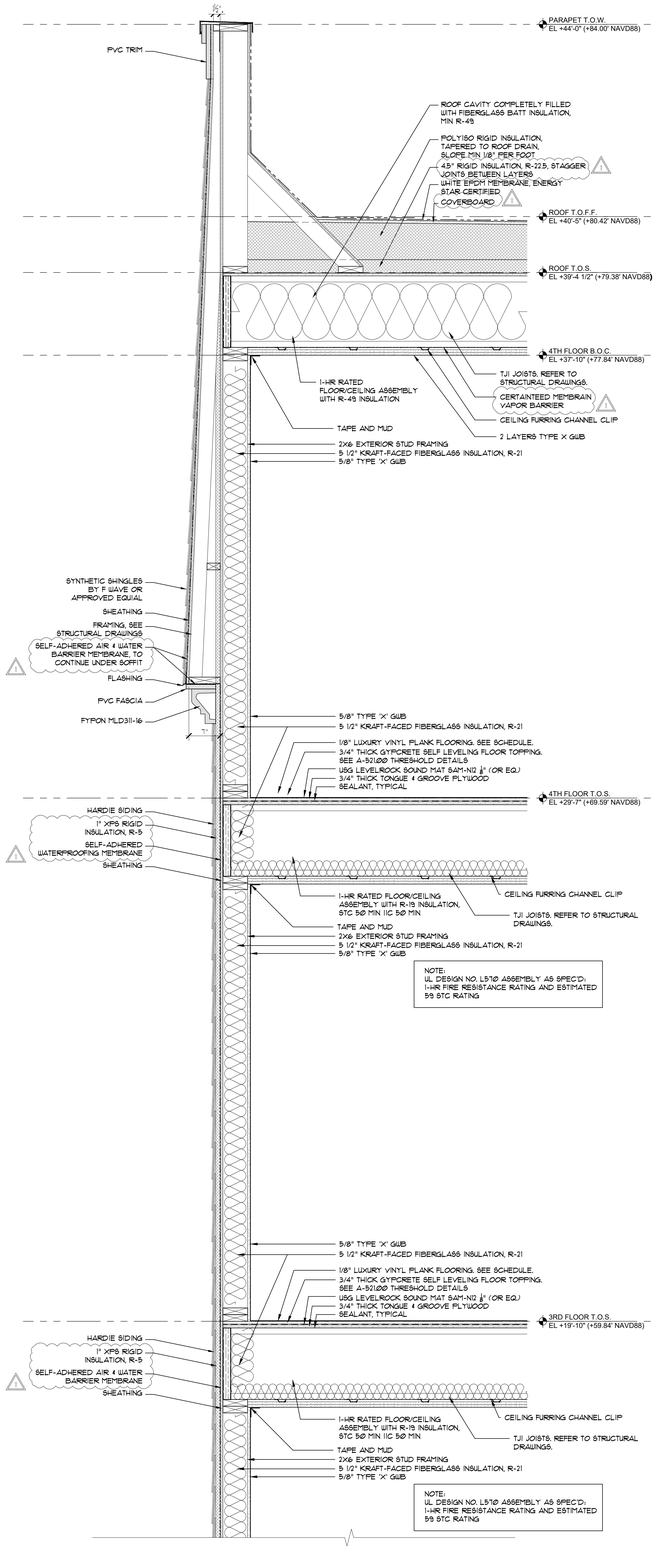
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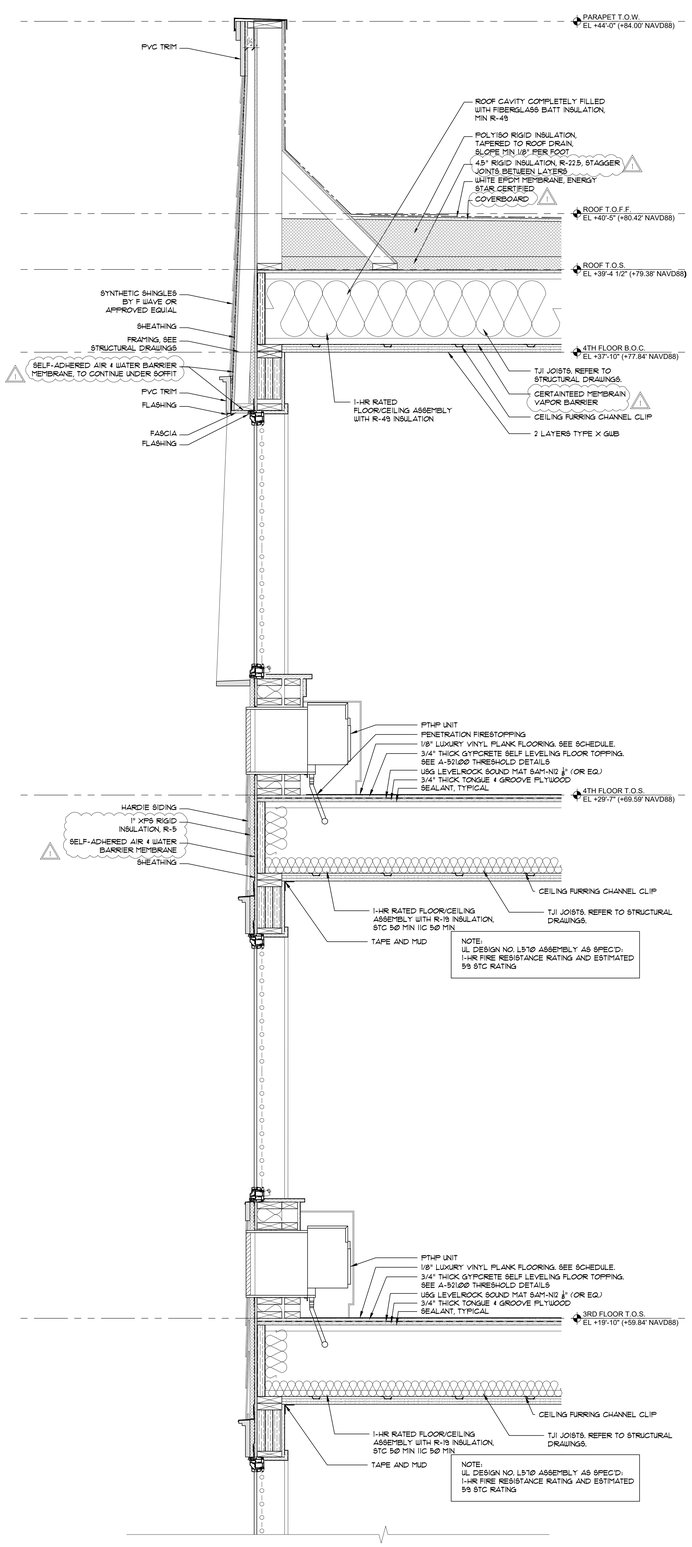
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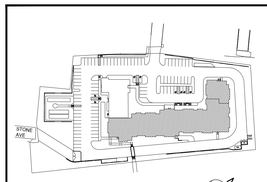


1 WALL SECTION THRU SHINGLE
SCALE: 1" = 1'-0"





4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

	10/13/23	HCR FILING SET
	10/20/23	TOH BUILDING DEPT FILING SET
	08/24	HCR FILING SET
1	05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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DOGWOOD TERRACE

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Owner/Co-Developer
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WALL SECTIONS

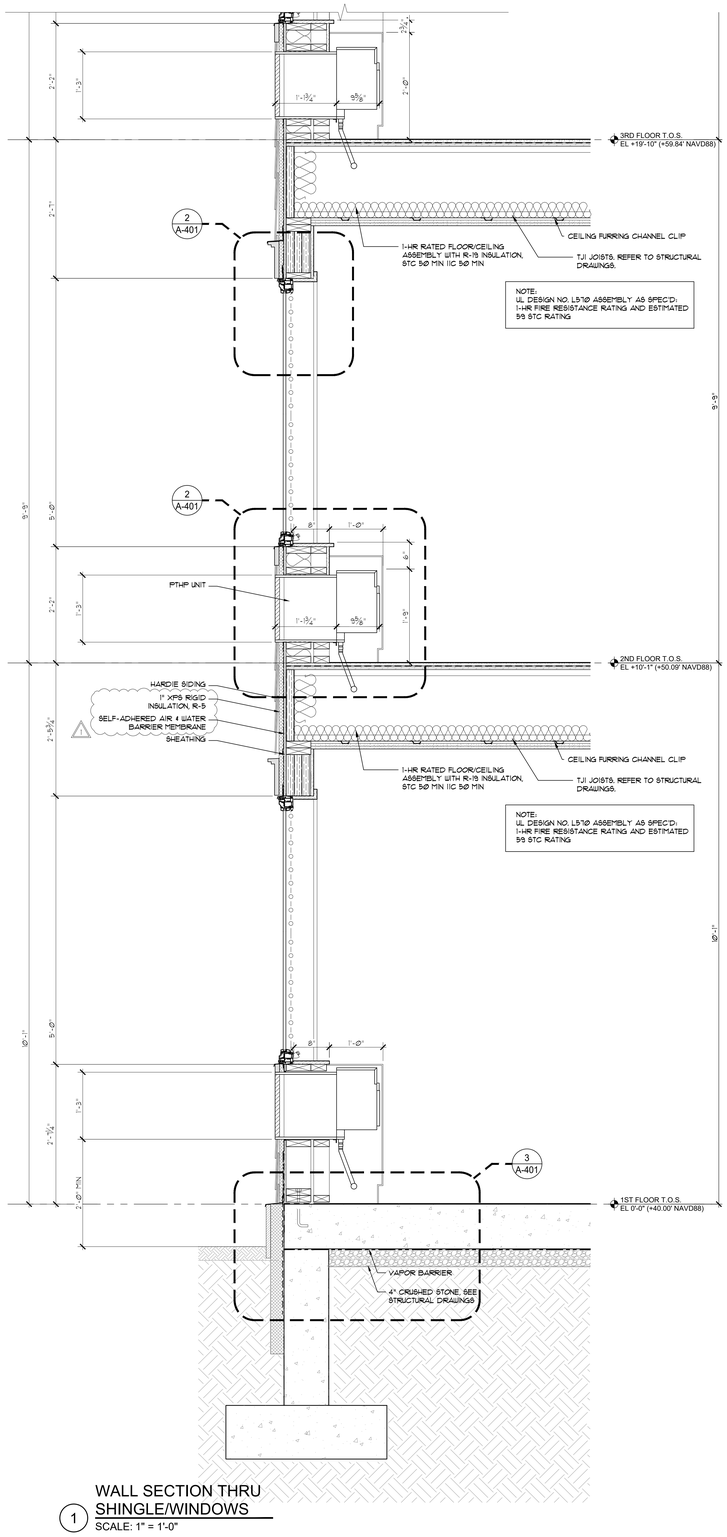
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REGISTERED ARCHITECT
JENNIFER CHEN
029227
STATE OF NEW YORK

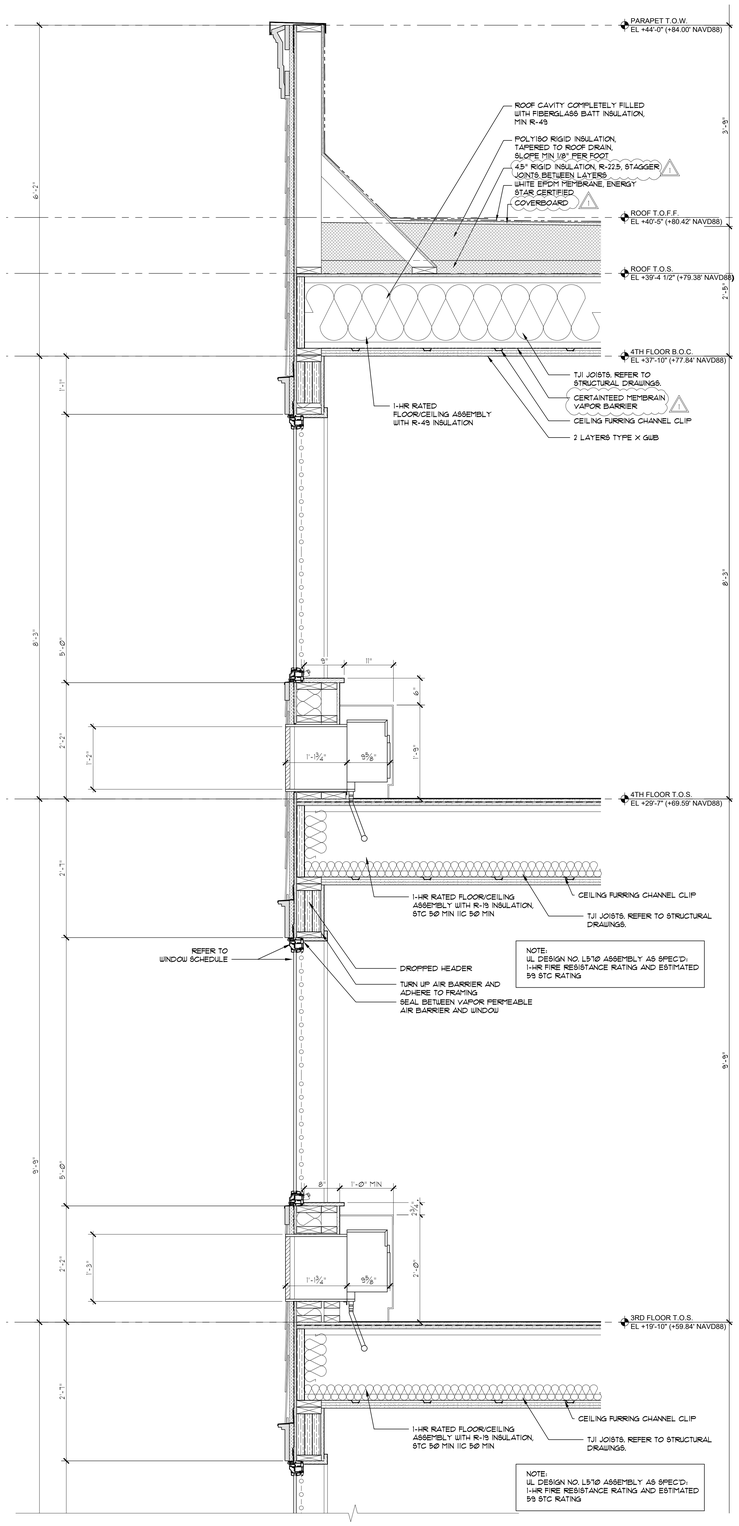
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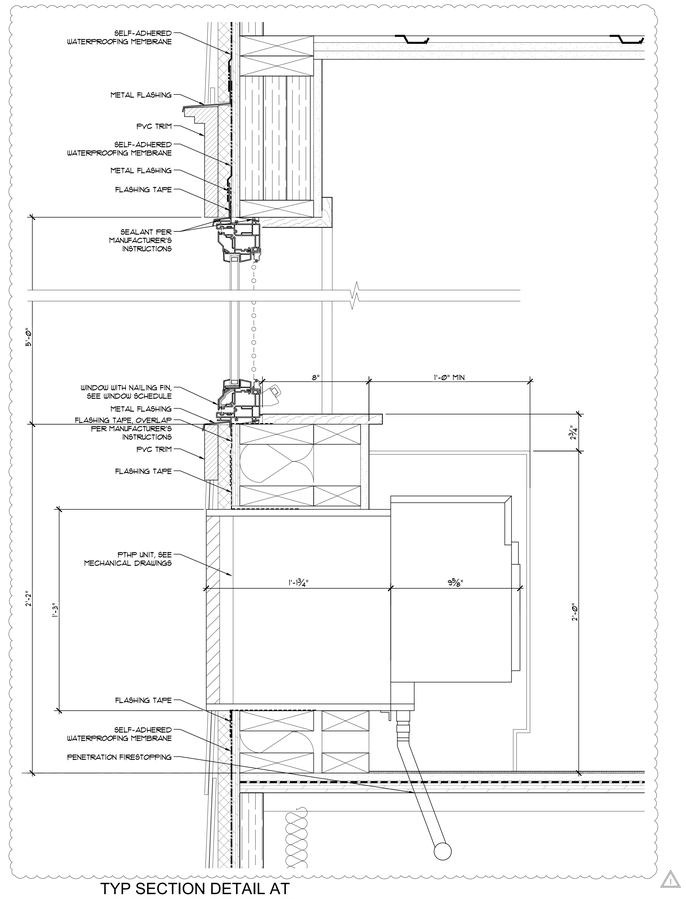
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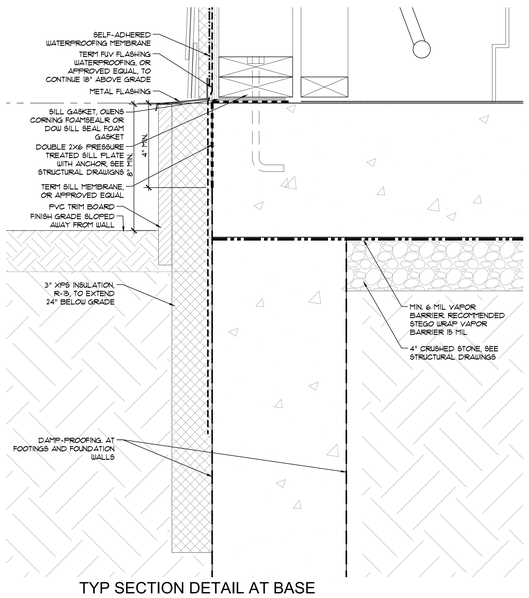


1 WALL SECTION THRU SHINGLE/WINDOWS
SCALE: 1" = 1'-0"

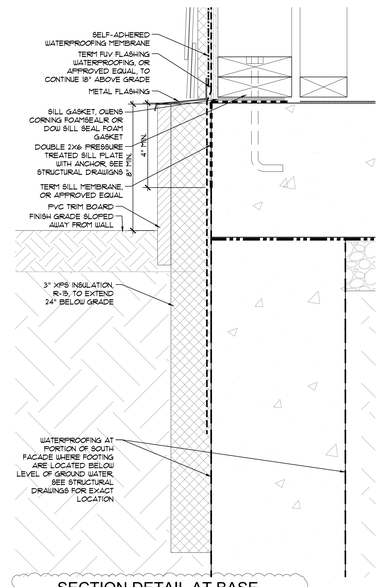




2 TYP SECTION DETAIL AT WINDOW AND PTHP UNIT
SCALE: 3" = 1'-0"

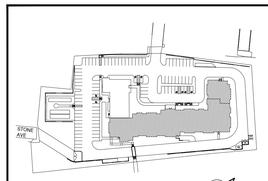


3 TYP SECTION DETAIL AT BASE SHINGLE/FOUNDATION WALL
SCALE: 3" = 1'-0"



3A SECTION DETAIL AT BASE SOUTH FOUNDATION WALL
SCALE: 3" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

	10/13/23	HCR FILING SET
	10/20/23	TOH BUILDING DEPT FILING SET
	08/23/24	HCR FILING SET
1	05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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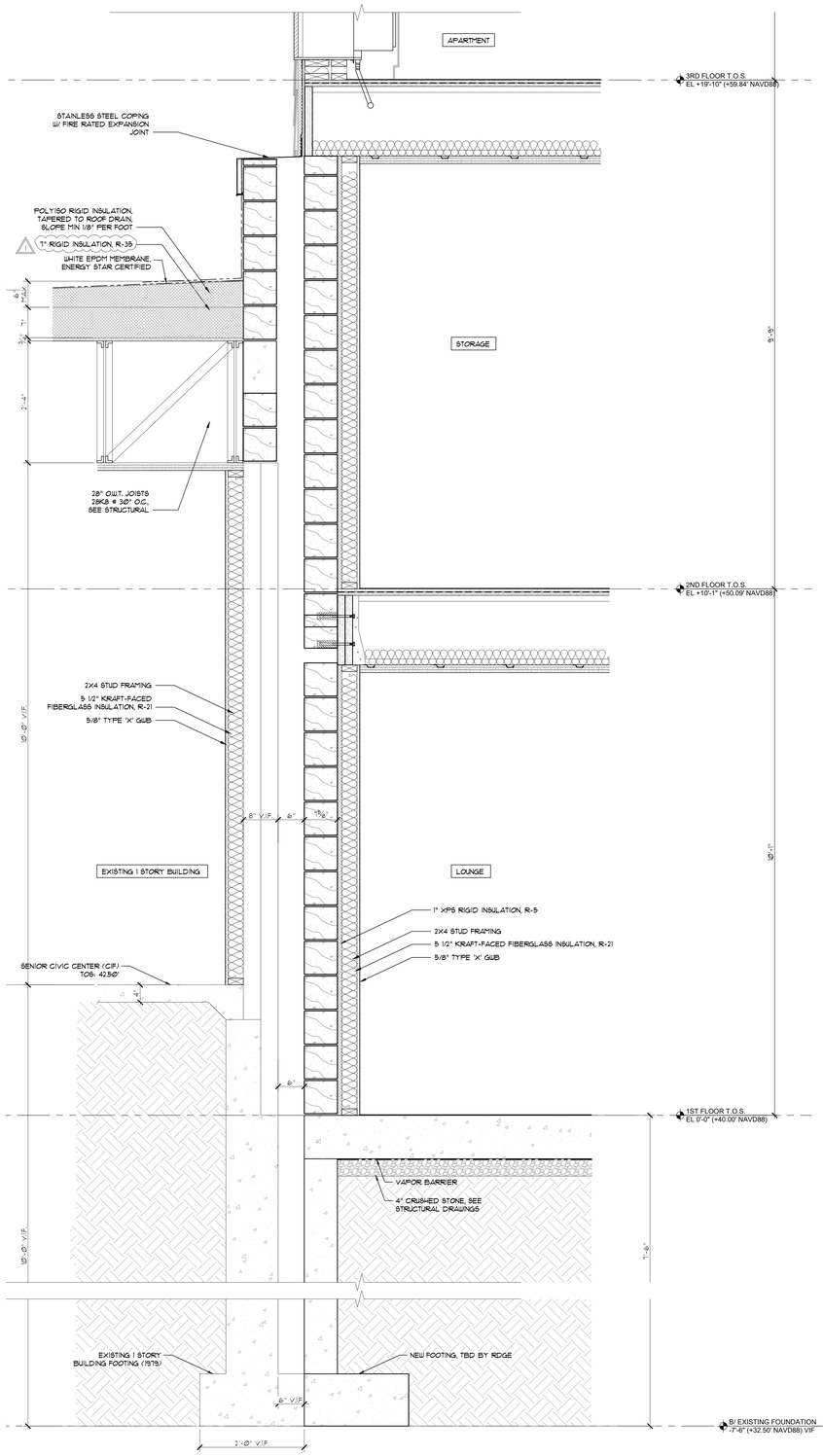
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WALL SECTIONS

SEAL & SIGNATURE:
JENNIFER CONNOR
REGISTERED ARCHITECT
030327
STATE OF NEW YORK

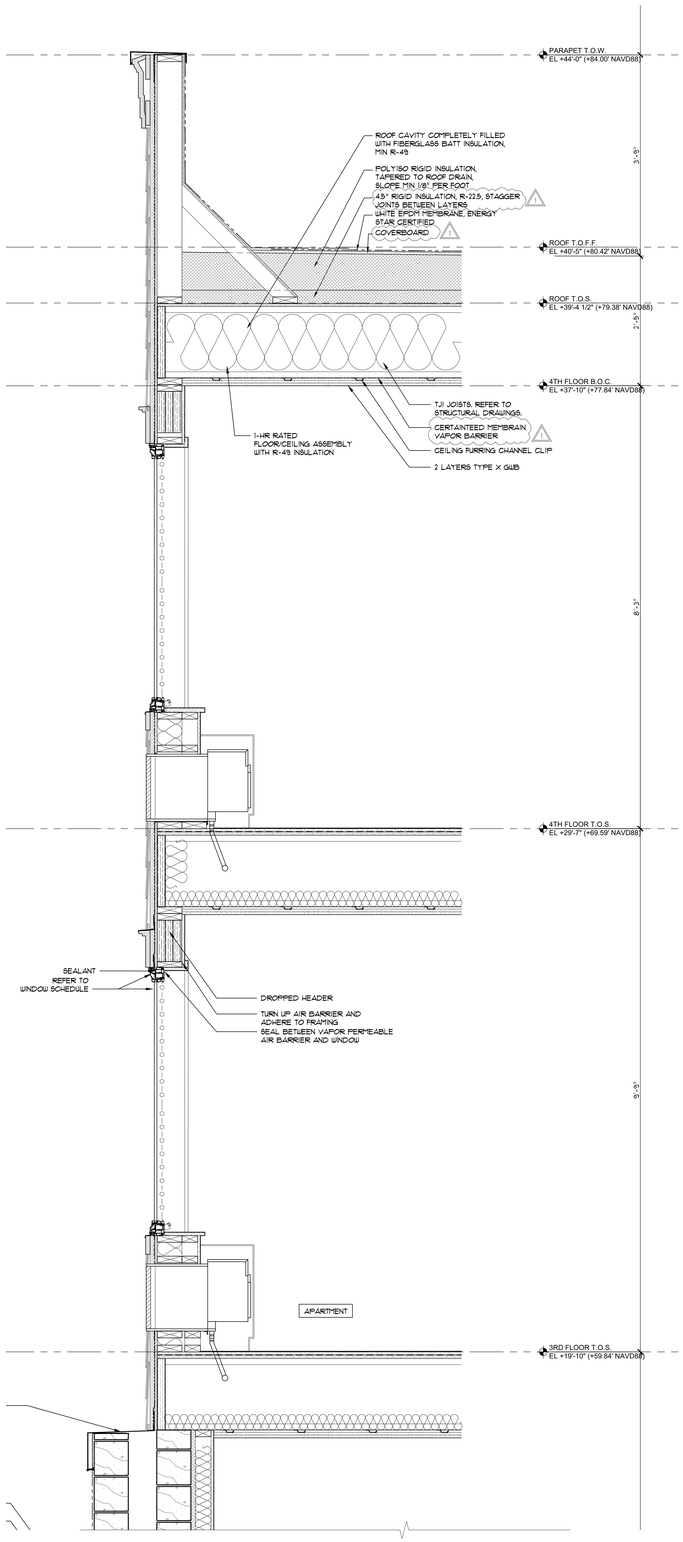
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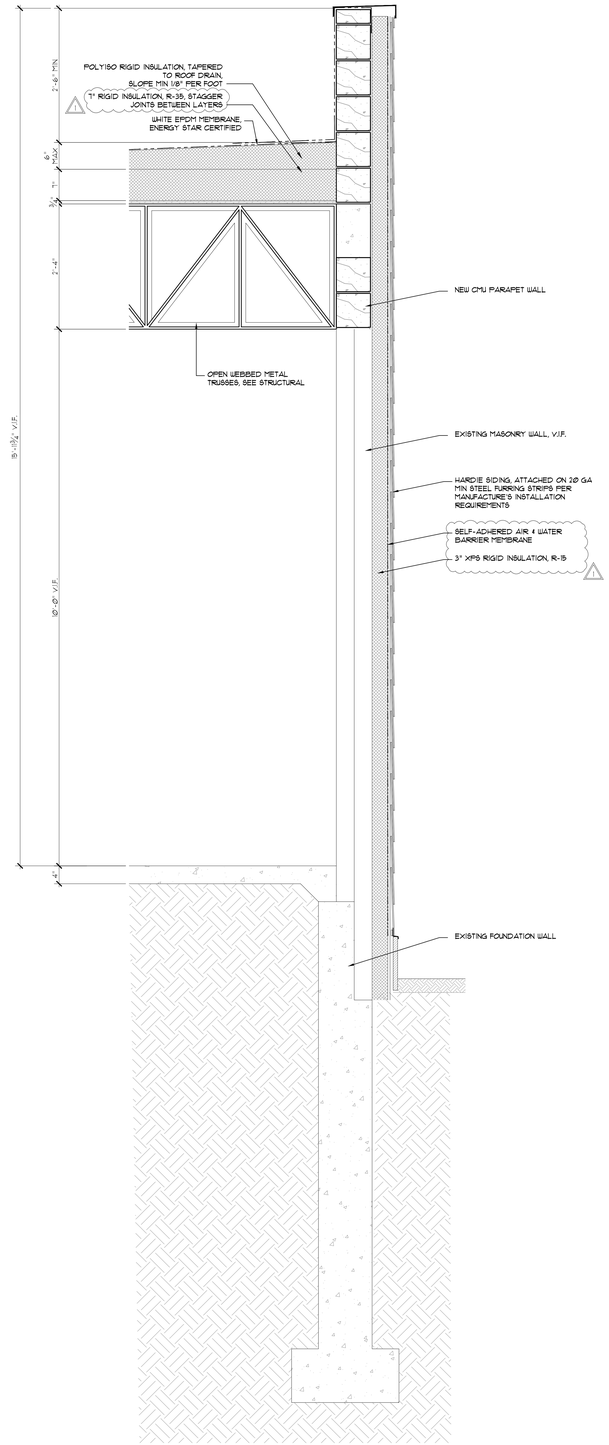
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1A WALL SECTION THRU SENIOR CIVIC CENTER/RESIDENTIAL BLDGS
SCALE: 1" = 1'-0"

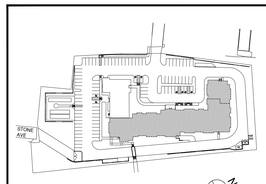


1B WALL SECTION THRU SENIOR CIVIC CENTER/RESIDENTIAL BLDGS
SCALE: 1" = 1'-0"



2 WALL SECTION THRU SENIOR CIVIC CENTER (CIF) AT TRUSS
SCALE: 1" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



	10/13/23	HCR FILING SET
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1	05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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WALL SECTIONS

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DATE: SEE DRAWING.
PROJECT#: 2139
DRAWING SCALE: SEE DRAWING.
DRAWING NO:

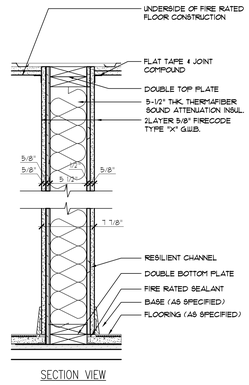
A-402.00

CAD REF:
G:/2139/dwgset/2139 - A-402 WALL SECTIONS.dwg

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

NOTE: REFER TO STRUCTURAL SET FOR ADDITIONAL INFORMATION ABOUT ALL LOAD BEARING WALLS

WOOD STUD CONSTRUCTION



SECTION VIEW

STC-50
UL DESIGN # U305

1A **1-HR LOAD-BEARING PARTITION W/ INSULATION (SHEAR WALL)**
SECTION (2 LAYERS) 5 1/2" WOOD STUD
(HEIGHT LIMIT 13'-5")

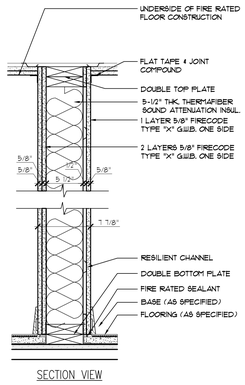
SEE STRUCTURAL SET FOR FRAMING REQUIREMENTS AT OPENINGS AND STUD SCHEDULES FOR LOAD BEARING WALLS

SEE STRUCTURAL SET FOR INFORMATION REGARDING SHEAR WALL REQUIREMENTS

STC-50
UL DESIGN # U305

1B **1-HR DEMISING PARTITION W/ INSULATION (SHEAR WALL)**
SECTION (2 LAYERS) 5 1/2" WOOD STUD
(HEIGHT LIMIT 13'-5")

SEE STRUCTURAL SET FOR INFORMATION REGARDING SHEAR WALL REQUIREMENTS



SECTION VIEW

STC-53
UL DESIGN # U305

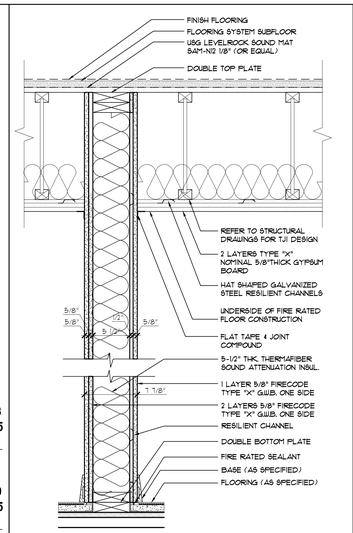
2A **1-HR DEMISING PARTITION W/ INSULATION**
SECTION (3 LAYERS) 5 1/2" WOOD STUD
(HEIGHT LIMIT 13'-5")

STC-50
UL DESIGN # U305

2B **1-HR DEMISING PARTITION W/ INSULATION**
SECTION (2 LAYERS) 5 1/2" WOOD STUD
(HEIGHT LIMIT 13'-5")

UL DESIGN # U305

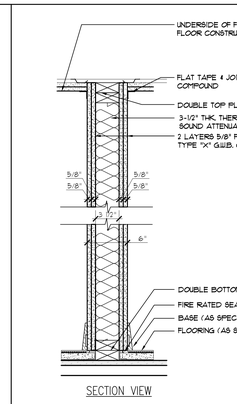
2C **1-HR DEMISING PARTITION**
SECTION (2 LAYERS) 3 1/2" WOOD STUD
(HEIGHT LIMIT 13'-5")



SECTION VIEW

STC-53
UL DESIGN # U305

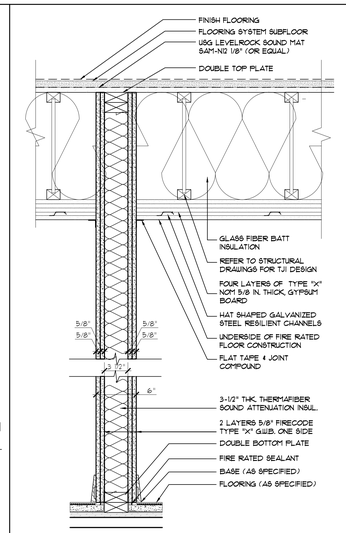
2D **1-HR DEMISING FIRE BARRIER**
SECTION (2 LAYERS) 5 1/2" WOOD STUD
(HEIGHT LIMIT 13'-5")



SECTION VIEW

STC-40
UL DESIGN # U301

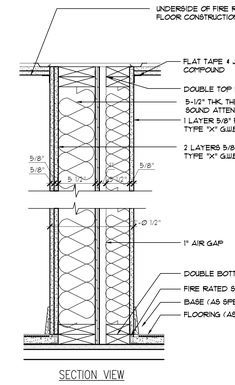
3A **2-HR DEMISING PARTITION W/ INSULATION**
SECTION (4 LAYERS) 3 1/2" WOOD STUD @ 16" O.C.
(HEIGHT LIMIT 13'-5")



SECTION VIEW

STC-40
UL DESIGN # U305

3B **2-HR DEMISING FIRE BARRIER**
SECTION (4 LAYERS) 3 1/2" WOOD STUD @ 16" O.C.
(HEIGHT LIMIT 13'-5")



SECTION VIEW

STC-60
UL DESIGN # U305

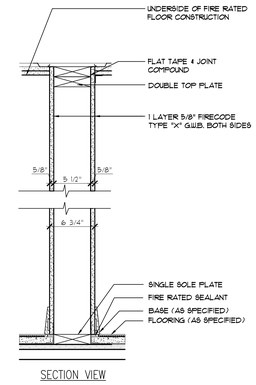
4A **1-HR DEMISING PARTITION W/ INSULATION (SHEAR WALL)**
SECTION (3 LAYERS) 5 1/2" WOOD STUD AND 3 1/2" WOOD STUD
(HEIGHT LIMIT 13'-5")

SEE STRUCTURAL SET FOR INFORMATION REGARDING SHEAR WALL REQUIREMENTS

STC-60
UL DESIGN # U305

4B **1-HR DEMISING PARTITION W/ INSULATION**
SECTION (3 LAYERS) 5 1/2" WOOD STUD AND 3 1/2" WOOD STUD
(HEIGHT LIMIT 13'-5")

NON-SHEAR WALL; NO PLYWOOD REQUIRED



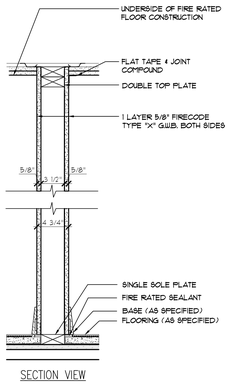
SECTION VIEW

STC-NR

5A **NON-RATED PARTITION**
SECTION (2 LAYERS) 5 1/2" WOOD STUD @ 24" O.C
(HEIGHT LIMIT 13'-5")

5B **CHASE WALL**
SECTION (1 LAYER) 5 1/2" WOOD STUD @ 24" O.C
(HEIGHT LIMIT 13'-5")

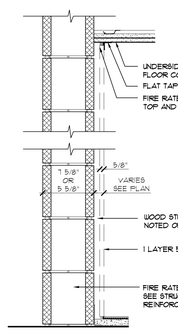
WOOD STUD CONSTRUCTION



SECTION VIEW

NON-RATED PARTITION
SECTION (2 LAYERS) 3 1/2" WOOD STUD @ 24" O.C
(HEIGHT LIMIT 13'-5")

MASONRY CONSTRUCTION



MASONRY PARTITION / CONC. WALL (2 HR.) U.O.N.
SECTION 8" CMU UL DESIGN U906

7A **MASONRY PARTITION / CONC. WALL W/ FINISH ON ONE SIDE, EXPOSED OTHER SIDE (2 HR.) U.O.N.**
SECTION 8" CMU W/ 8/8" FURRING CHANNELS
UL DESIGN U906

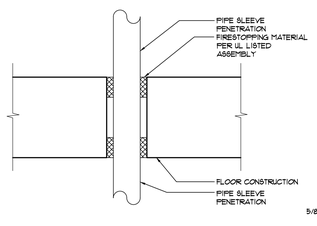
7B **MASONRY PARTITION / CONC. WALL W/ FINISH ON ONE SIDE, EXPOSED OTHER SIDE (2 HR.) U.O.N.**
SECTION 8" CMU W/ 3 1/2" WOOD STUD UL DESIGN U906

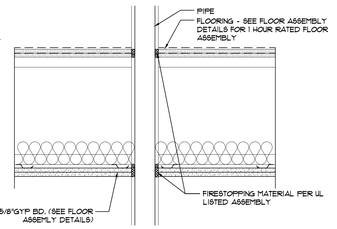
7C **MASONRY PARTITION / CONC. WALL (2 HR.) U.O.N.**
SECTION 6" CMU

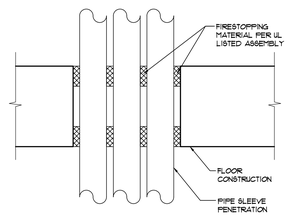
7D **MASONRY PARTITION / CONC. WALL W/ FINISH ON ONE SIDE, EXPOSED OTHER SIDE (2 HR.) U.O.N.**
SECTION 6" CMU W/ 3 1/2" WOOD STUD

7E **MASONRY PARTITION / CONC. WALL W/ FINISH ON ONE SIDE, EXPOSED OTHER SIDE (2 HR.) U.O.N.**
SECTION 8" CMU W/ 5 1/2" WOOD STUD UL DESIGN U906

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



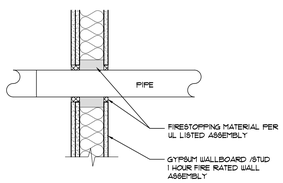




PENETRATIONS IN HORIZONTAL ASSEMBLIES: PENETRATION FIRESTOPPING SYSTEMS WITH RATINGS DETERMINED PER ASTM E814 OR UL 1479, BASED ON TESTING AT A POSITIVE PRESSURE DIFFERENTIAL OF Ø.01-INCH WG (2.49 PA).
1. F-RATING: AT LEAST ONE HOUR, BUT NOT LESS THAN THE FIRE-RESISTANCE RATING OF CONSTRUCTIONS PENETRATED
2. T-RATING: AT LEAST ONE HOUR, BUT NOT LESS THAN THE FIRE-RESISTANCE RATING OF CONSTRUCTIONS PENETRATED EXCEPT FOR FLOOR PENETRATIONS WITHIN THE CAVITY OF A WALL.
3. W-RATING: PROVIDE PENETRATION FIRESTOPPING SYSTEMS SHOWING NO EVIDENCE OF WATER LEAKAGE WHEN TESTED ACCORDING TO UL 1479

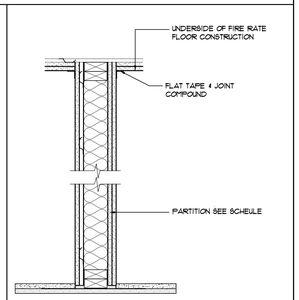
A FLOOR THROUGH-PENETRATIONS @ CONCRETE SLAB
SECTION

B PIPE PENETRATION @ FLOOR
SECTION

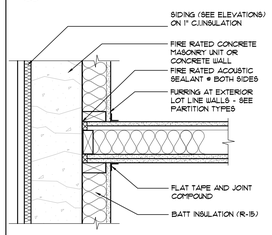


PENETRATIONS IN FIRE-RESISTANCE RATED WALLS: PENETRATION FIRESTOPPING SYSTEMS WITH RATINGS DETERMINED PER ASTM E814 OR UL 1479, BASED ON TESTING AT A POSITIVE PRESSURE DIFFERENTIAL OF Ø.01-INCH WG (2.49 PA).
1. F-RATING: NOT LESS THAN THE FIRE RESISTANCE RATING OF CONSTRUCTIONS PENETRATED

C PIPE PENETRATION @ 1HR WALL ASSEMBLY
SECTION

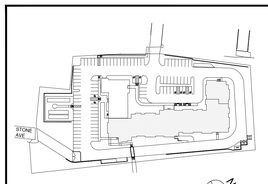


D PARTITION INTERSECTIONS @ CEILING
SECTION



E PARTITION INTERSECTIONS @ WALL
SECTION

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

10/13/23	HCR FILING SET	
10/20/23	TOH BUILDING DEPT FILING SET	
08/23/24	HCR FILING SET	
05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET	

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3555 Veterans Memorial Hwy, Suite M
Ronkonkoma, NY 11779
631-981-3990

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Consulting Engineers (Civil Engineering)
50 Elm St
Huntington, NY 11743
631-271-0576

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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Dogwood Terrace Housing Development Fund Corp. (to-be-formed)
C/O Town of Hempstead Housing Authority
Owner/Co-Developer
760 Jerusalem Avenue
Uniondale, NY 11553
516-485-9666

©2023

Georgica Green Ventures
Developer
49 Herb Hill Road
Glen Cove, NY 11542
516-620-4530

©2023

Drawing Title:
PARTITION SCHEDULE AND DETAILS

SEAL & SIGNATURE:
REGISTERED ARCHITECT JENNIFER CHEN 030937 STATE OF NEW YORK

DATE: SEE DRAWING
PROJECT #: 2139
DRAWING SCALE: SEE DRAWING
DRAWING NO:

A-500.00

CAD REF:
G:/2139/dwgset/2139 - A-500 PARTITION SHEETS.dwg

INTERIOR FINISHES

	TAG	LOCATION	PRODUCT NAME	MANUFACTURER	COLOR #	FINISH	SIZE	SUPPLIER / VENDOR CONTACT		
PAINT	PT-100	LOBBY WALL	CALM	BENJAMIN MOORE	OC-22	SATIN		Rodger Lippman <Rodger.Lippman@Benjaminmoore.com>		
	PT-101	LOBBY & TYP CORRIDOR CEILING, COMMUNITY ROOM WALL AND CEILING	CHANTILLY LACE	BENJAMIN MOORE	OC-65	CEILING: FLAT WALL: SATIN		Rodger Lippman <Rodger.Lippman@Benjaminmoore.com>		
	PT-102	DOOR AND FRAME @ LOBBY	CALM	BENJAMIN MOORE	OC-22	SEMI GLOSS		Rodger Lippman <Rodger.Lippman@Benjaminmoore.com>		
	PT-103	PUBLIC BATHROOM WALL, CEILING , DOOR AND FRAME (FACING BATHROOM)	CHANTILLY LACE	BENJAMIN MOORE	OC-65	WALL: SATIN CEILING: FLAT DOOR AND FRAME: SEMI GLOSS		Rodger Lippman <Rodger.Lippman@Benjaminmoore.com>		
	PT-200	1ST FLOOR AND TYP FLOOR CORRIDOR WALL	CALM	BENJAMIN MOORE	OC-22	SATIN		Rodger Lippman <Rodger.Lippman@Benjaminmoore.com>		
	PT-201	STAIRCASE & REFUSE ROOM DOOR PAINT	TBD	BENJAMIN MOORE	TBD	SEMI GLOSS		Rodger Lippman <Rodger.Lippman@Benjaminmoore.com>		
	PT-202	TYP CORRIDOR APT DOOR (FACING CORRIDOR)	TEA LIGHT	BENJAMIN MOORE	471	SEMI GLOSS		Rodger Lippman <Rodger.Lippman@Benjaminmoore.com>		
	PT-203	TYP CORRIDOR ELEVATOR DOOR PAINT	TBD	SHERWIN WILLIAMS RAL	TBD	SEMI GLOSS				
	PT-204 OPTION 1	TYP CORRIDOR ACCENT WALL PAINT	YORKTOWNE GREEN	BENJAMIN MOORE	HC-133	SATIN		Rodger Lippman <Rodger.Lippman@Benjaminmoore.com>		
	PT-204 OPTION 2	TYP CORRIDOR ACCENT WALL PAINT	MAPLEWOOD	BENJAMIN MOORE	1133	SATIN		Rodger Lippman <Rodger.Lippman@Benjaminmoore.com>		
	PT-205	TYP CORRIDOR DOOR FRAME	BLACK BERRY	BENJAMIN MOORE	2119-20	SEMI GLOSS		Rodger Lippman <Rodger.Lippman@Benjaminmoore.com>		
	PT-300	AMENITY LOUNGE DOORS & FRAME, COMMUNITY ROOM DOORS & FRAME	SADDLE TAN	BENJAMIN MOORE	1124	SEMI GLOSS		Rodger Lippman <Rodger.Lippman@Benjaminmoore.com>		
	PT-301	AMENITY LOUNGE CEILING	CHANTILLY LACE	BENJAMIN MOORE	OC-65	FLAT		Rodger Lippman <Rodger.Lippman@Benjaminmoore.com>		
	PT- 400	GYM ACCENT WALL	HUNTER GREEN	BENJAMIN MOORE	2041-10	SATIN		Rodger Lippman <Rodger.Lippman@Benjaminmoore.com>		
	PT- 401	GYM DOOR PAINT	LA PALOMA GRAY	BENJAMIN MOORE	1551	SEMI GLOSS		Rodger Lippman <Rodger.Lippman@Benjaminmoore.com>		
	PT- 402	GYM GENERAL WALL PAINT	DECORATOR'S WHITE	BENJAMIN MOORE	OC-149	WALL: SATIN CEILING: FLAT		Rodger Lippman <Rodger.Lippman@Benjaminmoore.com>		
	PT- 500	TYP APT AND BATHROOM WALL, CEILING , DOOR & FRAME	CHANTILLY LACE	BENJAMIN MOORE	OC-65	WALL: SATIN CEILING: FLAT DOOR AND FRAME: SEMI GLOSS		Rodger Lippman <Rodger.Lippman@Benjaminmoore.com>		

	TAG	LOCATION	PRODUCT NAME	MANUFACTURER	COLOR	FINISH	SIZE	SUPPLIER / VENDOR CONTACT		
CARPET	CPT-100A CPT-100B CPT-100C	TYP CORRIDOR	LICHEN COMMUNITY BARK COMMUNITY GT473	MOHAWK GROUP	858 BARK	DURACOLOR TRICOR PREMIUM NYLON	12" X 36"	Tyler SHOEMAKER <tyler_shoemaker@mohawkind.com> C: (347) 882-4453		
		TYP CORRIDOR	LICHEN COMMUNITY MACRO BLOOM II GT475	MOHAWK GROUP	837 MOONGLOW BARK	DURACOLOR TRICOR PREMIUM NYLON	12" X 36"			
		TYP CORRIDOR	LICHEN COMMUNITY MICRO BLOOM II GT474	MOHAWK GROUP	837 MOONGLOW BARK	DURACOLOR TRICOR PREMIUM NYLON	12" X 36"			

	TAG	LOCATION	PRODUCT NAME	MANUFACTURER	COLOR	FINISH	SIZE	SUPPLIER / VENDOR CONTACT		
CERAMIC & PORCELAIN TILE	CT-100	LOBBY FLOOR, LOBBY BASE, PUBLIC BATHROOM FLOOR & WALL	HANNOVER	HIGHSTYLE	STEEL	NATURAL	FLOOR 24" X 24" SEE ELEVATION FOR BASE SIZE	Moshe Weiss 212.337.0678 x 234 917.626.0815 <moshe@hstile.com>		
	CT-101	LOBBY FLOOR	WYATT	NEMO	BEIGE	NATURAL	8" X 48"	Nic Jennings 212-477-1425 ext. 225 <NJennings@nemotile.com>		
	CT-102	ELEVATOR WALL @ LOBBY AND TYP CORRIDOR	WYATT STAVE	NEMO	BEIGE	NATURAL	12"X 48"	Nic Jennings 212-477-1425 ext. 225 <NJennings@nemotile.com>		
	CT-200	PUBLIC BATHROOM WALL	HOMEY	HIGHSTYLE	STRIPES POWDER	NATURAL	12" X 24"	Moshe Weiss 212.337.0678 x 234 917.626.0815 <moshe@hstile.com>		
	CT-201	TYP BATHROOM FLOOR AND WALL TILE	METROPOLITAN	HIGHSTYLE	INFUSED	NATURAL	12"X 24" 4" AT BASE	Moshe Weiss 212.337.0678 x 234 917.626.0815 <moshe@hstile.com>		
	CT-202	TYP APARTMENT KITCHEN	CAPE COD	NEMO	CHATHAM	GLOSSY	3" X 12"	Moshe Weiss 212.337.0678 x 234 917.626.0815 <moshe@hstile.com>		
	CT-301	AMENITY LOUNGE & COMMUNITY ROOM KITCHEN BACKSPLASH	CAPE COD	NEMO	HYANNIS	GLOSSY	3" X 12"	Moshe Weiss 212.337.0678 x 234 917.626.0815 <moshe@hstile.com>		

	TAG	LOCATION	PRODUCT NAME	MANUFACTURER	COLOR	FINISH	SIZE	SUPPLIER / VENDOR CONTACT		
METAL	MT-100	ELEVATOR DOOR @ LOBBY	STAINLESS STEEL	TBD	STAINLESS STEEL	BRUSHED	SEE ELEVAITONS	TBD		

	TAG	LOCATION	PRODUCT NAME	MANUFACTURER	COLOR	FINISH	SIZE	SUPPLIER / VENDOR CONTACT		
MIRROR	MR-100	GYM WALL MIRROR	CUSTOM MIRROR		CLEAR		1/4" THICK			

	TAG	LOCATION	PRODUCT NAME	MANUFACTURER	COLOR	FINISH	SIZE	SUPPLIER / VENDOR CONTACT		
PLASTIC LAMINATE /LACQUER	PL-100	LOBBY & LOUNGE MILLWORK	DESOTO OAK	WILSONART	8245K-05	TIMBERGRAIN		Liana Lee / C 631.372.8660 <liana.lee@wilsonart.com>		
	PL-200	TYP APT FLAT KITCHEN CABINET, COMMUNITY ROOM KITCHEN CABINET	WHITE	ATLANTIS KITCHEN	WHITE	SATIN		646-529-0416		
	PL-201	TYP APT BATHROOM VANITY		RYNONE						
	PL-300 OPTION 1	AMENITY LOUNGE KITCHEN - KITCHEN CABINET	HUNTER GREEN	ATLANTIS KITCHEN	HUNTER GREEN	SATIN		646-529-0416		
	PL-300 OPTION 2	AMENITY LOUNGE KITCHEN - KITCHEN CABINET	WHITE	ATLANTIS KITCHEN	WHITE	SATIN		646-529-0416		
	PL-301 W/ WHITE KITCHEN	AMENITY LOUNGE KITCHEN - KITCHEN ISLAND	TO MATCH: SCHENK GRAPHITE GREY	TBD	TO MATCH: SCHENK GRAPHITE GREY		SEE ELEVATIONS			
	PL-302	TYPICAL CORRIDOR HANDRAILS	WOODGRAINS	CS ACROVYN	SNOWED NEW OAK			David S. <davids@cocbuilding.net>		

	TAG	LOCATION	PRODUCT NAME	MANUFACTURER	COLOR	FINISH	SIZE	SUPPLIER / VENDOR CONTACT		
RUBBER FLOORING	RF-100	GYM	FOREST RX	ECORE COMMERCIAL	2990 OILED OAK		6' WIDE ROLL, STANDARD ROLL LENGTHS: 15LF, 30LF 7MM			

	TAG	LOCATION	PRODUCT NAME	MANUFACTURER	COLOR	FINISH	SIZE	SUPPLIER / VENDOR CONTACT		
STONE	ST-100	TYP APT KITCHEN COUNTER	CARRARA CODENA Q6022	WILSONART	CARRARA CODENA Q6022	NATURAL	SEE KITCHEN ELEVATION FOR SIZE	Liana Lee <Liana.Lee@Wilsonart.com> 631.374.8660		
	ST-200	BATHROOM VANITY COUNTERTOP		RYNONE	WHITE	POLISHED	22" X 31"			
	ST-300	AMENITY & COMMUNITY ROOM LOUNGE KITCHEN COUNTERTOP	SOLID SURFACE CARRARA EMPORIO 9909SS	WILSONART	SOLID SURFACE CARRARA EMPORIO 9909SS	POLISHED	60"X 144"	Liana Lee <Liana.Lee@Wilsonart.com> 631.374.8660		

	TAG	LOCATION	PRODUCT NAME	MANUFACTURER	COLOR	FINISH	SIZE	SUPPLIER / VENDOR CONTACT		
VINYL BASE	VB-100	GYM	VINYL BASE	JOHNSONITE	23 VAPOR GREY CG		4"H			

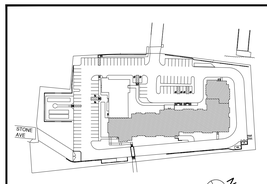
	TAG	LOCATION	PRODUCT NAME	MANUFACTURER	COLOR	FINISH	SIZE	SUPPLIER / VENDOR CONTACT		
WOOD BASE	WB-100	AMENITY AND COMMUNITY ROOM LOUNGE BASE	PAINTED WOOD BASE	BENJAMIN MOORE	TBD	SEMI GLOSS		Rodger Lippman <Rodger.Lippman@Benjaminmoore.com>		
	WB-200	TYP CORRIDOR	PAINTED WOOD BASE	BENJAMIN MOORE	BLACK BERRY 2119-20	SEMI GLOSS	4"H	Rodger Lippman <Rodger.Lippman@Benjaminmoore.com>		

	TAG	LOCATION	PRODUCT NAME	MANUFACTURER	COLOR	FINISH	SIZE	SUPPLIER / VENDOR CONTACT		
WALL COVERING	WC-101	AMENITY LOUNGE WALL	TOWER MARQUISE SILK	MOMENTUM	PEARL T2-MS-05		54"	Jayme Kowalsky 646.209.6140 <JKowalsky@momtex.com>		

	TAG	LOCATION	PRODUCT NAME	MANUFACTURER	COLOR	FINISH	SIZE	SUPPLIER / VENDOR CONTACT		
WOOD LVT	LVT-100	APT FLOORING		TBD				Joette Massi / 917.890.6618 <Joette.Massi@salesmaster.com>	12 MIL MIN.	
	LVT-200	AMENITY LOUNGE, COMMUNITY ROOM FLOORING		TBD				Vickie Vigil / 973.856.4052 <vickie.vigil@daltile.com>	12 MIL MIN.	

	TAG	LOCATION	PRODUCT NAME	MANUFACTURER	COLOR	FINISH	SIZE	SUPPLIER / VENDOR CONTACT		
DOOR PULLS	DR-100	TYP APT KITCHEN CABINET		AMEROCK MONUMENT	MATTE BLACK	MATT BLACK	5-1/16 c to c			
	DR-200	TYP APT BATHROOM VANITY		AMEROCK MONUMENT	MATTE BLACK	MATT BLACK	5-1/16 c to c			

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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New York, N.Y. 10016
212-421-3712
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DOGWOOD TERRACE
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FRANKLIN SQUARE, NY

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760 Jerusalem Avenue
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Developer
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Drawing Title:
FINISH SCHEDULE

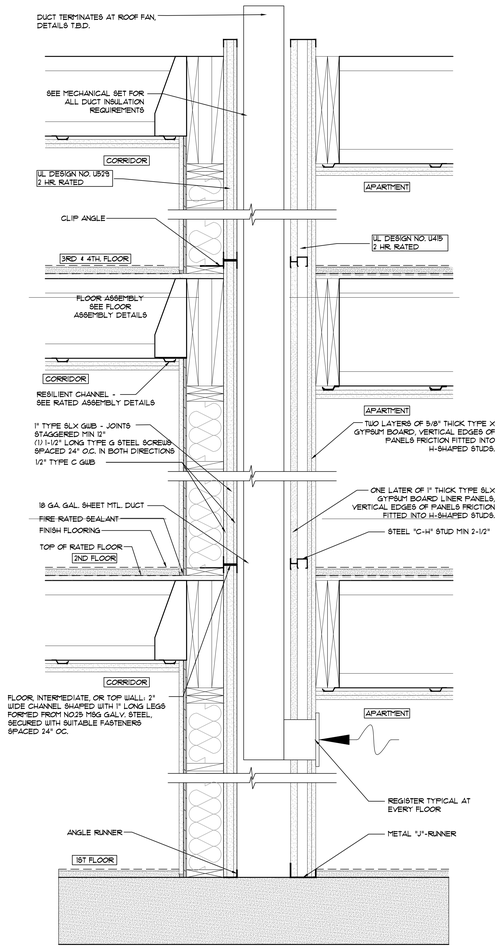
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DATE: SEE DRAWING.
PROJECT#: 2139
DRAWING SCALE: SEE DRAWING.
DRAWING NO:

A-500.00

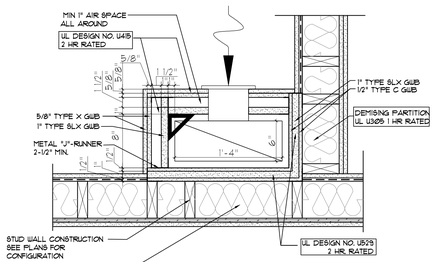
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DUCT FIREPROOFING SCALE: 1 1/2" = 1'-0"

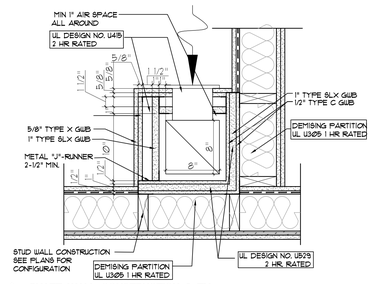


SECTION @ KITCHEN & BATHROOM EXHAUST

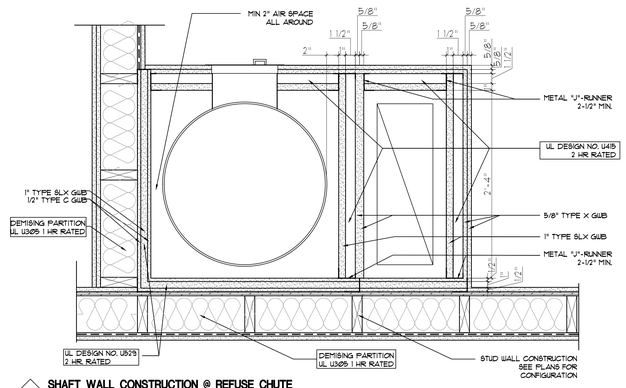
2HR RATED SHAFT WALL - SECTION



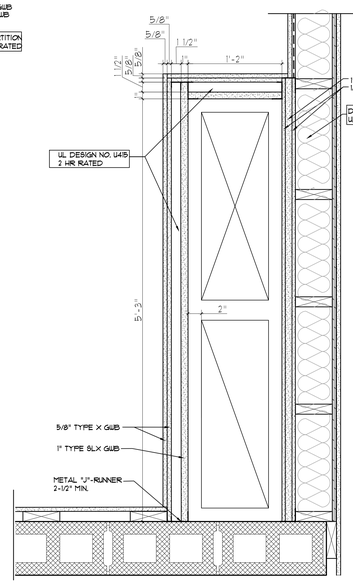
8 SHAFT WALL CONSTRUCTION @ KX



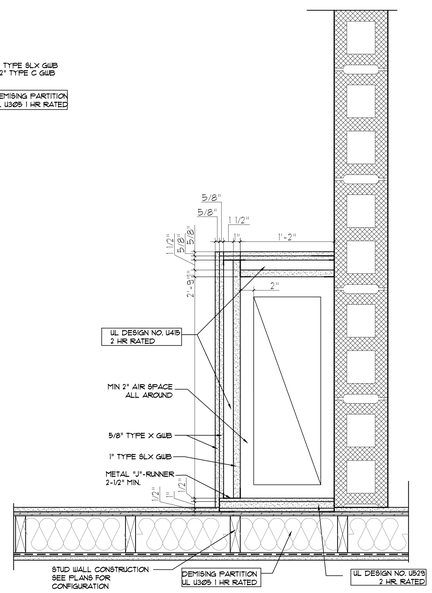
9 SHAFT WALL CONSTRUCTION @ TX



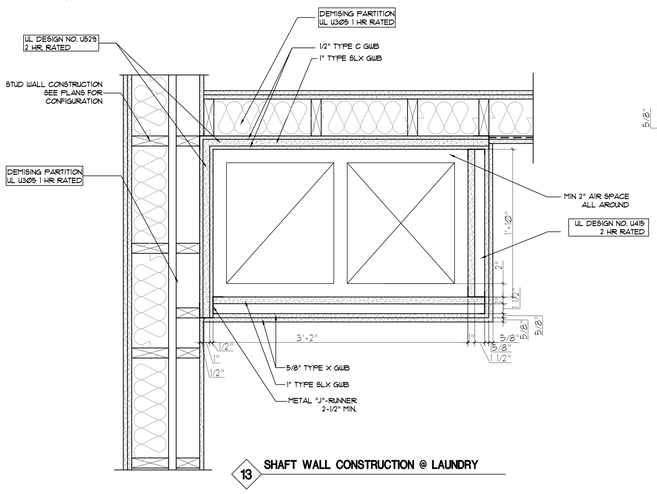
10 SHAFT WALL CONSTRUCTION @ REFUSE CHUTE



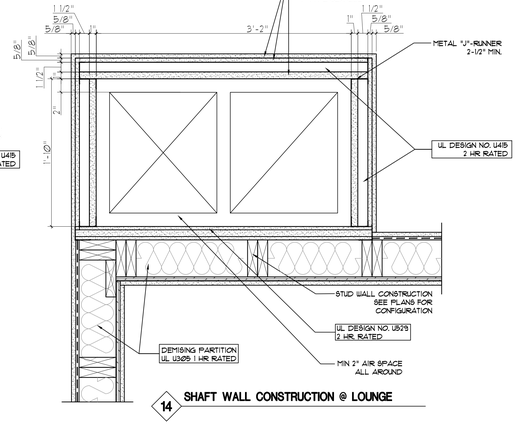
11 SHAFT WALL CONSTRUCTION @ CORRIDOR AIR



12 SHAFT WALL CONSTRUCTION @ CORRIDOR AIR

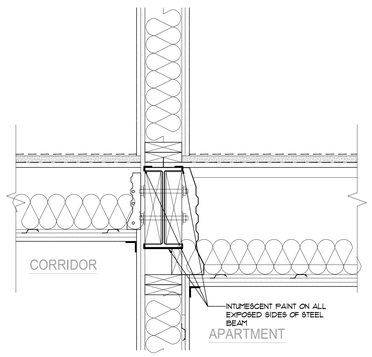


13 SHAFT WALL CONSTRUCTION @ LAUNDRY

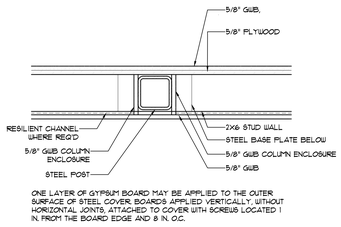


14 SHAFT WALL CONSTRUCTION @ LOUNGE

NOTE:
UL DESIGN NO. U529 AND UL DESIGN NO. U415 CAN BE USED SEPARATELY OR IN COMBINATION TO ACHIEVE A CONTINUOUS 2 HR. RATED ENCLOSURE



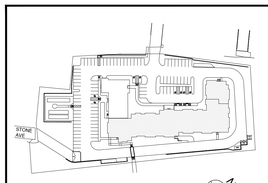
UL DESIGN NO. N607
15 1-HOUR RATED BEAM - INTUMESCENT PAINT
SCALE: 1" = 1'-0"



ONE LAYER OF GYPSUM BOARD MAY BE APPLIED TO THE OUTER SURFACE OF STEEL COVER BOARDS APPLIED VERTICALLY, WITHOUT HORIZONTAL JOINTS, ATTACHED TO COVER WITH SCREWS LOCATED 1 IN. FROM THE BOARD EDGE AND 8 IN. O.C.

UL DESIGN NO. X526
16 1-HOUR RATED COLUMN ENCLOSURE
SCALE: 1" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

10/13/23	HCR FILING SET
10/20/23	TOH BUILDING DEPT FILING SET
08/23/24	HCR FILING SET
05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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Drawing Title:
PARTITION SCHEDULE AND DETAILS

SEAL & SIGNATURE:

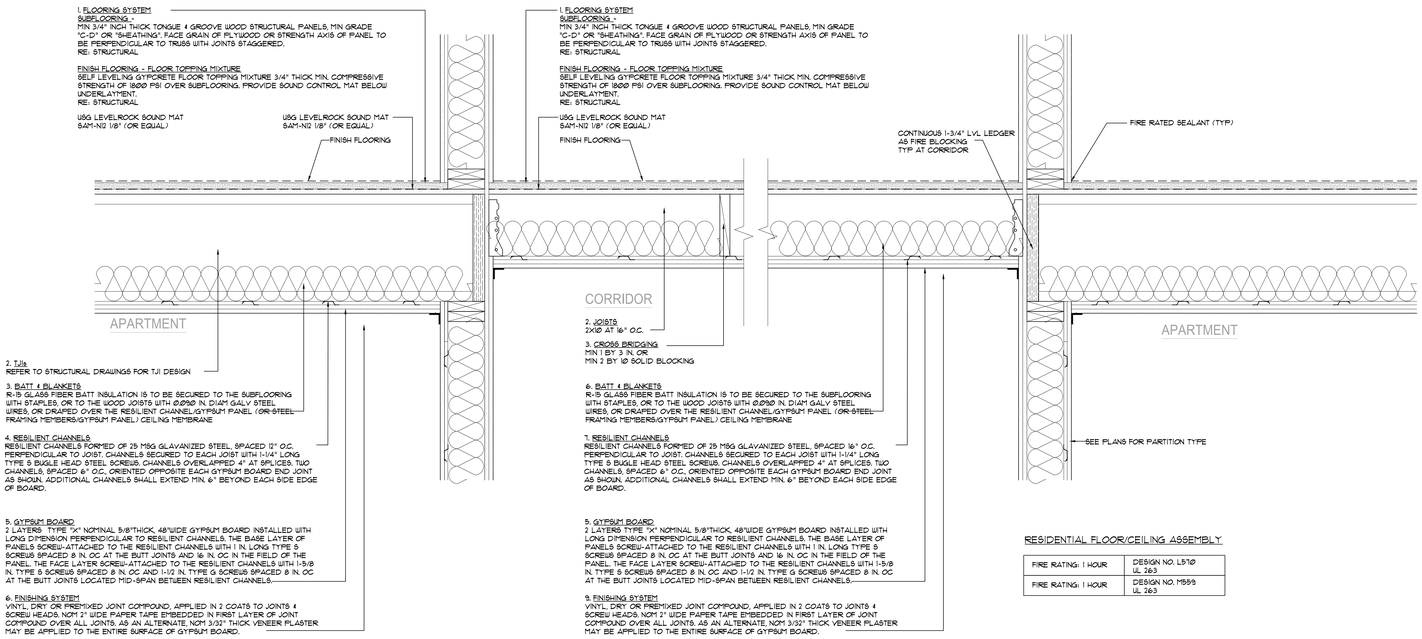
REGISTERED ARCHITECT JENNIFER CHERN 030222 STATE OF NEW YORK

DATE: SEE DRAWING
PROJECT#: 2139
DRAWING SCALE: SEE DRAWING
DRAWING NO:

A-501.00

CAD REF:
G:/2139/dwgset/2139 - A-500 PARTITION SCHEDULES.dwg

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

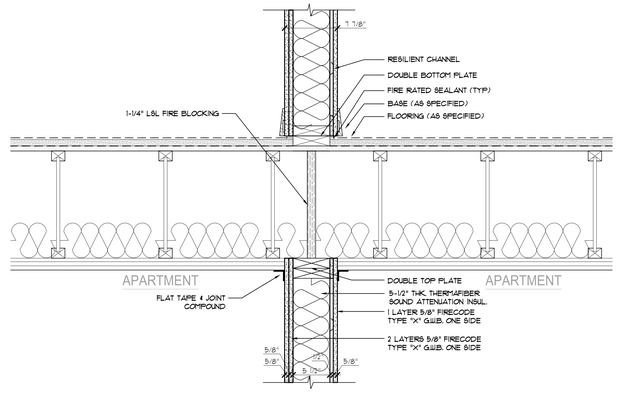


RESIDENTIAL FLOOR/CEILING ASSEMBLY

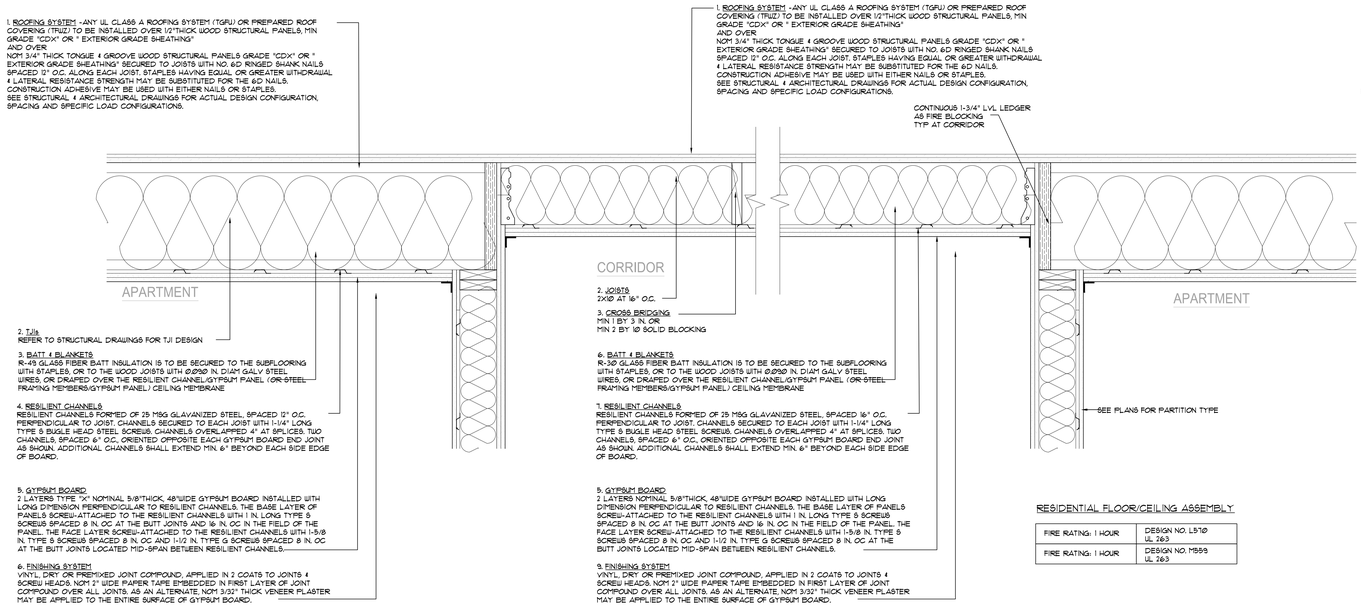
FIRE RATING: 1 HOUR	DESIGN NO. L570 UL 263
FIRE RATING: 1 HOUR	DESIGN NO. M559 UL 263

1 DESIGN NO. L570 UL263
1-HOUR RATED FLOOR/CEILING ASSEMBLY
SCALE: 1 1/2" = 1'-0"

2 DESIGN NO. M559 UL263
1-HOUR RATED FLOOR/CEILING ASSEMBLY
SCALE: 1 1/2" = 1'-0"



6 DEMISING PARTITION AT
1-HOUR RATED FLOOR/CEILING ASSEMBLY
SCALE: 1 1/2" = 1'-0"

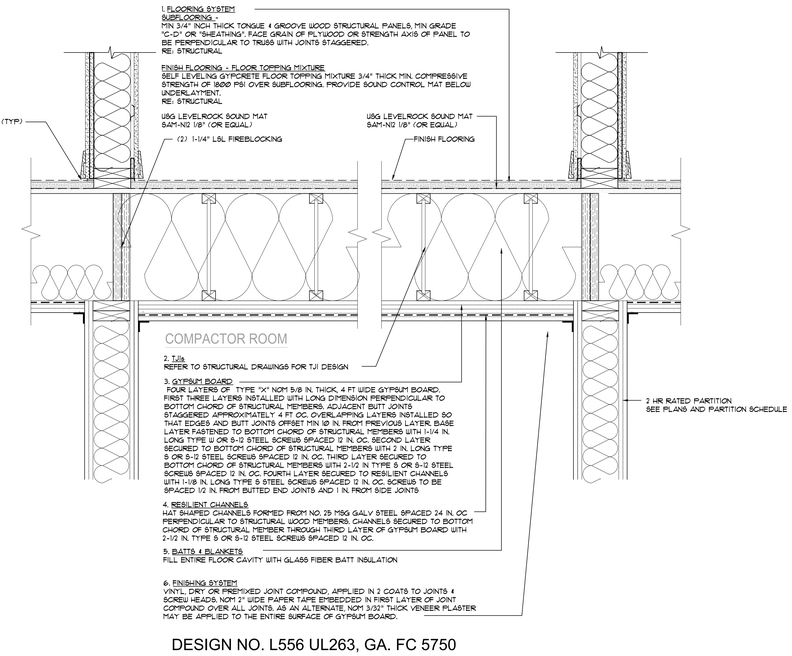


RESIDENTIAL FLOOR/CEILING ASSEMBLY

FIRE RATING: 1 HOUR	DESIGN NO. L570 UL 263
FIRE RATING: 1 HOUR	DESIGN NO. M559 UL 263

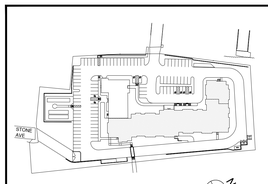
3 DESIGN NO. L570 UL263
1-HOUR RATED ROOF/CEILING ASSEMBLY
SCALE: 1 1/2" = 1'-0"

4 DESIGN NO. M559 UL263
1-HOUR RATED ROOF/CEILING ASSEMBLY
SCALE: 1 1/2" = 1'-0"



5 DESIGN NO. L556 UL263, GA. FC 5750
2-HOUR RATED FLOOR/CEILING ASSEMBLY
SCALE: 1 1/2" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

10/13/23	HCR FILING SET
10/20/23	TOH BUILDING DEPT FILING SET
08/23/24	HCR FILING SET
05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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ASSEMBLY DETAILS

SEAL & SIGNATURE:
REGISTERED ARCHITECT JENNIFER CHOU 031027 STATE OF NEW YORK

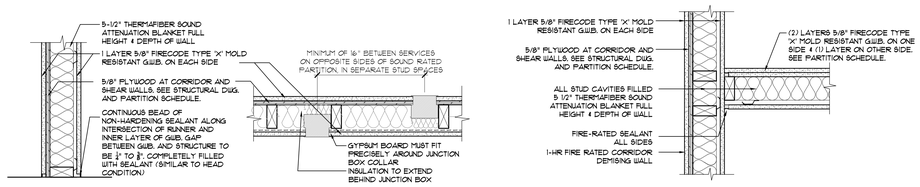
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PROJECT#: 2139
DRAWING SCALE: SEE DRAWING
DRAWING NO:

A-502.00

CAD REF:
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ACOUSTICAL & FIRESAFING TERMINATION DETAILS

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



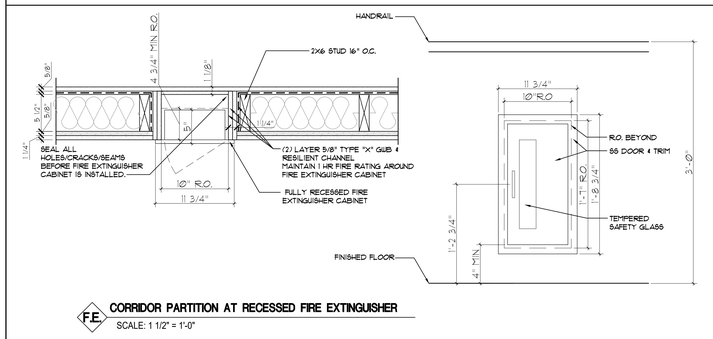
1 TYPICAL UNIT & CORR. DEMISING PARTITION
SCALE: 1 1/2" = 1'-0"

2 OFFSET OF JUNCTION BOXES AT UNIT DEMISING PARTITIONS
SCALE: 1 1/2" = 1'-0"

3 UNIT DEMISING PARITION AT CORRIDOR DEMISING PARTITION
SCALE: 1 1/2" = 1'-0"

FIRE EXTINGUISHER CABINET DETAIL

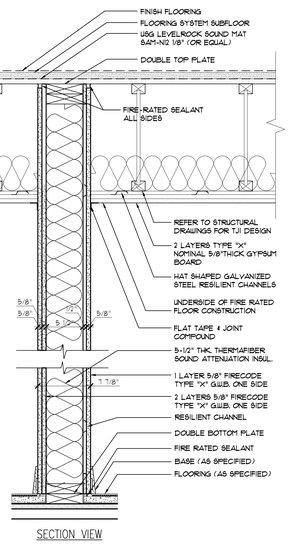
SCALE: 1 1/2" = 1'-0"



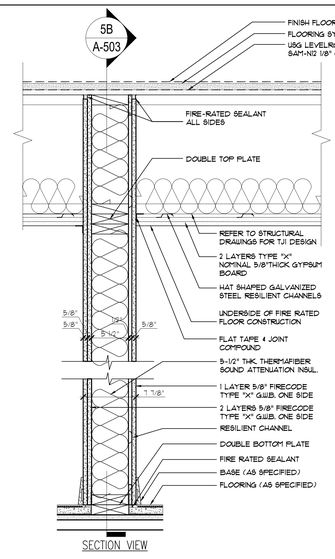
FE CORRIDOR PARTITION AT RECESSED FIRE EXTINGUISHER
SCALE: 1 1/2" = 1'-0"

FIRE BARRIER ASSEMBLY DETAILS

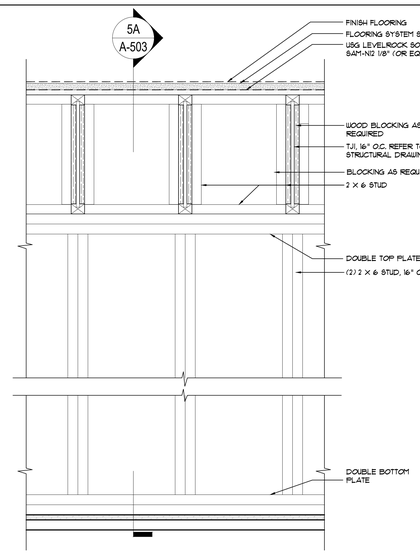
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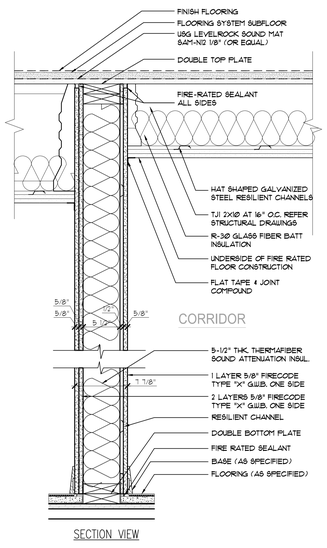
4 PARALLEL TO FLOOR CEILING ASSEMBLY
SCALE: 1 1/2" = 1'-0"



5A PERPENDICULAR TO FLOOR CEILING ASSEMBLY
SCALE: 1 1/2" = 1'-0"

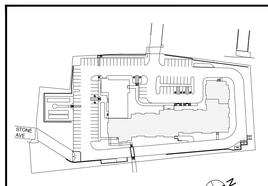


5B FIRE BARRIER SECTION
SCALE: 1 1/2" = 1'-0"



6 PERPENDICULAR TO FLOOR CEILING ASSEMBLY AT CORRIDOR
SCALE: 1 1/2" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

1	05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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SEAL & SIGNATURE:

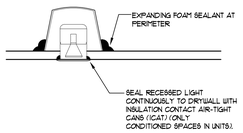
REGISTERED ARCHITECT JENNIFER CHEN 030327 STATE OF NEW YORK

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PROJECT#: 2139
DRAWING SCALE: SEE DRAWING
DRAWING NO:

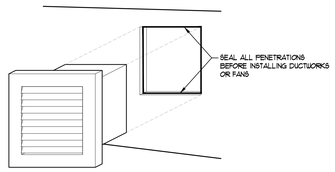
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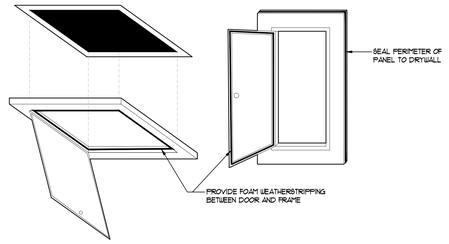
AIR SEALING DETAILS SCALE: NTS



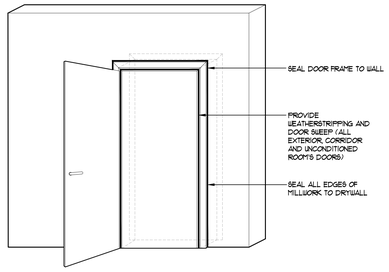
1 RECESSED LIGHTING WITHIN UNITS
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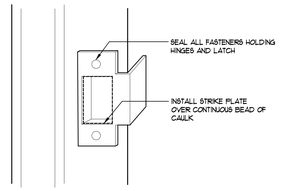
2 DUCTWORK PENETRATIONS
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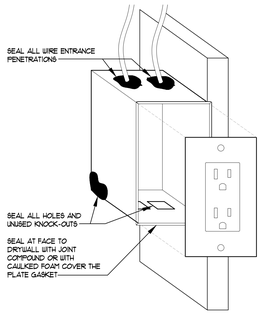
3 UTILITY/ACCESS PANEL PENETRATION
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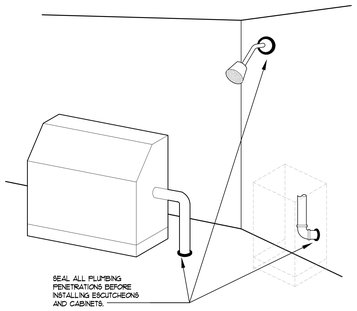
4 EXTERIOR DOORS
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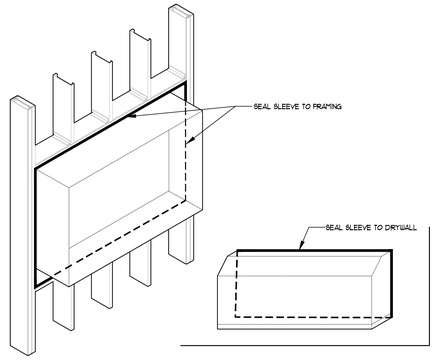
5 DOOR LATCH/STRIKE
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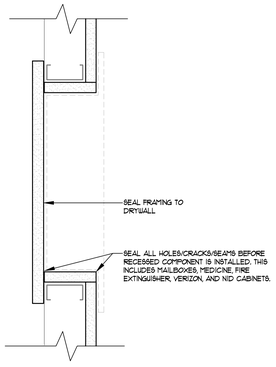
6 ELECTRIC BOX PENETRATIONS
SCALE: NTS



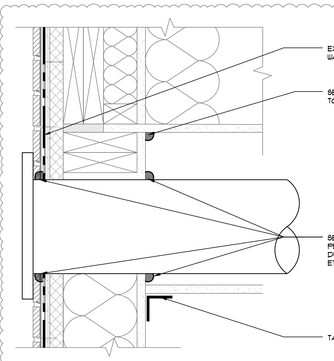
7 PLUMBING PENETRATIONS
SCALE: NTS



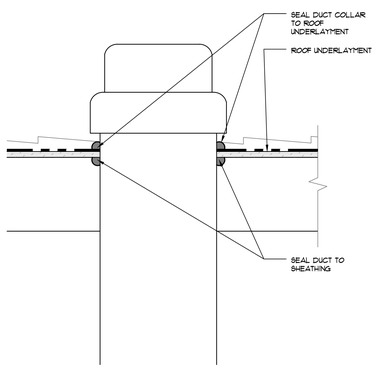
8 PTAC PENETRATIONS
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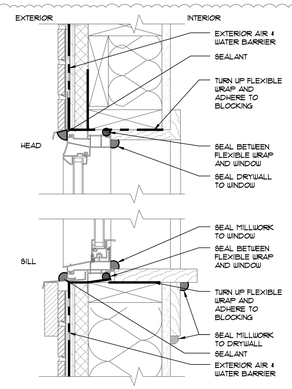
9 RECESSED COMPONENTS PENETRATION
SCALE: NTS



10 EXTERIOR WALL PENETRATION
SCALE: NTS



11 ROOF FAN
SCALE: NTS



12 SECTION AT WINDOW
SCALE: NTS

GENERAL NOTES

GENERAL NOTES #1

AT APARTMENT BATHROOM WALLS AND CEILINGS PROVIDE CEMENT BOARD AT AREAS TO RECIEVE STONE / CERAMIC TILES. MOLD AND MILDEW WATER RESISTANT GYPSUM WALL BOARD AT ALL OTHER WALLS, CHASE WALLS AND CEILINGS.

AT APARTMENT KITCHEN WALLS AND CEILINGS PROVIDE CEMENT BOARD AT AREAS TO RECIEVE TILE. MOLD & MILDEW WATER RESISTANT GYPSUM WALL BOARD AT ALL OTHER WALLS, CHASE WALLS AND CEILINGS.

AT PUBLIC HALLWAYS WALLS AND CEILINGS PROVIDE FIRE CODE TYPE "X" MOLD AND MILDEW RESISTANT GYPSUM WALL BOARD

CONTROL JOINTS AT APARTMENT CORRIDOR WALLS AT LOCATIONS RECOMMENDED PER ASTM C 840. LEVEL 5 FINISHED AT EXPOSE SURFACES UNLESS OTHERWISE NOTED.

GENERAL NOTE #2

USE MOLD RESISTANT GWB, AT ALL MECHANICAL VENTILATION ENCLOSURES, PIPE CHASES AND OFFSETS, ELEVATOR SHAFTS, WASHER/DRYER CLOSETS, AND UNDER WINDOWS.

GENERAL NOTE #3

ALL HEIGHT LIMITS BASED UPON L/240 FROM UNITED STATES GYPSUM COMPANY SA 923 TABLE 3 AND 4.

FIRE RATING BASED UPON 2014 UL FIRE RESISTANCE DIRECTORY.

GENERAL NOTE #4

WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DUELLING UNITS FROM EACH OTHER, FROM PUBLIC OR SERVICE AREAS, FROM STAIRS OR FROM MECHANICAL EQUIPMENT SPACES, INCLUDING BOILER ROOMS OR ELEVATOR OR OTHER SHAFTS SHALL HAVE SOUND TRANSMISSION CLASS (STC) FOR AIR-BORNE NOISE OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, FOR AIR BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTH E90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS, OR HEATING, VENTILATION OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO ENTRANCE DOORS, HOWEVER SUCH DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL. (AS PER IBC-2015 1207.2)

GENERAL NOTE #5

INSTALL SCHLUTER- KERDI LIQUID MEMBRANE WATERPROOFING AT ALL BATHROOM FLOORS, TURN UP 18" AT ALL TYP WALLS. INSTALL TO FULL HEIGHT AT SHOWER WALLS AND TUB/ SHOWER COMBO WALLS

GENERAL NOTE #6

NO SUBSTITUTIONS OF THERMAFIBER INSULATION ARE TO BE ALLOWED

GENERAL NOTE #7

PROVIDE ADDITIONAL BLOCKING FOR WALLS AT HUNG KITCHEN CABINET LOCATIONS AND AT BATHROOM VANITIES WHERE HUNG FOR ADA COMPLIANCE AS NECESSARY.

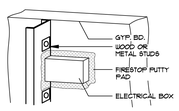
GENERAL NOTE #8

REFER TO STRUCTURAL DRAWINGS FOR ALL MASONRY WALL REINFORCEMENT.

ELEC OUTLET DTL. N.T.S.

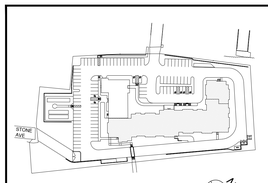
NOTES:

1. TO BE USED WHERE RATED PARTITIONS AND/OR SHAFT-WALL ASSEMBLIES ARE PENETRATED BY OUTLETS, SWITCHES, ETC.
2. G.C. TO ENSURE STAGGERED ALIGNMENT SUCH THAT J-BOXES ON OPPOSING SIDES SUCH RATED PARTITIONS DO NOT CONFLICT WITH EACH OTHER.
3. G.C TO REVIEW TYPICAL UNIT LAYOUT AND DISCREPANCIES IN DIMENSIONED OUTLET / SWITCH / CABLE / TEL-DATA LOCATIONS TO BE CONFIRMED WITH THE ARCHITECT PRIOR TO INSTALLATION.



10 FIRESTOP PUTTY PAD
ASTM E 84, MEA-102-99M
SCALE: N.T.S.

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

10/20/23	TOH BUILDING DEPT FILING SET
08/09/24	HCR FILING SET
05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Dogwood Terrace Housing Development Fund Corp. (to-be-formed)
C/O Town of Hempstead Housing Authority
Owner/Co-Developer
760 Jerusalem Avenue
Uniondale, NY 11553
516-485-9666 © 2023

Georgica Green Ventures
Developer
49 Herb Hill Road
Glen Cove, NY 11542
516-620-4530
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Drawing Title:
MISC. DETAILS

SEAL & SIGNATURE:

REGISTERED ARCHITECT JENNIFER CHEN 030222 STATE OF NEW YORK

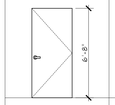
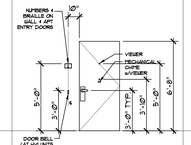
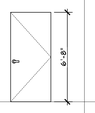
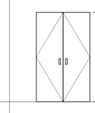
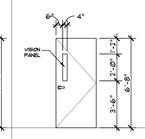
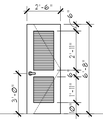
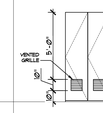
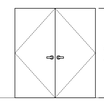
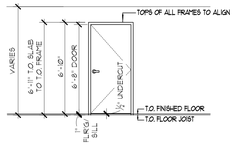
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DRAWING SCALE: SEE DRAWING
DRAWING NO:

A-504.00

CAD REF:
G:/2139/dwgset/2139 - A-500 PARTITION SECTS.dwg

DOOR TYPES

SCALE 1/4"=1'-0"

	A	B	C	D	E	F	F1	G	H	I
										
MATERIAL	HOLLOW METAL	HOLLOW METAL	SOLID CORE WOOD	SOLID CORE WOOD	HOLLOW METAL W/ VISION PANEL	WOOD LOUVER DOOR	BIFOLD WOOD LOUVER DOOR	HOLLOW METAL		HOLLOW METAL W/ VISION PANEL
LOCATION	UTILITY DOOR	APARTMENT ENTRY DOOR	BEDROOM, BATHROOMS, CLOSETS	CLOSETS	INTERIOR STAIR DOOR LAUNDRY ROOM	HOT WATER HEATER CLOSET	CLOSETS	DOUBLE DOOR		LOUNGE FITNESS ROOM
REMARKS		STC 35		MAGNETIC CATCH AT TOP	VISION PANEL WITH FIRE-RATED GLAZING MARKING AND MAX. 1Ø0 SQ. IN.	NO MOVEMENT OF SLATS ALLOWED	BIFOLD DOOR (2'Ø"x8'Ø" VENTED GRILLE = 134 SQ IN FREE AIR TOTAL. 1" UNDERCUT		NOT USED	VISION PANEL WITH D-2Ø FIRE-RATED GLAZING MARKING AND MAX. 1Ø0 SQ. IN.

INSTALLATION NOTES:

1. ALL FRAMES TO BE SET ON THE SLAB.
2. ALL DOORS TO BE 6'-8", WITH A 1/2" UNDERCUT FROM THE 6'-8". PROVIDE SHOP DRAWINGS AND SCHEDULES FOR ATYPICAL FLOORING/ SILL CONDITIONS, ADJUST UNDERCUT AS NEEDED. SEE SCHEDULE BELOW FOR ANY EXCEPTIONS.
3. TOPS OF ALL FRAMES TO ALIGN.
4. INSTALLER TO ADJUST FOR SLAB DISCREPANCIES IN FIELD.
5. FOR HARDWARE, SEE SPECIFICATIONS. PROVIDE OPERATING DEVICES THAT DO NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND THAT OPERATE WITH A FORCE OF NOT MORE THAN 5 LBF.

DOOR SCHEDULE

	DOOR #	LOCATION	TYPE	MATERIAL		SIZE			SADDLE SILL	JAMB /HEAD	FIRE RATING	HDW SET	REMARKS
				DOOR	FRAME	WID.	HGT.	TH.					
SENIOR CIVIC CENTER (CIF)	C-1	MULTIPURPOSE ROOM	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"			-	8	
	C-2	MECHANICAL/ STORAGE ROOM	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"			-	1Ø	
	C-3	PUBLIC ADA RESTROOM	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"			-	9	
	C-4	PUBLIC WOMEN'S RESTROOM	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"			-	9	
	C-5	PUBLIC MEN'S RESTROOM	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"			-	9	
	C-6	MANAGEMENT OFFICE	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"			-	1Ø	
	C-7	ENTRY TO CORRIDOR	G	HM	WELD MTL	6'-Ø"	6'-8"	1 3/8"			-	8	
	C-8	STORAGE ROOM	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"			-	15	
1ST FLOOR	1-1	LOUNGE MECHANICAL CLOSET 1	C	WD	WD	3'-Ø"	6'-8"	1 3/8"	5-14		-	8	
	1-2	LOUNGE TOILET	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-8		-	9	
	1-3	LOUNGE	I	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-9	J-1	2Ø MIN FPSC	12	
	1-4	MAIN LOUNGE	I	HM	WELD MTL	(2) 3'-Ø"	6'-8"	1 3/4"	5-9	J-1	2Ø MIN FPSC	12	ELECTRIC STRIKE FOR CARD READER
	1-5	LOUNGE MECHANICAL CLOSET 2, 3, 4	A	HM	WELD MTL	2'-2"	6'-8"	1 3/4"	5-14		-	8	
	1-6	STAIR A	E	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-4	J-3	9Ø MIN FPSC	6	D-H-9Ø RATED GLASS AT VISION PANEL
	1-6A	STAIR A TO EXTERIOR	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-2		9Ø MIN FPSC	13	
	1-7	VESTIBULE TO LOBBY							5-1		-	5F-2	STOREFRONT, SEE WINDOW SCHEDULE. ELECTRIC STRIKE FOR CARD READER
	1-8	EXTERIOR EXIT DOOR							5-1		-	5F-1	STOREFRONT, SEE WINDOW SCHEDULE.
	1-9	PUBLIC LOBBY TOILET	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-6	J-1	-	9	
	1-1Ø	FITNESS ROOM	I	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-9	J-1	2Ø MIN FPSC	12	ELECTRIC STRIKE FOR CARD READER
	1-11	TRASH VESTIBULE ROOM	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-6	J-1	45 MIN FPSC	7	
	1-12	TRASH VESTIBULE TO COMPACTOR ROOM	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-1Ø		9Ø MIN FPSC	8	
	1-13	ELEVATOR ROOM	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-5		9Ø MIN FPSC	8	
	1-14	TRASH COMPACTOR ROOM	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-4		9Ø MIN FPSC	8	
	1-15	COMPACTOR ROOM TO EXTERIOR	G	HM	WELD MTL	(2) 3'-Ø"	6'-8"	1 3/4"	5-2		45 MIN FPSC	1Ø	
	1-16	ELECTRICAL ROOM	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-4		45 MIN FPSC	15	
	1-17	ELECTRICAL ROOM TO EXTERIOR	G	HM	WELD MTL	(2) 3'-Ø"	6'-8"	1 3/4"	5-2		45 MIN FPSC	1Ø	
	1-18	SERVICE CORRIDOR	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-4		2Ø MIN FPSC	8	
	1-19	FAIRERIC EQ ROOM	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-5		2Ø MIN FPSC	8	
	1-2Ø	TELECOM ROOM	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-5		45 MIN FPSC	8	
	1-21	WATER SERVICE ROOM	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-5		45 MIN FPSC	8	
	1-22	JANITOR'S CLOSET	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-4		45 MIN FPSC	8	
	1-23	WATER HEATER ROOM	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-5		45 MIN FPSC	8	
	1-24	UTILITIES ROOM	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-4		45 MIN FPSC	8	
	1-25	ERRICS CLOSET	G	HM	WELD MTL	(2) 2'-Ø"	6'-8"	1 3/4"	5-4		9Ø MIN FPSC	11	
	1-26	STAIR B	E	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-4		9Ø MIN FPSC	6	D-H-9Ø RATED GLASS AT VISION PANEL
	1-27	LAUNDRY ROOM	E	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-6		2Ø MIN FPSC	12	ELECTRIC STRIKE FOR CARD READER. D-H-9Ø RATED GLASS AT VISION PANEL
	1-28	EXTERIOR STAIR C	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-2		45 MIN FPSC	13	
	1-29	STAIR C	E	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-4		9Ø MIN FPSC	16	D-H-9Ø RATED GLASS AT VISION PANEL
	1-3Ø	ELEVATOR LOBBY	G	HM	WELD MTL	(2) 3'-Ø"	6'-8"	1 3/4"			9Ø MIN FPSC	6	DRAFT CONTROL DOORS TO BE HELD OPEN ON MAGNETIC HOLDERS. DOORS TO CLOSE WHEN FIRE ALARM IS ACTIVATED
	FOR RESIDENTIAL UNITS, SEE 2ND, 3RD & 4TH FLOOR DOORS T-1 THRU T-T												
2ND,3RD &4TH FLOOR	T-1	APARTMENT ENTRY	B	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-12	J-1	2Ø MIN FPSC	1	
	T-2	APT BATHROOM	C	WD	WD	3'-Ø"	6'-8"	1 3/8"	5-13		-	2	1" UNDERCUT
	T-3	LINEN CLOSET	C	WD	WD	2'-Ø"	6'-8"	1 3/8"	5-14		-	4	
	T-3A	SMALL LINEN CLOSET	C	WD	WD	1'-4"	6'-8"	1 3/8"	5-14		-	4	
	T-4	ENTRY CLOSET	C	WD	WD	3'-Ø"	6'-8"	1 3/8"	5-14		-	4	
	T-5	WATER HEATER CLOSET	F	WD	WD	2'-6"	6'-8"	1 3/8"	5-14		-	3	
	T-6	BEDROOM	C	WD	WD	3'-Ø"	6'-8"	1 3/8"	5-14		-	2	
	T-7	DOUBLE CLOSET BIFOLD DOOR	FI	WD	WD	(2) 1'-8"	6'-8"	3/4"	5-14		-	-	1" UNDERCUT, D-FULL, MAGIGLIDE BIFOLD DOOR OR APPROVED EQUAL
	T-7A	ENTRY DOUBLE CLOSET	D	WD	WD	(2) 2'-6"	6'-8"	1 3/8"	5-14		-	5	
	T-8	TRASH CHUTE ACCESS ROOM	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-11		45 MIN FPSC	7	
	T-9	JANITOR'S CLOSET	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-11		2Ø MIN FPSC	8	
	T-1Ø	UTILITIES	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-11		2Ø MIN FPSC	8	
	T-11	STAIR B	E	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-15		9Ø MIN FPSC	6	D-H-9Ø RATED GLASS AT VISION PANEL
	T-12	LAUNDRY ROOM	E	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-11		2Ø MIN FPSC	12	ELECTRIC STRIKE FOR CARD READER. D-2Ø RATED GLASS AT VISION PANEL
	T-13	BUILDING STORAGE ROOM	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-11		2Ø MIN FPSC	8	
	T-14	STAIR C	E	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-15		9Ø MIN FPSC	6	D-H-9Ø RATED GLASS AT VISION PANEL
	T-15	ELEVATOR LOBBY	G	HM	WELD MTL	(2) 3'-Ø"	6'-8"	1 3/4"					SMOKE AND DRAFT CONTROL DOORS TO BE HELD OPEN ON MAGNETIC HOLDERS. DOORS TO CLOSE WHEN FIRE ALARM IS ACTIVATED
	T-16	STAIR A	E	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"	5-15		9Ø MIN FPSC	6	D-H-9Ø RATED GLASS AT VISION PANEL
ROOF	R-1	EXTERIOR DOOR AT ROOF	A	HM	WELD MTL	3'-Ø"	6'-8"	1 3/4"			9Ø MIN FPSC		

NOTE: FPSC = FIRE PROOF SELF-CLOSING SL = SIDELIGHT

GENERAL DOOR SCHEDULE NOTES

1) NYS BC 1Ø1Ø.13 EGRESS DOOR OPERATIONS - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT

2) NYS BC 1Ø8Ø.2 AIR-BORNE SOUND - ENTRANCE DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL.

3) PER ECCNY'S R4Ø1.4.3 FENESTRATION AIR LEAKAGE - WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN Ø.3 CFM PER SQUARE FOOT (1.5 L/S/M²) AND SWINGING DOORS NO MORE THAN Ø.5 CFM PER SQUARE FOOT (2.6 L/S/M²) WHEN TESTED ACCORDING TO NFRC 4ØØ OR AAMA/WDMA/CSA 1Ø1/I.S.2/A44Ø BY AN ACCREDITED INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.

4) ALL FACTORY-BUILT FENESTRATION AND DOORS ARE TO BE LABELED AS MEETING AIR LEAKAGE REQUIREMENTS.

5) FENESTRATION PRODUCTS ARE RATED IN ACCORDANCE WITH NFRC.

6) PROVIDE SAFETY GLAZING AT THE FOLLOWING HAZARDOUS LOCATIONS:

1. GLAZING IN ALL SWINGING DOORS.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES.
3. GLAZING IN DOORS AND ENCLOSURES FOR SAUNAS, BATHTUBS AND SHOWERS.
4. GLAZING WHERE BOTTOM IS LESS THAN 18" ABOVE THE FLOOR OR THE EXPOSED BOTTOM IS LESS THAN 6Ø" ABOVE A STANDING SURFACE.
5. GLAZING WITHIN A 24" ARC FROM EITHER VERTICAL EDGE OF DOORS AT A CLOSED POSITION.
6. GLAZING IN GUARDS AND RAILINGS, GLAZING ADJACENT TO STAIRWAYS AND LANDINGS.

7.) ALL DOOR SETS TO HAVE ADA ACCESSIBLE DOOR LEVER HANDLES.

8.) PEEPHOLES SHALL PROVIDE 18Ø-DEGREE RANGE OF VIEW.

9.) FOR ENTRANCE DOORS AT UNITS FOR PERSONS WITH HEARING OR VISUAL IMPAIRMENT, ACTIVATION OF DOORBELL BUTTON SHALL INITIATE AN AUDIBLE TONE AND VISIBLE SIGNAL WITHIN THE RESIDENTIAL DWELLING UNIT.

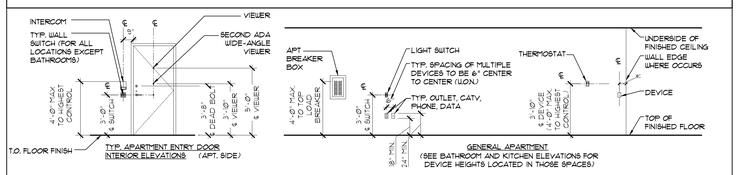
1Ø.) REFER TO FLOOR PLANS FOR ALL REQUIRED HANDINGS.

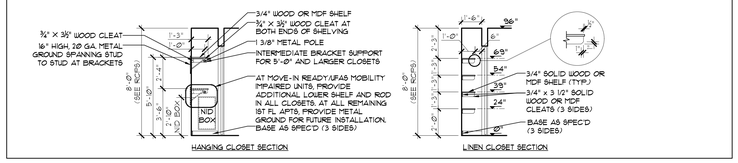
11.) SEE SPECIFICATIONS SECTION Ø81ØØ FOR DOOR HARDWARE SETS.

12.) ALL EXTERIOR DOORS, APARTMENT DOORS, MECHANICAL DOORS AND DOORS SEPARATING UNCONDITIONED FROM CONDITIONED SPACE SHALL BE WEATHERSTRIPPED. WEATHERSTRIPPING SHALL BE OF THE RIGID TYPE AND HARD FASTENED TO THE DOOR FRAME.

TYPICAL DETAILS

SCALE 1/4"=1'-0"





DOOR HARDWARE SCHEDULE

HARDWARE TO BE GRADE 2 OR BETTER

HARDWARE SET # 1 - APARTMENT ENTRANCE DOORS CLOSETS (T-1)
3 EA SPRING HINGES FBB SP8I, 4 ½" X 4 ½" (US5)
1 EA MORTISE LOCKSET SCHLAGE L9453 ENTRANCE FUNCTION W DEADBOLT, ATHENS 'ØT1' LEVER, ROSE 'A' 4 ADA THUMBTURN 'Ø8-544' (SATIN NICKEL)
1 EA VIEWER ROCKWOOD 622 (SATIN NICKEL)
1 EA CHIME W/ VIEWER AUTH CHIME 685 (ANODIZED SILVER)
ALT OPTION: 1 EA KNOCKER W/ VIEWER ROCKWOOD 614V (SATIN NICKEL)
1 EA WALL STOP ROCKWOOD 5Ø1
1 SET DOOR GASKETING
1 EA MORTISE DROP SEAL
3 EA DOOR SILENCERS

HARDWARE SET # 2 - BEDROOMS & BATHROOMS (T-2, T-6)
3 EA BUTT HINGES FBB PB8I, 3 ½" X 3 ½" (SATIN NICKEL)
1 EA CYLINDRICAL LEVERSET SCHLAGE ALX4Ø PRIVACY FUNCTION, ATHENS 'ATH' LEVER (SATIN NICKEL)
1 EA DOOR STOP ROCKWOOD 5Ø1 (613) (AT BEDROOMS ONLY)
1 EA HINGE PIN STOP DON-JO 152Ø (AT BATHROOM DOOR IN APT 3 ONLY)
3 EA DOOR SILENCERS GJ. 64

HARDWARE SET # 3 - WATER HEATER CLOSET (T-5)
3 EA BUTT HINGES FBB PB8I, 3 ½" X 3 ½" (SATIN NICKEL)
1 EA CYLINDRICAL LEVERSET SCHLAGE ALX1Ø PASSAGE FUNCTION, ATHENS 'ATH' LEVER (SATIN NICKEL)
1 EA HINGE PIN STOP DON-JO 152Ø

HARDWARE SET # 4 - LINEN CLOSET (T-3)
3 EA BUTT HINGES FBB PB8I, 3 ½" X 3 ½" (SATIN NICKEL)
1 EA CYLINDRICAL LEVERSET SCHLAGE ALX4Ø PRIVACY FUNCTION, ATHENS 'ATH' LEVER (SATIN NICKEL)
1 EA ROLLER STOP IVES RS241I (SATIN NICKEL) AT DOOR T-3

HARDWARE SET # 5 - PAIRED CLOSET DOORS (T-7A)
6 EA BUTT HINGES FBB PB8I, 3 ½" X 3 ½" (SATIN NICKEL)
2 EA CYLINDRICAL LEVERSET SCHLAGE ALX172 DOUBLE DUMMY TRIM, ATHENS 'ATH' LEVER (SATIN NICKEL)
2 EA MAGNETIC CATCHES

HARDWARE SET # 6 - STAIR DOOR (1-6, 1-26, 1-29, T-11, T-14, T-16)
3 EA SPRING HINGES FBB BB8I, 4 ½" X 4 ½" (SATIN NICKEL)
1 EA CYLINDRICAL LEVERSET SCHLAGE ALX1Ø PASSAGE FUNCTION, ATHENS 'ATH' LEVER (SATIN NICKEL)
1 EA DOOR STOP (NOT AT 1-26) IVES WS4Ø7CCV (SATIN NICKEL)
1 EA OVERHEAD STOP AT 1-26 ONLY
3 EA DOOR SILENCERS

HARDWARE SET # 7 - TRASH CHUTE DOOR (T-8)
3 EA SPRING HINGES FBB SP8I, 4 ½" X 4 ½" (SATIN NICKEL)
1 EA CYLINDRICAL LEVERSET SCHLAGE ALX1Ø PASSAGE FUNCTION, ATHENS 'ATH' LEVER (SATIN NICKEL)
1 EA DOOR STOP IVES WS4Ø7CCV (SATIN NICKEL)
3 EA DOOR SILENCERS
1 EA MORTISE DROP SEAL

HARDWARE SET # 8 - BUILDING STORAGE, JANITOR'S CLOSET (1-9, 1-12, 1-13, 1-14, 1-18, 1-19, 1-2Ø, 1-21, 1-22, 1-23, 1-24, T-9, T-12, T-13)
3 EA SPRING HINGES FBB SP8I, 4 ½" X 4 ½" (SATIN NICKEL)
1 EA CYLINDRICAL LEVERSET SCHLAGE ALX8Ø STOREROOM FUNCTION, ATHENS 'ATH' LEVER (SATIN NICKEL)
3 EA DOOR SILENCERS
1 EA OVERHEAD STOP AT DOORS 1-1, 1-5, 1-12, 1-13, T-8, T-9, T-11
1 EA FLOOR STOP IVES FS11 (SATIN NICKEL) AT DOORS 1-14, 1-18, 1-19, 1-2Ø, 1-21, 1-22, 1-23, 1-24

HARDWARE SET # 9 - PUBLIC BATHROOM (1-2, 1-9)
3 EA SPRING HINGES FBB SP8I, 4 ½" X 4 ½" (SATIN NICKEL
1 EA CYLINDRICAL LEVERSET SCHLAGE ALX85P PRIVACY RUNVION WITH INDICATOR, ATHENS 'ATH' LEVER (SATIN NICKEL)
3 EA DOOR SILENCERS
1 EA MORTISE DROP SEAL
1 EA WALL STOP IVES WS48"CCV (SATIN NICKEL)

HARDWARE SET # 1Ø -PAIRED BACK -OF-HOUSE EXTERIOR DOORS (1-15, 1-17)
2 EA CONTINUOUS HINGE
2 EA PANIC DEVICE WITH CONCEALED VERTICAL ROD DETEX ADVANTEX 8Ø STOREROOM FUNCTION, Ø9DW LEVER LD (POLISHED CHROME)
2 EA SURFACE MOUNTED CLOSER
1 SET WEATHERSTRIPPING

HARDWARE SET # 11 - PAIRED ELEC CLOSET (1-25)
6 EA SPRING HINGES FBB SP8I, 4 ½" X 4 ½" (SATIN NICKEL)
1 EA CYLINDRICAL LEVERSET SCHLAGE ALX8Ø STOREROOM FUNCTION, ATHENS 'ATH' LEVER (9N)
1 EA TOP & BOTTOM FLUSHBOLTS

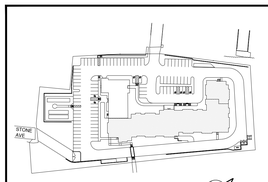
HARDWARE SET # 12 - LAUNDRY, LOUNGE AND FITNESS ROOM DOOR (1-3, 1-4, 1-1Ø, 1-27, T-12)
2 EA SPRING HINGES FBB SP8I, 4 ½" X 4 ½" (SATIN NICKEL)
1 EA ELEC HINGES FBB BB8I EL, 4 ½" X 4 ½" (SATIN NICKEL)
1 EA CYLINDRICAL LEVERSET SCHLAGE ALX8Ø STOREROOM FUNCTION ELECTRICALLY UNLOCKED BY CARD READER, ATHENS 'ATH' LEVER (SATIN NICKEL)
1 EA OVERHEAD STOP
3 EA DOOR SILENCERS
CARD READER BY OTHERS

HARDWARE SET # 13 - EXTERIOR EXIT DOORS (1-8A, 1-8, 1-28)
1 EA CONTINUOUS HINGE
1 EA PANIC DEVICE DETEX VALUE 4Ø STOREROOM FUNCTION, Ø9D2W LEVER LD, ELECTRIC ALARM WITH BATTERY (POLISHED CHROME)
1 EA DOOR CLOSER SURFACE MOUNTED WITH STOP
1 EA ALUM THRESHOLD
1 SET WEATHERSTRIPPING
1 EA AUTO DOOR BOTTOM

HARDWARE SET # 14 - EXTERIOR EXIT DOORS (R-1)
1 EA CONTINUOUS HINGE
1 EA PANIC DEVICE DETEX VALUE 4Ø PASSAGE FUNCTION, Ø9D2W LEVER, LD, ELECTRIC ALARM WITH BATTERY (POLISHED CHROME)
1 EA DOOR CLOSER SURFACE MOUNTED STOP
1 EA ALUM THRESHOLD
1 SET WEATHERSTRIPPING
1 EA AUTO DOOR BOTTOM

HARDWARE SET # 15 - ELECTRICAL ROOM DOOR (1-16)
3 EA SPRING HINGES FBB SP8I, 4 ½" X 4 ½" (SATIN NICKEL)
1 EA PANIC DEVICE DETEX VALUE 4Ø STOREROOM FUNCTION, Ø9D2W LEVER, LD (POLISHED CHROME)
1 EA OVERHEAD STOP
3 EA DOOR SILENCERS

4" x 6" Space Reserved for the Stamp of Approval.



10/13/23	HCR FILING SET
10/20/23	TOH BUILDING DEPT FILING SET
08/23/24	HCR FILING SET
05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Dogwood Terrace Housing Development Fund Corp. (to-be-formed)
C/O Town of Hempstead Housing Authority
Owner/Co-Developer
760 Jerusalem Avenue
Uniondale, NY 11553
516-485-9666

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Georgica Green Ventures
Developer
49 Herb Hill Road
Glen Cove, NY 11542
516-620-4530

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Drawing Title:
DOOR SCHEDULE

SEAL & SIGNATURE:

REGISTERED ARCHITECT JENNIFER CHEN 039227 STATE OF NEW YORK

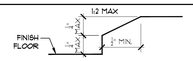
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A-510.00

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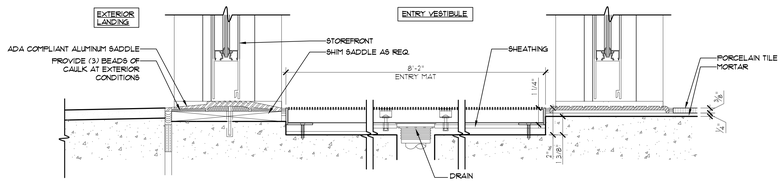
DOOR SADDLES

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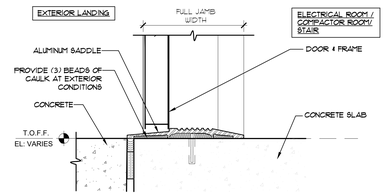


FIRST FLOOR: INTERIOR TO EXTERIOR

S-1

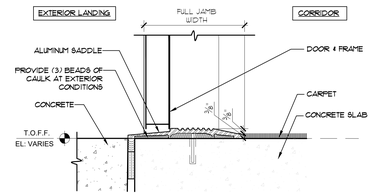


S-2



CONCRETE TO CONCRETE

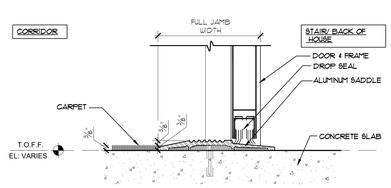
S-3



CONCRETE TO CARPET

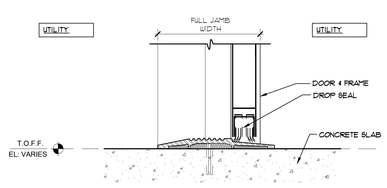
FIRST FLOOR: INTERIOR TO INTERIOR

S-4



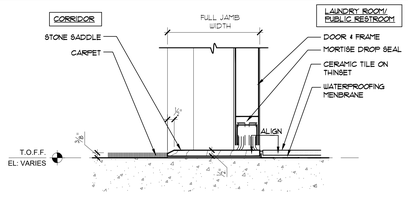
CARPET TO CONCRETE

S-5



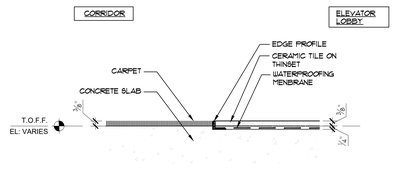
CONCRETE TO CONCRETE

S-6



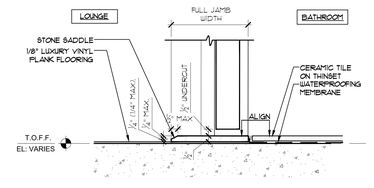
CARPET TO CERAMIC TILE

S-7



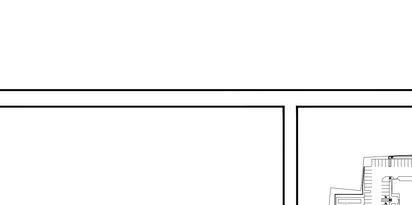
CARPET TO CERAMIC TILE

S-8



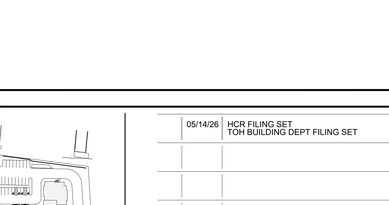
LUXURY VINYL TILE TO CERAMIC TILE

S-9



CARPET TO LUXURY VINYL TILE

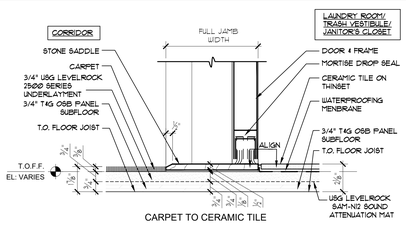
S-10



LUXURY VINYL TILE TO CERAMIC TILE

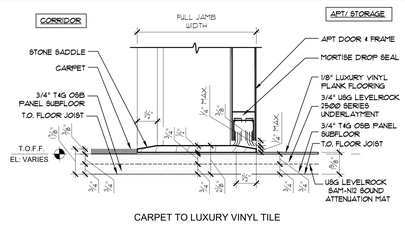
TYPICAL FLOOR: INTERIOR TO INTERIOR

S-11



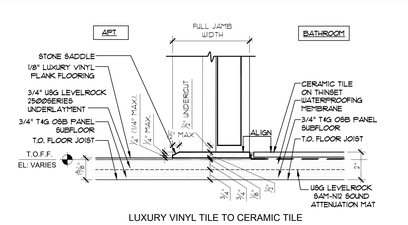
CARPET TO CERAMIC TILE

S-12



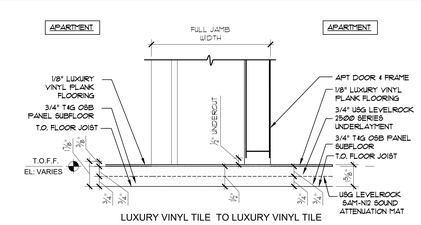
CARPET TO LUXURY VINYL TILE

S-13



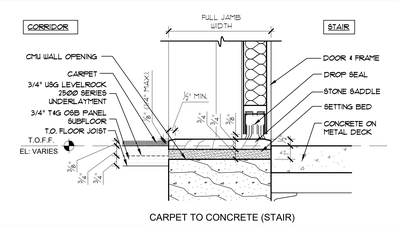
LUXURY VINYL TILE TO CERAMIC TILE

S-14



LUXURY VINYL TILE TO LUXURY VINYL TILE

S-15

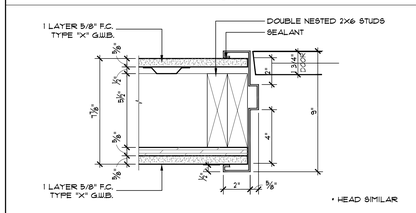


CARPET TO CONCRETE (STAIR)

DOOR FRAME DETAILS

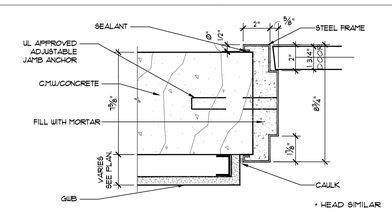
SCALE: 3" = 1'-0"

J-1



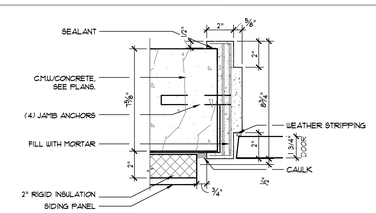
JAMB @ 1HR G.W.B. PARTITION

J-2



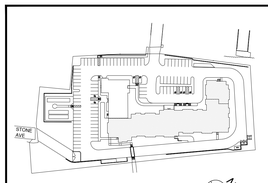
JAMB AT C.M.U. PARTITION

J-3



JAMB AT EXTERIOR WALL

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Dogwood Terrace Housing Development Fund Corp. (to-be-formed)
C/O Town of Hempstead Housing Authority
Owner/Co-Developer
760 Jerusalem Avenue
Uniondale, NY 11553
516-485-9666 © 2023

Georgica Green Ventures
Developer
49 Herb Hill Road
Glen Cove, NY 11542
516-620-4530
© 2023

Drawing Title:
DOOR DETAILS

SEAL & SIGNATURE:

REGISTERED ARCHITECT — JENNIFER CHOU — 039327 — STATE OF NEW YORK

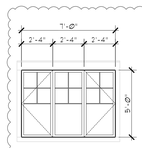
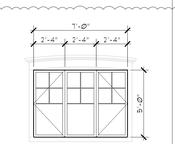
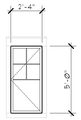
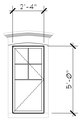
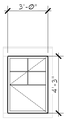
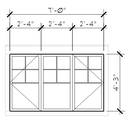
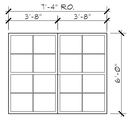
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A-511.00

CAD REF: G:/2139 – A-511 DOOR SCHEDULE.dwg

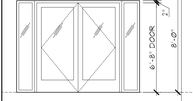
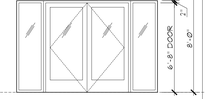
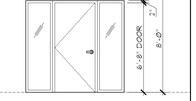
WINDOW SCHEDULE

SCALE 1/4"=1'-0"

	RESIDENTIAL BUILDING						SENIOR CIVIC CENTER (CIF)
WINDOW TYPE	A	A-1	B	B-1	C	D	F
ELEVATIONS							
WINDOW AREA	35 SQ. FT.		11.7 SF		12.7 SF	29.1 SF	44.0 SF
LIGHT	27.7 SF		9.2 SF		10.3 SF	23.3 SF	36.7 SF
VENTILATION	18.7 SF		9.3 SF		10.4 SF	15.6 SF	-
REMARKS	VINYL CASEMENT WINDOW		VINYL CASEMENT WINDOW		VINYL CASEMENT WINDOW	VINYL CASEMENT WINDOW	FIXED ALUMINUM WINDOW
LOCATIONS	SEE PLANS		SEE PLANS		SEE PLANS	SEE PLANS	SEE PLANS
U-VALUE	0.30		0.30		0.30	0.30	0.30
SHGC	0.33		0.33		0.33	0.33	0.33
VT	0.56		0.56		0.56	0.56	0.56
AIR LEAKAGE	0.20		0.20		0.20	0.20	0.20
MANUFACTURER							
NOTES	ARGON, LOW-E, SCREEN INSTALLED CW-PG50		ARGON, LOW-E, SCREEN INSTALLED CW-PG50		ARGON, LOW-E, SCREEN INSTALLED CW-PG50	ARGON, LOW-E, SCREEN INSTALLED CW-PG50	

STOREFRONT SCHEDULE

SCALE 1/4"=1'-0"

	RESIDENTIAL BUILDING		
STOREFRONT TYPE	SF-1	SF-2	SF-3
ELEVATIONS			
STOREFRONT AREA	62.6 SQ. FT.	71.8 SQ. FT.	50.1 SQ. FT.
REMARKS	STOREFRONT	STOREFRONT	STOREFRONT SIDELITES, HOLLOW METAL DOOR
LOCATIONS	EXTERIOR MAIN ENTRY	INTERIOR VESTIBULE TO LOBBY	LOUNGE
U-VALUE	0.63	--	--
SHGC	0.33	--	--
VT	0.56	--	--
AIR LEAKAGE	0.20	--	--
MANUFACTURER	ALUMINUM STOREFRONT ARGON, LOW-E DP45 RATED	ALUMINUM STOREFRONT	ALUMINUM STOREFRONT
NOTES	ACTIVE LEAF CONNECTED TO AUTOMATIC DOOR OPENER, INTERCOM, AND CARD READER	ACTIVE LEAF CONNECTED TO AUTOMATIC DOOR OPENER	REQUIRED: D-H-OH-45 FIRE RATED GLAZING REQUIRED PER NYSBS TABLE 716.1(2) PROVIDED: SPECIFIC APPLICATION WINDOW SPRINKLERS PROVIDED IN LIEU OF FIRE RATED GLAZING, SEE SPRINKLER DRAWINGS

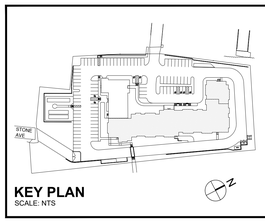
GENERAL WINDOW NOTES

1. C407.6.3 MAXIMUM AIR LEAKAGE RATE FOR FENESTRATION ASSEMBLIES: WINDOWS AND SWINGING DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT WHEN TESTED ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 101/I.S.2/A440BY AN ACCREDITED INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER. CURTAIN WALLS AND STOREFRONT GLAZING SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.06 CFM PER SQUARE FOOT AND COMMERCIAL GLAZED SWINGING ENTRANCE DOOR NO MORE THAN 1.00 CFM PER SQUARE FOOT WHEN TESTED ACCORDING TO NFRC 400 OR ASTM E283 AT 1.57 PSF BY AN ACCREDITED INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.
2. ALL FACTORY-BUILT FENESTRATION AND DOORS ARE TO BE LABELED AS MEETING AIR LEAKAGE REQUIREMENTS.
3. FENESTRATION PRODUCTS ARE RATED IN ACCORDANCE WITH NFRC.
4. NYS BC 1608.2 PROTECTION OF OPENINGS
   IN WIND-BORNE DEBRIS REGIONS, GLAZING IN BUILDINGS SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT-RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTANT STANDARD OR ASTM E1996 AND ASTM E1886 REFERENCE HEREIN AS FOLLOWS:
   1- GLAZED OPENINGS LOCATED WITHIN 30 FEET OF GRADE SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E1996.
   2- GLAZED OPENINGS LOCATED MORE THAN 30 FEET ABOVE GRADE SHALL MEET THE PROVISIONS OF THE SMALL TEST OF ASTM E1996.
   NOT REQUIRED: DOGWOOD TERRACE PROJECT SITE IS NOT LOCATED IN WIND-BORNE DEBRIS REGION, RISK-CATEGORY II.
5. NYS BC 1030 EMERGENCY ESCAPE AND RESCUE
   1030.1 IN ADDITION TO THE MEANS OF EGRESS REQUIRED BY THIS CHAPTER, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED IN THE FOLLOWING OCCUPANCIES:
   1. GROUP R-3 OCCUPANCIES LOCATED IN STORIES WITH ONLY ONE EXIT OR ACCESS TO ONLY ONE EXIT AS PERMITTED BY TABLES 1006.3.3(1) AND 1006.3.3(2).
   NOT REQUIRED: GROUP R-2 OCCUPANCIES ARE PROVIDED WITH ACCESS TO TWO EXITS.
6. NYS BC 1202.5.1 VENTILATION AREA REQUIRED
   THE OPENABLE AREA OF THE OPENINGS TO THE OUTDOORS SHALL BE NOT LESS THAN 4% OF THE FLOOR AREA BEING VENTILATED.
7. NYS BC 1202.4.2 NATURAL LIGHT REQUIRED
   THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED.
8. NYS BC 1015.8 WINDOW OPENINGS
   WINDOWS IN GROUP R-2 AND R-3, INCLUDING DUELLING UNITS WHERE THE TOP OF THE SILL OF THE OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, SHALL COMPLY WITH ONE OF THE FOLLOWING:
   4- OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1015.8.1
   NYS BC 1015.8.1 WINDOW OPENING CONTROL DEVICES
   WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPRATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 1030.2
   PROVIDED: ALL WINDOWS TO BE PROVIDED WITH "D 1761 SINGLE-ACTION WOCD, WINDOW OPENING CONTROL DEVICE THAT MEETS ASTM F2090 CODE REQUIREMENT.
9. SEE SPECIFICATIONS SECTION 084213 ALUMINUM-FRAMED ENTRANCES FOR STOREFRONT SPECIFICATIONS AND HARDWARE SETS.

LIGHT & VENTILATION CALCULATION

	APT	ROOM NAME	ROOM SF	REQUIRED LIGHT (8%)	PROVIDED LIGHT	REQUIRED VENTILATION (4%)	PROVIDED VENTILATION	WINDOW TYPE
RESIDENTIAL AREA	TYPICAL 1BR UNIT	LIVING/KITCHEN	323 SF	26 SF	27.7 SF	13 SF	18.7 SF	A
		BEDROOM	125 SF	10 SF	27.7 SF	5 SF	18.7 SF	A
	ATYPICAL 1BR UNIT C	LIVING/KITCHEN	341 SF	27 SF	27.7 SF	14 SF	18.7 SF	A
		BEDROOM	146 SF	12 SF	27.7 SF	6 SF	18.7 SF	A

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

10/13/23	HCR FILING SET		
10/20/23	TOH BUILDING DEPT FILING SET		
08/09/24	HCR FILING SET		
05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET		

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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Dogwood Terrace Housing Development Fund Corp. (to-be-formed)
C/O Town of Hempstead Housing Authority
Owner/Co-Developer
760 Jerusalem Avenue
Uniondale, NY 11553
516-485-9666 © 2023

Georgica Green Ventures
Developer
49 Herb Hill Road
Glen Cove, NY 11542
516-620-4530
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Drawing Title:
WINDOW SCHEDULE

SEAL & SIGNATURE:

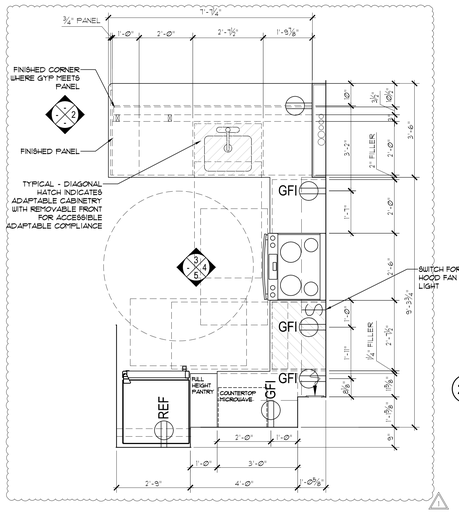


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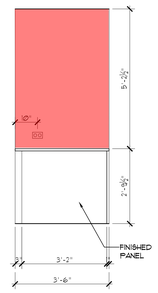
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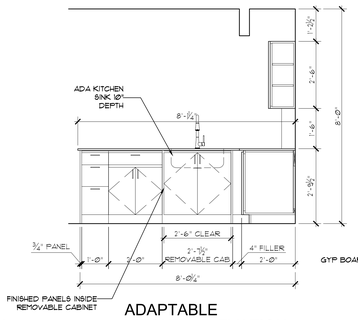
Legend			
	Description	Quantity	Unit
	Backsplash - ST-100	42	sf
	Wall paint - PT-500	146	sf



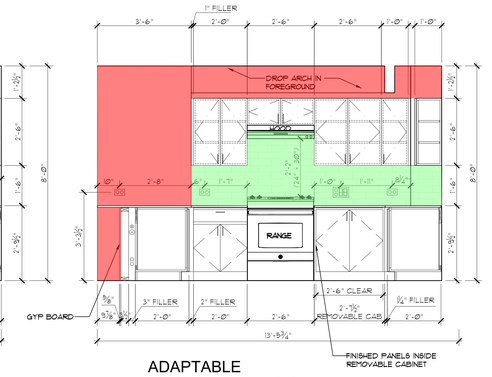
1 KITCHEN PLAN
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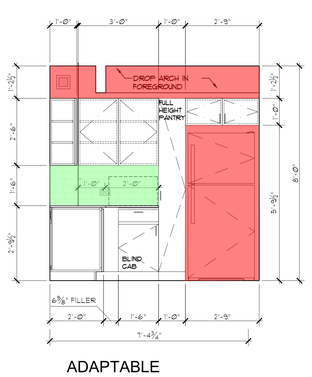
2A ADAPTABLE KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



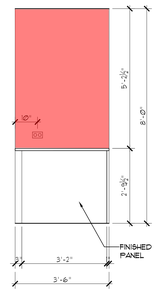
3A ADAPTABLE KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



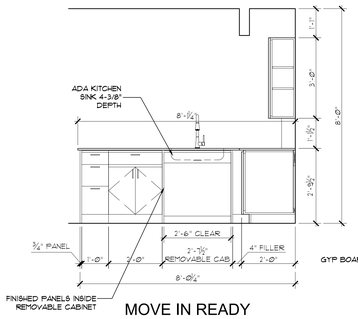
4A ADAPTABLE KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



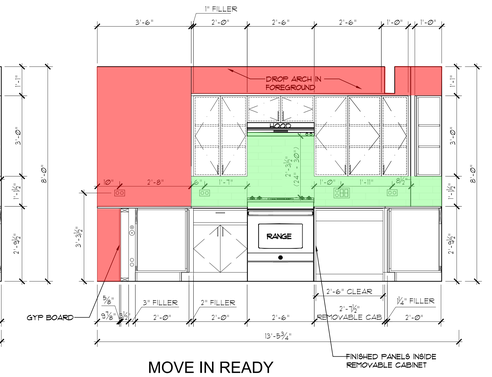
5A ADAPTABLE KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



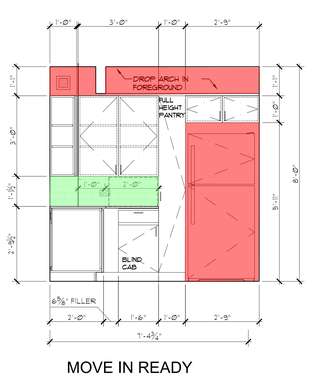
2M MOVE IN READY KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



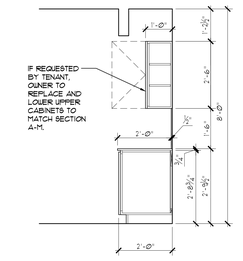
3M MOVE IN READY KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



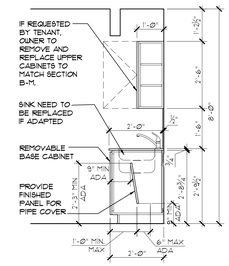
4M MOVE IN READY KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



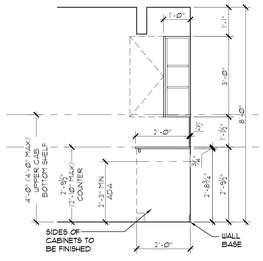
5M MOVE IN READY KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



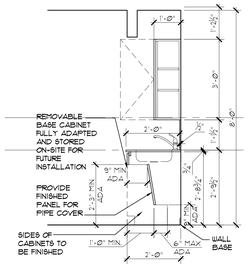
A-A ADAPTABLE KITCHENS SECTION AT CABINETS
SCALE: 1/2" = 1'-0"



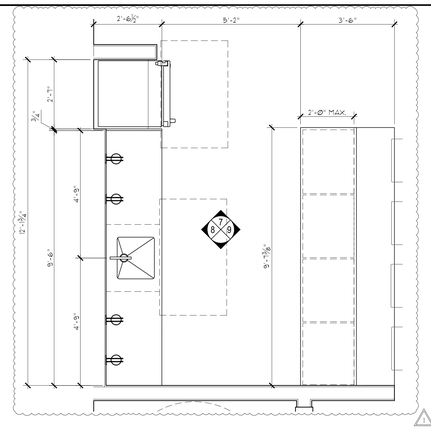
B-A ADAPTABLE KITCHENS SECTION AT SINK
SCALE: 1/2" = 1'-0"



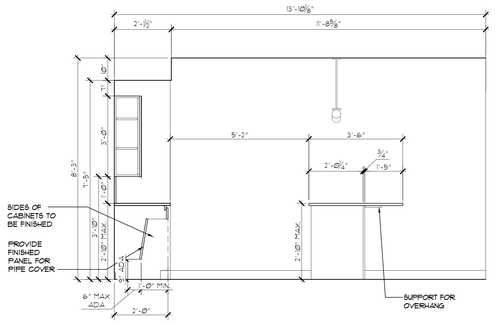
A-M MOVE-IN READY (UFAS) KITCHENS SECTION AT WORKSURFACE CABINETS
SCALE: 1/2" = 1'-0"



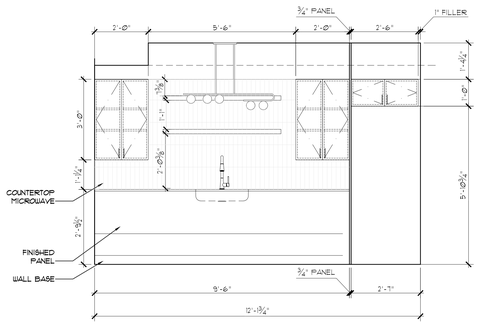
B-M MOVE-IN READY (UFAS) KITCHENS SECTION AT SINK
SCALE: 1/2" = 1'-0"



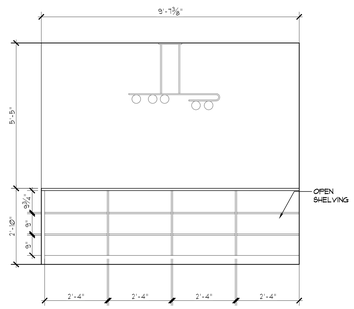
6 LOUNGE KITCHEN PLAN
SCALE: 1/2" = 1'-0"



7 LOUNGE NORTH ELEVATION
SCALE: 1/2" = 1'-0"



8 LOUNGE WEST ELEVATION
SCALE: 1/2" = 1'-0"



9 LOUNGE SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

KITCHEN NOTES:

1.) PER 2015 BCNYS 1107.6.2.2.2, EVERY DWELLING UNIT SHALL BE TYPE B UNIT. PER NYS BC 1107.2 DWELLING UNITS REQUIRED TO BE TYPE B UNITS SHALL COMPLY WITH APPLICABLE PORTION 1004 TYPE B UNITS OF CHAPTER 10 OF ICC/ANSI A117.1-2017. SEE SHEET A-020 FOR ACCESSIBILITY MATRIX FOR UNITS.
FOR MOVE IN READY UNITS:
- REMOVABLE BASE CABINETS SHALL BE INSTALLED FOR ADAPTABLE TYPE B UNITS.
- REMOVABLE BASE CABINETS SHALL BE PROVIDED AND STORED ON-SITE FOR FUTURE INSTALLATION

2.) EXTEND FINISHED FLOOR UNDER ALL REMOVABLE CABINETS.

3.) PROVIDE PIPE COVERS AT ALL SINK CABINETS.

4.) DOOR PULLS AND HANDLES FOR WALL CABINETS SHALL BE MOUNTED AS CLOSE TO BOTTOM OF CABINET DOORS AS POSSIBLE. DOOR PULLS OR HANDLES FOR BASE CABINETS SHALL BE MOUNTED AS CLOSE TO THE TOP OF CABINET DOORS AS POSSIBLE.

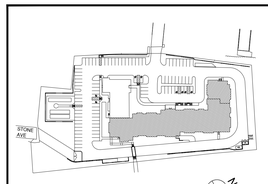
PLUMBING FIXTURE & ACCESSORIES SCHEDULE

	FIXTURE	MANUFACTURER	MODEL	COLOR/ FINISH	DIMENSION	REMARKS
RES. KITCHEN	UNDERMOUNT SINK	ELKAY	ELUHAD2115451PD	STAINLESS STEEL	23-1/2"W x 18-1/4"D x 9-7/8"H	ADA, SINGLE BOWL, AT MOVE-IN READY UNITS
	UNDERMOUNT SINK	ELKAY	ELUH2115PDPD	STAINLESS STEEL	23-1/2"W x 18-1/4"D x 11-1/2"H	SINGLE BOWL
	FAUCET	MOEN	METHOD 7565 SERIES	CHROME	2-5/32" W x 8-17/32" D x 9-3/4" H	ADA, 1.5 GPM
COMMUNAL LOUNGE KITCHEN	UNDERMOUNT SINK	ELKAY	ELUHAD2115451PD	STAINLESS STEEL	23-1/2"W x 18-1/4"D x 9-7/8"H	ADA, SINGLE BOWL, AT MOVE-IN READY UNITS
	FAUCET	MOEN	METHOD 7565 SERIES	CHROME	2-5/32" W x 8-17/32" D x 9-3/4" H	ADA, 1.5 GPM

APPLIANCE SCHEDULE

LOCATION	FIXTURE	MANUFACTURER	MODEL	COLOR/ FINISH	DIMENSION	REMARKS
RES. KITCHEN 1 BEDROOM	REFRIGERATOR	GE	GTE19JBNRS	ST. STL.	29 3/4" W X 34 1/2" D x 66 3/8" H	ENERGY STAR RATED, 19.1 CUFT, 2-DR FROST FREE REF, ADA COMPLIANT
	FREE-STANDING RANGE, ELECTRIC	GE	GRS60DPPV	ST. STL.	30" W X 28 5/8" D X 36 1/2" H	30" SELF-CLEANING, ADA COMPLIANT
	LIGHTED RANGE HOOD	GE	JVX5300SJSS	ST. STL.	30" W X 20" D X 5 1/2" H	ENERGY STAR RATED, RECIRCULATING WITH CHARCOAL FILTERS, (2) WALL SWITCHES (LIGHT/FAN) FOR ALL UNITS
	COUNTERTOP MICROWAVE	GE	GCST16S1SJ	ST. STL.	21 3/4" W X 17 3/4" D X 12 7/8" H	1.6 CU. FT. CAPACITY
COMMUNAL LOUNGE KITCHEN	REFRIGERATOR	GE	GTE19JBNRS	ST. STL.	29 3/4" W X 34 1/2" D x 66 3/8" H	ENERGY STAR RATED, 19.1 CUFT, 2-DR FROST FREE REF, ADA COMPLIANT
	COUNTERTOP MICROWAVE	GE	GCST16S1SJ	ST. STL.	21 3/4" W X 17 3/4" D X 12 7/8" H	1.6 CU. FT. CAPACITY

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

	10/13/23	HCR FILING SET
	10/20/23	TOH BUILDING DEPT FILING SET
	08/23/24	HCR FILING SET
1	05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Dogwood Terrace Housing Development Fund Corp. (to-be-formed)
C/O Town of Hempstead Housing Authority
Owner/Co-Developer
760 Jerusalem Avenue
Uniondale, NY 11553
516-485-9666 © 2023

Georgica Green Ventures
Developer
49 Herb Hill Road
Glen Cove, NY 11542
516-620-4530
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Drawing Title:
KITCHEN ELEVATIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT JENNIFER COSTA 030237 STATE OF NEW YORK

DATE: SEE DRAWING.
PROJECT#: 2139
DRAWING SCALE: SEE DRAWING.
DRAWING NO:

A-600.00

CAD REF: G:/2139/dwgset/2139 - A-600 KITCHEN ELEVATIONS.dwg

Legend			
	Description	Quantity	Unit
	1'-10" Grab bar	2	Count
	2'-0" wide grab bar	4	Count
	2'-0" wide towel bar	2	Count
	3'-0" wide grab bar	2	Count
	3'-10" wide grab bar	2	Count
	Mirror Size: 5'-4" x 3'-0"	2	Count
	Schluter trim at exposed edges of tile	59.91	ft
	Shower curtain w/ rod	10.03	ft
	Soap dish	2	Count
	Toilet paper holder	2	Count
	Towel bar	2	Count
	Wall paint - PT-500	240	sf
	Wall tile - CT-201	208	sf

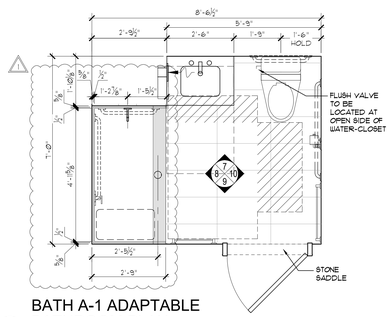
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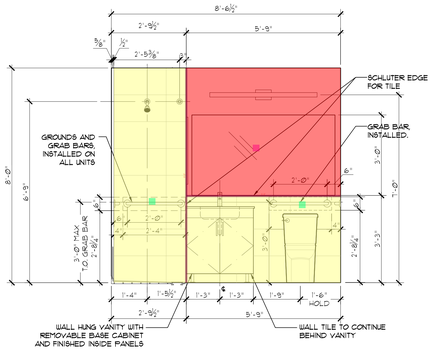
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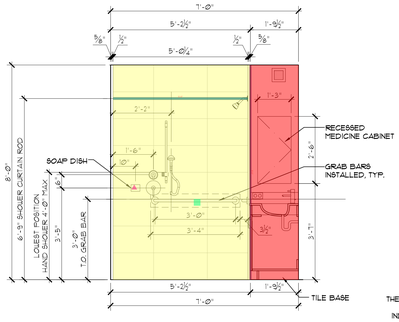
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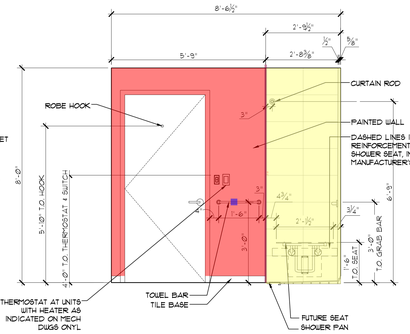
6 BATH A-1 ADAPTABLE BATHROOM PLAN
SCALE: 1/2" = 1'-0"



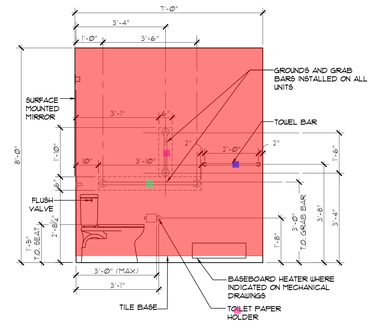
7 BATH A-1 ADAPTABLE BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



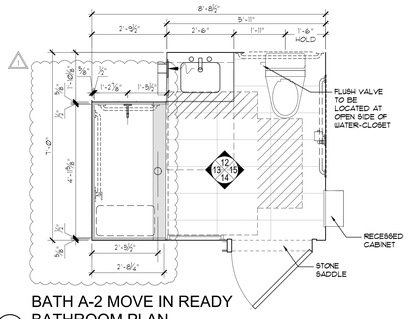
8 BATH A-1 ADAPTABLE BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



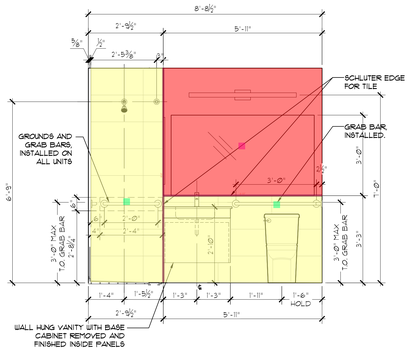
9 BATH A-1 ADAPTABLE BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



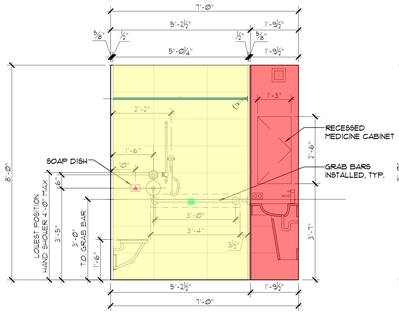
10 BATH A-1 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



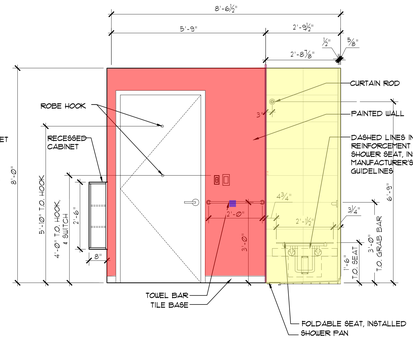
11 BATH A-2 MOVE IN READY BATHROOM PLAN
SCALE: 1/2" = 1'-0"



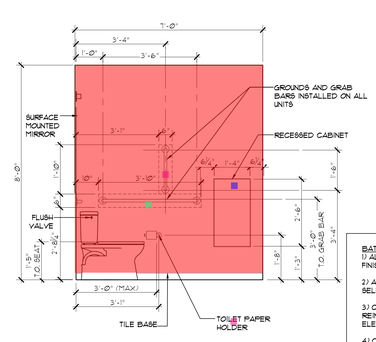
12 BATH A-2 MOVE IN READY BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



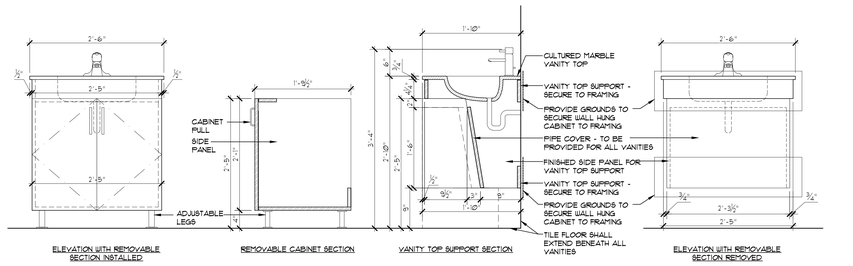
13 BATH A-2 MOVE IN READY BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



14 BATH A-2 MOVE IN READY BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



15 BATH A-2 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



A REMOVABLE CABINET VANITY DETAILS
SCALE: 1" = 1'-0"

PLUMBING FIXTURE & ACCESSORIES SCHEDULE

	FIXTURE	MANUFACTURER	MODEL	COLOR/ FINISH	DIMENSION	REMARKS
RESIDENTIAL BATHROOM	TOILET	AMERICAN STANDARD	*2403.128 CADET3 FLOWISE RIGHT HEIGHT ELONGED ONE PIECE TOILET	WHITE	28-1/4" x 15-3/4" x 30"-3/4"	WATERSENSE-LABELLED ♦ ADA, 1.28 GPF (6GC MAX.) FLUSH CONTROLS ON OPEN SIDE (SINK SIDE) OF TOILET.
	LAVATORY FAUCET	AMERICAN STANDARD	*2064.4F18.0.01 SERIN SINGLE CONTROL MONOBLOCK	CHROME	6-3/16" x 6-3/8" x 4-3/8"	WATERSENSE-LABELLED ♦ ADA, 1.0 GPM, PCA AERATOR.
	SHOWER HEAD	DELTA T11472 SERIES		CHROME	6" x 4"	WATER SENSE SHOWER HEAD, 1.75 GPM (6GC MAX)
	SHOWER ARM	DELTA T11472 SERIES		CHROME	5-1/2"	
	HAND SHOWER	DELTA		CHROME	6-1/2" x 22-3/4"	HAND SHOWER, WATERSENSE-LABELLED ♦ ADA, 1.75 GPM (6GC MAX).
	LAVATORY TOP WITH INTEGRAL SINK	RYNONE	WAVE	SOLID WHITE FINISH		
	TOILET PAPER HOLDER	AMERICAN STANDARD	*7.005230.002 STUDIO S	CHROME	7-3/8" x 4-1/16"	
	TOWEL BAR	AMERICAN STANDARD	*7.005018.295 STUDIO S	CHROME	18" WIDTH / 24" WIDTH	(1) 18" WIDE , (1) 24" WIDE PROVIDED AT ADAPTABLE BATHS
	TOWEL BAR (DOUBLE)	AMERICAN STANDARD	*7.005224.002 STUDIO S	CHROME	24" WIDTH	DOUBLE TOWEL BAR PROVIDED AT MOVE IN READY BATHS
	HOOK	AMERICAN STANDARD	*7.005210.002 STUDIO S	CHROME		
	SHOWER BASE	COMFORT DESIGN3	SUB6234TR.1S	WHITE ACRYLIC SURFACE	62" x 33" x 3-1/2"	ADA, ANSI A117.1 COMPLIANT ROLL-IN SHOWER.
	SHOWER DIVERTER	DELTA	*T11811	CHROME	4-7/8" x 2-3/8"	ADA, ANSI A117.1 COMPLIANT
	TUB FAUCET	DELTA T11472 SERIES	*RP61394	CHROME	8-5/8" x 3"	WATER-SENSE LABELLED ♦ ADA 6.2 GPM TUB PORT
	SHOWER SEAT	BOBRICK	B-5183	STAINLESS STEEL, WHITE	25-1/2" x 14-1/2"	INSTALL BLOCKING AT ALL A-2 SHOWERS, INSTALL SEAT AT ALL MOVE IN READY UNITS

BATHROOM NOTES:
1) ALL DIMENSIONS NOTED ON THIS SHEET ARE FINISH TO FINISH. SEE PLANS FOR DIMENSIONS TO STUD LINES.

2) ALL OUTLETS SHALL BE GFI OUTLETS. ARCHITECT TO SELECT COLOR OF ALL OUTLETS/SWITCHES.

3) CONTRACTOR SHALL INSTALL ALL REQUIRED REINFORCEMENT FOR GRAB BARS AS SHOWN IN ELEVATIONS.

4) CONTRACTOR SHALL INSTALL REINFORCEMENT FOR ALL VANITIES.

5) PER 2025 NYS BC 1071.6.2.2.1, EVERY DWELLING UNIT SHALL BE TYPE B UNIT. PER NYS BC 1071.2 DWELLING UNITS REQUIRED TO BE TYPE B UNITS SHALL COMPLY WITH APPLICABLE PORTION 1004 TYPE B UNITS OF CHAPTER 10 OF ICC/ANSI A117.1-2017.

PER 2025 NYS BC 1071.2.2 AT LEAST ONE TOILET AND BATHING FACILITY IN THE DWELLING UNIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOILET AND BATHING FACILITIES REQUIREMENTS OF SECTION 1003.11 OF ICC/ANSI A117.1-2017 (TYPE A UNIT TOILET AND BATHING FACILITIES).

BATH A-1 OR *BATH A-2* IS PROVIDED AS TYPE B UNIT TOILET AND BATHING FACILITY AS PER ICC/ANSI A117.1-2017 SECTION 1003.11 FOR EVERY DWELLING UNIT. SEE SHEET A-010 FOR ACCESSIBILITY MATRIX FOR UNITS.

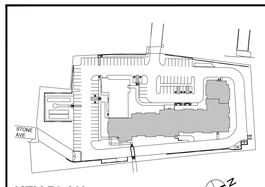
FOR MOVE-IN READY TYPE A UNITS:
- PROVIDE *BATH A-2* WITH ROLL-IN SHOWER.
- IN *BATH A-2*, REMOVABLE FRONTS OF BASE CABINETS SHALL BE REMOVED AND STORED ON-SITE FOR FUTURE INSTALLATION.
- IN *BATH A-2*, GRAB BARS AND REINFORCEMENT SHALL BE INSTALLED.
- IN *BATH A-2* SHOWER SEAT SHALL BE INSTALLED FOR ADAPTABLE TYPE B UNITS-
  - PROVIDED *BATH A-1* WITH SHOWER.
  - IN *BATH A-1*, REMOVABLE FRONTS OF BASE CABINETS FOR VANITIES SHALL BE INSTALLED IN BATHROOM. VANITIES SHALL BE WALL MOUNTED.
  - IN *BATH A-1*, GRAB BARS AS SHOWN AND REINFORCEMENT FOR FUTURE GRAB BARS SHALL BE INSTALLED FOR FUTURE REMAINING GRAB BARS.
  - IN *BATH A-2* REINFORCING FOR FUTURE SHOWER SEAT SHALL BE INSTALLED

7) EXTEND FINISHED FLOOR UNDER ALL REMOVABLE CABINETS

8) PROVIDE CEMENT BOARD BACKING ON ALL WALLS BEHIND TUB AND SHOWER ENCLOSURES.

9) HAND SHOWER HOSE SHALL BE 60" AND HAVE NON-POSITIVE SHUT OFF.

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

	10/13/23	HCR FILING SET
	10/20/23	TOH BUILDING DEPT FILING SET
	08/23/24	HCR FILING SET
1	05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Dogwood Terrace Housing Development Fund Corp. (to-be-formed)
C/O Town of Hempstead Housing Authority
Owner/Co-Developer
760 Jerusalem Avenue
Uniondale, NY 11553
516-485-9666 © 2023

Georgica Green Ventures
Developer
49 Herb Hill Road
Glen Cove, NY 11542
516-620-4530
© 2023

Drawing Title:
BATHROOM ELEVATIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT JENNIFER CONTI 030327 STATE OF NEW YORK

DATE: SEE DRAWING
PROJECT#: 2139
DRAWING SCALE: SEE DRAWING
DRAWING NO:

A-610.00

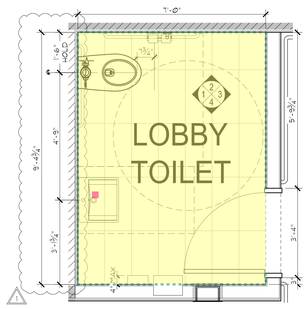
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PLUMBING FIXTURE & ACCESS

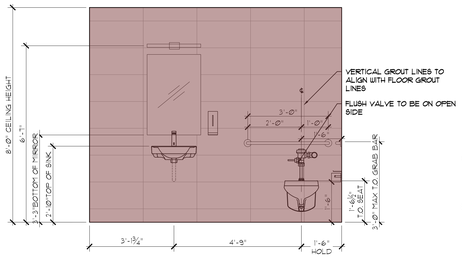
	FIXTURE	MANUFACTURER	MODEL	COLOR/ FINISH
COMMON ROOM BATHROOM	TOILET	MANSFIELD	9011 ERIE	WHITE
	TOILET SEAT	PROFLO	PFT6COF3Ø0ØWH	WHITE
	TOILET FLUSH VALVE	DELTA	8T121ØBTA-48	CHROME
	LAVATORY FAUCET	AMERICAN STANDARD	8ERIN 2Ø64.1Ø1.ØØ5	CHROME
	LAVATORY	AMERICAN STANDARD	DECORELY 9Ø24.ØØ1EC	WHITE
	LAVATORY	ELKAY	ELUHQLV	STAINLESS STEEL
	URINAL	AMERICAN STANDARD	WASHBROOK FLOWISE UNIVERSAL URINAL	WHITE
	DRINKING FOUNTAIN	ELKAY	EZS7L8WS	STAINLESS STEEL

Legend

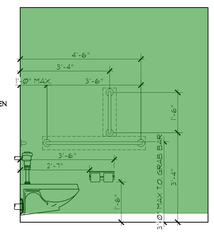
	Description	Quantity	Unit
	Tile base - CT-100	55.58	ft
	Tile base - CT-100	137.75	ft
	Tile flooring - CT-100	119	sf
	Tile flooring - CT-100	291	sf
	Vanity countertop w/ ST-200 w/ base cabinets PL-201 Size: 1'-10" x 2'-6"	2	Count
	Wall paint - PT-103	28.08	ft
	Wall paint - PT-103	83.09	ft
	Wall paint - PT-103	280	sf
	Wall paint - PT-103	320	sf
	Wall tile - CT-200	128	sf
	Wall tile - CT-200	136	sf



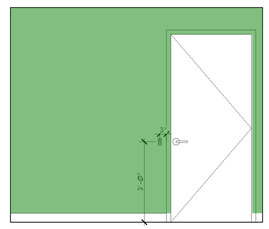
A LOBBY TOILET PLAN
SCALE: 1/2" = 1'-0"



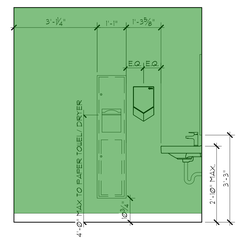
1 LOBBY TOILET ELEVATIONS
SCALE: 1/2" = 1'-0"



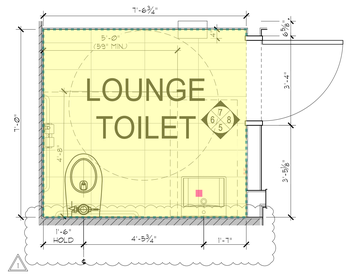
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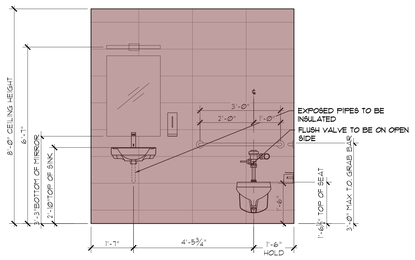
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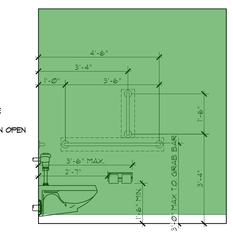
4 LOBBY TOILET ELEVATIONS
SCALE: 1/2" = 1'-0"



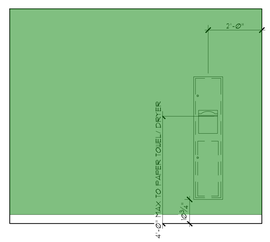
B LOUNGE TOILET PLAN
SCALE: 1/2" = 1'-0"



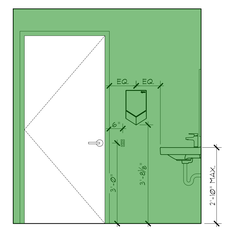
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SCALE: 1/2" = 1'-0"



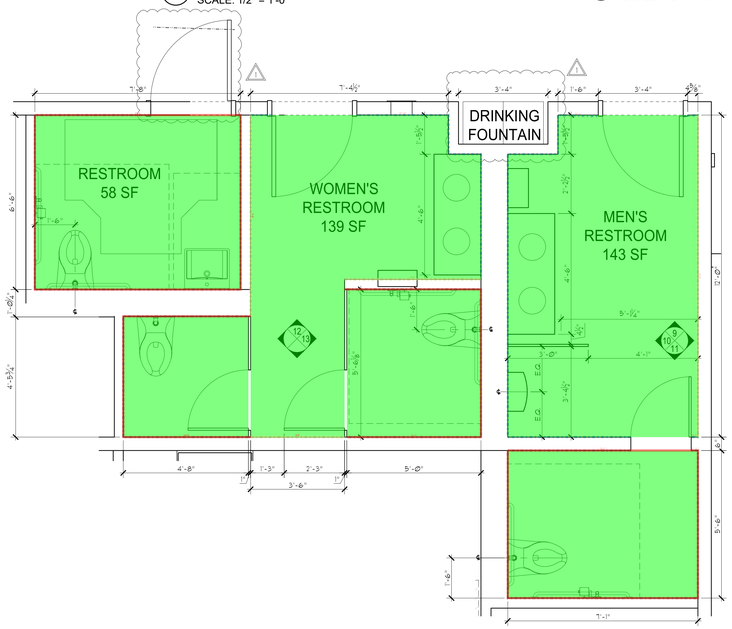
6 LOUNGE TOILET ELEVATIONS
SCALE: 1/2" = 1'-0"



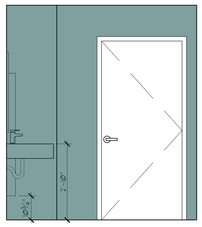
7 LOBBY TOILET ELEVATIONS
SCALE: 1/2" = 1'-0"



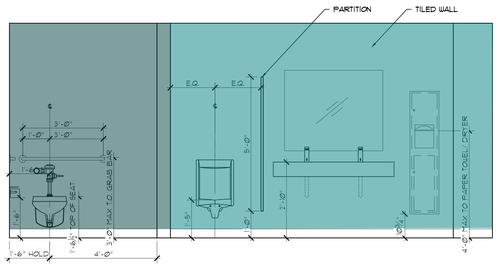
8 LOBBY TOILET ELEVATIONS
SCALE: 1/2" = 1'-0"



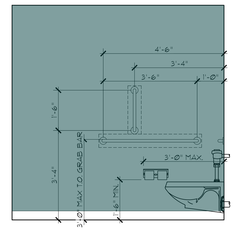
C SENIOR CIVIC CENTER (CIF) TOILET PLAN
SCALE: 1/2" = 1'-0"



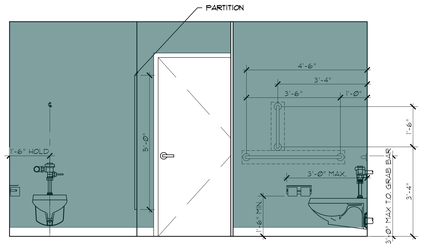
9 MEN'S RESTROOM ELEVATIONS
SCALE: 1/2" = 1'-0"



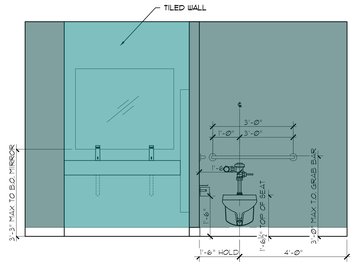
10 MEN'S RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



11 MEN'S RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"

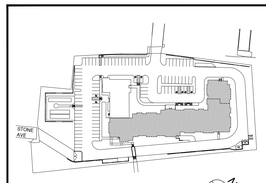


12 WOMEN'S RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



13 WOMEN'S RESTROOM ELEVATIONS
SCALE: 1/2" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



	10/13/23	HCR FILING SET
	10/20/23	TOH BUILDING DEPT FILING SET
	08/23/24	HCR FILING SET
1	05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Dogwood Terrace Housing Development Fund Corp. (to-be-formed)
C/O Town of Hempstead Housing Authority
Owner/Co-Developer
760 Jerusalem Avenue
Uniondale, NY 11553
516-485-9666 © 2023

Georgica Green Ventures
Developer
49 Herb Hill Road
Glen Cove, NY 11542
516-620-4530
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Drawing Title:
BATHROOM ELEVATIONS

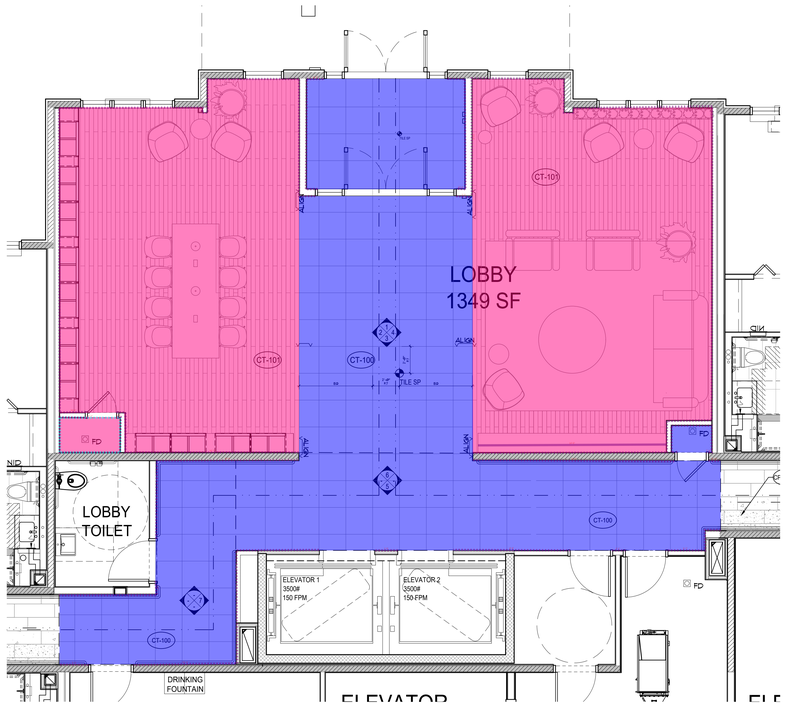
SEAL & SIGNATURE:
REGISTERED ARCHITECT JENNIFER CONROY 030327 STATE OF NEW YORK

DATE: SEE DRAWING.
PROJECT#: 2139
DRAWING SCALE: SEE DRAWING.
DRAWING NO:

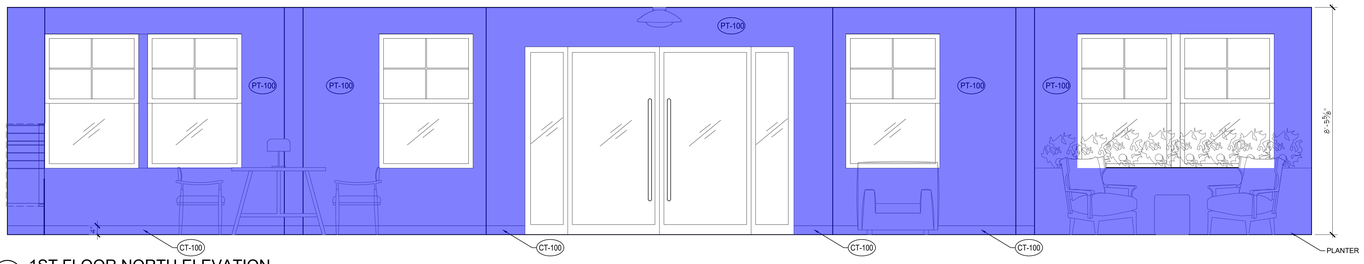
A-611.00

CAD REF:
G:/2139/dwgset/2139 - A-611 BATHROOM ELEVATIONS.

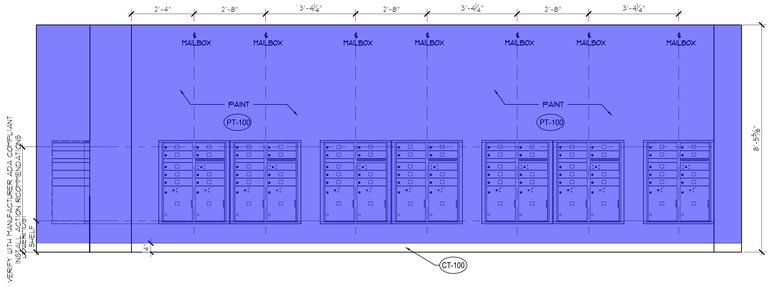
Legend			
	Description	Quantity	Unit
	1'-6" wide open shelves [5]	14.03	ft
	Tile base - CT-100	269.21	ft
	Tile flooring - CT-100	727	sf
	Tile flooring - CT-101	937	sf
	Wall paint - PT-100	14.17	ft
	Wall paint - PT-100	915	sf



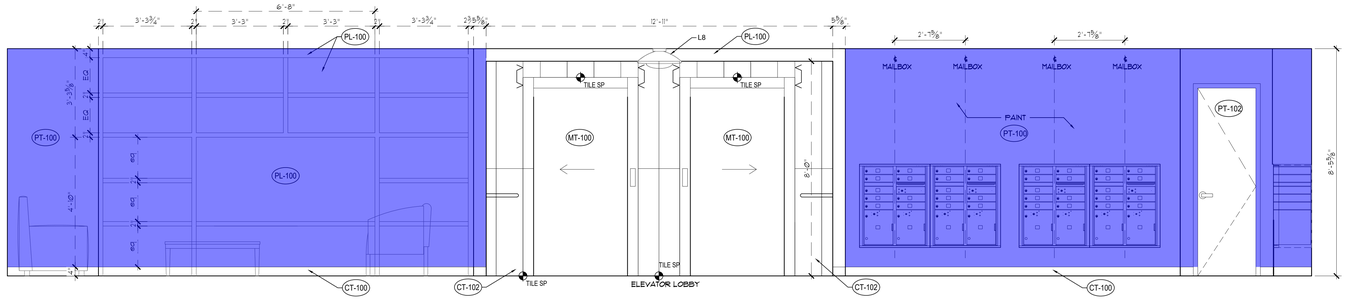
A LOBBY PLAN
SCALE: 1/4" = 1'-0"



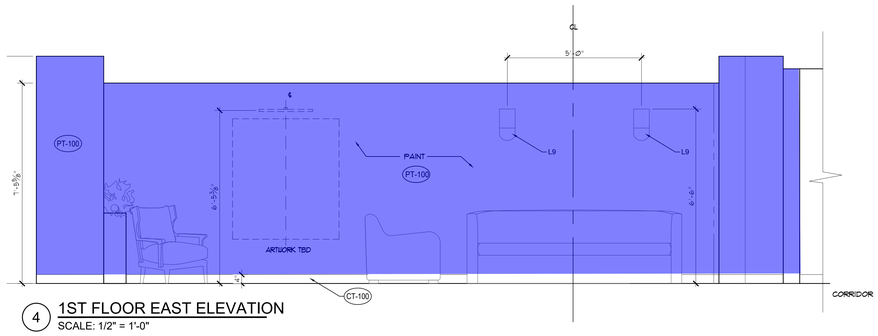
1 1ST FLOOR NORTH ELEVATION
SCALE: 1/2" = 1'-0"



2 1ST FLOOR WEST ELEVATOIN
SCALE: 1/2" = 1'-0"



3 1ST FLOOR SOUTH ELEVATIOIN
SCALE: 1/2" = 1'-0"



4 1ST FLOOR EAST ELEVATION
SCALE: 1/2" = 1'-0"

MAILBOX SCHEDULE

1 AF FLORENCE VERSATILE 4C
MODEL NO. 4CADD-16
(16 MAIL BOXES + 2 PARCEL BOXES)

NOTES:
-FOLLOW MANUFACTURER INSTALLATION INSTRUCTIONS TO ENSURE ADA AND USPS COMPLIANT INSTALLATION
-VERIFY ALL ROUGH OPENING DIMENSIONS WITH MANUFACTURER INSTALLATION INSTRUCTIONS. NOTIFY SBJG IF DISCREPANCIES ARE FOUND

A LOBBY RCP
SCALE: 1/4" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.

KEY PLAN
SCALE: NTS

05/14/26	HCR FILING SET TOH BUILDING DEPT FILING SET

Stephen B. Jacobs Group, P.C.
Architects and Planners
381 Park Avenue South
New York, N.Y. 10016
212-421-3712
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Rodney D. Gibble Consulting Engineers
Project Structural Engineer
18 W 21st St
New York, NY 10010
212-989-2853
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MEP Engineers
3555 Veterans Memorial Hwy, Suite M
Ronkonkoma, NY 11779
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R & M Engineering
Consulting Engineers (Civil Engineering)
50 Elm St
Huntington, NY 11743
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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Dogwood Terrace Housing Development Fund Corp. (to-be-formed)
C/O Town of Hempstead Housing Authority
Owner/Co-Developer
760 Jerusalem Avenue
Uniondale, NY 11553
516-485-9666 © 2023

Georgica Green Ventures
Developer
49 Herb Hill Road
Glen Cove, NY 11542
516-620-4530
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Drawing Title:
INTERIOR ELEVATIONS

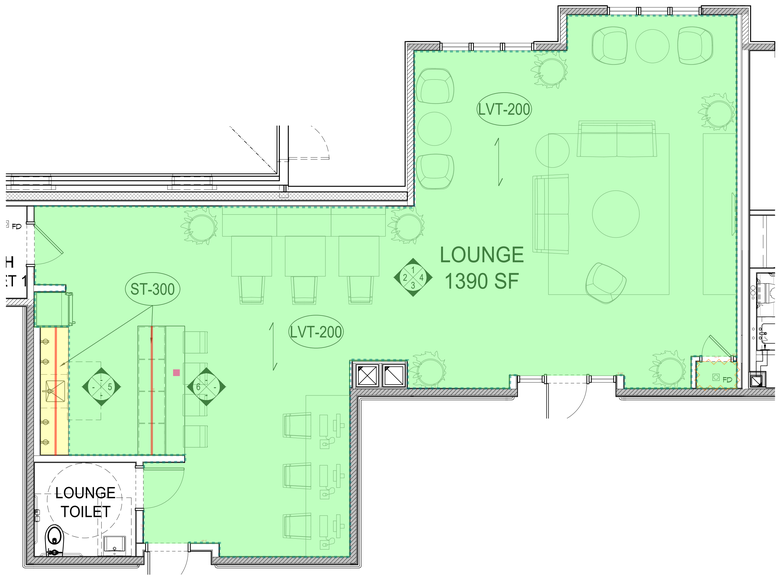
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REGISTERED ARCHITECT JENNIFER CROWLEY 030327 STATE OF NEW YORK

DATE: SEE DRAWING.
PROJECT#: 2139
DRAWING SCALE: SEE DRAWING.
DRAWING NO:

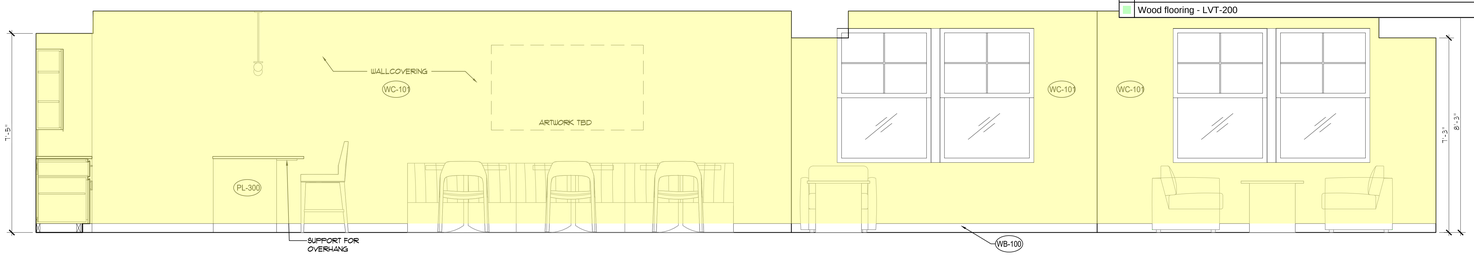
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CAD REF:
G:/2007/dwgset/2139 - A-800 INTERIOR ELEVATIONS.dwg

Legend			
	Description	Quantity	Unit
	[2] layers of 5/8" type X gypsum wall board ceiling w/ ceiling furring channel clip - PT-301	122.23	ft
	[2] layers of 5/8" type X gypsum wall board ceiling w/ ceiling furring channel clip - PT-301	882	sf
	2'-0" wide base cabinet w/ PL-100 finish, W/ PL-300 option B	9.57	ft
	2'-0" wide countertop w/ ST-300 finish	20	sf
	2'-0" wide open shelving w/ PL-100 finish	9.61	ft
	Backsplash - CT-301	26	sf
	Hung ceiling w/ ceiling furring channel clip - PT-301	331	sf
	Kitchen island w/ ST-300 finish at countertop Size: 1'-5" x 9'-7"and w/ PL-301 w/ white kitchen	1	Count
	Wall panel - WC-101	1,089	sf
	Wall panel - WC-101	10.10	ft
	Wood base - WB-100	189.90	ft
	Wood flooring - LVT-200	1,205	sf



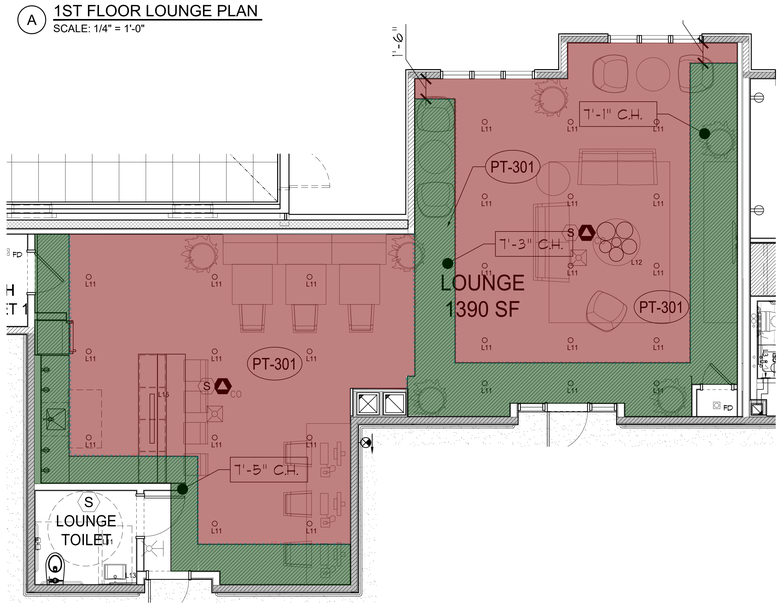
A 1ST FLOOR LOUNGE PLAN
SCALE: 1/4" = 1'-0"



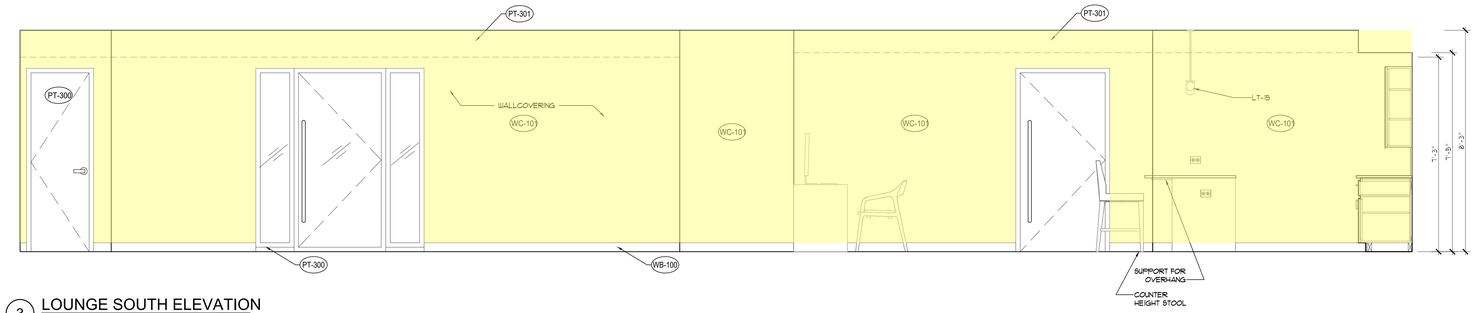
1 LOUNGE NORTH ELEVATION
SCALE: 1/2" = 1'-0"



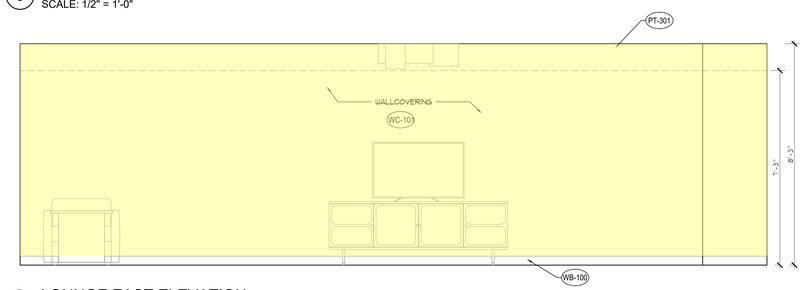
2 LOUNGE WEST ELEVATION
SCALE: 1/2" = 1'-0"



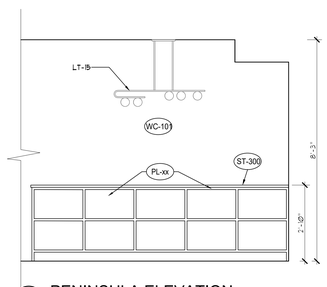
B 1ST FLOOR LOUNGE RCP
SCALE: 1/4" = 1'-0"



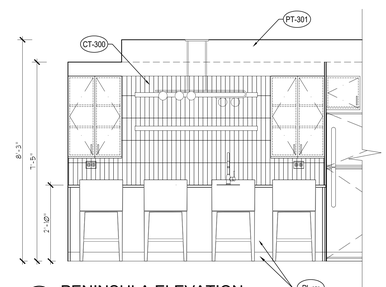
3 LOUNGE SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



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

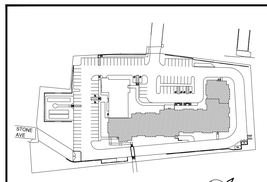


5 PENINSULA ELEVATION
SCALE: 1/2" = 1'-0"



6 PENINSULA ELEVATION
SCALE: 1/2" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

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Owner/Co-Developer
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516-485-9666 © 2023

Georgica Green Ventures
Developer
49 Herb Hill Road
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516-620-4530
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Drawing Title:
INTERIOR ELEVATIONS

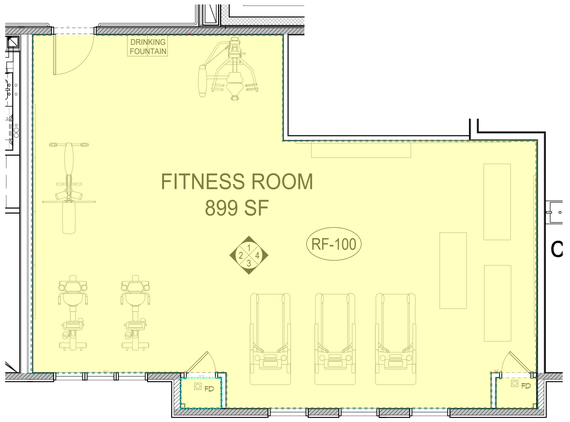
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REGISTERED ARCHITECT JENNIFER CHEN 026027 STATE OF NEW YORK

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PROJECT#: 2139
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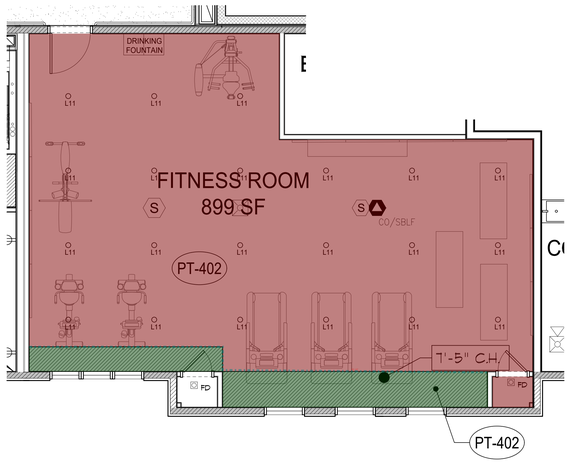
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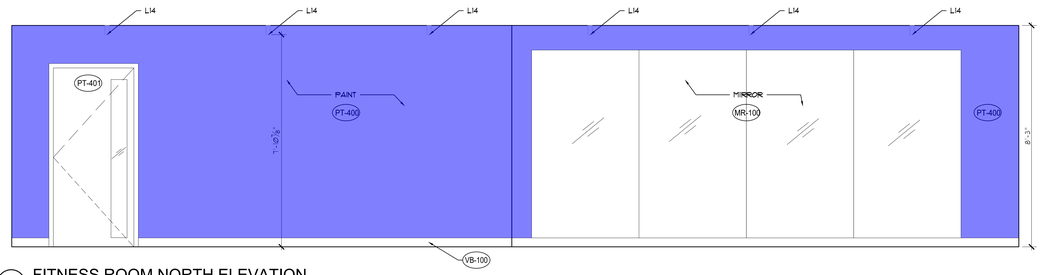
Legend			
	Description	**Quantity**	**Unit**
	[2] layers of 5/8" type X gypsum wall board ceiling w/ ceiling furring channel clip - PT-402	35.87	ft
	[2] layers of 5/8" type X gypsum wall board ceiling w/ ceiling furring channel clip - PT-402	777	sf
	Hung ceiling w/ ceiling furring channel clip- PT-402	79	sf
	Rubber flooring - RF-100	863	sf
	Vinyl base - VB-100	139.51	ft
	Wall paint - PT-400	163	sf
	Wall paint - PT-402	10.65	ft
	Wall paint - PT-402	420	sf



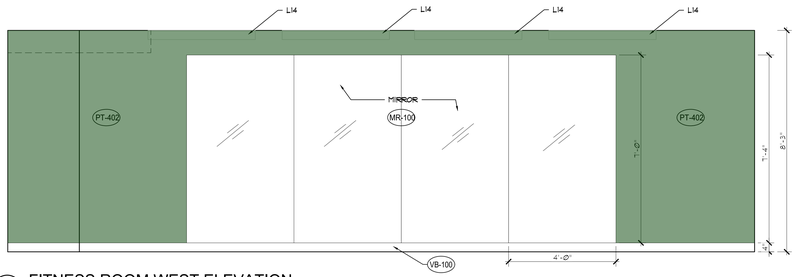
A 1ST FLOOR FITNESS ROOM PLAN
SCALE: 1/4" = 1'-0"



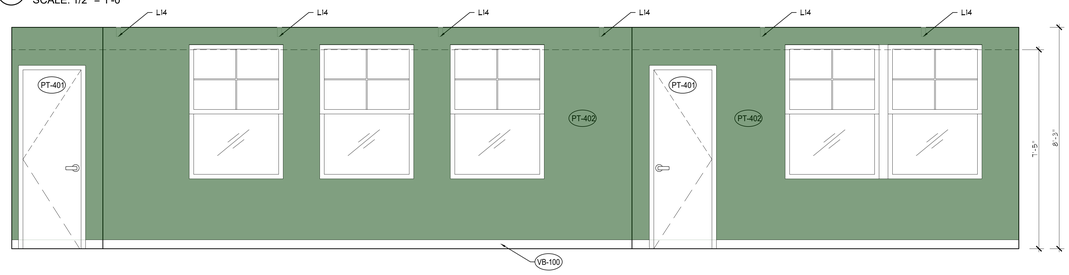
B 1ST FLOOR FITNESS ROOM RCP
SCALE: 1/4" = 1'-0"



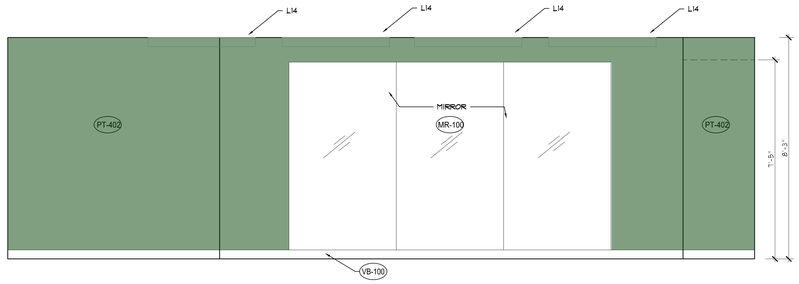
1 FITNESS ROOM NORTH ELEVATION
SCALE: 1/2" = 1'-0"



2 FITNESS ROOM WEST ELEVATION
SCALE: 1/2" = 1'-0"

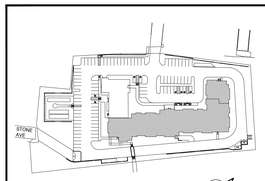


3 FITNESS ROOM SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



4 FITNESS ROOM EAST ELEVATION
SCALE: 1/2" = 1'-0"

4" x 6" Space Reserved for the Stamp of Approval.



SCALE: NTS

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1170 MARTHA PLACE
FRANKLIN SQUARE, NY

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C/O Town of Hempstead Housing Authority
Owner/Co-Developer
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516-485-9666 © 2023

Georgica Green Ventures
Developer
49 Herb Hill Road
Glen Cove, NY 11542
516-620-4530
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Drawing Title:
INTERIOR ELEVATIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT JENNIFER CHIEN 030322 STATE OF NEW YORK

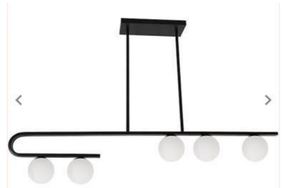
DATE: SEE DRAWING.
PROJECT#: 2139
DRAWING SCALE: SEE DRAWING.
DRAWING NO:

A-803.00

CAD REF:
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LIGHTOLOGY - EGLO PASTORE 6 Light White, Black, Taupe, Grey and Cappuc-cino flush mount LIGHT 33" W X 10" H
$320EA



Dainolite Atlas Linear Suspension 44" w x 8" h x 4" d, $180.60







PT-301

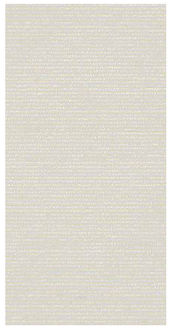
Paint: Ben Moore Chantilly Lace OC-65

PT-300



Wall Paint: Ben Moore Saddle Tan 1124

WC-101



Wallcovering : Tower Marquise Silk in Pearl T2-MS-05

PL-100



Millwork: Wilson Art Desoto Oak

PL-300 OPT 1



CT-300 OPT 1

Cabinets Option 1:
Atlantis Kitchens Hunter Green

ST-300

Countertop & Backsplash: Wilson Art Solid Surface Carrara Emporio 9909SS
$20-25/ SF - 1/2" thick 60" x 144"

PL-300 OPT 2



Cabinets Option 2:
Atlantis Kitchens, White

PL-301



Kitchen Island:
Manufacturer TBD,
Graphite Grey

CT-300 OPT 2



Backsplash Option 2: DDS,
Umi Phylum, Medium
Green Matte
2" x 4", $5.85/sf

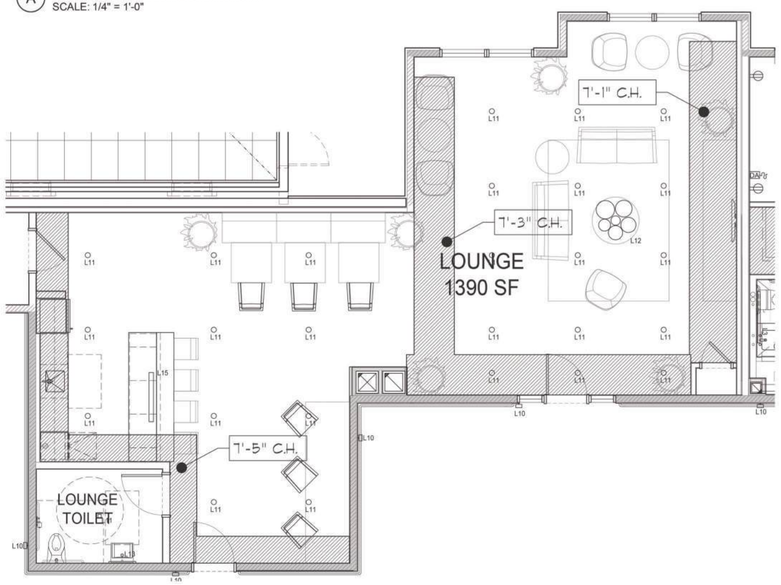
LVT-200



Floor: LVT Daltile Langton in Winter Oak 7.5" x 52"
Click system: $2.57/sf. Glue down: $2.04/sf



A 1ST FLOOR LOUNGE PLAN
SCALE: 1/4" = 1'-0"



B 1ST FLOOR LOUNGE RCP
SCALE: 1/4" = 1'-0"



1 LOUNGE NORTH ELEVATION
SCALE: 1/2" = 1'-0"



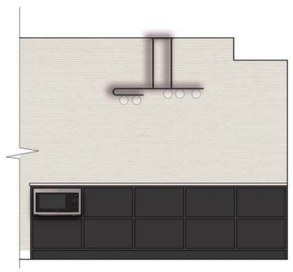
2 LOUNGE WEST ELEVATION
SCALE: 1/2" = 1'-0"



3 LOUNGE SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



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



5 PENINSULA ELEVATION
SCALE: 1/2" = 1'-0"

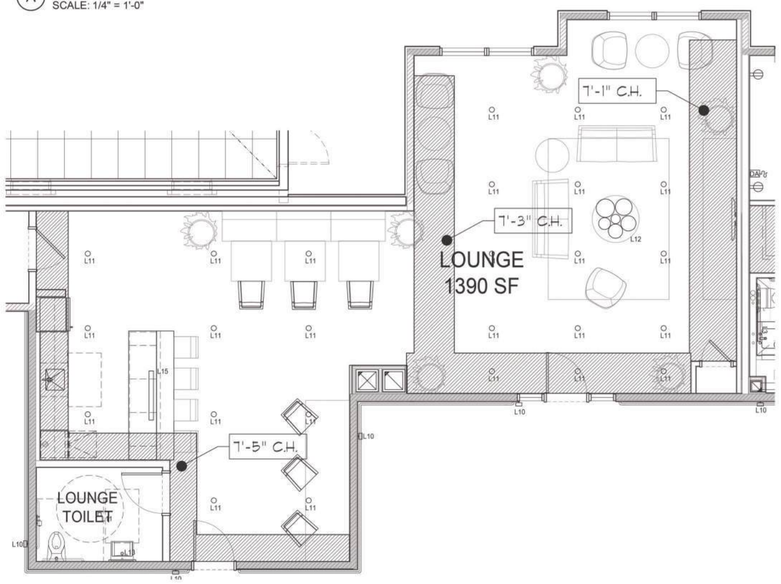


6 PENINSULA ELEVATION
SCALE: 1/2" = 1'-0"

2139 - AMENITY LOUNGE - OPTION 2 (WHITE AND GREY CABINET W/ GREEN BACKSPLASH)



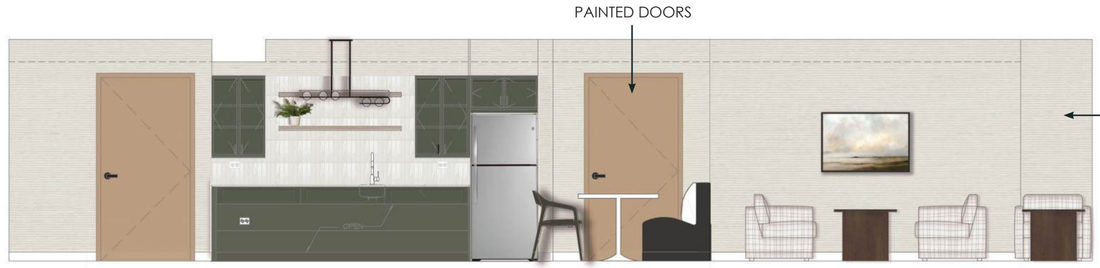
A 1ST FLOOR LOUNGE PLAN
SCALE: 1/4" = 1'-0"



B 1ST FLOOR LOUNGE RCP
SCALE: 1/4" = 1'-0"



1 LOUNGE NORTH ELEVATION
SCALE: 1/2" = 1'-0"



2 LOUNGE WEST ELEVATION
SCALE: 1/2" = 1'-0"



3 LOUNGE SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



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



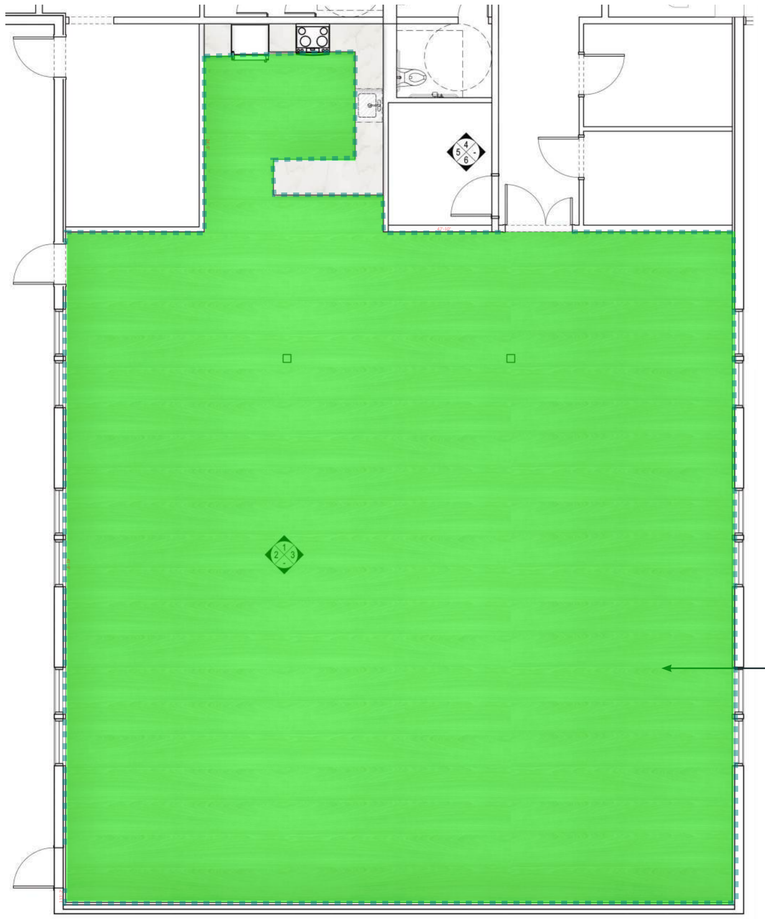
5 PENINSULA ELEVATION
SCALE: 1/2" = 1'-0"



6 PENINSULA ELEVATION
SCALE: 1/2" = 1'-0"

2139 - AMENITY LOUNGE - OPTION 1 (GREEN CABINET W/ WHITE BACKSPLASH)

Legend			
	Description	Quantity	Unit
	Wood base - WB-100	227.13	ft
	Wood flooring - LVT-200	2,624	sf



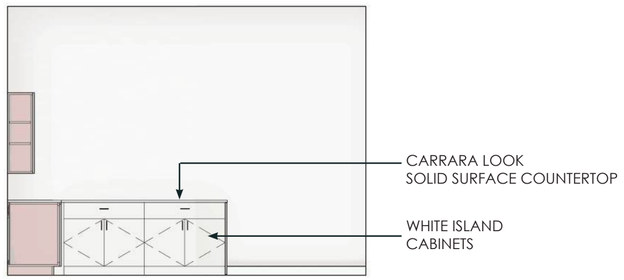
PLAN
SCALE: 1/4"-1'0"



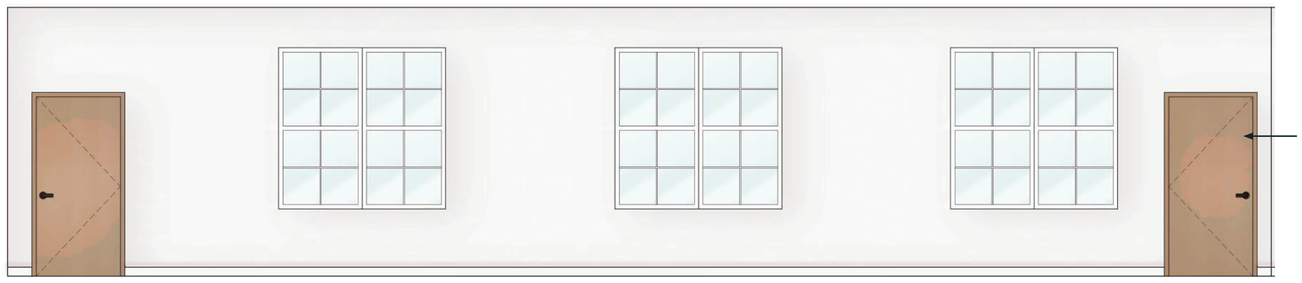
ELEVATION
SCALE: 1/2"-1'0"



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



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



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

CT-301



Backsplash: TBD 2" x 10"

ST-300

Countertop & Backsplash: Wilson Art
Solid Surface Carrara Emporio 9909SS
$20-25/ SF - 1/2" thick 60" x 144"

PL-200



Kitchen Cabinets:
Atlantis Kitchens, White

LVT-200

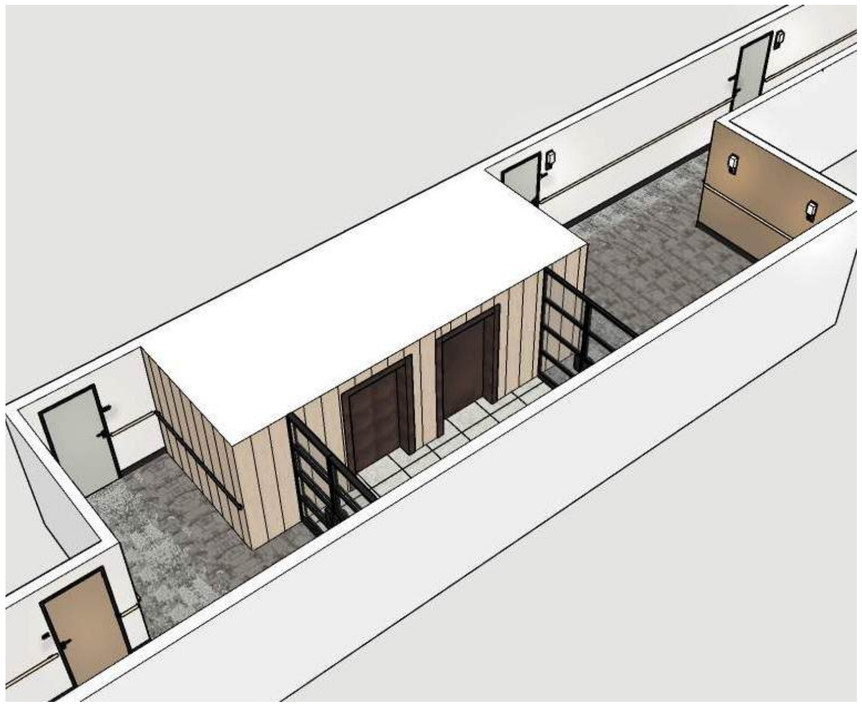


Floor: LVT Daltile Langton in Winter Oak, 7.5" x 52"
Click system: $2.57/sf. Glue down: $2.04/sf

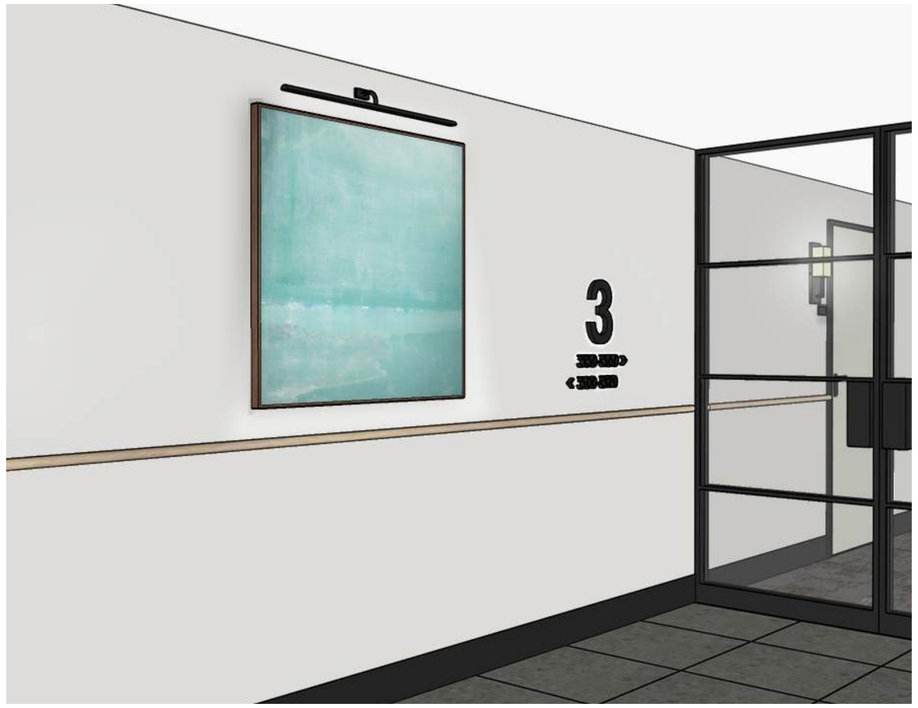
PT-101

Paint: Ben Moore Chantilly
Lace OC-65

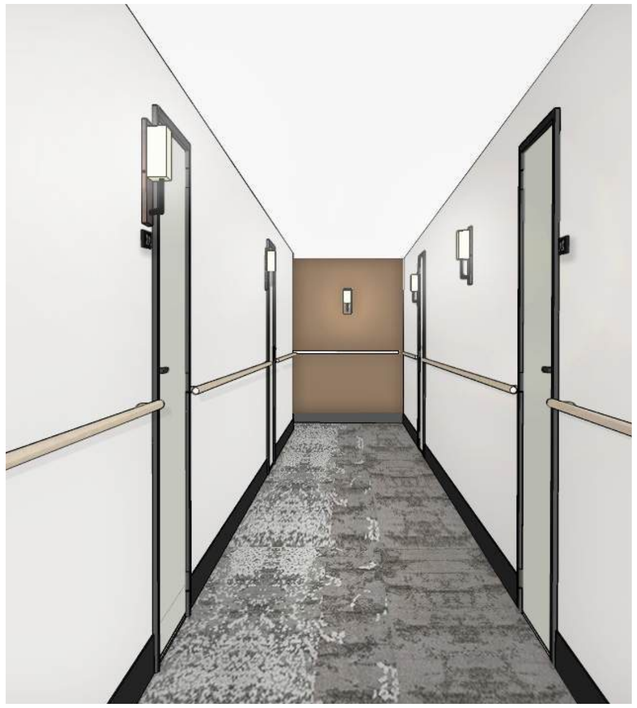
2139 - COMMUNITY ROOM



ELEVATOR LOBBY - 3D VIEW



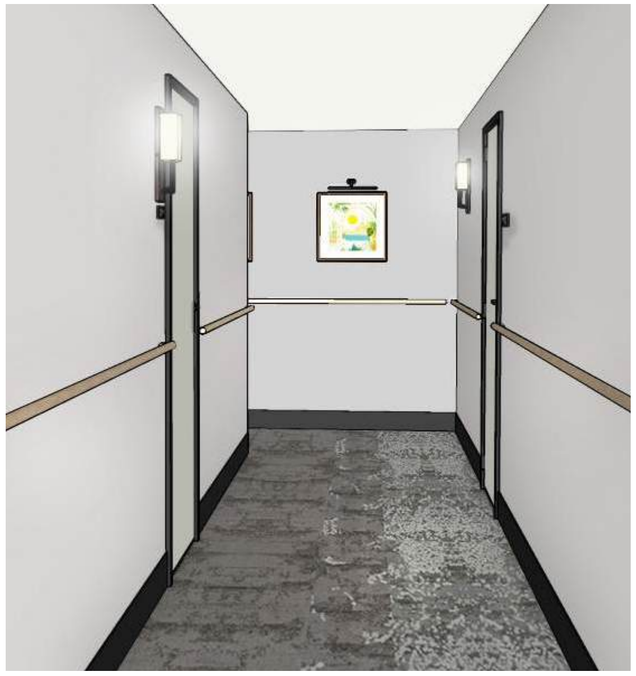
WAYFINDING / SIGNAGE



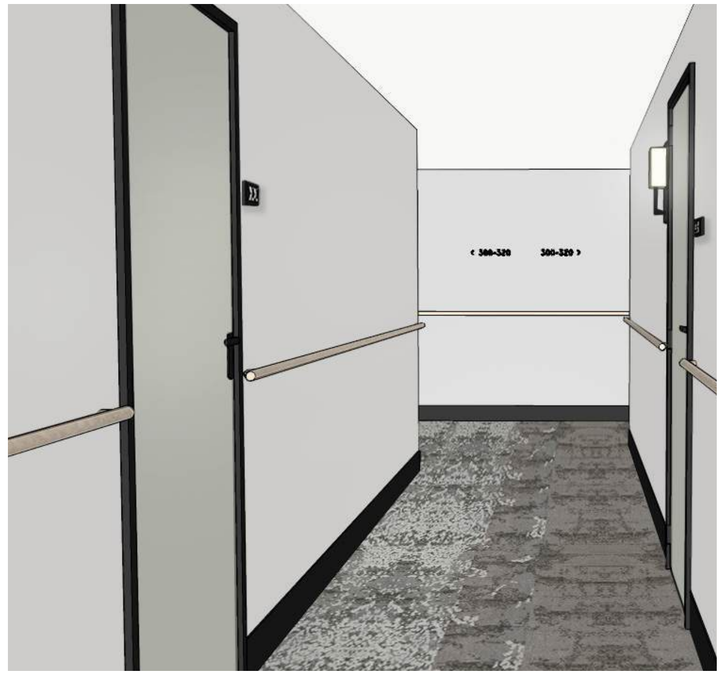
WAYDINDING - PAINT



ELEVATOR LOBBY



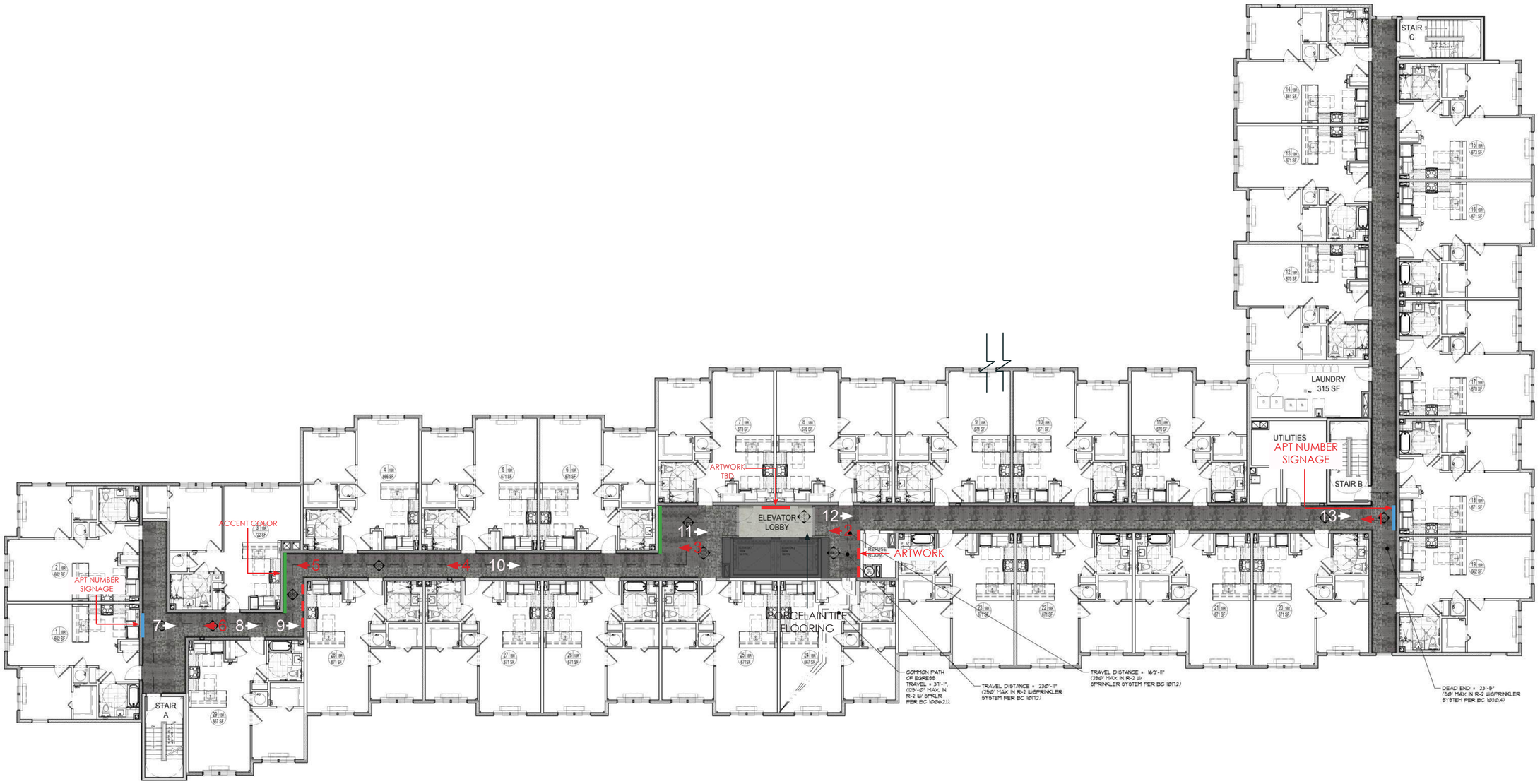
WAYDINDING - PAINT



ROOM SIGNAGE

2139 - CORRIDORS - 3D VIEW - OPTION 2

PROJECT # 2139
DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

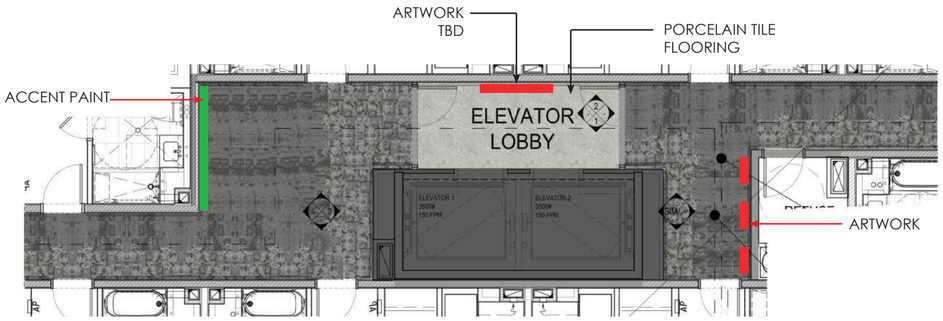


TYPICAL CORRIDOR PLAN
1/8" = 1'-0"

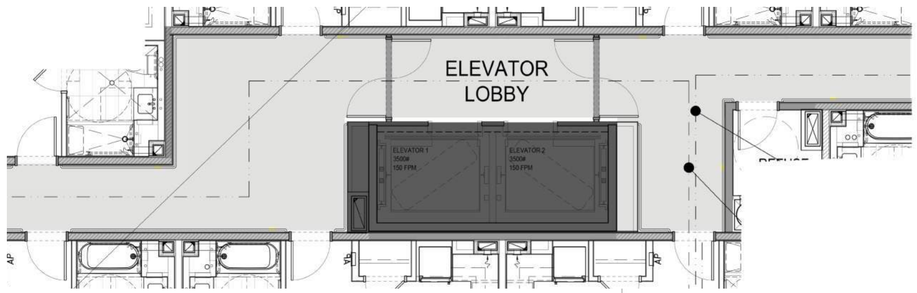
2139 - CORRIDORS

PROJECT # 2139
DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Legend			
	Description	**Quantity**	**Unit**
	Wall tile - CT-102	104	sf



TYPICAL CORRIDOR - ELEVATOR LOBBY PLAN
1/4" = 1'-0"



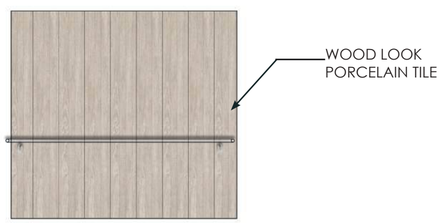
TYPICAL CORRIDOR - ELEVATOR LOBBY RCP
1/4" = 1'-0"



1 TYP ELEVATOR LOBBY IN CORRIDOR ELEVATION
SCALE: 1/2" = 1'-0"



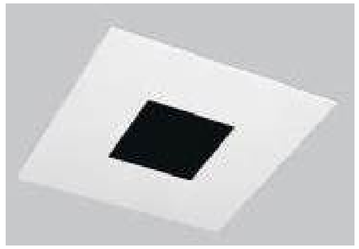
2 TYP ELEVATOR LOBBY IN CORRIDOR ELEVATION
SCALE: 1/2" = 1'-0"



3 TYP ELEVATOR LOBBY IN CORRIDOR ELEVATION
SCALE: 1/2" = 1'-0"

2139 - CORRIDORS - ELEVATOR LOBBY

PROJECT # 2139
DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY



LOBBY & MAILROOM LIGHTING



MITZI CADENCE SEMI-FLUSHMOUNT





INSPIRATION IMAGES:
CONCEPT FOR ELEVATOR LOBBY - FRONT DOOR

WARM, LIGHT, AND AIRY FEEL



INSPIRATION IMAGES:
CONCEPT FOR LOBBY - FRONT PORCH/LANAI OF HOME

MODERN COTTAGE COZY YET ELEGANT, LIGHT, AND AIRY FEEL

A PLACE TO GATHER, PEOPLE WATCH





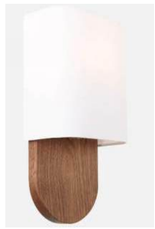








SEATING AREA



WORLEY'S WOODLAND
ADA SCONCE



PT-100

Wall Paint: Ben Moore
Calm OC-22

PT-101

Ceiling Paint: Ben Moore
Chantilly Lace OC-65

CT-100



Floor Accent: Highstyle Hannover
Steel Nat - 24" x 24" , $3.95/sf

CT-101



Floor Tile: Nemo Wyatt in Beige
8" X 48" $5.20/sf

CT-102



Elevator Lobby Wall : Nemo Wyatt
Stave in Beige, $16.20/sf, 12" x 48"

PL-100



Millwork: Wilsonart
Desoto Oak















2139 - LOBBY / MAILROOM

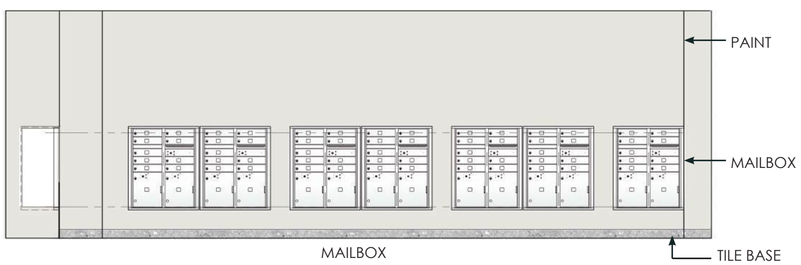
PROJECT # 2139
DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY



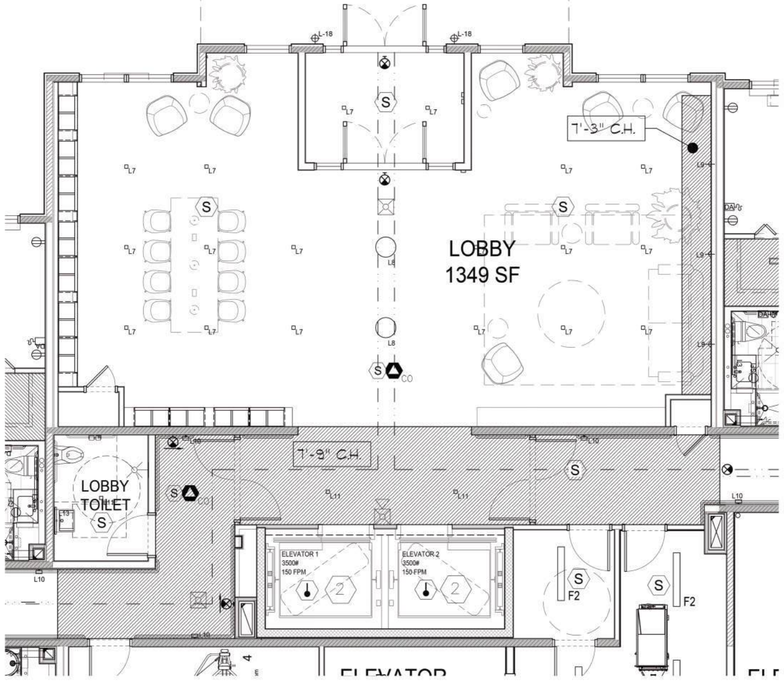
A LOBBY PLAN
SCALE: 1/4" = 1'-0"



1 1ST FLOOR NORTH ELEVATION
SCALE: 1/2" = 1'-0"

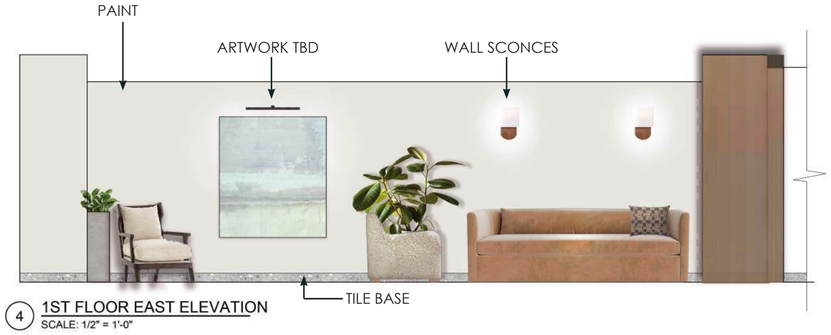


2 1ST FLOOR WEST ELEVATIOIN
SCALE: 1/2" = 1'-0"



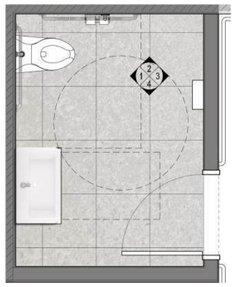


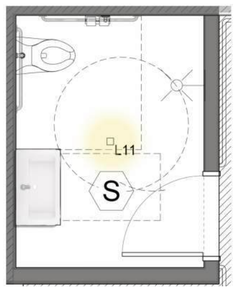
3 1ST FLOOR SOUTH ELEVATIOIN
SCALE: 1/2" = 1'-0"



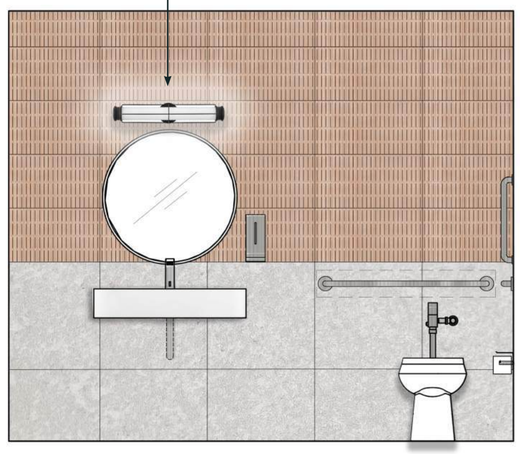
4 1ST FLOOR EAST ELEVATION
SCALE: 1/2" = 1'-0"

2139 - LOBBY / MAILROOM

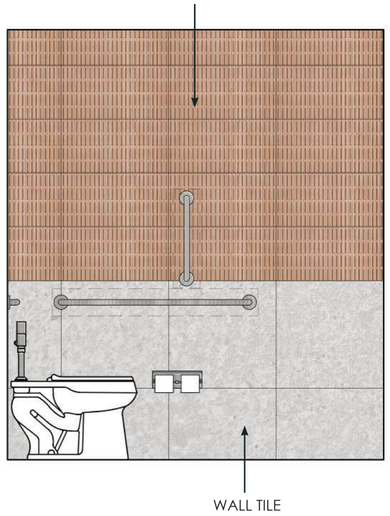


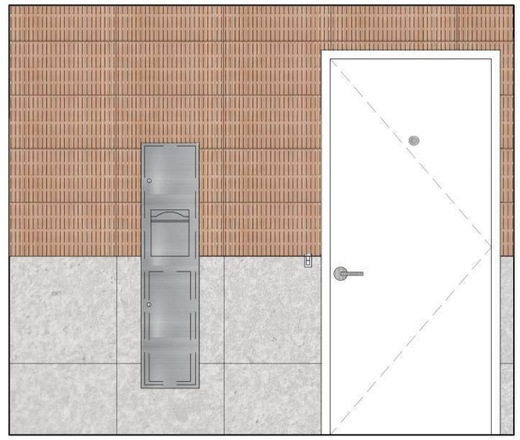


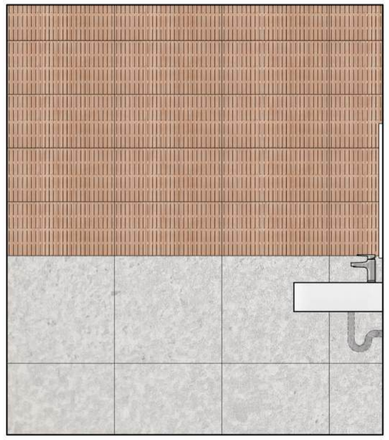
LOBBY RESTROOM PLAN
SCALE: 1/4"=1'-0"

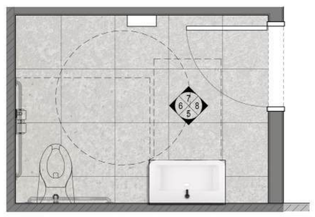


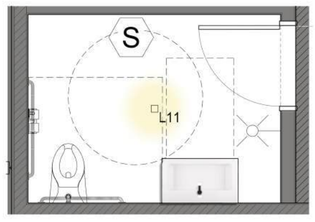
LOBBY RESTROOM ELEVATIONS
SCALE: 1/2"=1'-0"



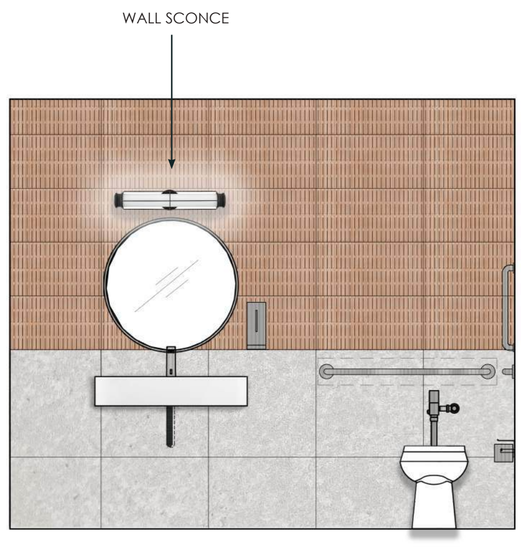




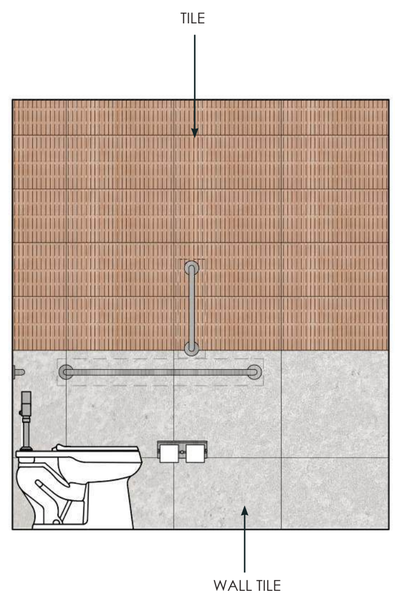


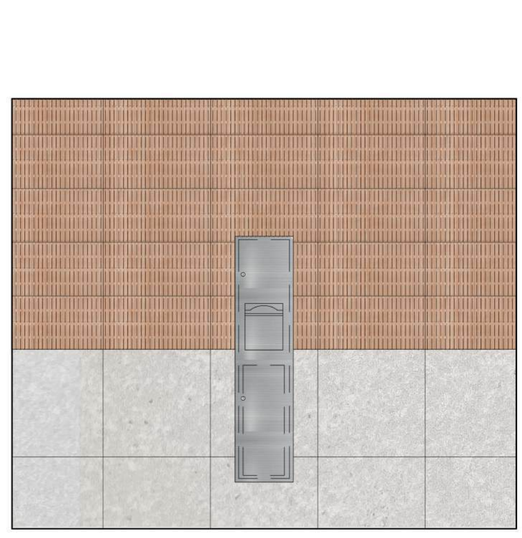


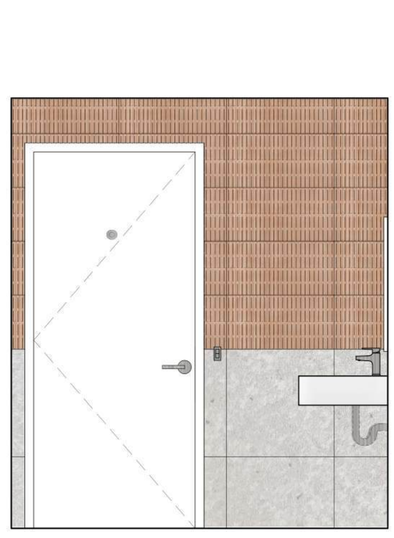
LOUNGE RESTROOM PLAN
SCALE: 1/4" =1'-0"



LOUNGE RESTROOM ELEVATIONS
SCALE: 1/2"=1'-0"









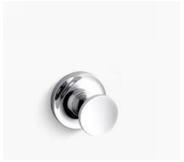
Vanity Light - $299



Mirror : Kohler Essential
K-26050



Faucet : Kohler Venza
K-28126-4



Hook : Kohler Purist
K-14443



TP Holder : Bobrick B-540



INSPIRATION IMAGE

CT-100



Wall & Floor: Highstyle Hannover in Steel
24" x 24", $3.95 /sf

CT-200



Wall: Highstyle Homey in
Stripes Powder, 12" x 24"

PT-500

Paint: Ben Moore Chantilly
Lace OC-65



Sink: Signature Hardware 34" Burleson Porcelain
Wall-mount Sink $309

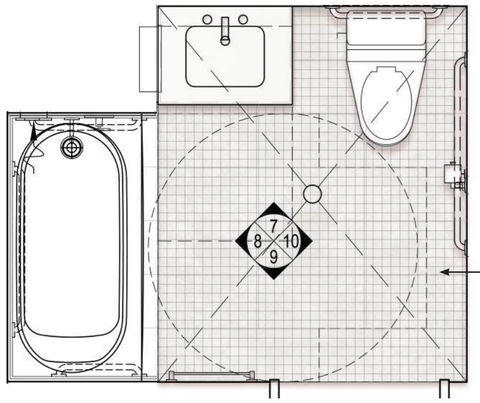


Toilet: American Standard
Madera Flowise Elongated
Flushometer Toilet

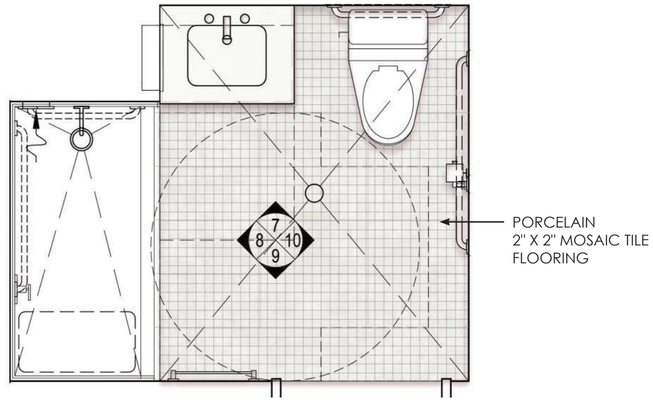


Towel / Waste: Bobrick Trim
Line Series B-3803

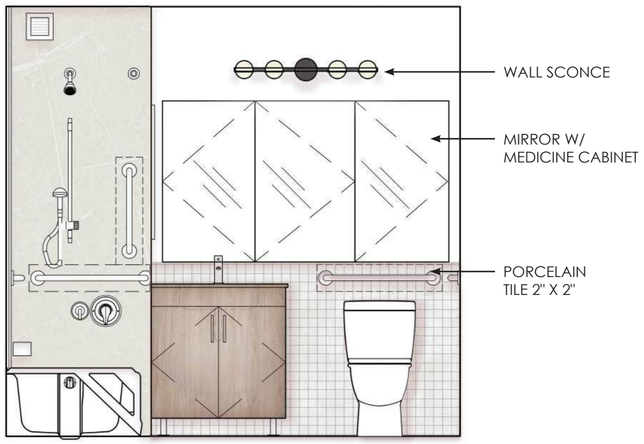
2139 - PUBLIC RESTROOM



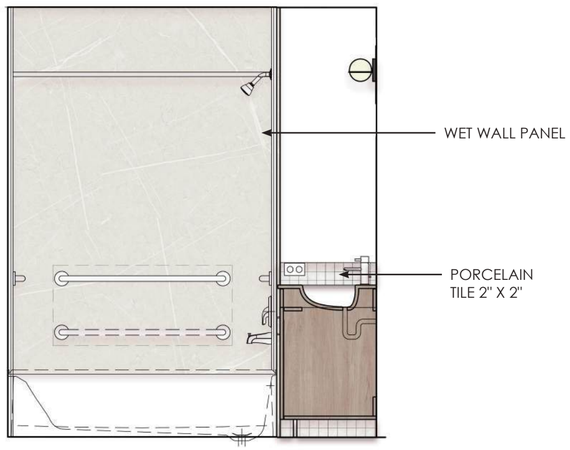
TYPICAL BATHROOM
SCALE: 1/2"-1'-0"



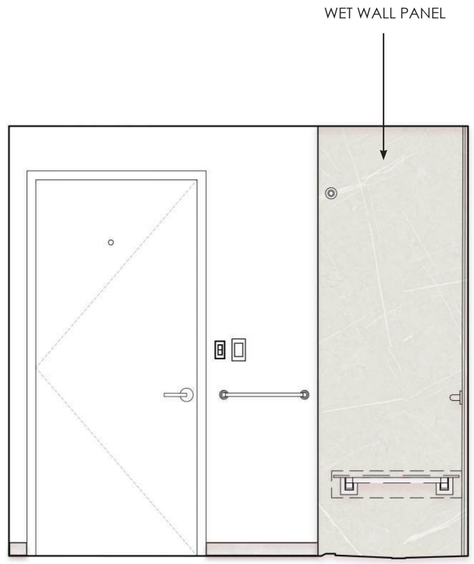
TYPICAL SHOWER
SCALE: 1/2"-1'-0"



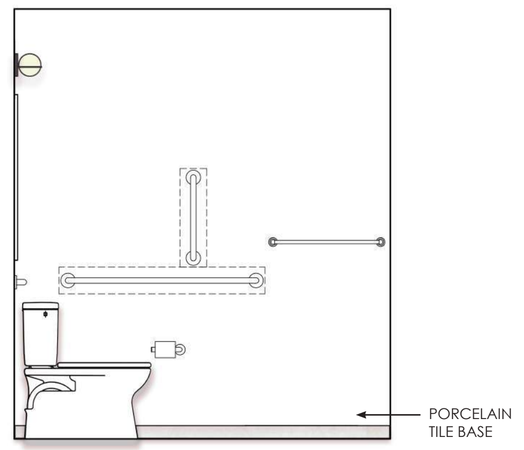
ELEVATION
SCALE: 1/2"-1'-0"



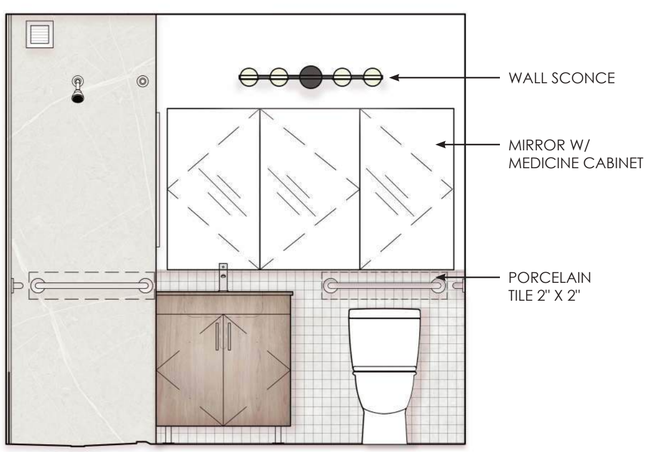
ELEVATION
SCALE: 1/2"-1'-0"



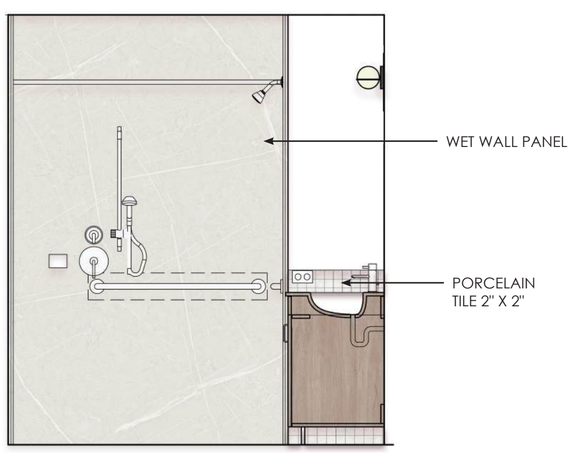
ELEVATION
SCALE: 1/2"-1'-0"



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



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



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

2139 - TYPICAL BATHROOMS - FINISH OPTION 3

PROJECT # 2139
DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

DR-100





Cabinet Pull Option:
Amerock Monument 5-1/16 c to c in
matte black $5.25

PL-200

Cabinets: Atlantis Kitchen,
White, Flat Panels

LVT-100



Floor: Cobalt Surfaces Petrous,
Drizzle P20-400
click system $2.48 - $2.85/SF

ST-100

Countertop and Backsplash:
Wilsonart Cararra Codena
Q6022

PT-500

Paint: Ben Moore Chantilly
Lace OC-65

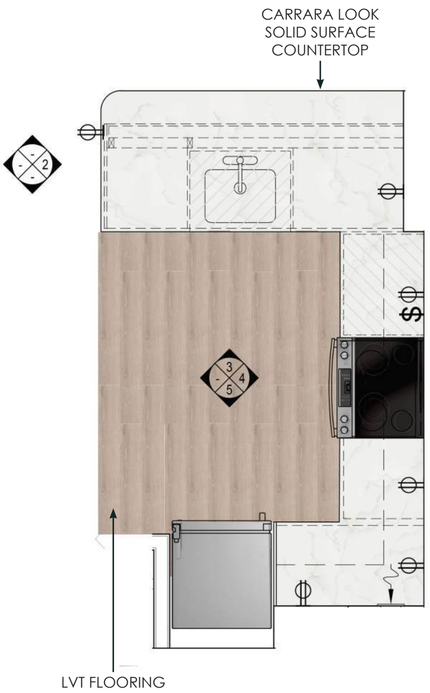


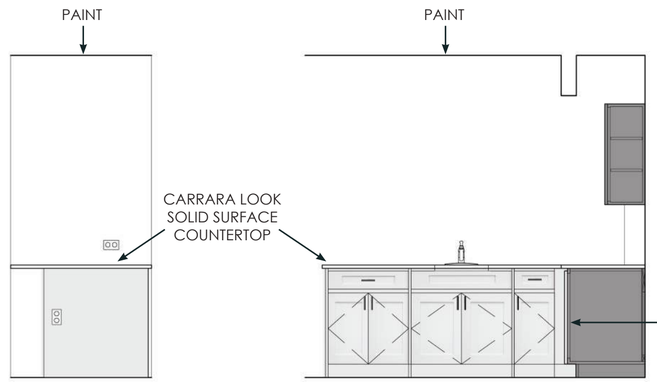
INSPIRATION IMAGES:

CONCEPT FOR TYP KITCHEN - CLASSIC, LIGHT
AND AIRY. CAN BE PERSONALIZED BY OWNER

2139 - TYPICAL KITCHENS

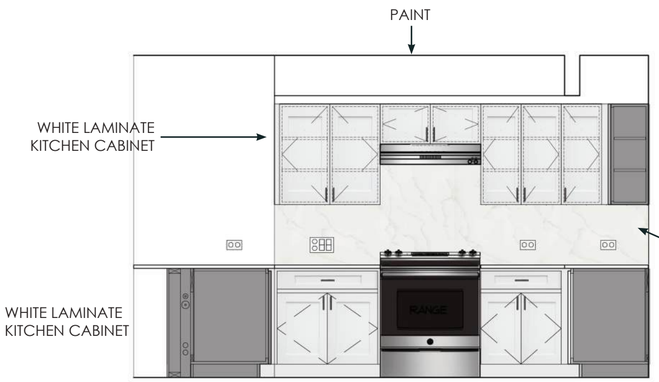
PROJECT # 2139
DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY



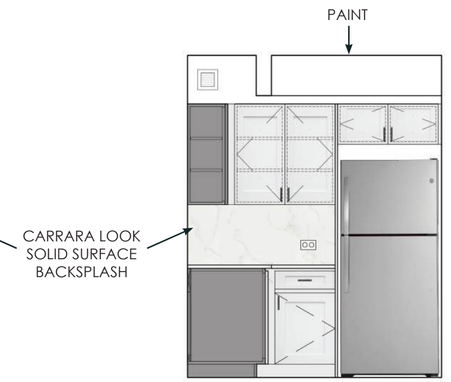


2A ADAPTABLE KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"

3A ADAPTABLE KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



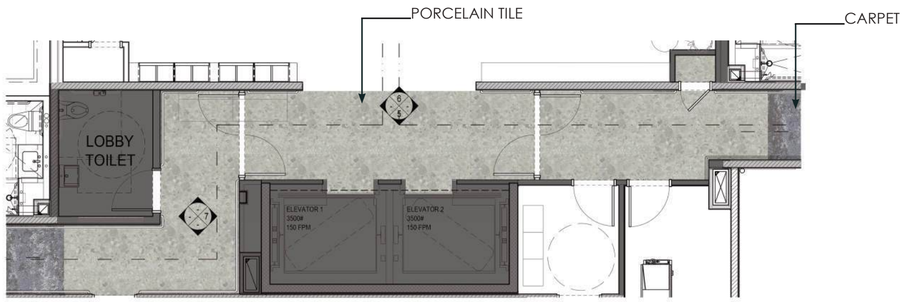
4A ADAPTABLE KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



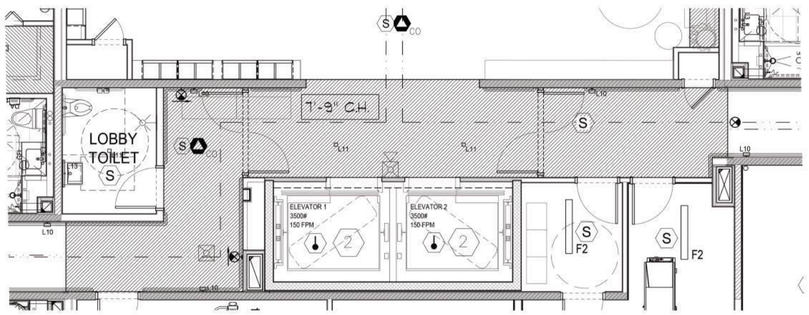
5A ADAPTABLE KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"

2139 - TYPICAL KITCHENS

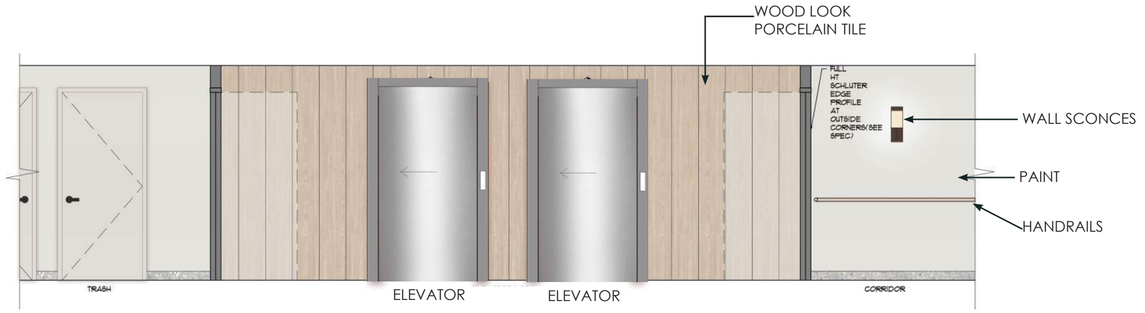
PROJECT # 2139
DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY



A 1ST FLOOR ELEVATOR LOBBY PLAN
SCALE: 1/4" = 1'-0"



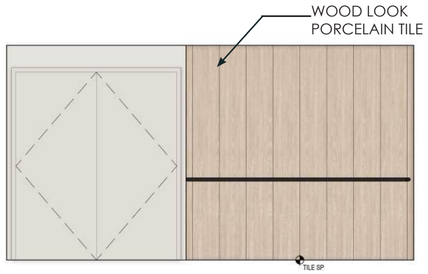
B 1ST FLOOR ELEVATOR LOBBY RCP
SCALE: 1/4" = 1'-0"



5 1ST FLOOR ELEVATOR LOBBY
SCALE: 1/2" = 1'-0"



6 1ST FLOOR ELEVATOR LOBBY
SCALE: 1/2" = 1'-0"



7 1ST FLOOR ELEVATOR LOBBY
SCALE: 1/2" = 1'-0"

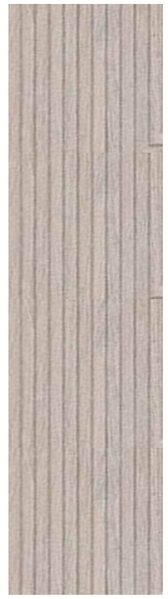
2139 - 1ST FLOOR ELEVATOR LOBBY



Option 1:
Shades of Light Frost Compact
Led Sconce in Oiled Bronze
15.75" h x 5.25" w x 3.75" d, $239,
8.2 watts, 1173 total lumens



ARTWORK TBD



Elevator Wall Tile: Nemo
Wyatt Stave in Beige,
$16.20/sf, 12" x 48"



INSPIRATION IMAGES:
CONCEPT FOR CORRIDOR LOBBY - RESIDENTIAL
WARM, CHEERFUL, LIGHT AND AIRY FEEL



PL-302



Handrail: CS Acrovyn
Woodgrains in Snowed
New Oak

PT-204



Accent Paint Option 1:
Ben Moore HC-133

PT-204



Accent Paint Option 2:
Ben Moore Maplewood 1133

Wall Paint & Ceiling Paint:
Ben Moore Calm OC-22

Door Paint: Ben Moore Tea
Light 471



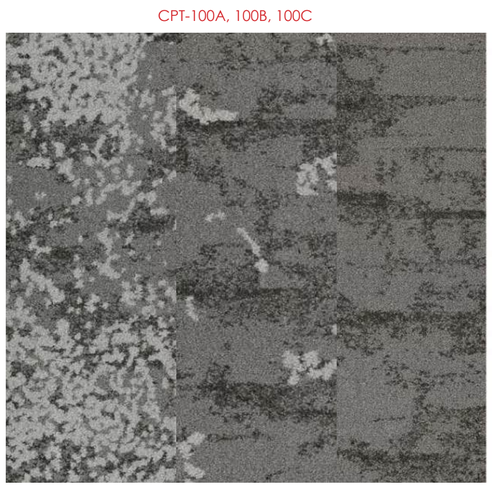
Elevator Doors: Bronze

PT-205



Base and Door Frame
Paint: Ben Moore Black
Berry 2119-20

CPT-100A, 100B, 100C



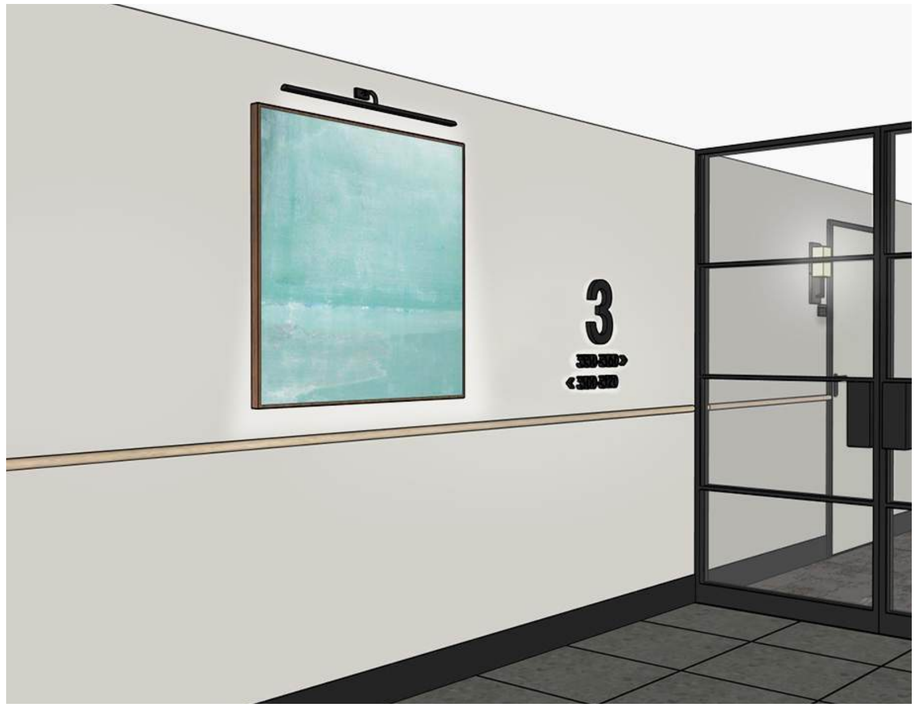
Carpet Tile: Mohawk Lichen Community Macro Bloom in Moon-
glow Bark, Micro Bloom, Bark below $50/sq yd

2139 - CORRIDORS

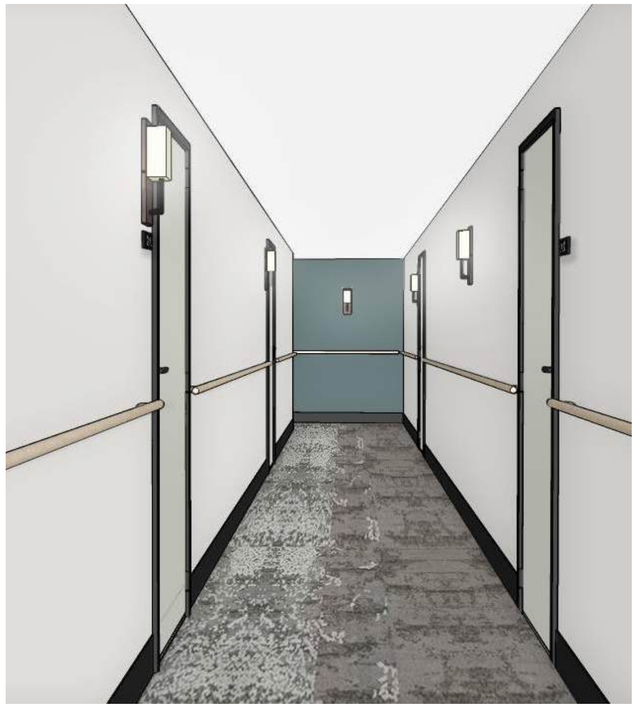
PROJECT # 2139
DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY



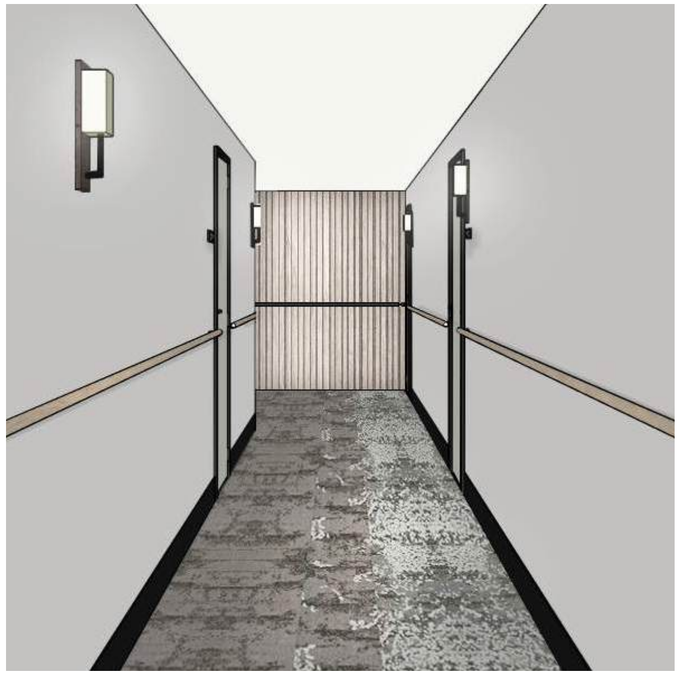
ELEVATOR LOBBY - 3D VIEW



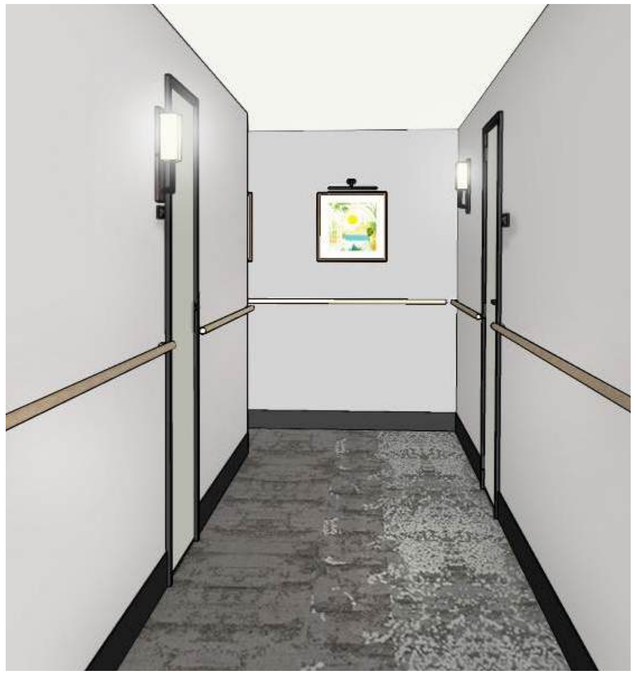
WAYFINDING/ SIGNAGE



WAYDINDING - PAINT



ELEVATOR LOBBY



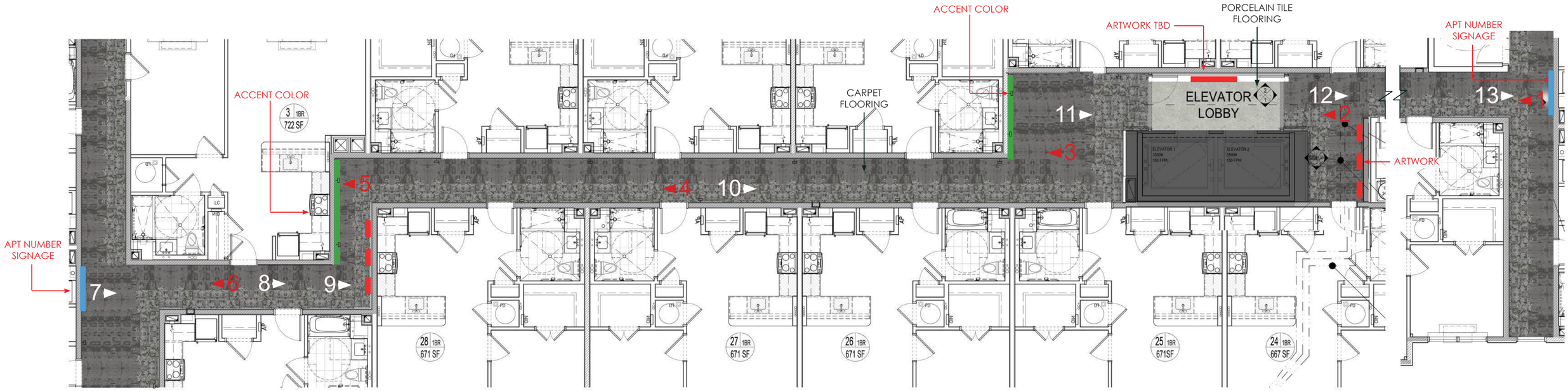
WAYDINDING - ARTWORK



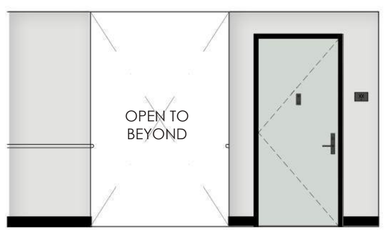
ROOM SIGNAGE

2139 - CORRIDORS - 3D VIEW - OPTION 1

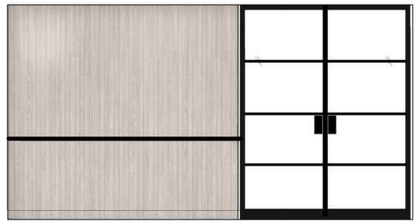
PROJECT # 2139
DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY



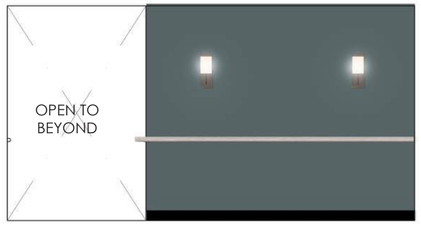
TYPICAL CORRIDOR PLAN
1/4" = 1'-0"



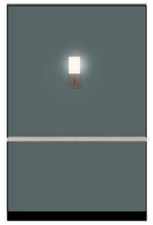
1.ELEVATION
1/4" = 1'-0"



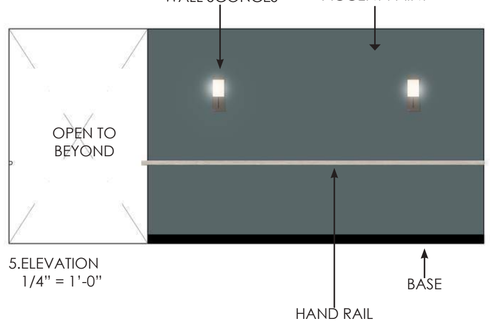
2.ELEVATION
1/4" = 1'-0"



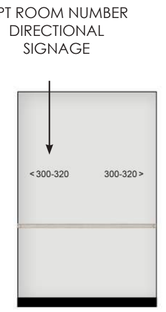
3.ELEVATION
1/4" = 1'-0"



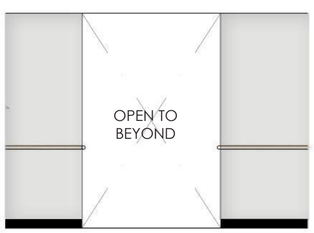
4.ELEVATION
1/4" = 1'-0"



5.ELEVATION
1/4" = 1'-0"



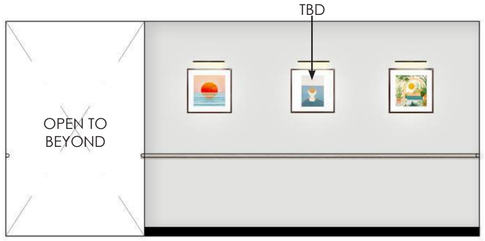
6.ELEVATION
1/4" = 1'-0"



7.ELEVATION
1/4" = 1'-0"



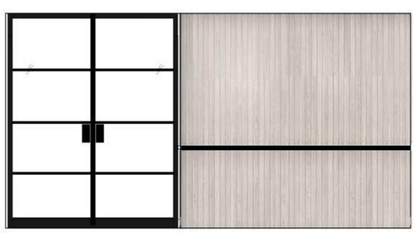
8.ELEVATION
1/4" = 1'-0"



9.ELEVATION
1/4" = 1'-0"



10.ELEVATION
1/4" = 1'-0"



11.ELEVATION
1/4" = 1'-0"



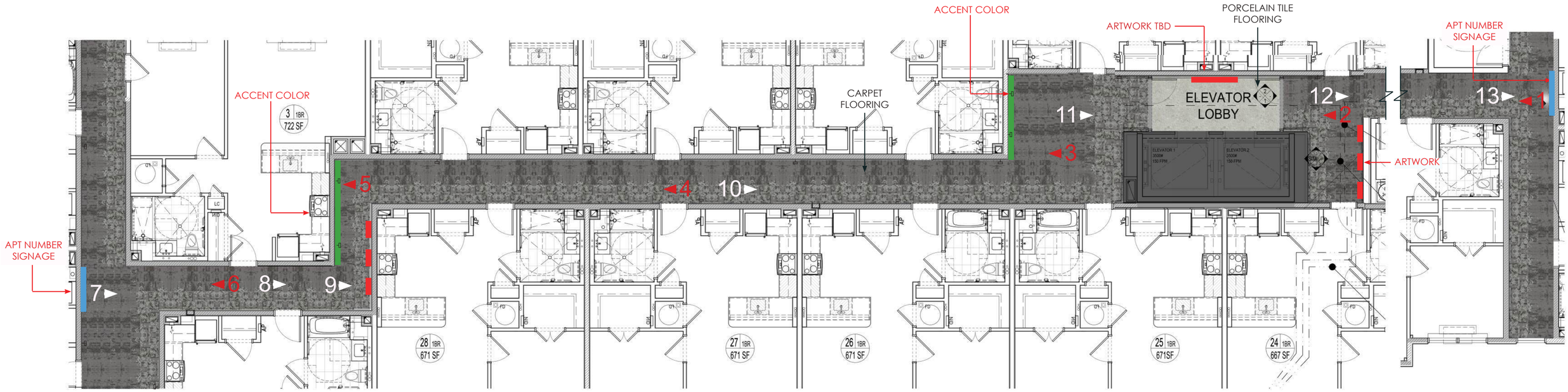
12.ELEVATION
1/4" = 1'-0"



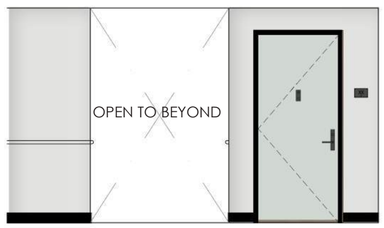
13.ELEVATION
1/4" = 1'-0"

2139 - CORRIDORS OPTION 1

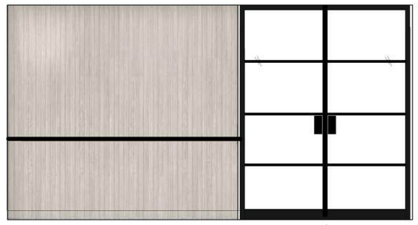
PROJECT # 2139
DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY



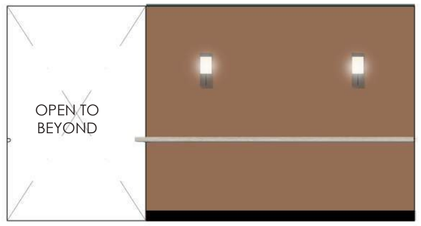
TYPICAL CORRIDOR PLAN
1/4" = 1'-0"



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



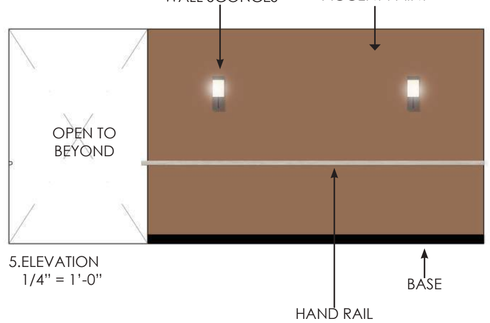
2.ELEVATION
1/4" = 1'-0"



3.ELEVATION
1/4" = 1'-0"

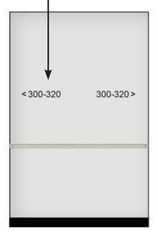


4.ELEVATION
1/4" = 1'-0"

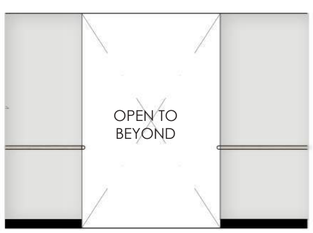


5.ELEVATION
1/4" = 1'-0"

APT ROOM NUMBER DIRECTIONAL SIGNAGE



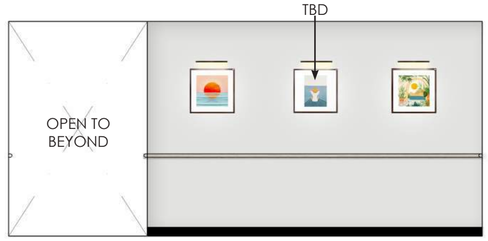
6.ELEVATION
1/4" = 1'-0"



7.ELEVATION
1/4" = 1'-0"



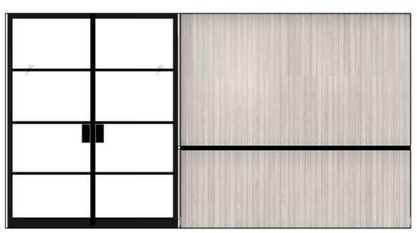
8.ELEVATION
1/4" = 1'-0"



9.ELEVATION
1/4" = 1'-0"



10.ELEVATION
1/4" = 1'-0"



11.ELEVATION
1/4" = 1'-0"



12.ELEVATION
1/4" = 1'-0"



13.ELEVATION
1/4" = 1'-0"

2139 - CORRIDORS OPTION 2

PROJECT # 2139
DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

RF-100



RUBBER FLOOR: ECOSURFACES FOREST RX 2990 OILED OAK-ROLL (7MM)
$9 ~ 10 SQ/FT

PT-400

ACCENT WALL PAINT: BEN MOORE HUNTER GREEN 2041-10

PT-402

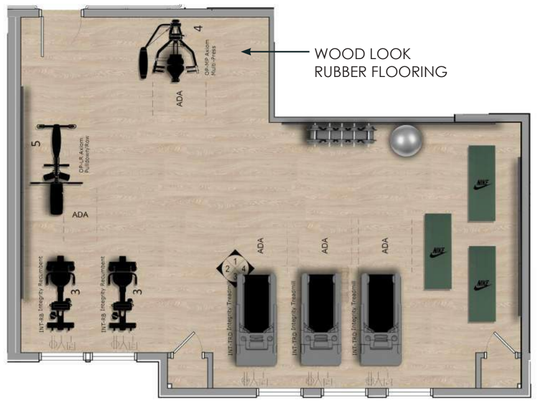
WALL PAINT BEN MOORE OC-149

VB-100

BASE: JOHNSONITE VAPOR GREY 23



INSPIRATION IMAGE



A 1ST FLOOR FITNESS ROOM PLAN
SCALE: 1/4" = 1'-0"





1 FITNESS ROOM NORTH ELEVATION
SCALE: 1/2" = 1'-0"



2 FITNESS ROOM WEST ELEVATION
SCALE: 1/2" = 1'-0"



3 FITNESS ROOM SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

2139 - FITNESS ROOM



WALL SCONCE: $255



Sink Option 2 - TBD



Sink Option 1 - TBD



Faucet: TBD

PL-201



Cabinet: Arborite
Natural Arcadian Oak

ST-200



Countertop: TBD

PT-500

Paint: Ben Moore Chantilly
Lace OC-65



Toilet: American Standard
Clean Cadet Elongated Toilet
with Seat



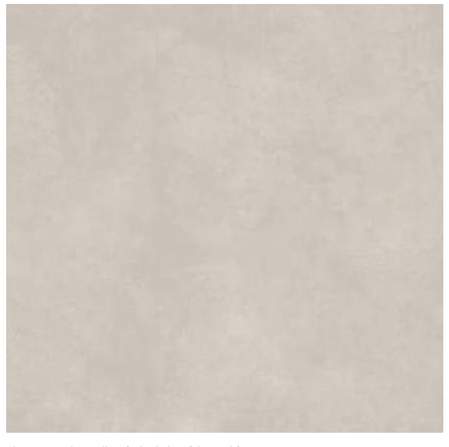
Tub: American Standard
Princeton Recess Bath with
Integral Overflow

DR-200



Cabinet Pull Option:
Amerock Monument 5-1/16 c to c in
matte black $5.25

CT-201 OPT 1



Floor and Wall: Highstyle Glocal in Journey
12" x 24" in Bathtub
Mosaic in Shower

CT-201 OPT 2



Floor and Wall: Highstyle Glocal in Journey
2" X 2" in Bathtub and Shower

PL-202 OPT 1

Shower Enclosure: Wilson Art
Wetwall Tuscany Marble
$15 / sf

CT-201 OPT 3



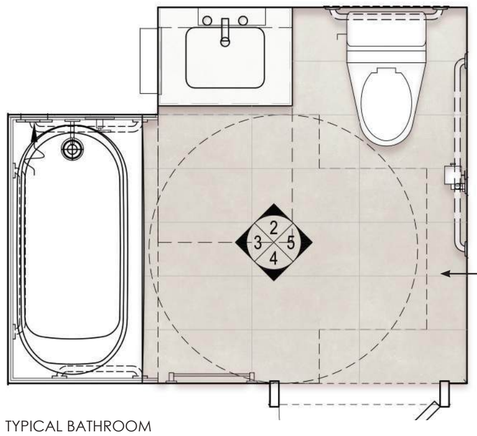
Floor and Wall: Highstyle Glocal in Clear
2" X 2" in Bathtub and Shower

PL-202 OPT 2

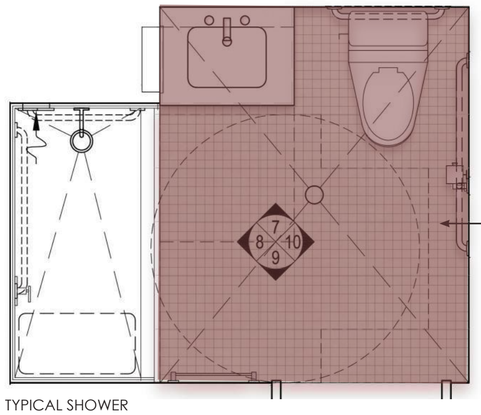
Shower Enclosure: Wilson Art
Wetwall Harmony Mist
$15 / sf

2139 - TYPICAL BATHROOM FINISHES OPTIONS

PROJECT # 2139
DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

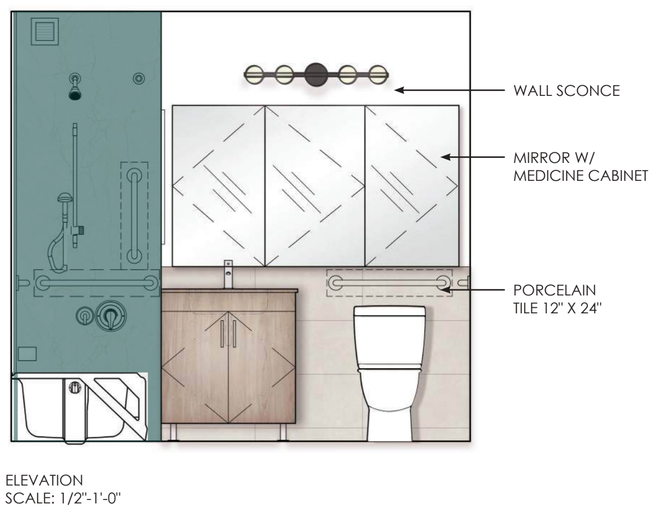


TYPICAL BATHROOM
SCALE: 1/2"-1'-0"

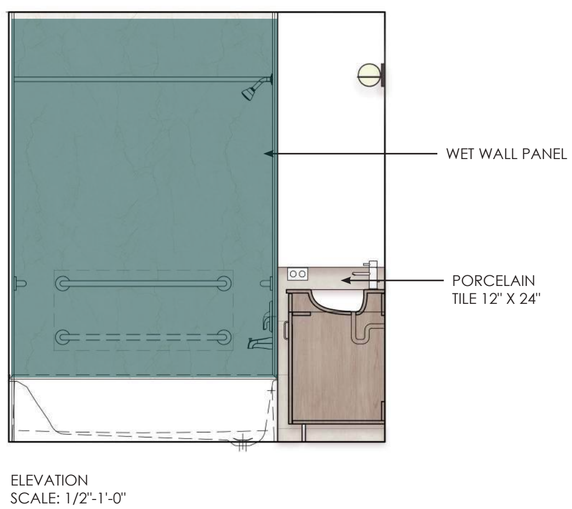


TYPICAL SHOWER
SCALE: 1/2"-1'-0"

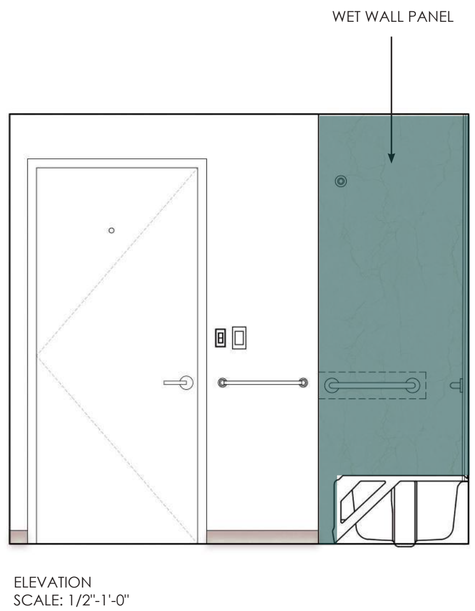
Legend			
	Description	**Quantity**	**Unit**
	Tile flooring - 2" x 2" mosaic [Option 2]	40	sf
	Wall panel - PL-202 [OPTION 2]	63	sf
	Wall panel - PL-202[OPTION 1]	71	sf



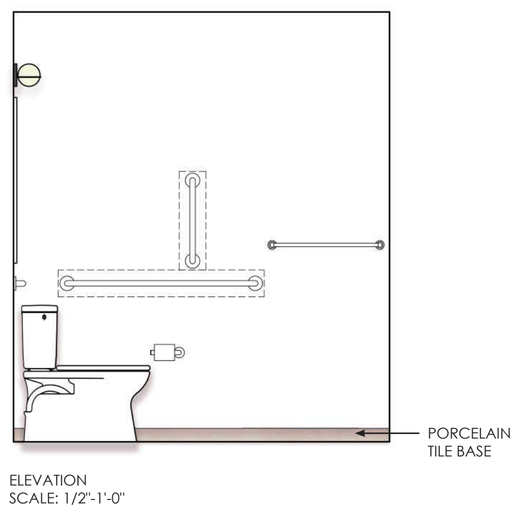
ELEVATION
SCALE: 1/2"-1'-0"



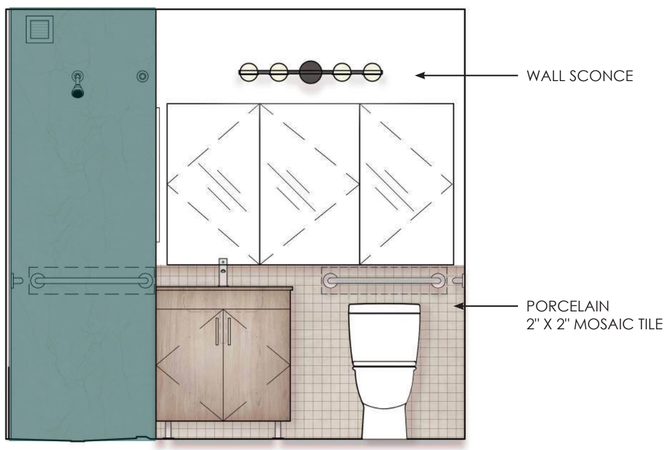
ELEVATION
SCALE: 1/2"-1'-0"



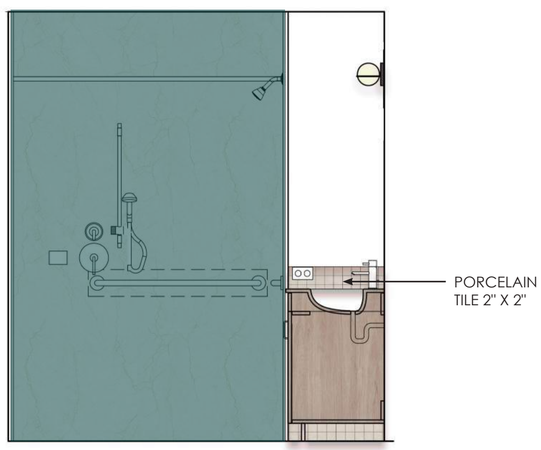
ELEVATION
SCALE: 1/2"-1'-0"



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



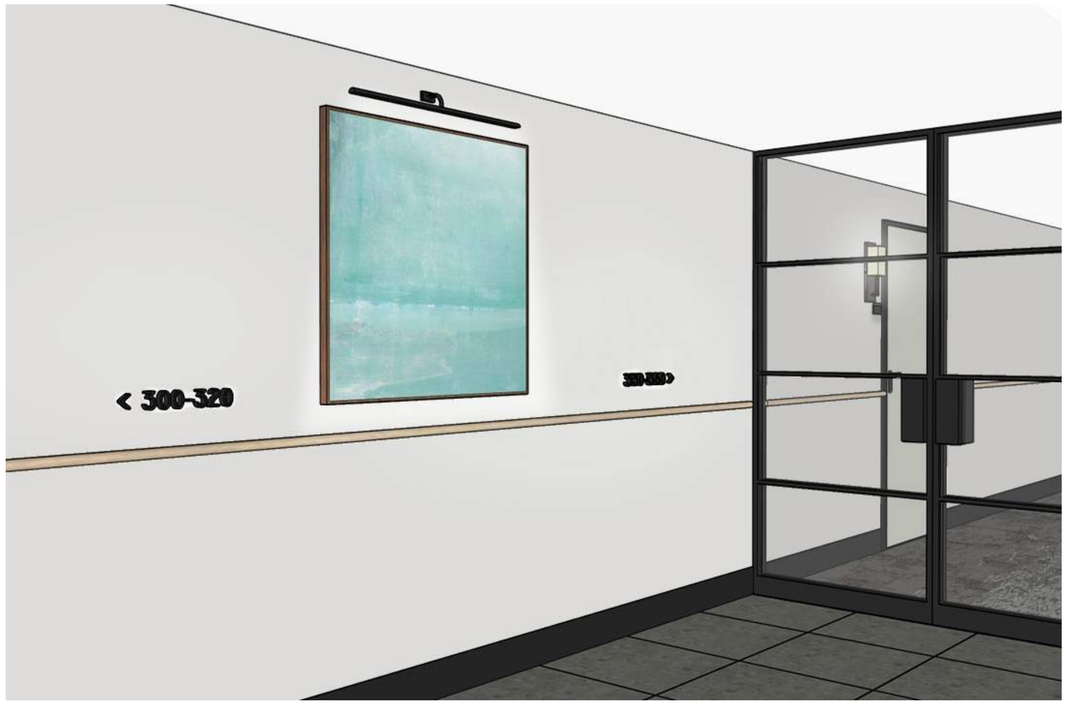
ELEVATION
SCALE: 1/2"-1'-0"



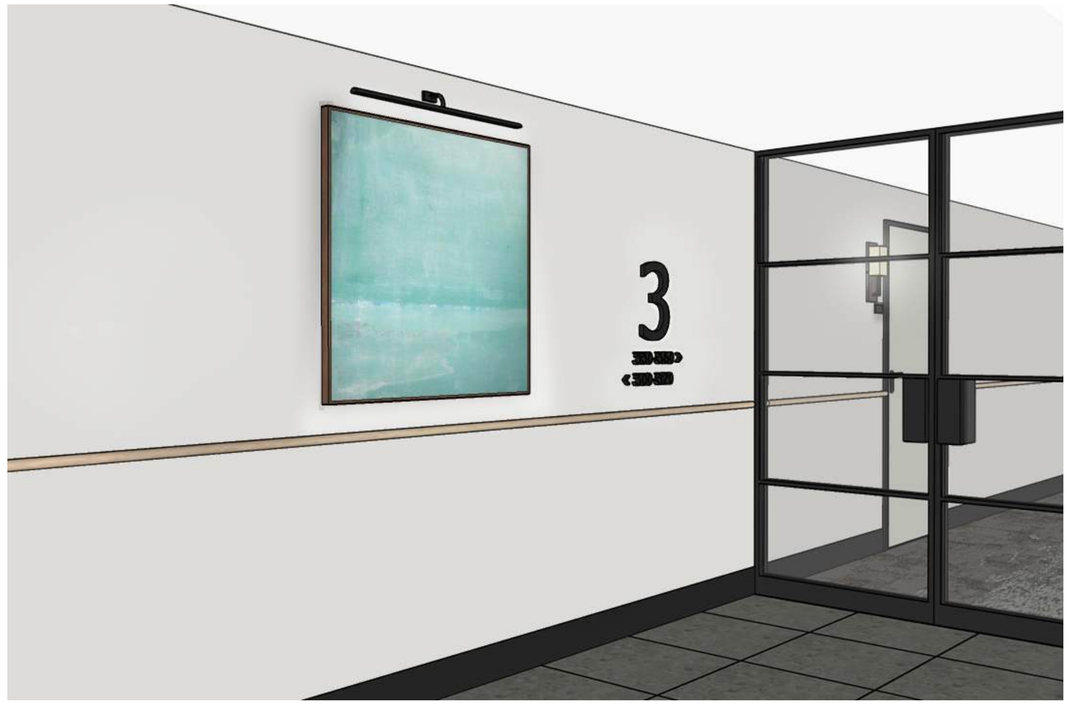
ELEVATION
SCALE: 1/2"-1'-0"

2139 - TYPICAL BATHROOMS - FINISH OPTIONS 1 & 2

PROJECT # 2139
DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY



WAYFINDING OPTION 1



WAYFINDING OPTION 2



WAYFINDING OPTION 3

2139 - CORRIDORS - WAYFINDING OPTIONS

PROJECT # 2139
DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

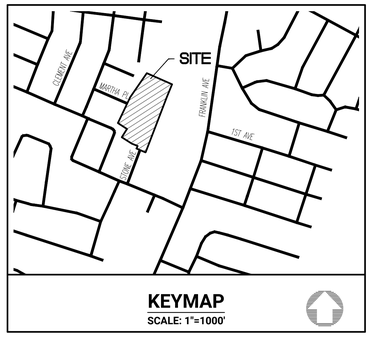
OVERALL

SITE DEVELOPMENT PLANS

FOR

DOGWOOD TERRACE

SITUATED IN



KEYMAP
SCALE: 1"=1000'

FRANKLIN SQUARE

TOWN OF HEMPSTEAD

NASSAU COUNTY, NEW YORK

THIS SITE PLAN IS BASED ON SURVEY PREPARED BY GALLAS SURVEYING GROUP DATED DECEMBER 12, 2021.

R&M GENERAL NOTES

1. THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATION.
3. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN, COUNTY, STATE OR AS SPECIFIED HEREIN, LATEST EDITIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY TO REMOVE ANY EXCAVATED MATERIALS.
5. UNSUITABLE MATERIAL, AS DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS EDITION, UNDER PAVEMENT, WALKS AND CONCRETE SLABS SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL.
6. SELECT GRANULAR MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
7. COMPACTION SHALL CONFORM TO N.Y.S.D.O.T. SECTION 203.
8. ALL CONCRETE CURBING, DRIVEWAY APRONS, SIDEWALK, AND DRAINAGE STRUCTURES SHALL CONFORM TO THE TOWN/COUNTY/STATE STANDARD DETAILS AND SPECIFICATIONS.
9. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES
10. ANY BROKEN OR HAZARDOUS EXISTING SIDEWALK, DRIVEWAY APRONS AND CURBING ADJACENT TO AND ON THE SUBJECT SITE SHALL BE REPLACED IN ACCORDANCE WITH CURRENT STANDARDS.
11. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW, ON ALL SITE IMPROVEMENTS (ie. DRAINAGE, SANITARY, WATER MAIN etc.) PRIOR TO CONSTRUCTION.
12. CONTACT THE ENGINEERING INSPECTOR AT LEAST 24 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR INSTALLATION OF ALL UTILITIES. CONTRACTOR SHALL COORDINATE AND COMPLETE ALL ALL UTILITY RELOCATIONS. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL THE UTILITY OR MUNICIPAL AGENCIES HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE THE REQUIRED AND MUNICIPAL INSPECTIONS.
14. ELEVATIONS REFER TO NAVD 88.
15. ALL UTILITIES TO BE INSTALLED UNDERGROUND.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF TEMPORARY TRAFFIC CONTROLS WITHIN THE SITE AND ALONG SURROUNDING ROADWAYS AS REQUIRED TO CONTROL CONSTRUCTION TRAFFIC. THE INSTALLATION OF ALL TEMPORAY TRAFFIC CONTROLS SHALL CONFORM TO NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
17. THE CONTRACTOR, AT HIS EXPENSE, SHALL ALSO BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES WITHIN THE SITE AND SHALL NOT AMEND THE SIGNAGE AND/OR PAVEMENT MARKINGS WITHOUT HAVING A NEW YORK STATE PROFESSIONAL ENGINEER PREPARE AND SUBMIT A TRAFFIC PLAN TO THE BUILDING DEPARTMENT.
18. THE CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY SHEETING, SHORING AND BRACING OF EXCAVATIONS AS REQUIRED TO CONSTRUCT THE IMPROVEMENTS AND TO PREVENT DISTURBANCE TO ADJOINING PROPERTIES.
19. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE START CONSTRUCTION TO ASSURE PROTECTION TO NATURALLY WOODED AREAS TO REMAIN. SAID FENCING IS TO BE INSPECTED PRIOR TO ANY CONSTRUCTION OR DISTURBANCE ON-SITE.

LEGEND

- - - (XXX) - - -	EXISTING CONTOURS
——— (XXX) ———	PROPOSED CONTOURS
- - - (XXX) - - -	DEMOLITION CONTOURS
	PROPOSED CURB
	EXISTING CURB
——— S ———	EXISTING SANITARY SEWER
——— W ———	EXISTING WATER MAIN
——— E ———	EXISTING ELECTRIC SERVICE
——— T ———	EXISTING TELEPHONE SERVICE
——— G ———	EXISTING GAS MAIN
——— (S) ———	PROPOSED SANITARY SEWER
——— (W) ———	PROPOSED WATER MAIN
——— (E) ———	PROPOSED ELECTRIC SERVICE
——— (T) ———	PROPOSED TELEPHONE SERVICE
——— (G) ———	PROPOSED GAS MAIN

	EXISTING CATCH BASIN TO REMAIN
	EXISTING HYDRANT TO REMAIN
	EXISTING UTILITY POLE
(TC XXX)	PROPOSED TOP OF CURB ELEV.
(BC XXX)	PROPOSED BOTTOM OF CURB ELEV.
(W XXX)	PROPOSED WALKWAY ELEV.
(TW XXX)	PROPOSED TOP OF WALL ELEV.
(BW XXX)	PROPOSED BOTTOM OF WALL ELEV.
	PROPOSED ASPHALT
	PROPOSED CONCRETE WALK

SITE DEVELOPMENT DRAWINGS

SHEET No.	TITLE
SP-1	COVER SHEET
SP-2	ALIGNMENT PLAN
SP-3	GRADING & DRAINAGE PLAN
SP-4	UTILITY PLAN
SP-5	DEMOLITION & EROSION CONTROL PLAN
SP-6	LANDSCAPE PLAN
SP-7	IRRIGATION PLAN
SP-8	PHOTOMETRIC PLAN
SP-9	CONSTRUCTION DETAILS
SP-10	CONSTRUCTION DETAILS
SP-11	SANITARY & DRAINAGE DETAILS
SP-12	WATER & UTILITY DETAILS
SP-13	EROSION CONTROL DETAILS
1 of 1	AREA MAP 100', 200', 300' RADIUS

UTILITY CONTACTS

SANITARY:	NASSAU COUNTY	SITE PLAN:	TOWN OF HEMPSTEAD
	DEPT. OF PUBLIC WORKS		BUILDING DEPARTMENT
	1194 PROSPECT AVE		1 WASHINGTON STREET
	WESTBURY, NY 11590		HEMPSTEAD, NY 11550
	PHONE: (516) 227-9697		PHONE: (516) 812-3078 (DIRECT)
ELECTRIC:	PSEG LONG ISLAND	WATER:	FRANKLIN SQUARE WATER DISTRICT
	250 WILLIS AVE		895 SCHROETER AVE
	ROSLYN HEIGHTS, NY 11577		FRANKLIN SQUARE, NY 11010
	PHONE: (631) 755-6000		PHONE: (516) 354-0780
ROADS:	TOWN OF HEMPSTEAD	GAS:	NATIONAL GRID
	HIGHWAY DEPARTMENT		1393 VETERANS HIGHWAY
	350 FRONT STREET		HAUPPAUGE , NEW YORK 11788
	HEMPSTEAD, NY 11550		PHONE: 1-800-GAS-2001
	PHONE: (516) 489-5000 (GENERAL No.)		
TELEPHONE:	VERIZON		
	2020 WANTAGH AVENUE		
	WANTAGH, NEW YORK 11793		
	PHONE: (516) 6793410		

No.	REVISION DESCRIPTION	DATE	BY
⚠	HCR FILING SET TOH BUILDING DEPT FILING SET	05/14/26	XS
22	REVISIONS PER CLIENT REVIEW MEETING	05/04/26	XS
21	REVISIONS PER PEER REVIEW COMMENTS	04/28/26	XS
20	UPDATES FOR HCR 2025 REQUIREMENTS	08/13/25	XS
19	NEW WATER SERVICE TO COMMUNITY BUILDING PER EMTEC	01/04/23	XS
18	ADDED CONCRETE EQUIPMENT PADS PER EMTEC	11/27/23	XS
17	REMOVED FIRE CONNECTION TO STONE AVE PER FRANKLIN SQUARE WATER DISTRICT	11/09/23	XS
16	TOH BUILDING DEPT FILING SET	10/20/23	XS
15	HCR FILING SET	10/13/23	XS
14	LIGHTING REVISIONS	10/11/23	XS
13	REVISIONS PER BZO COMMENTS	08/07/23	XS
12	RECREATION AREA AND LIGHTING REVISIONS	06/27/23	XS
11	UNDERGROUND TRANSFORMER AND EV PARKING	06/22/23	XS
10	REVISE REFUSE AND GENERATOR LOCATIONS TO CONFORM WITH BZA	06/08/23	XS
09	BUILDING REVISIONS	05/09/23	XS
08	GRADING REVISIONS	05/04/23	XS
07	REVISIONS PER UPDATED BUILDING LAYOUT	05/02/23	XS
06	BUILDING REVISIONS	03/13/23	XS
05	SITE PLAN SUBMISSION TO TOWN OF HEMPSTEAD	02/10/23	GM
04	REVISIONS PER TOWN COMMENTS	12/07/22	XS
03	RESUBMISSION TO PLAN EXAMINER	10/19/22	XS
02	FOR FIRE MARSHALL REVIEW	09/14/22	XS
01	FOR BOARD OF APPEALS PROCESS ONLY	08/29/22	XS

OWNER:
TOWN OF HEMPSTEAD HOUSING AUTHORITY
760 JERUSALEM AVENUE
UNIONDALE, NEW YORK 11553

APPLICANT:
TOWN OF HEMPSTEAD HOUSING AUTHORITY
760 JERUSALEM AVENUE
UNIONDALE, NEW YORK 11553

CONTACT 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

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STATE OF NEW YORK — CHRISTOPHER W. ROBINSON — 067519 — LICENSED PROFESSIONAL ENGINEER

Christopher W. Robinson, P.E.
NY State License No. 067519

COVER

DOGWOOD TERRACE

SITUATED IN

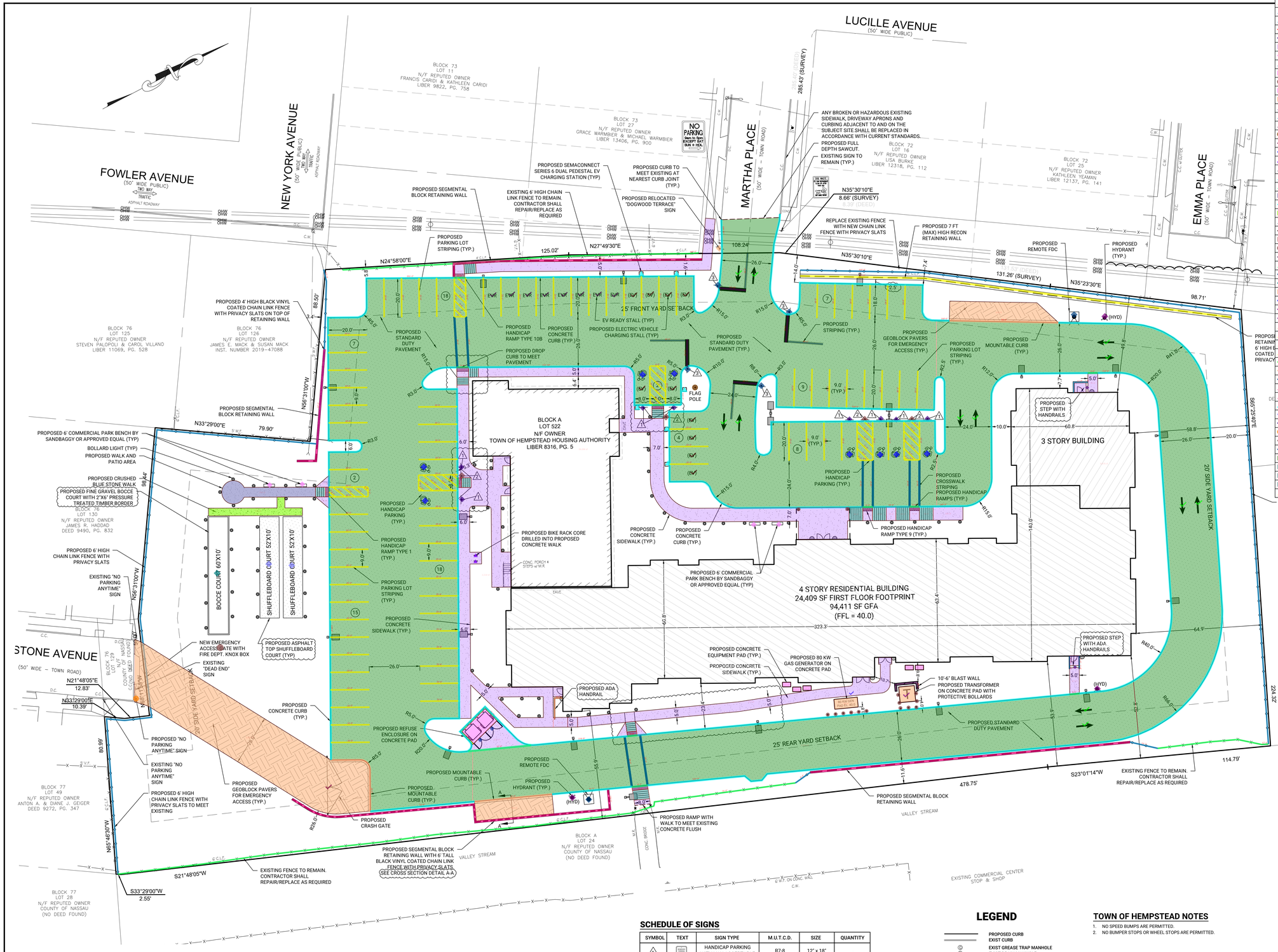
FRANKLIN SQUARE
TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK

NCTM: SECTION 35, BLOCK A, LOTS 522

R&M ENGINEERING
Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	XS	CHK'D. BY:	GT	SCALE:	AS NOTED	SHEET:	SP-1
DATE:	09/22/2022	DATE:	09/22/2022	JOB No.:	2019-102		

Drawing Name: P:\2019 Projects\2019-102\Dwg\R&M\2026-05-14- Site Plan Layout (Rev 01).dwg Last Modified: May 07, 2026 - 3:37pm Plotted on: May 12, 2026 - 2:17pm by XSanders



Legend			
	Description	Quantity	Unit
	3'-0" high ADA handrail	15.01	ft
	3'-0" high handrails [x1.17]	4.27	ft
	3'-0" high handrails	21.61	ft
✓	4" dia sch 40 steel bollard, 6'-8"H	4	Count
◆	5'-0" concrete step, 2R	2	Count
	5" concrete sidewalk w/ welded wire mesh @ midpoint 6x6-W2.9xW2.9	6,569	sf
✳	6'-0" commercial park bench by sandbaggy or approved equal	4	Count
	6'-0" high chain link fence w/ privacy slats	896.28	ft
	6" concrete equipment pad	49	sf
	6" dia sch 40 steel pipe concrete filled bollard, 6'-8" H	15	Count
	6" reinforced concrete slab w/ (2) welded wire fabric 6x6 - W4.0 x W4.0 over 6" sablized soil base	145	sf
	6" thick concrete pad w/ 10 guage 6 x 6 WWM @ midpoint Size: 18'-0" x 7'-6"	126	sf
	8" conc. masonry unit w/ masonry ties @ 1'-4" O.C. vertically and horizontally, Gr.60 #4 steel dowels spaced @ 24" O.C.	35.40	ft
	12" crosswalk striping (white)	200.15	ft
	24" stop line (white)	54.66	ft
	25' x 3" dia estate aluminum flagpole by american flagpole & flag co.	1	Count
✓	44'-6" wide crash gate	1	Count
✓	80 KW gas generator	1	Count
▲	Bike rack core drilled into proposde concrete walk	2	Count
	Blast wall	17.98	ft
	Concrete curb w/ #5 bar continuous except at expension joint Size: 1'-6" x 0'-8"	2,961.53	ft
	Concrete drop curb w/ #5 bar continuous except at expension joint	93.99	ft
	Concrete walk and patio area	294	sf
	Crown footing Size: 2'-6"H x 1'-6"D	4	Count
	Crushed blue stone walk	215	sf
	Double yellow striping	72.41	ft
✓	Electric vehicle charging stall	10	Count
	Embedded performed detectable warning surface by detecto-tile	101	sf
	Emergency access gate w fire dept. knox box	1	Count
✓	EV ready stall	8	Count
	Existing 6'-0" high chain link fence to be repair and replace if needed	592.99	ft
◆	External double hinged refuse enclosure door Size: 8'-6" x 6'-0"	2	Count
◆	Fine gravel bocce court w/ 2" x 6" pressure treated timber board Size: 60'-0" x 10'-0"	1	Count
	Geoblock pavers for emergency access	4,524	sf
◆	Handicapped parking space paint color: blue and white	8	Count
◆	Hydrant	3	Count
✓	LIPA/PSE&G 3- phase transformer	1	Count
	Mountable curb w/ #5 bar thu curb continuous except thru joint Size: 1'-6" x 0'-7"	140.37	ft
	Parking lot stripping (yellow)	2,042.55	ft
	Precast masonry cap grouted to top of wall	35.37	ft
	Recon retaining wall w 6'-0" high black vinyl coated fence w/ privacy slats	222.52	ft
✓	Reflective turn arrow (White)	12	Count
	Relocated 'dogwood terrace' sign	1	Count
◆	Remote FDC	2	Count
	Segmental block retaining wall w/ 4'-0" tall black vinyl coated chain link fence w/ privacy slats	67.19	ft
	Segmental block retaining wall w/ 6'-0" tall black vinyl coated chain link fence w/ privacy slats	483.88	ft
◆	Semaconnect series 6 dual pedestal EV charging station	6	Count
◆	Shuffleboard court Size: 52'-0" x 10'-0"	2	Count
◆	Sign board 'Handicap parking w/ van acceptable aupplement plaque' Size: 12" x 18" or 12" x 6"	8	Count
◆	Sign board 'No stopping anytime' Size: 12" x 18"	1	Count
◆	Sign board 'No stopping anytime' Size: 12" x 18"	4	Count
◆	Sign board 'Stop' Size: 30"	4	Count
	Standard duty pavement	55,496	sf
	Standard duty ramp [1:14] type 1	25	sf
	Standard duty ramp [1:14] type 10B	30	sf
	Standard duty ramp [1:14]	365	sf
	Wall footing w/ Gr. 60 #4 steel reinforcing bars, Gr. 60 #4 steel hooked dowel Size: 2'-0" x 1'-0"	35.29	ft

TOTAL AREA 151,011.80 SF / 100.0%

PARKING CALCULATIONS

PARKING REQUIRED

PUBLIC HOUSING = 5 SPACES PER 3 DWELLING UNITS 104 DWELLING UNITS	= 174 SPACES
COMMUNITY CENTER = 1 SPACE PER 3 AUTHORIZED OCCUPANTS 165 AUTHORIZED OCCUPANTS	= 55 SPACES
TOTAL SPACE REQUIRED	= 229 SPACES

PARKING PROVIDED

FULL SIZE STALLS (INCLUDING 8 ACCESSIBLE)	= 90 STALLS = 90 STALLS *
TOTAL STALLS PROVIDED	

* PARKING VARIANCE APPROVED UNDER BZA RESOLUTION #22-9317 DATED MARCH 1, 2023

AVERAGE GRADE BREAKDOWN

MEAN AVERAGE GRADE AT CENTER/END OF MARTHA PLACE:	EL 47.04
PERMITTED HEIGHT:	35.00'
PERMITTED ROOF ELEVATION:	EL 82.04
PROPOSED ROOF ELEVATION:	EL 80.50
MEAN AVERAGE GRADE AT CENTER/END OF MARTHA PLACE:	EL 47.04
PROPOSED DIFFERENCE:	33.46'
PROPOSED BUILDING HEIGHT:	33.46' ≤ 35' THEREFORE O.K.

** PERMITTED ROOF ELEVATION IS 82.04; THE PROPOSED ROOF ELEVATION IS 80.50' *(SEE BUILDING SECTION PLAN CP-3)*

SCHEDULE OF SIGNS

SYMBOL	TEXT	SIGN TYPE	M.U.T.C.D.	SIZE	QUANTITY
1		HANDICAP PARKING WITH VAN-ACCEPTABLE SUPPLEMENTAL PLAQUE	R7-8 R7-8P	12" x 18" 12" x 6"	8
2		NO STOPPING ANYTIME	NYR7-4	12" x 18"	4
3	STOP	STOP	R1-1	30"	4

NOTES:

1. SIGN POST "MINUTE MAN" BREAKAWAY SYSTEM BY MARION STEEL COMPANY MARION, OHIO OR APPROVED EQUAL.
2. 2' WIDE STOP LINES SHALL BE PAINTED AT ALL STOP SIGNS.
3. ALL SIGNS SHALL HAVE A MOUNTING HEIGHT OF 7'-0", AS MEASURED FROM BOTTOM OF SIGN TO FINISHED GRADE.
4. ALL SIGNS ARE TO BE REFLECTORIZED.
5. A MINIMUM OF TWO CROSS BRACES SHALL BE PROVIDED ON ALL SINGLE CHANNEL SIGNS HAVING A DIMENSION GREATER THAN 24 INCHES.

LEGEND

- PROPOSED CURB
- EXIST CURB
- EXIST GREASE TRAP MANHOLE
- EXIST DRAIN MANHOLE
- EXIST DRAIN MANHOLE (OPEN GRATE)
- EXIST WATER MANHOLE
- EXIST TELEPHONE MANHOLE
- EXIST ELECTRIC MANHOLE
- MANHOLE (UNKNOWN)
- EXIST HYDRANT
- EXIST FENCE
- EXIST UTILITY POLE
- EXIST PULL BOX
- PROPOSED HYDRANT
- EXISTING OFF-SITE STREET LIGHT
- PROP TRANSFORMER
- PROP FENCE
- PROPOSED ELECTRIC MANHOLE
- PROPOSED TELEPHONE MANHOLE
- PROP DOUBLE YELLOW STRIPING
- EXIST R.O.W.
- EXIST DOUBLE YELLOW STRIPING
- PROPOSED CONCRETE PAVEMENT / SIDEWALKS
- PROPOSED ASPHALT PAVEMENT
- PROPOSED STORAGE CONTAINER

TOWN OF HEMPSTEAD NOTES

1. NO SPEED BUMPS ARE PERMITTED.
2. NO BUMPER STOPS OR WHEEL STOPS ARE PERMITTED.

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30' 0' 30' 60' 90'

THIS SITE PLAN IS BASED ON SURVEY PREPARED BY GALLAS SURVEYING GROUP DATED DECEMBER 12, 2021.

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01	FOR BOARD OF APPEALS PROCESS ONLY	08/29/22	XS

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UNIONDALE, NEW YORK 11553

Christopher W. Robinson, P.E.
NY State License No. 067519

ALIGNMENT PLAN

DOGWOOD TERRACE

SITUATED IN

FRANKLIN SQUARE

TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK

NCTM: SECTION 35, BLOCK A, LOTS 522

Robinson & Muller Engineers, P.C.
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Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	XS	CHK'D. BY:	GT	SCALE:	1"=30'
DATE:	09/22/2022	DATE:	09/22/2022	JOB No.:	2019-102

SHEET: **SP-2**

Drawing Name: P:\2019 Projects\2019-102\Dwg\ARCH\2026-05-14- Site Plan Layout (Rev. C1).dwg Last Modified: May 07, 2026 - 3:37pm Plotted on: May 12, 2026 - 2:19pm by XGordon

Legend			
	Description	Quantity	Unit
●	(1) proposed 3' ED precast leaching galleys, 40 sf, 6ft H	1	Count
●	(4) proposed 4' ED precast leaching galleys, 161 sf	1	Count
●	(7) proposed 4' ED precast leaching galleys, 283sf	1	Count
●	(11) proposed 3' ED precast leaching galleys, 444sf	1	Count
●	(23) proposed 3' ED precast leaching galleys, 928sf	1	Count
●	(28) proposed 4' ED precast leaching galleys, 1133sf	1	Count
●	(40) proposed 4' ED precast leaching galleys, 1636sf	1	Count
●	(60) proposed 4' ED precast leaching galleys, 2454 sf	1	Count
●	(66) proposed 4' ED precast leaching galleys, 2665sf	1	Count
●	4' diameter precast drainage manhole detail w/ frame & cover campbell 1182C (grate) or approved equal	5	Count
●	Sanitary dog house manhole w/ 8" crushed stone as base	2	Count

LUCILLE AVENUE (50' WIDE PUBLIC)

FOWLER AVENUE (50' WIDE PUBLIC) TWO WAY TRAFFIC ASPHALT ROADWAY

NEW YORK AVENUE (50' WIDE PUBLIC) TWO WAY TRAFFIC ASPHALT ROADWAY

MARTHA PLACE (50' WIDE TOWN ROAD)

EMMA PL (50' WIDE)

STONE AVENUE (50' WIDE - TOWN ROAD)

NEW YORK AVENUE

RIDGE LINE

TOP OF SLOPE

BOTTOM OF SLOPE

TRANSITION TO MOUNTABLE CURB

DRAINAGE AREA 1

DRAINAGE AREA 2

DRAINAGE AREA 3

DRAINAGE AREA 4

3 STORY BUILDING

4 STORY RESIDENTIAL BUILDING
24,409 SF FIRST FLOOR FOOTPRINT
94,411 SF GFA
(FFL = 40.0)

(28) PROPOSED 4' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY @ ELEV. 34.5. REFER TO SP-11 FOR DETAIL

(40) PROPOSED 4' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY @ ELEV. 32.5. REFER TO SP-11 FOR DETAIL

(66) PROPOSED 3' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY TO SIT AT ELEV. 31.3. REFER TO SP-11 FOR DETAIL

(4) PROPOSED 4' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY @ ELEV. 33.0. REFER TO SP-11 FOR DETAIL

(1) PROPOSED 3' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY TO SIT AT ELEV. 33.0. REFER TO SP-11 FOR DETAIL

(23) PROPOSED 3' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY @ ELEV. 31.5 REFER TO SP-11 FOR DETAIL

(60) PROPOSED 4' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY @ ELEV. 33.0. REFER TO SP-11 FOR DETAIL

(11) PROPOSED 3' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY TO SIT AT ELEV. 31.5. REFER TO SP-11 FOR DETAIL

(7) PROPOSED 3' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY TO SIT AT ELEV. 31.5. REFER TO SP-11 FOR DETAIL

EDLP-1 (GR 41.00) BOT 31.0± (N INV 37.70) (SE INV 39.55) (ED 8.0 FT)

EDLP-2 GR 42.20 BOT 32.1± (INV OUT 37.90) (ED 8.0)

EDLP-3 GR 42.90 BOT 32.1± (INV 34.80) (ED 5.1 FT)

EDLP-4 (GR 34.8) BOT 24.1± (INV OUT 31.8)

EDLP-5 (GR 36.80)

EDLP-6 (GR 37.80)

PROPOSED ISOLATION STRUCTURE (TYP.)

PROPOSED HANDICAP PARKING TO BE 1.5% MAX IN ALL DIRECTIONS (TYP.)

PROPOSED 15" ADS N12 DRAINAGE PIPE @ 1.0% MIN (TYP.)

PROPOSED 15" ADS N12 DRAINAGE PIPE @ 1.0% MIN (TYP.)

PROPOSED SPORTS COURTS (TYP OF 3). REFER TO SP-2 ALIGNMENT PLAN

PROPOSED YARD DRAIN PIPE 8" HDPE - ADS N-12 SOIL TITE @ 1% MIN. (TYP)

PROPOSED 6" ROOF DRAIN (TYP.)

6" CPP ROOF DRAIN (TYP.)

110' - 6" DR-18 PVC @ 2.0% MIN.

110' - 6" DR-18 PVC @ 2.0% MIN.

71'-15"Ø CPP PIPE @ 1.0% (MIN.)

58'-15"Ø CPP PIPE @ 1.0% (MIN.)

PROPOSED 15" ADS DRAINAGE MANIFOLD

15" CCP DRAINAGE PIPE (TYP.)

PROPOSED WALK TO MEET EXISTING BRIDGE CONCRETE FLUSH

CONTRACTOR TO FOLLOW STORM WATER MANAGEMENT PRACTICES AND PROVIDE JUTE MESH PRIOR TO SEEDING TO ESTABLISH VEGETATION AND LIMIT SEDIMENT RUNOFF

INSTALL ADA COMPLIANT GRATE (TYP. OF 2)

PROPOSED HANDICAP PARKING TO BE 1.5% MAX IN ALL DIRECTIONS (TYP.)

AREA NOT SURVEYED DUE TO DENSE VEGETATION

(DMH-1A) (GR 37.60) (S INV 35.35) (NE INV 35.40)

(DMH-1B) (GR 38.50) (INV 35.62)

(DMH-2) (GR 38.00) (INV OUT 34.58)

(DMH-3) (GR 37.00) (INV IN 33.80) (INV OUT 33.80)

(DMH-4) (GR 37.50) (INV 36.00)

(DMH-5 OVERFLOW) (GR 37.40) (INV 34.58)

(CB-1) (TC 41.87) (GR 41.37) (INV 37.85)

(CB-2A) (TC 39.50) (TC 40.25) (GR 39.75) (SW INV IN 34.50) (NW INV IN 34.60) (INV OUT 37.60)

(CB-2B) (TC 38.80) (GR 38.30) (INV OUT 34.80)

(CB-3) (TC 38.00) (GR 37.50) (W INV 34.70) (E INV 34.80)

(CB-4) (TC 37.50) (GR 37.00) (INV 32.92)

(CB-5) (TC 36.80) (GR 36.30) (INV 33.11)

(CB-6) (TC 38.90) (GR 38.40) (INV 34.25)

(CB-7) (TC 39.10) (GR 38.60) (INV 35.30)

(CB-8 OVERFLOW) (TC 41.70) (GR 41.20) (INV 37.80)

ESMH-1 (TF 41.90)

(SMH-1) (TF 39.10)

(SMH-2) (TF 39.05)

(YD-1) (G 34.80) (INV 33.00)

(YD-2) (G 34.80) (INV 32.40)

(YD-3) (G 37.50) (INV 34.00)

(YD-4) (G 39.00) (INV 36.40)

(YD-5) (G 39.00) (INV 35.80)

(YD-6) (GR 39.00) (INV 35.40)

(YD-7) (GR 39.00) (INV 35.70)

(YD-8) (GR 39.00) (INV 35.50)

(YD-9) (GR 39.00) (INV 35.30)

(YD-10) (G 34.60) (INV 32.10)

(YD-11) (G 34.60) (INV 32.50)

(YDP-1) (GR 37.80)

B-10

B-15

(TC 43.00) (BC 42.50)

(TC 42.60) (BC 42.10)

(TC 42.00) (BC 41.50)

(TC 42.18) (BC 41.68) (DC 41.80)

(TC 42.30) (BC 41.80)

(TC 42.40) (BC 41.90)

(TC 42.50) (BC 42.00)

(TC 42.85) (BC 42.35)

(TC 42.90) (BC 42.40)

(TC 42.00) (BC 41.50)

(TC 42.20) (BC 41.70)

(TC 42.00) (BC 41.50)

(TC 42.00) (BC 41.70)

(TC 41.40) (BC 40.90)

(TC 41.20) (BC 40.70)

(TC 40.55) (BC 40.05)

(TC 41.50) (BC 41.00)

(TC 40.95) (BC 40.45)

(TC 40.00) (BC 39.50)

(TC 40.30) (BC 39.80)

(TC 40.50) (BC 40.00)

(TC 39.90) (BC 39.40)

(TC 39.00) (BC 38.50)

(TC 38.50) (BC 38.00)

(TC 38.15) (BC 37.65)

(TC 38.00) (BC 37.50)

(TC 37.95) (BC 37.45)

(TC 37.50) (BC 37.00)

(TC 37.10) (BC 36.60)

(TC 36.50) (BC 36.00)

(TC 45.50) (BC 45.00)

(TC 43.60) (BC 43.10)

(TC 41.50) (BC 41.00)

(TC 39.20) (BC 38.70)

(TC 38.06) (BC 37.56)

(TC 37.50) (BC 37.00)

(TC 38.10) (BC 37.60)

(TC 38.65) (BC 38.15)

(TC 38.80) (BC 38.30)

(TC 38.75) (BC 38.25)

(TC 38.00) (BC 37.50)

(TC 38.50) (BC 38.00)

(TC 38.90) (BC 38.40)

(TC 39.00) (BC 38.50)

(TC 39.35) (INV 34.00)

(TC 39.90) (INV 34.50)

(TC 39.95) (INV 34.50)

(TC 40.40) (INV 34.90)

(TC 40.60) (INV 35.10)

(TC 40.80) (INV 35.30)

(TC 41.00) (INV 35.50)

(TC 41.20) (INV 35.70)

(TC 41.40) (INV IN 37.00)

(TC 41.60) (INV IN 37.20)

(TC 41.80) (INV IN 37.40)

(TC 42.00) (INV IN 37.60)

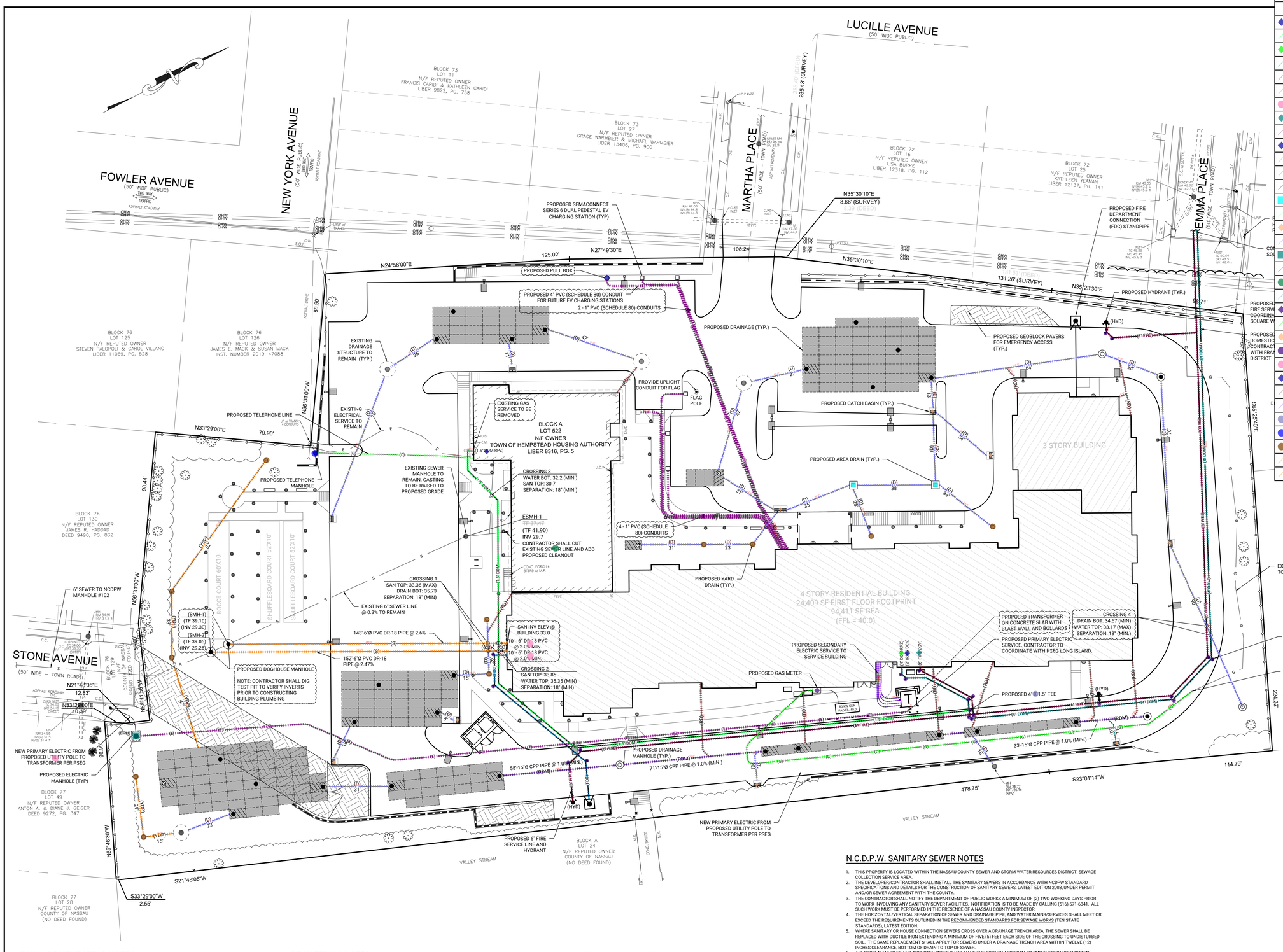
(TC 42.20) (INV IN 37.80)

(TC 42.40) (INV IN 38.00)

(TC 42.60) (INV IN 38.20)

(TC 42.80) (INV IN 38.40)

(TC



Legend			
	Description	Quantity	Unit
◆	1.5" domestic water service w/ RPZ (reduced pressure zone)	1	Count
⟋	1.5" domestic water service	385.05	ft
◆	4" domestic water service w/ RPZ (reduced pressure zone)	1	Count
⟋	4" domestic water service	405.52	ft
⟋	4" electric service	185.08	ft
⟋	6" dia PVC DR-18 Sanitary pipe	295.03	ft
●	6" DR -18PVC @ 2.0%, 10'L	2	Count
◆	6" fire Double check valve	1	Count
⟋	6" fire service line	671.49	ft
◆	6" irrigation Double check valve	1	Count
	15" ADS N12 drainage pipe @ 1.0% min	319.00	ft
⟋	15" CCP drainage pipe	11.04	ft
⟋	15" dia CPP roof drain manifold	173.09	ft
■	Area drain w/ 2'-0" x 2'-0" cast iron frame & grate Size: 4'-0" x 4'-0"	2	Count
	Communication	80.23	ft
◆	Double catch basin	1	Count
	Drainage pipe	654.55	ft
■	Electric manhole	1	Count
⟋	Electric service	1,199.20	ft
●	Existing sewer line cut and add cleanout	1	Count
⟋	FDC fire department connection	102.71	ft
◆	Gas meter	1	Count
⟋	Gas service	289.26	ft
◆	Nassau caounty catch basin type "A" modified (CB) Size: 4'-0" x 5'-4"	7	Count
●	Poured thrust blocks	21	Count
●	Primary electric from utility pole to transformer per PSEG	1	Count
◆	Pull box	1	Count
⟋	Rain drain pipe	286.96	ft
⟋	Secondary electric service to service building	121.98	ft
●	tee Size: 4" x 1.5"	1	Count
●	Telephone manhole	1	Count
●	Yard drain	11	Count
⟋	Yard drainage pipe	43.99	ft
⟋	Yard drainage pipe 8" HDPE	161.99	ft

TOWN OF HEMPSTEAD NOTES

1. THE INSTALLATION OF ALL SITE AND HIGHWAY IMPROVEMENTS INCLUDING EXCAVATION, BACKFILL AND COMPACTION OF THE TRENCHES FOR SANITARY SEWERS AND UTILITIES SHALL BE SUPERVISED BY THE DEVELOPER'S PROFESSIONAL ENGINEER (LICENSED BY THE STATE OF NEW YORK OR A LAND SURVEYOR WITH A 7208N CERTIFICATE) WHO SHALL SUBMIT A SIGNED AND SEALED LETTER TO THE TOWN OF HEMPSTEAD STATING THAT THE IMPROVEMENTS HAVE BEEN MADE IN ACCORDANCE WITH THE SITE PLAN AND INSTALLED TO THE APPLICABLE NEW YORK STATE, NASSAU COUNTY OR TOWN OF HEMPSTEAD SPECIFICATIONS. THE CERTIFICATION SHALL ALSO APPLY TO THE PROPOSED ROAD OPENINGS ON EXISTING STREETS. SAID WORK ON EXISTING STREETS SHALL INCLUDE TRAFFIC MAINTENANCE AND THE PLACEMENT OF TEMPORARY AND FINAL PAVEMENT.

DEWATERING NOTES

1. WHERE DEWATERING IS NECESSARY, THE CONTRACTOR SHALL ADHERE TO THE FOLLOWING:
   A. CREATE A SUBSTANTIALLY DRY AND STABLE SUBGRADE FOR THE PROPOSED WORK.
   B. PREVENT DAMAGE TO ADJACENT PROPERTIES, BUILDINGS, STRUCTURES, UTILITIES AND OTHER FACILITIES; CONTAIN ALL SEDIMENTS ON-SITE WITHIN THE WORK AREA IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN.
   C.
2. CONTRACTOR TO MODIFY DEWATERING EQUIPMENT AND PROCEDURES IF/WHEN OPERATIONS THREATEN TO CAUSE DAMAGE TO NEW OR EXISTING FACILITIES OR ADJACENT AREAS NOT WITHIN THE LIMITS OF WORK.
3. KEEP THE ENGINEER ADVISED OF ANY CHANGES REQUIRED TO ACCOMMODATE FIELD CONDITIONS AND, ON COMPLETION OF THE DEWATERING SYSTEM INSTALLATION.
4. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. CONTRACTOR SHALL PROVIDE AND MAINTAIN AMPLE MEANS AND EQUIPMENT TO REMOVE PROMPTLY, AND TO PROPERLY DISPOSE OF ALL WATER ENTERING EXCAVATIONS AND TO KEEP DRY UNTIL WORK IS COMPLETE.
5. WATER SHALL NOT BE DISCHARGED OFF SITE.
6. NO PIPE OR STRUCTURES SHALL BE SET IN WATER, NO MASONRY SHALL BE LAID IN WATER, AND NO WATER SHALL BE ALLOWED TO INUNDATE NEW CONCRETE AND NEW BRICK MASONRY WITHIN 48 HOURS OF INSTALLATION. CONTRACTOR SHALL CONTINUOUSLY GUARD AGAINST THE POSSIBILITY OF FLOTATION OF PIPE OR STRUCTURES AFTER INSTALLATION. BACKFILL OR OTHER MEANS SHALL BE PLACED PROMPTLY TO PREVENT THIS OCCURRENCE.

GENERAL UTILITY NOTES:

1. ALL DRAINAGE PIPES SHALL BE 15" DIAMETER CORRUGATED POLYETHYLENE PIPE (CPP)(ADS N-12, SOIL TIGHT PIPE) UNLESS OTHERWISE STATED.
2. REFER TO ARCHITECTURAL PLANS FOR DETAILED LOCATIONS OF ALL UTILITY CONNECTIONS.
3. ALL UTILITY CROSSINGS ARE TO HAVE A MINIMUM OF 18" OF CLEARANCE BETWEEN PIPES.
4. ALL DRAINAGE PIPES MUST HAVE A MINIMUM OF 2' OF COVER FROM THE TOP OF PIPE TO FINISHED GRADE.
5. PRIOR TO BOND RELEASE OR ISSUANCE OF CERTIFICATE OF OCCUPANCY A LETTER FROM THE ELECTRICIAN OR CONTRACTOR STATING THE LIGHTS HAVE BEEN ENERGIZED AND THE PROVISION OF AN UNDERWRITERS CERTIFICATE SHALL BE SUBMITTED TO THE ENGINEERING DIVISION.
6. ALL UTILITIES ARE TO BE INSTALLED/RELOCATED UNDERGROUND PER THE TOWN OF HEMPSTEAD.

ELECTRIC AND GAS NOTES

1. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE, PSEG LONG ISLAND RULES AND REGULATIONS AND GOVERNING LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL COMPLY WITH THE LAWS, RULES AND REGULATIONS OF THE STATE, MUNICIPAL AND DISTRICT DEPARTMENTS HAVING JURISDICTION.
3. ALL ELECTRICAL EQUIPMENT BEING INSTALLED SHALL BE UL APPROVED AND LABELED, WHERE APPLICABLE.
4. UPON COMPLETION OF WORK AN UNDERWRITERS CERTIFICATE SHALL BE SUBMITTED.
5. THE CONTRACTOR SHALL SUPPLY AND INSTALL THE CONCRETE TRANSFORMER PAD, AND IN ADDITION, THE SERVICE LATERALS AND THEIR COMPONENTS FROM THIS POINT TO THE SERVICE.
6. THE PRIMARY FACILITIES, INCLUDING THE DISTRIBUTION LINES AND PAD MOUNT TYPE TRANSFORMERS WILL BE SUPPLIED, INSTALLED, OWNED AND MAINTAINED BY LIPA.
7. ALL NEW GAS MAINS SHALL BE PROVIDED, INSTALLED OWNED, AND MAINTAINED BY NATIONAL GRID GAS COMPANY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, AND THE MAINTENANCE AND PROTECTION OF ALL EXISTING UTILITIES TO REMAIN.

N.C.D.P.W. SANITARY SEWER NOTES

1. THIS PROPERTY IS LOCATED WITHIN THE NASSAU COUNTY SEWER AND STORM WATER RESOURCES DISTRICT, SEWAGE COLLECTION SERVICE AREA.
2. THE DEVELOPER/CONTRACTOR SHALL INSTALL THE SANITARY SEWERS IN ACCORDANCE WITH NCDPW STANDARD SPECIFICATIONS AND DETAILS FOR THE CONSTRUCTION OF SANITARY SEWERS, LATEST EDITION 2003, UNDER PERMIT AND/OR SEWER AGREEMENT WITH THE COUNTY.
3. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS A MINIMUM OF (2) TWO WORKING DAYS PRIOR TO WORK INVOLVING ANY SANITARY SEWER FACILITIES. NOTIFICATION IS TO BE MADE BY CALLING (516) 571-6841. ALL SUCH WORK MUST BE PERFORMED IN THE PRESENCE OF A NASSAU COUNTY INSPECTOR.
4. THE HORIZONTAL/VERTICAL SEPARATION OF SEWER AND DRAINAGE PIPE, AND WATER MAINS/SERVICES SHALL MEET OR EXCEED THE REQUIREMENTS OUTLINED IN THE RECOMMENDED STANDARDS FOR SEWAGE WORKS (TEN STATE STANDARDS), LATEST EDITION.
5. WHERE SANITARY OR HOUSE CONNECTION SEWERS CROSS OVER A DRAINAGE TRENCH AREA, THE SEWER SHALL BE REPLACED WITH DUCTILE IRON EXTENDING A MINIMUM OF FIVE (5) FEET EACH SIDE OF THE CROSSING TO UNDISTURBED SOIL. THE SAME REPLACEMENT SHALL APPLY FOR SEWERS UNDER A DRAINAGE TRENCH AREA WITHIN TWELVE (12) INCHES CLEARANCE, BOTTOM OF DRAIN TO TOP OF SEWER.
6. ALL PIPES, MANHOLES AND APPURTENANCES SHALL HAVE THE COUNTY APPROVAL STAMP THEREON OR WRITTEN CERTIFICATION ACCEPTABLE TO THE COUNTY BEFORE THE MATERIAL CAN BE INSTALLED.
7. THE MINIMUM/MAXIMUM HEIGHT LIMITS FOR BROCKWORK FOR NEW MANHOLES ARE (4) FOUR INCHES AND (16) SIXTEEN INCHES, RESPECTIVELY. ADJUSTMENTS TO CHIMNEY HEIGHT TO MEET THE LIMITS SHALL BE BY ALTERING THE PRECAST MANHOLE BARREL. ADDITIONAL REQUIREMENTS ARE:
   A. ONLY CONCRETE BRICK WILL BE USED FOR BRICKWORK.
   B. THE MANHOLE FRAME IS TO BE SET IN PORTLAND CEMENT CONCRETE. BRICK MORTAR WILL NOT BE PERMITTED.
   C. THE MANHOLE COVERS MUST BE AT FINISHED STREET GRADE. WARPING OR FEATHERING OF THE PAVEMENT TO MEET IMPROPERLY SET MANHOLES WILL BE PERMITTED.
   D. THE MANHOLES AND COVERS MUST BE CLEAN AND FREE FROM ALL ROAD PAVING MATERIALS AND DEBRIS PRIOR TO PAINTING THE CASTINGS.
8. ALL CONNECTIONS TO THE MANHOLES MUST BE BY A FLEXIBLE RUBBER BOOT. IF THE BOOT IS NOT CAST IN, OR THE MANHOLE IS EXISTING THE CONNECTION MUST BE BY THE KOR-N-SEAL METHOD.
9. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR ENTRY INTO A CONFINED SPACE WHENEVER IT IS NECESSARY FOR A CONTRACTOR'S EMPLOYEE TO ENTER A NASSAU COUNTY SANITARY SEWER MANHOLE. THE MINIMUM REQUIREMENTS THE CONTRACTOR MUST COMPLY WITH ARE:
   A. CONTRACTOR ISSUED ENTRY PERMIT.
   B. CONFINED SPACE ENTRY MONITOR TO TEST FOR TOXIC, EXPLOSIVE AND OXYGEN DEFICIENT ATMOSPHERE.
   C. CONFINED SPACE RESCUE AND RETRIEVAL EQUIPMENT.
   THE CONTRACTOR WILL NOT BE PERMITTED TO WORK IN A NASSAU COUNTY SANITARY SEWER MANHOLE UNLESS HE COMPLIES WITH ALL APPLICABLE OSHA REQUIREMENTS.
10. THE SANITARY SEWER SERVICING THIS PROPERTY IS TO REMAIN PRIVATE. MAINTENANCE AND REPAIRS ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS.
11. THE OWNER/BUILDING SHALL SECURE THE SERVICES OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK WITH EXPERIENCE IN THE FIELD OF SANITARY SEWER CONSTRUCTION. THIS ENGINEER WILL BE REQUIRED TO CERTIFY THE COUNTY OF NASSAU THAT THE CONSTRUCTION OF THE LINES AND STRUCTURES HAS BEEN INSPECTED AND INSTALLED IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF NASSAU COUNTY. THE ENGINEER SHALL FURNISH TWO (2) SETS OF CERTIFIED AS-BUILT DRAWINGS.
12. ALL SANITARY SEWER HOUSE CONNECTIONS SHALL BE (6) SIX INCH PVC AT A MINIMUM OF 1% SLOPE.
13. ALL SANITARY CLEANOUTS, HOUSE CONNECTIONS, ETC. SHALL MEET NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS SANITARY SEWER STANDARDS. CLEANOUTS ON 6" LINE SHALL BE 75' O.C. MAXIMUM AND AT ALL BENDS GREATER THAN 23 DEGREES.

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

CAUTION-NOTICE TO CONTRACTOR:

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20' 0' 20' 40' 60'

THIS SITE PLAN IS BASED ON SURVEY PREPARED BY GALLAS SURVEYING GROUP DATED DECEMBER 12, 2021.

No.	REVISION DESCRIPTION	DATE	BY
⚠	HCR FILING SET TOH BUILDING DEPT FILING SET	05/14/26	XS
22	REVISIONS PER CLIENT REVIEW MEETING	05/04/26	XS
21	REVISIONS PER PEER REVIEW COMMENTS	04/28/26	XS
20	UPDATES FOR HCR 2025 REQUIREMENTS	08/13/25	XS
19	NEW WATER SERVICE TO COMMUNITY BUILDING PER EMTEC	01/04/23	XS
18	ADDED CONCRETE EQUIPMENT PADS PER EMTEC	11/27/23	XS
17	REMOVED FIRE CONNECTION TO STONE AVE PER FRANKLIN SQUARE WATER DISTRICT	11/09/23	XS
16	TOH BUILDING DEPT FILING SET	10/20/23	XS
15	HCR FILING SET	10/13/23	XS
14	LIGHTING REVISIONS	10/11/23	XS
13	REVISIONS PER BZO COMMENTS	08/07/23	XS
12	RECREATION AREA AND LIGHTING REVISIONS	06/27/23	XS
11	UNDERGROUND TRANSFORMER AND EV PARKING	06/22/23	XS
10	REVISE REFUSE AND GENERATOR LOCATIONS TO CONFORM WITH BZA	06/08/23	XS
09	BUILDING REVISIONS	05/09/23	XS
08	GRADING REVISIONS	05/04/23	XS
07	REVISIONS PER UPDATED BUILDING LAYOUT	05/02/23	XS
06	BUILDING REVISIONS	03/13/23	XS
05	SITE PLAN SUBMISSION TO TOWN OF HEMPSTEAD	02/10/23	GM
04	REVISIONS PER TOWN COMMENTS	12/07/22	XS
03	RESUBMISSION TO PLAN EXAMINER	10/19/22	XS
02	FOR FIRE MARSHALL REVIEW	09/14/22	XS
01	FOR BOARD OF APPEALS PROCESS ONLY	08/29/22	XS

OWNER:
TOWN OF HEMPSTEAD HOUSING AUTHORITY
700 JERUSALEM AVENUE
UNIONDALE, NEW YORK 11553

APPLICANT:
TOWN OF HEMPSTEAD HOUSING AUTHORITY
700 JERUSALEM AVENUE
UNIONDALE, NEW YORK 11553

UTILITY PLAN

DOGWOOD TERRACE

SITUATED IN

FRANKLIN SQUARE

TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK

NCTM: SECTION 35, BLOCK A, LOTS 522

STATE OF NEW YORK — CHRISTOPHER W. ROBINSON — 027519 — LICENSED PROFESSIONAL ENGINEER

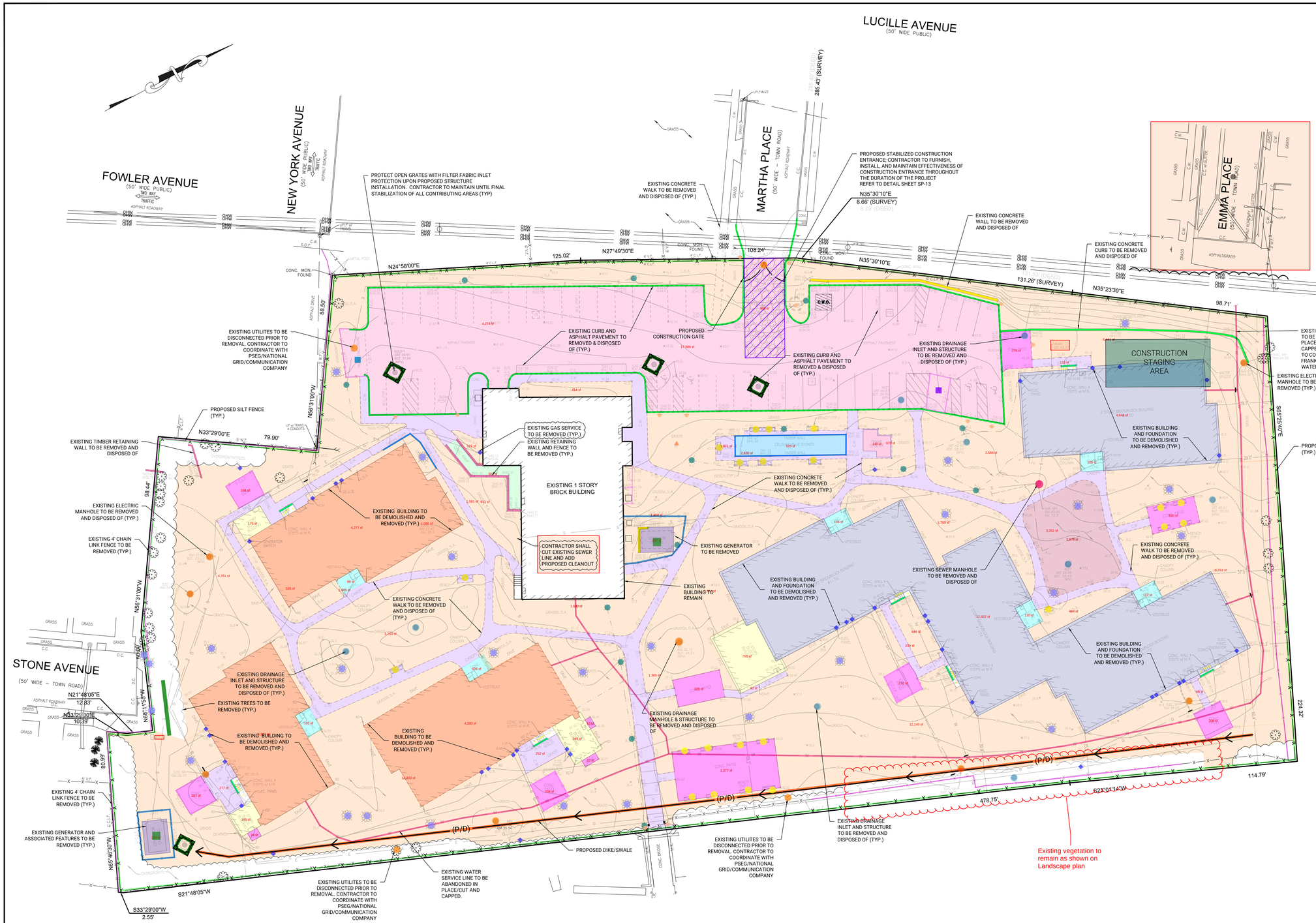
Christopher W. Robinson, P.E.
NY State License No. 067519

R&M ENGINEERING

Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	CHK'D. BY:	SCALE:	SHEET:
XS	GT	1"=20'	SP-4
DATE: 09/22/2022	DATE: 09/22/2022	JOB No.: 2019-102	

Drawing Name: P:\2019 Projects\2019-102\dwg\R&M\2026-05-14- Site Plan Layout (Rev C1).dwg Last Modified: May 07, 2026 – 3:37pm Plotted on: May 12, 2026 – 2:22pm by XScanlon



Legend

	Description	Quantity	Unit
	2" stone or crushed stone @ 6" thick stabilized construction entrance w/ filter cloth	989	sf
	Cloud+	1	Count
	Construction double hinged gate Size: 20'-0" x 6'-0" (Height assumed)	1	Count
	Construction staging area	1,244	sf
	Existing 1 Story block building to be removed in it's entirety - 1	766	sf
	Existing 1 Story block building to be removed in it's entirety - 2	345	sf
	Existing 1 Story block building to be removed in it's entirety - 3	165	sf
	Existing 1 Story block building to be removed in it's entirety - 4	175	sf
	Existing 2 Story brick/block building & foundation to be demolished and removed in it's entirety - 1	12,822	sf
	Existing 2 Story brick/block building & foundation to be demolished and removed in it's entirety - 2	4,646	sf
	Existing 6' chain link fence w/ gate to be removed	80.28	ft
	Existing asphalt paved area to be removed	17,986	sf
	Existing bench to be removed	22	Count
	Existing bollard lights to be removed	14	Count
	Existing building to be demolished and removed in it's entirety (No of stories not confirmed) - 1	4,300	sf
	Existing building to be demolished and removed in it's entirety (No of stories not confirmed) - 2	3,381	sf
	Existing building to be demolished and removed in it's entirety (No of stories not confirmed) - 3	4,277	sf
	Existing chainlink fence to be removed	105.92	ft
	Existing chainlink fence to be removed	642.78	ft
	Existing chainlink fence to be removed	692.00	ft
	Existing concrete canopy w/ columns to be removed	738	sf
	Existing concrete curb to be removed & disposed of	1,021.71	ft
	Existing concrete patio slab to be removed	3,302	sf
	Existing concrete ramp to be removed	303	sf
	Existing concrete retaining wall & fence to be removed	81.06	ft
	Existing concrete stairs w/ landing & railing to be removed	39	Count
	Existing concrete walk to be removed & disposed of	11,075	sf
	Existing concrete wall to be removed	54.81	ft
	Existing concrete wall to be removed	111.78	ft
	Existing crushed blue stones to be removed	529	sf
	Existing drainage inlet & sturcture to be removed and disposed of	9	Count
	Existing drainage manhole & structure to be removed and disposed of	1	Count
	Existing electric manhole to be removed & disposed	7	Count
	Existing fence w/ gate to be removed	77.19	ft
	Existing flagpole to be removed	1	Count
	Existing frame shelter to be removed	148	sf
	Existing generator & associated features to be removed	2	Count
	Existing generator concrete pad to be removed	416	sf
	Existing grass area to be removed	70,678	sf
	Existing sewer manhole to be removed and disposed of	1	Count
	Existing sign post to be removed	13	Count
	Existing timber curb wall to be removed	169.11	ft
	Existing timber retaining wall to be removed & disposed of	28.27	ft
	Existing trash enclosure to be removed Size: 13'-3" x 17'-10"	1	Count
	Existing trash enclosure to be removed Size: 24'-6" x 12'-8"	1	Count
	Existing trees to be removed	27	Count
	Existing utilities to be disconnected prior to removal	3	Count
	Existing utilities to be removed (e.g Elec panel, gas meter, elec meter etc)	38	Count
	Existing vegetation to be removed	27.86	ft
	Existing water service line to be abondoned in place/cut and capped	842.16	ft
	Filter fabric inlet protection @ open grates	107.62	ft
	Proposed dike/swale	532.01	ft
	Rectangle	4	Count
	Silt fence	1,676.51	ft

INCHES IN ANY DIRECTION FROM STAKED, MARKED OR OTHERWISE DESIGNATED PERIMETER OF ANY UNDERGROUND UTILITY.

4. EXCEPTION: POWERED OR MECHANIZED EQUIPMENT MAY BE USED FOR THE REMOVAL OF PAVEMENT OR MASONRY BUT ONLY TO THE DEPTH OF SUCH PAVEMENT OR MASONRY.

5. ALL EXISTING ON SITE DRAIN PIPES, CATCH BASINS, MANHOLES, DRAINAGE INLETS OR LEACHING POOLS THAT ARE LOCATED WITHIN THE PROPOSED BUILDING AREAS, SHALL BE REMOVED AND BACKFILLED. FILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST AND BE SELECT GRANULAR MATERIAL.

6. ALL EXISTING ON SITE LIGHT FIXTURES, POLES AND FOUNDATIONS SHALL BE REMOVED, UNLESS OTHERWISE NOTED ON PLAN OR AS DIRECTED BY OWNER'S REPRESENTATIVE.

7. ALL EXISTING ON SITE CATCH BASINS, MANHOLES, DRAIN INLETS, LEACHING POOLS OR SANITARY STRUCTURES THAT ARE LOCATED OUTSIDE THE PROPOSED BUILDING AREA AND ARE NOTED TO BE REMOVED SHALL BE PUMPED, CLEANED AND BACK FILLED WITH A LEAN CONCRETE MIXTURE OR AS DIRECTED BY ENGINEER OR GEOTECHNICAL REPRESENTATIVE. ANY EXISTING STRUCTURES THAT ARE IN CONFLICT WITH PROPOSED IMPROVMENTS SHALL BE ENTIRELY REMOVED AND DISPOSED OF.

8. EXISTING BUILDING INCLUDING FOUNDATIONS AND FLOOR SLABS, LOADING DOCKS, RAMPS, RETAINING WALLS AND CONCRETE SLABS SHALL BE COMPLETELY REMOVED AND ALL VOIDS BACK FILLED WITH CLEAN OR GRANULAR MATERIAL AS SPECIFIED. FILL SHALL BE COMPACTED AS PER NOTE #1.

9. ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED OR ABANDONED UNLESS OTHERWISE NOTED.

10. PRIOR TO ANY DEMOLITION CONTRACTOR SHALL SUBMIT DEMOLITION SEQUENCING PLAN TO OWNER FOR APPROVAL.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL FEES AND OBTAINING ALL PERMITS ASSOCIATED WITH THE DEMOLITION WORK INCLUDING BUT NOT LIMITED TO THE UTILITY DISCONNECT PERMITS AND THE DEMOLITION PERMIT.

TOWN OF HEMPSTEAD NOTES

1. UNCONTAINED CONSTRUCTION OR SITE RUNOFF CONTRIBUTES TO SURFACE WATERS.

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I CERTIFY THAT I HAVE READ OR HAVE BEEN ADVISED OF THE PERMIT CONDITIONS AND BELIEVE THAT I UNDERSTAND THEM. I AM AWARE OF THE REQUIREMENTS OF THE SPDES GENERAL PERMIT No. No. 0-20-001 FOR STORM WATER RUNOFF FROM CONSTRUCTION ACTIVITY AND WILL COMPLY WITH THE PREPARATION OF A NOI, SEDIMENT AND EROSION CONTROL PLAN AND STORM WATER POLLUTION PREVENTION PLAN.

David J. Gallo, President – Georgica Green Ventures, LLC

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20' 0' 20' 40' 60'

THIS SITE PLAN IS BASED ON SURVEY PREPARED BY GALLAS SURVEYING GROUP DATED DECEMBER 12, 2021.

OWNER:
TOWN OF HEMPSTEAD HOUSING AUTHORITY
760 JERUSALEM AVENUE
UNIONDALE, NEW YORK 11553

APPLICANT:
TOWN OF HEMPSTEAD HOUSING AUTHORITY
760 JERUSALEM AVENUE
UNIONDALE, NEW YORK 11553

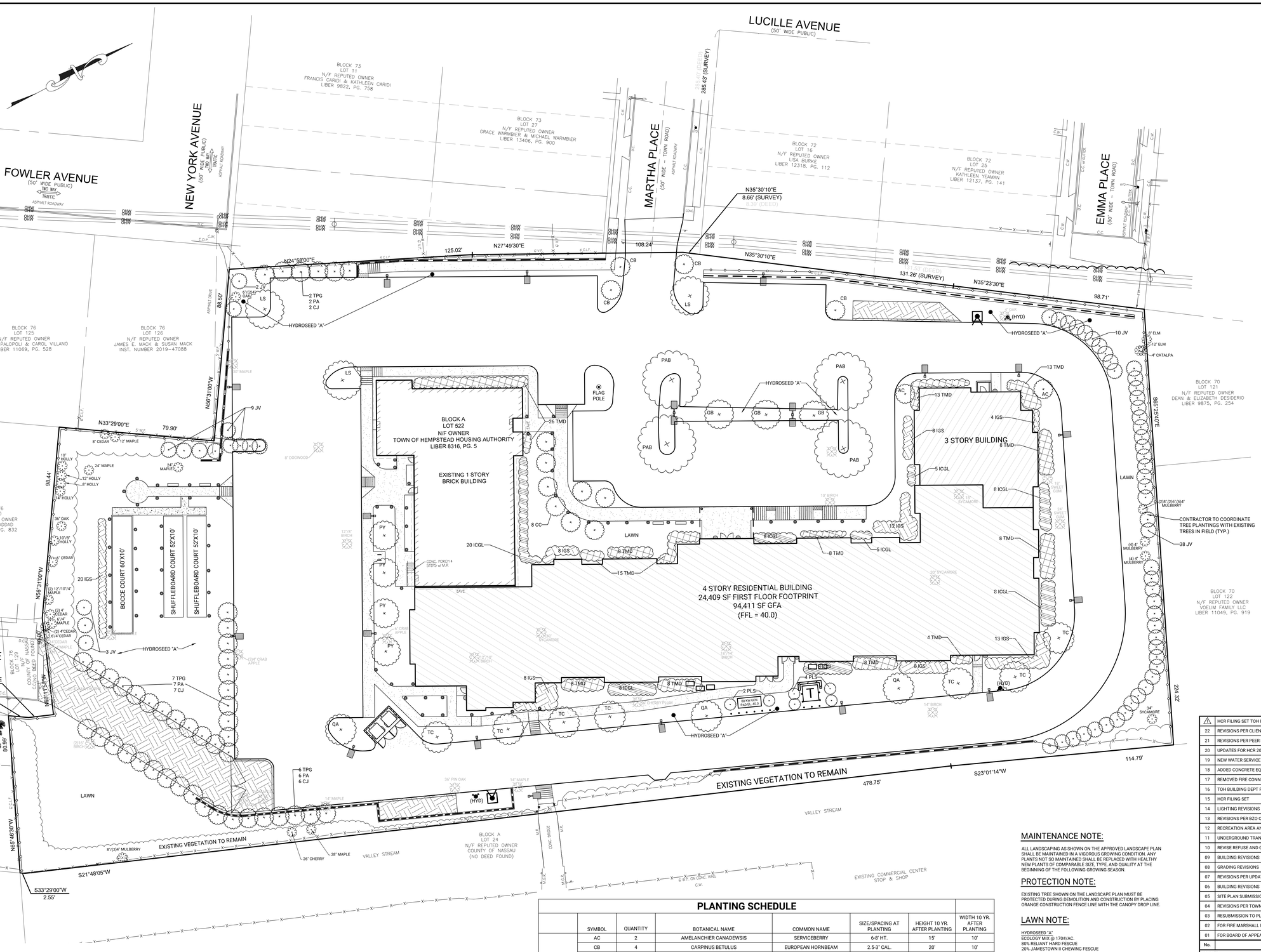
DEMOLITION & EROSION CONTROL PLAN
DOGWOOD TERRACE
SITUATED IN
FRANKLIN SQUARE
TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK
NCTM: SECTION 35, BLOCK A, LOTS 522

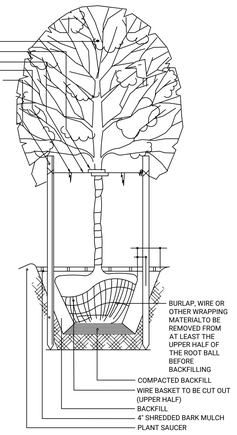
Christopher W. Robinson, P.E.
NY State License No. 067519

Robinson & Muller Engineers, P.C.
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Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	XS	CHK'D. BY:	GT	SCALE:	1"=20'	SHEET:	SP-5
DATE:	09/22/2022	DATE:	09/22/2022	JOB No.:	2019-102		

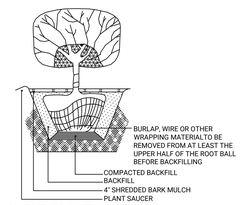
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TREE PLANTING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

NOTES:

1. ALL PLANT MATERIAL GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY OWNER.
2. ALL PLANTING BEDS TO BE MULCHED WITH 2 - 3" OF SHREDDED BARK OVER 10 MIL FABRIC BY EASY GARDENER WEEDBLOCK, DEWITT WEED BARRIER OR APPROVED EQUAL.
3. ALL PLANTING BEDS TO RECIEVE 6" OF SCREENED TOPSOIL PRIOR TO PLANT INSTALLATION.
4. NO PLANT MATERIAL, EXCEPT LAWN OR GROUNDCOVER, IS TO BE LOCATED WITHIN 2' OF ANY PARKING LOT CURBS.
5. EXISTING STREET TREES TO BE TRIMMED TO 7' MINIMUM ABOVE PEDESTRIAN WALK.
6. ALL PROPOSED STREET TREES ARE PSEGLI APPROVED WIRE FRIENDLY TREES.

BZO ORDINANCE 319D5 CALCULATIONS:

REQUIRED:	
CODE REQUIRED STALLS:	229 STALLS
1 SHADE TREE (3" CAL. MIN.) PER 10 STALLS	
229 STALLS / 10 TREES PER STALL:	30 TREES REQUIRED
PROVIDED:	
EXISTING TREES TO REMAIN:	26 TREES
PROPOSED SHADE TREES:	36 TREES
TOTAL SHADE TREES (3" CAL. MIN.):	62 TREES PROVIDED

PLANTING SCHEDULE

	SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING AT PLANTING	HEIGHT 10 YR. AFTER PLANTING	WIDTH 10 YR. AFTER PLANTING
DEC. TREES	AC	2	AMELANCHIER CANADEWSIS	SERVICEBERRY	6-8' HT.	15'	10'
	CB	4	CARPINUS BETULUS	EUROPEAN HORNBEAM	2.5-3" CAL.	20'	10'
	GB	3	GINGKO BILOBA	MAIDENHAIR TREE	3-3.5" CAL. - 30' OC	25'	15'
	LS	3	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	3-3.5" CAL. - 30' OC	25'	20'
	PAB	5	PLATANUS ACERIFOLIA BLOODGOOD	LONDON PLANE TREE	3-3.5" CAL. - 30' OC	30'	30'
	PY	4	PRUNUS YEDOENSIS	YOSHINO CHERRY	2.5-3" CAL. - 20' OC	25'	15'
	CC	8	CERCIS CANADENSIS	REDBUD	6-8' CAL. - 15' OC	15'	10'
	QA	4	QUERCUS ALBA	WHITE OAK	3-3.5" CAL. - 30' OC	20'	16'
	TC	7	TILIA CORDATA	LITTLELEAF LINDEN	3-3.5" CAL. - 30' OC	20'	16'
EVERGREEN TREES	JV	62	JUNIPERUS VIRGINIANA	E. RED CEDAR	6-8' HT. - 5' OC	20'	8'
	CJ	25	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	6-8' HT. - 8' OC	25'	10
	PA	25	PICEA ABIES	NORWAY SPRUCE	6-8' HT. - 8' OC	25'	10'
	TPG	25	THUJA PLICATA GREEN GIANT	WESTERN ARBORVITAE	6-8' HT. - 8' OC	25'	10'
SCHRUBS	IGS	81	ILEX GLABRA SHAMROCK	SHAMROCK HOLLY	2-3' HT. - 3' OC	4'	3'
	ICGL	70	ILEX CRENATA GREEN LUSTER	GREEN LUSTRE HOLLY	18-24" HT. - 3' OC	3'	3'
	PLS	6	PRUNUS LAUROCERASUS SCHIPKAENSIS	SKIP LAUREL	3-4' HT. - 4' OC	8'	6'
	TMD	129	TAXUS MEDIA DEWSIFORMIS	DENSE YEW	18-24" HT. - 3' OC	4'	5'

* ALL STREET TREES SHALL BE FROM THE PSEG ACCEPTABLE TREE SPECIES LIST AND BE COMPATIBLE WITH OVERHEAD DISTRIBUTION FACILITIES. TREES MAY GROW OVER 25-FEET IN HEIGHT AND NEED TO BE TRIMMED IN ORDER TO MAINTAIN A HEIGHT THAT DOES NOT EXCEED 25-FEET. THE OWNER OPERATOR SHALL CONTACT PSEG FOR ALL TREE TRIMMING IN THE VICINITY OF THE ELECTRICAL DISTRIBUTION FACILITIES.

MAINTENANCE NOTE:

ALL LANDSCAPING AS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH HEALTHY NEW PLANTS OF COMPARABLE SIZE, TYPE, AND QUALITY AT THE BEGINNING OF THE FOLLOWING GROWING SEASON.

PROTECTION NOTE:

EXISTING TREE SHOWN ON THE LANDSCAPE PLAN MUST BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY PLACING ORANGE CONSTRUCTION FENCE LINE WITH THE CANOPY DROP LINE.

LAWN NOTE:

HYDROSEED "A"
ECOLOGY MIX @ 1704/AC.
80% RELIANT HARD FESCUE
20% JAMESTOWN II CHEWING FESCUE

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

CAUTION-NOTICE TO CONTRACTOR:

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20' 0' 20' 40' 60'

THIS SITE PLAN IS BASED ON SURVEY PREPARED BY GALLAS SURVEYING GROUP DATED DECEMBER 12, 2021.

No.	REVISION DESCRIPTION	DATE	BY
1	HCR FILING SET TOH BUILDING DEPT FILING SET	05/14/26	XS
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17	REMOVED FIRE CONNECTION TO STONE AVE PER FRANKLIN SQUARE WATER DISTRICT	11/09/23	XS
16	TOH BUILDING DEPT FILING SET	10/20/23	XS
15	HCR FILING SET	10/13/23	XS
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06	BUILDING REVISIONS	03/13/23	XS
05	SITE PLAN SUBMISSION TO TOWN OF HEMPSTEAD	02/10/23	GM
04	REVISIONS PER TOWN COMMENTS	12/07/22	XS
03	RESUBMISSION TO PLAN EXAMINER	10/19/22	XS
02	FOR FIRE MARSHALL REVIEW	09/14/22	XS
01	FOR BOARD OF APPEALS PROCESS ONLY	08/29/22	XS

OWNER:
TOWN OF HEMPSTEAD HOUSING AUTHORITY
760 JERUSALEM AVENUE
UNIONDALE, NEW YORK 11553

APPLICANT:
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760 JERUSALEM AVENUE
UNIONDALE, NEW YORK 11553

LANDSCAPE PLAN

DOGWOOD TERRACE

SITUATED IN

FRANKLIN SQUARE

TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK

NCTM: SECTION 35, BLOCK A, LOTS 522

LICENSED LANDSCAPE ARCHITECT
RICHARD IGNATOW
No. 757
STATE OF NEW YORK

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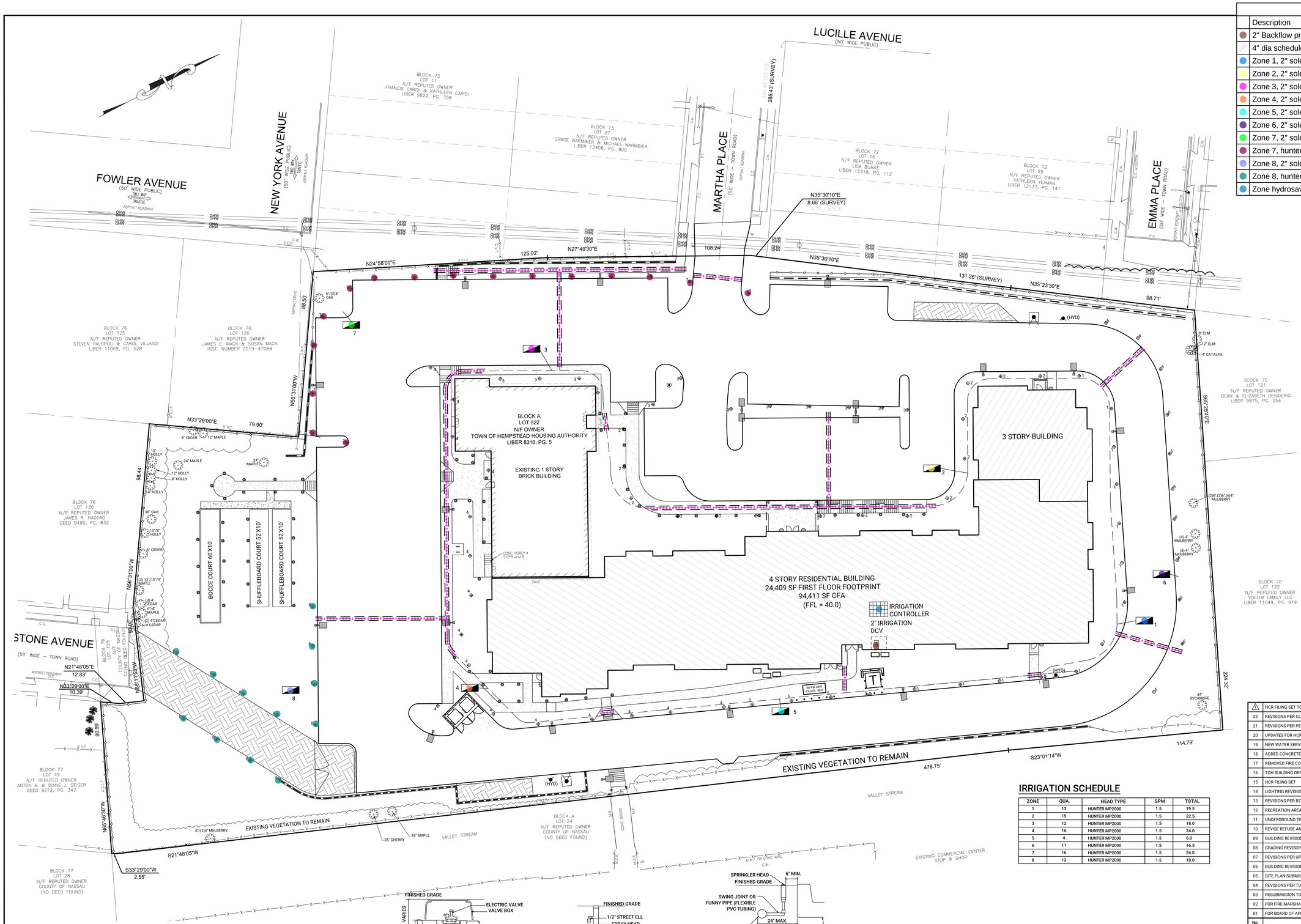
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DATE:	09/22/2022	DATE:	09/22/2022	JOB No.:	2019-102		

Drawing Name: P:\2019 Projects\2019-102\dwg\R&M\2026-05-14 - Site Plan Layout (Rev C1).dwg Last Modified: May 07, 2026 - 3:37pm Plotted on: May 12, 2026 - 2:27pm by XSorsori

Legend			
	Description	Quantity	Unit
	2" Backflow preventer double check valve (DCV)	1	Count
	4" dia schedule 40 PVC sleeve	760.81	ft
	Zone 1, 2" solenoid valve in amatex fiberglass box	1	Count
	Zone 2, 2" solenoid valve in amatex fiberglass box	1	Count
	Zone 3, 2" solenoid valve in amatex fiberglass box	1	Count
	Zone 4, 2" solenoid valve in amatex fiberglass box	1	Count
	Zone 5, 2" solenoid valve in amatex fiberglass box	1	Count
	Zone 6, 2" solenoid valve in amatex fiberglass box	1	Count
	Zone 7, 2" solenoid valve in amatex fiberglass box	1	Count
	Zone 7, hunter MP2000 series head sprinkler 1.5 GMP/21' O.C. max	16	Count
	Zone 8, 2" solenoid valve in amatex fiberglass box	1	Count
	Zone 8, hunter MP2000 series head sprinkler 1.5 GMP/21' O.C. max	12	Count
	Zone hydrosaver proline controller Size: 9'-8" x 7'-10"	1	Count

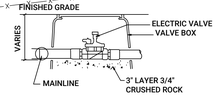
IRRIGATION KEY

- HUNTER MP2000 SERIES HEAD SPRINKLER 1.5 GPM/21.0' O.C. MAX
- RICHDEL MODEL 217 OR APPROVED EQUAL, 2' SOLENOID VALVE IN AMATEX FIBERGLASS BOX
- 2" ZURN WILKINS MODEL 350XL BACKFLOW PREVENTER DOUBLE CHECK VALVE (DCV)
- ZONE HYDROSAVER PROLINE CONTROLLER
- 4" DIA. SCHEDULE 40 PVC SLEEVE
- 2" DIA. SCHEDULE 40 PVC WATER MAIN
- ZONE DESIGNATION



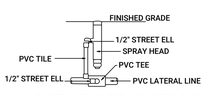
IRRIGATION SCHEDULE

ZONE	QUA.	HEAD TYPE	GPM	TOTAL
1	13	HUNTER MP2000	1.5	19.5
2	15	HUNTER MP2000	1.5	22.5
3	12	HUNTER MP2000	1.5	18.0
4	16	HUNTER MP2000	1.5	24.0
5	4	HUNTER MP2000	1.5	6.0
6	11	HUNTER MP2000	1.5	16.5
7	16	HUNTER MP2000	1.5	24.0
8	12	HUNTER MP2000	1.5	18.0



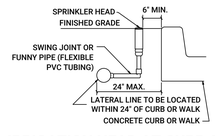
ELECTRIC VALVE ASSEMBLY

NTS



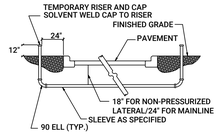
6" POP-UP SPRAY HEAD DETAIL

NTS



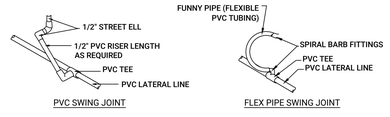
IRRIGATION HEAD AT CURB OR WALK

NTS



SLEEVE INSTALLATION DETAIL

NTS



HEAD TO LATERAL PIPE CONNECTION DETAIL

NTS

IRRIGATION NOTES:

1. ZONE LINES TO BE POLYETHYLENE 100 LBS. VACUUM SEALED WITH UNDERGROUND WIRING 14/1 UF.
2. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS.
3. IRRIGATION HEAD AND SERVICE LINE LOCATIONS ARE FOR SCHEMATIC PURPOSES ONLY AND MAY REQUIRE FIELD ADJUSTMENTS. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTING IMPROVEMENTS.
4. CONTRACTOR SHALL COORDINATE LOCATION OF IRRIGATION HEADS & VALVE BOXES WITH SITE PLAN SET TO ENSURE THERE IS NO CONFLICT BETWEEN PROPOSED OR EXISTING PLANTINGS AND STRUCTURES.

CONTACT 811 BEFORE YOU DIG
STATE DIGGING PARTNER

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20' 0' 20' 40' 60'

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IRRIGATION PLAN

DOGWOOD TERRACE

SITUATED IN

FRANKLIN SQUARE

TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK

NCTM: SECTION 35, BLOCK A, LOTS 522

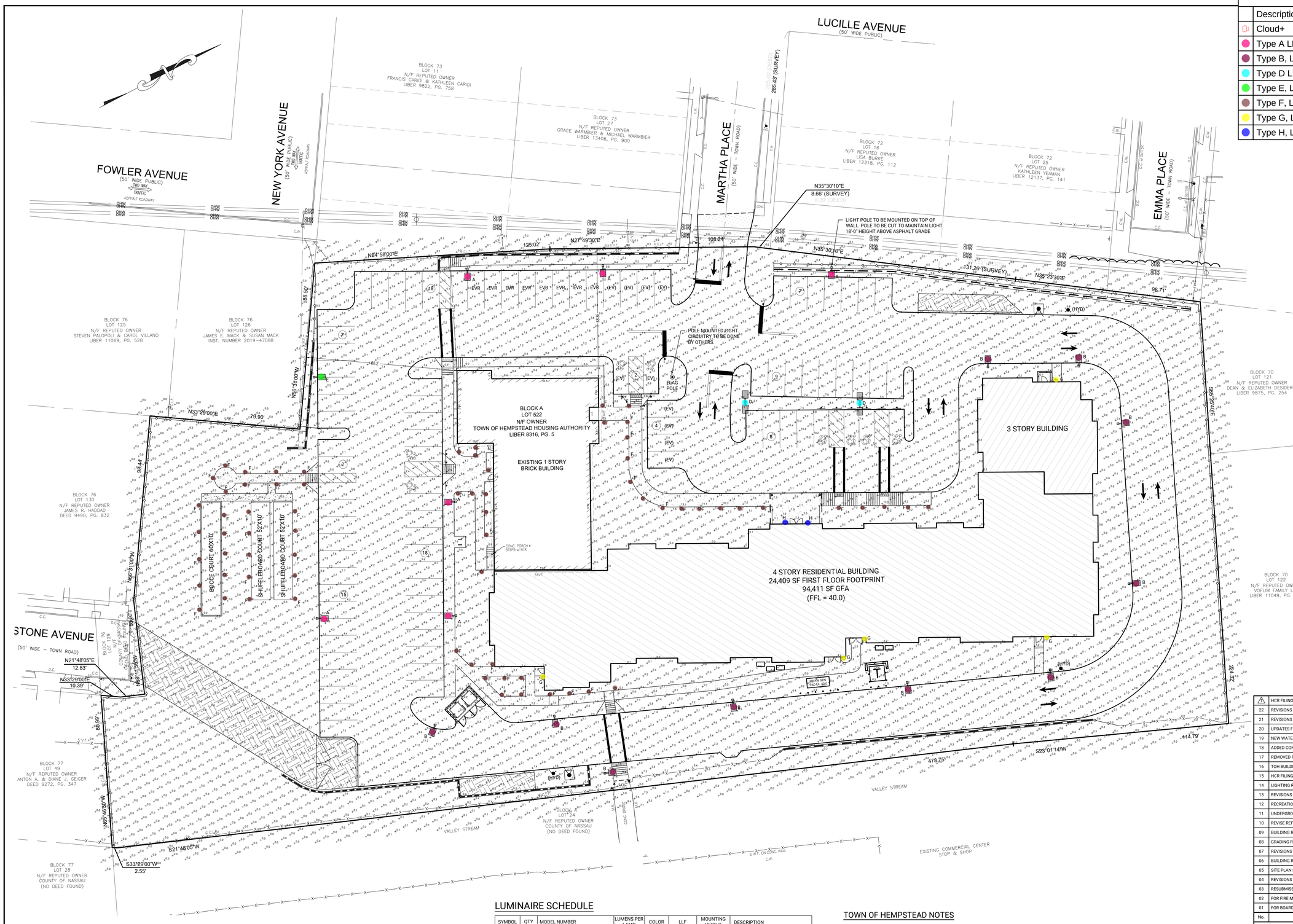
LICENSED LANDSCAPE ARCHITECT
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Richard Ignatow, L.L.A.
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DWN. BY:	XS	CHK'D. BY:	GT	SCALE:	1"=20'	SHEET:	SP-7
DATE:	09/22/2022	DATE:	09/22/2022	JOB No.:	2019-102		

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Legend			
	Description	Quantity	Unit
	Cloud+	1	Count
	Type A LED polemounted area light, 108 watt, 18'-0" H	6	Count
	Type B, LED polemounted area light, 108 watt, 18'-0" H	10	Count
	Type D LED pole mounted area light, 347 watt, 18'-0" H	2	Count
	Type E, LED polemounted area light, 108 watt, 18'-0" H	1	Count
	Type F, LED bollard light, 5 watt, 3'-6" H	70	Count
	Type G, LED wall mounted area light, 16.5 watts, 8'-0" H	5	Count
	Type H, LED wall mounted area light, 18 watts, 8'-0" H	2	Count

KEYMAP
SCALE: 1"=500'

LUMINAIRE SCHEDULE

SYMBOL	QTY	MODEL NUMBER	LUMENS PER LAMP	COLOR	LLF	MOUNTING HEIGHT	DESCRIPTION
A	6	DEZINER DS10A PLED III W 48LED 700mA 30K HS	204	3000K	1.00	18' - 0"	108 WATT, LED POLE MOUNTED AREA LIGHT
B	10	DEZINER DS10A PLED II FR 48LED 700mA 30K HS	211	3000K	1.00	18' - 0"	108 WATT, LED POLE MOUNTED AREA LIGHT
D	2	DEZINER DS10A PLED III M 80LED 700mA 30K HS	207	3000K	1.00	18' - 0"	347 WATT, LED POLE MOUNTED AREA LIGHT
E	1	DEZINER DS10A PLED IV FT 48LED 700mA 30K HS	204	3000K	1.00	18' - 0"	108 WATT, LED POLE MOUNTED AREA LIGHT
F	70	LITHONIA RADB LED P1 30K ASY DBLXD	285	3000K	1.00	3' - 6"	5 WATT, LED BOLLARD LIGHT
G	5	WAC LIGHTING WS-W65607 A1217715	849	3000K	1.00	8' - 0"	16.5 WATT, LED WALL MOUNTED AREA LIGHT
H	2	WAC LIGHTING WS-W52614	737	3000K	1.00	8' - 0"	18 WATT, LED WALL MOUNTED AREA LIGHT
I	2	9042-W25-LED-12.5W-30K AS MANUFACTURED BY ALCON LIGHTING	1200	3000K	-	GROUND	7-INCH, 12.5 WATT, LED GROUND MOUNTED FLAGPOLE UPLIGHT

Symbol not shown on drawings. follow schedule for quantity

* POLE TO BE DEZINER RTA 1853-188 OR APPROVED EQUAL

TOWN OF HEMPSTEAD NOTES

1. MINIMUM OF 1.00 LUMENS PER SQUARE FOOT OF LIGHTING WILL BE PROVIDED THROUGHOUT THE ENTIRE SITE AND RESIDENTIAL DWELLINGS SHALL BE SHIELDED.

THIS SITE PLAN IS BASED ON SURVEY PREPARED BY GALLAS SURVEYING GROUP DATED DECEMBER 12, 2021.

20' 0' 20' 40' 60'

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UNIONDALE, NEW YORK 11553

APPLICANT:
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UNIONDALE, NEW YORK 11553

PHOTOMETRIC PLAN

DOGWOOD TERRACE

SITUATED IN

FRANKLIN SQUARE

TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK

NCTM: SECTION 35, BLOCK A, LOTS 522

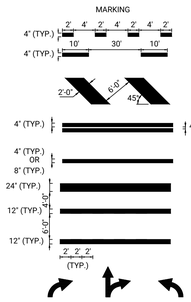
STATE OF NEW YORK — CHRISTOPHER W. ROBINSON — 087519 — LICENSED PROFESSIONAL ENGINEER

Christopher W. Robinson, P.E.
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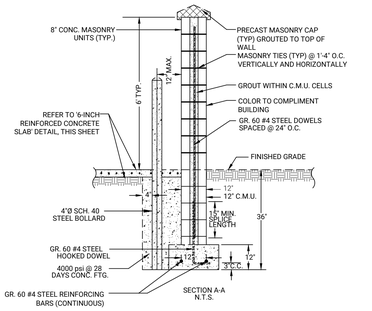
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PAVEMENT MARKING LEGEND ON-SITE

N.T.S.

1. ALL PARKING LOT STRIPING TO BE SHERWIN-WILLIAMS "SETFAST" ACRYLIC ALKYD TRAFFIC MARKING PAINT, #TM 2160-WHITE & #TM 2161 - YELLOW OR APPROVED EQUAL.
2. ALL STRIPING SHALL HAVE A MINIMUM OF TWO (2) COATS OF PAINT AT A MINIMUM DRY FILM THICKNESS (DFT) OF 9 MILS. THE FIRST COAT SHALL BE APPLIED AT THE DFT OF 3 MILS UPON PAVEMENT INSTALLATION (NO LATER THAN TURNOVER). THE SECOND COAT SHALL BE APPLIED AT THE DFT OF 6 MILS 30 DAYS LATER (NO LATER THAN 2 WEEKS BEFORE GRAND OPENING).
3. LEGENDS AND SYMBOLS: SERIES SMS-900, WHITE. CONTACT CEMENT AS RECOMMENDED BY THE MANUFACTURER.



ON-SITE REFUSE ENCLOSURE DETAIL

NOTES:

1. GATE SHALL BE CHAIN LINK STYLE QT, INDUSTRIAL APPLICATION, AS MANUFACTURED BY CHAIN LINK FENCE COMPANY OF PENNSYLVANIA OR APPROVED EQUAL.
2. THE CONCRETE BLOCK WALL SHALL HAVE A 3' FOOTING.
3. THE CONCRETE BLOCK WALL SHALL BE REINFORCED USING MASONRY REINFORCING MESH (CONTINUOUS- HORIZONTAL DIRECTION) AND #5 REINFORCING BARS (CONTINUOUS VERTICAL DIRECTION) EMBEDDED IN THE BLOCK AND SUPPORTED WITH CONCRETE FILLING. THE REINFORCING SHALL BE A MAXIMUM OF 18" ON CENTER, BOTH DIRECTIONS.
4. FOR LENGTH AND WIDTH DIMENSIONS, REFER TO SHEET SP-1.
5. C.M.U CELLS CONTAINING STEEL REINFORCING RODS SHALL BE PRESSURE GROUTED FROM TOP OF FOUND. WALL FLUSH TO TOP OF THE MASONRY WALL.
6. C.M.U. CELLS CONTAINING STEEL REINFORCING RODS SHALL BE CLEARED OF OBSTRUCTIONS PRIOR TO GROUTING.
7. MASONRY TIES MUST EXTEND A MINIMUM OF 1-1/2" ONTO SOLID MASONRY UNITS AND BE FULLY EMBEDDED IN MORTAR ON THE OUTER FACE SHELL OF HOLLOW MASONRY UNITS.

REINFORCED CONCRETE SLAB DETAIL

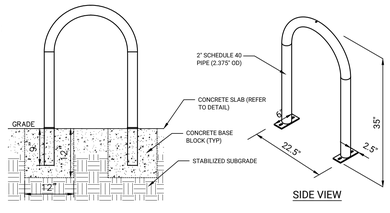
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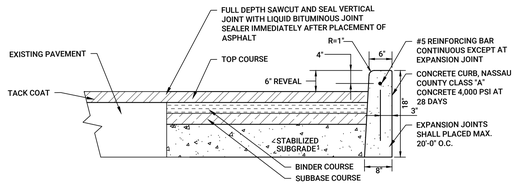
1. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT @ 36' O.C. AND CONTROL JOINTS SAWCUT @ 12' O.C.
2. CONCRETE SHALL BE 4000 PSI MIN. @ 28 DAYS.
3. CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ADDITIONAL REQUIREMENTS.

BICYCLE RACK DETAIL

NOTES:

1. BICYCLE RACK AS MANUFACTURED BY DERO OR APPROVED EQUAL.
2. BICYCLE RACK TO MEET "ASSOCIATION OF PEDESTRIAN AND BICYCLE PROFESSIONALS" (APBP) STANDARDS.
3. MOUNTING OPTIONS:
   -IN-GROUND (PREFERRED)
   -SURFACE
   -FOOT MOUNT HAS TWO (2) 2.5"x6"x.25" FEET WITH TWO ANCHORS PER FOOT.
4. BICYCLE RACKS SHALL BE SPACED 36" APART O.C. FOR MULTIPLE RACK SYSTEM.





STANDARD DUTY PAVEMENT SECTION:

TOP COURSE:
1-1/2" COMPACTED ASPHALT TOP COURSE, NYSDOT TYPE 7.

BINDER COURSE:
2" COMPACTED DENSE GRADED BASE COURSE ASPHALTIC CONCRETE NYSDOT TYPE 3.

SUBBASE COURSE:
6" OF COMPACTED RCA NYSDOT TYPE 1011 MATERIAL "A".

HEAVY DUTY PAVEMENT SECTION:

TOP COURSE:
1-1/2" COMPACTED ASPHALT TOP COURSE, NYSDOT TYPE 7.

BINDER COURSE:
3-1/2" COMPACTED DENSE GRADED BASE COURSE ASPHALTIC CONCRETE NYSDOT TYPE 3.

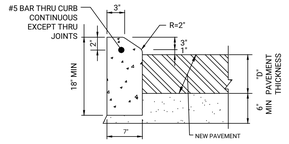
SUBBASE COURSE:
6" OF COMPACTED RCA NYSDOT TYPE 1011 MATERIAL "A".

ON-SITE CURB AND PAVEMENT DETAIL

NTS

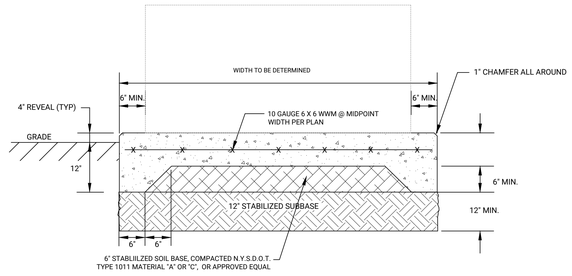
NOTES:

1. ALL WORK SHALL CONFORM TO TOWN OF HEMPSTEAD SPECIFICATIONS.
2. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS ALONG CURB AT 20' O.C. MIN., AT ALL CURB P.C.'S; P.T.'S AND AT BOTH ENDS OF CURB CUTS.
3. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS ALONG CONCRETE SIDEWALK AT 20' O.C. MIN., AT ALL INTERSECTIONS WITH OTHER WALKS AND CONCRETE HANDICAP RAMPS.
4. HANDICAP RAMPS SHALL CONFORM TO THE LATEST N.Y.S. STANDARDS.
5. ALL CONCRETE FOR CURB SHALL BE NASSAU COUNTY CLASS 'A'. ALL CONCRETE FOR SIDEWALKS SHALL BE NASSAU COUNTY CLASS 'B'.
6. CURB REVEAL SHALL BE 6" TYPICAL, UNLESS WHERE NOTED ON PLAN.
7. DAMAGED BASE AND BINDER COURSE SHALL BE REMOVED AND REPLACED PRIOR TO PLACEMENT OF TOP COURSE.
8. TOP COURSE SHALL BE PLACED AFTER CONSTRUCTION HAS BEEN SUBSTANTIALLY COMPLETED AS DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.
9. SUBBASE MATERIAL SHALL BE PLACED AND SPREAD FROM AN APPROVED STOCKPILE. MATERIAL SHALL BE TESTED FROM THE STOCKPILE BY AN APPROVED SOIL TESTING LABORATORY PRIOR TO PLACEMENT.



MOUNTABLE CURB

NTS

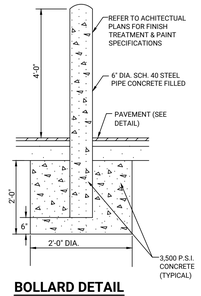


6" CONCRETE GENERATOR PAD DETAIL

N.T.S.

NOTES

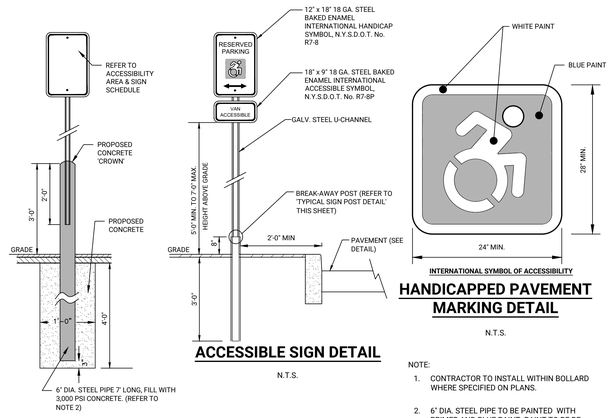
1. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT @ 36' O.C. AND CONTROL JOINTS SAWCUT @ 12' O.C.
2. CONCRETE SHALL BE CLASS " A" AND CONFORM TO TOWN REQUIREMENTS (4,000 PSI MIN. @ 28 DAYS).
3. PROVIDE HAUNCH AROUND PERIMETER
4. PAD DIMENSIONS SHALL BE 12" GREATER THAN GENERATOR OVERALL DIMENSIONS. GENERATOR TO BE INSTALLED WITH 6" REVEAL ON ALL SIDES.



BOLLARD DETAIL

N.T.S.

NOTES:
1. CONCRETE SHALL BE CLASS "A" AND CONFORM TO TOWN REQUIREMENTS (4,000 PSI MIN. @ 28 DAYS).



SIGN BOLLARD DETAIL

N.T.S.

ACCESSIBLE SIGN DETAIL

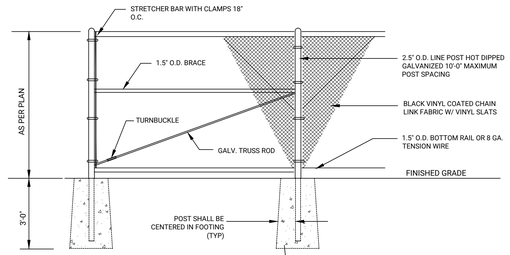
N.T.S.

INTERNATIONAL SYMBOL OF ACCESSIBILITY

HANDICAPPED PAVEMENT MARKING DETAIL

N.T.S.

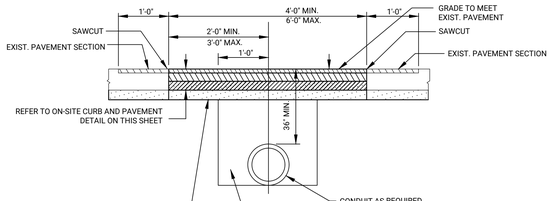
NOTE:
1. CONTRACTOR TO INSTALL WITHIN BOLLARD WHERE SPECIFIED ON PLANS.
2. 6" DIA. STEEL PIPE TO BE PAINTED WITH PRIMER AND BLUE PAINT. PAINT TO BE BE APPLIED IN TWO (2) COATS



6' HIGH CHAIN LINK FENCE DETAIL

N.T.S.

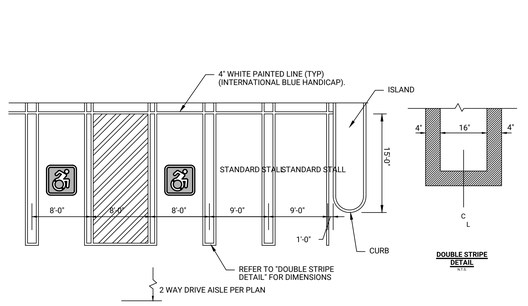
NOTES: 1. ALL FENCE SHALL BE BLACK VINYL COATED
2. PROPOSED 6' BLACK VINYL COATED CHAINLINK FENCE:
   LINE POSTS: 2" O.D.
   CORNER POSTS: 2 1/2" O.D.
   GATE POSTS: 4" O.D.
3. GATE SIZES AND LOCATIONS AS PER PLAN



PAVEMENT TRENCH DETAIL

N.T.S.

NOTES:
1. IF TRENCH IS WITHIN A COMPOSITE SECTION, THEN PROPOSED REPAIR MUST BE MATCHED IN-KIND.
2. REFER TO PAVEMENT DETAIL ON THIS SHEET FOR FURTHER INFORMATION.

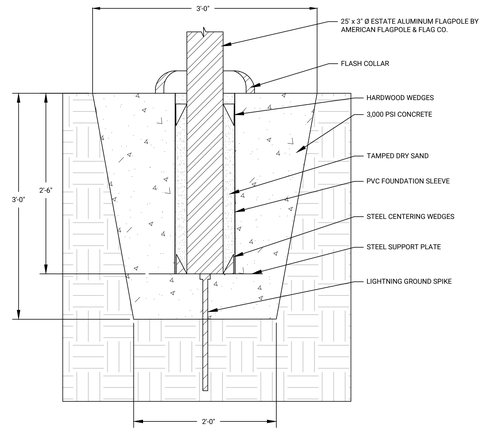


DOUBLE STRIPE DETAIL
N.T.S.

PARKING AREA STRIPING AND ALIGNMENT DETAIL

N.T.S.

1. HANDICAP PARKING STALLS AND ALL HANDICAP RAMPS SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE UNIFORM BUILDING CODE AND CABO/ANSI A117.1.
2. ALL STRIPING SHALL HAVE A MINIMUM OF TWO (2) COATS OF PAINT AT A MINIMUM DRY FILM THICKNESS (DFT) OF 9 MILS. THE FIRST COAT SHALL BE APPLIED AT THE DFT OF 3 MILS UPON PAVEMENT INSTALLATION (NO LATER THAN TURNOVER). THE SECOND COAT SHALL BE APPLIED AT THE DFT OF 6 MILS 30 DAYS LATER (NO LATER THAN 2 WEEKS BEFORE GRAND OPENING).
3. ALL PARKING LOT STRIPING TO BE SHERWIN-WILLIAMS "SETFAST" ACRYLIC ALKYD TRAFFIC MARKING PAINT, #TM 2160-WHITE & #TM 2161 - YELLOW OR APPROVED EQUAL.
4. HANDICAP ACCESSIBLE STALL STRIPING AND SYMBOLS TO BE INTERNATIONAL BLUE



25' X 3" Ø FLAG POLE DETAIL

N.T.S.

No.	REVISION DESCRIPTION	DATE	BY
23	HCR FILING SET TOH BUILDING DEPT FILING SET	05/14/26	XS
22	REVISIONS PER CLIENT REVIEW MEETING	05/04/26	XS
21	REVISIONS PER PEER REVIEW COMMENTS	04/28/26	XS
20	UPDATES FOR HCR 2025 REQUIREMENTS	08/13/25	XS
19	NEW WATER SERVICE TO COMMUNITY BUILDING PER EMTEC	01/04/23	XS
18	ADDED CONCRETE EQUIPMENT PADS PER EMTEC	11/27/23	XS
17	REMOVED FIRE CONNECTION TO STONE AVE PER FRANKLIN SQUARE WATER DISTRICT	11/09/23	XS
16	TOH BUILDING DEPT FILING SET	10/20/23	XS
15	HCR FILING SET	10/13/23	XS
14	LIGHTING REVISIONS	10/11/23	XS
13	REVISIONS PER BZO COMMENTS	08/07/23	XS
12	RECREATION AREA AND LIGHTING REVISIONS	06/27/23	XS
11	UNDERGROUND TRANSFORMER AND EV PARKING	06/22/23	XS
10	REVISE REFUSE AND GENERATOR LOCATIONS TO CONFORM WITH BZA	06/08/23	XS
09	BUILDING REVISIONS	05/09/23	XS
08	GRADING REVISIONS	05/04/23	XS
07	REVISIONS PER UPDATED BUILDING LAYOUT	05/02/23	XS
06	BUILDING REVISIONS	03/13/23	XS
05	SITE PLAN SUBMISSION TO TOWN OF HEMPSTEAD	02/10/23	GM
04	REVISIONS PER TOWN COMMENTS	12/07/22	XS
03	RESUBMISSION TO PLAN EXAMINER	10/19/22	XS
02	FOR FIRE MARSHALL REVIEW	09/14/22	XS
01	FOR BOARD OF APPEALS PROCESS ONLY	08/29/22	XS

OWNER:
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760 JERUSALEM AVENUE
UNIONDALE, NEW YORK 11553

APPLICANT:
TOWN OF HEMPSTEAD HOUSING AUTHORITY
760 JERUSALEM AVENUE
UNIONDALE, NEW YORK 11553

CONSTRUCTION DETAILS

DOGWOOD TERRACE

SITUATED IN

FRANKLIN SQUARE

TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK

NCTM: SECTION 35, BLOCK A, LOTS 522

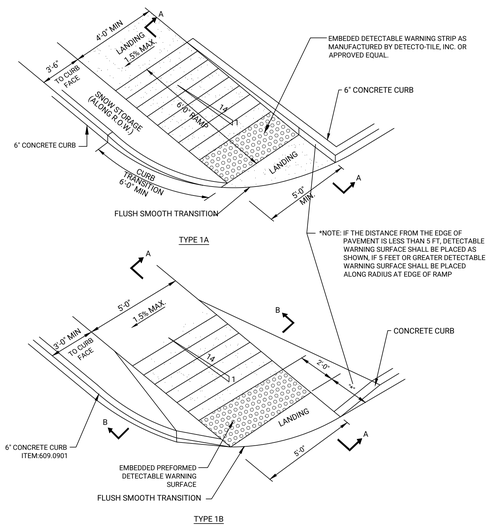
STATE OF NEW YORK — CHRISTOPHER W. ROBINSON — LICENSED PROFESSIONAL ENGINEER

Christopher W. Robinson, P.E.
NY State License No. 067519

Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
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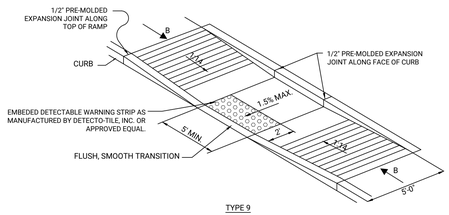
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DATE: 09/22/2022	DATE: 09/22/2022	JOB No.: 2019-102	

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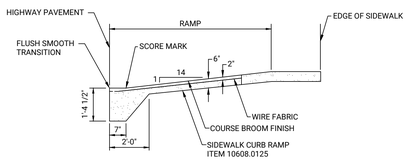


TYPE 1A

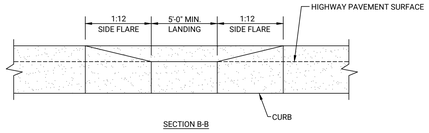
TYPE 1B



TYPE 9



SECTION A-A



SECTION B-B

ON-SITE CURB RAMP DETAILS

N.T.S.

SIDEWALK RAMP NOTES

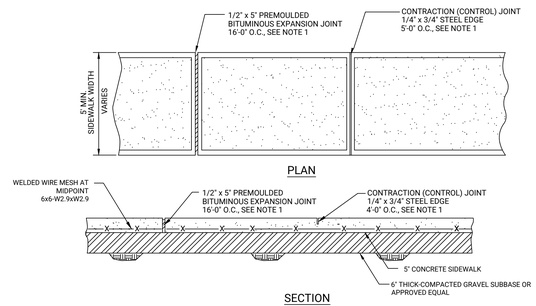
NOTES: 1. THE MAXIMUM SLOPE OF A SIDEWALK CURB RAMP IN NEW CONSTRUCTION SHALL BE 1:14. IF SPACE LIMITATIONS ON EXISTING SITES PROHIBIT THE USE OF 1:14 THE FOLLOWING SLOPES AND RISES MAY BE USED:

A) STEEPER THAN 1:12 (8.33%) BUT NO STEEPER THAN 1:10 (10%) 6" MAX. RISE, 5' MAX. RUN

B) STEEPER THAN 1:10 (10%) BUT NO STEEPER THAN 1:8 (12.5%) 3" MAX. RISE, 2' MAX. RUN

C) A SLOPE STEEPER THAN 1:8 (12.5%) IS NOT ALLOWED

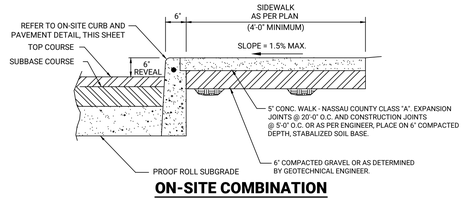
2. ALL SIDEWALK CURB RAMPS SHALL HAVE FLUSH, SMOOTH TRANSITIONS TO THE ADJACENT STREET OR HIGHWAY SURFACE.
3. THE SURFACE OF ALL SIDEWALK CURB RAMPS SHALL BE STABLE, FIRM, AND SLIP RESISTANT. (E.G. A COARSE BROOM FINISH PERPENDICULAR TO THE RAMP SLOPE IS ACCEPTABLE ON CEMENT CONCRETE CURB RAMPS)
4. EXISTING CONCRETE SHALL BE SAWCUT FULL DEPTH, ITEM 10502.5505
5. THE HANDICAP RAMP SIZE, COLOR, AND SURFACE TREATMENT SHALL CONFORM TO THE CURRENT FEDERAL AND STATE HANDICAP REQUIREMENTS
6. ALL HANDICAP RAMPS SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE BUILDING CODE AND CABO/ANSI A117.1.



ON / OFF - SITE CONCRETE SIDEWALK DETAIL

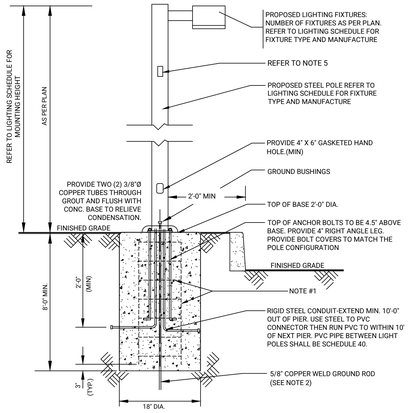
N.T.S.

1. CONTROL JOINTS ARE TO BE PLACED EVERY 5'-0" AND EXPANSION JOINTS ARE TO BE PLACED EVERY 20', OR AS DIRECTED BY THE ENGINEER.
2. SIDEWALK SHALL HAVE A COARSE BROOM FINISH PERPENDICTULAR TO TRAFFIC/BUILDING
3. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS WITH 7.0% AIR ENTRAINMENT
4. ALL WORK WITHIN NASSAU COUNTY RIGHT-OF-WAY SHALL CONFORM TO 2009 COUNTY OF NASSAU DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS AND DETAIL SHEETS FOR CIVIL ENGINEERING AND SITE DEVELOPMENT CONSTRUCTION.



ON-SITE COMBINATION SIDEWALK/CURB CROSS SECTION DETAIL

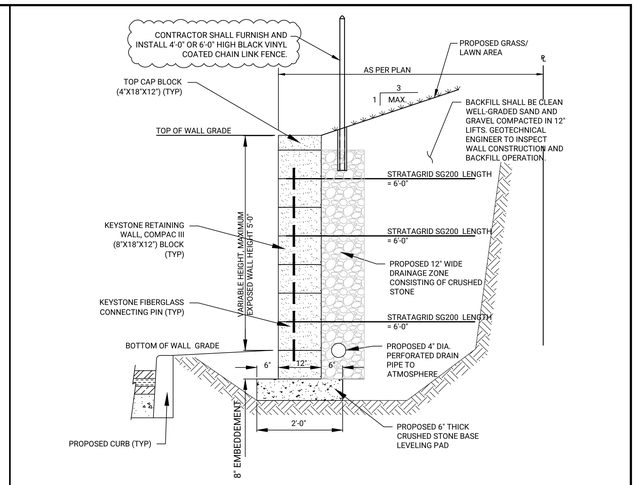
NOTE: REFER TO ARCHITECTURAL PLANS FOR SIDEWALKS DIRECTLY ADJACENT TO BUILDING



SITE LIGHTING DETAIL

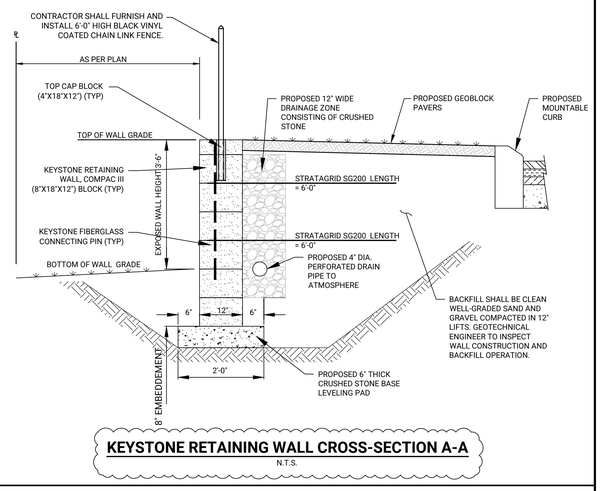
NOTES

1. 4,000 P.S.I. PRECAST CONCRETE BASE, PROVIDE (6) No. 6 BARS SET VERTICALLY, TIED WITH No. 3 TIES AT 12" O.C. TOP OF FOUNDATION TO BE LEVEL.
2. COPPER WELD GROUND ROD 5/8" DIA. X 11'-0" LONG CAST IN FOUNDATION, OR INSTALLED IN 1" PVC SLEEVE. BOND TRANSFORMER BASE, CONDUIT BUSHINGS AND BALLAST CASING TO GROUND ROD BY MEANS OF No. 4 BARE STRANDED WIRE IN AN APPROVED MANNER.
3. CONTRACTOR SHALL VERIFY INDIVIDUAL MANUFACTURER REQUIREMENTS PRIOR TO FABRICATING FOUNDATIONS. FOUNDATIONS SHALL BE COORDINATED WITH MANUFACTURER BY CONTRACTOR.
4. REFER TO ALIGNMENT PLAN FOR LIGHTING LAYOUT AND NUMBER OF FIXTURES.
5. PROVIDE WEATHERPROOF DUPLEX RECEPTACLES ON EACH SITE LIGHTING POLE 15'-0" ABOVE THE BASE PLATE. LOAD FOR EACH RECEPTACLE SHALL BE 250 WATTS. CIRCUIT TO SIGN PANEL CONTROLLED BY THE ENERGY MANAGEMENT SYSTEM.
7. CONTRACTOR SHALL REFER TO ELECTRICAL ENGINEERING PLAN FR CONDUCTOR SIZES, GROUNDING AND CONDUIT SPECIFICATION.



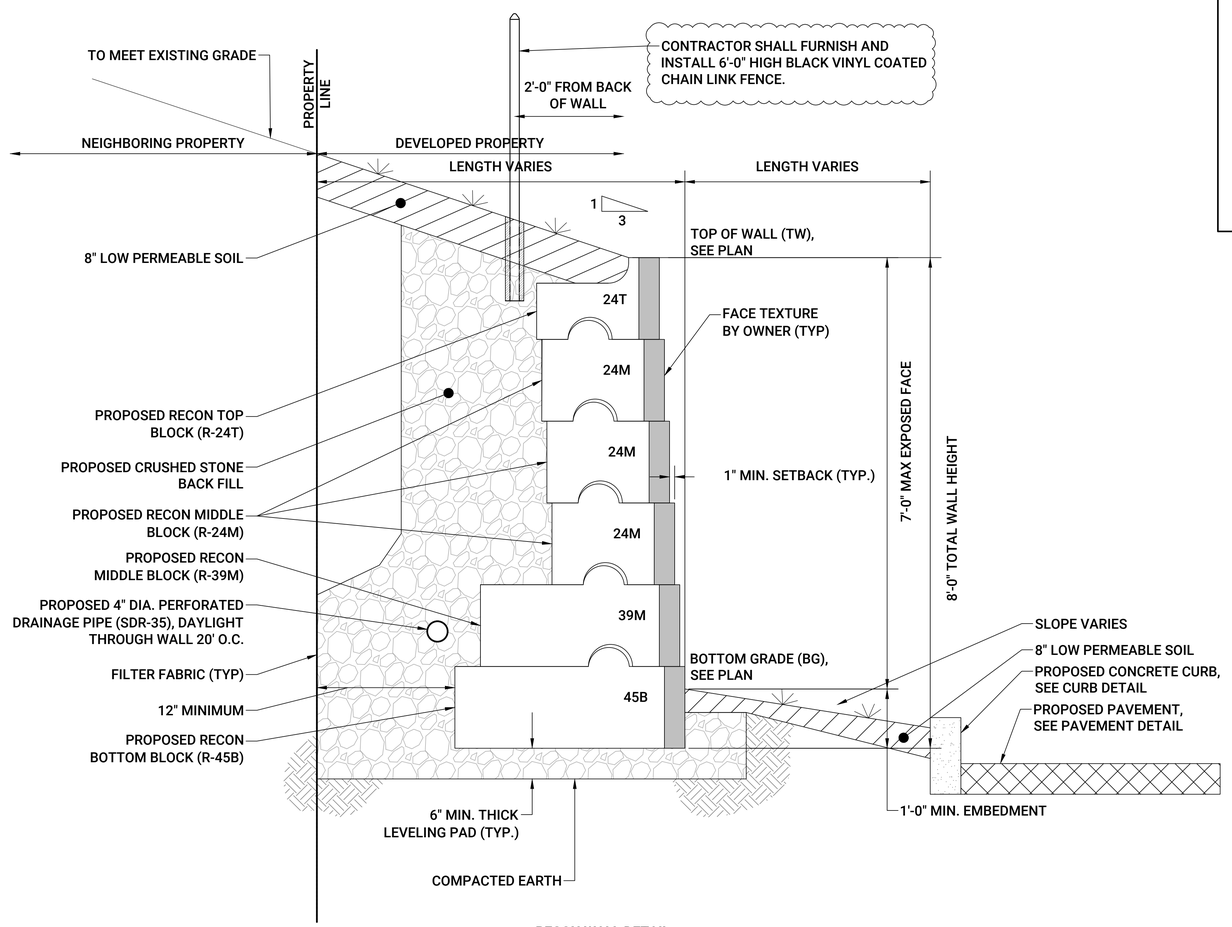
KEYSTONE RETAINING WALL CROSS-SECTION

N.T.S.



KEYSTONE RETAINING WALL CROSS-SECTION A-A

N.T.S.



RECON WALL DETAIL

N.T.S.

No.	REVISION DESCRIPTION	DATE	BY
23	HCR FILING SET TOH BUILDING DEPT FILING SET	05/14/26	XS
22	REVISIONS PER CLIENT REVIEW MEETING	05/04/26	XS
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05	SITE PLAN SUBMISSION TO TOWN OF HEMPSTEAD	02/10/23	GM
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UNIONDALE, NEW YORK 11553

APPLICANT:
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CONSTRUCTION DETAILS

DOGWOOD TERRACE

SITUATED IN

FRANKLIN SQUARE

TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK

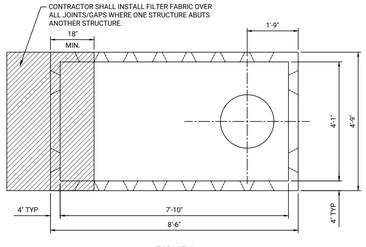
NCTM: SECTION 35, BLOCK A, LOTS 522

Christopher W. Robinson, P.E.
NY State License No. 067519

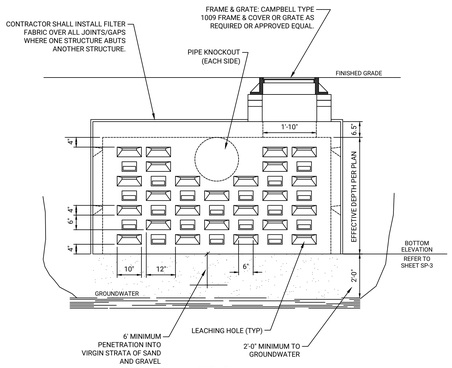
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Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	XS	CHK'D. BY:	GT	SCALE:	Not to Scale	SHEET:	SP-10
DATE:	09/22/2022	DATE:	09/22/2022	JOB No.:	2019-102		

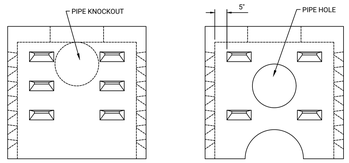
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TOP VIEW



SIDE VIEW



END VIEW - END WALL

END VIEW - INTERMEDIATE WALL

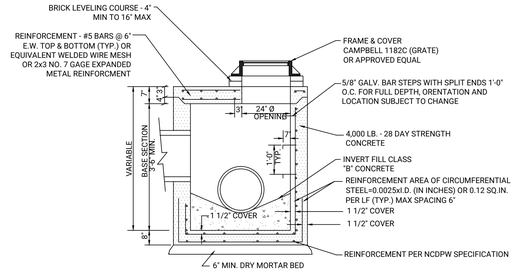
LEACHING CHAMBER DATA

INTERNAL WALL HGT.	DRAIN WALL AREA (SF)	INTERNAL VOLUME		DRAIN OPENINGS			WEIGHT (Lb.)
		CF	GAL	TOTAL	SIZE	ANGLE	
5'-0"	76.0	160	1,196	54	3/4" X 6"	14 DEG.	8,850
4'-6"	68.0	128	957	48	3/4" X 6"	14 DEG.	7,675
4'-0"	68.0	128	957	48	3/4" X 6"	14 DEG.	7,675
3'-6"	59.5	112	838	42	3/4" X 6"	14 DEG.	7,065
3'-0"	51.0	96	718	34	3/4" X 6"	14 DEG.	6,485
2'-6"	42.5	80	598	26	3/4" X 6"	14 DEG.	5,905
2'-0"	34.0	64	479	20	3/4" X 6"	14 DEG.	5,325
1'-6"	25.5	48	359	16	3/4" X 6"	14 DEG.	4,730
1'-0"	17.0	32	239	12	3/4" X 6"	14 DEG.	4,150

DRAINAGE LEACHING GALLEY DETAIL (LG)

NOTES:

1. CONCRETE SHALL BE 4,000 PSI AT 28 DAYS.
2. REBAR SHALL BE ASTM A-615 GRADE 60, WELDED WIRE FABRIC SHALL BE ASTM A-185.



4' DIAMETER PRECAST DRAINAGE MANHOLE DETAIL (DMH)

N.T.S.

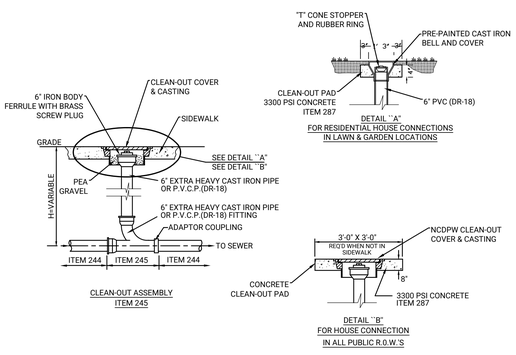
NOTES:
1. MANHOLE SHALL CONFORM TO VILLAGE/NCDPW STANDARDS.
2. ALL PRECAST DRAINAGE STRUCTURES SHALL BE FURNISHED.
3. ALL DRAINAGE PIPE SHALL HAVE 2' MINIMUM COVER



ROOF DRAIN CONNECTION DETAIL

N.T.S.

NOTES: 1. CONTRACTOR SHALL COORDINATE ROOF DRAIN SIZE WITH ARCHITECT'S PLANS.

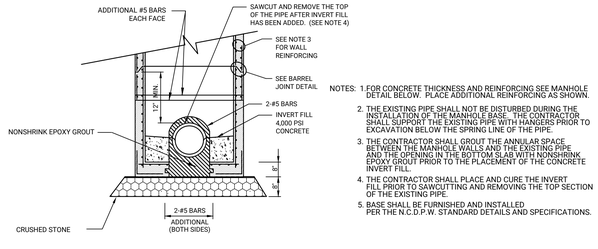


CLEAN-OUT ASSEMBLY ITEM 245

TYPICAL CLEAN OUT DETAIL (CO)

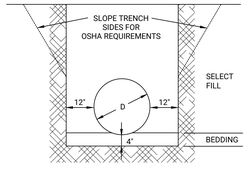
N.T.S.

NOTES: 1. CONCRETE SHALL BE CLASS "A" AND CONFORM TO NASSAU COUNTY REQUIREMENTS. (3,500 PSI @ 28 DAYS)



NOTES:
1. FOR CONCRETE THICKNESS AND REINFORCING SEE MANHOLE DETAIL BELOW. PLACE ADDITIONAL REINFORCING AS SHOWN.
2. THE EXISTING PIPE SHALL NOT BE DISTURBED DURING THE INSTALLATION OF THE MANHOLE BASE. THE CONTRACTOR SHALL SUPPORT THE EXISTING PIPE WITH HANGERS PRIOR TO EXCAVATION BELOW THE SPRING LINE OF THE PIPE.
3. THE CONTRACTOR SHALL GROUT THE ANNULAR SPACE BETWEEN THE MANHOLE WALLS AND THE EXISTING PIPE AND THE OPENING IN THE BOTTOM SLAB WITH NONSHRINK EPOXY GROUT PRIOR TO THE PLACEMENT OF THE CONCRETE INVERT FILL.
4. THE CONTRACTOR SHALL PLACE AND CURE THE INVERT FILL PRIOR TO SAWCUTTING AND REMOVING THE TOP SECTION OF THE EXISTING PIPE.
5. BASE SHALL BE FURNISHED AND INSTALLED PER THE N.C.D.P.W. STANDARD DETAILS AND SPECIFICATIONS.

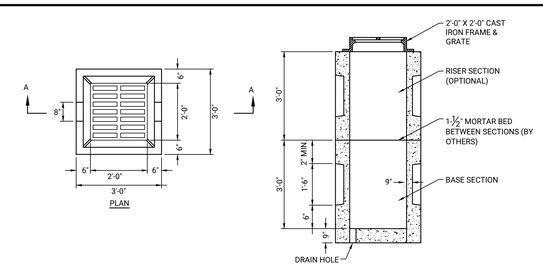
SANITARY "DOG HOUSE" MANHOLE BASE DETAIL



PIPE TRENCH AND BEDDING DETAILS

N.T.S.

1. BEDDING SHALL BE COMPACTED SAND & GRAVEL AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
2. SELECT FILL SHALL BE SELECT MATERIAL, FREE OF ROCKS LARGER THAN 2" IN ANY DIMENSION AND SHALL BE PLACED IN 8"MAX. LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.



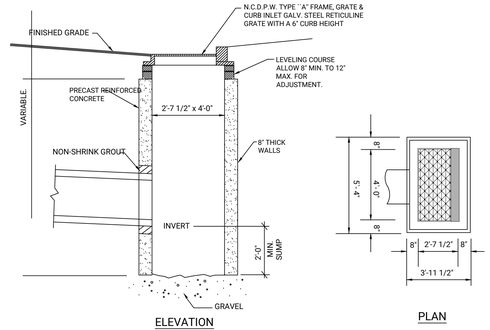
PLAN

SECTION A-A

AREA (YARD) DRAIN DETAIL (YD)

N.T.S.

1. ALL CONCRETE SHALL TEST 4,000 P.S.I. @ 28 DAYS
2. REINFORCEMENT MEETS A.S.T.M A-615, GRADE 60, A.S.T.M. A-185.



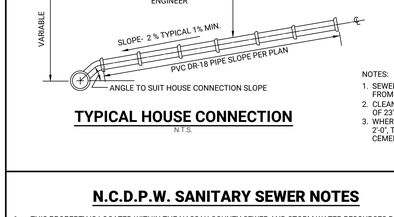
ELEVATION

PLAN

NASSAU COUNTY CATCH BASIN TYPE "A" MODIFIED (CB)

N.T.S.

NOTES: 1. CATCH BASIN SHALL CONFORM TO N.C.D.P.W. STANDARDS.
2. ALL PRECAST DRAINAGE STRUCTURES SHALL BE FURNISHED WITH PRECAST OPENINGS FOR DRAINAGE PIPE.
3. ALL DRAINAGE PIPE SHALL HAVE 2' MINIMUM COVER



TYPICAL HOUSE CONNECTION

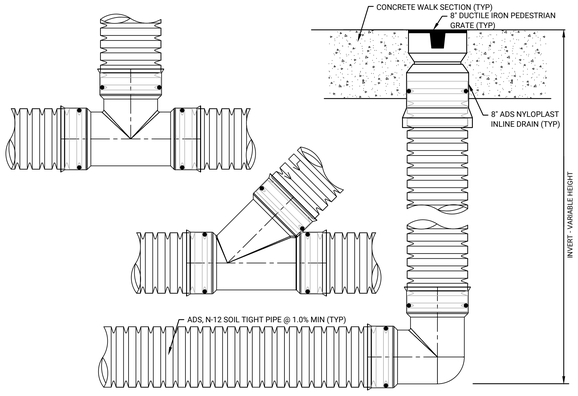
N.T.S.

NOTES:
1. SEWER LINE TO HAVE A MINIMUM OF 10' HORIZONTAL DISTANCE FROM WATER MAIN OR 18" MINIMUM VERTICAL DISTANCE.
2. CLEAN-OUTS SHALL BE INSTALLED AT ALL BENDS IN EXCESS OF 23' AND WITH A MAXIMUM SPACING OF 75' ON CENTER
3. WHERE GROUND COVER OVER THE TOP OF PIPE IS LESS THAN 2'-0", THE HOUSE CONNECTION SHALL BE DUCTILE IRON PIPE, CEMENT LINED PIPE, CLASS 52.

N.C.D.P.W. SANITARY SEWER NOTES

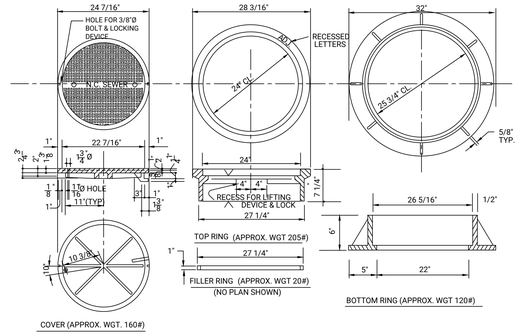
1. THIS PROPERTY IS LOCATED WITHIN THE NASSAU COUNTY SEWER AND STORM WATER RESOURCES DISTRICT, SEWAGE COLLECTION SERVICE AREA.
2. THE DEVELOPER/CONTRACTOR SHALL INSTALL THE SANITARY SEWERS IN ACCORDANCE WITH NCDPW STANDARD SPECIFICATIONS AND DETAILS FOR THE CONSTRUCTION OF SANITARY SEWERS, LATEST EDITION 2003, UNDER PERMIT AND/OR SEWER AGREEMENT WITH THE COUNTY.
3. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS A MINIMUM OF (2) TWO WORKING DAYS PRIOR TO WORK INVOLVING ANY SANITARY SEWER FACILITIES. NOTIFICATION IS TO BE MADE BY CALLING (516) 571-6841. ALL SUCH WORK MUST BE PERFORMED IN THE PRESENCE OF A NASSAU COUNTY INSPECTOR.
4. THE HORIZONTAL/VERTICAL SEPARATION OF SEWER AND DRAINAGE PIPE, AND WATER MAINS/SERVICES SHALL MEET OR EXCEED THE REQUIREMENTS OUTLINED IN THE RECOMMENDED STANDARDS FOR SEWAGE WORKS (TEN STATE STANDARDS), LATEST EDITION.
5. WHERE SANITARY OR HOUSE CONNECTION SEWERS CROSS OVER A DRAINAGE TRENCH AREA, THE SEWER SHALL BE REPLACED WITH DUCTILE IRON EXTENDING A MINIMUM OF FIVE (5) FEET EACH SIDE OF THE CROSSING TO UNDISTURBED SOIL. THE SAME REPLACEMENT SHALL APPLY FOR SEWERS UNDER A DRAINAGE TRENCH AREA WITHIN TWELVE (12) INCHES CLEARANCE, BOTTOM OF DRAIN TO TOP OF SEWER.
6. ALL PIPES, MANHOLES AND APPURTENANCES SHALL HAVE THE COUNTY APPROVAL STAMP THEREON OR WRITTEN CERTIFICATION ACCEPTABLE TO THE COUNTY BEFORE THE MATERIAL CAN BE INSTALLED.
7. THE MINIMUM/MAXIMUM HEIGHT LIMITS FOR BRICKWORK FOR NEW MANHOLES ARE (4) FOUR INCHES AND (16) SIXTEEN INCHES, RESPECTIVELY. ADJUSTMENTS TO CHIMNEY HEIGHT TO MEET THE LIMITS SHALL BE BY ALTERING THE PRECAST MANHOLE BARREL. ADDITIONAL REQUIREMENTS ARE:
   A. ONLY CONCRETE BRICK WILL BE USED FOR BRICKWORK.
   B. THE MANHOLE FRAME IS TO BE SET IN PORTLAND CEMENT CONCRETE. BRICK MORTAR WILL NOT BE PERMITTED.
   C. THE MANHOLE COVERS MUST BE AT FINISHED STREET GRADE. WARPING OR FEATHERING OF THE PAVEMENT TO MEET IMPROPERLY SET MANHOLES WILL BE PERMITTED.
   D. THE MANHOLES AND COVERS MUST BE CLEAN AND FREE FROM ALL ROAD PAVING MATERIALS AND DEBRIS PRIOR TO PAINTING THE CASTINGS.
8. ALL CONNECTIONS TO THE MANHOLES MUST BE BY A FLEXIBLE RUBBER BOOT. IF THE BOOT IS NOT CAST IN, OR THE MANHOLE IS EXISTING THE CONNECTION MUST BE BY THE KOR-N-SEAL METHOD.
9. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR ENTRY INTO A CONFINED SPACE WHENEVER IT IS NECESSARY FOR A CONTRACTOR'S EMPLOYEE TO ENTER A NASSAU COUNTY SANITARY SEWER MANHOLE. THE MINIMUM REQUIREMENTS THE CONTRACTOR MUST COMPLY WITH ARE:
   A. CONTRACTOR ISSUED "ENTRY PERMIT"
   B. CONFINED SPACE ENTRY MONITOR TO TEST FOR TOXIC, EXPLOSIVE AND OXYGEN DEFICIENT ATMOSPHERE.
   C. CONFINED SPACE RESCUE AND RETRIEVAL EQUIPMENT.

   THE CONTRACTOR WILL NOT BE PERMITTED TO WORK IN A NASSAU COUNTY SANITARY SEWER MANHOLE UNLESS HE COMPLIES WITH ALL APPLICABLE OSHA REQUIREMENTS.
10. THE SANITARY SEWER SERVICING THIS PROPERTY IS TO REMAIN PRIVATE. MAINTENANCE AND REPAIRS ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS.
11. THE OWNER/BUILDING SHALL SECURE THE SERVICES OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK WITH EXPERIENCE IN THE FIELD OF SANITARY SEWER CONSTRUCTION. THIS ENGINEER WILL BE REQUIRED TO CERTIFY THE COUNTY OF NASSAU THAT THE CONSTRUCTION OF THE LINES AND STRUCTURES HAS BEEN INSPECTED AND INSTALLED IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF NASSAU COUNTY. THE ENGINEER SHALL FURNISH TWO (2) SETS OF CERTIFIED AS-BUILT DRAWINGS.
12. ALL SANITARY SEWER HOUSE CONNECTIONS SHALL BE (6) SIX INCH PVC AT A MINIMUM OF 1% SLOPE.
13. ALL SANITARY CLEANOUTS, HOUSE CONNECTIONS, ETC. SHALL MEET NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS SANITARY SEWER STANDARDS. CLEANOUTS ON 6" LINE SHALL BE 75' O.C. MAXIMUM AND AT ALL BENDS GREATER THAN 23 DEGREES.



8" ADS NYLOPLAST INLINE AREA DRAIN DETAIL (NYP)

NOTES:
1. ALL WORK SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS.
2. INJECTION MOLD FITTINGS (WYES, TEE'S & ELBOWS) TO BE DESIGNATED "ST" - SOIL TIGHT WITH MOLDED CLEATS FOR CONNECTION TO N-12 PIPE



COVER (APPROX. WGT. 160#)

TOP RING (APPROX. WGT 205#)

FILLER RING (APPROX. WGT 20#) (NO PLAN SHOWN)

BOTTOM RING (APPROX. WGT 120#)

MANHOLE FRAME & COVER DETAIL

N.T.S.

No.	REVISION DESCRIPTION	DATE	BY
23	HCR FILING SET TOH BUILDING DEPT FILING SET	05/14/26	XS
22	REVISIONS PER CLIENT REVIEW MEETING	05/04/26	XS
21	REVISIONS PER PEER REVIEW COMMENTS	04/28/26	XS
20	UPDATES FOR HCR 2025 REQUIREMENTS	08/13/25	XS
19	NEW WATER SERVICE TO COMMUNITY BUILDING PER EMTEC	01/04/23	XS
18	ADDED CONCRETE EQUIPMENT PADS PER EMTEC	11/27/23	XS
17	REMOVED FIRE CONNECTION TO STONE AVE PER FRANKLIN SQUARE WATER DISTRICT	11/09/23	XS
16	TOH BUILDING DEPT FILING SET	10/20/23	XS
15	HCR FILING SET	10/13/23	XS
14	LIGHTING REVISIONS	10/11/23	XS
13	REVISIONS PER BZO COMMENTS	08/07/23	XS
12	RECREATION AREA AND LIGHTING REVISIONS	06/27/23	XS
11	UNDERGROUND TRANSFORMER AND EV PARKING	06/22/23	XS
10	REVISE REFUSE AND GENERATOR LOCATIONS TO CONFORM WITH BZA	06/08/23	XS
09	BUILDING REVISIONS	05/09/23	XS
08	GRADING REVISIONS	05/04/23	XS
07	REVISIONS PER UPDATED BUILDING LAYOUT	05/02/23	XS
06	BUILDING REVISIONS	03/13/23	XS
05	SITE PLAN SUBMISSION TO TOWN OF HEMPSTEAD	02/10/23	GM
04	REVISIONS PER TOWN COMMENTS	12/07/22	XS
03	RESUBMISSION TO PLAN EXAMINER	10/19/22	XS
02	FOR FIRE MARSHALL REVIEW	09/14/22	XS
01	FOR BOARD OF APPEALS PROCESS ONLY	08/29/22	XS

OWNER:
TOWN OF HEMPSTEAD HOUSING AUTHORITY
760 JERUSALEM AVENUE
UNIONDALE, NEW YORK 11553

APPLICANT:
TOWN OF HEMPSTEAD HOUSING AUTHORITY
760 JERUSALEM AVENUE
UNIONDALE, NEW YORK 11553

SANITARY & DRAINAGE DETAILS

DOGWOOD TERRACE

SITUATED IN

FRANKLIN SQUARE

TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK

NCTM: SECTION 35, BLOCK A, LOTS 522

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DWN. BY:	XS	CHK'D. BY:	GT	SCALE:	Not to Scale	SHEET:	SP-11
DATE:	09/22/2022	DATE:	09/22/2022	JOB No.:	2019-102		

Drawing Name: P:\2019 Projects\2019-102\Land\MAP\2026-05-14 - Site Plan Details (Rev. C1).dwg Last Modified: May 05, 2026 - 11:08am Plotted on: May 12, 2026 - 2:40pm by XSorokin

WATER DISTRIBUTION SYSTEM NOTES

WATER MAIN SHALL BE DUCTILE IRON PIPE (CL 52) OR SHALL MATCH EXISTING.

GATE VALVES SHALL BE CAST IRON BODY, BRONZE MOUNTED DOUBLE DISC AWWA TYPE WITH MECHANICAL JOINTS. VALVES SHALL BE RATED FOR 125 PSI WORKING PRESSURE AND SHALL BE FITTED WITH A 2" OPERATING NUT AND CAST IRON ROADWAY BOX TO GRADE. PROVIDE ADAPTORS FOR PVC PIPE. VALVE SHALL CONFORM TO AWWA C 500 LATEST EDITION.

WATER MAINS AND SERVICE LINES ARE TO BE LOCATED A MINIMUM OF (10') TEN FEET FROM ANY STRUCTURE, INCLUDING BUILDINGS, PONDS, DRAINAGE AND SANITARY STRUCTURES.

PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-600 'INSTALLATION OF DUCTILE IRON WATER MAINS AND THEIR APPURTENANCES' LATEST EDITION. PIPE SHALL BE LAID STRAIGHT WITH NO DEFLECTIONS AT JOINTS AND NO DEFLECTION OF PIPE.

ON JANUARY 4, 2014 FEDERAL LAW MANDATES THE WETTED SURFACE OF EVERY PIPE, FIXTURE, AND FITTING SOLD FOR OR INSTALLED IN POTABLE WATER APPLICATIONS NOT CONTAIN MORE THAN 0.25% LEAD BY WEIGHT.

THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES BY FIELD INVESTIGATION. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT BETWEEN EXISTING UTILITIES AND PROPOSED WORK.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE COMMENCEMENT OF WATER MAIN CONSTRUCTION.

THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING IF REQUIRED:
- A. FURNISHING ALL LABOR, MATERIALS, AND EQUIPMENT FOR DEWATERING.
- B. OBTAINING DESIGN SERVICES, APPROVALS, AND PERMITS.
- C. PERFORMING AND MAINTAINING DEWATERING OPERATION.
- D. REMOVAL AND REACTIVATION OF OPERATIONS AND FACILITIES AT COMPLETION OF PROJECT.
- E. ALL THE COSTS RELATING TO THE DESIGN, APPROVAL, INSTALLATION, OPERATION, AND REMOVAL FOR DEWATERING OPERATIONS.

MATERIAL REQUIREMENTS FOR INSTALLATION OF WATER MAINS:
- A. CLASS 52 DUCTILE IRON WATER MAIN PIPE (4" AND LARGER).
- B. TYPE "K" COPPER ON SERVICE LINES (2" AND UNDER).
- C. SOLID SLEEVES COUPLINGS (NO WRAPAROUND TYPES).
- D. FULL BODIED FITTINGS.
- E. UNDERGROUND CLAMPS.
- F. TIE RODS. G. DUC LUGS.
- G. POURED CONCRETE THRUST BLOCKS AT ALL PIPE BENDS.
- H. EDDY TYPE FIRE HYDRANTS. J. GATE VALVES (UNDER 12" WATER MAIN SIZE).
- I. BUTTERFLY VALVES (12" AND OVER WATER MAIN SIZE).

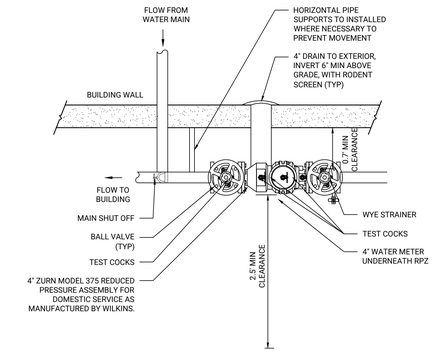
TESTING

ALL WATER MAINS SHALL BE DISINFECTED AND PRESSURE TESTED IN ACCORDANCE WITH AWWA STANDARD C-600, LATEST EDITION, PRIOR TO USE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE COMMENCEMENT OF WATER MAIN TESTING.

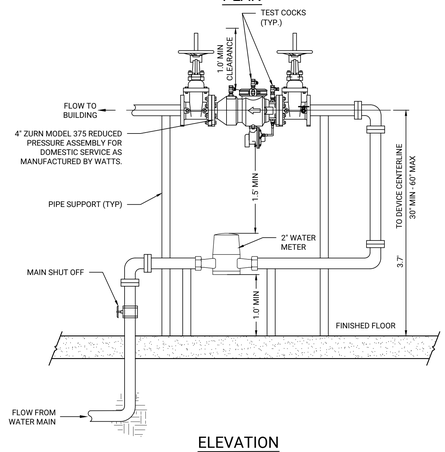
WATER MAINS SHALL BE FLUSHED AND FILLED WITH A CHLORINE SOLUTION COMPRISED OF A MINIMUM OF 50 PPM AVAILABLE CHLORINE AND ALLOWED TO STAND FOR 24 HOURS. VALVES SHALL BE OPERATED DURING THIS PERIOD. HEAVILY CHLORINATED WATER SHALL BE FLUSHED FROM THE MAINS PRIOR TO BACTERIOLOGICAL TESTING. BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH AWWA C-651-86. SAMPLES SHALL BE TAKEN IN ACCORDANCE WITH SCDHS REQUIREMENT OF AT LEAST ONE SAMPLE PER 1,000 LF OR PORTION THEREOF OF WATER MAIN OR AS DIRECTED BY THE HEALTH DEPT. OFFICIAL.

RPZ NOTES

1. IT IS A VIOLATION TO BY-PASS A RECOGNIZED BACKFLOW PREVENTER DEVICE.
2. DEVICE SHALL BE PROTECTED AGAINST FLOODING OR FREEZING AND ADEQUATE LIGHTING PROVIDED.
3. TEST COCKS REQUIRE A MINIMUM OF 30" CLEARANCE.
4. INSTALLATION OF RPZ ASSEMBLY SHALL BE AS SHOWN.
5. THERMAL EXPANSION TANK SHALL BE INSTALLED ON COLD WATER SUPPLY LINE LEADING TO HOT WATER HEATER.
6. INSTALLATION TO MEET ALL COUNTY & STATE HEALTH DEPARTMENT REQUIREMENTS.
7. PIPING TO BE UNBRANCED AND UNRESTRICTED FROM MAIN TO DEVICE EXCEPT FOR METER.
8. ALL VALVES TO OPEN COUNTER CLOCKWISE (RIGHT HANDED VALVES).
9. ALL INSTALLATIONS ARE TO CONFORM TO THE TOWN RULES AND REGULATIONS, PLUMBING CODES AND N.Y. STATE HEALTH DEPARTMENT REQUIREMENTS.
10. LAYOUT SHOWN IS APPROXIMATE, ADJUSTMENTS CAN BE MADE TO FIT FIELD CONDITIONS AND JOB REQUIREMENTS UPON THE WATER DISTRICT'S APPROVAL.
11. ALL RPZ ASSEMBLIES SHALL BE TESTED ANNUALLY BY A NYS HEALTH DEPARTMENT APPROVED CERTIFIED TESTER.
12. MINIMUM CLEARANCES AND ORDER OF PARTS MUST BE MAINTAINED.
13. TEST REPORTS MUST BE SUBMITTED TO BOTH TOWN DEPARTMENT OF WATER AND THE COUNTY DEPARTMENT OF HEALTH.
14. INSTALLER TO NOTIFY TOWN AND/OR WATER DISTRICT UPON COMPLETION OF WORK.
15. THE INSTALLATION SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR.
16. NO LEAD SOLDER SHALL BE USED FOR THE INSTALLATION.
17. THE TOWN AND/OR WATER DISTRICT SHALL HAVE UNRESTRICTED ACCESS TO THE METER AND BACKFLOW PREVENTION UNITS WITHIN THE BUILDING.
18. ALL BACKFLOW PREVENTERS SHALL BE LISTED IN THE CURRENT PUBLIC WATER SUPPLY ENVIRONMENTAL HEALTH MANUAL FOR THE STATE OF NEW YORK.
19. ALL APPURTENANCES TO BE FURNISHED AND INSTALLED MUST MEET THE SPECIFIED STANDARDS AND THE APPROVAL OF THE TOWN AND/OR WATER DISTRICT.
20. BALL VALVES SHALL BE ONE QUARTER TURN BALL VALVES CONFORMING TO AWWA STANDARD C-800 LATEST EDITION (ASTM B-62) AS MANUFACTURED BY FORD, HAYES, MC DONALD OR MUELLER.
21. DOMESTIC INSTALLATION UP TO 2 INCHES MUST EMPLOY TYPE 'K' COPPER PIPE. COPPER PIPING SHALL BE MADE UP WITH WROUGHT OR FORGED COPPER FITTINGS.
22. BACKFLOW PREVENTER SHALL BE ADEQUATELY SUPPORTED TO MAINTAIN THE SPECIFIED CLEARANCES.
23. DRAINS CANNOT BE SUBJECT TO FLOODING AND MUST BE SCREENED.
24. RPZ DEVICES MUST BE SUPPORTED TO THE FLOOR BENEATH THE DEVICE WITH PIPE STANCHIONS.
25. DRAINS MUST DISCHARGE 6" ABOVE GRADE.
26. ALL FEBCO RPZ DEVICES MUST BE INSTALLED WITH THE DIAPHRAGM FACING OUTWARDS FOR MAINTENANCE.
27. ON JANUARY 4, 2014 FEDERAL LAW MANDATES THE WETTED SURFACE OF EVERY PIPE, FIXTURE, AND FITTING SOLD FOR OR INSTALLED IN POTABLE WATER APPLICATIONS NOT CONTAIN MORE THAN 0.25% LEAD BY WEIGHT.



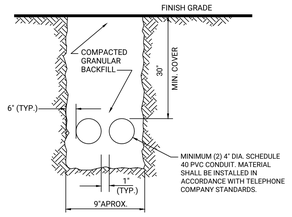
PLAN



ELEVATION

4" REDUCED PRESSURE ZONE ASSEMBLY (RPZ) DETAIL

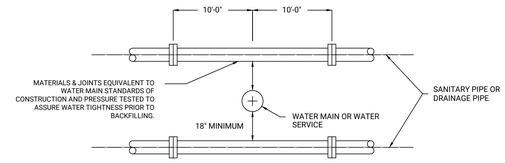
(DOMESTIC SERVICE)



VERIZON TRENCH DETAIL

N.T.S.

NOTES:
1. ALL CONDUIT SHALL BE SCHEDULE 40 PVC.
2. ALL CONDUIT SHALL BE INSTALLED WITH (4) 3/8" NYLON DRAG LINES.
3. CONTRACTOR INSTALLING THE CONDUIT SHALL NOTIFY VERIZON ENGINEERING DEPT. 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR INSTALLING THE CONDUIT SHALL NOTIFY VERIZON ENGINEERING DEPT., 48 HOURS PRIOR TO FILLING IN THE TRENCH, IN ORDER TO ARRANGE INSPECTIONS.
5. ALL BENDS SHALL BE SCHEDULE 40 PVC, LONG SWEEP BENDS IN ACCORDANCE WITH VERIZON STANDARDS.
6. CONTRACTOR SHALL PROVIDE (4) 2" X 4" TIMBER STAKE LOCATING THE TERMINUS OF THE CONDUIT AT THE PROPERTY LINE.



WATER/SEWER/DRAINAGE CROSSING DETAIL

N.T.S.

SECTION

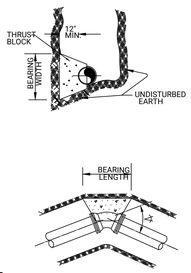
PLAN

MINIMUM THRUST BLOCKING BEARING AREAS

PIPE DIAMETER	DEAD END OR TEES Sq. Ft.	90° BEND Sq. Ft.	45° BEND Sq. Ft.	22 1/2° BEND Sq. Ft.	11 1/4° BEND Sq. Ft.
3"	1.0	1.0	1.0	1.0	1.0
4"	1.0	1.5	1.0	1.0	1.0
6"	2.0	3.0	2.0	1.5	1.0
8"	4.0	5.5	3.0	1.5	1.0
10"	6.0	8.5	4.5	2.5	1.0
12"	9.0	12.0	6.5	3.5	1.5
14"	15.0	22.0	12.0	6.0	2.0
16"	15.0	22.0	12.0	6.0	3.0
18"	15.0	22.0	12.0	6.0	4.0

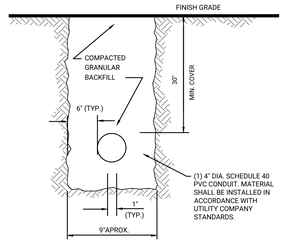
BEARING AREA = BEARING WIDTH x BEARING LENGTH

NOTES: 1. THRUST BLOCKS TO BEAR ON UNDISTURBED SOIL
2. ALL CONCRETE SHALL BE 2,000 PSI AT 28 DAYS AND HAVE THE FOLLOWING BEARING AREAS BASED



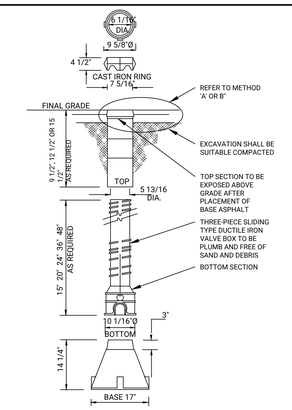
THRUST BLOCK DETAIL

N.T.S.



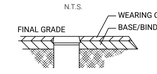
UTILITY TRENCH DETAIL

NOTES:
1. ALL CONDUIT SHALL BE SCHEDULE 40 PVC. ALL CONDUIT SHALL BE INSTALLED WITH (4) 3/8" NYLON DRAG LINES.
2. CONTRACTOR INSTALLING THE CONDUIT SHALL NOTIFY UTILITY COMPANY
3. ENGINEERING DEPT. 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, CONTRACTOR INSTALLING THE CONDUIT SHALL NOTIFY UTILITY COMPANY
4. ENGINEERING DEPT., 48 HOURS PRIOR TO FILLING IN THE TRENCH, IN ORDER TO ARRANGE INSPECTIONS.
5. ALL BENDS SHALL BE SCHEDULE 40 PVC, LONG SWEEP BENDS IN ACCORDANCE WITH UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE (4) 2' X 4" TIMBER STAKE LOCATING THE TERMINUS OF THE CONDUIT AT THE PROPERTY LINE.

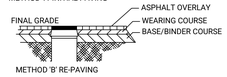


ROADWAY VALVE BOX

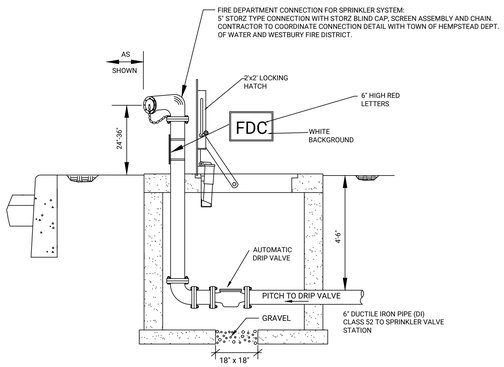
N.T.S.



METHOD 'A' INITIAL PAVING



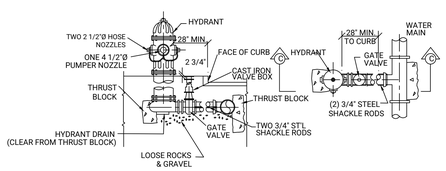
METHOD 'B' RE-PAVING



FIRE DEPARTMENT CONNECTION DETAIL

N.T.S.

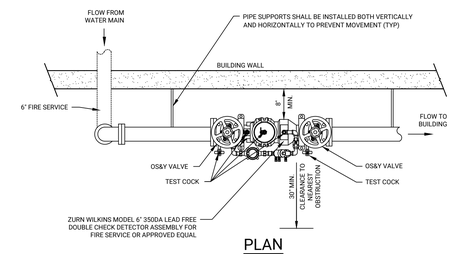
NOTE: CONTRACTOR TO REFER TO FIRE PROTECTION SPECIFICATIONS AND FIRE PROTECTION DRAWINGS FOR THE CONNECTION TO THE SPRINKLER SYSTEM (REFER FIRE PROTECTION PLANS BY OTHERS).



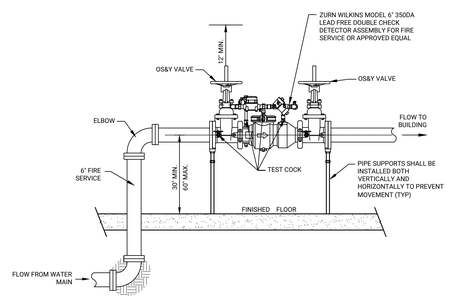
FIRE HYDRANT DETAIL

N.T.S.

NOTE:CONTRACTOR TO VERIFY THREAD TYPE WITH LOCAL FIRE DISTRICT AND WATER DISTRICT



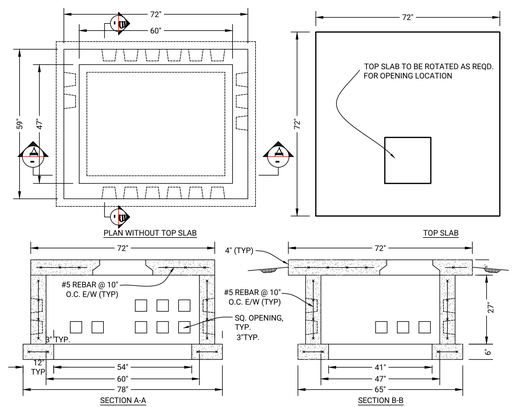
PLAN



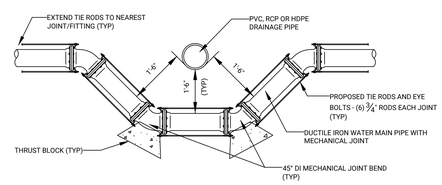
ELEVATION

6" DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) DETAIL

(FIRE SERVICE)



LIPA/PSE&G 3-PHASE TRANSFORMER DETAIL



WATER MAIN - DRAINAGE CROSSING DETAIL

N.T.S.

NOTES: 1. TIE RODS, INCLUDING NUTS WASHERS AND BOLTS TO BE 3/4" DIAMETER AND SHALL MEET ASTM DESIGNATION A302 CARBON STEEL REQUIREMENTS
2. ALL TIE RODS, TIE BOLTS, NUTS AND WASHERS INSTALLED UNDERGROUND SHALL BE COATED WITH A BITUMINOUS SEAL COAT

No.	REVISION DESCRIPTION	DATE	BY
1	HCR FILING SET TOH BUILDING DEPT FILING SET	05/14/26	XS
22	REVISIONS PER CLIENT REVIEW MEETING	05/04/26	XS
21	REVISIONS PER PEER REVIEW COMMENTS	04/28/26	XS
20	UPDATES FOR HCR 2025 REQUIREMENTS	08/13/25	XS
19	NEW WATER SERVICE TO COMMUNITY BUILDING PER EMTEC	01/04/23	XS
18	ADDED CONCRETE EQUIPMENT PADS PER EMTEC	11/27/23	XS
17	REMOVED FIRE CONNECTION TO STONE AVE PER FRANKLIN SQUARE WATER DISTRICT	11/09/23	XS
16	TOH BUILDING DEPT FILING SET	10/20/23	XS
15	HCR FILING SET	10/13/23	XS
14	LIGHTING REVISIONS	10/11/23	XS
13	REVISIONS PER BZO COMMENTS	08/07/23	XS
12	RECREATION AREA AND LIGHTING REVISIONS	06/27/23	XS
11	UNDERGROUND TRANSFORMER AND EV PARKING	06/22/23	XS
10	REVISE REFUSE AND GENERATOR LOCATIONS TO CONFORM WITH BZA	06/08/23	XS
09	BUILDING REVISIONS	05/09/23	XS
08	GRADING REVISIONS	05/04/23	XS
07	REVISIONS PER UPDATED BUILDING LAYOUT	05/02/23	XS
06	BUILDING REVISIONS	03/13/23	XS
05	SITE PLAN SUBMISSION TO TOWN OF HEMPSTEAD	02/10/23	GM
04	REVISIONS PER TOWN COMMENTS	12/07/22	XS
03	RESUBMISSION TO PLAN EXAMINER	10/19/22	XS
02	FOR FIRE MARSHALL REVIEW	09/14/22	XS
01	FOR BOARD OF APPEALS PROCESS ONLY	08/29/22	XS

OWNER:
TOWN OF HEMPSTEAD HOUSING AUTHORITY
760 JERUSALEM AVENUE
UNIONDALE, NEW YORK 11553

APPLICANT:
TOWN OF HEMPSTEAD HOUSING AUTHORITY
760 JERUSALEM AVENUE
UNIONDALE, NEW YORK 11553

WATER SERVICE & UTILITY DETAILS

DOGWOOD TERRACE

SITUATED IN

FRANKLIN SQUARE

TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK

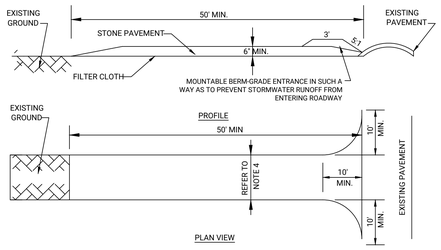
NCTM: SECTION 35, BLOCK A, LOTS 522

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www.rmengineering.com

DWN. BY:	XS	CHK'D. BY:	GT	SCALE:	Not to Scale	SHEET:	SP-12
DATE:	09/22/2022	DATE:	09/22/2022	JOB No.:	2019-102		

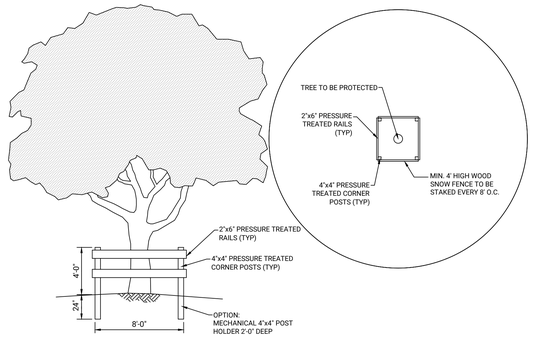
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STABILIZED CONSTRUCTION ENTRANCE DETAIL

N.T.S.

1. STONE SIZE - USE 2" STONE OR CRUSHED CONCRETE, NO FINES.
2. LENGTH - NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRANSPORT OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT TRANSPORTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A WASH STATION IF EXCESSIVE MUD FROM VEHICLE TIRES IS TRACKED ONTO R.O.W.



TREE PROTECTION DETAIL

N.T.S.

ALL PROTECTION MUST REMAIN UNTIL COMPLETION OF CONSTRUCTION. ANY GRADING (MINOR ONLY ALLOWED) DONE WITHIN THE PROTECTION ZONES SHALL BE DONE WITH ONLY HAND TOOLS.

EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH A MINIMUM 8'x8' ENCLOSURE CONSTRUCTED AS PER THE ABOVE DETAIL & WITH A WOOD SNOW FENCE TO BE INSTALLED AT A DISTANCE IN FEET FROM THE TREE EQUAL TO THE DIAMETER OF THE TRUNK IN INCHES, MEASURED TWELVE (12) INCHES FROM GRADE.

EROSION CONTROL AND LANDSCAPING NOTES

EROSION CONTROL

CONSTRUCT ALL SWALES AND BERMS AS SHOWN OR AS REQUIRED TO DIRECT AND CONTROL STORMWATER RUNOFF AND PREVENT EXCESS EROSION. 33% (3:1) SLOPES STEEPER THAN (3:1) SHALL BE STABILIZED BY HYDROSEEDED WITH MULCH BINDER TYPE "AH", TYPE "A" OR BY USING JUTE MESH AS LISTED IN THE EROSION HANDBOOK OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.

TOPSOIL

ALL DISTURBED SOIL AREAS, EXCLUDING PAVED AREAS AND RECHARGE BASINS, MUST BE COVERED WITH A MINIMUM OF 4" (INCHES) OF NATIVE TOPSOIL PRIOR TO THE REMOVAL OF EXCESS TOPSOIL.

LIME AND FERTILIZER

ALL AREAS SPECIFIED TO BE SEEDED SHALL RECEIVE LIME AND SPECIFIED AS RECHARGE BASINS SHALL RECEIVE LIME AND FERTILIZER FERTILIZER AS SPECIFIED IN THE EROSION AND SEDIMENT CONTROL HANDBOOK OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.

MULCHING

ALL AREAS RECEIVING SEED AND ELSEWHERE AS NOTED, SHALL BE MULCHED AND ANCHORED AS SPECIFIED IN THE EROSION AND SEDIMENT CONTROL HANDBOOK OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.

TYPE OF SEED, HYDROSEEDING OR ALTERNATE STABILIZATION

TYPE "A" NORMAL LAWN SEEDING

IN THE SPRING OR FALL USE A MIXTURE OF 30% OF MERION BLUE GRASS, 65% CREEPING RED FESCUE AND 5% REDTOP AT A RATE OF 3 LBS. MIN. PER 1,000 SQUARE FEET. REFER TO THE EROSION AND SEDIMENT CONTROL HANDBOOK OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL FOR ACCPTABLE SEEDING DATES AND METHODS OF DISTRIBUTION.

TYPE "B" - HYDROSEED MIX "B"

50% TALL FESCUE
20% SHEEP FESCUE
15% INTERMEDIATE WHEATGRASS
5% RED FESCUE
5% REUBENS CANADA BLUEGRASS
5% KENTUCKY BLUEGRASS

TREE AND SHRUB PLANTING

1. ALL TREES AND SHRUBS SHALL BE PLANTED IN CIRCULAR PITS 1 FOOT CLEAR ON ALL SIDES AND BOTTOM OF ROOT BALL AND BACKFILL WITH A MIXTURE OF 7 PARTS TOPSOIL, 1 PART ROTTED MANURE.
2. ALL PLANT MATERIAL SHALL HAVE VIGOROUS ROOT GROWTH AND BE FREE FROM ROOT INJURY AND DISEASE IN ANY FORM.
3. STREET TREES SHALL NOT BE PLANTED WITHIN 10' OF A FIRE HYDRANT, DRIVEWAY APRON OR STORMWATER PIPE/CATCH BASIN OR WITHIN 25' OF ANY STREET LIGHT, STREET SIGN OR POINT OF CURVATURE OR TANGENCY OF ANY CORNER .
4. THERE SHALL BE NO PLANT SUBSTITUTIONS UNLESS AUTHORIZED BY THE STAFF OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL DEPARTMENT.
5. ALL EXISTING TREES SHALL REMAIN EXCEPT AS NOTED.
6. A BRIGHTLY COLORED CONSTRUCTION FENCE SHALL BE ERECTED ALONG CONSTRUCTION CLEARING LIMITS AND AROUND EXISTING TREES TO MITIGATE THE IMPACT OF COMPACTION OVER CRITICAL ROOTS, INJURIES TO BARK AND LIMBS, SPILLS OF OIL, CONCRETE OR OTHER HARMFUL CHEMICALS.

DUST CONTROL NOTES

DEFINITION

THE CONTROL OF DUST RESULTING FROM LAND-DISTURBING ACTIVITIES.

PURPOSE

TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THAT MAY CAUSE OFF-SITE DAMAGE, HEALTH HAZARDS AND TRAFFIC SAFETY PROBLEMS.

CONDITIONS WHERE PRACTICE APPLIES

ON CONSTRUCTION ROADS, ACCESS POINTS AND OTHER DISTURBED AREAS SUBJECT TO SURFACE DUST MOVEMENT AND DUST BLOWING WHERE OFF-SITE DAMAGE MAY OCCUR IF DUST IS NOT CONTROLLED.

DESIGN CRITERIA

CONSTRUCTION OPERATIONS SHOULD BE SCHEDULED TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ONE TIME. BUFFER AREAS OF VEGETATION SHOULD BE LEFT WHERE PRACTICAL. TEMPORARY MEASURES SHOULD BE INSTALLED. NO SPECIFIC DESIGN CRITERIA IS GIVEN; REFER TO CONSTRUCTION SPECIFICATIONS BELOW FOR COMMON METHODS OF DUST CONTROL.

CONSTRUCTION SPECIFICATIONS

VEGETATIVE COVER - FOR DISTURBED AREAS NOT SUBJECT TO TRAFFIC; VEGETATION PROVIDES THE MOST PRACTICAL METHOD OF DUST CONTROL. TEMPORARY SEEDING SHALL BE AS FOLLOW:

A. RYE GRASS (ANNUAL OR PERENNIAL AT 30 POUNDS PER ACRE (0.7 LBS / 1,000 SF)
B. CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 LBS / SF)

USE WINTER RYE IF SEEDING IN OCTOBER OR NOVEMBER.

C. MULCH, INCLUDING GRAVEL MULCH, OFFERS A FAST EFFECTIVE MEANS OF CONTROLLING DUST.

SPRAY ADHESIVES - EXAMPLES OF SPRAY ADHESIVES FOR USE ON MINERAL SOILS ARE SHOWN IN THE FOLLOWING TABLE:

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLICATION GALLONS PER ACRE
ACRYLIC POLYMER	9:1	COURSE SPRAY	500
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300

WATER QUALITY SHOULD BE CONSIDERED WHEN MATERIALS ARE SELECTED FOR DUST CONTROL.

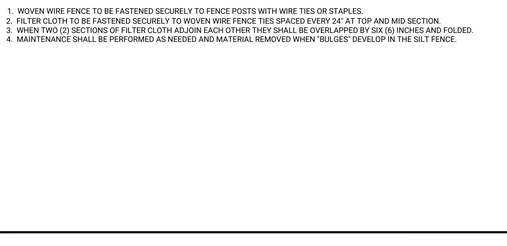
SPRINKLING - THE SITE MAY BE SPRAYED UNTIL THE SURFACE IS WET. THIS IS ESPECIALLY EFFECTIVE ON HAUL ROADS AND ACCESS ROUTES.

THE USE OF STONE FOR CONSTRUCTION ROADS IS ALSO EFFECTIVE FOR DUST CONTROL.

BARRIERS - A FENCE OR SIMILAR BARRIER CAN CONTROL AIR CURRENTS AT INTERVALS EQUAL TO FIFTEEN TIMES THE BARRIER HEIGHT. PRESERVE EXISTING WIND BARRIER VEGETATION AS MUCH AS PRACTICAL.

MAINTENANCE

MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED.



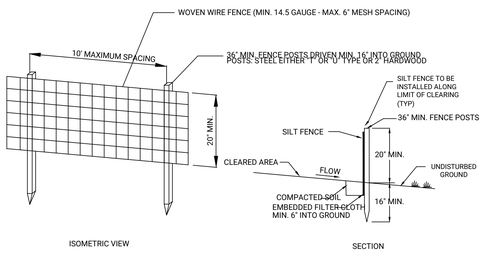
ELEVATION

SILT FENCE ATTACHED TO CHAIN LINK FENCE DETAIL

N.T.S.

NOTES:

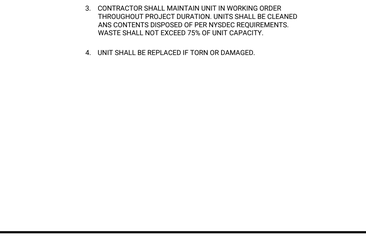
1. FILTER CLOTH TO BE FASTENED SECURELY TO CHAIN LINK FENCE WITH WIRE OR PLASTIC LOCKING TIES, SPACED EVERY 24" AT TOP AND BOTTOM SECTION.
2. WHEN TWO (2) SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.
3. FILTER CLOTH SHALL BE IMBEDDED MIN. 6 INCHES INTO GROUND (REFER TO DETAIL SW-A FOR EMBEDMENT PROCEDURE)
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



SILT FENCE DETAIL

N.T.S.

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO (2) SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

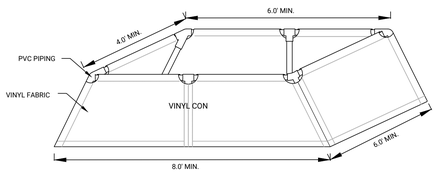


FILTER FABRIC DROP INLET DETAIL DETAIL

N.T.S.

NOTES:

1. FIBER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

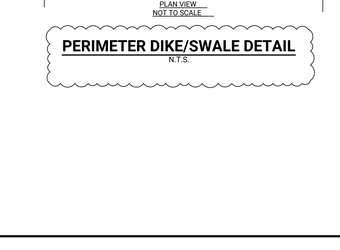


CONCRETE WASH-OUT

N.T.S.

NOTES:

1. CONTRACTOR SHALL PROVIDE A CONCRETE WASH-OUT MODEL VINYL-CON 810 BY RTC SUPPLY 1-530-589-2007 (WEBSITE www.rtcsupply.com) OR APPROVED EQUAL
2. LINERS FOR THE WASHOUT ARE AVAILABLE FROM RTC SUPPLY FOR MULTIBLE USES
3. CONTRACTOR SHALL MAINTAIN UNIT IN WORKING ORDER THROUGHOUT PROJECT DURATION. UNITS SHALL BE CLEANED ANS CONTENTS DISPOSED OF PER NYSDEC REQUIREMENTS. WASTE SHALL NOT EXCEED 75% OF UNIT CAPACITY.
4. UNIT SHALL BE REPLACED IF TORN OR DAMAGED.

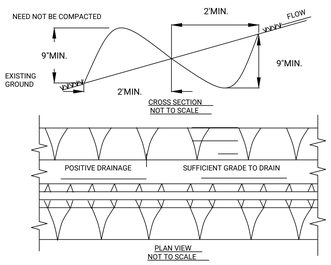


STORM WATER FILTRATION DEVICE

STORMSOK' MODEL SHOWN

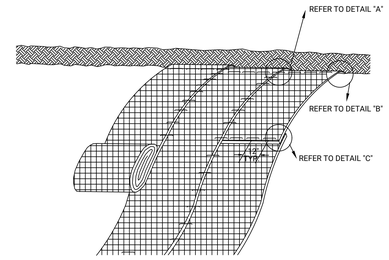
NOTES:

1. DEVICE SHOWN IS MANUFACTURED BY FABCO INDUSTRIES INC., WWW.FABCO-INDUSTRIES.COM
2. SIMILAR PRODUCT ALSO DISTRIBUTED BY ADS REFER TO WEBSITE WWW.INLETFILTERS.COM (FLEXSTORM)
3. CONTRACTOR SHALL PROVIDE STORMSOK DEVICE OR APPROVED EQUAL ON ALL OPEN INLETS



PERIMETER DIKE/SWALE DETAIL

N.T.S.



EROSION CONTROL MAT DETAILS

N.T.S.

1. EROSION CONTROL MAT SHALL BE BONTERRA CP2 OR APPROVED EQUAL
2. CONTRACTOR SHALL FURNISH AND INSTALL EROSION CONTROL MATS AS REQUIRED.
3. CONTRACTOR SHALL INSTALL EROSION CONTROL MESH PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS

No.	REVISION DESCRIPTION	DATE	BY
1	HCR FILING SET TOH BUILDING DEPT FILING SET	05/14/26	XS
22	REVISIONS PER CLIENT REVIEW MEETING	05/04/26	XS
21	REVISIONS PER PEER REVIEW COMMENTS	04/28/26	XS
20	UPDATES FOR HCR 2025 REQUIREMENTS	08/13/25	XS
19	NEW WATER SERVICE TO COMMUNITY BUILDING PER EMTEC	01/04/23	XS
18	ADDED CONCRETE EQUIPMENT PADS PER EMTEC	11/27/23	XS
17	REMOVED FIRE CONNECTION TO STONE AVE PER FRANKLIN SQUARE WATER DISTRICT	11/09/23	XS
16	TOH BUILDING DEPT FILING SET	10/20/23	XS
15	HCR FILING SET	10/13/23	XS
14	LIGHTING REVISIONS	10/11/23	XS
13	REVISIONS PER BZO COMMENTS	08/07/23	XS
12	RECREATION AREA AND LIGHTING REVISIONS	06/27/23	XS
11	UNDERGROUND TRANSFORMER AND EV PARKING	06/22/23	XS
10	REVISE REFUSE AND GENERATOR LOCATIONS TO CONFORM WITH BZA	06/08/23	XS
09	BUILDING REVISIONS	05/09/23	XS
08	GRADING REVISIONS	05/04/23	XS
07	REVISIONS PER UPDATED BUILDING LAYOUT	05/02/23	XS
06	BUILDING REVISIONS	03/13/23	XS
05	SITE PLAN SUBMISSION TO TOWN OF HEMPSTEAD	02/10/23	GM
04	REVISIONS PER TOWN COMMENTS	12/07/22	XS
03	RESUBMISSION TO PLAN EXAMINER	10/19/22	XS
02	FOR FIRE MARSHALL REVIEW	09/14/22	XS
01	FOR BOARD OF APPEALS PROCESS ONLY	08/29/22	XS

OWNER:
TOWN OF HEMPSTEAD HOUSING AUTHORITY
760 JERUSALEM AVENUE
UNIONDALE, NEW YORK 11553

APPLICANT:
TOWN OF HEMPSTEAD HOUSING AUTHORITY
760 JERUSALEM AVENUE
UNIONDALE, NEW YORK 11553

EROSION CONTROL DETAILS

DOGWOOD TERRACE

SITUATED IN

FRANKLIN SQUARE

TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK

NCTM: SECTION 35, BLOCK A, LOTS 522

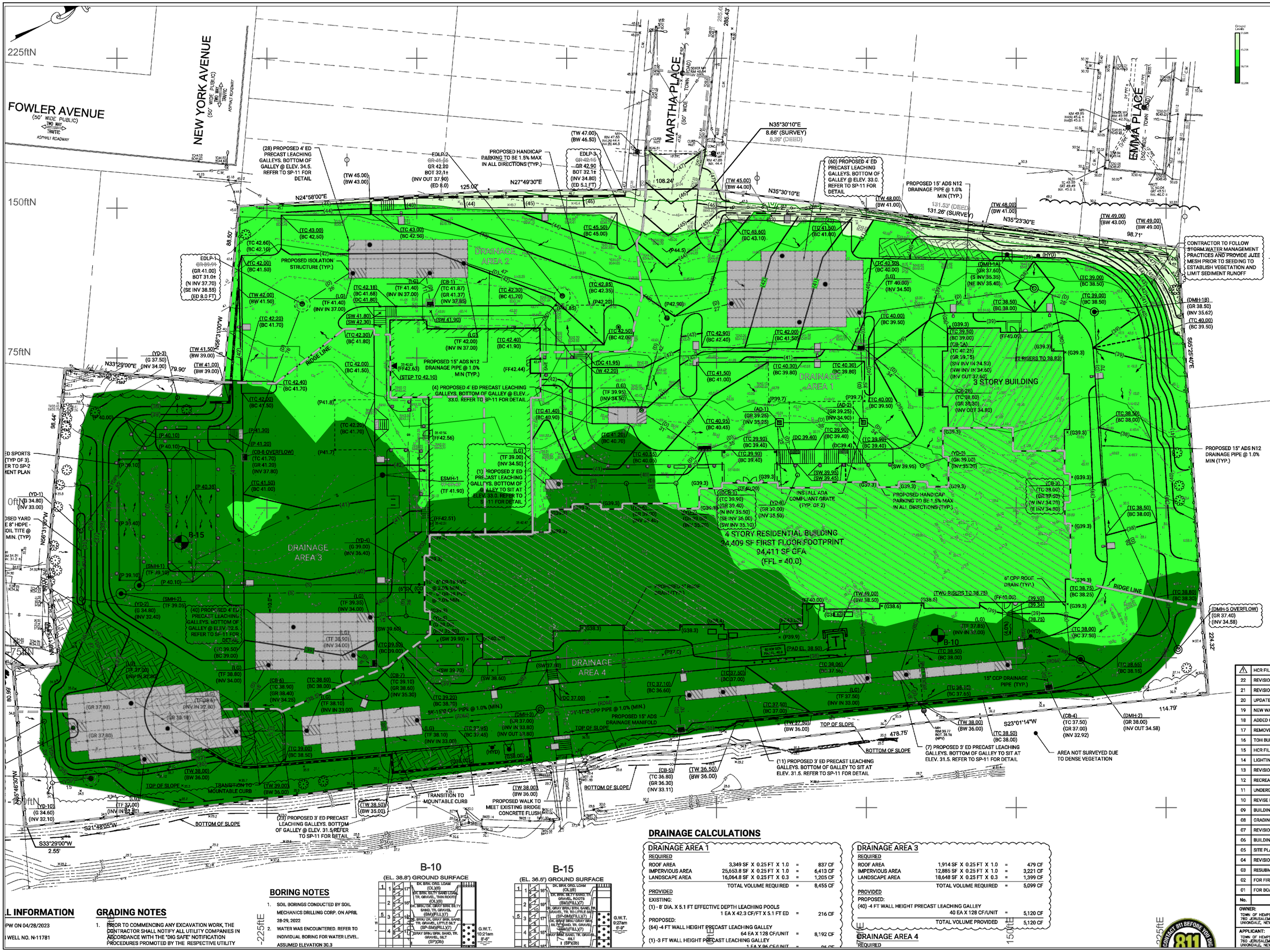
STATE OF NEW YORK — CHRISTOPHER W. ROBINSON — 087519 — LICENSED PROFESSIONAL ENGINEER

Christopher W. Robinson, P.E.
NY State License No. 067519

Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	XS	CHK'D. BY:	GT	SCALE:	Not to Scale	SHEET:	SP-13
DATE:	09/22/2022	DATE:	09/22/2022	JOB No.:	2019-102		

Drawing Name: P:\2019 Projects\2019-102\dwg\V&A\2026-05-14 - Site Plan Details (Rev. C1).dwg Last Modified: May 05, 2026 - 11:05am Plotted on: May 12, 2026 - 2:42pm by XScanlon


FOWLER AVENUE
(50' WIDE PUBLIC)
TWO WAY TRAFFIC
ASPHALT ROADWAY
NEW YORK AVENUE
(50' WIDE PUBLIC)
TWO WAY TRAFFIC
ASPHALT ROADWAY
MARTHA PLACE
(50' WIDE - TOWN ROAD)
EMMA PLACE
(50' WIDE - TOWN ROAD)
225ftN
150ftN
75ftN
0ftN
75ftN
DRAINAGE AREA 1
DRAINAGE AREA 2
DRAINAGE AREA 3
DRAINAGE AREA 4
3 STORY BUILDING
4 STORY RESIDENTIAL BUILDING
34,409 SF FIRST FLOOR FOOTPRINT
94,411 SF GFA
(FFL = 40.0)
N35°30'10"E
8.66' (SURVEY)
8.39' (DEED)
N27°49'30"E
125.02'
N24°58'00"E
88.50'
N59°31'00"W
98.44'
N33°29'00"E
79.90'
N56°31'30"W
60.98'
N65°46'30"W
S21°48'05"W
2.55'
S33°29'00"W
N35°23'30"E
131.53' (DEED)
131.26' (SURVEY)
98.71'
S65°55'40"E
S23°01'14"W
478.75'
114.79'
224.32'
TOP OF SLOPE
BOTTOM OF SLOPE
RIDGE LINE
TRANSITION TO MOUNTABLE CURB
PROPOSED WALK TO MEET EXISTING BRIDGE CONCRETE FLUSH
CONC. BRIDGE
PROPOSED ISOLATION STRUCTURE (TYP.)
PROPOSED HANDICAP PARKING TO BE 1.5% MAX IN ALL DIRECTIONS (TYP.)
PROPOSED 15" ADS N12 DRAINAGE PIPE @ 1.0% MIN (TYP.)
PROPOSED 15" ADS N12 DRAINAGE PIPE @ 1.0% MIN (TYP.)
PROPOSED HANDICAP PARKING TO BE 1.5% MAX IN ALL DIRECTIONS (TYP.)
INSTALL ADA COMPLIANT GRATE (TYP. OF 2)
15" CPP DRAINAGE PIPE (TYP.)
PROPOSED 15" ADS DRAINAGE MANIFOLD
6" CPP ROOF DRAIN (TYP.)
AREA NOT SURVEYED DUE TO DENSE VEGETATION
CONTRACTOR TO FOLLOW STORM WATER MANAGEMENT PRACTICES AND PROVIDE JUTE MESH PRIOR TO SEEDING TO ESTABLISH VEGETATION AND LIMIT SEDIMENT RUNOFF
(28) PROPOSED 4' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY @ ELEV. 34.5. REFER TO SP-11 FOR DETAIL
(60) PROPOSED 4' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY @ ELEV. 33.0. REFER TO SP-11 FOR DETAIL
(4) PROPOSED 4' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY @ ELEV. 33.0. REFER TO SP-11 FOR DETAIL
(1) PROPOSED 3' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY TO SIT AT ELEV. 33.0. REFER TO SP-11 FOR DETAIL
(40) PROPOSED 4' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY @ ELEV. 32.5. REFER TO SP-11 FOR DETAIL
(23) PROPOSED 3' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY @ ELEV. 31.5 REFER TO SP-11 FOR RETAIL
(11) PROPOSED 3' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY TO SIT AT ELEV. 31.5. REFER TO SP-11 FOR DETAIL
(7) PROPOSED 3' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY TO SIT AT ELEV. 31.5. REFER TO SP-11 FOR DETAIL
EDLP-1
EDLP-2
EDLP-3
(DMH-1A)
(DMH-1B)
(DMH-2)
(DMH-5 OVERFLOW)
(CB-1)
(CB-2A)
(CB-2B)
(CB-3)
(CB-4)
(CB-5)
(CB-6)
(CB-7)
(CB-8 OVERFLOW)
ESMH-1
GMH-1
SMH-2
(HYD)
(LG)
(TF 40.40)
(INV IN 34.50)
(TF 41.40)
(INV IN 37.00)
(TF 39.95)
(INV 34.50)
(TF 39.00)
(INV 34.50)
(TF 38.90)
(INV 34.00)
(TF 39.35)
(INV 34.00)
(TF 38.80)
(INV 34.00)
(TF 37.00)
(INV IN 32.80)
(TF 38.10)
(INV IN 33.00)
(TF 37.50)
(INV IN 33.00)
(TF 37.85)
(INV IN 32.60)
(TF 37.00)
(INV IN 32.80)
(TF 37.00)
(INV IN 32.20)
(TF 49.10)
(TF 39.05)
(TF 41.40)
(GR 41.87)
(INV 37.85)
(TF 42.00)
(INV IN 37.00)
(TF 41.40)
(GR 41.37)
(INV 37.85)
(TF 37.95)
(BC 37.45)
(TF 38.10)
(INV IN 33.00)
(TF 37.95)
(BC 37.45)
(TF 38.10)
(INV IN 33.00)
(TF 39.10)
(GR 38.60)
(INV 35.30)
(TF 39.10)
(GR 38.60)
(INV 35.30)
(TF 38.80)
(INV 34.00)
(TF 39.35)
(INV 34.00)
(TF 39.90)
(INV 34.00)
(TF 39.00)
(INV 34.50)
(TF 39.90)
(GR 39.40)
(N INV 35.50)
(SE INV 36.00)
(SW INV 35.10)
(TF 39.90)
(GR 39.40)
(N INV 35.50)
(SE INV 36.00)
(SW INV 35.10)
(TF 40.00)
(INV IN 34.50)
(TF 40.00)
(INV 34.50)
(TF 39.50)
(GR 39.75)
(SW INV IN 34.50)
(NW INV IN 34.60)
(INV OUT 37.60)
(TF 38.80)
(GR 38.30)
(INV OUT 34.80)
(TF 38.50)
(GR 38.05)
(W INV 34.70)
(E INV 34.80)
(TF 37.85)
(INV IN 33.00)
(TF 38.15)
(GR 37.65)
(INV 32.92)
(TF 38.00)
(GR 37.50)
(INV 32.92)
(TF 37.50)
(GR 37.00)
(INV 32.92)
(TF 38.00)
(GR 37.50)
(INV 32.92)
(TF 38.00)
(GR 38.00)
(INV OUT 34.58)
(TF 38.65)
(GR 38.15)
(TF 38.80)
(GR 38.30)
(TF 38.75)
(BC 38.25)
(TF 38.50)
(BC 38.00)
(TF 38.50)
(BC 38.00)
(TF 38.50)
(BC 38.00

225ftN

150ftN

75ftN

0ftN

-75ftN

S65°25'40"E

S21°48'05"W

S33°29'00"E
2.55'

N33°29'00"E
79.90'

N56°31'00"W
88.44'

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N27°49'30"E
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N35°30'10"E
8.66' (SURVEY)
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114.79'

N56°31'00"W
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98.44'

N56°31'00"W
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OWLER AVENUE
(50' WIDE PUBLIC)
TWO WAY TRAFFIC
ASPHALT ROADWAY

NEW YORK AVENUE
(50' WIDE PUBLIC)
TWO WAY TRAFFIC
ASPHALT ROADWAY

MARTHA PLACE
(50' WIDE - TOWN ROAD)

EMMA PLACE
(50' WIDE - TOWN ROAD)

DRAINAGE AREA 1

DRAINAGE AREA 2

DRAINAGE AREA 3

DRAINAGE AREA 4

3 STORY BUILDING

4 STORY RESIDENTIAL BUILDING
24,406 SF FIRST FLOOR FOOTPRINT
34,431 SF GFA
(FFL = 40.0)

(28) PROPOSED 4' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY @ ELEV. 34.5. REFER TO SP-11 FOR DETAIL

EDLP-1
GR 39.95
(GR 41.00)
BOT 31.0±
(N INV 37.70)
(SE INV 38.55)
(ED 8.0 FT)

EDLP-2
GR 41.95
GR 42.20
BOT 32.1±
(INV OUT 37.90)
(ED 8.0)

EDLP-3
GR 42.15
GR 42.90
BOT 32.1±
(INV 34.80)
(ED 5.1 FT)

PROPOSED HANDICAP PARKING TO BE 1.5% MAX IN ALL DIRECTIONS (TYP.)

PROPOSED ISOLATION STRUCTURE (TYP.)

(4) PROPOSED 4' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY @ ELEV. 33.0. REFER TO SP-11 FOR DETAIL

(1) PROPOSED 3' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY TO SIT AT ELEV. 33.0. REFER TO SP-11 FOR DETAIL

(40) PROPOSED 4' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY @ ELEV. 32.5. REFER TO SP-11 FOR DETAIL

(23) PROPOSED 3' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY @ ELEV. 31.5.REFER TO SP-11 FOR DETAIL

(60) PROPOSED 4' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY @ ELEV. 33.0. REFER TO SP-11 FOR DETAIL.

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(7) PROPOSED 3' ED PRECAST LEACHING GALLEYS. BOTTOM OF GALLEY TO SIT AT ELEV. 31.5. REFER TO SP-11 FOR DETAIL

PROPOSED 15" ADS N12 DRAINAGE PIPE @ 1.0% MIN (TYP.)

PROPOSED 15" ADS N12 DRAINAGE PIPE @ 1.0% MIN (TYP.)

PROPOSED 15" ADS N12 DRAINAGE PIPE @ 1.0% MIN (TYP.)

PROPOSED 15" ADS DRAINAGE MANIFOLD

58-15"Ø CPP PIPE @ 1.0% MIN.)

PROPOSED WALK TO MEET EXISTING BRIDGE CONCRETE FLUSH

TRANSITION TO MOUNTABLE CURB

TOP OF SLOPE

BOTTOM OF SLOPE

RIDGE LINE

CONTRACTOR TO FOLLOW STORMWATER MANAGEMENT PRACTICES AND PROVIDE JUTE MESH PRIOR TO SEEDING TO ESTABLISH VEGETATION AND LIMIT SEDIMENT RUNOFF

AREA NOT SURVEYED DUE TO DENSE VEGETATION

INSTALL ADA COMPLIANT GRATE (TYP. OF 2)

PROPOSED HANDICAP PARKING TO BE 1.5% MAX IN ALL DIRECTIONS (TYP.)

6" CPP ROOF DRAIN (TYP.)

PROPOSED 6" ROOF DRAIN (TYP.)

15" CCP DRAINAGE PIPE (TYP.)

(DMH-1A)
(GR 37.60)
(S INV 35.35)
(NE INV 35.40)

(DMH-1B)
(GR 38.50)
(INV 35.62)
(TC 40.00)
(BC 39.50)

(DMH-2)
(GR 38.00)
(INV OUT 34.58)

(DMH-3)
(GR 37.00)
(INV IN 33.80)
(INV OUT 33.80)

(DMH-5 OVERFLOW)
(GR 37.40)
(INV 34.58)

(CB-1)
(TC 41.87)
(GR 41.37)
(INV 37.95)

(CB-2A)
(TC 40.25)
(GR 39.75)
(SW INV IN 34.50)
(NW INV IN 34.60)
(INV OUT 37.60)

(CB-2B)
(TC 38.80)
(GR 38.30)
(INV OUT 34.80)

(CB-3)
(TC 38.00)
(GR 37.50)
(N INV 34.70)
(E INV 34.50)

(CB-4)
(TC 37.50)
(GR 37.00)
(INV 32.92)

(CB-5)
(TC 36.80)
(GR 36.30)
(INV 33.11)

(CB-6)
(TC 38.90)
(GR 38.40)
(INV 34.25)

(CB-7)
(TC 39.10)
(GR 38.60)
(INV 35.30)

(CB-8 OVERFLOW)
(TC 41.70)
(GR 41.20)
(INV 37.80)

ESMH-1
(TF 41.90)

(SMH-1)
(TF 39.10)

(SMH-2)
(TF 39.05)

(YD-1)
(G 34.80)
(INV 33.00)

(YD-2)
(G 34.80)
(INV 32.40)

(YD-3)
(G 37.50)
(INV 34.00)

(YD-4)
(G 39.00)
(INV 36.40)

(YD-5)
(G 39.00)
(INV 35.90)

(YD-6)
(G 39.00)
(INV 35.70)

(YD-7)
(G 39.00)
(INV 35.70)

(YD-8)
(G 39.00)
(INV 35.50)

(YD-9)
(G 39.00)
(INV 35.20)

(YD-10)
(G 34.60)
(INV 32.10)

(HYD)

B-10

B-15

INFORMATION

ON 04/2 ALL EARTHWORKS

	Cut	Fill	Cut & Fill
Range	1.5ft Av. 10.18ft max	1.5ft Av. 4.40ft max	10.18ft cut to 4.40ft fill
Levels	32.25ft to 51.68ft	33.67ft to 50.10ft	32.25ft to 51.68ft
Area	90,033.84ft²	66,800.84ft²	144,842.78ft²
2D Area	90,565.40ft²	95,349.73ft²	145,515.13ft²
Volume	77,882.25ft³	150,042.82ft³	72,160.57ft³ cut -ft

LL NO. R

05/28/2021)
09/28/2021)
9/22/1971)

GRADING NOTES

1. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING PROVIDING VERTICAL CURVES OR ROUNDINGS AT ALL TOP AND BOTTOM OF SLOPES.

ANY EXCAVATION WORK, THE
OTIFY ALL UTILITY COMPANIES IN
E "DIG SAFE" NOTIFICATION
D BY THE RESPECTIVE UTILITY

BORING NOTES

1. SOIL BORINGS CONDUCTED BY SOIL MECHANICS DRILLING CORP. ON APRIL 28-29, 2022
2. WATER WAS ENCOUNTERED. REFER TO INDIVIDUAL BORING FOR WATER LEVEL. ASSUMED ELEVATION 30.3
3. THE BORINGS RESULTS REPRESENT SUB-SURFACE CONDITIONS AT THE BORING LOCATIONS ONLY AND ARE NOT

B-10
(EL. 38.8') GROUND SURFACE

B-15
(EL. 36.5') GROUND SURFACE

G.W.T.
10:21am
8'-6"

G.W.T.
9:27am
6'-6"

DRAINAGE CALCULATIONS

DRAINAGE AREA 1

REQUIRED

ROOF AREA	3,349 SF	X 0.25 FT X 1.0	=	837 CF
IMPERVIOUS AREA	25,653.8 SF	X 0.25 FT X 1.0	=	6,413 CF
LANDSCAPE AREA	16,064.8 SF	X 0.25 FT X 0.3	=	1,205 CF
		TOTAL VOLUME REQUIRED	=	8,455 CF

PROVIDED

EXISTING:

(1) - 8' DIA. X 5.1 FT EFFECTIVE DEPTH LEACHING POOLS	1 EA X 42.3 CF/FT X 5.1 FT ED		=	216 CF

PROPOSED:

(64) -4 FT WALL HEIGHT PRECAST LEACHING GALLEY	64 EA X 128 CF/UNIT		=	8,192 CF
(1) -3 FT WALL HEIGHT PRECAST LEACHING GALLEY	1 EA X 96 CF/UNIT		=	96 CF
		TOTAL VOLUME PROVIDED	=	8,504 CF

DRAINAGE AREA 2

DRAINAGE AREA 3

REQUIRED

ROOF AREA	1,914 SF	X 0.25 FT X 1.0	=	479 CF
IMPERVIOUS AREA	12,885 SF	X 0.25 FT X 1.0	=	3,221 CF
LANDSCAPE AREA	18,648 SF	X 0.25 FT X 0.3	=	1,399 CF
		TOTAL VOLUME REQUIRED	=	5,099 CF

PROVIDED

PROPOSED:

(40) -4 FT WALL HEIGHT PRECAST LEACHING GALLEY	40 EA X 128 CF/UNIT		=	5,120 CF
		TOTAL VOLUME PROVIDED	=	5,120 CF

DRAINAGE AREA 4

REQUIRED

ROOF AREA	21,281 SF	X 0.25 FT X 1.0	=	5,320 CF
IMPERVIOUS AREA	13,493.8 SF	X 0.25 FT X 1.0	=	3,373 CF
LANDSCAPE AREA	19,799.2 SF	X 0.25 FT X 0.3	=	1,485 CF

CONTACT 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

No.	
22	REVISIONS PE
21	REVISIONS PE
20	UPDATES FOR
19	NEW WATER
18	ADDED CONC
17	REMOVED FIR
16	TOH BUILDIN
15	HCR FILING S
14	LIGHTING REV
13	REVISIONS PE
12	RECREATION
11	UNDERGROU
10	REVISE REFUS
09	BUILDING REV
08	GRADING REV
07	REVISIONS PE
06	BUILDING REV
05	SITE PLAN SU
04	REVISIONS PE
03	RESUBMISSIO
02	FOR FIRE MA
01	FOR BOARD C

OWNER:
TOWN OF HEMPSTEAD
760 JERUSALEM AVEN
UNIONDALE, NEW YOR

APPLICANT:
TOWN OF HEMPSTEAD
760 JERUSALEM AVEN
UNIONDALE, NEW YOR

Notes

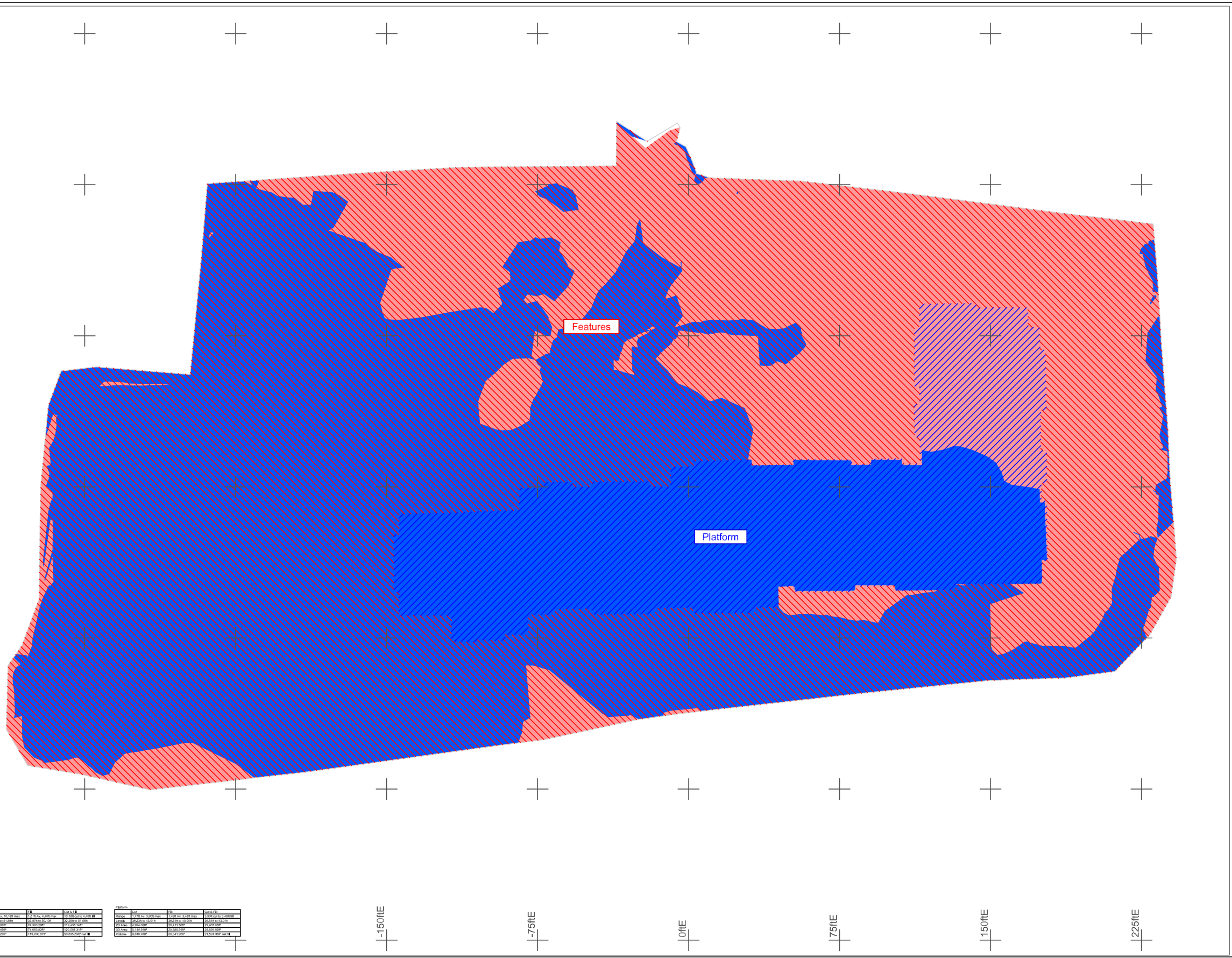
Project
Dogwood Terrace - Grading - Rev00

Sheet
Proposed 1

Date
09 June 2026

Scale
1" = 15'

Sheet
3 of 3



Features

	Cut	Fill	Cut & Fill
Range	1,538 Av. 10,186 max	1,618 Av. 4,406 max	10,186 cut to 4,406 fill
Levels	32.258 to 51.05ft	53.878 to 50.10ft	32.258 to 51.05ft
2D Area	45,041.05ft²	74,303.29ft²	119,435.14ft²
3D Area	45,424.49ft²	74,693.82ft²	120,088.31ft²
Volume	69,065.24ft³	119,700.87ft³	50,635.59ft³ net fill

Platform

	Cut	Fill	Cut & Fill
Range	1,778 Av. 3,906 max	1,439 Av. 3,488 max	3,906 cut to 3,488 fill
Levels	38.238 to 43.01ft	36.018 to 40.00ft	36.018 to 43.01ft
2D Area	4,994.08ft²	20,413.58ft²	25,407.65ft²
3D Area	5,140.91ft²	20,685.91ft²	25,826.82ft²
Volume	8,815.97ft³	20,341.95ft³	21,524.98ft³ net fill

Notes

Project	Dogwood Terrace - Grading - Rev00
Sheet	Proposed 1 Breakdown by Last Modified
Date	09 June 2026
Scale	1" = 15'
Sheet	2 of 3

GENERAL NOTES

CODES AND STANDARDS

1. 2025 BUILDING CODE OF NEW YORK STATE ("BCNYS").
2. AMERICAN CONCRETE INSTITUTE ("ACI") "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318–19.
3. AMERICAN INSTITUTE OF STEEL CONSTRUCTION ("AISC") "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AISC 360–22.
4. AMERICAN WOOD COUNCIL ("AWC") "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION–WITH 2024 SUPPLEMENT" AWC NDS–2018.

FOUNDATIONS

1. FOOTINGS SHALL BE PLACED ON UNDISTURBED NATURAL SAND WITH A MINIMUM SAFE BEARING CAPACITY OF 3000 PSF PER THE GEOTECHNICAL REPORT PERPARED BY SOIL MECHANICS DRILLING CORP. DATED MAY 2, 2022. SUBGRADE SHALL BE PROOFROLLED PRIOR TO PLACING NEW FOOTINGS PER REPORT RECOMMENDATIONS.
2. ALL FOOTINGS SHALL BE CENTERED ON COLUMN OR POST ABOVE, U.O.N.
3. U.O.N., PROVIDE DOWELS IN FOUNDATIONS FOR ALL WALLS, COLUMNS, PIERS, ETC. EQUAL IN NUMBER AND ONE SIZE SMALLER, BUT NOT LESS THAN #4, THAN THE VERTICAL REINFORCEMENT ABOVE.
4. PROVIDE WATERSTOPS IN ALL VERTICAL CONSTRUCTION JOINTS IN FOUNDATION WALLS.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE WORK SHALL COMPLY WITH ACI 301–05 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS": WORK SHALL ALSO CONFORM TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE FOLLOWING ACI DOCUMENTS: 305R, 306.1, 306R, 211.1, 211.2, 214, 304R, 304.2R, 304.5R, 309R, 308, 302.1R, SP–66, 117, 347R.
2. SHOP DRAWINGS FOR ALL REINFORCING SHALL BE PREPARED IN ACCORDANCE WITH THE ACI DETAILING MANUAL AND SUBMITTED FOR APPROVAL PRIOR TO THE START OF WORK. CONSTRUCTION JOINTS AND CLEAR COVER AT ALL LOCATIONS SHALL BE CLEARLY SHOWN.
3. CONCRETE MIXES SHALL BE PREPARED IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE AND SUBMITTED FOR REVIEW AT LEAST 14 DAYS PRIOR TO THE PLACEMENT OF CONCRETE.
4. CONCRETE FOR FOUNDATION ELEMENTS:
   - NORMAL WEIGHT
   - MINIMUM 28–DAY STRENGTH OF 4,000 PSI
   - MAXIMUM WATER/CEMENTITIOUS RATIO OF 0.50 BY WEIGHT
   - 5.5% AIR CONTENT
5. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO THE STANDARDS OF ASTM A185.
6. ALL REINFORCEMENT SHALL BE SECURELY HELD IN POSITION WHILE PLACING CONCRETE. IF NECESSARY, ADDITIONAL BARS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT.
7. LOCATION OF ALL CONSTRUCTION JOINTS NOT SHOWN IN THESE DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO DETAILING OF REINFORCEMENT. ENGINEER MAY REQUIRE ADDITIONAL REINFORCING AT SUCH JOINTS.
8. UNLESS OTHERWISE NOTED, ALL SLABS SHALL BE FINISHED PER ACI 301.
9. REINFORCING STEEL SHALL HAVE A MINIMUM CLEAR COVER AS FOLLOWS, U.O.N. ON THESE DRAWINGS:

   CONCRETE POURED AGAINST EARTH.....3"

   CONCRETE EXPOSED TO EARTH OR WEATHER
   #5 OR SMALLER.....1–1/2"
   #6 OR LARGER.....2"

   CONCRETE NOT EXPOSED TO EARTH OR WEATHER:

   COLUMNS (TIES AND MAIN REINF.).....1–1/2"
   SLABS, WALLS, JOISTS.....3/4"
   BEAMS (STIRRUPS AND MAIN REINF.).....1–1/2"

   CLEAR COVER SHALL BE EXPLICITLY SHOWN AND NOTED ON ALL REINFORCING BAR SHOP DRAWINGS.
10. DIMENSION "LD" AS NOTED ON DRAWINGS SHALL BE AS SPECIFIED IN TABLE(S) ON THESE DRAWINGS.
11. ALL LAP SPLICES SHALL BE 1.3LD UNLESS OTHERWISE NOTED.

STRUCTURAL STEEL

1. ALL WORK SHALL CONFORM TO THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", AISC 303–10.
2. OBTAIN ALL FIELD MEASUREMENTS REQUIRED FOR PROPER FABRICATION AND INSTALLATION PRIOR TO THE START OF WORK. PRECISE MEASUREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. WIDEFLANGE SHAPES SHALL BE ASTM A992 GRADE 50. ANGLES, CHANNELS, AND PLATES SHALL BE ASTM A36. TUBES SHALL BE ASTM A500, GRADE B. PIPES SHALL BE ASTM A53, GRADE B.
4. BOLTS, NUTS AND WASHERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A325. BOLTS SHALL BE 3/4 INCHES IN DIAMETER, U.O.N.
4. ALL WELDING ELECTRODES SHALL BE E70XX. FILLET WELDS SHALL BE 1/4 INCH, U.O.N.
5. ALL WELDING SHALL BE DONE BY AWS CERTIFIED WELDERS AND SHALL CONFORM TO AWS D1.1.
6. SLAG SHALL BE REMOVED FROM ALL WELDS FOR INSPECTION.
7. CUTTING OR ENLARGEMENT OF BOLT HOLES WITH TORCHES IS STRICTLY PROHIBITED.
8. MEMBERS MAY ONLY BE SPLICED WHERE SHOWN ON THESE DRAWINGS OR SPECIFICALLY DETAILED ON ACCEPTED SHOP DRAWINGS.

STRUCTURAL WOOD FRAMING

1. U.O.N., ALL 2" JOISTS, HEADERS AND RAFTERS SHALL BE DOUGLAS FIR–LARCH OR SOUTHERN PINE, S4S, NO. 2 OR BETTER.
2. U.O.N., ALL SOLID TIMBER BEAMS AND POSTS SHALL BE DOUGLAS FIR–LARCH OR SOUTHERN PINE, S4S, NO. 1 OR BETTER.
3. U.O.N., ALL 2" AND 3" STUDS SHALL BE DOUGLAS FIR–LARCH OR SOUTHERN PINE, S4S, STUD GRADE OR BETTER.
4. TOP AND BOTTOM PLATES SHALL BE DOUGLAS FIR–LARCH OR SOUTHERN PINE, S4S, NO. 2 OR BETTER.
6. SUBSTITUTION OF MULTIPLE–STUD POSTS FOR TIMBER POSTS (E.G. TWO 2x4'S INSTEAD OF ONE 4x4) IS STRICTLY PROHIBITED.
7. MULTIPLE–STUD POSTS SHALL BE SPIKED PER POST SCHEDULE.
8. PROVIDE SOLID BLOCKING BETWEEN JOISTS AT ALL INTERIOR BEARING WALLS.
9. JOISTS AND BEAMS SHALL BE INSTALLED WITH THE NATURAL CAMBER UP.
10. CROSS BRIDGING SHALL BE PROVIDED AT 8'–0" O.C. MAX. FOR ALL JOISTS WITH SPANS GREATER THAN 12'–0".
11. SOLID BLOCKING SHALL BE PROVIDED AT MIDSPAN FOR ALL ROOF JOISTS WITH LENGTHS UP TO 16 FEET AND AT 8'–0" O.C. MAX. FOR LONGER LENGTHS.
12. SOLID BLOCKING SHALL BE PROVIDED AT MIDHEIGHT FOR ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS.
13. ROOF SHEATHING SHALL BE 5/8" APA (AMERICAN PLYWOOD ASSOCIATION) 40/20 SPAN–RATED SHEATHING, EXPOSURE 1. NAIL SHEATHING WITH 8d COMMON NAILS AT 6" ALONG PANEL EDGES AND AT 12" IN THE FIELD U.O.N. ON THESE DRAWINGS.
14. EXTERIOR AND INTERIOR WALL SHEATHING SHALL BE C–D GRADE OR BETTER WITH A MINIMUM WALL THICKNESS OF 5/8". NAIL SHEATHING TO FRAMING WITH 10d GALVANIZED BOX NAILS AT 4" ALONG PANEL EDGES AND AT 10" IN THE FIELD U.O.N. ON THESE DRAWINGS.
15. U.O.N., PROVIDE "SIMPSON H2.5"S OR APPROVED WIND ANCHORS AT SUPPORTS FOR ALL RAFTERS OR ROOF JOISTS.
16. STEEL HANGERS SHALL BE USED TO JOIN JOISTS, RAFTERS, HEADERS AND BEAMS TO OTHER MEMBERS AT FLUSH–FRAMED CONDITIONS. U.O.N., HANGERS SHALL BE OF A SIZE SPECIFICALLY DESIGNED FOR THE MEMBER SUPPORTED.
17. BOLTS USED IN WOOD–FRAMING CONNECTIONS SHALL BE ASTM A307 UNLESS OTHERWISE NOTED.
18. "LVL" DENOTES 1–3/4" WIDE "2.0E MICRO=LAM LVL" BEAM MANUFACTURED BY TRUS JOIST CORP. OF THE DEPTH INDICATED.
19. ALL MANUFACTURED LUMBER SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH THE TRUS JOIST'S RECOMMENDATIONS.

SPECIAL INSPECTIONS

1. GENERAL

   SPECIAL INSPECTIONS AND TEST SHALL BE PERFORMED AS DESCRIBED BELOW BY AN AGENCY APPROVED BY THE BUILDING OFFICIAL PER BCNYS §1703.1.

   PER BCNYS §1704.2.4, THE APPROVED AGENCY SHALL KEEP RECORDS OF SPECIAL INSPECTIONS AND TESTS. THE APPROVED AGENCY SHALL SUBMIT REPORTS OF SPECIAL INSPECTIONS AND TESTS TO THE BUILDING OFFICIAL AND TO THE ENGINEER. REPORTS SHALL INDICATE THAT WORK INSPECTED OR TESTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE ENGINEER PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND TESTS, AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS OR TESTS, SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON PRIOR TO THE START OF WORK BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT TO THE BUILDING OFFICIAL.

   IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A MINIMUM OF 24 HOURS OF ADVANCE NOTICE TO PERFORM SUCH INSPECTIONS. ANY WORK WHICH PROCEEDS WITHOUT REQUIRED INSPECTION(S) SHALL BE AT THE SOLE RISK AND RESPONSIBILITY OF THE CONTRACTOR AND HE/SHE SHALL THEREBY HOLD HARMLESS AND INDEMNIFY THE OWNER, ARCHITECT, ENGINEER, AND SPECIAL INSPECTOR FROM ANY LIABILITY RESULTING FROM SUCH WORK.

   ALL INSPECTION SHALL BE PERIODIC UNLESS NOTED OTHERWISE BELOW.
2. FABRICATED ITEMS (BCNYS §1704.2.5)

   SHOP FABRICATION SHALL BE INSPECTED PER BCNYS §1704.2.5 UNLESS THE FABRICATOR IS APPROVED BY THE BUILDING DEPARTMENT PER BCNYS §1704.2.5.1.
3. STEEL CONSTRUCTION (BCNYS §1705.2)
   - HIGH–STRENGTH BOLTING
   - WELDING
   - ASSEMBLY OF STEEL FRAME DETAILS
   - COLD–FORMED STEEL DECK
4. CONCRETE CONSTRUCTION (BCNYS §1705.3 AND TABLE 1705.3)
   - REINFORCING STEEL
   - ANCHORS CAST IN CONCRETE
   - POST–INSTALLED ANCHORS IN CONCRETE
   - USE OF REQUIRED DESIGN MIX
   - FABRICATION OF CYLINDERS FOR STRENGTH TESTS – Continuous
   - SLUMP, AIR CONTENT AND TEMPERATURE – Continuous
   - CONCRETE PLACEMENT – Continuous
   - CURING TEMPERTURES
   - IN–SITU CONCRETE STRENGTH (CYLINDER TESTS)
   - FORMWORK SHAPE, LOCATION AND DIMENSIONS
5. WOOD CONSTRUCTION (BCNYS §1705.5):
   - FABRICATION OF WOOD STRUCTURAL ELEMENTS AND ASSEMBLIES UNLESS THE FABRICATOR IS APPROVED BY THE BUILDING OFFICIAL
6. SOILS (BCNYS §1705.6 AND TABLE 1705.6):

   SPECIAL INSPECTIONS SHALL BE PROVIDED FOR EXISTING SOIL CONDITIONS, FILL PLACEMENT AND LOAD–BEARING REQUIREMENTS PER BCNYS TABLE 1705.6. THE APPROVED SOILS REPORT SHALL BE USED TO DETERMINE COMPLIANCE.

ABBREVIATIONS USED ON DRAWINGS

1. U.O.N. DENOTES "UNLESS OTHERWISE NOTED".
2. V.I.F. DENOTES "VERIFY IN FIELD".
5. T.O. DENOTES "TOP OF".
6. F.O. DENOTES "FACE OF".
7. E.W. DENOTES "EACH WAY".
8. E.F. DENOTES "EACH FACE"

STRUCTURAL DESIGN CRITERIA

PER BUILDING CODE OF NEW YORK STATE, 2025 EDITION ("BCNYS")

LIVE LOADS REF: BCNYS SECTION 1607		
SEE DEAD AND LIVE DESIGN LOAD TABLE		BCNYS TABLE 1607.1
SNOW LOADS REF: BCNYS SECTION 1608 & ASCE 7–22 SECTION 7		
GROUND SNOW LOAD	Pg = 52 psf	BCNYS FIGURE 1608.2(5)
IMPORTANCE FACTOR	Is = 1.00	ASCE 7–22 TABLE 1.5–2 OCCUPANCY CATEGORY II
EXPOSURE FACTOR	Ce = 1.0 TERRAIN CATEGORY B PARTIALLY EXPOSED	ASCE 7–22 TABLE 7.3–1
THERMAL FACTOR	Ct = 1.0	ASCE 7–22 TABLE 7.3–2
FLAT ROOF SNOW LOAD	Pf = 37 psf	ASCE 7–22 EQ 7.3–1
WIND LOADS REF: BCNYS SECTION 1609 & ASCE 7–22 SECTIONS 26 AND 27 (DIRECTIONAL PROCEDURE)		
BASIC WIND SPEED (3 sec gust)	119 mph	BCNYS FIGURE 1609.3(2)
EXPOSURE CATEGORY	B	BCNYS SECTION 1609.4
MEAN ROOF HEIGHT	42 feet	BCNYS SECTION 1609.4
MAIN FORCE RESISTING SYSTEM ROOFS: WALLS:	 ± 22 psf ± 20 psf	APPLIED TO HORIZONTAL PROJECTION OF BLDG SURFACES ALL VALUES SHALL BE APPLIED AS BOTH PRESSURE AND SUCTION MULTIPLY THESE VALUES BY 0.78 TO OBTAIN ASD CRITERIA
COMPONENTS AND CLADDING DESIGN PRESSURES WALLS – INTERIOR ZONES WALLS – END ZONES ROOFS – INTERIOR ZONES ROOFS – EDGE ZONES ROOFS – CORNER ZONES	 ± 27 psf ± 34 psf ± 44 psf ± 58 psf ± 58 psf	ASCE 7–22 SECTION 30 PART 1 ALL VALUES SHALL BE APPLIED AS BOTH PRESSURE AND SUCTION MULTIPLY THESE VALUES BY 0.78 TO OBTAIN ASD CRITERIA
EARTHQUAKE LOADS REF: BCNYS SECTION 1613 & ASCE 7–22 SECTION 12		
IMPORTANCE FACTOR	Ie = 1.0	ASCE 7–22 TABLE 1.5–2 OCCUPANCY CATEGORY II
SITE CLASS (SOIL)	D	ASCE 7–22 TABLE 20.2–1
SEISMIC DESIGN CATEGORY	B	BCNYS 1613.2
ANALYSIS PROCEDURE	WIND DESIGN CONTROLS BY INSPECTION	————

DEAD AND LIVE DESIGN LOADS (lbs/sf)

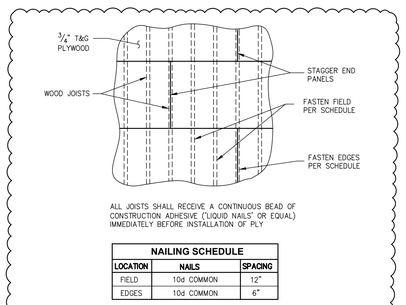
LOCATION / MATERIAL	1st FLOOR Corridor and Common Areas	1st FLOOR Residential Areas	1st FLOOR Mechanical Rooms	Typ. FLOOR Corridor and Common Areas	Typ. FLOOR Residential Areas	Typ. FLOOR Mechanical Rooms	ROOF
10" Concrete slab	150	150	150	–	–	–	–
Wood joists	–	–	–	8	8	8	8
Plywood Subfloor	–	–	–	6	6	6	6
Floor finish	5	5	5	5	5	5	–
Partitions	–	6	–	–	6	–	–
Ceilings, mechanical, fire protection	8	8	8	8	8	8	8
Insulation & roofing	–	–	–	–	–	–	12
Solar Panel – Allowance	–	–	–	–	–	–	5
TOTAL DEAD LOAD	163	169	163	27	33	27	39
LIVE LOAD	100	40	75	100	40	100	30
TOTAL LOAD	263	209	238	127	73	127	69

LIST OF DRAWINGS

S–001	GENERAL NOTES & TYP SECTIONS
S–100	FOUNDATION PLAN
S–101	FIRST FLOOR FRAMING PLAN
S–102	TYPICAL (2&3) FLOOR FRAMING PLANS
S–103	FOURTH FLOOR FRAMING PLAN
S–104	ROOF FRAMING PLAN
S–105	COMM. BLDG 1ST FLOOR PLAN w/ FOUNDATION
S–106	COMM. BLDG 1ST FLOOR PLAN w/ REFLECTED ROOF FRAMING
S–107	COMM. BLDG SECTIONS & DETAILS
S–200	SECTIONS & DETAILS
S–201	SECTIONS & DETAILS
S–300	FOUNDATION SECTIONS & DETAILS

NAILING SCHEDULE

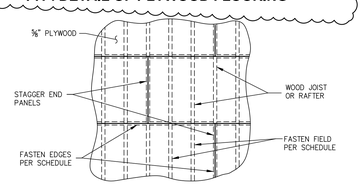
CONNECTION	FASTENING	LOCATION
JOIST TO SILL OR GIRDER	3 – 8d COMMON	TOENAIL
BRIDGING TO JOIST	2 – 8d COMMON	TOENAIL EACH END
SOLE PLATE TO JOIST OR BLOCKING	16d COMMON @ 16" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3 – 16d @ 16" O.C.	BRACED WALL PANELS
TOP PLATE TO STUD	2 –16d COMMON	TOE NAIL
STUD TO SOLE PLATE	4 –8d COMMON OR 2 –16d COMMON	TOE NAIL END NAIL
DOUBLE OR TRIPLE STUDS	2 –16d @ 12" O.C.	FACE NAIL
DOUBLE TOP PLATES	16d @ 16" O.C. 8 – 16d COMMON	TYPICAL FACE NAIL LAP SPLICES
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3 – 8d COMMON	TOENAIL
RIM JOIST TO TOP PLATE	8d @ 6" O.C.	TOENAIL
TOP PLATES, LAPS AND INTERSECTIONS	2 – 16d COMMON	FACE NAIL
CONTINUOUS HEADER, TWO PIECES	16d COMMON @ 16" O.C.	ALONG EDGES
CEILING JOISTS TO PLATE	3 –8d COMMON	TOENAIL
CONTINUOUS HEADER TO STUD	4 – 8d COMMON	TOENAIL
CEILING JOISTS, LAPS OVER LOADBEARING PARTITIONS	4 – 16d COMMON	FACENAIL
CEILING JOISTS TO PARALLEL RAFTERS	4 – 16d COMMON	FACENAIL
RAFTER TO PLATE	3 – 8d COMMON	TOENAIL
BUILT UP CORNER STUDS	2 – 10d COMMON	24" O.C.
COLLAR TIE TO RAFTER	3 –10d COMMON	FACE NAIL
ROOF RAFTER TO 2x RIDGE NAILER OR BEAM	4 – 16d COMMON	TOE NAIL
JOIST TO RIM JOIST	3 – 16d COMMON	FACE NAIL
LEDGER STRIP	3 – 16d COMMON	FACE NAIL
EXTERIOR WALL AND ROOF SHEATHING	SEE GENERAL NOTES AND DETAIL ON THESE DRAWINGS	–



ALL JOISTS SHALL RECEIVE A CONTINUOUS BEAD OF CONSTRUCTION ADHESIVE ("LIQUID NAILS" OR EQUAL) IMMEDIATELY BEFORE INSTALLATION OF PLY

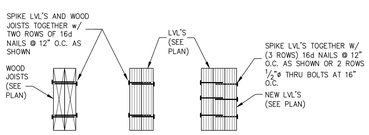
NAILING SCHEDULE		
LOCATION	NAILS	SPACING
FIELD	10d COMMON	12"
EDGES	10d COMMON	6"

TYP. DETAIL OF PLYWOOD FLOORING



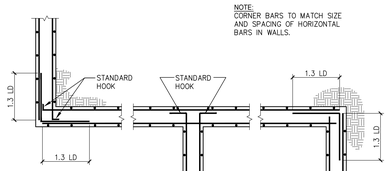
NAILING SCHEDULE		
LOCATION	NAILS	SPACING
FIELD	10d COMMON	12"
EDGES	10d COMMON	6"

TYP. DETAIL OF PLYWOOD ROOF SHEATHING

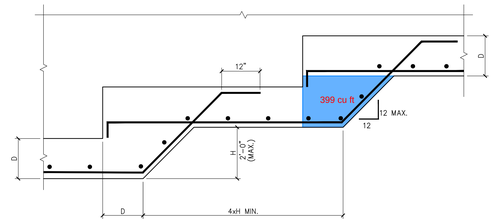


SPIKE ALL MULTIPLE–PIECE MEMBERS AS SHOWN UNLESS NOTED OTHERWISE

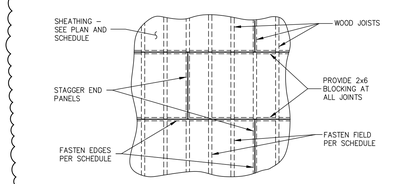
TYP. BEAM AND HEADER SPIKING DETAIL



TYPICAL REINFORCING DETAIL AT FOUNDATION WALL CORNERS



TYPICAL STEPPED WALL FOOTING DETAIL



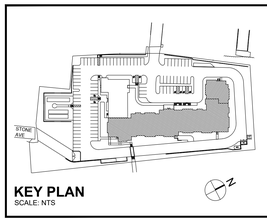
NAILING SCHEDULE		
LOCATION	NAILS	SPACING
FIELD	10d COMMON	8"
EDGES*	10d COMMON	4"

* INCLUDING ALL WOOD POSTS EVEN IF NOT AT PANEL EDGE

TYP. DETAIL OF PLYWOOD SHEATHING FOR SHEAR WALLS

ISSUED FOR FILING
19–MAY–26

4" x 6" Space Reserved for the Stamp of Approval.



10/20/23	TOH BUILDING DEPT FILING SET

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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Dogwood Terrace Housing Development Fund Corp. (to-be-formed)
C/O Town of Hempstead Housing Authority
Owner/Co-Developer
760 Jerusalem Avenue
Uniondale, NY 11553
516-485-9666 © 2023

Georgica Green Ventures
Developer
50 Jericho Quadrangle, Suite 118
Jericho, NY 11753
516-620-4530
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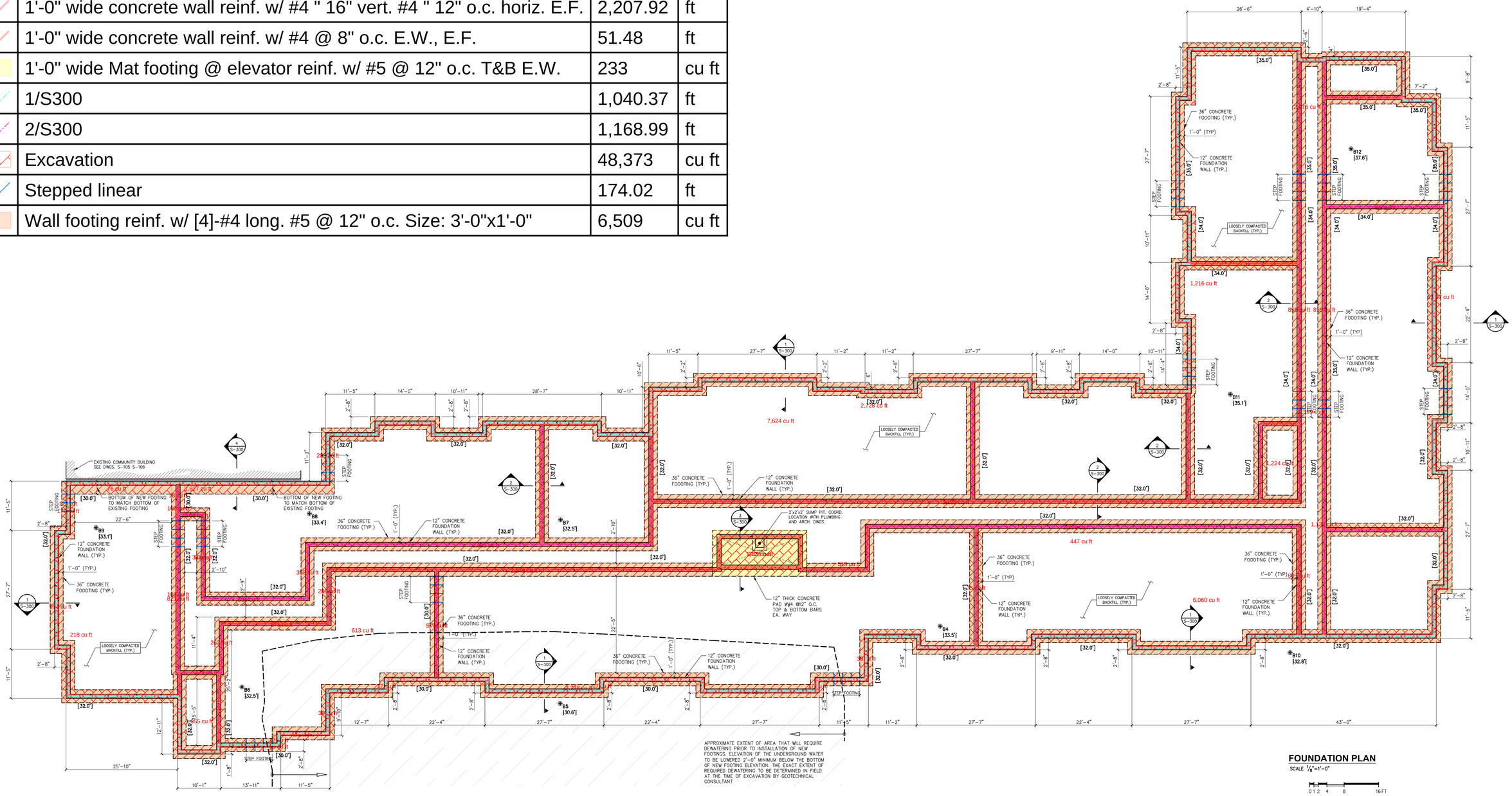
Drawing Title:
GENERAL NOTES & TYP SECTIONS

SEAL & SIGNATURE:
STATE OF NEW YORK · RODNEY D. GIBBLE · 083244 · LICENSED PROFESSIONAL ENGINEER

DATE:
PROJECT#: 22105
DRAWING SCALE: AS NOTED
DRAWING NO:
S-001.00
CAD REF:

Legend

	Description	Quantity	Unit
	1'-0" wide concrete wall reinf. w/ #4 " 16" vert. #4 " 12" o.c. horiz. E.F.	2,207.92	ft
	1'-0" wide concrete wall reinf. w/ #4 @ 8" o.c. E.W., E.F.	51.48	ft
	1'-0" wide Mat footing @ elevator reinf. w/ #5 @ 12" o.c. T&B E.W.	233	cu ft
	1/S300	1,040.37	ft
	2/S300	1,168.99	ft
	Excavation	48,373	cu ft
	Stepped linear	174.02	ft
	Wall footing reinf. w/ [4]-#4 long. #5 @ 12" o.c. Size: 3'-0"x1'-0"	6,509	cu ft



FOUNDATION PLAN

SCALE 1/8"=1'-0"

0 1 2 4 8 16FT

FOUNDATION NOTES:

1. ALL NEW FOOTINGS TO BEAR ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 3,000 PSF PER GEOTECHNICAL REPORT PREPARED BY SOIL MECHANICS DATED MAY 3, 2022.
2. ALL FOOTINGS, UNLESS OTHERWISE NOTED ON PLAN, TO BE 3'-0" WIDE BY 12" THICK, REINFORCED WITH (4) #4 LONGITUDINAL BARS AND #5@12" O.C. SHORT BAR. SEE FOUNDATION SECTIONS FOR PLACEMENT OF THE REINFORCEMENT.

PLAN NOTES

1. REFER TO S-001 FOR GENERAL NOTES AND TYPICAL DETAILS
2. REFER TO S-300 FOR FOUNDATION SECTIONS AND DETAILS

LEGEND

- 12" — INDICATES 12" THICK CONC. FOUNDATION WALL
- [X'-XX"] — INDICATES BOTTOM OF FOOTING ELEVATION
- B6 [32.5'] — INDICATES APPROXIMATE SOIL BORING LOCATION WITH UNDISTURBED NATURAL SOIL ELEVATION

ISSUED FOR FILING
19-MAY-26

4" x 6" Space Reserved for the Stamp of Approval.

KEY PLAN
SCALE: NTS

10/20/23	TOH BUILDING DEPT FILING SET

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516-620-4530
© 2023

Drawing Title:
FOUNDATION PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · RODNEY D. GIBBLE · 032448 · PROFESSIONAL ENGINEER

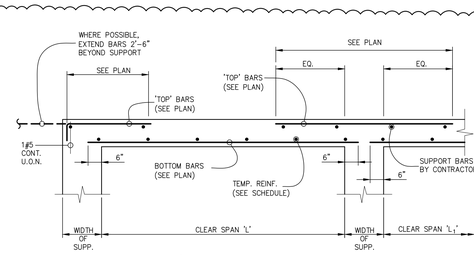
DATE:
PROJECT #: 22105
DRAWING SCALE: AS NOTED
DRAWING NO:
S-100.00
CAD REF:

TENSION DEVELOPMENT LENGTHS "Ld" FOR 4,000 PSI CONCRETE

BAR SIZE	FOOTINGS, MATS, STRAP AND GRADE BEAMS		SLABS		BEAMS LONGITUDINAL REINFORCING		WALLS WITH ONE CURTAIN OF REINFORCING		WALLS WITH TWO CURTAINS OF REINFORCING			
									OUTER LAYER		INNER LAYER	
	BOTTOM BARS	TOP BARS	BOTTOM BARS	TOP BARS	BOTTOM BARS	TOP BARS	VERT BARS	HORIZ BARS	VERT BARS	HORIZ BARS	VERT BARS	HORIZ BARS
#3	–	–	12"	12"	–	–	–	12"	–	12"	–	12"
#4	12"	15"	15"	19"	12"	15"	12"	15"	15"	19"	12"	15"
#5	15"	19"	21"	28"	15"	19"	15"	19"	21"	28"	15"	19"
#6	17"	22"	29"	37"	17"	22"	17"	23"	29"	37"	20"	26"
#7	25"	33"	46"	60"	25"	33"	25"	33"	46"	60"	33"	42"
#8	29"	37"	57"	74"	29"	37"	29"	–	57"	–	41"	–
#9	36"	46"	69"	90"	36"	46"	33"	–	69"	–	50"	–
#10	44"	57"	83"	108"	44"	57"	37"	–	83"	–	61"	–
#11	53"	68"	98"	127"	53"	68"	45"	–	98"	–	73"	–

NOTES

1. TOP BARS ARE DEFINED AS HORIZONTAL REINFORCING WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW THE BARS. USE VALUES FOR BOTTOM BARS IF LESS CONCRETE BELOW.
2. MULTIPLY VALUES PROVIDED ABOVE BY THE FOLLOWING AS APPLICABLE:
   - x 1.3 FOR LT. WT. CONCRETE
   - x 1.3 FOR EPOXY-COATED TOP BARS
   - x 1.5 FOR OTHER EPOXY-COATED BARS
   - x 1.25 FOR GRADE 75 BARS
3. FACTORS FOR WEIGHT, COATING AND GRADE ARE CUMMULATIVE. Ld SHALL BE MULTIPLIED BY EACH FACTOR APPLICABLE.



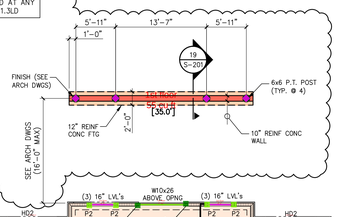
✱ WHICHEVER IS GREATER

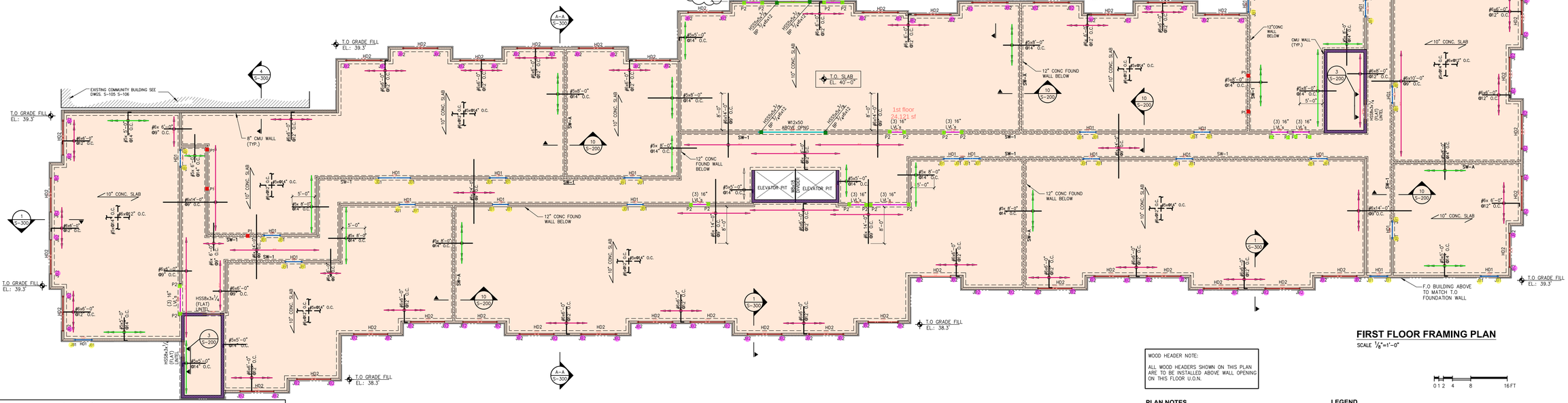
TEMPERATURE REINFORCEMENT SCHEDULE	
SLAB t	REINF.
< 5"	#3@12"
6"	#4@18"
7"	#4@16"
8"	#4@12"
9"	#5@18"
10"	#5@16"
12"	#5@14"

NOTE:
TEMP. REINF. MAY BE SPLICED AT ANY LOCATION 1.3LD

NOTES:
1. LD = TENSION DEVELOPMENT LENGTH – SEE GENERAL NOTES.
2. 50% OF BOTTOM BARS MAY BE TERMINATED 0.125 x CLEAR SPAN SHORT OF FACE OF INTERIOR SUPPORTS.

TYPICAL ONE-WAY CONCRETE SLAB DETAIL





FIRST FLOOR FRAMING PLAN

SCALE 1/8"=1'-0"

0 1 2 4 8 16FT

WOOD HEADER NOTE:

ALL WOOD HEADERS SHOWN ON THIS PLAN ARE TO BE INSTALLED ABOVE WALL OPENING ON THIS FLOOR U.O.N.

PLAN NOTES

1. REFER TO S-001 FOR GENERAL NOTES AND TYPICAL DETAILS
2. SEE DRAWING S-102 FOR WOOD JAMB/POST SCHEDULE, WOOD HEADER SCHEDULE, WOOD STUD WALL SCHEDULE & HANGER SCHEDULE
3. SEE DRAWINGS S-200 AND S-201 FOR SECTIONS AND DETAILS

SLAB REINFORCEMENT LEGEND:

SLAB BOTTOM REINFORCEMENT CONTINUOUS REINFORCEMENT

SLAB TOP REINFORCEMENT

LEGEND

- INDICATES STEEL MEMBER
- INDICATES WOOD JOIST, HEADER OR TRIMMER
- INDICATES 10" CONCRETE STRUCTURAL SLAB. SEE TYP DETAIL ON THIS SHEET
- INDICATES 8" CMU WALL GROUT SOLID W/ #4@24" VERTICAL BARS AND DUR-O-WAL @ 16" O.C
- INDICATES WOOD STUD BEARING WALL. INSTALL 7/16" SHEATHING ON OUTER FACE OF ALL EXTERIOR WALLS. SEE SCHEDULE ON S-102
- SW-1 INDICATES WOOD STUD SHEAR WALL. INSTALL 7/16" PLYWOOD SHEATHING ON ONE SIDE OF WALL. INSTALL (4) 2x6 POSTS AT EACH END, U.O.N. ON PLAN
- HD2 INDICATES WOOD HEADER. SEE SCHEDULE ON S-102
- JB1, P1 INDICATES WOOD JAMB OR POST. SEE SCHEDULE ON S-102

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Legend

	Description	Quantity	Unit
	#5 @ 12" o.c., 6'L	7.96	ft
	#5 @ 14" o.c., 5'L	79.77	ft
	#5 @ 14" o.c., 6'L	11.89	ft
	#5 @ 14" o.c., 8'L	158.19	ft
	#6 @ 9" o.c., 6'L	57.56	ft
	#6 @ 9" o.c., 10'L	23.14	ft
	#6 @ 9" o.c., 14'L	143.57	ft
	#6 @ 12" o.c., 6'L	327.05	ft
	#6 @ 12" o.c., 8'L	16.13	ft
	[3] 16" LVL's	45.43	ft
	1st Floor - JB1, 9'H	61	Count
	1st Floor - JB2, 10'H	110	Count
	8" CMU wall grout solid reinf. w/ #4 @ 24" vert. bars & dur-o-wall @ 16" o.c.	191.50	ft
	10" concrete wall reinf. w/ #5 @ 12" o.c. horiz. & vert.	27.41	ft
	10" thk concrete slab on grade reinf. w/#5@ 14" o.c. & #6 @ 12" o.c.	24,121	sf
	Beam - W10x26	7.93	ft
	Beam - W12x50	15.27	ft
	Column - HSS5x5x3/8, 9'H w/ BP 3/4x6x12	4	Count
	HD1	128.01	ft
	HD2	427.19	ft
	Lintel - HSS8x3x1/4	24.05	ft
	P1 post, 9'H	9	Count
	P1 post, 10'H	2	Count
	P2 post, 9'H	12	Count
	P2 post, 10'H	8	Count
	Post - 6x6 P.T wood post, 8'H	4	Count
	Simpson base 'ABU66Z' w/ 5/8" dia 'HAS-R' threaded rod w/ Hilti 'HY200' adhesive	4	Count
	Wall footing reinf. w/ [3]-#5 EW Size: 1'-0"x1'-0"	55	cu ft

10/20/23	TOH BUILDING DEPT FILING SET

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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Dogwood Terrace Housing Development Fund Corp. (to-be-formed)
C/O Town of Hempstead Housing Authority
Owner/Co-Developer
760 Jerusalem Avenue
Uniondale, NY 11553
516-485-9666 © 2023

Georgica Green Ventures
Developer
50 Jericho Quadrangle, Suite 118
Jericho, NY 11753
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Drawing Title:
FIRST FLOOR
FRAMING PLAN

SEAL & SIGNATURE:



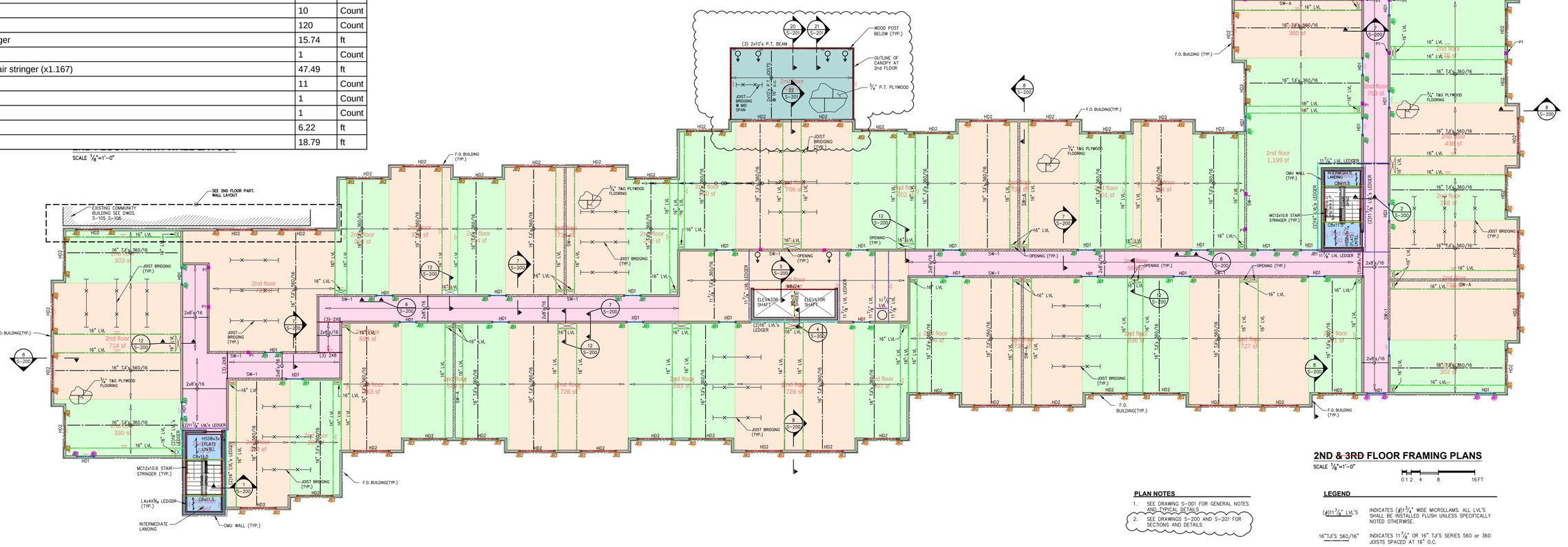
DATE:
PROJECT#: 22105
DRAWING SCALE: AS NOTED
DRAWING NO:

S-101.00

CAD REF:
FIRST FLOOR

Legend

	Description	Quantity	Unit
	[2]-11-7/8" LVL ledger	28.01	ft
	[2] 11-7/8" LVL ledger	9.98	ft
	[2] 16" LVL's ledger	81.36	ft
	[3]-2x8	17.17	ft
	[3]-2x8's/16	6.00	ft
	[3]-2x10 P.T. beam	57.75	ft
	1 1/2" 18GA composite metal deck w/ 2 1/2" thk concrete topping reinf. w/ 6x6-W1.4xW1.4	263	sf
	2x8's @ 16" o.c.	2,212	sf
	2x10 P.T. joists @ 16" o.c.	420	sf
	11-7/8" LVL ledger	96.86	ft
	11-7/8" TJI's 360 @ 16" o.c.	647	sf
	16" LVL	1,686.64	ft
	16" TJI's 360 F.J. joists @ 16" o.c.	8,944	sf
	16" TJI's 560 F.J. joists @ 16" o.c.	11,029	sf
	Beam - C8x11.5	54.28	ft
	HD1	153.17	ft
	HD2	483.16	ft
	HSS8x3x1/4	103.29	ft
	JB1, 9'H	62	Count
	JB1, 10'H	10	Count
	JB2, 10'H	120	Count
	L4x4x5/16 ledger	15.74	ft
	Line	1	Count
	MC12x10.6 stair stringer (x1.167)	47.49	ft
	P1 post, 9'H	11	Count
	P1 post, 10'H	1	Count
	P1 post, 10'H	1	Count
	W8x18	6.22	ft
	W8x24	18.79	ft



2ND & ~~3RD~~ FLOOR FRAMING PLANS

SCALE 1/8"=1'-0"

0 1 2 4 8 16FT

PLAN NOTES

1. SEE DRAWING S-001 FOR GENERAL NOTES AND TYPICAL DETAILS
2. SEE DRAWINGS S-200 AND S-201 FOR SECTIONS AND DETAILS

LEGEND

- (#)11 7/8" LVL'S — INDICATES (#)1 3/4" WIDE MICROLLAMS. ALL LVL'S SHALL BE INSTALLED FLUSH UNLESS SPECIFICALLY NOTED OTHERWISE.
- 16"TJI'S 560/16 — INDICATES 11 7/8" OR 16" TJI'S SERIES 560 or 360 JOISTS SPACED AT 16" O.C.
- INDICATES STEEL MEMBER.
- INDICATES WOOD JOIST, HEADER OR TRIMMER.
- INDICATES 8" CMU WALL GROUT SOLID W/ #4@24" VERTICAL BARS AND DUR-O-WAL @ 16" O.C.
- INDICATES WOOD STUD BEARING WALL. INSTALL 5/8" SHEATHING ON OUTER FACE OF ALL EXTERIOR WALLS
- SW-1 — INDICATES WOOD STUD SHEAR WALL. INSTALL 5/8" PLYWOOD SHEATHING ON ONE SIDE OF WALL. INSTALL (4) 2x6 POSTS AT EACH END, U.O.N. ON PLAN
- INDICATES LINE OF BRIDGING FOR FLOOR/ROOF JOISTS SPACED AT INTERVALS NOT EXCEEDING 8'-0". JOIST BRIDGING SHALL CONSIST OF (2)TB27 TENSION TYPE BRIDGING BY SIMPSON INSTALLED IN CROSS PAIR.
- INDICATES 1 1/2" 18 GA COMPOSITE METAL DECK W/ 2 1/2" NORMAL WEIGHT CONCRETE TOPPING (4" TOTAL THICKNESS) W/ WWF REINFORCEMENT 6x6-W1.4xW1.4
- INDICATES POST DOWN
- INDICATES POST UP
- HD2 — INDICATES WOOD HEADER. SEE SCHEDULE ON THIS SHEET
- JB1, P1 — INDICATES WOOD JAMB OR POST. SEE SCHEDULE ON THIS SHEET

WOOD JAMB/POST SCHEDULE

MARK	FLOORS	SIZE	MAX. WIDTH OF OPENING	REMARKS
JB1	1ST, 2ND, & 3RD	(3) 2x6 WOOD STUDS (ONE KING AND TWO JACK STUDS)	4'-0"	SPIKE TOGETHER WITH (2) 16d NAILS (EA. SIDE) @12" O.C. VERTICALLY.
	4TH	(2) 2x6 WOOD STUDS (ONE KING AND ONE JACK STUDS)		
JB2	1ST	(1) 5 1/4"x5 1/4" PSL JACK STUD AND (2) 2x6 KING STUDS	7'-4"	SPIKE TOGETHER WITH (2) 16d NAILS (EA. SIDE) @12" O.C. VERTICALLY.
	2ND	(6) 2x6 WOOD STUDS (TWO KING AND FOUR JACK STUDS)		
	3RD & 4TH	(5) 2x6 WOOD STUDS (TWO KING AND THREE JACK STUDS)		
P1	1ST AND 2ND	(4) 2x6 WOOD STUDS	——	SPIKE TOGETHER WITH (2) 16d NAILS (EA. SIDE) @12" O.C. VERTICALLY.
	3RD	(4) 2x6 WOOD STUDS (ONE KING AND THREE JACK STUDS)		
P2	1ST	(1) 5 1/4"x5 1/4" PSL JACK STUD AND (2) 2x6 KING STUDS	——	SPIKE TOGETHER WITH (2) 16d NAILS (EA. SIDE) @12" O.C. VERTICALLY.

WOOD HEADER SCHEDULE

MARK	SIZE	MAX. WIDTH OF OPENING	REMARKS
HD1	(2) 16" LVLs	7'-4"	SEE BEAM SPIKING DETAIL
HD2	(3) 9 1/4" LVLs	7'-4"	SEE BEAM SPIKING DETAIL
HD3	(3) 11 7/8" LVLs	"	SEE BEAM SPIKING DETAIL

NOTE:

REFER TO ARCHITECTURAL DRAWINGS FOR WOOD HEADER ELEVATIONS.

WOOD STUD WALL SCHEDULE

LOCATION	FLOORS	SIZE
EXTERIOR WALLS	1ST & 2ND	(2) 2x6 WOOD STUDS @ 16" o.c.
	3RD & 4TH	(1) 2x6 WOOD STUDS @ 16" o.c.
INTERIOR WALLS	1ST & 2ND	(2) 2x6 WOOD STUDS @ 16" o.c.
	3RD & 4TH	(1) 2x6 WOOD STUDS @ 16" o.c.

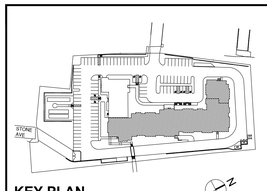
INSTALL BLOCKING AT MID-HEIGHT OF WALL AT ALL FLOORS

HANGER SCHEDULE

JOIST SIZE	HANGER	REMARKS
2x8	HUS28	——
16" TJI's 560	HU416	——
16" TJI's 360	U3516/20	——
11 7/8" TJI's 360	U3516/20	——
16" LVL	IUS1.81/16	——
(3) 2x8	HU26-3	——
(3)16" LVL's	HUC616	——

ISSUED FOR FILING
19-MAY-26

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

10/20/23	TOH BUILDING DEPT FILING SET

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DOGWOOD TERRACE

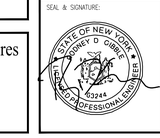
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760 Jerusalem Avenue
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516-485-9666 © 2023

Georgica Green Ventures
Developer
50 Jericho Quadrangle, Suite 118
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516-620-4530
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Drawing Title:
TYPICAL (2 & 3) FLOOR FRAMING PLANS

SEAL & SIGNATURE:



DATE:
PROJECT#: 22105
DRAWING SCALE: AS NOTED
DRAWING NO:

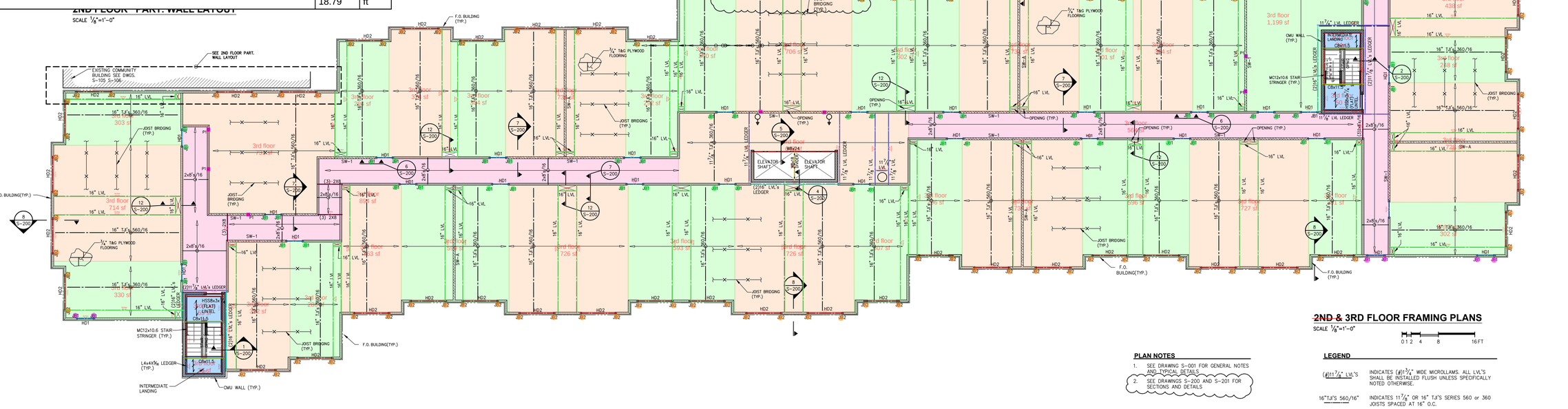
S-102.00

CAD REF:

Legend			
	Description	**Quantity**	**Unit**
	[2]-11-7/8" LVL ledger	28.01	ft
	[2] 11-7/8" LVL ledger	9.98	ft
	[2] 16" LVL's ledger	81.36	ft
	[3]-2x8	17.17	ft
	[3]-2x8's/16	6.00	ft
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	JB2, 10'H	120	Count
	L4x4x5/16 ledger	15.74	ft
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	P1 post, 9'H	11	Count
	P1 post, 10'H	1	Count
	P1 post, 10'H	1	Count
	W8x18	6.22	ft
	W8x24	18.79	ft

2ND FLOOR - PART. WALL LAYOUT

SCALE 1/8"=1'-0"



2ND & 3RD FLOOR FRAMING PLANS

SCALE 1/8"=1'-0"

0 1 2 4 8 16FT

PLAN NOTES

1. SEE DRAWING S-001 FOR GENERAL NOTES AND TYPICAL DETAILS
2. SEE DRAWINGS S-200 AND S-201 FOR SECTIONS AND DETAILS

LEGEND

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- JB1, P1 — INDICATES WOOD JAMB OR POST. SEE SCHEDULE ON THIS SHEET

WOOD JAMB/POST SCHEDULE

MARK	FLOORS	SIZE	MAX. WIDTH OF OPENING	REMARKS
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	2ND	(6) 2x6 WOOD STUDS (TWO KING AND FOUR JACK STUDS)		
	3RD & 4TH	(5) 2x6 WOOD STUDS (TWO KING AND THREE JACK STUDS)		
P1	1ST AND 2ND	(4) 2x6 WOOD STUDS	——	SPIKE TOGETHER WITH (2) 16d NAILS (EA. SIDE) @12" O.C. VERTICALLY.
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WOOD HEADER SCHEDULE

MARK	SIZE	MAX. WIDTH OF OPENING	REMARKS
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HD2	(3) 9 1/4" LVLs	7'-4"	SEE BEAM SPIKING DETAIL
HD3	(3) 11 7/8" LVLs	"	SEE BEAM SPIKING DETAIL

NOTE:

REFER TO ARCHITECTURAL DRAWINGS FOR WOOD HEADER ELEVATIONS.

WOOD STUD WALL SCHEDULE

LOCATION	FLOORS	SIZE
EXTERIOR WALLS	1ST & 2ND	(2) 2x6 WOOD STUDS @ 16" o.c.
	3RD & 4TH	(1) 2x6 WOOD STUDS @ 16" o.c.
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	3RD & 4TH	(1) 2x6 WOOD STUDS @ 16" o.c.

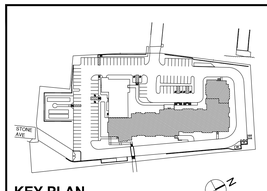
INSTALL BLOCKING AT MID-HEIGHT OF WALL AT ALL FLOORS

HANGER SCHEDULE

JOIST SIZE	HANGER	REMARKS
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16" TJI's 360	U3516/20	——
11 7/8" TJI's 360	U3516/20	——
16" LVL	IUS1.81/16	——
(3) 2x8	HU26-3	——
(3)16" LVL's	HUC616	——

ISSUED FOR FILING
19-MAY-26

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

10/20/23	TOH BUILDING DEPT FILING SET

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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Dogwood Terrace Housing Development Fund Corp. (to-be-formed)
C/O Town of Hempstead Housing Authority
Owner/Co-Developer
760 Jerusalem Avenue
Uniondale, NY 11553
516-485-9666 © 2023

Georgica Green Ventures
Developer
50 Jericho Quadrangle, Suite 118
Jericho, NY 11753
516-620-4530
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Drawing Title:
TYPICAL (2 & 3) FLOOR FRAMING PLANS

SEAL & SIGNATURE:

STATE OF NEW YORK · RODNEY D. GIBBLE · 083244 · PROFESSIONAL ENGINEER

DATE:
PROJECT#: 22105
DRAWING SCALE: AS NOTED
DRAWING NO:

S-102.00

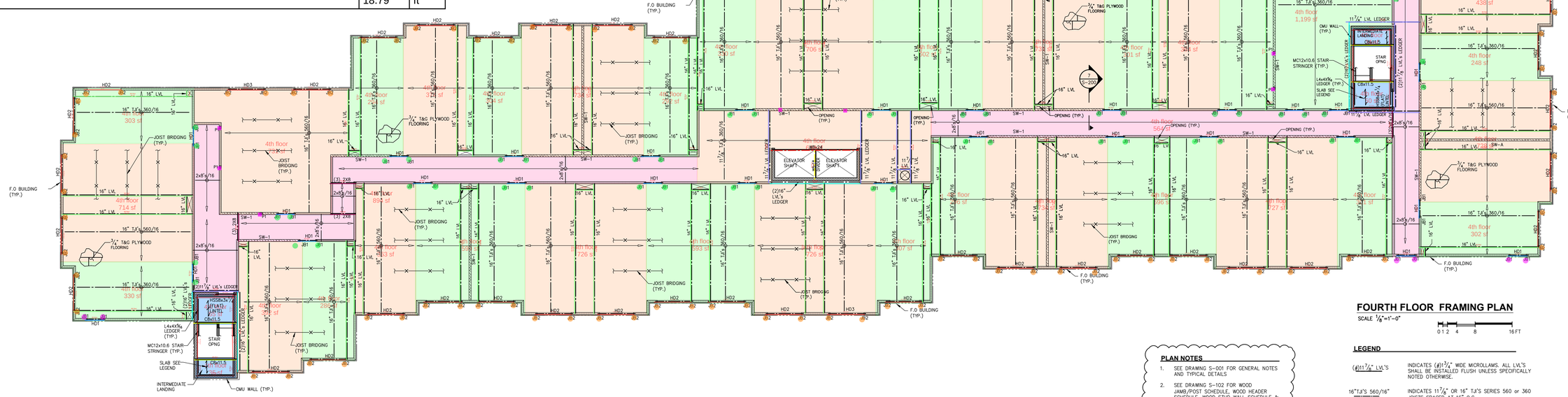
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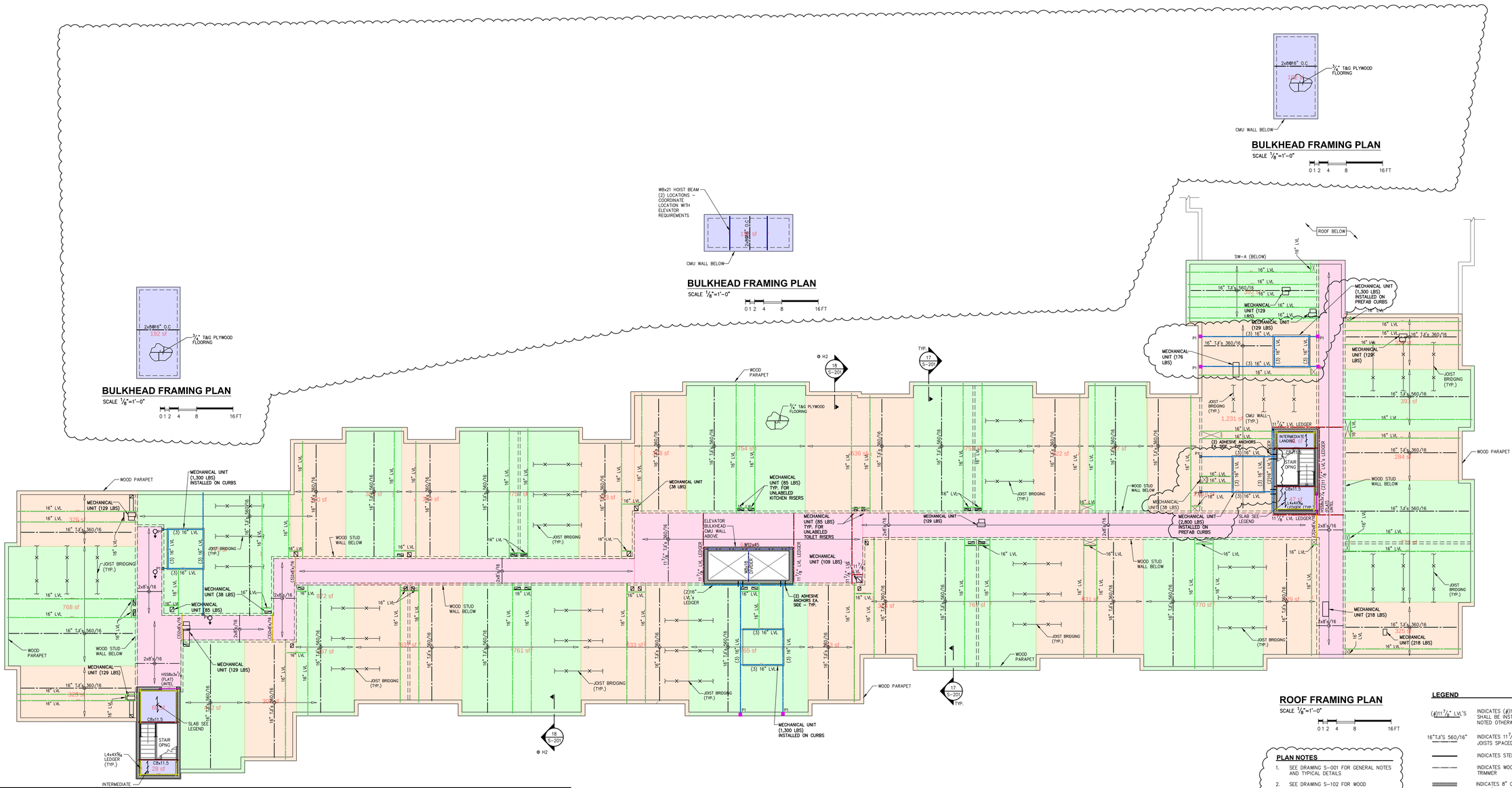
Legend

	Description	Quantity	Unit
	[2]-11-7/8" LVL ledger	19.09	ft
	[2] 11-7/8" LVL ledger	9.98	ft
	[2] 16" LVL's ledger	61.62	ft
	[3]-2x8	17.17	ft
	[3]-2x8's/16	6.00	ft
	[3] 16" LVL's	56.52	ft
	1 1/2" 18GA composite metal deck w/ 2 1/2" thk concrete topping reinf. w/ 6x6-W1.4xW1.4	263	sf
	2x8's @ 16" o.c.	2,232	sf
	2x8 R.J. @ 16" o.c.	178	sf
	11-7/8" LVL ledger	96.86	ft
	11-7/8" TJI's 360 @ 16" o.c.	647	sf
	16" LVL	1,816.76	ft
	16" TJI's 360 F.J. joists @ 16" o.c.	8,960	sf
	16" TJI's 560 F.J. joists @ 16" o.c.	11,029	sf
	Beam - C8x11.5	54.28	ft
	HD1	132.64	ft
	HD2	410.54	ft
	HSS8x3x1/4	103.29	ft
	JB1, 9'H	55	Count
	JB1, 10'H	6	Count
	JB2, 10'H	102	Count
	L4x4x5/16 ledger	15.74	ft
	MC12x10.6 stair stringer (x1.167)	47.49	ft
	P1 post, 9'H	9	Count
	W8x18	6.22	ft
	W8x24	18.79	ft



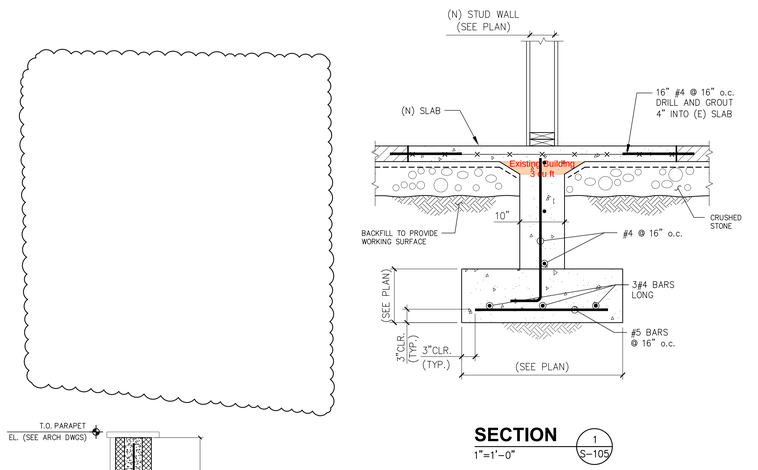
STAIR BULKHEAD ROOF FRAMING PLAN
SCALE 1/8"=1'-0"


F.O BUILDING (TYP.)
JOIST BRIDGING (TYP.)
3/4" T&G PLYWOOD FLOORING
OPENING (TYP.)
ELEVATOR SHAFT
(2)16" LVL's LEDGER
(3) 2X8
2x8's/16
HD1
HD2
SW-1
P1
JB1
HD3
4th floor
714 sf
4th floor
303 sf
4th floor
330 sf
4th floor
895 sf
4th floor
289 sf
4th floor
280 sf
4th floor
706 sf
4th floor
429 sf
4th floor
429 sf
4th floor
429

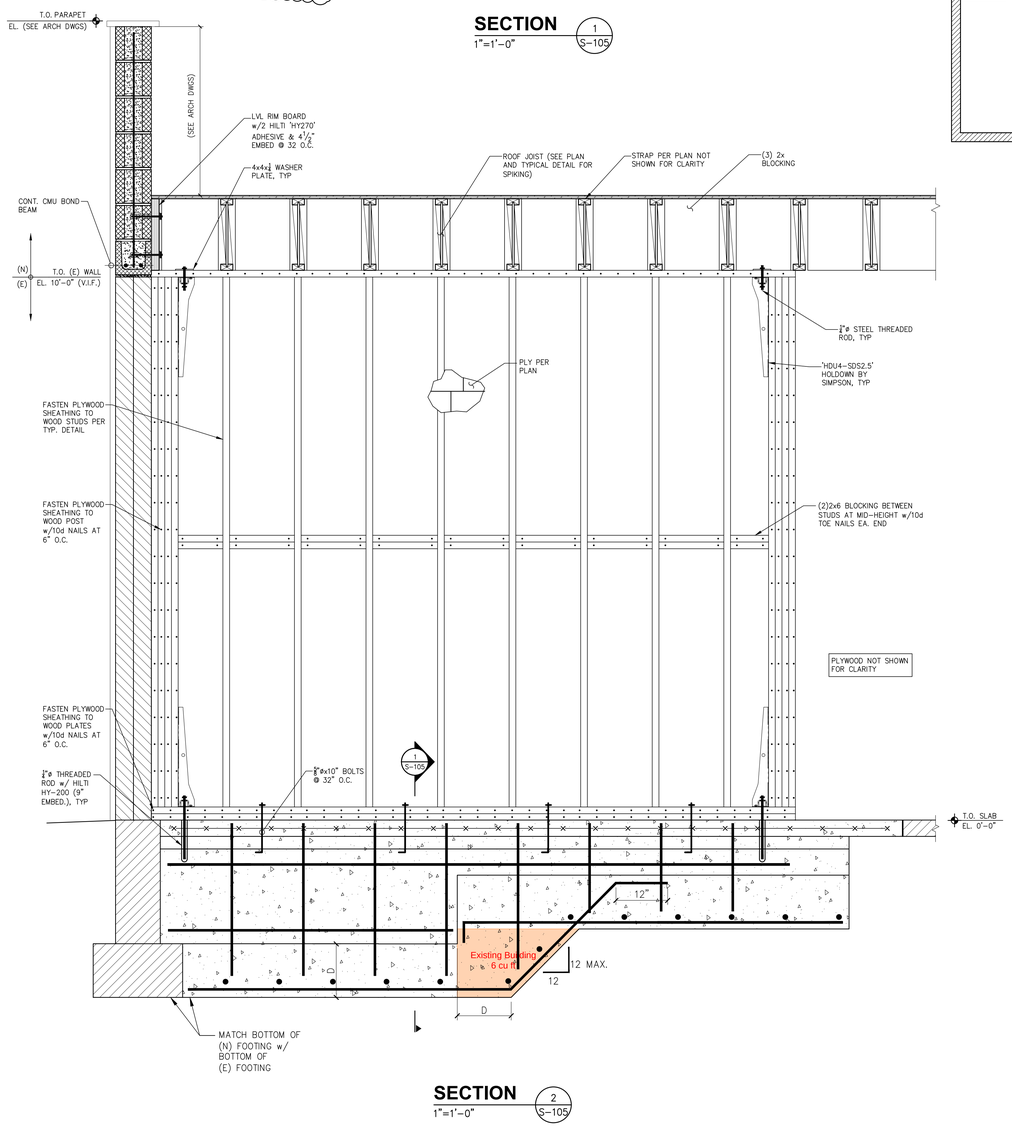

2x8@16" O.C
192 sf
3/4" T&G PLYWOOD FLOORING
CMU WALL BELOW
BULKHEAD FRAMING PLAN
SCALE 1/8"=1'-0"
0 1 2 4 8 16FT
W8x21 HOIST BEAM (2) LOCATIONS - COORDINATE LOCATION WITH ELEVATOR REQUIREMENTS
2x8@16" O.C
192 sf
CMU WALL BELOW
BULKHEAD FRAMING PLAN
SCALE 1/8"=1'-0"
0 1 2 4 8 16FT
2x8@16" O.C
192 sf
3/4" T&G PLYWOOD FLOORING
BULKHEAD FRAMING PLAN
SCALE 1/8"=1'-0"
0 1 2 4 8 16FT
WOOD PARAPET
MECHANICAL UNIT (1,300 LBS) INSTALLED ON CURBS
MECHANICAL UNIT (129 LBS)
MECHANICAL UNIT (38 LBS)
MECHANICAL UNIT (85 LBS)
MECHANICAL UNIT (65 LBS) TYP. FOR UNLABELED KITCHEN RISERS
MECHANICAL UNIT (109 LBS)
MECHANICAL UNIT (85 LBS) TYP. FOR UNLABELED TOILET RISERS
MECHANICAL UNIT (2,800 LBS) INSTALLED ON PREFAB CURBS
MECHANICAL UNIT (176 LBS)
MECHANICAL UNIT (218 LBS)
MECHANICAL UNIT (129 LBS)
WOOD STUD WALL BELOW
JOIST BRIDGING (TYP.)
CMU WALL (TYP.)
ELEVATOR SHELHEAD - CMU WALL ABOVE
W12x45
W8x18 GIRDER
(2) ADHESIVE ANCHORS EA. SIDE - TYP.
(2)16" LVL's LEDGER
11 7/8" LVL LEDGER
11 7/8" TJI's 360 LEDGER
(2)11 7/8" LVL's LEDGER
HSS8x3x1/4 (FLAT) UNTEL
C8x11.5
STAIR OPNG
L4x4x5/16 LEDGER (TYP.)
INTERMEDIATE LANDING
SLAB SEE LEGEND
ROOF BELOW
SW-A (BELOW)
WOOD STUD WALL BELOW
JOIST BRIDGING (TYP.)
MECHANICAL UNIT (1,300 LBS) INSTALLED ON PREFAB CURBS
MECHANICAL UNIT (129 LBS)
MECHANICAL UNIT (176 LBS)
MECHANICAL UNIT (218 LBS)
MECHANICAL UNIT (129 LBS)
MECHANICAL UNIT (38 LBS)
MECHANICAL UNIT (85 LBS)
MECHANICAL UNIT (129 LBS)
MECHANICAL UNIT (1,300 LBS) INSTALLED ON CURBS
WOOD PARAPET
JOIST BRIDGING (TYP.)
HSS8x3x1/4 (FLAT) UNTEL
C8x11.5
STAIR OPNG
L4x4x5/16 LEDGER (TYP.)
INTERMEDIATE
SLAB SEE LEGEND
WOOD STUD WALL BELOW
JOIST BRIDGING (TYP.)
MECHANICAL UNIT (129 LBS)
MECHANICAL UNIT (218 LBS)
WOOD PARAPET
JOIST BRIDGING (TYP.)
MECHANICAL UNIT (129 LBS)
WOOD PARAPET
JOIST BRIDGING (TYP.)
WOOD PARAPET
MECHANICAL UNIT (1,300 LBS) INSTALLED ON CURBS
WOOD PARAPET
WOOD STUD WALL BELOW
JOIST BRIDGING (TYP.)
WOOD PARAPET
JOIST BRIDGING (TYP.)
WOOD PARAPET
JOIST BRIDGING (TYP.)
WOOD PARAPET

Legend

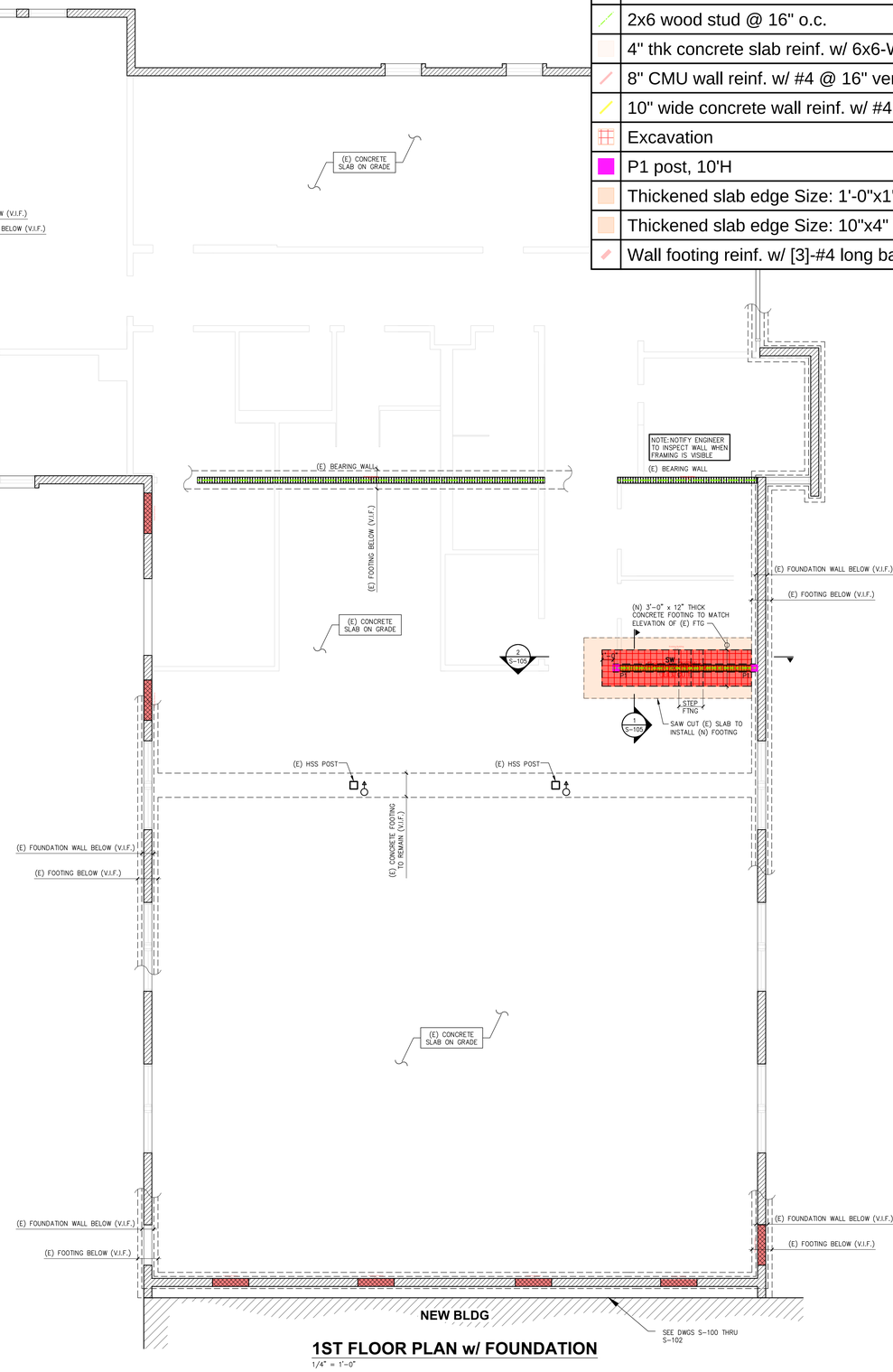
	Description	Quantity	Unit
	2x6 wood stud @ 16" o.c.	52.11	ft
	4" thk concrete slab reinf. w/ 6x6-W1.4xW1.4	69	sf
	8" CMU wall reinf. w/ #4 @ 16" vert. bars	21.99	ft
	10" wide concrete wall reinf. w/ #4 @ 16" o.c.	11.92	ft
	Excavation	111	cu ft
	P1 post, 10'H	2	Count
	Thickened slab edge Size: 1'-0"x1'-4"	6	cu ft
	Thickened slab edge Size: 10"x4"	3	cu ft
	Wall footing reinf. w/ [3]-#4 long bar, #5 @ 16" o.c. Size: 3'-0"x1'-0"	12.40	ft



SECTION 1 S-105
1"=1'-0"



SECTION 2 S-105
1"=1'-0"



1ST FLOOR PLAN w/ FOUNDATION
1/4" = 1'-0"

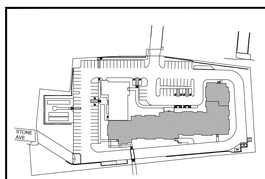
WOOD JAMB AND POST SCHEDULE		
MARK	SIZE	MAX. WIDTH OF OPENING
JB1	(2) 2x6 WOOD STUDS (ONE KING AND ONE JACK STUDS)	4'-0"
P1	(4) 2x6 WOOD STUDS	–

LEGEND

- EXIST. STEEL MEMBER
- NEW STEEL MEMBER
- NEW WOOD JOIST HEADER OR TRIMMER
- SW — NEW SHEAR WALL CONSTRUCTED WITH 2x6's @16" O.C. STUD w/5/8" PLY SHEATHING ON EA SIDE
- EXIST. MASONRY WALL
- INFILL OPNGS IN EXIST WALL w/ 8" CMU BLOCKS w/ #4@16" VERTICAL BARS IN GROUTED CELLS
- EXIST. MEMBER TO BE SHORED
- DENOTES 1 1/2" 18 GA. METAL ROOF DECK
- COLUMN/POST DOWN ONLY
- COLUMN/POST UP ONLY
- NEW WOOD POST (SEE SCHEDULE)
- NEW (2)L2x2x1/8 DIAGONAL STEEL ANGLE CROSS BRIDGING BOLTED TO TOP AND BOTTOM CHORDS OF THE OPEN WEB JOISTS. INSTALL EXTENSIONS AT EACH END AND CONNECT TO EXISTING CMU WALL AND EXISTING STEEL BEAM.

ISSUED FOR FILING
19-MAY-26

4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

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Developer
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Drawing Title:
COMM. BLDG 1ST FLOOR PLAN w/ FOUNDATION

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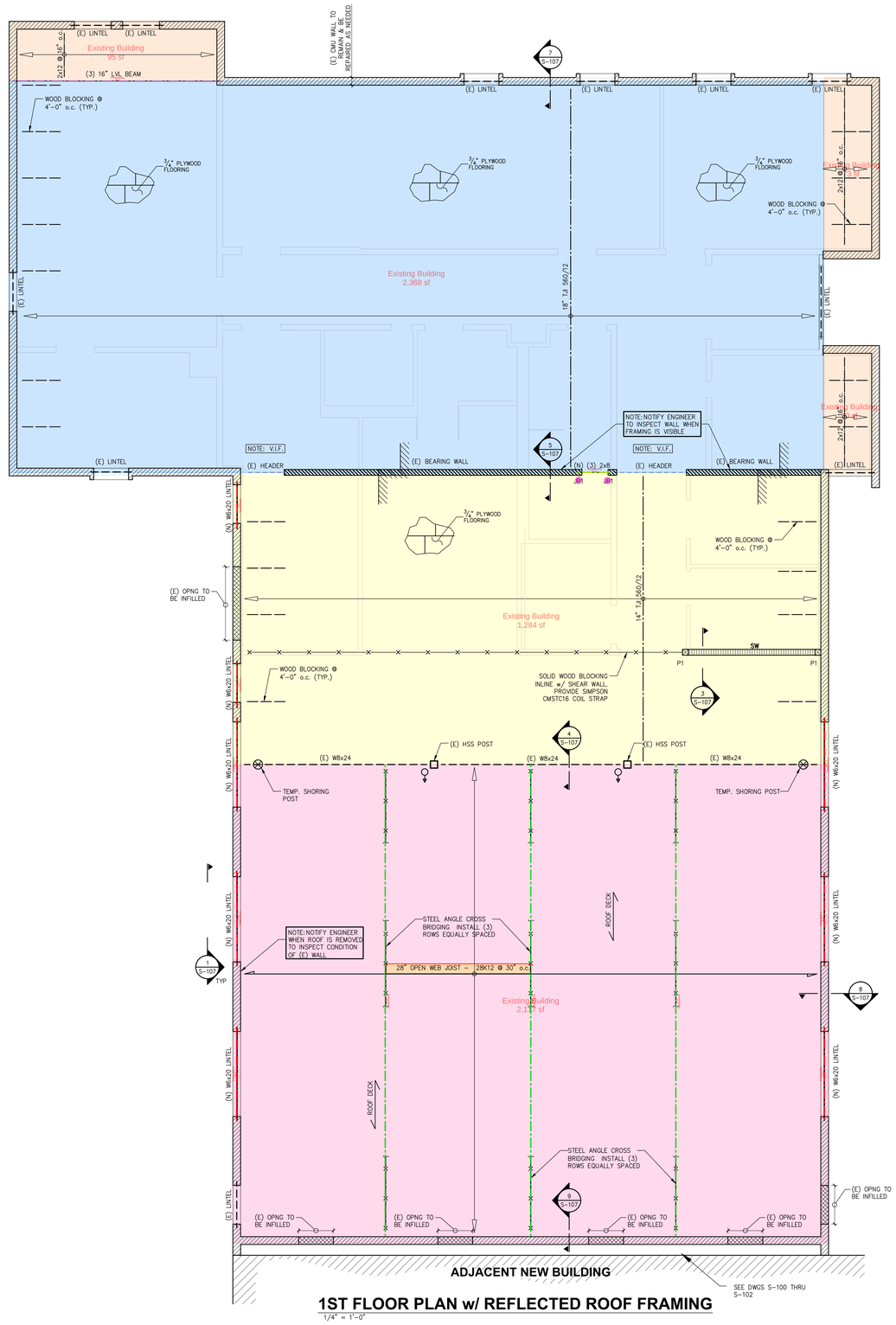
DATE:
PROJECT#: 22105
DRAWING SCALE: AS NOTED
DRAWING NO:

S-105.00

CAD REF:
FIRST FLOOR

Legend

	Description	Quantity	Unit
	[2] L2x2x1/8 diagonal steel angle	122.35	ft
	[3]-2x8	2.95	ft
	[3] 16" LVL's	18.01	ft
	2x12 R.J. @ 16" o.c.	218	sf
	14" TJI R.J. @ 16" o.c.	1,284	sf
	18" TJI R.J. @ 16" o.c.	2,368	sf
	28" open web joists - 28K12 @ 30" o.c.	2,117	sf
	JB1, 10'H	2	Count
	Rectangle	1	Count
	W6x20	56.44	ft



1ST FLOOR PLAN w/ REFLECTED ROOF FRAMING

1/4" = 1'-0"

WOOD JAMB AND POST SCHEDULE

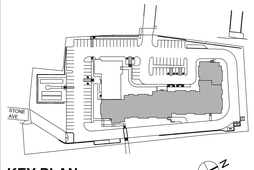
MARK	SIZE	MAX. WIDTH OF OPENING
JB1	(2) 2x6 WOOD STUDS (ONE KING AND ONE JACK STUDS)	4'-0"
P1	(4) 2x6 WOOD STUDS	–

LEGEND

- EXIST. STEEL MEMBER
- NEW STEEL MEMBER
- NEW WOOD JOIST HEADER OR TRIMMER
- SW — NEW SHEAR WALL CONSTRUCTED WITH 2x6's @16" O.C. STUD w/5/8" PLY SHEATHING ON EA SIDE
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- INFILL OPNGS IN EXIST WALL w/ 8" CMU BLOCKS w/ #4@16" VERTICAL BARS IN GROUTED CELLS
- EXIST. MEMBER TO BE SHORED
- DENOTES 1 1/2" 18 GA. METAL ROOF DECK
- COLUMN/POST DOWN ONLY
- COLUMN/POST UP ONLY
- NEW WOOD POST (SEE SCHEDULE)
- NEW (2)L2x2x1/8 DIAGONAL STEEL ANGLE CROSS BRIDGING BOLTED TO TOP AND BOTTOM CHORDS OF THE OPEN WEB JOISTS. INSTALL EXTENSIONS AT EACH END AND CONNECT TO EXISTING CMU WALL AND EXISTING STEEL BEAM.

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KEY PLAN
SCALE: NTS

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COMM. BLDG 1ST FLOOR PLAN w/ REFLECTED ROOF FRAMING

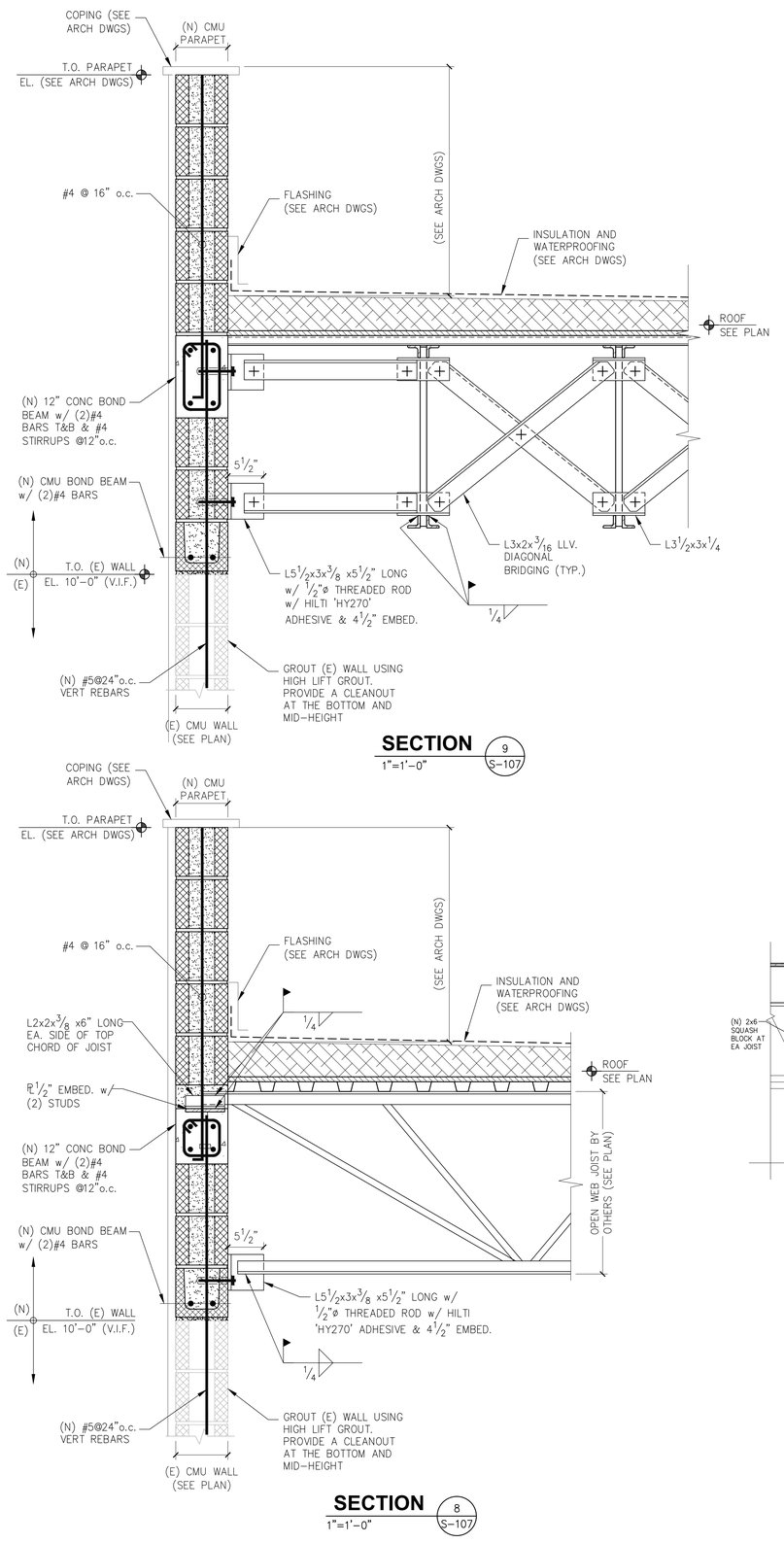
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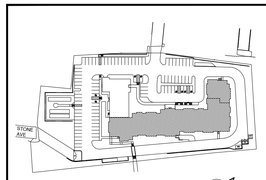
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CAD REF:
FIRST FLOOR



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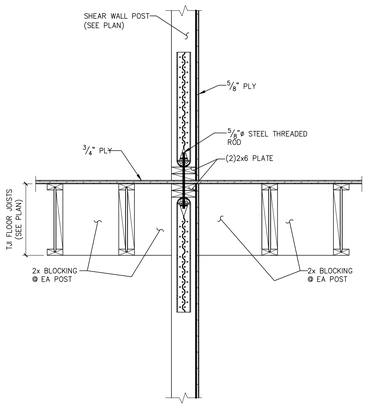
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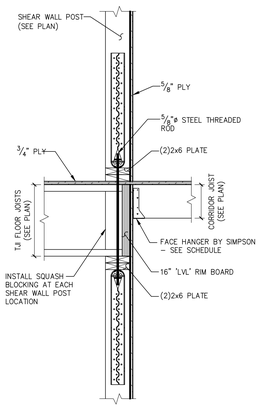
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COMM. BLDG - SECTIONS

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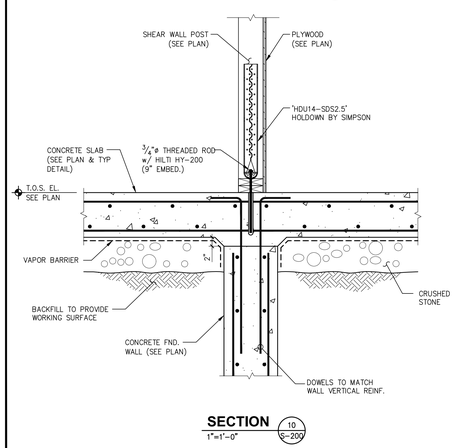
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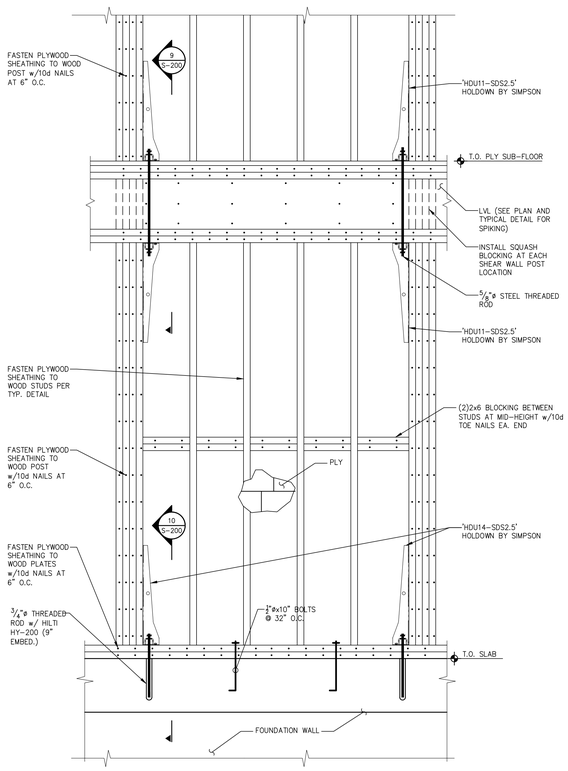
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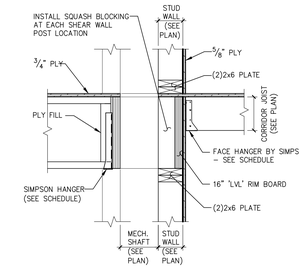
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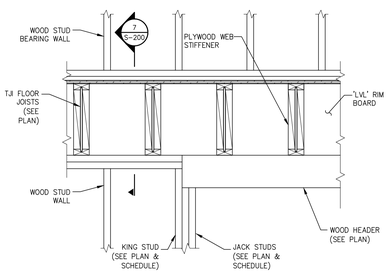
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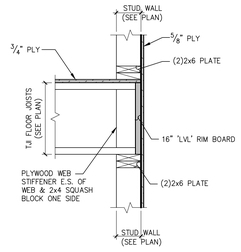
ELEVATION A–A – WOOD SHEARWALL
N.T.S.



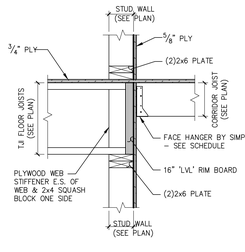
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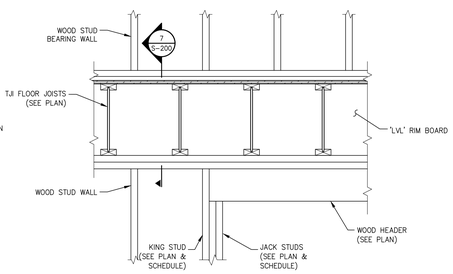
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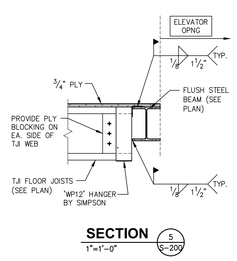
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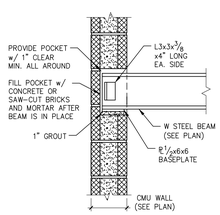
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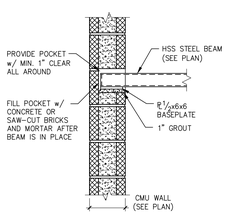
SECTION 6 S-200
1"=1'-0"



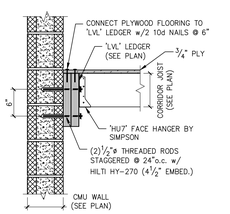
SECTION 5 S-200
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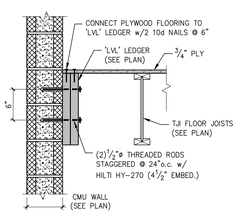
SECTION 4 S-200
1"=1'-0"



SECTION 3 S-200
1"=1'-0"



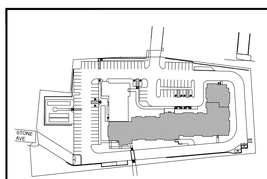
SECTION 2 S-200
1"=1'-0"



SECTION 1 S-200
1"=1'-0"

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4" x 6" Space Reserved for the Stamp of Approval.



KEY PLAN
SCALE: NTS

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Stephen B. Jacobs Group, P.C.
Architects and Planners
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212-421-3712

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Project Structural Engineer
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New York, NY 10010
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DOGWOOD TERRACE
1170 MARTHA PLACE
FRANKLIN SQUARE, NY

Dogwood Terrace Housing Development Fund Corp. (to-be-formed)
C/O Town of Hempstead Housing Authority
Owner/Co-Developer
760 Jerusalem Avenue
Uniondale, NY 11553
516-485-9666

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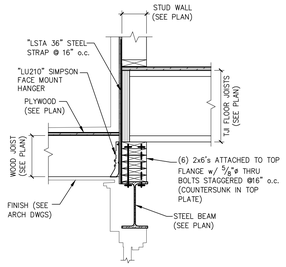
Georgica Green Ventures
Developer
50 Jericho Quadrangle, Suite 118
Jericho, NY 11753
516-620-4530

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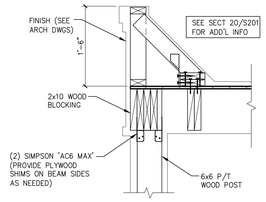
Drawing Title:
SECTIONS & DETAILS

SEAL & SIGNATURE:
STATE OF NEW YORK · RODNEY D. GIBBLE · 032244 · LICENSED PROFESSIONAL ENGINEER

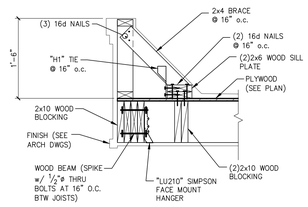
DATE:
PROJECT#: 22105
DRAWING SCALE: AS NOTED
DRAWING NO:
S-200.00
CAD REF:



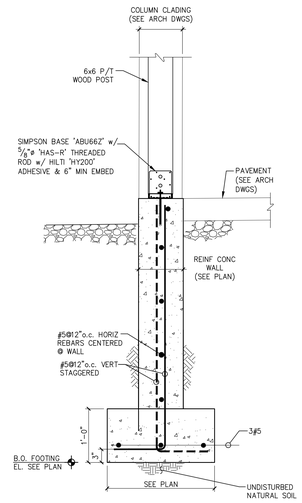
SECTION 22 S-201
1"=1'-0"



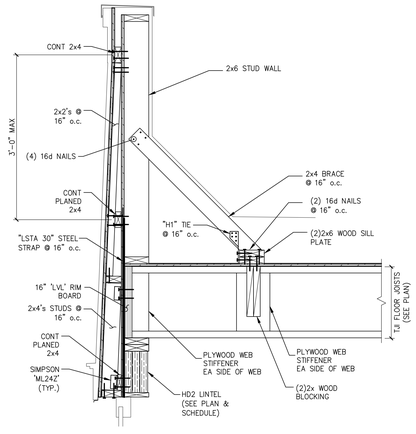
SECTION 21 S-201
1"=1'-0"



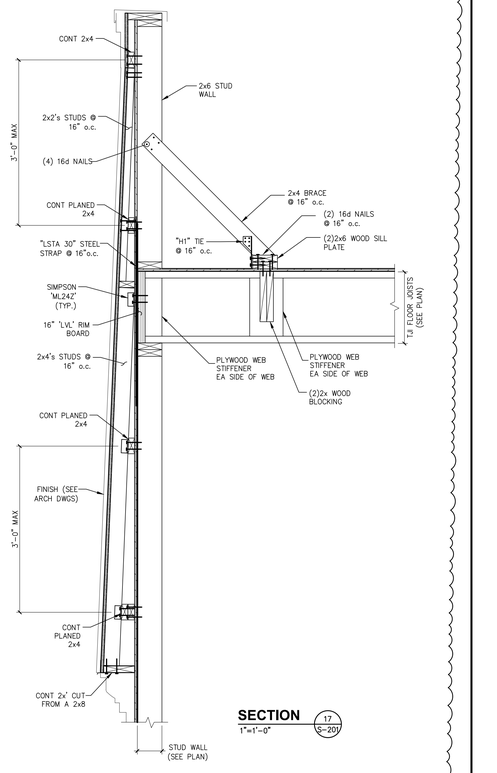
SECTION 20 S-201
1"=1'-0"



SECTION 19 S-201
1"=1'-0"



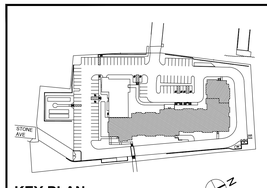
SECTION 18 S-201
1"=1'-0"



SECTION 17 S-201
1"=1'-0"

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KEY PLAN
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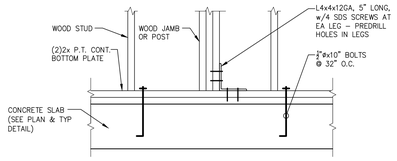
DATE:
PROJECT#: 22105
DRAWING SCALE: AS NOTED
DRAWING NO:

S-201.00

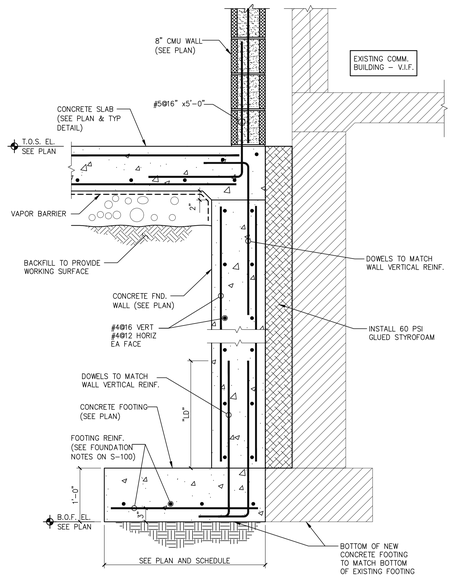
CAD REF:

Legend

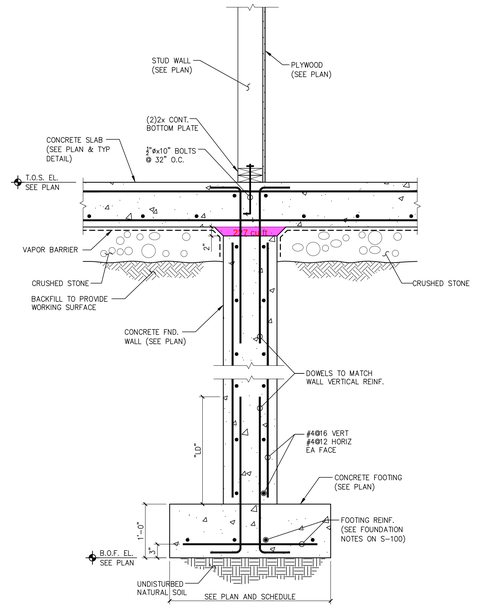
	Description	Quantity	Unit
	Thickened slab edge @ elevator Size: 1'-0"x0'-4"	9	cu ft
	Thickened slab edge Size: 1'-0"x0'-2"	188	cu ft
	Thickened slab edge Size: 1'-4"x0'-2"	227	cu ft



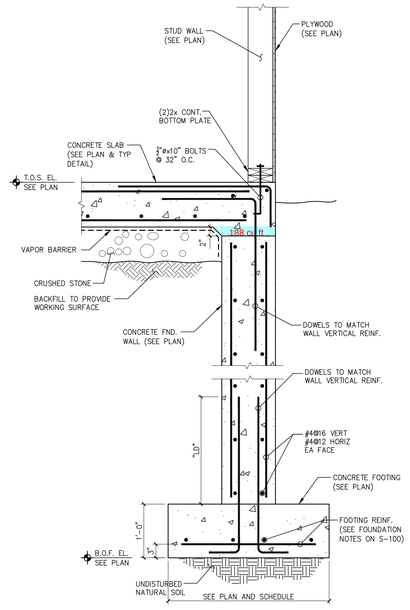
SECTION 5 / S-300
1"=1'-0"



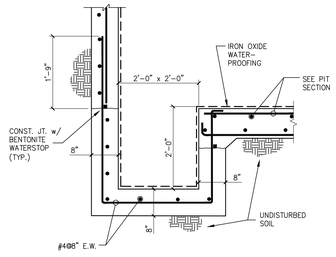
SECTION 4 / S-300
1"=1'-0"



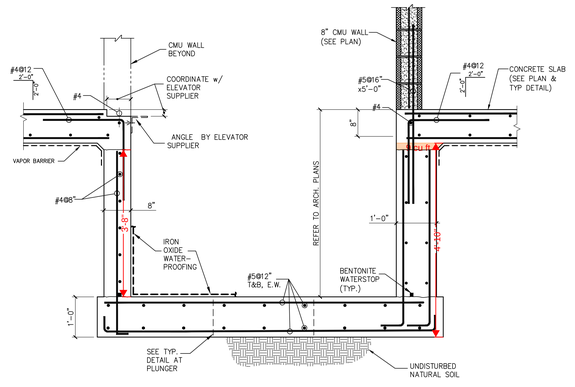
SECTION 2 / S-300
1"=1'-0"



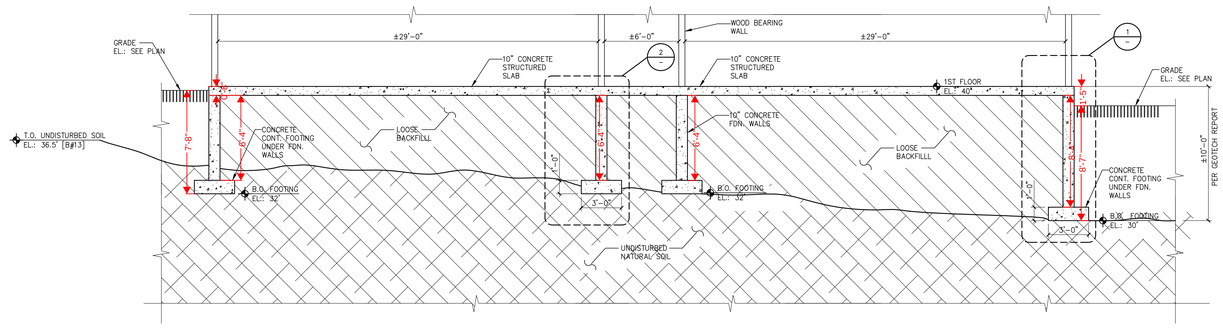
SECTION 1 / S-300
1"=1'-0"



SECTION 3A / S-300
3/4"=1'-0"



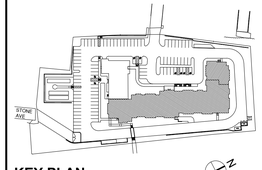
SECTION 3 / S-300
3/4"=1'-0"



SECTION A–A / S-300
1/4"=1'-0"

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DATE:
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DRAWING SCALE: AS NOTED
DRAWING NO:

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CAD REF: